

THE MINUTES OF THE BOARD  
OF ZONING APPEALS PUBLIC MEETING  
NOVEMBER 24, 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 Scherererville 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, Vice-Chairman Tom Kourros, Mr. Michael O'Rourke, and Mr. William Jarvis. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Recording Secretary Megan Schiltz, and Attorney Christian Bartholomew. Absent were Secretary Rick Calinski and Planning & Building Administrator Denise Sutlek. In the audience was Councilman Tom Schmitt.

**C. Approve Minutes of the Board of Zoning Appeals Meeting of October 27, 2025**

Mr. Kourros made a motion to approve which was seconded by Mr. O'Rourke and carried 4-0.

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

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

General Location: 143 W. Joliet St.

Petitioner(s): Town of Scherererville - 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')

Mr. Davis asked if Proofs of Publication were in order. Attorney Bartholomew stated they were in order for all three cases. Mr. James Gorman stated that the first variance the Town is seeking would be for the front yard setback; with it being located in the Overlay District it is only allowed to be 15 ft., but would need a setback of 280 ft. Mr. Gorman went on to say that the property along Joliet St. has a width of only 69 ft. and would need the variance because the size of the building would not fit to meet the setback requirement. Mr. Gorman added that is the reason why it is tucked in the back just south of Joliet St. and west of Anna St. Mr. Gorman asked if there were any questions before he moved on. Mr. O'Rourke stated that he did not understand and asked if it could be explained again. Mr. Gorman responded that the maximum allowed to put the building would be 15 ft. because it is in the Joliet St. Overlay District; those lots are typically small and not very deep. Mr. O'Rourke wanted to clarify that the building would be going further off the road. Mr. Gorman replied that was correct and that the other variances were similar.

Mr. Gorman stated that item **B** would be a variance for the side yard setback with the maximum allowance of 12 ft., but would need 15 ft. because they would be too close to the property line on the side yard. Mr. Gorman added that item **C** would be a variance for the front entrance on the northwest side and would need to be about 300 ft. +/- from the right-of-way. While looking at the Site Review Plan on the projector screen, Mr. Kourros stated that it looked like there was an entrance off of Joliet St. and would then go up a hill to the Fire Station. Mr. Gorman said that was correct and that there would be another entrance off of Anna St. Mr. Kourros then asked Mr. Hansen to point out where the church was located in relation to the station. Mr. Kourros verified that there would be two entrances, one off of Joliet St. and the other off of

Anna St. Mr. Gorman responded that was correct. Mr. Kouros asked if the houses were on the right hand side. Mr. Gorman stated that there was housing along Joliet St. Mr. Kouros then asked if there was housing for the firefighters. Mr. Gorman replied that there would be seven rooms for firefighters inside the building. Mr. Kouros had Mr. Hansen then show on the review plan where the water tower was located. Mr. Davis opened the matter to the floor.

Mr. Ira Zimmer from 1720 S Park Ave. asked if it was correct that at the previous Plan Commission Meeting it was discussed that a feasibility study was done about ten years ago before they had planned to close off Joliet St. and Kennedy Ave. Mr. Gorman replied that the plan to close off Joliet St. has not been finalized and has not even been engineered. Mr. Zimmer stated that he was happy because Old Lincoln Highway was about 113 years old, and that would be part of that. Mr. Zimmer went on to say that he was at the recent Town Council Meeting and it was stated by someone from the Fire Department that the reason they wanted a new building was because the HVAC system was not working properly in a few places; normally with a residential house you would repair the issue because it was cheaper then moving. Mr. Zimmer added that he did not understand why the Town would want to spend about 10-15 million dollars to build a Fire Station where there was still a possibility the street would be closed limiting where they could go. Mr. Zimmer stated this property would not be the best location on this side of town, and it should be moved to the south side of U.S. 30 where there was farmland that was no longer utilized; and they would be able to get places quicker and would still be located in the central area. Mr. Zimmer concluded that when the plan comes and Kennedy Ave closes down, this area would be a disaster.

Mrs. Karen Livesay from 145 W. Joliet St. stated that she wanted to ask the same questions that she had asked at a previous meeting; why would there be a Fire Department on a street that would never be able to handle that amount of traffic. Mrs. Livesay said that she was told from someone at the office that it was "too expensive" for U.S. 30; then asked how much it cost to take down the four acres of trees that ruined wildlife. Mrs. Livesay added that she used to have deer in her yard every day and wondered where all the animals went. Mrs. Livesay went on to say that the site would require a concrete pad for foundation and common sense says to use the racetrack. Mrs. Livesay continued that it was said that the racetrack is a hazard because of all the oil and gasoline over the years; but would still need to cap that area to put in a foundation. Mrs. Livesay then stated that her property has already been ruined because she could hear the traffic from U.S. 30 all day and people could see in her house. Mrs. Livesay concluded that she is a firefighter and is unhappy with this location. There being no further comments the matter was closed to the floor and returned to the board.

Mr. Kouros asked what the highlighted black area on the plan was. Mr. Gorman replied that the one to the north and one to the south are both retention ponds. Mr. Kouros then asked where the houses were. Mr. Gorman replied that Mrs. Livesay's house is located just north of the north pond and was the only house right next to the Le Jardin Apartments, but that there were more houses on the other side. Mr. Jarvis said that he did not want to get off topic because the focus was only on these variances but asked if the building portion would be going before the Plan Commission. Mr. Gorman replied that next month they will be going before the commission for approval of a 1-Lot Subdivision, and then would need to go through the design and engineering. Mr. Jarvis stated that he will save his questions regarding how the fire vehicles would move with access from Anna St. and Joliet St. for then. Mr. Davis asked if there were any more questions or course of action. Mr. Jarvis made a motion to approve B.Z.A. Case #25-11-17 pursuant to all State, Local, and Federal Regulations, and that all fees paid to the Town of Schererville be kept current. The motion was seconded by Mr. Kouros and carried 4-0.

**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')

For discussion see item **A**. Mr. Jarvis made a motion to approve B.Z.A. Case #25-11-18 pursuant to all State, Local, and Federal Regulations, and that all fees paid to the Town of Schererville be kept current. The motion was seconded by Mr. Kouros and carried 4-0.

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')

For discussion see item A. Mr. Jarvis made a motion to approve B.Z.A. Case #25-11-19 pursuant to all State, Local, and Federal Regulations, and that all fees paid to the Town of Schererville be kept current. The motion was seconded by Mr. Kouros and carried 4-0.

### **III. COMMISSION BUSINESS**

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

Mr. Kouros made a motion to approve which was seconded by Mr. O'Rourke and carried 4-0.

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

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

#### **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**

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

#### **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

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

### **IV. ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:22 P.M.

Respectfully Submitted:

  
Rick Calinski, Secretary