

Town of Griffith
Board of Zoning Appeals
March 23, 2016

The Board of Zoning Appeals meeting was called to order at 7:01 p.m. by Chairman John Mowery with members Tom Wichlinski, Eddie Gonzalez and Ray Elbaor. Also present was Town Council Liaison; Larry Ballah and Town Attorney; Brent Torrenge. Absent was member Carl Kus,.

The minutes from the November 25, 2015 Board of Zoning Appeals meeting were approved as written.

ELECTION OF OFFICERS

Mr. Wichlinski made a motion that all members shall retain their current positions seconded by Mr. Gonzalez. Mr. Mowery; Chairman, Mr. Kus; Vice Chairman and Secretary; Tom Wichlinski. All favored, motion carried

OLD BUSINESS

Item #1 RAW Fitness, 705 S. Wheeler Ave., Suite 2 by Rob Wahlman. Public Hearing for a Special Use to allow a fitness center in an I1 Light Industrial Zoning District.

Mr. Wahlman appeared before the Board. Mr. Mowery asked Mr. Torrenge if all legal requirements were in order. Mr. Torrenge stated the legal documents necessary to hold a Public Hearing were not in order. The notices sent to nearby property owners did not specify a date and time of this public hearing and the legal description and description of the variance requested is missing on the proof of publication. Mr. Wahlman stated the documents in question were not with him at this meeting. Mr. Wahlman stated he had submitted his paperwork to the Building Department while Mrs. Horka was out of the office recovering from surgery and Mr. Wahlman stated the newspaper advertisement should be sufficient. Mr. Mowery stated the publisher's affidavit is needed for proper review. Mr. Torrenge stated the documents that have been submitted are not sufficient and the petitioner, Mr. Wahlman, must re-advertise for a Public Hearing. Mr. Torrenge then offered to work with Mr. Wahlman and help him get thru the necessary paperwork (new advertisements and mailings) in order to have another Public Hearing in April. Mr. Wahlman agreed. **Mr. Wichlinski made a motion** to continue the Public Hearing for RAW Fitness, 705 S. Wheeler Ave., Suite 2 by Rob Wahlman to the April 27, 2016 meeting, **seconded by Mr. Elbaor. All favored motion carried.**

Item #2 Smierciak Land Surveying, 603 N. Broad St., by Anthony and Suzette Smierciak. Petitioner has requested to be removed from the agenda.

Mr. Wichlinski made a motion to remove Smierciak Land Surveying, 603 N. Broad St. from the agenda **seconded by Mr. Gonzalez. All favored, motion carried.**

NEW BUSINESS

Item #1 Asada Grill and Cantina, 216 S. Broad St. by Rigo A Guterrez; requesting a Public Hearing for a Use Variance to allow full service outdoor dining.

Mr. Rigo Guterrez appeared before the Board. Mr. Guterrez stated he would like to take down the existing wood ramp and build another outdoor dining area similar to the decking area recently approved on the north side of his building. Mr. Mowery asked if the dimensions will be the same. Mr. Guterrez stated the new deck will be bigger. Mr. Wichlinski asked if the proposed deck will be the width of the building. Mr. Guterrez stated it would. Mr. Mowery asked if the deck will extend further into the parking lot. Mr. Guterrez stated it would not. Mr. Wichlinski stated the Board will need a site plan by the next meeting showing the proposed layout of the new deck. Mr. Guterrez stated he understood. **Mr. Wichlinski made a motion** granting Asada Grill and Cantina, 216 S. Broad St. by Rigo Guterrez permission to advertise for a Public Hearing to allow full service outdoor dining **seconded by Mr. Elbaor. All favored, motion carried.**

Item #2 Quality Auto & U-Haul, 1581 N. Cline Ave. by Nimak Oner requesting a Public Hearing for a Use Variance to allow U-Haul services in a B3 Zoning District.

Mr. Nimak Oner appeared before the Board. Mr. Oner stated his father owns/operates the car repair business since 2010. Mr. Oner would now like to operate a U-Haul business out of the same address. Mr. Mowery asked if U-Haul

will be a separate business from what is existing, U-Haul will be considered an accessory use. Mr. Oner stated that is correct. Mr. Mowery asked how many units will be parked. Mr. Oner stated his inventory is based on what the demand or need is. Possibly 6 or 7 trucks can be parked at one time. The trucks will be parked in the rear of the building. Mr. Elbaor asked if truck maintenance will be done there also. Mr. Oner stated the truck repair will be in Park Forest. Mr. Elbaor asked if there will be storage of parts there. Mr. Oner stated there will not. Mr. Wichlinski asked if there will be any advertising for U-Haul. Mr. Oner stated there will not be any signage; possibly banners. Mr. Torrenga asked what the primary use is for the site. Mr. Oner stated the primary use is auto repair. Mr. Torrenga stated he would have to research the business and accessory use being proposed. ***Mr. Wichlinski made a motion*** granting Quality Auto & U-Haul, 1581 N. Cline Ave by Nimak Oner permission to advertise for a Public Hearing for a Use Variance to allow U-Haul services in a B3 Zoning District *if needed seconded by Mr. Gonzalez. All favored, motion carried.*

COMMUNICATIONS

None.

BILLS AND EXPENDITURES

Mr. Wichlinski made a motion to approve a claim for the meeting held November 25, 2015 in the amount of \$35.00 *seconded by Mr. Gonzalez. All favored, motion carried.*

ADJOURNMENT

There being no further business to come before the Board of Zoning Appeals a motion was made and seconded to adjourn. The meeting was adjourned at 7:37 p.m.

Respectfully Submitted

Tom Wichlinski, Secretary

Veronica L. Horka, Recording Secretary