



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Agenda

October 23rd, 2025

7:00 p.m.

Roll Call of Members

Present:

- ☐ Scott Bockoski - Chairman
- ☐ Mike Berry
- ☐ Harrison Massone
- ☐ Mark Thomas
- ☐ Steve Zell
- ☐ Aaron Culp - Legal Counsel
- ☐ Frank Zawadzki - Cicero Jackson Township Planning Director
- ☐ Terri Strong – Recorder

1. Declaration of

2. Old Business:

Docket No: BZA-0925-39-R3

Petitioner: Jasen & Delanie Owen

Petitioner's Address: 1240 Stringtown Pike, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 1240 Stringtown Pike, Cicero, IN 46034 concerning Article 3.8 of the Cicero/Jackson Township Zoning Ordinance to: Allow a three (3) foot setback for an accessory structure in the R3 district. Whereas Article 3.8 of the Cicero/Jackson Township Zoning Ordinance requires a fifteen (15) foot setback in the R3 district.

Docket No: BZA-0925-40-R3

Petitioner: Jasen & Delanie Owen

Petitioner's Address: 1240 Stringtown Pike, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 1240 Stringtown Pike, Cicero, IN 46034, concerning Artero/Jackson Township Zoning Ordinance to: Allow an accessory to be placed on the property line. Whereas Article 3.8 of the Cicero/Jackson Township Zoning Ordinance states that side yard setbacks shall be fifteen (15) feet in the R3 District.

3. New Business:

Docket No: BZA-1025-41-NC

Petitioner: Troy Reed & Wendee Gilbert /Pig Tale Charcuterie – Scott Schuler

Petitioner's Address: 770 S Peru Street, Cicero, IN 46034

A Land Use Variance request application has been submitted for the property located at 770 South Peru Street, Cicero IN, 46034 concerning Article 4.1 of the Cicero/Jackson Township Zoning Ordinance in order to: allow a food product manufacturing and processing facility in the "NC" Neighborhood Commercial district. Whereas a food product manufacturing and processing facility is not a Permitted Use or Special Exception Use in the "NC" Neighborhood Commercial district.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket No: BZA-1025-42-NC

Petitioner: Troy Reed & Wendee Gilbert/Pig Tale Charcuterie – Scott Schuler

Petitioner's Address: 770 S Peru Street, Cicero, IN 46034

A Special Exception Use request application has been submitted for the property located at 770 South Peru Street, Cicero IN, 46034 concerning Article 4.1 of the Cicero/Jackson Township Zoning Ordinance in order to: allow a restaurant with outdoor seating, which is a Special Exception Use for the "NC" Neighborhood Commercial district.

Docket No: BZA-1025-43-R1

Petitioner: Alan Small

Petitioner's Address: 5 Forest Bay Lane, Cicero, IN 46034

A Development Standards Variance Application has been submitted regarding the property located at 5 Forest Bay Lane, Cicero IN, 46034 to: allow an accessory structure in front of the primary structure. Whereas Article 7.5 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall only be placed to the rear or side of the primary structure in the "R1" district.

Docket No: BZA-1025-44-R1

Petitioner: Susan Mattox

Petitioner's Address: 32 Forest View Circle, Cicero, IN 46034

A Development Standards Variance Application has been submitted for property located at 32 Forest View Circle, Cicero IN, 46034 concerning Article 7.22 Architectural Standards of the Cicero/Jackson Township Zoning Ordinance to: allow an accessory structure without textured siding on all facades. Whereas Article 7.22 of the Cicero/Jackson Township Zoning Ordinance states that siding on an accessory structure shall have a textured surface on all facades.

Docket No: BZA-1025-47-C1

Petitioner: State of Indiana Armory Board

Petitioner's Address: 2600 E 276th Street, Atlanta, IN 46031

A Development Standards Variance application has been filed for the property located at 2600 E 276th Street, Atlanta IN seeking relief from Article 10.7 Commercial Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: exceed the number of signs allowed per façade. Whereas Article 10.7 states that two (2) signs are allowed per façade.

Docket No: BZA-1025-48-C1

Petitioner: State of Indiana Armory Board

Petitioner's Address: 2600 E 276th Street, Atlanta, IN 46031

A Development Standards Variance application has been filed for the property located at 2600 E 276th Street, Atlanta IN seeking relief from Article 10.7 Commercial Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: exceed the maximum cumulative area allowed for single tenant structures. Whereas Article 10.7 states that the maximum cumulative area allowed shall be two hundred (200) square feet.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket No: BZA-1025-49-C1

Petitioner: State of Indiana Armory Board

Petitioner's Address: 2600 E 276th Street, Atlanta, IN 46031

A Development Standards Variance application has been filed for the property located at 2600 E 276th Street, Atlanta IN seeking relief from Article 10.7 Commercial Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: exceed the maximum height of sign area and be located more than twenty (20) feet above ground level. Whereas Article 10.7 states that the maximum height of sign area shall be six (6) feet and may not be located more than twenty (20) feet above ground level.

Docket No: BZA-1025-50-C1

Petitioner: State of Indiana Armory Board

Petitioner's Address: 2600 E 276th Street, Atlanta, IN 46031

A Development Standards Variance application has been filed for the property located at 2600 E 276th Street, Atlanta IN seeking relief from Article 10.7 Commercial Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: exceed the maximum area of signs for a single tenant structure. Whereas Article 10.7 states that the maximum area of signs for a single tenant structure shall be a maximum of ninety (90) square feet based on a measurement of two (2) square feet per 1 linear foot of structure or tenant frontage on the front façade.

Docket No: BZA-1025-51-C1

Petitioner: State of Indiana Armory Board

Petitioner's Address: 2600 E 276th Street, Atlanta, IN 46031

A Development Standards Variance application has been filed for the property located at 2600 E 276th Street, Atlanta IN seeking relief from Article 10.1 General Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: exceed the maximum area and height mounted of flags. Whereas Article 10.1 states that a flag shall be a maximum forty (40) square feet in area and shall not be mounted more than thirty-five (35) feet in height.

- 4. Plan Director's Report:** See packet.
- 5. Chairperson's Report:**
- 6. Legal Counsel's Report:**
- 7. Board Member Comments:**
- 8. Next Planned Board of Zoning Appeals Meeting:**
- 9. Adjournment:**

Location:
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

331 EAST JACKSON ST. P.O. Box 650 CICERO, IN 46034
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Terms:

Scott Bockoski – Council President Appointment – Term 01/01/2024 – 12/31/2027

Mike Berry – Council President Appointment – Term 01/01/2024 – 12/31/2027

Harrison Massone – Council President Appointment – Term 01/01/2022 – 12/31/2025

Mark Thomas – Plan Commission Appointment – Term 01/01/2024 – 12/31/2027

Steve Zell – Council Appointment – Term 01/01/2022 – 12/31/2025

DRAFT



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Meeting Minutes September 18th, 2025 7:00 p.m.

Roll Call of Members

Present:

- ☐ Scott Bockoski - Chairman
- ☐ Mike Berry
- ☐ Harrison Massone
- ☐ Mark Thomas
- ☐ Aaron Culp - Legal Counsel
- ☐ Frank Zawadzki - Cicero Jackson Township Planning Director
- ☐ Terri Strong – Recorder

Absent:

Steve Zell

1. Declaration of Quorum

Chairman Bockoski declared a quorum with 4/5 members present. Also explained that voting system requires three affirmative votes. That becomes more difficult with less members. If any petitioner on tonight's docket wants to wait until full board, let us know when we reach your docket.

2. Approval of Minutes

Mr. Berry made motion to approve minutes from August 21, 2025, as presented. Mr. Thomas second. All present in favor.

3. Old Business:

No old business.

Chairman Bockoski explained that the BZA is a quasi-judicial branch of the local government. Will be discussing items on the docket with issues and stipulations listed for each docket. All comments and questions should be addressed to the Board and its members as opposed to the petitioner or others in audience. Attendants must sign in if intending to speak tonight. Each speaker must state name and address for the record when you approach the podium. Visits are limited to three minutes. Each petition typically has a portion set aside for public comment, again limit to three minutes, if a person wishing to speak agrees with someone that has already spoken it is not necessary to repeat those comments in entirety. It is only necessary to agree with the comments and move on in interest of time. All motions are made in the affirmative, that does not mean it is the way we will vote.

4. New Business:



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Chairman Bockoski stated the first two items will be discussed together and voted on separately. Also docket number corrected as stated.

Docket #: BZA-0925-33-R5

Petitioner: Zach Cook

Property Address: 69 N Broadway Street, Cicero, IN 46034

A Development Standards Variance request application has been submitted concerning Article 3.12 "R5" District Standards of the Cicero/Jackson Township Zoning Ordinance in order to: Allow the height of an accessory structure to be twenty-one (21) feet. Whereas Article 3.12 states that the maximum height shall be sixteen (16) feet in the "R5" district.

Docket #: BZA-0925-34-R5

Petitioner: Zach Cook

Property Address: 69 N Broadway Street, Cicero, IN 46034

A Development Standards Variance application has been submitted concerning Article 7.5 AS-02 of the Cicero/Jackson Township Zoning Ordinance to: allow an accessory structure to exceed 50% of the Finished Floor Area of the Primary Structure. Whereas Article 7.5 AS-02 states that an accessory structure may not exceed 50% of the Finished Floor Area of the Primary Structure.

Zach Cook 69 N. Broadway Street, Cicero. Wanting to put a garage area 32x80 over 16ft tall. Basically, for a hobby barn and storage garage, perhaps later for hang out room. Chairman Bockoski questioned the reason for the extra height. Mr. Cook answered like 16 ft, after 8 ft could have a mezzanine for storage. Chairman Bockoski questioned the size. Mr. Cook stated he has hobbies of cars, working on them, like to spread out. Chairman Bockoski questioned what hardship to conforming to size. Mr. Cook stated the house is not large to start with, 44x30. Chairman Bockoski stated we have series of questions we ask relating to barns. Any living quarters planned, Mr. Cook-no, any business intended to be run out of building, Mr. Cook-no, what kind of lighting planned on the exterior. Mr. Cook stated two garage doors and one on the back on southeast corner with a light, flood light. Chairman Bockoski stated so electricity to building are you planning on plumbing. Mr. Cook stated plan was to rough it in for down the road. Mr. Massonne questioned about a camper. Mr. Cook stated he would like to have one but would want to store it. Mr. Massonne stated with camper and 80 feet that is a lot of storage. Mr. Cook added he is on two lots. Mr. Massonne stated it would tower over the house. Mr. Thomas stated the barn would be twice the size of the house. What size door on the south side? Mr. Cook stated access for the back yard, 10x10. Mr. Massonne questioned if any feedback from the neighbors. Mr. Cook answered one stated it was not a problem to them. Mr. Massonne questioned the ones to the north. Mr. Cook stated that is an apartment/duplex. Mr. Massonne questioned if considered making it smaller. Mr. Cook stated he didn't want to. Mr. Massonne asked if there was any size smaller that would be usable to you. Mr. Cook answered 12-13 ft off the back yard. Mr. Massonne expressed concern from Jackson St. visibility. Mr. Thomas questioned if a fence would be run to the north on property line. Mr. Cook stated yes and explained where the fence would wrap to the house. Mr. Berry questioned if the size was knocked down to 75% would that create a problem, you stated you want but would that be a showstopper. Mr. Cook stated yes, would keep what have and try to build it up. Right now, cannot put a pickup truck in. Work construction so would be nice to back it up instead of leaving it out. Mr. Thomas clarified, instead of parking



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on street you would park in the pole barn. Mr. Cook stated he could instead of leaving in driveway. Mr. Thomas stated 75% of that size would still be a 30x 60 building, still a fairly good size. Mr. Cook went back to the size of his vehicles currently.

Mr. Berry made motion to open both dockets to the public. Mr. Thomas seconded the motion. All present in favor.

No public comment.

Mr. Massonne made a motion to close the dockets to the public. Mr. Thomas seconded the motion. All present in favor.

Chairman Bockoski asked for Board member comments. Mr. Massonne stated a 32x40 foot garage is a large garage and a 32x80 would be huge. Looking at the R-5 district intent, it does not meet the intent. And feel it would stand out a lot. Mr. Massonne stated he understands the need for storage. Mr. Berry stated he feels it would be different if it was in the country. Chairman Bockoski stated he is a big fan of barns, especially if people are putting their stuff away, but outside the city limits. Picturing the trailer and truck it appears it is utilizing 2/3rds of the space. It is two basketball courts tall, with a lift, understand the height. Trying to rationalize but it is a big building. Mr. Thomas stated if in the country would be a regular-sized barn, but in the R-5 district old town. Chairman Bockoski discussed stipulations, include leaving the existing tree to help with screening from Jackson St. Mr. Massonne agreed. Chairman Bockoski added no living quarters, no business operating.

Discussion on other buildings in the area that may compare size wise and use. Monitor was used to discuss location. Mr. Zawadzki explained that a variance was received for structure without primary structure, 16-17 feet in height, used for storage and hobby. They do have a lift for cars. Mr. Thomas discussed building down from Community Park. Mr. Zawadzki added that primary structure can be 35' tall in the R-5 district. And footage could work but in this case the house is smaller than the building. Mr. Thomas stated didn't see a maximum size for accessory structure. Mr. Zawadzki stated there is 75% of the overall, ASO1-2 for R-5 area which is 50% of primary structure. Mr. Thomas stated 50% is only 610 sq feet, pretty small, asking for 2400. Mr. Berry stated asking for 4x. Mr. Thomas stated does not exceed the 75% of the overall lot size. Mr. Cook questioned the tree, do intend to keep but have to trim. What if it dies? Chairman Bockoski stated replace it. Mr. Thomas questioned the alleys, are they looking to vacate. Mr. Zawadzki stated the position of the town is do not vacate at all, ever for whatever reason unless absolutely mandatory. Mr. Thomas stated at size of pole barn, tree would be in the way of the barn. Chairman Bockoski added, yes he is saying he will have to trim.

Mr. Massonne made motion to approve BZA-0925-33-R-5 for the height with following stipulations: there to be no business or living quarters in the structure, tree to remain but trimmed and replaced if tree dies.

Mr. Berry second.

Mr. Bockoski-approve, Mr. Berry-approve, Mr. Massonne-do not approve, Mr. Thomas-approve. 3-1

Mr. Massonne made motion to approve BZA-0925-34-R-5 with same conditions as Docket 33. Mr. Berry second.

Mr. Thomas-disapprove, Mr. Massonne-do not approve, Mr. Berry-no, Mr. Bockoski -no. 0-4.



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Chairman Bockoski explained that the size did not pass, the height did, if further information contact Mr. Zawadzki.

Docket #: BZA-0925-35-DC

Petitioner: Brett Morrow/Bronko's

Property Address: 90 W Jackson Street, Cicero, IN 46034

A Special Exception Use application has been submitted concerning Article 4.5 of the "DC" District Standards of the Cicero/Jackson Township Zoning Ordinance in order to: Allow for the property located at 90 West Jackson Street, Cicero Indiana to use the property for a restaurant with outdoor seating, whereas a restaurant with outdoor seating is not a Permitted use and is only a Special Exception Use in the "DC" district.

Amanda Morales 220 W. Jackson here for 90 W Jackson. Trying to take advantage of the way the sidewalk is being done. The tenant, Bronko's, would like to add to the business, while has a small interior space and this is a logical step. The coffee house has the same outdoor tables utilizing the bump space. Mr. Massonne stated thinks it would be great. Mr. Berry asked if having umbrellas. Ms. Morales stated do not think with the hours they intend on having, going for the variance of tables and chairs. Mr. Berry questioned because of afternoon sun. Ms. Morales stated great comment. Mr. Berry asked if the entire length of the building. Ms. Morales looking at 3 tables seating 4 people apiece, two on corner with space. Mr. Zawadzki utilized the monitor to explain the space. This is why we did with the town to encourage outdoor seating. Mr. Thomas questioned the rules for outside alcohol with the town. Knowing they serve beer. Mr. Zawadzki stated for the town we don't have any ordinance that speaks for or against outdoor alcohol consumption. There are state standards that dictate a separation from non-serving area to serving area, fencing. Which this outdoor area would have a wrought iron fence. The town would be putting up the fencing. Petitioner will have to go through the Plan Commission for Aesthetic Review and have an agreement with the town for use of public space for private use. Mr. Thomas asked how far out the fence goes. Mr. Zawadzki stated he has all those drawings. Ms. Morales stated as far as boss perspective we are just starting and we know we will have questions and want work with the town. Mr. Massonne stated from his visits to Bronko's tables will be full. Mr. Massonne stated he had two questions, one the alcohol sales outdoors, but if building fence should not be issue. Mr. Culp stated the contract with town that will not obstruct the walking path so a wheelchair can get through. Mr. Berry asked will it be pet friendly. Ms. Morales stated Cicero is very dog friendly, and sure she would look at that. Mr. Thomas stated he believed the Bistro is the only one that is not dog friendly.

Mr. Massonne made motion to open public hearing. Mr. Thomas second. All present in favor.

No public comment.

Mr. Massonne made motion to close the public hearing. Mr. Thomas second. All present in favor.

Chairman Bockoski stated he was not aware of the fence piece, is it the same for the coffee shop and other spaces. Mr. Zawadzki stated yes. Mr. Culp stated yes the town ordered so they would be matching. Chairman Bockoski stated he thought they were for festivals and were the tables be cleared off. Discussion ensued that they were planned for the restaurants and plans for street festival were to have at park. Mr. Zawadzki stated



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the design plan will have to be presented to the Plan Commission but doesn't apply to this variance. Chairman Bockoski asked if any stipulations but do not think there are any.

**Mr. Massonne made motion to approve BZA-0925-35-DC as presented. Mr. Thomas-second.
Mr. Massonne-approve, Mr. Thomas-approve, Mr. Berry-approve, Mr. Bockoski-approve. 4-0.**

Docket #: BZA-0925-36-DC

Petitioner: Garland's Atelier Wellness Spa & Apothecary

Property Address: 95 W Jackson Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 95 W Jackson Street, Cicero to: Allow a projecting sign to extend thirty (30) inches from the wall it is attached to. Whereas Article 10.5 of the Cicero/Jackson Township Zoning Ordinance, Neighborhood Commercial (NC) Sign Standards states no part of a projecting sign may protrude more than eighteen (18) inches from the wall it is attached.

Stephanie Garland 6476 N. Washington Blvd, Indianapolis. Sign needs to extend to 30 inches instead of 18 allowed. Chairman Bockoski questioned the awnings in the pictures do you know those dimensions. Mr. Zawadzki answered the red is Pizza King, the black one is the Grooming place which did go through the Aesthetic Review. Question was how far extends. Mr. Zawadzki answered four feet approximately. Ms. Garland added that Nolan James is just down and extends also. Mr. Zawadzki stated they also went through approval. The Bistro did also, the size approximately 30 inches or so but also had a height variance. Mr. Berry questioned if sign would be lit. Ms. Garland answered yes. Asked if 24 hours a day. Ms. Garland answered she isn't sure how that will work. Kinder Sign from Kokomo so can ask that. Ms. Garland went on to explain from inside out only the letters, LED lighting. Mr. Thomas asked if it was adjustable. Ms. Garland stated she didn't know thought it was standard. Chairman Bockoski stated we typically ask they match what is in the area. Discussion of lit signs in the area. Chairman Bockoski stated we typically ask for a review with the Plan Director to make sure it is not too bright or too dim. Mr. Massonne suggested you ask for it to be adjustable when it is built. Mr. Thomas discussed placement, opposite of old barber pole. Mr. Berry asked if continuously lit. Ms. Garland answered it would be continuous. Mr. Massonne guessed it would be photocell on-off. Added was not a fan of Red Bridge Bistro's projecting sign variance but it does really good. Also, appreciation for packet was expressed- well done. Mr. Thomas questioned the apothecary part. Ms. Garland answered it is basically a retail storefront with products that go with services offered. Facials and treatments, mediation, hair care.

Mr. Berry made motion to open public hearing. Mr. Thomas second. All present in favor.

No public comment.

Mr. Massonne made motion to close the public hearing. Mr. Thomas second. All present in favor.

Chairman Bockoski questioned if any stipulations by the board to be added. Mr. Massonne stated the light intensity would be all from him. Chairman Bockoski added that would be conducted by Plan Director.



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Mr. Massonne made motion to approve BZA-0925-36-DC as presented with condition of petitioner to work with Plan Director on light intensity at his discretion. Mr. Thomas second.

Mr. Bockoski-approve, Mr. Berry-approve, Mr. Massonne-approve, Mr. Thomas-approve 4-0.

Chairman Bockoski stated next two dockets we will discuss together and vote separately.

Docket #: BZA-0925-37-C4

Petitioner: Vertical Bridge/Eric's Storage

Property Address: 22271 US 31 North, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 22271 US 31 North, Cicero, IN 46034 concerning Article 7.5 AS-04 of the Cicero/Jackson Township Zoning Ordinance to: Allow an accessory structure in front of the primary structure. Whereas Article 7.5 AS-04 states that an accessory structure shall be to the side or rear of the primary structure only.

Docket #: BZA-0925-38-C4

Petitioner: Vertical Bridge/Eric's Storage

Property Address: 22271 US 31 North, Cicero, IN 46034

A Special Exception Variance application has been submitted regarding the property located at 22271 US 31 North, Cicero, IN 46034 concerning Article 4.15 "C4" District Standards of the Cicero/Jackson Township Zoning Ordinance to: allow a cellular/communication tower in the "C4" district. Whereas Article 4.15 lists cellular/communication tower as a Special Exception Use only and not as a Permitted Use.

Ryan Whitley 500 East 96th Indianapolis, IN 46240 Here on behalf of Vertical Bridge Verizon to seek approval to construct cell tower on the property. Mr. Whitely gave background of the project, when selected this site we were not aware of the US 31 project, we saw it would be the front yard and went to the back of property to avoid. When project came along we were well into the due diligence and expenses. Mr. Whitely explained the access road and a dead-end road, do not feel there is to be a lot of traffic. Asked landowner if would consider moving back, it is a parking lot, he is adamant to leave where positioned now to not interrupt his business. Chairman Bockoski stated seeing quite a bit of landscaping. Mr. Whitely explained on three sides, would come into the new drive, the front gate would not be landscaped. Typically, enough room for two trucks, the other three would have hedges or evergreens whatever needed. Monitor was used to explain the area further. Chairman Bockoski questioned if any chance for the landscaping opening be facing towards the building. Mr. Whitely stated certainly could ask, and if condition of approval, would work with you. Chairman Bockoski discussed aesthetics. Does the landscaping have to do with the function of the tower? Mr. Whitely stated a function of the ordinance, typically we would not attempt to landscape around in this scenario. Concern for growing landscaping items in this scenario is hard. Mr. Thomas indicated that another tower in the 256th area, they have a white pvc fence. That might look better than a chain link fence. Mr. Whitely indicated they would be willing to put a solid fence, wood, pvc, etc. to screen instead of landscaping. Chairman Bockoski questioned if that would be a Plan Commission decision. Mr. Zawadzki stated it is in the Aesthetic Review district, and he would have some concern that we have not applied for a variance for that type of fencing versus landscaping. Up to this point was meeting everyone of the standards except for front yard. Mr. Culp added if required that we would be requiring them to get another variance. Mr. Thomas questioned the



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process. Mr. Culp stated they would have to go to PC and then come back to the BZA. Discussion ensued. Mr. Thomas stated he would like to add stipulation that the trees are maintained and not allow them to die like other areas. Discussion ensued on types of fencing and barbed wire along top.

Mr. Massonne stated he didn't have issue there is no area in district that allows it without a special exception. Mr. Culp stated under federal law, they have to go through process with FCC on placement. Mr. Whitley stated Verizon is required to fulfill FCC license, which means have to improve it when problem areas are found. Discussion of rules being followed, packet has information on compliance. Mr. Whitley stated likely first quarter of 2026, phase two testing will have to take place. Mr. Whitley stated have only received four green cards back.

**Mr. Massonne made motion to open public hearing. Mr. Thomas second. All present in favor.
No public comment.**

Mr. Massonne made motion to close public hearing. Mr. Thomas second. All present in favor.

Chairman Bockoski stated he would like to talk to the Board about the map of coverage. Chairman Bockoski discussed the Deming area and current coverage explaining there is a definite need to improve service. Mr. Whitley utilized maps to discussed proposed coverage and coverage on the existing tower or adding to the existing tower. Chairman Bockoski stated the only contingent he has is that he would prefer the open side of landscaping face the building so not visible from the road. Mr. Whitley stated they would want to work with you, and it is based on the access road, trying to use the least amount of landowner's space as possible. Chairman Bockoski reviewed area with new road and cul-de-sac, and it may not be an issue. Chairman Bockoski verified stipulations from the Board and PC review for aesthetics.

**Mr. Massonne made motion to approve BZA-0925-37-C4 as presented. Mr. Berry second.
Mr. Thomas-approve, Mr. Massonne-approve, Mr. Berry-approve, Mr. Bockoski-approve 4-0
Mr. Massonne made motion to approve BZA-0925-38-C4 as presented. Mr. Thomas second.
Mr. Berry-approve, Mr. Massonne-approve, Mr. Thomas-approve, Mr. Bockoski-approve 4-0**

Docket #: BZA-0925-39-R3

Petitioner: Jason & Delanie Owen

Property Address: 1240 Stringtown Pike, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 1240 Stringtown Pike, Cicero, IN 46034 concerning Article 3.8 of the Cicero/Jackson Township Zoning Ordinance to: Allow a three (3) foot setback for an accessory structure in the R3 district. Whereas Article 3.8 of the Cicero/Jackson Township Zoning Ordinance requires a fifteen (15) foot setback in the R3 district.

Docket #: BZA-0925-40-R3

Petitioner: Jason & Delanie Owen

Property Address: 1240 Stringtown Pike, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 1240



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Stringtown Pike, Cicero, IN 46034, concerning Article 3.8 of the Cicero/Jackson Township Zoning Ordinance to: Allow an accessory to be placed on the property line. Whereas Article 3.8 of the Cicero/Jackson Township Zoning Ordinance states that side yard setbacks shall be fifteen (15) feet in the R3 district.

Chairman Bockoski will discuss together and vote separately.

Mr. Zawadzki asked the Board to table those dockets until next BZA meeting until October 23, 7:00 p.m. the petitioner did not get newspaper notice in on time.

Mr. Massonne made motion to table BZA-0925-39-R3 and BZA-0925-40-R3. Mr. Berry second. All present in favor.

5. Plan Director's Report: Mr. Zawadzki recapped report as follows: Permit revenue for August 2025, \$4619, YTD \$34546. Compared to 2024 of \$8394 for month and \$40782 for YTD. Decrease in revenue for August of \$3775 and decrease in YTD of \$6236. Issued 21 building permits, 14 in town/0 new homes, 7 in township/0 new homes. Estimated cost of projects is \$349861. Encroachment permit is having a significant impact with contractors and doing what we intended with the addition.

6. Chairperson's Report: No report.

7. Legal Counsel's Report: Mr. Culp shared that there was a piece of property rezoned at Plan Commission last week, 299 N. Peru. Mr. Culp stated has been commercial for a long time, as a non-conforming use, petitioner asked for rezone to Neighborhood Commercial. Plan Commission made recommendation to TC, will allow business to do retail on site. Tuesday Town Council voted to approve.

8. Board Member Comments: Nothing to talk about.

9. Next Planned Board of Zoning Appeals Meeting:
October 23rd, 2025

10. Adjournment:

Mr. Massonne made motion to adjourn. Mr. Berry second. All present in favor.

Chairman: _____

Secretary: _____

Date: _____

Location:
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

331 EAST JACKSON ST. P.O. Box 650 CICERO, IN 46034
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Terms:

Scott Bockoski – Council President Appointment – Term 01/01/2024 – 12/31/2027

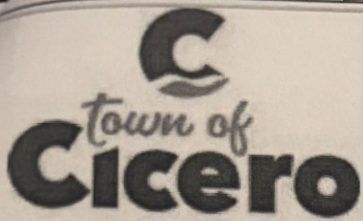
Mike Berry – Council President Appointment – Term 01/01/2024 – 12/31/2027

Harrison Massone – Council President Appointment – Term 01/01/2022 – 12/31/2025

Mark Thomas – Plan Commission Appointment – Term 01/01/2024 – 12/31/2027

Steve Zell – Council Appointment – Term 01/01/2022 – 12/31/2025

DRAFT



CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

VARIANCE APPLICATION

OFFICE USE ONLY

Variance Category

- ☒ Development Standards ☐ Special Exception
☐ Land Use ☐ Other

Docket #: BZA-0925-39-R3

Date of Application: 08/19/2025

Date of Expiration:

Variance Check List

Variance Fee: \$25.00

☐ Adjoiner List ☐ Legal Notice Copy

Date of Hearing: 09/18/2025

☐ Certified Mail Receipts ☐ Property Sign

Date of Decision:

☐ Additional Applications for Variances

☐ Approved

☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: Jasen and Delanie Owen

Property Address: 1240 Stringtown Pike

City: Cicero

State: IN

ZIP Code: 46034

Telephone: 317-452-0194

E-mail: Owenprop11c@gmail.com

Fax:

Project Address: 1240 Stringtown Pike

State: IN

ZIP Code: 46034

City: Cicero

Subdivision:

Parcel:

Telephone:

General Contractor: Mike Speedwork / Uberto & Sons Landscaping

Fax:

Address:

Cell Phone: 317-517-1643 / 317-393-7869

City: Cicero

State: IN

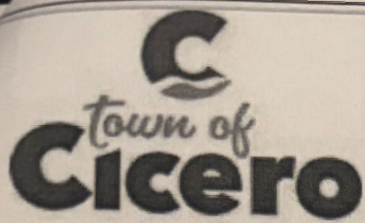
ZIP Code: 46034

Email: —

Variance Request: Stairs on lake side hill for deck and shed placement on property. See attached.

Commitments/ Conditions Offered: All new build.

Code Section Appealed: Variance for stairs on lake and shed placement just off property line.



CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

VARIANCE APPLICATION

OFFICE USE ONLY

Variance Category

- ☒ Development Standards ☐ Special Exception
☐ Land Use ☐ Other

Docket #: BZA-0925-40-R3

Date of Application: 08/19/2025

Date of Expiration:

Variance Check List

Variance Fee: \$320.00

☐ Adjoiner List ☐ Legal Notice Copy

Date of Hearing: 09/18/2025

☐ Certified Mail Receipts ☐ Property Sign

Date of Decision:

☐ Additional Applications for Variances

☐ Approved

☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: Jasen and Delanie Owen

Property Address: 1240 Stringtown Pike

City: Cicero

State: IN

ZIP Code: 46034

Telephone: 317-452-0194

E-mail: Owenprop11c@gmail.com

Fax:

Project Address: 1240 Stringtown Pike

State: IN

ZIP Code: 46034

City: Cicero

Subdivision:

Parcel:

Telephone:

General Contractor: Mike Speedwork / Uberto & Sons Landscaping

Fax:

Address:

Cell Phone: 317-517-1643 / 317-393-7869

City: Cicero

State: IN

ZIP Code: 46034

Email: —

Variance Request: Stairs on lake side hill for deck and shed placement on property. See attached.

Commitments/ Conditions Offered:

All new build.

Code Section Appealed: Variance for stairs on lake and shed placement just off property line.

We are requesting approval for a variance to allow the construction of a lower-level deck with 3 foot stairs and the placement of a 12' x 24' shed on our property located at 1240 Stringtown Pike on the lake front.

Our project includes the following improvements:

1. Lower-Level Deck and Stairs

- A composite lower-level deck will extend toward the lake and up toward the hillside.
- The 3 feet wide composite decking stairs on the far northside of the property. Stairs will connect the deck up to our layout pads.
- Materials: Dark brown composite decking and black wrought iron railings, chosen to blend naturally with the surroundings and maintain a cohesive lakeside aesthetic.

2. Shed Placement

- A 12' x 24' shed will be placed on the 25-foot-wide section of our property leading to the lake, just before the tree line with removal of a current garden bed in front of the shed which will be replaced with three arborvitae's to provide a better visual.
- The shed will be directly off the property line, behind our neighbor's shed located just to the north.
- The shed will provide secure storage for boating supplies, patio furniture, and seasonal items, protecting them from weather damage and keeping the property organized.
- Due to the narrow 25-foot lot width, this shed placement provides the most practical access to the lake while maintaining property use and aesthetics.
- The proposed deck and stairs will improve the usability of the lakeside area and enhance safety for accessing the lake.
- These improvements are consistent with the character of the neighborhood, where similar updated lakeside decks and sheds are common.

- Both adjacent neighbors (north and south) have expressed support and agreement with this location. The neighbor to the north have a shed directly located a foot off the property line which is where our shed will be located behind it on our side of the property line. The neighbors to the south have items that have been located over the property line to the south for several years and we would never ask them to move them.

Benefits to the Community & Surrounding Properties

- The proposed improvements will increase the value of our property and positively influence the value of surrounding properties.
- By upgrading with quality composite materials and visually cohesive design, the project will bring our property up to, and in some cases exceed, the standards of the Town of Cicero.
- Neighboring property owners have been consulted and are supportive of the shed location, which ensures compatibility and minimizes any potential concerns.

We respectfully request a variance to allow:

1. Construction of a lower-level deck with composite decking stairs extending up the hillside to layout pads and new construction of the current upper decks. The 3 feet wide composite decking stairs on the far northside of the property going from the top deck down to the lake to the lower level deck.
2. Placement of a 12' x 24' shed directly on the property line at the designated lakeside location.

Approval of this variance will allow us to enhance our property while maintaining neighborly harmony, increasing neighborhood value, and contributing to the overall improvement of the Lakeside area within the Town of Cicero.

We kindly ask for the Board's favorable consideration of this request.

Sincerely,

Jasen and Delanie Owen

Property Owners – 1240 Stringtown Pike

to recall and purchase your design at home:



QR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Landscaping Designer
3. Recall your design by entering Design ID: 316951264825
4. Follow the on-screen purchasing instructions

1. Enter Design ID: 316951264825 at the Design-it Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

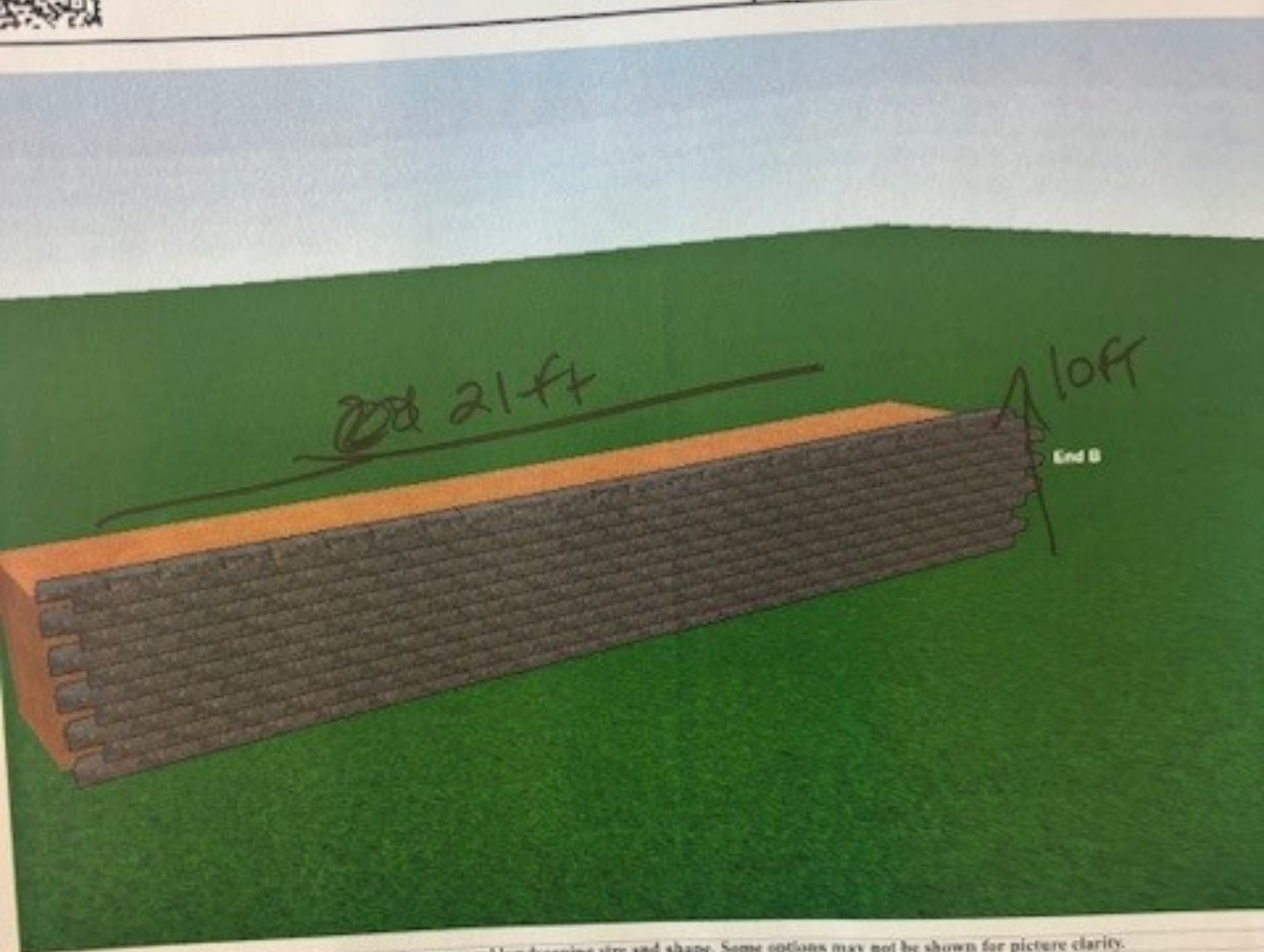


Illustration intended to show general landscaping size and shape. Some options may not be shown for picture clarity.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the customer. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

For other design systems search "Design & Buy" on Menards.com

- OR**
1. On Menards.com, enter "Design & Buy" in the search bar
 2. Select the Deck Designer
 3. Recall your design by entering Design ID: 316951264709
 4. Follow the on-screen purchasing instructions

1. Enter Design ID: 316951264709
2. Follow the on-screen purchasing instructions

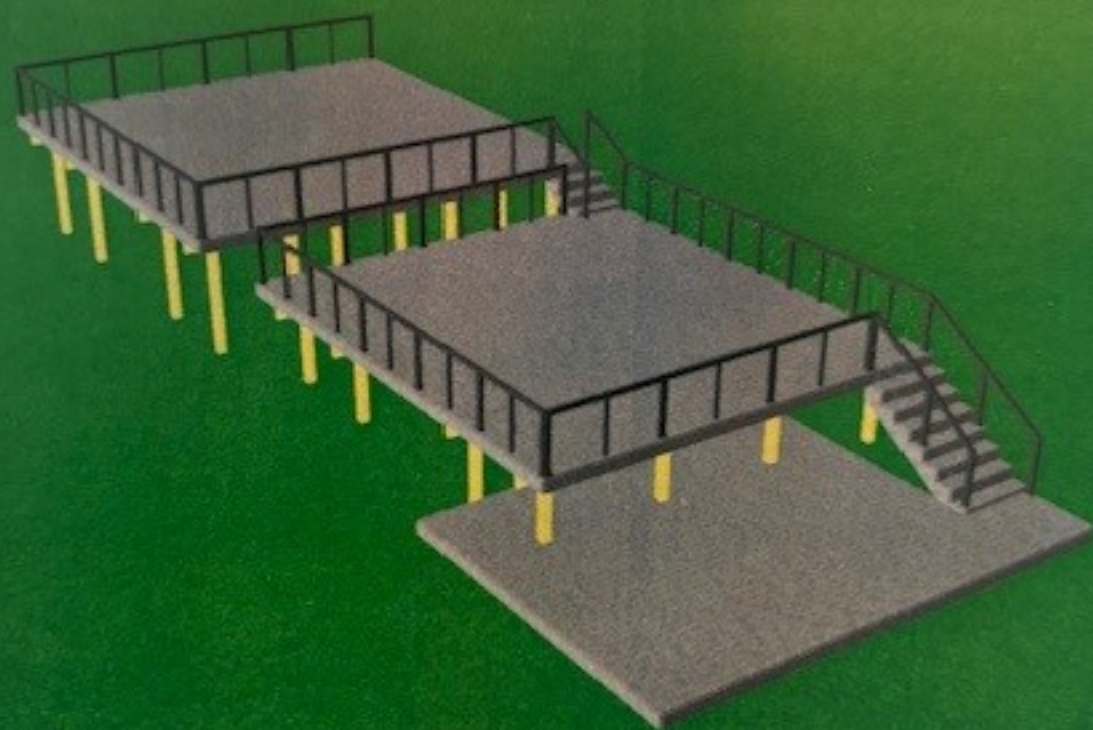


Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information, has been provided by the customer. Menards is not responsible for any errors in the information on this estimate, including but not limited to quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF THE WIDE VARIATIONS NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

How to recall and purchase your design at home:



OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Deck Designer
3. Recall your design by entering Design ID: 316951264428
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 316951264428 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

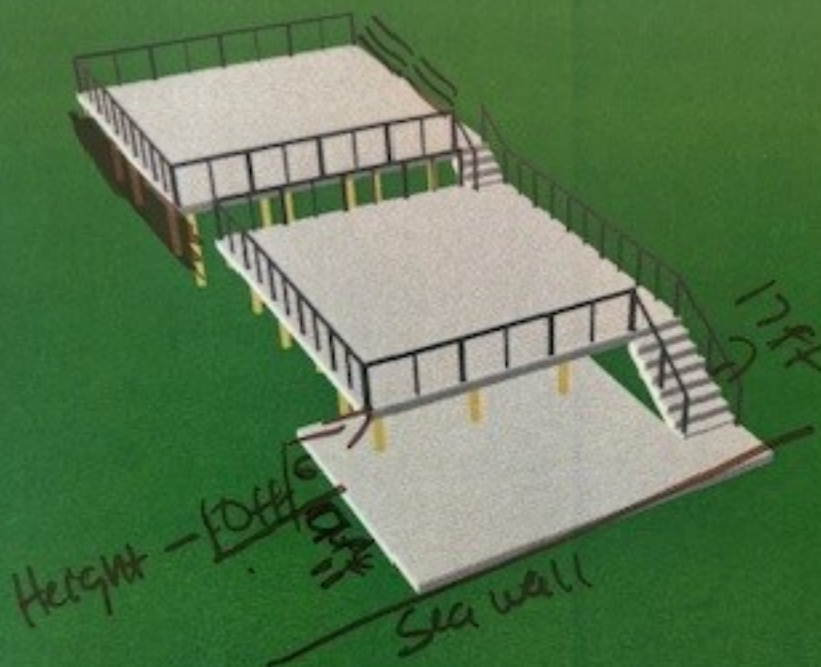


Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

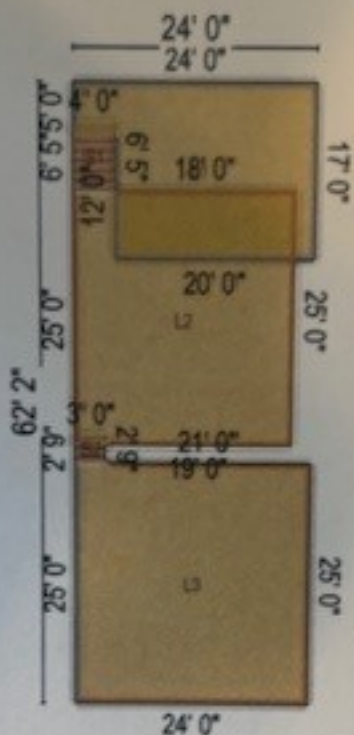
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Page 1 of 20

For other design systems search "Design & Buy" on Menards.com



Deck Side Color Legend

	Open Side/No Railing		Railing
	Unattached Walls		Attached Walls













Docket: BZA-0925-39,40-R3

Petitioner: Jasen & Delanie Owen

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-0925-39,40-R3

Staff: Frank Zawadzki

Applicant: Jasen & Delanie Owen

Property Size: 0.34 acres

Current Zoning: R3

Location: 1240 Stringtown Pike, Cicero, IN 46034

Background Summary: petitioner bought the property and immediately built a shed nearly on the property line. I reached out and asked them to move it, owner asked if she could apply for a Variance to allow it to remain since there is no other suitable place. The second variance is for a proposed project not yet started.

Preliminary Staff Recommendations:

Staff has no issue with approval.

Zoning Ordinance Considerations:

District Intent: : The “R3”, Medium Lot, Medium Homes, District is intended to provide a land use category for medium lots and medium size single family detached homes.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Current Property Information:

Lakefront in Shores subdivision.

Land Use: One Family Dwelling Platted

Site Features: 0.34 acres

Vehicle Access: Yes

Planning Considerations:

The following general site considerations, planning concepts, and other facts should be considered in the Plan Commission decision making process:

This parcel has one of those very narrow lakefront access points.

Findings of Facts/Decision Criteria:

I think we could prove a practical difficulty due to the parcel being so narrow back there that they just can't build anything that would meet the setbacks and still be usable.

Jasen & Delanie Owen



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. *Practical Difficulty:* A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

This criterion has / has not been met.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____

Print: _____



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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Decision: _____

Any Conditions Attached: _____

Signature: _____ Date: _____
Print: _____



CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY

Variance Category		Docket #: BZA-1025-41-NC
☐ Development Standards	☐ Special Exception	Date of Application: 08/27/2025
☒ Land Use	☐ Other	Date of Expiration:
Variance Check List		Variance Fee: \$720.00
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 10/23/2025
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: Scott Schuler		
Address: 30 Wilson St		
City: Cicero	State: IN	ZIP Code: 46034
Telephone: 317-703-5880	Fax:	E-mail: sschuler@c21scheetz.com
Project Address: 770 S Peru		
City: Cicero	State: IN	ZIP Code: 46034
Parcel:	Subdivision:	
General Contractor/ Builder: Hannigan Bldg. Co.		Telephone: 317-556-1990
Address: 17119 Westfield Park Road		Fax:
City: Westfield		Cell Phone: 317-556-1990
State: Indiana	ZIP Code: 46074	Email: myeager@hanniganbc.com
Variance Request: Special Exception & Use		
Commitments/ Conditions Offered:		
Code Section Appealed:		



CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY

Variance Category		Docket #: BZA-1025-42-NC	
☐ Development Standards	☒ Special Exception	Date of Application:	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$675.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 10/23/2025	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved	
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: <i>Scott Schuler</i>			
Address: <i>30 Wilson St</i>			
City: <i>Cicero</i>		State: <i>IN</i>	ZIP Code: <i>46034</i>
Telephone: <i>317-703-5880</i>	Fax:	E-mail: <i>sschuler@c21scheetz.com</i>	
Project Address: <i>770 S Peru</i>			
City: <i>Cicero</i>		State: <i>IN</i>	ZIP Code: <i>46034</i>
Parcel:		Subdivision:	
General Contractor/ Builder: <i>Hannigan Bldg. Co.</i>		Telephone: <i>317-556-1990</i>	
Address: <i>17119 Westfield Park Road</i>		Fax:	
City: <i>Westfield</i>		Cell Phone: <i>317-556-1990</i>	
State: <i>Indiana</i>	ZIP Code: <i>46074</i>	Email: <i>myeager@hanniganbc.com</i>	
Variance Request: <i>Special Exception & Use</i>			
Commitments/ Conditions Offered:			
Code Section Appealed:			

Docket #



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

Article 12.13 of the Cicero/Jackson Township Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose written commitments and/or reasonable conditions as part of an approval:

- 1 The proposal will not be injurious to the public health, safety, morals, and general welfare of the community.**

Findings of Facts: We will comply with all county health department regulations, regarding food handling, storage and preparation.

Our site plan provides adequate ingress/egress for vehicles, including delivery trucks, without creating traffic hazards.

And allowing parking spaces meeting the ordinance, and not affecting the barbershop. We hope to the neighborhood

(that is similar to the town we grew up in) to serve the use that is consistent with other establishments in the community.

As well as convenient access to food, and gourmet goods for nearby residents serving the welfare of the community.

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Findings of Facts:

We will contact the Hamilton County Office of transfers and mapping to obtain the Adjoiner Property notification

once we receive the list of adjacent property owners we will mail certified copies and provide the receipts to Board office

and then we will publish in the Hamilton County Reporter.

This criterion has / has not been met.

- 3 The proposed need for a variance arises from some condition peculiar to the property involved.**

Findings of Facts:

Use Variance for light manufacturing, of processing goods at our deli/grocery. There wont be any noise or smell of any intensity causing any offensiveness.

Special exception Variance for potential outdoor seating on the small space on the east lawn facing 19. With 4-5 tables, string lighting for enjoying our menu items.

This criterion has / has not been met.

- 4 The proposed use does not interfere substantially with the comprehensive plan adopted under the 500 series of IC 36-7-4.**

Findings of Facts:

Our proposal for our new business does not interfere with the 5 year mixed use plan basd on figure 12, future land map pg 35.

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

- 5 The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship applied to the property for which the variance is sought. *Hardship: A difficulty with regard to one's ability to improve land stemming from the application of the development standards of this Ordinance, which may or may not be subject to relief by means of variance. In and of themselves, self-imposed situations and claims based on a perceived reduction of or restriction on economic gain shall not be considered hardships. Self-imposed situations include: the purchase of land with actual or constructive knowledge that, for reasons other than physical characteristics of the property, the development standards herein will inhibit the desired improvement; any improvement initiated in violation of the standards of the Ordinance: any result of land division requiring variance from the development standards of this Ordinance in order to render that site buildable.*

Findings of Facts:

We have been searching for a location with a retail store front for lease or sale. for some time now.

in Carmel, Fishers, Noblesville or Westfield.

We had not been successful finding a a building until we found the Black Oak on Peru st.

This criterion has / has not been met.

Board of Zoning Appeals Options:

In reviewing a request for *Conditional Use Variance* the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____

Print: _____



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Petitioners List of Findings

Requesting Use Variance

We are writing to request permission for the use of prepared food services and light manufacturing at our establishment. Additionally, we are seeking a Use Variance to continue producing our meat products on-site.

We have been manufacturing these products since 2015, operating under inspection by the Board of Animal Health (BOAH). As we will no longer be engaging in out-of-state wholesale, a Cooperative Interstate Shipment (CIS) inspection will not be required. The CIS program promotes the expansion of business opportunities for state-inspected meat and poultry establishments, allowing them to operate as federally inspected facilities under specific conditions and ship products in interstate commerce. To be considered for CIS, establishments must have an adequate food safety system, meet appropriate facility standards, and employ 25 or fewer employees. After the district office reviews the state's recommendation and accepts an application, compliance with Federal Acts is required. We are proud to report that we have had zero infractions during our years of inspection.

We will continue to uphold all Hamilton County Health permit requirements and maintain our high health and safety standards. Our deli-style meat will be made and used in our deli and sold at local farmers' markets. Our process involves purchasing pork shoulders and other precut pieces, then cutting, grinding, and adding spices to the meat. We stuff, ferment, smoke, and age certain products, ensuring no chemicals or fillers are added.

We strictly follow our HACCP plan, a systematic process used to identify, prevent, and control food safety hazards by adhering to seven core principles: conducting hazard analysis, identifying Critical Control Points and their critical limits, establishing monitoring procedures, defining corrective actions, creating verification procedures, and maintaining record-keeping procedures. The goal of our HACCP plan is to reduce the risk of foodborne illness and ensure our products are safe for consumption.

To support this operation, we will need to place outdoor coolers in the locations indicated on the provided renderings. These coolers will be enclosed with fencing that will complement the building's aesthetic. All landscaping, lighting, and parking requirements will be met, and there will be no exterior changes to the building itself, only the addition of these new outdoor coolers.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Petitioners list of Findings

Requesting Special Exception Variance

We are a husband-and-wife team specializing in Italian-style meats and are thrilled to bring our passion for Italy to Cicero. We are opening a deli and specialty grocery that will offer breakfast and lunch items prepared for carryout. Our initial offerings will include coffee, espresso, pastries, breakfast sandwiches, soups, deli sandwiches, and various beverages. We are also awaiting approval for a beer and wine carryout permit to complement our products. This permit is considered a grocery/convenience store permit, meaning that there will be no onsite consumption. As there is not an available 3 way permit. (which allows onsite consumption) available at this time as the quota has been met.

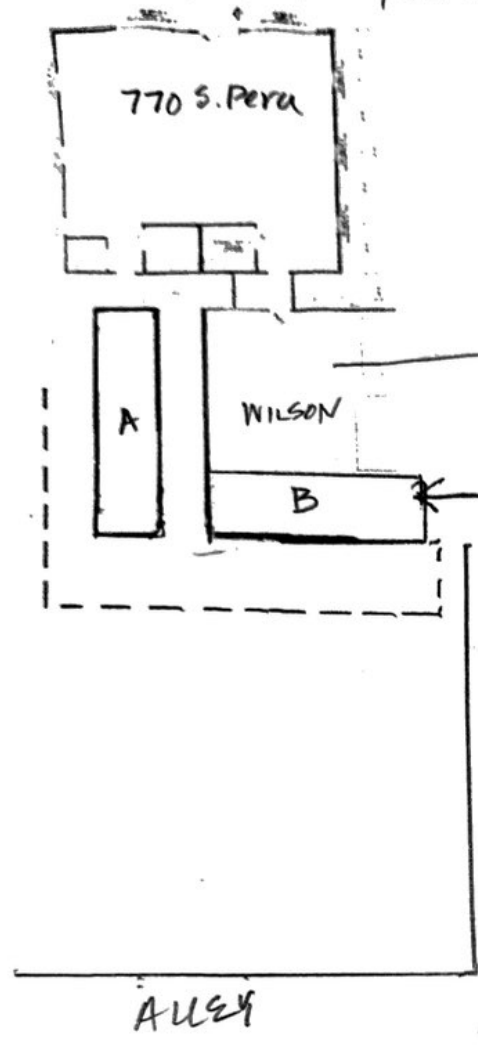
As we grow, we plan to expand our menu to include gelato and wood-fired pizza. Our specialty gourmet grocery section will feature Italian canned and jarred items such as peppers, olive oil, balsamic vinegar, cornichons, and Italian cheeses, along with other various items for entertaining. We will also offer custom charcuterie boards and boxes for carryout, featuring our house-made meats that our Indianapolis customers have enjoyed for years. Additionally, we will have our private line of salami, summer sausages, and snack sticks, which we have been making since 2015 and have shared at local farmers' markets. We are eager to share our love of Italian foods by hosting cheese and meat tastings for small groups. With our full line of specialty products we will also offer gift baskets during the holidays.

Looking further ahead, if our business grows as we anticipate, we hope to offer outdoor dining, potentially indoor dining, and special events.

As Hamilton County residents, we are very excited to move our business from Indianapolis to Cicero and become an active part of your community. After months of looking in Hamilton County and not finding availability of a retail space when we saw the Black Oak location felt perfect for us. We've had the opportunity to meet several residents of Cicero in the past several weeks and love the kindness we have been given.

We hope you will look forward to welcoming us to Cicero.

peru st



current
Barbershop

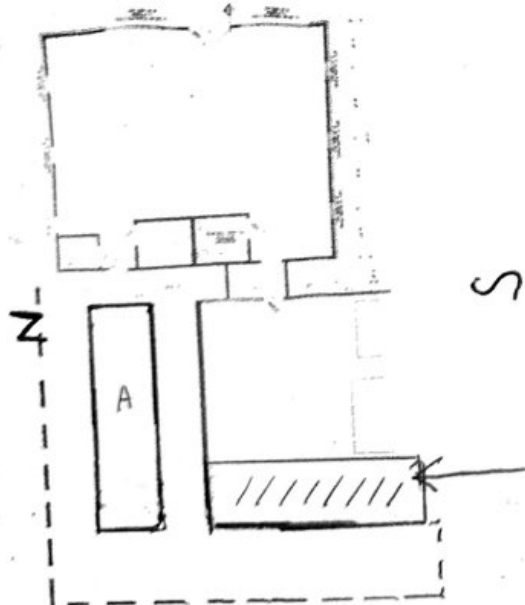
current
cement pad

- A - COOLER 10' X 30'
- B - COOLER 10' X 30'
- - - - - = Fencing

SHIPPING CONTAINER
FOR STORAGE / NEW
CONSTRUCTION
40' L X 9 1/2' H X 8' W



Drone photo



current cement pad - B-COOLER SITS ON TOP OF current pad

A - COOLER
B - COOLER

_____ = Fencing

Docket: BZA-1025-41,42-NC

Petitioner: Troy Reed & Wendee Gilbert/Pig Tale Charcuterie

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-1025-41,42-NC

Staff: Frank Zawadzki

Applicant: Troy Reed & Wendee Gilbert/Pig Tale Charcuterie

Property Size: 0.25 acres

Current Zoning: NC

Location: 770 S Peru Street, Cicero, IN 46034

Background Summary: met with the petitioners about the proposed use of the property. Decided that we need the use variance and a special exception to proceed.

Preliminary Staff Recommendations:

Staff would not oppose approval

Zoning Ordinance Considerations:

District Intent: : The “NC”, (Neighborhood Commercial) District is intended to provide a land use category for small scale commercial uses that provide products and services to neighborhoods.

Current Property Information:

Site of the old pool shop and the barbershop. Corner lot on Peru and Wilson. Ample parking to the side and rear.

Land Use: Other retail structures

Site Features: 0.25 acres

Vehicle Access: Yes

Planning Considerations:

The following general site considerations, planning concepts, and other facts should be considered in the Plan Commission decision making process: Site is under the same ownership and has had several Variances approved over the years. Those variances remain in effect.

Findings of Facts/Decision Criteria:

The Land Use Variance requires a hardship proven. The nature of this business is that they make and serve their own product. The process is not quite a cooking process, hence the manufacturing and processing language. A hardship is that if they can't make their own product on site, they must do so at a separate location. This doesn't have to be just a financial problem, it is also a time and energy problem. They have a perfectly suitable site adjacent to the deli portion of the business.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

Article 12.13 of the Cicero/Jackson Township Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose written commitments and/or reasonable conditions as part of an approval.

1 The proposal will not be injurious to the public health, safety, morals and general welfare of the community.

Findings of Facts: _____

This criterion *has / has not* been met.

2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts: _____

This criterion *has / has not* been met.

3 The proposed need for a variance arises from some condition peculiar to the property involved.

Findings of Facts: _____

This criterion *has / has not* been met.

4 The proposed use does not interfere substantially with the comprehensive plan adopted under the 500 series of IC 36-7-4.

Findings of Facts: _____

This criterion *has / has not* been met.

5. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship applied to the property for which the variance is sought.

Finding of Facts: _____

This criterion *has / has not* been met.

Board of Zoning Appeals Options:

In reviewing a request for conditional use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature: _____

Date: _____

Print: _____

Docket #BZA-1025-42-NC

Troy Reed & Wendee Gilbert/Pig Tale Charcuterie



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may grant a **special exception use** for use in a district if, after a hearing under, it makes findings of facts in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Findings of Facts:

*This criterion **has / has not** been met.*

- 2 The requirements and development standards for the requested use as prescribed by this ordinance will be met.**

Findings of Facts:

*This criterion **has / has not** been met.*

- 3 Granting the special exception will not subvert the general purposes served by this Ordinance and will not permanently injure other property or uses in the same district and vicinity.**

Findings of Facts:

*This criterion **has / has not** been met.*

- 4 The proposed use will be consistent with the character of the district therein, the spirit and intent of the Ordinance, and the Cicero/Jackson Township Comprehensive Plan.**

Findings of Facts:

*This criterion **has / has not** been met.*



CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

Docket #:

Petitioner:

Address:

Any Conditions Attached:

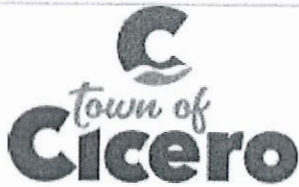
Board of Zoning Appeals Options:

In reviewing a request for Special Exception Use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature: _____

Date: _____

Print: _____



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP
(BOARD OF ZONING AND APPEALS)

CICERO / JACKSON TOWNSHIP
PLANNING AND DEVELOPMENT

SEP 09 REC'D
RECEIVED

VARIANCE APPLICATION

OFFICE USE ONLY

Variance Category		Docket #: BZA-1025-43-R1
☒ Development Standards	☐ Special Exception	Date of Application: 09/09/2025
☐ Land Use	☐ Other	Date of Expiration:
Variance Check List		Variance Fee: \$320.00
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 10/23/2025
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: ALAN & KIM SMALL		
Property Address: 5 FOREST BAY LANE		
City: CICERO	State: IN	ZIP Code: 46034
Telephone: 317-538-2106	E-mail: asmall@weiheconstruction.com	
Fax: —		
Project Address: 5 FOREST BAY LANE	State: IN	ZIP Code: 46034
City: CICERO	Subdivision: FOREST BAY, SEC 1	
Parcel: 03-06-11-01-01-005.000	Telephone: 317-538-2106	
General Contractor: OWNED	Fax: —	
Address: 5 FOREST BAY LN.	Cell Phone: 317-538-2106	
City: CICERO	State: IN	ZIP Code: 46060
Email: asmall@weiheconstruction.com		
Variance Request: AS-04: B. ACCESSORY STRUCTURE LOCATED TO FRONT OF STRUCTURE		

Commitments/ Conditions Offered: LOT LAYOUT DOESNT ALLOW STRUCTURE IN REAR OR
SIDE OF PRIMARY STRUCTURE. (AS MEASURED) EVEN THOUGH IT IS TO THE ACTUAL
SIDE OF PRIMARY STRUCTURE. DISCUSSED WITH NEIGHBOR (ED HEFFELMIRE), ADDED
6' PRIVACY FENCE TO BLOCK VIEW OF OUR GARAGE

Code Section Appealed: AS-04 B.



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

Petitioners List of Findings

NEED VARIANCE BECAUSE PRIMARY STRUCTURE PER ORDINANCE IS
FURTHER BACK THAN PROPOSED ACCESSORY STRUCTURE. EVEN THOUGH IT IS
STILL ON SIDE OF PRIMARY STRUCTURE. THIS IS DUE TO LAYOUT OF
PRIMARY STRUCTURE BEING POSITIONED TO FACE LAKE ON LOT.

Docket #



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

NO

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

NO. NEIGHBOR HAS APPROVED THIS LAYOUT AND THIS WILL BLOCK THE VIEW FROM HIS FRONT DOOR INTO MY DRIVE WAY & GARAGE

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. *Practical Difficulty:* A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

THIS IS THE ONLY AREA A SWEEP WORKS DUE TO STEEP GRODES ON BOTH SIDES OF THIS LOCATION.

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

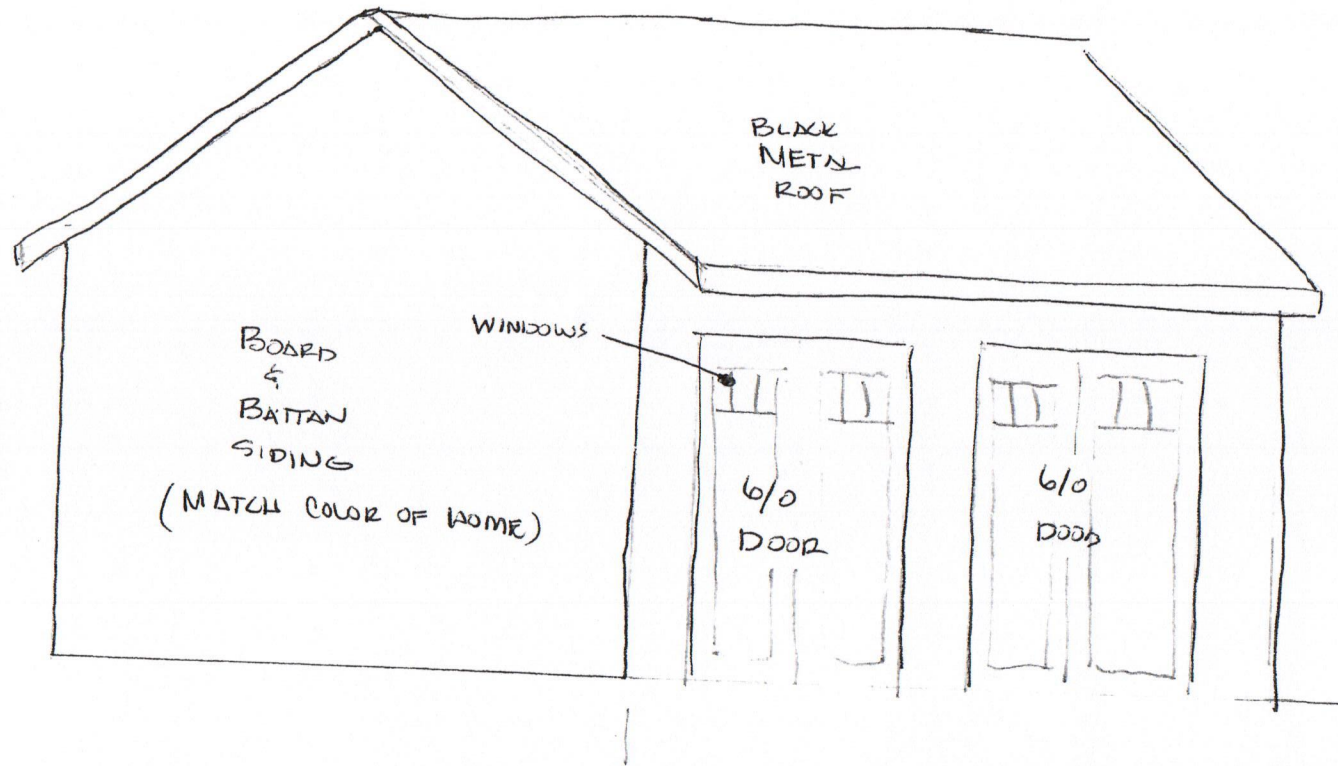
Any Conditions Attached: _____

Signature _____

Print: _____

A handwritten signature in dark ink, appearing to read "Alan Smith", written over a horizontal line.

Date: 9-9-25





Wellington
company

15215 Sony Creek Way
Noblesville, Indiana 46060
317.538.2106
Fax 317.776.3050

Revisions

5 Forest Bay - Shed Plan

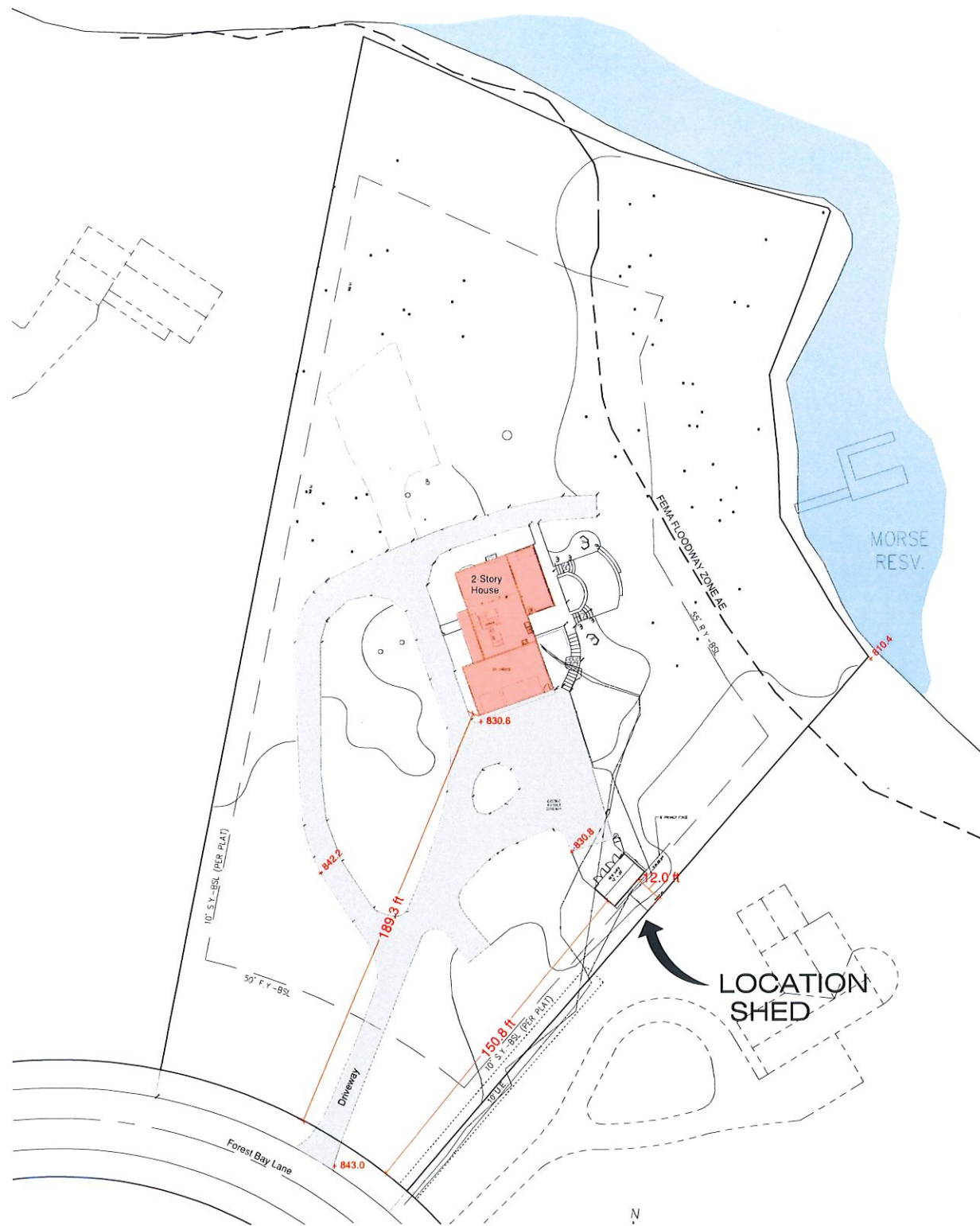
These drawings and specifications
are the property and copyright of the
Designer and shall not be used on
any other work except by written
agreement with the Designer.

Date
July 16, 2025

SHED
PLAN

Sheet

C100



SITE PLAN

Scale: 1" = 30'



SHED SITE PLAN

Scale: 1/8" = 1'-0"



Docket: BZA-1025-43-R1

Petitioner: Alan Small

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-1025-43-R1

Staff: Frank Zawadzki

Applicant: Alan Small

Property Size: 2.2 acres

Current Zoning: R1

Location: 5 Forest Bay Lane, Cicero, IN 46034

Background Summary: application for an accessory structure was applied for and denied due to the structure being in front of the primary.

Preliminary Staff Recommendations: Staff does not oppose approval.

Zoning Ordinance Considerations: Accessory structure standards state that it shall be to the side or rear only.

District Intent: : The “R1” (Estate Residential) District is intended to provide a land use category for large lots and large single family detached homes.

Current Property Information:

Heavily wooded lakefront lot in Forest Bay

Land Use: One Family Dwelling Platted

Site Features: 2.2 acres

Vehicle Access: Yes

Planning Considerations:

The following general site considerations, planning concepts, and other facts should be considered in the Plan Commission decision making process:

Heavily wooded, will be nearly invisible from the road.

Findings of Facts/Decision Criteria:

There's no more suitable site for the building than where it's proposed.

Rear is too steep. Practical difficulty is relatively clear.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

This criterion has / has not been met.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____

Print: _____

SEP 15 REC'D

CICERO/JACKSON
TOWNSHIP
PLAN COMMISSIONCICERO / JACKSON TOWNSHIP ^{RECEIVED}
(BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		Docket #: BZA-1025-44-R1	
☒ Development Standards	☐ Special Exception	Date of Application:	
☐ Land Use	☐ Other	Date of Expiration: 09/15/2025	
Variance Check List		Variance Fee: \$320.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 10/23/2025	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Susan Mattox			
Property Address: 32 Forest View Cir			
City: Cicero		State: IN	ZIP Code: 46034
Telephone: 260-316-7971		E-mail: smattox@jwmneuro.com	
		Fax:	
Project 32 Forest View Cir		State: IN	ZIP Code: 46034
Address:		Subdivision: Forest Bay Estates	
City: Cicero		Telephone: 260-316-7971	
Parcel: 03-06-11-01-01-028.000		Fax:	
General Contractor: self/erected by American Steel		Cell Phone: 866-730-9865 - American Steele	
Address:		Email: engineering@americansteelinc.com	
City:		State:	ZIP Code:
Variance Request: Variance on 7.22 Architechture Standards. Variance on side texture.			
Commitments/ Conditions Offered: Please see attached letter			
Code Section Appealed: Architectural Standard for Jackson Township			

Date: 09/08/2025

Board of Zoning Appeals
P.O.Box 650
Cicero, IN 46034

Subject: Variance Request – 03-06-11-01-01-028-000

Dear Members of the Board of Zoning Appeals,

This letter accompanies a formal request for one variance from zoning ordinance provisions of Jackson Township regarding the Architectural Standards, 7.22 in the Developmental Standards. The property is located at 32 Forest View Cir, Cicero IN 46034, and the property owner is Susan Mattox.

This variance is requested to allow for build of a stand-alone garage on the property as outlined on the enclosed site plan and specifications.

The zoning ordinance requires textured sides. This building will be all steel construction. While there are building materials that could be added to the steel sides, I believe these tend to look unplanned, clunky or unattractive as a whole. In addition, any additional materials added for texture often do not hold up their appearance over time. I believe that allowing for the matte steel finish as the rendering attached shown, will make for the best-looking building.

Request variance to have non-textured steel sides.

While I understand the reasons these standards were established to safeguard the value of property, I believe that the strict application of the standard would create a building that would not be as attractive as leaving it as planned.

Further, I do not believe the proposed building would negatively affect any surrounding property values. This property is on a wooded lot with low visibility to adjacent lots on all sides except the roadside. This proposed garage would sit 78' back from the roadside and be tucked into the wooded area. Further, it complements the aesthetics of the house with black accents and horizontal siding. The proposed garage is not intended for use of any commercial purpose, nor will it have any living space or separate utilities. It is strictly for storage of my boat, horse trailer and truck that pulls both. It will have minimal external lighting. It will be landscaped to further add to the appeal.

I believe the variance applied for is necessary to allow for the most attractive, aesthetically pleasing garage that can be built, thereby safeguarding the value of my property and all surrounding properties.

The following supporting documents are attached for review:

- A detailed site plan showing all existing and proposed improvements, including dimensions and distances to property lines, abutting streets, and special conditions. This also shows the wooded area surrounding this proposed garage addition.
- A certified list of adjacent and abutting property owners.
- Copies of the deed

Please know that I am available to answer any questions regarding this matter.

Sincerely,



Susan Mattox

32 Forest View Cir

Cicero, IN 46034

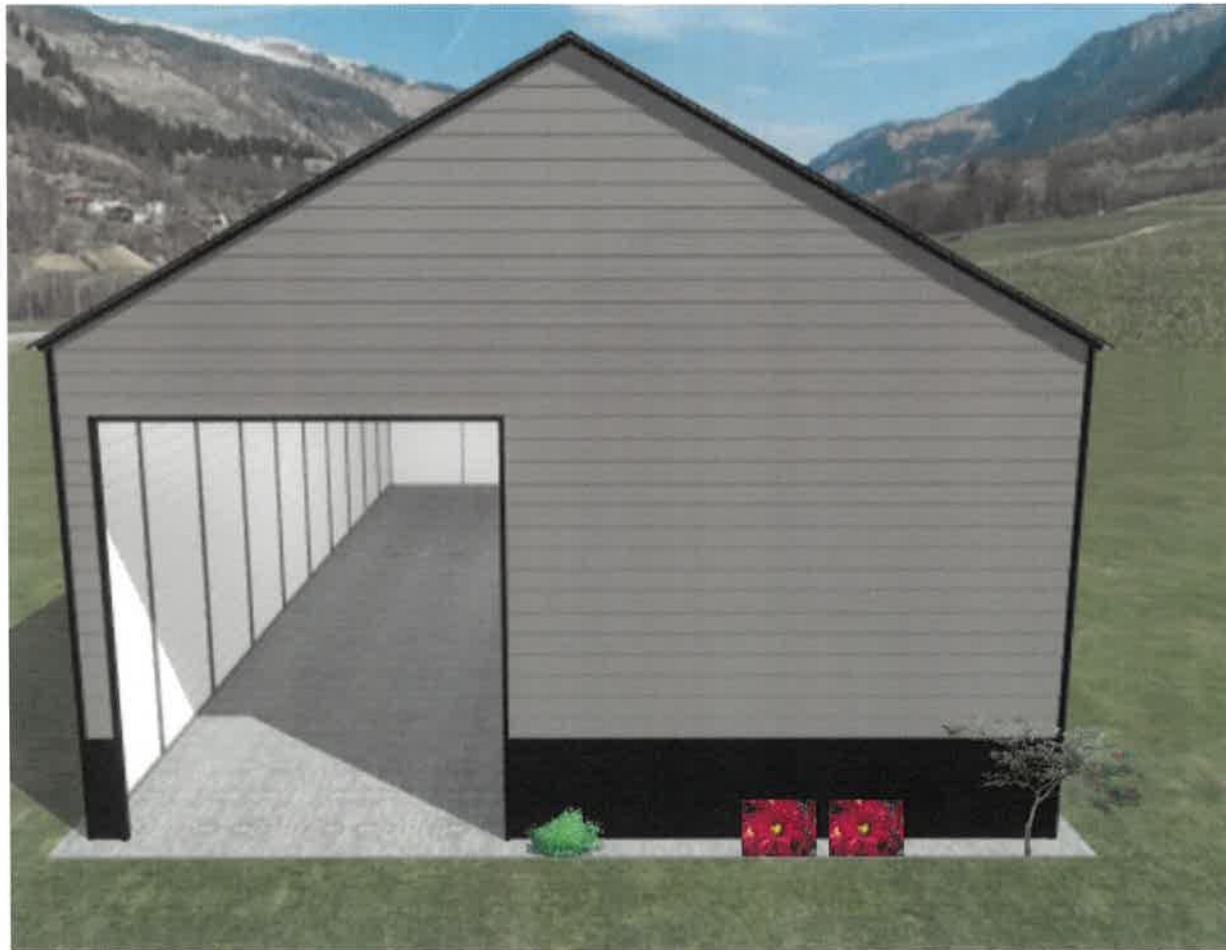
260-316-7971

smattox@jwmneuro.com

FRONT SIDE FACING FOREST VIEW CIRCLE. 78' from road curb

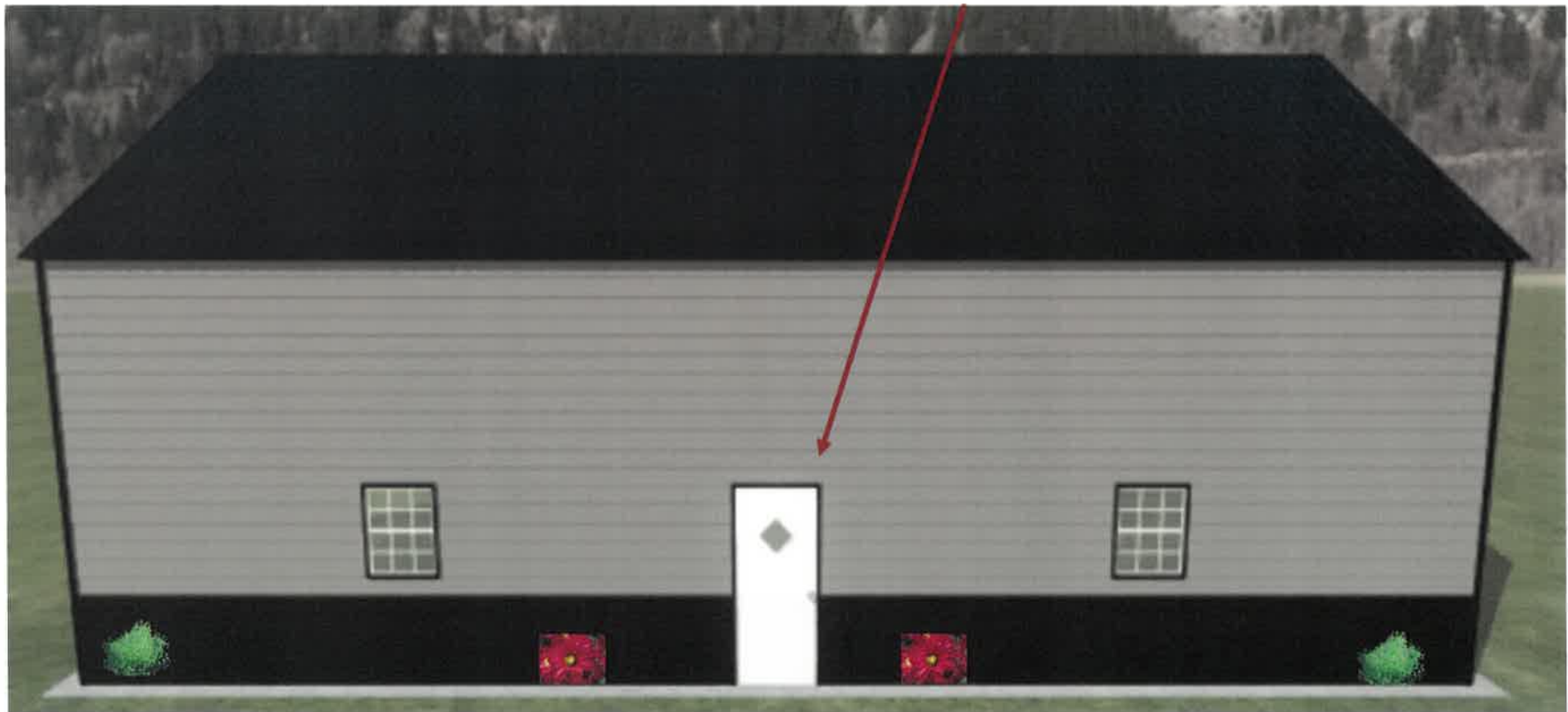
Notes on new proposed structure:

- Overhang will be 12" all around and gutters will be installed. 14' tall sides.
- All steel build. Horizontal siding. Dark Grey with black bottom. Black roof. Matte finish. Complements house nicely.
- Roof pitch 4/12. This will make building right at 20' maximum.

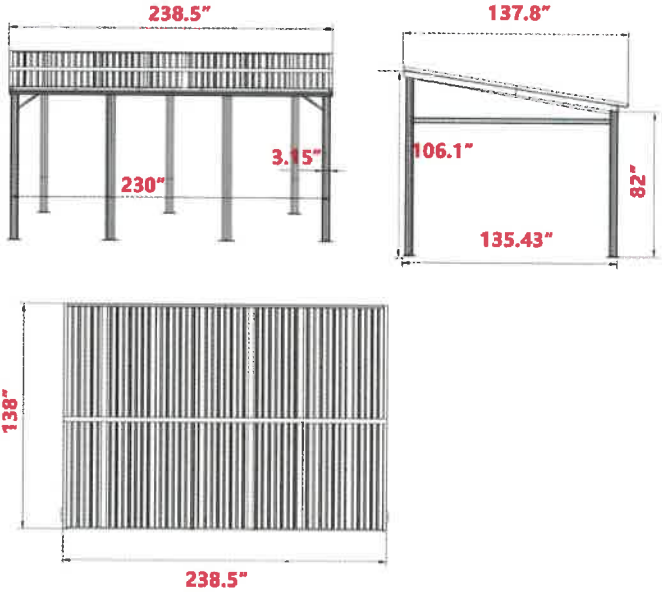


RIGHT SIDE FACING EXISTING HOUSE. 78' from house. This does not picture the lean to which will be black and be over the entry door and windows (see next page). Lean to 74' from house.

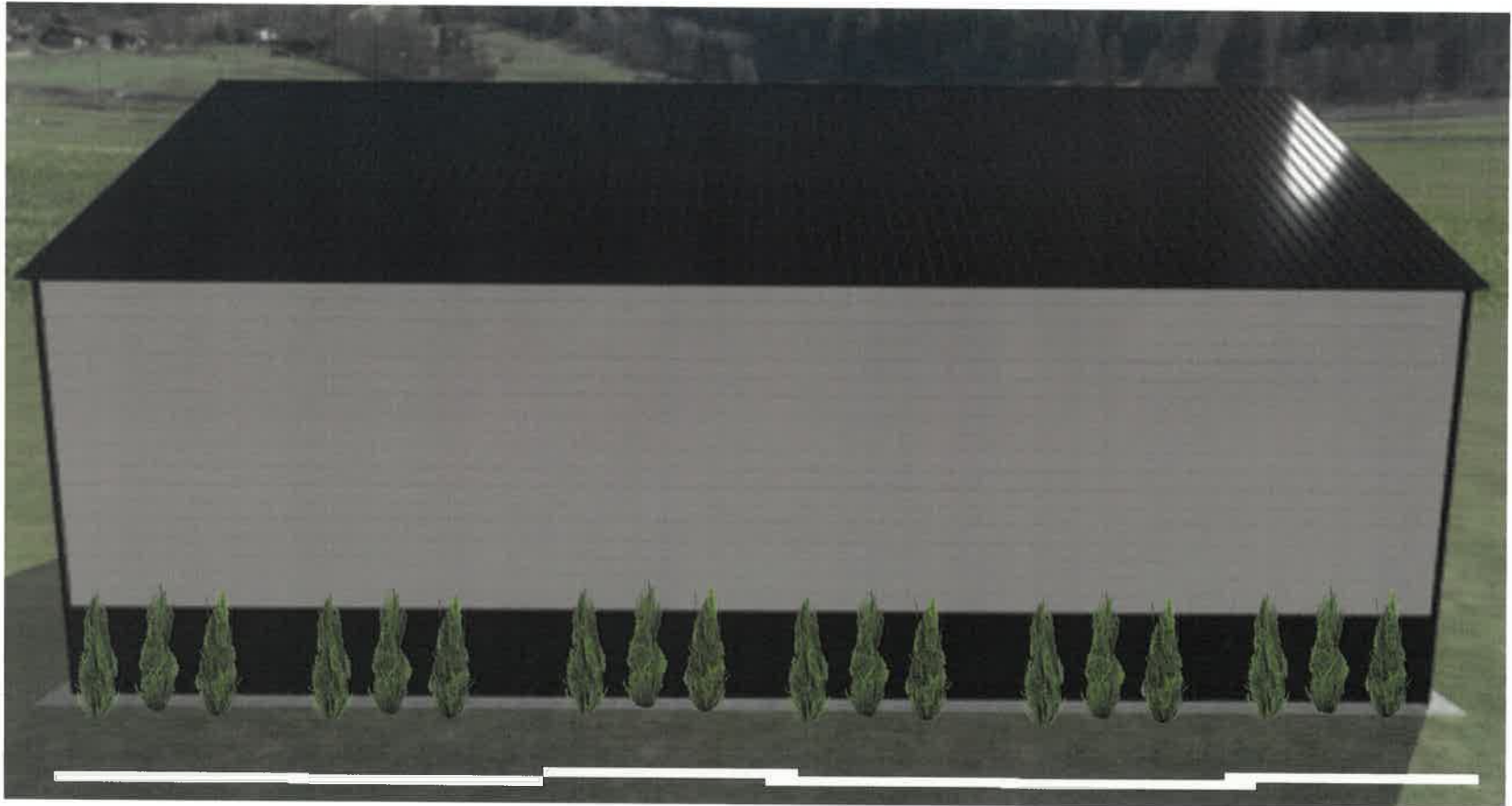
Lean-to



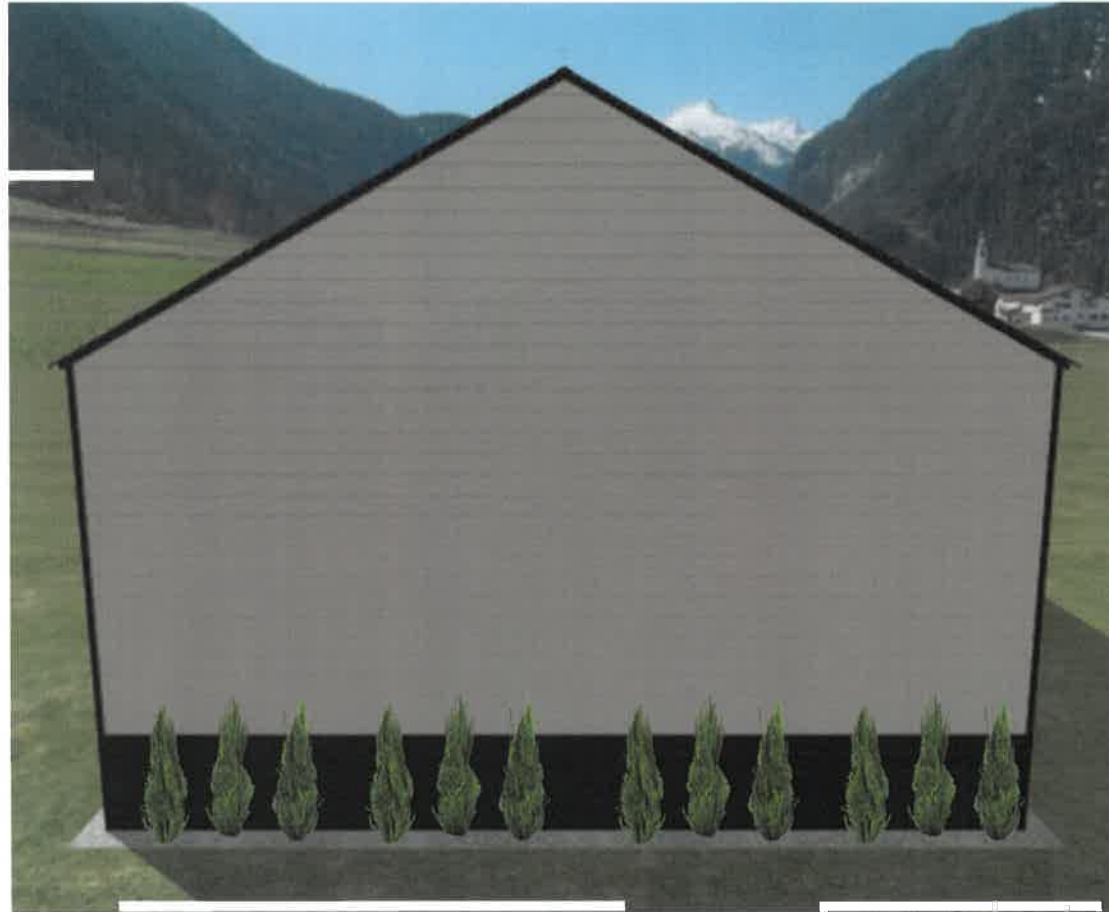
LEAN TO. Over entry door on right side. Lean to 74' from house.



LEFT SIDE FACING WOODED AREA. 74' from the adjacent property line.



BACK SIDE FACING WOODED AREA. 98' from the adjacent property line



Arial view of property



SITE PLAN

Address: 32 Forest View Cir

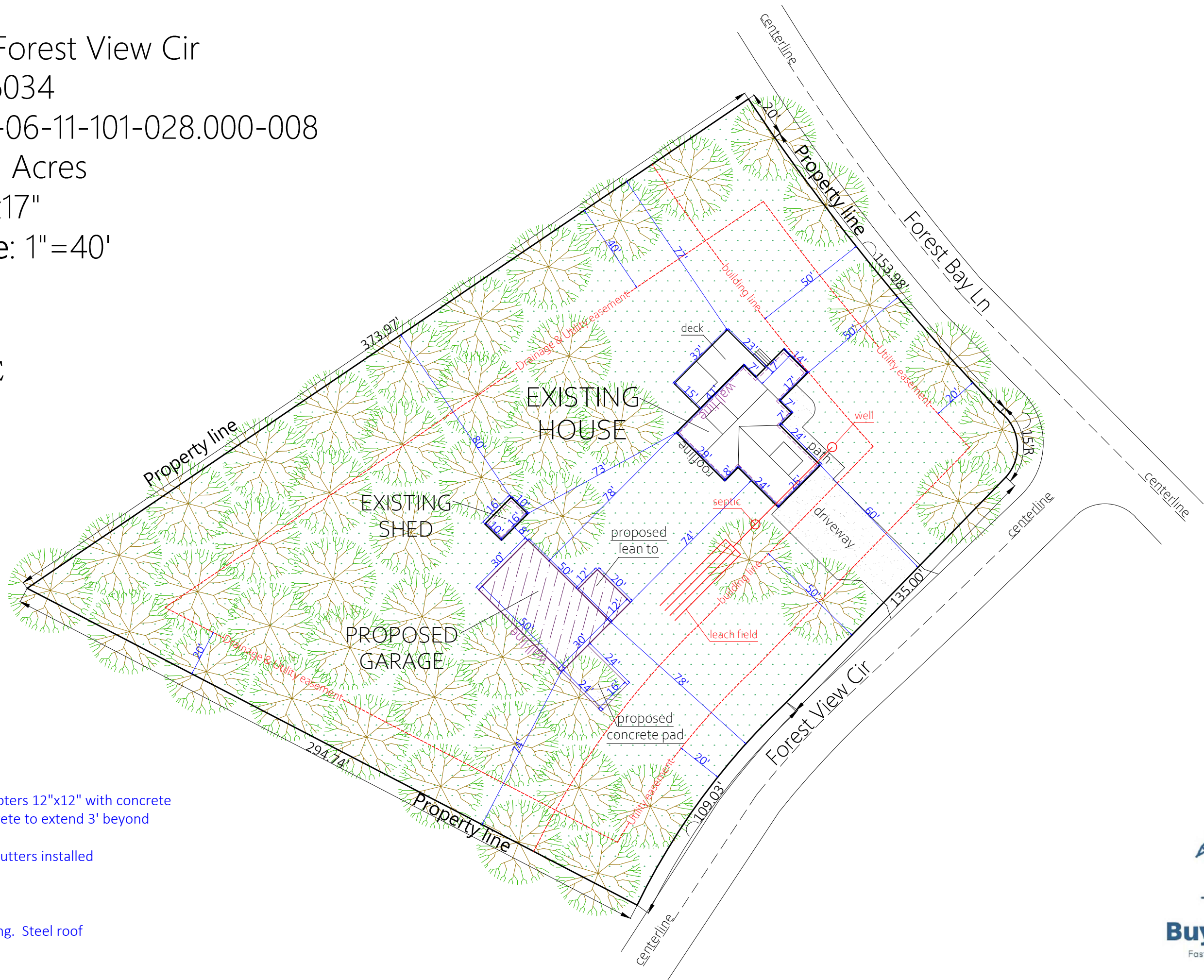
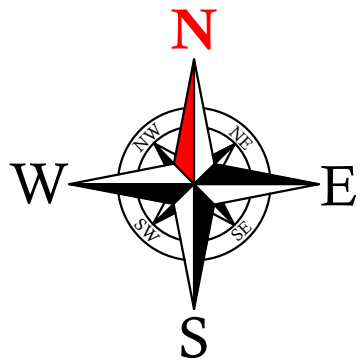
Cicero, IN 46034

Parcel ID: 29-06-11-101-028.000-008

Lot area: 1.65 Acres

Plot Size: 11"x17"

Drawing scale: 1"=40'



*Proposed Garage footers 12"x12" with concrete depth of 4" and concrete to extend 3' beyond structure.

*12" overhangs and gutters installed

*Roof Pitch 4/12.

*14' side

*20' tall at peak

*Horizontal Steel siding. Steel roof



BuyaSitePlan

Fast and Quality Site Plans

Docket: BZA-1025-44-R1

Petitioner: Susan Mattox

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-1025-44-R1

Staff: Frank Zawadzki

Applicant: Susan Mattox

Property Size: 1.65 acres

Current Zoning: R1

Location: 32 Forest View Circle, Cicero, IN 46034

Background Summary: applied for an accessory structure permit, could not approve due to architectural standards.

Preliminary Staff Recommendations: staff recommends approval

Zoning Ordinance Considerations: standards read, must have a “textured” siding.

District Intent: : The “R1” (Estate Residential) District is intended to provide a land use category for large lots and large single family detached homes.

Current Property Information:

wooded area lot in forest bay estates.
Land Use: One Family Dwelling Platted
Site Features: 1.65 acres
Vehicle Access: Yes

Planning Considerations:

The following general site considerations, planning concepts, and other facts should be considered in the Plan Commission decision making process:

This lot is heavily wooded, the siding will be a matte finish and will be nearly invisible from the road.

Findings of Facts/Decision Criteria:

Docket # BZA-1025-44-R1

Susan Mattox



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

This criterion has / has not been met.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Any Conditions Attached: _____

Signature: _____ Date: _____

Print: _____



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY		
Variance Category		Docket #: BZA-1025-47-C1
☐ Development Standards	☐ Special Exception	Date of Application: 09/22/2025
☐ Land Use	☐ Other	Date of Expiration:
Variance Check List		Variance Fee:
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 10/23/2025
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING		
Property Owner: Address: Special Exception & Use		
City: Telephone:		
		State: IN ZIP Code: 46241
Fax:		E-mail: alexis.n.cozzarelli.nfg@army.mil
Project Address: 2600 E 276th ST		
City: Atlanta		State: IN ZIP Code: 46031
Parcel: 03-02-07-00-00-013.005		Subdivision: -
General Contractor/ Builder: Address: 5745 Progress		Telephone: (317) 243-6104
City: Indianapolis		Fax: 317.243.6398
State: IN		Cell Phone: -
Variance Request: Standards ZIP Code: 46241		Email: bwolf@pattersonhorth.com
Zoning Ordinance 10.7 includes multiple sign restrictions.		
Commitments/ Conditions Offered:		
Code Section Appealed:		



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY		
Variance Category		Docket #: BZA-1025-48-C1
☐ Development Standards	☐ Special Exception	Date of Application: 09/22/2025
☐ Land Use	☐ Other	Date of Expiration:
Variance Check List		Variance Fee:
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 10/23/2025
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING		
Property Owner: Address: Special Exception & Use		
City: Telephone:		
		State: IN ZIP Code: 46241
Fax:		E-mail: alexis.n.cozzarelli.nfg@army.mil
Project Address: 2600 E 276th ST		
City: Atlanta		State: IN ZIP Code: 46031
Parcel: 03-02-07-00-00-013.005		Subdivision: -
General Contractor/ Builder: Address: 5745 Progress		Telephone: (317) 243-6104
City: Indianapolis		Fax: 317.243.6398
State: IN		Cell Phone: -
Variance Request: Standards ZIP Code: 46241		Email: bwolf@pattersonhorth.com
Zoning Ordinance 10.7 includes multiple sign restrictions.		
Commitments/ Conditions Offered:		
Code Section Appealed:		



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY		
Variance Category		Docket #: BZA-1025-49-C1
☐ Development Standards	☐ Special Exception	Date of Application: 09/22/2025
☐ Land Use	☐ Other	Date of Expiration:
Variance Check List		Variance Fee:
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 10/23/2025
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING		
Property Owner: Address: Special Exception & Use		
City: Telephone:		
		State: IN ZIP Code: 46241
Fax:		E-mail: alexis.n.cozzarelli.nfg@army.mil
Project Address: 2600 E 276th ST		
City: Atlanta		State: IN ZIP Code: 46031
Parcel: 03-02-07-00-00-013.005		Subdivision: -
General Contractor/ Builder: Address: 5745 Progress		Telephone: (317) 243-6104
City: Indianapolis		Fax: 317.243.6398
State: IN		Cell Phone: -
Variance Request: Standards ZIP Code: 46241		Email: bwolf@pattersonhorth.com
Zoning Ordinance 10.7 includes multiple sign restrictions.		
Commitments/ Conditions Offered:		
Code Section Appealed:		



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY		
Variance Category		Docket #: BZA-1025-50-C1
☐ Development Standards	☐ Special Exception	Date of Application: 09/22/2025
☐ Land Use	☐ Other	Date of Expiration:
Variance Check List		Variance Fee:
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 10/23/2025
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING		
Property Owner: Address: Special Exception & Use		
City: Telephone:		
		State: IN ZIP Code: 46241
Fax:		E-mail: alexis.n.cozzarelli.nfg@army.mil
Project Address: 2600 E 276th ST		
City: Atlanta		State: IN ZIP Code: 46031
Parcel: 03-02-07-00-00-013.005		Subdivision: -
General Contractor/ Builder: Address: 5745 Progress		Telephone: (317) 243-6104
City: Indianapolis		Fax: 317.243.6398
State: IN		Cell Phone: -
Variance Request: Standards ZIP Code: 46241		Email: bwolf@pattersonhorth.com
Zoning Ordinance 10.7 includes multiple sign restrictions.		
Commitments/ Conditions Offered:		
Code Section Appealed:		



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY		
Variance Category		Docket #: BZA-1025-51-C1
☐ Development Standards	☐ Special Exception	Date of Application: 09/22/2025
☐ Land Use	☐ Other	Date of Expiration:
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State: IN		Cell Phone: -
Variance Request: Standards ZIP Code: 46241		Email: bwolf@pattersonhorth.com
Zoning Ordinance 10.7 includes multiple sign restrictions.		
Commitments/ Conditions Offered:		
Code Section Appealed:		



SIDE VIEW

**65,985 square feet
321 parking spaces**



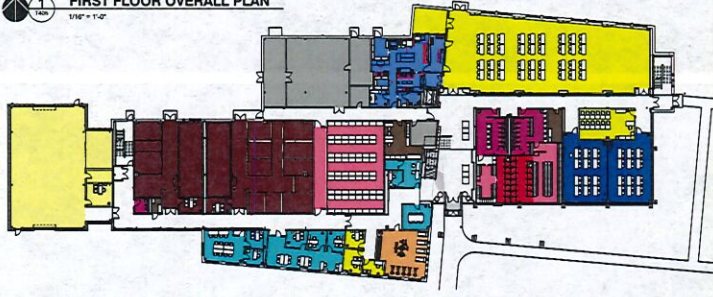
INDIANA NATIONAL GUARD
READINESS CTR



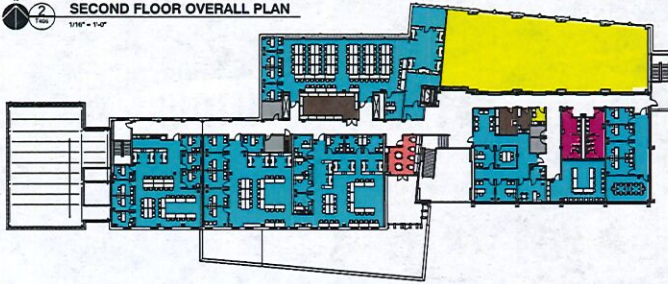
AMERICAN
STRUCTUREPOINT
INC.

SITE PLAN

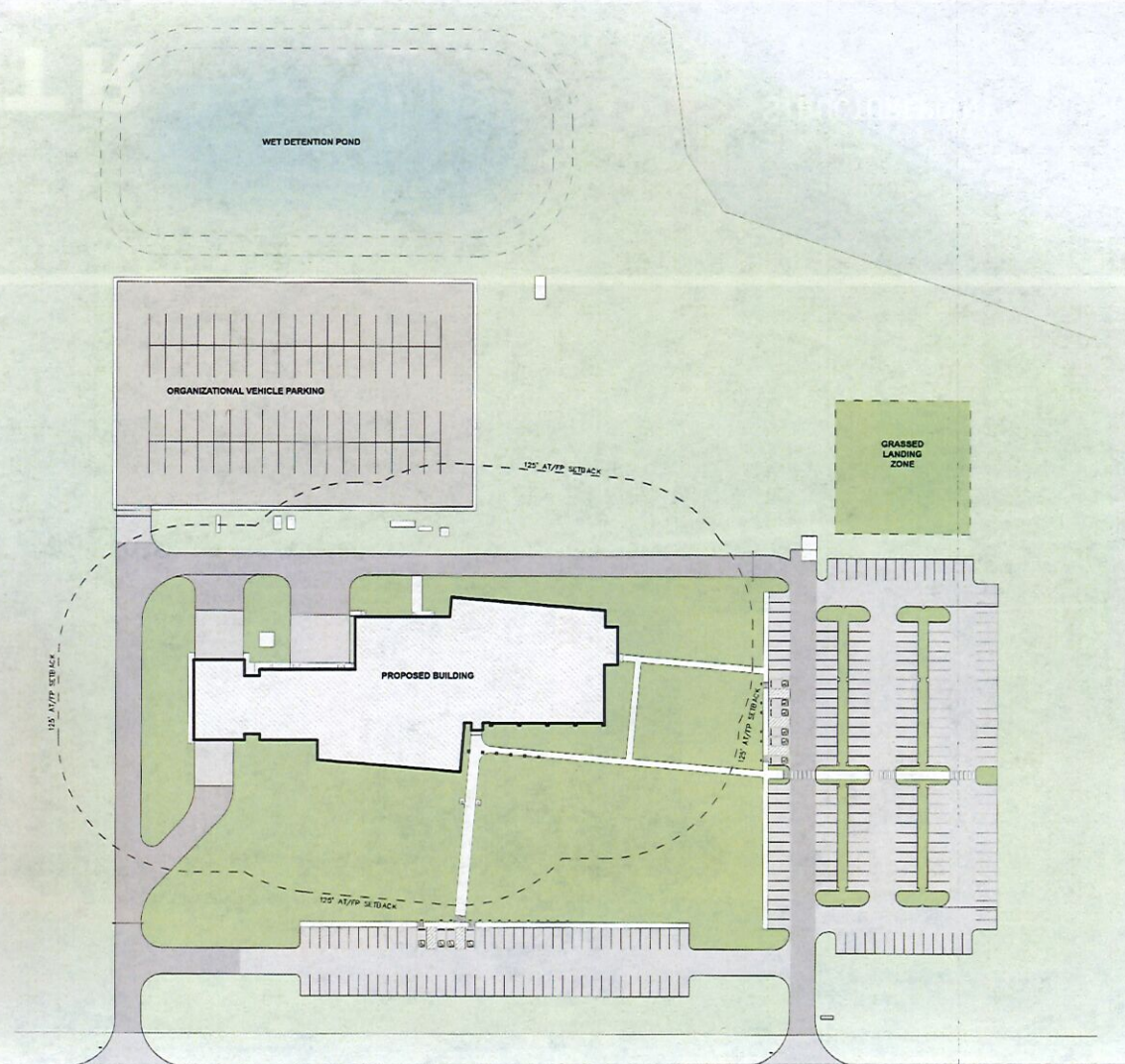
1 FIRST FLOOR OVERALL PLAN
1/8" = 1'-0"



2 SECOND FLOOR OVERALL PLAN
1/8" = 1'-0"



ADMINISTRATIVE OFFICE SPACE	BREAK ROOM	KITCHEN	SUPPORT
ADMINISTRATIVE OFFICE SPACE Base	CLASSROOM	LOCKER ROOM	TOILETS
ARMS VAULT	COMMON USE	MEP	UNIT STORAGE
BREAK ROOM	DRILL HALL	SHOWERS	
	FITNESS	SPECIAL FUNCTION	



INDIANA NATIONAL GUARD
READINESS CTR



AMERICAN
STRUCTUREPOINT
INC.

FRONT VIEW

53.79 acres
LEED™ Silver



INDIANA NATIONAL GUARD
READINESS CTR



AMERICAN
STRUCTUREPOINT
INC.

Hamilton County Readiness Center is designed to support 285 personnel of the 38th Sustainment Brigade. Assigned Units:

38th SUS BDE & STB
338th Signal Company

248 Authorized Personnel
37 Authorized Personnel



38TH SUSTAINMENT BRIGADE MISSION:

The 38th Sustainment Brigade's mission is to command and control for logistics units providing sustainment in a designated area of operations. The 38th Sustainment Brigade plans and executes theater opening, distribution, sustainment, reception, staging and onward movement of forces to support large-scale combat operations. Additionally, the 38th Sustainment Brigade conducts support operations to civil authorities for homeland defense and/or disaster relief.



INDIANA NATIONAL GUARD
READINESS CTR



AMERICAN
STRUCTUREPOINT
INC.

State of Indiana Armory Board



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. *Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.*

Findings of Facts:

This criterion has / has not been met.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____

Print: _____

State of Indiana Armory Board



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

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Findings of Facts:

This criterion has / has not been met.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Options:

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Any Conditions Attached: _____

Signature: _____

Date: _____

Print: _____

State of Indiana Armory Board



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

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Findings of Facts:

This criterion has / has not been met.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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Any Conditions Attached: _____

Signature: _____

Date: _____

Print: _____

State of Indiana Armory Board



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

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Findings of Facts:

This criterion has / has not been met.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

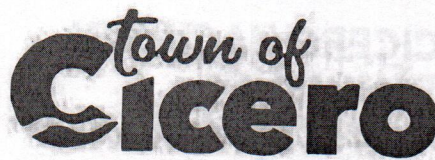
Any Conditions Attached: _____

Signature: _____

Date: _____

Print: _____

State of Indiana Armory Board



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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Findings of Facts:

This criterion has / has not been met.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____

Print: _____

Director's Report

September 2025

Permit Revenue: September 2025 = \$6,679 YTD: \$41,225

September 2025 = \$5,612 YTD: \$46,394

Difference: Month = +\$1,067 YTD: -\$5,169

- We have issued a total of 25 building permits for September 2025.
- 13 have been inside the corporate limits (0 new homes).
- We have issued 12 in Jackson Township (0 new homes).
- Estimated Cost of projects permitted \$1,192,199.

The Planning Commission meeting is scheduled for October 8th at Town Hall. The BZA will meet on October 23rd, 2025, at the Town Hall. Both committees have items on the agenda and will meet.

Please feel free to email, call or stop by the office anytime.

At your service!

Frank Zawadzki

Approval of Findings of Facts

Docket # BZA-0925-33-R5
Zachary Cook



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

No evidence of any the injurias was presented

This criterion ~~has~~ has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

No evidence of property values being effected

This criterion ~~has~~ has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

No practical difficulties were presented except needing the height for storage and machine

This criterion ~~has~~ has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

See RH

No Business

No Residence

The tree must stay intact

Signature: _____

See RH

Date: _____

9/18/25

Print: _____

Scott Bockstedt

Docket # BZA-0925-33-R5
Zachary Cook

Town of Cicero

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Findings of Fact/Decision Criteria:

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- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

Not injurious to the public

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Height will not affect.

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

Height is okay.

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision:

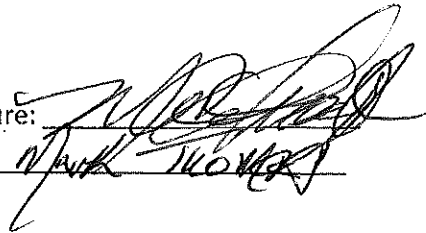
Approve

Any Conditions Attached:

No Living Quarters
No Barriers
Leave tree in place if desired

Signature:

Print:


Mark Kowalski

Date:

9/18/25

Docket # BZA-0925-33-R5
Zachary Cook



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

The additional height should not pose any problems.

This criterion ~~has~~ has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

The project height should not impact adjacent properties.

This criterion ~~has~~ has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

The additional height is required to allow for a car lift.

This criterion ~~has~~ has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Approved.

Any Conditions Attached: Tree must be retained or replaced, no living quarters, no business allowed

Signature: Michael Berry
Print: Michael Berry

Date: 9-18-2025

Docket # BZA-0925-33-R5
Zachary Cook



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

No facts presented other wise.

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Appears it will impact their value.

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. *Practical Difficulty:* A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

No practical difficulty presented.

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

*No business or living quarters.
Tree in rear to remain, replace tree if it dies.*

Signature: _____

Print: _____

Harrison Messinec

Date: _____

9/18/25

Docket # BZA-0925-34-R5
Zachary Cook



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

No evidence was presented
of anything injurious or health concerns

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

No evidence of property values
being affected,

This criterion has / has not been met.

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Findings of Facts:

No practical difficulties presented,
Structure size could be reduced,

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____

Print: _____

Docket # BZA-0925-34-R5
Zachary Cook



**CICERO/JACKSON
TOWNSHIP
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Findings of Facts:

Will not be injurious.

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Var will not affect value.

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

*Building is too large for the
R3 district and does not follow.*

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Not Approved

Any Conditions Attached: No Living Quarters
No Business
Leave Tree & Replace When Dead

Signature: [Signature]

Print: W. H. [Name]

Date: 7/10/11

Docket # BZA-0925-34-R5
Zachary Cook



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

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- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

The additional floorspace should not help the general welfare of the community

This criterion has / ~~has not~~ been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

The proposed project exceeds article 7.5 AS-02 by approximately four times and does not "fit" the RS district

This criterion has / ~~has not~~ been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. *Practical Difficulty:* A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

The petitioner did not present a practical difficulty for the large size of the building

This criterion has / ~~has not~~ been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Deny

Any Conditions Attached: Tree must be retained or replaced,
no living quarters, no business allowed.

Signature: Michael Berry
Print: Michael Berry

Date: 9-18-2025

Docket # BZA-0925-34-R5
Zachary Cook



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

No facts presented otherwise

This criterion ~~has~~ / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Appears not impact their prop values.

This criterion has / ~~has not~~ been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

No practical difficulty presented.

This criterion has / ~~has not~~ been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

*No business or living quarters
Tree in rear for removal, request*

Signature: _____

Print: *Harris A. Johnson*

Date: _____

9/18/25

Docket # BZA-0925-35-DC
Brett Morrow/Bronkos



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may grant a special exception use for use in a district if, after a hearing under, it makes findings of facts in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

Nothing injurious presented

This criterion ~~has~~ / has not been met.

- 2 The requirements and development standards for the requested use as prescribed by this ordinance will be met.

Findings of Facts:

All requirements scheduled to be met.

This criterion ~~has~~ / has not been met.

- 3 Granting the special exception will not subvert the general purposes served by this Ordinance and will not permanently injure other property or uses in the same district and vicinity.

Findings of Facts:

subverted No evidence of anything to be

This criterion ~~has~~ / has not been met.

- 4 The proposed use will be consistent with the character of the district therein, the spirit and intent of the Ordinance, and the Cicero/Jackson Township Comprehensive Plan.

Findings of Facts:

Everything presented will be consistent with district character

This criterion ~~has~~ / has not been met.



CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

Docket #:

Petitioner:

Address:

Any Conditions Attached:

None

Board of Zoning Appeals Options:

In reviewing a request for Special Exception Use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature: _____

[Handwritten Signature]

Date: _____

9/16/25

Print: _____

S. H. Bockoski

Docket # BZA-0925-35-DC
Brett Morrow/Bronkos



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may grant a special exception use for use in a district if, after a hearing under, it makes findings of facts in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

Will not be

This criterion has / has not been met.

- 2 The requirements and development standards for the requested use as prescribed by this ordinance will be met.

Findings of Facts:

This criterion has / has not been met.

- 3 Granting the special exception will not subvert the general purposes served by this Ordinance and will not permanently injure other property or uses in the same district and vicinity.

Findings of Facts:

Will be good for Cicero.

This criterion has / has not been met.

- 4 The proposed use will be consistent with the character of the district therein, the spirit and intent of the Ordinance, and the Cicero/Jackson Township Comprehensive Plan.

Findings of Facts:

Will be per a future plan for Cicero.

This criterion has / has not been met.



CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

Docket #:

Petitioner:

Address:

Any Conditions Attached:

None

Board of Zoning Appeals Options:

In reviewing a request for Special Exception Use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature:

Print:

Date:

9/18/25

Docket # BZA-0925-35-DC
Brett Morrow/Bronkos



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may grant a special exception use for use in a district if, after a hearing under, it makes findings of facts in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

The outdoor seating will not cause any problems.

This criterion has has not been met.

- 2 The requirements and development standards for the requested use as prescribed by this ordinance will be met.

Findings of Facts:

The design of the streets/sidewalk will "fit" this project.

This criterion has has not been met.

- 3 Granting the special exception will not subvert the general purposes served by this Ordinance and will not permanently injure other property or uses in the same district and vicinity.

Findings of Facts:

The design of the streets/sidewalk will provide a space for these outdoor seating.

This criterion has has not been met.

- 4 The proposed use will be consistent with the character of the district therein, the spirit and intent of the Ordinance, and the Cicero/Jackson Township Comprehensive Plan.

Findings of Facts:

The street/sidewalks have been constructed to accommodate this type of seating.

This criterion has has not been met.



CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

Docket #:

Petitioner:

Address:

Any Conditions Attached:

None

Board of Zoning Appeals Options:

In reviewing a request for Special Exception Use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature: Michael Berry

Date: 9-18-2025

Print: Michael Berry

Docket # BZA-0925-35-DC
Brett Morrow/Bronkos



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may grant a special exception use for use in a district if, after a hearing under, it makes findings of facts in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

Appears it will improve.

This criterion has / has not been met.

- 2 The requirements and development standards for the requested use as prescribed by this ordinance will be met.

Findings of Facts:

Noted it would

This criterion has / has not been met.

- 3 Granting the special exception will not subvert the general purposes served by this Ordinance and will not permanently injure other property or uses in the same district and vicinity.

Findings of Facts:

Appears it will improve surrounding uses to traffic

This criterion has / has not been met.

- 4 The proposed use will be consistent with the character of the district therein, the spirit and intent of the Ordinance, and the Cicero/Jackson Township Comprehensive Plan.

Findings of Facts:

It will assist in aligning w/ this.

This criterion has / has not been met.



CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

Docket #:

Petitioner:

Address:

Any Conditions Attached:

N/A

Board of Zoning Appeals Options:

In reviewing a request for Special Exception Use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature: _____

Print: _____

Hansen Gussner

Date: _____

9/18/25

Town of Cicero | **CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

Nothing presented to be injurious

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

affected

No property values proven to be

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

affect that the sign proposed will deliver No other signage will have the

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Approve

Any Conditions Attached: Lighting intensity subject to
Plan Director approval

Signature: [Signature]
Print: Scott Bockoski

Date: 9/18/25

Town of Cicero | **CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

Will not be ~~adverse~~ injurious.

☒ This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Area will not be.

☒ This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

*Will look good in the
downtown area.*

☒ This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision:

Approved

Any Conditions Attached:

Petitioner work
with Frank on light
intensity

Signature:

Print:

[Signature]
W. Thomas

Date:

9/8/25

Docket # BZA-0925-36-DC
Garland's Atelier Wellness Spa & Apothecary



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

The sign will not impact public health or safety in the area.

This criterion ~~has~~ has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

This sign is consistent with others in the area.

This criterion ~~has~~ has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

The sign design and position is needed to improve visibility for the business.

This criterion ~~has~~ has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: Lighting needs to be approved by
the Planning Director.

Signature: _____

Michael Berry

Print: _____

Michael Berry

Date: _____

9-18-2025

Docket # BZA-0925-36-DC
Garland's Atelier Wellness Spa & Apothecary



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

No facts presented otherwise.

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

No facts presented otherwise.

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

No facts present placement of building prohibits viewing of small or well mounted sign.

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

Review light intensity w/ plan director

Signature: _____

Print: _____

Hanson Rossbach

Date: _____

9/18/25



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

being asked No evidence of any injuries

This criterion ☒ has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

being asked No evidence of any property values

This criterion ☒ has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

any distress. The use is not approved in the front yard because the back yard overnight

This criterion ☒ has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approval

Any Conditions Attached: _____

None

Signature: _____

[Signature]

Date: _____

9/16/25

Print: _____

Scott Bockool

Docket # BZA-0925-37-C4
Vertical Bridge/Eric's Storage



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

Will not.

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Will not be affected.

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

Logical Location For it.

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approved

Any Conditions Attached: _____

No Conditions

Signature: _____

Print: _____

Date: _____

9/18/25

Docket # BZA-0925-37-C4
Vertical Bridge/Eric's Storage



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

This tower will not pose any problems.

This criterion ~~has~~ has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

The location has been researched and will not impact adjacent property.

This criterion ~~has~~ has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

Due to the 31 project, the initial location had to be changed.

This criterion ~~has~~ has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Approved

Any Conditions Attached: None

Signature: Michael Berry
Print: Michael Berry

Date: 9-18-2025

Docket # BZA-0925-37-C4
Vertical Bridge/Eric's Storage



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

No facts presented that will.

This criterion has has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Will improve Service Signet.

This criterion has has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

There is no where in the code that permit this use.

This criterion has has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

N/A

Signature: _____

Print: _____

[Signature]
Alicia Messer

Date: _____

2/18/25

Docket # BZA-0925-38-C4
Vertical Bridge/Eric's Storage



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may grant a special exception use for use in a district if, after a hearing under, it makes findings of facts in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

Noting injurious present

This criterion has / has not been met.

- 2 The requirements and development standards for the requested use as prescribed by this ordinance will be met.

Findings of Facts:

be added. Properties are commercial. No property values proven to

This criterion has / has not been met.

- 3 Granting the special exception will not subvert the general purposes served by this Ordinance and will not permanently injure other property or uses in the same district and vicinity.

Findings of Facts:

the general purposes. Noting presented would subvert

This criterion has / has not been met.

- 4 The proposed use will be consistent with the character of the district therein, the spirit and intent of the Ordinance, and the Cicero/Jackson Township Comprehensive Plan.

Findings of Facts:

Proposed will be consistent. The spirit and intent of the project

This criterion has / has not been met.



CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

Docket #:

Petitioner:

Address:

Any Conditions Attached:

None

Board of Zoning Appeals Options:

In reviewing a request for Special Exception Use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature: Scott Borkoski

Date: 9/16/25

Print: Scott Borkoski

Docket # BZA-0925-38-C4
Vertical Bridge/Eric's Storage



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may grant a special exception use for use in a district if, after a hearing under, it makes findings of facts in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

will not be

~~This criterion has / has not been met.~~

- 2 The requirements and development standards for the requested use as prescribed by this ordinance will be met.

Findings of Facts:

will be met

~~This criterion has / has not been met.~~

- 3 Granting the special exception will not subvert the general purposes served by this Ordinance and will not permanently injure other property or uses in the same district and vicinity.

Findings of Facts:

will not be

~~This criterion has / has not been met.~~

- 4 The proposed use will be consistent with the character of the district therein, the spirit and intent of the Ordinance, and the Cicero/Jackson Township Comprehensive Plan.

Findings of Facts:

will be

~~This criterion has / has not been met.~~



CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

Docket #:

Petitioner:

Address:

Any Conditions Attached:

No Conditions

Board of Zoning Appeals Options:

In reviewing a request for Special Exception Use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature: [Signature]

Print: Mark Meola

Date: 9/18/25

Docket # BZA-0925-38-C4
Vertical Bridge/Eric's Storage



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may grant a special exception use for use in a district if, after a hearing under, it makes findings of facts in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

The tower will not impact the area.

This criterion has / has not been met.

- 2 The requirements and development standards for the requested use as prescribed by this ordinance will be met.

Findings of Facts:

The location is required for efficient cell phone communication

This criterion has / has not been met.

- 3 Granting the special exception will not subvert the general purposes served by this Ordinance and will not permanently injure other property or uses in the same district and vicinity.

Findings of Facts:

This is the most practical location for the tower

This criterion has / has not been met.

- 4 The proposed use will be consistent with the character of the district therein, the spirit and intent of the Ordinance, and the Cicero/Jackson Township Comprehensive Plan.

Findings of Facts:

The tower location will provide needed/better mobile communications.

This criterion has / has not been met.



CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

Docket #:

Petitioner:

Address:

Any Conditions Attached:

None

Board of Zoning Appeals Options:

In reviewing a request for Special Exception Use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature: Michael Berry
Print: Michael Berry

Date: 9-18-2025

Docket # BZA-0925-38-C4
Vertical Bridge/Eric's Storage



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may grant a special exception use for use in a district if, after a hearing under, it makes findings of facts in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

No facts stating otherwise.

This criterion has / has not been met.

- 2 The requirements and development standards for the requested use as prescribed by this ordinance will be met.

Findings of Facts:

Stated it would be.

This criterion has / has not been met.

- 3 Granting the special exception will not subvert the general purposes served by this Ordinance and will not permanently injure other property or uses in the same district and vicinity.

Findings of Facts:

No facts presented otherwise.

This criterion has / has not been met.

- 4 The proposed use will be consistent with the character of the district therein, the spirit and intent of the Ordinance, and the Cicero/Jackson Township Comprehensive Plan.

Findings of Facts:

It will fit the intended use.

This criterion has / has not been met.



CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

Docket #:

Petitioner:

Address:

Any Conditions Attached:

_____ *None* _____

Board of Zoning Appeals Options:

In reviewing a request for Special Exception Use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature: _____

Date: _____

Print: _____