

**AGENDA
CITY OF HOBART PLAN COMMISSION
CITY HALL/COUNCIL CHAMBERS
414 MAIN STREET
THURSDAY NOVEMBER 4, 2021 - 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 872 7659 8324

<https://us02web.zoom.us/j/87276598324>

I. Meeting called to order

II. Pledge of Allegiance

III. Record of those present

IV. Approval of Minutes: October 7, 2021

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. 21-10B** 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, 49.32 acres

Request: **Public Hearing:** Site Plan

Purpose: Proposed expansion of existing manufacturing facility

Granted _____ Denied _____ Deferred _____ Vote _____

3. **21-10C** 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, 49.32 acres
- Request:** ***Public Hearing:*** Albanese Subdivision
- Purpose:** Proposed 2-lot subdivision
- Favorable Rec. _____ Unfavorable Rec. _____ Deferred _____ Vote _____
4. **21-29A** D.R. Horton, Inc.-Midwest (Petitioner/Agent) property located east of Wisconsin St., west of Lake Park Ave. & south of 37th Ave., zoned PUD, 81.48 acres
- Request:** ***Tabled:*** Cressmoor Estates
- Purpose:** Replat 197-lot subdivision
- Preliminary/Final Plat ____ Denied ____ Deferred ____ Vote _____
5. **21-34B** Indiana Becknell Investors 2011 LLC (Petitioner/Owner) located 800' east from the NE corner of 69th Ave. & Mississippi St. zoned PUD (M-1), 48.18 acres
- Request:** ***Tabled:*** Northwind Crossings South 2nd Replat
- Purpose:** Proposed 1-lot subdivision
- Final Plat ____ Denied ____ Deferred ____ Vote _____
6. **21-37** Trevor & Shannon Callahan (Petitioners/Owners) for property located 90' west from the SW corner of Beverly Blvd. & Beverly Ln., zoned R-2, 0.28 acre
- Request:** ***Public Hearing:*** Callahan Shores
- Purpose:** Propose 1-lot subdivision
- Preliminary/Final Plat ____ Denied ____ Deferred ____ Vote _____
7. **21-38** Stonebuild LLC/Ryan Murphy (Petitioner/Agent) for property at 3801 & 3823 E. Lincoln Hwy. located on the SW corner of Lincoln Hwy. & Utah St., zoned PUD, 5.97 acres
- Request:** ***Public Hearing:*** Rezone

Purpose: Rezone from PUD to a proposed B-3
Favorable Rec. _____ Unfavorable Rec. _____ Deferred _____ Vote _____

8. **21-39** Hobart Lumber Co./Mark Haller (Petitioner/Owner) 661 Main Street located NE from the Main & 7th Streets intersection, zoned B-1, 1.49 acres

Request: Site Plan Review

Purpose: A proposed 20'x48' covered storage shed

Granted _____ Denied _____ Deferred _____ Vote _____

9. **21-40** Kona Ice of the Dunes LLC/Dawn Cole (Petitioner/Owner) 725 Colonial Dr. located approx. 300' south from the SE corner of Colonial Dr. & 37th Ave., zoned B-3, 0.682 acre

Request: Site Plan Review

Purpose: Proposed 6' white pcv solid panel fence

Granted _____ Denied _____ Deferred _____ Vote _____

VII. Consultation/Discussion: *The proposed uses for the vacant Carson's in the mall
PC 21-24: Chick Fil-A revised site plan*