

**MINUTES OF THE BOARD OF
ZONING APPEALS PUBLIC MEETING
JUNE 23, 2025**

I. CALL TO ORDER

The Board of Zoning Appeals was called to order at 6:02 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, Vice-Chairman William Jarvis, Mr. Michael O'Rourke, and Mr. Tom Kouros. Staff present: Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schiltz, and Attorney Christian Bartholomew. Absent were: Secretary Gary Immig, Town Manager James Gorman, and Director of Operations Andrew Hansen. In the audience was Councilman Caleb Johnson.

C. Approve Minutes of the Board of Zoning Appeals Meeting of April 28, 2025

Mr. Kouros 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 #25-6-9 8016 U.S. 41 (Proposed: Outdoor Advertising Structure)

General Location: 8016 U.S. 41 – Ahlborn's Scenic Addition, Lot 1

Petitioner(s): Lamar Advertising – Shawn Pettit

Request: Variance of Use as required by Ordinance No. 2004, Title XVI, Section 5, Paragraph C

Purpose: To allow the construction of a 10.5' X 36' Off-premise advertising structure (billboard) on-site

Mr. Davis asked if proofs of publication were in order. Attorney Bartholomew stated that they were in order. Mr. Shawn Pettit, Real Estate Manager from Lamar Advertising represented the petitioners. Mr. Pettit stated that Lamar Advertising has a lease agreement for a billboard with Mr. Todd Botma from 8016 U.S. 41, which is located on the west side just south of 77th Ave., for a 376 sq. ft. static sign. Mr. Pettit said that when the Town of Schererville allowed and permitted billboards the maximum allowance per that Zoning Ordinance was 400 sq. ft. Mr. Pettit went on to say that Lamar has a successful relationship with the Town and has done some trade-ins and digital conversations; and that there is a current sign by Target Rentals where every quarter Lamar allows two weeks of free advertising for the Schererville Parks Department. Mr. Pettit added that any digital boards within the Town receive advertising space available for civic events. Mr. Pettit stated that the Town is a lessor and currently have a digital and static board on the bike trail located on the south side of U.S 30 near the old Von Tobel. Mr. Pettit went on to say that Lamar had taken two signs down on the east side of U.S. 41 and that the sales team would love to have a static board in the "Schererville Rotary Program". Mr. Pettit said that a lot of the bulletins are located on U.S. 30 and U.S. 41 in the Schererville Rotary, so when a client buys one location for one month and then they rotate into different locations along U.S. 30 and U.S. 41. Mr. Pettit reminded the board that two years ago Lamar was allowed to relocate a board at the Zeigler Auto Dealership onto the Methodist Hospital located at U.S 30 and Burr St. Mr. Pettit went on to say that this would basically be the same type of request. Mr. Jarvis asked if it would be static or triwave. Mr. Pettit replied that it would be static; then explained that Lamar felt that the digital coverage was sufficient as is. Mr. Pettit then stated that because they would be losing two signs near Stan's Towing, they were seeking a replacement.

Mr. Jarvis stated that in the past they always requested that you would need to give up two boards to get one. Mr. Jarvis then asked if there was a sign on Kennedy Ave. that they would be losing. Mr. Pettit replied that Lamar was losing a sign on Kennedy Ave. as part of the widening of the road and would need to come back in to be able to relocate that sign when the bridge was complete with 4-lanes; adding that Lamar hoped to position it back on the railroad right-of-way once they figured everything out with the height of the bridge. Mr. Davis opened the matter to the floor. There being no comments from the floor, the matter returned to the board. Mr. Jarvis made a favorable recommendation of B.Z.A. Case #25-6-9 to the Town Council. The recommendation was seconded by Mr. Kouros and carried 4-0.

III. COMMISSION BUSINESS

A. Findings of Facts:

- 1) B.Z.A. Case #25-4-5 917-955 Eagle Ridge Dr.
(Proposed: Indoor Climate Controlled Self-Storage Building)
Petitioner(s): Broadfield, LLC
Represented by: Wieser & Wyllie, LLP – Attorney James L. Wieser
Variance of Use – To allow the construction of a climate controlled, indoor self-storage facility within the U.S. 41 Commercial Corridor Overlay District
FAVORABLE RECOMMENDATION TO THE TOWN COUNCIL (4-0) 4/28/25

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

- 2) B.Z.A. Case #25-4-6 703 U.S. 41 – Shoppes of Schererville, Lot 2
(Proposed: Drive-thru lanes)
Petitioner(s): Raising Cane's Restaurants, LLC & Premier Design Group
Represented by: Premier Design Group, Debbie Stosz & Raising Cane's – Project Manager, Felicia Bevins
Variance of Use – To allow drive-thru lanes within the U.S. 41 Commercial Corridor Overlay District
FAVORABLE RECOMMENDATION TO THE TOWN COUNCIL (4-0) 4/28/25

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

- 3) B.Z.A. Case #25-4-7 8407 Burr St. – Gary L. Williamson
Petitioner(s): Gary L. Williamson
Developmental Variance – to allow the construction of a 1,120 sq. ft. detached garage
APPROVED W/ CONDITIONS (4-0) 4/28/25

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

- 4) B.Z.A. Case #25-4-8 8407 Burr St. – Gary L. Williamson
Petitioner(s): Gary L. Williamson
Developmental Variance – To allow a detached garage height of 16'16"
APPROVED W/CONDITIONS (4-0) 4/28/25

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

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:15 P.M.

Respectfully Submitted:



Rick Calinski, Secretary