



Indiana Department of Environmental Management
Office of Water Quality
Waterways Section

Publication Date:

July 31, 2026

IDEM ID Number:

WQC001485

PUBLIC HEARING NOTICE

Closing Date:

August 14, 2026

Corps of Engineers ID Number:

LRC-2024-00594

To all interested parties:

This letter shall serve as a formal notice of a public hearing to be held regarding the project referenced below. The public hearing will be a **virtual Microsoft Teams meeting** that can be accessed at the following link: [HEARING](#). The meeting ID is: 264 393 451 054 239. The passcode is: rV6bQ3u6. More information on how to join is on the next page. It will take place on Wednesday, August 12th, beginning at 5pm Eastern Time. Anyone who wishes to comment on this project is welcome to attend.

NOTE: The public comment period has been extended to August 14th at midnight. IDEM will accept written comments, mailed or electronically, on this proposal until this date.

- | | | | |
|---------------------------------|--|------------------|---|
| 1. Applicant: | Dirk Greene
Schottenstein Property Group
4300 E 5th Avenue
Columbus, OH 43219 | 2. Agent: | Tom Slowinski
V3 Companies
7325 Janes Avenue
Woodridge, IL 60517 |
| 3. Project Location: | Latitude 41.476500, Longitude -87.302140
Approximately 1500 feet north of the intersection of U.S. Highway 30 and Colorado Steet in Hobart, Lake County. | | |
| 4. Affected Waterbodies: | Two emergent wetlands and one unnamed tributary to Sprout Creek. | | |
| 5. Project Description: | Industrial development involving impacts to 5.49 acres of jurisdictional wetlands and 325 linear feet of stream channel with fill and excavation. Proposed mitigation is the purchase of 325 linear feet of stream credits from the Calumet Dunes Service Area of the Indiana Stream and Wetland Mitigation Program, and the purchase of 8.235 acres of emergent wetland credits from the Old City Light Mitigation Bank. This project is unrelated to the Hobart Data Center.
For additional information visit the Regulatory ePortal at: https://waterquality.idem.in.gov . | | |

Written Testimony: If you would like to submit written testimony in-lieu of or in addition to speaking at the hearing, please send it to WaterwaysComments@idem.IN.gov.

Request to Speak: During the hearing: at the bottom or top of your screen (depending on your device), you'll see a menu bar (you may have to move your mouse or touch your screen for the menu bar to pop up). In the middle of that menu, there is a "chat" icon which you can click on to show the chat dialogue. You should also see the "raise hand" option. Please utilize the "raise hand" or "chat" features if you have any questions or comments, and you'll be called upon at the appropriate time.

Questions?

Additional information may be obtained from WaterwaysComments@idem.IN.gov. Please reference the IDEM project identification number, listed on the top right corner of the first page of this notice, in the subject line. Indicate if you wish to receive a copy of IDEM's final decision. Physical comments and inquiries may also be forwarded to –

Office of Water Quality
Indiana Department of Environmental Management
100 North Senate Avenue, IGCN 1255
Indianapolis, Indiana 46204-2251

If you need reasonable accommodations to participate in the public hearing, please contact IDEM's Americans with Disabilities Act coordinator at:

Indiana Department of Environmental Management
Attn: ADA Coordinator
100 N. Senate Ave-Room E1186
317-233-4088
ese@idem.in.gov

Please provide a minimum of 24 hours notice if possible. Speech and hearing impaired callers may contact the agency via the Indiana Relay Service at 1-800-743-3333.

Microsoft Teams Meeting

Join: <https://teams.microsoft.com/meet/264393451054239?p=cdO02ognQWho2DSLsR>

Meeting ID: 264 393 451 054 239

Passcode: rV6bQ3u6

[Need help?](#) | [System reference](#)

Dial in by phone

[+1 317-552-1674](tel:+13175521674), [280178621#](tel:+13175521674) United States, Indianapolis

[Find a local number](#)

Phone conference ID: 280 178 621#

Join on a video conferencing device

Tenant key: indiana@m.webex.com

Video ID: 116 201 959 5

[More info](#)



 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com Visio, Vertere, Virtute... "The Vision To Transform with Excellence"	PROJECT NO.: 220870	CLIENT: Schottenstein Property Group 4300 East 5th Avenue Columbus, Ohio 43219	ADJOINING PROPERTIES MAP	
	CREATED BY: AMM			
	DATE: 02/17/2025	BASE LAYER: ESRI World Street Map	SITE: Colorado Street and 71st Place Industrial Development Hobart, Lake County, Indiana	FIGURE: 1
	SCALE: See Scale Bar			



Legend

Data Points

Project Boundary

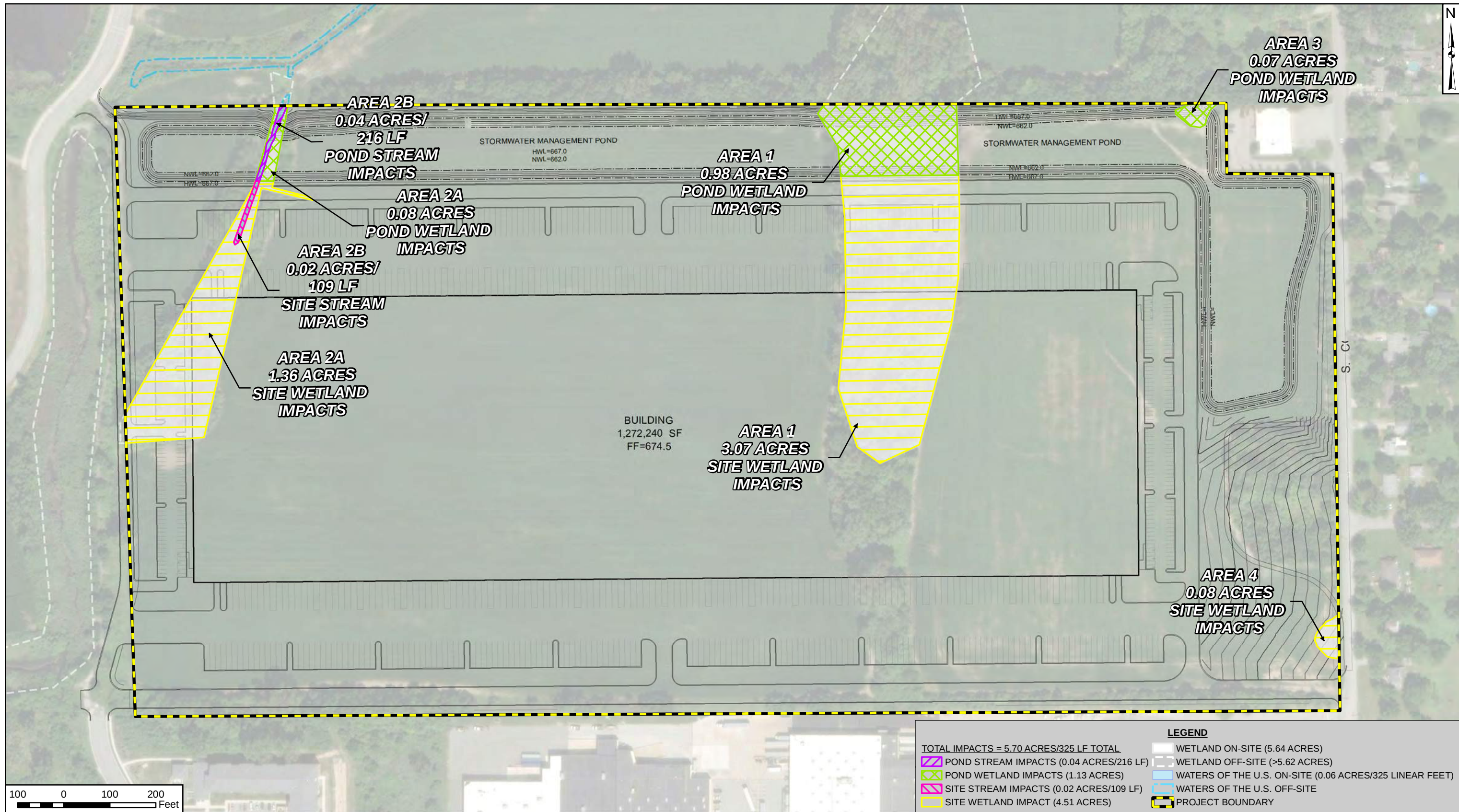
Wetland On-Site (5.64 Acres)

Wetland Off-Site (>5.62 Acres)

Waters of the U.S. On-Site (0.06 Acres/325 Linear Feet)

Waters of the U.S. Off-Site

 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 220870	CLIENT: Schottenstein Property Group 4300 5th Avenue Columbus, OH 43219	SITE: Colorado & Rt. 30 Industrial 80 Acre Parcel Hobart, Lake Countny, Indiana	TITLE: WETLAND & WATERS DELINEATION	FIGURE: 8
	CREATED BY: CJL				
	DATE: 01/14/2025	BASE LAYER: Indiana State Aerial Imagery (2021)			
	SCALE: See Scale Bar				
Visio, Vertere, Virtute... "The Vision To Transform With Excellence"					



 Visio, Vertere, Virtute... "The Vision To Transform With Excellence"	PROJECT NO.: 220870	CLIENT: Schottenstein Property Group 4300 5th Avenue Columbus, OH 43219	SITE: Colorado & Rt. 30 Industrial Hobart, Lake County, Indiana	TITLE: PROPOSED CONDITIONS	FIGURE: B
	CREATED BY: AMM				
	DATE: 02/12/2025	BASE LAYER: Maxar Aerial Imagery (2023)			
	SCALE: See Scale Bar				



United States Department of the Interior Fish and Wildlife Service



Indiana Field Office (ES)
620 South Walker Street
Bloomington, IN 47403-2121
Phone: (812) 334-4261 Fax: (812) 334-4273

August 9, 2022

Mr. Caden LaFond
V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517

Project: Commercial Development
Location: Colorado Street, Hobart, Lake County

Dear Ms. LaFond:

This responds to your letter dated August 3, 2022, requesting our comments on the aforementioned project.

These comments have been prepared under the authority of the Fish and Wildlife Coordination Act (16 U.S.C. 661 et. seq.) and are consistent with the intent of the National Environmental Policy Act of 1969, the Endangered Species Act of 1973, and the U. S. Fish and Wildlife Service's Mitigation Policy.

The proposed project consists of the development of warehouses and associated infrastructure on unstated acreage north of The Crossings at Hobart shopping center and west of Colorado Street. The parcel is primarily active cropland with some woodlands/possible wetlands associated with tributaries of Sprout Ditch.

ENDANGERED SPECIES

The proposed project is within the range of the Federally endangered Indiana bat (*Myotis sodalis*) and rusty patched bumble bee (*Bombus affinis*) and the threatened/proposed endangered northern long-eared bat (*Myotis septentrionalis*). However, there is no habitat for these species at the proposed project site, so we agree that the proposed project is not likely to adversely affect these endangered and threatened/proposed endangered species.

The candidate Monarch butterfly (*Danaus plexippus*) is also likely to be present. As a candidate species, the Monarch butterfly is not afforded legal protection under the authorities of the Endangered Species Act, and we have no specific comments/recommendations concerning this species at this time.

This precludes the need for further consultation on this project as required under Section 7 of the Endangered Species Act of 1973, as amended. However, should new information arise pertaining to project plans or a revised species list be published, it will be necessary for the Federal agency to reinitiate consultation.

We appreciate the opportunity to comment on this proposed project. If project plans change, please recoordinate with our office as soon as possible. For further discussion, please contact Elizabeth McCloskey at elizabeth_mccloskey@fws.gov.

Sincerely yours,

/s/ *Elizabeth S. McCloskey*

for Scott E. Pruitt
Supervisor

Sent via email August 9, 2022; no hard copy to follow.