

**CITY OF HOBART PLAN COMMISSION  
MINUTES OF JULY 1, 2021**

Maria Galka called the meeting to order at 7:00 p.m. with the recitation of the Pledge of Allegiance. Members in attendance: Stuart Allen, Michael Chhutani (via Zoom), Rich Lain, Jason Spain, Maria Galka, Craig Brooks and Phil Gralik, City Engineer. Members absent: Lloyd Emig and Dave Vinzant. Also in attendance: Ross Pietrzak, City Planner and Joy Respecke, Recording Secretary.

Approval of Minutes: Mr. Lain motioned to approve the minutes of June 3, 2021 as presented, seconded by Mr. Brooks. All ayes, motion carried. (7-0)

Communications/Acceptance of Agenda: Mr. Spain requested to table Petition 20-03. Mr. Allen motioned to approve the agenda as amended, seconded by Mr. Lain. All ayes, motion carried. (7-0)

**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 X Vote \_\_\_\_\_

Tabled at acceptance of agenda.

2.     **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

Removed X Granted \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_ Vote 7-0

3.     **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

Removed X Preliminary Plat \_\_\_ Denied \_\_\_ Deferred \_\_\_ Vote 7-0

The Petitioner was not present. Mr. Allen motioned to Remain on Table, seconded by Mr. Lain. Motion withdrawn. Mr. Gralik motioned to Remove Petitions 20-25A & 20-25B from the agenda for lack of prosecution, seconded by Mr. Brooks. All ayes, motion carried. (7-0)

4. 21-15 Cameron Bernard (Petitioner/Owner) 7190 Grand Blvd. located north & west of Grand Blvd. & Ainsworth Rd., zoned R-3, 2.5 acres

**Request:** Tabled: Site Plan Review

**Purpose:** For 4 additional proposed storage buildings & 200 sq. ft. of additional pavement for parking

Granted \_\_\_ Denied \_\_\_ Deferred X Vote 7-0

Representing Mr. Bernard was Max Rehlander, Abonmarche. Mr. Gralik mentioned that Mr. Kingsland inspected the site and that he and Mr. Kingsland will be working with the petitioner on the revisions to the pond. Mr. Allen motioned to Table Petition 21-15 including all discussion, seconded by Mr. Lain. All ayes, motion carried. (7-0)

5. 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:** Leonard's Subdivision

**Purpose:** A proposed 1-lot subdivision

Final Plat X Denied \_\_\_ Deferred \_\_\_ Vote 7-0

Mr. Allen motioned to Grant Final Plat Approval for Petition 21-16A including all discussion and Findings & Decision, seconded by Mr. Gralik. All ayes, motion carried. (7-0) Mylars were signed at the end of the meeting.

6. 21-18 Corey & Helen Smith (Petitioner/Owner) 8304 Harms Road located on the SW corner of Harms Rd. & Clay St., zoned R-2, 3.93 acres

**Request:** Smith Estates

**Purpose:** A proposed 1-lot subdivision

Final Plat X Denied \_\_\_ Deferred \_\_\_ Vote 7-0

Mr. Pietrzak noted, as requested, 10' of additional right of way along Harms Road and 83<sup>rd</sup> Avenue was dedicated. Mr. Allen motioned to Grant Final Plat Approval for Petition 21-18 including all discussion and Findings & Decision, seconded by Mr. Gralik. All ayes, motion carried. (7-0) Mylars were signed at the end of the meeting.

7.     **21-23**           Trinity Lutheran Church/School/Joseph Larson (Petitioner/Agent) 891 S. Linda Street, located east of Linda St. & west of Luther Dr., zoned R-1 & R-2, 9 acres +/-

**Request:**     Site Plan Review

**Purpose:**       A proposed 30'x40' picnic shelter

Granted  Denied  Deferred  Vote 7-0

Representing Trinity Lutheran Church and School was Joseph Larson. He requested approval for a proposed picnic shelter to be located on the school property to allow for various church and school events. He also requested in order to aesthetically match the roof lines of the existing structures if it could be placed either north/south or east/west. Mr. Allen motioned to Grant Site Plan Approval for Petition 21-23 allowing the petitioner to rotate the shelter to provide a more aesthetic appearance including all discussion, seconded by Mr. Brooks. All ayes, motion carried. (7-0)

8.     **21-24**           Chick Fil A/GBC Design (Petitioner/Agent) 2385 Southlake Mall located on the SW corner of US 30 & mall access road, zoned PUD, 1.4 acres

**Request:**     Public Hearing: Site Plan Review

**Purpose:**       A proposed reconfiguration of the parking lot & drive thru

Granted  Denied  Deferred  Vote 7-0

Representing Chick Fil A was Allan Wiley, GCB Design, Inc., via Zoom. He stated they are requesting to improve the circulation and the efficiency of their drive thru by adding an additional order station and install a canopy to shelter their employees when taking orders. The two lanes will circle the rear of the building and merge into one to the pick-up window. Another canopy is proposed over the pick-up window. 17 parking spaces will be eliminated due to the additional drive thru lane. Mr. Pietrzak received comments from the Fire Department Inspector and the proposed site plan was revised to satisfy his concerns. Sidewalks are proposed to enable customers parked in the rear to walk around to the front doors to enter and the eastern raised right in/right out median was proposed to be removed. The raised median will remain as it stands. Ms. Galka opened and closed the public hearing for Petition 21-24 without public comments. Mr. Pietrzak also conveyed a concern from the fire inspector that due to the amount of traffic, there may be an issue with their emergency vehicles getting on the site. Mr. Allen motioned to Grant Site Plan Approval for Petition 21-24 with the stipulation the raised right in/right out median will remain including all discussion, seconded by Mr. Lain. All ayes, motion carried. (7-0)

9. 21-25 Exceptional Equestrians Unlimited, Inc./Pam Mellon (Petitioner/Agent)  
5699 E. 73<sup>rd</sup> Ave. Ave. located approx. ½ mile west from the SW corner of  
73<sup>rd</sup> Ave. & Grand Blvd. zoned R-3, 29.72 acres

**Request:** Public Hearing: Site Plan Review

**Purpose:** A proposed 13,440 sq. ft. horse barn

Granted X Denied      Deferred      Vote 7-0

Pam Mellon, 781-6444, proposed to construct a 13,440 sq. ft. pole barn. The existing pole barn will be demolished due to the roof collapsing during a heavy snow last winter and replaced with a smaller pole barn. Mr. Spain noted Ms. Mellon received approval from the BZA for two (2) developmental standards variances for exceeding the permitted square footage and 8' over the permitted 15' peak height. Ms. Galka opened and closed the public hearing for Petition 21-25 without comments. Mr. Brooks motioned to Grant Site Plan Approval for Petition 21-25 including all discussion, seconded by Mr. Allen. All ayes, motion carried. (7-0)

10. 21-26 Omar Alburei (Petitioner/Owner) 1165 W. 37<sup>th</sup> Avenue location on the SE  
corner of 37<sup>th</sup> Ave. & Colorado St. zoned B-3, 3.2 acres +/-

**Request:** Public Hearing: Replat of Brother's Subdivision Lot 1

**Purpose:** Proposed 1-lot subdivision

Preliminary/Final Plat X Denied      Deferred      Vote 7-0

Present were Rich Piazza, Krull/Abonmarche, and Omar Alburei. Mr. Piazza mentioned at last month's meeting, they received site plan approval for the demolition of the Red Rooster Restaurant and a used car lot. They are proposing to combine the 2 properties to create a 1-lot subdivision. Ms. Galka opened the public hearing for Petition 21-26. *Mr. Ibrougham, 5916 W. 88<sup>th</sup> Place, Oak Lawn, IL, 708-415-8942: He stated that he operates the furniture store to the east of Mr. Alburei at 1111 W. 37<sup>th</sup> Avenue and although he is not opposed to the proposed subdivision, what did concern him was that he was informed a main entrance along 37<sup>th</sup> Avenue will be removed, leaving only the one entrance to the east. Mr. Pietrzak informed him that the only entrance that will be removed was on the Red Rooster property and that the 2 main entrances will remain open along 37<sup>th</sup> Avenue, as well as the entrance on Colorado Street. Mr. Ibrougham also stated that his delivery trucks are not able to make their deliveries due to vehicles blocking the rear of the store. It was noted that the site plan and proposed subdivision provides access easements and cannot be blocked and that it is a code enforcement issue. Hearing no further public comments Ms. Galka closed the public hearing. Mr. Allen motioned to Grant Preliminary Plat Approval for Petition 21-26 including all discussion, seconded by Mr. Gralik. All ayes, motion carried. (7-0)*

11. 21-27 Raising Cane's LLC/LuAron Foster (Petitioner/Agent) 2487 E. 80<sup>th</sup> Ave.  
located on the NE corner of US 30 & mall entrance D, zoned PUD, 1.16 acres

**Request:** Public Hearing: Site Plan Review

**Purpose:** A proposed 3,023 sq. ft. restaurant on the formerly TGIF location

Granted X Denied \_\_\_ Deferred \_\_\_ Vote 7-0

Present was Tom Szafranski, Kimley-Horn & Jeff Poutney, ADA Architects, both via Zoom. Mr. Szafranski proposed a 3,023 sq. ft. Raising Cane's Restaurant with an outdoor dining area and a 2 lane drive thru. The proposed building will be built within the limits of the former TGIF footprint. Ms. Galka opened and closed the public hearing for Petition 21-27 without public comments. Mr. Pietrzak noted a PUD amendment was not necessary since the proposed building is working within the existing footprint on the approved PUD. The northern access drive will be closed and landscaped. Mr. Allen motioned to Grant Site Plan Approval for Petition 21-27 with the stipulation do not enter signs be posted on the north and south side of the drive-thru exits including all discussion, seconded by Mr. Brooks. All ayes, motion carried. (7-0)

12     21-28     Wkpt Limited Liability Co./Michael Kors (Petitioner/Owner) located south of the SW corner of Lincoln Highway & Dakota Street, zoned PUD, 2.41 acres

**Request:** Public Hearing:

**Purpose:** An amendment to the PUD

Favorable Rec. X Unfavorable Rec. \_\_\_ Deferred \_\_\_ Vote 6-0

Petitions 21-28 & 21-28A were discussed under Petition 21-28B.

13     21-28A     Wkpt Limited Liability Co./Michael Kors (Petitioner/Owner) located south of the SW corner of Lincoln Highway & Dakota Street, zoned PUD, 2.41 acres

**Request:** Public Hearing: Site Plan Review

**Purpose:** Business development

Granted X Denied \_\_\_ Deferred \_\_\_ Vote 6-0

Petitions 21-28 & 21-28A were discussed under Petition 21-28B.

14.    21-28B     Wkpt Limited Liability Co./Michael Kors (Petitioner/Owner) located south of the SW corner of Lincoln Highway & Dakota Street, zoned PUD, 2.41 acres

**Request:** Public Hearing: Southlake Industrial Park

**Purpose:** 1-lot subdivision

Preliminary Plat X Denied \_\_\_ Deferred \_\_\_ Vote 6-0

Mr. Allen recused himself. Petitions 21-28, 21-28A & 21-28B were heard together. Mr. Pietrzak mentioned the site plan will need to be approved prior to the PUD amendment. Representing the petitioner was Attorney Mark Anderson, Anderson & Anderson PC. Attorney Anderson mentioned the current zoning is PUD, Lake County Res. 957, and the amendment is essentially M-1 permitted uses. The proposed site plan includes two architecture metal spec buildings approximately 11,200 sq. ft. each, a berm on the southern portion of the property, a drainage & detention pond, landscaping, lighting and parking. Included in the subdivision request are the 2 spec buildings, berm and detention pond. He requested on behalf of the petitioner to dedicate the platted 82<sup>nd</sup> Avenue extension north of the proposed subdivision, but given the limited nature and scope of the 2 spec buildings, not be required to pay for the improvements or at least to wait for the additional development of the property. It was discussed there needs to be an access agreement/easement applied to the private road. Mr. Gralik felt the sanitary sewer should be extended to the southern property line into the drainage & utility easement with a manhole and lines stubbed. He also inquired as to the reason for the diagonal storm sewer and Mr. Allen stated that is currently temporary and will be removed when the property is developed further. Ms. Galka opened and closed the public hearings for Petitions 21-28, 21-28A & 21-28B without public comments. Mr. Pietrzak had concerns regarding the proposal of the berm and buffering requirements in the drainage & utility easement along the southern property line. Mr. Allen explained the slope will be toward the proposed development. 200' of 6" perforated drain tile will be installed to divert drainage from around the buildings and a swale on the eastern side will direct the water to the pond. The grade on the proposed development will drop to approximately 10'. The southern parcels looking north will only see a 3 to 4 foot high berm with a 6 foot fence. Mr. Pietrzak also noted the fire department's comment that, due to the layout of the buildings and parking, they may not be able to get to the rear of the buildings if there was a need. He noted there are nine (9) standards that will be approved by the site plan. Mr. Gralik asked, as much as possible, to keep the trees out of the drainage easement. Mr. Spain motioned to Grant Site Plan Approval for Petition 21-28A contingent on the sanitary sewer extension and adding stubs including all discussion, seconded by Mr. Lain. All ayes, motion carried. (6-0) Mr. Lain motioned for a Favorable Recommendation to the Common Council for Petition 21-28 to include the previous approved site plan including all discussion and Findings of Fact, seconded by Mr. Gralik. All ayes, motion carried. (6-0) Mr. Spain motioned to Grant Preliminary Plat Approval for Petition 21-28B contingent on providing the access easement for the private roadway including all discussion, seconded by Mr. Gralik. Mr. Spain amended his motion to Grant Preliminary Plat Approval for Petition 21-28B contingent on providing the access easement for the private roadway and to include working out the details for 82<sup>nd</sup> Avenue for the dedicated right of way and the construction of the roadway including all discussion, seconded by Mr. Chhutani. All ayes, motion carried. (6-0)

15. 21-29 D.R. Horton, Inc.-Midwest (Petitioner/Agent) property located east of Wisconsin St., west of Lake Park Ave. & south of 37<sup>th</sup> Ave., zoned PUD, 113 acres

**Request:** Public Hearing:

**Purpose:** Proposed amendment to the PUD

Favorable Rec.  Unfavorable Rec.  Deferred  Vote 6-0

Petition heard with Petition 21-29A.

16. 21-29A D.R. Horton, Inc.-Midwest (Petitioner/Agent) property located east of Wisconsin St., west of Lake Park Ave. & south of 37<sup>th</sup> Ave., zoned PUD, 81.48 acres

**Request:** Public Hearing: Cressmoor Estates

**Purpose:** Replat 197-lot subdivision

Preliminary/Final Plat \_\_\_ Denied \_\_\_ Deferred X Vote 6-0

Mr. Allen recused himself. Present were Randy Hall and Derrick Hoffman, D.R. Horton, Inc. Mr. Hall gave a presentation of the proposed revisions to Cressmoor Estates. He stated the proposed revisions will not include the commercial area or change the number of units and the only mixed change was with the increase of single family. Engineering is minor, the private roads behind the townhomes will be eliminated and the garages will be front loading; increasing the size of the lots. A new entrance is proposed to the south off 39<sup>th</sup> Place. Distributed were 52 possible different renderings of the products proposed by D.R. Horton. He also noted standard packages for electronics were available. Proposed was to decrease the original percentage of front elevations containing brick, stone or stucco to 20% to provide consistency across the entire community and ease municipal review, to modify the Monotony Code to the detached homes prohibiting the same elevation or color package within two lots on the same side of the street or directly across the street from a subject home, phasing of the development, to increase rental properties from no more than 10% to 12%, asphalt will replace concrete driveways and the playground area will be installed during the next phase. Ms. Galka opened the public hearing for Petitions 21-29 & 21-29A. Joseph Larson, 1260 S. County Line Rd., 781-9604 inquired about the lighting and was informed street lights and yard lights will be installed. Mr. Larson also questioned rental properties. Mr. Pietrzak mentioned the ordinance states a homeowner is able to rent out their house after notifying the HOA. However, D.R. Horton, as the Declarant of the covenant, can only rent out homes along 39<sup>th</sup> Place, with the exception the Declarant shall be permitted to lease other homes within the development only during periods of extreme housing market or economic volatility, as determined by the Declarant. Brian Snedecor, 1214 State St. mentioned he appreciated the staff and commission in seeing this is a project Hobart can be proud of. He noted this is a large project and there is PUD language that still needs to be agreed upon to move forward. He did tour the model homes that are being built in St. John and was impressed. John Brezik, 250 Dearborn St. was in favor of the project and felt it was needed for this area. The public hearing was left open. Ms. Galka inquired to the reason for revising the covenants for the square footage minimum of 1,400 sq. ft. for the proposed houses. Mr. Hoffman replied there was no reason for the revision and they may be amending that language. It was noted they have a current development in St. John, Gates of St. John. Ms. Galka mentioned she will tour the development and asked if the products will be the same as what is proposed in Cressmoor, which Mr. Hoffman stated there are a few, but was not able to be specific. She also mentioned originally the garages were to be in the rear of the townhomes to improve the appearance of the development. The garages are now proposed in the front. She noted that the City originally made a lot of concessions to our standards and benefits were given back to Mr. Hall. She feels the City is being asked to give up more benefits. Mr. Hall feels by approving the proposed development, it will be largest single impact positively to the City in the next 5 years. Mr. Chhutani requested the driveways to be concrete and not asphalted. Mr. Spain requested a cap on the number of rentals allowed. He also felt the storage area should be reconsidered. Mr. Pietrzak addressed some concerns: pertaining to the minimum square footage details, the majority of the proposed products were less square footage than the existing PUD. He stated the proposed floor plans show larger square footages but the requirements that they are being held to significantly lower; the language in the Monotony Code for the detached homes which states prohibiting the same elevation or color package

within two lots or across the street. He feels it should read prohibiting the same elevations *and* color package. within two lots *and* across the street; Exhibit D (D) a variation of hips/gables on garages, peaks and main roof terminations is encouraged. Would like to see *required*; and (F) front and rear porches shall be applied from time to time. Unclear as what is being said; asphalt driveways are not preferred and landscaping value has decreased. Mr. Gralik motioned to Table Petition 21-29 & 21-29A including all discussion, seconded by Mr. Lain. All ayes, motion carried. (6-0)

17. 21-30 Legacy Sign Group LLC/Shawn O'Brien (Petitioner/Agent) 1500 S. Lake Park Ave. located approx. 240' west from the NW corner of 61<sup>st</sup> Ave. & Lake Park Ave., zoned PUD, 36.93 acres

**Request:** Site Plan Review:

**Purpose:** Proposed 84 sq. ft. monument sign

Granted X Denied      Deferred      Vote 7-0

Present was Shaun O'Brien with Legacy Sign Group, 7933 W. Highway 6, Westville, IN. Mr. O'Brien mentioned in the past several years the hospital has been refurbishing their signs. They are proposing an additional 84 sq. ft. monument sign on 61<sup>st</sup> Avenue at an entrance for the emergency room. The sign will aesthetically match the existing monument signs. Mr. Spain motioned to Grant Site Plan Approval for Petition 21-30 including all discussion, seconded by Mr. Lain. All ayes, motion carried. (7-0)

18. 21-31 Kimley-Horn & Associates, Inc./Connor Strege (Petitioner/Owner)-Target, 2661 E. Highway 30 located approx. 520' west then north from the SW corner of Highway 30 & Colorado St. zoned B-3, 9.90 acres.

**Request:** Site Plan Review:

**Purpose:** Proposed re-stripping parking lot, stall parking signage & wayfinding drive up beacons

Granted X Denied      Deferred      Vote 7-0

Present via Zoom was Connor Strege on behalf of the Target Corporation. He stated they are proposing to expand the existing drive up parking spaces. Also proposed is to restripe the existing asphalt pavement and the installation of way finding signage with solar powered beacons located on each drive up parking space. Mr. Allen motioned to Grant Site Plan Approval for Petition 21-21 including all discussion, seconded by Mr. Gralik. All ayes, motion carried. (7-0)

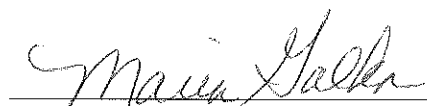
Consultation/Discussion: Mr. Pietrzak stated last month during site plan approval for the used car lot, Petition 21-21, there was discussion pertaining to the lot being gated but there were no gates identified on the plans. He asked the Commission what type of gates they were comfortable with so they can be added to the site plan. They felt either swing or rolling ornamental metal or aluminum gates with reflectors.



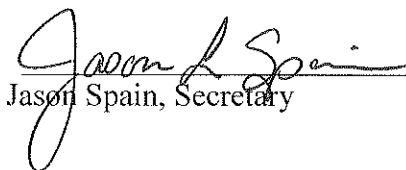
Mr. Pietrzak requested direction from the Commission regarding minor site plans and if they felt comfortable with his review and approval or if they want them on the agenda for their review and approval. It was decided upon receiving the petitions, they would have 5 business days to respond on whether or not they felt it would need to go before them for approval.

Mr. Chhutani inquired to be able to allow temporary tables and chairs for outdoor dining in front of his restaurant on the sidewalk in Barrington Ridge. It was determined he did not need site plan approval since it was temporary but that the Building Department would need to inspect and determine whether it is compliant with ADA regulations.

There being no further comments or discussion Mr. Lain motioned to adjourn, seconded by Mr. Galik. All ayes, motion carried. (7-0) Meeting adjourned at 9:50 p.m.



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Maria Galka, President



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Jason Spain, Secretary