



CEDAR LAKE BOARD OF ZONING APPEALS MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA,
September 11, 2025 at 6:00 pm

CALL TO ORDER:

Mr. Kiepura called the Board of Zoning Appeals meeting to order at 6:00 pm, on Thursday, September 11, 2025 with its members attending on-site. The Pledge of Allegiance was recited by all.

ROLL CALL:

Members Present Via Zoom: None

Members Present: Jerry Reiling; Ray Jackson; Eric Burnham; John Kiepura, Chairman. A quorum was obtained.

Also Present: David Austgen, Town Attorney; Terrence Conley, Planning Director; Tim Kubiak, Director of Operations; and Cheryl Hajduk, Recording Secretary.

Absent: Ben Eldridge, Town Manager; James Hunley

Minutes: August 14, 2025

A motion was made by Mr. Reiling and seconded by Mr. Jackson to approve the August 14, 2025 Meeting Minutes. Motion passed unanimously by roll call vote:

Mr. Reiling	Aye
Mr. Jackson	Aye
Mr. Burnham	Aye
Mr. Kiepura	Aye

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

Mr. Kiepura stated the first order of old business is for a Petitioner requesting an extension on BZA approval for Jets Pizza and Wingstop. Mr. Austgen advised legals are in order.

Mr. Steven Kolber, 828 Davis Street, Evanston, IL 60201, commented thanks for adjusting the agenda for me tonight.

Mr. Kiepura commented we are here to extend. Mr. Kolber responded in the affirmative. The developer and the owners decided to change the whole underground retaining system from a concrete system to a different

type of system. All kinds of redesign happened. Your engineer, has reviewed all that, but it took a long time to get that done.

Mr. Burnham asked ow many more days are you asking for, another 90 days. Mr. Kolber commented another 90 days would be more than enough.

A motion was made by Mr. Burnham and seconded by Mr. Reiling to give an extension to December 1, 2025. Motion passed unanimously by roll call vote:

Mr. Reiling	Aye
Mr. Jackson	Aye
Mr. Burnham	Aye
Mr. Kiepura	Aye

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

Mr. Kiepura stated the next order of old business 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%.

Mr. Douglas Wynkoop, 9010 W. 141st Avenue, Cedar Lake, IN 46303, commented he wants to tear down the garage that is there now and put it in the same place and seven feet from the house and not ten-feet. The reason he wanted to do that is because the fountain that's in that pond soaks down the back patio. He would like to build a 35-foot by 40-foot pole building.

Mr. Kiepura asked is the garage going to be torn down. Mr. Wynkoop responded in the affirmative. Mr. Kiepura commented there isn’t enough acreage to put in a pole barn.

Mr. Austgen asked is the application in front of you. The request is for a 1,500 square foot accessory building.

Mr. Kiepura asked why are you saying not to exceed 17 feet on the walls?

Mr. Wynkoop commented he took a look at the house and measured the walls from the driveway up and that is 10 feet. In order to blend everything in, the wall height will match the house and a 4/12 pitch will be on that roof.

Mr. Jackson asked there's a second building out there already. Mr. Wynkoop commented he was tearing down the existing one that's there.

Mr. Kiepura commented if he had one acre, he could put a pole barn on there.

Mr. Kubiak commented he's allowed for his size of property was allowed 1,000 square feet because he has less than an acre.

Mr. Kiepura commented both building will be 1,500 square feet in combination.

Mr. Kiepura asked if there were any remonstrators for or against this request? Seeing none; public comment is closed.

Mr. Kubiak commented the current garage is exactly where the corner of the garage where the new building would be. The only concern is just that we didn't advertise for the pole barn because that was you have to have one acre for a post-frame building and he would need that waiver to do it. It's a developmental variance for a pole barn on a property less than an acre.

Discussion ensued regarding not advertising for a pole barn, but an accessory building.

Mr. Burnham asked is there a foundation for the building. Mr. Wynkoop commented there will be no foundation, but a porch slab.

Mr. Kubiak commented unfortunately, we have a clear definition that you must have one acre of property for a post-frame building to be allowed, and if you don't, he has to have a Variance.

Mr. Austgen commented the remedial measure here is to continue this hearing, advertise for the item that was missing, combine them into a single agenda item next month, and you've got everything covered by way of the ordinance prosecution.

Mr. Austgen stated this is to supplement what has already been advertised for this continued matter, that's how you handle it.

Mr. Conley commented the advertising is incomplete and the verbiage needs to change.

Mr. Reiling commented if we grant this as it's stated, you get an accessory building, you don't get a pole barn. If you want a pole barn, you're going to have to do the re-advertisement in 30 days. It's a shame that it got misinterpreted. If you would put pole barn on the application, we wouldn't be here.

A motion was made by Mr. Jackson and seconded by Mr. Reiling to defer this item to the next Public Hearing on October 9, 2025. Motion passed unanimously by roll call vote:

Mr. Reiling	Aye
Mr. Jackson	Aye
Mr. Burnham	Aye
Mr. Kiepura	Aye

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

Mr. Kiepura stated the next order of new business is for a Developmental Variance to allow the 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%. Mr. Austgen advised legals are in order.

Ms. Tina Waters, 12804 Bell Street, Cedar Lake, IN 46303, commented she has an 8-foot by 8-foot shed, with three buildings there already, and wants to take that one down to put up an 8-foot by 16-foot shed.

Mr. Kiepura asked if there were any Remonstrators for or against this Petition.

Ms. Joni Mogan, 7031 West 128th Avenue, and is in agreement.

Mr. Kiepura closed public comment.

Mr. Kubiak commented if you look at the survey, she has plenty of space. It's probably been there for a long time.

A motion was made by Mr. Burnham and seconded by Mr. Reiling to allow the Petitioner to have a third "Accessory Building" of 16-feet by 8-feet that will have a building height of approximately eight-feet by one-inch. Total square footage of accessory buildings will be 1,000 on a parcel that is 11,401 square feet, with a projected lot coverage of 18.3% to the Findings of the Fact. Motion passed unanimously by roll call vote:

Mr. Reiling	Aye
Mr. Jackson	Aye
Mr. Burnham	Aye
Mr. Kiepura	Aye

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

Mr. Kiepura stated the next order of new business is for a Petitioner allow the Petitioner to request 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. Mr. Austgen advised legals are in order.

Mr. Rim Maurukas, Newcastle Homes, 1949 Harder Ct., Schererville, IN 46375, commented we've torn down an old house and we have a vacant lot now and we plan to build a new home. We are looking for a 35-foot maximum ridge height of 35-foot, 30-foot front yard, and 30% lot coverage.

Mr. Kiepura asked that height should be 30-foot. He's asking for five feet over.

Mr. Conley commented he's in an R2, because that is deemed an access route into the town, it had a 40-foot requirement in that area, so that's why he's asking for 30-feet.

Mr. Kiepura asked about the height. We don't like putting taller houses along the lakefront.

Mr. Kiepura asked if there were any Remonstrators for or against this Petition.

Ms. Marsha Mondry, 7523 Lake Shore Drive, Cedar Lake, IN, commented she cannot see a house being 35-feet in height by the lake. We have two little cottages in between, which will be in between these 25- and 35-foot houses. Ms. Mondry was also speaking for the neighbor next door.

Mr. Kiepura closed public comment.

Mr. Kiepura asked are you the builder. Mr. Maurukas responded in the affirmative.

Mr. Kiepura asked what are the side setbacks. Mr. Maurukas commented they are allowed 10-feet. Mr. Conley commented they are good on the side setbacks.

Mr. Jackson asked what is the reason for that 35-foot ridge. Mr. Maurukas commented first floor, second floor, and then walk out basement, but due to the base flood elevation for the lake, we have to raise the house up a little bit, so that way we keep the basement out of the base flood elevation and will be a 9-foot basement and 9-foot first floor and 8-foot for the second floor.

Discussion ensued in length regarding measuring at 31-feet for the maximum height.

A motion was made by Mr. Burnham and seconded by Mr. Reiling to allow the Petitioner to allow the Developmental Variance to build a home on a lot that can have a maximum height of 31' feet, 30' Front Yard and 30% Lot Coverage to the Findings of Fact. Motion passed unanimously by roll call vote:

Mr. Reiling	Aye
Mr. Jackson	Aye
Mr. Burnham	Aye
Mr. Kiepura	Aye

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

Mr. Kiepura stated the next order of new business is for a Petitioner to request a Developmental Variance to construct an addition on a lot that will have the lot coverage of approximately 30%. Mr. Austgen advised legals are in order.

Ms. Alisa Marconi, 9771 West 142nd Avenue, Cedar Lake, IN, commented my husband and I are wanting to construct a 10 by 15 room off the kitchen that will be flush with our third car garage and it will completely match the house, and we won't go over the building line on the side of the side of our house, or the back of the house.

Mr. Kiepura asked if there were any Remonstrators for or against this Petition. Seeing none; public comment is closed.

A motion was made by Mr. Burnham and seconded by Mr. Jackson to allow the Petitioner to construct an addition on a lot that will have lot coverage of approximately 30% to the Findings of Fact. Motion passed unanimously by roll call vote:

Mr. Reiling	Aye
Mr. Jackson	Aye
Mr. Burnham	Aye
Mr. Kiepura	Aye

PUBLIC COMMENT:

ADJOURNMENT: Mr. Kiepura adjourned the meeting at 6:54 p.m.

TOWN OF CEDAR LAKE BOARD OF ZONING APPEALS

John Kiepura, Chairman

Eric Burnham, Vice Chairman

Jerry Reiling, Member

James Hunley, Member

Ray Jackson, Member

ATTEST:

Cheryl Hajduk, Recording Secretary

These Minutes are transcribed pursuant to IC 5-14-1.5-4(b) which states:

(b) As the meeting progresses, the following memoranda shall be kept:

(1) The date, time, and place of the meeting.

(2) The members of the governing body recorded as either present or absent.

(3) The general substance of all matters proposed, discussed, or decided.

(4) A record of all votes taken by individual members if there is a roll call.

(5) Any additional information required under section 3.5 or 3.6 of this chapter or any other statute that authorizes a governing body to conduct a meeting using an electronic means of communication.

Minutes of September 11, 2025