

**MUNSTER BOARD OF ZONING APPEALS  
REGULAR MEETING MINUTES  
TUESDAY, JUNE 26, 2007, 7:00 P.M.**

**Call meeting to order** - The meeting was called to order at approximately 7:00 p.m. by Joseph Simonetto, Chairman of the Board of Zoning Appeals.

<b><u>Roll call</u></b> -	<b><u>Members present:</u></b> William Baker Joseph Simonetto Richard Lasky Stuart Friedman	<b><u>Members absent:</u></b> Sharon Mayer	<b><u>Staff present:</u></b> Eugene Feingold James Mandon
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**Approval of Minutes** – Mr. Lasky pointed out an omission under the paragraph pertaining to Petition 07-03. Mr. Friedman made a motion to approve the meeting minutes of May 22, 2007 as amended. The motion was seconded by Mr. Baker, and then approved by unanimous vote of the members present.

**Preliminary Hearing** -

**Petition 07-006-** Mr. Kevin Heggi explained his request for a height variance for a garage located at 2142 N. Delaware Parkway on property zoned R2. He said it will match the style of his house, with the second floor to be used for storage and for his hobbies. If granted the variance, the petitioner said he would tear down the existing shed and reduce the amount of outside storage. Mr. Lasky asked if he intended to install electricity and plumbing, to which the petitioner said just electricity. Mr. Lasky made a motion, seconded by Mr. Friedman, to move this petition to public hearing at the July 24 meeting. The motion was approved by unanimous vote of the members present.

**Petition 07-007** – John Alerin, representing the Architects Partnership LTD explained the request for a Special Use for a bank drive thru for the northeast corner of Calumet and Broadmoor on property zoned C1 Commercial. Mr. Baker asked the petitioner to make the north curb cut an in only access road into the development. Other suggests were made by members to help control speed in the lot. Mr. Alerin said that he would consider all suggestions. Mr. Lasky made a motion, seconded by Mr. Friedman, to move this petition to public hearing at the July 24 meeting. The motion was approved by unanimous vote of the members present.

**Petition 07-008** – Jay Lieser representing Louis Gikas explained the request for a rear and side yard variance for 1517 Park West Circle on property zoned R1. The petitioner was asked by members why the first lot in a new subdivision would require a variance. Mr. Lasky requested a floor plan of the house. Mr. Friedman said it would be difficult to show a hardship in a situation like this. Mr. Lasky made a motion, seconded by Mr. Friedman, to move this petition to public hearing at the July 24 meeting. The motion was approved by unanimous vote of the members present.

**Public Hearing** –

**Petition 07-04** – David Buls representing Café Borgia explained the request for a special use to permit outdoor dining, located at 10118 Calumet Avenue, on property zoned C1. Attorney Buls presented the landscaped plan which Mr. Simonetto asked to see at the previous meeting. Mr. Baker asked Mr. Mandon about the effectiveness of the landscaping Mr. Buls was describing, for both privacy and access control. Mr. Mandon said he thought that the access control using planters and landscaping was more a matter of internal management since there are no living units nearby. Mr. Buls stated that the state Alcoholic Beverage Commission would also have to approve the physical constraints to walking in and

out of the outdoor dining area directly from outside the building. Mr. Feingold stated that the public hearing notification requirements had been satisfied. Mr. Simonetto opened the public hearing, and since no member of the public wished to speak on this petition, Mr. Simonetto then closed the public hearing. Mr. Lasky made a motion to recommend approval of this petition to the Town Council. The motion was seconded by Mr. Baker, and then approved by unanimous vote of the members present.

**Petition 07-005** – Thomas Kuhn, representing the Lake County Public Library reviewed a request for a Developmental Standards Variance to the front set back, located at 8701 Calumet Avenue, on property zoned R-2. Mr. Simonetto asked how this would help the operation at the site, to which Mr. Kuhn said that it would centralize the center desk area so that employees could better view all parts of the building. Also it would reduce the main entrance to only one door, and provide enough room for a new children's room. Mr. Friedman asked about the book drop-off area and handicapped parking. Mr. Kuhn said the drop-off box would be about the same distance from the parking lot as currently, and that persons returning books will have the added choice of a drive-thru book drop on the east side of the building once the improvements are completed. He also said that handicapped parking would remain as is. Mr. Feingold stated that the public hearing notification requirements had been satisfied. Mr. Simonetto opened the public hearing, and since no member of the public wished to speak on this petition, Mr. Simonetto then closed the public hearing. Mr. Friedman made a motion to approve the petition. The motion was seconded by Mr. Lasky, and then approved by unanimous vote of the members present.

**Petition 07-03** – Russ Bereolos, American Family Insurance, reviewed his request for a variance to place a sign on an existing pole, located at 8142 Calumet Avenue, on property zoned C1. Mr. Simonetto asked the petitioner to define his hardship, to which Mr. Bereolos replied that several people have told him that they did not know where his office was located. Mr. Mandon asked for and received a letter from the property owner indicating their approval of the petition, which was requested at the last meeting. Mr. Simonetto asked if the sign would block the sign for the Community Pet Hospital, to which the petitioner said yes from one direction, and from the other direction the Pet Hospital sign would block his sign. Mr. Baker said he sees the need for additional signage. Mr. Feingold stated that the public hearing notification requirements had been satisfied. Mr. Simonetto opened the public hearing. Cosmin Dobrescu, representing Community Pet Hospital stated that he was filing written objection to the petition. He explained a few of the points made about diminished sign visibility. Olga Dobrescu made several of the same points. Since no other member of the public wished to speak on this petition, Mr. Simonetto then closed the public hearing. Mr. Friedman made a motion to deny the petition. The motion was seconded by Mr. Lasky, and then approved by a 3 to 1 vote with Mr. Baker voting against.

**Adjournment** - The meeting was adjourned by Mr. Simonetto at approximately 7:55 p.m.

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Joseph A. Simonetto, Chairperson, Munster Board of Zoning Appeals

Date