

ORDINANCE NO. 2019-10

AN ORDINANCE AMENDING ORDINANCE 1412 OF THE COUNTY OF LAKE, INDIANA, AN ORDINANCE TO AMEND THE CERTIFIED ZONING MAPS OF THE COUNTY OF LAKE, INDIANA TO MAKE PROVISIONS FOR REVISION OF BP (REGIONAL SHOPPING CENTER), AN ESTABLISHED PUD ZONE CLASSIFICATION IN THE CITY OF HOBART, TO INCLUDE PERMITTED USES AND EXPANSION OF SIMILAR USES

WHEREAS, the Common Council ("Council") of the City of Hobart, Indiana ("City") has received the recommendation of the City Plan Commission ("Commission") after public hearing, dated July 11, 2019, to amend the permitted uses in the Planned Unit Development ("PUD") District comprising the commercial entity known as Crossings at Hobart as previously enacted in City Zoning Ordinance 93-59 as amended and thereafter readopted as amended in Ordinance 1412, and;

WHEREAS, the uses permitted within said PUD as adopted and recommended by the Commission, and the exact legal description of the areas in which they apply, are attached hereto and made a part hereof as Exhibit "A;" and

WHEREAS, the Council has been duly advised that said amended uses address the changing nature of large retail properties of this type, and that the proposed updated list of uses will allow re-purposing of some of the buildings in the development to more timely and economically viable uses consistent with the City's Comprehensive Plan and zoning requirements; and

WHEREAS, the Council desires to adopt, approve and make said new list of uses effective through the passage of this Ordinance.

THEREFORE, BE IT ORDAINED by the Common Council of the City of Hobart, Indiana as follows:

SECTION ONE. The Planned Unit Development District Ordinances governing Crossings at Hobart, the same being City Zoning Ordinance 93-59 as amended and thereafter readopted as amended in Ordinance 1214, list of permitted uses contained therein, and inserting the following PUD Regulations and Permitted Uses with the area legally described in the attached description, all included as Exhibit "A" attached hereto and made a part hereof.

SECTION TWO: All ordinances or portions thereof in effect prior to the effective date and in conflict with the provisions of this ordinance are hereby repealed.

ALL OF WHICH is PASSED and ADOPTED by the Common Council of the City of Hobart, Indiana on this 17th day of July, 2019.


PRESIDING OFFICER

ATTEST: 
DEBORAH A. LONGER, Clerk-Treasurer

PRESENTED by me to the Mayor of the City of Hobart on the 17th day of July, 2019 at the hour of 7:45 pm.


DEBORAH A. LONGER, Clerk-Treasurer

APPROVED, EXECUTED and RETURNED by me to the Common Council of the City of Hobart on this 17th day of July, 2019.


BRIAN K. SNEDECOR, Mayor

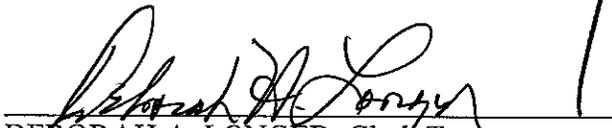
ATTEST: 
DEBORAH A. LONGER, Clerk-Treasurer

EXHIBIT A
CROSSINGS AT HOBART PUD REGULATIONS AND PERMITTED USE
CITY OF HOBART, LAKE COUNTY, INDIANA

(FROM FIRST AMERICAN TITLE INSURANCE CO. COMMITMENT FILE NO. NCS-928639-ONT1) THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH RANGE 8 WEST OF THE 2ND P.M., AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH RANGE 8 WEST OF THE 2ND P.M. LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30

EXCEPTING THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF THE U.S. HIGHWAY #30 WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE WEST ALONG THE NORTH LINE OF U.S. HIGHWAY NO. 30, A DISTANCE OF 180 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 150 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY NO. 30, A DISTANCE OF 180 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH $2^{\circ} 48' 02''$ WEST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.0 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 60.01 FEET TO A POINT ON A LINE 60.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT; THENCE CONTINUING WEST ON A LINE PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 140.0 FEET TO A POINT; THENCE NORTH $2^{\circ} 48' 02''$ WEST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 95.17 FEET; THENCE SOUTH $88^{\circ} 37' 48''$ WEST, A DISTANCE OF 166.44 FEET TO A POINT, THENCE SOUTH $1^{\circ} 22' 12''$ EAST, A DISTANCE OF 246.32 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30, THENCE WESTERLY ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 233.50 FEET ON THE ARC OF A CIRCLE WHOSE CHORD HAS A BEARING OF SOUTH 88°

$20' 00''$ WEST, A CHORD LENGTH OF 233.50 FEET AND A RADIUS OF 98117.96 FEET TO A POINT; THENCE NORTH $1^{\circ} 22' 12''$ WEST, A DISTANCE OF 762.53 FEET TO A POINT; THENCE NORTH $88^{\circ} 37' 48''$ EAST, A DISTANCE OF 28.64 FEET TO A POINT; THENCE NORTH $1^{\circ} 22' 12''$ WEST, A DISTANCE OF 282.84 FEET TO A POINT; THENCE SOUTH $88^{\circ} 37' 48''$ WEST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH $1^{\circ} 22' 12''$ WEST, A DISTANCE OF 160.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH $87^{\circ} 54' 56''$ EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 537.27 FEET TO A POINT ON A LINE 60.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH $2^{\circ} 48' 02''$ EAST ON A LINE 60.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE

NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 1058.72 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 2° 48' 02" WEST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.0 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 50.01 FEET TO A POINT ON A LINE 50.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE CONTINUING WEST ON A LINE PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 150.0 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT; THENCE NORTH 2° 48' 02" WEST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 95.17 FEET; THENCE SOUTH 88° 37' 48" WEST, A DISTANCE OF 166.44 FEET TO A POINT; THENCE SOUTH 1° 22' 12" EAST, A DISTANCE OF 246.32 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30, THENCE EASTERLY ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 172.56 FEET ON THE ARC OF A CIRCLE WHOSE CHORD HAS A BEARING OF NORTH 88° 12' 53" EAST, A CHORD LENGTH OF 172.56 FEET AND A RADIUS OF 98117.96 FEET TO A POINT; THENCE NORTH 2° 48' 02" WEST, A DISTANCE OF 149.98 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 30 WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 2° 48' 02" WEST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.0 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, (SAID PARALLEL LINE HAVING A BEARING OF SOUTH 88° 06' 00" WEST) A DISTANCE OF 180.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88° 06' 00" WEST ON SAID LINE PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 20.01 FEET TO A POINT; THENCE SOUTH 2° 48' 02" EAST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 149.98 FEET; TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30, THENCE EASTERLY ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 20.01 FEET ON THE ARC OF A CIRCLE WHOSE CHORD HAS A BEARING OF NORTH 88° 09' 31" EAST, A CHORD LENGTH OF 20.01 FEET AND A RADIUS OF 98117.96 FEET TO A POINT; THENCE NORTH 2° 48' 02" WEST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. ALL IN LAKE COUNTY, INDIANA.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY OF U.S. HIGHWAY NO. 30 WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 2° 48' 02" WEST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.0 FEET TO THE POINT OF BEGINNING; THENCE WEST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 60.01 FEET TO A

POINT ON A LINE 60.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH 2° 48' 02" WEST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 1058.72 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 87° 54' 56" EAST OF THE LAST DESCRIBED LINE, A DISTANCE OF 60.01 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 2° 48' 02" EAST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 1058.91 FEET TO THE POINT OF BEGINNING. ALL IN LAKE COUNTY, INDIANA.

I. USE AND BULK REGULATIONS.

- (A) Use, bulk, and design regulations applying specifically to this PUD are set forth in this subchapter.
- (B) Also applying this PUD are additional regulations set forth in other subchapters and sections of this chapter of the Hobart Municipal Code as follows:
 - (1) **Section 154.004, Zoning districts, establishment and application;**
 - (2) **Section 154.005, Rules and interpretation of district boundaries;**
 - (3) **Section 154.006, General provisions and supplementary district regulations;**
 - (4) **Section 154.007, Definitions;**
 - (5) **Sections 154.295 et seq., Planned Unit Development Districts;**
 - (6) **Sections 154.320 et seq., Mobile Homes and Mobile Home Parks;**
 - (7) **Sections 154.355 et seq., Off-Street Parking and Loading;**
 - (8) **Sections 154.375 et seq., Signs;**
 - (9) **Sections 154.420 et seq, Site Plan, Tree Preservation and Site Plan;**
 - (10) **Sections 154.460 et seq., Non-conforming Uses and Non-conforming Buildings;**
And
 - (11) **Sections 154.480 et seq., Administration and Enforcement.**

(Prior Code, § 24-102) (Ord. 97-15; Ord. 2001-41)

Citations to the Hobart Municipal Code above shall to apply to the version of the code in effect at the adoption date of this ordinance and to any revision of said code shall apply to the same or similar subject which may be in acted in the future.

II. PURPOSE.

To develop and construct quality retail, service, and other commercial areas. The area is to be managed and operated by Crossings at Hobart - I LLC and subsequent owners, shall not

violate any standards identified in Section I. Use and Bulk Regulations and including any standards listed in the following sections:

III. PERMITTED USES.

(A) Permitted Uses are subject to the following:

1. Artist studios.
2. Bakery or Pastry Shops (Retail Only), employing not more than five (5) persons on the premises.
3. Banks.
4. Barber or Beauty Shops.
5. Bicycle Repair Shops.
6. Book or Stationery Stores.
7. Churches.
8. Cleaners Collection stations.
9. Clinics (for humans only).
10. Clothing or Ready to Wear Stores.
11. Confectionery Stores.
12. Dancing Schools.
13. Drug Stores.
14. Dry Goods or Notions Stores.
15. Dying, Dry Cleaning, or Laundry Collection Offices.
16. Electrical Shops.
17. Fix-It Radio or Television Repair Shops.
18. Florists or Gift Shops.
19. Furniture Homes or Stores.
20. Garages (Storage) for Motor Vehicles, no body or fender work.
21. Grocery, Fruit or Vegetable Stores.
22. Jewelry Stores.
23. Meat Markets or Delicatessens.
24. Music Studios.
25. Hardware Stores.
26. Offices, including Ticket Offices for Railroads, Buses, etc.
27. Plumbing Shops, no tin work or outside storage permitted.
28. Photographic Studios or Shops.
29. Public Parking Lots or Stations for Passenger Cars or Taxicabs.
30. Restaurants, including outdoor dining, or Tea Rooms.
31. Service Stations (Gasoline and Oil), not including motor, body or fender work, and complying with the restrictions for such as given in 7.0 (7.1-B-1).
32. Shoe Stores or Shoe Repair Shops.
33. Tailor Shops.
34. Other Retail Business Activities of the character enumerated above not included in any other classification.
35. Accessory Uses customarily incidental to the uses enumerated above, including Air conditioning Plants and Ice Refrigeration Plants purely incidental to a main activity permitted on the premises.

36. Department Store.

(B). Additional permitted uses:

1. Auto Laundries.
2. Automobile or Trailer Sales Rooms.
3. Bakery or Pastry Shops, Retail only.
4. Barbecue Stands.
5. Bars and cocktail Lounges if they comply with The Liquor Ordinance.
6. Battery stations.
7. Billiard or Pool Halls and Bowling Alleys, if the nearest point of the property is more than two hundred (200) feet from the boundary of an R-1 to R-3 District, inclusive.
8. Bus stations.
9. Business or Commercial Schools, not to include Trade Schools.
10. Cat and Dog Hospitals, sound-proofed and air- conditioned and without outside pens.
11. Children's Day Nurseries for the convenience of customers, including Accessory Amusement Devices.
12. Commercial Photography.
13. Diaper Service.
14. Drive-In Business, where persons are served in automobiles, when the nearest point of the property is more than two hundred (200) feet from the boundary of an R-1 to R-3 District.
15. Drive-In Restaurants, where persons are served in automobiles, such as Refreshment Stands, Restaurants, Food Stores, and the like, provided the nearest point of the property is more than one hundred (100) feet from the boundary of a residentially zoned (R-1 to R-3) property, inclusive.
16. Frozen Food Lockers for individual or family use.
17. Garages, Public, provided the nearest point of the property is more than one hundred (100) feet from the boundary of an R-1 to R-3 District, inclusive, and provided all work is done within the building
18. Ice cream stores.
19. Job Printing, Newspapers, Lithographing and Publishing (less than total of five [5] H.P.).
20. Launderettes, Washaterias, or Self-Service Laundries.
21. Loan and finance companies.
22. Manufacture of Articles sold only at retail on the premises.
23. Miniature Golf Courses.
24. Newspapers, Job Printing, Lithographing and Publishing.
25. Night Clubs or Taverns, if they comply with the Liquor Ordinance.
26. Office Buildings.
27. Package Liquor Stores, if they comply with the Liquor Ordinance.
28. Parking Stations for trucks and buses.
29. Pet Shops, if entirely within a building.
30. Photograph Printing Shops.

31. Plumbing or Sheet Metal Shops (allow punching of material of one-eighth (1/8") inch or less in thickness).
32. Pony Rings, provided the animals are stabled out- side of the development, and when in connection with a Day Nursery.
33. Public parking stations for Commercial Delivery Cars not exceeding three-quarter (3/4) ton.
34. Service Stations, Gasoline and Oil.
35. Sign Painting and sign Shops.
36. Taxidermy.
37. Telephone Exchanges.
38. Tire and Battery Shops.
39. Theaters and Picture Shows, other than "Drive- Ins".
40. Tourist Courts and Motels.
41. Transfer and Storage Offices.
42. Wholesale Sales Offices and Sample Rooms.
43. Accessory Uses customarily incidental to the above uses.

BJ'S

Findings of Fact

In the following space please provide the reason and concept of why you propose to amend the zoning map and provide justification. Consider the following in your response;

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

THE PROPOSAL IS FOR A BJ'S RESTAURANT WITH OUTDOOR DINING. THE CURRENT PLAN ALLOWS RESTAURANTS WHICH ARE PERMITTED HOWEVER A PATIO-OUTDOOR IS AN ACCESSORY TO THE RESTAURANT. THE PREVIOUS TENANT WAS A RESTAURANT AND PROPOSAL IS IN SUBSTANTIAL CONFORMANCE WITH SURROUNDING USES.
 The rezone should should not be granted because; (Must meet all the following requirements.)

(a) the petition is not "spot zoning" which will confer a special benefit to the petitioner on a small tract of land with no commensurate benefit to the community.

(b) the comprehensive plan will not be disrupted or destroyed because:
THE RESTAURANT IS REPLACING ANOTHER RESTAURANT

(c) the land involved is suitable for the proposed land change because:
THE USE IS IN A COMMERCIAL CENTER AND SUITABLE FOR THE AREA

(d) the topography is suitable for the proposed land use without adverse effect upon the surrounding land because: THIS IS A FULLY DEVELOPED SITE AND NEW RESTAURANT WILL BE WITHIN SAME FOOTPRINT.

(e) the property value of adjacent property would not be decreased because:
BJ'S WILL REPLACE AN OLD CLOSED RESTAURANT WITH NEW DESIGN AND IMPROVE THE PROPERTY VALUE.

Signature of Petitioner/Agent

Date

Decision:

After public hearing and review by the Hobart Advisory Plan Commission for the recommendation to rezone, the Plan Commission now finds that the Petition to Rezone Does **Does or Does Not** comply with the standards in the zoning ordinance.

All of which this 1st day of July, 2019 by a majority vote of the Hobart Advisory

Plan Commission.

Mauri Sella

Plan Commission President

Attest:

Joseph J...
 Plan Commission Secretary/Zoning Official

**CERTIFICATION AND REPORT TO
COMMON COUNCIL OF THE CITY OF HOBART ON
AMENDMENT OF THE ZONING ORDINANCE**

CERTIFICATION TO: Common Council of the City of Hobart

FROM: Sergio Mendoza
City Planner

RE: Amend Lake County Ordinance 1412

DATE: July 16, 2019

PETITIONER: BJ's Restaurant, Inc./Joan Leguay
7755 Center Ave., Suite 300
Huntington Beach, CA 92647

REQUEST: To include outdoor dining

PLAN COMMISSION PETITION NO.: 19-21

DATE OF PLAN COMMISSION ACTION: July 11, 2019

DEADLINE FOR COMMON COUNCIL ACTION: October 9, 2019

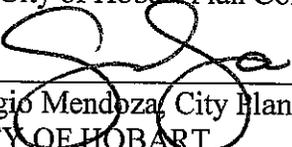
CERTIFICATION

ACTION TAKEN BY PLAN COMMISSION:
(Recommendation to the Common Council to Approve the change as requested
(Favorable Recommendation)

CONDITIONS: None

VOTE: 8-0

I certify that the foregoing information accurately represents the action taken on this matter by the City of Hobart Plan Commission.



Sergio Mendoza, City Planner
CITY OF HOBART

MEMORANDUM

DATE: JULY 16, 2017

TO: HOBART COMMON COUNCIL MEMBERS
MAYOR BRIAN K. SNEDECOR
CITY ATTORNEY ANTHONY DEBONIS

FROM: SERGIO MENDOZA, CITY PLANNER 

RE: Petition to Amend Lake County Ordinance 1412

BJ Restaurants/Joan Leguay (Petitioner/Agent) 2757 E. 80th Ave., located on the NW corner of US 30 & Iowa St., zoned PUD, 38.63 acres.

Below please find the minutes of the Plan Commission meetings regarding Petition No. 19-21

DRAFT PUBLIC HEARING MINUTES OF THE PLAN COMMISSION'S MEETING OF JULY 11, 2019: Mr. Vinzant motioned to deem the amendment to be minor, seconded by Mr. Allen. Ms. Leguay, BJ's Restaurant, requested to demolish the existing Joe's Crab Shak and to construct a BJ's Restaurant that will include a corner wrap-around covered patio. She feels the restaurant will be a welcome and complementary addition to the area. Ms. Galka opened and closed the public hearing for Petition 19-21 without public comments. Mr. Chhutani mentioned that the Joe's Crab Shak also provided outdoor dining and felt it should continue. Mr. Allen motioned to Approve Petition 19-21 including all discussion and Findings of Fact, seconded by Mr. Gralik. All ayes, motion carried. (8-0)