

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, NOVEMBER 19, 2025– 6:00 P.M.**

MEETING CAN BE VIEWED BY GOING TO LAKECOUNTYIN.GOV

- 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. 25-SE-04 BZA – Mike Bilka, Owner/Petitioner**

Located approximately 7/10 of a mile south of E. 157th Avenue on the west side of Clay Street, a/k/a 16380 Clay Street in Eagle Creek Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 2, Agricultural and Residential Districts, Chapter 20, Principal Uses, (A), Agricultural and Residential Districts Use Table 2-2 Agricultural and Residential District Use Regulations; Backyard Cottage in an A-1 (Agricultural Zone), Special Exception Approval required.

Purpose: To allow a backyard cottage within an existing accessory building.

approved _____ denied _____ deferred _____ vote _____

2. **25-SE-05 BZA – Darko Nedić, Owner and Sarah Nedić, Petitioner**
Located less than 1/10th of a mile west of Towle St. on the north side of W. 104th Ave. a/k/a 15018 W. 104th Avenue in Hanover Township

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154 Article 2, Agricultural and Residential Districts, Chapter 20, Principal Uses, (A), Agricultural and Residential Districts Use Table; Table 2-2: Agricultural and Residential District Use Regulations; Short-term rental, non-owner-occupied in an R-2 (Residential Single-dwelling 2 Zone), Special Exception Approval Required

Purpose: To allow a Short-Term Rental, Non-Owner-Occupied.

approved _____ denied _____ deferred _____ vote _____

6. **25-SE-06 BZA – LHA Properties, LLC, Owner and Cross Creek Ranch (C/O Timothy Kuiper), Petitioner**
Located approximately 3/10 of a mile west of Burr Street on the north side of W. 125th Avenue, a/k/a 6330 W. 125th Avenue in Center Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 2, Agricultural and Residential Districts, Chapter 20, Principal Uses, (A), Agricultural and Residential District Use Table 2-2: Agricultural and Residential District Use Regulations; Agritourism permitted in an A-1 (Agricultural Zone) by Special Exception.

Purpose: To allow Agritourism-Agritainment uses.

approved _____ denied _____ deferred _____ vote _____

4. **25-SE-07 BZA – Aaron Hacker, Owner and Aaron Hacker (C/O Timothy Kuiper), Petitioner**
Located approximately 2/10 of a mile north of W. 137th Avenue on the east side of Iowa Street, a/k/a 13535 Iowa Street in Center Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 16, Additional Regulations of General Applicability; Chapter 80, Regulations for Solid Fill, (A), Special Exception Required.

Purpose: To allow the deposit of solid fill.

approved _____ denied _____ deferred _____ vote _____

5. **25-V-44 BZA – Victoria L. and Joseph A. Marcinov, Owner/Petitioner**
Located approximately 1/10 of a mile south of County Road 330 on the east side of S. Calhoun Street, a/k/a 1836 S. Calhoun Street in St. John Township.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Floor Area, 1,525 sq. ft. permitted, 1,878 sq. ft. requested.

Purpose: To allow a 30' X 45' accessory building for personal use.

approved _____ denied _____ deferred _____ vote _____

6. **25-V-45 – Benjamin and Samantha Martin, Owners/Petitioners**
Located approximately ½ mile west of Cedar Lake Road on the south side of W. 133rd Avenue, a/k/a 5508 W. 133rd Avenue in Center Township.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Floor Area, 3,267 sq. ft. permitted, 7,344 sq. ft. requested .

Purpose: To allow a 96' X 48' accessory building with a 408 sq. ft. porch for personal use.

approved _____ denied _____ deferred _____ vote _____

7. **25-V-46 BZA – Benjamin and Samantha Martin, Owners/Petitioners**
Located as above.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 20, Detached Accessory Garages and Storage Buildings, Section E, Area and Height, Maximum Building Height, 22 ft. permitted, 25 ft. requested.

Purpose: To allow an accessory building with an overall height of 25 ft.

approved _____ denied _____ deferred _____ vote _____

8. 25-V-47 BZA – Lindsey Kolakoski, Owner/Petitioner

Located approximately 3/10 of a mile south of W. 85th Avenue on the west side of Marquette Street, a/k/a 8714 Marquette Street in St. John Township.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 40, Secondary Suites, Section I, Size, the floor area of a secondary suite may not exceed 49% of the floor area of the principal dwelling unit or 580 square feet, whichever is less.

Purpose: To allow a 1,680 square foot secondary suite.

approved _____ denied _____ deferred _____ vote _____

9. 25-UV-04 BZA – Sarah Lawson, Owner and Mike Michalski, Petitioner

Located approximately 2/10 of a mile east of Montgomery Street on the south side of E. 137th Avenue, a/k/a 7501 E. 137th Avenue in Winfield Township.

Request: A Variance of Use from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 7, Use Categories, Chapter 20, Residential use Category, Section A (1), Detached House, a detached house is a principal residential building, that contains only one dwelling unit and that is located on a single lot that is not occupied by other principal residential buildings.

Purpose: To allow the construction of a second detached house as the owner occupies the existing detached house until the new detached house has completed construction.

approved _____ denied _____ deferred _____ vote _____

10. 25-V-48 BZA – Mike Bilka, Owner/Petitioner

Located approximately 7/10 of a mile south of E. 157th Avenue on the west side of Clay Street, a/k/a 16380 Clay Street in Eagle Creek Township.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 9, Accessory Uses and Structures, Chapter 30, Backyard Cottages, Section G, Size, the floor area of a secondary suite may not exceed 49% of the floor area of the principal dwelling unit or 580 square feet, whichever is less.

Purpose: To allow a 2,200 square foot backyard cottage within an existing accessory building.

approved _____ denied _____ deferred _____ vote _____