

Town of Griffith  
Board of Zoning Appeals  
October 28, 2015

The Board of Zoning Appeals meeting was called to order at 7:00 p.m. by Chairman John Mowery with members Carl Kus, Tom Wichlinski, Ray Elbaor and Eddie Gonzalez. Also present was Attorney Bob Schwerd and Town Council Liaison Larry Ballah.

The minutes of the September 23, 2015 Board of Zoning Appeals meeting were approved as written.

**OLD BUSINESS**

**Item #1 Sud City Express Wash, 1537 W. 45<sup>th</sup> Ave. by Clint Johnson; Public Hearing for a Special Use to increase the amount of vehicles allowed in a B4 Use (motor vehicle sales) in a B3 Zoning District.**

**Please note the Public Comment portion of the meeting has been closed.**

Mr. Clint Johnson appeared before the Board. Mr. Johnson stated he has drawn in measurements on a site plan as requested. Mr. Johnson would like to increase the amount of vehicle sales to 20. Mr. Mowery and Mr. Wichlinski stated the site plan submitted with measurements, is not what was requested. Mr. Wichlinski stated the Board requested a site plan with measurements clearly marked including placement of vehicles. Mr. Mowery stated the drawing submitted does not show vehicle placement. Mr. Elbaor's concern with Mr. Johnson is him eventually asking for additional cars. Mr. Johnson asked the Board for an allowance of 15 vehicles since 20 seemed to be too many. At this time there was discussion regarding a car lot and its appearance in the said location. Mr. Wichlinski asked Mr. Schwerd if the Board can make no recommendation to the Town Council. Mr. Schwerd stated that is allowed. **Mr. Wichlinski made a motion** reflecting the Board of Zoning Appeals is making no recommendation to the Town Council regarding Sud City Express Wash, 1537 W. 45<sup>th</sup> Ave. to increase the amount of vehicles allowed in a B4 Use **seconded by Mr. Kus.** Mr. Elbaor asked if the Town Council will hold a hearing. Mr. Schwerd stated the item will be considered before the Town Council. There will not be a hearing. **All favored, motion carried. Mr. Wichlinski** made a motion for Mr. Schwerd to prepare Findings of Fact and allow Mr. Mowery to sign the said Findings without the presence of the Board **seconded by Mr. Kus. All favored.**

**Item #2 Sinisa Sorgic, 202 N. Wiggs St.; Public Hearing for a Soecial Use to allow a duplex in an R2 Single Family Zoning District.**

Mr. Mowery asked if proof of mailings and publication were in order. Mr. Schwerd stated all legal documents were in order. Mr. Mowery then opened the Public Hearing portion of the meeting. Mr. Sorgic appeared before the Board. Mr. Sorgic explained he has purchased the property at 202 N. Wiggs St. and would like to turn the property into a duplex with a complete remodel. Mr. Roye; 209 Wright St. stated his concerns with the current condition of the property (mold, termites and roof problems). Mrs. Roye; 209 Wright St. also stated the same concerns and wants to be sure all the current issues are taken care of and not just covered up for the next owner. Ms. Maul; 206 Wiggs stated her discontent with the current state of the property. Mr. Maul; 206 Wiggs stated the current property owner hasn't taken care of the property since he's taken ownership. Ms. Cannon; 227 Wright agreed with all previous neighbor's comments. Mr. Trugg; 229 True asked what the property will look like once remodeled as well as stating he is opposed to a duplex. Mr. Mowery asked Mr. Sorgic what the details are of the remodel. Mr. Sorgic stated he has had contractors view the site and all feel the structure can be saved and assured the neighbors that the repairs will be done properly. Mr. Kus suggested hiring a structural engineer to assess the building. Mr. Kus asked if it would be easier to demolish the structure and start from scratch. Mr. Sorgic stated he would financial be at a lose if he had to demo. Mr. Gonzalez asked how long Mr. Sorgic has owned the property. Mr. Sorgic has had ownership since May 20, 2015. Mr. Gonzalez asked if anything has been done with the

property since he has taken ownership. Mr. Sorgic stated he hasn't done anything yet. Mr. Mowery stated the property will have to go thru routine Town inspections during the remodel before occupancy can be granted. Mr. Wichlinski asked what the square footage is. Mr. Sorgic stated it is 2,000 square feet. Mr. Gonzalez asked if there is a garage. Mr. Sorgic stated there is a 1 car detached garage. Mr. Sorgic submitted a floor plan to the Board. Mrs. Roye then stated if the property is repaired correctly, she is in favor of a duplex. Mr. Mowery then closed the Public Hearing portion of the meeting. Mr. Wichlinski asked what the time table is. Mr. Sorgic stated he would like to begin as soon as possible. Mr. Ballah recommended detailed drawings before construction can begin as well as possibly having an inspection on the property before work begins. Mr. Wichlinski asked if the Town Council could add stipulations to their motion. Mr. Schwerd stated they can. ***Mr. Wichlinski made a favorable recommendation*** to the Town Council for Sinisa Sorgic, 202 N. Wiggs St. for a Special Use to allow a duplex in an R2 Single Family Zoning District contingent upon a pre-construction inspection by the Town Building Inspector, detailed plans/house renderings with setbacks shown and any other stipulations the Town Council deems necessary ***seconded by Mr. Kus.*** Mr. Mowery; in favor, Mr. Kus; in favor, Mr. Gonzalez; in favor, Mr. Wichlinski; in favor and Mr. Elbaor; opposed. ***Majority in favor, motion carried. Mr. Wichlinski made a motion*** for Mr. Schwerd to prepare Findings of Fact and allow Mr. Mowery to sign the said Findings without the presence of the Board ***seconded by Mr. Kus. All favored, motion carried.***

**Item #3 Advocate Cremation Specialists, LLC, 201 S. Ivanhoe Court; Public Hearing for a Special Use to allow a funeral/cremation facility in an I1 Light Industrial Zoning District.**

Attorney Bob Taylor appeared before the Board. Mr. Mowery asked if proof of mailings and publication were in order. Mr. Schwerd stated all legal documents were in order. Mr. Taylor stated the proposed building will be similar to the building next door. The structure will be approximately 60' x 136'. The use will be cremation and funeral services. The equipment is the efficient, odorless and smokeless. Advocate Cremation Specialists, LLC offers lower cost cremation services (under \$1,000). At this time there was a brief description of the equipment used. Mr. Elbaor asked about vehicle traffic. Mr. Taylor stated the parking lot will be 60'x50'. The business will not have a large amount of traffic. Mr. Kus asked who owned the business. Mr. Taylor stated it is a local businessman that has been in business 70 years. Mr. Mowery then closed the Public Hearing portion of the meeting. ***Mr. Wichlinski made a favorable recommendation*** to the Town Council for Advocate Cremation Specialists, LLC, 201 S. Ivanhoe Ct for a Special Use to allow a funeral/cremation facility in an I1 Light Industrial Zoning District ***seconded by Mr. Gonzalez. All favored, motion carried. Mr. Wichlinski made a motion*** for Mr. Schwerd to prepare Findings of Fact and allow Mr. Mowery to sign the Findings without the presence of the Board ***seconded by Mr. Kus. All favored, motion carried.***

**NEW BUSINESS**

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

Mr. Rob Wahlman appeared before the Board. Mr. Wahlman would like permission to operate a fitness center. The type of fitness is a new trend called Cross Fit. Currently most of his members are family. Cross Fit is a combination of Olympic weight lifting, cardio and row machines. There are no other machines and the only "noise" generated is from music. The business will only go outdoors to run. Mr. Gonzalez asked what the hours will be. Mr. Wahlman stated there will be morning classes from 6am-8am and evening classes will begin at 4 pm and run thru 7:00 pm. Mr. Kus asked if the gym is in operation now. Mr. Wahlman stated it is. ***Mr. Wichlinski made a motion*** granting RAW Fitness, 705 S. Wheeler Ave., Suite 2 permission to advertise for a Public Hearing for a Special Use to allow a fitness center in an I1 Light Industrial Zoning District ***seconded by Mr. Kus. All favored, motion carried.***

## COMMUNICATIONS

None.

## BILLS AND EXPENDITURES

*Mr. Wichlinski made a motion* to approve a claim for the meeting held September 23, 2015 in the amount of \$35.00 *seconded by Mr. Kus. 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 8:27 pm

Respectfully Submitted

---

Tom Wichlinski, Secretary

---

Veronica L. Horka, Recording Secretary