

**TENTATIVE AGENDA  
LAKE COUNTY BOARD OF ZONING APPEALS  
WEDNESDAY, NOVEMBER 15, 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**

**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-V-70 BZA – Fotis Vardaros, Owner and Jimmy Karalis, Petitioner**  
Located at the northeast quadrant at the intersection of 169<sup>th</sup> Avenue and Sheffield Street, a/k/a 16775 Sheffield Street in West Creek Township.

**Request:** Variance from Development Standards from Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 16, Additional Regulations of General Applicability, Chapter 154-16-020, Fences and Walls, Section (C) (2), fences and walls up to 3.5 feet in height are permitted in street yard areas, but they may not be located within existing or planned street rights-of-way.

**Purpose:** To allow a residential fence in the street yard area with a height of 6 ft.

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

4. **23-V-71 BZA - Christopher Koonce, Owner/Petitioner**  
Located approximately 2/10 of a mile north of Main Street on the west side of South Lakeview Drive, a/k/a 566 South Lake View Drive in Cedar Creek Township.

**Request:** Variance from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 2, Agricultural and Residential Districts, Chapter 154-2-030, Lot and Building Regulations, Sec. (B), Conventional Development Regulations, Table 2-3, lot and building regulations for conventional development in A-1 and R Districts, minimum street setback, other streets, 30 ft., 20 ft. requested.

**Purpose:** To allow a 20 ft. building setback on a proposed subdivision lot.

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

5. **23-V-72 BZA - Jacob & Shawna Mudde, Owners and Jacob Mudde and Phil Admiraal, Petitioners**  
Located approximately 2/10 of a mile south of Belshaw Road at the terminus of Drummond Street, a/k/a 20110 Drummond Street in West Creek Township.

**Request:** Variance from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 2, Agricultural and Residential Districts, Chapter 154-2-030, Lot and Building Regulations, Sec. (B), Conventional Development Regulations, Table 2-3, lot and building regulations for conventional development in A-1 and R Districts, minimum lot width in an R-1 Zone without central sewer service, 120 ft required, 25 ft requested,

**Purpose:** To allow a proposed two-lot subdivision with 25 ft of frontage.

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