



# Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA  
BOARD OF ZONING APPEALS PUBLIC MEETING  
MONDAY, NOVEMBER 24, 2025  
PUBLIC MEETING – 6:00 P.M.  
10 EAST JOLIET ST., SCHERERVILLE, IN

Town Council Appointed  
**BOARD OF ZONING  
APPEALS**  
4-Year Terms

|                                                             |                                                         |
|-------------------------------------------------------------|---------------------------------------------------------|
| Michael Davis<br>2025 Chairman<br>1/1/2022-12/31/2025       | Tom Kourou<br>2025 Vice Chairman<br>1/1/2023-12/31/2026 |
| Richard Calinski<br>2025 Secretary<br>1/1/2024 – 12/31/2027 | William Jarvis<br>2025 Member<br>1/1/2023 – 12/31/2026  |
| Michael O'Rourke<br>2025 Member<br>1/1/2025 – 12/31/2028    |                                                         |

**I. CALL TO ORDER**

- A. Pledge of Allegiance
- B. Roll Call
- C. Approve Minutes of the Board of Zoning Appeals Meeting of October 27, 2025

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

A. B.Z.A. Case #25-11-17 143 W. Joliet St. – Town of Schererville

General Location: 143 W. Joliet St.

Petitioner(s): Town of Schererville – James M. Gorman, Town Manager

Request: Developmental Variance as required by Ordinance No. 2004, Title XVI,  
Section 6, Paragraph E (2) Entitled: Lot, Yard, and Developmental  
Standards

Purpose: To allow a front yard setback of 280' +/- (Maximum 15')

APPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ DENIED \_\_\_\_\_

B. B.Z.A. Case #25-11-18 143 W. Joliet St. – Town of Schererville

General Location: 143 W. Joliet St.

Petitioner(s): Town of Schererville – James M. Gorman, Town Manager

Request: Developmental Variance as required by Ordinance No. 2004, Title XVI,  
Section 6, Paragraph E (3) Entitled: Side and Rear Yards

Purpose: To allow all side yard setbacks to be 15' (Maximum 12')

APPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ DENIED \_\_\_\_\_

C. B.Z.A. Case #25-11-19 143 W. Joliet St. – Town of Schererville

General Location: 143 W. Joliet St.

Petitioner(s): Town of Schererville – James M. Gorman, Town Manager

Request: Developmental Variance as required by Ordinance No. 2004, Title XVI, Section 6, Paragraph F (7) Entitled: Entryways

Purpose: To allow building entrance approximately 300'+/- from the right-of-way (Maximum 40')

APPROVED \_\_\_\_\_ DEFERRED \_\_\_\_\_ DENIED \_\_\_\_\_

**III. COMMISSION BUSINESS:**

A. Schedule Special Board of Zoning Appeals Public Meeting – December 8, 2025

B. Cancellation of the Board of Zoning Appeals Public Meeting – December 22, 2025

C. Findings of Facts:

1. B.Z.A. Case #25-10-15 815 Willowbrook Dr. – (Proposed: D-Bat Training Facility)

PETITIONER(S): S.E. Hamilton Enterprises, LLC – Sean Hamilton

Request: Variance of Use as required by Ordinance No. 2004, Title XVI, Section 5, Paragraph C - To allow a baseball and softball training facility within the U.S. 41 Commercial Corridor Overlay District

FAVORABLE RECOMMENDATION TO TOWN COUNCIL (4-0) 10/27/25

2. B.Z.A. Case #25-10-16 7845 W. 77<sup>th</sup> Ave. – Keith Cash

PETITIONER(S): Keith Cash

Request: Developmental Variance as required by Ordinance No. 2004, Title IV, Section 4, Paragraph E – To allow an encroachment of 7.5 feet into the required 30-foot rear yard

APPROVED (4-0) 10/27/25

**IV. ADJOURNMENT**