



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Agenda

September 17th, 2026

7:00pm

Roll call of Members:

Present:

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

1 Declaration of Quorum

2. Approval of Minutes

August 12th, 2026

3. Old Business:

Docket No: BZA-0826-25-C4

Petitioner: Cargo Loop/North-Hill Realty

Petitioner's Address: 22275 US 31 N, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 22275 N US 31, Cicero, IN 46034 seeking relief from Article 5.30 of the Cicero/Jackson Township Zoning Ordinance to allow warehouse doors on the front façade and to face east. Whereas Article 5.30 states that no warehouse doors shall be allowed on the front façade facing east.

Docket No: BZA-0826-26-C4

Petitioner: Cargo Loop/North-Hill Realty

Petitioner's Address: 22275 US 31 N, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 22275 N US 31, Cicero, IN 46034 seeking relief from Article 5.30 of the Cicero/Jackson Township Zoning Ordinance to allow loading berths to face east and be in front of the building. Whereas Article 5.30 states that loading berths shall be oriented so as not to be visible from the east and be to the side or rear of a building.



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Docket No: BZA-0826-27-C4

Petitioner: Cargo Loop/North-Hill Realty

Petitioner's Address: 22275 US 31 N, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 22275 N US 31, Cicero, IN 46034 seeking relief from Articles 7.7 and 5.30 of the Cicero/Jackson Township Zoning Ordinance to: allow a reduction of plantings required in and around parking areas. Whereas: Articles 7.7 and 5.30 state that plantings shall be within fifteen (15) feet of the building façade and every twelve (12) feet.

Docket No: BZA-0826-32-R1

Petitioner: Josh Wolfington

Petitioner's Address: 14 Point Lane, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 14 Point Lane, Arcadia, IN 46030 seeking relief from Article 7.22 Architecture Standards. Whereas Article 7.22 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall have brick or natural cut stone as the primary building material on all facades of accessory structures in the "R1" district.

4. New Business:

Docket No: BZA-0926-33-R3

Petitioner: Todd/Sue Clevenger

Petitioner's Address: 1120 Cape Coral Drive, Cicero, IN 46034

A Development Standard Variance application concerning Article 3.8 R3 District Standards of the Cicero/Jackson Township Zoning Ordinance was submitted for the property located at 1120 Cape Coral Drive, Cicero, IN 46034 to allow side yard setbacks to be five (5) feet. Whereas Article 3.8 R3 District Standards of the Cicero/Jackson Township Zoning Ordinance states that side yard setbacks shall be fifteen (15) feet.

Docket No: BZA-0926-34-R3

Petitioner: Craig Bowen/Amy Featherson

Petitioner's Address: 22412 Voss Hiatt Ave, Cicero, IN 46034

A Development Standard Variance application concerning Article 7.5 Accessory Structure Standards of the Cicero/Jackson Township Zoning Ordinance was submitted for the property located at 22412 Voss Hiatt Ave, Cicero, IN 46034 to allow a structure to exceed sixty percent (60%) of the Finished Floor area of the Primary Structure. Whereas Article 7.5 Accessory Structure Standards of the Cicero/Jackson Township Zoning Ordinance states that the size of accessory structures may not exceed sixty percent (60%) of the Finished Floor Area of the Primary Structure in the R3 district.



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Docket No: BZA-0926-35-R3

Petitioner: Craig Bowen/Amy Featherson

Petitioner's Address: 22412 Voss Hiatt Ave, Cicero, IN 46034

A Development Standard Variance application concerning Article 3.8 R3 District Standards of the Cicero/Jackson Township Zoning Ordinance was submitted for the property located at 22412 Voss Hiatt Ave, Cicero, IN 46034 to allow an accessory structure to exceed eighteen (18) feet in height. Whereas Article 3.8 R3 District Standards of the Cicero/Jackson Township Zoning Ordinance states that the Maximum Structure Height shall be eighteen (18) feet for Accessory Structures.

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:**

October 22nd, 2026

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

Harrison Massone – Council President Appointment – Term 01/01/2026 – 12/31/2029

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

Steve Zell – Council Appointment – Term 01/01/2026 – 12/31/2029



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Board of Zoning Appeals Meeting Minutes

August 20th, 2026

7:00pm

Roll call of Members:

Present:

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

Absent:

Steve Zell

1 **Declaration of Quorum:** Chairman Bockoski declared a quorum with 4/5 members present. Adding to the petitioners: You have the option to postpone your petition since we do not have all members present. It does require three votes favorable or three votes unfavorable to pass either way. With all five members it is easier to achieve, we do have a quorum.

2. Approval of Minutes

Mr. Berry made a motion to approve meeting minutes from July 16th, 2026, as presented. Mr. Thomas second. All present in favor.

3. **Old Business:** No old business.

4. New Business:

Chairman Bockoski stated there are a number of dockets for the same petitioner. All will be read into the record, discuss them as a group, address them separately as far as questions and vote on them separately.

Docket No: BZA-0826-22-C4

Petitioner: Cargo Loop/North Hill Realty

Petitioner's Address: 22275 N US 31, Cicero, IN 460340

A Development Standards Variance application has been submitted regarding the property located at 22275 N US 31, Cicero, IN 46034 seeking relief from Article 7.13 of the Cicero/Jackson Township Zoning Ordinance to: not have a deciduous shade tree for every ten (10) parking spaces. Whereas Article 7.13 states that there shall be one (1) deciduous



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shade tree per ten (10) parking spaces.

Docket No: BZA-0826-23-C4

Petitioner: Cargo Loop/North Hill Realty

Petitioner's Address: 22275 N US 31, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 22275 N US 31, Cicero, IN 46034 seeking relief from Article 7.13 Cicero/Jackson Township Zoning Ordinance to exceed 30% of the parking spaces in front of the primary structure. Whereas Article 7.13 states that a maximum of 30% of the parking spaces shall be in front of the primary structure.

Docket No: BZA-0826-24-C4

Petitioner: Cargo Loop/North Hill Realty

Petitioner's Address: 22275 N US 31, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 22275 N US 31, Cicero, IN 46034 seeking relief from Article 5.30 of the Cicero/Jackson Township Zoning Ordinance to allow a one-story building. Whereas Article 5.30 states that building height shall be two (2) story minimum.

Docket No: BZA-0826-25-C4

Petitioner: Cargo Loop/North Hill Realty

Petitioner's Address: 22275 N US 31, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 22275 N US 31, Cicero, IN 46034 seeking relief from Article 5.30 of the Cicero/Jackson Township Zoning Ordinance to allow warehouse doors on the front façade and to face east. Whereas Article 5.30 states that no warehouse doors shall be allowed on the front façade facing east.

Docket No: BZA-0826-26-C4

Petitioner: Cargo Loop/North Hill Realty

Petitioner's Address: 22275 N US 31, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 22275 N US 31, Cicero, IN 46034 seeking relief from Article 5.30 of the Cicero/Jackson Township Zoning Ordinance to allow loading berths to face east and be in front of the building. Whereas Article 5.30 states that loading berths shall be oriented so as not to be visible from the east and be to the side or rear of a building.

Docket No: BZA-0826-27-C4

Petitioner: Cargo Loop/North Hill Realty

Petitioner's Address: 22275 N US 31, Cicero, IN 46034



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A Development Standards Variance application has been submitted regarding the property located at 22275 N US 31, Cicero, IN 46034 seeking relief from Articles 7.7 and 5.30 of the Cicero/Jackson Township Zoning Ordinance to: allow a reduction of plantings required in and around parking areas. Whereas: Articles 7.7 and 5.30 state that plantings shall be within fifteen (15) feet of the building façade and every twelve (12) feet.

Docket No: BZA-0826-29-C4

Petitioner: Cargo Loop/North Hill Realty

Petitioner's Address: 22275 N US 31, Cicero, IN 46034

A Special Exception Use application has been submitted regarding the property located at 22275 N US 31, Cicero, IN 46034 to allow automobile and truck storage (outdoor).

Whereas Article 4.16 of the Cicero/Jackson Township Zoning Ordinance lists automobile/truck storage as a Special Exception Use in the "C4" district.

Andy Wert 7273 Warsaw Rd Indianapolis. Here as agent for Cargo Loop, LLC, here with is facility manager for Cargo Loop. Understand from previous message options for continuing but would like to talk about entire project. Chairman Bockoski stated feel free to condense as see fit and we will likely ask questions in succession. Mr. Wert stated Cargo Loop had been part of Cicero Jackson Township since 2010, salvage exporter. INDOT has recently closed our access, changed our address to 22276 Englewood Road. Business continues to be successful and proposing a number of improvements to the site. Not necessarily for expansion but improvements to increase operational efficiency as well as provide aesthetic improvements. Looking to demolish the existing 4000 square foot building and replace it with a 20000 square foot office/warehouse. This building will initially be serviced by private well, understand that public water will be available as early as next year by Hamilton County Utility district. Sanitary will be for now be handled by current system. Discussion by surrounding property owners on extending sanitary sewer line but understand it will not be utility funded project. Six variances and special exceptions. There is no use change. Building height wise has appearance of two story but in reality only one story. Building front will face Englewood, most of building needs to be accessible to semi-trucks. Landscaping proposal and façade to make appealing. Mr. Wert explained the layout.

Chairman Bockoski asked what are the plans for the deciduous trees on the lot. Mr. Wert questioned the four that are there. Chairman Bockoski stated no, you are wanting relief from having one per 10 parking spaces, curious to what the landscaping goes- how many deciduous trees are on the lot. Mr. Wert answered with the limited number of parking spaces, we would not be planting any on the parking lot itself. Mr. Culp questioned if the indicated trees are existing or new. Mr. Wert stated along the end of the parking lot. Mr. Thomas clarified that the only trees you are planting are along Englewood along the fence. Mr. Wert answered correct. Mr. Massonne questioned how many employees work at this building. Mr. Wert stated he needed help with that.



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Daniel York 3704 Eagle Creek Blvd, Whitestown. We currently have 4 office personnel and 12 working in the yard. This larger warehouse will allow us to expand the 12. Mr. Massonne questioned if there were a designated number of employee parking spaces. Mr. York stated no. Mr. Massonne questioned do the drivers originate from your yard or from a transit company. Mr. York answered they keep their trucks on site. Containers on their chassis on site. Mr. Massonne questioned if there is drainage in the impervious surface or run-off. Mr. Zawadzki answered mostly just run-off, it will require approval from surveyors' office. Chairman Bockoski questioned the pavement plan for all this structure. Mr. York stated all the eastern area will be asphalt; the rest would be the current surface. (comment was gravel). Mr. Berry questioned how many deliveries and receipts will you have each day. Mr. York answered currently we are looking at six containers each day, so empties coming in and six going out. Mr. Berry questioned how many days. Mr. York answered we are five days a week. First shift operation only. Mr. Massonne questioned (using monitor) looking at images, all of this is noted to stay. Are you keeping the fence? Mr. York indicated they are wanting to keep the fence, because there is an electrical fence within the chain-link. If we were to extend to the west, we would block the easement. Mr. Massonne questioned the fence along the 31 side, and if there would be landscaping. Mr. York stated that fence would stay. Mr. Massonne explained the US Overlay district corridor project and landscaping. Mr. York stated the current fence, and landscaping was requested at prior board meeting, in 2019. Mr. Zawadzki stated there is existing landscaping there and Overlay District was developed after, and they met the previous standards with variances. Mr. Massonne questioned landscaping, stating he didn't see it, see cinder blocks and weeds. Mr. Zawadzki stated yes landscaping would be required. Mr. York stated there are bushes. Chairman Bockoski questioned which side is being discussed, the west side was answered. Mr. Massonne stated the intention of the Overlay District is to clean up the east and west sides. The east side could potentially be homes in the future, would be a buffer from the homes. Mr. Zawadzki stated both sides have the same standards. Mr. York stated applied for variance from west side. Mr. Thomas questioned when IDOT paid for taking away entrance, did they give you any funds for trees or plants, or anything in agreement. Mr. York answered no (and couldn't hear rest of explanation). Chairman Bockoski questioned Mr. Culp and Mr. Zawadzki, the previous variance from 2019 is expired. Which variance is expired. Mr. Culp stated the Land Use, we were trying to clean up, there were a lot of Land Uses at the time. We were trying to clean up/draw a line under some of those uses to be phased out, which was the reason for the expiration. What they are proposing here all are permitted "as is", except for the Special Exception. The Special Exception is for the storage. Chairman Bockoski asked for the satellite view, asking if either of the properties from the north or south are affiliated with Cargo Loop. Mr. York answered no, 22271 is auto repair business. Mr. Thomas questioned if there is any impervious surface on any of it, along Englewood, all used to be junkyard. Mr. York answered since 2019, we improved this area that was junkyard. Monitor was used to indicate which areas. Mr. Culp



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added that for drainage purposes, the surveyor's office approved gravel. Chairman Bockoski stated the next docket is the parking, the parking once the building is done will primarily be to the back of the building, will there be anything to the front of the building? Mr. York answered a few spaces in this area (monitor used). Chairman Bockoski stated this doesn't make sense to him and read the variance. Almost seems non-applicable. Mr. Thomas stated they are not having parking in the front, standard states maximum. Mr. Zawadzki explained they would be using the other side which is considered front as well. It is so we make sure we met the standards; there is two fronts on this building and the US31 Overlay district conditions. Mr. Zawadzki explained that after discussion with Mr. Culp, whichever is stricter is the one to use. Mr. Culp stated in one case the Overlay standard is stricter. Mr. Thomas questioned, are we holding them to the new Overlay district standards or grandfathering them into the whole overlay district. Mr. Culp explained that anything new would have to conform or requires a variance. Mr. Thomas verified aesthetic review requirement. Mr. Zawadzki stated they will go before the PC. Chairman Bockoski stated the next one is the height of the building. Asked for explanation, explain what is going on inside the building. Mr. York explained that in the warehouse portion the forklift pulls the car in, parts removed to prepare for storage. Chairman Bockoski questioned how tall, is it close to a second story. Mr. York stated yes that we talked about a mezzanine until we saw the price and we don't need that much space. Mr. Massonne stated 24 feet is what is listed. Mr. Zawadzki stated when developed standard we defined as one floor over another. Mr. Massonne stated it looks nice from the outside, but you just don't need it, correct. Mr. Thomas stated could be added in later. Chairman Bockoski stated the next docket is doors on the front not on the back, the east being the front. Asking what the reason for the placement. Mr. York explained the process and why a circular flow is ideal. Rotating the building would take up too much storage space. Mr. Culp further adding they would have to be on the north or south side, because they have two fronts. Chairman Bockoski stated to him, US 31 is no longer the front of the building. It will face the commerce that is going back and forth, the area will be commercial. Chairman Bockoski continued by saying the Plan Commission will decide this but if you have enough foliage on the Englewood side it would be good. We will see semi's facing the main entrance, not just Cargo Loop, to protect the vision there needs to be a significant amount of fence/foliage to block. If the situation was reversed and the loading docks were in the west side of the building. You would still have semis on the west side. Mr. Thomas clarified if you flipped everything, you would still have to have significant amount of storage visible on the east. Mr. York answered yes or we would have to move the building up all the way to the edge. Chairman Bockoski asked is there hardship in doing that, moving to the tree row. Mr. York stated we would have to redesign the building. We were planning on parking spots on Englewood for the offices. Brief discussion on rotation. Mr. Thomas questioned if trucks are parked there 24/7. Mr. York stated four would be. Mr. Massonne questioned if you looked at north/south orientation. Mr. York answered we looked at varying options and of those this is the plan that works best for us.



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Chairman Bockoski stated the next docket is the loading berths or docks facing the east instead of the west, similar to the warehouse doors. Mr. York stated there is no warehouse doors on the front. Elevations are discussed. Chairman Bockoski clarified comments previously that Mr. Massonne made. Mr. Massonne stated yes, if rotated would not be the variances. Adding there are nine berths, are you planning on expanding soon. Trucks stay overnight to load. Chairman Bockoski stated the reduction of plants is the next one. The last one is the use. Any questions by Board members? Mr. Massonne asked if there was a reason not to have plantings around the building? This would be on the office side. Discussion in the background-not able to hear. Mr. Wert stated could possibly put landscaping around the office area. Chairman Bockoski stated this says a reduction, are you planning on any plantings around the building. Mr. York stated we were not intending to. Mr. Massonne stated don't take comments as picking on you, your business has a niche that you require different things than this overlay has. You will be the first one and we are all learning and setting a look. Mr. York explained that they have been working on this for 14 months. Discussion on timing of the Overlay district. Mr. Thomas questioned the process for variance for landscaping. Mr. Culp answered they are two separate groups and explained the process. Mr. Zawadzki explained the wording of the variance was to address the requirement of the Overlay District; they do not want to have plantings around the building at all because the nature of the business. Mr. Culp stated they are having plantings out front at the road to block the building as much as possible. Mr. Culp stated it isn't overruling; the Plan Commission is in charge of Aesthetic Review. Are they asking for a reduction of every 12 ft, or none? They are asking for reduction. Mr. Zawadzki stated the intent is to seek relief from meeting this standard. That is why the wording. Mr. Culp stated it says allow a reduction. If the BZA wanted to do approve that they could. Mr. Massonne asked what the timeline is to construct. Mr. York stated once the entrance is done, as soon as possible, because the hardship with US 31 is an issue. As soon as we get approvals we would go with the entrances, the building itself is a slow plan waiting on utilities. Mr. Massonne questioned Mr. Zawadzki, is any decision we make tonight, or the PC makes going to hinder them from having the two entrances put in. Mr. Zawadzki no it shouldn't. Mr. Massonne stated he felt meeting the ordinances best we can and exploring efficiencies in the building would help him get past the amount of variances we have. If there are opportunities to meet more of the variances, like the doors. That is why I am asking the timeline. Mr. York stated it is hard right now, all the trucks have to travel across rough services, employee parking, everything is happening on the west end. Mr. Thomas asked if applied for the road cuts with the county. Mr. York stated this is the biggest step for us. Chairman Bockoski stated the last is the water situation, what is going on currently and the future plan. Along with fire suppression how it is to work without having the commercial hook up with water and sewer in play. Mr. York stated right now one or two wells for



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suppression tanks to hold water and have pump ability. This is not in place currently. Chairman Bockoski questioned what they do now. Mr. York explained the fire extinguishers in the areas. Mr. Culp guessed that the current building didn't have to have sprinklers. The new building would bring that requirement. Chairman Bockoski with what you have planned now, your scheduled to get water and sewer in 2027. Mr. York stated date is not firm can't nail down with anyone. Discussion of rumors, and current fire hydrant placement. Chairman Bockoski stated what you have on your plan, presenting to us mitigates until such time sewer and water is available from the county. Mr. York stated he hopes that as we do through the process, the date is firmed up so we can adjust our plans accordingly. Chairman Bockoski clarified that the fire suppression plan will be in place until water and sewer is available. So, if this gets approved, it will have to be there until water is available. Mr. York agreed. Chairman Bockoski questioned if seeking any relief from that piece on timeline for construction. Water being contingent on you actually building or are you wanting to go through with what you are proposing as soon as possible. Mr. York stated we have split the project into two parts because of this, to focus on the entrances first to get that done. Then to start with the office/warehouse process. That's why we have been trying to determine the water. Mr. Thomas questioned if water and sewer was there, outside of fire suppression would you change the design of the building. Mr. York answered no. Chairman Bockoski asked if further questions before public hearing. Mr. Thomas questioned Mr. Zawadzki, if we give approval tonight, they have a year to start? Mr. Zawadzki stated they have two years. Mr. Culp stated prior we didn't have a hard and fast rule, now it is two years unless you guys change it. Discussion ensued.

Mr. Thomas made a motion to open the public hearing on these items on the docket.

Mr. Berry second. All present in favor.

No public.

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

Chairman Bockoski questioned the Board if any questions, stipulations to consider. Mr. Massonne discussed item number 27, adjusting to zero. Mr. Culp adding, based on conversation if you do approve zero for the landscaping around the building, you add they do what the Plan Commission finds appropriate along the road. Chairman Bockoski asked what that looks like to you. Mr. Culp suggested, if you approve zero plantings along building it would be contingent upon making any plantings, landscaping improvements found necessary by the Plan Commission. They will do the Aesthetic Review and will be aware of the motion.

Chairman Bockoski stated because there are so many of them, the motions to be entertained contain verbiage of what the motion is, to ensure the motion is straight. We will be voting on all these separately.



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Mr. Massonne made a motion to approve BZA-0826-22-C4, which is regarding Article 7.13 which states one deciduous shade tree per 10 parking spaces, this is relief from that article. Mr. Thomas second.

**Mr. Massonne-approve, Mr. Bockoski-no, Mr. Berry-approve, Mr. Thomas-approve
Motion approved 3-1.**

Mr. Massonne made a motion to approve BZA-0826-23-C4 which is seeking relief from Article 7.13 where parking space in front of primary structure will exceed 30%. Mr. Berry second.

**Mr. Berry-approve, Mr. Thomas-approve, Mr. Massonne-approve, Mr. Bockoski-approve
Motion approved 4-0.**

Mr. Massonne made a motion to approve BZA-0826-24-C4, which is seeking relief from Article 5.3 to allow a one-story building instead of two. Mr. Thomas second.

**Mr. Thomas-approve, Mr. Massonne-approve, Mr. Bockoski-approve, Mr. Berry-approve
Motion approved 4-0.**

Mr. Massonne made a motion to approve BZA-0826-25-C4 seeking relief from Article 5.30 to allow warehouse doors on the front façade which faces east. Mr. Thomas second.

**Mr. Bockoski-no, Mr. Thomas-approve, Mr. Berry-approve, Mr. Massonne-no Motion
denied 2-2.**

Mr. Massonne made a motion to approve BZA-0826-26-C4 seeking relief from Article 5.3 to allow loading berths to be facing east (front of the building). Mr. Thomas second.

**Mr. Berry-approve, Mr. Thomas-approve, Mr. Massonne-no, Mr. Bockoski-no. Motion
denied 2-2.**

Mr. Massonne made a motion to approve BZA-0826-27-C4 seeking relief from Article 7.7 and 5.3 to allow reduction of plantings to be zero, also include Plan Commission input to allow on relocation of plantings to the east to block view. Mr. Thomas second.

**Mr. Massonne-approve as amended, Mr. Bockoski-no, Mr. Berry-no, Mr. Thomas-
approve as amended. Motion denied 2-2.**

Mr. Massonne made a motion to approve BZA-0826-29-C4 to allow automobile and truck storage outdoors, where Article 4.16 notes this as a Special Exception. Mr. Thomas second.

**Mr. Bockoski-yes, Mr. Berry-approve, Mr. Thomas-approve, Mr. Massonne-approve.
Motion approved 4-0.**



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Chairman Bockoski stated to Mr. Culp three of the items were split, requirement is three votes one way or the other, what are the proceedings. Mr. Culp answered they have the option to come back next month for a second vote with five members, or they can proceed without these variances. We would need to make sure all are available; we would need to go through again as Mr. Zell wasn't able to hear the petitioner. Chairman Bockoski questioned if petitioner is clear on the next steps. Mr. York stated not all. Mr. Culp stated reread the split vote motions. Mr. York asked what the difference is between loading doors and berths. Mr. Zawadzki answered if you have a ramp it is considered a berth. Mr. Culp summarized that two people are not comfortable with the doors facing the east. Mr. York questioned regarding the frontage, is it the Board's decision that the west side is not a frontage road. Chairman Bockoski stated he didn't think we could clarify that. Mr. Culp stated our ordinance defines it like that, and they can say you don't have to meet one of the requirements, but they cannot undo what the ordinance defines. Mr. York questioned if they put on the west side would that work. Mr. Culp stated it would require a variance, but they might feel different. You are so far from US 31 they may feel differently. Mr. Culp stated we are still in the meeting if anyone wanted to comment. Chairman Bockoski expressed the fact that he is comfortable explaining his thought process. For the record: what Cargo Loop is doing in that area far outweighs your neighbors. You have done a great job out there. It is a gateway to the community. There are different standards from 2019 due to the Overlay district. Chairman Bockoski stated he sat on the Overlay district commission and there is a specific mindset on what the area is supposed to look like. You deserve to hear where I am coming from. Chairman Bockoski stated he believes the front of your building is Englewood to him and thoughts are for the Overlay District doesn't believe there should be doors to the main operation that face or advertise what is going on in the building. Again, my opinion, something that is masked. My ask if I have one is and not sure it's fair because you know your business and seem to do a good job of it. But my ask would be to turn the building sideways and move the offices to the front facing Englewood, move the building toward Englewood and give yourself the north and south to operate. Chairman Bockoski stated he has no right to ask the petitioner to do that, you are the business owner and know your business and are passionate about it. But in contrast I have a vision of what the area is to become and think you can achieve that with some changes. Again, that is my opinion, and I want to have it because I respect what you have done so far and will continue to do. Mr. York expressed his appreciation. Mr. Massonne added he agreed with what was said, you can get away with what you're doing without many variances. Chairman Bockoski shared he works in an environment that has similar concerns. Mr. Culp questioned if they were to flip the building and only have these two big doors, would that change feelings. I know you would rather see it orientated north/south, but would you be comfortable? Chairman Bockoski thanked for the question but stated with 180 would still have traffic entering the doors and would probably vote the same way. Based on what the petitioner has said, and I perceive has to happen. Same purpose and the same look/review. Brief



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discussion ensued. Mr. Berry questioned if they went north/south is Englewood is still considered the front. Mr. Culp stated we define it as the road, so that is why US 31 makes the second front. Monitor was used again to orientate the property. Mr. Culp states if the petitioner comes back next month and makes a case that this orientation doesn't work for the operation, would that make you reconsider. Chairman Bockoski stated he is open; he is looking at the view and presentation from Englewood. Mr. Wert questioned truck activity. Chairman Bockoski stated he feels he would see more of the operation from the front than he would like to see.

Mr. York thanked the Board for their discussion. Mr. Wert stated he didn't know if they would have enough time for redesign for next month. Chairman Bockoski stated we just can't discuss it, Frank can. Mr. Culp stated the three would be BZA-0826-25-C4, BZA-0826-26-C4, and BZA-0826-27-C4 were ties, they would hear again on September 17, 2026, at 7:00 p.m. at same location. If you want more time, let us know and we can work it out. Mr. Culp advised tabling those three.

Mr. Massonne made a motion to BZA-0826-25-C4, BZA-0826-26-C4 and BZA-0826-27-C4 until next meeting. Mr. Thomas second. All present in favor.

Docket No: BZA-0826-28-R1

Petitioner: Josh Wolfington

Petitioner's Address: 14 Point Lane, Arcadia, IN 46030

A Development Standards Variance application has been submitted regarding the property located at 14 Point Lane, Arcadia, IN 46030 to allow an accessory structure to be located 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 located to the side or rear of the primary structure in the "R1" district.

Chairman Bockoski stated there are three others, we will read them into the minutes and discuss together but vote separately.

Docket No: BZA-0826-30-R1

Petitioner: Josh Wolfington

Petitioner's Address: 14 Point Lane, Arcadia, IN 46030

A Development Standards Variance application has been submitted regarding the property located at 14 Point Lane, Arcadia, IN 46030 to allow an accessory structure to be 4,928 square feet. Whereas Article 7.5 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure may not exceed 65% of the finished floor area of the primary structure in the "R1" district.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket No: BZA-0826-31-R1

Petitioner: Josh Wolfington

Petitioner's Address: 14 Point Lane, Arcadia, IN 46030

A Development Standards Variance application has been submitted regarding the property located at 14 Point Lane, Arcadia, IN 46030 to allow an accessory structure to exceed twenty (20) feet in height. Whereas Article 7.5 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall not exceed twenty (20) feet in height in the "R1" district.

Docket No: BZA-0826-32-R1

Petitioner: Josh Wolfington

Petitioner's Address: 14 Point Lane, Arcadia, IN 46030

A Development Standards Variance application has been submitted regarding the property located at 14 Point Lane, Arcadia, IN 46030 seeking relief from Article 7.22 Architecture Standards. Whereas Article 7.22 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall have brick or natural cut stone as the primary building material on all facades of accessory structures in the "R1" district.

Josh Wolfington 14 Point Lane, Arcadia. Here to discuss a secondary accessory structure at my primary residence. It is an 88x56 pole barn, mixed use structure, primarily storage and an area for my kids. The variance request is for the location to the side of the home, have been thoughtful on the placement. There are pine trees to the northwest to hide the structure. The other variance request is regarding size. Going back to the first request, for the front of the property. Being a lake community most of the other properties have similar situations. Mr. Wolfington stated he estimated that 70% of the homes in neighborhood that have accessory structures are in the front yard. Of the 70% estimate that 25% are of the same structure and building materials, of similar size. Height variance, 18-foot side walls, reason is for the basketball hoop size, the door to the southwest will have a shop structure. That will house lawn equipment. Same pitch as the home, barn doors will be same style and color as home. Posts will have stone at bottom of base to mirror the home. Chairman Bockoski questioned the monitor photo-are the doors facing the lake. Mr. Wolfington stated yes, because of the odd shape of the lot, it is angled. It does sit back from the road. Chairman Bockoski questioned if visible from the road. Mr. Wolfington answered trees to the southwest, you pretty much would not be able to see. Closer to the lake most of the trees would hide the majority of it. Monitor used to describe trees that would be saved. Chairman Bockoski questioned if the structure in the photos would remain. Mr. Wolfington stated we aren't going to remove it but will move it further into the trees. Driveway would continue into the building. Mr. Berry questioned the windows at the top, is it a two-story building? Mr. Wolfington stated there would be a loft area, just the two sliding windows. (there are four windows) Chairman Bockoski questioned how tall. Mr. Wolfington answered sidewalls are 18 foot, based on the pitch, very top 22 feet. Mr.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Thomas questioned the porch facing the lake. Mr. Wolfington pointed out which side, stating the rest faces our house. Mr. Thomas asked what is the side facing the road. Mr. Wolfington answered it will be no windows with closed off walls, no porch. Mr. Berry questioned the two large doors; did you mention farm equipment? Mr. Wolfington replied on the other side they are 12x14, one for boat storage the other for future use. Perhaps an RV. Mr. Berry questioned if it is agricultural. Mr. Wolfington answered no. Mr. Berry questioned the loft area; will it be like a living quarters. Mr. Wolfington stated no, no bathrooms or living quarters, just a hangout space for the kids. Mr. Berry questioned water and electricity. Mr. Wolfington stated no water based on septic capacity. Electrical yes and heating we are doing radiant flooring, heating water through pipes in floor. No cooling- just ceiling fans for the summer. Mr. Thomas questioned the colors shown. Mr. Wolfington answered yes a charcoal gray and roof black- a more expensive board and batten metal. House is white board and batten. Mr. Thomas questioned you didn't want it to match the house." Mr. Wolfington answered no, wife has plans to update the house, and when questioned stated a dark green. Mr. Massonne asked many square feet is the house. Mr. Wolfington answered 2500 on main with full basement, approximately 5000 sq. ft. House was built in 2020 and at the time we thought about the barn at the same time as the house. Mr. Thomas stated when he drove by the house appears to be tall- two story. Mr. Wolfington stated vaulted ceilings with high pitch, this will not be as tall as the home. Mr. Wolfington indicated precedence last year at almost identical project at 25 Point Lane. Similar look and style and similar size 80x50. It is closer to the road. (Monitor used to show Board). Actually 24 Point Lane. Can see ours from the road but tucked more into the side yard. Monitor used for Board visibility of the neighbors.

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

No public

Mr. Berry made motion to close the public meeting. Mr. Thomas second. All present in favor.

Chairman Bockoski asked for any questions from the Board members. Chairman Bockoski also stated if there was a façade on this, it would have to be the entire outside of the building or is it a percentage. Mr. Zawadzki stated the standard is stone and or match the house. Mr. Wolfington stated the primary residence stone is less than 50%. Apron is below the windows. Mr. Thomas questioned the end of building would not have any windows; do you have an aversion to adding windows. Mr. Wolfington stated he didn't want to harp on it, but 24 Point Lane doesn't have any stone or windows. Chairman Bockoski stated we understand that, but we do not have any precedence, we treat each one separately. Chairman Bockoski asked for the photo in packet, next to house. Mr. Wolfington explained the front plane of the house, the lot size and shape. Discussion



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

ensued on current conditions including the slope to the lake. Mr. Berry asked where the septic was located.

Chairman Bockoski thanked the petitioner and ask Board members for any questions or stipulations. Did hear Mr. Thomas ask about a window. Mr. Thomas asked if anything was planned. Mr. Wolfington mentioned trees and placement. Mr. Thomas stated something to soften. Mr. Massonne questioned if there was a reason on the second variance you couldn't get to 65%. Mr. Wolfington stated from the primary-that would be like 4000 sq. ft. with all the plans including the basketball hoop and loft it would not work. We don't have an RV but didn't want to build and have to reconfigure in future. Discussion on placement inside, including boat and trailer 25ft and 31ft of basketball court and storage.

Mr. Massonne made a motion to approve BZA-0826-28-R1 for accessory structure in front of primary as presented. Mr. Berry second.

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

Mr. Massonne made a motion to approve BZA-0826-30-R1 for the structure to exceed 65% of the primary. Mr. Berry second.

Mr. Massonne-no, Mr. Bockoski-no, Mr. Berry-no, Mr. Thomas-no. 0-4

Mr. Massonne made a motion to approve BZA-0826-31-R1 for the height to exceed 20 ft. Mr. Berry second.

Mr. Berry-no, Mr. Thomas-no, Mr. Massonne-no, Mr. Bockoski-yes. 1-3

Mr. Massonne made a motion to approve BZA-0826-32-R1 for the brick or natural cut stone to match the primary structure. Mr. Berry second.

Mr. Thomas-approve, Mr. Massonne-no, Mr. Berry-no, Mr. Bockoski-yes. 2-2

Chairman Bockoski explained to Mr. Wolfington that last one is split, for brick or natural cut stone so we need a deciding vote. We will table and be on docket next month. Mr. Wolfington questioned the one denied was regarding? Chairman Bockoski stated the size, 65% of primary structure needs to conform. Adding the height was denied as well. Can only be 20 feet tall. Mr. Culp stated he would want it tabled and added it on September 17, 2026, here at Town Hall.

Mr. Wolfington asked if the Board would share some of the reasoning for the denials. From his understanding of other structures in the neighborhood being approved with similar size, hard to understand why this one would be signaled out. Chairman Bockoski his thoughts were that if it was brought down to what is 65%, you aren't very far off with thought process, the basketball court piece comes into play. Adding he would move the RV out and play basketball. Mr. Wolfington stated the RV is not there, only thing going in there now



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

is the boat, and tried to stress the size of the boat. Chairman Bockoski also stressed the neighborhood and what is allowed via standards. Mr. Wolfington stated the height would come in under the height of the primary. Mr. Massonne asked if had to be over 20 feet to play basketball. Mr. Wolfington answered the 18-foot walls are for the shop area and to have the loft, 8 ft walls, adding on the pitch. Mr. Berry questioned the purpose of the loft. Mr. Wolfington stated it's not the loft but the shop area to close off the area for the tractor. Mr. Massonne stated he might have been different if it was ag equipment and you needed sliding doors or something. Mr. Thomas normally it is 16 ft for a motorhome. Mr. Massonne explained that the Board has to demonstrate the hardship, why it can't be done. Chairman Bockoski explained they would not be discussing the size, that is done. We did split the vote on the brick/stone. What we need you to do is explain why it is necessary for you to not put it on as required. And also try to stay away from the precedence because it doesn't come into play. Mr. Berry since the size and height have been voted down, you can't bring that back for a year, correct? Answer is yes. What would be the purpose of discussing the façade if it doesn't exist? Mr. Culp answered he can build it, if it conforms. Mr. Berry verified that he could build it. Mr. Culp answered yes, if it conforms. Suggesting that we table until next month, if the petitioner decides not to build he can withdraw the petition. Mr. Wolfington stated he would determine the actual square footage. Chairman Bockoski questioned Mr. Zawadzki if that would become null and void if it is incorrect. Mr. Zawadzki states he took information from tax records but yes if it is wrong. Mr. Berry asked if he wants to build smaller but can't meet current standards, he cannot bring it back. Mr. Culp answered correct, it can't be substantially similar. Mr. Wolfington asked that to be clarified. Mr. Culp explained we have a rule that you can't come back with the same or something substantially similar within 12 months. Example come back with 21 instead of 22 foot. Mr. Wolfington said he would have to look at lowering the wall size. Asked how long are the other two good for. Mr. Culp answered two years. Mr. Massonne explained the ordinance (the stone matching the house) and what he would be looking for.

Mr. Massonne made motion to table BZA-826-32-R1 until next meeting. Mr. Berry second. All present in favor.

5. Plan Director's Report: Mr. Zawadzki summarized as follows: July 2026 permit revenue \$4245 and YTD \$57568. July 2025 \$6551 in revenue with YTD at \$29927. That is a decrease for the month of \$2301 and a YTD increase of \$27641. Issued 25 permits, 14/0 in town, 6/0 in township with additional 5 right away permits. Estimated cost of projects \$360028.

6. Chairperson's Report: Chairman Bockoski stated Thank you board members for providing your interpretations tonight. Feel they are very honest and forthcoming and also goes as well for Mr. Zell. We are thinking of Mr. Zell and wishing the best, hoping to see on the 17th.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

7. **Legal Counsel's Report:** Mr. Culp had nothing more to report. Adding do appreciate the Board for tonight. Very seldom are you in a position to give feedback, usually you have a decision. Appreciate you giving feedback to what they should focus on next month.

8. **Board Member Comments:** Mr. Massonne added he has learned from TC meetings and others. That Plan Commissions job is to make variance submissions to make interpretations easier. And some cases the interpretations are challenging and will be working on making it easier with the Plan Commission, us, and even Frank's job easier. The Overlay District is new and see some opportunities there. Chairman Bockoski agreed with the comments and congratulated Mr. Massonne on his new role with PC and new family member.

9. **Next Planned Board of Zoning Appeals Meeting:**

September 17th, 2026

10. **Adjournment:**

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

Chairman:_____

Secretary:_____

Date:_____

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

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 Massonne – Council President Appointment – Term 01/01/2026 – 12/31/2029

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

Steve Zell – Council Appointment – Term 01/01/2026 – 12/31/2029



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		Docket #: BZA-0826-25-C4	
☐ Development Standards	☐ Special Exception	Date of Application: 07/06/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$25.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 08/20/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: North Hill Realty LLC			
Property Address: 484 East Carmel Drive, Suite 206			
City: Carmel		State: IN	ZIP Code: 46032
Telephone: [REDACTED]		E-mail: [REDACTED]	
		Fax:	
Project Address: 22275 US 31 North		State: IN	ZIP Code: 46034
City: Cicero		Subdivision: Pierce Auto Estates	
Parcel: 03-00-07-00-00-023.000		Telephone:	
General Contractor: N/A		Fax:	
Address:		Cell Phone:	
City:	State:	ZIP Code:	Email:
Variance Request: Variance to permit warehouse doors facing east			
Commitments/ Conditions Offered:			
Property will be developed substantially similar to the documents presented			
Code Section Appealed: US 31 Jackson Township Overlay District article 8.B.			



CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

Petitioners List of Findings

Development Standards Variance Criteria per I.C. 36-7-4-918.5, are as follows:

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

CargoLoop has been in business at this location for approximately 16 years, with no detrimental effect to the community.

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.

Commitments have been made to enhance the appearance of the property from both US 31 and Englewood Road with a new building and significant landscaping.

3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

The nature of this particular land use lends itself to the need for a building with multiple loading docks featured on three of the four building elevations. With two public road frontages, some docks must face a public road.



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		Docket #: BZA-0826-26-C4	
☐ Development Standards	☐ Special Exception	Date of Application: 07/06/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$25.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 08/20/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: North Hill Realty LLC			
Property Address: 484 East Carmel Drive, Suite 206			
City: Carmel		State: IN	ZIP Code: 46032
Telephone: [REDACTED]		E-mail: [REDACTED]	
		Fax:	
Project Address: 22275 US 31 North		State: IN	ZIP Code: 46034
City: Cicero		Subdivision: Pierce Auto Estates	
Parcel: 03-00-07-00-00-023.000		Telephone:	
General Contractor: N/A		Fax:	
Address:		Cell Phone:	
City:	State:	ZIP Code:	Email:
Variance Request: Variance to permit loading berth to be visible from the east			
Commitments/ Conditions Offered:			
Property will be developed substantially similar to the documents presented			
Code Section Appealed: US 31 Jackson Township Overlay District Article 8.J.ii.			



CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

Petitioners List of Findings

Development Standards Variance Criteria per I.C. 36-7-4-918.5, are as follows:

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

CargoLoop has been in business at this location for approximately 16 years, with no detrimental effect to the community.

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.

Commitments have been made to enhance the appearance of the property from both US 31 and Englewood Road with a new building and significant landscaping.

3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

The nature of this particular land use lends itself to the need for a building with multiple loading docks featured on three of the four building elevations. With two public road frontages, some docks must face a public road.



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		Docket #: BZA-0826-27-C4	
☐ Development Standards	☐ Special Exception	Date of Application: 07/06/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$25.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 08/20/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: North Hill Realty LLC			
Property Address: 484 East Carmel Drive, Suite 206			
City: Carmel		State: IN	ZIP Code: 46032
Telephone: [REDACTED]		E-mail: [REDACTED]	
		Fax:	
Project Address: 22275 US 31 North		State: IN	ZIP Code: 46034
City: Cicero		Subdivision: Pierce Auto Estates	
Parcel: 03-00-07-00-00-023.000		Telephone:	
General Contractor: N/A		Fax:	
Address:		Cell Phone:	
City:	State:	ZIP Code:	Email:
Variance Request: Variance to reduce building base landscaping plantings			
Commitments/ Conditions Offered:			
Property will be developed substantially similar to the documents presented			
Code Section Appealed: US 31 Jackson Township Overlay District Article 8.J.vi.			



CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

Petitioners List of Findings

Development Standards Variance Criteria per I.C. 36-7-4-918.5, are as follows:

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

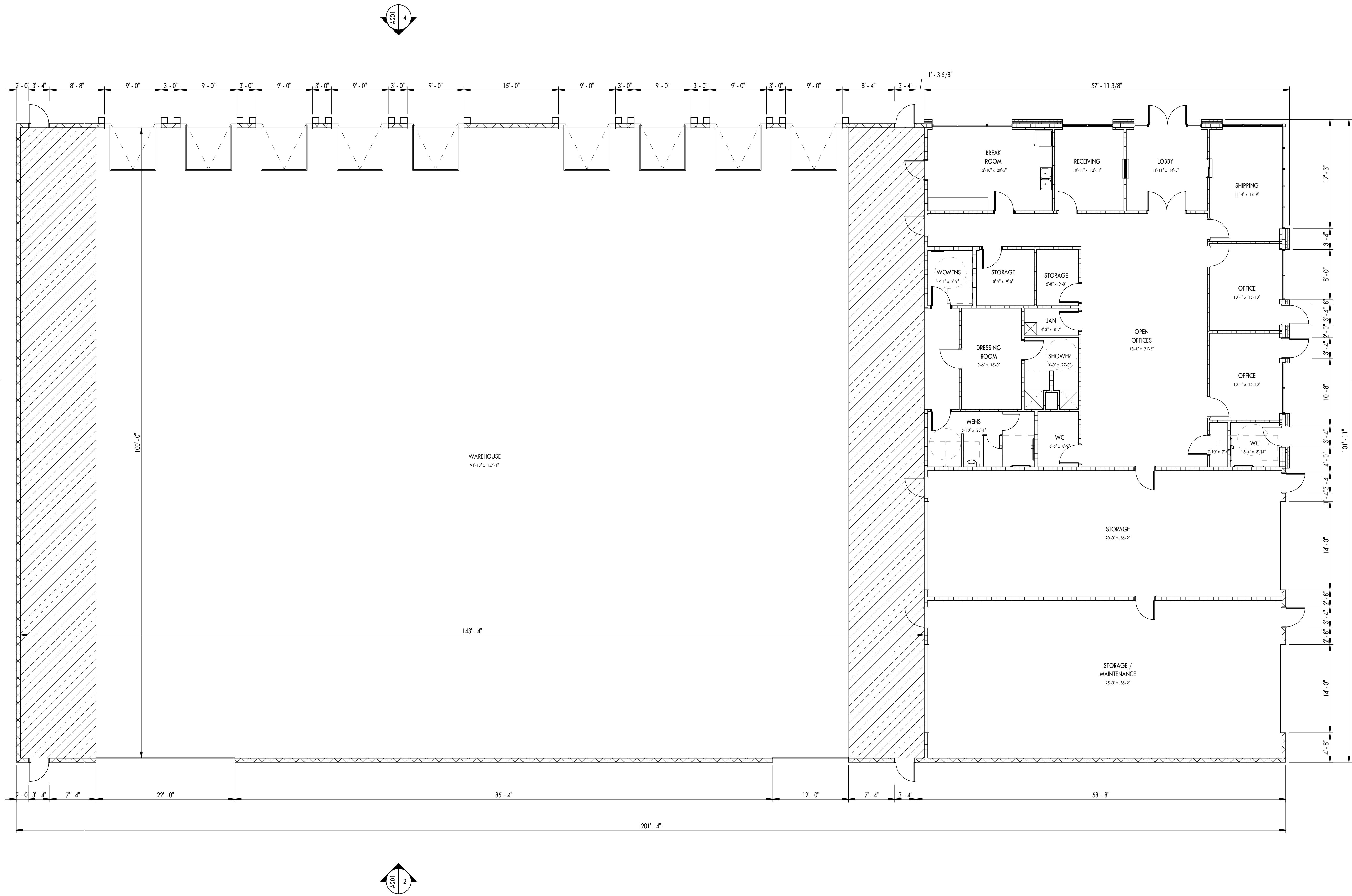
CargoLoop has been in business at this location for approximately 16 years, with no detrimental effect to the community.

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.

Commitments have been made to enhance the appearance of the property from both US 31 and Englewood Road with a new building and significant landscaping.

3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

The nature of this particular land use lends itself to the need for a building with multiple loading docks featured on three of the four building elevations. With two public road frontages, some docks must face a public road.



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

GENERAL NOTES

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND JOB CONDITIONS. ANY DEVIATION FROM WHAT IS NOTED IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- B. ALL DIMENSIONS SHOWN ARE FACE OF BRICK, MASONRY OR STUD FRAMING - UNLESS NOTED OTHERWISE.
- C. PROVIDE DEEP LEG DEFLECTION TRACK AT ALL METAL STUD CONNECTIONS WITH STRUCTURE ABOVE - TYPICAL.
- D. PROVIDE FIRE RATED WOOD BLOCKING IN STUD WALLS FOR ANY WALL SUPPORTED ITEMS.
- E. PROVIDE APPROVED FIRE RATED STOPPING MATERIALS IN ANY OPENINGS IN FIRE RATED ASSEMBLIES.
- F. REFER TO DOOR AND WINDOW SCHEDULES FOR ALL MATERIALS, FINISHES AND HARDWARE INFORMATION.
- G. REFER TO EXTERIOR ELEVATIONS FOR ALL BRICK MASONRY AND OTHER EXPANSION JOINT LOCATIONS.
- H. ALL MATERIALS LOCATED IN CEILING PLENUM SHALL BE RATED FOR SUCH INSTALLATION OR PROTECTED TO PROVIDE COMPLIANCE. THIS INCLUDES BUT IS NOT LIMITED TO INSULATION (FHC 25/50) POWER AND LOW VOLTAGE WIRING, TELECOMMUNICATIONS CABLING, PLUMBING SUPPLY, DRAIN LINES AND SUPPORTING BRACKETS AND/OR BLOCKING FOR CEILING HUNG ITEMS.
- I. PRIOR TO ORDERING ANY PRODUCTS, CONTRACTOR SHALL SUBMIT SAMPLES TO THE ARCHITECT OF ALL FINISH MATERIALS TO BE USED ON THE PROJECT. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ANY MATERIALS ORDERED INCORRECTLY WHEN THE MATERIAL WAS NOT REVIEWED BY THE ARCHITECT.
- J. PROVIDE CONCRETE FILLED STEEL PIPE BOLLARDS AT ALL REQUIRED UTILITY EQUIPMENT LOCATIONS SUCH AS GAS METERES, ELECTRICAL TRANSFORMERS, PANELS, ETC. COORDINATE WITH UTILITY COMPANY AND CONTRACTORS WHEN APPLICABLE FOR NECESSARY LOCATIONS. REFER TO CIVIL DRAWINGS FOR BOLLARD SPECIFICATIONS AND ADDITIONAL INFORMATION.
- K. ALL DOORS, UNLESS OTHERWISE NOTED, TO HAVE HINGE SIDE SET 4" FROM CORNER SHOWN TO OUTSIDE OF FRAME.
- L. UNLESS SPECIFIED ELSEWHERE, ALL INTERIOR SLABS AND SLAB INFILLS TO BE FF-50/FL-35 OVERALL AND FF-35/FL-25 LOCAL.
- M. ALL EXIT DOORS TO HAVE TACTILE EXIT SIGNAGE PER 703.4 OF THE ANSI 117.1 2009.

KEYED NOTES

- 1 XXXXXX
- 2 XXXXXX
- 3 XXXXXX
- 4 XXXXXX
- 5 XXXXXX
- 6 XXXXXX
- 7 XXXXXX
- 8 XXXXXX
- 9 XXXXXX
- 10 XXXXXX



CURRAN
ARCHITECTURE

5745 LAWTON LOOP E. DR.,
SUITE 200
INDIANAPOLIS, IN 46216
O :: 317.288.0681

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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PROJECT INFORMATION

CARGOLOOP

ADDRESS
CITY, STATE
ZIP

ISSUE DATES

ISSUE	ISSUE DATE

PROJECT NUMBER: 000000

FIRST FLOOR PLAN

A101

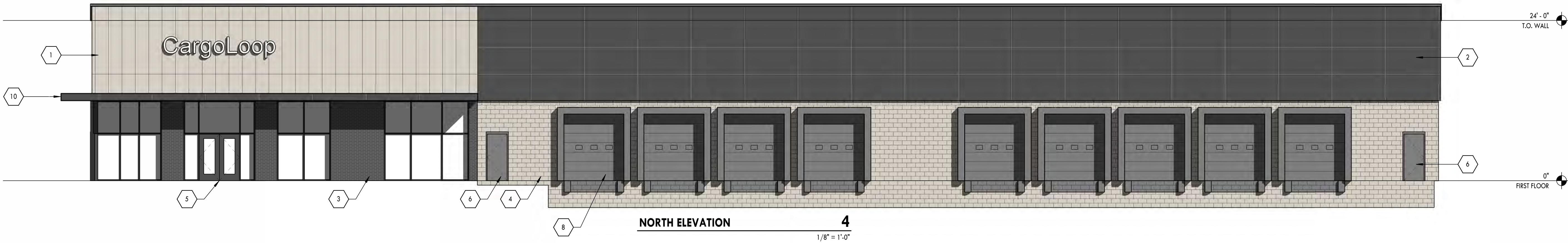
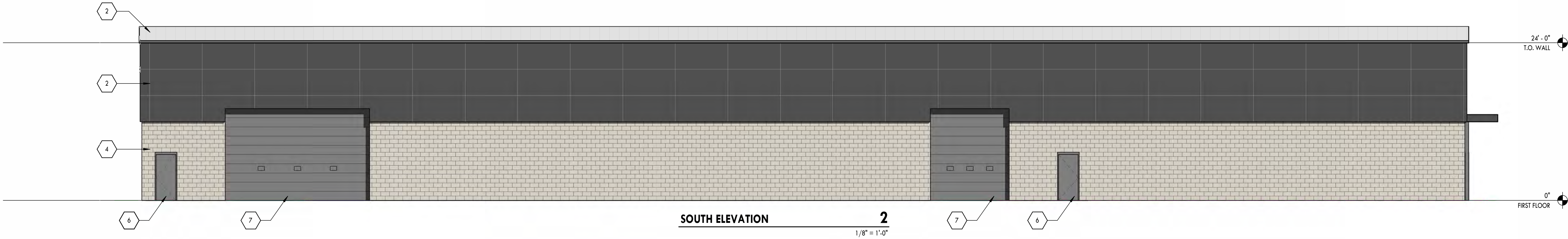
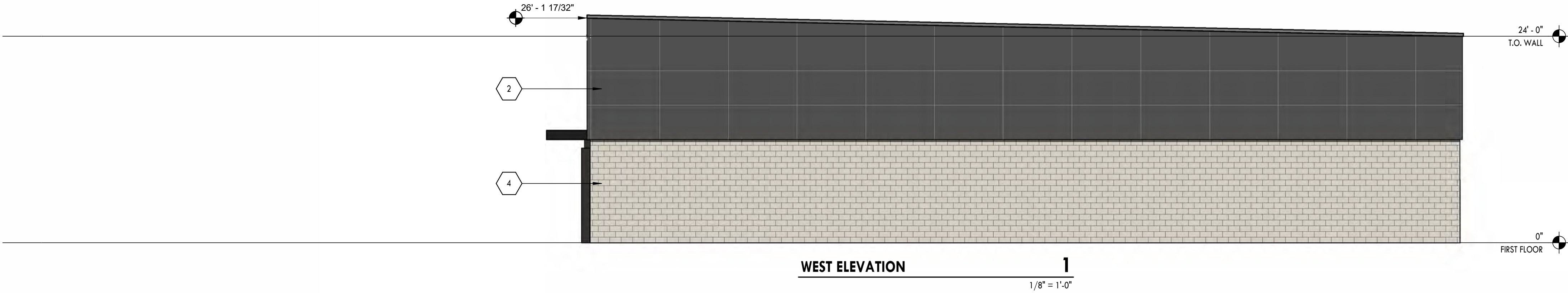
KEYED NOTES

- 1 ACM PANEL - COLOR #1
- 2 ACM PANEL - COLOR #2
- 3 BRICK VENEER
- 4 8" CMU
- 5 THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING WITH 1" INSULATED LOW "E" GLASS
- 6 INSULATED STEEL DOOR AND FRAME, PAINT TBD
- 7 INSULATED STEEL DRIVE-IN DOOR. SEE DOOR SCHEDULE
- 8 INSULATED STEEL DOCK DOOR WITH DOCK LEVELER. SEE DOOR SCHEDULE
- 9 STANDING SEAM METAL ROOF BY PEMB MANUFACTURER. COLOR TBD
- 10 CANOPY



CURRAN
ARCHITECTURE

5745 LAWTON LOOP E. DR.,
SUITE 200
INDIANAPOLIS, IN 46216
O :: 317.288.0681



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PROJECT INFORMATION

CARGOLOOP

ADDRESS
CITY, STATE
ZIP

ISSUE DATES

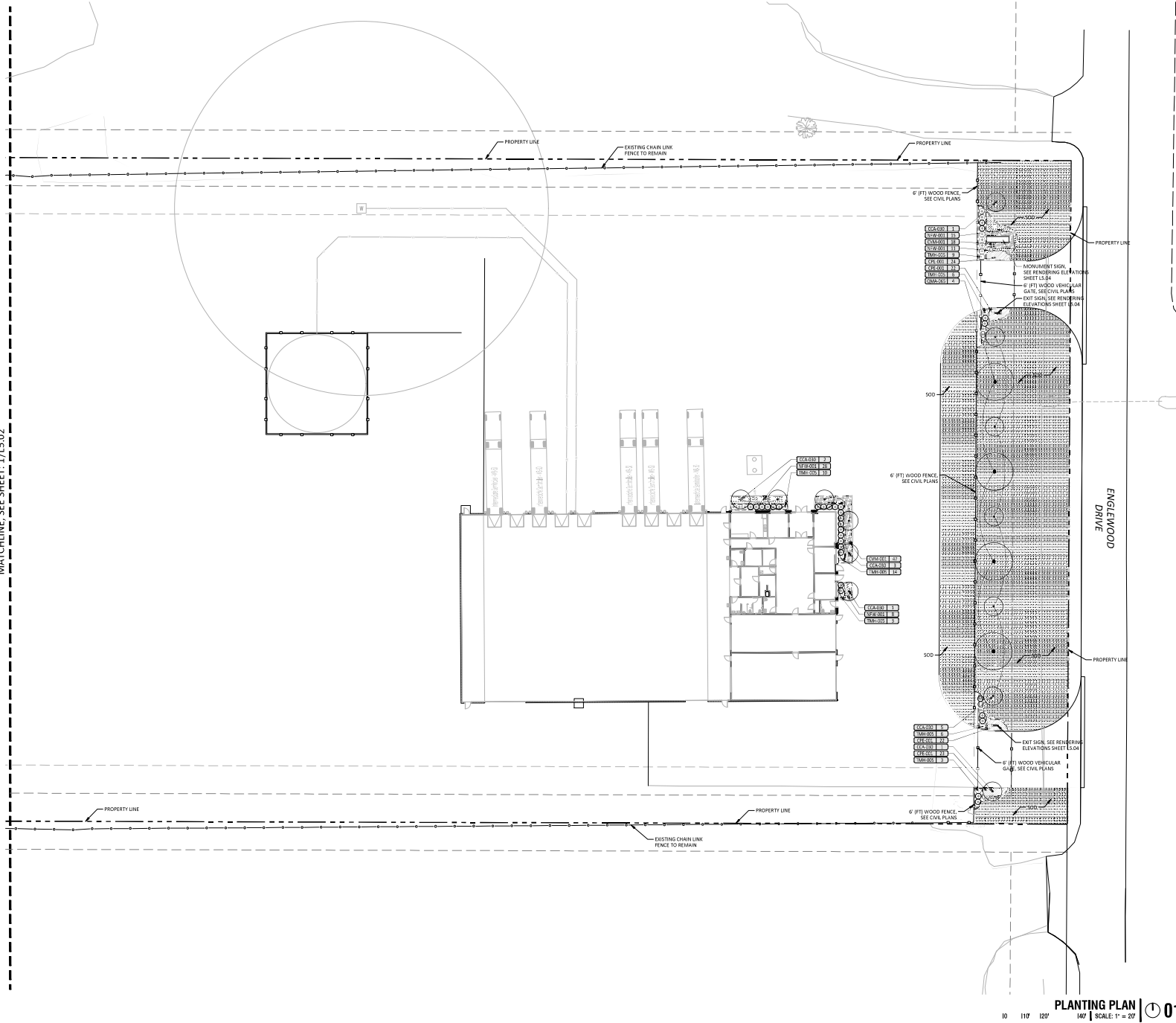
ISSUE	ISSUE DATE

PROJECT NUMBER: 000000

EXTERIOR ELEVATIONS

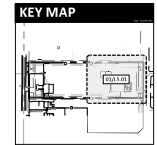
J:\MIDG-601_CARGOLOOP - 12A\10103-4\10103-401\10103-401-601-1000 PLANTING.DWG

MATCHLINE, SEE SHEET: 1/L5.02



10 110 120' 140' SCALE: 1" = 20'

PLANTING PLAN | 01



PLANT KEY	
CODE	BOTANICAL / COMMON NAME
TREES	
DMA-065	QUERCUS MACROCARPA BURR OAK
ORNAMENTAL TREES	
CCA-030	CERIS CANADENSIS EASTERN REDBUD
SHRUBS	
TMA-005	PAVUS Y MEDIA 'WICKESF' WICKES YEW
GROUND COVER / PERENNIALS	
CPE-001	CAREX PENDULANICA PENNDULVANA SEDGE
CVM-001	SCOROPUS VERTICILLATA WOODBREAM CORNDOGS
NPAV-001	NEPETA TASSERI WALKER'S LOW WALK LOW CATMINT
TURF	
PL-SOD	POA PRATENSIS/LOLIUM ARUNDINACEUS BENTUCKY BLUEGRASS/TALL FESCUE BLEND



1506 North Capital Ave, Suite 2-101
Indianapolis, Indiana 46204
317.681.1855

ILLUSTRATING THE IMAGINATION. DESIGNING THE REALITY.
www.kwlandscape.com

INTERIM REVIEW ONLY
Document incomplete. Not intended for
permit, bidding or construction.
DATE: 06/02/2026
LANDSCAPE: [blank]
PROJECT: CARGO LOOP
ARCHITECT: [blank]
DATE: 06/02/2026

CLIENT
MIDWEST DESIGN GROUP

DATE / ISSUE
06/02/2026 BGA Submittal
06/02/2026 BGA Re-submittal

CARGO LOOP
22273 US 31, CICERO, IN

PROJECT NUMBER
MDG-601

STATUS
ES

DRAWN BY
ES

CHECKED BY
SC

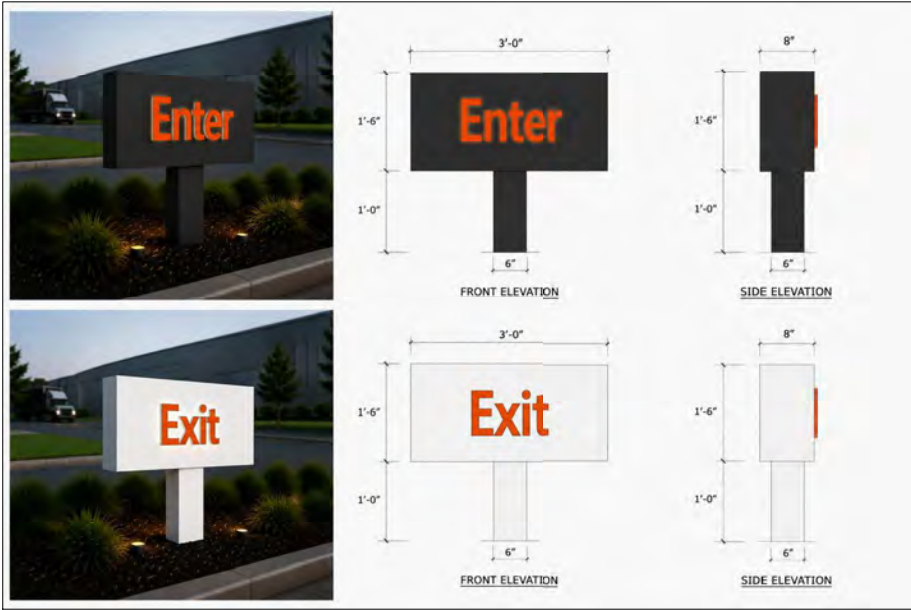
SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L5.01

INTERIM REVIEW ONLY
Document incomplete; Not intended for
permit, bidding or construction.

DATE: 06/03/2026
LANDSCAPE
ARCHITECT: Doris Weinheimer
REGISTRATION: LA21990011

J:\MIDG-601_CARGOLOOP - 82A\11013-41015-601_CARGOLOOP - 82A\11013-41015-601-1000 PLANTING.DWG



MONUMENT ELEVATIONS

10 11 12 14 SCALE: 1/4" = 1'-0"

02



MONUMENT ELEVATIONS

10 11 12 14 SCALE: 1/4" = 1'-0"

01

Docket: BZA-0826-0826-22,23,24,25,26,27-C4

Petitioner: Cargo Loop/North Hill Realty

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-0826-22,23,24,25,26,27-C4

Staff: Frank Zawadzki

Applicant: Cargo Loop

Property Size: 9.26 acres

Current Zoning: C4

Location: 22275 US 31 N, Cicero, IN 46034

Background Summary: Long history on this property of junk yard business since the 60's. Current business owner started to export wrecked cars overseas via shipping container several years ago. Land Use Variance for auto sale and transporting business was granted. That Variance had an expiration date 12/1/2025 (unbeknownst to me). The BZA had a list of conditions at time of approval that were all met by the petitioner. The expiration of the Variance seems to be tied at least partially to the availability of utilities and the construction of Englewood road. I've included minutes in the packet, the language is a bit vague. I have been in contact with the petitioner for a year and a half or so and was aware of these changes coming up. I agreed to work with him on some of the aesthetics issues as long as these improvements would happen and that day has come finally.

Preliminary Staff Recommendations: Staff has no opposition to approval. This petitioner will also need to go through the aesthetic review process.

Zoning Ordinance Considerations:

C4 district = heavy industrial use. The improvements proposed include a very large warehouse to be built onsite, a small portion of which will house some offices and the rest being inside storage and loading facility for the shipment of cars overseas. This will now be a warehouse business which is permitted. This permitted use includes trucking traffic as it's part of a warehouse operation. The warehouse building will store cars short term until shipment/loading happens, thus the Special Exception for outdoor storage of cars. I think the previous Use of auto sale and transporting business is inappropriate here now with the construction of the warehouse. Auto sales is more appropriate for a dealership or used car lot. Transporting means that the trucks and trailers are owned and operated by the business, also not the case. The only non-permitted use is the outdoor storage of cars and trucks. No parts sales or sales of cars from the lot not being shipped out or other types of outdoor storage for hire other than AG use products are permitted.

District Intent: : The "C4" District, Industrial Park/Heavy industrial, intended to provide a land use category for most moderate to high impact industrial park and heavy industrial facilities.

Current Property Information:

Land Use: Commercial Other Structure

Site Features: 9.26 acres

Vehicle Access: Yes

Planning Considerations:

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

31 entrances to be completely closed off, main entrance will front Englewood.

Utilities to be installed at a date sooner rather than later. When this happens, property owner must connect.

Englewood road is completed and being utilized for truck traffic already.

Findings of Facts/Decision Criteria:

We have a Special Exception Use here and a few Dev Standards. No hardship need be proven here. Practical difficulties are pretty obvious, we can't have plantings in a loading berth or dock area. There are others and most of these pertain to the 31-overlay district which looks like it needs some work. One big factor in this is this is our cue to get this cleaned up. The proposal will provide screening all around, new landscaping on Englewood and a significant improvement of the general appearance due to the new building.

Petitioner Cargo Loop



**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:

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**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

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Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____

Print: _____

Petitioner Cargo Loop



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Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____

Print: _____



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TOWNSHIP
PLAN COMMISSION**

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**CICERO / JACKSON TOWNSHIP
(BOARD OF ZONING AND APPEALS)**

**CICERO / JACKSON TOWNSHIP
PLANNING AND DEVELOPMENT**

VARIANCE APPLICATION

JUL 09 REC'D

RECEIVED

OFFICE USE ONLY			
Variance Category		Docket #: BZA-0826-30-R1	
☒ Development Standards	☐ Special Exception	Date of Application: 07/09/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$25	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 08/20/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Joshua + Emily Wolfington			
Property Address: 14 Point Ln.			
City: Arcadia		State: IN	ZIP Code: 46030
Telephone: [REDACTED]		E-mail: [REDACTED]	
Fax: [REDACTED]		[REDACTED]	
Project Address: 14 Point Ln.		State: IN	ZIP Code: 46030
City: Arcadia		Subdivision: The Point	Telephone: [REDACTED]
Parcel: [REDACTED]		Fax: [REDACTED]	
General Contractor: Pioneer Construction		Cell Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: Cambridge City State: IN ZIP Code: 47327		[REDACTED]	
Variance Request: Placement of barn located in front of primary structure			
Commitments/ Conditions Offered:			
Code Section Appealed:			



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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PLANNING AND DEVELOPMENT**

VARIANCE APPLICATION

JUL 09 REC'D

RECEIVED

OFFICE USE ONLY			
Variance Category		Docket #: BZA-0826-31-R1	
☒ Development Standards	☐ Special Exception	Date of Application: 07/09/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$25	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 08/20/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Joshua + Emily Wolfington			
Property Address: 14 Point Ln.			
City: Arcadia		State: IN	ZIP Code: 46030
Telephone: [REDACTED]		E-mail: [REDACTED]	
Fax: [REDACTED]		[REDACTED]	
Project Address: 14 Point Ln.		State: IN	ZIP Code: 46030
City: Arcadia		Subdivision: The Point	
Parcel: [REDACTED]		Telephone: [REDACTED]	
General Contractor: Pioneer Construction		Fax: [REDACTED]	
Address: [REDACTED]		Cell Phone: [REDACTED]	
City: Cambridge City	State: IN	ZIP Code: 47327	Email: [REDACTED]
Variance Request: Placement of barn located in front of primary structure			
Commitments/ Conditions Offered:			
Code Section Appealed:			



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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PLANNING AND DEVELOPMENT**

VARIANCE APPLICATION

JUL 09 REC'D

RECEIVED

OFFICE USE ONLY			
Variance Category		Docket #: BZA-0826-32-R1	
☒ Development Standards	☐ Special Exception	Date of Application: 07/09/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$25	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 08/20/2026	
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Fax: [REDACTED]		[REDACTED]	
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City: Arcadia		Subdivision: The Point	Telephone: [REDACTED]
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Variance Request: Placement of barn located in front of primary structure			
Commitments/ Conditions Offered:			
Code Section Appealed:			



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

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Findings of Facts:

No it will not, it will be used for storage
and kids activities.

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.

This criterion has / has not been met.

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Findings of Facts:

No it will not.

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

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Decision: _____

Any Conditions Attached: _____

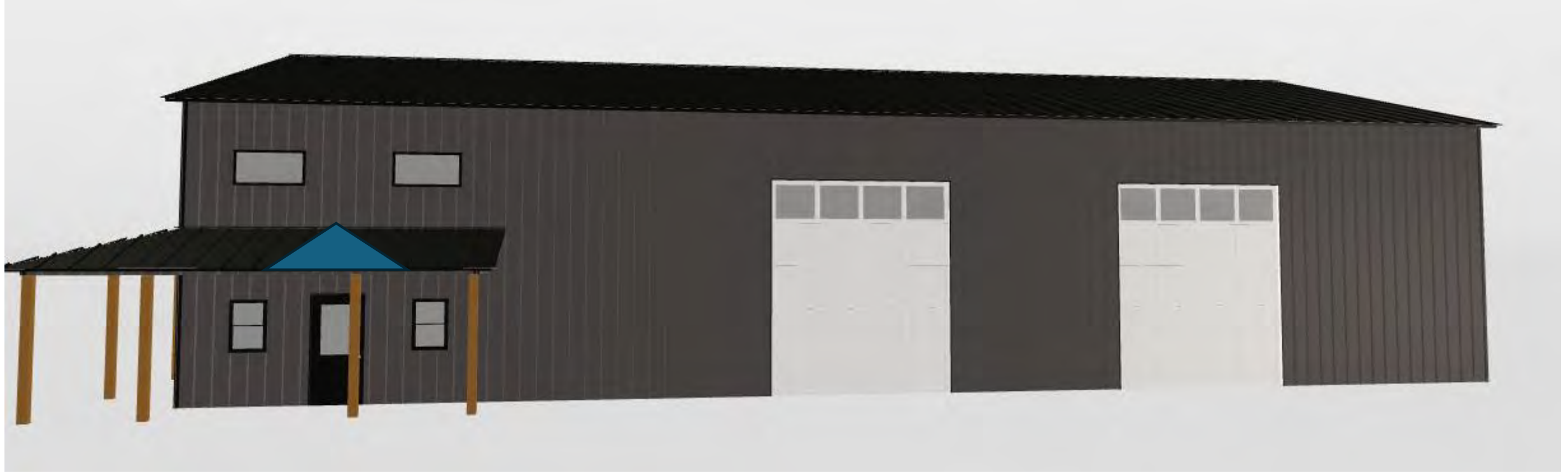
Signature: [Signature]

Print: Joshua Wolfington

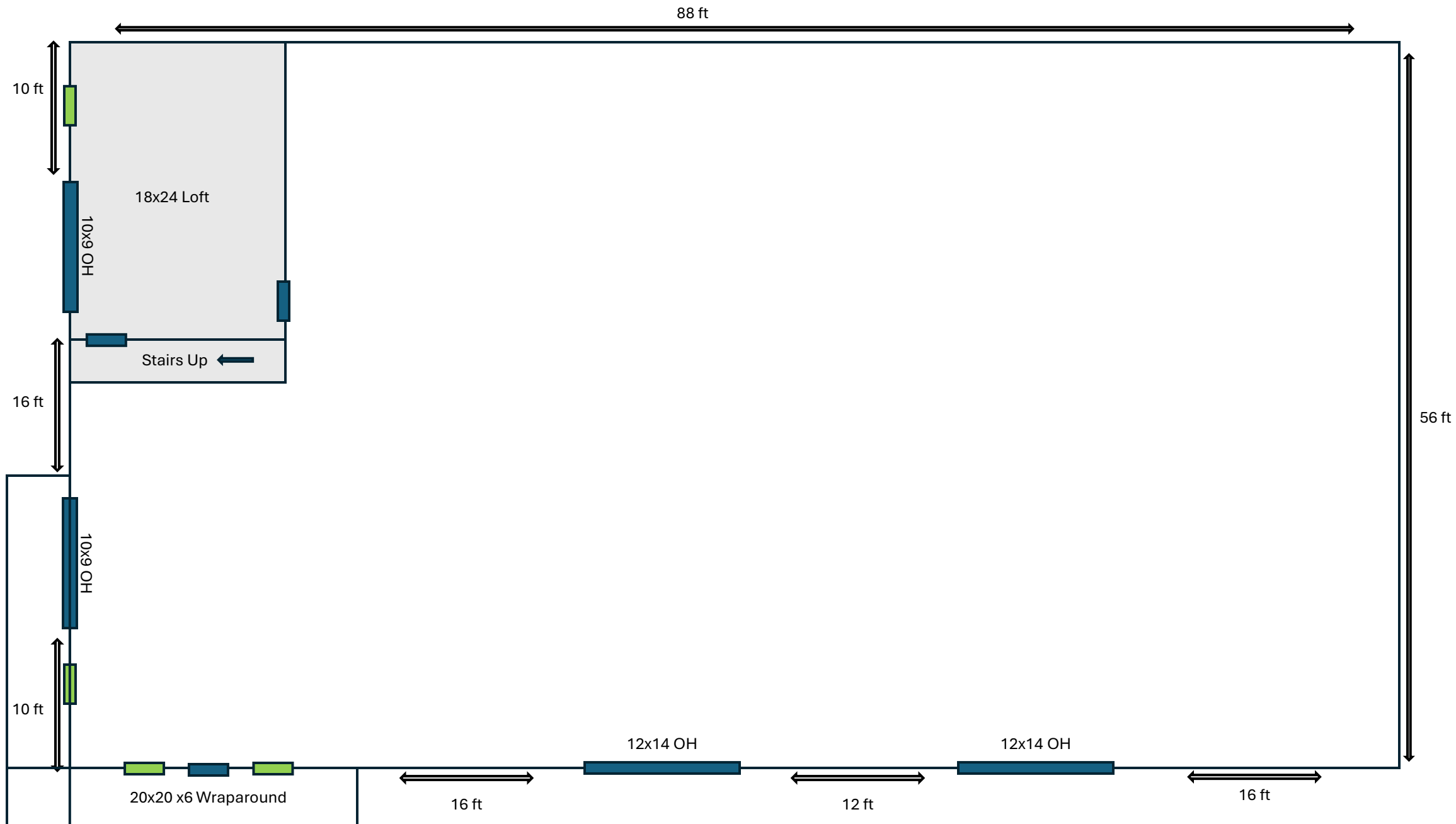
Date: 7/9/26











Docket: BZA-0826-28-R1

Petitioner: Josh Wolfington

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-0826-28-R1

Staff: Frank Zawadzki

Applicant: Josh Wolfington

Property Size: 3.20 acres

Current Zoning: R1

Location: 19 Point Lane, Arcadia, IN 46030

Background Summary: petitioner applied for a building permit to build this accessory structure which was denied because of the size, height and materials.

Preliminary Staff Recommendations: Staff would not oppose approval if BZA sees fit.

Zoning Ordinance Considerations: Standards allow 20' max, 65% of the finished floor and architectural standards apply.

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

Current Property Information: Lakefront in Point Lane Subdivision. Some woods, mostly manicured lawn. Large home listed as 6600 sq ft.



Land Use: One Family Dwelling Platted

Site Features: 3.20 acres

Vehicle Access: Yes

Planning Considerations:

The following general site considerations, planning concepts, and other facts should be considered in the Plan Commission decision making process: Several properties around this have applied for and been approved oversized barns.

Findings of Facts/Decision Criteria: Location extends to the front, house sits near the back of the property near the lake. Not much other space for a structure that size. Other structures like this have been approved on Point lane.

Petitioner Josh Wolfington



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Findings of Facts:

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**CICERO/JACKSON
TOWNSHIP
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Decision: _____

Any Conditions Attached: _____

Signature: _____

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Print: _____

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**CICERO / JACKSON TOWNSHIP
(BOARD OF ZONING AND APPEALS)**

**CICERO / JACKSON TOWNSHIP
PLANNING AND DEVELOPMENT**

AUG 06 REC'D

VARIANCE APPLICATION

RECEIVED

OFFICE USE ONLY

Variance Category		Docket #: BZA-0926-33-R3
☒ Development Standards	☐ Special Exception	Date of Application: 08/06/2026
☐ Land Use	☐ Other	Date of Expiration:
Variance Check List		Variance Fee: \$320.00
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 09/17/2026
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: Todd & Sue Clevenger		
Property Address: 1120 Cape Coral Drive		
City: Cicero	State: IN	ZIP Code: 46034
Telephone: [REDACTED]	E-mail: [REDACTED]	
Fax:		
Project Address: 1120 Cape Coral Drive		State: IN
City: Cicero		ZIP Code: 46034
Subdivision: Stillwater Cove		
Parcel: 05-02-36-00-03-005.000	Telephone: [REDACTED]	
General Contractor: Holmes Lawn and Landscape		Fax:
Address: [REDACTED]		Cell Phone: [REDACTED]
City: Noblesville	State: IN	ZIP Code: 46060
Email: [REDACTED]		
Variance Request: To reduce our side yard setback from 8 feet to 5 feet...so we can build an outdoor fireplace covered by 12X10 pergola parallel to our existing back porch.		
Commitments/ Conditions Offered:		
The Stillwater Cove HOA has no issues with the request and will abide by whatever decision the Board of Zoning Appeals decides.		
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



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CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

Petitioners List of Findings

1. The requested variance is minimal: The request is to reduce the required side-yard setback by only three (3) feet, from 8 feet to 5 feet, which is a relatively minor deviation from the ordinance.
2. The variance will not negatively impact neighboring properties: The adjacent property owners have reviewed the proposal and have no object to the requested variance, nor will the project interfere with their reasonable use and enjoyment of their property.
3. The Homeowners Association has reviewed and will approve based on the Town's decision.
4. The project is compatible with the homes in our neighborhood: An outdoor living area with a pergola and fireplace is a common residential improvement that enhances the property's appearance and usability without changing its residential character.
5. The variance will not create safety concerns: The proposed structure will comply with all applicable building and fire codes and adequate access around the structure will remain available.
6. The variance will not adversely affect drainage: The concrete slab and pergola will not alter drainage.
7. The request preserves the intent of the zoning ordinance: Even with the requested variance, a five-foot setback remains, maintaining separation between neighboring properties while allowing reasonable use of the lot.
8. The improvement represents a reasonable residential use of the property: The project is intended solely to create a family outdoor gathering space and does not involve commercial use, increase occupancy or any use inconsistent with the zoning district.
9. Granting the variance will not be detrimental to the public welfare: The proposed improvement will have no measurable impact on traffic, noise, public safety or surrounding property values.

The requested variance is a modest three-foot reduction in the required side-yard setback to all the construction of a 10-foot by 12-foot pergola over a concrete patio with an outdoor fireplace. The proposed improvement is consistent with the residential character of the neighborhood, has received approval from the homeowners association and is supported by the adjacent property owners. The variance will not adversely affect neighboring properties, public safety, drainage, utilities, or property values and it represents a reasonable use of the property while preserving the overall intent of the zoning ordinance.

Petitioner Todd Clevenger



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 proposed variance will not adversely affect the public health, safety, morals, or general welfare of the community. The request is limited to a 3-foot reduction in the required side yard setback. The improvement is for residential use only and will comply with all applicable building, fire and zoning requirements.

*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 improvement is consistent with the residential character of the neighborhood and is intended to enhance the appearance and enjoyment of the property. The pergola will be professionally constructed and maintained nor will the project interfere with neighboring property owners' use and enjoyment of their 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:

Strict application of the required 8-foot setback creates a practical difficulty by significantly limiting the available area for constructing a modest outdoor living space. The requested 3-foot reduction allows the pergola, concrete slab and outdoor fireplace to be properly located while maintaining a 5-foot setback from the property line.

*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.

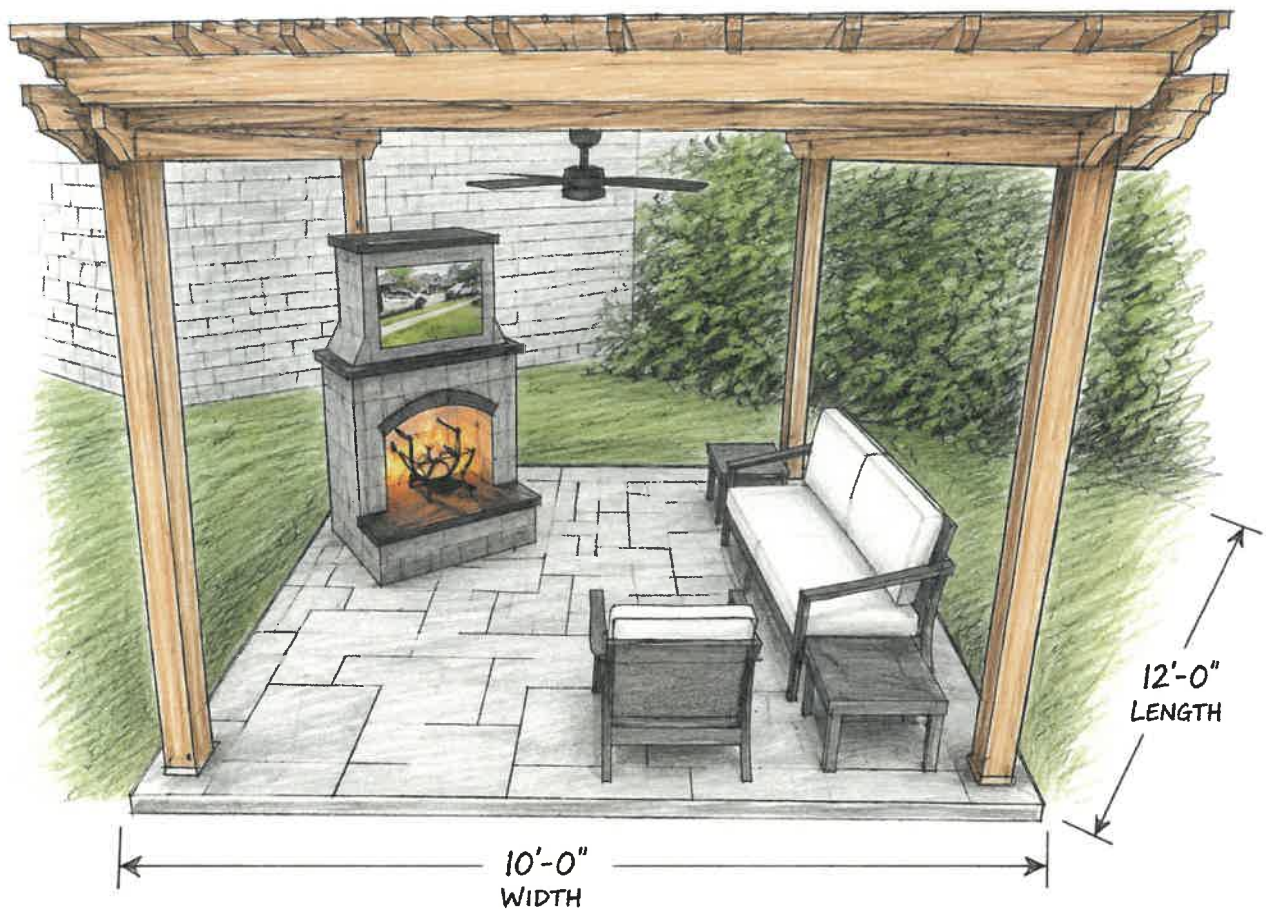
Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____

Print: _____



CEMENT SLAB UNDER PERGOLA

- WIDTH: 10 FEET
- LENGTH: 12 FEET
- TOTAL AREA: 120 SQ FT

- The Pergola is a pre-built kit
- The Pergola is Cedar
- The Pergola is 13 feet tall and will have singles on top that match our house shingles
- The back 12-foot-long side of the concrete slab will run parallel to our current back porch
(in this drawing the back of the couch would be parallel to our back porch)
- There will be gutters and downspouts attached to the pergola
- The fireplace is a Belgrade Melville



Melville Series
Fireplace

27x4'3x7'8"



Docket #: BZA-0926-33-R3

Petitioner: Todd Clevenger

Cicero/Jackson Township Plan Director Staff Report

Docket No. PC-0926-33-R3

Staff: Frank Zawadzki

Applicant: Todd Clevenger

Property Size: .54

Current zoning: R3

Location: 1120 Cape Coral Drive, Cicero, IN 46034

Background Summary: We had a few conversations with the HOA and the petitioner about this before they applied. They had originally asked for a 2' setback, I advised to increase it to as much as they could thereby increasing chances of approval.

Preliminary Staff Recommendations: Staff is not opposed to approval.

Zoning Ordinance Considerations: R3 zoned in the Stillwater Cove subdivision. 8' setbacks in there.

District Intent: Single family residential. Medium homes on medium lots.

Current Property Information:

Land Use: One family dwelling platted
Site Features: Lakefront, substantially wooded.
Flood Hazards: Not flood plain
Vehicle Access: Yes

Planning Considerations: This lot is heavily wooded in the area proposed. The adjacent neighbor doesn't seem to have an issue according to the petitioner, and the HOA will approve if the BZA does.

Findings of Facts/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the land use standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or conditions as part of an approval.

A practical difficulty could be proven here due to the density of the woods and topography of the land.

Petitioner Todd Clevenger



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

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

Findings of Facts:

*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: _____



The Cicero/Jackson Township Plan Commission would like to remind our community that we will never request payment through any wire transfer service. If you receive a message or call asking for a wire transfer on our behalf, please know it is not legitimate. We encourage you to report the request and reach out to our office directly.

**CICERO / JACKSON TOWNSHIP
(BOARD OF ZONING AND APPEALS)**

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		Docket #: BZA-0926-34-R3	
☐ Development Standards	☐ Special Exception	Date of Application: 08/11/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$320.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 09/17/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Amy Featherston			
Property Address: general wellfare of the community. It will be located entirely on my property, u			
City: private storage, and will not create any additi		State: The strict appl	ZIP Code: a cleaner, more
Telephone: [REDACTED]		E-mail: to neighboring properties.	
		Fax:	
Project building will allow these items to be stored		State: IN	ZIP Code: 46034
Address:		Subdivision: The proposed barn addition will actu:	
City: Cicero		Telephone: [REDACTED]	
Parcel: 03-06-12-00-00-006.000		Fax:	
General Contractor: KGraber Construction		Cell Phone: [REDACTED]	
Address: [REDACTED]		Email: Austin@Kgraberco.com	
City: Amboy		State: IN	ZIP Code: 46911
Variance Request: I am seeking a variance for an addition to my existing pole barn.			
More details on second page.			
Commitments/ Conditions Offered:			
Along with this addition I am going to be re-siding the current barn that I am adding on to which will give it a uniform and modern			
look. After completion my current plan is to repave the entire driveway from Voss Hiatt			
back to my property including putting pavement in front of the current barn where it currently gravel.			
Code Section Appealed:			



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**CICERO / JACKSON TOWNSHIP
(BOARD OF ZONING AND APPEALS)**

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		Docket #: BZA-0926-35-R3	
☐ Development Standards	☐ Special Exception	Date of Application: 08/11/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$25.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 09/17/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Amy Featherston			
Property Address: general welfare of the community. It will be located entirely on my property, u			
City: private storage, and will not create any additi		State: The strict appl	ZIP Code: a cleaner, more
Telephone: [REDACTED]		E-mail: to neighboring properties.	
Fax:			
Project building will allow these items to be stored		State: IN	ZIP Code: 46034
Address:		Subdivision: The proposed barn addition will actu	
City: Cicero		Telephone: [REDACTED]	
Parcel: 03-06-12-00-00-006.000		Fax:	
General Contractor: KGraber Construction		Cell Phone [REDACTED]	
Address: [REDACTED]		Email: Austin@Kgraberco.com	
City: Amboy	State: IN	ZIP Code: 46911	
Variance Request: I am seeking a variance for an addition to my existing pole barn.			
More details on second page.			
Commitments/ Conditions Offered:			
Along with this addition I am going to be re-siding the current barn that I am adding on to which will give it a uniform and modern			
look. After completion my current plan is to repave the entire driveway from Voss Hiatt			
back to my property including putting pavement in front of the current barn where it currently gravel.			
Code Section Appealed:			



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If you receive a message or call asking for a wire transfer on our behalf, please know it is not legitimate.
We encourage you to report the request and reach out to our office directly.*

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

Petitioners List of Findings

The additional space is needed due the amount of trailers, farm equipment, tractors, boats, jet skis, classic cars, and other recreational vehicles we own. My goal is keep to these items stored indoors and organized rather than having equipment and vehicles sitting outside around the property. I am also wanting a dedicated spot for a workshop to service these items when needed.

BOARD OF ZONING APPEALS

Barn Development Standards Variance Packet

22412 Voss Hiatt Ave | Cicero, Indiana 46034

Petitioners

Craig Bowen / Amy Featherson

Hearing

September 17, 2026 at 7:00 PM

Location

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

Docket 1

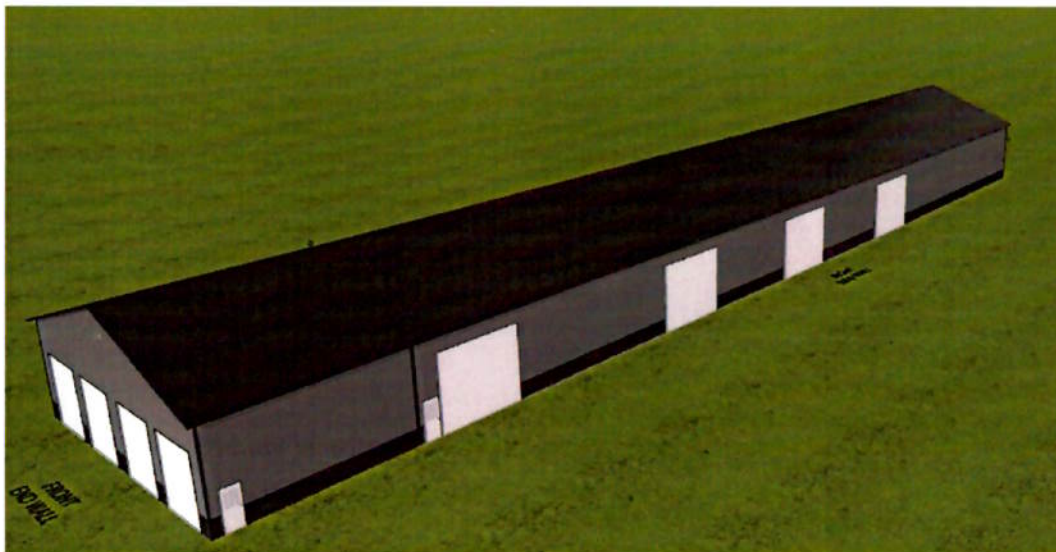
BZA-0926-34-R3 - Accessory structure size

Docket 2

BZA-0926-35-R3 - Accessory structure height

Parcel

03-06-12-00-00-006.000 | 19.00 acres



Conceptual exterior rendering of the proposed 54 ft x 216 ft accessory structure.

Prepared for the Cicero/Jackson Township Board of Zoning Appeals

1. Executive Summary

Development standards variance request for a personal accessory storage building on a 19-acre property.

The petitioners request approval of two development standards variances for a proposed accessory barn at 22412 Voss Hiatt Ave. The building is planned as a single, organized structure for personal storage and workspace associated with the residence. The request does not propose a commercial operation or a change in the residential use of the property.

Property	19.00 acres in Section 12, Township 19, Range 4
Proposed barn	54 ft x 216 ft (approximately 11,664 sq ft)
Variance - Size	Relief from Article 7.5, which limits accessory structures in R3 to 60% of the finished floor area of the primary structure
Variance - Height	Relief from Article 3.8, which limits accessory structures in R3 to 18 feet in height
Location strategy	Placed within the already-developed portion of a large rural parcel, near existing improvements and surrounded by substantial open land/agricultural area

Purpose and Planning Rationale

- Consolidate personal vehicles, boats, recreational equipment, tools, and related items inside one enclosed building rather than leaving items outdoors or creating multiple smaller accessory structures.
- Keep the new building close to the existing developed area of the property, preserving the overwhelming majority of the 19-acre parcel as open/agricultural land.
- Use a simple agricultural-style metal building that is compatible with the rural setting and nearby outbuildings.
- Provide a functional building footprint and roof height appropriate for large-item storage while minimizing off-site impacts through distance, open space, and existing vegetation.

2. Requested Variances and Proposed Findings

The Cicero/Jackson Township BZA evaluates development standards variances under three written decision criteria.

1

Public health, safety, morals, and general welfare

Approval will not be injurious to the public health, safety, morals, or general welfare of the community. The proposed barn is a private accessory structure on a large parcel. It does not introduce a new commercial use, public gathering use, or additional residential density. The structure will move stored items indoors, improving organization and reducing outdoor visual clutter. Its placement is within the existing developed area of the property and does not require a new public access point.

2

Use and value of adjacent property

The use and value of surrounding property will not be affected in a substantially adverse manner. The site is characterized by extensive open fields, agricultural land, tree lines, long viewing distances, and existing rural outbuildings. The proposed structure is concentrated near the residence and existing improvements rather than being placed deeper into open acreage. Aerial exhibits show substantial separation from surrounding properties and development.

3

Practical difficulties from strict application

Strict application of the accessory-structure size and height limits creates practical difficulty in improving this 19-acre property in a functional manner. The petitioners have a legitimate need to store multiple personal vehicles, boats, recreational equipment, and tools indoors. Dividing the same storage need among several smaller buildings would create a more scattered site plan, additional walls, roofs and drive areas, and potentially greater visual impact. A single consolidated building is the more practical and orderly solution. The requested height is tied to functional clearances and the proportional roof form of a building of this width, rather than an attempt to create a separate primary use.

3. Site Placement and Parcel Context

The exhibits demonstrate that the proposed barn is concentrated near the existing improvements on a large rural parcel.



Site dimension exhibit. Approximate annotations on the provided aerial show the proposed 54 ft x 216 ft footprint and substantial open-space separation around the project area.

- The parcel contains approximately 19 acres.
- The proposed building footprint is approximately 11,664 square feet, representing about 1.4% of the total 19-acre land area.
- The building is positioned adjacent to the existing developed portion of the property rather than isolated in the open field.
- Long distances, agricultural fields, and mature tree lines provide substantial visual separation from many surrounding viewpoints.

4. Aerial Context Exhibits

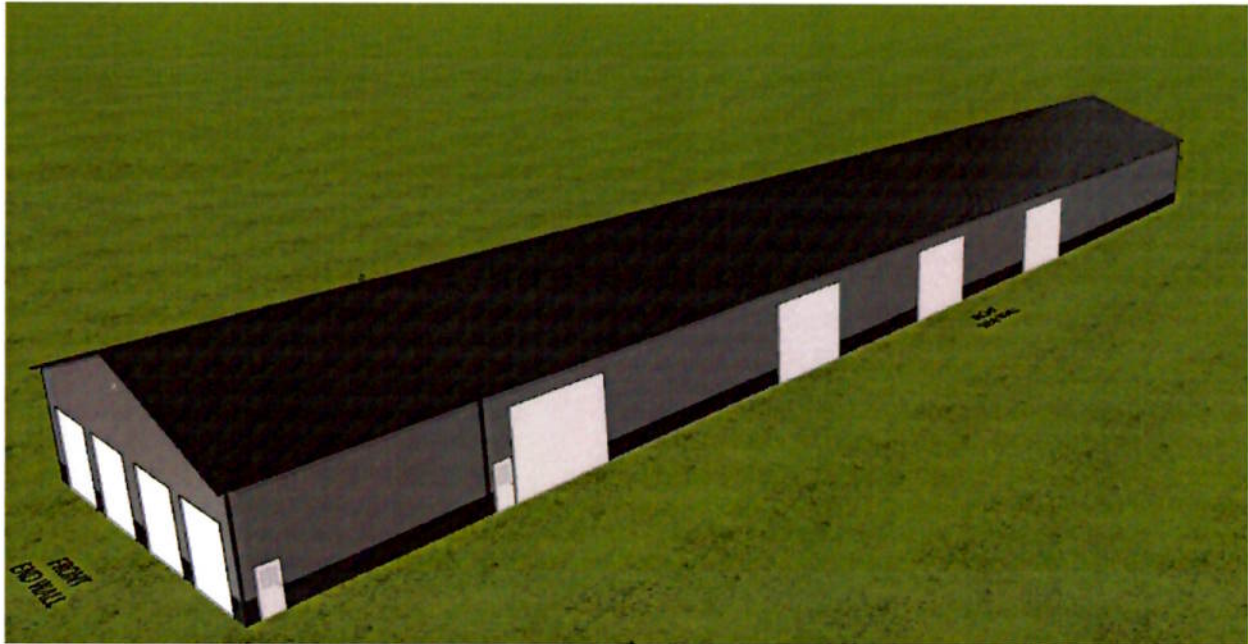


Aerial view showing the proposed 54 ft x 216 ft footprint in relation to the residence, existing accessory structures, fields, and surrounding tree lines.



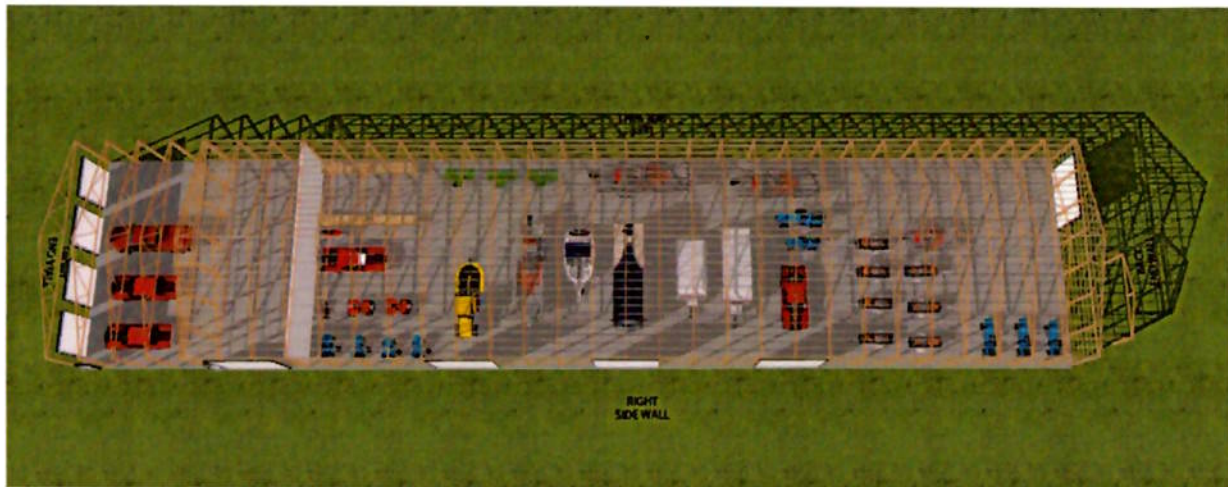
Closer aerial view of the proposed building footprint near the existing developed area.

5. Proposed Building - Exterior and Functional Layout



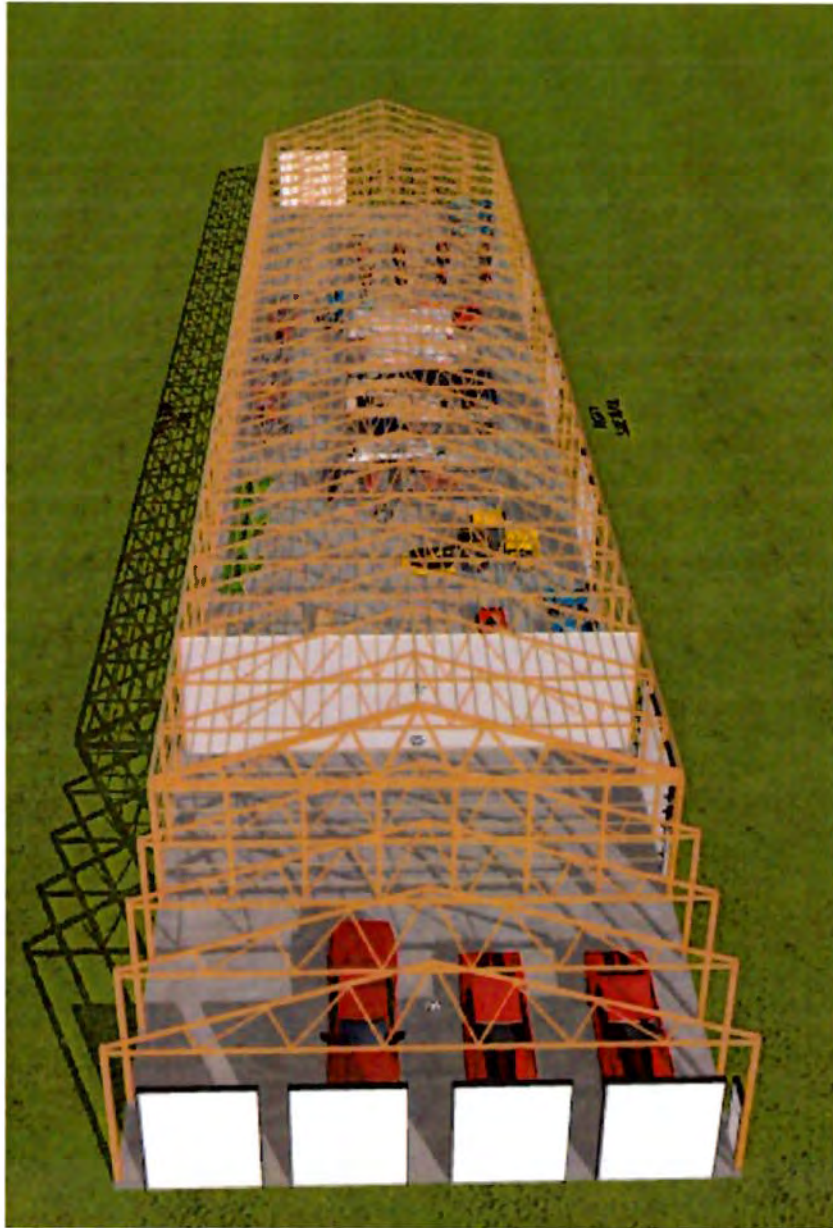
Exterior concept: agricultural-style metal building with dark roof, neutral siding, and multiple overhead doors.

The building is designed primarily around enclosed personal storage. The interior concept illustrates how one structure can consolidate vehicles, boats, recreational equipment, and other items that would otherwise require multiple storage areas or buildings.



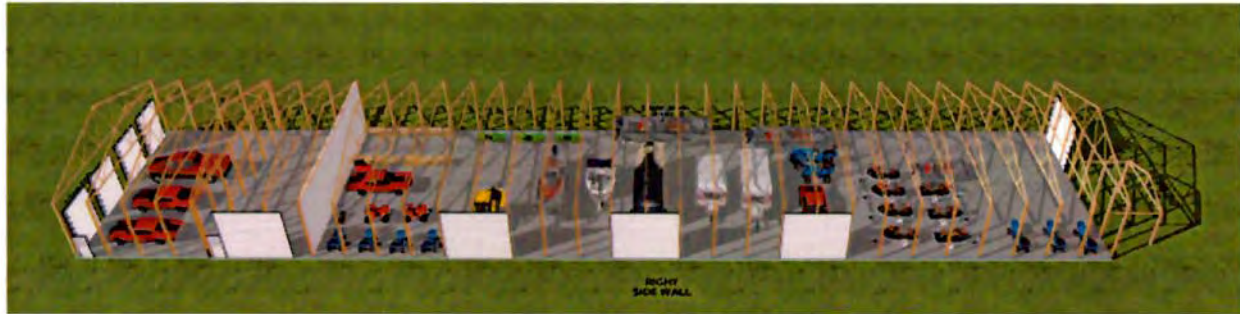
Overhead interior concept illustrating consolidated storage within the 54 ft x 216 ft footprint.

6. Interior Concept - End / Framing View



End/framing view showing the building width and multiple storage bays.

7-8. Interior Concept - Side Views



Side view illustrating storage organization along the length of the building.



Opposite-side rendering of the consolidated storage concept.

The conceptual renderings demonstrate the intended private storage function and organization of the proposed building. Final construction remains subject to applicable permitting, engineering, building code, and any approved variance conditions.

9. Existing Site Conditions

Aerial photographs show the open agricultural character and existing rural improvements surrounding the proposed location.



Existing site / nearby development viewed across open fields.

10. Surrounding Area - Aerial Photos

CICERO / JACKSON TOWNSHIP BZA



Wide aerial view showing the extensive agricultural/open-space context surrounding the developed portion of the property.



Additional wide aerial view demonstrating long viewing distances and open-field separation.

11. Surrounding Area - Additional Context



Aerial view toward surrounding fields and nearby developed areas.



Open-field and roadway context in the surrounding area.

12. Existing Access and Rural Character



Existing drive and agricultural field context near the project area.

The surrounding views reinforce that this is not a compact subdivision-style setting. The property sits within a broad open/agricultural landscape, and the proposed barn is grouped with existing improvements. This context reduces the relative visual effect of the requested size and height variances and supports the conclusion that neighboring use and value will not be substantially adversely affected.

13. Hearing Summary - Key Points for the Board

- Two development standards variances are requested: accessory structure size and accessory structure height.
- The property is approximately 19 acres, while the proposed 54 ft x 216 ft footprint occupies only about 1.4% of the parcel area.
- The barn is intended for private personal storage and workspace, not a new commercial use.
- The building consolidates many stored items under one roof and avoids scattering multiple smaller structures across the property.
- The barn is located near the existing developed area, preserving the large majority of the parcel as open land.
- Surrounding fields, setbacks, tree lines, and long viewing distances substantially buffer the building from adjacent properties.
- The agricultural-style exterior is consistent with the rural character of the area.
- The requested height is functional and proportional to the width and intended storage use of the building.
- Approval can be conditioned on continued accessory/personal use and compliance with all other applicable permits and codes.

Requested Action

The petitioners respectfully request that the Cicero/Jackson Township Board of Zoning Appeals approve Docket Nos. BZA-0926-34-R3 and BZA-0926-35-R3, subject to any reasonable conditions the Board finds appropriate.

Appendix A - Legal Notice and Docket Information

The official legal notice identifies the two development standards variance requests and the September 17, 2026 hearing. The notice states:

Board	Cicero / Jackson Township Board of Zoning Appeals
Hearing	September 17, 2026 at 7:00 PM
Hearing Location	Cicero Town Hall, 70 N Byron Street, Cicero, Indiana 46034
Docket BZA-0926-34-R3	Variance from Article 7.5 to allow an accessory structure to exceed 60% of the finished floor area of the primary structure
Docket BZA-0926-35-R3	Variance from Article 3.8 to allow an accessory structure to exceed 18 feet in height
Project Address	22412 Voss Hiatt Ave, Cicero, IN 46034
Parcel	03-06-12-00-00-006.000

Official notice source: Legal Notice dated August 28, 2026, provided by the petitioners. The legal notice controls if any summary wording in this packet differs from the official filing.

Appendix B - Copy of Official Legal Notice



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Docket No: BZA-0926-34-R3

Petitioner: Craig Bowen/Amy Featherson

Cicero / Jackson Township Board Of Zoning Appeals

Legal Notice

Board of zoning appeals

The Cicero/Jackson Township Board of Zoning Appeals will meet on September 17th at 7:00 PM in the Cicero Town Hall located at 70 N Byron Street, Cicero, Indiana 46034, in order to hear the following petitions:

Docket No. BZA-0926-34-R3

A Development Standard Variance application concerning Article 7.5 Accessory Structure Standards of the Cicero/Jackson Township Zoning Ordinance was submitted for the property located at 22412 Voss Hiatt Ave, Cicero, IN 46034 to allow a structure to exceed sixty percent (60%) of the Finished Floor area of the Primary Structure. Whereas Article 7.5 Accessory Structure Standards of the Cicero/Jackson Township Zoning Ordinance states that the size of accessory structures may not exceed sixty percent (60%) of the Finished Floor Area of the Primary Structure in the R3 district.

Docket No. BZA-0926-35-R3

A Development Standard Variance application concerning Article 3.8 R3 District Standards of the Cicero/Jackson Township Zoning Ordinance was submitted for the property located at 22412 Voss Hiatt Ave, Cicero, IN 46034 to allow an accessory structure to exceed eighteen (18) feet in height. Whereas Article 3.8 R3 District Standards of the Cicero/Jackson Township Zoning Ordinance states that the Maximum Structure Height shall be eighteen (18) feet for Accessory Structures.

Project Address: 22412 Voss Hiatt Ave, Cicero, IN 46034

Legal Description: Acreage 19.00 Section 12 , Township 19, Range 4

Parcel number: 03-06-12-00-00-006.000

The petition may be examined at the office of the Cicero/Jackson Township Plan Commission, 331 E. Jackson St., Cicero, IN 46034.

Interested parties may offer an oral opinion at the Hearing. Comments or letters may be mailed to Cicero/Jackson Township Plan Commission at PO Box 650, Cicero IN, 46034. Comments may also be emailed to publiccomments@townofcicero.in.gov. Comments must be received by 10:00am on the Monday prior to a scheduled meeting day.

The Hearing may be continued from time to time as may be found necessary.

Petitioner's Name: Craig Bowen/Amy Featherson

Date: August 28th, 2026

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

Copy of the one-page legal notice provided for the September 17, 2026 BZA hearing.

Docket #: BZA-0926-34,35-R3

Petitioner: Craig Bowen/Amy Featherson

Cicero/Jackson Township Plan Director Staff Report

Docket No. PC-0926-34,35-R3

Staff: Frank Zawadzki

Applicant: Craig Bowen/Amy Featherson

Property Size: 19 acre

Current zoning: R3

Location: 22412 Voss Hiatt Ave

Background Summary: Petitioner submitted an application to add on to an existing barn, when it was determined to be pretty large, I asked for the Variance procedure.

Preliminary Staff Recommendations: Staff recommends approval.

Zoning Ordinance Considerations: R3 district has a maximum size of an accessory structure of 60% of the primary.

District Intent: Single family medium homes on medium lots.

Current Property Information:

Land Use: Cash Grain/General Farm

Site Features: Ag use primarily, 3 single family homes (legal non-conforming) and 2 existing barns.

Flood Hazards: Not flood plain

Vehicle Access: Yes

Planning Considerations:

This parcel is surrounded by AG use. No adjoiningers on any side have homes on the parcels. The area was zoned R3 before 2015 sometime. Interestingly, it is in the AROD district which does not affect anything here but a previous Plan Commission must have expected some commercial growth in the area to make it so.

Findings of Facts/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the land use standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or conditions as part of an approval.

Petitioner has stated the use of the barn is for storage. Property is AG use but zoned residential. That factor alone presents a difficulty. There are several farm implements along with trailers, cars etc that the petitioner would like to get out of sight and indoors.

Petitioner Craig Bowen/Amy Featherson



**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: _____

Petitioner Craig Bowen/Amy Featherson



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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Findings of Facts:

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Findings of Facts:

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Findings of Facts:

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



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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: _____

Approval of Findings of Facts

Petitioner Cargo Loop



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

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

Findings of Facts:

Eliminating shade trees in the parking area 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:

Adjacent property will not be impacted.

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 layout, adding trees would not be practical and would interfere with the operations.

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: None

Signature: Michael Berry
Print: Michael Berry

Date: 8-20-2026

Petitioner Cargo Loop



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 not / 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 nature of the business, plantings adjacent to building in lot does not seem practical. I think having these buffers would make more sense.

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:

Harrison M.

Date:

8/20/26

Petitioner Cargo Loop



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:

Safety Concerns No evidence presented would cause any

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:

Not having any shade trees at all will not have the look intended. Property values would be affected negatively

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:

would affect property use There are no practical difficulties that

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: _____

No / oppose

Any Conditions Attached: _____

None

Signature: _____

[Signature]

Print: _____

Scott Boeckst

Date: _____

8/20/26

Petitioner Cargo Loop



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 presented would cause any
concern for safety or health

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 relief adjacent property may all need

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 property is considered to have
2 front facing sides

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: _____

None

Signature: _____

[Signature]

Print: _____

Scott Boelsh

Date: _____

8/20/26

Petitioner Cargo Loop



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:

Due to the nature of the building, its orientation, & limited spaces, I don't see how they could achieve this.

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]
Harmon H.

Date: _____

8/20/26

Petitioner Cargo Loop



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 anticipated problems expected

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:

Adjacent property will not be impacted.

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:

Additional parking spaces will disrupt the work flow.

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: None

Signature: Michael Berry

Date: 8-20-2026

Print: Michael Berry

Petitioner Cargo Loop



**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 having a 2nd story 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:

Adjacent property will not be impacted.

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:

Creating a 2nd story will increase building costs and is not required for operations.

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: None

Signature: Michael Berry
Print: Michael Berry

Date: 8-20-2026

Petitioner Cargo Loop



**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 is / 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 is / 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:

Two stories does not seem practical for this business.
The building provides the appearance of two stories.

This criterion is / 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]
Harrison A.

Date: _____

8/26/26.

Petitioner Cargo Loop



**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 presented would create any safety 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:

The look of the building will give off the feel of a second story. There is just not a second floor inside the building.

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 not a needed use of a second floor but the building height is determined to match the height of a two story 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: _____

Approve

Any Conditions Attached: _____

None

Signature: _____

[Signature]

Print: _____

Scott Bockish

Date: _____

8/20/26

Petitioner Cargo Loop



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:

Foot lane doors would be determined to be injurious to the morals and general welfare of the community - unsightly

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:

Property values would be negatively affected by increased noise or unsightly view into the business

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 property could still be used for the owners intended purpose by turning the building 90 degrees and having the offices in the front of the building facing Englewood

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: _____

No / oppose

Any Conditions Attached: _____

None

Signature: _____

[Signature]

Print: _____

Scott Borker

Date: _____

8/2/26

Petitioner Cargo Loop



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:

Appears doors could be installed on sides of building. I propose it be explored.

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: No

Any Conditions Attached: N/A

Signature: [Signature]
Print: Harrison M.

Date: 8/20/26

Petitioner Cargo Loop

| 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:

Front facing loading Berths are determined to be injurious to community morals and general welfare due to unsightly view from Englewood

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:

Property values would be negatively affected by traffic flow Englewood with views of the inside of the building and excess noise created

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 building could be constructed without loading berths facing Englewood and still not affect the use 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: _____

No/oppose

Any Conditions Attached: _____

None

Signature: _____

[Handwritten Signature]

Print: _____

Scott Boleski

Date: _____

8/20/26

Petitioner Cargo Loop



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:

It appears like there is space to modify the layout. I propose that be explored.

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: No

Any Conditions Attached: N/A

Signature: [Signature]
Print: Harrison M.

Date: 8/20/26

Petitioner Cargo Loop



**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:

Lack of trees or landscape is not injurious to health but is injurious to morals

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 design factor with reference to trees and landscape is designed to be a minimum amount in order to not affect property values negatively

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:

Site plantings could be detrimental equipment if too close to party areas

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: _____

No / oppose

Any Conditions Attached: _____

None

Signature: _____

[Signature]

Date: _____

8/20/26

Print: _____

Scott Bockoski

Petitioner Cargo Loop



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. Due to the nature of the business, limited actual area for plantings near the facade.

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: _____

Reduce to 0

Signature: _____

Print: _____

Harrison M

Date: _____

8/20/20

Petitioner Cargo Loop



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:

Parking a limited number of vehicles outside will not pose 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:

Adjacent property will not be impacted.

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 size and number of vehicles required, parking inside the building would increase the building size.

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: 8-20-2026

Petitioner Josh Wolfington



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 will not be injurious to the public health or
general welfare

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:

Adjacent property will not be impacted.

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 proximity of the lake, the current dwelling,
there is no other practical place for the proposed building location.

This criterion has has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

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

Decision: _____

Approve

Any Conditions Attached: _____

None

Signature: _____

Michael Berry

Print: _____

Michael Berry

Date: 8-20-2026

Petitioner Josh Wolfington



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:

Due to the location of their house it is not feasible to install this behind their house.

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: _____

Harrison Rossman

Date: _____

8/20/24

Petitioner Josh Wolfington



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:

by evidence presented No injury or welfare determined 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:

Use and Value not determined to be affected substantially adversely by evidence presented

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:

lot in reference to the position of the home on the lake makes Barn placement a practical difficulty

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: _____

None

Signature: _____

[Handwritten Signature]

Print: _____

Scott Boleski

Date: 8/20/21

Petitioner Josh Wolfington



**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 injurious was presented as evident

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:

Property values not determined to 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:

No usage presented was determined to be a constraint of following the ordinance or not following the ordinance

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: _____

No / Oppose

Any Conditions Attached: _____

None

Signature: _____

[Signature]

Print: _____

Scott Bocbsk

Date: _____

8/20/26

Petitioner Josh Wolfington



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 size of the building 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 size of the building could lower property values of adjacent land.

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 building size is not justified

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: _____

Signature: Michael Berry
Print: Michael Berry

Date: 8-20-2021

Petitioner Josh Wolfington



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Findings of Fact/Decision Criteria:

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

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

Findings of Facts:

No facts presented other wise.

This criterion has / has not been met.

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

Findings of Facts:

No facts presented in either way.

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 hardship present.

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: No

Any Conditions Attached: N/A

Signature: [Handwritten Signature]
Print: Harrison M

Date: 8/24/16

Petitioner Josh Wolfington



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.

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 hardship presented.

This criterion has / has not been met.



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.

No

N/A

Print:

Sd/no/24.

Petitioner Josh Wolfington



**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:

Noting injurious 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:

Property Values not determined to be affected
The height was disclosed as being less than that of the
primary residence

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 desire to have indoor activities and
height of trees stored inside would cause a practical difficulty
if the ordinance was followed

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: _____

Appeal

Any Conditions Attached: _____

None

Signature: _____

[Signature]

Print: _____

Scott Bockowski

Date: _____

8/20/24

Petitioner Josh Wolfington



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 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:

Due to the proposed location, the additional height could draw attention to the building thus lowering 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:

The additional height is not required for storage and "kid's" play 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: Deny

Any Conditions Attached: _____

Signature: Michael Berry
Print: Michael Berry

Date: 8-20-2026

Petitioner Josh Wolfington



**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 injurious evidence 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:

Negatively affect value No evidence presented determined to

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 a determination that the line of sight will be blocked

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: _____

None

Signature: _____

[Handwritten Signature]

Date: _____

8/20/26

Print: _____

Scott Beckwith



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Director's Report

August 2026

Permit Revenue: August 2026 \$5,840 YTD: \$63,408

August 2025 = \$8,394 YTD: \$40,782

Difference: Month = -\$2,554 YTD: +\$22,626

- We have issued a total of 39 building permits for August 2026.
- 13 have been inside the corporate limits (of which 0 have been new homes).
- We have issued 7 in Jackson Township (of which, 0 has been for a new home).
- We have issued 10 ROW/Encroachment Permits
- Estimated Cost of projects permitted \$2,142,528

The next Plan Commission meeting scheduled for September 9th has been cancelled due to no business. The next BZA meeting is scheduled for September 17th at Town Hall. We have items on the agenda and will meet.

CenterPoint Energy (Vectren Gas) has several gas mains under maintenance currently, Miller Pipeline will be doing the work. Please contact for areas to be serviced. Duke Energy has a few maintenance projects underway. Please contact for specific areas of impact.

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

At your service!

Frank Zawadzki