



**TOWN OF CEDAR LAKE  
BOARD OF ZONING APPEALS  
July 11, 2024 6:00 PM – Agenda**

Call To Order: \_\_\_\_\_pm

Pledge to Flag:

Roll Call:

\_\_\_ Jerry Reiling

\_\_\_ James Hunley

\_\_\_ Ray Jackson

\_\_\_ Eric Burnham, Vice Chairman

\_\_\_ John Kiepura, Chairman

\_\_\_ David Austgen, Town Attorney

\_\_\_ Jeff Bunge, Town Manager

\_\_\_ Tim Kubiak, Director of Operations

\_\_\_ Cheryl Hajduk, Recording Secretary

**Minutes:** April 17, 2024

**Agenda**

**Old Business:**

**1. 2024-13 StorSafe – Developmental Variance**

Owner/Petitioner: Storsafe of Cedar Lake, LLC, 5301 Dempster St. Suite 300, Skokie, IL 60077  
Vicinity: 13649 Wicker Avenue, Cedar Lake, IN 46303

Request:

Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 7.2, Section B:

4. In any Business Zoning District where a commercial building is located on a lot which abuts property zoned for residential use, an opaque landscape screen, an opaque fence or screening having a minimum height of six (6’) feet shall be provided along any side and/or rear lot line contiguous to the property zoned for residential use.

And Chapter 12, Section D:

15. Design, Construction and Maintenance: In addition to the general design requirements specified herein, the following design and construction requirements shall be satisfied in all off-street parking areas with any exceptions noted:

e. Surfacing: All open off-street parking spaces and access drives shall be blacktop or concrete, or surfaced with smooth and durable compatible surface material so that they will remain free from dust or litter particles, and be adequately drained so that they will not retain water.

f. Screening, Landscaping, and barriers: All open off-street parking areas, containing more than four (4) parking spaces, located less than forty (40’) feet from the nearest property line of a lot in a Residential Zoning District, shall be effectively screened on each side adjoining or fronting on

July 11, 2024

such property line by a wall, fence, or densely planted compact hedge, not less than five (5') feet nor more than eight (8') feet in height. The screening, Table game establishment (i.e., pinball, pool, etc.) 1 space for each 100 square feet of floor area Warehouse 1 space per 5,000 square feet of floor area landscaping and barriers shall be adequately maintained for aesthetic reasons. There shall be installed a substantial barrier on or adjacent to the lot line along all open off-street parking spaces and such barrier on or adjacent to the lot line along all open off-street parking spaces and such barrier shall be so located that no portion of any vehicle parking on the lot shall extend over the lot line;

**g. Lighting:**

**i.** Except for single-family and two-family residential lots, adequate lighting shall be provided for use when a parking area is in operation. All lighting shall be arranged so that no source of light shall be directly visible beyond the parking lot upon which the lighting is located and all lighting structures shall conform to the provisions of this Zoning Ordinance, as amended from time to time;

*This Developmental Variance is to allow the Petitioner to use gravel for parking in the rear of the property, to continue to have parking along the property lines, and to have waivers from the lighting requirements in the gravel area of the property and screening along the northern and western boundary lines, as currently existing on the property.*

**2. 2024-17 Camus – Developmental Variance**

Owner/Petitioner: Richard Camus Jr, 13132 Lindberg Street, Cedar Lake, IN 46303

Vicinity: 13132 Lindberg Street, Cedar Lake, IN 46303

Request:

Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 15, Section C:

1. The designated Town Building Official has the authority to designate one (1) of the front yards as a side yard. A fence located on a corner lot not served by a sidewalk(s) that has been designated as a side yard shall be set back a minimum six feet (6') from the right of way line and does not exceed a height of four feet (4') and subject the following provisions in this Sections;
2. If the fence is constructed with a material such as wrought iron or wood piers, a six foot (6') high fence is allowed if the entire fence design is fifty percent (50%) open to allow increased visibility to pedestrians and motorists; and the fence is set back a minimum of six feet (6') from the side lot line;

*This Developmental Variance is to allow the Petitioner to construct a 6-foot privacy fence on the property line of a corner lot replacing the existing fence.*

**New Business:**

**1. 2024-29 Lamar Advertising – Developmental Variance**

Owner: Moon Real Estate, LLC, 12839 White Oak Avenue Cedar Lake, IN 46303  
Petitioner: Lamar Advertising, 9900 Georgia Street, Crown Point, IN 46307  
Vicinity: 9915 West 133<sup>rd</sup> Avenue, Cedar Lake, IN 46303

Request:

*This Developmental Variance is to allow the Petitioner to upgrade and relocate existing static back-to-back billboard sign structure to a LED digital back-to-back for westbound and eastbound traffic on 133<sup>rd</sup> Avenue. Due to relocation, Petitioner is requesting sign to be closer than 600 feet from a residential building.*

**2. 2024-30 Fuentes – Developmental Variance**

Owner/Petitioner: Hillary Fuentes, 14715 Ivy St., Cedar Lake, IN 46303  
Vicinity: 14715 Ivy St., Cedar Lake, IN 46303

Request:

*This Developmental Variance is to allow the Petitioner to put an above ground pool in their yard, due to location, the property has two front yards as it sits between Ivy Street and Parrish Avenue, but due to an easement, Petitioner is requesting the pool to be 7 feet from the side property line.*

**Update:**

Cedar Lake Storage – Phase 2

**Public Comment:**

**Adjournment:**

Board of Zoning Appeals Meeting – August 8, 2024 at 6:00 PM

*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.*