

**AGENDA  
CITY OF HOBART PLAN COMMISSION  
CITY HALL/COUNCIL CHAMBERS  
414 MAIN STREET  
THURSDAY AUGUST 4, 2022 - 7:00 P.M.**

## Dial-in information

Connect to the call by dialing in with your phone.

(US) Chicago      +1 312 626 6799

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Access code      815 9981 6916

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<https://us02web.zoom.us/j/81599816916>

- I. Meeting called to order**
- II. Pledge of Allegiance**
- III. Record of those present**
- IV. Approval of Minutes: July 7, 2022**
- V. Communications/Acceptance of Agenda**
  
- VI. Business of the Day**

- 1.    **22-08**      Haresh Patel (Petitioner/Owner) 4716 W. 61<sup>st</sup> Ave. located NW of the 61<sup>st</sup> Avenue & Marcella Boulevard intersection, zoned B-3, 6.4 acres  
  
      **Request:**    *Tabled:* Site Plan  
  
      **Purpose:**    Proposed 2,323 sq. ft. Dunkin' quick service restaurant  
  
                  Granted \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_
  
- 2.    **22-19**      Cornerstone Partners V LLC (Petitioner/Agent) for property located 300' west & parallel to Ash Street, bounded between 12<sup>th</sup> & 13<sup>th</sup> Streets, zoned R-2, 0.412 acre  
  
      **Request:**    *Tabled:* Vacate  
  
      **Purpose:**    Proposed 30' by 599' +/- Unimproved Connecticut Street ROW

Favorable Rec. \_\_\_\_ Unfavorable Rec. \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_

3. **22-19A** Cornerstone Partners V LLC (Petitioner/Agent) for property located west of Ash Street, north and west of 12<sup>th</sup> & 13<sup>th</sup> Streets, zoned R-2, 4 acres

**Request:** *Final Plat:* Ash Commons

**Purpose:** Proposed 22-lot subdivision

Approved \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_

- 4 **22-24** Joseph & Barbara Sandilla (Petitioners/Owners) located 150' west of the SW corner of Lake Park Ave. & 8<sup>th</sup> St., zoned R-2, 2.5 acres +/-

**Request:** Replat of Lots 1 & 2 of Sandilla Manor

**Purpose:** Proposed 2 lot subdivision

Final Plat Approval \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_

5. **22-26** Mark Hovanec (Petitioner/Agent) at 337 N. Liverpool Rd. located 0.36 miles south from the SE corner of Liverpool & Old Ridge Rd., zoned M-1, 18.5 acres

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

**Purpose:** Proposed concrete crushing facility

Granted \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_

6. **22-29** First United Pentecostal Church of Hobart, Inc./Richard Anderson  
*Comp. BZA 22-10* (Petitioner/Agent) 3823 E. Lincoln Highway located on the SW corner of Lincoln Hwy. & Utah St., Sec. 154.173, zoned B-3, 3.629 acres

**Request:** *Referral for Determination:* Conditional Use

**Purpose:** Proposed church

Approved \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_

7. **22-30** Ryan Swanson (Petitioner/Agent) for property located approximately 330' from the SW corner of County Line Rd. & Ridge Rd. zoned B-3, 1.72 acres

**Request:** *Public Hearing:* Site Plan Review

**Purpose:** Proposed 10,640 sq. ft. Dollar General

Granted \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_

**VII. Consultation/Discussion:**