

**CITY OF HOBART BOARD OF ZONING APPEALS
MINUTES OF JANUARY 6, 2026**

Stuart Allen called the meeting to order at 5:45 p.m. with the recitation of the Pledge of Allegiance. Members in attendance: Stuart Allen, Chris Kosovich, Ron Jackson, Nick Triana and Kreg Homoky. Also in attendance: Alex Metz, City Engineer; Heather McCarthy, City Attorney; Stephanie Luken, Deputy Engineer; Connor Miller, Zoning Administrator and Joy Respecke, Recording Secretary

Election of Officers: Mr. Homoky motioned to retain the existing officers, seconded by Mr. Jackson. All ayes, motion carried. (5-0) Stuart Allen, Chairman; Kreg Homoky, Vice-Chairman & Ron Jackson, Secretary

Approval of Minutes: Mr. Jackson motioned to approve the December 4, 2025 minutes as presented, seconded by Mr. Triana. All ayes, motion carried. (5-0)

Communications/Acceptance of Agenda: Mr. Homoky motioned to approve the agenda as presented, seconded by Mr. Jackson. All ayes, motion carried. (5-0)

Old Business:

1. **25-12** Zachary Tillman (Petitioner/Owner) 37 N Guyer Street located 0.08 miles sou
200' south from the SE corner of Home Ave. & Guyer St, Sec. 154.006(G)(5)(a), zoned R-2,
0.14 acres

Request: Tabled: Developmental Standards Variance

Purpose: To allow an existing 3' wood fence in the front yard

Approved. ___ Denied ___ Deferred X Vote 5-0

Mr. Tillman was not present. Attorney McCarthy mentioned she will provide an update after Mr. Tillman's court appearance next week. Mr. Jackson motioned to Table Petition 25-12 including all discussion, seconded by Mr. Homoky. All ayes, motion carried. (5-0)

2. **25-17** Tara Piontek (Petitioner/Agent) 3765 Maitland Street for property at 3700 Montgomery
Street located on the SW corner of Montgomery St. & 37th Ave. zoned B-3, 0.658 acres

Request: Public Hearing: Use Variance

Purpose: To operate a food truck for 1 year exceeding the permitted 16¹
weeks

Favorable Rec. ___ Unfavorable Rec ___ Deferred X Vote 5-0

Mr. Miller mentioned Ms. Piontek had requested to be tabled. Mr. Homoky motioned to Table Petition 25-17, including all discussion, seconded by Mr. Jackson. All ayes, motion carried. (5-0)

New Business:

- 3 **26-01** Candis Coleman (Petitioner/Agent) 4001 W 37th Ave. located on the SE corner of 37th Ave
& Colbourne St, Sec. 154.171(B) zoned B-3, 0.33 acres

Request: Public Hearing: Developmental Standards Variance

Purpose: Encroach the required 150' distance from residential property

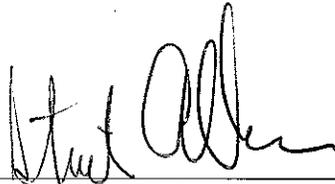
Approved X Denied ___ Deferred ___ Vote 5-0

Present was Ms. Coleman, 2552 Belvedere Dr., Valparaiso requesting to permit the proposed used car dealership to encroach into the 150' distance of residential property. She mentioned that she is occupying the former Speedway gas station and requested the same consideration as the Speedway. Mr. Allen opened the public hearing for Petition 26-01.

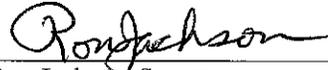
Chrissy Morgan, 722 E 48th Place, Gary: Ms. Morgan is an employee and is in support of the dealership. She noted that she lives 7 minutes away which is important to her and her family. She mentioned Hobart Discount Motors are good people and are involved with events such as book bag giveaways and turkey drives. Erin Schultz, 2590 E 9th Place is an employee and is in support of the dealership. Also noting they are good people that provides reliable transportation to people who need it. Perry Lee, 4001 W. 37th Ave. is in support and has been an employee for 9 years. Is a business that cares about the community and requested it remains in Hobart. Heather Duhon, 324 N Guyer St. Has been an employee since 2014. She stated they were previously located at 4001 W. 37th Ave. and are planning to relocate to the parcel next door at 3997 W 37th Ave. She stated at their previous location, they had to repair the vehicles in the parking lot but now with relocating to the proposed location, they will have a service in Gary that repairs the vehicles off site. Edward Pena, 2824 DeKalb St. an employee and was in support. Hearing no further public comments Mr. Allen closed the public hearing. Mr. Perry provided clarity for this request by stating Hobart Discount Autos is a current operating business and are only relocating to the other side of the street. He stated they were originally located in front of the Public Storage building and that Public Storage has since vacated that parcel terminating their lease. Ms. Coleman has purchased the former Speedway gas station which was on the unsafe building list. They made the necessary improvements to the building, removing it from the list and are proposing to relocate their car lot to this location. Mr. Allen mentioned in past practice, due to close proximity to residential property, extensive repairs were prohibited on site. Mr. Homoky motioned to Approve Petition 26-01 with the stipulation only minor repairs permitted on site within the B-3 designation including all discussion and Findings of Fact, seconded by Mr. Jackson. All ayes, motion carried. (5-0)

Consultation/Discussion: None

There being no further comments or discussion Mr. Triana motioned to adjourn, seconded by Mr. Homoky. All ayes, motion carried. (5-0) Meeting adjourned at 6:05 p.m.



Stuart Allen, Chairman



Ron Jackson, Secretary