

**TENTATIVE AGENDA  
LAKE COUNTY BOARD OF ZONING APPEALS  
WEDNESDAY, OCTOBER 18, 2023 – 6:00 P.M.**

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**I. Meeting called to order**

**II. Pledge of Allegiance**

**III. Emergency exit announcement:** In case of an emergency, exit the Commissioners' Courtroom/Council Chamber, proceed to the stairs, go to the second floor, and exit the building. Do not enter an elevator in an emergency. If you require assistance, a Plan Commission employee will escort or assist you. Please silence any cellular phones during this meeting. If you receive a call during this meeting, please excuse yourself with as little disruption as possible to these proceedings.

**IV. Record of those present**

**V. Minutes**

**VI. Communications**

**VII. Old Business**

**1. 23-UV-05 BZA – Wojciech Jarosz, Owner/Petitioner**

Located approximately 9/10 of a mile west of Chase Street on the south side of 47<sup>th</sup> Avenue, a/k/a 4509 W. 47<sup>th</sup> Avenue in Calumet Township.

**Request:** Variance of Use from the Unincorporated Lake County Zoning Ordinance, Sec. 9.2 (B), Hobby Farms, Minimum Lot Size.

**Purpose:** To allow a Hobby Farm on a lot less than 2 ½ acres in size.

9/20/2023 Deferred by Petitioner

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

**2. 23-V- 55 BZA – Wojciech Jarosz, Owner/Petitioner**

Located as above

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,302 sq. ft. permitted, 2,770 sq. ft. requested.

**Purpose:** To allow a 45' X 19' accessory building for personal use.

9/20/2023 Deferred by Petitioner

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

**3. 23-V- 56 BZA – Wojciech Jarosz, Owner/Petitioner**

Located as above

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Maximum Building Height, 16 ft. permitted, 19 ft. requested.

**Purpose:** To allow an accessory building with an overall height of 19 ft.

9/20/2023 Deferred by Petitioner

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**VIII. New Business**

**1. 23-SE-06 PC – Wojciech Jarosz, Owner/Petitioner**

Located approximately 9/10 of a mile west of Chase Street on the south side of 47<sup>th</sup> Avenue, a/k/a 4509 W. 47<sup>th</sup> Avenue in Calumet Township.

**Request:** Special Exception from the Unincorporated Lake County Zoning Ordinance, 9.2 (E), Hobby Farm: Keeping of more animals than permitted, 0 permitted, 40 requested.

**Purpose:** To allow 2 ponies, 4 sheep, 4 goats, 10 ducks, 5 geese and 15 chickens on a 2-acre parcel.

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**2. 23-SE-07 PC- Nicholas Spannan, Owner/Petitioner**

Located approximately 4/10 of a mile west of White Oak on the north side of 165<sup>th</sup> Avenue, a/k/a 13010 W. 165<sup>th</sup> Avenue in West Creek Township.

**Request:** Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (7), Class B Recreational Special Exception.

**Purpose:** To allow a personal motocross track.

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**3. 23-SE-10 PC – Tri -Creek School Corporation, Owner/Petitioner**

Located approximately 4/10 of a mile north of Belshaw Road on the west side of Cline Avenue in West Creek Township.

**Request:** Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (3), Educational Institution.

**Purpose:** To allow a revision to a Special Exception for additions and proposed improvements to Lowell Middle School.

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**4. 23-V- 58 BZA – Sarah Darnell and Jonathan Bandstra, Owners and Sarah Darnell, Petitioner**

Located approximately 2/10 of a mile east of Sheffield Street on the north side of 93<sup>rd</sup> Avenue, a/k/a 14814 W. 93<sup>rd</sup> Avenue in St. John Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec.5.1 (D) (2), Minimum Lot Width, 165 ft. required, 60 ft. requested.

**Purpose:** To allow a proposed subdivision lot with 60 ft. of lot width.

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

**5. 23-V-63 BZA – James Verduin, Owner/Petitioner**

Located approximately 3/10 of a mile west of U.S. 41 (Wicker Boulevard) on the south side of 143<sup>rd</sup> Avenue, a/k/a 11719 W. 143<sup>rd</sup> Avenue in Hanover Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,590 sq. ft. permitted, 3,536 sq. ft. requested.

**Purpose:** To allow a 40' X 64' accessory building for personal use.

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

**6. 23-V-64 BZA – James Verduin, Owner/Petitioner**

Located as above

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Maximum Building Height, 16 ft. permitted, 23 ft. requested.

**Purpose:** To allow an accessory building with an overall height of 23 ft.

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

**7. 23-V-65 BZA – NKJ Farms, LLC, Owner/Petitioner**

Located at the southwest quadrant of Iowa Street and 153<sup>rd</sup> Avenue in Eagle Creek Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.7 (I) (1), Minimum Setback, 60 ft. required from the edge of the proposed right-of-way, 10 ft. requested.

**Purpose:** To allow an accessory building to encroach the required 60 ft. building setback along Interstate 65.

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

**8. 23-UV-06 BZA – Luis Contreras, Owner and CelluSite, LLC (C/O Derek McGrew), Petitioner**

Located approximately 2/10 of a mile west of Cline Street on the north side of 241<sup>st</sup> Avenue, a/k/a 8234 W. 241<sup>st</sup> Avenue in West Creek Township.

**Request:** Variance of Use from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (C) (1), Uses Permitted by Right in an RR Zone.

**Purpose:** To allow a Wireless Communications Facility in an RR Zone.

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**9. 23-V-66 BZA – Luis Contreras, Owner and CelluSite, LLC (C/O Derek McGrew), Petitioner**

Located as above

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (D) (8), Maximum Building Height in an RR Zone, 35 ft. permitted, 248 ft. requested.

**Purpose:** To allow a Telecommunication Tower with an overall height of 248 ft.

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**10. 23-V-67 BZA – Melissa D. and Christopher K. Shofner, Owners/Petitioners**

Located at the northeast quadrant at the intersection of 129<sup>th</sup> Avenue and Grant Street in Center Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (D) (1), Lot Area, 43,560 sq. ft. (on septic) required, 40,919 sq. ft. requested.

**Purpose:** To allow 40,919 sq. ft. of lot area (on septic) in a R-1 Zone.

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**11. 23-V-68 BZA – Aaron Hacker, Owner/Petitioner**

Located approximately 1/2 of a mile south of US 231 on the east side of Iowa Street in Center Township.

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1 (D) (2), Minimum Lot Width, 330-feet required, 110-feet requested

**Purpose:** To allow an A-1 Zoned property with 110-feet of lot width

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**12. 23-V-69 BZA – Aaron Hacker, Owner/Petitioner**

Located as above

**Request:** Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.9 (A) (1), Reduction of lot area - no lot shall be reduced.

**Purpose:** To allow an accessory building on a partial subdivision lot.

approved\_\_\_\_\_ denied\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_