

**MINUTES OF THE BOARD OF  
ZONING APPEALS PUBLIC MEETING  
NOVEMBER 25, 2024**

**I. CALL TO ORDER**

The Board of Zoning Appeals was called to order at 6:00 P.M. by Chairman Tom Kouros 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 Tom Kouros, Vice-Chairman Michael Davis, Mr. Michael O'Rourke, and Mr. William Jarvis. Staff present: Director of Operations Andrew Hansen, Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schiltz, Attorney Alfredo Estrada, and Councilwoman Robin Arvanitis. Absent were Secretary Rick Calinski and Town Manager James Gorman. In the audience were Councilmen Caleb Johnson and Thomas Schmitt.

C. Approve Minutes of the Board of Zoning Appeals Meeting of October 28, 2024

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

**II. PUBLIC ACTION AND PUBLIC HEARINGS**

A. B.Z.A. Case #24-11-15 2230 Grand Ave. – Ollie J. Hall & Jordell Prather

General Location: 2230 Grand Ave. – Lot 10, Rita's Addition, Units 3 & 4

Petitioner(s): Jordell Prather

Request: Developmental Variance as required by Ordinance No. 2004, Title XVII, Section 14, Paragraph A

Purpose: To allow construction of a 6-foot high fence to extend 17-feet over the front Building line

Mr. Kouros asked if Proofs of Publication were in order. Attorney Estrada replied that they were. Mr. Prather informed the board that he would like to extend a fence from his house all the way to the tree line. Mr. Kouros asked if he would be removing any trees. Mr. Prather replied that the trees would stay; the fence would be going from the edge of the house across the yard to where the trees are. Mr. Kouros asked if it would just be that area of fence. Mr. Prather responded that was correct. Mr. Davis confirmed with the petitioner that the fence would be on the south side of the house. Mr. Davis asked if the fence would come around and stop at the driveway. Mr. Prather stated that was incorrect and that it would be going down from the house and extend to the tree; adding that it would be about 10ft. back from the driveway. Mr. O'Rourke asked if that one section of fence would be for privacy and not for security. Mr. Prather replied that this would be for security and that this section was the only side that would need a variance because the building line stops at the house. Mr. Prather continued to say that his goal is to have it come across because he has a child with autism and did not want him to run out into the street; the purpose is to keep him in the yard. Mr. O'Rourke then asked if that meant that it would not be going east to west in the future. Mr. Prather responded that the intent is for it to only be north to south; the other part of the fence is on the other side of the house, then repeated the variance was just for this one section of fence. Mr. O'Rourke confirmed that the trees would stay.

Mr. Kouros then opened the matter to the floor. There being no comments the matter returned to the board. Mr. Davis asked if there was a Home Owners Association. Mr. Prather said there was not. Mr. Davis then asked if there had been any conversations with

the neighbors'. Mr. Prather stated that since the letters had been sent out, a few neighbors had approached him. Mr. Prather added that they knew the situation with his child and they understood. Mr. Davis made a motion to approve B.Z.A. Case #24-11-15 by Ordinance No. 2004, Title XII, Section 14, Paragraph A. Mr. Jarvis seconded the motion with discussion that it be under Title XVII. Mr. Davis amended the motion to reflect Title XVII which was seconded by Mr. Jarvis and carried 4-0.

### **III. COMMISSION BUSINESS:**

#### **A. Cancellation of the December 2024 Board of Zoning Appeals Public Meeting**

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

#### **B. Findings of Facts:**

- 1) B.Z.A. Case #24-10-13 421 Summer Dr. – Michael & Claudia Solis  
Petitioner(s): Michael & Claudia Solis  
Developmental Variance as requested by Ordinance No. 2004, Title XVII, Section 14, Paragraph A – To allow construction of a tool shed to be placed approximately 8-feet over the building line APPROVED W/CONDITION (3-0) 10/28/24

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

- 2) B.Z.A. Case #24-10-14 5622 Burr Ridge Circle – Charles & Lisa Schillaci  
Petitioner(s): Charles & Lisa Schillaci  
Developmental Variance as required by Ordinance No. 2004, Title XVII, Section 14, Paragraph A – To allow construction of a 6-foot high privacy fence to extend 30-feet over the building line on a corner lot APPROVED W/CONDITIONS (3-0) 10/28/24

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

### **IV. ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:08 P.M.

Respectfully Submitted:

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Rick Calinski, Secretary