

Town of Griffith
Plan Commission
March 22, 2017

The March 22, 2017 Plan Commission meeting was called to order at 7:00 p.m. by Chairman Larry Ballah with members Rob Bubala, Tony Hobson, Ken Ruesken, Dave Maglish, and Stan Dobosz. Also present was Town Attorney; Bob Schwerd, Plan Commission Engineer; Jake Dammarell, and Building Commissioner; Steve McDermott. Absent was Rick Ryfa,

Minutes from the February 22, 2017 meeting were approved as written.

OLD BUSINESS

Item #1 912 Avenue H by Nick Georgiou and Carlos Ruiz. Preliminary Site Plan Approval to construct an industrial warehouse with site improvements. No further communication with the petitioner.

Mr. Bubala made a motion to continue 912 Avenue H by Nick Georgiou and Carlos Ruiz to the April 26, 2017 meeting **seconded by Mr. Maglish. All favored, motion carried.** Mr. Ballah asked the Recording Secretary to get in touch with the petitioner and inquire if they would like to remain on the agenda.

Item #2 Nenad Tomic, T&I Investment Group, LLC; 131 Gatlin Drive. Preliminary Site Plan Approval to construct a new warehouse. Petitioner has requested a continuance to the April 26, 2017 meeting.

Mr. Maglish made a motion to continue Nenad Tomic; T&I Investment Group, LLC; 131 Gatlin Drive to the April 26, 2017 meeting **seconded by Mr. Hobson. All favored, motion carried.**

Item #3 John Bathurst; 1238 N. Colfax Ave. Subdivide property. No further communication with the petitioner.

Mr. Maglish made a motion to continue John Bathurst; 1239 N. Colfax to the April 26, 2017 meeting **seconded by Mr. Dobosz. All favored, motion carried.**

Item #4 Guardian Pest Control; 1535 N. Cline Ave. by Attorney George Patrick. Requesting permission to advertise for a Public Hearing to rezone the property. Property is zoned R2 & PB.

Mr. Schwerd spoke on behalf of Attorney Patrick. Mr. Schwerd requested permission to advertise for a Public Hearing for Guardian Pest Control; 1535 N. Cline Ave. to rezone the property. **Mr. Hobson made a motion** granting Guardian Pest Control permission to advertise for a Public Hearing **seconded by Mr. Dobosz. All favored, motion carried.** Mr. Schwerd stated he would be in communication with Attorney Patrick.

NEW BUSINESS

Item #1 Griffith Redevelopment Commission requesting permission to advertise for a Public Hearing to re-subdivide the old Griffith Golf Course.

Mr. Maglish made a motion granting Griffith Redevelopment Commission permission to advertise for a Public Hearing to resubdivide the old Griffith Golf Course **seconded by Mr. Bubala. All favored, motion carried.**

Item #2 Faye Carrillo Winter; 115 S. Lafayette St. Requesting permission to advertise for a Public Hearing to rezone the property to R4, Multiple-Family Residential. Property is currently R2, Single-Family Residential.

Ms. Faye Carrillo Winter of 1446 Dearborn Pkwy., Chicago, IL appeared before the Commission. Ms. Winter stated she has recently purchased the property. The property was listed and sold as multi-unit. There currently is a tenant and there are two additional units that are vacant. Ms. Winter stated she would like to make improvements to the property and continue to use it as multi-family. Mr. Bubala asked if there is a driveway. Ms. Winter stated there is not. Mr. Ballah asked what the plans for parking will be. Ms. Winter stated she would like to asphalt the rear yard. Mr. Ballah asked if the rear yard has access to the alley. Ms. Winter stated it does. Mr. Hobson asked how many vehicles would fit in the rear yard. Ms. Winter estimated 4 cars. **Mr. Bubala made a motion** granting Faye Carrillo Winter; 115 S. Lafayette St. permission to advertise for a Public Hearing to rezone the property to R4, Multiple-Family Residential **seconded by Mr. Maglish. All favored, motion carried.**

Item #3 Zuchez Restaurant & Bar, LLC 213 N. Broad St. by Patricia Zuniga. Site Plan Approval for Change of Use. Property is zoned B2, Central Business.

Ms. Patricia Zuniga appeared before the Commission. Mr. Ballah asked Mr. McDermott for an update on the building. Mr. McDermott stated the property is being remodeled and an occupancy certificate has not been issued. The property has been vacant for quite some time. Mr. Dobosz asked if both sides will be rented. Ms. Zuniga stated they will occupy both sides. She has already signed a 3 year lease and they are working on the kitchen. Ms. Zuniga added that she has the option to purchase the property after the lease is over. Mr. Ballah asked what the scheduled opening date is. Ms. Zuniga stated she is hopeful for April 8th. Mr. Hobson asked if it is going to be used as half restaurant, half bar. Ms. Zuniga stated that was correct. Mr. Hobson asked what the proposed hours are. Ms. Zuniga stated she will be open 7:00 a.m. to 3:00 a.m. with the restaurant side closing at 9:00 p.m. There will be a full service bar that opens at 11:00 p.m. to 3:00 a.m. Mr. Hobson asked how they intend to control customers under the age of 21. Ms. Zuniga stated the restaurant side will be open to minors/families until 9:00 p.m. After 10:00 p.m. it will be strictly adult only. The restaurant side can remain open for bar overflow. Mr. Hobson asked if it will be a non-smoking environment. Ms. Zuniga stated smoking will be allowed on the bar side. Mr. Ballah asked how many customers can be seated. Ms. Zuniga stated maximum occupancy is approximately 175. Mr. Ballah suggested

installing a door in the hallway to the backdoor. It may be beneficial due to nearby residents. Ms. Zuniga stated that is already in the works. The rear door will be used for emergency use only. All patrons will enter/exit thru the main front entrance. **Mr. Hobson made a motion** granting Site Plan Approval for Change of Use to Zuchez Restaurant & Bar, LLC; 213 N. Broad St. **seconded by Mr. Bubala. All favored, motion carried.**

Item #4 Sal's Auto; 513 E. Main St., Suite 2 by Salvador Garcia III. Site Plan Approval for Change of Use. Property is zoned B4, Highway Business.

Mr. Salvador Garcia III appeared before the Commission. Mr. Garcia stated he would like to relocate his business and open a used car lot with sales/repair. The property was previously used for ATV sales. Mr. Garcia stated he may eventually include that. Mr. Ballah asked where the vehicles will be parked. Mr. Garcia stated there is a white fence that sits about 12' off of the road. Mr. Ballah asked if there is gravel behind the fence. Mr. Garcia stated that it is. Mr. Ballah asked how many vehicles will be for sale on the lot. Mr. Garcia stated he would like to have 20-40 vehicles. Mr. Ballah included that the gravel area that is going to be used for vehicle sales must be paved. Mr. Garcia stated he's not going to do that. Mr. Hobson suggested Mr. Garcia speak with the property owner, Mr. Austgen on that issue. Mr. Schwerd stated Mr. Austgen may be willing to comply with paving the lot because the next tenant will have the same requirement. Mr. Maglish asked if the lot requires stripping. Mr. Ballah stated it does not. **Mr. Bubala made a motion** granting Site Plan Approval for Change of Use to Sal's Auto; 513 E. Main St., Suite 2 pending a hard surface is provided **seconded by Mr. Maglish. All favored, motion carried.**

Item #5 Micropigmentation by K 2.0; 402 N. Broad St. by Kristine Johnson. Site Plan Approval for Change of Use. Property is zoned PB, Planned Business.

Ms. Johnson appeared before the Commission. Ms. Johnson stated she had just received approval thru the BZA to open her proposed studio. Ms. Johnson explained that micropigmentation is mostly sought after by men. Micropigmentation is commonly used by people that have health conditions, follicle hair transplants, and balding. Mr. Bubala asked if there are any other locations that perform this type of work. Ms. Johnson stated she was unaware of another studio. Ms. Johnson stated she will also provide other types of cosmetology, such as eyelash extensions. Mr. Ruesken asked if there are state regulations. Ms. Johnson stated there is not. Mr. Ruesken asked if the Lake County Health Department is aware. Ms. Johnson stated she will have a health inspection before the shop opens. Mr. Ballah asked if the micropigmentation ink that's used, is different from regular tattoo ink. Ms. Johnson stated her ink is cosmetic and is carbon/charcoal based. Ms. Johnson added that she will be open by appointment only from the hours of 9 a.m. – 9 p.m., the last client will be seen by 6 p.m., with each procedure lasting 2-3 hours. **Mr. Maglish made a motion** granting Site Plan Approval for Change of Use to Micropigmentation by K 2.0; 402 N. Broad St. by Kristine Johnson with the stipulation that tattooing in the form of body art is not allowed **seconded by Mr. Bubala. All favored, motion carried.** Mr. McDermott reminded Ms. Johnson that a town business license is required before she opens.

COMMUNICATIONS

None.

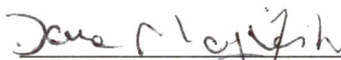
BILLS AND EXPENDITURES

Mr. Maglish made a motion to approve a claim for the meeting held February 22, 2017 in the amount of \$65.00 **seconded by Mr. Bubala. All favored, motion carried.**

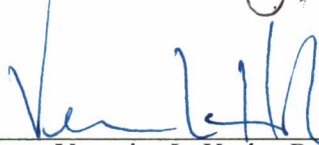
ADJOURNMENT

There being no further business before the Plan Commission a motion was made to adjourn the meeting. All favored, motion carried. Meeting was adjourned at 7:35 p.m.

Respectfully Submitted



Rob Bubala, Secretary



Veronica L. Horka, Recording Secretary