

**January 10, 2023 6:30 P.M.**

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1. **Call to Order**
2. **Invocation/Moment of Silence:**
3. **Pledge of Allegiance:** Led by any veteran in attendance
4. **Roll Call of Council**
5. **Petitions, Communications  
Acknowledgements & Remonstrations**
  - \*Recognition of Pop Warner State Champion teams
  - \*Nominations and Election of Town Council President for 2023
  - \*Nominations and Election of Town Council Vice President for 2023
  - \*Appointment of Town Attorney for 2023
  - \*Appointment of Police Commission Attorney for 2023
  - \*Swearing-in of Police Officer Jillian D. Evans
  - \*Swearing in of Interim Police Chief Kosta Nuses
  - \*Letter from Town Engineering Administrator & Director of Public Works Steve King Recommending Acceptance of Unit 8 at Savannah Ridge.
6. **Consent Agenda**

Accts. Payable Register Voucher Approval for January 10, 2023  
Approval of Town Council Meeting Minutes of December 27, 2022
7. **Standing & Special Committees Reports**
  - A. **Budget & Finance** – Chairman Mr. Hardaway  
*Members Mr. Pettit, Mr. Minchuk*
  - B. **Council Affairs** – Chairman Mr. Pettit  
*Members Mr. Minchuk, Mrs. Uzelac*
  - C. **Public Works & Utilities** – Chairman Mr. Minchuk  
*Members Mr. Spann, Mrs. Uzelac*
  - D. **Elections, Public Relations, Town Beautification** – Chairman Mr. Pettit  
*Members Mr. Hardaway, Mr. Minchuk*
  - E. **Environmental Affairs** – Chairman Mr. White  
*Members Mr. Spann, Mrs. Uzelac*
  - F. **Personnel Policy & Employee Benefits** – Chairman Mr. Hardaway  
*Members Mrs. Uzelac, Mr. Pettit-*
  - G. **Public Safety** – Chairman Mr. Minchuk  
*Members Mr. Spann, Mrs. Uzelac*
  - H. **Economic Development** – Chairman Mr. Pettit  
*Members Mr. Hardaway, Mr. Minchuk, Deann Patena, Jennifer Doffin*
  - I. **Parks & Recreation** – Chairwoman Mrs. Uzelac  
*Members Mr. Minchuk, Mr. Pettit*
  - J. **Abandoned-Blighted Properties** – Chairman Mr. Hardaway  
*Members Vicki Bunnell, Adra Breclaw-Csanyi*
  - K. **Dean & Barbara White Community Center**-Chairman Mr. Pettit  
*Member Mr. White, Mr. Minchuk*
  - L. **Special Projects (F & B Tax, Diversity, 4<sup>th</sup> of July Celebration)**  
*Chairman Mr. Hardaway, Members Mr. Pettit, Mr. Minchuk*







**KOPKA PINKUS DOLIN PC**  
9801 Connecticut Drive, Crown Point, IN 46307  
Phone: (219) 794-1888 Fax: (219) 794-1892

Joseph C. Svetanoff  
[JCSvetanoff@kopkalaw.com](mailto:JCSvetanoff@kopkalaw.com)

January 4, 2023

**VIA E-Mail Only:** [rickbellaward5@gmail.com](mailto:rickbellaward5@gmail.com)

Rick Bella, Town Council President  
Merrillville Town Hall  
7820 Broadway  
Merrillville, IN 46410

**RE: Re-Appointment as Town Attorney for 2023**

Dear President Bella,

It has been my distinct pleasure to serve as the Town Attorney for the Town of Merrillville Town Council, Plan Commission, Board of Zoning Appeals, Redevelopment Commission and Economic Development Commission. At this time, I would like to be considered for re-appointment to fill these positions for the 2023 calendar year. Thank you for your consideration and Happy New Year!

Very truly yours,

KOPKA PINKUS DOLIN PC

A handwritten signature in black ink, appearing to read "J. C. Svetanoff".

Joseph C. Svetanoff



## Town of Merrillville

219.769.6784 Fax 219.756.8005  
13 W. 73rd Ave.  
Merrillville, IN 46410  
sking@merrillville.in.gov

Rick Bella, Town Council President  
7820 Broadway  
Merrillville, Indiana 46410

January 3, 2023

Re: Recommendation for Acceptance  
Savannah Ridge, Unit 8

Dear President Bella,

A Final Inspection for Savannah Ridge, Unit 8 was completed on October 11, 2022 by Robinson Engineering. All Public Improvements have been found to be satisfactory and in compliance with Town Ordinances. The developer has provided a 30-month maintenance bond, in lieu of a 24-month maintenance bond per (Town Ordinance 19-121, subsection (1)), in the amount of \$173,098.50. Therefore, I concur with the recommendation from Robinson Engineering that the Town accept the improvements within the public Right-of-Way into our inventory.

Sincerely,

Steve King

Engineering Administrator/

Public Works Director

January 3, 2023\\Merrillville.local\Building\Steve\Savannah Ridge\Recommendation for Acceptance\Acceptance Letter.docx



October 25, 2022  
20-R0084.13

Town of Merrillville  
Planning & Building Department  
7820 Broadway Avenue  
Merrillville, IN 46410

Attn: Steve King, Engineering Administrator

RE: Savannah Ridge Unit 8  
30 - Month Maintenance Bond  
**Recommendation for Acceptance**

Dear Steve:

This recommendation is in response to the Developer, Mr. Wayne Welter's request to the town to take the above referenced subdivision in to their inventory. Robinson Engineering, Ltd. performed a final site inspection on October 11, 2022. We found all public improvements have been satisfactorily completed in Savannah Ridge Unit 8 Subdivision.

We find it to be in substantial compliance with the Ordinances set forth by the Town of Merrillville. The developer has provided a 30-month maintenance bond in the amount of \$173,098.50, to the Town as required by Section 19-121, subsection (1) and based on the attached summary. The developer has extended the maintenance bond from 24-month to a 30-month period.

We therefore recommend the Merrillville Town Council accept Savannah Ridge, Unit 8 Subdivision into the Town of Merrillville's inventory to include all streets and associate public improvements.

Should you have any questions, please contact me at your convenience.

Very truly yours,

A handwritten signature in blue ink that reads "Robert J. Csanyi".

Robert J. Csanyi  
Project Manager  
(219) 525-4881  
[bcsanyi@reltd.com](mailto:bcsanyi@reltd.com)

cc: Matt Lake, Director Storm Water Utility (via email)  
Sheila Shine, Merrillville Planning and Building Director (via email)  
Robert Pillman, Fire Marshall (via email)  
233 East 84<sup>th</sup> Drive, Park Tower, Suite 102, Merrillville, IN 46410 | (219) 791-0700 | [www.reltd.com](http://www.reltd.com)

Wayne Welter, Developer (via email)  
Jon Dykstra, REL (via email)

Encl:

*This review is only for general conformance with the design criteria established by the Town and is subject to both the completeness of the information submitted by the developer's professional staff and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary, and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government have jurisdiction over various aspects of this development. The developer is advised through copy of this letter that additional measures may be required based on actual field conditions and formal approvals of the other agencies.*

# Savannah Ridge Unit 8 - Original Letter of Credit Determination of Maintenance Bond

8/15/2021 - Revised 9/23/21, 1/12/22 and 10/24/22

Unit 8 - Grant Street South including 76th Ave to 77th Pl to Pierce Pl to 77th Ave						Remaining Item(s) For Surety/ILOC	
	QUANTITY	UNIT	UNIT PRICE	EXTENSION		QUANTITY	COST
<b>MOBILIZATION</b>	1 LS		\$ 8,500.00	\$ 8,500.00		0 \$	-
Total				\$ 8,500.00		0	
<b>EROSION CONTROL</b>							
Clearing and Grubbing	24 Ac		\$ 1,300.00	\$ 31,200.00		\$	-
Silt Fence	5190 LF		\$ 2.50	\$ 12,975.00	5190 \$	6,000.00	
Construction Entrance	1 LS		\$ 4,500.00	\$ 4,500.00	1		
TEMPORARY SEED MIX	7734 SQYD		\$ 4.00	\$ 30,936.00	4 \$	18,000.00	
Inlet Protection	34 EA		\$ 225.00	\$ 7,650.00	34 \$	7,650.00	
Total				\$ 87,261.00	\$		\$1,650.00
<b>EARTHWORK</b>							
Strip Roadway 3' Behind Curb	4930 CY		\$ 3.50	\$ 17,255.00	0 \$	-	
Cut Roadway to Subgrade	4310 CY		\$ 3.60	\$ 15,516.00	0 \$	-	
Strip Ponds	3260 CY		\$ 3.50	\$ 11,410.00	0 \$	-	
Cut Ponds	11450 CY		\$ 3.50	\$ 41,220.00	0 \$	-	
Grade Subgrade for Stone	13230 SY		\$ 0.90	\$ 11,907.00	0 \$	-	
Backfill Curbs	6992 LF		\$ 1.00	\$ 6,992.00	0 \$	-	
Total				\$ 104,300.00	\$		-
<b>SANITARY SEWERS</b>							
15" PVC SDR 26 w/Limestone #08 Bedding 12" A.T.P. & Backfill to top of trench under pavement	1041 LF		\$ 59.00	\$ 61,419.00	0 \$	-	
15" PVC SDR 26 w/Limestone #08 Bedding 12" A.T.P. & Backfill to top of trench under pavement	1411 LF		\$ 40.00	\$ 56,440.00	0 \$	-	
6" PVC Service w/Limestone #08 Bedding 12" A.T.P. & Backfill to top of trench under pavement	58 EA		\$ 1,745.00	\$ 101,210.00	0 \$	-	
48" Manhole w/E1020 & Chimney Seal	10 EA		\$ 3,050.00	\$ 30,500.00	0 \$	-	
Total				\$ 249,569.00	\$		-
<b>STORM SEWERS</b>							
STORM SEWER 30"-30" RCP CI III w/Limestone #08 Bedding to Springline & backfill to top of trench under pavement	1165 FT		\$ 60.00	\$ 69,900.00	0 \$	-	
STORM SEWER 12"	2409 FT		\$ 36.00	\$ 86,724.00	0 \$	-	
STORM SEWER 15"	351 FT		\$ 38.00	\$ 13,718.00	0 \$	-	
STORM SEWER 18"	101 FT		\$ 40.00	\$ 4,040.00	0 \$	-	
STORM SEWER 24"	479 FT		\$ 49.00	\$ 23,471.00	0 \$	-	
24" DIA INLET	7 EA		\$ 965.00	\$ 6,755.00	0 \$	-	
36" DIA INLET	1 EA		\$ 1,220.00	\$ 1,220.00	0 \$	-	
48" DIA MANHOLE	10 EA		\$ 1,685.00	\$ 16,850.00	0 \$	-	
48" CATCH BASIN	19 EA		\$ 1,835.00	\$ 34,865.00	0 \$	-	
60" DIA MANHOLE	2 EA		\$ 2,290.00	\$ 4,580.00	0 \$	-	
60" CATCH BASIN	6 EA		\$ 2,695.00	\$ 16,170.00	0 \$	-	
FES W/FABRIC & RIPRAP 12"	1 EA		\$ 1,240.00	\$ 1,240.00	0 \$	-	
FES W/FABRIC & RIPRAP 15"	1 EA		\$ 1,555.00	\$ 1,555.00	0 \$	-	
FES W/FABRIC & RIPRAP 24"	2 EA		\$ 2,255.00	\$ 4,510.00	0 \$	-	
FES W/FABRIC & RIPRAP 30"	3 EA		\$ 2,715.00	\$ 8,145.00	0 \$	-	
Total				\$ 293,743.00	\$		-
<b>WATER MAIN</b>							
8" C900 DR 14 W/SAND BEDDING AND BACKFILL UNDER PAVEMENT (PER LAWC STANDARDS)	3272 EA		\$ 38.75	\$ 126,790.00	0 \$	-	
HYDRANT VALVE AND TEE	6 EA		\$ 4,475.00	\$ 26,850.00	0 \$	-	
8" GATE VALVE AND TEE	7 EA		\$ 1,955.00	\$ 13,685.00	0 \$	-	
8" BENDS	9 EA		\$ 295.00	\$ 2,655.00	0 \$	-	
8x8 TEE	2 EA		\$ 490.00	\$ 980.00	0 \$	-	
TIE ON TO EXISTING MAIN	3 EA		\$ 985.00	\$ 2,955.00	0 \$	-	
Total				\$ 173,915.00	\$		-
<b>PAVEMENT</b>							
Tensar Equivalent Geogrid (Miraf BGX110)	13230 SY		\$ 1.00	\$ 13,230.00	0 \$	-	
10" #53 Limestone Base	10900 SY		\$ 10.40	\$ 113,360.00	0 \$	-	
Flex Grade Stone for Pavement	10900 SY		\$ 1.60	\$ 17,440.00	0 \$	-	
2.5" Binder/1.5" Surface (Asphalt Course per C6.0)	10900 SY		\$ 14.00	\$ 152,600.00	0 \$	-	
24" Roll curb 2/6" Limestone cushion (No Reinforcement Bar)	6992 LF		\$ 19.25	\$ 134,596.00	0 \$	-	
Total				\$ 431,226.00	\$		-
<b>OTHER ITEMS</b>							
ASPHALT FOR TACK COAT	10900 SQYD		\$ 0.65	\$ 7,085.00	0 \$	-	
STREET LIGHTS	6 EA		\$ 6,000.00	\$ 36,000.00	6 \$		
STREET NAME SIGNS	8 EA		\$ 200.00	\$ 1,600.00	8 \$		
MILLING ASPHALT, 1 1/2 INCH	10900 SQYD		\$ 5.00	\$ 54,500.00	0 \$	-	
REGULATORY SIGNS	25 EA		\$ 300.00	\$ 7,500.00	25 \$		
Total				\$ 106,685.00	\$		-
<b>SUB-TOTAL</b>			\$	1,348,514.00	SUB-TOTAL SURETY: \$ 31,650.00		
<b>10% CONTINGENCY</b>			\$	134,851.40	\$ 3,165.00		
<b>TOTAL CONSTRUCTED:</b>			\$	1,483,365.40	TOTAL SURETY: \$ 34,815.00		

## Determination of 30 - Month Maintenance Bond

Sub-Total Public Improvements:	\$ 831,654.00
1/4 of ROW Public Improvements:	\$ 207,913.50
Apply Existing ILOC Bond:	\$ 34,815.00
<b>Total 30-Month Maintenance Bond:</b>	<b>\$ 1,074,382.50</b>

Note: Developer must ensure that a Property Owner's Association (POA) is established and has received Post-construction operation and maintenance detailed instructions for all stormwater detention and management facilities. Additionally these operation and maintenance details and responsibilities must be specified in, or incorporated by reference into, the POA By-laws. Said By-laws must be adopted and approved by the Town before approval of the project/development can be given.



# ACCOUNTS PAYABLE VOUCHER REGISTER SUMMARY

## TOWN OF MERRILLVILLE

GOVERNMENTAL UNIT

AGENCY

APV Register Batch - JANUARY 10 2023, TC MEETING

NOTES:(1) Use both sides of the form if needed. Signatures of governing board should appear only on the final page of each meeting in which accounts payable vouchers are allowed.  
(2) The Memorandum is for entering action on accounts payable vouchers if disallowed in whole or in part, if continue to a later meeting of governing board, or for other pertinent information.

Page 1 of 2 Pages

General Form No. 364 (1997) APVREGISTER\_SUM.FRX

Check Date	Vendor	Name of Claimant	Office Department	Amount of Voucher	Amount Allowed	Warrant	Check/Memorandum (See Note (2) Above)
//	420	DELTA III, INC.	SW/CONTRACTUAL SERV	680.00			SW ROSS MEADOW FARMS CLEANUP,
//	1315	MENARDS	FD/BUILDING SUPPLIES	33.68			MISC. SUPPLIES
//	1821	ROBINSON ENGINEERING	GENERAL/HDWE.-SOFTWA	924.00			ENGINEERING
//	420	DELTA III, INC.	SW/CONTRACTUAL SERV	680.00			SW TAFT ST POND CLEAN UP SEED
//	1315	MENARDS	FD/BUILDING SUPPLIES	175.75			MISC. SUPPLIES
//	1821	ROBINSON ENGINEERING	GENERAL/HDWE.-SOFTWA	654.50			ENGINEERING
//	374	CRAIG LAMB	GENERAL/CONTRACTUAL	275.00			VIDEO FOR DECEMBER
//	420	DELTA III, INC.	SW/CONTRACTUAL SERV	680.00			SW MESA RIDGE POND CLEANUP AND
//	1315	MENARDS	FD/BUILDING SUPPLIES	140.58			MISC. SUPPLIES
//	1339	PULSE TECHNOLOGY	GENERAL/OFFICE	21.95			NAMEPLATE WILLIAMS
//	1821	ROBINSON ENGINEERING	GENERAL/HDWE.-SOFTWA	1116.50			ENGINEERING
12/22/2022	695	ROBERT C SANDLING	2022 RDC Bd(A)-RD	1160.00	1160.00	1812	12/4-12/17/2022 PAYROLL 40HRS
12/29/2022	625	KELLY WHITE GIBSON	GENERAL/REFUNDS,	304.54	304.54	59617	LUNCH MEETING
12/28/2022	517	CITI CARDS	FD/BUILDING SUPPLIES	1933.73	1933.73	59623	MISC. SUPPLIES
12/28/2022	1600	PAYROLL FUND	GENERAL/TC PRESIDENT	60771.32	60771.32	59625	TC-Tn Council President
12/28/2022	1600	PAYROLL FUND	ARP/BONUSES	113867.60	113867.60	59626	TH - ARP Bonus
12/28/2022	1600	PAYROLL FUND	GENERAL/ADMIN.	14478.94	14478.94	59627	CT-Admin Sec
12/28/2022	504	TODDCO, INC.	CUML FIRE EQPT/BLDG	1270.60	1270.60	59628	MATERIALS & LABOR FOR INSULATION
12/29/2022	1075	ORALIA C. SANTOS	GENERAL/REFUNDS,	17.32	17.32	59679	SUPPLIES
12/29/2022	705	TOWN OF MERRILLVILLE	COMM CTR	250000.00	250000.00	59680	TRANSFER FOR RESOLUTION #22-93
01/03/2023	1222	KEVIN BAHUS	PPF-25/FUNERAL BENEFIT	12000.00	12000.00	59682	FUNERAL / DEATH BENEFIT FOR CARL
01/04/2023	673	CARD SERVICE CENTER	GENERAL/TOWN ADMIN	78.98	78.98	59683	TROPHY AND GIFT CARD- AMAZON
01/04/2023	168	ACME PRINT COPY DESIGN	GENERAL/PRINTING O/T	626.00	626.00	59684	CARDS
01/04/2023	565	MATTIE M. COLLINS	GENERAL/CONTRACTUAL	961.54	961.54	59685	CONTRACTUAL PAY
01/04/2023	830	ORALIA SANTOS	GENERAL/CONTRACTUAL	800.00	800.00	59686	CONTRACTUAL PAY
01/04/2023	563	STAPLES BUSINESS CREDIT	FD/BUILDING SUPPLIES	47.16	47.16	59691	MISC. SUPPLIES
01/04/2023	551	MONROE PEST CONTROL INC.	FD/CONTRACTUAL	172.00	172.00	59692	MONTHLY PEST CONTROL AT STATION
01/04/2023	470	VERIZON WIRELESS	FD/TELEPHONE	520.26	520.26	59693	WIRELESS SERVICE
01/04/2023	776	COMCAST	FD/TELEPHONE	73.44	73.44	59694	CABLE AT STATION #71
01/04/2023	818	INDEPENDENCE HILL	FD/SEWER	20.00	20.00	59695	WASTEWATER FOR DEC
01/04/2023	700	INDIANA AMERICAN WATER	FD/WATER	446.28	446.28	59696	WATER SERVICE FOR STATION #71
01/04/2023	1175	AMAZON CAPITAL SERVICES	CUML FIRE EQPT/OTHER	1366.96	1366.96	59697	MISC. EQUIPMENT
01/04/2023	79	AL WARREN OIL COMPANY	LRS/GASOLINE	21811.97	21811.97	59698	LRS UNLEADED
01/04/2023	106	HINCKLEY SPRINGS	GENERAL/OTHER	30.96	30.96	59699	WATER & COOLER RENTAL
01/04/2023	269	SAFE HAVEN BABY BOXES	FD/CONTRACTUAL	200.00	200.00	59700	2023 ANNUAL FEE
01/04/2023	1600	PAYROLL FUND	GENERAL/CLERK-TREAS.	380019.56	380019.56	59702	CT-Clerk-treasurer
12/29/2022	739	CENTIER BANK	PAYROLL - NET SALARIES	11085.02	11085.02	146424	NET SALARIES FOR 12/29/22 CT BONUS
12/29/2022	739	CENTIER BANK	PAYROLL - NET SALARIES	91081.32	91081.32	146425	NET SALARIES FOR 12/29/2022 ARP
12/29/2022	739	CENTIER BANK	PAYROLL - NET SALARIES	50602.34	50602.34	146426	NET SALARIES FOR 12/30/2022 EOM
12/29/2022	739	CENTIER BANK	PAYROLL - FEDERAL	4950.40	4950.40	146427	945 AUTO DEBIT FOR 12/30/2022 EOM

# ACCOUNTS PAYABLE VOUCHER REGISTER SUMMARY

TOWN OF MERRILLVILLE

GOVERNMENTAL UNIT

AGENCY

NOTES: (1) Use both sides of the form if needed. Signatures of governing board should appear only on the final page of each meeting in which accounts payable vouchers are allowed.  
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Page 2 of 2 Pages

General Form No. 364 (1997) APVREGISTER\_SUM.FRX

Check Date	Vendor	Name of Claimant	Office Department	Amount of Voucher	Amount Allowed	Warrant	Check/ Memorandum (See Note (2) Above)
12/29/2022	739	CENTIER BANK	PAYROLL - FEDERAL	21109.13	21109.13	146428	941 AUTO DEBIT FOR 12/30/2022 EOM
12/29/2022	18	Town Court Tracking	TOWN COURT TRACKING	10481.01	10481.01	146430	CORRECT OCTOBER 2022 MONTH END
12/29/2022	658	US BANK	COMM CTR/RA DEBT	848500.00	848500.00	146431	DEBT SERVICE
12/30/2022	1630	IN Public Retirement System	PAYROLL - SW PERF	8080.30	8080.30	146432	SW PERF FOR 12/29/2022 ARP BONUS
		Checks: 0- 146432		1914250.64	1908868.68		



**Town of Merrillville**  
**Town Council Meeting Minutes**  
**December 27, 2022**  
**6:30 P.M.**

**CALL TO ORDER:** President Bella called the meeting to order at 6:30 P.M.

**INVOCATION/MOMENT OF SILENCE:** A brief invocation was given along with a moment of silence by Earl Barton of Impact Church.

**PLEDGE OF ALLEGIANCE:** Led by Vice-President Hardaway

**ROLL CALL** – Roll Call was taken by Madam Payroll Administrator Johnson.

Present were: Vice-President Hardaway- (Ward 2)

Councilman Minchuk- (Ward 3)

Councilwoman Uzelac- (Ward 4)

Councilman Spann- (Ward 1)

Councilman Pettit- (Ward 6)

President Bella- (Ward 5)

Six Present (6) One Absent (1) Councilman White

**PETITIONS, COMMUNICATIONS, ACKNOWLEDGEMENTS AND REMONSTRATIONS:**

A letter from Town Engineer and Public Works Director Steve King was read to the council regarding the bid opening for 86<sup>th</sup> Avenue Broadway Extension project from Madison Street to Broadway. Based on the recommendation of Robinson Engineering, Director King concurred that the contract be awarded to Wreath Riley Construction as the lowest responsive and reasonable bidder in the amount of \$1,273,669.25.

President Bella inquired of Town Manager Reardon regarding any action needed on the letter.

Town Manager Reardon stated action needed to be taken. A motion was made by Councilman Pettit and seconded by Vice-President Hardaway to approve the recommendation from Town Engineer and Public Works Director Steve King.

Councilman Pettit stated the funding for this project will come out of Merrillville Road Tiff District.

Councilman Pettit also stated the balance will have to be checked with Director Chilcott and Bob Swintz once the draw comes in next week.

No further questions or comments from the council.

Motion carries by voice vote 6-0.

**CONSENT AGENDA**

Accts. Payable Register Voucher Approval for December 27, 2022  
Approval of Town Council Meeting Minutes of December 13, 2022

Councilwoman Uzelac made a motion to approve the Consent Agenda, seconded by Vice-President Hardaway

No further questions or comments from the council.

Motion carries by voice vote 6-0.

**STANDING & SPECIAL COMMITTEES REPORTS**

**BUDGET & FINANCE- HARDAWAY** – No Report

**COUNCIL AFFAIRS- PETTIT** – No Report

**PUBLIC WORKS & UTILITIES- MINCHUK** – Councilman Minchuk informed the council that Public Works Crews stayed on top of the snowstorm throughout day and night both days.

Councilman Minchuk also informed the council there weren't a lot of complaints from the residents. He also thanked everyone for their cooperation.

**ELECTIONS, PUBLIC RELATIONS, & TOWN BEAUTIFICATION-PETTIT**- No Report

**ENVIRONMENTAL AFFAIRS- WHITE** – No Report -Councilman White wasn't present at the meeting.

**PERSONNEL POLICY & EMPLOYEE BENEFITS – HARDAWAY** – No Report

**PUBLIC SAFETY- MINCHUK**- Councilman Minchuk informed the council the committee met in executive session but has nothing to report at this time.

**ECONOMIC DEVELOPMENT-PETTIT** – Councilman Pettit informed the council a resolution is on the agenda. This is the final step in approving tax abatement for 86<sup>th</sup> Place Partners LLC.

**PARKS & RECREATION- UZELAC** – No Report

**ABANDONED -BLIGHTED PROPERTIES-HARDAWAY** – Vice-President Hardaway informed the council cars were parked on the street during and after the snowstorm. He will address this with Code Enforcement.

Councilwoman Uzelac informed the council that a boat is still in the driveway in her ward.

Vice-President Hardaway stated the committee will also address that issue after the ordinance is approved.

Councilman Pettit asked is it a warning for parking on the grass. Vice-President Hardaway stated the first offense is a warning. After the second offense, a ticket will be issued by Code Enforcement.

**DEAN & BARBARA WHITE COMMUNITY CENTER-MINCHUK & PETTIT** – Councilman Pettit informed the council that a committee meeting at noon on Thursday, December 29, 2022, at the Dean & Barbara White Community Center to go over finances and other operational items.

**SPECIAL PROJECTS (F & B TAX, DIVERSITY, 4<sup>TH</sup> of JULY CELEBRATION-HARDAWAY** – Vice-President Hardaway informed the council that a meeting is scheduled for Thursday, January 5, 2023, at 11:00 am to discuss the Black History Dinner and finalize plans. We are hoping to sell tables for the event. We already have the speaker and music lined up.

Councilwomen Uzelac asked where the event will be held. Vice-President Hardaway stated at Dean & Barbara White Community Center.

Vice-President Hardaway informed the council he received a complaint about the Christmas Decorating Contest not being well advertised even though it was posted on the website and in the newspaper. In the future, Vice-President Hardaway will give Town Manager Reardon a list of all Special Events to be posted on the website.

Vice-President Hardaway also introduced the winners of the 2022 Christmas Decorating Contest. They are as follows:

Ward 1 - Mark Carpenter  
Ward 2 - Audrey Tarver  
Ward 3 - Greg Keenan  
Ward 4 - Mike and Peggy Mahy  
Ward 5 - Tiffany Mosby  
Ward 6 - Scott Bonesteel  
Ward 7 - Anna Ortiz

Each winner was awarded a yard sign, gift card, and plaque.

Vice-President Hardaway thanked the winners.

## **DEPARTMENT & COMMISSION REPORTS**

**LAKE COUNTY SOLID WASTE MANAGEMENT-WHITE** – No Report - Councilman White wasn't present at the meeting.

**NORTHERN INDIANA REGIONAL PLANNING COMMISSION-HARDAWAY** – Vice-President Hardaway stated no report, and the next meeting is on January 19, 2023.

President Bella asked were new officers selected for 2023. Vice-President Hardaway stated tentatively he will be chairman in 2023.

**STORMWATER MANAGEMENT RESOURCES-LAKE** – Town Manager Reardon informed the council there was nothing to report at this time from Director Lake.

**SOUTHSHORE VISITORS AND CONVENTION AUTHORITY** – Town Manager Reader informed the council he passed out a flyer informing the council about upcoming events. A meeting is upcoming in mid to late January 2023.

**FIRE TERRITORY BOARD-MINCHUK** – Councilman Minchuk informed the council a meeting occurred, and several items were discussed. One was the Salary Ordinance. At the meeting, the committee voted to amend the Salary Ordinance for part-time Firefighters and Firefighter/EMTs. Part-time Firefighters will increase to \$15.00 and Firefighter/EMTs will increase to \$20.00.

Councilman Minchuk also informed the council he will make a motion for the changes when the Salary Ordinance comes up on tonight's agenda.

## **DEPARTMENT REPORTS/TOWN MANGER**

Director Shine informed the council there's no report tonight.

Assistant Police Chief Nuses informed the council to be aware of scams going on in the Town of Merrillville.

Town Manager Reardon informed the council of the winner of Department Door Decorating Contest. The winning department is Human Resource and Economic Development. The prizes were a trophy and a gift card from Domino's Pizza.

Councilman Pettit informed the council that the Crossroads Chamber of Commerce is going to have a Business Excellence Awards event on Thursday, March 9, 2023, at the Dean and Barbara White Community Center.

Councilman Pettit also stated that he graciously volunteered the council to sponsor one of the ten awards that will be given out that night.

## **GENERAL ORDERS**

### **A. Ordinances**

#### ***First Readings: (Discussion and Roll Call Vote)***

None

#### ***Second Readings: (Discussion, Public Comment, and Roll Call Vote)***

#### **Ordinance 22-28 (Discussion, Public Comment, and Roll Call Vote)**

An Ordinance of the Town of Merrillville, Lake County, Indiana, Authorizing Additional Appropriations in Various Funds for the 2022 Budget.

Councilman Pettit made a motion to approve Ordinance 22-28, seconded by Vice-President Hardaway.

President Bella pointed out that council packets are available online for the public.

No further questions or comments from the council or the public.

Motion carries by roll call vote 6-0.

#### **Ordinance 22-29A (Discussion and Roll Call Vote)**

An Ordinance of The Town of Merrillville, Lake County Indiana, Amending Ordinance 22-21, 22-17, 22-09, and 21-29 and Pay for Employees of the Town of Merrillville, Indiana, for the Calendar Year 2023.

Councilman Minchuk made a motion to approve Ordinance 22-29A with an amendment for section Fire Protection Territory under the line-item Part-time Firefighter will be amended to \$15.00 and Part-time Firefighter/EMT positions will be amended to \$20.00, seconded by Vice-President Hardaway.

Financial Advisor Hudson elaborate on Ordinance 22-29A and made a comment. Financial Advisor Hudson stated the numbers in the bi-weekly and annual columns are the maximum. These amounts will need to be adjusted for 2023. If the year 2023 is a 27-pay year, the bi-weekly amounts will need to be reduced accordingly to the proper divisional mathematical equation. Financial Advisor Hudson also stated she will get in touch with Payroll Administrator Johnson to confirm what 2023 will be in regard to 26 versus 27 pays.

No further questions or comments from the council or the public.

Motion carries by roll call vote 6-0.

**Ordinance 22-30 (Discussion, Public Comment and Roll Call Vote)**

An Ordinance of The Town of Merrillville, Lake County, Indiana, Authorizing a Fee for Credit/Debit Card Usage.

Vice-President Hardaway made a motion to approve Ordinance 22-30, seconded by Councilman Pettit.

No further questions or comments from the council or the public.

Motion carries by roll call vote 6-0.

**Ordinance 22-31 (Discussion, Public Comment and Roll Call Vote)**

An Ordinance of The Town of Merrillville Amending Ordinance No. 12-73, The Ordinance Amending the legislative Body Districts, Pursuant to the Requirements of I.C. 36-5-2-4.1 By Amending Code Section - 2-17 Of The Merrillville Town Code and Ordinance No. 12-73.

Councilman Pettit made a motion to approve Ordinance 22-31, seconded by Vice-President Hardaway.

No further questions or comments from the council or the public.

Motion carries by roll call vote 6-0

***B. Resolutions: (Discussion and Voice Vote)***

*\*Public Hearing for resolution 22-88*

**Resolution 22-88 (Discussion and Voice Vote)**

Resolution Confirming the Designation of an Economic Revitalization Area and Approving the Deduction from Assessed Value of New Real Property Improvements.

Councilman Pettit made a motion to approve Resolution 22-88, seconded by Councilman Spann.

Councilman Pettit elaborated on Petitioner 86<sup>th</sup> Place Partners LLC.

No further questions or comments from the council or the public.

Motion carries by voice vote.

**Resolution 22-89 (Discussion and Voice Vote)**

A Resolution of the Town of Merrillville, Lake County, Indiana, to Create Funds related to the Opioid Settlement.

Financial Advisor Hudson stated the State of Indiana has reached a settlement with some drug companies regarding opioid problems. The drug companies have been ordered to pay every municipality in the state affected a particular sum of money. The entire receipt of the funds will come through 2038. The Town of Merrillville in total will receive \$275,000.00. The funds will be restricted and non-restricted. The largest part of the funding is restricted.

Vice-President Hardaway made a motion to approve Resolution 22-89 with a question, seconded by Councilman Pettit.

Vice-President Hardaway stated the year should be 2022, not 2002. Financial Advisor Hudson confirmed the year should be 2022, not 2002.

The year in Ordinance 22-89 will be corrected.

The motion and seconded was amended to reflect the date change.

No further questions or comments from the council.

Motion carries by voice vote.

**Resolution 22-90 (Discussion and Voice Vote)**

A Resolution of the Town of Merrillville, Lake County, Indiana, Amending the Personnel Policy Manual.

Vice-President Hardaway made a motion to approve Resolution 22-90, seconded by Councilman Pettit. Financial Advisor Hudson informed the council that the policy language has been removed from the salary ordinance to the policy manual in order to streamline the salary ordinance.

President Bella added that he asked Financial Advisor Hudson to do this to be more concise.

No further questions or comments from the council.

Motion carries by voice vote.

**Resolution 22-92 (Discussion and Voice Vote)**

A Resolution of the Town of Merrillville, Lake County, Indiana, Encumbering Monies from the 2022 Budget Into the 2023 Year.

Financial Advisor Hudson elaborated on the encumbrances in Resolution 22-92.

No further questions or comments from the council or the public.

Councilwoman Uzelac made a motion to approve Resolution 22-92, seconded by Councilman Spann.

Motion carries by voice vote.

**Resolution 22-93 (Discussion and Voice Vote)**

A Resolution of the Town of Merrillville, Lake County, Indiana, Transferring Monies Within The 2022 Budget.

Financial Advisor Hudson elaborated on the transfers in Resolution 22-93.

Councilwoman Uzelac made a motion to approve Resolution 22-93, seconded by Councilman Spann.

No further questions or comments from the council.

Motion carries by voice vote.

***C. American Rescue Plan***

AP Voucher Register Summary for ARP Purchases for December 27, 2022

Vice-President Hardaway informed the council that the AP Voucher summary is \$11,040.00

Vice-President Hardaway made a motion to approve \$11, 040.00, seconded by Councilman Pettit.

No further questions or comments from the council.

Motion carries by voice vote.

***D. BZA & LARGE GATHERING ACTIONS***

None

***OLD BUSINESS***

None

***NEW BUSINESS***

None

***SPECIAL PRESENTATIONS***

None

***ANNOUNCEMENTS:***

Town Building Closed December 30<sup>th</sup> & January 2<sup>nd</sup> for New Years

Town Council Meeting January 10<sup>th</sup> at 6:30 P.M.

***ADJOURNMENT:***

A motion and a second were made and passed by voice vote.

Meeting Adjourned.

---

***Rick Bella, President***

---

***Kelly White Gibson, Clerk-Treasurer***

***Minutes Submitted By Angela Lewis***



**RESOLUTION 23-01  
TOWN OF MERRILLVILLE, INDIANA**

**A RESOLUTION OF THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA,  
RETROACTIVELY TRANSFERRING MONIES WITHIN THE 2022 BUDGET**

**WHEREAS**, within the appropriation of funds for the year 2022, there is a need to transfer certain monies within the 2022 Budget which were not apparent prior to the December 27, 2022, Council meeting,

**THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA**, that the following transfer of funds be approved, effective as of December 30, 2022:

		<u>DECREASE</u>	<u>INCREASE</u>
1101005119	General/Patrolman	\$ 38.24	
1101005120	General/Detective	280.74	
1101005131	General/Secretary	122.17	
1101005183	General/Unemployment	560.00	
1101005184	General/Pension	1,297.50	
1101005211	General/Stationary &	88.53	
1101005213	General/Postage	590.09	
1101005214	General/Official Records	496.80	
1101005241	General/B of I Supplies	441.62	
1101005361	General/Repairs to Equipment	310.36	
1101007399	General/Town Admin	\$ 64.70	
1101005331	General/Printing O/T Office		\$ 494.95
1101005392	General/Animal Control		3,795.80
		\$ 4,290.75	\$ 4,290.75
1101007353	General/Water	\$ 1,256.00	
1101007354	General/Conservancy Tax	4,730.39	
1101007184	General/P.E.R.F.		\$ 5,986.39
		\$ 5,986.39	\$ 5,986.39

DULY ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA, THIS \_\_\_\_\_ day of JANUARY, 2023.

\_\_\_\_\_  
Rick Bella, Council President  
Ward 5

\_\_\_\_\_  
Margaret Uzelac, Councilwoman  
Ward 4

\_\_\_\_\_  
Don Spann, Councilman  
Ward 1

\_\_\_\_\_  
Shawn Pettit, Councilman  
Ward 6

\_\_\_\_\_  
Richard Hardaway, Vice-President  
Ward 2

\_\_\_\_\_  
Leonard White, Councilman  
Ward 7

\_\_\_\_\_  
Jeff Minchuk, Councilman  
Ward 3

ATTEST: \_\_\_\_\_  
Kelly White-Gibson  
Clerk-Treasurer

**RESOLUTION NO. 23-02**

**A RESOLUTION OF THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA  
ENCUMBERING MONIES FROM THE 2022 BUDGET INTO THE 2023 YEAR**

**WHEREAS**, the Town Council of the Town of Merrillville has determined that it is necessary to retroactively encumber monies from the 2022 budget to complete purchases in 2023, and

**NOW, THEREFORE BE IT RESOLVED**, BY THE TOWN COUNCIL OF THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA, that the following encumbrances be approved from the 2022 budget:

Fund 2235 – Casino Fund

2235010238	Casino/Salt		
	- Morton Salt (2 invoices)	\$	29,347.20
2235010394	Casino/Contractual Service		
	- Midwestern Elec, Sheet Metal (2 inv.)	\$	10,962.20

Fund 2202 – Local Road and Street Fund

2202010212	LRS/Office Supplies		
	- Menards, Brandy's, Amazon (3 inv.)	\$	26.87
2202010231	LRS/G&M Supplies		
	- Airgas, Amazon (3 invoices)	\$	1,049.03
2202010232	LRS/Repair Parts		
	- McCann, PBS, Industrial Engine, Kams, Fluid Power, AAA Supply, NWI Auto, Menards (15 invoices)	\$	2,815.49
2202010243	LRS/Street Supplies		
	- Able Paper, Ace Hardware, Menards (9 invoices)	\$	1,431.01
2202010314	LRS/CDL Physicals		
	- H-Fit Occupational (1 invoice)	\$	75.00
2202010351	LRS/Telephone		
	- Comcast (1 invoice)	\$	249.55
2202010361	LRS/Repairs to Equipment		
	- Menards, Best Buy, M&K (8 inv.)	\$	3,202.37
2202010364	LRS/Stop & Street Light		
	- All Phase Electric (1 invoice)	\$	3,969.80

DULY ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA, THIS \_\_\_\_\_ day of DECEMBER, 2022.

\_\_\_\_\_  
Rick Bella, Council President  
Ward 5

\_\_\_\_\_  
Margaret Uzelac, Councilwoman  
Ward 4

\_\_\_\_\_  
Don Spann, Councilman  
Ward 1

\_\_\_\_\_  
Shawn Pettit, Councilman  
Ward 6

\_\_\_\_\_  
Richard Hardaway, Vice-President  
Ward 2

\_\_\_\_\_  
Leonard White, Councilman  
Ward 7

\_\_\_\_\_  
Jeff Minchuk, Councilman  
Ward 3

ATTEST:

\_\_\_\_\_  
Kelly White-Gibson  
Clerk-Treasurer

**RESOLUTION # 23-03  
TOWN OF MERRILLVILLE, INDIANA**

**A RESOLUTION OF THE TOWN OF MERRILLVILLE, LAKE  
COUNTY, INDIANA, SUPPORTING THE ELECTION OF SUPERIOR COURT  
JUDGES IN LAKE COUNTY INDIANA**

**WHEREAS**, the Lake County Superior Court, County Division and the Lake Superior Court Criminal Division and Civil Division Judges are appointed by the Governor of the State of Indiana; and

**WHEREAS**, the State of Indiana uses different systems whereby eighty-eight (88) counties have judges that are elected by the residents of the County and four (4) counties (Lake, Allen, Marion, St. Joseph) have judges selected through a process that includes a Judicial Nominating Commission (compromised of members, some of whom are appointed by the Governor) selecting and sending nominees to the Governor, who then chooses from those nominees those persons who will be judges in those four (4) counties; and chooses from those nominees those persons who will be judges in those four (4) counties; and

**WHEREAS**, in order to give the residents of Lake County a voice in the selection of judges, the Merrillville Town Council supports the election of all Superior Court Judges in Lake County, Indiana;

**NOW, THEREFORE, LET IT BE RESOLVED AS FOLLOWS:**

That the Town of Merrillville, Lake County, Indiana, supports the election of all Superior Court Judges in Lake County, Indiana, and that the Indiana General Assembly prepare and enact the necessary legislation to establish the election procedure for the same.

**DULY ADOPTED AND RESOLVED BY THE TOWN COUNCIL OF THE TOWN  
OF MERRILLVILLE, LAKE COUNTY, INDIANA, this \_\_\_\_ day of \_\_\_\_\_,  
2023.**

**TOWN OF MERRILLVILLE, LAKE  
COUNTY, INDIANA, TOWN COUNCIL**

\_\_\_\_\_  
Rick Bella, President

\_\_\_\_\_  
Donald Spann, Member

\_\_\_\_\_  
Richard Hardaway, Vice President

\_\_\_\_\_  
Jeffrey Minchuk, Member

\_\_\_\_\_  
Margaret Uzelac, Member

\_\_\_\_\_  
Shawn Pettit, Member

\_\_\_\_\_  
Leonard White, Member

ATTEST:

\_\_\_\_\_  
Kelly White Gibson, Clerk-Treasurer

# ACCOUNTS PAYABLE VOUCHER REGISTER SUMMARY

## TOWN OF MERRILLVILLE

GOVERNMENTAL UNIT

AGENCY

APV Register Batch - ARP JANUARY 10, 2023 TC MEETING

NOTES: (1) Use both sides of the form if needed. Signatures of governing board should appear only on the final page of each meeting in which accounts payable vouchers are allowed.  
(2) The Memorandum is for entering action on accounts payable vouchers if disallowed in whole or in part, if continue to a later meeting of governing board, or for other pertinent information.

Page 1 of 1 Pages

General Form No. 364 (1997) APVREGISTER\_SUM.FRX

Check Date	Vendor	Name of Claimant	Office Department	Amount of Voucher	Amount Allowed	Warrant	Check/Memorandum (See Note (2) Above)
/ /	1171	DLZ	ARP/CONTRACTUAL	1810.00			SW MARCELLA RD STORM SEWER
/ /	835	DYER CONSTRUCTION	ARP/CONTRACTUAL	437388.51			MARCELLA ROAD STORM SEWER
/ /	158	VS ENGINEERING, INC.	ARP/CONTRACTUAL	7575.00			SW PROF ENG SERVICES, SW LIFT
01/04/2023	345	RAY TRISTAIN	ARP/BLDG MAINT	575.00	575.00	59687	GREETERS PAY 12/11/22-12/24/22
01/04/2023	1107	KENNETH WOODSIDE	ARP/BLDG MAINT	825.00	825.00	59688	GREETERS PAY 12/11/22-12/24/22
01/04/2023	637	DENNIS J DOBROLECKI	ARP/BLDG MAINT	500.00	500.00	59689	GREETERS PAY 12/11/22-12/24/22
01/04/2023	673	CARD SERVICE CENTER	ARP/HDWE-SOFTWARE	498.56	498.56	59690	AWARDS
		Checks: 0 - 59690		449172.07	2398.56		

**FROM:** SHEILA SHINE  
**RE:** SPECIAL EXCEPTION APPROVAL  
**PETITIONER:** EDGAR TAPIA  
**OWNER:** EDGAR TAPIA  
**PURPOSE:** DINE-IN RESTAURANT  
**LOCATION:** 8255 GEORGIA STREET  
**ZONING:** C-3, HIGHWAY COMMERCIAL ZONING DISTRICT  
**DATE OF BOARD OF ZONING APPEALS:** DECEMBER 28, 2022  
**DEADLINE FOR TOWN COUNCIL ACTION:** MARCH 28, 2023  
**ACTION TAKEN BY THE BOARD:** APPROVED  
**VOTE:** (3) APPROVED (2) ABSENT  
**CONDITIONS:** FOR THIS PETITIONER ONLY, AT THIS LOCATION ONLY, AND FOR THIS USE ONLY

NOTICE OF BOARD OF ZONING APPEAL'S DECISION ON PETITION  
OF Edgar Tapia

The Town of Merrillville Board of Zoning Appeals, after conducting a public hearing in accord with I.C. 36-7-4-920, 5-3-1-2, and 5-3-1-4, hereby rules that the law is (with/not with) the Petitioner. In support of such conclusion, the Board of Zoning Appeals makes the following findings of fact.

1. The Petitioner (did/did not) establish that the special exception will not be detrimental to or endanger the public health, safety, morals, and general welfare of the community and/or in accordance with the comprehensive plan.

COMMENT:

2. The Petitioner (did/did not) establish that the special exception will not be injurious to use and enjoyment of other property in the immediate vicinity for the purpose already permitted nor substantially diminish and impair property values within the neighborhood.

COMMENT:

3. The Petitioner (did/did not) establish that the special exception will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district.

COMMENT:

4. The Petitioner (did/did not) establish that the special exception will provide adequate utilities, access roads, drainage, and/or other necessary facilities.

COMMENT:

5. The Petitioner (did/did not) establish that adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets.

COMMENT:

6. The Petitioner (did/did not) establish that the special exception will conform to the applicable regulations of the district in which it is located and there is a public necessity for the proposed special exception.

COMMENT:

Accordingly, the Board of Zoning Appeals hereby approves/denies Petition for Special Exception Case # 234E16-1222 this 10<sup>th</sup> day of December, 2022. The Board of Zoning Appeals, pursuant to I.C. 36-7-4-918.2, imposes the following conditions as part of its approval:

1. For this petitioner only, at this location only and for this use only.  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. \_\_\_\_\_

Chairman

Secretary

**TOWN OF MERRILLVILLE  
PLANNING DEPARTMENT  
7820 BROADWAY  
STAFF REPORT  
BOARD OF ZONING APPEALS**

**CASE NO: Z34E16-1222    BZA MEETING DATE: DECEMBER 28, 2022**

**PREPARED BY:                SHEILA SHINE**

**APPLICANT:                 EDGAR TAPIA**

**PETITIONER:               EDGAR TAPIA**

**OWNERS:                    GNA PROPERTY GROUP**

**REQUEST:                   SPECIAL EXCEPTION APPROVAL**

**LOT SIZE:                   1.829 ACRES**

**EXISTING ZONING:          C-3, HIGHWAY COMMERCIAL DISTRICT**

**LOCATION:                   8255 GEORGIA ST**

**SURROUNDING USES:**

**NORTH -                     HIGHWAY**

**SOUTH -                    UNIVERSITY**

**EAST -                      RESTAURANT**

**WEST -                      HOTEL**

**SURROUNDING ZONING:**

**NORTH -                    C-3, HIGHWAY COMMERCIAL DISTRICT**

**SOUTH -                    C-3, HIGHWAY COMMERCIAL DISTRICT**

**EAST -                      C-3, HIGHWAY COMMERCIAL DISTRICT**

**WEST -                      C-3, HIGHWAY COMMERCIAL DISTRICT**

**COMMENTS: COMMENTS: PETITIONER IS SEEKING SPECIAL EXCEPTION APPROVAL TO ALLOW A DINE IN RESTAURANT ON 1.829 ACRES IN A C-3, HIGHWAY COMMERCIAL ZONING DISTRICT. PETITIONER IS PROPOSING TO RELOCATE THE EL POBLANO RESTAURANT. THE PROPOSED RELOCATION WILL NOT NEGATIVELY AFFECT THE COMMUNITY AS IT WOULD REPLACE A VACANT RESTAURANT SITE. UTILITIES ARE ALREADY IN PLACE FROM PREVIOUS BUSINESS ENTITIES AND NEITHER THE PARKING NEEDS OR EGRESS/INGRESS WILL NOT BE ALTERED.**

**THE RESTAURANT WAS ESTABLISHED IN MERRILLVILLE IN 2018 AND HAS REMAINED COMPLIANT WITH TOWN ORDINANCES. THE BUSINESS SEEKS TO BRING MORE COSTUMERS TO THE AREA.**

**CURRENT HOURS OF OPERATION ARE 11:00 AM – 9:00 PM TUESDAY THROUGH THURSDAY, 11:00 AM – 10:00 PM FRIDAY AND SATURDAY AND 11:00 AM – 9:00 SUNDAYS. THE RESTAURANT IS CLOSED ON MONDAYS. PETITIONER IS AWARE OF THE CAMERA ORDINANCE.**

**THE PETITIONER HAS PROVIDED A SITE PLAN AND MENU FOR YOUR REVIEW. FOR THIS PETITIONER ONLY, AT THIS LOCATION ONLY AND FOR THIS USE ONLY**



MERRILLVILLE PLAN COMMISSION & BOARD OF ZONING APPEALS  
7820 Broadway, Merrillville, Indiana 46410

APPLICATION FOR A SPECIAL EXCEPTION

FEE: \$250.00

DATE PAID: 12-13-22

RECEIPT #

93283

Proposed Use: Restaurant

Address or General Location:

8255 Georgia St, Merrillville, IN 46410

(Attach Complete Legal Description)

Current Zoning:

Area of Ground: 1.829 Acres

Tax Key #: 45-12-22-329-010-000-030

Present Use: Restaurant

USES OF ADJACENT PROPERTY TO REQUESTED SPECIAL EXCEPTION:

North Highway

East Restaurant

South University

West Hotel

SUBMIT WITH THIS APPLICATION SEVERAL PHOTOGRAPHS OF YOUR PROPERTY AND THE PROPERTY SURROUNDING IT. ALSO, SUBMIT A PLAT SHOWING THE PROPERTY AND INDICATING THE PRESENT USAGE AS WELL AS USAGE OF ADJACENT PROPERTY.

TYPE or PRINT	
PETITIONER	OWNER
NAME: Edgar Tapia	NAME: GNA Property Group LLC
ADDRESS: 1107 McCord rd, Valparaiso, IN 46383	ADDRESS: PO Box 505 Dyer IN 46311
PHONE: (219) 902 00 36	PHONE: (219) 201 88 67

Being first duly sworn upon (my - our) oath, do hereby declare that the facts and figures set forth in the above petition are true to (my - our) information and belief, and that (I am - we are) submitting such facts and figures to the Merrillville Plan Commission and Board of Zoning Appeals for the purpose of this request for the above described real estate.

SIGNATURES:

PETITIONER(S)

Edgar Tapia

OWNER(S)

ML

STATE OF INDIANA, COUNTY OF LAKE) SS

Before me, a Notary Public in and for said County and State, personally appeared the above named petitioner(s) and owner(s) and acknowledged the execution of the above and foregoing instrument to be a voluntary act and need for the use and purposes therein mentioned.

Dated this 12 8 day of 8 December, 2022

Notary Public

My commission expires: May 1, 2026



"Official Seal"  
Ryan Morris  
Notary Public, State of Indiana  
Resident of Porter Co., IN  
My commission expires  
May 1, 2026



"Official Seal"  
Ryan Morris  
Notary Public, State of Indiana  
Resident of Porter Co., IN  
My commission expires  
May 1, 2026

CONTACT:

PHONE # ( )

\*\*\*FILING FEE WILL NOT BE REFUNDED IF PETITION IS WITHDRAWN OR DENIED

SPECIAL EXCEPTION CASE # Z34E16-2022

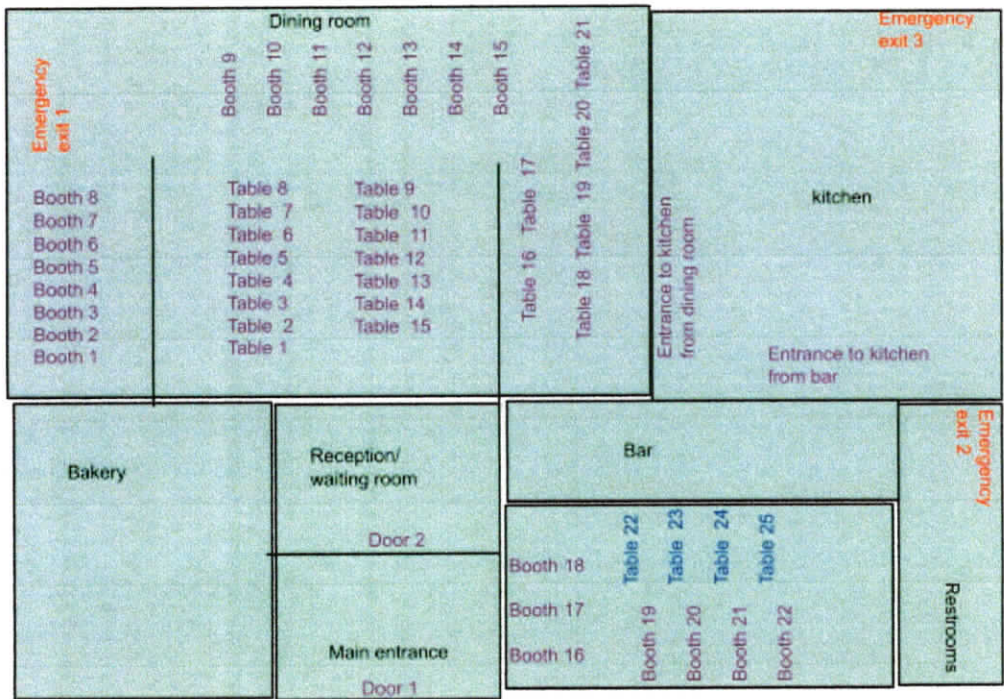
TOWN OF MERRILLVILLE, INDIANA  
BOARD OF ZONING APPEALS  
• DATE: 12/1/2022

Pursuant to Article III, Section 6 of the Rules and Regulations of Practice and Procedure of the Town of Merrillville Board of Zoning Appeals, Petitioner, Edgar Tapia submits the following findings of fact which address the effects that Petitioner's proposed special exception for the property commonly known as GNA Property will have on such property and to the surround area:

1. Petitioner owns the property commonly known as El Poblano Restaurant INC which is classified as Restaurant pursuant to the terms of the zoning ordinance.
2. Petitioner has request a special exception for the following purpose:  
Moving the restaurant "El poblano" from current location  
7600 Broadway Merrillville Merrillville to a new location at  
8255 Georgia St Merrillville IN owned by GNA property Group.
3. Petitioner submits that:
  - a. The establishment, maintenance, or operation of the proposed special exception use will not be detrimental to or endanger the public health, safety, morals and general welfare and is in accordance with the comprehensive plan because:  
El poblano restaurant has been in business for about 4 years. It followed the rules to keep the public health and safety.  
The new location will run according to this general welfare rules.
  - b. The proposed special exception will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminished and impair property values within the neighborhood because:  
It will not be injurious to the other properties because the purpose of each business is different. They could be complement to each other since the best business is food related only.
  - c. The establishment of the proposed special exception will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district because:  
this business purpose is to bring more costumers to the area. It does not intend to stop normal development and improvements.
  - d. Adequate utilities, access roads, drainage, and/or other necessary facilities will be provided in the following manner:  
N/A
  - e. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets in the following manner:  
the parking lot has plenty space to minimize traffic Congention. In addition the street is not one of the main streets and usually the flow of cars is slow.
  - f. The proposed special exception shall in all other respects conform to the applicable regulations of the district in which it is located and there is a public necessity for the proposed special exception in that:  
N/A

\*\*\*\*\*  
The Board of Zoning Appeals shall approve or deny the above findings prior to approval or denial of the petition. The Board of Zoning Appeals can modify Petitioner's findings if facts presented at the public hearing show false information in the findings and/or new information pertinent to the Petition. Findings of fact which are modified shall then be resubmitted on the approved forms within five (5) days of the modification.

PLAT SHOWING THE PROPERTY AND INDICATING THE PRESENT USAGE



PHOTOGRAPHS OF THE ADJACENT PROPERTIES



8239 GEORGIA ST - EAST



8275 GEORGIA ST - WEST





8200 GEORGIA ST - SOUTH

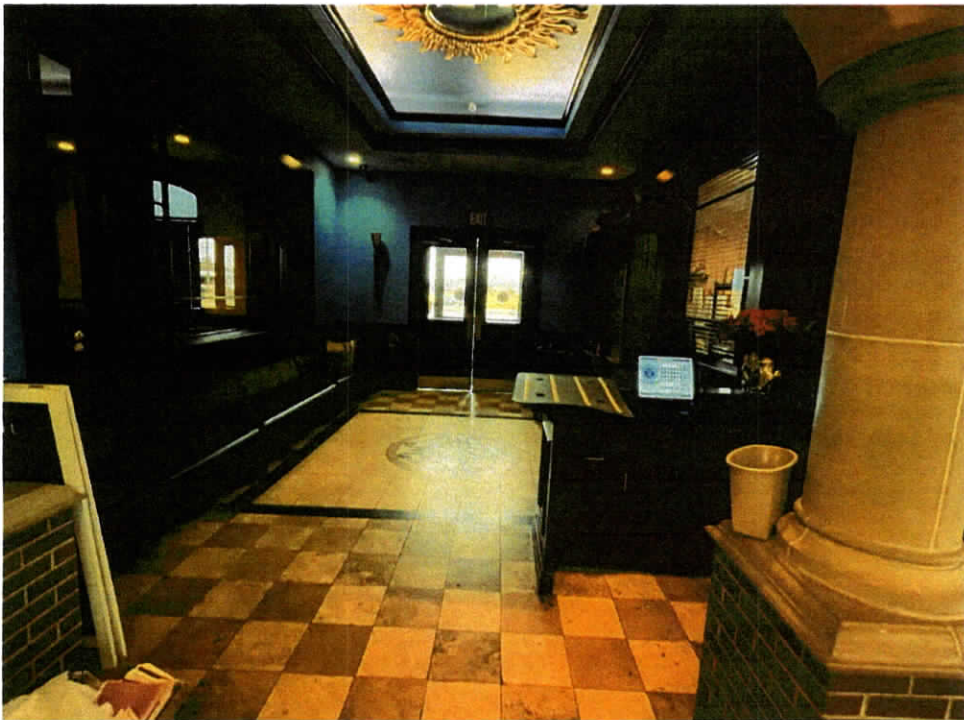


65 HIGHWAY - NORTH

**PHOTOGRAPHS OF THE PROPERTY AT 8255 GEORGIA ST**



**DINING ROOM**



**RECEPTION AND MAIN ENTRANCE**





**EMERGENCY EXIT #1 IN DINING ROOM**



**BAR**



**BAKERY**



# ***EL POBLANO***

*Mexican Restaurant*



**(219) 525-4193**

**7600 Broadway • Merrillville, IN 46410**



## ***HOURS***

**MONDAY  
CLOSED**

**FRIDAY-SATURDAY  
11 AM - 10 PM**



## APPETIZERS

**GUACAMOLE** Small - \$5.50 | Large - \$7.00

**CHEESE DIP** Small - \$4.50 | Large - \$6.00

**NACHOS SUPREME** \$14.00 | Add Shrimp - \$16.00

*Loaded with cheese, meat, lettuce, beans, sour cream, pico de gallo, guacamole & jalapeños.*

**QUESO FUNDIDO** \$6.00

*Melted cheese with chorizo & tortillas.*

## HOUSE SPECIALTIES

*Served with rice, beans, salad, pico de gallo & guacamole.*

**CARNE ASADA** \$17.00

*Skirt steak served with grilled onions, roasted jalapeño peppers, & a side of tortillas.*

**ASADA BRAVA** \$20.00

*Skirt steak served with shrimp sautéed in chipotle sauce.*

**STEAK WITH RAJAS** \$17.00

*Sautéed skirt steak with sliced poblano pepper & melted cheese on top.*

**STEAK A LA MEXICANA** \$17.00

*Sautéed skirt steak with onions, tomatoes & jalapeños.*

**TAMPIQUENA** \$17.00

*Skirt steak served with one enchilada & jalapeño.*

**STEAK RANCHERO** \$17.00

*Skirt steak with ranchero sauce.*

**CAMARONES** \$17.00

*Shrimp sautéed with your choice of sauce:  
A la diabla (chipotle sauce) Al mojo de ajo*

**POBLANO ESPECIAL** \$18.00

*Sautéed steak, chicken & shrimp cooked with onions & poblano peppers. Served over a bed of rice & topped with cheese sauce & ranchero sauce.*

**POLLO RANCHERO** \$15.00

*Sautéed chicken with ranchero sauce.*

**MOICAJETE POBLANO** \$32.00

*(serves 2)*

*Volcanic rock mortar filled with skirt steak, chorizo, chicken, shrimp, grilled cactus, scallions, jalapeños & melted chihuahua cheese. Served with 2 sides of rice & beans, & corn or flour tortillas.*

**BIRRIA TACOS\*** \$15.00

*4 birria tacos with cheese, onions, cilantro & consomé.*

**BIRRIA QUESADILLA\*** \$15.00

*10" flour tortilla stuffed with cheese, onion, cilantro & a side of consomé.*

*\*These items are NOT served with rice & beans*



# ANTOJITOS MEXICANOS

Served with rice, beans & salad.  
Steak, chorizo, milanesa or chille relleno +\$1

## CHILES RELLENOS \$16.00

Two poblanos peppers stuffed with cheese with ranchero sauce on top.

## CHIMICHANGA DINNER \$14.00

Filled with your choice of meat, beans & cheese. Fried & topped with cheese sauce, lettuce, tomatoes & guacamole on the side. Beef, Chicken or Pork.

## FLAUTA DINNER \$15.00

Three rolled, crispy corn tortillas filled with your choice of meat. Topped with lettuce, tomatoes, sour cream, cheese & guacamole.  
Chicken or Beef.

## TAMALES DINNER \$12.00

Three pork tamales topped with ranchero sauce & Mexican cheese.

## ENCHILADAS DINNER \$14.00

Three soft, rolled tortillas stuffed with your choice of meat. Topped with red or green sauce, Mexican cheese & sour cream.

## TOSTADA DINNER \$14.00

Choice of meat topped with beans, lettuce, tomatoes, sour cream, cheese & avocado.

## QUESADILLA DINNER \$14.00

Filled with your choice of meat.  
Chicken, Beef or Pork.

## TACOS DINNER \$13.00

Three corn, flour, or hard shell tortillas. Topped with lettuce, tomatoes, cheese or onion & cilantro. Your choice of meat: Beef, chicken or pork.

Steak, shrimp, or lengua (tongue): \$14.00

## SHRIMP QUESADILLA \$14.00

Dinner - \$15.00

10" flour tortilla stuffed with cheese & shrimp cooked with tomato & onions.

## TORTAS \$9.00

Dinner - \$14.00

Mexican bread topped with beans, lettuce, tomatoes, avocado, sour cream & cheese. Your choice of meat: Beef, chicken or pork.

## BURRITOS - Small \$9.00

Dinner - \$13.00

13" flour tortilla filled with beans, lettuce, tomatoes, cheese & sour cream. Your choice of meat: Beef, chicken or pork.

## BURRITOS - Large \$11.00

Dinner - \$15.00

16" flour tortilla filled with beans, lettuce, tomatoes, cheese & sour cream with cheese sauce on top. Your choice of meat: Beef, chicken or pork.



## A LA CARTE

### TACOS

\$2.60

Pork, ground beef or chicken. Corn, flour or hard shell tortilla with lettuce, tomatoes & cheese or onion & cilantro.

Steak, Shrimp or lengua: \$3.00

## FAJITAS

Sautéed with tomatoes, bell peppers, & onions. Served with rice & beans, lettuce, pico de gallo guacamole & sour cream.

CHICKEN FAJITAS

\$15.00

SHRIMP FAJITAS

\$17.00

TEXANA FAJITAS

\$18.00

VEGGIE FAJITA

\$14.00

SKIRT STEAK FAJITAS

\$17.00

FAJITA QUESADILLA

\$11.00

Dinner - \$15.00

10" flour tortilla stuffed with tomatoes, onion, bell peppers, & cheese. Your choice of meat: steak or chicken.

## SEAFOOD

LONGOSTINOS

\$24.00

Prawns in our special sauce or Al Ajillo

HUACHINANGO

\$MP

Al mojo de Ajo or ala Diabla

CAMORONES CUCARACHA \$22.00

CHAPUZON DE MAR

Small \$28.00

Large \$48.00

Shrimp, Octopus, Scallops and onion in our special sauce.

AGUACHIL E VERDE

\$17.00



## BREAKFAST & LUNCH

Steak, chorizo, milanesa or chille relleno +\$1

### STEAK & EGGS \$13.00

Skirt steak with two eggs any style.  
Served with rice & beans.

### CHILAQUILES \$16.00

Skirt steak with fried corn tortillas mixed  
with eggs, rice & beans, sour cream  
& cheese. Served with rice & beans.

### FAJITA LUNCH \$10.00

Your choice of meat: steak, chicken or  
shrimp, bell peppers, onions, & tomatoes.  
Served with rice & beans.

### FLAUTA LUNCH \$10.00

Two rolled, crispy corn tortillas filled with  
your choice of meat. Topped with lettuce,  
tomatoes, sour cream, cheese, & guacamole.  
Served with rice and beans.  
Chicken or Beef.

### TACO LUNCH \$9.00

Two corn, flour or hard shells tacos  
served with your choice of meat. Topped  
with lettuce, tomatoes, cheese or cilantro  
& onions. Served with rice & beans.  
Chicken, Beef or Pork.

### CHIMICHANGA LUNCH \$9.00

Filled with your choice of meat, beans &  
cheese. Topped with lettuce, tomatoes,  
sour cream, melted cheese, & guacamole  
on the side.  
Chicken, Beef or Pork.

### TACO SALAD \$9.00

Your choice of meat: beef, pork or chicken.  
Tortilla shell filled with beans, lettuce,  
tomatoes, cheese, sour cream, & guacamole.  
Chicken, Beef or Pork.

Add Rice: \$10.00

## SIDES

RICE \$3.00

BEANS \$3.00

SOUR CREAM \$0.75

CHILES TOREADOS \$3.00

FRENCH FRIES \$4.00

CHILE RELLENO \$4.00

AVOCADO \$3.00

CHIPS AND SAUCE \$3.00

PICO DE GALLO \$2.50

JALAPEÑOS \$0.75

## BEVERAGES

### SOFT DRINKS \$3.00 (free refills)

Pepsi, Diet Pepsi, Dr. Pepper, Mountain  
Dew, Sierra Mist, Orange Crush, Brisk Iced  
Tea, Pink Lemonade, Sweet Tea

### JARRITOS \$3.50

Lime, Strawberry, Orange, Tamarindo,  
Guayaba, Pineapple, Sangria, Sidral

### COCA COLA (500 mL) \$5.00

### HORCHATA & JAMAICA Med - \$4.00

Lg. - \$6.00

### BEER (CERVESAS)

DOMESTIC: Coors Light, Miller Light

IMPORTS: Corona, Corona Premier,

Corona Familiar, Corona Extra, Pacifico,

Victoria, Dos XX, Sol, Modelo Special,

Negra Modelo & Corona Familiar (32oz)

### MARGARITAS

### SANGRIA

### MICHELADA

### MICHELADA CAGUAMA

## DESSERTS

CHURROS OR CHIMICHANGA CHEESE CAKE \$4.00



# ***EL POBLANO***

*Mexican Restaurant*

(219) 525-4193

7600 Broadway • Merrillville, IN 46410

## ***HOURS***

MONDAY  
CLOSED

TUESDAY-THURSDAY  
11 AM - 9 PM

FRIDAY-SATURDAY  
11 AM - 10 PM

SUNDAY  
11 AM - 9 PM

**FROM:** SHEILA SHINE

**RE:** SPECIAL EXCEPTION APPROVAL

**PETITIONER:** HASAN ALI

**OWNER:** HASAN ALI

**PURPOSE:** AUTOMOBILE REPAIR SHOP

**LOCATION:** 5970 BROADWAY

**ZONING:** C-2, COMMUNITY COMMERCIAL ZONING DISTRICT

**DATE OF BOARD OF ZONING APPEALS:** DECEMBER 28, 2022

**DEADLINE FOR TOWN COUNCIL ACTION:** MARCH 28, 2023

**ACTION TAKEN BY THE BOARD:** APPROVED

**VOTE:** (3) APPROVED (2) ABSENT

**CONDITIONS:** FOR THIS PETITIONER ONLY, AT THIS LOCATION ONLY, AND FOR THIS USE ONLY

(7) SEVEN VEHICLES TO BE STORED IN REAR OF PROPERTY BEHIND THE BUILDING.

NOTICE OF BOARD OF ZONING APPEAL'S DECISION ON PETITION  
OF Hasan Ali

The Town of Merrillville Board of Zoning Appeals, after conducting a public hearing in accord with I.C. 36-7-4-920, 5-3-1-2, and 5-3-1-4, hereby rules that the law is (with/not with) the Petitioner. In support of such conclusion, the Board of Zoning Appeals makes the following findings of fact.

1. The Petitioner (did/did not) establish that the special exception will not be detrimental to or endanger the public health, safety, morals, and general welfare of the community and/or in accordance with the comprehensive plan.  
COMMENT:

2. The Petitioner (did/did not) establish that the special exception will not be injurious to use and enjoyment of other property in the immediate vicinity for the purpose already permitted nor substantially diminish and impair property values within the neighborhood.  
COMMENT:

3. The Petitioner (did/did not) establish that the special exception will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district.  
COMMENT:

4. The Petitioner (did/did not) establish that the special exception will provide adequate utilities, access roads, drainage, and/or other necessary facilities.  
COMMENT:

5. The Petitioner (did/did not) establish that adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets.  
COMMENT:

6. The Petitioner (did/did not) establish that the special exception will conform to the applicable regulations of the district in which it is located and there is a public necessity for the proposed special exception.  
COMMENT:

Accordingly, the Board of Zoning Appeals hereby approves/denies Petition for Special Exception Case # 231E15-1122 this 28<sup>th</sup> day of December, 2022. The Board of Zoning Appeals, pursuant to I.C. 36-7-4-918.2, imposes the following conditions as part of its approval:

1. For this petition only, at this location only and for this use only  
2. Seven (7) vehicles stored in rear of property,  
3. behind building  
4. \_\_\_\_\_  
5. \_\_\_\_\_

Chairman

Secretary

**TOWN OF MERRILLVILLE  
PLANNING DEPARTMENT  
7820 BROADWAY  
STAFF REPORT  
BOARD OF ZONING APPEALS**

**CASE NO: Z31E15-1122    BZA MEETING DATE: DECEMBER 28, 2022**

**PREPARED BY:                SHEILA SHINE**

**APPLICANT:                 HASAN ALI**

**PETITIONER:               HASAN ALI**

**OWNERS:                    HASAN ALI**

**REQUEST:                  SPECIAL EXCEPTION APPROVAL FROM 21-136**

**LOT SIZE:                  0.451 ACRES**

**EXISTING ZONING:         C-2, COMMERCIAL DISTRICT**

**LOCATION:                  5970 BROADWAY**

**SURROUNDING USES:**

**NORTH -                    COMMERICAL (US MUFFLER)**

**SOUTH -                    VACANT**

**EAST -                     ANDREAN HIGH SCHOOL**

**WEST -                     VACANT**

**SURROUNDING ZONING:**

**NORTH -                    C-2, COMMERCIAL DISTRICT**

**SOUTH -                    C-2, COMMERCIAL DISTRICT**

**EAST -                     C-2, COMMERCIAL DISTRICT**

**WEST -                     C-2, COMMERCIAL DISTRICT**

**COMMENTS: PETITIONER IS SEEKING SPECIAL EXCEPTION APPROVAL FROM SECTION 21-136 TO ALLOW AN AUTOMOTIVE REPAIR SHOP IN A C-2, COMMERCIAL ZONING DISTRICT ON 0.451 ACRES. PETITIONER WILL PROVIDE OIL CHANGE, SMALL MECHANICAL, AND EXHAUST REMIDATION (EMISSIONS) SERVICES. AS SITE PREVIOUSLY OPERATED AS AN AUTOMOTIVE REPAIR SHOP, THIS EXCEPTION WILL NOT NEGATIVELY AFFECT THE SURROUNDING COMMUNITY. PETITIONER WILL LIMIT REPAIR OPTIONS AS NOT TO CAUSE HARM TO THE COMMUNITY. THE PROPOSED SHOP WILL ALSO USE EXISTING UTILITIES, ACCESS ROADS, DRAINAGE, AND INGRESS/EGRESS. PETITIONER WILL FOLLOW ALL GUIDELINES PROVIDED BY ASSOCIATED MUINICIPALITIES. THERE WILL BE NO WRECKED CARS ON SITE AND NO OVERNIGHT PARKING IN REAR OR FRONT PARKING LOT AFTER BUSINESS HOURS. PETITIONER IS AWARE OF THE CAMERA ORDINANCE.**



**PETITIONER HAS PROVIDED A SITE PLAN FOR YOUR REVIEW.  
THE SHOP WILL EMPLOY THREE (3) STAFF MEMBERS. HOURS OF OPERATION  
ARE MONDAY – SATURDAY, 9:00 AM – 6:00 PM. WILL USE ADT FOR SECURITY  
SERVICES. PETITIONER HAS PROVIDED A SITE PLAN FOR YOUR REVIEW.  
PETITIONER WAS DEFERRED ON NOVEMBER 16, 2022.**

**FOR THIS PETITIONER ONLY, AT THIS LOCATION ONLY AND FOR THIS USE  
ONLY.**

MERRILLVILLE PLAN COMMISSION & BOARD OF ZONING APPEALS  
7820 Broadway, Merrillville, Indiana 46410

APPLICATION FOR A SPECIAL EXCEPTION

FEE: \$250.00 DATE PAID: 11-1-2022 RECEIPT # 92014

Proposed Use: automotive repair

Address or General Location:  
5970 Broadway, Merrillville, IN 4610

(Attach Complete Legal Description)

Current Zoning: C-2

Area of Ground: 0.451 acres

Tax Key #: 45-12-04-479-027000-030

Present Use: Vacant

USES OF ADJACENT PROPERTY TO REQUESTED SPECIAL EXCEPTION:

North US mother

East Andrew high school

South field

West field

SUBMIT WITH THIS APPLICATION SEVERAL PHOTOGRAPHS OF YOUR PROPERTY AND THE PROPERTY SURROUNDING IT. ALSO, SUBMIT A PLAT SHOWING THE PROPERTY AND INDICATING THE PRESENT USAGE AS WELL AS USAGE OF ADJACENT PROPERTY.

TYPE or PRINT	
PETITIONER	OWNER
NAME: Hasan ali	NAME: Hasan ali
ADDRESS: 9937 tyler st crown point Indiana	ADDRESS: 9937 tyler st crown point Indiana
PHONE: (219) 805 2700	PHONE: (219) 805 2700

Being first duly sworn upon (my - our) oath, do hereby declare that the facts and figures set forth in the above petition are true to (my - our) information and belief, and that (I am - we are) submitting such facts and figures to the Merrillville Plan Commission and Board of Zoning Appeals for the purpose of this request for the above described real estate.

SIGNATURES:

PETITIONER(S)

Hasan ali

OWNER(S)

Hasan ali

STATE OF INDIANA, COUNTY OF LAKE) SS

Before me, a Notary Public in and for said County and State, personally appeared the above named petitioner(s) and owner(s) and acknowledged the execution of the above and foregoing instrument to be a voluntary act and need for the use and purposes therein mentioned.

Dated this 31 day of October, 2022.

Cherise Govert

Notary Public

My commission expires: May 01 2030

CHERISE GOVERT  
NOTARY PUBLIC - SEAL  
STATE OF INDIANA  
COMMISSION NUMBER NP0740889  
MY COMMISSION EXPIRES MAY 01, 2030

CONTACT:

PHONE # ( )

\*\*\*FILING FEE WILL NOT BE REFUNDED IF PETITION IS WITHDRAWN OR DENIED

SPECIAL EXCEPTION CASE # Z31E15-1122

TOWN OF MERRILLVILLE, INDIANA  
BOARD OF ZONING APPEALS  
DATE: 11-16-22

Pursuant to Article III, Section 6 of the Rules and Regulations of Practice and Procedure of the Town of Merrillville Board of Zoning Appeals, Petitioner, \_\_\_\_\_ submits the following findings of fact which address the effects that Petitioner's proposed special exception for the property commonly known as \_\_\_\_\_ will have on such property and to the surround area:

1. Petitioner owns the property commonly known as \_\_\_\_\_ which is classified as \_\_\_\_\_ pursuant to the terms of the zoning ordinance.
2. Petitioner has request a special exception for the following purpose:  
we are a business that only services oil changes, small mechanical issues, Exhaust work for emission. we are not working on any motor work or body work.
3. Petitioner submits that:
  - a. The establishment, maintenance, or operation of the proposed special exception use will not be detrimental to or endanger the public health, safety, morals and general welfare and is in accordance with the comprehensive plan because:  
all employees will put all tools and equipment away after servicing. all employees will wash there hands after serving the repairs. NO customers are allowed in the working zone.
  - b. The proposed special exception will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminished and impair property values within the neighborhood because:  
the business won't harm the properties around or any residential properties since we are only working on small repairs. oil change, brake & rotors, Exhaust.
  - c. The establishment of the proposed special exception will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district because:  
the business won't interfere with any new Development around the property.
  - d. Adequate utilities, access roads, drainage, and/or other necessary facilities will be provided in the following manner:  
all utilities, access roads, drainage and any other necessary facilities are already installed since we bought the mechanic shop with everything installed.
  - e. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets in the following manner:  
these are all existing matters.
  - f. The proposed special exception shall in all other respects conform to the applicable regulations of the district in which it is located and there is a public necessity for the proposed special exception in that:  
we will follow all of the guidelines in law in the town of Merrillville and follow the State of Indiana laws. also our business will provide low prices to the public so people can afford repairs.

\*\*\*\*\*  
The Board of Zoning Appeals shall approve or deny the above findings prior to approval or denial of the petition. The Board of Zoning Appeals can modify Petitioner's findings if facts presented at the public hearing show false information in the findings and/or new information pertinent to the Petition. Findings of fact which are modified shall then be resubmitted on the approved forms within five (5) days of the modification.

MAIL TAX BILLS TO:  
Hasan Ali:  
5970 Broadway  
Merrillville IN 46307

TAX KEY NO: 45-12-04-479-027.000-030

MEMORANDUM OF CONTRACT

THIS AGREEMENT, made and entered into this 25<sup>th</sup> Day of July, 2022, by Community 2 LLC (Seller), and Hasan Ali (Purchaser):

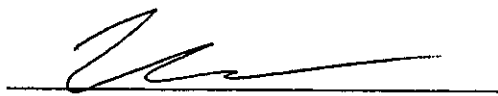
In consideration of ten dollars (\$10.00) and other valuable consideration paid by the Purchaser to the Seller, the Seller hereby sells to Purchaser and Purchaser hereby purchases from Seller, pursuant to the terms and conditions set forth in a certain Land Contract of equal date, the terms of which are hereby incorporated herein by reference, the following described real estate, situated in Lake County, Indiana, to wit:


Lots 3 through 8, both inclusive, in Block 10, Gary Annex, as per plat thereof, recorded in Plat Book 9, page 34, in the Office of the Recorder of Lake County, Indiana.

45-12-04-479-027.000-030

More Commonly Known as 5970 BROADWAY, MERRILLVILLE IN 46410

IN WITNESS WHEREOF, Seller and Purchaser have executed this instrument on this 25th day of July, 2022.

  
Community 2 LLC, Seller  
BY: Enver Jahovic

  
Hasan Ali, Purchaser

THIS INSTRUMENT PREPARED BY:

Michael D. Kvachkoff Attorney at Law, 325 N. Main Street, Crown Point, IN 46307, 219-661-9500.

STATE OF INDIANA       )  
                                  ) SS:  
COUNTY OF LAKE       )

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Community 2 LLC, Seller, and Hasan Ali, Purchaser, who acknowledged the execution of the foregoing Memorandum of Land Contract.

WITNESS my hand and notarial seal this 25th day of July, 2022.  
MY COMMISSION EXPIRES:

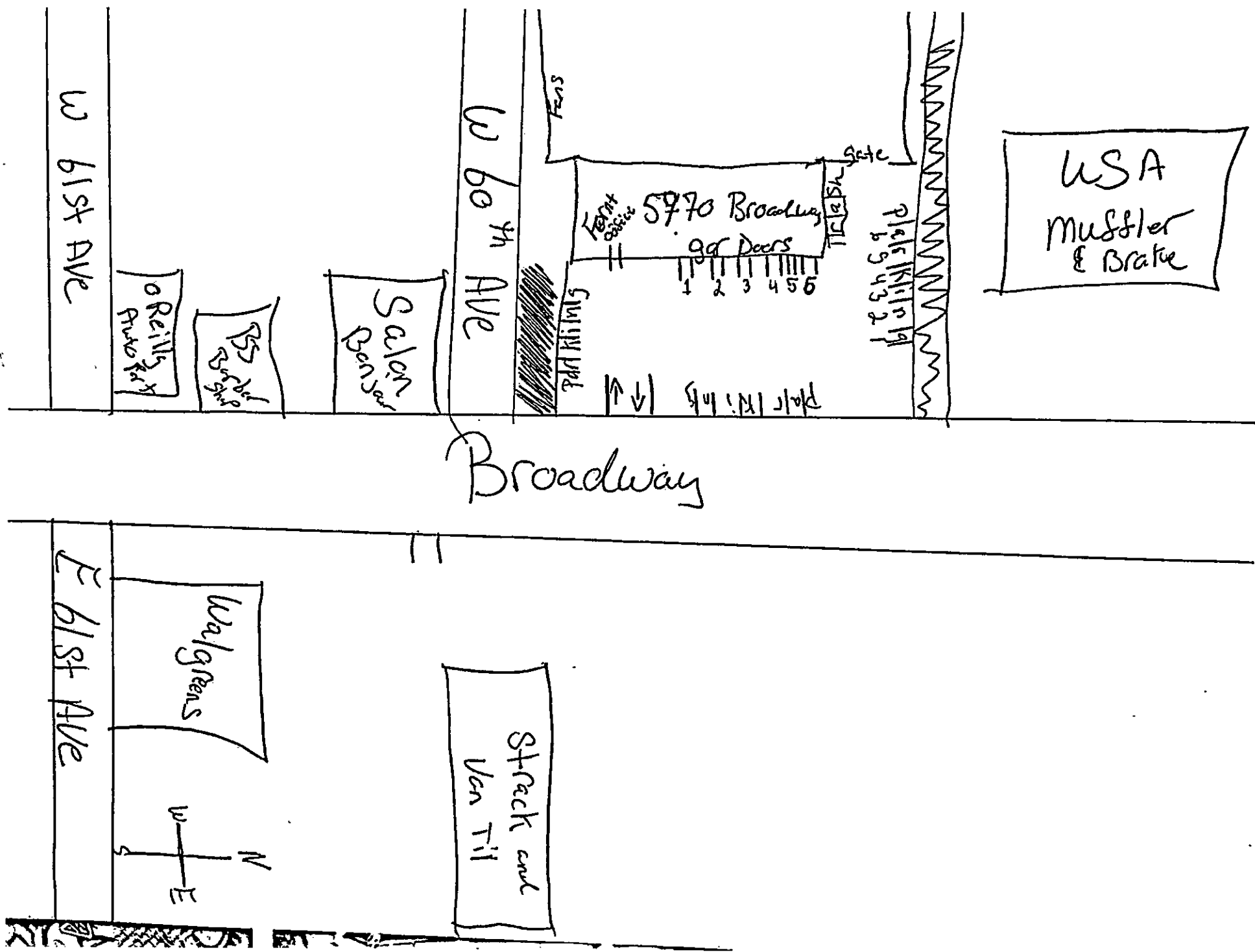
11-13-29

  
Notary Public

A Resident OF LAKE County



Use	Districts														
	A-1	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	C-4E	C-5	M-1	M-2	F	PUD
Outdoor: Swimming pools, skateboard and dirtbike tracks, paint ball fields, skeet shooting ranges, drive-in theaters or uses similar to those listed above as determined by the planning and building administrator.	X	X	X	X	X	X	X	X	S	X	X	X	X	X	P
Animal hospital*	X	X	X	X	X	X	X	X	S	X	X	P	X	X	P
Art galleries, museums	X	X	X	X	X	X	X	P	P	X	X	X	X	X	P
*Automobile service as follows: New automobile and/or truck dealership sales and service.	X	X	X	X	X	X	X	S	P	X	X	P	X	X	S
Automobile, truck, and/or trailer rental services, automobile repair, automobile parts sales, car wash (automatic and self), gasoline service station with or without repair, painting and customizing, RV and camper sales and service, tire and auto service center, auto convenience mart or uses similar to those listed above as determined by the planning and building administrator.	X	X	X	X	X	X	X	S	S	X	X	P	X	X	S
Automobile service as follows: Auto, truck, boat, recreational vehicle sales with an open sales lot or uses similar to those listed above as determined by the planning and building administrator.	X	X	X	X	X	X	X	X	S	X	X	P	X	X	P
Automobile wrecking yard*	X	X	X	X	X	X	X	X	X	X	X	S	X	X	X
Bed and breakfast*	S	S	S	S	S	S	X	X	X	X	X	X	X	X	P
Boarding house* for three (3) or more persons	X	X	X	X	S	S	X	X	X	X	X	X	X	X	X
Campground*	S	X	X	X	X	X	X	X	X	X	X	X	X	S	P
*Car wash*	X	X	X	X	X	X	X	S	S	X	X	S	X	X	P
Cemeteries*/crematory	S	S	S	S	S	S	X	X	X	X	X	X	X	X	P
Child care ministry* (operated by a religious use)	A	A	A	A	A	A	A	A	A	X	A	X	X	X	P
Child care institution*	S	S	S	S	S	S	S	S	S	X	S	X	X	X	A
Child care home* (Class I, six (6) to twelve (12) children or Class II, twelve (12) to sixteen (16) children)	P	P	P	P	S	S	S	S	S	X	S	X	X	X	P
*Child care center* (seventeen (17) or more children)/adult care center	S	S	S	S	S	S	S	S	S	X	S	X	X	X	P
Clinic*	X	X	X	X	X	S	S	P	P	X	P	X	X	X	P
Club*/hall or lodge	S	X	X	X	S	S	X	S	P	X	X	X	X	X	P



**FROM:** SHEILA SHINE  
**RE:** SPECIAL EXCEPTION APPROVAL  
**PETITIONER:** VANESSA YANEZ  
**OWNER:** 2450-2490 WEST 81<sup>ST</sup> HILLSIDE LLC  
**PURPOSE:** TO ALLOW A DINE-IN RESTAURANT  
**LOCATION:** 2486 WEST 81<sup>ST</sup> AVENUE  
**ZONING:** C-3, HIGHWAY COMMERCIAL ZONING DISTRICT  
**DATE OF BOARD OF ZONING APPEALS:** DECEMBER 28, 2022  
**DEADLINE FOR TOWN COUNCIL ACTION:** MARCH 28, 2023  
**ACTION TAKEN BY THE BOARD:** APPROVED  
**VOTE:** (3) APPROVED (2) ABSENT  
**CONDITIONS:** FOR THIS PETITIONER ONLY, AT THIS LOCATION ONLY, AND FOR THIS USE ONLY

NOTICE OF BOARD OF ZONING APPEAL'S DECISION ON PETITION  
OF Vanessa Yanez

The Town of Merrillville Board of Zoning Appeals, after conducting a public hearing in accord with I.C. 36-7-4-920, 5-3-1-2, and 5-3-1-4, hereby rules that the law is (with/not with) the Petitioner. In support of such conclusion, the Board of Zoning Appeals makes the following findings of fact.

1. The Petitioner (did/did not) establish that the special exception will not be detrimental to or endanger the public health, safety, morals, and general welfare of the community and/or in accordance with the comprehensive plan.

COMMENT:

2. The Petitioner (did/did not) establish that the special exception will not be injurious to use and enjoyment of other property in the immediate vicinity for the purpose already permitted nor substantially diminish and impair property values within the neighborhood.

COMMENT:

3. The Petitioner (did/did not) establish that the special exception will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district.

COMMENT:

4. The Petitioner (did/did not) establish that the special exception will provide adequate utilities, access roads, drainage, and/or other necessary facilities.

COMMENT:

5. The Petitioner (did/did not) establish that adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets.

COMMENT:

6. The Petitioner (did/did not) establish that the special exception will conform to the applicable regulations of the district in which it is located and there is a public necessity for the proposed special exception.

COMMENT:

Accordingly, the Board of Zoning Appeals hereby approves/denies Petition for Special Exception Case # Z28V12 this 28<sup>th</sup> day of December, 2022. The Board of Zoning Appeals, pursuant to I.C. 36-7-4-918.2, imposes the following conditions as part of its approval:

1. For this petitioner only, at this location only and for this  
2. use only  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. \_\_\_\_\_

Chairman

Secretary



**TOWN OF MERRILLVILLE  
PLANNING DEPARTMENT  
7820 BROADWAY  
STAFF REPORT  
BOARD OF ZONING APPEALS**

**CASE NO: Z28V12-1122    BZA MEETING DATE: DECEMBER 28, 2022**

**PREPARED BY:                    SHEILA SHINE**

**APPLICANT:                    VANESSA YANEZ**

**PETITIONER:                    VANESSA YANEZ**

**OWNERS:                        2450-2490 W 81<sup>ST</sup> HILLSIDE, LLC**

**REQUEST:                        SPECIAL EXCEPTION APPROVAL**

**LOT SIZE:                        0.803 ACRES (ENTIRE PLAZA)**

**EXISTING ZONING:                C-2, COMMERCIAL DISTRICT**

**LOCATION:                        2486 W LINCOLN HIGHWAY**

**SURROUNDING USES:**

**NORTH -                        RESIDENTIAL**

**SOUTH -                        RETAIL (SIGN SHOP)**

**EAST -                         RETAIL (NAIL SALON)**

**WEST -                         RETAIL (BARBER)**

**SURROUNDING ZONING:**

**NORTH -                        R-2, RESIDENTIAL ZONING DISTRICT**

**SOUTH -                        C-3, HIGHWAY COMMERCIAL DISTRICT**

**EAST -                         C-3, HIGHWAY COMMERCIAL DISTRICT**

**WEST -                         C-3, HIGHWAY COMMERCIAL DISTRICT**

**COMMENTS: PETITIONER IS SEEKING SPECIAL EXCEPTION APPROVAL FROM SECTION 21-136 TO ALLOW A DINE IN MEXICAN RESTAURANT IN A C-3, HIGHWAY COMMERCIAL ZONING DISTRICT. THE PROPOSED RESTAURANT WOULD BE CALLED LAS JACARANDAS MEXICAN GRILL. THE SITE IS LOCATED IN A PLAZA WHERE RESTAURANTS PREVIOUSLY EXISTED. AS SUCH, THE SPACE IS ALREADY BUILT OUT FOR DINE-IN RESTAURANT SERVICE. THE ADDITION OF THIS RESTAURANT WOULD NOT CHANGE THE UTILITIES, INGRESS, OR EGRESS. THE RESTAURANT WILL HAVE 30 SEATS. PETITIONER HAS BEEN IN CONTACT WITH INDEPENDENCE HILL CONSERVANCY DISTRICT. PARKING IS ADEQUATE. PETITIONER IS AWARE OF THE CAMERA ORDINANCE AND HAS BEEN APPROVED BY THE ALCOHOL AND TOBACCO COMMISSION FOR A BEER AND WINE PERMIT**

**THE RESTAURANT WILL EMPLOY FIVE (5) PEOPLE. THE HOURS OF OPERATION ARE MONDAY – FRIDAY, 10:00 AM – 8:00 PM AND SATURDAY & SUNDAY, 8:00 AM – 9:00 PM. PETITIONER WAS DEFERRED ON NOVEMBER 16, 2022.**

**FOR THIS PETITIONER ONLY, AT THIS LOCATION ONLY AND FOR THIS USE ONLY.**

MERRILLVILLE PLAN COMMISSION & BOARD OF ZONING APPEALS  
7820 Broadway, Merrillville, Indiana 46410

APPLICATION FOR A SPECIAL EXCEPTION

FEE: \$250.00 DATE PAID: 10/31/22 RECEIPT # 9198C

Proposed Use: Restaurant Dine-in

Address or General Location: 2486 W. Lincoln Hwy

(Attach Complete Legal Description)

Current Zoning: C-3 Area of Ground:

Tax Key #: 45-12-20-178-010-000-130 Present Use: Vacant

USES OF ADJACENT PROPERTY TO REQUESTED SPECIAL EXCEPTION:

North Residential East Retail  
South Retail West Retail

SUBMIT WITH THIS APPLICATION SEVERAL PHOTOGRAPHS OF YOUR PROPERTY AND THE PROPERTY SURROUNDING IT. ALSO, SUBMIT A PLAT SHOWING THE PROPERTY AND INDICATING THE PRESENT USAGE AS WELL AS USAGE OF ADJACENT PROPERTY.

TYPE or PRINT	
PETITIONER	OWNER
NAME: Vanessa Yanez	NAME: Vanessa Yanez
ADDRESS: 3843 W 26th LN Merrillville, IN 46410	ADDRESS: 2486 W Lincoln Hwy Merrillville, IN 46410
PHONE: (219) 455-9434	PHONE: (219) 455-9434

Being first duly sworn upon (my - our) oath, do hereby declare that the facts and figures set forth in the above petition are true to (my - our) information and belief, and that (I am - we are) submitting such facts and figures to the Merrillville Plan Commission and Board of Zoning Appeals for the purpose of this request for the above described real estate.

SIGNATURES:

PETITIONER(S)

Vanessa Yanez

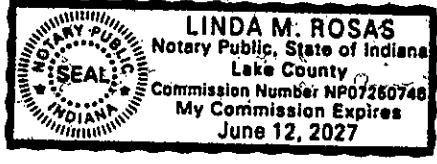
OWNER(S)

Vanessa Yanez

STATE OF INDIANA, COUNTY OF LAKE SS  
Before me, a Notary Public in and for said County and State, personally appeared the above named petitioner(s) and owner(s) and acknowledged the execution of the above and foregoing instrument to be a voluntary act and need for the use and purposes therein mentioned.

Dated this 17 day of October, 2022

Linda M. Rosas  
Notary Public  
My commission expires: June 12, 2027



CONTACT: PHONE # ( )

\*\*\*FILING FEE WILL NOT BE REFUNDED IF PETITION IS WITHDRAWN OR DENIED

MERRILLVILLE PLAN COMMISSION & BOARD OF ZONING APPEALS  
7820 Broadway, Merrillville, Indiana 46410

APPLICATION FOR A SPECIAL EXCEPTION

FEE: \$250.00 DATE PAID: 10/31/22 RECEIPT # 91986

Proposed Use:

Address or General Location:

(Attach Complete Legal Description)

Current Zoning: Area of Ground:

Tax Key #: Present Use:

USES OF ADJACENT PROPERTY TO REQUESTED SPECIAL EXCEPTION:

North East

South West

SUBMIT WITH THIS APPLICATION SEVERAL PHOTOGRAPHS OF YOUR PROPERTY AND THE PROPERTY SURROUNDING IT. ALSO, SUBMIT A PLAT SHOWING THE PROPERTY AND INDICATING THE PRESENT USAGE AS WELL AS USAGE OF ADJACENT PROPERTY.

TYPE or PRINT	
PETITIONER	OWNER
NAME: VANESSA YANERZ	NAME: 2450-2490 W. 81st Hillside LLC
ADDRESS: 3843 W 76TH LN Merrillville, IN 46410	ADDRESS: 801 E. Main St. Griffith, IN 46319
PHONE: (219) 455-9434	PHONE: (219) 922-2074 Jeff Austgen

Being first duly sworn upon (my - our) oath, do hereby declare that the facts and figures set forth in the above petition are true to (my - our) information and belief, and that (I am - we are) submitting such facts and figures to the Merrillville Plan Commission and Board of Zoning Appeals for the purpose of this request for the above described real estate.

SIGNATURES:  
PETITIONER(S)

Vanessa Young  
Las Tacarandas Mexican Grill  
LLC

OWNER(S)

X Jeff Austgen

STATE OF INDIANA, COUNTY OF LAKE) SS

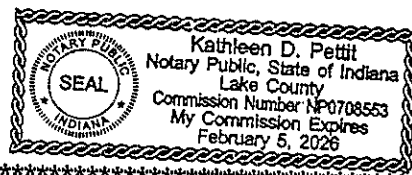
Before me, a Notary Public in and for said County and State, personally appeared the above named petitioner(s) and owner(s) and acknowledged the execution of the above and foregoing instrument to be a voluntary act and need for the use and purposes therein mentioned.

Dated this 31st day of October, 2022.

Kathleen D. Pettit

Notary Public

My commission expires: 2/5/2026



CONTACT:

PHONE # ( )

\*\*\*FILING FEE WILL NOT BE REFUNDED IF PETITION IS WITHDRAWN OR DENIED

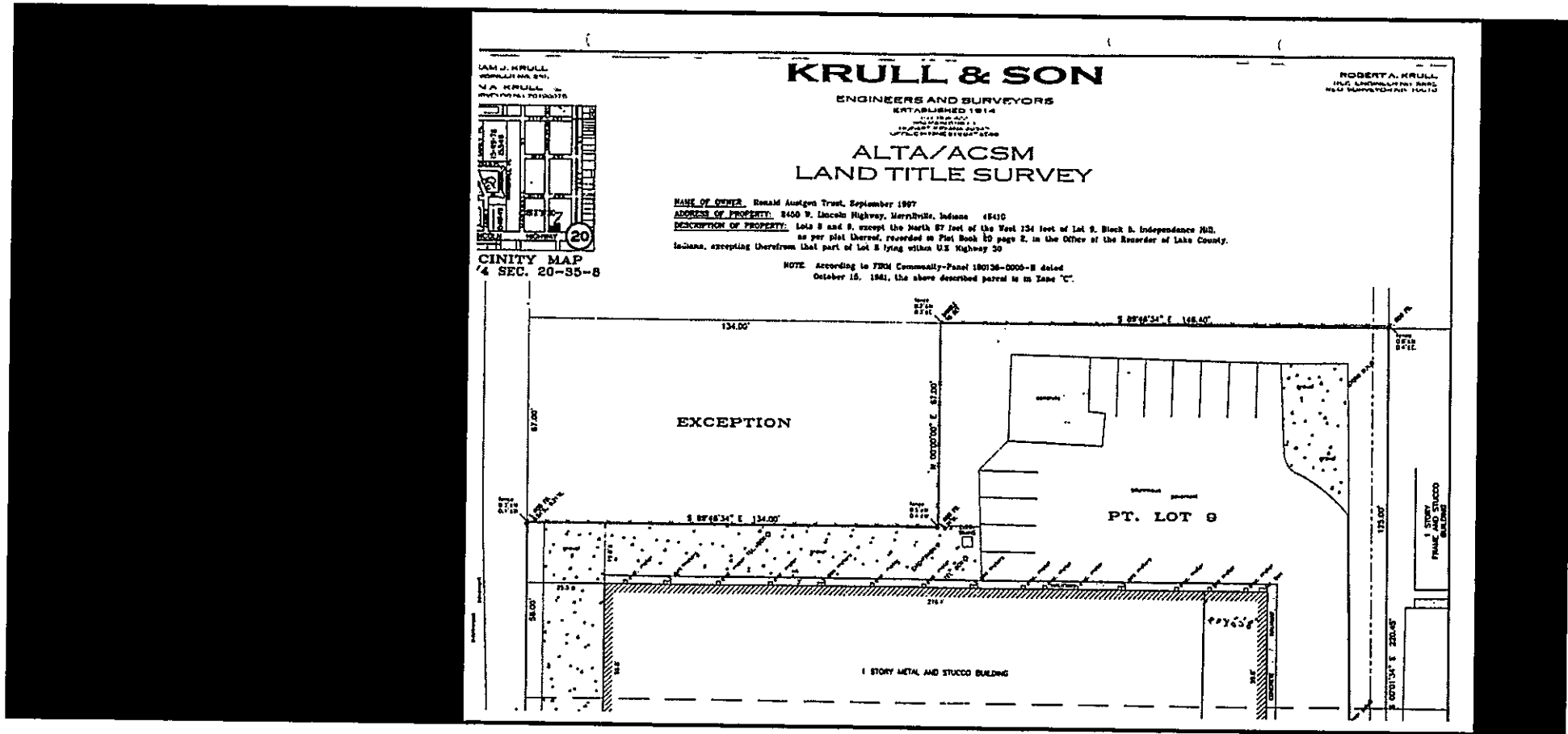
SPECIAL EXCEPTION CASE # Z28V12-1122

TOWN OF MERRILLVILLE, INDIANA  
BOARD OF ZONING APPEALS  
DATE: 12-28-21

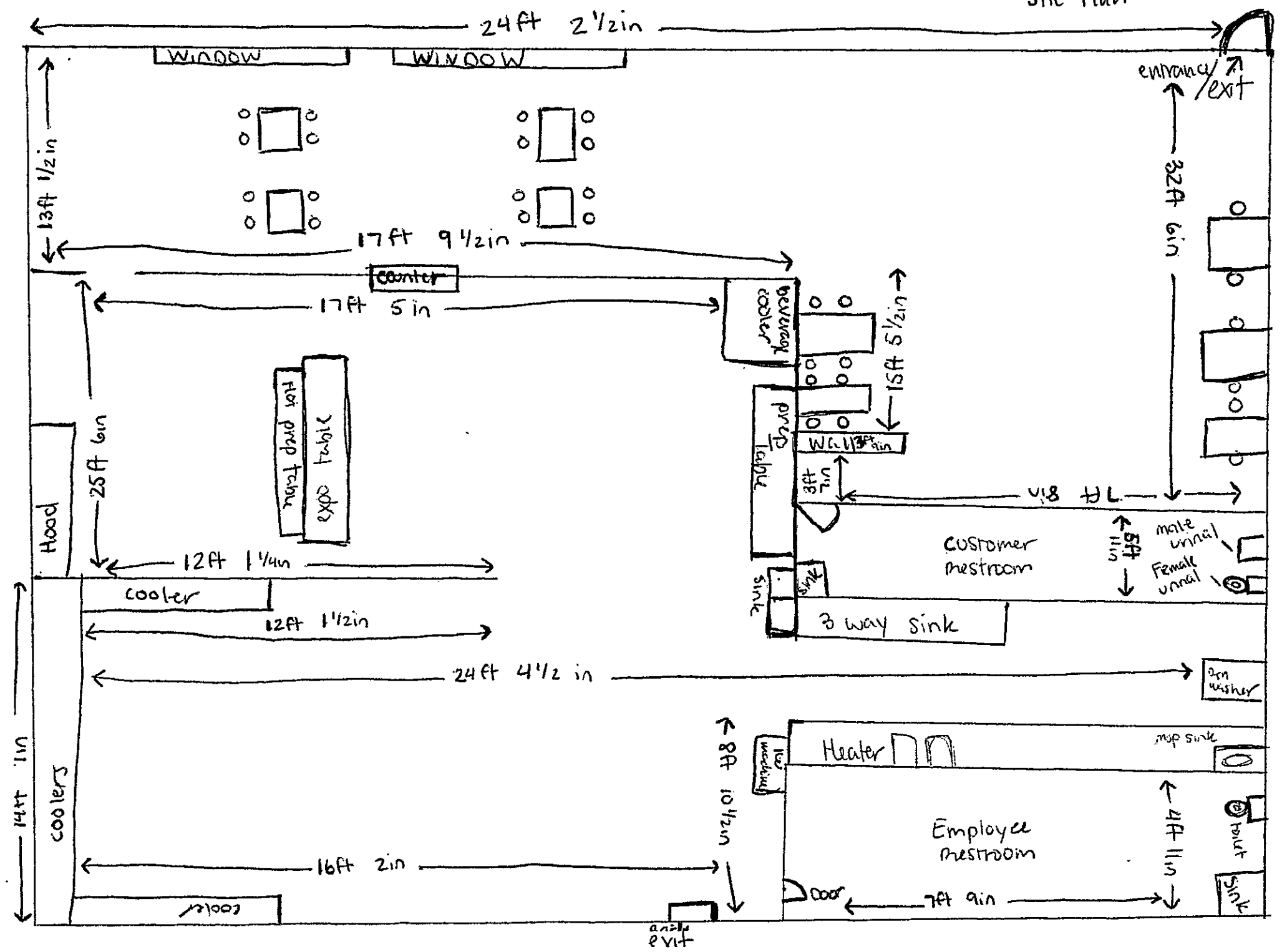
Pursuant to Article III, Section 6 of the Rules and Regulations of Practice and Procedure of the Town of Merrillville Board of Zoning Appeals, Petitioner, Vanessa Yanez submits the following findings of fact which address the effects that Petitioner's proposed special exception for the property commonly known as 2486 W Lincoln HWY will have on such property and to the surround area:

1. Petitioner owns the property commonly known as 2486 W Lincoln HWY which is classified as \_\_\_\_\_ pursuant to the terms of the zoning ordinance.
2. Petitioner has request a special exception for the following purpose:  
to open a restaurant business.
3. Petitioner submits that:
  - a. The establishment, maintenance, or operation of the proposed special exception use will not be detrimental to or endanger the public health, safety, morals and general welfare and is in accordance with the comprehensive plan because:  
the property was previously a restaurant.
  - b. The proposed special exception will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminished and impair property values within the neighborhood because:  
the property is already built.
  - c. The establishment of the proposed special exception will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district because:  
the building already exists.
  - d. Adequate utilities, access roads, drainage, and/or other necessary facilities will be provided in the following manner:  
everything is there already.
  - e. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets in the following manner:  
all measures have been taken into account already, since it is an existing building.
  - f. The proposed special exception shall in all other respects conform to the applicable regulations of the district in which it is located and there is a public necessity for the proposed special exception in that:  
its an existing building that was a restaurant before.

\*\*\*\*\*  
The Board of Zoning Appeals shall approve or deny the above findings prior to approval or denial of the petition. The Board of Zoning Appeals can modify Petitioner's findings if facts presented at the public hearing show false information in the findings and/or new information pertinent to the Petition. Findings of fact which are modified shall then be resubmitted on the approved forms within five (5) days of the modification.



Las Tacarandas Mexican Grill  
Site Plan





STATE OF INDIANA

ALCOHOL AND TOBACCO COMMISSION

302 West Washington Street  
IGCS Room E114  
Indianapolis, IN 46204  
Telephone 317 / 232-2430  
Fax 317 / 233-6114  
www.IN.gov/atc

NOTICE REQUIREMENT  
BY POSTED SIGN

Pursuant to IC 7.1-3-1-28, IC 7.1-3-1-5.6(e) and 905 IAC 1-52, all applicants for initial issuance, transfer of location or transfer of ownership of an Alcohol and Tobacco Commission (ATC) retailer or dealer permit, shall post a sign to indicate to the public that the applicant is seeking said issuance. Exceptions to this requirement, which apply only to Marion County, are outlined below.

The sign must either be prepared by the Commission or approved by the Commission. The ATC charges a fee of two-dollars (\$2.00) for the sign.

The sign must be posted at least ten (10) days prior to the applicant's scheduled Local Board hearing date. The applicant is responsible for knowing when the Local Board is scheduled to hear his/her permit. The sign must be posted in a manner that it is visible from the nearest and largest public thoroughfare in the vicinity of the applicant's premises or proposed premises. If a building or structure does not exist yet, the sign must be posted at the premises in a manner sufficient to secure it.

AT THE TIME OF THE HEARING, THE APPLICANT SHALL COMPLETE, SIGN AND FILE WITH THE LOCAL BOARD THE AFFIDAVIT OF COMPLIANCE CONTAINED IN THE APPLICATION PACKET.

Failure to comply with these requirements will result in applicants not receiving a Local Board hearing until they come into compliance. If you have any questions, please contact your local district excise office, your processor or call the ATC at 317-232-2430.

In Marion County only, the following requirements apply:

1. If the application is for any retailer's permit or any dealer's permit EXCEPT a liquor dealer's permit within the boundaries of the special fire service district (as determined in conformity with IC 7.1-3-22-8), the applicant may choose to post sign notice as delineated above, or comply with the mail notice requirements of IC 7.1-3-1-5.5 (new issuance, transfer of location or transfer of ownership); or, IC 7.1-3-1-5.6 (renewal).
2. An applicant for new issuance, transfer of location or transfer of ownership of a liquor dealer's permit within the boundaries of the special fire service district (as determined in conformity with IC 7.1-3-22-8), shall continue to comply with the mail notice requirements of IC 7.1-3-1-5.5.
3. If the application is for renewal of a liquor dealer's permit within the boundaries of the special fire service district (as determined in conformity with IC 7.1-3-22-8), the applicant shall continue to comply with the mail notice requirements of IC 7.1-3-1-5.6.

AN EQUAL OPPORTUNITY EMPLOYER





# Las Jacarandas Mexican Restaurant



## Appetizers

*First basket of chips and salsa is complimentary*

- Guacamole** ..... 10  
avocados, onion, tomato, salt  
*complimentary pico de gallo*
- Ceviche** ..... 14  
Our house made ceviche! A mixture of fish, shrimp, and citrus juices with red onion and tomato.  
*served w/ tostadas or saltines*
- Queso Dip** ..... SM 4 LG 7  
Savory queso dip with blended chiles.
- Queso Fundido** ..... 10  
sauteed onion pepper chihuahua cheese  
*served w/ tortillas*
- Elotes** ..... 4PZ 8  
corn on the cob Mexican street style  
*mayo parmesan cheese cayenne butter*
- Jacarandas Sampler** ..... 7  
Our House sampler!  
*flauta quesadilla mini taco de papa, served w/ sour cream and guacamole*
- Loaded Nachos** ..... 10  
a bed of chips with beans, cheese, pico, choice of meat, jalapeños, sour cream, guacamole  
*choose from steak, chicken, pastor pork, chorizo, picadillo beef, and pork*
- Queso Trio** ..... 11  
queso, spinach, and guacamole  
*served w/ chips or chicharrones*

## Lunch

*served from 11am - 3pm*

- Two Flautas** ..... 8  
*served w/ rice and beans, sour cream*
- Lunch Combo** ..... 10  
choose from taco, enchilada, tostada, or tamale. Two items \$8.75 items \$10.00  
*served with rice and beans*

## Dinner Burritos

*served with rice and beans*

- Jacarandas Taco Dinner** ..... 12  
choose from carnitas, chicken, pastor, chorizo, picadillo beef, pork.  
*lettuce tomato cheese / steak \$13 lengua \$14*
- Burrito dinner** ..... 12  
stuffed with beans and cheese. choose from chicken, pork, or picadillo beef.  
*Steak \$13*
- Chimichanga Dinner** ..... 12  
beef, pork, chicken, steak \$13  
*sour cream and guacamole*
- Burrito Supremo** ..... 16  
choice of meat, charro beans, lettuce, tomato, cheese, guacamole and sour cream.

## Enchiladas

*served with rice and beans*

- Enchiladas Tradicional** ..... 12  
cheese and onion enchiladas w/ guajillo sauce
- Enchiladas Poblanas** ..... 13  
enchiladas with chicken mole
- Enchiladas con Carne** ..... 13  
enchiladas with choice of meat  
*steak, chicken, picadillo beef, or pork*

## Steak Chicken

*served with rice and beans*

- Carne Asada Dinner** ..... 20  
marinated skirt steak garnished w/ lime and cebollita  
*served w/ asada sauce and choice of tortillas*
- Tampiqueña** ..... 22  
grilled skirt steak topped with an enchilada and grilled onions  
*garnished with asada sauce, guacamole and choice of tortilla*
- Filete Mignon** ..... 24  
USDA choice cut, grilled to desired doneness  
*garnished with asada sauce and choice of tortillas*



**Mar y Tierra** ..... 27  
grilled skirt steak with garlic butter  
shrimp, veggies included  
choice of tortilla

**Jacarandas Deluxe** ..... 22  
skirt steak, grilled chicken, carnitas,  
shrimp  
garnished with asada sauce and choice of  
tortilla

## Seafood

served with vegetables and rice

**Fish Tacos** ..... 13  
grilled or fried  
garnished with cabbage mango relish  
and house made aioli

**Cocktail de Camaron** ..... 15  
house made shrimp cocktail  
garnished with avocado lime and saltine  
crackers

**Camarones al Mojo de Ajo** ..... 18  
sautéed shrimp with garlic, lime,  
cilantro, crushed red pepper

**Camarones ala Diabla** ..... 18  
sautéed shrimp in a spicy Chile de  
arbor sauce  
garnished with small side salad

**Camarones Mortefios** ..... 19  
sautéed shrimp with garlic, lime,  
cilantro, crushed red pepper in a spicy  
red sauce  
garnished with avocado slices

**Moharras Frita** ..... MP  
Whole fish fried to perfection, served  
with fries  
garnished with small side salad and small  
garlic butter dip

**Camarones Aguachile** ..... 18  
raw shrimp marinated in lime juices  
garnished with mango relish

## Fajitas

**Fajitas Dinner** ..... 15  
peppers and onion mixed with fajita  
chicken garnished with lettuce  
tomato sour cream guacamole,  
served with rice and beans

**Fajitas for 2** ..... 30  
choose between steak chicken or  
shrimp

**Fajitas** ..... 20  
choose between steak chicken or  
shrimp

**Veggie Fajitas** ..... 14  
choose between steak chicken or  
shrimp

**Combo Fajitas** ..... 19  
Choose from steak chicken or  
shrimp

**Trio Fajitas** ..... 22  
Steak, chicken, and shrimp

## Entrées

**Milanesa de Res o Pollo** ..... 13  
mexican style breaded steak or  
chicken fried to perfection  
garnished with small side salad, served  
with fries, choice of tortilla

**Gulizado de Puerco** ..... 13  
slow braised pork chunks in red or  
green sauce  
served with rice and beans, choice of  
tortilla

**Carnitas Dinner** ..... 13  
Carnitas cooked Michoacán style,  
garnished with lime, avocado, cabbage  
relish

**Molá** ..... 16  
Classic Mexican style chicken molé,  
served with rice and beans, choice of  
tortilla

**Bistec Ranchero** ..... 16  
sautéed steak strips with peppers  
onions in ranchero sauce  
served with rice and beans, choice of  
tortilla

**Bistec ala Mexicana** ..... 16  
grilled steak strips with jalapeño  
onion tomato  
served with rice and beans, choice of  
tortilla

**Alambre Steak Dinner** ..... 16  
steak strips with poblano pepper,  
onion, and bacon topped with  
melted chihuahua cheese  
served with alambre sauce rice and  
beans choice of tortilla. Chicken \$14 /  
Shrimp \$16

**Abuela's Chile Rellenos** ..... 14  
poblano pepper stuffed with  
chihuahua cheese,  
served with rice and beans, choice of  
tortilla

**Sopes Dinner (3)** ..... 13  
Classic style sopos filled with beans  
and choice of meat. (steak, chicken,  
or pork)  
garnished with lettuce tomato cheese  
served with rice and beans

**Gorditas Dinner (3)** ..... 13  
stuffed with beans and choice of  
meat. (steak, chicken, or pork)  
garnished with lettuce tomato cheese,  
served with rice and beans

**Torta Dinner** ..... 10  
classic Mexican sandwich, choose  
from steak, pastor pork, or milanesa  
lettuce tomato cheese onion cilantro  
avocado mayo served with fries.  
Sandwich only \$7

**Tamales Dinner** ..... 12  
choose from pork, chicken, or cheese  
served with rice and beans





# Las Jacarandas

## Mexican Grill



### Breakfast

<b>Huevos Rancheros</b> .....	10
two eggs any style topped with ranchero sauce <i>served with rice and beans</i>	
<b>Huevos con Bistec</b> .....	14
two eggs any style with 4oz skirt steak <i>served with rice and beans</i>	
<b>Huevos con Chorizo</b> .....	11
scrambled eggs with chorizo <i>served with rice and beans</i>	
<b>Huevos ala Mexicana</b> .....	10
scrambled eggs with onion tomato jalapeño <i>served with rice and beans</i>	
<b>Huevos con Papas</b> .....	10
homestyle potatoes with scrambled eggs <i>served rice and beans</i>	
<b>Huevos con Nopales</b> .....	10
scrambled eggs with nopales (Mexican cactus) <i>served with rice and beans</i>	
<b>Huevos con Jamón</b> .....	10
scrambled eggs with ham <i>served with rice and beans</i>	
<b>Chilaquiles Rojos o Verdes</b> ...	10
fried tortilla strips with scrambled with eggs <i>served with rice and beans, sour cream</i>	

### Desserts

<b>Flan</b> .....	5
<b>Fried Ice Cream</b> .....	5
topped with strawberries whipped cream chocolate	
<b>Cheesecake Flauta</b> .....	6
topped with cinnamon sugar and served with caramel chocolate	
<b>Panna Cotta Laches</b> .....	5

### Ninos

<b>Kid's Taco</b> .....	5
choice of meat and tortilla <i>served with rice or beans</i>	
<b>Kid's Chicken Tenders</b> .....	5
<i>served with fries</i>	
<b>Kid's Quesadilla</b> .....	5
<i>served with rice and beans</i>	

### Soup / Salad

<b>Chicken Fajita Salad</b> ...	12 STK 14
grilled chicken fajita with peppers and onion on a bed of romaine <i>garnished with cucumber, ranch or vinaigrette dressing</i>	
<b>Fideo Soup</b> .....	5
<b>Chicken Tortilla Soup</b> .....	6
<i>garnished with avocado and tortilla strips</i>	
<b>Pozole</b> .....	SM 8 LG 12
mexican pork hominy soup <i>garnished with cabbage lime crushed red pepper oregano</i>	
<b>Menudo</b> .....	SM 9 LG 14
mexican style tripe soup <i>garnished with cabbage lime crushed red pepper oregano</i>	
<b>Caldo de Res</b> .....	14
Mexican style beef stew <i>garnished with rice lime avocado</i>	

### Drinks

<b>Bottled Mexican Drinks</b>	
Coca-cola, Sangria, Manzanita Sol	
<b>Jarritos</b>	
Limón manadrin fruit punch toronja	
<b>Aguas Fresca</b>	
Horchata y Jamaica	
<b>Coffee</b>	

Consumption of undercooked meat, poultry, eggs, or seafood may increase the risk of foodborne illness. Alert your server if you have special dietary requirements. Prices subject to change without notice.



