

**AGENDA
CITY OF HOBART PLAN COMMISSION
CITY HALL/COUNCIL CHAMBERS
414 MAIN STREET
THURSDAY MAY 4, 2023 - 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 857 3239 5383

<https://us02web.zoom.us/j/85732395383>

I. Meeting called to order

II. Pledge of Allegiance

III. Record of those present

IV. Approval of Minutes: April 6, 2023 & April 13, 2023 – Special Meeting

V. Communications/Acceptance of Agenda

VI. Old Business

1. **23-03** Kyle Grothoff (Petitioner/Owner) 501 N Colorado St located on the NE corner of Colorado St. & 40th Ave. zoned R-2, 0.937 acre

Request: **Tabled:** Grothoff Subdivision

Purpose: Proposed 1-lot subdivision

 Final Plat Approval ___ Denied ___ Deferred ___ Vote ___

2. **23-05** Robert Hennessey (Petitioner/Owner) for property located approx. 150' north
 (Comp to PC 23-05A) from the NE corner of Lake Park Ave. & 10th St. zoned R-2, 0.3512 acre

Request: **Tabled:** Rezone

Purpose: Proposed rezone from R-2 to PUD

 Favorable Rec ___ Unfavorable Rec ___ Deferred ___ Vote ___

3. **23-05A** Robert Hennessey (Petitioner/Owner) for property located approx. 150' north from the NE corner of Lake Park Ave. & 10th St. zoned R-2, 0.3512 acre
- Request:** **Tabled:** Replat of Lot 1 Robbins Addition
- Purpose:** Proposed 1-lot subdivision
- Preliminary Plat ___ Denied ___ Deferred ___ Vote ___
-
5. **23-10** Wkpt Limited Liability Co./James Thomas (Petitioner/Agent) located approx. 1,000' south of the Lincoln Hwy. & Dakota St. intersection, zoned PUD, 2.41 acres
- Request:** **Tabled:**
- Purpose:** Proposed amendment to the PUD
- Favorable Rec. ___ Unfavorable Rec. ___ Deferred ___ Vote ___
-
6. **23-10A** Wkpt Limited Liability Co./James Thomas (Petitioner/Agent) located approx. 1,000' south of the Lincoln Hwy. & Dakota St. intersection, zoned PUD, 2.41 acres
- Request:** **Tabled:** Site Plan
- Purpose:** Proposed smaller storage unit buildings
- Granted ___ Denied ___ Deferred ___ Vote ___
-
7. **23-11** Jeff Austgen (Petitioner/Owner) 1000 Georgiana St. located approx. 800' east from the Georgiana & Illinois St. intersection, zoned M-1, 2.83 acres +/-
- Request:** **Tabled:** Site Plan
- Purpose:** Proposed 70'x124' building
- Granted ___ Denied ___ Deferred ___ Vote ___

VII. New Business:

8. **21-24A** Chick-Fil-A/Dustin Korbus (Petitioner/Agent) 2385 Southlake Mall zoned PUD, 1.4 acres
- Request:** **Site Plan Review**

- Purpose:** Proposed addition of 2 new doors in drive-thru cockpit
 Granted ___ Denied ___ Deferred ___ Vote ___
9. **22-11A** D&M Auto Collision/David Lackey (Petitioner/Owner) 455 S. Shelby St. located on the NE corner of Shelby St. & State Rd. 130, zoned M-1, 0.65 acre
- Request:** Site Plan Review
- Purpose:** A proposed asphalted parking area within fenced area
 Granted ___ Denied ___ Deferred ___ Vote ___
10. **22-25B** Lineage Logistics/Rob Sangdahl (Petitioner/Owner) 2201 North Wind Parkway, located approx. ¼ mile east from the North Wind Pkwy. & Marcella Blvd. intersection, zoned PUD (M-1), 49.145 acres
- Request:** Lineage 2nd Addition Subdivision
- Purpose:** Proposed 1-lot subdivision
 Final Plat Approval ___ Denied ___ Deferred ___ Vote ___
11. **23-07B** St. Mary Medical Center, LLC (Petitioner/Agent) 320 W. 61st Ave. located 300' north from the NW corner of Ash St. & 61st Ave., zoned PUD, 3.50 acres
- Request:** St. Mary Outpatient Rehab Subdivision
- Purpose:** Proposed 1-lot subdivision
 Final Plat Approval ___ Denied ___ Deferred ___ Vote ___
12. **23-08** Sava B. Micic (Petitioner/Agent) 4830 E. 73rd Ave. located 900' west from the NW corner of 73rd Ave. & DeKalb St. zoned R-3, 24.8 acres
- Request:** Colvin Addition to the City of Hobart
- Purpose:** Proposed 2-lot subdivision
 Final Plat Approval ___ Denied ___ Deferred ___ Vote ___
13. **23-09** Grant & Susan Liechty (Petitioners/Owners) 936 Garfield St. located east of Lake Park Ave. between 13th Pl. & 14th St., zoned R-2, 6 acres +/- acres

- Request:** Liechty Estates
- Purpose:** Proposed 1-lot subdivision
- Final Plat Approval ___ Denied ___ Deferred ___ Vote ___
14. **23-12** Hickory Hollow NWI, LLC/Dan Steiner (Petitioner/Agent) located approx. 600' & 400' north from the NW corner of 61st Ave. & Arizona St., zoned R-1 & R-3, 32.5 acres
- Request:** **Public Hearing:** Hickory Hollow
- Purpose:** A proposed 67-lot subdivision
- Preliminary Plat Approval ___ Denied ___ Deferred ___ Vote ___
15. **23-13** Michael & Allison Urbanczyk (Petitioner/Owner) located approx. 1/3 mile west & south from the SW corner of 10th & Decatur Streets, zoned R-2, 4.19 acres
- Request:** **Public Hearing:** Lake George Plateau Unit 7, Phase 2 First Resub
- Purpose:** A proposed 1-lot subdivision
- Preliminary Plat Approval ___ Denied ___ Deferred ___ Vote ___
16. **23-14** Jonathon Barley (Petitioner/Agent) 3823 E. Lincoln Highway located on the SW corner of Lincoln Hwy. & Utah St. zoned B-3, 3.63 acres
- Request:** **Site Plan**
- Purpose:** Proposed canopies to existing buildings
- Granted ___ Denied ___ Deferred ___ Vote ___
17. **23-15** Atkore/David Chang (Petitioner/Agent) 2400 E. 69th Avenue located 800' east of the NE corner of 69th Ave. & Mississippi St. zoned PUD (M-1), 48.18 acres
- Request:** **Public Hearing:** Amend Preliminary Plan
- Purpose:** To include proposed outdoor storage, additional parking & correct a scrivener's error where the wrong regulations were incorporated into the PUD
- Favorable Rec ___ Unfavorable Rec ___ Deferred ___ Vote ___

18. 23-16 Target/Kyle Tornow (Petitioner/Agent) 2661 E. Lincoln Highway located approx. 600' west & south from the SW corner of Lincoln Hwy. & Colorado St.

Request: Site Plan

Purpose: The addition of a proposed rear exterior door and stoop

Granted___ Denied ___ Deferred ____ Vote ____

VIII. Consultation/Discussion:

- Petition 22-44 Ebberts Estates, 1-lot Subdivision Clay Street (Final Plat Approval 12-1-22) 6-month extension to record mylars
- 2020 Annual Report Approval