

**AGENDA
CITY OF HOBART PLAN COMMISSION
CITY HALL/COUNCIL CHAMBERS
414 MAIN STREET
THURSDAY JULY 1, 2021 - 7:00 P.M.**

Dial-in information

Connect to the call by dialing in with your phone.

(US) Chicago +1 312 626 6799

Access code 880 7657 6958

<https://us02web.zoom.us/j/88076576958>

I. Meeting called to order

II. Pledge of Allegiance

III. Record of those present

IV. Approval of Minutes: June 3, 2021

V. Communications/Acceptance of Agenda

VI. Business of the Day

1. **20-03** Mark Hovanec (Petitioner/Owner) 327/337 Liverpool Road located approx. 1/3 mile south from the SE corner of Liverpool & Old Ridge Roads, zoned M-1, 18.72 acres

Request: ***Tabled:*** Site Plan Review

Purpose: Existing concrete recycling operations

Granted _____ Denied _____ Deferred _____ Vote _____

2. **20-25A** Jim Sapp (Petitioner/Owner) for property located on the NW corner of Clay St. & Harms Rd., zoned PBP, 14.31 acres

Request: ***Tabled:*** Site Plan Review

Purpose: For a proposed office/warehouse facility

Granted _____ Denied _____ Deferred _____ Vote _____

3. **20-25B** Jim Sapp (Petitioner/Owner) for property located on the NW corner of Clay St. & Harms Rd., zoned PBP, 12.5 acres
- Request:** *Tabled:* Rise Hobart
- Purpose:** A proposed 1-lot subdivision
- Preliminary Plat ___ Denied ___ Deferred ___ Vote ___
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4. **21-15** Cameron Bernard (Petitioner/Owner) 7190 Grand Blvd. located north & west of Grand Blvd. & Ainsworth Rd., zoned R-3, 2.5 acres
- Request:** *Tabled:* Site Plan Review
- Purpose:** For 4 additional proposed storage buildings & 200 sq. ft. of additional pavement for parking
- Granted _____ Denied _____ Deferred _____ Vote _____
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5. **21-16A** Area Sheet Metal/Dave Leonard (Petitioner/Owner) 400 S. Sullivan St. located 800' north from the NW corner of Sullivan St. & St. Rd. 130, zoned M-1, approx. 4 acres +/-
- Request:** Leonard's Subdivision
- Purpose:** A proposed 1-lot subdivision
- Final Plat ___ Denied ___ Deferred ___ Vote _____
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6. **21-18** Corey & Helen Smith (Petitioner/Owner) 8304 Harms Road located on the SW corner of Harms Rd. & Clay St., zoned R-2, 3.93 acres
- Request:** Smith Estates
- Purpose:** A proposed 1-lot subdivision
- Final Plat ___ Denied ___ Deferred ___ Vote _____
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7. **21-23** Trinity Lutheran Church/School/Joseph Larson (Petitioner/Agent) 891 S. Linda Street, located east of Linda St. & west of Luther Dr., zoned R-1 & R-2, 9 acres +/-
- Request:** *Site Plan Review*
- Purpose:** A proposed 30'x40' picnic shelter

Granted ___ Denied ___ Deferred ___ Vote ___

8. 21-24 Chick Fil A/GBC Design (Petitioner/Agent) 2385 Southlake Mall located on the SW corner of US 30 & mall access road, zoned PUD, 1.4 acres

Request: Public Hearing: Site Plan Review

Purpose: A proposed reconfiguration of the parking lot & drive thru

Granted ___ Denied ___ Deferred ___ Vote ___

9. 21-25 Exceptional Equestrians Unlimited, Inc./Pam Mellon (Petitioner/Agent) 5699 E. 73rd Ave. Ave. located approx. ½ mile west from the SW corner of 73rd Ave. & Grand Blvd. zoned R-3, 29.72 acres

Request: Public Hearing: Site Plan Review

Purpose: A proposed 13,440 sq. ft. horse barn

Favorable Rec. ___ Unfavorable Rec. ___ Deferred ___ Vote ___

10. 21-26 Omar Alburei (Petitioner/Owner) 1165 W. 37th Avenue location on the SE corner of 37th Ave. & Colorado St. zoned B-3, 3.2 acres +/-

Request: Public Hearing: Replat of Brother's Subdivision Lot 1

Purpose: Proposed 1-lot subdivision

Preliminary/Final Plat ___ Denied ___ Deferred ___ Vote ___

11. 21-27 Raising Cane's LLC/LuAron Foster (Petitioner/Agent) 2487 E. 80th Ave. located on the NE corner of US 30 & mall entrance D, zoned PUD, 1.16 acres

Request: Site Plan Review

Purpose: A proposed 3,023 sq. ft. restaurant on the formerly TGIF location

Granted ___ Denied ___ Deferred ___ Vote ___

12. 21-28 Wkpt Limited Liability Co./Michael Kors (Petitioner/Owner) located south of the SW corner of Lincoln Highway & Dakota Street, zoned PUD, 2.41 acres

Request: Public Hearing:

Purpose: An amendment to the PUD

Favorable Rec. ___ Unfavorable Rec. ___ Deferred ___ Vote ___

13. 21-28A Wkpt Limited Liability Co./Michael Kors (Petitioner/Owner) located south of the SW corner of Lincoln Highway & Dakota Street, zoned PUD, 2.41 acres

Request: Public Hearing: Site Plan Review

Purpose: Business development

Granted ___ Denied ___ Deferred ___ Vote ___

14. 21-28B Wkpt Limited Liability Co./Michael Kors (Petitioner/Owner) located south of the SW corner of Lincoln Highway & Dakota Street, zoned PUD, 2.41 acres

Request: Public Hearing: Southlake Industrial Park

Purpose: 1-lot subdivision

Preliminary/Final Plat ___ Denied ___ Deferred ___ Vote ___

15. 21-29 D.R. Horton, Inc.-Midwest (Petitioner/Agent) property located east of Wisconsin St., west of Lake Park Ave. & south of 37th Ave., zoned PUD, 113 acres

Request: Public Hearing:

Purpose: Proposed amendment to the PUD

Favorable Rec. ___ Unfavorable Rec. ___ Deferred ___ Vote ___

16. 21-29A D.R. Horton, Inc.-Midwest (Petitioner/Agent) property located east of Wisconsin St., west of Lake Park Ave. & south of 37th Ave., zoned PUD, 81.48 acres

Request: Public Hearing: Cressmoor Estates

Purpose: Replat 197-lot subdivision

Preliminary/Final Plat ___ Denied ___ Deferred ___ Vote ___

17. 21-30 Legacy Sign Group LLC/Shawn O'Brien (Petitioner/Agent) 1500 S. Lake Park Ave. located approx. 240' west from the NW corner of 61st Ave. & Lake Park Ave., zoned PUD, 36.93 acres

Request: Site Plan Review:

Purpose: Proposed 84 sq. ft. monument sign
Granted ___ Denied ___ Deferred ___ Vote ___

18. 21-31 Kimley-Horn & Associates, Inc./Connor Strega (Petitioner/Owner)-Target, 2661 E. Highway 30 located approx. 520' west then north from the SW corner of Highway 30 & Colorado St. zoned B-3, 9.90 acres.

Request: Site Plan Review:

Purpose: Proposed re-striping parking lot, stall parking signage & wayfinding drive up beacons

Granted ___ Denied ___ Deferred ___ Vote ___

VII. Consultation/Discussion: