



**TOWN OF CEDAR LAKE  
BOARD OF ZONING APPEALS  
PUBLIC MEETING  
December 10, 2020 8:00 P.M.**

Call to Order (Time): \_\_\_\_\_

Pledge to Flag:

Roll Call:

- |  |  |
|--|--|
| <input type="checkbox"/> Nick Recupito<br><input type="checkbox"/> Jerry Wilkening<br><input type="checkbox"/> John Kiepura<br><input type="checkbox"/> Jeremy Kuiper<br><input type="checkbox"/> Jeff Bunge | <input type="checkbox"/> David Austgen, Town Attorney<br><input type="checkbox"/> Tim Kubiak, Director of Operations<br><input type="checkbox"/> Michelle Bakker, Building Administrator<br><input type="checkbox"/> Tammy Bilgri, Recording Secretary |
|--|--|

**Minutes:**

November 12, 2020 Public Meeting

Motion: _____		2 <sup>nd</sup> : _____			
Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

**Old Business:**

**1. Schilling – Developmental Variance**

Owner: Bernard Chojnowski, 13913 Laque Dr., Cedar Lake, IN 46303  
Petitioner: Greg Schilling, 10133 Wellington Ct., Dyer, IN 46311  
Vicinity: 13913 Laque Dr., Cedar Lake, IN 46303  
Legal Description: PT. SW. S.26 T.34 R.9 .68A.  
Tax Key Number(s): 45-15-26-352-009.000-043

**Deferred from November 12, 2020**

**Petitioner request to withdraw**

## 2. Porter – Special Use Variance

Owner: Cedar Lake Storage LLC, 9019 W. 133<sup>rd</sup> Ave., Cedar Lake, IN 46303  
Petitioner: Tim Porter, 2805 W. 47th Ave., Gary, IN 46308  
Vicinity: 9019 W. 133d Ave., Cedar Lake, IN 46303  
Legal Description: Pt. SE.1/4 SW.1/4 S.22 T.34 R.9 2.25Ac  
Tax Key Number(s): 45-15-22-389-003.000-014

Request: Petitioner is requesting a Special Use Variance from Zoning Ordinance No. 496, Title XVI-Light Industrial (M-1) Zoning District

***This Special Use Variance is to allow the Petitioner to operate an indoor/outdoor storage facility for boats, RV's, cars and trucks***

**Deferred from September 10, 2020**

**Deferred from October 8, 2020**

**Deferred from November 12, 2020**

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Board's Recommendation to Town Council:

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

### **New Business:**

#### **1. Chorba – Developmental Variance**

Owner/Petitioner: Jason Chorba, 14733 Ivy St., Cedar Lake, IN 46303  
Vicinity: 14733 Ivy St., Cedar Lake, IN 46303  
Legal Description: Lynns way Unit 2 Lot 32  
Tax Key Number(s): 45-15-33-481-005.000-014

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXI-Fence Regulations: Section 1: A. 1) No fence shall be located in the front yard

***This Developmental Variance is to allow the Petitioner to have a six ft. (6') vinyl privacy fence in the front yard of a through lot***

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Board's Decision:

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

## 2. Hogeveen – Developmental Variance

Owner: John Hogeveen & Carmel Hogeveen, 7706 W. 134<sup>th</sup> Pl., Cedar Lake, IN 46303  
Petitioner: Carmel Hogeveen, 840 Luther, Chicago Heights, IL 60411  
Vicinity: 7706 W. 134<sup>th</sup> Pl., Cedar Lake, IN 46303  
Legal Description: CEDAR POINT PARK L.17  
Tax Key Number(s): 45-15-26-101-006.000-043

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII-Residential (R-2) Zoning District: Section 3: Height Regulations: The maximum height of buildings and other structures erected or enlarged in this Zoning District shall be two (2) stories, not to exceed thirty (30) feet at its peak

***This Developmental Variance is to allow the Petitioner to add two (2) stories to an existing house to make a three (3) story house with a height of thirty-four ft. (34')***

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Board's Decision:

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepora	Jeff Bunge	Jeremy Kuiper	Vote

## 3. Hanover School Corp – Developmental Variance

Owner/Petitioner: Hanover Community School Corp, 9520 W. 133<sup>rd</sup> Ave., Cedar Lake, IN 46303  
Vicinity: 10631 W. 141<sup>st</sup> Ave., Cedar Lake, IN 46303  
Legal Description: Hanover Central Middle School Sub. Lot 1 and Pt. W.1/2 SW.1/4 S.33 T.34 R.9 (1330.02x696.5x1329.36x696.51ft) 21.25Ac  
Tax Key Number(s): 45-15-33-151-012.000-014 and 45-15-33-300-011.000-013

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXVII-Off Street Parking and Off Street Loading: Section 4: F. Area: A required off-street parking space shall be a minimum of ten (10) feet in width and twenty (20) feet in length; M. Required Spaces: Parking Schedule for Schools: Elementary and Junior High, Senior High: Required employee parking plus ten (10%) percent required employee parking plus 1 space per 2 students based on estimated classroom capacity (plus additional requirements, stadiums, etc.)

***This Developmental Variance is to allow the Petitioner to have approximately 300 parking spaces for elementary school with a size of 9'x18' and to have 1 fire hydrant for every 250 linear feet around building***

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Board's Decision:

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepora	Jeff Bunge	Jeremy Kuiper	Vote

**Public Comment:**

**Adjournment:** Time: \_\_\_\_\_

**Press Session:** Board of Zoning Appeals Meeting – January, 2021 at 7:00pm

*The Town of Cedar Lake is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact the Town Hall at (219) 374-7400.*