

**AGENDA
CITY OF HOBART PLAN COMMISSION
CITY HALL/COUNCIL CHAMBERS
414 MAIN STREET
THURSDAY OCTOBER 6, 2022 - 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 853 0873 2334

<https://us02web.zoom.us/j/85308732334>

I. Meeting called to order

II. Pledge of Allegiance

III. Record of those present

IV. Approval of Minutes: September 1, 2022

V. Communications/Acceptance of Agenda

VI: Business of the Day

- 1. 22-08** Haresh Patel (Petitioner/Owner) 4716 W. 61st Ave. located NW of the 61st Ave. & Marcella Blvd. 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. 22-26** 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 ___

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

Request: **Tabled:** Site Plan

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

Granted ___ Denied ___ Deferred ___ Vote ___

4. **22-32A** Robert Eriks (Petitioner/Owner) 8250 Colorado St. located 0.10 miles south from the SW corner of Colorado St. & US 30, zoned B-3, 3.16 miles

Request: Colorado Street Storage Addition

Purpose: Proposed 1-lot subdivision

Final Plat ___ Denied ___ Deferred ___ Vote ___

5. **22-34** Jeff Ban/DVG Team, Inc (Petitioner/Agent) for property west of Colorado St. east of Mississippi St., south of 73rd Ave & north of US 30, zoned PUD, 183.3 acres

Request: **Public Hearing:** Rezone

Purpose: From Silverstone Crossings PUD to a proposed Patriot Park PUD

Favorable Rec ___ Unfavorable Rec ___ Deferred ___ Vote ___

6. **22-35** Mark Legovich/Olive Garden (Petitioner/Agent) 1900 Southlake Mall, south of US 30, zoned PUD, 1.670 acres

Request: Site Plan

Purpose: Proposed 488' of 2-rail tan pvc fence along north side of parking lot

Granted ___ Denied ___ Deferred ___ Vote ___

7. **22-36** Robert Sangdahl/Lineage Logistics, LLC (Petitioner/Agent) 2201 North Wind Pkwy., located east of North Wind Pkwy. & west of Colorado St., zoned M-1, 111.18 acres

- Request:** *Public Hearing:* Site Plan
- Purpose:** For a proposed 189,000 sf +/- addition to existing building
- Granted ___ Denied ___ Deferred ___ Vote ___
8. **22-36A** Robert Sangdahl/Lineage Logistics, LLC (Petitioner/Agent) 2201 North Wind Pkwy., located east of North Wind Pkwy. & west of Colorado St., zoned M-1 & R-3, 111.18 acres
- Request:** *Public Hearing:* (Lineage Addition Subdivision)
- Purpose:** For a proposed 2-lot subdivision
- Granted ___ Denied ___ Deferred ___ Vote ___
9. **22-37** Martin & Caroline Yanovic (Petition/Owner) 2300 E. State Rd. 130 located approx. 250' east from the NE corner of State Rd. 130 & Sullivan St. zoned M-1, 15 acres +/-
- Request:** Site Plan
- Purpose:** For a proposed 32'x160' asphalted area to RV parking
- Granted ___ Denied ___ Deferred ___ Vote ___
10. **22-38** Attorney Richard Anderson (Petitioner/Agent) for property located approx. 0.50 mile from the SE corner of Colorado St. & 61st Ave. zoned R-3, 67 acres
- Request:** *Public Hearing:* Rezone
- Purpose:** From R-3 to a proposed M-1
- Favorable Rec ___ Unfavorable Rec ___ Deferred ___ Vote ___
11. **22-39** James Dragon/Albanese (Petitioner/Agent) 5441 E. Lincoln Hwy. located approx. 2,000' east of the SE corner of Lincoln Hwy. & Clay St., zoned PUD, 49.32 acres
- Request:** Site Plan
- Purpose:** A proposed 2,240 sf warehouse addition
- Granted ___ Denied ___ Deferred ___ Vote ___

12. 22-40 Hobart Sanitary District/Robert Fulton (Petitioner/Agent) 66 Main St. located 172' west of the NW corner of Center & Front St. zoned B-3, 3.116 acres

Request: Public Hearing: Site Plan

Purpose: Proposed SCADA tower, generator, transformers & metering equipment, fencing and addition to existing building

Granted ___ Denied ___ Deferred ___ Vote ___

VII. Consultation/Discussion: Extend the 60-day recording requirements for mylars & sign mylars
Petitions 22-19 & 22-19A: Ash Commons Drainage/Utility/Water Main Easement
Petition 22-22: PUD Amendment St. Mary Medical
Petition 22-17A: Pomales Homestead