



**CICERO/JACKSON  
TOWNSHIP  
PLAN COMMISSION**

Plan Commission Meeting Agenda

November 12<sup>th</sup>, 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:**

October 8<sup>th</sup>, 2025

**Public Comment:**

**Old Business:**

Boathouse annual fence review

**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.

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**

**Docket#** PC-1125-15-DC

**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.

**Plan Director's Report:** Enclosed in your packets.

**President's Report:**

**Legal Counsel's Report:**

**Board Member Comments**

**Next Planned Plan Commission Meeting:**

December 10<sup>th</sup>, 2025

**Adjournment:**

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
- 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

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034

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## CICERO/JACKSON TOWNSHIP PLAN COMMISSION

### Plan Commission Meeting Minutes

October 8<sup>th</sup>, 2025  
70 N Byron Street  
Cicero, IN 46034

#### **Roll Call of Members**

Present:

- Dan Strong
- Wendy Gillespie
- Harrison Massonne
- Dennis Schrupf
- Dennis Johnson
- Eric Hayden
- Marc Diller
- Mark Thomas
- Ford Hebner
- Aaron Culp - Legal Counsel
- Frank Zawadzki - Plan Director
- Terri Strong - Recorder

**Declaration of Quorum:** President Strong declared a quorum with all members present.

#### **Approval of Minutes:**

**Mr. Schrupf made motion to approve minutes from September 10, 2025, as presented. Mr. Hebner second. All present in favor.**

**Public Comment:** No public comment.

#### **Old Business:**

President Strong shared Old Business is the Boathouse Fence Review and that the petitioner has requested we continue this due to death in the family. As a Board we have to approve that so will look for a motion to continue until November 12 meeting.

**Mr. Hayden made motion to continue this docket until November 12, 2025. Mr. Thomas second. All present in favor.**

#### **New Business:**

**Docket No.** PC-0925-11-DC

**Petitioner:** Steffonie Garland/Garland's Atelier Wellness

**Petitioner's Address:** 95 W Jackson Street, Cicero, IN 46034

An Aesthetic Overlay District application has been submitted concerning signage for the property located at 95 W Jackson Street, Cicero, IN 46034.

President Strong ask if petitioner was present. Not present. Mr. Zawadzki stated he was not aware of an issue and thought they would be here. President Strong stated we can table. Mr. Hayden asked if they had to be here, can we talk about it now?

President Strong stated we could, but concern would be if not approved the petitioner would not be able to address or question. Mr. Culp agreed discussion could take place. Mr. Hayden stated he just had a couple questions, the sign does look



## CICERO/JACKSON TOWNSHIP PLAN COMMISSION

nice, what is square footage. Mr. Zawadzki answered had a variance to approve a projecting sign and exceed the square footage. One item to note: once they submitted the paperwork for the projecting sign, noticed the number of other signs in the package so they will need to go through the variance to exceed the number of footprint for window signs. Mr. Zawadzki hoping the board would consider going through the Aesthetic Review knowing that they would have to go to the BZA again for another variance. President Strong stated that would need to be a condition of approval. If Board would want to move forward we can do that. Mr. Thomas asked when they are wanting to open. Mr. Zawadzki stated a month or so, they are under construction. Mr. Hayden questioned the square footage. Mr. Zawadzki stated he did not know. Mr. Hayden stated doesn't matter for Aesthetics, does look good. Mr. Schrupf stated he didn't realize they were over on total signage. President Strong stated they were ok until they came in with package and all the window sign added.

**Mr. Hayden made motion to approve the aesthetics of the Wellness Spa signage as presented, PC-0925-11-DC with the understanding that they have to go thru approval on the amount square footage for signage and BZA approval is contingent upon what was presented. Mr. Diller second.**

**Mr. Schrupf-approve, Mr. Johnson-approve, Mr. Diller-approve, Mr. Hayden-approve, Mr. Thomas-approve, Mr. Hebner-approve, Mr. Massonne-approve, Mrs. Gillispie-approve, Mr. Strong-approve, Motion passed 9-0**

President Strong asked Mr. Zawadzki to communicate approval and conditions.

**Docket No.** PC-1025-12-DC

**Petitioner:** Lavonna Zosso/Bronko's

**Petitioner's Address:** 90 W Jackson Street, Cicero, IN 46034

An Aesthetic Overlay District application has been submitted for outdoor seating for the property located at 90 W Jackson Street, Cicero, IN 46034.

Lavonna Zosso 90 W. Jackson Street, Cicero. Love to put out 6-8 tables but probably wouldn't get done this year. Questioned the sidewalks and how that would work. President Strong stated without knowing where your tables are going, there has to be a five-foot walkway for ADA compliance. It appears that it would go through the middle of your seating area, from documentation it looks like you planned it that way. Ms. Zosso stated yes, it looks like 6-8 tables and either umbrellas or cover of some kind. Getting new French doors to give easy access to serve customers. President Strong stated a couple of issues, this Board can approve Aesthetics for tables but would have to go to Town Council for approval of seating on sidewalks. Separate piece the Town does have an ordinance against alcohol on public sidewalks, 93.09, also the Town Council would also need to approve alcohol on the sidewalk area. Mr. Culp stated there is a sign agreement component if approved. President Strong asked for Mr. Zawadzki to show pictures of the fencing that is proposed. Mr. Hebner questioned what corners would have fencing. Mr. Zawadzki used monitors to show properties and parking. Mr. Massonne stated he felt it would be fantastic and welcoming for town and Bronko's. Mr. Thomas suggested starting with five tables to make sure you had room for more. Ms. Zosso stated it is a big space. President Strong agreed with Mr. Thomas and suggested motion is "up to" whatever number of tables. Ms. Zosso questioned igloos like the Boathouse for winter. Discussion ensued, no room, fire department, fixed electrical. There are requirements that are involved, can be complicated but not telling you no but to research. President Strong after hearing no other questions, would like to nail down the covering options, are you leaning towards the umbrellas. Ms. Zosso stated haven't researched costs, heard about rollout, but will likely start with umbrellas. President Strong stated not allowed to have advertising on them, example a beer brand, it is considered signage. Ms. Zosso stated umbrellas would be black and red. Mr. Hayden suggested at Frank's discretion. Mr. Thomas reminded of different sizes of umbrellas. Mr. Thomas questioned if had sizes on tables. Mr. Zawadzki answered 4x4 he believed. Discussion on walk size and placement of tables, ADA accessibility. President Strong stated we need to go back and define some items, number of tables, umbrellas. Mr. Hayden stated he was ok if given to Mr. Zawadzki to screen the actual tables, and umbrellas. Mr. Culp expressed concern for the doors being open and tables against the wall. Discussion ensued on wording and table placement. Ms. Zosso questioned a planter/wall barrier possibility. Mr. Zawadzki stated ADA could be compromised but a rope barrier type could be used. Discussion ensued on options for umbrellas, many concerns for ADA compliance expressed.



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Ms. Zosso questioned allowing alcohol to be served. Mr. Culp explained that there would be a paper to be signed, insurance coverage discussed as well as amendment to the ordinance by the Town Council would have to take place. President Strong explained that all motions are in the affirmative but doesn't mean it is the way the vote goes.

**Mr. Massonne made motion to approve PC-1025-12-DC with the following conditions: Petitioner to maintain the 60 in. ADA compliance, umbrellas are ok if meet ADA clearance with colors and size at Frank's discretion, six tables maximum and are to be all towards the rail and not in front of the doors or impede the ingress/egress and the path, tables could go along the building. Mr. Hayden second.**  
**Mr. Diller-approve, Mr. Hebner-approve, Mr. Thomas-approve, Mr. Johnson-approve, Mrs. Gillispie-approve, Mr. Schrupf-approve, Mr. Massonne-approve, Mr. Hayden-approve, Mr. Strong-approve. 9-0**

President Strong instructed Petitioner to continue to work with Mr. Zawadzki on the rest of the process.

**Docket No.** PC-1025-13-C4

**Petitioner:** Vertical Bridge

**Petitioner's Address:** 22271 US 31 N, Cicero, IN 46034

An Aesthetic Overlay District application has been submitted concerning a tower aesthetic for the property located 22271 US 31 N, Cicero, IN 46034.

Ryan Whitley with Kelly Horton business address is 500 E 96<sup>th</sup> Street, Indianapolis. Here on behalf of Vertical Bridge and Verizon to put a wireless communication facility on the property. It will be a 195 foot with 4-foot lightening rod on top. Dimensions of the facility would be 60x60 with a six-foot chain-link fence with barb wire top. Mr. Culp stated for the members, this was before the BZA, and they received a Special Use and Variance because property has two fronts. Mr. Whitley added that the 31 access no longer exists, and overnight the front yard became the backyard. President Strong verified with Mr. Zawadzki that the chain-link fence meets code and the landscaping or 20 shrubs fits the ordinance. Mr. Zawadzki concurred. Monitor used to define the area including the access areas to US 31. Mr. Hayden asked what was to the south. Mr. Thomas explained mostly wooded area, used to be an old house years ago. Mr. Thomas verified that the petitioner was willing to change the fencing to the pvc white fence similar to the one at 256<sup>th</sup> Street. Is that still a consideration or an option? Mr. Whitley stated he had conversation with Mr. Zawadzki and if we can meet the code, we would prefer to proceed with the plan in place. During the BZA the white fence came up and with this lot and the potential of contamination in it, that it may be difficult to maintain landscaping. That being said when brought up the aesthetics, Vertical Bridge would be happy to put the white fence in but the issue if have to do landscaping around it is a moot point for them. President Strong stated the issue became that this Board could look at aesthetics, and the question is if we want to change to the white fence this Board can not say you do not have to have the trees because it is a Development Standard. They would have to go back to the BZA to not have the trees. Mr. Whitley stated we would be happy to do. President Strong explained the process, which the white fence would be allowed with the ordinance, but the landscaping portion would have to be a request for the BZA to not have them. Mr. Whitley stated they would much prefer to have the white fence and not do the plantings in this particular location as they fear it will be a continuing process to maintain. If the plantings were to be required then they would want to stay with the original plan. Mr. Whitley added that they are trying to be good neighbors. Mrs. Gillispie stated if there is a good chance because of the ground situation the plants would not grow, the white fence would look better. Mr. Thomas stated with river rock or something around it, would look much better. Mr. Thomas continued by questioning the current status, phase one is done and moving to phase two. Mr. Whitley stated it would be months before that comes through. Question was how long it was a junkyard. Mr. Thomas commented that he has seen even in farm fields where the landscaping is not surviving. Mr. Whitley stated he has recently done one in the Ft. Wayne area with the white fence and looks nice. President Strong expressed the fact he had concerns for the life of the plants and looking out to the future, what do we want the area to look like. President Strong stated he was looking at if approved and required the plants, it would have to be reviewed every year, and they would have to stay alive or replaced. Mr. Zawadzki added that it is part of the ordinance. President Strong added it is but should be a condition. Also questioned Mr. Culp that the Board could give two options for approval. Mr. Culp stated that is correct, could approve the plain white fence or the design with the chain-link and



## CICERO/JACKSON TOWNSHIP PLAN COMMISSION

landscaping. Discussion ensued. President Strong questioned if chain-link would have slats. Mr. Whitley stated no, usually pvc or wood is what is approved. Concern for the inserts shared. Mr. Hayden asked if he was willing to move forward with pvc and the trees. Mr. Whitley stated at this point would say no. Based on conversations with Vertical Bridge, the chain-link meets ordinance. Mr. Massonne stated he is partial to the landscaping. President Strong questioned if the Board is ok with the chain-link with landscaping. Mrs. Gillispie stated she is a fan of low maintenance, like the look of the white fence with a strip of rock. Would the landscaping be maintained more than once a year, it can get overgrown quickly. Mr. Whitley stated has seen different levels, it usually is determined by jurisdiction. Mr. Whitley stated they will likely do whatever the Board wants but cannot say 100% what they would do without talking. Mr. Massonne stated he would want the landscaping, chain-link is around utility and other, concern for 100 feet of white box without some landscaping. Feels needs landscaping either way. Discussion of preferences by Board members. Mr. Hayden questioned what happens if they don't agree. Mr. Culp answered if approved with shrubbery and go to BZA to get without, they then have to come back to get you to agree with no shrubbery. Mr. Hayden stated then he goes by the BZA approved with shrubbery and we determine fencing. Mr. Whitley added our goal is to not go to the BZA if we don't have to. Mr. Culp stated then you would have to have shrubbery. President Strong stated then we are back to the white or chain-link fence. President Strong questioned Mr. Zawadzki and the wording on the telecommunication piece and fencing. Mr. Thomas asked when process starts on site, will you have to dig down and bring in new fill. Mr. Whitley stated yes, it is gravel and do not know how deep. Mr. Massonne questioned if in the US 31 overlay district, they prohibit chain-link. Mr. Culp stated he had forgotten about the new overlay district. Mr. Thomas questioned if there was a different amount of plantings for a cell tower. Mr. Zawadzki stated no. Mr. Massonne stated the area is J-5 for the overlay district. President Strong questioned if carried any grandfathered. Mr. Culp stated only way is if there is a fence there today, new fence has to comply.

Mr. Whitley stated once a decision is determined they will comply. President Strong stated he felt a condition for shrubs and fence to be maintained and alive should be added.

**Mr. Hayden made a motion to approve PC-1025-13-C4 for Aesthetic Review with the following conditions: with a white pvc fence with evergreen trees every 10 feet, 20 total per BZA agreement, and a yearly inspection by petitioner of trees and fencing to be maintained and written report to Plan Director, repairs to be made within 6 months. Mr. Massonne second.**

**Mrs. Gillispie-approve, Mr. Massonne-approve, Mr. Schrupf-approve, Mr. Johnson-approve, Mr. Hayden-approve, Mr. Diller-approve, Mr. Hebner-approve, Mr. Thomas-approve, Mr. Strong-approve. 9-0**

President Strong asked Mr. Whitley to confer with Mr. Zawadzki on conditions and next steps. Mr. Thomas asked when was projected to being installed. Mr. Whitley stated typically 6-8 months approximately, but the shutdown means 1 year to 18 months. Environmental study phase two is the next step.

**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. Estimated cost of projects \$1192299. There is a BZA meeting scheduled on October 23 at Town Hall.

**President's Report:** President Strong as we talk about ordinances and what changes anyone wants to see, if anyone wants to share their thoughts. Mr. Hayden stated the sign ordinance, but don't have answers. We have set through several protruding signs to BZA, look at getting into ordinances and what a pole sign is. President Strong said he had that on the list, asked Mr. Zawadzki to go through the list that we have kept, briefly touch on what has been discussed. Mr. Zawadzki stated we have discussed pole signs, are all over town but prohibited in every district. One important thing to mention is even if changed the ordinance, all the ones that are there would stay, they would be grandfathered. Propose to change the definition of pole sign, example is if extremely low to the ground-consider a monument sign. Variances to projecting signs- would propose a change in definition-a hanging sign seems more appropriate. Also discussed absolving certain signs if meet criteria from going through process. President Strong asked everyone to look at and consider as well as know there are definitions that need changed. Want to make sure we have things in place before we start dealing with a consultant. Trying to figure out things to



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also make easier for new businesses. There may be some changes we want to do before the updates which could take up to a year. Discussion ensued on ground sign and pole sign exhibits used. President Strong asked everyone to review and add comments. Mr. Thomas asked how far off the ground is the Cicero Veterinary Clinic. President Strong stated 20 inches. Mr. Hebner asked how our sign ordinance compares to surrounding jurisdictions. President Strong stated we are very comparable, not to say some haven't been updated but the majority were written by the same company as ours. Carmel has several overlay districts but noticed they have quite a variance of signs allowed per districts. Mr. Massonne asked if an excel sheet is kept for BZA or PC petitions. Mr. Zawadzki stated that is the hardest to find the history, we do keep a list, the newer program is helping. Example used of GW Pierce and variances, portions subdivided, ownership changes it is complicated and harder to track. President Strong stated it is a great point that if they keep coming to the BZA do we need to review and update. Mr. Massonne offered assistance if that helps to review. President Strong stated can use the monthly report to find similar issues. Mr. Zawadzki gave example of height structure variances that has dropped way down. Mr. Hayden stated outside of signs, feel it is critical to discuss different districts what we want to see and what we don't. Also, there are a few projects coming down that Mr. Lutz always mentioned younger generation didn't like to care for larger lots and liked town homes. So where do we see that? Mr. Culp added seeing more and more from area BZA is accessory dwellings, children are building a home on parents' lot, or children are building a home for their parents. Not a rental but dwelling, county does allow but can't be a rental. It is a separate dwelling. Mr. Zawadzki stated he does get asked but once tells the rules it goes away. Mr. Culp added that he thought the county moved it from a variance to an exception in certain districts where they would allow it. In the rural areas not in town.

**Legal Counsel's Report:** Mr. Culp had nothing else to report.

**Board Member Comments:** No comments

**Next Planned Plan Commission Meeting:**  
November 12<sup>th</sup>, 2025 @7:00 p.m.

**11. Adjournment:**

**Mr. Schrupf made motion to adjourn. Mr. Massonne 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
- o Dennis Johnson – Council President Appointment – Term 01/01/2023 – 12/31/2026



**CICERO/JACKSON  
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- 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

DRAFT



**CICERO/JACKSON  
TOWNSHIP  
PLAN COMMISSION**

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW OVERLAY DISTRICT APPLICATION

APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner:		Phone:	
Property Address:		Email*:	
City:	State:	ZIP Code:	
Tenant Business Name:			
Petitioner/Contact:		Phone:	
Address:		Email*:	
City	State:	ZIP Code:	
Cell Phone:		Fax:	
Current Property Use:			
Proposed Property Use:			
General Contractor/ Builder:		Phone:	
Address:		Email*:	
City	State:	ZIP Code:	
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			
<b>AROD Category</b>		<b>Docket #:</b> PC-1125-14-C2	
<input type="checkbox"/> Sign Package	<input type="checkbox"/> New Construction	Date of Application: 10/03/2025	
<input type="checkbox"/> Façade Improvement	<input type="checkbox"/> Other	Date of Expiration:	
<b>Check List</b>		Application Fee: \$200.00	
<input type="checkbox"/> Sign Package	<input type="checkbox"/> Lighting Plans	Date of Hearing: 11/12/2025	
<input type="checkbox"/> Landscape Plans	<input type="checkbox"/> Building Elevations	Date of Decision:	
<input type="checkbox"/> Other: _____		<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved



SCALE: 1/16"=1'



2133... X



Search result



Welcome to Hamilton County, Indiana

Help

Video Tutorial

Print How-To

FAQs

Contact GIS

Terms of Service

Resources

Park Finder

GeoHub



1784

2133



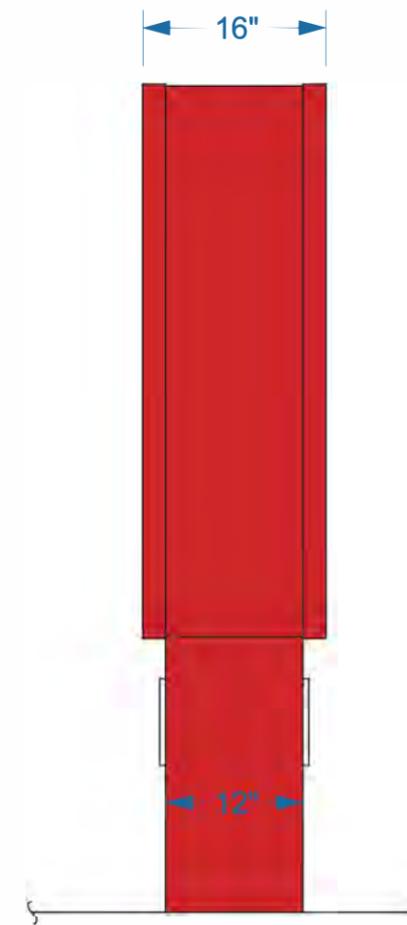
Explore in 3D

Selected features: 0

100 ft



ELEVATION  
SCALE: 3/4"=1'



SIDE VIEW  
SCALE: 3/4"=1'

Fabricate and install QTY (1) Double sided illuminated ground sign

- GS** Cabinet
  - Aluminum tube/angle framing
  - Retainers: 2" painted red
  - Faces: 3/16" polycarbonate, printed graphics with UV laminate
  - Illumination: 6500k White LED illumination

Sign Skirt  
Aluminum tube/angle framing  
Cladding: .080 Aluminum - painted red  
Address: 1/2" White acrylic - stud mount to skirt

Steel: Size TBD  
Saddle mount to sign structure  
Concrete footer: Size TBD



APPROVED BY

DATE

Field survey required  
prior to fabrication.  
All electrical is  
configured to 120V  
unless otherwise  
specified.



**ISFSIGNS**  
DESIGN-FABRICATION  
INSTALLATION-SERVICE

317.251.1219  
isfsigns.com

6468 Rucker Road  
Indianapolis, IN 46220

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**PAGE 1**

DESIGNED BY: EB  
REVISED LAST BY: CA



SCALE: 1/2"=1'

**WS** Install QTY (1) single sided illuminated sign cabinet  
 Sign is already at the location. It was previously fabricated by ISF Signs for job# 7-1203

Original project specifications:

Aluminum tube/angle framing

Face: 3/16" White polycarbonate

Graphics: Digitally printed with UV laminate

Retainers: 2" - painted PMS# 711c Red

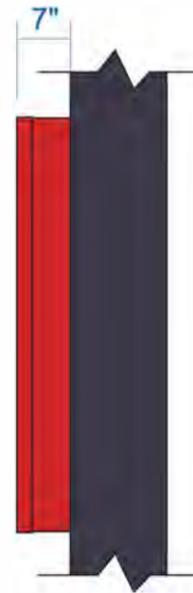
Returns: 7" deep - .080 aluminum - painted PMS# 711c Red

Illumination: AVL 6500k white LEDs

Self-contained power supplies

(No photo-cell needed)

Mounted flush to building fascia



SIDE VIEW

SCALE: 1/2"=1'



SCALE: 3/16"=1'

APPROVED BY

DATE

Field survey required  
 prior to fabrication.  
 All electrical is  
 configured to 120V  
 unless otherwise  
 specified.



**ISFSIGNS**  
 DESIGN-FABRICATION  
 INSTALLATION-SERVICE

317.251.1219  
 isfsigns.com

6468 Rucker Road  
 Indianapolis, IN 46220

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**PAGE 2**

DESIGNED BY: EB  
 REVISED LAST BY: CA

# 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:*

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*This criterion has / has not been met.*

**Conditions Approved:**

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Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_

DDCL#3437



# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

CICERO / JACKSON TOWNSHIP  
PLANNING AND DEVELOPMENT

OCT 09 REC'D

CICERO/JACKSON  
TOWNSHIP  
PLAN COMMISSION

## AESTHETIC REVIEW OVERLAY DISTRICT APPLICATION

RECEIVED

### APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: <u>DOUG MOORE (RT MOORE COMPANY)</u>			Phone: [REDACTED]
Property Address: [REDACTED]		Email*: [REDACTED]	
City: <u>CICERO</u>	State: <u>INDIANA</u>	ZIP Code: <u>46034</u>	
Tenant Business Name: <u>BOATHOUSE AND SWAN DIVE RESTAURANT</u>			
Petitioner/Contact: <u>DON HALLS RESTAURANTS INC.</u>		Phone: [REDACTED]	
Address: [REDACTED]		Email*: [REDACTED]	
City: <u>CICERO</u>	State: <u>IN</u>	ZIP Code: <u>46034</u>	
Cell Phone: [REDACTED]	Fax: [REDACTED]		
Current Property Use: <u>RESTAURANT</u>			
Proposed Property Use: <u>RESTAURANT</u>			
General Contractor/ Builder: <u>DON HALLS RESTAURANTS INC</u>			Phone: [REDACTED]
Address: <u>409 W. JACKSON STREET</u>		Email*: [REDACTED]	
City: <u>CICERO</u>	State: <u>INDIANA</u>	ZIP Code: <u>46034</u>	
Engineer: <u>MATT HALL - PROJECT MANAGER</u>			
Address: <u>409 W. JACKSON STREET</u>		Email*: [REDACTED]	
City: <u>CICERO</u>	State: <u>INDIANA</u>	ZIP Code: <u>46034</u>	
Attorney: <u>DARRELL D NORRIS</u>			Phone: [REDACTED]
Address: [REDACTED]		Email*: [REDACTED]	
City: <u>CARMEL</u>	State: <u>INDIANA</u>	ZIP Code: <u>46032</u>	
Architect: <u>N/A</u>			
Address: [REDACTED]			
City: [REDACTED]			
State: [REDACTED]			
ZIP Code: [REDACTED]			
Sign Company: <u>N/A</u>			
Address: [REDACTED]			
City: [REDACTED]			
State: [REDACTED]			
ZIP Code: [REDACTED]			
Landscape: <u>N/A</u>			
Address: [REDACTED]			
City: [REDACTED]			
State: [REDACTED]			
ZIP Code: [REDACTED]			

### OFFICE USE ONLY

AROD Category		Docket #: <u>PC-1125-15-DC</u>
<input type="checkbox"/> Sign Package	<input type="checkbox"/> New Construction	Date of Application: <u>10/19/15</u>
<input type="checkbox"/> Façade Improvement	<input type="checkbox"/> Other	Date of Expiration:
Check List		Application Fee: <u>\$200</u>
<input type="checkbox"/> Sign Package	<input type="checkbox"/> Lighting Plans	Date of Hearing:
<input type="checkbox"/> Landscape Plans	<input type="checkbox"/> Building Elevations	Date of Decision:
<u>BZA # Approved:</u>		<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved







**BEFORE**



**BEFORE**

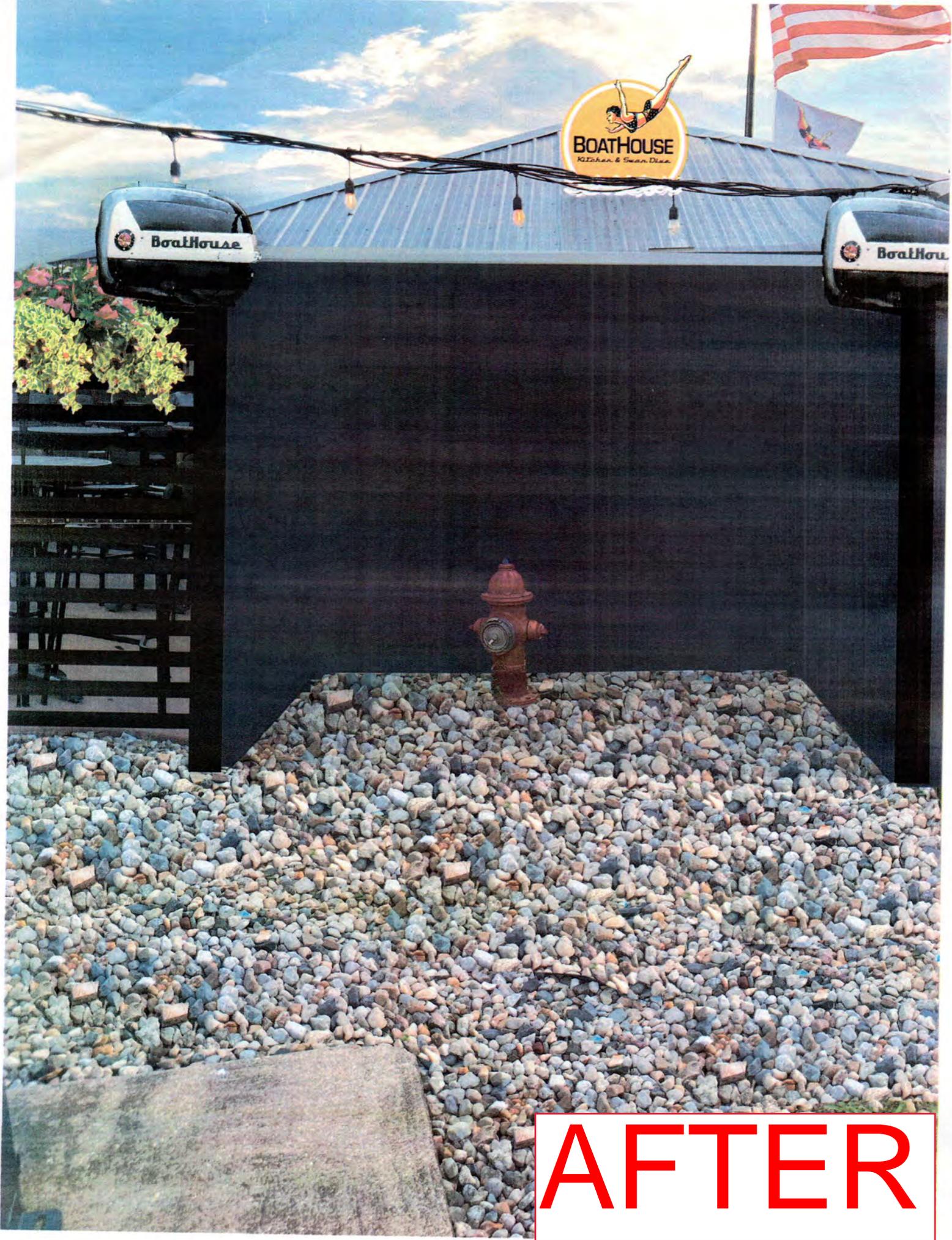


1. Change peaked roof to flat roof with privacy panels to house HVAC.    2. Existing Freezer. Upgrade the look to match the building facade.    3. Existing sliding barn-style doors. Upgrade the look to match the building facade.
6. Replace the existing fence and extend to the left; add planter boxes.    7. Existing outside freezer, upgrade the look to match the building facade.    4. Extend the existing exterior wall to the right to hide a non-functioning walk-up window.    5. Existing panels. Upgrade the look to match the building facade.

**AFTER**



**BEFORE**



**AFTER**



**BEFORE**





**AFTER**



**AFTER**



Double-flowered Annual Shrub with Pink Blooms  
(Name Omit)

Variegated *Azorella Cristata* "Red Azalea" ice plant  
(Owens Nursery)

Painted new Southwestern Black fence and  
planter box. Box 3' high x 3' deep x 12' long.

Spotted new Southwestern Black wood slats  
2' high x 2" long. Total height of stacked panels is

7' 9 1/2"

4" gap to the ground

Total height of fencing and box over planting  
8' 11 1/2"

**AFTER**

# 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:*

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*This criterion has / has not been met.*

**Conditions Approved:**

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Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_



**CICERO/JACKSON  
TOWNSHIP  
PLAN COMMISSION**

## 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 21<sup>st</sup>, 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

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- PC-0925-11-DC

Petitioner Name: Garland's Atelier Wellness Spa & Apothecary

### 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:

Spillage contingency w/ BZA approved

This criterion has / has not been met.

Conditions Approved:

Eaw / BZA Approval

Signature:

Print:

Dennis Scher  
Dennis Scher

Date:

10/0/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-12-DC

Petitioner Name: Bronko's/Lavonna Zosso

### 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:

Approved contingent on petitioner  
going to BZA for approval of increase in size  
of window signage

Signature:

Wendy Gillespie

Print:

Wendy Gillespie

Date:

10/8/25

**CICERO / JACKSON TOWNSHIP  
PLAN COMMISSION**

**AESTHETIC REVIEW FINDINGS OF FACTS**

Docket: PC- PC-0925-11-DC

Petitioner Name: Garland's Atelier Wellness Spa & Apothecary

**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:

*Aesthetically Approved*

This criterion has / has not been met.

Conditions Approved:

*Have to go through BZA For  
additional size language.*

Signature:

Print:

*[Handwritten Signature]*  
*Wendy J. Thom*

Date:

*10/10/15*

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- PC-0925-11-DC

Petitioner Name: Garland's Atelier Wellness Spa & Apothecary

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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.

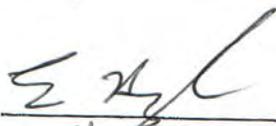
Findings of Facts:

Approved.

This criterion has / has not been met.

Conditions Approved:

Contingent on BZA Approval for additional signage.

Signature: 

Print: Eric Hayden

Date: 10/8/25.

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- PC-0925-11-DC

Petitioner Name: Garland's Atelier Wellness Spa & Apothecary

### 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:

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This criterion has / has not been met.

### Conditions Approved:

*Needs BZA approval on variance & herbs good!*

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Signature: *M. V. Diller*  
Print: More V. Diller

Date: 10/8/05

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- PC-0925-11-DC

Petitioner Name: Garland's Atelier Wellness Spa & Apothecary

### 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:

SIGNAGE LOOKS VERY PROFESSIONAL

This criterion has / has not been met.

Conditions Approved:

MUST GO THRU BZA FOR VARIANCE EXCEEDING SQUARE  
FOOTAGE

Signature: Dennis D. Schmitt  
Print: DENNIS D. SCHMITT

Date: 10/8/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- PC-0925-11-DC

Petitioner Name: Garland's Atelier Wellness Spa & Apothecary

### 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:

Owner / Petitioner not present but reviewed

This criterion has / has not been met.

Conditions Approved:

Approved

Signature:



Print:

WM FORD Heber

Date:

10/8/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- PC-0925-11-DC

Petitioner Name: Garland's Atelier Wellness Spa & Apothecary

### 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:

It is very fitting for the town to look pleasing

This criterion has / has not been met.

### Conditions Approved:

Need Variances for added SF! Also add  
Window Signs

Signature: \_\_\_\_\_

Print: \_\_\_\_\_

*[Handwritten Signature]*  
Harrigan Morrison

Date: \_\_\_\_\_

10/8/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- PC-0925-11-DC

Petitioner Name: Garland's Atelier Wellness Spa & Apothecary

### 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. MET WITH THE FOLLOWING CONDITION - AESTHETICS

This criterion  has not been met. WITH FOLLOWING COMMITMENTS

Conditions Approved:

VARIANCE APPEAL NEEDED FROM BZA FOR ADDITIONAL SIGNAGE/SP FOOTAGE.

Signature:

Print:

  
DAN STRONG

Date:

10/08/2025

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-12-DC

Petitioner Name: Bronko's/Lavonna Zosso

### 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:

Question regarding where sidewalk would extend through sidewalk area. Dan stated it would need to be 5' ADA accessible - Question regarding 19100 - Question about roping off area of tables & chair

This criterion has / has not been met.

### Conditions Approved:

Need to meet ADA Approval of 5' of walkway - Approved 2' umbrella & tables of 4' square w/ 4 chairs. No more than 6 tables - tables will not obstruct view doorway. Tables could be partitioned next to wall.

Signature:

  
Print: Dennis Johnson

Date:

10/8/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- PC-0925-<sup>12</sup>N-DC

Petitioner Name: Garland's Atelier Wellness Spa & Apothecary

### 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:

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*This criterion has / has not been met.*

### Conditions Approved:

Maximum of 6 tables, color + size of the  
umbrellas is at the discretion of the Director

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Signature: Wendy Gillespie

Print: Wendy Gillespie

Date: 10/8/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-12-DC

Petitioner Name: Bronko's/Lavonna Zosso

### 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:

*Approved with the below conditions.*

*This criterion has / has not been met.*

Conditions Approved:

- No more than 2 tables.*
- Frank - Planned direction to approve colour and size of umbrellas.*
- 60" A.D. of fence is required through the center of the seating area.*

Signature: *[Handwritten Signature]*

Date: *10/8/25*

Print: *Mark A. [unclear]*

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-12-DC

Petitioner Name: Bronko's/Lavonna Zosso

### 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:

- APPROVED*
- o 5' Sidewalk for ADA through middle of Seety area
  - o 3-6 TABLES: French Doors.
  - o Alcohol → through town council AND Alcohol 93.09 → TC Decision to allow Alcohol on public sidewalk

This criterion has / has not been met.

### Conditions Approved:

- o 6- TABLES MAX
- o Discussion of Frank for umbrellas size and color.
- o 6" ADA
- o Approval for sign for outside Seety on town property + Alcohol

Signature: *E. Hayden*

Date: 10/8/25

Print: Eric Hayden

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-12-DC

Petitioner Name: Bronko's/Lavonna Zosso

### 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:

5' span through middle of seating area

Ways covering or umbrellas. Frank's description size, color of umbrellas

This criterion has / has not been met.

Conditions Approved:

Six tables, Franks description on color (red/blk) umbrellas  
ADA Clearance.

Signature: M. V. Diller

Print: Marc V. Diller

Date: 10/8/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-12-DC

Petitioner Name: Bronko's/Lavonna Zosso

### 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:

BELIEVE ALL REQUIREMENTS ARE MET

This criterion has / has not been met.

### Conditions Approved:

MAXIM NUMBER OF TABLES NOT TO EXCEED 6 NOT IN FRONT

UMBRELLA SIZE/COLOR - FRANK'S DISCRETION

MAINTAIN 60" ADA STANDARD

SEATING EQUIPMENT USE OF TOWN PROPERTY FOR OUTDOOR SEATING

Signature: 

Date: 10/8/25

Print: DENNIS D. SCHRUBBER

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-12-DC

Petitioner Name: Bronko's/Lavonna Zosso

### 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:

Lavonna Zosso spoke  
wanted liquor and igloos.

This criterion has / has not been met.

### Conditions Approved:

6 tables, umbrella's ADA

Signature:



Date:

10/8/25

Print:

Wm. Ford Hebrer

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-12-DC

Petitioner Name: Bronko's/Lavonna Zosso

### 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:

will add to our community

This criterion has / has not been met.

### Conditions Approved:

maintain 60" clear w/ bank to assist

umpires go oh w/ gate to planer description to sign  
e falls max, need to be in front of doors if center is open

Signature: \_\_\_\_\_

Print: \_\_\_\_\_

*[Handwritten Signature]*  
Harrison Morrison

Date: 10/8/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-12-DC

Petitioner Name: Bronko's/Lavonna Zosso

### 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 with the following conditions attached

This criterion has has not been met.

with following commitments

Conditions Approved:

Maximum of 6 Tables

Mr. Zawadzki To Approve Type and Style of Umbrellas

Mr. Zawadzki To Monitor ADA Compliance

Town Approval Required For Outdoor Seating on Town (Public) Sidewalk Area

Signature:

Print:

[Signature]  
DAN STRONG

Date:

10/08/2025

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-13-C4

Petitioner Name: Vertical Bridge/Eric's Storage

### 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.

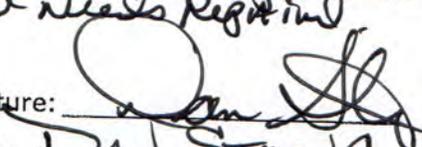
### Findings of Facts:

~~Certain Link Fence Did Not Meet US 31 Overlay District Ordinance. White Vinyl/PVC Fence Approved With Required Landscaping per Article 7.20 Telecommunication Standards.~~

This criterion has has not been met. With Following Commitments

### Conditions Approved:

~~White Fence with Required Landscaping As Noted Above Commitment In Writing That Fence and SHRUBS will be Maintained - With Concom Review. Replacement Required of SHRUBS and Fence Repair within 6 Months IF SHRUBS Die or Fence Needs Repairing~~

Signature: 

Print: DAN STRONG

Date: 10/08/2025

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-13-C4

Petitioner Name: Vertical Bridge/Eric's Storage

### 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:

*Approved*  
white PVC w/ <sup>Evergreen</sup> ~~trees~~ every 10' (20 total)  
~~Contingent on Appeal~~

This criterion has / has not been met.

- Inspection of Trees Every Year + fence maintained w/ written commitment

Conditions Approved:

- ~~Review~~ update me 6 months

- white PVC w/ evergreen
- maintenance via 6 monthly
- Review yearly.

Signature: *Eric Hayden*  
Print: Eric Hayden

Date: 10/8/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-13-C4

Petitioner Name: Vertical Bridge/Eric's Storage

### 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:

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This criterion has / has not been met.

### Conditions Approved:

White PVC Fence, Evergreens 10' O.C. yearly inspection  
of trees + fence per building inspector. Maintenance by 6 months.

Signature:   
Print: Marc V. Dillen

Date: 10-8-25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-13-C4

Petitioner Name: Vertical Bridge/Eric's Storage

### 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:

BELIEVE REQUIREMENTS ARE MET

This criterion has / has not been met.

Conditions Approved:

WHITE FENCE (PVC) 10' EVERGREENS  
INSPECTIONS TO MAINTAIN + VEGETATION IS ALIVE  
REVIEWED BY PLANNING DIRECTOR + PETITIONER  
4 TO 6 MONTHS ADDRESS TO/REPAIRS

Signature: Dennis Schrum  
Print: DENNIS D. SCHRUM

Date: 10/8/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-13-C4

Petitioner Name: Vertical Bridge/Eric's Storage

### 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:

2 fronts

Possible white fence, and 20 trees

This criterion has / has not been met.

Conditions Approved:

white fence and trees (20)

Signature:



Date:

10/8/25

Print:

Wm Fred Hebner

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-13-C4

Petitioner Name: Vertical Bridge/Eric's Storage

### 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:

Proposed w/ chain link does not meet ordinance. Requested solid white PVC as a compromise.

This criterion has / has not been met.

### Conditions Approved:

White PVC fence to surround faces every 10'. Maintenance of fence to landscaping w/ written commitments. Repair w/ in 6 mos.

Signature: \_\_\_\_\_

Print: Harrison Messman

Date: 10/5/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-13-C4

Petitioner Name: Vertical Bridge/Eric's Storage

### 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:

~~Chain link Fence is to code. White Plastic Fence would be preferred - discussion weather to allow petting these to be no shrubs or tree.~~

This criterion has / has not been met.

### Conditions Approved:

~~Customer will abide by 31 Overlay w/ white Fence of shrubs or trees. Review by Planning Department Authority of MAINTENANCE Fence. Owner of property to visit monthly to fix shrubs/trees/feeding.~~

Signature: Dennis [Signature]

Print: DENNIS [Signature]

Date: 10/8/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-13-C4

Petitioner Name: Vertical Bridge/Eric's Storage

### 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:

White PV fence with evergreen trees  
that are maintained by petitioner  
and reviewed annually by the Director to ensure  
fence + landscaping is being maintained, replacing dead plants  
+ fence within 6 months

Signature: Wendy Gillespie

Print: Wendy Gillespie

Date: 10/8/25

**CICERO / JACKSON TOWNSHIP  
PLAN COMMISSION**

**AESTHETIC REVIEW FINDINGS OF FACTS**

Docket: PC- 1025-13-C4

Petitioner Name: Vertical Bridge/Eric's Storage

**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:

*Approved with conditions*

This criterion has / has not been met.

**Conditions Approved:**

*written commitment stating a yearly review that the fence is maintained for cleanliness and landscape viability.*

*Discrepancies required within 6 months.*

Signature: *[Signature]*  
Print: *Mark A. Morris*

Date: *10/1/25*