

MUNSTER BOARD OF ZONING APPEALS

PETITIONER:

Jim Glascott, P.E., WT Group AEC
200 Center Drive, Ste B411
Hoffman Estates, IL 60192
Munster, IN 46321

BZA DOCKET NO. 25-008

APPLICATION: Development Standards
Variances

OWNER/LESSOR:

Town of Munster & Board of Parks and Recreation
1005 Ridge Rd.
Munster, IN 46321

PROPERTY:

School Town of Munster – 2025 Tennis
Facility at Community Park

LESSEE:

School Town of Munster
8616 Columbia Ave.
Munster, IN 46321

FINDINGS OF FACT

1. The School Town of Munster is the Lessee of a portion of two parcels of property by reason of a Lease Agreement, dated February 18, 2025, with the Town of Munster and the Board of Parks and Recreation for the Town of Munster, jointly as Owners and Lessors of the parcels located generally northeast of the Community Pool and west of Munster High School, between Columbia Ave. and Calumet Ave, north of Fisher St., in Munster, IN, identified as part of Parcels 45-07-19-351-012.000-027 and 45-07-19-351-015.000-027, commonly known as 8837 Calumet Ave. and 8839 Calumet Ave., respectively (hereinafter “Property”).
2. Petitioner, WT Group AEC, on behalf of the School Town of Munster, requests several Development Standards Variances relating to the construction on the Property of the *School Town of Munster - 2025 Tennis Facility at Community Park* to permit installation of over 2,000 linear feet of 10' high chain-link fence and supporting windscreen, and 11 stadium light structures at a height of 50', with off-road stadium light head types with LED 5,700K.
3. To install the fence and lighting as Petitioner proposed, the School Town of Munster requires variances from the standards set forth in the Town of Munster Zoning Ordinance, Table 26-6.405.B. Civic Zone Standards for Lighting, Screening, and Fencing to increase the permitted height of fencing and supporting windscreen from the maximum permitted height of 6', to increase the permitted height of light poles from the 20' maximum, and to allow a prohibited head type with lighting exceeding the maximum of 4,000K LED.
4. The matter came before the Board of Zoning Appeals for Public Hearing on November 18, 2025. The Notices were examined for sufficiency. Publication pursuant to the Town of Munster's Code was accomplished. Petitioner appeared by its representative, Jim Glascott, P.E. of WT Group AEC, and Sean Begley, Director of Operations for the School Town of Munster, to present evidence, documentation, and information regarding Petitioner's Application for the Development Variances, which are part of the Board's record and incorporated herein by reference. The Public Hearing was opened. No remonstrances were heard. The Public Hearing was closed.
5. Based upon the testimony and evidence presented, the Town of Munster Board of Zoning Appeals, upon motion duly made and seconded, by a vote of four (4) in favor, zero (0) opposed, zero (0) abstained, and two (2) absent, approved PC Docket No. BZA 25-008, a

request for developmental standards variances to allow a fence and screen not to exceed 10 feet in height and stadium lighting not to exceed 50 feet in height utilizing off-road or similar light fixtures and for the color temperature not to exceed 5,700K for the proposed tennis courts, including all discussion and findings.

6. In making such determinations, the Munster Board of Zoning Appeals now makes the following Findings of Fact:

- (a) The approval of the variances will not be injurious to the public health, safety, morals, and general welfare of the community;
- (b) The use and value of the area adjacent to the property included in the variances will not be affected in a substantially adverse manner;
- (c) The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property; and
 - (i) The practical difficulties are unique and not shared by all properties in the vicinity and are not self-imposed;
 - (ii) The requested variances are the minimum variances that will relieve such practical difficulties; and
 - (iii) The requested variances are in the spirit of the general purposes and intent of Article 6, Division I and IV of the Zoning Code; and such Variances are so designed as to provide reasonable consideration to, among other things, the character of the neighborhood, District, or Civic Zone, the conservation of property values in the vicinity, and the guidance of Development in accordance with the Comprehensive Plan.
- (d) The Findings of the Munster Board of Zoning Appeals are based upon and in accordance with the Munster Zoning Ordinance and Indiana state statutes, and shall not be construed or interpreted to be a determination by the Munster Board of Zoning Appeals of compliance, or noncompliance, with covenants, restrictions, or limitations on the Property defined herein, if any; and,
- (e) Petitioner shall comply with all requirements of the Munster Municipal Code and Indiana state statutes relating to the applicable building permits, licensing/registration of contractors, inspections, etc. that are required for construction as permitted herein. Additionally, approval of a variance by the Munster Board of Zoning Appeals shall not be construed or interpreted as pre-approval or waiver of such requirements.

WHEREFORE, based upon the above evidence and Findings, the Town of Munster Board of Zoning Appeals, by a vote of four (4) in favor and zero (0) opposed, approved the requested developmental variances as set forth herein. The Munster Board of Zoning Appeals took the above official action on November 18th, 2025. Findings of Fact approved on the 9th day of December 2025.

MUNSTER BOARD OF ZONING APPEALS

By: _____
Brad Hemingway, Chairman

ATTEST:

Sergio Carrera Mendoza, Executive Secretary