

**AGENDA  
CITY OF HOBART PLAN COMMISSION  
CITY HALL/COUNCIL CHAMBERS  
414 MAIN STREET  
THURSDAY JUNE 3, 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            861 7480 5916

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<https://us02web.zoom.us/j/86174805916>

- I. Meeting called to order**
- II. Pledge of Allegiance**
- III. Record of those present**
- IV. Approval of Minutes: May 6, 2021 & May 27, 2021 (Special Meeting)**
- 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:**        **Public Hearing:** 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:**         Proposed 1-lot subdivision
- Final Plat \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_\_\_
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6.     **21-17**             Classic Car Wash/Terry Lahaie (Petitioner/Owner) 111 N. Lake Park Ave. located approx. 100' north from the NE corner of Lake Park Ave. & Old Ridge Rd., zoned B-3, 0.2 acres
- Request:**        **Site Plan Review**
- Purpose:**         To place a proposed 12'x20' shed on property line & replace 6'x20' black vinyl coated chain link fence with privacy slats around dumpster
- Granted \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_\_\_
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7.     **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:**        **Public Hearing:** Smith Estates
- Purpose:**         For a proposed 1-lot subdivision

Preliminary/Final Plat \_\_\_\_ Unfavorable Rec. \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_

8.     **21-19**     Abonmarche Consultants/Bill Oeding (Petitioner/Agent) 109-111 E. 3<sup>rd</sup> St. located approx. 700' west from the SW corner of 3<sup>rd</sup> & Main Streets, zoned B-2, approx. 0.46 acre

**Request:**     *Site Plan Review*

**Purpose:**     Proposed resurface of existing gravel lot and enclose with chain link fence w/landscaping

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

9.     **21-20**     Chandler Signs/Laura Berjon (Petitioner/Agent) for the Crossings of Hobart located North of US 30, East of Mississippi St. & West of Colorado St., zoned PUD, 322 acres +/-

**Request:**     *Public Hearing*

**Purpose:**     Proposed amendment to PUD to incorporate Master Sign Plan

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

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

**Request:**     *Site Plan Review*

**Purpose:**     Proposed demolition of existing building, sidewalk & access driveway to allow for the expansion of a parking lot for used car dealership

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

**VII. Consultation/Discussion:**