

Town of Griffith
Board of Zoning Appeals
September 23, 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 and Ray Elbaor. Also present was Attorney Brent Torrenga. Absent was member Eddie Gonzalez and Town Council Liaison Larry Ballah.

The minutes of the August 26, 2015 Board of Zoning Appeals meeting were approved as written.

OLD BUSINESS

Item #1 Sud City Express Wash, 1637 W. 45th 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.

Mrs. Horka informed the Board that Mr. Johnson has asked for a continuance to the October 28, 2015 meeting. **Mr. Wichlinski made a motion** granting one final continuance to Sud City Express Wash, 1637 W. 45th Ave. by Clint Johnson for a Special Use to increase the amount of vehicles allowed in a B4 Use in a B3 Zoning District **seconded by Mr. Kus. All favored, motion carried.**

NEW BUSINESS

Item #1 Sinisa Sorgic, 202 N. Wiggs St. Requesting permission to hold a Public Hearing for a Special Use to allow a duplex in an R2 Single Family Zoning District.

Mr. Sorgic appeared before the Board. Mr. Sorgic stated he has recently purchased the property at 202 N. Wiggs St. as an investment property. The previous use was multi-family but the allowed zoning is single family. Mr. Sorgic has meet with contractors to rehab the property. The plan is to turn the property into a 2 or 3 unit building. Mr. Wichlinski asked if the property was sold as multi-family. Mr. Sorgic stated that was correct. Mr. Wichlinski stated the property was vacant for 6 months so the zoning is reverted back to its original zoning classification. Mr. Torrenga stated he would check on that. Mr. Elbaor asked if there is a garage. Mr. Sorgic stated there is a detached garage. Mr. Elbaor asked what the minimum square footage is for a living space. Mr. Torrenga stated the building code would dictate the square footage. Mr. Mowery stated only a duplex or single family would be acceptable. Mr. Mowery continued in stating, he felt three units would not be a good fit for the neighborhood adding that the property needs extensive work. Mr. Sorgic understood. **Mr. Kus made a motion** granting permission for a Public Hearing to Sinsia Sorgic, 202 N. Wiggs St. for a Special Use to allow a duplex in an R2 Single Family Zoning District **seconded by Mr. Wichlinski.** Mr. Mowery added that Mr. Sorgic must make a deposit to the Water Department no later than September 24, 2015. Mr. Sorgic understood. **All favored, motion carried.**

Item #2 Advocate Cremation Specialists, LLC, 201 S. Ivanhoe Court. Requesting permission to hold a Public Hearing for a Special Use to allow a funeral and cremation facility in an I1 Light Industrial Zoning District.

Attorney Robert Taylor appeared before the Board. Atty. Taylor stated his client is proposing a new construction funeral home and cremation facility. The cremation portion of the business is proposing to use the most modern and efficient equipment (odorless and smokeless). The property is approximately 1.25 acres, there will be a parking allowance of 40-50 vehicles. FBI Buildings will be the construction contractor. The property is currently in a Trust and will be leasing to Advocate Cremation. The property owner next to the proposed location is Kuiper and is zoned Industrial. Mr. Mowery asked if the primary service will be cremation. Atty. Taylor stated that was correct with funeral home capabilities. Mr. Elbaor

asked if other business material will be stored/sold at the location (caskets). Atty. Taylor stated there will be caskets and cremation urns on display. ***Mr. Wichlinski made a motion*** granting permission for a Public Hearing to Advocate Cremation Specialists, LLC, 201 S. Ivanhoe Court for a Special Use to allow a funeral and cremation facility 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 August 26, 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 7:27 pm

Respectfully Submitted

Tom Wichlinski, Secretary

Veronica L. Horka, Recording Secretary