

**AGENDA  
CITY OF HOBART PLAN COMMISSION  
CITY HALL/COUNCIL CHAMBERS  
414 MAIN STREET  
THURSDAY OCTOBER 7, 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            889 1871 7358

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<https://us02web.zoom.us/j/88918717358>

**I. Meeting called to order**

**II. Pledge of Allegiance**

**III. Record of those present**

**IV. Approval of Minutes: September 2, 2021 & September 17, 2021, Special Meeting**

**V. Communications/Acceptance of Agenda**

**VI: Business of the Day**

- 1. 20-03**            Steve 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 facility

Granted \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote \_\_\_\_\_
  
- 2. 21-10A**           SIR RLJ, LLC/James Dragon (Petition/Agent) 5441 E. Lincoln Hwy. located approx. 1/3 mile west from the SW corner of US 30 & Grand Blvd. zoned B-3, R-2 & PBP, 49.81 acres

**Request:**        ***Public Hearing:*** Rezone

**Purpose:**           B-3, R-2 & PBP to proposed PUD

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

3.     **21-29A**     D.R. Horton, Inc.-Midwest (Petitioner/Agent) property located east of Wisconsin St., west of Lake Park Ave. & south of 37<sup>th</sup> Ave., zoned PUD, 81.48 acres

**Request:**     *Tabled:* Cressmoor Estates

**Purpose:**     Replat 197-lot subdivision

Preliminary/Final Plat \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote \_\_\_\_\_

4.     **21-34**     Indiana Becknell Investors 2011 LLC (Petitioner/Owner) located 800' east from the NE corner of 69<sup>th</sup> Ave. & Mississippi St. zoned PUD (M-1), 48.18 acres

**Request:**     *Public Hearing:* Amendment to PUD

**Purpose:**     Proposed final detailed plan

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

5.     **21-34A**     Indiana Becknell Investors 2011 LLC (Petitioner/Owner) located 800' east from the NE corner of 69<sup>th</sup> Ave. & Mississippi St. zoned PUD (M-1), 48.18 acres

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

**Purpose:**     Proposed construction of a light manufacturing bldg.. w/office

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

6.     **21-34B**     Indiana Becknell Investors 2011 LLC (Petitioner/Owner) located 800' east from the NE corner of 69<sup>th</sup> Ave. & Mississippi St. zoned PUD (M-1), 48.18 acres

**Request:**     *Public Hearing:* Northwind Crossings South 2<sup>nd</sup> Replat

**Purpose:**     Proposed 1-lot subdivision

Preliminary/Final Plat \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote \_\_\_\_\_

7.     **21-35**           City of Hobart Plan Commission
- Request:**     ***Public Hearing:*** Amend Hobart Zoning Ordinance, Chapter 154 of the Hobart Municipal Code; Sec. 154.358(A)(2)
- Purpose:**       To increase off-street parking facilities gross vehicle weight in R-1, R-2 & R-3 zoning classification from 11,000 lbs. to 16,000 lbs.
- Favorable Rec. \_\_\_\_\_ Unfavorable Rec. \_\_\_\_\_ Deferred \_\_\_\_\_ Vote \_\_\_\_\_
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8.     **21-36**           St. Mary Medical Center, Inc. (Petitioner/Owner) 1500 S. Lake Park Ave. located on the NW corner of Lake Park Ave. & Bracken Rd. zoned PUD, 36.93 acres
- Request:**     ***Site Plan Review***
- Purpose:**       Proposed addition for CT scanner
- Granted \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote \_\_\_\_\_

**VII. Consultation/Discussion:** *PC 19-11A Eagle Creek Subdivision barriers*  
*Chili's Restaurant replacement shed*  
*PC 21-31 Target's updated site plan to include parking lot lights*