

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, OCTOBER 19, 2016 – 6:00 P.M.**

I. Meeting called to order

II. Pledge of Allegiance

III. Emergency exit announcement. In case of an emergency, exit the Commissioner's 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. 16-UV-07 BZA - Tim & Priscilla Postma, Owners and Eric Goetz Master Builder, Inc., Petitioner

Located at the southwest quadrant at the intersection at 151st Avenue and McCook Street, a/k/a 15188 McCook Street in West Creek Township.

Request: Variance of Use from the Unincorporated Lake County Zoning Ordinance, Sec. 2.2 - Definitions - Accessory Buildings.

Purpose: To allow an accessory building on a lot without a main residence.

09/21/16: Deferred 30 days by Board of Zoning Appeals

approved____ denied____ deferred____ vote____

2. **16-V-65 BZA - Tim & Priscilla Postma, Owners and Eric Goetz Master Builder, Inc., Petitioner**

Located as above.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,590 sq. ft. permitted, 2,040 sq. ft. requested.

Purpose: To allow a 30' x 48' accessory structure for personal use.

09/21/16: Deferred 30 days by Board of Zoning Appeals

approved____ denied____ deferred____ vote____

3. **16-V-66 BZA - Tim & Priscilla Postma, Owners and Eric Goetz Master Builder, Inc.,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, 17 ft. 6 in. requested.

Purpose: To construct an accessory building with an overall height of 17 ft. 6 in.

09/21/16: Deferred 30 days by Board of Zoning Appeals

approved____ denied____ deferred____ vote____

VIII. New Business

1. **16-SE-05 BZA - River Forest Community Schools, Owner and Steven C. Disney, Owner/Petitioner**

Located just north of the intersection at 33rd Avenue and Jay Street, Hobart, Township.

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

Purpose: To construct a detention pond.

approved____ denied____ deferred____ vote____

2. **16-V-67 BZA - Curtis Promnitz, Owner/Petitioner**

Located approximately 3/10 of a mile south of 117th Avenue on the east side of Lee Street, a/k/a 11909 Lee Street in Center Township.

Request: Variance from the Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,302 sq. ft. permitted, 3,056 sq. ft. requested.

Purpose: To allow a 30' x 45' pole barn with a 10' x 45' lean-to for personal use.

approved____ denied____ deferred____ vote____

3. **16-V-68 BZA - James R. Edson, Owner/Petitioner**

Located approximately 4/10 of a mile north of 181st Avenue on the west side of Union Street, a/k/a 17810 Union Street in Eagle Creek Township.

Request: Variance from the Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (C) (1), Accessory Building, 1,302 sq. ft. permitted, 2,854 sq. ft. requested.

Purpose: To allow 30' x 45' pole barn for personal use.

approved____ denied____ deferred____ vote____

4. **16-V-69 BZA - Josh Nymeyer, Owner/Petitioner**

Located approximately 1 mile south of 117th Avenue on the east side of Alexander Street, a/k/a 12413 Alexander Street in Hanover Township.

Request: Variance from the Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 9.3 (B), Accessory Building, 1,014 sq. ft. permitted, 1,414 sq. ft. requested.

Purpose: To allow a 40' x 26' accessory building for personal use.

approved____ denied____ deferred____ vote____

5. **16-UV-08 BZA - Craig Wietbrock, Owner/Petitioner**

Located approximately 2/10 of a mile east of Calumet Street on the south side of 197th Avenue, a/k/a 13915 W. 197th Avenue in West Creek Township.

Request: Variance from Development Standards from the Unincorporated Lake County Zoning Ordinance, Sec. 2.9 (A) (4), Only One Main Building on a Lot.

Purpose: To reside in existing residence during construction of new home.

approved____ denied____ deferred____ vote____

6. **16-SE-06 PC - Michelle, LLC, Owner and Roger Pace, Petitioner**

Located at the northeast quadrant at the intersection at 133rd Lane and Taney Street in Center Township.

Request: Rescind a Special Exception approved for a church in an R-1 (One-Family Zone) from Sec. 5.1 (C) (2) (i) of the Unincorporated Lake County Zoning Ordinance, Uses Permitted by Special Exception.

Purpose: Re-establish Single-Family use for the property.

approved____ denied____ deferred____ vote____