

**AGENDA  
CITY OF HOBART PLAN COMMISSION  
CITY HALL/COUNCIL CHAMBERS  
414 MAIN STREET  
THURSDAY NOVEMBER 3, 2022 - 7:00 P.M.**

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## 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      831 4051 1494

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<https://us02web.zoom.us/j/83140511494>

**I. Meeting called to order**

**II. Pledge of Allegiance**

**III. Record of those present**

**IV. Approval of Minutes: October 6, 2022**

**V. Communications/Acceptance of Agenda**

**VI: Business of the Day**

**1. 22-08**      Haresh Patel (Petitioner/Owner) 4716 W. 61<sup>st</sup> Ave. located NW of the 61<sup>st</sup> 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:** **Tabled:** 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 73<sup>rd</sup> Ave & north of US 30, zoned PUD, 183.3 acres

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

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

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

7. 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:** Lineage Addition Subdivision

- Purpose:** For a proposed 2-lot subdivision  
Final Plat \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_
8. **22-38** Attorney Richard Anderson (Petitioner/Agent) for property located approx. 0.50 mile from the SE corner of Colorado St. & 61<sup>st</sup> Ave. zoned R-3, 67 acres
- Request:** **Tabled:** Rezone
- Purpose:** From R-3 to a proposed M-1  
Favorable Rec \_\_\_ Unfavorable Rec \_\_\_ Deferred \_\_\_ Vote \_\_\_
9. **22-41** Patriot Truss & Components (Petitioner/Owner) for property located on the SW corner of Colorado St. & 83<sup>rd</sup> Ave., zoned M-1, 7.83 acres
- Request:** **Public Hearing:** Site Plan
- Purpose:** A proposed manufacturing facility  
Granted \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_
10. **22-41A** Patriot Truss & Components (Petitioner/Owner) for property located on the SW corner of Colorado St. & 83<sup>rd</sup> Ave., zoned M-1, 7.83 acres
- Request:** **Public Hearing:** Industrial One
- Purpose:** Proposed 1 lot subdivision  
Preliminary Plat \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_
11. **22-42** Cambridge Companies/Bryan Young (Petitioner/Owner) for property located approx. 460' south from the SW corner of US 30 & Clay St. zoned PBP, 15.899 acres
- Request:** **Public Hearing:** Site Plan
- Purpose:** 5 proposed office/warehouse buildings & 8 self-storage buildings  
Granted \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_
12. **22-42A** Cambridge Companies/Bryan Young (Petitioner/Owner) for property located approx. 460' south from the SW corner of US 30 & Clay St. zoned PBP, 15.899 acres

- Request:** **Public Hearing:** (Clay Parkway Business Park)
- Purpose:** Proposed 1-lot subdivision
- Preliminary Plat \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_
13. **22-43** Stackhouse Power LLC (Petitioner/Owner) for property located on the SE  
*BZA 22-19* corner of Clay St. & 83<sup>rd</sup> Ave., zoned A-1, 15.635 acres
- Request:** **Referral for Determination:** Conditional Use
- Purpose:** A proposed battery energy storage system
- Favorable Rec \_\_\_ Unfavorable Rec \_\_\_ Deferred \_\_\_ Vote \_\_\_
- 14 **22-44** Krull Abonmarche (Petitioner/Agent) for property located 1/8 mile from  
the NW corner of Clay St. & US 30, zoned B-3, 3.9 acres
- Request:** **Public Hearing:** (Ebberts Estates)
- Purpose:** A proposed 1-lot subdivision
- Preliminary Plat \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_
15. **22-45** Hamstra Group Realty, LLC (Petitioner/Owner) for property located .21 miles  
west from the NW corner of 37<sup>th</sup> Ave. & Randolph Rd. zoned B-3, 0.4 acres  
*Petitioner withdrew after filing. Letter in file*
- Request:** **Public Hearing:** Site Plan
- Purpose:** Proposed Subway
- Granted \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_
16. **22-45A** Hamstra Group Realty, LLC (Petitioner/Owner) for property located .21 miles  
west from the NW corner of 37<sup>th</sup> Ave. & Randolph Rd. zoned B-3, 0.4 acres  
*Petitioner withdrew after filing. Letter in file*
- Request:** **Public Hearing:** (North Ridge Center Phase 2)
- Purpose:** Proposed 2-lot subdivision
- Preliminary Plat \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_

17.    **22-46**           Redwood USA LLC/Kellie McIvor (Petitioner/Agent) for property located on the NW corner of Grand Blvd. & US 30, zoned PUD, 23.4 acres
- Request:**        *Public Hearing:* Rezone
- Purpose:**        From PUD to proposed PUD
- Favorable Rec\_\_\_ Unfavorable Rec \_\_\_ Deferred \_\_\_ Vote \_\_\_
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18.    **22-47**           City of Hobart Parks Department/Kelly Goodpaster (Petitioner/Agent) 807 W. 10<sup>th</sup> St. located on the SW corner of 10<sup>th</sup> & Wisconsin Streets, zoned R-2, 5 acres +/-
- Request:**        Site Plan
- Purpose:**        Proposed playground equipment
- Granted \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_
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19.    **22-48**           City of Hobart Parks Department/Kelly Goodpaster (Petitioner/Agent) 111 E. Old Ridge Rd. located 0.15 miles east from the SE intersection of Old Ridge Rd. & Lake Park Ave., zoned R-2, 4 acres +/-
- Request:**        Site Plan
- Purpose:**        Proposed addition to Community Center for bathrooms
- Granted \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_
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20.    **22-49**           Elizabeth Jacobson (Petitioner/Agent) approx. 206 Main St. located on the SW corner of Main & 2<sup>nd</sup> Streets, zoned B-2
- Request:**        Site Plan
- Purpose:**        Replace existing wood dumpster enclosure with brick
- Granted \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_
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21.    **22-50**           City of Hobart Plan Commission 414 Main Street
- Request:**        *Public Hearing:* Amend Chapter 154 of the Hobart Municipal Code
- Purpose:**        Flood Plain Districts –Hazard Areas  
                          Sec.154.270 et seq.

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

**VII. Consultation/Discussion:**