

THE MINUTES OF THE BOARD
OF ZONING APPEALS PUBLIC MEETING
OCTOBER 27, 2025

I. CALL TO ORDER

The Board of Zoning Appeals was called to order at 6:00 P.M. by Chairman Michael Davis at the Schererville Town Hall, 10 E. Joliet St.

A. Pledge of Allegiance

The Pledge of Allegiance was recited.

B. Roll Call

Roll Call was taken with the following members present: Chairman Michael Davis, Secretary Rick Calinski, Mr. William Jarvis, and Mr. Michael O'Rourke. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schlitz, and Attorney Christian Bartholomew. Absent was Vice-Chairman Tom Kouros. In the audience were Councilmen Caleb Johnson and Thomas Schmitt.

C. Approve Minutes of the Board of Zoning Appeals Meeting of September 22, 2025

Mr. Jarvis made a motion to approve which was seconded by Mr. Calinski and carried 4-0.

II. PUBLIC ACTION AND PUBLIC HEARINGS

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

General Location: 815 Willowbrook Dr. – Boulevard Square, Lot 1

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

Purpose: To allow a baseball and softball training facility within the U.S. 41
Commercial Corridor Overlay District

Mr. Davis asked if Proofs of Publication were in order. Attorney Bartholomew responded that proofs and notices were in order. Mr. Sean Hamilton stated that he is the owner of D-Bat Schererville located at 1516 US 41 and is petitioning to relocate to a new location. Mr. Hamilton said that his current facility was being completely re-leased to Floor & Décor and is now looking to move further down the street to 815 Willowbrook Dr. Mr. Hamilton went on to say that D-Bat has been in Schererville for over two years and is a baseball/softball training facility that provides lessons, camps, clinics, space for working, and a full pro shop. Mr. Hamilton added that there are currently over 200 locations across the U.S spanning over the past 20 yrs. Mr. Hamilton then stated that the new location is slightly larger, being a little over 15,000 sq. ft. which would provide more batting cages than there are currently, with almost the exact footprint of the current location as it relates to the cage layout. Mr. Hamilton continued to say that there is also a back shop to the space which provides an area for inventory that would remain the same. Mr. Hamilton said that the proposed location would be perfect given that it would be next door to Sky Zone, which caters to the main demographic; and would also have more than 30 parking spaces with ADA accessible parking. Mr. Hamilton added currently they have over 600 members with 100-120 lessons every month; services would remain the same with a few other “bells and whistles” to entertain the kids and bring in more adults. Mr. Calinski commented that he had been to the current D-Bat and believes it is an asset to the community. The matter was then opened to the floor. There being no comments the matter closed to the floor and returned to the board.

Mr. O'Rourke asked staff the reason this matter would need to go through a variance for this type of business. Mr. Gorman replied that it is not categorized as an allowed use in the Overlay

District so a variance would be required, adding that he had gone for a variance for the current location as well. Mr. Al Krygier stated that he is the building owner of what was the old Menards that he has been repurposing for over 10 yrs. and believed this to be the perfect fit for both of them. Attorney Bartholomew asked that the petitioner speak to what would constitute as a hardship issue for the variance. Mr. Krygier responded that from his perspective Mr. Hamilton was making way for a big national facility to occupy a space that had been vacant for almost a decade which then would create more business and commerce for the Town. Mr. Hamilton added that D-Bat Schererville has over 4,000 customers with 20% of them coming in each week that are accustomed to D-Bat as a service and as a brand; they have developed relationships with the instructors and clinic individuals that thrive the business for Schererville and surrounding communities. Mr. Jarvis stated that part of the hardship would be being pushed out of the current location and is happy to see D-Bat staying with Schererville because it is an asset to the community. Mr. Calinski made a favorable recommendation to the Town Council which was seconded by Mr. O'Rourke and carried 4-0.

B. B.Z.A. Case #25-10-16 7845 W. 77th Ave. – Keith Cash

General Location: 7845 W. 77th Ave. – Hall's First Addition, Lot 2

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

Mr. Davis asked if Proofs of Publication were in order. Attorney Bartholomew replied that they were in order. Mr. Keith Cash stated that he is the General Contractor for this project and is requesting a variance for the rear deck to go 7.5 ft. over the building line. Mr. Davis stated that there was currently a "two lots available sign" behind the property. Mr. Cash stated that it is now a "one lot available sign" located in the back on Lot 3. Mr. Davis asked if the 7.5 ft. would go beyond or in advance of that sign. Mr. Cash replied that it does not even go close to the existing sign and that there is still room to build another house there. Mr. O'Rourke asked who owns Lot 3. Mr. Cash responded that the homeowner to the right of Lot 2 owned Lot 1 and Lot 3. Mr. Davis opened the matter to the floor. There being no comments the matter was closed to the floor and returned to the board. Mr. Jarvis asked if the extension would go over the property line. Ms. Sulek replied it would not. Mr. Jarvis stated that it would then just be 7.5 ft. over the building line, reducing the rear yard setback. Mr. Cash responded that was correct and that it would just go over in a small area; adding the deck would be 24 ft. x 12 ft. Mr. Jarvis asked what the deck would be constructed of. Mr. Cash replied it would be treated lumber with 8 x 8 posts. Mr. Jarvis then asked if there were any structures on top of the deck. Mr. Cash replied it has a roof over it. Mr. Calinski clarified that it would then be a 22.5 rear yard setback. Mr. Cash stated that was correct. Mr. Calinski made a motion to approve B.Z.A. Case #25-10-16 which was seconded by Mr. Jarvis and carried 4-0.

III. COMMISSION BUSINESS

A. Findings of Facts:

1. B.Z.A. Case #25-9-14 6301 74th Pl. – Craig A. Cutler

Petitioner(s): Craig A. Cutler

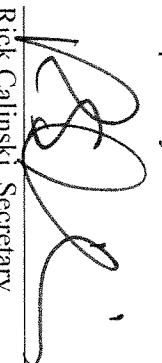
Request: Developmental Variance as required by Ordinance No. 2004, Title XVII, Section 14, Paragraph A – To allow a sunroom addition to encroach 7 ½ over the 30-foot building line on a corner lot APPROVED W/CONDITIONS (3-0) 9/22/25

Mr. Jarvis made a motion to approve which was seconded by Mr. Calinski and carried 4-0

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:26 P.M.

Respectfully Submitted:


Rick Calinski, Secretary