

**AGENDA  
CITY OF HOBART PLAN COMMISSION  
CITY HALL/COUNCIL CHAMBERS  
414 MAIN STREET  
THURSDAY MAY 6, 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            854 8334 4036

---

<https://us02web.zoom.us/j/85483344036>

**I. Meeting called to order**

**II. Pledge of Allegiance**

**III. Record of those present**

**IV. Approval of Minutes: April 1, 2021 & Special Meeting April 14, 2021**

**V. Communications/Acceptance of Agenda**

**VI. Business of the Day**

1.     **20-03**            Mark 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 operations

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

2.     **20-18**            Michael Kors (Petitioner/Owner) 4191 E. Lincoln Highway located 0.4 miles west from the SW corner of US 30 & Clay St. then south on private road, zoned PUD, 10.66 acres

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

**Purpose:**        A proposed warehouse/office industrial development

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

3. **20-25A** Jim Sapp (Petitioner/Owner) for property located on the NW corner of Clay St. & Harms Rd., zoned PBP, 14.31 acres
- Request:** ***Tabled:*** Site Plan Review
- Purpose:** For a proposed office/warehouse facility
- Granted \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_
4. **20-25B** Jim Sapp (Petitioner/Owner) for property located on the NW corner of Clay St. & Harms Rd., zoned PBP, 12.5 acres
- Request:** ***Tabled:*** Rise Hobart
- Purpose:** A proposed 1-lot subdivision
- Preliminary Plat \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_
5. **21-07B** Paul Thurston/Becknell (Petitioner/Owner) located 800' east from the NE corner of 69<sup>th</sup> Ave. & Mississippi St., zoned PUD (M-1), 51.96 acres
- Request:** ***Final Plat Approval:*** Northwind Crossings South Replat of Lot 1
- Purpose:** A proposed 2-lot subdivision
- Final Plat \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_
6. **21-09** Shawn & Dana Bock (Petitioner/Owner) located 1,100' south from the SE corner of Hobart Rd. & 10<sup>th</sup> St., zoned R-1, 5 acres +/-
- Request:** ***Final Plat Approval:*** Saddle Brook First Resubdivision
- Purpose:** Proposed 2-lot subdivision
- Final Plat \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_
7. **21-11** Alka Properties LLC/Alex Kutanovski (Petitioner/Owner) 7305 Grand Blvd. located 1,300' north from the NE corner of Grand Blvd. & 73<sup>rd</sup> Ave., zoned B-1, 2 acres
- Request:** Site Plan Review
- Purpose:** Proposed storage facility for boats & RV parking and future climate controlled storage
- Granted \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_

8.     **21-15**           Cameron Bernard (Petitioner/Owner) 7190 Grand Blvd. located north & west of Grand Blvd. & Ainsworth Rd. zoned R-3, 2.5 acres
- Request:**       Site Plan Review
- Purpose:**       Four (4) additional proposed storage buildings & 200 sq. ft. of additional pavement
- Granted \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_\_
- 
9.     **21-16**           Area Sheet Metal/Dave Leonard (Petitioner/Owner) 400 S. Sullivan St. located 800' north from the NW corner of Sullivan St. & St. Rd. 130, zoned M-1, approx. 4 acres +/-
- Request:**       Site Plan Review
- Purpose:**       To allow a proposed 45'x150' addition to existing building & add drainage swale
- Granted \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote \_\_\_\_
- 
10.    **21-16A**          Area Sheet Metal/Dave Leonard (Petitioner/Owner) 400 S. Sullivan St. located 800' north from the NW corner of Sullivan St. & St. Rd. 130, zoned M-1, approx. 4 acres +/-
- Request:**       *Public Hearing:* Leonard's Subdivision
- Purpose:**       Proposed 1-lot subdivision
- Preliminary Plat \_\_\_\_ Denied \_\_\_\_ Deferred \_\_\_\_ Vote \_\_\_\_

**VII. Consultation/Discussion:**   Wayne Street property: Jeremy Cartegena  
RFQ