



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Agenda

November 20th, 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 Quorum

2. Approval of Minutes

3. Old Business:

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.

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.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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. New Business:

Docket No: BZA-1125-53-AG

Petitioner: Valmont Telecommunication/Beck Family

Petitioner's Address: 0 US Highway 31 N, Cicero, IN 46034

A Special Exception Use Variance application has been submitted regarding the property located at 0 US Highway 31 N, Atlanta IN, 46031 concerning Article 3.1 "AG" District Standards of the Cicero/Jackson Township Zoning Ordinance to: Allow a cellular tower for public safety use on the property. Whereas Article 3.1 of the Cicero/Jackson Township Zoning Ordinance lists Communication/Utility as a Special Exception Use in the "AG" District.

Docket No: BZA-1125-54-AG

Petitioner: Valmont Telecommunication/Beck Family

Petitioner's Address: 0 US Highway 31 N, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 0 US Highway 31 N, Atlanta IN, 46031 seeking relief from Article 7.20 Telecommunication Facilities Standards (TF-03) of the Cicero/Jackson Township Zoning Ordinance to: Allow a cellular tower for public safety use to have less than one hundred percent (100%) of the height of the tower equal to the setback from the property line. Whereas Article 7.20 Telecommunication Facilities Standards (TF-03) of the Cicero/Jackson Township Zoning Ordinance states that the tower shall be setback from any property line a distance equal to at least one hundred percent (100%) of the height of the tower.

Docket No: BZA-1125-55-AG

Petitioner: Valmont Telecommunication/Beck Family

Petitioner's Address: 0 US Highway 31 N, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 0 US Highway 31 N, Atlanta IN, 46031 seeking relief from Article 7.20 Telecommunication Facilities Standards (TF-03) of the Cicero/Jackson Township Zoning Ordinance to: Allow a cellular tower for public safety use to be two hundred fifty (250) feet tall. Whereas Article 7.20 Telecommunication Facilities Standards (TF-03) of the Cicero/Jackson Township Zoning Ordinance states that the Maximum height of a tower shall be one hundred twenty five (125) feet.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket No: BZA-1125-56-AG

Petitioner: Valmont Telecommunication/Beck Family

Petitioner's Address: 0 US Highway 31 N, Cicero IN 46034

A Development Standards Variance application has been submitted regarding the property located at 0 US Highway 31 N, Atlanta IN, 46031 seeking relief from Article 7.20 Telecommunication Facilities Standards (TF-03) of the Cicero/Jackson Township Zoning Ordinance to: Allow a cellular tower for public safety use to not be a monopole design. Whereas Article 7.20 Telecommunication Facilities Standards (TF-03) of the Cicero/Jackson Township Zoning Ordinance states that the tower shall be a monopole design.

Docket No: BZA-1125-57-DC

Petitioner: Garland's Atelier

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

A Development Standards Variance application has been submitted regarding the property located at 95 West Jackson Street, Cicero IN, 46034 concerning Article 10.9 Downtown Commercial (DC) Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: Allow four (4) window signs on the front façade of a building. Whereas Article 10.9 of the Cicero/Jackson Township Zoning Ordinance states that the maximum allowable number of window signs shall be two (2).

Docket No: BZA-1125-58-DC

Petitioner: Garland's Atelier

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

A Development Standards Variance application has been submitted regarding the property located at 95 West Jackson Street, Cicero IN, 46034 concerning Article 10.9 Downtown Commercial (DC) Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: Allow the area of window signs on the front façade of a building to be twenty four (24) square feet. Whereas Article 10.9 of the Cicero/Jackson Township Zoning Ordinance states that the maximum allowable area of window signs shall be twenty (20) square feet.

5. Plan Director's Report: See packet.

6. Chairperson's Report:

7. Legal Counsel's Report:

8. Board Member Comments:

9. Next Planned Board of Zoning Appeals Meeting:

December 18th, 2025

10. Adjournment:

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

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

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**

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



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Meeting Minutes

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 Quorum: Chairman Bockoski declared a quorum.

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 considered 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 item listed on the docket typically has a portion set aside for public hearing, 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.

Mr. Zawadzki requested the petitioner, Indiana National Guard, be tabled until next month, that meeting would be November 20, 7:00 p.m. at Town Hall due to a notification issue.

Chairman Bockoski stated we need to vote on that, will read the docket numbers for the record.

BZA-1025-47-C1, BZA 1025-48-C1, BZA-1025-49-C1, BZA-1025-50-C1, BZA-1025-51-C1 are dockets, looking for a motion to table.

Mr. Zell made motion to table the dockets listed above. Mr. Thomas second. All present in favor.

2. Old Business:

Chairman Bockoski stated the next items will need to be untabled after being read into record.

Docket No: BZA-0925-39-R3

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

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.

Delanie Owen 1240 Stringtown Pike, Cicero. We have a shed on our property and wanting permission to leave where it is. Neighbors shed is on the line, there is not 25 feet, not wanting neighbors to move theirs but want to leave ours as is. Mr. Zell questioned if it was a new shed. Mrs. Owen relocated shed from 29 Point Lane, didn't realize had to get approval. Neighbor reported due to issues with previous homeowner; after meeting us was ok with leaving but we have to get approval. Mrs. Owen described how it was moved to the location. Discussion ensued regarding the property layout. Mr. Zell stated it is probably the best example of practical difficulty. Chairman Bockoski stated his concern is, if you had a dock and there was a fire, could a fire hose get down through the property past the sheds. Mrs. Owen stated yes it could, from the north side of the house. Mr. Berry clarified the shed size being 12 feet wide. Mrs. Owen stated yes, and side is 25 wide. She added the old ordinance would be ok at three feet off the line. Came to realize the old shed was ok and was grandfathered in. Discussion on neighbors' garage and shed placement as well as trees in the area using the monitor to assist. Mrs. Owen expressed concern also for placement and aesthetics for the neighbors. Chairman Bockoski asked for motion to open to the public stating will be discussing both together and voting separately.

Mr. Zell made a motion to open to public on the two dockets. Mr. Thomas second. All present in favor.
No public comments.

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

Chairman Bockoski questioned the first docket is for the three-foot setback and the second is for it to be on the property line. Mr. Zawadzki clarified the second one is down at the lakeside, they want to build a deck with stairs. The stairs would be what would most encroach. Does cross into the Citizens easement, the 20 foot. Mr. Zell verified no issue with utilities. Mr. Zawadzki stated they were notified and did not respond. Chairman Bockoski questioned if any conditions needed to attach.

Mr. Zell made a motion to approve BZA-1025-39-R3 as presented. Mr. Berry second.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Mr. Bockoski-approve, Mr. Berry-approve, Mr. Massonne-approve, Mr. Thomas-approve, Mr. Zell-approve
5-0

Mr. Massonne made a motion to approve BZA-1025-40-R3 as presented. Mr. Zell second.

Mr. Zell-approve, Mr. Massonne-approve, Mr. Berry-approve, Mr. Thomas-approve, Mr. Bockoski-approve
5-0

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.

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.

Troy Reed 10166 Holly Berry Circle Fishers, IN and Wendee Gilbert 10166 Holly Berry Circle, Fishers. Mr. Reed stated to explain the petitions, explained how they got here. In 2019 had warehouse in Indy where summer sausages and snacks were made, approximately 50% were wholesale. In 2022, became a certified to sell wholesale out of state. Over the years, we have decided to develop retail side. Are asking for is to continue salami and summer sausages and snacks to be made on site. While manufacturing it is not pigs on site, product brought in and we turn it into our sausages same as a butcher shop does. We would have breakfast, pastries with espressos, etc., Italian sandwiches at lunch, and woodfire pizza in the evening. In addition, we would be operating a grocery for Italian products, sell our sausages etc., same product we use on our sandwiches and pizzas. This is what makes it a manufacturing business. Not distribute to others. Chairman Bockoski stated what it sounds like you are describing is a sandwich shop-60% of the description. Mr. Reed explained where they get their products. Have done farmers markets continually, also make our own bread. Chairman Bockoski stated to do this you need storage units on the property. Mr. Reed stated walk-in cooler. Currently there are two buildings on the property, the barbershop and our portion. Potentially the barbershop could move to another location in a year or two and we take over building 30 if successful. We have 1400 square feet space coming from a 4000 square foot space. We still need coolers; monitor was used to indicate the spaces. Two additions 10x30, that are used for the manufacturing of the meat.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Building A is where grinding etc. happens, building B used for packaging. Mr. Reed explained the equipment that would be used for packaging. Mr. Thomas questioned the shipping container. Mr. Reed explained it is housing equipment temporarily and would be moved off site. Mr. Zell expressed concern for smell, noise, waste, neighbors how do you address those type of items. Mr. Reed no odors to speak of, we have a smoker, but it is used as an oven, waste is like any restaurant and sprayed down to prevent animals wanting to eat. Noise the most would be compressors almost whisper quiet. Mr. Massonne questioned if each freezer/cooler would have a compressor. Mr. Reed stated yes. Mr. Zell questioned where the dumpster would be located. Monitor used to explained positioning-dotted line on the picture, fenced in with gate, once the containers are removed. Mr. Massonne questioned if it is good on parking. Mr. Zawadzki stated they currently have a parking variance from previous tenant that it is still in effect. There are several variances still in effect, signage is one that is still in effect. Several Land Use that are not in effect. But parking is still in effect. Mr. Culp added that the parking variance was tied to the property not the business. Mr. Zell questioned if the Plan Commission will be seeing. Mr. Zawadzki stated they will do an Aesthetic Review. Mr. Zell questioned if all approvals are granted, when would you start this business, no later than? Mr. Reed answered before the first of year. Mr. Berry questioned the hours and days of operation. Mr. Reed answered 7am-7pm, M-F with Saturday to be determined probably 9-2. No Sunday's and closed major Holidays. Mr. Reed discussing the second variance, we do not have seating inside, it is carryout only. What we are asking for is a deck out front with four tables potentially 20 seats, to be built next spring. Mr. Zawadzki used monitor to indicate approximate space for deck area. Located in the front of the building. Mr. Massonne stated he thought it was a great opportunity for the town and cooler is interesting, the outdoor seating is good addition. Concern is concealing the cooler. Mr. Zell agreed it is a good fit for town of Cicero. Mr. Reed added were one of three in state of Indiana. Mr. Reed added the feedback at farmers markets has been positive and will make the drive. Mr. Zell asked about employment opportunities. Mr. Reed explained approximately 8-12. Mr. Zell stated he sees parking as a challenge. Mr. Reed replied to beer and wine comment that have been approved for carryout only on beer and wine. Chairman Bockoski asked what would be future plan for facility? Mr. Reed stated a bakery, with Italian pastries, and ice cream.

Mr. Massonne made motion to open to the public. Mr. Zell second. All present in favor.

Melody Landes 709 S. Peru St. Cicero. Questioned what are the variances for parking on his lot and variances for parking on St. Rd 19? Mr. Zawadzki answered the variance is for: to allow street parking is the most lenient, to not go by these standards and allow street parking. Typically, we do not allow street parking to count towards the required number of spaces, but that variance allows it. Ms. Landes asked to get a copy of the variance. Mr. Zawadzki stated he could email it. Ms. Landes stated she hopes they are successful but live across the street and are concerned for parking if become popular. Mr. Zawadzki explained the standard requires a number of parking spaces for the employees and type business without counting street parking. This variance allows them to count that. Mr. Culp clarified this is not a variance that they are seeking but already in place. Ms. Landes added she understands but parking uptown is an issue and concerned.

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



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Chairman Bockoski questioned Board if there were any questions or stipulations that needed to be considered. Mr. Massonne asked how many parking spots are going to be available, will parking be hindered due to the cooler being added on the side. Mr. Zawadzki stated it shouldn't and then used the monitor to describe where coolers will go. Estimate 12 spaces there. Mr. Reed answered measured there are 20 spaces. Chairman Bockoski questioned large delivery trucks. Mr. Reed answered off the back and box trucks. Chairman Bockoski asked time frame. Mr. Reed answered typically 6 am. Chairman Bockoski asked if fence would shield the alley. Mr. Zawadzki stated the fence would shield the coolers and dumpster area and indicated where it would be on the monitor. Mr. Massonne shared concern for parking on street. Mr. Reed stated we are carryout only so the spots would not be used for long. Mrs. Reed added when they added outdoor seating the barbershop would not be there so would not be competing for those spots. Mr. Thomas clarified that the barbershop will be moving. Mr. Reed states that should be saying we would not be adding the outdoor seating if the barbershop has not moved. Chairman Bockoski questioned if that should be a stipulation. Mr. Massonne and Mr. Zell both felt that it wasn't necessary.

Mr. Massonne made motion to approve BZA-1025-41-NC as presented. Mr. Berry second.

Mr. Thomas-approve, Mr. Zell-approve, Mr. Bockoski-approve, Mr. Berry-approve, Mr. Massonne-approve 5-0

Mr. Massonne made motion to approve BZA-1025-42-NC as presented. Mr. Zell second.

Mr. Thomas-approve, Mr. Massonne-approve, Mr. Berry-approve, Mr. Bockoski-approve, Mr. Zell-approve 5-0

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.

Alan Small 5 Forest Bay Lane, Cicero. Chairman Bockoski stated we hear often with these properties. Few questions-state what you are wanting to do. Mr. Small stated plan on a garden shed across from garage. Have talked to neighbor for a year, it is a 12x20 shed going to match the house. The neighbor's front door looks into garage, stated good idea asked for a fence to block the rest. Plan is to extend the privacy fence 12-18 feet, so he has no view of the parking from the front door. Mr. Zawadzki showed locations on the monitor. Chairman Bockoski questioned if he needed variance for that. Mr. Zawadzki stated does not, just the structure in front of primary structure, fence is legal, setbacks met. Mr. Small stated they questioned if side yard or front, determined it is front. Discussion on yard/drive locations. Chairman Bockoski asked what kind of siding is on the shed. Mr. Small stated wood siding. Board and Batten was determined to be the product. Mr. Zawadzki stated there are architectural standards in that neighborhood that require matches the house and this does. Mr. Massonne questioned the covenants were from 1970. Mr. Zawadzki stated yes and still in effect. Mr. Small stated he thought his house was built in 1979.

Mr. Zell made motion to open this docket to the public. Mr. Massonne second. All present in favor.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

No public comment.

Mr. Massonne made motion to close the meeting to the public on this docket. Mr. Thomas second. All present in favor.

Discussion of any stipulations.

Mr. Massonne made motion to approve BZA-1025-43-R1 as presented. Mr. Thomas second.

Mr. Zell-approve, Mr. Thomas-approve, Mr. Berry-approve, Mr. Massonne-approve, Mr. Bockoski-approve. 5-0.

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.

Susan Mattox 32 Forest View Circle, Cicero. Ms. Mattox here to not put textured siding on all sides. Plan is to put steel sides up, only real view is across the street. Have spoke to both neighbors, they are ok, their view would be the short side. Used monitor to indicate location and what view the neighbors would have, it is very wooded area even in winter. Would still be a good-looking building and to be used to house boats and horse trailer. Chairman Bockoski stated the photo received looks like regular siding, is it going to be like a pole barn style. Ms. Mattox answered picture if from her computer but yes like a metal pole barn. Mr. Thomas questioned if there would be living quarters inside. Ms. Mattox answered no. Mr. Thomas stated it appears a porch on side. Ms. Mattox stated yes facing our house for aesthetic reasons. Mr. Zell questioned if water to the building. Ms. Mattox stated just electrical. Mr. Thomas questioned if living quarters inside. Ms. Mattox indicated no. Ms. Mattox stated has something similar in Elwood and how this came about, easier. Mr. Berry asked what kind of problems would it cause to add texture. Ms. Mattox stated the way it is designed, to add texture to the steel, feel it would look hokey, more aesthetically pleasing to leave as is. Got the idea because many neighbors have something similar structures. Mr. Massonne stated he should have driven through the neighborhood, questioned the HOA approval. Ms. Mattox stated they are not part of the HOA. Chairman Bockoski stated he did drive the neighborhood and that type of siding did not match what he saw other than a mini barn but something that size all had matching textured. Chairman Bockoski stated he did not feel it matched the neighborhood. He questioned the placement. Ms. Mattox stated the front is septic and it would be further back by the circle structure. Mr. Zell questioned if hidden by trees. Ms. Mattox stated yes, she could not see the neighbors. The only view is one area the rest is wooded areas. Mr. Zell stated from a street view. Ms. Mattox stated the house would hide it. Chairman Bockoski asked for street view on the monitor. Monitor was used to determine views from street. Discussion ensued. Mr. Berry clarified that it would be visible from the road. Ms. Mattox stated from the circle road and neighbor is ok with what she would see. Mr. Berry questioned color. Ms. Mattox stated the house is black and would either have building gray and paint house or paint black. Chairman Bockoski questioned lighting. Ms. Mattox stated a light on the big area and the service door above. Do not want a ton of light or a motion light, it is not something we are in every



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

day. Perhaps a couple of landscaping lights. Mr. Berry asked if questioned texture siding. Ms. Mattox stated they do not offer that, would either have to add texture to the steel or have to go completely a different route. Mr. Zawadzki stated they did try to go with siding to match when first discussed the permit, wood siding was not an option so decided to go with variances. Discussion ensued including possible deterioration. Mr. Thomas questioned if letters went to neighbors. Mr. Zawadzki stated yes. Ms. Mattox answered have talked to everyone around." Mr. Massonne highlighted other neighborhoods that are R-1.

Mr. Zell made motion to open docket to the public for discussion. Mr. Thomas second. All present in favor.
No public comment.

Mr. Zell made motion to close docket to public. Mr. Berry second. All present in favor.

Chairman Bockoski questioned if didn't approve what would happen to deposit. Mr. Culp stated it would depend upon the contract but at the end of the day that isn't on the city. Mr. Thomas asked for GIS and how many neighbors would see it. Ms. Mattox stated the ones across the street; we are on a hill as well as woods. Mr. Thomas asked for size of parcel. Answer was 1.65. Chairman Bockoski stated not sure if could hear Mr. Culp but a consideration or stipulation we could ask for is landscaping to block from the street. Discussion ensued. Mr. Berry asked if the existing shed is steel. Ms. Mattox stated it is wood and ready to fall over. Further discussion on possible screening from the street.

Mr. Massonne made a motion to approve BZA-1025-44-R1 with following stipulations: Plantings are to be added to block view from street and approved by Plan Director. Mr. Zell second.

Mr. Bockoski-approve, Mr. Berry-no, Mr. Massonne-no, Mr. Thomas-approve, Mr. Zell-approve. 3-2.

Docket No: BZA-1025-47-C1-TABLED

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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.

Chairman Bockoski asked for a motion to amend agenda for minutes approval.

Mr. Zell made motion to amend agenda to allow for insertion of minutes' approval. Mr. Berry second. All present in favor.

4. **Approval of Minutes:** Mr. Zell abstained since he was not in attendance.

Mr. Berry made motion to approve BZA minutes from September 2025. Mr. Thomas second. All present (without Mr. Zell) in favor.

5. **Plan Director's Report:** Mr. Zawadzki recapped report as follows: September 2025 permit revenue was \$6679 with YTD of \$41225, compared to September 2024 of monthly revenue \$5612 and YTD \$46394. That is a monthly increase of \$1067 and decrease for year of \$5169. Issued 25 building permits for month, 13 in town limits of which zero new homes and additional 12 in township no new homes. Estimated cost of projects \$1,192,199. Chairman Bockoski questioned if the deficit of \$5169 would be able to be made up before the end of the year. In the case of Estridge homes being permitted. Mr.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Zawadzki stated he did not believe they would be ready for permitting. They have through subdivision process and construction plans at minimum.

- 6. Chairperson's Report:** Chairman Bockoski stated afraid he has to assign homework tonight. Have been asked by Mr. Strong to come with some things that have been causing us headaches or problems regarding the ordinances. Asking the Board to review and bring it to the table next month. To streamline things. Examples: Accessory structure in front of a primary structure. Perhaps in thought process can exclude a district such as lakefront. Setbacks on lakefront, fence for corner lot perhaps. Those type of things we would like the Town Council or Plan Commission to review and perhaps do away or adjust. Mr. Culp stated now that the Comp Plan is approved, look at ordinances that may need adjusted for items we see every month. Idea would be to propose changes. Ultimately we would be engaging a consultant to do an overhaul, similar to what was done several years ago. Mr. Zawadzki added that Mr. Strong and himself have been looking at the last several months. If you can pay particular attention to sign standards in the NC and DC districts, we believe definitions can clear up some conflict. Another example is a projecting sign definition. Also, parking standards every business in town has a parking variance, the tree in parking lot is another. Chairman Bockoski stated we have different districts where it would apply. Mr. Zawadzki stated would look to Board for specifics. Mr. Zell questioned when would be addressed next month. Chairman Bockoski stated he would like each member to bring a list that they would be concerned with. Mr. Culp suggested an email to Mr. Zawadzki and then he could correlate and work through with Dan. Mr. Thomas asked if he has a list. Mr. Zawadzki stated he didn't want it to be about his concerns but asked for items to be specific. Mr. Zell asked regarding the Amory, didn't get a staff report. Mr. Thomas commented it is military how much leeway we have. Mr. Culp stated since it is tabled we do not want to discuss it further.
- 7. Legal Counsel's Report:** Mr. Culp expressed concern for Chairman Bockoski's delivery of the Chairman's report. Unanimous agreement of concern and relief that it wasn't what anyone thought. Mr. Culp stated he may have sent to a copy of Noblesville decision of the BZA that was overturned. This was regarding Beaver quarry. Mr. Culp added in theory the court is not to redetermine facts they are to review items, did the evidence support your decision. Sent for you to understand the process. Chairman Bockoski asked if he could ask a couple questions. The court system had its own hearing instead of talking through the BZA. Mr. Culp stated as he understood it, they went through transcripts and testimony and anything the BZA considered. And determined the evidence did not support the findings that the property could not be put to use under existing zoning. Mr. Culp explained his understanding. Mr. Berry asked if they could come back in a year. Mr. Culp answered yes or could ask for rezone.
- 8. Board Member Comments:** No comments.
- 9. Next Planned Board of Zoning Appeals Meeting: November 20, 2025, 7:00 p.m. at Town Hall.**
- 10. Adjournment: Mr. Massonne made motion to adjourn. Mr. Zell second. All present in favor.**



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Chairman: _____

Secretary: _____

Date: _____

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

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



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: \$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: Address: State of Indiana State Armory Board: 2002 S HOLT RD		
City: Telephone: 3172473252		
Indianapolis	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: \$25.00
☐ 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: Address: State of Indiana State Armory Board: 2002 S HOLT RD		
City: Telephone: 3172473252		
Indianapolis	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
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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: \$25.00
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 10/23/2025
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:
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General Contractor/ Builder: Address: 5745 Progress	Telephone: (317) 243-6104	
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State: IN	Cell Phone: -	
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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: \$25.00
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 10/23/2025
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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:
Variance Check List		Variance Fee: \$25.00
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 10/23/2025
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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**



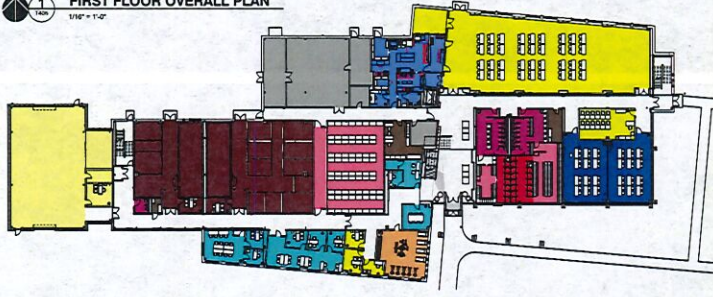
INDIANA NATIONAL GUARD
READINESS CTR



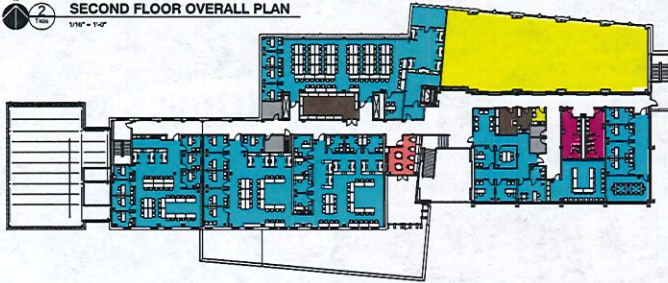
AMERICAN
STRUCTUREPOINT
INC.

SITE PLAN

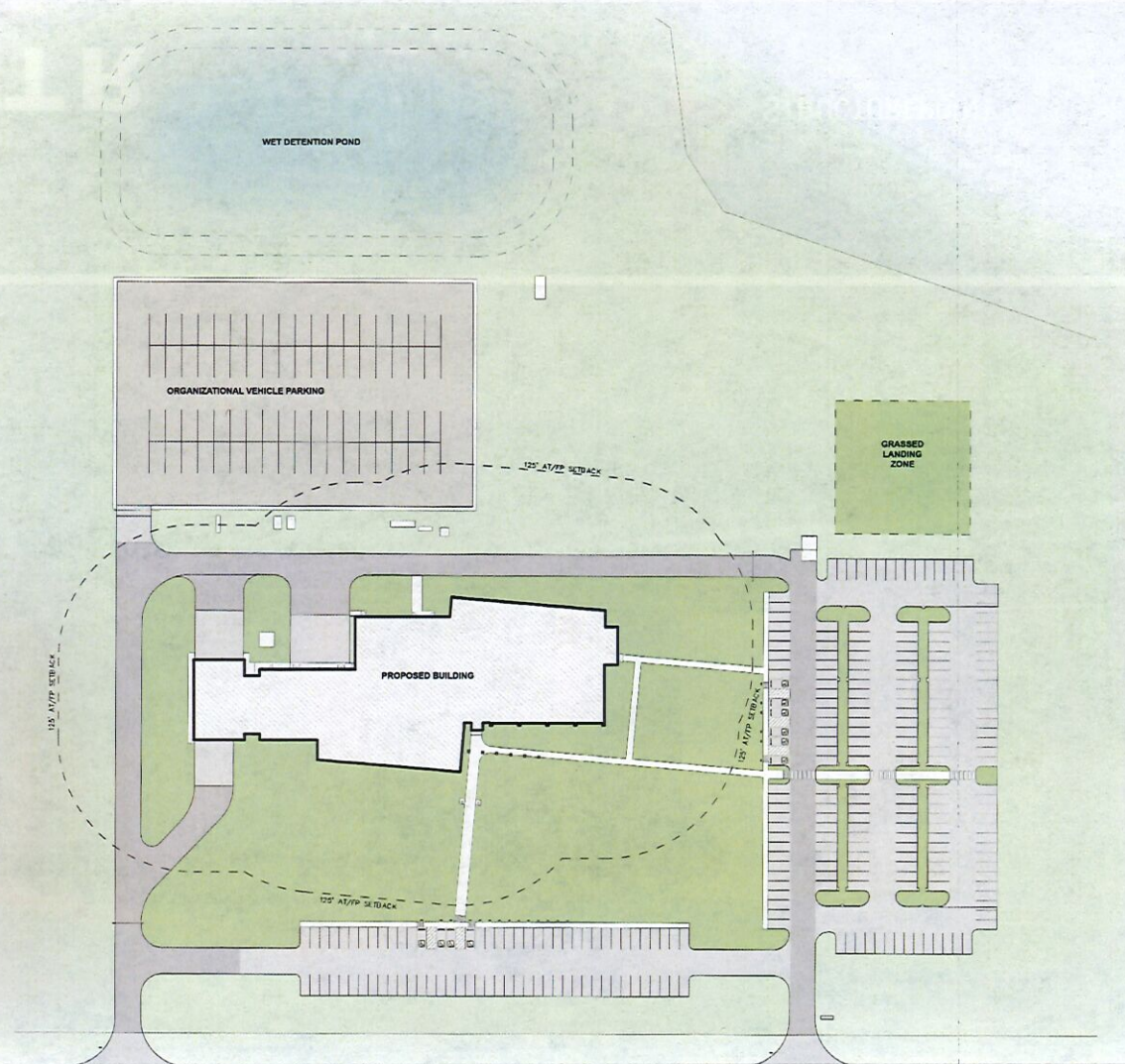
1 FIRST FLOOR OVERALL PLAN
1/8" = 1'-0"



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





**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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Signature: _____

Date: _____

Print: _____

Docket # **BZA-1025-50-C1** State of Indiana Armory Board



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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Decision: _____

Any Conditions Attached: _____

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Date: _____

Print: _____

State of Indiana Armory Board



**CICERO/JACKSON
TOWNSHIP
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**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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Decision: _____

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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-1125-53-AG	
☒ Development Standards	☐ Special Exception	Date of Application: 10/20/2025	
☒ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$750.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 11/20/2025	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Beck Family LP			
Property Address: 3172473252			
City: Indianapolis		State: IN	ZIP Code: 46241
Telephone: 317-431-2645		E-mail: alexis.n.cozzarelli.nfg@army.mil	
		Fax:	
Project 03-02-07-00-00-013.005		State: IN	ZIP Code: 46031
Address:		Subdivision: -	
City: Cicero		Telephone: (317) 243-6104	
Parcel: Indianapolis		Fax: 317.243.6398	
General Contractor: Valmont Telecommunication		Cell Phone: -	
Address: 1545 Pidco Drive		Email: bwolf@pattersonhorth.com	
City: Plymouth		State: IN	ZIP Code: 46563
Variance Request: Hamilton County, Indiana, respectfully requests approval of a Special Exception to construct a 250-foot tall tower which would not comply with TF-03(1) because the tower cannot			
Commitments/ Conditions Offered:			
Code Section Appealed:			



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

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City: Indianapolis		State: IN	ZIP Code: 46241
Telephone: 317-431-2645		E-mail: alexis.n.cozzarelli.nfg@army.mil	
		Fax:	
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Address:		Subdivision: -	
City: Cicero		Telephone: (317) 243-6104	
Parcel: Indianapolis		Fax: 317.243.6398	
General Contractor: Valmont Telecommunication		Cell Phone: -	
Address: 1545 Pidco Drive		Email: bwolf@pattersonhorth.com	
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Code Section Appealed:			



CICERO/JACKSON
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		Fax:	
Project 03-02-07-00-00-013.005		State: IN	ZIP Code: 46031
Address:		Subdivision: -	
City: Cicero		Telephone: (317) 243-6104	
Parcel: Indianapolis		Fax: 317.243.6398	
General Contractor: Valmont Telecommunication		Cell Phone: -	
Address: 1545 Pidco Drive		Email: bwolf@pattersonhorth.com	
City: Plymouth		State: IN	ZIP Code: 46563
Variance Request: Hamilton County, Indiana, respectfully requests approval of a Special Exception to construct a 250-foot tall tower which would not comply with TF-03(1) because the tower cannot			
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-1125-56-AG	
☒ Development Standards	☐ Special Exception	Date of Application: 10/20/2025	
☒ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$25.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 11/20/2025	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Beck Family LP			
Property Address: 3172473252			
City: Indianapolis		State: IN	ZIP Code: 46241
Telephone: 317-431-2645		E-mail: alexis.n.cozzarelli.nfg@army.mil	
		Fax:	
Project 03-02-07-00-00-013.005		State: IN	ZIP Code: 46031
Address:		Subdivision: -	
City: Cicero		Telephone: (317) 243-6104	
Parcel: Indianapolis		Fax: 317.243.6398	
General Contractor: Valmont Telecommunication		Cell Phone: -	
Address: 1545 Pidco Drive		Email: bwolf@pattersonhorth.com	
City: Plymouth		State: IN	ZIP Code: 46563
Variance Request: Hamilton County, Indiana, respectfully requests approval of a Special Exception to construct a 250-foot tall tower which would not comply with TF-03(1) because the tower cannot			
Commitments/ Conditions Offered:			
Code Section Appealed:			

Date: 7/24/2025

Motorola

Attn: Ryan Derler

SUBJECT: Project number: 622540-04
Site name: Hamilton, County, IN
Structure: U-22' x 250-ft self-supporting tower
Designed with a theoretical zero fall zone radius

Communication structures designed by Valmont are sized in accordance with the latest governing revision of the ANSI/TIA 222 standard unless otherwise requested by our customer or the governing jurisdiction. This standard has been approved by ANSI/ASCE, which has dealt with the design of antenna support structures since the late 1950s. The TIA standard, based on provisions of this nationally known specification, has a long history of reliability. Its core philosophy is first and foremost to safeguard and maintain the health and welfare of the public.

Valmont's communication structures have proven to be very reliable products. We use the latest standards, wind speed information, and sophisticated analytical tools to ensure that we continue providing high quality structures.

This structure is designed to the following criteria:

- Exposure category C
- Topographical category 1
- Risk category III and IV
- Site elevation 881 feet
- 113 MPH ultimate wind speed (no ice) per TIA-222-G
- 40 MPH with 1 inch ice per ANSI/TIA-222-G

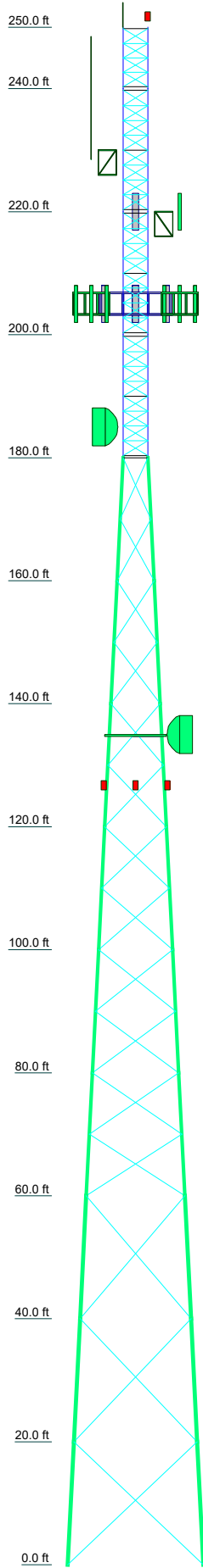
The theoretical failure point is at the structure midpoint or above by purposely over designing the structural components below this point. The predicted mode of wind induced failure would be local buckling of the tower legs at or above the midpoint with the upper tower legs folding over onto the intact lower tower legs, resulting in a fall radius of zero feet.

I hope these comments address any questions or concerns relative to the anticipated performance of this structure; please reach out directly should you have any questions or comments.

Sincerely,
Nathan Dowler | Design Engineer
Phone +1 (402) 359-6309 | Cell +1 (805) 889-8124
Nathan.Dowler@valmont.com

A handwritten signature in blue ink, appearing to read "Nathan Ross".

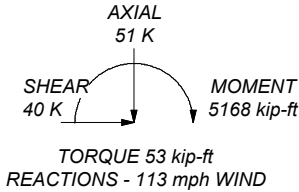
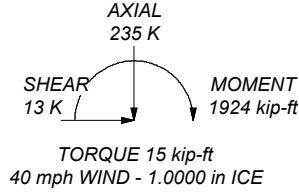
Section	T13	T12	T11	T10	T9	T8	T7	T6	T5	T4	T3	T2	T1
Legs	G	F	E	D	C	B	A			SR 1 1/4	SR 1 3/4	SR 1 1/4	
Leg Grade													
Diagonals	2L3x3x1/4	2L3x3x3/16											
Diagonal Grade													
Top Girts													
Mid Girts													
Bottom Girts													
Horizontal													
Face Width (ft)	22												
# Panels @ (ft)													
Weight (K)	32.6												



ALL REACTIONS
ARE FACTORED

MAX. CORNER REACTIONS AT BASE:
DOWN: 288 K
SHEAR: 27 K

UPLIFT: -248 K
SHEAR: 23 K



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
1/2" x 4' lighting rod	250	SP1 VFA12-HD	205
Beacon	250	(4) 2-1/2" x 8' Sch. 40	205
ATC-GC7V12O	230	(3) PANEL (8' X 1' X 6")	205
TTA (24"x12"x8")	230	(3) RRH (24"x12"x10")	205
SP1 HS6D-K	228	SP1 R5 (Includes 4.5"x72" Pipe)	185
BPA7496-180-14	220	HX6-6W	185
BPA7496-180-14	220	2-1/2" x 9' Sch. 40 FACE TIE BACK PIPE	135
SP1 HS6D-K	218	2-1/2" x 9' Sch. 40 FACE TIE BACK PIPE	135
SP1 HS6D-K	218	SP1 R5 (Includes 4.5"x72" Pipe)	135
SP1 VFA12-HD	205	HX6-6W	135
(4) 2-1/2" x 8' Sch. 40	205	OB light	125
(3) PANEL (8' X 1' X 6")	205	OB light	125
(3) RRH (24"x12"x10")	205	OB light	125
SP1 VFA12-HD	205	Marker Interface Enclosure	125
(4) 2-1/2" x 8' Sch. 40	205		
(3) PANEL (8' X 1' X 6")	205		
(3) RRH (24"x12"x10")	205		

SYMBOL LIST

MARK	SIZE	MARK	SIZE
A	#12ZG-58 - 1.25" - 1.00" conn. (Pirod 194434)	E	#12ZG-58 -2.00" - 0.875" conn.-TR3-(Pirod 195637)
B	#12ZG-58 - 1.50" - 1.00" conn. (Pirod 194651)	F	#12ZG-58 -2.00" - 0.875" conn. (Pirod 195639)
C	#12ZG-58 - 1.75" - 1.00" conn.-TR1-(Pirod 195213)	G	#12ZG-58 BASE - 2.25" - 0.875" conn.(Pirod 281172)
D	#12ZG-58 - 1.75" - 1.00" conn. (Pirod 195217)		

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-58	58 ksi	75 ksi	A572-50	50 ksi	65 ksi

TOWER DESIGN NOTES

1. Tower is located in Hamilton County, Indiana.
2. Tower designed for Exposure C to the TIA-222-G Standard.
3. Tower designed for a 113 mph basic wind in accordance with the TIA-222-G Standard.
4. Tower is also designed for a 40 mph basic wind with 1.00 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Risk Category III and IV.
7. Topographic Category 1 with Crest Height of 0.00 ft
8. Climbing ladder not included. Tower sections designed to act as climbing facility.
9. Design includes one 12-line waveguide ladder.
10. Designed not to exceed structural capacity of 75%.
11. Carrier loading and TTA size assumed.
12. Designed to comply with both TIA-222-G and TIA-222-H.
13. Designed to theoretical zero fall zone radius.
14. TOWER RATING: 73.9%



1545 Pidco Drive
Plymouth, IN
Valmont Industries, Inc.- Global Telecom
Phone: (574) 936-4221
FAX: (574) 936-6458

Job: **Quote 622540-04**

Project: **U-22' x 250' - Hamilton County, IN**

Client: **Motorola**

Code: **TIA-222-G**

Path: \\FLYSTRF\LE22F\RoomDocuments\622540\40 Motorola Hamilton County, IN 250' SBT\00 Quote Information\622540-04_G\AB88.dwg

Drawn by: **AK**

Date: **05/09/25**

Scale: **NTS**

Dwg No. **E-1**

PRELIMINARY SELF-SUPPORTING TOWER DESIGN

GENERAL NOTES

1. **Verify the loading and risk category used in design. If changes are required, contact Valmont for reevaluation prior to ordering PE-stamped documents or tower materials.**
2. The TIA standard used is per the jurisdiction's adoption at the time of design. If the customer requests a more recent code, the tower is designed to both.
3. Unless specified otherwise, the ASCE 7-16 ultimate wind speed was used per the ASCE Hazard Tool at the provided site location.
4. Valmont manufactures the antenna mounts used.
5. Unless specified otherwise, dishes are distributed evenly across legs A, B, and C and assumed to have an azimuth of zero (with the apex of leg A facing true north), with 10 dB degradation.
6. Unless specified otherwise, feedlines are assumed to be stacked in two rows.
7. A safety line is included.
8. A site-specific geotechnical report is required when ordering tower materials if Valmont is to design the foundation. The foundation design is subject to change as soil parameters were assumed at quote.

SITE-SPECIFIC NOTES

1. Climbing ladder not included. Tower sections designed to act as climbing facility.
2. Design includes one 12-line waveguide ladder.
3. Designed not to exceed structural capacity of 75%.
4. Carrier loading and TTA size assumed.
5. Designed to comply with both TIA-222-G and TIA-222-H.
6. Designed to theoretical zero fall zone radius.

UNIT BASE FOUNDATION SUMMARY

Motorola
U-22' x 250' - Hamilton County, IN

U 22.0 250
Quote- 622540-04

V 5.1

Foundation Dimensions		
Pad width, W:	30.00	ft
Depth, D:	7.00	ft
Ext. above grade, E:	0.50	ft
Pier diameter, d _i :	3.50	ft
Pad thickness, T:	1.50	ft
Depth neglected, N:	7.00	ft
Volume, V _o :	56.41	cy

Reinforcement Design		
pad rebar qty., m _p :	33	bars *
size, S _p :	8	
pier vertical qty, m _c :	13	verticals/pier
size, S _c :	8	3' cage
pier tie qty., m _t :	14	ties/pier
size, S _t :	4	default hook

* Rebar to be equally spaced, both ways, top & bottom, for a total of 132 bars.
* Use standees to support top rebar above bottom rebar in mat

Foundation Loading			
		stress ratio: 74.9%	mark up: 33.5%
Shear (Per Leg), S _i :	27.00 kips	x 1.34 =	36.05 kips
Shear (total), S:	40.00 kips	x 1.34 =	53.40 kips
Moment, M:	5168.00 ft-kips	x 1.34 =	6899.28 ft-kips
Compression/Leg, C:	288.00 kips	x 1.34 =	384.48 kips
Uplift/Leg, U:	248.00 kips	x 1.34 =	331.08 kips
Tower Weight, W _t :	51.00 kips	=	51.00 kips

Soil Information Per:
Assumed as Clay Per TIA-222-G Annex F.

Soil Parameters		
Soil unit weight, γ:	110	pcf
Ultimate Bearing, B _c :	5.000	ksf
Cohesion, C _o :	1.000	ksf
Friction angle, φ:	0.0	degrees
Ult. Passive P., P _p :	0.396	pcf
Base sliding, μ:	0.20	
Seismic Design Cat.:	B	
Water at:	none	ft

Anchor Steel Selection		
Part Number, P/N:	282819	(4) 1.5" Dia. x 60" Anchor Bolts Per Leg Grade 105

Material Properties		
Steel tensile str, F _y :	60000	psi
Conc. Comp. str, F' _c :	4500	psi
Conc. Density, δ:	150	pcf
Clear cover, cc:	3.00	in

Backfill Compaction		
Lift thickness:	12	in
Compaction:	97	%
Standard Proctor:	ASTM	D698

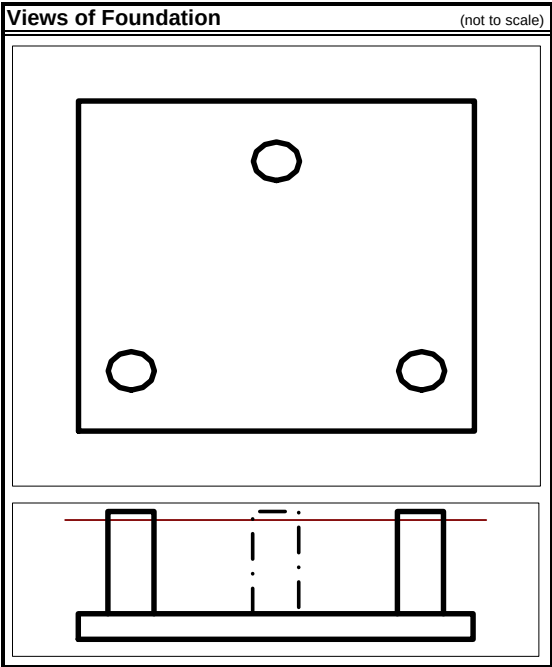
Tower design conforms to the following:

* International Building Code (IBC)

* ANSI TIA-222-G

* Building Code Requirements for Reinforced Concrete (ACI 318-14)

Note: The centroid of the tower is offset from the centroid of the foundation



Additional Notes:

- * No foundation modifications listed.
- * See attached "Foundation Notes" for further information.

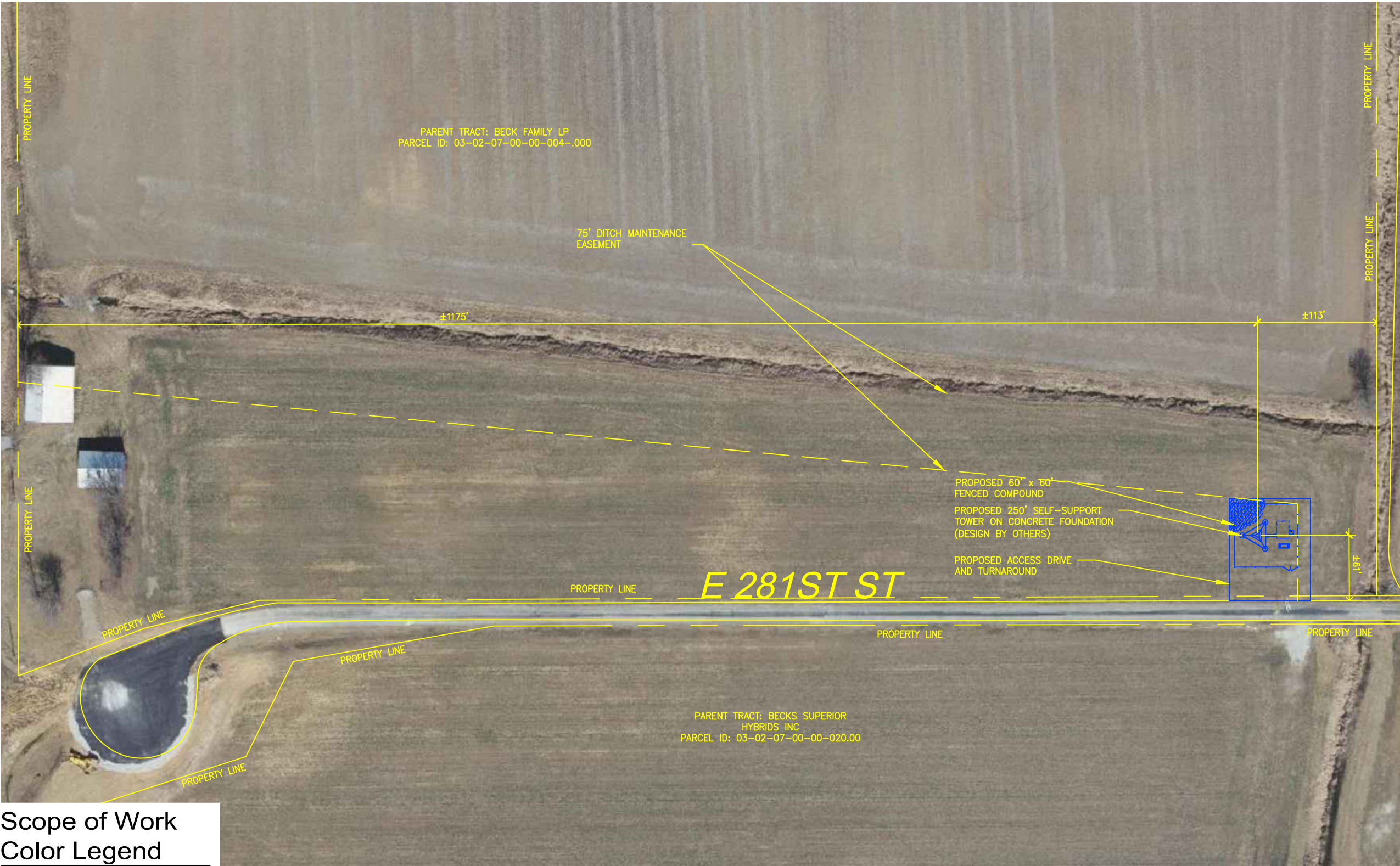
FOUNDATION NOTES

- 1 THIS DESIGN ASSUMES A MEDIUM STIFF CLAY SOIL EXHIBITING A COHESION OF 1000 PSF, A SOIL UNIT WEIGHT OF 110 PCF, AN ANGLE OF INTERNAL FRICTION OF 0 DEGREES AND NO GROUNDWATER ENCOUNTERED

SELF-SUPPORT TOWER FOUNDATION DESIGN SUMMARY																																	
Motorola		U 22	250																														
U-22' x 250' - Hamilton County, IN		A- 622540-04																															
		V 2.9																															
Pier Dimensions <table><tr><td>Pier diameter, d_i:</td><td>5.00</td><td>ft</td></tr><tr><td>Depth, D:</td><td>57.0</td><td>ft</td></tr><tr><td>Ext. above grade, E:</td><td>0.50</td><td>ft</td></tr><tr><td>Bell diameter, b_d:</td><td>none</td><td>ft</td></tr><tr><td>Volume, V_o:</td><td>41.82</td><td>cy / leg</td></tr></table>		Pier diameter, d_i :	5.00	ft	Depth, D :	57.0	ft	Ext. above grade, E :	0.50	ft	Bell diameter, b_d :	none	ft	Volume, V_o :	41.82	cy / leg	Soil Information Per: Assumed as Clay Per TIA-222-G Annex F.																
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Volume, V_o :	41.82	cy / leg																															
Reinforcement Design <table><tr><td>Rebar m_c:</td><td>18</td><td>verticals</td></tr><tr><td>size, s_c:</td><td>8</td><td>equally spaced in 4.5' cage</td></tr><tr><td>Ties size, s_t:</td><td>4</td><td>default hook</td></tr><tr><td>m_t:</td><td>60</td><td>tie qty</td></tr></table>		Rebar m_c :	18	verticals	size, s_c :	8	equally spaced in 4.5' cage	Ties size, s_t :	4	default hook	m_t :	60	tie qty	Site Parameters <table><tr><td>Ultimate Bearing, B_c:</td><td>9.000</td><td>ksf</td></tr><tr><td>Ultimate P_p:</td><td>1.000</td><td>kcf</td></tr><tr><td>Ult. Skin Friction, SF:</td><td>0.456</td><td>ksf</td></tr><tr><td>Seismic Design Cat.:</td><td>B</td><td></td></tr><tr><td>Depth neglected, N:</td><td>5.00</td><td>ft</td></tr><tr><td>Neglect bottom, N_b:</td><td>none</td><td>ft</td></tr></table>		Ultimate Bearing, B_c :	9.000	ksf	Ultimate P_p :	1.000	kcf	Ult. Skin Friction, SF :	0.456	ksf	Seismic Design Cat.:	B		Depth neglected, N :	5.00	ft	Neglect bottom, N_b :	none	ft
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* Rebar quantities shown above are per pier		Additional Notes: * No foundation modifications listed. * See attached "Foundation Notes" for further information.																															
Anchor Bolts <table><tr><td>P/N:</td><td>282819</td><td>(4) 1.5" Dia. x 60" Anchor Bolts Per Leg Grade 105</td></tr></table>		P/N:	282819	(4) 1.5" Dia. x 60" Anchor Bolts Per Leg Grade 105																													
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Foundation Loading <table><tr><td colspan="2">Max Corner Reactions</td><td>stress ratio: 74.9%</td><td>mark up: 33.5%</td></tr><tr><td>Shear/Leg, S:</td><td>27.00 kips</td><td>x 1.335 =</td><td>36.05 kips</td></tr><tr><td>Moment/Leg, M:</td><td>0.00 ft-kips</td><td>x 1.335 =</td><td>0.00 ft-kips</td></tr><tr><td>Compression/Leg, C:</td><td>288.00 kips</td><td>x 1.335 =</td><td>384.48 kips</td></tr><tr><td>Uplift/Leg, U:</td><td>248.00 kips</td><td>x 1.335 =</td><td>331.08 kips</td></tr></table>		Max Corner Reactions		stress ratio: 74.9%	mark up: 33.5%	Shear/Leg, S :	27.00 kips	x 1.335 =	36.05 kips	Moment/Leg, M :	0.00 ft-kips	x 1.335 =	0.00 ft-kips	Compression/Leg, C :	288.00 kips	x 1.335 =	384.48 kips	Uplift/Leg, U :	248.00 kips	x 1.335 =	331.08 kips												
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		View of Foundation (not to scale)																															

FOUNDATION NOTES

- 1 THIS DESIGN ASSUMES A MEDIUM STIFF CLAY SOIL EXHIBITING A COHESION OF 1000 PSF, A SOIL UNIT WEIGHT OF 110 PCF, AN ANGLE OF INTERNAL FRICTION OF 0 DEGREES AND NO GROUNDWATER ENCOUNTERED

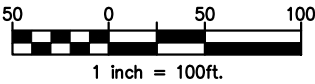


- GENERAL NOTES:**
1. PROPERTY OFFSETS ARE APPROXIMATE. FINAL LOCATION OF COMPOUND TO BE DEVELOPED FROM TOWER &
 2. THE LOCATION, SIZE & TYPE OF MATERIAL OF EXISTING UTILITIES INDICATED ON THE PLANS IS NOT REPRESENTED AS BEING ACCURATE, SUFFICIENT OR COMPLETE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES, INCLUDING THE SERVICE CONNECTIONS TO UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF HIS OPERATIONAL PLANS & SHALL OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION & ASSISTANCE RELATIVE TO THE LOCATION OF THEIR FACILITIES & THE WORKING SCHEDULE OF THE COMPANIES FOR REMOVAL OR ADJUSTMENT WHERE REQUIRED. IN THE EVENT AN UNEXPECTED UTILITY INTERFERENCE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY COMPANY OF JURISDICTION. THE ENGINEER SHALL ALSO BE IMMEDIATELY NOTIFIED. ANY SUCH MAINS & SERVICES SHALL BE RESTORED TO SERVICE AT ONCE & PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT.
 3. ALL PROPOSED CONSTRUCTION ACTIVITIES & MODIFICATIONS SHALL COMPLY WITH MOTOROLA R-56 STANDARDS, REV 2017.
 4. ANY DISCREPANCIES BETWEEN THIS DRAWING PACKAGE AND EXISTING FIELD CONDITIONS MUST BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

**Scope of Work
Color Legend**

- NEW ITEMS
- ITEMS TO BE REMOVED/RELOCATED
- EXISTING

Site Location Plan



PRELIMINARY
NOT FOR
CONSTRUCTION

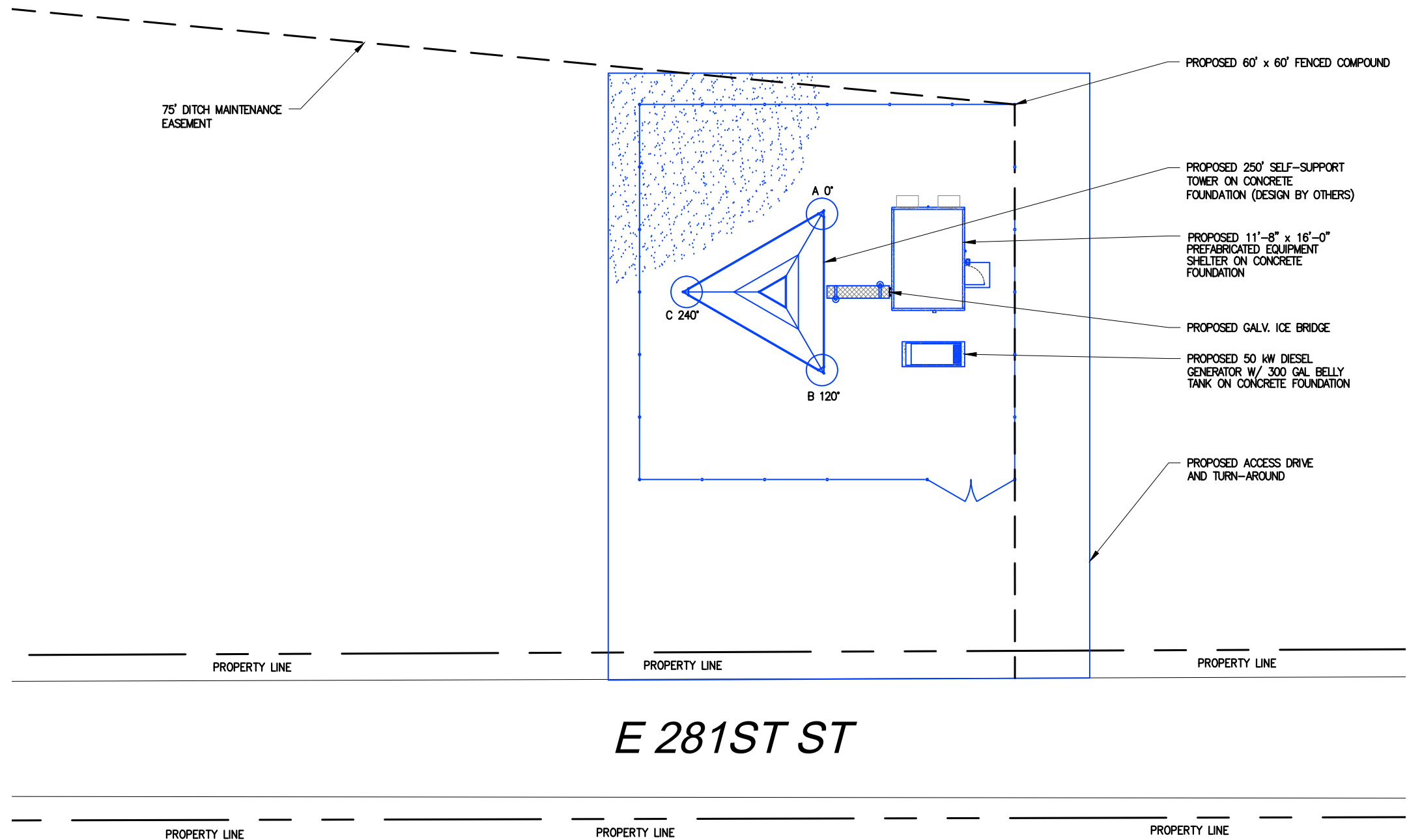
NO.	DATE	REVISIONS	BY	CHK	APP'D
B	04-02-25	LEASE EXHIBIT	MHC	MJA	
A	03-19-25	LEASE EXHIBIT	MHC	MJA	



SITE LOCATION PLAN		C-1
WEST ATLANTA 0 US HIGHWAY 31 N ATLANTA, IN 46031		

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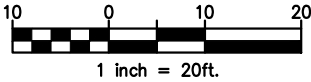
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Scope of Work
Color Legend

- NEW ITEMS
- ITEMS TO BE REMOVED/RELOCATED
- EXISTING

Enlarged Site Plan



Know what's below.
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CALL TOLL FREE

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	REVISIONS	BY	CHK	APP'D
B	04-02-25	LEASE EXHIBIT	MHC	MJA	
A	03-19-25	LEASE EXHIBIT	MHC	MJA	



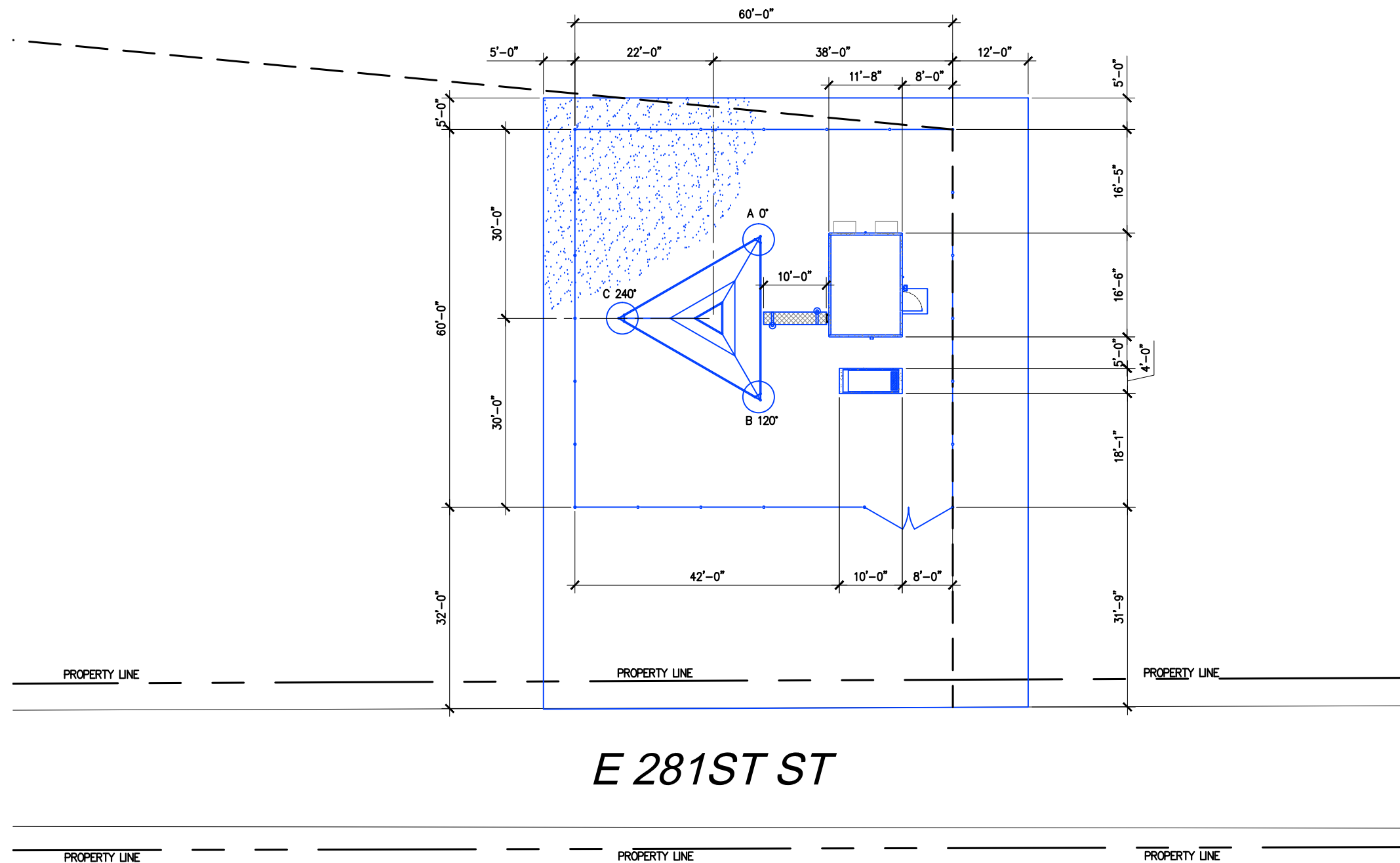
ENLARGED SITE PLAN

WEST ATLANTA
0 US HIGHWAY 31 N
ATLANTA, IN 46031

C-2

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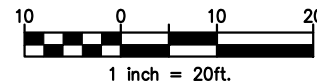
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Scope of Work Color Legend

- NEW ITEMS
- ITEMS TO BE REMOVED/RELOCATED
- EXISTING

Dimensioned Site Plan



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CALL TOLL FREE

PRELIMINARY
NOT FOR
CONSTRUCTION

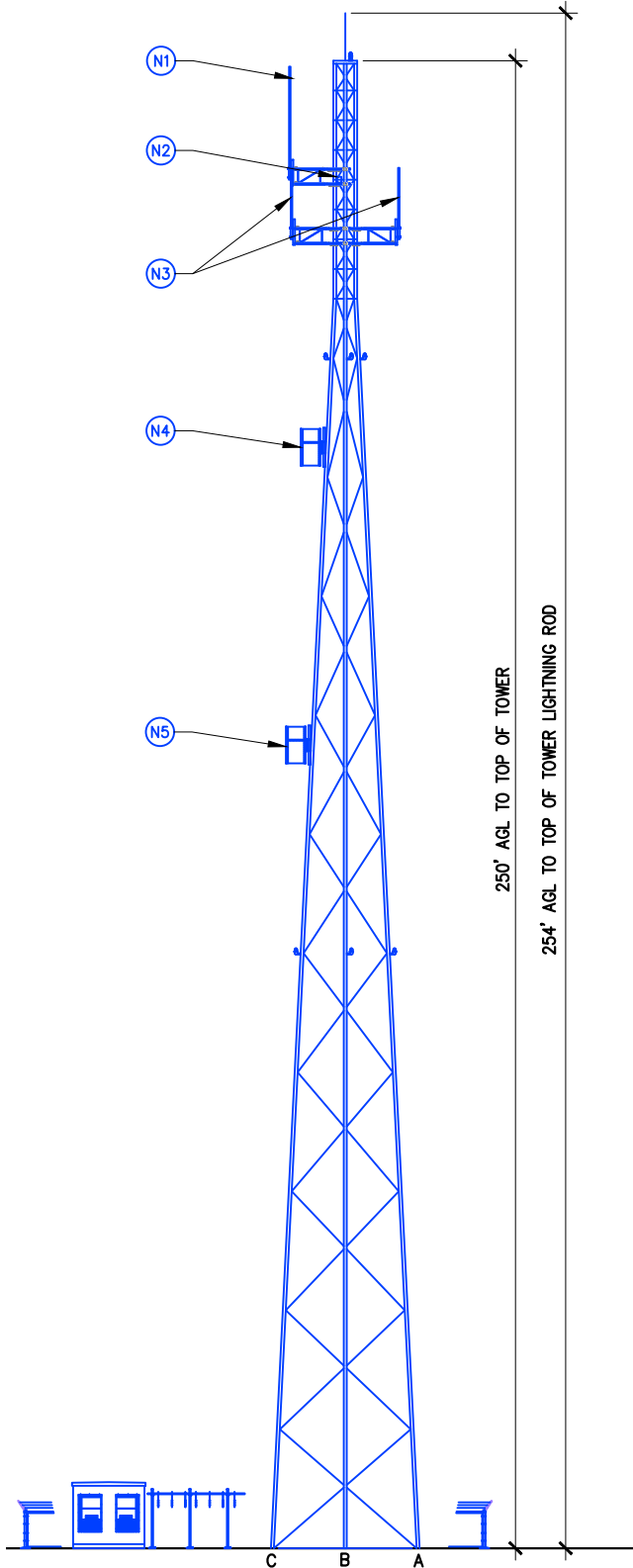
NO.	DATE	REVISIONS	BY	CHK	APP'D
B	04-02-25	LEASE EXHIBIT	MHC	MJA	
A	03-19-25	LEASE EXHIBIT	MHC	MJA	



DIMENSIONED SITE PLAN		C-2.1
WEST ATLANTA 0 US HIGHWAY 31 N ATLANTA, IN 46031		

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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.



1 New Tower Elevation
NOT TO SCALE

WEST ATLANTA- 250' SELF-SUPPORT TOWER
LAT: 40° 11' 51.9" APPROX.
LON: -86° 07' 25.9" APPROX.
PER HAMILTON COUNTY SITE MATRIX 03-07-2025

Antenna/Appurtenance Location Chart

E = EXISTING
N = NEW
F = FUTURE

PROPOSED ANTENNA INFORMATION												FEEDLINE INFORMATION					COLOR CODE			
ANTENNA ID	MANUFACTURER	MODEL	TYPE	LENGTH	BOTTOM ELEV	RAD CENTER	TOP ELEV.	AZIMUTH	LEG	MOUNT	QTY.	TYPE	MANUFACTURER	MODEL	SIZE	QTY.	BAND 1	BAND 2	BAND 3	BAND 4
N1	ALIVE	ATC-GC7V12O-NF	RX	17.0'	230.0'	238.5'	247.0'	-	A	BOG6	1	COAX	EUPEN	EC5-50A	7/8"	1	GREEN			
N2	TBD	TBD	TTA	-	-	230.0'	-	-	A	-	1	COAX	-	-	1/2"	1	GREEN	WHITE		
N3	RFI	BPA7496-180-14	TX	10.0'	220.0'	225.0'	230.0'	-	A,C	HS6-K	2	COAX	EUPEN	EC7-50A	1-5/8"	1	RED			
												COAX	EUPEN	EC7-50A	1-5/8"	1	RED	WHITE		
N4	COMMSCOPE	HX6-6W	MW	6.0'	182.0'	185.0'	188.0'	TBD	C	R-5	1	ELLIPTICAL	COMMSCOPE	EW63	2.0"	1	BLUE			
N5	COMMSCOPE	HX6-6W	MW	6.0'	132.0'	135.0'	138.0'	TBD	B	R-5	1	ELLIPTICAL	COMMSCOPE	EW63	2.0"	1	BLUE	WHITE		
REFER TO TOWER MANUFACTURER DRAWINGS FOR BEACON AND OBSTRUCTION LIGHTING HEIGHTS																				

ANTENNA AND FEEDLINE NOTES:

1 XXXXX

GENERAL NOTES:

- MISSION 1 COMMUNICATIONS HAS NOT COMPLETED A STRUCTURAL ANALYSIS FOR THE EXISTING OR PROPOSED LOADING OF ANY STRUCTURES AT THIS TIME. FINAL STRUCTURAL ANALYSIS TO BE COMPLETED BY OTHERS PRIOR TO CONSTRUCTION ACTIVITIES COMMENCE.
- ALL VERTICAL TRANSMISSION LINE RUNS FROM THE ANTENNAS SHALL BE GROUNDED NEAR THE TOP & BOTTOM OF THE TOWER (BEFORE THE CABLE MAKES HORIZONTAL TRANSITION & NEAR ENTRY PORT ON THE SHELTER). ADDITIONAL TRANSMISSION LINE GROUND KITS SHALL BE INSTALLED AS NEEDED TO LIMIT THE DISTANCE BETWEEN GROUND KITS TO 75 FEET.
- THE CONTRACTOR SHALL CONDUCT A SWEEP TEST FOLLOWING MOTOROLA'S ANTENNA COMMISSIONING MOP ON ALL THE NEWLY INSTALLED TRANSMISSION LINES TO DETERMINE THE CABLE CONDUCTOR RESISTANCE, CABLE INSERTION LOSS, REFLECTION & STIMULUS RESPONSE MEASUREMENTS. RESULTS TO BE SUBMITTED TO MOTOROLA.
- DRIP LOOPS SHALL BE INCORPORATED IN CABLE RUNS TO PREVENT WATER FROM TRICKLING DOWN THE LINES INTO THE SHELTER.
- ALL TRANSMISSION LINES SHALL BE MARKED WITH APPROPRIATE COLOR TAPE BANDS (ONE INCH WIDE COLOR TAPE) FOR IDENTIFICATION NEAR THE ANTENNA. JUST BEFORE ENTERING THE SHELTER AS WELL AS INSIDE THE SHELTER, BEFORE CONNECTING TO THE SURGE SUPPRESSORS. SEE EQUIPMENT & COAXIAL CABLE SCHEDULE FOR COLOR CODING SCHEME.
- COLOR TAPE BANDS ARE ONLY TEMPORARY. PERMANENT BRASS TAGS SHALL BE INSTALLED PER R-56 4"-6" FROM FOLLOWING LOCATIONS: NEAR THE ANTENNA, JUST BEFORE ENTERING THE SHELTER AS WELL AS INSIDE SHELTER, BEFORE CONNECTING TO THE SURGE SUPPRESSORS.

PRELIMINARY
NOT FOR
CONSTRUCTION

B	04-02-25	LEASE EXHIBIT		MHC	MJA
A	03-19-25	LEASE EXHIBIT		MHC	MJA
NO.	DATE	REVISIONS	BY	CHK	APP'D



NEW TOWER ELEVATION AND ANTENNA
LOADING INFORMATION

WEST ATLANTA
0 US HIGHWAY 31 N
ATLANTA, IN 46031

C-3

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.



**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-1125-54-AG**

Valmont Telecommunications - Beck



**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: _____

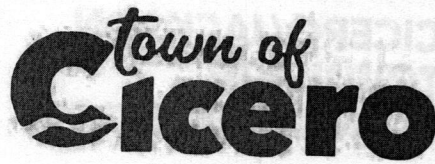
Signature: _____

Date: _____

Print: _____

Docket #: **BZA-1125-55-AG**

Valmont Telecommunications - Beck



**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.

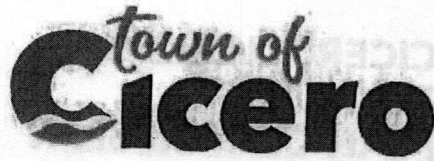
Findings of Facts:

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: _____

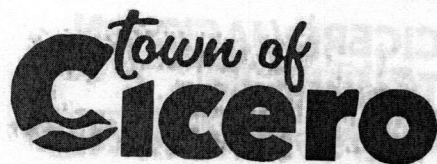
Signature: _____

Date: _____

Print: _____

Docket #: **BZA-1125-56-AG**

Valmont Telecommunications - Beck



**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-1125-57-DC
☒ Development Standards	☐ Special Exception	Date of Application:
☐ Land Use	☐ Other	Date of Expiration:
Variance Check List		Variance Fee: \$320.00
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 11/20/2025
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING		
Property Owner: Brett Morrow		
Property Address: 95 W Jackson		
City: Cicero	State: IN	ZIP Code: 46034
Telephone: 317-363-1686	E-mail: steff@garlandsatelier.com	
	Fax:	
Project 95 W Jackson	State: IN	ZIP Code:
Address:	Subdivision: JD Cottingham	
City: Cicero	Telephone: 317-363-1686	
Parcel: 05-06-01-02-05-008.000	Fax:	
General Contractor: Brett Morrow	Cell Phone:	
Address: same	Email:	
City:	State:	ZIP Code:
Variance Request: Exceed total # of signs, exceed maximum footage of signs		
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-1125-58-DC
☒ Development Standards	☐ Special Exception	Date of Application:
☐ Land Use	☐ Other	Date of Expiration:
Variance Check List		Variance Fee: \$25.00
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 11/20/2025
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING		
Property Owner: Brett Morrow		
Property Address: 95 W Jackson		
City: Cicero	State: IN	ZIP Code: 46034
Telephone: 317-363-1686	E-mail: steff@garlandsatelier.com	
	Fax:	
Project 95 W Jackson	State: <i>IN</i>	ZIP Code:
Address:	Subdivision: JD Cottingham	
City: Cicero	Telephone: 317-363-1686	
Parcel: 05-06-01-02-05-008.000	Fax:	
General Contractor: Brett Morrow	Cell Phone:	
Address: same	Email:	
City:	State:	ZIP Code:
Variance Request: Exceed total # of signs, exceed maximum footage of signs		
Commitments/ Conditions Offered:		
Code Section Appealed:		

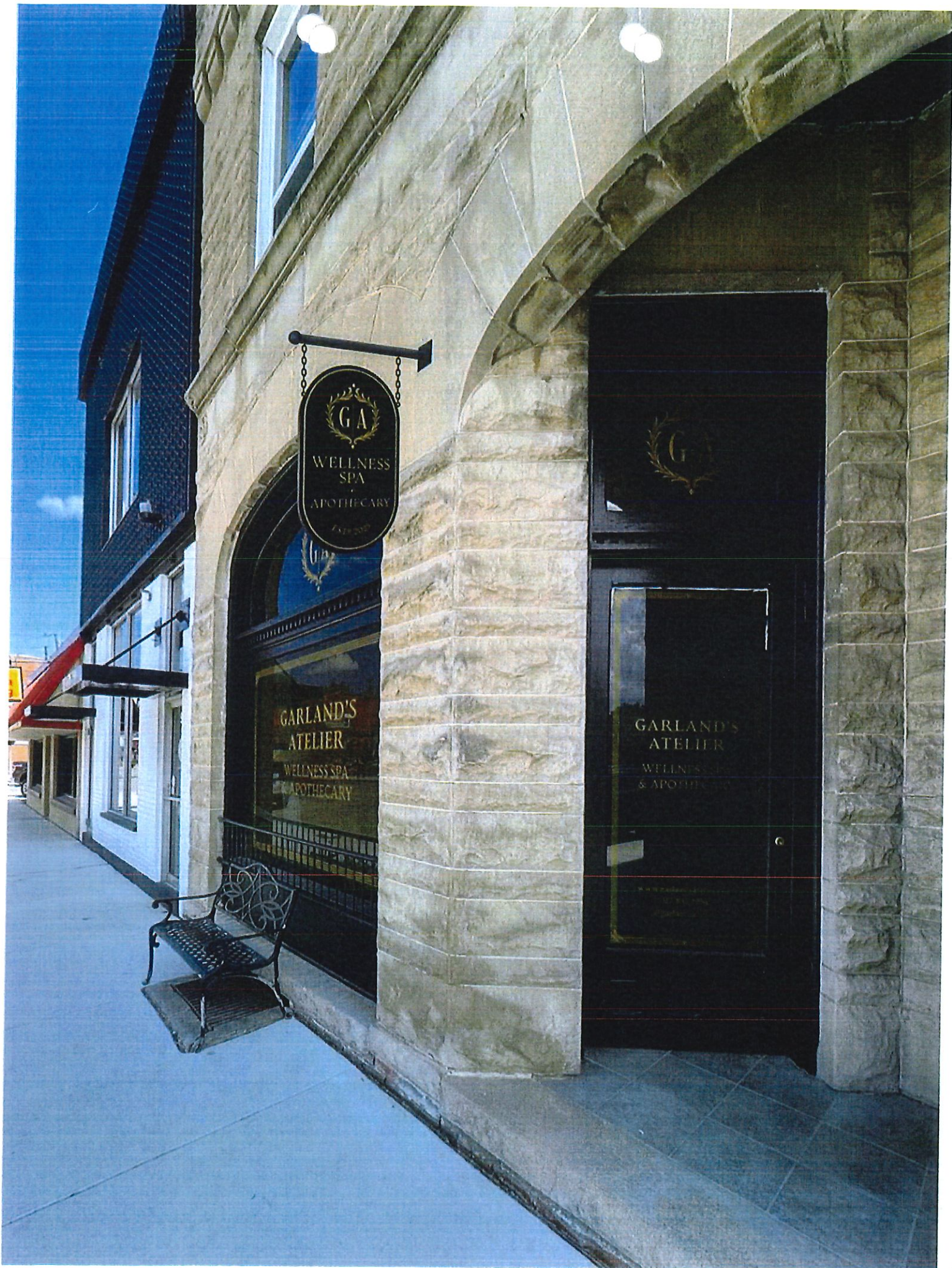
331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG

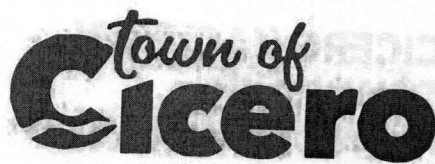


Petitioners List of Findings

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slightly textured appearance and some minor discoloration or shadows, suggesting it's a physical scan of a real object. There is no handwriting or other markings on the paper.

331 E. 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**

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: _____

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:

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: _____



Director's Report

October 2025

Permit Revenue: October 2025 = \$7,647, YTD: \$48,872

October 2024 = \$6,976 YTD: \$53,370

Difference: Month = +\$671 YTD: -\$4,497

We have issued a total of 27 building permits for October of 2025.

16 have been within the corporate limits (of which 0 have been new homes).

We have issued 11 in Jackson Township (of which, 0 was for new a home).

Estimated Cost of projects permitted \$1,102,956

Plan Commission meeting is scheduled for November 12th, 7pm here at the Town Hall. The BZA meeting is scheduled for November 21st, 7pm at the Town Hall as well.

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



**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:

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:

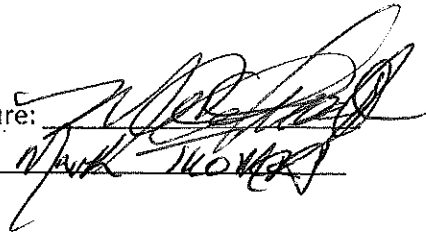
Approve

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 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 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.
True in rear to remain, replace door if it dies.*

Signature: _____

Print: _____

Harrison Messner

Date: _____

9/18/25

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 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.

- 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 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
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 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 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. [Signature]

Date: 7/10/11

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:

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

Date: 9-18-2025

Print: Michael Berry

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:

Date:

9/16/25

Print:

Scott 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:

[Signature]
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. D. 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: _____

SLB

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 signal.

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:

The spirit and intent of the project proposed will be consistent

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:

Print:

[Signature]
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: _____