



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
March 13, 2025 6:00 PM – Amended Agenda**

Call To Order: _____ pm
Pledge to Flag:
Roll Call:

- | | |
|--|---|
| <input type="checkbox"/> Jerry Reiling | <input type="checkbox"/> David Austgen, Town Attorney |
| <input type="checkbox"/> James Hunley | <input type="checkbox"/> Jeff Bunge, Town Manager |
| <input type="checkbox"/> Ray Jackson | <input type="checkbox"/> Terrence Conley, Planning Director |
| <input type="checkbox"/> Eric Burnham, Vice Chairman | <input type="checkbox"/> Tim Kubiak, Director of Operations |
| <input type="checkbox"/> John Kiepura, Chairman | <input type="checkbox"/> Cheryl Hajduk, Recording Secretary |

Agenda:

Minutes: February 13, 2025

Motion: _____ 1st _____ 2nd _____

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	

Old Business:

1. 2024-04 Kolber

Owner: CWK Properties – Cedar Lake LLC, 7949 W. 79th Street, Bridgeview, IL 60455
Petitioner: Steven Kolber, 828 Davis Street, Evanston, IL 60201
Vicinity: 10833 W. 133rd Avenue, Cedar Lake, IN 46303

Request: Extension on BZA approval for Jets Pizza and Wingstop

Motion: _____ 1st _____ 2nd _____

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	

New Business:

1. 2025-04 – Hacker – Developmental Variance

Owner/Petitioner: Aaron Hacker, 13535 Iowa Street, Crown Point, IN 46307
Vicinity: 13004 Fulton Street, Cedar Lake, IN 46303

Request: Petitioner is requesting an increased lot coverage to 26.73% with 9-foot rear yard setback on southwest corner of lot

- a. Review of legals
- b. Petitioner’s Comments:
- c. Remonstrators:
- d. Building Department’s Comments:
- e. Board’s Decision:

Motion: _____ 1st _____ 2nd _____

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	

2. 2025-05 Hacker – Developmental Variance

Owner/Petitioner: Aaron Hacker, 13535 Iowa Street, Crown Point, IN 46307
 Vicinity: 12953 Knight Street, Cedar Lake, IN 46303

Request: Petitioner is requesting a decrease in rear yard setback to 29-foot rear yard setback

- a. Review of legals
- b. Petitioner’s Comments:
- c. Remonstrators:
- d. Building Department’s Comments:
- e. Board’s Decision:

Motion: _____ 1st _____ 2nd _____

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	

3. 2025-06 Ramirez – Developmental Variance

Owner/Petitioner: Ryan Ramirez, 13415 Fairbanks Street, Cedar Lake, IN 46303
 Vicinity: 13415 Fairbanks Street, Cedar Lake, IN 46303

Request: Petitioner is requesting to place a new shed in same spot as old shed 8-feet from garage.

Motion: _____ 1st _____ 2nd _____

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	

4. 2025-07 Van Drunen – Developmental Variance

Owner/Petitioner: Mark Van Drunen, 8603 W. 132nd Place, Cedar Lake, IN 46303
Vicinity: 8603 W. 132nd Place, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance to add an addition to the home that will extend to approximately 28’ for a front yard setback. Build a deck that matches the existing house that has an existing side yard of 7.2-feet and to extend the peak of the home to 31’ front yard and has a walk out on the lake side, for a height of 34-feet, 4-inches.

- a. Review of legals
- b. Petitioner’s Comments:
- c. Remonstrators:
- d. Building Department’s Comments:
- e. Board’s Decision:

Motion: _____ 1st _____ 2nd _____

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	

5. 2025-08 Fancher – Developmental Variance

Owner/Petitioner: Mike Fancher, 117 East Serenity Lane, Schererville, IN 46375
Vicinity: 13463 Superior Lane, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance to build a home on a lot that is 3,312.44 square feet in total. Project coverage of the lot with new residence totaling 29.7%.

- a. Review of legals
- b. Petitioner’s Comments:
- c. Remonstrators:
- d. Building Department’s Comments:
- e. Board’s Decision:

Motion: _____ 1st _____ 2nd _____

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	

Public Comment:

Adjournment:

Board of Zoning Appeals Meeting – April 10, 2025 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.