

**HOBART PLAN COMMISSION, CITY OF HOBART  
SPECIAL MEETING MINUTES OF SEPTEMBER 17, 2021**

**21-29A      A petition request for a proposed 197-lot subdivision (Cressmoor Estates) located east of Wisconsin St., west of Lake Park Ave. & south of 37<sup>th</sup> Ave., zoned PUD, 81.48 acres.**

Maria Galka called the meeting to order at 8:00 a.m. with the recitation of the Pledge of Allegiance. Members present: Stuart Allen, Lloyd Emig, Rich Lain, Jason Spain (via Zoom), Maria Galka, Dave Vinzant (via Zoom), Craig Brooks and Phil Gralik, City Engineer. Also present: Ross Pietrzak, City Planner; Attorney Heather McCarthy (via Zoom) and Joy Respecke, Recording Secretary.

Mr. Allen recused himself. Present were Randy Hall, Luxor Homes and Derrick Hoffman, D.R. Horton. Mr. Hall distributed a copy of the Power of Attorney indicating that any votes will consider and include the fact if transactions with D.R. Horton are not concluded, the original approved preliminary plat will stand and that Luxor Homes will not be constructing the proposed D.R. Horton homes. Michael Chhutani (via Zoom) 8:15 a.m. Mr. Gralik mentioned he sent a memo out to the Plan Commission with his outlined concerns regarding the Thoroughfare Plan and nothing has changed in that regard. He stated he stands on his decision to vote against the proposed petition. He feels it will be a problem to the City for decades to come long after the developer has moved on and that their bottom-line profit on this development is not as important to him as maintaining the flow of traffic in a safe manner for the City. He feels Hobart deserves better. The original plan had the drives in the back and appeared more like a residential community rather than a sea of asphalt. The Thoroughfare Plan states on page 25 that *"Collectors in general should be designed to accommodate an efficient flow of traffic at moderate speeds; 25 to 35 MPH. All collector street systems should be designed to include an 80 ft. minimum right-of-way, usually two travel lanes, with no parking. Curb-cuts and driveways should be kept to a minimum, but where they are unavoidable, a 100 feet minimum space between cuts should be maintained."* He stated that the City is involved in a lawsuit where it is referencing the Thoroughfare Plan to justify its position. Also there are two other developments being proposed that are proposing to put curb cuts and drives on 61<sup>st</sup> Avenue in which, at the staff level, they are being told it is not acceptable due to the Thoroughfare Plan. He stated that, at the staff level, D.R. Horton was told all the drives were not permitted on the collector street. Mr. Gralik mentioned that while adding the speed tables does make it safer, it still violates the intent for the Thoroughfare Plan and if this petition is approved, questions why the City has a Thoroughfare Plan. Mr. Gralik noted his concerns have been discussed with D.R. Horton. In response, Mr. Hoffman felt by relocating the garages in the front will allow for back yard space. He does not feel that the street will be heavily traveled with east/west vehicles cutting through. Mr. Lain stated the concern is not only vehicles speeding on Cressmoor Blvd. but also the congestion. Mr. Chhutani agreed that vehicles will cut through the subdivision and referenced Bracken Parkway in the Barrington Ridge Subdivision for vehicles cutting through as a shortcut between Hobart Rd./61<sup>st</sup> Ave. and Lake Park Ave. He feels adding speed tables will help to slow down the traffic. Also individuals proposing to purchase the townhomes will need to take into consideration there is no street parking and backing out of the driveways will be difficult. Ms. Galka mentioned that one of the aspects of the townhomes on the original plat was the rear loading garages and there wasn't a sea of garages in the front and that residents will still have issues backing out of their driveways even with the speed tables in place. Mr. Hoffman felt

traffic will back up with people exiting out of the alley. Mr. Gralik noted in his memo to the Plan Commission, he proposed other solutions such as moving the townhomes to the side street or eliminate the townhomes and build single family homes. Mr. Hoffman replied that this is the plan he likes and that he doesn't have time to reengineer the development. Mr. Hall questioned Mr. Gralik's concerns in the last couple weeks regarding the proposed development and Mr. Gralik's response was that, as with all developers, he proposes solutions to concerns in a proposed development. In this case, he proposed speed tables and has researched all avenues to get this development to an acceptable level. He agreed that in the last couple weeks he came to the conclusion that it is not possible and has taken a strong stance against the current design. He stated through this section of the corridor, there is more asphalt than grass and is unacceptable. He stated that he understands D.R. Horton's schedule and that townhomes may be more profitable than single family homes, but he is not willing to move forward with what is being proposed especially when he has had several meetings with developers that want to develop in the city. He feels the City doesn't have to accept this proposal and has time to wait for another developer to either offer to purchase the property, Mr. Hall develops it or D.R. Horton proposes a plan that is satisfactory to the Plan Commission. Mr. Pietrzak noted there will not be an issue in approving the building permits as long they meet the 50 to 65% lot coverage that was agreed to by D.R. Horton. He stated he did not do a thorough analysis of the driveways and the homes but is relying on D.R. Horton saying that they are able to meet the parameters and if they don't, it will be an issue with the Building Department to address it. He also noted that he supported Mr. Gralik regarding the Thoroughfare Plan which is a chapter that the City keeps current and is effective. Attorney McCarthy noted Staff has been working hard on the Development Agreement which is contingent on the approval of the plat. In moving the Development Agreement forward in light of the fact, there are issues that prohibit it in our Municipal Code and for Mr. Hall saying there wasn't notice there could be potential issues was an inaccurate statement. Mr. Gralik noted any motion to approve the preliminary plat, as was required for Phase 1, is to include the requirement for 3<sup>rd</sup> party inspections for public infrastructure for all the phases. Mr. Vinzant motioned to Grant Preliminary Plat Approval for Petition 21-29A including all discussion, seconded by Mr. Chhutani. Mr. Hoffman requested that Mr. Pietrzak reference the latest plans by date that were just emailed to him during the meeting. Mr. Pietrzak stated the plans he received had not been reviewed by him or the Plan Commission. They were: "The Park Landscape Plan" dated Aug. 13, 2021; "Full Landscape Plan" dated Aug. 17, 2021; "Phase 2 & Phase 6" dated Sept. 8, 2021; "Phase 3" dated Sept. 16, 2021; "Final Plats for Phase 2, Phase 3 & Phase 6" dated Sept. 8, 2021 and "Cressmoor Final Engineering" dated Sept. 10, 2021. Roll Call: Mr. Emig, Aye; Mr. Chhutani, Aye; Mr. Lain, Nay; Mr. Spain, Nay; Ms. Galka, Nay; Mr. Vinzant, Aye; Mr. Brooks, Aye and Mr. Gralik, Nay. (4-4) Motion lost to tie vote. Mr. Vinzant motioned to Table Petition 21-29A, seconded by Mr. Chhutani. Roll Call: Mr. Emig, Aye; Mr. Chhutani, Aye; Mr. Lain, Aye; Mr. Spain, Aye; Ms. Galka, Aye; Mr. Vinzant, Aye; Mr. Brooks, Aye and Mr. Gralik, Aye. All ayes, motion carried. (8-0)

There being no further comments, Mr. Lain motioned to adjourn, seconded by Mr. Gralik. All ayes, motion carried. (8-0) Meeting adjourned at 8:40 a.m.



Maria Galka, President



~~Jason Spain, Secretary~~ ATTEST