



CEDAR LAKE BOARD OF ZONING APPEALS MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA
March 13, 2025 at 6:00 pm

CALL TO ORDER:

Mr. Kiepura called the Board of Zoning Appeals meeting to order at 6:00 pm, on Thursday, March 13, 2025, with its members attending on-site. The Pledge of Allegiance was recited by all.

ROLL CALL:

Members Present Via Zoom: None

Members Present: Jerry Reiling; James Hunley (arrived 6:50 pm); Ray Jackson; Eric Burnham, Vice Chairman; John Kiepura, Chairman. A quorum was obtained. **Also Present:** David Austgen, Town Attorney (present at 6:37 pm); Jeff Bunge, Town Manager; Terrence Conley, Planning Director; Tim Kubiak, Director of Operations; and Cheryl Hajduk, Recording Secretary.

Absent: None

Minutes: February 13, 2025

A motion was made by Mr. Reiling and seconded by Mr. Burnham to approve the February 13, 2025 Meeting Minutes. Motion passed unanimously by roll call vote:

Mr. Reiling	Aye
Mr. Jackson	Aye
Mr. Burnham	Aye
Mr. Kiepura	Aye

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

Mr. Kiepura stated that the first order of old business is for an extension on BZA approval for Jets Pizza and Wingstop.

Mr. Steven Kolber, 828 Davis Street, Evanston, IL 60201.

Mr. Kiepura commented the approval for the Variance expires tomorrow, but we would like to see a timeline.

Board of Zoning Appeals
March 13, 2025

Mr. Kolber commented we have responded back to Mr. Oliphant with comments that he had for civil work. We are ready to move forward. We have the State Design release.

Mr. Kolber commented we would be looking for 120 days for an extension.

Mr. Kiepura asked if there any Remonstrators for or against this Petition. Seeing none; public comment is closed.

Mr. Bunge commented the Variance was for parking in the front.

Mr. Kubiak commented to make the motion contingent on legal review.

A motion was made by Mr. Burnham and seconded by Mr. Jackson to approve the extension for 90-days (June 13, 2025) and contingent on legal review to the Findings of Fact. Motion passed unanimously by roll call vote:

Mr. Reiling	Aye
Mr. Jackson	Aye
Mr. Burnham	Aye
Mr. Kiepura	Aye

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

Mr. Kiepura stated that the first order of new business is a Developmental Variance of Use to allow the Petitioner an increased lot coverage to 26.73% with a 9-foot rear yard setback on the southwest corner of lot. Mr. Kiepura commented any motion will have to be contingent on legal review as the attorney is not present.

Mr. Aaron Hacker, 13535 Iowa Street, Crown Point, IN, commented there are two lots that back up against each other and we are meeting the setbacks for the zoning for the back, front and sides, but it is exact. It was advised to come in for a Variance for the setbacks.

Mr. Burnham commented the first request is for lot coverage of 26.7 with 9-foot rear-yard setback on the southwest corner of the lot. Mr. Conley commented it is from the edge of the deck and it is not covered. The width of the deck plus the 9-foot will give it closer to 21% off of the corner.

Mr. Kiepura asked is this an existing house. Mr. Hacker commented it will be new construction. The lot that backs up is a land lock area that is owned by the Town. Discussion ensued regarding areas that are owned by the Town.

Mr. Kubiak commented this is a lot of record. Mr. Conley commented there is no issue with right-of-way.

Discussion ensued regarding the square footage of the house.

Mr. Kiepura asked if there any Remonstrators for or against this Petition. Seeing none; public comment is closed.

Mr. Reiling asked they didn't need any side-yard setbacks. Mr. Kubiak commented 8-foot side-yards. Mr. Conley commented the lots are a parallelogram and the Engineer took it off the narrowest point.

A motion was made by Mr. Burnham and seconded by Mr. Jackson to withdraw the first motion of a Developmental Variance at 13004 Fulton Street, Cedar Lake, IN, to allow the Petitioner an increased lot coverage to 26.73% with a 9-foot rear yard setback on the southwest corner of lot and to amend the motion to allow the Petitioner to build a house less than 80-feet, but at 75-feet and to allow the Petitioner an increased lot coverage to 26.73% with a 9-foot rear yard setback on the southwest corner of lot. Legals have been reviewed and approved to the Findings of Fact. Motion passed unanimously by roll call vote:

Mr. Reiling	Aye
Mr. Hunley	Aye
Mr. Jackson	Aye
Mr. Burnham	Aye
Mr. Kiepura	Aye

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

Mr. Kiepura stated that the next order of new business is a Developmental Variance of Use to allow the Petitioner a decrease in rear yard setback to 29-foot rear yard setback.

Mr. Aaron Hacker, 13535 Iowa Street, Crown Point, IN, commented we meet all of the requirements, but you require an 80-foot lot width and there are three lots here that are 25-feet each, which totals 75-feet. It was suggested to give an extra foot in the front and back and right now it is exactly 30-feet.

Mr. Kubiak commented the approval would need to be for building on less than 80-foot lot in width. Discussion ensued regarding having to come back for approval on building on less than 80-foot lot in width.

Mr. Kiepura asked if there any Remonstrators for or against this Petition. Seeing none; public comment is closed.

A motion was made by Mr. Burnham and seconded by Mr. Jackson to withdraw the first motion of a Developmental Variance at 12953 Knight Street, Cedar Lake, IN, to allow the Petitioner to request a decrease in rear yard setback to 29-feet to the Findings of Fact and to amend the motion to allow the Petitioner to build a home less than 80-feet wide to the Findings of Fact and to allow the Petitioner to request a decrease in rear yard setback to 29-feet to the Findings of Fact. Motion passed unanimously by roll call vote:

Mr. Reiling	Aye
Mr. Hunley	Aye
Mr. Jackson	Aye
Mr. Burnham	Aye
Mr. Kiepura	Aye

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

Mr. Kiepura stated that the next order of new business is a Developmental Variance of Use to allow the Petitioner to place a new shed in same spot as old shed 8-feet from garage.

Mr. Conley commented the Petitioner is not present. The advertising is not in order.

A motion was made by Mr. Burnham and seconded by Mr. Reiling defer this item to the April 10, 2025 meeting. Motion passed unanimously by roll call vote:

Mr. Reiling	Aye
Mr. Jackson	Aye
Mr. Burnham	Aye
Mr. Kiepura	Aye

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

Mr. Kiepura stated that the next order of new business is a Developmental Variance of Use 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. Mr. Austgen advised legals are in order.

Mr. Mark Van Drunen, 8603 W. 132nd Place, Cedar Lake, IN, commented they would like to build a deck that matches the existing house, which would be 7.2-feet from the line instead of 8-feet. The height is within a foot of the 30-feet. The front yard to the road and the extension to the garage door would be 28-feet from the road instead of 30-feet.

Mr. Kubiak asked it says lakeside for height 34-feet, 4-inches. Mr. Van Drunen commented the yard slopes down to the lake. Mr. Kubiak asked where is the 31-foot measurement from. Mr. Van Drunen commented from the garage floor.

Mr. Kiepura asked if there any Remonstrators for or against this Petition. Seeing none; public comment is closed.

Mr. Kubiak commented this is a weird shaped lot, but he is making improvements on the existing footprint. Discussion ensued regarding the pitch.

Mr. Jackson asked what is the wall height on the second floor. Mr. Van Drunen commented there will be three floors with the walk-out. The garage is a tall garage and the space above the garage will be a tall space. The two floors match up with the three floors.

Mr. Kiepura commented nobody fills out the Findings of Fact on the application. It states "no difficulties" and if it states "no" it may not be approved. This should be filled out properly.

A motion was made by Mr. Burnham and seconded by Mr. Reiling to allow the Petitioner 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 to the Findings of Fact. Motion passed unanimously by roll call vote:

Mr. Reiling Aye
Mr. Jackson Aye
Mr. Burnham Aye
Mr. Kieपुरa Aye

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

Mr. Kieपुरa stated that the next order of new business is a Developmental Variance of Use to allow the Petitioner 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%. Mr. Austgen advised legals are in order.

Mr. Mike Fancher, 117 East Serenity Lane, Schererville, IN 46375, commented we have a homeowner that wants to build a 2,200 square foot ranch with a three-car garage in Lot 83 in the Lakeside subdivision.

Mr. Jackson asked are all the setbacks being met. Mr. Fancher responded in the affirmative.

Mr. Kieपुरa asked if there any Remonstrators for or against this Petition. Seeing none; public comment is closed.

A motion was made by Mr. Burnham and seconded by Mr. Reiling to allow the Petitioner 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% to the Findings of Fact. Motion passed unanimously by roll call vote:

Mr. Reiling Aye
Mr. Jackson Aye
Mr. Burnham Aye
Mr. Kieपुरa Aye

Mr. Austgen was now in attendance. Mr. Hacker asked if we could re-visit his Petitions and make sure legals were in order. Mr. Hacker also commented he checked his newspaper advertisement and he did advertise to build on a lot less than 80-feet.

PUBLIC COMMENT: None was had.

ADJOURNMENT: Mr. Kieपुरa adjourned the meeting at 6:55 p.m.


TOWN OF CEDAR LAKE BOARD OF ZONING APPEALS



John Kiepura, Chairman




Eric Burnham, Vice Chairman



Jerry Reiling, Member




James Hunley, Member



Ray Jackson, Member

ATTEST:



Cheryl Hajduk, Recording Secretary

These Minutes are transcribed pursuant to IC 5-14-1.5-4(b) which states:

(b) As the meeting progresses, the following memoranda shall be kept:

(1) The date, time, and place of the meeting.

(2) The members of the governing body recorded as either present or absent.

(3) The general substance of all matters proposed, discussed, or decided.

(4) A record of all votes taken by individual members if there is a roll call.

(5) Any additional information required under section 3.5 or 3.6 of this chapter or any other statute that authorizes a governing body to conduct a meeting using an electronic means of communication.

Minutes of March 13, 2025