

The Regular Town Council Meeting of the Town of Schererville, IN was called to order by President Robin Arvanitis at 7:04 p.m. in the Schererville Town Hall, 10 E. Joliet Street Schererville, IN.

Attendance was taken with the following Council Members present: Caleb S. Johnson, Kevin Connelly, Thomas Schmitt, Rob Guetzloff and Robin Arvanitis. Staff members present: Attorney David Austgen, Fire Chief Robert Patterson, Police Chief Pete Sormaz, Park Superintendent John Novacich, IT AJ Garcia, Town Engineer Neil Simstad, Director of Public Works Chad Nondorf, Director of Operations Andy Hansen, Town Manager Jim Gorman, Clerk-Treasurer Michael Troxell and Recording Secretary Robin Thiel.

THEREUPON, Approval of the minutes. Mr. Schmitt made a motion to approve the minutes of the January 21, 2026 Public Meeting, seconded by Mr. Connelly. All in favor (5-0).

THEREUPON, Claims

- A. APV #123563 - APV #123860 on the General Docket, Totaling \$1,885,942.36
- B. APV #123563 - APV #123856 on the MVH Docket, Totaling \$264,769.22
- C. APV #123578 - APV #123810 on the Payroll Docket, Totaling \$1,328,505.25
- D. Various Funds, First National Bank of Omaha, Credit Card Charges, \$10,364.69
- E. Various Funds, Austgen Kuiper Jasaitis, January Legal, \$8,838.65
- F. Park Non-Reverting Fund, Resident, Non-Resident Fee Refund, \$12.00
- G. Park Non-Reverting Fund, Stracks, Program Supplies, \$34.51
- H. Various Funds, Menards, Supplies, \$2,324.17

Mr. Schmitt made a motion to accept the claims as presented, seconded by Mr. Guetzloff. All in favor (5-0).

THEREUPON, Correspondence NONE

THEREUPON, Reports

Chief Patterson stated that today they officially welcomed their newest full-time firefighter/EMT, Michael McNeil during the swearing in ceremony here at Town Hall. Chief Patterson reported that for the month of January they responded to 297 EMS related calls, 75 Fire related calls for a total of 362 calls for the month of January 2026. He stated that they were able to assist the surrounding communities with 10 EMS calls as well as receiving six EMS assists.

Mr. Novacich stated that the Park Department's annual health and wellness fair is next Thursday, February 19<sup>th</sup> at the Community

Center from 3:00 pm to 6:00 pm. He stated there will be over 40 vendors. The blood drive and events are free to the public.

Mr. Gorman stated that we received a grant from Congressman Mrvan's office in the amount of \$670,000.00 for the Police Department to receive new radio equipment. He stated they are working on all of the paperwork to get that finalized and hopefully they will be able to purchase those radios sometime this spring.

Mr. Schmitt asked Mr. Nondorf how we are doing with our salt storage. Mr. Nondorf stated that we are doing ok right now, that we have approximately six to eight hundred tons left in the salt barn. He stated we're short, but not in any crisis.

THEREUPON, Public Comments Regarding Agenda Items NONE

THEREUPON, Old Business

ITEM A. Consider Appointment to Board of Zoning Appeals to Replace Member - Term Ending December 31, 2027 (Deferred from January 21, 2026 meeting)

Mr. Schmitt made a motion to appoint Ed Olszewski to the Board of Zoning. He stated that Mr. Olszewski applied for a board appointment back in December and he feels he would be a great addition to the Board of Zoning, seconded by Mr. Guetzloff. All in favor (5-0).

ITEM B. Consider Release of Irrevocable Letter of Credit in The Amount of \$66,567.89 and Issuance of a Certificate of Release for the Portillo's Development (**Scriber's error from January meeting**)

Mr. Gorman stated that this was on the agenda in January and we were missing one of the digits which made it \$6,567.89. He stated that the correct number is \$66,567.89.

Mr. Schmitt made a motion to approve the Release of Irrevocable Letter of Credit in the Amount of \$66,567.89, seconded by Mr. Connelly. All in favor (5-0).

THEREUPON, New Business

ITEM A. Ord. #2033A, An Ordinance Amending "Town Ordinance No. 2033, Repealing and Replacing Town Ordinance No. 1266, Town Ordinance No. 1266A, Town Ordinance No. 1266B, Town Ordinance No. 1578, Town Ordinance No. 1578A, Town Ordinance No. 1608, Town Ordinance No. 1608A, Town Ordinance No. 1726, Town Ordinance No. 1750, Town Ordinance No. 1925, Town Ordinance No. 1933, Town Ordinance No. 1956, Town Ordinance No. 1956A, of the Town of Schererville, Lake County, Indiana and Replacing the Same by Adopting and Establishing a Current Replacement Personnel Policy

For the Town of Schererville, Lake County, Indiana,"  
And all Matters Related Thereto

Mr. Gorman stated that the Personnel Policy was passed in January and we did find an error in the Fire Department section. He stated they corrected that error. Mr. Gorman stated it had to do with the sleeping quarters and if the firemen did not get the proper amount of sleep during their 24 hour shift.

Mr. Schmitt made a motion to consider on 1<sup>st</sup> reading, Ordinance #2033A, seconded by Mr. Connelly. All in favor (5-0).

Mr. Guetzloff made a motion to adopt Ordinance #2033A, seconded by Mr. Schmitt. All in favor (5-0).

ITEM B. Consider Variance of Use to Allow an Existing Multiple Family Dwelling Consisting of Sixteen (16) Independent Units within a Residential Zoning District of R-3

Board of Zoning Appeals Case #26-1-1  
Petitioner(s): Morningside LLC, represented by  
Attorney Jared Tauber, Tauber Law and Engineer  
James Hus, Jr. DVG Team, Inc.  
Location: 2601 Morningside Drive  
Favorable Recommendation by the BZA 3-0 (From  
1/26/26 BZA Meeting)

Mr. Gorman stated that James Hus is here this evening and he will go through the variance and explain what they're actually doing here.

Mr. Hus, DVG Team, Inc., stated that in late 2025 Morningside LLC. Came to Jared and him and he owns two 16 unit rental buildings in the Harvest Manor Subdivision. He stated that they back up to the Memory Lane Cemetery and these buildings have been around at least pre 1985. Mr. Hus stated that they are non-conforming buildings, they no longer conform to the R-3 zoning ordinance. So, Morningside LLC, desires to remove the legal non-conforming status and re-engaged with Town staff and was advised what needs to be done to make his properties conform. Mr. Hus stated that on advice of staff, they were at the BZA's last meeting and petitioned the BZA for seven developmental variances and were advised that a variance of use would be needed to allow a 16 unit building to exist legally in the R-3 zoning district. Mr. Hus stated that at the January BZA meeting those seven development standard variances were granted unanimously as was a recommendation to the Town Council for the Variance of Use.

Mr. Johnson stated that he doesn't see the Findings of Fact and determination from the BZA that there were any conditions. He stated he was at that meeting and he remember that the BZA did put conditions. Mr. Hus stated that is correct, they did have certain conditions and he believes those

conditions were tagged, which they are happy to tag them to your vote tonight. Mr. Johnson stated that he believes they were brought up specific to the variances granted related to the dumpster enclosures or lack thereof, which the petitioner did commit to screening them with tight fencing. Mr. Hus stated they would be fine if that was a condition of your vote tonight. Mr. Johnson asked if there was also a second one with the sidewalk. Mr. Hus stated yes it was. Mr. Johnson stated that he just wants to make sure that that's still agreed to and that's part of the Town Council's approval.

Mr. Johnson made a motion to approve the variance of use to allow existing multiple family dwelling consisting of 16 independent units within a residential zoning district of R-3 for location 2601 Morningside Drive and incorporate into our findings, the BZA's findings and determination is incorporated as well as the conditions that were instituted and put in place by the BZA of fixing the sidewalk as well as shielding the dumpster, seconded by Mr. Connelly. All in favor (5-0).

ITEM C. Consider Variance of Use to Allow an Existing Multiple Family Dwelling Consisting of Sixteen (16) Independent Units within a Residential Zoning District of R-3

Board of Zoning Appeals Case #26-1-9  
Petitioner(s): Morningside LLC, represented by  
Attorney Jared Tauber, Tauber Law and Engineer  
James Hus, Jr. DVG Team, Inc.  
Location: 2633 Morningside Drive  
Favorable Recommendation by the BZA 3-0 (From  
1/26/26 BZA Meeting)

Mr. Johnson made a motion to approve Variance of Use to allow an existing multiple family dwelling consisting of 16 independent units within a residential zoning district of R-3, located at 2633 Morningside Drive and incorporating into our findings of fact and determination the BZA's findings of fact and determinations along with the conditions placed on the approval of fixing the sidewalk at issue by the BZA, as well as shielding the dumpster as they outlined, seconded by Mr. Connelly. All in favor (5-0).

ITEM D. Consider Acceptance of Contract between Burke Constanza and Carberry LLP and the Town of Schererville for Attorney Services in the Year 2026

Mr. Gorman stated that this is accepting their contract. They are our representative for several boards that we have here in Town. Mr. Gorman stated that it's the same price as last year.

Mr. Johnson made a motion to accept the Contract between Burke Constanza and Carberry LLC and the Town of Schererville, seconded by Mr. Schmitt. All in favor (5-0).

ITEM E. Consider Grant of Utility Easement to NIPSCO for Electric Facilities (NW Corner of Cline Roundabout)

Mr. Gorman stated that this is an easement that NIPSCO was looking at to clean up their records and while they were updating those, they found that they did not have an easement in our roundabout. He stated that they do have their facilities currently in that area of the right-of-way. Mr. Gorman stated that we are just granting them the easement for utilities that they already have in place.

Mr. Johnson made a motion to approve the Utility Easement to NIPSCO, seconded by Mr. Connelly. All in favor (5-0).

ITEM F. Consider Acceptance of Donations - \$1,525.81

Mr. Troxell read into the record the list of donations for the month of January 2026.

Mr. Guetzloff made a motion to accept the donations as read, seconded by Mr. Johnson. All in favor (5-0).

THEREUPON, Business from the floor NONE

Meeting adjourned.

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ROBIN ARVANITIS  
TOWN COUNCIL PRESIDENT

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MICHAEL A TROXELL, IAMCA, MMC, ACPFIM, CPFA, CMO  
TOWN CLERK-TREASURER

A TRUE COPY