

**Town of Cedar
Lake
Board of Zoning
Appeals**

4-Year Term

Jerry Reiling (R)
(01/01/2023-
12/31/2026)

Ray Jackson (R)
(01/01/2022-
12/31/2025)

Eric Burnham, (R)
(01/01/2023-
12/31/2026)

Plan Commission

Appointee

(1 Year Term)

James Hunley (D)
(01/01/2025-
12/31/2025)

Town Council

Appointee

(1 Year Term)

John Kiepura, (R)
(01/01/2025-
12/31/2025)

**David Austgen,
Town Attorney**

**Ben Eldridge,
Town Manager**

**Terrence Conley,
Planning Director**

**Tim Kubiak,
Director of
Operations**

**Cheryl Hajduk,
Recording Secretary**



**Board of Zoning Appeals
September 11, 2025 6:00 PM**

CALL TO ORDER (Time ____: ____)

PLEDGE OF ALLEGIANCE

ROLL CALL:

Minutes: August 14, 2025

Motion: _____ 1st _____ 2nd

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	-

Old Business:

1. 2024-04 – Kolber – Developmental Variance

Owner: CWK Properties – Cedar Lake LLC, 7949 W. 79th Street, Bridgeview, IL 60455

Petitioner: Steven Kolber, 828 Davis Street, Evanston, IL 60201

Vicinity: 10833 W. 133rd Avenue, Cedar Lake, IN 46303

Request: Extension on BZA approval for Jets Pizza and Wingstop – (a 90-day extension was expired on June 12, 2025)

New Business:

1. 2025-30 – Wynkoop – Developmental Variance

Owner/Petitioner: Douglas & Kelly Wynkoop, 9010 W. 141st Avenue, Cedar Lake, IN 46303

Vicinity: 9010 W. 141st Avenue, Cedar Lake, IN 46303

Parcel ID: # 45-15-27-376-001.000-014

Petitioner is requesting a Developmental Variance from the Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 11, Section A (1b): Maximum Accessory Building Height: Accessory Building Height (for this parcel size) shall be a maximum 14', maximum Accessory Size: Accessory Building Size (for this parcel size) shall be a maximum 1,000 SF, (1f): Minimum Accessory Building Separation: A minimum ten (10') separation or distance from all other buildings.

Request: Petitioner is requesting a Developmental Variance to build a second “Accessory Building” of 30’ x 40’, that will have a Total Building Height (not to exceed) of 17’. New Accessory Building will be approx. 7’ from house and 9’ from pool deck stair. Total Square Footage of Accessory Buildings will be 1,500 on a parcel that is 0.94 acre, with a projected Lot Coverage of 6.7%

- Review of Legals
- Petitioner’s Comments:
- Remonstrators:
- Building Department’s Comments:
- Board’s Decision:

Motion: _____ 1st _____ 2nd _____

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	

2. 2025-31 – Waters – Developmental Variance

Owner/Petitioner: Tina Waters, 12804 Bell Street, Cedar Lake, IN 46303

Vicinity: 12804 Bell Street, Cedar Lake, IN 46303

Parcel ID: #45-15-23-260-020.000-043

Petitioner is requesting a Developmental Variance from the Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 11, Section A (1b): Maximum Accessory Size: Accessory Building Size (for this parcel size) shall be a maximum 800 SF, (1d): Maximum Accessory Buildings: Only two (2) accessory buildings, shall be allowed per building lot.

Request: Petitioner is requesting a Developmental Variance to have a third (3rd) “Accessory Building” of 16’ x 8’, that will have a Building Height of approx. 8’ 1”. Total Square Footage of Accessory Buildings will be 1,000 on a parcel that is 11,401 SF, with a projected Lot Coverage of 18.3%

- a. Review of Legals
- b. Petitioner’s Comments:
- c. Remonstrators:
- d. Building Department’s Comments:
- e. Board’s Discussion and Decision:

Motion: _____ 1st _____ 2nd _____

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	-

3. 2025-32 – Newcastle – Developmental Variance

Owner: Jesse & Melissa Ryan, 14321 Fortress Ct., St. John, IN 46373

Petitioner: 1949 Harder Ct., Schererville, IN 46375

Vicinity: 7601 Lake Shore Drive, Cedar Lake, IN 46303

Parcel ID: #45-15-23-303-017.000-043

Petitioner is requesting a Developmental Variance from the Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 6.2, Section C (1): Height: The maximum height of any building shall not exceed thirty feet (30’) measured from twelve inches (12”) below the top of the foundation, (3c): Front Yard: Each lot shall front on a dedicated and improved street ... On all streets designated as a part of the Federal Aid Urban System, as delineated by the State Highway Commission, a distance of forty feet (40’), (6): Lot Coverage: Not more than twenty-five percent (25%) of the area of a lot may be covered by buildings and structures.

Request: Petitioner is requesting a Developmental Variance to build a home on a lot that can have a maximum height of 35’ feet, 30’ Front Yard and 30% Lot Coverage.

- a. Review of Legals
- b. Petitioner’s Comments:
- c. Remonstrators:
- d. Building Department’s Comments:
- e. Board’s Discussion and Decision:

Motion: _____ 1st _____ 2nd _____

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	

4. 2025-33 – Marconi - Developmental Variance

Owner/Petitioner: Alisa & Thomas Marconi, 9771 W. 145th Avenue, Cedar Lake, IN 46303

Vicinity: 9771 W. 145th Avenue, Cedar Lake, IN 46303

Parcel ID: #45-15-33-431-011.000-014

Petitioner is requesting a Developmental Variance from the Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 6.2, Section C (6): Lot Coverage: Not more than twenty-five percent (25%) of the area of a lot may be covered by buildings and structures.

Request: Petitioner is requesting a Developmental Variance to allow the Petitioner to construct an addition on a lot that will have the Lot Coverage of approx. 30%.

- a. Review of Legals:
- b. Petitioner's Comments:
- c. Remonstrators:
- d. Building Department's Comments:
- e. Board's Discussion and Decision:

Motion: _____ 1st _____ 2nd _____

Jerry Reiling	James Hunley	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	-

Public Comment:**Adjournment:****Next Board of Zoning Appeals Meeting: Thursday, October 9, 2025 at 6:00 PM**

The Town of Cedar Lake is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact the Cedar Lake Town Hall at (219) 374-7400.