

**AGENDA  
CITY OF HOBART PLAN COMMISSION  
CITY HALL/COUNCIL CHAMBERS  
414 MAIN STREET  
THURSDAY APRIL 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

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Access code            812 56910450

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<https://us02web.zoom.us/j/81256910450>

**I. Meeting called to order**

**II. Pledge of Allegiance**

**III. Record of those present**

**IV. Approval of Minutes: March 4, 2020**

**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.     **20-18**            Michael Kors (Petitioner/Owner) 4191 E. Lincoln Highway located 0.4 miles west from the SW corner of US 30 & Clay St. then south on private road, zoned PUD, 10.66 acres

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

**Purpose:**        A proposed warehouse/office industrial development

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

3.     **20-25A**            Jim Sapp (Petitioner/Owner) for property located on the NW corner of Clay St. & Harms Rd., zoned PBP, 14.31 acres
- Request:**        ***Public Hearing:*** Site Plan
- Purpose:**        For a proposed office/warehouse facility
- Granted \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_
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4.     **20-25B**            Jim Sapp (Petitioner/Owner) for property located on the NW corner of Clay St. & Harms Rd., zoned PBP, 12.5 acres
- Request:**        ***Public Hearing:*** Rise Hobart
- Purpose:**        A proposed 1-lot subdivision
- Preliminary Plat \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_
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5.     **21-01**            Marco Tamayo (Petitioner/Owner) 7197 Mississippi Street located approx. 575 feet north from the NE corner of Mississippi St. & 73<sup>rd</sup> Ave., zoned R-2, 5.33 acres
- Request:**        ***Tabled; Public Hearing:*** Site Plan
- Purpose:**        For a proposed fill permit, driveway, parking area and ground cover
- Granted \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_
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6.     **21-07B**            Paul Thurston/Becknell (Petitioner/Owner) located 800' east from the NE corner of 69<sup>th</sup> Ave. & Mississippi St., zoned PUD (M-1), 51.96 acres
- Request:**        ***Public Hearing:*** Northwind Crossings South Replat of Lot 1
- Purpose:**        A proposed 2-lot subdivision
- Preliminary Plat \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_
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7.     **21-08**            Michael Stanczak/Motion Inc. (Petitioner/Agent) 208 S. Linda Street located 300' north from the NW corner of Linda & 3<sup>rd</sup> Streets, zoned R-2, 1 acre +/-
- Request:**        ***Tabled; Public Hearing:*** Rezone from R-2 to B-2
- Purpose:**        For a proposed gastropub
- Favorable Rec. \_\_\_\_ Unfavorable Rec. \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_

8.     **21-09**           Shawn & Dana Bock (Petitioner/Owner) located 1,100' south from the SE corner of Hobart Rd. & 10<sup>th</sup> St., zoned R-1, 5 acres +/-
- Request:**     **Public Hearing:** Saddle Brook First Resubdivision
- Purpose:**     Proposed 2-lot subdivision
- Preliminary Plat \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_
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9.     **21-10**           SIR RLJ, LLC/James Dragon (Petitioner/Agent) 5441 E. Lincoln Hwy. located approx. 1/3 mile west from the SW corner of US 30 & Grand Blvd. & approx. 1/3 mile west from the NW corner of Grand Blvd. & 83<sup>rd</sup> Ave. zoned B-3, R-2 & PBP, 44.19 acres
- Request:**     **Public Hearing:** Rezone B-3, R-2 & PBP to PUD
- Purpose:**     Proposed light manufacturing
- Favorable Rec. \_\_\_ Unfavorable Rec. \_\_\_ Deferred \_\_\_ Vote \_\_\_
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10.    **21-11**           Alka Properties LLC/Alex Kutanovski (Petitioner/Owner) 7305 Grand Blvd. located 1,300' north from the NE corner of Grand Blvd. & 73<sup>rd</sup> Ave., zoned B-1, 2 acres
- Request:**     **Site Plan Review**
- Purpose:**     Proposed storage facility for boats & RV parking and future climate controlled storage
- Granted \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_
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11.    **21-12**           Bud Scheffer (Petitioner/Agent) 8203 Utah St. located 500' south from the SE corner of Utah St. & US 30, zoned PUD, 1 acre
- Request:**     **Public Hearing:** Rezone from PUD to B-3
- Purpose:**     For a proposed machine shop & paint booth for printing machinery
- Favorable Rec. \_\_\_ Unfavorable Rec. \_\_\_ Deferred \_\_\_ Vote \_\_\_
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12.    **21-12A**          Bud Scheffer (Petitioner/Agent) 8203 Utah St. located 500' south from the SE corner of Utah St. & US 30, zoned PUD, 1 acre
- Request:**     **Public Hearing:** Utah Business Center
- Purpose:**     Proposed 1-lot subdivision
- Preliminary Plat \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_

**13. 21-13** Alan Levine (Petitioner/Agent) 3815 W. 39<sup>th</sup> Avenue located south of the 39<sup>th</sup> Ave. & Montgomery St. intersection, zoned R-2, 38 acres +/-

**Request:** Site Plan Review

**Purpose:** Proposed 368 sq. ft. mausoleum & 322 sq. ft. chapel

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

**VII. Consultation/Discussion:** Re: Project Des. No. 1401034, Parcel 2 - A.M. Plus, Inc. property  
Right of Access Colorado Street & US 30