



Town of Schererville

PLANNING AND BUILDING DEPARTMENT

AGENDA
BOARD OF ZONING APPEALS SPECIAL PUBLIC MEETING
MONDAY, DECEMBER 8, 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 2025 Chairman 1/1/2022-12/31/2025	Tom Kouros 2025 Vice Chairman 1/1/2023-12/31/2026
Richard Calinski 2025 Secretary 1/1/2024-12/31/2027	William Jarvis 2025 Member 1/1/2023-12/31/2026
Michael O'Rourke 2025 Member 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 November 24, 2025

II. PUBLIC ACTION AND PUBLIC HEARINGS

- A. B.Z.A. Case #25-12-20 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XI,
Section 4 (C) (3) – Development fronting a primary arterial street and
highway, a minimum 60' and maximum 95' front yard shall be provided.
Included in this front yard shall be a minimum 20' landscaped strip
along the front right-of-way that spans the entire length of the front
right-of-way.

Purpose: Lot 1 is requesting a 33' minimum front yard and a minimum 0'
landscaped strip with respect to US30.

APPROVED _____ DEFERRED _____ DENIED _____

B. B.Z.A. Case #25-12-21 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XI,
Section 4 (C) (2) – Development fronting a minor arterial street and
highway, a minimum 15' and maximum 55' front yard shall be provided.
Included in this front yard shall be a minimum 15' landscaped strip
along the front right-of-way that spans the entire length of the front
right-of-way.

Purpose: Lot 1 is requesting a 134' maximum front yard and a minimum 0'
landscaped strip with respect to Cline Avenue.

APPROVED _____ DEFERRED _____ DENIED _____

C. B.Z.A. Case #25-12-22 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XI,
Section 4 (C) (3) – Development fronting a primary arterial street and
highway, a minimum 60' and maximum 95' front yard shall be provided.
Included in this front yard shall be a minimum 20' landscaped strip along
the front right-of-way that spans the entire length of the front right-of-way.

Purpose: Lot 2 is requesting a 113' maximum front yard and a minimum 2'
landscaped strip with respect to US30.

APPROVED _____ DEFERRED _____ DENIED _____

D. B.Z.A. Case #25-12-23 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XI,
Section 4 (E) (1) – Development shall have a rear yard on each lot, the depth
of which shall not be less than 30’.

Purpose: Lot 3 is requesting a 17’ rear yard.

APPROVED _____ DEFERRED _____ DENIED _____

E. B.Z.A. Case #25-12-24 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XI,
Section 4 (G) – Development shall have not more than 80% of the area of
any lot occupied by the combinations of buildings, drives, sidewalks, and
parking area.

Purpose: Lot 1 is requesting 95% lot coverage

APPROVED _____ DEFERRED _____ DENIED _____

F. B.Z.A. Case #25-12-25 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XI,
Section 4 (G) – Development shall have not more than 80% of the area of
any lot occupied by the combinations of buildings, drives, sidewalks, and
parking area.

Purpose: Lot 3 is requesting 85% lot coverage

APPROVED _____ DEFERRED _____ DENIED _____

G. B.Z.A. Case #25-12-26 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XI,
Section 6 (A) – Development facing a major arterial street or highway shall
use masonry materials which coverage the first 3 stories or 75% of the
aggregate façade area.

Purpose: Lot 1 is requesting a waiver to use the existing building façade and to
modify the eastern and western faces of the Lot 1 building.

APPROVED _____ DEFERRED _____ DENIED _____

H. B.Z.A. Case #25-12-27 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XI,
Section 6 (B) – Development shall have a minimum 40% of the front façade
be composed of storefront windows between 2' and 8' high above the
sidewalk on the first floor.

Purpose: Lot 1 is requesting to provide an approximately 35% glass coverage with
glass extending beyond the prescribed height limits, generally matching the
Von Tobel glass frontage

APPROVED _____ DEFERRED _____ DENIED _____

I. B.Z.A. Case #25-12-28 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XI,
Section 6 (C) – Development shall not have blank walls on any façade more
than 20'.

Purpose: Lot 1 is requesting to have blank walls extending beyond this amount on its
non-front faces (north and south).

APPROVED _____ DEFERRED _____ DENIED _____

J. B.Z.A. Case #25-12-29 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XI,
Section 6 (C) – Development shall not have blank walls on any façade more
than 20’.

Purpose: Lot 2 is requesting to have blank walls on its east face.

APPROVED _____ DEFERRED _____ DENIED _____

K. B.Z.A. Case #25-12-30 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XI,
Section 6 (E) – Development shall have loading areas located in the rear
yard and away from public view.

Purpose: Lot 1 is requesting to have its loading area located in the side yard.

APPROVED _____ DEFERRED _____ DENIED _____

L. B.Z.A. Case #25-12-31 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XI,
Section 6 (E) – Development shall have loading areas located in the rear
yard and away from public view.

Purpose: Lot 2 is requesting to have its loading area located in the side yard.

APPROVED _____ DEFERRED _____ DENIED _____

M. B.Z.A. Case #25-12-32 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XI,
Section 6 (F) (2) – Development shall include at least one public entrance
on the front façade for every 100' of building width.

Purpose: Lot 1 is requesting one public entrance for 170' of frontage, on its east and
west faces.

APPROVED _____ DEFERRED _____ DENIED _____

N. B.Z.A. Case #25-12-33 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XI,
Section 6 (F) (3) – Development shall provide pedestrian sidewalks or
walkways that are directly accessible from either the public right-of-way or
connected to adjoining properties for a continuous walk.

Purpose: Lot 1 is requesting a waiver from this requirement.

APPROVED _____ DEFERRED _____ DENIED _____

O. B.Z.A. Case #25-12-34 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XI,
Section 6 (F) (3) – Development shall provide pedestrian sidewalks or
walkways that are directly accessible from either the public right-of-way or
connected to adjoining properties for a continuous walk.

Purpose: Lot 2 is requesting a waiver from this requirement.

APPROVED _____ DEFERRED _____ DENIED _____

P. B.Z.A. Case #25-12-35 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XI,
Section 6 (F) (3) – Development shall provide pedestrian sidewalks or
walkways that are directly accessible from either the public right-of-way or
connected to adjoining properties for a continuous walk.

Purpose: Lot 3 is requesting a waiver from this requirement.

APPROVED _____ DEFERRED _____ DENIED _____

Q. B.Z.A. Case #25-12-36 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XI,
Section 6 (G) (1) – Development shall be allowed no more than one curb cut
along the front right-of-way.

Purpose: Lot 1 is requesting two curb cuts, both of which are existing.

APPROVED _____ DEFERRED _____ DENIED _____

R. B.Z.A. Case #25-12-37 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XVII (E)
(4) – Development shall design outdoor lighting so that any overspill of
lighting onto adjacent properties shall not exceed 3/10 foot-candle,
measured vertically, and 3/10 foot-candle, measured horizontally, on
adjacent properties.

Purpose: Lot 1 and Lot 2 request to exceed this amount at their shared lot line.

APPROVED _____ DEFERRED _____ DENIED _____

S. B.Z.A. Case #25-12-38 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XVII (E)
(4) – Development shall design outdoor lighting so that any overspill of
lighting onto adjacent properties shall not exceed 3/10 foot-candle,
measured vertically, and 3/10 foot-candle, measured horizontally, on
adjacent properties.

Purpose: Lot 2 and Lot 3 request to exceed this amount at their shared lot line.

APPROVED _____ DEFERRED _____ DENIED _____

T. B.Z.A. Case #25-12-39 751 Lincoln Hwy.

General Location: 751 Lincoln Hwy. – Lot 3, Resubd. of Von Tobel Addition, Lot 1

Petitioner(s): Family Express Corporation – Patrick Lyp, General Counsel and
Pete Andreou, Vice President of Development

Represented by: Attorney James Wieser, Wieser & Wyllie, LLP and
Engineer James Hus, Jr., DVG Team, Inc.

Request: Development Variance as required by Ordinance No. 2004, Title XVII (E)
(4) – Development shall design outdoor lighting so that any overspill of
lighting onto adjacent properties shall not exceed 3/10 foot-candle,
measured vertically, and 3/10 foot-candle, measured horizontally, on
adjacent properties.

Purpose: Lot 1 and Lot 2 request to exceed this amount at the US30 right-of-way line
and utilize existing light fixtures for the purposes of illuminating an existing
curb cut.

APPROVED _____ DEFERRED _____ DENIED _____

III. COMMISSION BUSINESS:

A. Findings of Facts:

1. 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

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 (4-0) 11/24/25

2. 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

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 (4-0) 11/24/25

3. 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

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 (4-0) 11/24/25

IV. ADJOURNMENT

TTY Users may access the Relay Indiana Service by calling 711 or 1(800) 743-3333. Requests for alternative formats may be made by contacting Denise R. Sulek 48 hours in advance at (219) 322-2217, Ext. 1305 or by email to dsulek@schererville.org