



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Plan Commission Meeting Agenda

December 10th, 2025

Cicero Town Hall

70 N Byron Street

Cicero, IN 46034

Roll Call of Members

Present:

Dan Strong

Dennis Schrupf

Dennis Johnson

Harrison Massone

Mark Thomas

Eric Hayden

Marc Diller

Ford Hebner

Wendy Gillespie

Aaron Culp - Legal Counsel

Frank Zawadzki - Plan Director

Terri Strong - Recorder

Declaration of Quorum:

Approval of Minutes:

November 12th, 2025

Public Comment:

Old Business:

New Business:

Docket# PC-1225-16-NC

Petitioner: Antica Italia

Property address: 770 S Peru Street, Cicero, IN 46034

An Aesthetic Review application was submitted concerning Article 5 Aesthetic Review Overlay District for the property located at 770 S Peru Street, Cicero, IN 46034.

331E. 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**

Plan Director's Report: Enclosed in your packets.

President's Report:

Legal Counsel's Report:

Board Member Comments

Next Planned Plan Commission Meeting:

January 14th, 2026

Adjournment:

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

DRAFT

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**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Plan Commission Meeting Minutes

November 12th, 2025

Cicero Town Hall

70 N Byron Street

Cicero, IN 46034

Roll Call of Members

Present:

Dan Strong

Dennis Johnson

Harrison Massonne

Mark Thomas

Eric Hayden

Marc Diller

Ford Hebner

Aaron Culp - Legal Counsel

Terri Strong - Recorder

Absent:

Dennis Schrupf

Wendy Gillispie

Frank Zawadzki-Plan Director

1. Declaration of Quorum:

President Strong declared a quorum with 7/9 members present.

2. Approval of Minutes:

Mr. Massonne made a motion to approve minutes as presented from October 8th, 2025, meeting. Mr. Johnson second. All present in favor.

3. Public Comment:

No public comment

4. Old Business:

Boathouse annual fence review for Aesthetic Review.

President Strong asked for representative to step to podium.

Darryl Norris Legal Counsel for Boathouse Swan Dive, 49 W. Jackson Cicero. Have submitted application for fence permit and Aesthetic Review. What we would like to coordinate this in September was to reface the fence around the Swan

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area and the Boathouse. We were scheduled in October and could not be here. Here tonight because Matt is ill, not moving forward with the Swan fencing like we planned. The best thing would be to table that for now. The first item is the hill fence; we would like to take it down. Working on it, there is a process, likely by the end of the month it will be gone. So that issue would be removed. President Strong questioned Mr. Culp since it is an indefinite table, does that mean we should withdraw the petition. Mr. Culp stated yes, we would withdraw. Mr. Norris questioned if that would mean we notify when we determine.

Mr. Hayden made motion to withdraw PC-1125-15-DC for Aesthetic Review and withdraw permit application. Mr. Massonne second. All present in favor.

Mr. Hayden questioned what happens to the costs associated with the permits, and does it carry over. President Strong stated he would have to get with Mr. Zawadzki regarding that and will communicate further to the petitioner.

5. New Business:

Docket# PC-1125-14-C2

Petitioner: Kingdom Roofing/Five Star Real Estate Development LLC

Property address: 2133 E 226th Street, Cicero, IN 46034

An Aesthetic Review application has been submitted concerning Article 5 Aesthetic Review Overlay District for the signage for the property located at 2133 E 226th Street, Cicero, IN.

President Strong stated the petitioner is not present. We can discuss or table as the Board sees fit. Mr. Hayden asked if President Strong was familiar with the petition in the absence of Mr. Zawadzki. President Strong stated yes, one wall sign and there is a monument sign, not sure of location due to the overpass. There was a potential of movement of the monument sign. Monitor was used to explain. President Strong stated the wall sign would face US31 and the monument sign would be on 226th, to capture traffic traveling east to west. Mr. Thomas thought the placement of the wall sign was in an odd place. Mr. Thomas questioned if this is a totally new sign or was there an existing sign. President Strong stated he wasn't sure, this can be tabled until the petitioner or Mr. Zawadzki could be present if the Board would like. Mr. Thomas asked if we changed our sign rules. President Strong stated no we did not. This is in the US 31 Overlay District, and we will follow our Article 10 standards for signage until we decide to look at signage and parking for the Overlay area. Mr. Thomas questioned the standards for commercial area. President Strong stated he thought it was for a single tenant 200 sq. feet for C2. Mr. Massonne stated always confused at the following read as: accumulative total permanent signs permitted on site. One per 200 feet of frontage. One sign per 200 feet, what does that mean? President Strong stated we are recommending that this is removed for the future it is one road sign. Mr. Hayden questioned the 60 square footage for a monument sign. President Strong stated he believed counting one side is what is done. Adding that this meets all the ordinances for size and square footage. Mr. Hayden stated he didn't see any reason to not vote on this. Under square footages and this is just aesthetically, correct? President Strong stated correct. Discussion on landscaping around the monument sign, and lighting of the sign. Questions were raised regarding timing of lighting as well as existing tree location, monitor was used to identify as no petitioner present. Mr. Culp stated no public notice as this is aesthetic review. Discussion of stipulations of lighting level and times.

Mr. Hayden made motion to approve PC-1125-14-C2 for Aesthetic Review of signage as presented. Mr. Massonne second.

Mr. Diller-approve, Mr. Hebner-approve, Mr. Hayden-approve, Mr. Massonne-approve, Mr. Thomas-approve, Mr. Johnson-approve, Mr. Strong-approve. 7-0

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CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket# PC-1125-15-DC *WITHDRAWN during old business.*

Petitioner: Boathouse and Swan Dive Restaurant/Doug Moore

Property address: 409 W Jackson Street, Cicero, IN 46034

An Aesthetic Review application has been submitted concerning Article 5 Aesthetic Review Overlay District for the property located at 409 W Jackson Street, Cicero, IN.

6. Plan Director's Report: President Strong summarized the information enclosed in the packets. Permit revenue for October 2025, \$7647 with YTD of \$48872, compared to October 2024 of \$6976 and YTD of \$53370. That is an increase for month of \$671 and YTD decreases of \$4497. Issued 27 permits, 16 in town limits of which zero new homes and additional 11 in township with zero new homes. Estimated cost of projects is \$1102956. Next PC meeting is December 10, 2025, and next BZA meeting is November 20th.

7. President's Report: President Strong thanked everyone for their attendance. We have had some discussion on the ordinances and potential changes. In future we will add specific topics to the agenda. Handout given on Neighborhood Commercial and conversation on pole sign (Article 10) and move to remove the 200 ft as discussed to clean it up. Next page to pole sign what did to clean up definitions, for everyone's review. President Strong added next is Article 5, and limit pole signs to NC district, review if wanting to add to any other area. Mr. Hayden questioned the Stringtown utility what zoning. President Strong replied R-3. Town utility office is NC. Next page has items to consider, changeable copy signs and electronic sign definitions, and the monument sign to shore up the description. Please review this wording. Mr. Culp questioned which type we are wanting to limit. President Strong stated he thought scoreboards were exempt, the concern is the wording to clarify as they all have electricity. President Strong added we also looked at changing a projecting sign and hanging sign definitions. Mr. Hayden questioned if this addresses the recent ones to BZA. President Strong stated yes this would address that concern. Definitions discussed with measurements and will be sent out for everyone to review. President Strong asked everyone to review Development Standards, such as tree in parking lots, remove for DC area, but leave for larger parking lots. This standard is reviewed by BZA often in the DC area. Another area was the DC area to count parking on the street, and perhaps NC area with limits. Mr. Hebner stated parking is always an issue as the town goes. Mr. Thomas questioned if same businesses are utilizing the same spaces in meeting the standard what happens then. President Strong stated that is the dilemma, in the walkability and trying to give latitude to the business. Looking at all the things that are going to the BZA on a regular basis. Mr. Hayden questioned if that was where the 10 (spaces for DC) and 6 (spaces for NC) came from. President Strong stated he evaluated the recent variances for the businesses for a starting point for us to talk about. Parking goes to the BZA a lot. Mr. Hayden stated it is the right approach to make it more efficient and less cost to the businesses. President Strong stated per ordinance we don't count on street parking. Trying to fix things we have talked about and be more business friendly and review what goes to BZA most often. Mr. Hayden questioned Mr. Massonne if the numbers looked reasonable. Mr. Massonne stated we did a review a couple years ago, mainly 10 West that comes up, haven't seen many reviews. Mr. Culp added that it is mostly the small shops that don't have parking areas. Discussion on current status of parking areas. Mr. Hayden stated he liked the concept. Mr. Massonne stated he had a spreadsheet of recent variances, sign variances were number one, aesthetic reviews, accessory structures, heights, setbacks, parking, rezone and fencing were the biggest ones. Mr. Culp added that at least every couple months we hear fencing on corner lot. How do we define it, so they don't have to come in, currently they aren't allowed in front. President Strong summarized that this list was a starting point for everyone to get thinking on any changes. Another item was lake front property and difficulty in accessory structure in front of primary, perhaps a wording to allow on a lake front property versus other districts. Take

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a look and see what tweaking we may need to do. Mr. Thomas asked if wording could be done differently for corner lot. Mr. Hebner asked if could make a setback issue. Mr. Culp stated he looks at it as where front door is located. Mr. Hayden added in the case of the pool as an accessory structure, he is not sure would want to make a blanket front door defines. President Strong asked for everyone to continue to review.

8. Legal Counsel’s Report: Mr. Culp last month Court of Appeals ruled on a case from the Noblesville BZA. Specifically, the Beaver Gravel Co. court of Appeals agreed that they should not have approved. Mr. Culp added it is a case to review what the courts do, I do not agree with either decision. According to the law the BZA is fact finder, if the evidence supports what they decided you are to accept, you are only supposed to overturn if the evidence does not support. Also new law shared with Frank about zoning enforcement. When is an inspector is or isn’t allowed to go on a property, steps to follow. Information shared regarding warrants etc.

9. Board Member Comments- Mr. Thomas questioned piece on violations. He had a neighbor complaint about music amplification. States Frank reached out to Woolly Yaks attorney, how does that work with permit. We gave a temporary permit. Mr. Culp stated if violating approval, we would go through our enforcement procedures. Notice of fines and penalties, there are stair step of fines, we could take to court. As a BZA we could rescind approval. Mr. Culp stated this is the first he has heard of this, so doesn’t know details. Brief discussion on variance allowed.

10, Next Planned Plan Commission Meeting:

December 10th, 2025

11. Adjournment: Mr. Johnson made a motion to adjourn the meeting. Mr. Hebner second. All present in favor.

President: _____

Secretary: _____

Date: _____

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

Terms:

- o Dan Strong – Council Appointment – Term 01/01/2023 – 12/31/2026
- o Wendy Gillespie – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Harrison Massone – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Dennis Schrupf – Council Appointment – Term 01/01/2023 – 12/31/2026

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- o Dennis Johnson – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Eric Hayden – Council Appointment – Term – 04/01/2025 – 12/31/2026
- o Marc Diller – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Mark Thomas – Township Appointment – Term 01/01/2023 – 12/31/2026
- o Ford Hebner – Township Appointment – Term 01/01/2025 – 12/31/2026

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CICERO / JACKSON TOWNSHIP PLAN COMMISSION

CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

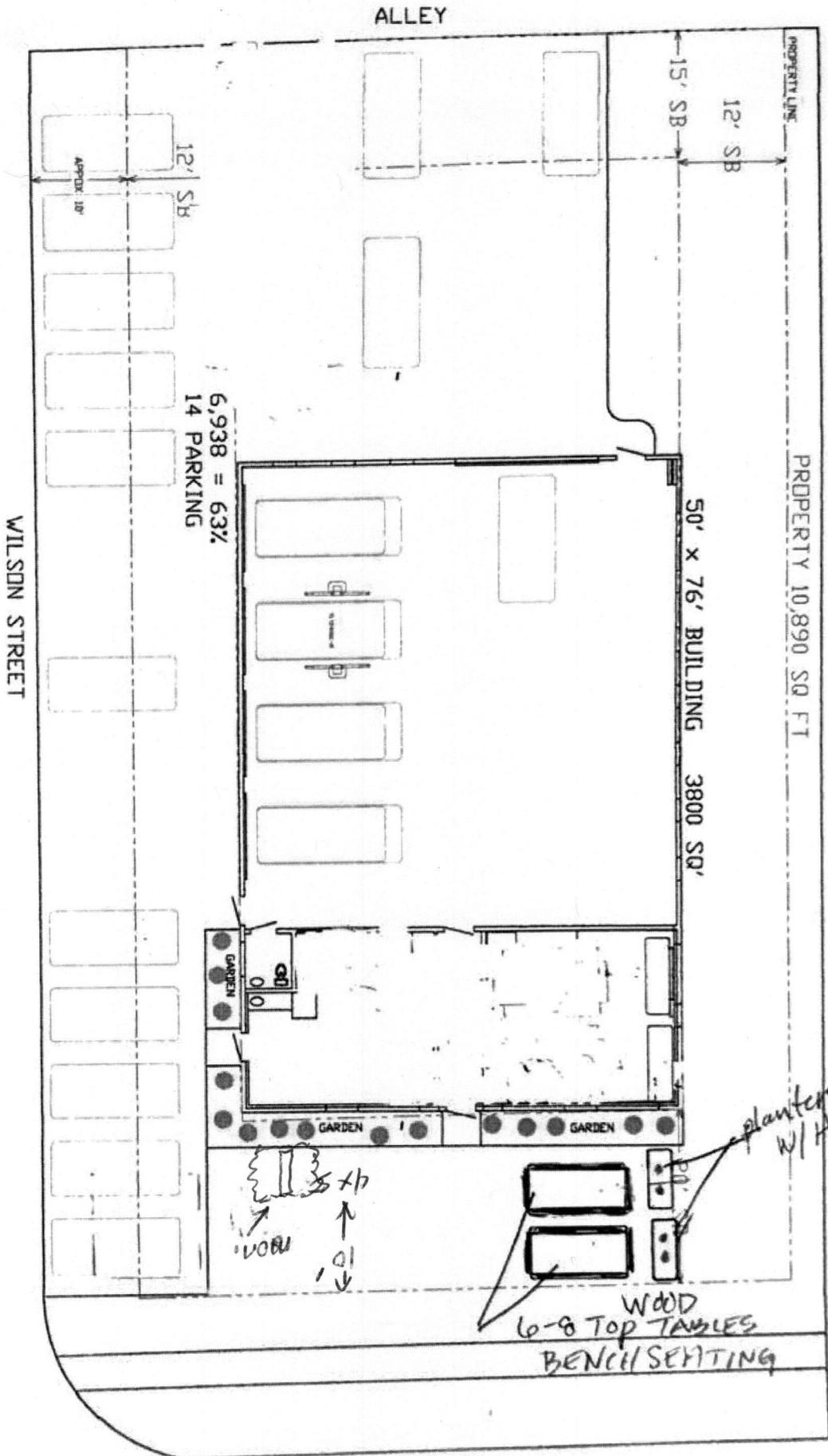
AESTHETIC REVIEW OVERLAY DISTRICT APPLICATION

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: <i>Scott Schuler</i>		Phone: [REDACTED]	
Property Address: [REDACTED]		Email*: [REDACTED]	
City: <i>Cicero</i>	State: <i>IN</i>	ZIP Code: <i>46034</i>	
Tenant Business Name: <i>Antica Italia</i>			
Petitioner/Contact: <i>Wendee Gilbert + Troy Reed</i>		Phone: [REDACTED]	
Address: [REDACTED]		Email*: [REDACTED]	
City: <i>Fishers</i>	State: <i>IN</i>	ZIP Code: <i>46038</i>	
Cell Phone: [REDACTED]		Fax: [REDACTED]	
Current Property Use: <i>previous office space</i>			
Proposed Property Use: <i>Deli, convenience store, grocery</i>			
General Contractor/ Builder: <i>Hannigan Bldg</i>		Phone: [REDACTED]	
Address: [REDACTED]		Email*: [REDACTED]	
City: <i>Westfield</i>	State: <i>IN</i>	ZIP Code: <i>46074</i>	
Engineer:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
Attorney:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
Architect:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
Sign Company:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
Landscape:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	

OFFICE USE ONLY

AROD Category		Docket #: <i>PC-1225-16-NC</i>	
<input type="checkbox"/> Sign Package	<input type="checkbox"/> New Construction	Date of Application: <i>10/10/2025</i>	
<input type="checkbox"/> Façade Improvement	<input type="checkbox"/> Other	Date of Expiration:	
Check List		Application Fee: <i>\$200.00</i>	
<input type="checkbox"/> Sign Package	<input type="checkbox"/> Lighting Plans	Date of Hearing: <i>12/10/2025</i>	
<input type="checkbox"/> Landscape Plans	<input type="checkbox"/> Building Elevations	Date of Decision:	
BZA # Approved:		<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved



ALLEY

PROPERTY LINE

PROPERTY 10,890 SQ FT

12' SB

15' SB

6,938 = 63%
14 PARKING

50' x 76' BUILDING 3800 SQ'

WILSON STREET

GARDEN

GARDEN

GARDEN

planters w/ Herbs

WOOD
6-8 TOP TABLES
BENCH SEATING

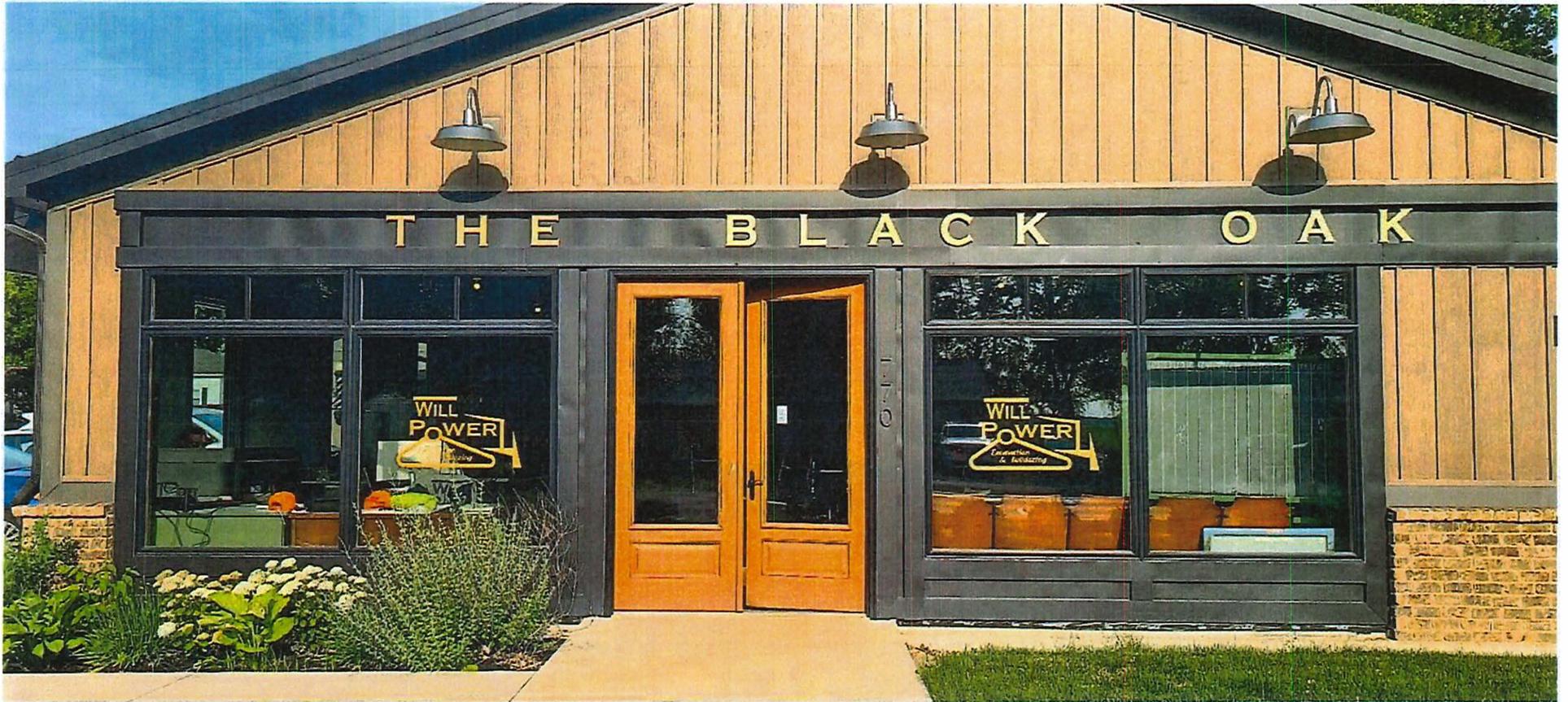
770 S. PERU

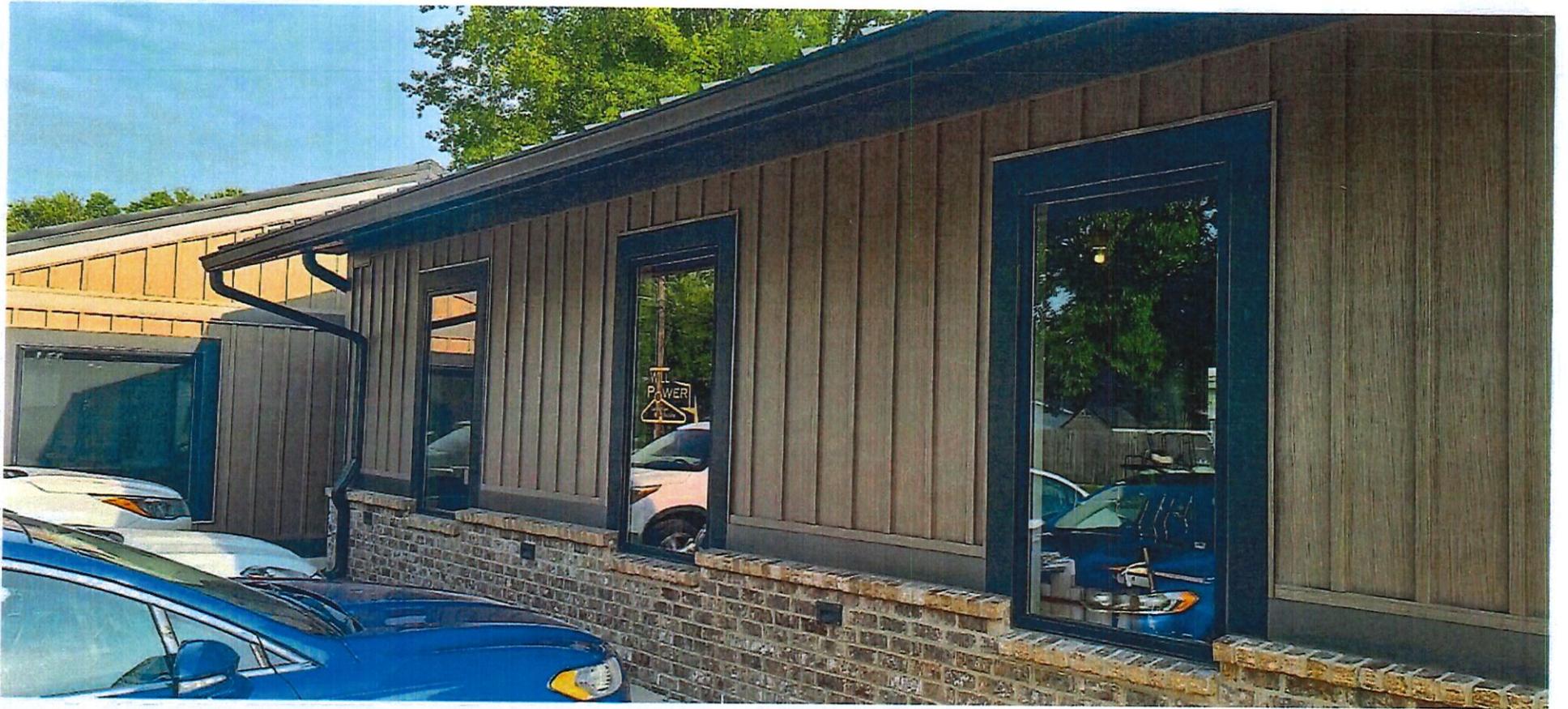


136.69 ft

30

770







Formule
entrecôte





Docket #: 1225-16-NC

Petitioner: Antica Italiano

Cicero/Jackson Township Plan Director Staff Report

Docket No. 1225-16-NC

Staff: Frank Zawadzki

Applicant: Scott Shuler/ Wendee Gilbert and Troy Reed

Property Size: .25 Acre

Current Location: 770 S Peru St. Cicero Indiana

Background Summary: Petitioner was granted a Variance to allow a food manufacturing business with outdoor seating last month. Several previous dev standards variances are still in effect for the property, the most applicable here are a parking standards to allow parking in the ROW, a sign variance to increase max footage to 80 sq ft, and to allow the number of signs to be more than 2 on the front façade. The current parking plan and sign package has been put together with that in mind and meets standards.

Preliminary Staff Recommendations: Staff has no issue with approval. Building went through some exterior upgrades some years ago and remains well maintained and aesthetically pleasing.

Zoning Ordinance Considerations: Buffer standards are legal-non conforming in this case. The previous 2 businesses had the same footprint with no new significant construction to the exterior done. Plan Commission can impose some additional standards if desired.



**CICERO/JACKSON
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District Intent: To provide a land use category for small scale commercial uses that are clearly non conflicting with neighborhoods in Cicero.

Current Property Information:

Land Use: Commercial other structures – former site of the Will Power office building and current site of the Rugged Barber shop.

Site Features: Corner lot, Formerly the Cicero pool shop, alley borders the western side with Wilson st to the south.

Flood Hazards: The property is not listed as flood plain.

Vehicle Access: Yes

Planning Considerations: There was a Edward Jones financial office built next door to the north. This area has seen an increase in commercial use interest. The rugged barbershop is still in operation on the site. Initial desires are for it to remain open for a period of time with the Deli taking over the full space eventually. Property remains 2 tenants as of present date.

Findings of Facts/Decision Criteria: I would ask the Plan Commission to grant authority to determine umbrella style /color and tree variety. Variances have been applied for and approved for, the standards that do not, namely parking and signage, and the Use Variance. A 6' high privacy fence is planned for the rear to be made of vinyl in either brown, tan or black to meet the screening standards. No other significant signage is proposed on the south side of the building. Some hours of operation, entrance, for hire etc. may be used for informational purposes and is permitted.

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1225-16-NC

Petitioner Name: Antica Italia/Wendee Gilbert & Troy Reed
- Scott Schuler

Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

~~We have presented our proposed outdoor seating plan, placement and materials used. As we intend to grow our business we feel our customers will appreciate an outdoor seating area to enjoy our menu and take out items especially gelato. The key elements for the deck would be wooden or composite. And include Long wooden tables with umbrellas, large enough for seating of a total of 16 -24 people. We will have planter boxes with appropriate foliage and herbs in them. We will have adequate outdoor lighting (ex: overhead string lights, or other lighting.) Outdoor heaters potentially. We do have adequate parking as well. All materials used will be consistent with the existing building design.~~
This criterion has / has not been met.

Conditions Approved:

Signature: _____

Date: _____

Print: _____

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC-

Petitioner Name:

Findings of Fact/Decision Criteria:

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Findings of Facts:

This criterion has / has not been met.

Conditions Approved:

Signature: _____

Date: _____

Print: _____



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Director's Report

November 2025

Permit Revenue: November 2025 = \$1,699 YTD: \$60,560

November 2024 = \$5,491 YTD: \$58,861

Difference: Month = -\$3,792 YTD: \$1,699

We have issued a total of 6 building permits for November 2025.

2 have been inside the corporate limits (of which 0 have been new homes).

We have issued 4 in Jackson Township (of which, 1 has been for a new home).

Estimated Cost of projects permitted \$572,000

Planning Commission is scheduled for 12/10/25 at the Town Hall. BZA is scheduled for 12/18/25 at the Town Hall. Both committees have items on the agenda and will meet.

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

At your service!

Frank Zawadzki

Findings of
Facts
Approval:

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1125-14-C2

Petitioner Name: Kingdom Roofing/
Five Star Real Estate Development

Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

Documents noted full compliance w/ code's.

This criterion has / has not been met.

Conditions Approved:

N/A

Signature:

Print:


Harrison Nassara

Date:

11/12/25

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1125-14-C2

Petitioner Name: Kingdom Roofing/
Five Star Real Estate Development

Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

Met Standards - Aesthetics for
Signs Approved.

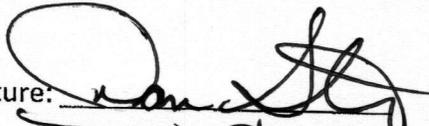
This criterion has / has not been met.

Conditions Approved:

No Conditions Attached

Signature:

Print:


DAN STRAUB

Date:

11/12/25

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1125-14-C2

Petitioner Name: Kingdom Roofing/
Five Star Real Estate Development

Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

Meets standards sizes, and setbacks.

This criterion has / has not been met.

Conditions Approved:

*Without conditions but to
be a good neighbor with brightness
of light.*

Signature:

Print:

Date:

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1125-14-C2

Petitioner Name: Kingdom Roofing/
Five Star Real Estate Development

Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

Frank + Owner not present. Sp Pt good.

This criterion has / has not been met.

Conditions Approved:

Approved, please be a good neighbor.

Signature: M. V. Diller
Print: Marc V. Diller

Date: 11-12-25

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1125-14-C2

Petitioner Name: Kingdom Roofing/
Five Star Real Estate Development

Findings of Fact/Decision Criteria:

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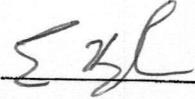
Findings of Facts:

No stipulations

This criterion has / has not been met.

Conditions Approved:

Approve

Signature: 

Date: 11/12/25

Print: Eric Hayden

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1125-14-C2

Petitioner Name: Kingdom Roofing/
Five Star Real Estate Development

Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

This criterion has / has not been met.

Conditions Approved:

Passed w/ no conditions unless
a neighbor has issue w/ lighting.
Be a good neighbor.

Signature: Dennis Johnson
Print: Dennis Johnson

Date: 11/12/05

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1125-14-C2

Petitioner Name: Kingdom Roofing/
Five Star Real Estate Development

Findings of Fact/Decision Criteria:

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The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

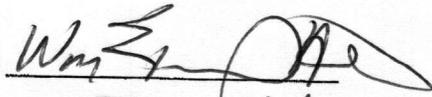
Petitioner not here, discussed 47.5 sq.

This criterion has / has not been met.

Conditions Approved:

7-0 Approved

Signature:



Date:

11/12/25

Print:

Wm. Ford Helms

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1125-15-DC

Petitioner Name: Boathouse & Swan Dive Restaurant/
Doug Moore

Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

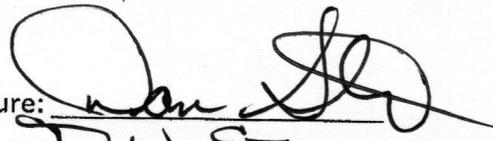
Findings of Facts:

Requested to Be With Drawn
Board Voted To Allow Her To Do So

This criterion has / has not been met.

Conditions Approved:

Signature:



Print: DAN STRONG

Date:

11/12/25

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1125-15-DC

Petitioner Name: Boathouse & Swan Dive Restaurant/
Doug Moore

Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

This criterion has / has not been met.

Conditions Approved:

Postponed - N/A

Signature: _____

Print: _____

Marc V. Diller
Marc V. Diller

Date: _____

11-12-25

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1125-15-DC

Petitioner Name: Boathouse & Swan Dive Restaurant/
Doug Moore

Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

Tabled

This criterion has / has not been met.

Conditions Approved:

Tabled

Signature: Wm Ford Hebner
Print: Wm. Ford Hebner

Date: 11/12/25