Thomas M. McDermott, Jr.
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF HAMMOND

BRIAN L POLAND, AICP
Director of City Planning

Hammond Advisory Board of Zoning Appeals Meeting Agenda
Tuesday, June 30, 2026
6:00 p.m.
Council Chambers, 2nd Floor, Hammond City Hall
5925 Calumet Avenue, Hammond, IN 46320
Also at
www.Zoom.us, Meeting ID 83361782097 Passcode: 840143
or by calling (312) 626-6799 (Chicago)

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes for the October 28, 2025 meeting
   Approval of Minutes for the February 24, 2026 meeting
   Approval of Minutes for the April 28, 2026 meeting
   Approval of Minutes for the June 2, 2026 meeting
4. Old Business
   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

   Z-26-11 Petition of Raul Correra for a variance of use regarding T/S 8.11 (6) conditional uses in a C-2 Shopping Center District to T/S 3.10 permitted uses in an R-1U Urban Single Family Residential District to allow an event space general facility in an R-1U Urban Single Family Residential District located at 1424-30 Michigan Street within the City of Hammond, Lake County, Indiana
5. New Business
   Z-26-12 Petition of CLD Holdings, LLC. for a conditional use regarding T/S 18.71.03 Outdoor Seating to allow restaurant outdoor seating in a C-4 General Commercial District located at 6525 Indianapolis Boulevard within the City of Hammond, Lake County, Indiana

5925 Calumet Ave. Room G-17
Hammond, IN 46320
Phone 219.853.6397 x 3 • Fax 219.853.6618
www.gohammond.com

Z-26-13(A) Petition of CLD Holdings, LLC. for a developmental variance regarding T/S 18.71.06 (1) Outdoor Seating to allow an increase in the ratio of allowed outdoor seats from 33% to 60% of the number of indoor seats for customers in a C-4 General Commercial District located at 6525 Indianapolis Boulevard within the City of Hammond, Lake County, Indiana

Z-26-13(B) Petition of CLD Holdings, LLC. for a developmental variance regarding T/S 18.71.08 (1) Outdoor Seating to allow for not fully enclosing the proposed outdoor seating area on all four sides in a C-4 General Commercial District located at 6525 Indianapolis Boulevard within the City of Hammond, Lake County, Indiana

Z-26-13(C) Petition of CLD Holdings, LLC. for a developmental variance regarding T/S 18.71.08(2) Outdoor Seating to allow not having the only entrance nor an entrance to the proposed outdoor seating area be through the principal building interior in a C-4 General Commercial District located at 6525 Indianapolis Boulevard within the City of Hammond, Lake County, Indiana

Z-26-14(A) Petition of CLD Holdings, LLC. for a developmental variance regarding T/S 18.71.03(1) Outdoor Seating to allow limited outdoor seating while there is no indoor seating for a proposed Dutch Bros. Coffee Shop in a C-4 General Commercial District located at 6515 Indianapolis Boulevard within the City of Hammond, Lake County, Indiana

Z-26-14(B) Petition of CLD Holdings, LLC. for a developmental variance regarding T/S 18.71.07(1) Outdoor Seating to allow furnishings (i.e. Tables & Chairs) outside during evenings and overnight when the business is closed in a C 4 General Commercial District located at 6515 Indianapolis Boulevard within the City of Hammond, Lake County, Indiana

Z-26-15 Petition of CLD Holdings, LLC. for a developmental variance regarding T/S 21.23 (C)(2) Signage to allow up to 4.3X the lot frontage in square feet for the gross signage area which is an increase from the 2.5X allowed in a C-4 General Commercial District located at 6515 Indianapolis Boulevard within the City of Hammond, Lake County, Indiana

Z-26-16 Petition of 301 Digital Crossroads, LLC. for a developmental variance regarding T/S 12.20 Height Regulations to allow for an increased building height of over 35′ to 47′ for the roof line height and over 65′ to both 69′ and 74′ peak

heights in an I-2 Manufacturing District located at 301 Digital Crossroads Drive within the City of Hammond, Lake County, Indiana

Z-26-17 Petition of 301 Digital Crossroads, LLC. for a developmental variance regarding T/S 12.31(A) Front Yard Setback and T/S 12.31 (C) Rear Yard Setback to allow for reduced front and rear yard setbacks of less than 50 feet in an I-2 Manufacturing District located at 301 Digital Crossroads Drive within the City of Hammond, Lake County, Indiana

6. Commissioner Comments

7. Staff Comments

8. Public Comments

9. Adjournment

If anyone requires special accommodations for this meeting pursuant to the Americans with Disabilities Act, notice of said requirement should be provided to Sharon Daniels, City of Hammond interim ADA Compliance Officer, at (219) 853-6502 at least twenty-four (24+) hours prior to the meeting. Every reasonable effort will be made to accommodate citizens when prior notice is given.

Appointing Authority Disclosure:

Mayoral Appointments

Kathleen Hill	Current term:	1-3-23 to 1-4-27
Roger Brock	Current term:	1-5-26 to 1-7-30
Daniel C. Faulkner	Current term:	9-18-24 to 1-3-28

Hammond Plan Commission

Thomas E. Kazmierczak	Appointed annually	1-20-26 to 1-27-27

Hammond Common Council

Cynthia Jasso	Current term:	1-6-24 to 1-3-28