The regular meeting of the Board of Zoning Appeals of the City of Hammond was held on Tuesday, February 24, 2026 at 6:00 p.m., Council Chambers, 2nd Floor, Hammond City Hall, 5925 Calumet Avenue, Hammond, IN 46320, and via www.Zoom.us

Kathleen Hill called the meeting to order at 6:00 p.m. Ms. Hill led the reciting of the Pledge of Allegiance.

PRESENT	ABSENT	ALSO PRESENT
Cynthia Jasso (IP)		Brian L. Poland, AICP
Roger Brock (IP)		Director of City Planner
Thomas Kazmierczak (IP)		
Dan Faulkner (IP)		Tom Novak
Kathleen Hill (IP)		Assistant City Planner
		Shannon Morris-Smith
		BZA Recording Secretary
		Dave Westland
		BZA Attorney
PRESENT: FIVE (5)	ABSENT: ZERO (0)	QUORUM

APPROVAL OF MINUTES

Chairperson Hill called for a motion to table the minutes for October 28, 2025, December 2, 2025, January 27, 2026. Ms. Jasso so moved, seconded by Mr. Faulkner. Roll call vote. Roger Brock/yes, Thomas Kazmierczak/yes, Cynthia Jasso/yes, Dan Faulkner/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

OLD BUSINESS

Z-26-03 Petition of Reyes Dream Casas, Inc. for a developmental variance regarding T/S 3.30 (A) to allow a reduction in the minimum width and lot area requirement to build a single family home located at 2461 New York Avenue in an R-1U Urban Single Family Residential District in the City of Hammond, Lake County, Indiana

Chairperson Hill asked the secretary if the notification requirements had been met. Ms. Morris-Smith stated "Yes".

Lupe Ambrosia, Reyes Dream Casas, Inc., 1313 165th Street, Hammond, IN 46320, represented the petitioner. Ms. Reyes stated the petitioner was proposing to construct a single-family home. The lot was 37'6" wide and below the 40' required lot width. The request was for an approval to reduce the lot width to build a home on this property. There were twenty-three (23) other parcels in the area that were the same size as the subject property. The proposed home would be a three (3) bedroom, two (2) bath, with a raised crawlspace. The minimum lot area was 4800 SF. The proposed home would be 4687 SF.

Chairperson Hill asked the Board if there were any questions. There were none.

Mr. Poland asked if the front yard setback was similar to the adjacent lots. Ms. Ambrosia stated "Yes". Ms. Ambrosia further stated there would not be a garage. A parking pad would be constructed off of the alley. Mr. Poland asked if the design was compatible to the adjacent homes on New York Avenue. Ms. Ambrosia stated there were A Frame style homes on the block that would be compatible to the proposed home. Mr. Poland asked if there had been discussion with the adjacent neighbor regarding the encroachment of the gravel on the property. Ms. Ambrosia stated "Yes". There would be further discussions about removal of the gravel closer to groundbreaking.

Chairperson Hill asked if there were any additional questions from the Board. There were none.

Chairperson Hill opened the floor for public comments. There were none.

Chairperson Hill closed the public comments.

Chairperson Hill asked if there were any additional questions from the Board members. There were none.

Chairperson Hill asked for staff to read the staff report recommendations (Z-26-03), however it is included in its entirety.

<u>Zoning Citation</u>
Title III R-1U Urban Single Family Residential District,
Section 3.30(A) Area and Width Regulations
A. Permitted Single Family Residential Uses which reads as follows:

"Minimum Lot Area of not less than 4,800 square feet (446.4 square meters)."
"Minimum Lot Width of not less than 40 feet (12.19 meters) at the building line."

Background

2461 New York Ave. was purchased by petitioner Reyes Dream Casas, Inc, on warranty deed from the Hammond Redevelopment Commission in 2025 for the purpose of constructing a single-family house. Petitioner maintains an office in Hammond and recently completed a new house build at 244 Condit St.

Subject property is a 37' 6" wide, 125' long rectangular parcel (4,687.50 SF). Historic aerials and city directories show the vacant lot has likely never had a dwelling. Property is zoned R-1U Urban Single Family Residential District. It is part of a R-1U zoned residential pocket of housing the Hammond-Whiting city limits called Goose Island. To the east of this neighborhood is the BP Whiting Refinery.

The 1992 Comprehensive/Land Use Plan designates block for "Low Density Residential" use.

Along New York Ave the residential area consists predominantly of single and two family homes in an eclectic mix of architectural styles including some two-flats.

South Park Subdivision platted in or around 1915 with the lots platted as 25' wide.

Petition

The petitioner is seeking a developmental variance from Zoning Ordinance 8514, Title III, Section 3.30(A) to reduce the minimum lot width at the front building line from 40' to 37' 6" and to reduce the minimum lot area from 4,800 SF to 4,687.50 SF
This will allow construction of a single family home and accessory parking.

Analysis

Subject parcel is only vacant lot on its block and one of three (3) in entire South Park Addition.

As its immediate neighbors are developed with dwellings, there is no room to expand parcel.

Block 3 of South Park Addition – Lot Width Analysis

- 10.4%, or 5 of 48 parcels, meet the minimum 40'+ and 4,800+ SF
  - Due to 125' lot depth, all wide enough lots are also large enough.
  - These 5 are the only parcels wider or larger than subject parcel.
- 41.6%, or 20 of 48 parcels, are narrower and smaller than subject parcel
- Thus, lot width and size of 2461 New York Ave. (37' 6", 4,687.50 SF) is within normal range when compared to the preponderance of the 48 parcels in Block 3 of South Park Addition.

The proposed house is the "Elkhart" (Model #24310) which features 3 bedrooms, 2 bathrooms, and 1,397 SF of 1st floor habitable space. It is 1-story on crawlspace. It is 29' wide throughout and 56' 6" at its longest for a 1,563 SF footprint. The front elevation features a main open gable end roof and a smaller open gable end over the 6' x 17' front porch.

Accessory parking to be a 20' x 20' (400 SF) detached, hip-roofed, 2-car garage accessed by alleyway and set 23' from home and 5' off the rear property line so compliant with T/S 18.60(D), 20.31.02, 20.32.05, and 20.41.01(B).

This is an appropriate design for compatibility of infill housing in accordance with T/S 3.80. Home is compliant with lot coverage – 33%, well below 50% maximum allowed. Compliant with building setbacks: Home centered on parcel to maximize distance between structures (4' 3" side yards.) Front yard setback 17' to roof of front porch and 20' to front wall of home in order to approximate both neighbor's front setbacks within a few feet. The open end gable design style is common within the neighborhood. The house is to be on an elevated crawlspace, so the grade of the finished first floor should better match, though will still be shorter than, neighboring homes. The height of the home will help bridge the building height disparity between the two neighbors for a more cohesive streetscape. Horizontal vinyl siding presumed.

Swales to run in side yards with 1% slope to direct stormwater east into rear yard.

Petitioner must negotiate with neighbor at 2459 New York Ave. regarding encroachment of non-compliant gravel parking area and vehicles onto NE (rear) corner of subject parcel.

The developmental variances represent a 2.5' reduction in width and a 112.5 SF reduction in size – both less than 10% reductions of the required minimums – which are minimal in nature and consistent with the existing development pattern of the surrounding neighborhood.

Reviews and Approvals

City Planning Staff have reviewed materials provided by the petitioner, including floor plans and elevation views from their architect W. L. Martin Home Designs and an engineered site plan from their consultant Torrenga Engineering.

The Building Commissioner, the City Engineer, the Chief Fire Inspector, the Director of the Hammond Department of Environmental Management (HDEM) and the Superintendent of Wastewater Treatment and Stormwater Coordinator of the Hammond Sanitary District (HSD) have no objections regarding BZA Case No. Z-26-03.

Standards for Granting a Developmental Variance

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
2. The use and the value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

Staff Recommendation

Staff has reviewed the petitioner's request and recommends that the BZA grant the developmental variance should the Board feel the petitioner has met the standards, subject to the following conditions:

1) Technical review and final approval of all final building and site plans by City Staff;
2) Inclusion of an elevated crawlspace or basement so finished first floor grade elevated.

Mr. Novak concluded the reading of the recommendation section of the staff report.

Chairperson Hill asked if there were any questions from the Board members. There were none.

Chairperson Hill asked if there were any other additions or amendments to the findings of facts. There were none.

FINDINGS OF FACT

1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
   a. The design of the house meets the design parameters for infill housing in T/S 3.80.
   b. Forty-three (43) of the forty-eight (48) parcels in Block 3 of South Park Addition, or 90%, do not meet the 40' width nor 4,800 SF minimums like subject parcel.
   c. 2461 New York Ave. is the only vacant lot in Block 3 of South Park Addition and one of three (3) vacant lots in all of South Park Addition.
   d. The proposal follows current Zoning requirements for front, side, and rear yard setbacks, as well as coming-in well within other Zoning Ordinance regulations like maximum allowed lot coverage or peak building height.
   e. The petitioner will comply with the City of Hammond Municipal Code, the International Residential Code and its Indiana amendments, the National Fire Protection Association (NFPA) Code, and applicable Indiana State Statutes.
2) The use and the value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
   a. A new single family home will have no new nor adverse impact on the uses and density in the area.
   b. Accessory parking for required minimum of two (2) vehicles to be provided off-street.
   c. The development of this lot will stabilize and increase the property value of this lot and thus of the neighborhood.
   d. The property is surrounded on the north, east, and south by similar R-1U zoning and low-density housing.
   e. The proposed single family dwelling is compatible with nearby houses in context of size, front elevation orientation, roof shape, roof pitch, and roof orientation.
3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.
   a. South Park Addition platted in the 1910s, and there is no opportunity to increase the width or depth of the lot from what exists.
   b. Lot can be redeveloped only as a single family home, as this particular use is only permitted use in R-1U Urban Single Family District which parcel's size accommodates.
   c. The City's 1992 Comprehensive Land Use Plan designates this area for "Low Density Residential" use.
   d. The petitioner will comply with all other applicable City regulations in Zoning Ordinance 8514 and its amendments for development in a R-1U Urban Single

e. Family Residential District (Title III), for development of accessory buildings (Titles III & XVIII), for off-street parking (Title XX), and for fences (Title XXII.)

Chairperson Hill asked for a motion to accept the staff report with the 2 conditions into the record as presented by staff and to adopt the Finding of Fact into the record (Z-26-03). Mr. Brock so moved, seconded by Mr. Faulkner. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Chairperson Hill asked for a motion to approve the developmental variance (Z-26-03). Mr. Faulkner so moved, seconded by Mr. Brock. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Z-26-04 Petition of Reyes Dream Casas, Inc. for a developmental variance regarding T/S 3.30 (A) to allow a reduction in the minimum width and lot area requirement to build a single family home located at 2633 164th Place in an R-1U Urban Single Family Residential District in the City of Hammond, Lake County, Indiana

Lupe Ambrosia, Reyes Dream Casas, Inc., 1313 165th Street, Hammond, IN 46320, represented the petitioner. Ms. Ambrosia requested that Z-26-04 be tabled for 90 days.

Chairperson Hill asked for a motion to table Z-26-04 for 90 days at the request of the petitioner. Mr. Faulkner so moved, seconded by Mr. Kazmierczak. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

There was a discussion on the possible change of the May 26, 2026 meeting being changed. The petitioner would be advised on the meeting date.

Z-25-22 (A) Petition of Storage DEV Hammond, LLC for approval of a conditional use regarding T/S 11.10 (2) Boat Storage/Dry Dock Facility and T/S 11.11 (2) any use similar to permitted uses in T/S 11.10 for a recreational vehicle (RV) storage facility at 3518 Sheffield Avenue in an I-1 Light Industrial District in the City of Hammond, Lake County, Indiana

Z-25-22 (B) Petition of Storage DEV Hammond, LLC for approval of a developmental variance regarding T/S 11.31 (B)(1) for a reduction of a side yard setback from 10' to

2.16' for a canopy covered recreational vehicle (RV) parking area at 3518 Sheffield Avenue in an I-1 Light Industrial District in the City of Hammond, Lake County, Indiana

Z-25-22 (C) Petition of Storage DEV Hammond, LLC for approval of a developmental variance regarding T/S 11.40 for a reduction of the 136th Street front yard setback from 40' to 38.33' for a canopy covered recreational vehicle (RV) parking area at 3518 Sheffield Avenue in an I-1 Light Industrial District in the City of Hammond, Lake County, Indiana

Chairperson Hill asked the secretary if the notification requirements had been met for all three (3) cases. Ms. Morris-Smith stated "Yes".

Scott Yahne, Attorney, 3 Lincolnway, Suite 201, Valparaiso, IN 46383, and Amit Patel, Owner, 12821 Division Street, Blue Island, IL, 60406, represented the petitioner. Mr. Yahne stated the project was before the Hammond Redevelopment Commission in July 2025 and the Hammond Plan Commission in October 2025. The project would be developed on twenty-one (21) acre property. Mr. Yahne further stated the conditional uses and developmental variances before the Board were needed for the project to move forward.

The address of the proposed project was 3518 Sheffield Avenue, in the North Planning District 2. The zoning classification was I-1 Light Industrial District. Sheffield Avenue was the location reference with 136th Street on the southern border. The northern border was Indiana Harbor Belt Railroad, and a U.S. boundary road to the northeast.

Mr. Patel would like to construct a boat and RV storage facility. This would include climate control storage. Boats and RV would be protected from the elements. There would be solar panel canopies that are solar collectors were the vehicles would park. The facility would offer clean and wash out bays, a dump station, a family lounge, an open recreational area, and a dog park.

Mr. Yahne stated the project would include a three (3) story climate-controlled storage facility. There would be three hundred eleven (311) RV canopy parking stalls. There would be an enclosed storage for RV's and boats. Mr. Yahne further stated this was a 20- million-dollar project. There was an estimated one hundred (100) construction jobs that would be created, and full and part-time jobs associated with the business once completed. The addition and improvement would increase the land tax base.

Mr. Yahne discussed that the property has met all of the environmental perimeters. There had been numerous test conducted and reviewed by the Hammond Department of Environmental Management. Ronald L. Novak, Director, HDEM, supports the findings.

The petitioner's first request was for a conditional use related to the RV storage facility. The petitioner currently operates a similar business. The facility would be a controlled access facility that would require various gate codes and keypad access entrance. There would be covenants related to prohibited items that cannot be stored. The facility would have limited visits to the facility. Traffic activity would not a high-volume nuisance. Mr. Yahne further stated the project was compliant with the Amended North Hammond Redevelopment Plan.

Mr. Yahne discussed the developmental variance for Z-25-22 (B) and Z-25-22 (C). The petitioner requested a 2.16 side yard setback from the required 10 ft setback. The petitioner requested a 38.33 front yard setback from the required 40 ft setback.

Chairperson Hill asked if there were any questions from the Board. Ms. Jasso asked what was the purpose of the dump station. Mr. Patel stated the "Dump Station" was used to remove sewage from the RVs and boats. There would be a pipe connection to an underground tank that would pull the waste. A septic company would remove the waste from the underground tank.

Chairperson Hill asked what was meant by "Capping". Mr. Yahne stated "Capping" referred to preventing human interaction. Capping can be done by paving or building to protect a human from coming into contact. Mr. Poland further stated it also prevents ground water from seeping through the crevices in slag and taking chemicals into the water table and the wetland. This would be considered a barrier or shield that would not affect the soil in any way.

Mr. Poland stated the commitment document would limit the property to one use. This would be attached to the approval conditions. Mr. Poland further stated there were two (2) commitment/covenant documents. One was related to the rezoning, and one was related to the self-storage facility.

Mr. Poland asked if the 2.16 side yard setback was the edge of the canopy. Mr. Yahne stated "Yes". There was further discussion on RVs and boats being allowed to integrate parking. Mr. Poland asked if the water from the detention basins would go into the wetlands. Mr. Patel stated the overflow did go into the wetlands. Mr. Poland stated for the record that the Clean Water Act Protections would be in place.

Chairperson Hill asked if there were any additional questions from the Board. There were none.

Chairperson Hill opened the floor for public comments.

Councilman Mark Kalwinski, 4037 Johnson Avenue, Hammond, IN 46327
-This project was the most appealing project that has been presented over the years
-The facility would have seasonal traffic in the spring and fall
-Mr. Patel has exceed the soil testing requirements asked of Ronald Novak, Director of Hammond Department of Environmental Management
-Councilman Kalwinski was comfortable with protecting the wetlands
-Mr. Patel was interested in making the facility attractive to customers and the community
-Councilman Kalwinski was excited about the project

Chairperson Hill closed the public comments.

Chairperson Hill asked if there were any additional questions from the Board members. There were none.

Chairperson Hill asked for staff to read the staff report recommendations (Z-25-22A), however it is included in its entirety.

Zoning Citation
Title XI I-1 Light Industrial District, **Section 11.11** Conditional Uses,
(3) "Any use similar to permitted uses in Section 11.10."
in reference to a "use similar to" T/S 11.10(2) "Boat storage/dry dock facility"

Background
Petitioner Amit Patel and Hammond DEV Storage, LLC, is requesting a conditional use to allow for a recreational vehicle storage facility at 3518 Sheffield Avenue. The project includes a self-service storage facility component that is subject to separate variances.

The North Hammond subject property has sat vacant and has faced challenges to appropriate development for decades. The subject property is the 21.79-acre Lot 1 Hammond Storage Addition. The property was rezoned from I-1 Light Industrial and C-4 General Commercial to a single I-1 Light Industrial zoning classification (11/10/2025 Ordinance 9690). The rezoning included a restrictive covenant document to exclude certain uses.

To east of property is Luke's Gas station zoned C-4 at the NW corner of Sheffield Ave. and 136th St. (Boy Scout Rd.) There are no other adjacent commercial uses. The property on the south across 136th Street is zoned I-1 Light Industrial. 116' to south is zoned R-3 Medium Density Residential for the Sheffield Estates Mobile Home Park. The property

to the east across Sheffield Ave. is also R-3 Medium Density Residential for the Sheffield Estates Mobile Home Park with I-2 Manufacturing zoning beyond the Mobile Home Park. The property to the north is I-2 Manufacturing.

Sheffield Ave. is a local arterial street. 136th Street is on the south side of the subject property and provides access to Illinois.

The 1992 Comprehensive/Land Use Plan designates a "Light Industrial" use. The 2003 North Hammond Neighborhood Plan, which amends the 1992 Plan, lists the subject parcel as "Industrial/Business." This is in-line with its I-1 zoning designation and I-1 uses.

The Determination of Compliance with the West Sheffield Sub-Area of the North Hammond Redevelopment Area Plan as amended in 2010 was received from the Hammond Redevelopment Commission (HRC) in July 2025. The Plan's standard of at least 1/3rd masonry on street-facing façade was directly addressed by the HRC in its approval.

Petition

Petitioner seeks a conditional use from T/S 11.11(2), which allows as a conditional use any use similar to permitted uses in an I-1 District, specifically T/S 11.10 "Boat storage/dry dock facility." Boats are included in the definition of recreational vehicles, and like boat storage, the petitioner's proposed use will see the short term, long term

and seasonal storage of oversized vehicles primarily of a personal use by private citizens.

The RV storage use will be a substantial portion of the property, but to the north of the RV storage will also be a 3-story, two-building, climate-controlled self-service storage facility of over 1,300 units. Self-service storage facilities are a permitted use in an I-1 District, as long as other regulations of T/S 19.70 are followed. Therefore, there are a number of concurrent developmental variances related to this self-storage facility under the cases of Z-25-23.

Analysis

Three (3) known recreational vehicle storage businesses in Hammond:

1.) Pro Self Storage, the nearest RV and boat storage facility, is three and one-quarter (3 ¼) miles due south at I-1 zoned 252 Wildwood Rd. It also hosts a 3-story self-service storage facility.

2.) Anderson Camper & Boat Storage at 7114 Cline Avenue Service Rd, by city limits in Hessville, zoned I-2 and offers semi-truck trailer, RV, and boat storage but has no self-service storage facility.

3.) ExtraSpace Storage at C-4 zoned 6641 Columbia Ave. offers very limited (less-than-25) boat & RV parking spaces in addition to its self-service storage facility.

Of ten (10) known self-service storage facilities in Hammond, only Pro Self Storage at 252 Wildwood Rd. and Extra Space at 6641 Columbia Ave. currently accept RVs and boats for storage.

The permitted use T/S 11.10 (2) is for a boat storage/dry dock facility. A recreational vehicle as defined in the Zoning Ordinance includes "boats, motor homes, travel trailers, or similar vehicles." Sales yards for recreational vehicles are conditional uses in the C-4 district and by definition and are allowed as an exception to have outdoor display T/S 10.80 (B)(3). Sales yards for recreational vehicles are conditional uses in the I-1 and I-2 districts. Under T/S 20.50.02, recreational equipment (i.e. vehicles) are not allowed to be parked or stored in Residential districts unless in an enclosed building or rear yard. The facility provides for a needed service and will potentially reduce the burden of RV's in the residential neighborhoods.

It should be noted firework consumer sales, metal anodizing, billboards, adult entertainment businesses, vehicle sales, recycling facilities, RV and swimming pool sales, vehicle tow yards, and forging and foundry uses are banned per real estate

commitment document recorded following rezoning to I-1 in 2025. This protects the neighborhood from certain I-1 permitted and conditional uses in case proposed development closes in future years or otherwise does not occur.

The facility has been tailored to accommodate large RVs and boats: Drive aisles to access parking are all 35′ wide complying with both T/S 19.70.16(1) about self-service storage and providing extra width for a longer RV turn radius. There is a 38′ gap between the driveway apron onto 136th St. and the locked gate to access RV parking area, which allows for an RV or boat trailer to queue up and enter its access code. The 30′ wide Sheffield Ave. entrance is still above the standard 20′-25′ wide for drive aisles at commercial or residential uses. Standard parking stall width of 12′; Length ranging from 25′ to 50′ but most 35′ or longer. Petitioner proposes 311 canopy covered RV parking spaces spread across eight (8) canopies totaling 145,517 SF, and 35 fully-enclosed RV parking spaces within a 36′ x 160′ (11 spaces) garage and a 66′ x 240′ (24 spaces) garage, both 16′ tall to accommodate 14′ tall by 12′ wide overhead doors. The

garage should be mostly not visible from public streets. The canopy covering structures for RV parking will slope from 15′ tall to 17′ 8″ tall, a functional height for larger RVs and will be of an aesthetically pleasing design and materials. That totals to 346 RV spaces. The RV storage use occurs south of the self-service storage facility. Lot coverage less-than-25%, or under half of the 50% maximum in I-1 District under T/S 11.32.

There will be a perimeter fence of 8′ tall chain-link with slats, surrounding acreage of facility and erected internally to separate self-service storage area from RV storage area. Access will be through two doublewide gates accessible only by patrons with codes to unlock. Enclosed buildings will feature fire alarms and sprinkler system, with fire extinguishers available across site. Staff will have a daily schedule to check property for maintenance or issues. Hours of operation when regular staff are present: 9:30am-6:00pm Monday-Friday, 8:30am-5:00pm Saturday, and 11:00am-5:00pm Sunday. Access is available to storage customers with keypad code 6:00am-10:00pm daily.

Amenities include a 15′ x 40′ (600 SF) wash bay for vehicles, a dump station, and a lounge area and conference room for patrons at a front office building closer to the Sheffield Ave. entrance. There is additional customer and employee parking for passenger vehicles near the Sheffield Ave. entrance. A dog-friendly, fenced-in park of green open space is proposed at north tip of development. The two main self-service storage buildings will be between the park and the RV storage parking area. A 5′ wide walkway will connect the area to the end of a drive aisle. The 10% landscape coverage

minimum in I-1 is far exceeded and no-narrower-than 2.16'-wide perimeter landscaping proposed.

Approximately 7.5 acres (one-third) of 21.79-acre property is identified as wetlands. The development provides for detention ponds that are separated from the wetlands. Of the 14.36 acres available for development, RV storage and detention ponds account for 9.72 acres, or two-thirds of the 14.36 acres. 4.64 acres is directly accounted for by self-service storage. RV storage areas will be of impervious asphalt pavement, and gravel-surface parking will not be allowed. For the stormwater collected from the new hard surface, if it is not already included in plans, there will be water quality controls (i.e. oil-water separators, settlement basins) before water flows from the detention basins into the wetlands.

HDEM has been engaged in reviewing the environmental conditions on the property. As of 2/12/26, the requested additional information has not been provided to HDEM.

Reviews and Approvals

City Planning Department staff and Hammond Department of Environmental Management staff have reviewed materials provided by the petitioner and petitioner's consultants.

The Director of the Hammond Department of Environmental Management (HDEM) has indicated HDEM cannot make a determination on petition without receiving the expected soil and groundwater sampling data from Hanis Consulting, Inc. HDEM will require sufficient time to review it.

The Building Commissioner, the City Engineer, the Chief Fire Inspector, and the Superintendent of Wastewater Treatment and Stormwater Coordinator of the Hammond Sanitary District (HSD) have no objections.

Standards for Granting a Conditional Use

1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
2) The use and the value of the area adjacent to the property related to the conditional use will not be affected in a substantially adverse manner.
3) The approval will not have an adverse effect on the density of the adjacent area and the area will not be burdened by an excessive number of similar uses in the area.

4) The approval will not have an adverse impact on the transportation network, public utilities and educational facilities.
5) The approval will not have an adverse impact on the environment or natural resources.

6) The approval will not have an adverse impact on historical, architectural, cultural and archaeological resources.
7) The approval does not substantially interfere with the comprehensive city zoning plan.
8) The approval will be in compliance with applicable provisions established elsewhere in the Zoning Ordinance.
9) The approval will provide for reasonable accommodation pursuant to Section 24.53.

Recommendation

Staff has reviewed the petitioner's request and recommends that the BZA grant the conditional use permit determining that the RV Storage is similar to Boat storage should the Board feel the petitioner has met the standards, subject to:

1.) Approval of the two (2) developmental variances under BZA Case Nos. Z-25-22(B & C) and all of their conditions of approval;
2.) Resolution of HDEM's concerns and approval of the appropriate driving and parking surface.
3.) Recordation of commitment document regarding the limitation of certain permitted and conditional I-1 uses as required under the rezoning;
4.) Compliance with Hammond City Code Chapters 94, 97, 98, 101, 132, 150, and 160, and in particular sections enforcing litter, junk, and the harboring of a public nuisance, as to maintain a sanitary, safe, and aesthetically pleasing property.

Mr. Poland concluded the reading of the recommendation section of the staff report.

Chairperson Hill asked if there were any questions from the Board members. There were none.

Chairperson Hill asked if there were any other additions or amendments to the findings of facts. There were none.

FINDINGS OF FACT

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

a. Firework consumer sales, metal anodizing, billboards, adult entertainment businesses, vehicles sales, recycling facilities, recreational vehicle (RV) and swimming pool sales, vehicle tow yards, and forging and foundry uses are not allowed per commitment document recorded following subject property's rezoning to I-1 in 2025.
b. Staff will be on-site and will make daily rounds to ensure safety and maintenance.
c. Access to storage areas will be from 6:00am-10:00pm, meaning no overnight activity.
d. Patrons will not be allowed to live on the premises in their recreational vehicles and must leave the premises when business is closed overnight.
e. An 8' tall chain-link fence with slats enclosing perimeter of property will provide screening and code-accessed locked gates will secure the RV and self-service storage areas.
f. Enclosed buildings include fire alarms and sprinkler systems if required by Code
g. The development of the property will include capping environmental contamination in soil.

2) **The use and the value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**
   a. Closest structure is 154' from nearest residentially-zoned district and approximately 283' from nearest residence, which is in compliance with the minimum of 100' under T/S 11.31(D).
   b. The property is relatively secluded near the State Line in an area that buffers Sheffield Estates mobile home park and residences from more industrial uses to the north and west.
   c. The occupancy of a decades-long vacant property with land issues and the proposal to place development behind new, opaque, 8' tall fencing should improve values.
   d. The ingress/egress points to property, off of Sheffield Ave. and 136th St, will be located 125' or more from any other neighboring properties' closest ingress/egress driveway aprons.
3) **The approval will not have an adverse effect on the density of the adjacent area and the area will not be burdened by an excessive number of similar uses in the area.**
   a. There are no known nearby recreational vehicle (RV) nor boat storage facilities – the nearest known is 3 ¼ miles due south at 252 Wildwood Rd.
   b. Industry sources show a measurable demand for RV and boat storage in south Chicagoland.

c. While there are 346 parking spaces available to RVs, daily traffic should be minor since each patron will only access this site a small number of times per year, when compared to traffic generated by the adjacent Gas Station.
d. Sheffield Avenue is a local delivery truck route that becomes a through truck route north of 131st Place and intersects through truck routes Gostlin and Chicago Streets to the south.

4) The approval will not have an adverse impact on the transportation network, public utilities and educational facilities.

a. The proposed use is located on a local arterial road, Sheffield Avenue.
b. 136th Street, aka Boy Scot Road, provides direct access to City of Chicago.
c. The I-90 Indiana Toll Road and Cline Ave. (State Route IN-192) have exchanges in North Hammond area and provide regional and nationwide transportation access.
d. Sheffield Avenue is a local delivery truck route that becomes a through truck route north of 131st Place and intersects through truck routes Gostlin and Chicago Streets to the south.
e. While there are 346 parking spaces available to RVs, daily traffic should be minor since each patron will only access this site a small number of times per year, especially when compared to the adjacent gas station.
f. The area has adequate utility service access. This facility would have a low demand.
g. The nearest school, Lincoln Elementary, is 4,000' south-southeast of development.

5) The approval will not have an adverse impact on the environment or natural resources.

a. Wetland delineation report was completed: Approximately 7.63 acres are to be preserved with no net loss of wetlands surface area.
b. No gravel-surface parking to be allowed; parking/driving to be only on impervious surfaces.
c. For the stormwater collected from the new hard surface, there will be water quality controls before water flows from the detention basins into the wetlands.
d. HDEM will complete its review of the environmental conditions to determine compliance with appropriate regulations.
e. The development of the property will potentially act as cap to the environmental contamination in soil.

6) The approval will not have an adverse impact on historical, architectural, cultural and archaeological resources.

a. There are no known historical nor archaeological resources on-site.
b. The property is not identified on the 1996 Lake County Interim Report.

c. The property is not listed in the State Register nor National Register of Historic Places.
d. The property is not a locally designated landmark or district by the City of Hammond.

7) The approval does not substantially interfere with the comprehensive city zoning plan.

a. The 1992 Comprehensive/Land Use Plan designates a "Light Industrial" use.
b. The 2003 North Hammond Neighborhood Plan, which amends the 1992 Plan, lists the subject parcel as "Industrial/Business."
c. "Recreational vehicle storage" is an allowed conditional use in an I-1 Light Industrial District when approved by the Hammond Advisory Board of Zoning Appeals.
d. The conditional use permit will be subject to approval of the developmental variances in BZA Case Nos. Z-25-22(A & B) regarding setbacks of two of the RV storage canopy structures.

8) The approval will be in compliance with applicable provisions established elsewhere in the Zoning Ordinance.

a. The RV storage use is compliant with other sections of Zoning Ordinance besides concurrent developmental variance cases regarding RV parking canopies for east side yard setback of structures (Z-25-22(B)) and front yard setback of parking lot (Z-25-22(C)) in I-1 District.
b. The petitioner will be able to comply with all other applicable Zoning sections and City codes, especially Hammond City Code Chapters 94, 97, 98, 101, 132, 150, and 160.

9) The approval will provide for reasonable accommodation pursuant to Section 24.53.

a. **N/A**

Chairperson Hill asked for a motion to accept the staff report with the 4 conditions into the record as presented by staff and to adopt the Finding of Fact into the record with standards 1-8 being met, and number 9 not applicable (Z-25-22 A). Mr. Brock so moved, seconded by Mr. Kazmierczak. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Chairperson Hill asked for a motion to approve the conditional use with the 4 conditions (Z-25-22 A). Mr. Faulkner so moved, seconded by Mr. Brock. Roll call vote.

Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Chairperson Hill asked for staff to read the staff report recommendations (Z-25-22B), however it is included in its entirety.

Zoning Citation

Title XI I-1 Light Industrial District, **Section 11.31(B)(1)** Yard Regulations **(B)** Side Yards **(1)** "On each interior lot there shall be 2 side yards having an aggregate width of not less than 25 feet (7.62m), neither side yard having a width of less than 10 feet (3.05m), except as hereinafter provided in Subsection D hereof."

Background

Petitioner Amit Patel and Hammond DEV Storage, LLC, is requesting a conditional use to allow for a recreational vehicle storage facility at 3518 Sheffield Avenue. The project includes a self-service storage facility component that is subject to separate variances.

The North Hammond subject property has sat vacant for decades. The subject property is the 21.79-acre Lot 1 Hammond Storage Addition. The property was rezoned from I-1 Light Industrial and C-4 General Commercial to a single I-1 zoning classification (11/10/2025 Ordinance 9690).

To east of property is Luke's Gas station zoned C-4 at the NW corner of Sheffield Ave. and 136th St. (Boy Scout Rd.) There are no other adjacent commercial uses. The property on the south across 136th Street is zoned I-1 Light Industrial. 116' to south is zoned R-3 Medium Density Residential for the Sheffield Estates Mobile Home Park. The property to the east across Sheffield Ave. is also R-3 Medium Density Residential for the Sheffield Estates Mobile Home Park with I-2 Manufacturing zoning beyond the Mobile Home Park. The property to the north is I-2 Manufacturing.

The 2003 North Hammond Neighborhood Plan, which amends the 1992 Plan, lists the subject parcel as "Industrial/Business." The Determination of Compliance with the West Sheffield Sub-Area of the North Hammond Redevelopment Area Plan was received from the Hammond Redevelopment Commission (HRC) on July 15th, 2025.

Petition

Petitioner seeks a developmental variance from T/S 11.31(B)(1) regarding the minimum 10' side yard setback in an I-1 District. Petitioner wishes to reduce this by 7.84' to **2.16'**.

Specifically, the east side yard where it borders the corner property 3530 and 3550 Sheffield Ave. A canopy structure with no walls, where RVs can pull-in under, is to run for 36 stalls, each 12' x 25'. This means the 2.16' setback requested runs with this canopy for a length of 432'.

This petition is dependent on concurrent conditional use case Z-25-22(A) being approved by the Board. That would allow for storage of recreational vehicles (RVs.) RVs are defined in the Zoning Ordinance to include "boats, motor homes, travel trailers, or similar vehicles."

Analysis

The setback minimums required for self-service storage buildings is governed under the same T/S 11.31 as it is for other similarly I-1 zoned properties. Self-service storage facilities are permitted uses in I-1 Districts as long as the regulations of Title XI, Section 19.70, et seq, are followed.

This 432' long canopy that is set back 2.16' is not visible from Sheffield Ave. and is visible from 136th St. only near the site's south entrance/exit gate. This is because the Luke's Gas station property and adjacent woodland that Luke's owns runs parallel with the entire 432' canopy length. The nearest neighboring building is the Luke's Gas station convenience store, about 80' east from that shared property line. The canopy is set a little over 38' from the 136th St. front property line near aforementioned entrance. It will be behind an 8' tall chain-link fence with slats that provide screening along entire perimeter of site's acreage.

This particular row of canopy covered RV parking is one of eight (8) canopies across site, and its 36 parking spaces only make-up 11.6% of the total 311 canopy covered RV parking spaces.

The canopy covering structures for RV parking will slope from 15' tall to 17' 8" tall, a functional height for larger RVs, and will be of an aesthetically pleasing design and materials.

This canopy is 154' from the nearest residentially-zoned district and approximately 283' from the nearest residence – mobile homes to the south in Sheffield Estates Mobile Home Park. This is in compliance with the minimum of 100' separation from residential zonings under T/S 11.31(D).

The 10% landscape coverage minimum in I-1 is far exceeded and perimeter landscaping proposed is no-narrower-than 2.16'-wide along this canopy.

HDEM has been engaged in reviewing the environmental conditions on the property. As of 2/12/26, the requested additional information has not been provided to HDEM.

Reviews and Approvals

City Planning Department staff and Hammond Department of Environmental Management staff have reviewed materials provided by the petitioner and petitioner's consultants.

The Director of the Hammond Department of Environmental Management (HDEM) has indicated HDEM cannot make a determination on petition without receiving the expected soil and groundwater sampling data from Hanis Consulting, Inc. HDEM will require sufficient time to review it.

The Building Commissioner, the City Engineer, the Chief Fire Inspector, and the Superintendent of Wastewater Treatment and Stormwater Coordinator of the Hammond Sanitary District (HSD) have no objections.

Standards for Granting a Developmental Variance

1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
2) The use and the value of the area adjacent to the property related to the conditional use will not be affected in a substantially adverse manner.
3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

Recommendation

Staff has reviewed the petitioner's request and recommends that the BZA grant the conditional use permit determining that the RV Storage is similar to Boat storage should the Board feel the petitioner has met the standards, subject to:

1.) Approval of the conditional use case Z-25-22(A) and the developmental variance case Z-25-22(C) and all of their conditions of approval.

Mr. Novak concluded the reading of the recommendation section of the staff report.

Chairperson Hill asked if there were any questions from the Board members. There were none.

Chairperson Hill asked if there were any other additions or amendments to the findings of facts. There were none.

FINDINGS OF FACT

1) **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**
   a. An 8' tall chain-link fence with slats enclosing perimeter of property will provide screening and code-accessed locked gates will secure the RV and self-service storage areas.
   b. The canopy structures are open-ended along the side yard, facing Luke's gas station.
   c. The petitioner must comply with all other applicable provisions in Zoning Ordinance, including Title XIX Zoning and Conditional Provisions, Section 19.70 entitled "Self Service Storage Facilities, and applicable provisions of Title X C-4 General Commercial District, Title XXI Signs, Title XXII Fences and Landscaping
2) **The use and the value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**
   a. Closest structure is 154' from nearest residentially-zoned district and approximately 283' from nearest residence, which is in compliance with the minimum of 100' under T/S 11.31(D).
   b. Secure separation between the canopies and the adjacent gas station can be achieved.
   c. The peak height of 17' 8" for the canopy will not adversely impact the adjacent properties.
   d. The property is relatively secluded near the State Line in an area that buffers Sheffield Estates mobile home park and residences from more industrial uses to the north and west.
3) **The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.**

a. The RV-friendly design of parcel, with 35' wide drive aisles, 25'-50' long RV parking spaces, detention ponds, and the like, and the need to preserve the two wetland areas force placement of this particular canopy closer than the 10' side yard minimum setback in I-1.
b. The request is in keeping with similar recreational vehicle storage facilities.

Chairperson Hill asked for a motion to accept the staff report with the 1 conditions into the record as presented by staff and to adopt the Finding of Fact into the record (Z-25-22 B). Mr. Brock so moved, seconded by Ms. Jasso. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Chairperson Hill asked for a motion to approve the developmental variance with the 1 conditions (Z-25-22 B). Mr. Faulkner so moved, seconded by Ms. Jasso. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Chairperson Hill asked for staff to read the staff report recommendations (Z-25-22C), however it is included in its entirety.

Zoning Citation

Title XI I-1 Light Industrial District, **Section 11.40** Off Street Parking and Loading "The provisions of Title XX shall apply except that no parking area shall be permitted closer than 40 feet (12.19 m) to the front line of any lot in this district, nor closer than 40 feet (12.19m) to any residential district."

Background

Petitioner Amit Patel and Hammond DEV Storage, LLC, is requesting a conditional use to allow for a recreational vehicle (RV) storage facility at 3518 Sheffield Avenue. The project includes a self-service storage facility component that is subject to separate variances.

The North Hammond subject property has sat vacant for decades. The subject property is the 21.79-acre Lot 1 Hammond Storage Addition. The property was rezoned from I-1 Light Industrial and C-4 General Commercial to a single I-1 zoning classification (11/10/2025 Ordinance 9690).

To east of property is Luke's Gas station zoned C-4 at the NW corner of Sheffield Ave. and 136th St. (Boy Scout Rd.) There are no other adjacent commercial uses. The property on the south across 136th Street is zoned I-1 Light Industrial. 116' to south of parcel is zoned R-3 Medium Density Residential for the Sheffield Estates Mobile Home Park. The property to the east across Sheffield Ave. is also R-3 Medium Density Residential for the Sheffield Estates Mobile Home Park with I-2 Manufacturing zoning beyond the Mobile Home Park. The property to the north is I-2.

136th Street runs along the entire south edge of the subject property and is 66' wide. For the purposes of this petition, the "front yard" for RV storage is the south side fronting 136th St.

The 2003 North Hammond Neighborhood Plan, which amends the 1992 Plan, lists the subject parcel as "Industrial/Business." The Determination of Compliance with the West Sheffield Sub-Area of the North Hammond Redevelopment Area Plan was received from the Hammond Redevelopment Commission (HRC) on July 15th, 2025.

Petition

Petitioner seeks a developmental variance from T/S 11.40 regarding the minimum 40' front yard setback for parking lots for the RV Storage Facility in an I-1 District. Petitioner wishes to reduce this by 1.77' to **38.33'**.

Specifically, a 7,913 SF canopy structure with no walls, where RVs can pull-in under, is to run for 20 stalls, each 12' x 25'. At the SE corner of this canopy, adjacent to the 136th St. entrance/exit gate, is where the narrowest setback from 136th St. is. Setback increases to 40'+ a few stalls to the west.

The 10,800 SF canopy structure that is the subject of Z-25-22(B) may, on its south end, also encroach into the 40' setback by a similar distance as described above.

This petition is dependent on concurrent conditional use case Z-25-22(A) being approved by the Board. That would allow for storage of recreational vehicles (RVs.) RVs are defined in the Zoning Ordinance to include "boats, motor homes, travel trailers, or similar vehicles."

Analysis

Under T/S 11.40, the setback minimum required for parking for uses in the I-1 district is 40 feet from the lot line. The front yard for a structure is not less than 30' under T/S

11.31. The most restrictive is the 40' parking setback for the canopy structure over the RV parking spaces.

Canopy will be directly behind an 8' tall chain-link fence with slats that provides screening along entire perimeter of RV storage area. Outside of this fence is a detention pond that will provide 38.33' of space between canopy and the south property line at its narrowest. Due to the diagonal angle of the southern property line, the pond and the canopy's setback will slowly widen as one heads west, growing to over the minimum 40' for most of canopy's length. There is also a thicket of trees along the north side of the 136th St. ROW, providing further screening.

The Luke's Gas station should block it from being seen from Sheffield Ave. to the east. The nearest neighboring building is this gas station, and it is over 100' away from this particular canopy.

This canopy is 154' from the nearest residentially-zoned district and approximately 283' from the nearest residence – mobile homes to the south in Sheffield Estates Mobile Home Park. This is in compliance with the minimum of 100' separation from residential zonings under T/S 11.31(D).

This particular row of canopy covered RV parking is one of eight (8) canopies across site, and its 20 parking spaces only make-up 6.4% of the total 311 canopy covered RV parking spaces.

The canopy covering structures for RV parking will slope from 15' tall to 17' 8" tall, a functional height for larger RVs, and will be of an aesthetically pleasing design and materials.

The tight configuration of structures on this site, and thus sub-minimum setback of this canopy, is a result of an RV-friendly traffic-flow design and maximization of building and canopy footprints.

Hammond Department of Environmental Management staff has been engaged in reviewing the environmental conditions on the property. As of 2/18/26, the requested additional information has not been provided to HDEM.

Reviews and Approvals

City Planning Department staff and Hammond Department of Environmental Management (HDEM) staff have reviewed materials provided by the petitioner and petitioner's consultants.

Director of the Hammond Department of Environmental Management Ron Novak has indicated HDEM cannot make a determination on petition without receiving the expected laboratory testing data of soil and groundwater samples from Hanis Consulting, Inc. HDEM will require sufficient time to review it once received.

The Building Commissioner, the City Engineer, the Chief Fire Inspector, and the Superintendent of Wastewater Treatment and Stormwater Coordinator of the Hammond Sanitary District (HSD) have no objections.

Standards for Granting a Developmental Variance

1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
2) The use and the value of the area adjacent to the property related to the conditional use will not be affected in a substantially adverse manner.
3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

Recommendation

Staff has reviewed the petitioner's request and recommends that the BZA grant the developmental variance should the Board feel the petitioner has met the standards, subject to the following condition(s):

1.) Approval of the conditional use case Z-25-22(A) and the developmental variance case Z-25-22(B) and all of their conditions of approval.

Mr. Novak concluded the reading of the recommendation section of the staff report.

Chairperson Hill asked if there were any questions from the Board members. There were none.

Chairperson Hill asked if there were any other additions or amendments to the findings of facts. There were none.

FINDINGS OF FACT

1) **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**
   a. An 8' tall chain-link fence with slats enclosing perimeter of property will provide screening and code-accessed locked gates will secure the RV and self-service storage areas.
   b. The canopy structures are open-ended along the front yard, facing 136th Street.
   c. The petitioner must comply with all other applicable provisions in Zoning Ordinance, including applicable provisions of Title XI I-1 Light Industrial District, Title XXI Signs, Title XXII Fences and Landscaping, et seq.
2) **The use and the value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**
   a. Closest structure is 154' from nearest residentially-zoned district and approximately 283' from nearest residence, which is in compliance with the minimum of 100' under T/S 11.31(D).
   b. Secure separation between the canopies and the adjacent gas station can be achieved.
   c. The peak height of 17' 8" for the canopy will not adversely impact the adjacent properties.
   d. The property is relatively secluded near the State Line in an area that buffers Sheffield Estates mobile home park and residences from more industrial uses to the north and west.
3) **The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.**
   a. The ruling provision of T/S 11.40 sets the parking back 40'. The structure setback is 30' under T/S 11.31. The variance is minimal and reasonable.
   b. A detention pond will provide 38.33' of open green space between canopy parking and the south property line at its narrowest.

Chairperson Hill asked for a motion to accept the staff report with the 1 condition into the record as presented by staff and to adopt the Finding of Fact into the record (Z-25-22 C). Mr. Brock so moved, seconded by Ms. Jasso. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Chairperson Hill asked for a motion to approve the developmental variance with the 1 condition (Z-25-22 C). Mr. Faulkner so moved, seconded by Ms. Jasso. Roll call vote.

Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Z-25-23 (A) Petition of Storage DEV Hammond, LLC for approval of a developmental variance regarding T/S 19.70.13 to increase the maximum acreage for development self-service storage facility from 3 acres to 4.64 acres, situated on a 21.79-acre lot including wetlands at 3518 Sheffield Avenue in an I-1 Light Industrial District in the City of Hammond, Lake County, Indiana

Z-25-23 (B) Petition of Storage DEV Hammond, LLC for approval of a developmental variance regarding T/S 19.70.15 to increase the maximum height of the building from 15 feet to 38 feet and to allow an increase of the number of stories from one story to three story for two self-storage buildings at 3518 Sheffield Avenue in an I-1 Light Industrial District in the City of Hammond, Lake County, Indiana

Z-25-23 (C) Petition of Storage DEV Hammond, LLC for approval of a developmental variance regarding T/S 19.70.20 to increase the maximum size of 10,000 square feet (footprint) allowed per building to 69,700 square feet for two (2) three-story buildings connected by a drive through aisle, consisting of 31,000 square feet and 38,700 square feet developed in two (2) phases for a self-storage facility at 3518 Sheffield Avenue in an I-1 Light Industrial District in the City of Hammond, Lake County, Indiana

Z-25-23 (D) Petition of Storage DEV Hammond, LLC for approval of a developmental variance regarding T/S 19.70.20 to allow a change of material and construction from masonry construction to use a combination of exterior grade metal panels and brick veneer in construction of buildings for a self-service storage facility at 3518 Sheffield Avenue in an I-1 Light Industrial District in the City of Hammond, Lake County, Indiana

Z-25-23 (E) Petition of Storage DEV Hammond, LLC for approval of a developmental variance regarding T/S 21.24(A) to allow for a sign not to exceed one hundred and ninety-five and one-half (191.5) that is larger than one hundred and twenty (120) square feet allowed in an I-1 zoning district for a self-service storage and recreational vehicle (RV) storage facility at 3518 Sheffield Avenue in an I-1 Light Industrial District in the City of Hammond, Lake County, Indiana

Scott Yahne, Attorney, 3 Lincolnway, Suite 201, Valparaiso, IN 46383, and Amit Patel, Owner, 12821 Division Street, Blue Island, IL, 60406, represented the petitioner. Mr. Yahne discussed the climate control storage aspects of the petitions. All five (5) developmental variance petitions would be discussed separately.

Mr. Yahne stated there were two (2) three (3) story buildings joined together by a covered drive aisle. The site plan showed the buildings were located at the northwest corner of the property. The first petition (CP-26-23 A) was discussed. The ordinance does not allow more than three (3) acres to be occupied. The petitioner was requesting 4.64 acres. The second petition (CP-26-23 B) the petitioner requested to exceed the 15 feet maximum height to 38 feet. The third petition (CP-26-23 C) the petitioner requested to exceed the maximum 10,000 square foot (footprint) to 38,700. The fourth petition (CP-26-23 D) the petitioner requested to change 1/3 of masonry material to a combination of construction materials. The fifth petition (CP-26-23 E) the petitioner requested to exceed the 120 sq. ft. gross signage limitation to a total of 191.5 sq. ft.

Mr. Yahne further reviewed the supporting letter with the Board. The overall site plan and the orientation of the facility, the building elevations, and signage were discussed. Mr. Yahne further discussed the need for a three-level building. The size of the project, location, and the need for more than a 10,000 sq. ft. (footprint). This would be a Class A facility.

Chairperson Hill asked the Board if there were any questions. Chairperson Hill asked if the storage units would be open to the public or RV and boat rentals only. Mr. Yahne stated it would be open to the public. The traffic flow would be directed separately based on the use. Chairperson Hill asked about security for the property. Mr. Patel stated there would be cameras and all three (3) gates would need credentials to access the facility. There are access gates that separate RV storage from self-storage.

Chairperson Hill asked if there were any additional questions from the Board. There were none.

Chairperson Hill opened the floor for public comment. There were none.

Chairperson Hill closed public comment.

Chairperson Hill asked if there were any additional questions from the Board members. There were none.

Chairperson Hill asked for staff to read the staff report recommendations (Z-25-23A), however it is included in its entirety.

Zoning Citation

Title XIX Zoning and Conditional Provisions,
Section 19.70.13 Self-Service Storage Facility – Lot Size and Lot Coverage
"A maximum acreage for a single story self-service storage facility shall be three acres."

Background

Petitioner Amit Patel and Hammond DEV Storage, LLC, is proposing a development of this parcel for both a recreational vehicle storage component, subject of Z-25-22 cases, and for a self-service storage facility component that is subject to five (5) developmental variances.

The North Hammond subject property has sat vacant and has faced challenges to appropriate development for decades. The subject property is the 21.79-acre Lot 1 Hammond Storage Addition. The property was rezoned from I-1 Light Industrial and C-4 General Commercial to a single I-1 Light Industrial zoning classification (11/10/2025 Ordinance 9690). The rezoning included a restrictive covenant document to exclude certain uses.

To east of property is Luke's Gas station zoned C-4 at the NW corner of Sheffield Ave. and 136th St. (Boy Scout Rd.) There are no other adjacent commercial uses. The property on the south across 136th Street is zoned I-1 Light Industrial and further south R-3 Medium Density Residential for the Sheffield Estates Mobile Home Park. The property to the east across Sheffield Ave. is also R-3 Medium Density Residential for the Sheffield Estates Mobile Home Park with I-2 Manufacturing zoning beyond the Mobile Home Park. The property to the north is I-2 Manufacturing.

Sheffield Ave. is an 80' wide local arterial street. 136th Street is 66' wide on the south side of the subject property and provides access to Illinois.

The 1992 Comprehensive/Land Use Plan designates a "Light Industrial" use. The 2003 North Hammond Neighborhood Plan, which amends the 1992 Plan, lists the subject parcel as "Industrial/Business." This is in-line with its I-1 zoning designation and I-1 uses.

The Determination of Compliance with the West Sheffield Sub-Area of the North Hammond Redevelopment Area Plan as amended in 2010 was received from the Hammond Redevelopment Commission (HRC) in July 2025. The Plan's standard of at least 1/3rd masonry on street-facing façade was directly addressed by the HRC in its approval.

Petition

The petitioner requests a developmental variance to exceed the maximum allowed lot size for a self-service storage facility of 3 acres – to 4.64 acres. This 4.64-acre portion covers 21.3% of the 21.79-acre subject property. It covers the northern 1/3rd of property and the portion of property which front directly along Sheffield Ave.

Analysis

The Board has heard and approved two petitions for the ExtraSpace self-service storage facility at 6641 Columbia Ave. to be over 3-acres:
Z-16-04 / Z-21-27(A) Developmental variances to permit a self-storage facility on a lot that exceeds three (3) acres. Approved by the BZA on 12/7/2016 and for expansion on 9/28/2021 to 3.712 acres.

Thus, if granted, this will be the largest self-service storage facility acreage approved by the BZA, or about 1/5th (20%, 0.928 acres) larger than the one approved at 6641 Columbia Ave. in 2021.

However, this property is more isolated than comparable self-service storage facilities. The nearest dwellings to the 3-story self-service storage buildings are mobile homes 1,000' to the south. To the north and west are I-2 Manufacturing District and industrial uses. To the west is the State Line.

The 21.79 acres parcel contains 14.36 non-wetland areas available for development. The petitioner is seeking to use 4.64 acres for the self-storage facility. The other non-wetland acreage will be developed for an asphalt-surfaced recreational vehicle (RV) storage and detention basins. The self-storage facility is restricted to the 4.64 acres portion of the property. Counting only the 4.64-acres for self-service storage use and its four (4) related buildings, lot coverage is 35%; well below the 50% maximum under T/S 19.70.13.

A commitment document that restricts certain stored materials and on-site uses/activities has been prepared by Attorney Yahne and will be recorded if BZA approves conditional use. Similar documents with same function have been provided at

other self-service storage facilities. Includes firearms and any flammable, combustible, toxic, living, illegal, or otherwise dangerous materials. Patrons not allowed to live nor stay overnight on the premises and must leave when closed.

Reviews and Approvals

City Planning Department staff and Hammond Department of Environmental Management staff have reviewed materials provided by the petitioner and petitioner's consultants.

The Director of the Hammond Department of Environmental Management (HDEM) has indicated HDEM cannot make a determination on petition without receiving the expected soil and groundwater sampling data from Hanis Consulting, Inc. HDEM will require sufficient time to review it.

The Building Commissioner, the City Engineer, the Chief Fire Inspector, and the Superintendent of Wastewater Treatment and Stormwater Coordinator of the Hammond Sanitary District (HSD) have no objections.

Standards for Granting a Developmental Variance

1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
2) The use and the value of the area adjacent to the property related to the conditional use will not be affected in a substantially adverse manner.
3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

Recommendation

Staff has reviewed the petitioner's request and recommends that the BZA grant the conditional use permit determining that the RV Storage is similar to Boat storage should the Board feel the petitioner has met the standards, subject to:

1.) Approval of the three (3) developmental variances under BZA Case Nos. Z-25-23(B, C, & D) and all of their conditions of approval;
2.) Preservation of the two delineated wetland areas (7.5+/- acres) from development;
3.) Resolution of HDEM's concerns;
4.) Recordation of commitment document regarding the limitation of storage of certain materials and of certain patron activities on-site;

5.) Compliance with Hammond City Code Chapters 94, 97, 98, 101, 132, 150, and 160, and in particular sections enforcing litter, junk, and the harboring of a public nuisance, as to maintain a sanitary, safe, and aesthetically pleasing property.

Mr. Novak concluded the reading of the recommendation section of the staff report.

Chairperson Hill asked if there were any questions from the Board members. There were none.

Chairperson Hill asked if there were any other additions or amendments to the findings of facts. There were none.

FINDINGS OF FACT

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

a.) The size of the site must be designed large enough for sufficiently-wide driving access aisles around the perimeter of the new proposed buildings and all other necessary amenities, including enough space for RV storage south of self-service storage area.

b.) Access by the Fire Dept. and by EMTs to this new development will not be limited or prevented by the size or layout.

c.) The petitioner must comply with all other applicable provisions in Zoning Ordinance, including Title XIX Zoning and Conditional Provisions, Section 19.70 entitled "Self Service Storage Facilities, and applicable provisions of Title X C-4 General Commercial District, Title XXI Signs, Title XXII Fences and Landscaping.

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.

a.) The self- storage buildings will feature climate controlled internally accessed storage units.

b.) Allows for buildings to be constructed in extreme NW corner of parcel, thus no impact to sunlight or view for residents, as nearest residence is 1,000'+ from buildings.

c.) Development is proposed to be behind opaque, 8' tall fencing – chain-link with slats.

d.) The property has sat vacant and poorly maintained for decades and fronts along a local arterial road and along an entry point to the city limits, thus carefully planned development of this unused land would increase its property tax valuation.

e.) 4.64 acres for a self-service storage facility will be the largest site, acreage-wise, the Board has ever approved.

3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.
a.) Self-service storage buildings are isolated from the public rights-of-way and neighbors.
b.)4.64-acre self-service storage portion covers 21.3% of the 21.79-acre subject property.
c.) 35% lot coverage is less than the 50% maximum allowed under T/S 19.70.13.
d.) The request is in keeping with similar climate-controlled self-service storage facilities.

Chairperson Hill asked for a motion to accept the staff report with the 5 conditions into the record as presented by staff and to adopt the Finding of Fact into the record (Z-25-23 A). Mr. Kazmierczak so moved, seconded by Mr. Brock. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Chairperson Hill asked for a motion to approve the developmental variance with the 5 conditions (Z-25-23 A). Mr. Faulkner so moved, seconded by Ms. Jasso. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Chairperson Hill asked for staff to read the staff report recommendations (Z-25-23B), however it is included in its entirety.

Zoning Citation
Title XIX Zoning and Conditional Provisions,
Section 19.70.15 Self-Service Storage Facility – Building Height
"No building shall exceed a single story or a maximum of 15 feet (4.57m)."

Background
Petitioner Amit Patel and Hammond DEV Storage, LLC, is proposing a development of this parcel for both a recreational vehicle storage component, subject of Z-25-22 cases, and for a self-service storage facility component that is subject to five (5) developmental variances.

The North Hammond subject property has sat vacant for decades. The subject property is the 21.79-acre Lot 1 Hammond Storage Addition. The property was rezoned from I-1 Light Industrial and C-4 General Commercial to a single I-1 zoning classification (11/10/2025 Ordinance 9690).

To east of property is Luke's Gas station zoned C-4 at the NW corner of Sheffield Ave. and 136th St. (Boy Scout Rd.) There are no other adjacent commercial uses. The property on the south across 136th Street is zoned I-1 Light Industrial and further south R-3 Medium Density Residential for the Sheffield Estates Mobile Home Park. The property to the east across Sheffield Ave. is also R-3 Medium Density Residential for the Sheffield Estates Mobile Home Park with I-2 Manufacturing zoning beyond the Mobile Home Park. The property to the north is I-2 Manufacturing.

Sheffield Ave. to the east of the subject parcel is an 80' wide local arterial street. 136th Street along the south side of the subject parcel is 66' wide and provides access to Illinois.

The 2003 North Hammond Neighborhood Plan, which amends the 1992 Plan, lists the subject parcel as "Industrial/Business." The Determination of Compliance with the West Sheffield Sub-Area of the North Hammond Redevelopment Area Plan was received from the Hammond Redevelopment Commission (HRC) on July 15th, 2025.

Petition

The petitioner is seeking a developmental variance to increase the height of the two self-storage buildings from 15' to 38' and to allow for buildings of 3 stories. Under T/S 19.70.15, a 15' height maximum and one story is allowed. The two proposed self-storage buildings are within the 4.64 acre self-storage portion of the site (Z-25-23 A). The buildings are climate controlled instead of the exterior-accessed self-storage facility as contemplated in T/S 19.70.

An attendant office and patron lounge of 1-story and 19' 4" tall is also planned within the 4.64 acres portion of the property and will be built closer to Sheffield Ave. No storage will occur at this building. Self-service storage facilities are a permitted use in an I-1 District.

Recreational vehicle (RV) storage, a conditional use under Z-25-22(A), will occupy the remainder of the property. The canopy structures for RV parking propose a peak height of 17' 8" and the indoor RV garages propose a 16' height, but they are technically

not part of the self-service storage facility and thus fall under and comply with T/S 11.20 for I-1 Districts.

Analysis

The tallest height for a self-service storage facility building which the Board has previously approved is 40′ for the not-yet-constructed 3-story building at 6303 Calumet Ave. Prior to that, a height of 30′ for 6641 Columbia Ave. was approved.

The nearest self-service storage facility is 3.425′ (0.65 miles) to the southeast at 4015 Calumet Ave. The second nearest is three and one-quarter (3 ¼) miles due south at 252 Wildwood Rd, with a height similar to the petitioner's at 3-stories and approximately 40′. Predates Zoning Ordinance.

Canvassing the footprints of self-service storage facilities within Hammond–
All of the ten (**10**) facilities are within a 4-mile radius of the subject property:

1. 2041 164th Pl. – Zoned **C-4**; 3 buildings with **1-story**
2. 822 165th St. – Zoned **C-4**; 1 building with **1 ½-stories**
3. 950 165th St. – Zoned **C-4**; 2 buildings each with **2-stories**
4. 4015 Calumet Ave. – Zoned **C-4**; 9 buildings each w/ **1-story**
5. 6303 Calumet Ave. – Zoned **C-4**; 1 building w/ **3-stories and 40′ tall**

^ *Scheduled for construction in 2026. Not extant.*

6. 6641 Columbia Ave. – Zoned **C-4**; 3 buildings, includes 1 bldg. w/ **3-stories and 30′ tall**
7. 6702-34 Columbia Ave. – Zoned **C-4**; 7 buildings each with **1-story**
8. 6707 Columbia Ave. – Zoned **C-4**; 3 buildings each with **1-story**
9. 6804 Columbia Ave. – Zoned **C-4**; 3 buildings each with **1-story**
10. 252 Wildwood Rd. – Zoned **I-1**; 1 building w/ **3-stories and 40′ tall**

The nearest building is also the tallest building near subject parcel – Luke's Gas station next door at the corner of 3518 Sheffield Ave. Under a 2007 improvement location permit, the fuel canopy was listed as 18′ tall. The Sheffield Estates Mobile Home Park has a low-profile of under 18′ tall. 700′ south of site is a 1-story retail building hosting a Family Dollar and the 1-story Pulaski Park Senior Center, both likely under 30′ tall. The NIPSCO property to the north does host high tension transmission towers that will be substantially taller than petitioner's proposed buildings.

The proposed self-storage buildings are located on the western side of the property as far away from both 136th Street and Sheffield Avenue as possible. The 2 buildings comply with all the applicable yard setbacks. Because of this, given the parcel's

substantially long width and depth, the impact of the buildings' height on the streetscape is eliminated. The buildings will be over 1,000' from the nearest residences (mobile homes in Sheffield Estates), so, there is no adverse impact on the residents.

Similar climate-controlled self-service storage facilities received similar height variances and some with more than one story, including 30' for the self-service storage building at 6641 Columbia Ave. [Z-19-01(A)] and 40' at 6303 Calumet Ave. [Z-23-03(A)].

While T/S 19.70.15 (height in self-service storage facility) supersedes the regulations of T/S 11.20 (height in I-1 District), it is noted the 38' height is allowable under the provision of increased height up to 65' with the greater yard/building setbacks.

By building up instead of out, the potential impact to wetlands and the potential for disturbing environmental contamination is lessened. The current development proposed does not require encroaching on the two existing wetland areas, though portions of parking lot approach one.
Lot coverage is also kept low at around 25% for the overall site and 35% for the 4.64-acre self-service storage portion, both well below the 50% maximum under T/S 19.70.13

Reviews and Approvals
City Planning Department staff and Hammond Department of Environmental Management staff have reviewed materials provided by the petitioner and petitioner's consultants.

The Director of the Hammond Department of Environmental Management (HDEM) has indicated HDEM cannot make a determination on petition without receiving the expected soil and groundwater sampling data from Hanis Consulting, Inc. HDEM will require sufficient time to review it.

The Building Commissioner, the City Engineer, the Chief Fire Inspector, and the Superintendent of Wastewater Treatment and Stormwater Coordinator of the Hammond Sanitary District (HSD) have no objections.

Standards for Granting a Developmental Variance
1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
2) The use and the value of the area adjacent to the property related to the conditional use will not be affected in a substantially adverse manner.

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

Mr. Novak concluded the reading of the recommendation section of the staff report.

Chairperson Hill asked if there were any questions from the Board members. There were none.

Chairperson Hill asked if there were any other additions or amendments to the findings of facts. There were none.

FINDINGS OF FACT

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

d.) All site, civil, floor, and life safety plans included with building permit application(s) for new construction will be submitted to the Fire Prevention Bureau of the Hammond Fire Department for their formal review per T/S 19.70.22

e.) Enclosed buildings include fire alarms and sprinkler systems if required by Code.

f.) An 8' tall chain-link fence with slats enclosing perimeter of property will provide screening and code-accessed locked gates will secure the self-service storage area.

g.) Development of the property will include capping environmental contamination in soil.

h.) The petitioner must comply with all other applicable provisions in Zoning Ordinance, including Title XIX Zoning and Conditional Provisions, Section 19.70 entitled "Self Service Storage Facilities, and applicable provisions of Title X C-4 General Commercial District, Title XXI Signs, Title XXII Fences and Landscaping.

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.

f.) Buildings are to be constructed in extreme NW corner of parcel, thus no impact to sunlight or view for residents, as nearest residence is 1,000'+ from the 2 buildings.

g.) Development behind new, opaque, 8' tall fencing – chain-link with slats.

h.) The property has sat vacant and poorly maintained for decades and fronts along a local arterial road and along an entry point to the city limits, thus carefully planned development of this unused land would increase its property tax valuation.

i.) The proposed 38' tall building will be the tallest building in the vicinity.

j.) If approved, the proposed 38' tall building will be the second-tallest self-service storage facility building the Board has ever approved.

3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.

a.) The request is in keeping with similar climate-controlled self-service storage facilities.

b.) Multiple story climate control self-storage facilities are the preferred industry standards.

c.) Multiple stories minimize the building footprint, leaving more land for open green space and RV parking, to limit stormwater that must be managed, and to limit disturbance of soil where environmental contamination may exist

Chairperson Hill asked for a motion to accept the staff report with the 3 conditions into the record as presented by staff and to adopt the Finding of Fact into the record (Z-25-23 B). Mr. Kazmierczak so moved, seconded by Mr. Brock. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Chairperson Hill asked for a motion to approve the developmental variance with the 3 conditions (Z-25-23 B). Mr. Faulkner so moved, seconded by Ms. Jasso. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Chairperson Hill asked for staff to read the staff report recommendations (Z-25-23C), however it is included in its entirety.

Zoning Citation

Title XIX Zoning and Conditional Provisions,

19.70.20 Self-Service Storage Facility – Building Construction, Appearance and Size

"…A maximum of 10,000 square feet (926sq m) is allowed per building…"

Background

Petitioner Amit Patel and Hammond DEV Storage, LLC, is proposing a development of this parcel for both a recreational vehicle storage component, subject of Z-25-22 cases, and for a self-service storage facility component that is subject to five (5) developmental variances.

The North Hammond subject property has sat vacant for decades. The subject property is the 21.79-acre Lot 1 Hammond Storage Addition. The property was rezoned from I-1

Light Industrial and C-4 General Commercial to a single I-1 zoning classification (11/10/2025 Ordinance 9690).

To east of property is Luke's Gas station zoned C-4 at the NW corner of Sheffield Ave. and 136th St. (Boy Scout Rd.) There are no other adjacent commercial uses. The property on the south across 136th Street is zoned I-1 Light Industrial and further south R-3 Medium Density Residential for the Sheffield Estates Mobile Home Park. The property to the east across Sheffield Ave. is also R-3 Medium Density Residential for the Sheffield Estates Mobile Home Park with I-2 Manufacturing zoning beyond the Mobile Home Park. The property to the north is I-2 Manufacturing.

Sheffield Ave. to the east of the subject parcel is an 80' wide local arterial street. 136th Street along the south side of the subject parcel is 66' wide and provides access to Illinois.

The 2003 North Hammond Neighborhood Plan, which amends the 1992 Plan, lists the subject parcel as "Industrial/Business." The Determination of Compliance with the West Sheffield Sub-Area of the North Hammond Redevelopment Area Plan was received from the Hammond Redevelopment Commission (HRC) on July 15th, 2025.

Petition

The petitioner requests a developmental variance from T/S 19.70.20 in regards to the maximum allowable footprint of a self-service storage facility building being 10,000 SF. The petitioner plans to construct a two building self-service storage facility on the north end of site across two buildings in two phases with 1363 +/- units and 69,700 SF total footprint of the two buildings.

Phase I: 570+ units, **31,000 SF footprint;** total gross floor area (GFA) of 93,000 SF across 3-stories.
Phase II: 793 units, **38,700 SF footprint;** total gross floor area (GFA) of 116,100 SF across 3-stories.
Thus, the site's total self-service storage capacity GFA is 209,100 SF.

There will be a 25' x 60' (1,500 SF) attendant office and patron lounge near Sheffield Ave. but no storage will occur within it.

Analysis

Canvassing the footprints of self-service storage facilities within Hammond city limits – All of the ten (**10**) facilities are within a 4-mile radius of the subject property:

1. 2041 164th Pl. – 3 buildings with 1-story:
7,800 SF TOTAL / **4,500 SF largest bldg.**
2. 822 165th St. – 1 building with 1 ½-stories:
2,481 SF bldg. footprint
3. 950 165th St. – 2 buildings each with 2-stories:
51,233 SF TOTAL / **30,888 SF & 20,345 SF bldgs.**
4. 4015 Calumet Ave. – 9 buildings each w/ 1-story:
48,896 SF TOTAL / **6,144 SF & 4,864 SF bldgs.**
5. 6303 Calumet Ave. – 1 building w/ 3-stories:
82,044 SF TOTAL / **27,348 SF footprint**
^ Scheduled for construction in 2026. Not extant.
6. 6641 Columbia Ave. – 3 buildings of 1 & 3-stories:
128,648 TOTAL / **51,210 SF footprint largest bldg.**
7. 6702-34 Columbia Ave. – 7 buildings each with 1-story:
22,630 SF TOTAL / **4,675 SF largest bldg.**
8. 6707 Columbia Ave. – 3 buildings each with 1-story:
17,800 SF TOTAL / **6,000 SF largest bldg.**
9. 6804 Columbia Ave. – 3 buildings each with 1-story:
9,252 SF TOTAL / **3,552 SF largest bldg.**
10. 252 Wildwood Rd. – 1 building w/ 3-stories
45,527 SF bldg. footprint

Three (3) properties from this list were specifically granted developmental variances by the BZA for buildings greater than 10,000 SF. All were approved less than ten (10) years ago, as follows:

1. Z-23-03(B): 950 165th St. 2 buildings – 51,233 SF TOTAL / **30,888 SF & 20,345 SF footprints**
2. Z-23-03(B): 6303 Calumet Ave. 1 building – 82,044 SF TOTAL / **27,348 SF footprint**
3. Z-21-27(B): 6641 Columbia Ave. 3 buildings – 128,648 TOTAL / **51,210 SF footprint**

ExtraSpace Storage at 6641 Columbia Ave, four (4) miles to the southeast, features a footprint of 51,233 SF, which is 1/3rd (32% / 12,533 SF) larger than petitioner's largest building.

Pro-Self Storage is three and one-quarter (3 ¼) miles due south at 252 Wildwood Rd; features a footprint of 45,527 SF, which is 1/6th (17% / 6,827 SF) larger than petitioner's largest building.

Almost all other self-service storage facilities which are single story are exterior-access facilities utilizing multiple buildings with sub-10,000 SF footprints. The multi-floor climate-controlled facility more efficiently uses the land rather than spreading out the number of storage units over several smaller buildings. This is an important consideration of the potential effects on aesthetics and land use, including the impact to wetlands and potential disturbance of environmental contamination mentioned in prior staff reports about this development.

While the petitioner's proposed self-service storage building will be the largest in available floor space within three miles, this is due to its height of 3-stories and 4015 Calumet Ave. being the only facility less-than-3-miles away. If the developmental variance is granted, its 38,700 and 31,000 SF footprints will be the 3rd and 4th largest ever granted by the Board. If constructed, square footage of footprints of self-service storage facilities within four-miles will increase by approximately 25%.

Lot coverage for the overall site, including RV storage area, is kept low at around 25%. If counting only the 4.64-acres for self-service storage use and its three (3) related buildings, lot coverage is 38%. Both are well below the 50% maximum under T/S 19.70.13.

Reviews and Approvals

City Planning Department staff and Hammond Department of Environmental Management staff have reviewed materials provided by the petitioner and petitioner's consultants.

The Director of the Hammond Department of Environmental Management (HDEM) has indicated HDEM cannot make a determination on petition without receiving the expected soil and groundwater sampling data from Hanis Consulting, Inc. HDEM will require sufficient time to review it.

The Building Commissioner, the City Engineer, the Chief Fire Inspector, and the Superintendent of Wastewater Treatment and Stormwater Coordinator of the Hammond Sanitary District (HSD) have no objections.

Standards for Granting a Developmental Variance

1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
2) The use and the value of the area adjacent to the property related to the conditional use will not be affected in a substantially adverse manner.
3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

Recommendation

Staff has reviewed the petitioner's request and recommends that the BZA grant the conditional use permit determining that the RV Storage is similar to Boat storage should the Board feel the petitioner has met the standards, subject to:

1.) Approval of the three (3) developmental variances under BZA Case Nos. Z-25-23(A, B & D) and all of their conditions of approval;
2.) Resolution of HDEM's concerns;
3.) Recordation of commitment document regarding the limitation of storage of certain materials and of certain patron activities on-site;
4.) Compliance with Hammond City Code Chapters 94, 97, 98, 101, 132, 150, and 160, and in particular sections enforcing litter, junk, and the harboring of a public nuisance, as to maintain a sanitary, safe, and aesthetically pleasing property.

Mr. Novak concluded the reading of the recommendation section of the staff report.

Chairperson Hill asked if there were any questions from the Board members. There were none.

Chairperson Hill asked if there were any other additions or amendments to the findings of facts. There were none.

FINDINGS OF FACT

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

a.) Buildings' location in extreme NW corner of parcel mitigates chance of fires spreading.

b.) All site, civil, floor, and life safety plans included with building permit application(s) for new construction will be submitted to the Fire Prevention Bureau of the Hammond Fire Department for their formal review per T/S 19.70.22

c.) Enclosed buildings include fire alarms and sprinkler systems if required by Code.

d.) Development of the property will include capping environmental contamination in soil.
e.) The petitioner must comply with all other applicable provisions in Zoning Ordinance, including Title XIX Zoning and Conditional Provisions, Section 19.70 entitled "Self Service Storage Facilities, and applicable provisions of Title X C-4 General Commercial District, Title XXI Signs, Title XXII Fences and Landscaping.
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.
a.) Buildings are to be constructed in extreme NW corner of parcel, thus no adverse impact on residential properties, as nearest residence is 1,000'+ from buildings.
b.) Development behind new, opaque, 8' tall fencing – chain-link with slats.
c.) Proposed 38,700 and 31,000 SF footprints to be largest building footprints in the vicinity.
d.) If approved, the proposed 38,700 and 31,000 SF building footprints will be the second-largest self-service storage facility footprints the Board has ever
e.) approved, and the third largest self-service storage facility footprints known within City of Hammond.
3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.
a.) The request is in keeping with similar climate-controlled self-service storage facilities.
b.) Larger footprint required to enable proposal to remain no taller than 3-stories.
c.) 38% lot coverage is less than the 50% maximum allowed under T/S 19.70.13.

Chairperson Hill asked for a motion to accept the staff report with the 1 condition into the record as presented by staff and to adopt the Finding of Fact into the record (Z-25-23 C). Mr. Kazmierczak so moved, seconded by Mr. Brock. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Chairperson Hill asked for a motion to approve the developmental variance with the 1 condition (Z-25-23 C). Mr. Faulkner so moved, seconded by Ms. Jasso. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Chairperson Hill asked for staff to read the staff report recommendations (Z-25-23D), however it is included in its entirety.

Zoning Citation

Title XIX Zoning and Conditional Provisions,
19.70.20 Self-Service Storage Facility – Building Construction, Appearance and Size
"Buildings shall be of masonry construction. All construction shall be non-combustible with no wood unless for roof structure. Roof shapes and other architectural designs, which blend with the surrounding building environment, are encouraged…"

Background

Petitioner Amit Patel and Hammond DEV Storage, LLC, is proposing a development of this parcel for both a recreational vehicle storage component, subject of Z-25-22 cases, and for a self-service storage facility component that is subject to five (5) developmental variances.

The North Hammond subject property has sat vacant for decades. The subject property is the 21.79-acre Lot 1 Hammond Storage Addition. The property was rezoned from I-1 Light Industrial and C-4 General Commercial to a single I-1 zoning classification (11/10/2025 Ordinance 9690).

To east of property is Luke's Gas station zoned C-4 at the NW corner of Sheffield Ave. and 136th St. (Boy Scout Rd.) There are no other adjacent commercial uses. The property on the south across 136th Street is zoned I-1 Light Industrial. 116' to south of parcel is zoned R-3 Medium Density Residential for the Sheffield Estates Mobile Home Park. The property to the east across Sheffield Ave. is also R-3 Medium Density Residential for the Sheffield Estates Mobile Home Park with I-2 Manufacturing zoning beyond the Mobile Home Park. The property to the north is I-2.

The nearest residence is 800'+/- from the 3-story pair of proposed self-service storage buildings.

Sheffield Ave. to the east of the subject parcel is an 80' wide local arterial street. 136th Street along the south side of the subject parcel is 66' wide and provides access to Illinois.

The 1992 Comprehensive/Land Use Plan designates a "Light Industrial" use. The 2003 North Hammond Neighborhood Plan, which amends the 1992 Plan, lists the subject parcel as "Industrial/Business." This is in-line with its I-1 zoning designation and I-1 uses.

The Determination of Compliance with the West Sheffield Sub-Area of the North Hammond Redevelopment Area Plan as amended in 2010 was received from the Hammond Redevelopment Commission (HRC) on July 15th, 2025. The Plan's standard that "the street facing façade shall have a minimum of one-third masonry" was directly addressed by the HRC in its approval.

Petition

The petitioner requests a developmental variance from T/S 19.70.20 in regards to the masonry construction requirement. Specifically, petitioner proposes utilizing brick veneer façade and exterior grade metal panels on the two (2) self-service storage-related buildings. On the building elevation drawings, exterior brick is proposed at the first floor to a height of 10' 8" on the front (southeasterly) elevation and right side (northeasterly) side of the first building presenting a wainscoting detail. These are the two prominent sides of the self-storage buildings. This is approximately 33% of each of the two facades and meets the Redevelopment Commission requirement. The other two sides of the first building and the second building the exterior materials are 3 different types and orientations of exterior grade metal panels. Colors have not been determined. Open or operable windows are not noted in elevations. There are 4 panel areas on the front and right elevation where the orientation of the metal siding is vertical, contrasting with the overall horizontal orientation of the metal siding. These panel areas mimic and faux window effect, and breaks up the long façade.

There will be a 25' x 60' (1,500 SF, 1-story, 19' 4" tall) attendant office and patron lounge near Sheffield Ave. but no storage will occur within it. Brick veneer façade makes-up 45% of the front and side elevations. Horizontal charcoal grey exterior grade metal panels will fill in remaining gaps and entire rear (west) elevation. It faces Sheffield Ave. setback approximately 100' from Sheffield Ave. The masonry provided on this building meets the requirements of the Redevelopment Commission. This building is not subject to the masonry requirement of the self-storage buildings.

Analysis

The 3-story, 38' tall pair of buildings are set back hundreds of feet in the extreme NW corner of parcel, as far as the rear setback requirement allows. Phase I's 200' long southeast wall and 155' long northeast wall face Sheffield Ave. at an angle. The exterior materials provide for a combination of compatible and contrasting design motif. The masonry wainscoting will be on the two more prominent street facing facades (i.e. Sheffield Avenue). The less prominent sides will be of the metal panels. The Phase I

building will block most of the view of the Phase II building. The HRC accepted the proposed designs and exterior materials under the determination of compliance action.

The detail construction type of the buildings has not been provided. It is presumed that the building will be not be of masonry construction but will be of other non-combustible materials with the masonry veneer wainscoting.

Phase I's front (southeast) elevation will feature the LED-illuminated channel letter wall sign that is the subject of concurrent case Z-25-23(E) for its 191.5 SF size (9' 5" tall x 20' 4").

A commitment document is proposed to restrict specified items from being stored in the self-storage buildings This is consistent with similar self-storage facility approvals.

A second commitment document was required as a part of the approval of the rezoning to restrict specified uses in the I-1 zoning district.

These two (2) commitment documents will help mitigate the potential for fire damage to the non-masonry construction of the self-service storage buildings and possession stored within. It should also be noted brick veneer and metal panels, while not true masonry construction, are not flammable materials. All site, civil, floor, and life safety

plans included with building permit application(s) for new construction will be submitted to the Fire Prevention Bureau of the Hammond Fire Department for their formal review per T/S 19.70.22

Reviews and Approvals

City Planning Department staff and Hammond Department of Environmental Management (HDEM) staff have reviewed materials provided by the petitioner and petitioner's consultants.

Director of the Hammond Department of Environmental Management Ron Novak has indicated HDEM cannot make a determination on petition without receiving the expected laboratory testing data of soil and groundwater samples from Hanis Consulting, Inc. Additional information not yet received by HDEM as of 2/18/2026. HDEM will require sufficient time to review once received.

The Building Commissioner, the City Engineer, the Chief Fire Inspector, and the Superintendent of Wastewater Treatment and Stormwater Coordinator of the Hammond Sanitary District (HSD) have no objections.

Standards for Granting a Developmental Variance

1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
2) The use and the value of the area adjacent to the property related to the conditional use will not be affected in a substantially adverse manner.
3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

Staff Recommendation

Staff has reviewed the petitioner's request and recommends that the BZA grant the developmental variance should the Board feel the petitioner has met the standards, subject to the following condition(s):

1.) Approval of the three (3) developmental variances under BZA Case Nos. Z-25-23(A, B & C) and all of their conditions of approval.

Mr. Novak concluded the reading of the recommendation section of the staff report.

Chairperson Hill asked if there were any questions from the Board members. There were none.

Chairperson Hill asked if there were any other additions or amendments to the findings of facts. There were none.

FINDINGS OF FACT

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

a.) The building will be designed to the appropriate code requirements for the use alternative materials to the masonry construction to protect the area and contents of the building from risk factors.

b.) Buildings' location at the far NW corner of property is isolated for all practical purposes that will minimize and mitigate any adverse consequences from fire or other hazards.

c.) All site, civil, floor, and life safety plans included with building permit application(s) for new construction will be submitted to the Fire Prevention Bureau of the Hammond Fire Department for their formal review per T/S 19.70.22
d.) A commitment document will be recorded which bans storage of certain materials/items and bans certain on-site activities determined to be potential nuisances. This includes firearms and any flammable, combustible, toxic, living, illegal, or otherwise dangerous materials.
e.) The second commitment document required under the rezoning that restricts specified uses from being located on the property will minimize any adverse conditions.
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.
k.) Buildings are to be constructed in extreme NW corner of parcel, thus no adverse impact on residential properties, as nearest residence is 800'+ from 3-story buildings.
l.) The site's isolated nature and buildings' deep setback allows for more flexibility in its final design regarding roof lines and roof shapes, building massing, and materials, as there are few, if any, nearby buildings to blend-in with.
m.) Development behind new, opaque, 8' tall fencing – chain-link with slats.
3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.
a.) The request is not out-of-character for climate-controlled self-service storage facilities.
b.) HRC approved Determination of Compliance with West Sheffield Redevelopment Plan.
c.) The petitioner complies with all other provisions in Zoning Ordinance, including Title XIX Zoning and Conditional Provisions, Section 19.70 entitled "Self-Service Storage Facilities," and applicable provisions of Title XI I-1 Light Industrial District, Title XXI Signs [excepting T/S 21.24(A)], Title XXII Fences and Landscaping, et seq.

Chairperson Hill asked for a motion to accept the staff report as amended with the 1 condition into the record as presented by staff and to adopt the Finding of Fact into the record (Z-25-23 D). Mr. Kazmierczak so moved, seconded by Mr. Faulkner. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Chairperson Hill asked for a motion to approve the developmental variance with the 1 condition (Z-25-23 D). Mr. Faulkner so moved, seconded by Ms. Jasso. Roll call vote.

Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Chairperson Hill asked for staff to read the staff report recommendations (Z-25-23E), however it is included in its entirety.

Zoning Citation

Title XXI Signs, **Section 21.24(A)** Signs in Industrial Districts
(A) "An identification sign for each business on site not exceeding one hundred twenty (120) square feet (11.16 sq. m.) in gross sign area."

Background

Petitioner Amit Patel and Hammond DEV Storage, LLC, is proposing a development of this parcel for both a recreational vehicle storage component, subject of Z-25-22 cases, and for a self-service storage facility component that is subject to five (5) developmental variances.

The North Hammond subject property has sat vacant for decades. The subject property is the 21.79-acre Lot 1 Hammond Storage Addition. The property was rezoned from I-1 Light Industrial and C-4 General Commercial to a single I-1 zoning classification (11/10/2025 Ordinance 9690).

To east of property is Luke's Gas station zoned C-4 at the NW corner of Sheffield Ave. and 136th St. (Boy Scout Rd.) There are no other adjacent commercial uses. The property on the south across 136th Street is zoned I-1 Light Industrial. 116' to south of parcel is zoned R-3 Medium Density Residential for the Sheffield Estates Mobile Home Park, with a thicket of trees south of 136th St. providing additional natural screening. The property to the east across Sheffield Ave. is also R-3 Medium Density Residential for the Sheffield Estates Mobile Home Park with I-2 Manufacturing zoning beyond the Mobile Home Park. The property to the north is I-2 Manufacturing.

The nearest residence is 800'+/- from the 3-story pair of proposed self-service storage buildings.

Sheffield Ave. to the east of the subject parcel is an 80' wide local arterial street. 136th Street along the south side of the subject property is 66' wide and provides access to Illinois.

The 2003 North Hammond Neighborhood Plan, which amends the 1992 Plan, lists the subject parcel as "Industrial/Business." The Determination of Compliance with the West Sheffield Sub-Area of the North Hammond Redevelopment Area Plan was received from the Hammond Redevelopment Commission (HRC) on July 15th, 2025.

The petitioner plans to construct a two-building self-service storage facility on the north end of site in two phases with 1363+/- units and a 69,700 SF combined footprint –
Phase I: 570+ units; 155' x 200' = 31,000 SF footprint; 3-stories.
Phase II: 793 units; 180' x 215' = 38,700 SF footprint; 3-stories.

There will be a 1-story, 19' 4" tall, 25' x 60' (1,500 SF) attendant office and patron lounge setback about 100' from Sheffield Ave. near the site's east entrance/exit. No storage will occur within it.

Petition
The petitioner requests a **191.5 SF** (9' 5" tall x 20' 4") wall sign be installed on the southeast (Sheffield Avenue-facing) elevation of the self-service storage facility's 155' x 200' Phase I building.

This LED-illuminated channel letter wall sign will exceed the 120 SF maximum allowed for individual signs "in any industrial district and industrial uses in a PUD" per **T/S 21.24(A)**.

Analysis
Under T/S 19.70.18, self-storage facilities are allowed .5 sf per the number of units. With 1363 units in both Phases, 681.5 sf is allowed. However, under I-1 zoning (T/S 21.24), the maximum size of a single sign is 120 SF. Sign capacity for I-1 zoning, the maximum sign capacity allowance is based on 2 times the lineal frontage of the primary lot frontage (Sheffield Avenue) and is 616 SF (308.5x2).
Under T/S 1.04(B), the most restrictive provision applies. Therefore, the variance is to increase the maximum size of 120 SF. The other proposed signs are not at issue.

Mounted directly on metal panel façade with no raceway. Channel letters to be 3" inches deep with acrylic faces and backlit by white LEDs. Current proposal shows location towards upper right corner of southeast façade, set back a little from roof line and from east corner of Phase I building.

The southeast elevation is approximately 7,200 SF for surface area of Phase I's 200' southeast elevation. A 191.5 SF wall sign will occupy only approximately 2.7% of that wall's total surface area. Sign likely not visible from 136th St.

For comparison:

- In 2023 under Z-23-09, the Board approved a 396 SF sign for the Huhtamaki expansion at 6629 Indianapolis Blvd. in an I-2 District.
- In 2019 under Z-19-01(B), the Board approved 150 SF and 175 SF wall signs at the self-service storage facility at corner of 6641 Columbia Ave. One sign setback 200'+/- from Columbia Ave. and larger sign mounted within feet of 167th St. ROW and 100'+/- from Southeastern Ave.

The three (3) other signs on property proposed, which are permitted and **not** subject of this petition:

i.) 4' x 4' 1" (16.3 SF) LED-illuminated channel letter wall sign.
Above front door of office/lounge building near gable roof peak. Faces Sheffield Ave.

ii.) 8' tall aluminum body monument sign painted black. Backlit by white LEDs thru acrylic text. 5' 6" tall x 7' sign face (38.5 SF) on a 2' thick base.
In front of office/lounge building's parking lot; East edge of parcel near Sheffield Ave. entrance.

iii.) 4' tall ground sign set on two 3" square posts.
2' tall x 4' (8 SF per side) sign face on 1/8" inch thick aluminum panel. Vinyl lettering.
Set just to the right of the 136th St. vehicle entrance at south edge of parcel.

Total square footage across all four (4) signs' faces: 254.3 SF
Coupled with the setback of over 400' from Sheffield Ave, the proposed size of sign does not seem unreasonable when considering legibility from public streets.

Reviews and Approvals

City Planning Department staff have reviewed signage and site plan materials provided by the petitioner and petitioner's consultants.

The Building Commissioner, the City Engineer, the Chief Fire Inspector, the Director of the Hammond Department of Environmental Management (HDEM), and the Superintendent of Wastewater Treatment and Stormwater Coordinator of the Hammond Sanitary District (HSD) have no objections regarding developmental variance BZA Case No. Z-25-23(E).

Standards for Granting a Developmental Variance

1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
2) The use and the value of the area adjacent to the property related to the conditional use will not be affected in a substantially adverse manner.
3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

Staff Recommendation

Staff has reviewed the petitioner's request and recommends that the BZA grant the developmental variance should the Board feel the petitioner has met the standards, subject to the following condition(s):

1.) Approval of the four (4) developmental variance cases Z-25-23(A, B, C, & D) and of the recreational vehicle storage conditional use case Z-25-22(A), including all of their conditions of approval;

2.) Sign face of wall sign subject of this petition shall be no greater than 200 SF of surface area;

3.) Wall sign subject of this petition shall never contain any moving or flashing components nor any programmable message displays as defined in T/S 1.50 and T/S 21.26 of Zoning Ordinance.

Mr. Poland concluded the reading of the recommendation section of the staff report.

Chairperson Hill asked if there were any questions from the Board members. There were none.

Chairperson Hill asked if there were any other additions or amendments to the findings of facts. There were none.

FINDINGS OF FACT

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

a.) Sign's design is static and does not contain any moving or flashing parts, is legible, and meets the requirements of the FHWA's Manual on Uniform Traffic Control Devices for Streets and Highways, therefore limiting its distractibility for drivers and pedestrians.

b.) Sign does not obstruct free passage over a public right-of-way nor create a traffic hazard.

c.) Sign will only account for 2.7 percent of the total wall space on which it is mounted.
d.) Sign intended to be visible from Sheffield Avenue, not from 136th Street.
e.) Building and wall sign's location in extreme NW (rear) corner of parcel is as far as the I-1 rear yard setback requirement will allow.
f.) Legibility of wall sign from over 400' away by people on Sheffield Ave. is an important consideration when setting the dimensions and size of sign.
g.) The petitioner must comply with all other applicable provisions in Zoning Ordinance, including Title XIX Zoning and Conditional Provisions, Section 19.70 entitled "Self Service Storage Facilities, and applicable provisions of Title XI I-1 Light Industrial District, Title XXI Signs, Title XXII Fences and Landscaping, et seq.

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.

a.) Standard backlighting of channel letters by white LEDs should not pose a photometric issue with neighboring properties, as foot-candle brightness of sign at lot line negligible.
b.) Building to be constructed in extreme NW corner of parcel over 400' from Sheffield Ave, thus no impact to residents, as nearest residence is 800+ from 3-story buildings.
c.) Use of property will not change and still in line with the 2003 North Hammond Neighborhood Plan's "Industrial/Business" designation and the Neighborhood Plan's goals/objectives.

3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.

a.) The over 400' setback from Sheffield Ave. reduces legibility of signage from street.
b.) If Z-25-23(C) approved, the 31,000 SF building footprint of the Phase I building which hosts the over-regulation 191.5 SF wall sign will be the 4th-largest self-service storage facility footprint the Board's approved and no nearby building's size is comparable.
c.) The request is in keeping with similar climate-controlled self-service storage facilities.

Chairperson Hill asked for a motion to accept the staff report with the 3 conditions into the record as presented by staff and to adopt the Finding of Fact into the record (Z-25-23 E). Mr. Kazmierczak so moved, seconded by Mr. Brock. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Chairperson Hill asked for a motion to approve the developmental variance with the 3 conditions (Z-25-23 E). Mr. Faulkner so moved, seconded by Ms. Jasso. Roll call vote.

Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

COMMISSIONER COMMENTS
There were none.

STAFF COMMENTS
Mr. Poland lead a discussion with the Board on rescheduling the May 26, 2026 meeting to June 2, 2026.

Chairperson Hill asked for a motion to move the May 26, 2026 meeting to June 2, 2026. Mr. Kazmierczak so moved, seconded by Ms. Jasso. Roll call vote. Cynthia Jasso/yes, Dan Faulkner/yes, Roger Brock/yes, Tom Kazmierczak/yes, Kathleen Hill/yes. 5 "Ayes", 0 "Nays", 0 "Abstentions" 0 "Absent". Motion carried.

Mr. Novak advised the Board that there would not be a March 2026 meeting.

PUBLIC COMMENTS
There were none.

ADJOURNMENT
Chairperson Hill motioned to adjourn the meeting. Ms. Jasso so moved, seconded by Mr. Brock. The meeting was adjourned at 7:45 p.m.

PREPARED BY:

Shannon Morris-Smith

Shannon Morris-Smith
Secretary to the Board of Zoning Appeals

APPROVED BY THE BOARD OF ZONING APPEALS:

Kathleen Hill

Kathleen Hill
Chairperson

Date Approved: 9/29/26