

ORDINANCE NO. 2025-24

**AN ORDINANCE OF THE CITY OF HOBART, INDIANA
PROVIDING THAT THE ZONING ORDINANCE OF THE CITY OF HOBART,
LAKE COUNTY, INDIANA BE AMENDED BY CHANGING AN
ESTABLISHED PUD ZONE TO A NEW PUD ZONE CLASSIFICATION**

WHEREAS, THE HOBART CITY PLAN COMMISSION by a majority vote recommended that its **Petition No. 25-23** be adopted and that the Council rezone this property, and

WHEREAS, The Regulations and Design Standards for the PUD, as recommended by the Commission, are attached hereto and made a part hereof as Exhibit "A".

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

SECTION 1. That, the City Zoning Ordinance No. 93-59 as amended and readopted as amended under Ordinance No. 2001-41 and entitled "Zoning Ordinance of the City of Hobart, Indiana", and particularly the zone maps which are made a part of said Ordinance No. 93-59, be and the same is hereby amended by making certain changes as follows:

By changing the following described real estate on the zone maps from its established zoning PUD (Planned Unit Development) zoning classification to a new PUD (Planned Unit Development) zoning classification:

Parcel 1 (south parcel):

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART LYING NORTH OF A LINE DRAWN 785 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF SAID U.S. HIGHWAY #30 AND EXCEPTING THEREFROM THAT PART LYING SOUTH OF A LINE DRAWN 380 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF SAID U.S. HIGHWAY #30, IN LAKE COUNTY, INDIANA.

Parcel 2 (north parcel):

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, EXCEPTING THE EAST 350.00 FEET THEREOF AND EXCEPTING THEREFROM THAT PART LYING SOUTH OF A LINE DRAWN 785 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF SAID U.S. HIGHWAY #30, IN LAKE COUNTY, INDIANA.

SECTION 2. The City Council now finds that the above zone change will not be injurious to the public health, safety, morals and general welfare of the community and the use or value of the area adjacent to the property included in this Ordinance will not be affected in a substantially adverse manner and the need for the change in zoning herein arises from a condition peculiar to the property involved and the condition is not due to the general condition of the neighborhood. The Council further finds that the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property herein if this rezoning were not granted and this rezoning does not interfere substantially with the comprehensive plan.

SECTION 3. The Common Council of the City of Hobart finds the zone change will take effect upon the following conditions being fulfilled by the owner:

All buildings or uses permitted and placed upon said described real estate shall fully conform with all the provisions of the Zoning Ordinance of the City of Hobart, Indiana and shall have obtained the proper permits.

SECTION 4. That the City Engineer and/or Zoning Administrator is hereby authorized and directed upon the enactment and approval of this Ordinance, to cause a change to be made on the zone maps, to make certain notations in ink thereof and to record the date of passage of this Ordinance.

SECTION 5. Since an emergency exists for the immediate taking effect of this Ordinance, the same shall be in fully force and effect from and after its passage by the Common Council of the City of Hobart; upon the approval of the Mayor of the City of Hobart Indiana; and as soon thereafter as otherwise provided for by law.

PASSED and ADOPTED by the Common Council of the City of Hobart, Indiana on this

6th day of August, 2025.



Josh Huddleston, Presiding Officer

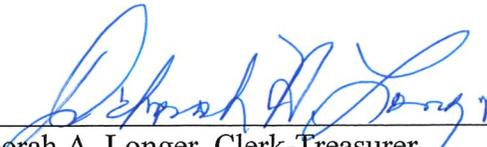
ATTEST:



Deborah A. Longer, Clerk-Treasurer

Presented by me to the Mayor of the City of Hobart, Indiana, for her approval and signature this

6th day of August, 2025 at 6:30 o'clock P. M.



Deborah A. Longer, Clerk-Treasurer

APPROVED and SIGNED by me, the Mayor of the City of Hobart, this 6th day of
August, 2025.



Josh Huddleston, Mayor

ATTEST:


Deborah A. Longer, Clerk-Treasurer



GRAND AVENUE PUD
A PLANNED UNIT DEVELOPMENT



TODD A. LEETH
LEETH LAW LLC
2700 VALPARAISO ST., #2412
VALPARAISO, INDIANA 46384



STATE OF INDIANA)
)
LAKE COUNTY)

**BEFORE THE COMMON COUNCIL
FOR THE CITY OF HOBART, INDIANA**

The Common Council of the City of Hobart, Indiana, in adopting Ordinance No. _____, 2025 under authority granted by Ind. Code 36-7-4-600 *et seq.* and Ind. Code 36-7-4-1500 *et seq.* that Grand Avenue PUD District is established as an amendment to the Zoning Ordinance of the City of Hobart, Indiana and the Official Zoning Map for the City of Hobart, pursuant and subject to the following terms, conditions, stipulations and requirements:

Section 1. Purpose. The purpose of this subchapter is to establish a district in which agricultural, retail, service, and other miscellaneous uses may take place, and to identify other compatible allowable uses, as well as conditional uses which may be allowed under certain circumstances and with limitations as identified hereinafter. Access is provided to customers arriving in vehicles.

Section 2. Use and Bulk Regulations.

(A) Use and bulk regulations applying specifically to this PUD are set forth in this Ordinance.

(B) Also applying to this PUD are additional regulations set forth in other subchapters and sections of the Hobart Municipal Code as follows:

(1) Change of Zoning Classification to PUD District: The parcels of real property in the City of Hobart, Indiana, legally described on Exhibit “A”, which is attached hereto and incorporated herein and currently classified on the Official Zoning Map of the City of Hobart, as follows:

Current Zoning Classification: PUD (Ordinance No. 2023-03)

The Official Zoning Map, a part of the Zoning Ordinance of the City of Hobart, Indiana, is hereby amended to designate the property as a Planned Unit Development (“PUD”) known as the Grand Avenue Planned Unit Development District.

(2) Rules of Interpretation of District Boundaries. See § 154.005 of Chapter 154 of the Municipal Code.

(3) General Provisions and Supplementary District Regulations. See § 154.006 005 of Chapter 154 of the Municipal Code.

(4) Definitions. For the purpose of this subchapter, the definitions set forth in Exhibit "C" attached hereto shall apply unless the context clearly indicates or requires a different meaning.

(C) When regulations for PUD districts are not identified in the Hobart Municipal Code sections references in Section (B) above, this PUD shall abide by the regulations applicable to agricultural districts, single family residence districts.

(D) Citations to the Hobart Municipal Code in Section (B) above and throughout this Ordinance shall apply to the version of the code in effect at the adoption date of this ordinance and any revision of said code shall apply to the same or similar subject which may be enacted in the future.

(E) Nothing in this PUD Ordinance shall be deemed to limit or prohibit an owner within the PUD District from seeking all available rights and privileges from Chapter 154 of the Municipal Code, including without limitation, variances from use or developmental standards set forth in this Ordinance or the Municipal Code.

Section 3. Limitations of Use. Permitted uses in the PUD District are subject to the following additional general limitations: None

Section 4. Permitted Uses. The following listed uses and no others shall be permitted uses within the PUD District:

- A. Residential Uses. The following listed uses generally permitted in the R-1 residential district of Chapter 154, Zoning, of the Hobart Municipal Code:
1. One-family detached dwellings.
 2. Community service uses as follows:
 - (a) Churches, rectories and parish houses;
 - (b) Parks, playgrounds and community centers and other recreational uses publicly owned and operated;
 - (c) Public and parochial schools and ancillary buildings;
 - (d) Public electric, gas, water and telephone facilities; and
 - (e) Public libraries.
 3. Supportive Housing in a multi-family residential environment. Supportive Housing may also be categorized as a group home, institutional housing, or community residential facility. Residents of Supportive Housing receive assistance for many different and specialized or tailored situations or conditions affecting each specific resident.

4. Miscellaneous uses as follows:

- (a) Open space uses, including nurseries and truck gardens; provided that, no offensive odor or dust is created and there is no sale of products produced on the premises, but not including the raising of poultry or livestock. No stand or building for retailing of products shall be permitted; and
- (b) Temporary real estate offices in conjunction with a new housing or subdivision development, limited to the selling or renting of new units in the developments and in no case to be operated for more than 1 year following the completion of construction of the housing development.

5. Uses incidental to principle permitted uses as follows:

- (a) Accessory uses; and
- (b) Home occupations.

B. Non-Conforming Uses. Uses in existence at the time of the adoption of this PUD Ordinance and not otherwise described as a Permitted Use above.

Ancillary use for each permitted use shall be permitted and allowed. Ancillary uses are parking lots and parking areas, restrooms and toilets, utility improvements and enclosures, irrigation equipment, and all other customary and integral use or improvement for the principal permitted use.

Section 5. Performance Standards. The following standards shall apply to all uses within the PUD District and compliance with the following provisions shall be strictly adhered to at all times.

NOISE.

- (A) Sound levels shall be measured with a sound level meter and associated octave band filter manufactured according to standards prescribed by the American Standards Association. Measurements shall be made using the flat network of the sound level meter.
- (B) Impulsive type noise shall be subject to the performance standards hereinafter prescribed; provided that, the noise shall be capable of being accurately measured with such equipment. Noises capable of being so measured, for the purpose of this comprehensive amendment, shall be those noises which cause rapid fluctuations of the needle of the sound level meter with a variation of no more than plus or minus 2 decibels. Noises incapable of being so measured, such as those of an irregular and intermittent nature shall be controlled so as not to become a nuisance to adjacent uses.

- (C) At no point either on the boundary of the PUD District shall the sound pressure exceed a sustained level of 75 decibels.

ODOROUS MATTER. The emission of noxious odorous matter in such quantities as to produce a public nuisance beyond the property boundaries is prohibited.

VIBRATION. Any process or equipment which produces intense earth-shaking vibrations, such as are created by heavy drop forges or heavy hydraulic surges, shall be set back at least 500 feet from the property boundaries on all sides, except for a property line adjoining an M-2 district where such set back shall not be mandatory. However, in no case shall such vibrations be allowed to create a public nuisance beyond the property boundaries.

TOXIC OR NOXIOUS MATTER. No use of any property shall discharge across the boundaries of the property toxic and noxious matter in such concentrations as to be detrimental or to endanger the public health, safety, comfort or welfare or to cause injury or damage to other property or business.

GLARE OR HEAT. Any operation producing intense glare or heat shall be performed within a completely enclosed building and effectively screened in such a manner as to not create a public nuisance or hazard along property boundaries.

FIRE AND EXPLOSIVE HAZARDS. Fire and explosive hazards shall be controlled as follows.

- (A) Activities involving the storage or manufacture of materials or products which decompose by detonation are not permitted;
- (B) The storage, utilization or manufacture of materials ranging from incombustible to moderate burning as determined by the Zoning Administrator, is permitted; (C) the storage, utilization or manufacture of products ranging from free or active burning to intense burning, as determined by the Zoning Administrator, is permitted under the following conditions.
 - (1) All storage, utilization or manufacture of the materials or products shall be within completely enclosed buildings or structures having incombustible walls.
 - (2) All buildings or structures shall be set back at least 40 feet from the property boundaries or, in lieu thereof, shall be protected throughout by an automatic sprinkler system complying with standards for installation prescribed by the National Fire Protection Association.
- (C) Materials or products which produce flammable or explosive vapors or gasses under ordinary weather temperatures shall not be permitted in this district, with the exception of the following which are permitted:

- (1) Materials required for emergency or stand-by equipment;
- (2) Materials used in secondary processes which are auxiliary to a principal operation, such as paint spraying of finished products; and
- (3) Flammable liquids and oils, sold and used in conjunction with the operation of an automobile service station and customarily required or used in such operation.

AIR POLLUTION. Any use which may cause emission of pollutants into the air shall conform with applicable air quality regulations of the State of Indiana Department of Environmental Management and the United States Environmental Protection Agency.

WATER POLLUTION. Any use which may cause emission of pollutants into streams, rivers, lakes, waterways or watercourses, or into the underground water supply and aquifers shall conform with applicable water quality regulations of the State of Indiana Department of Environmental Management and the United States Environmental Protection Agency.

EXTERIOR LIGHTING. Any lights used for exterior illumination, except for overhead street lighting, warning, or traffic control signs or signals shall direct light away from adjoining properties.

Section 6. Yards and Setbacks.

- (A) **Front Yard Setback:** Minimum of forty-five feet (45') from all public rights-of-way, including a local street/cul-de-sac, collector street, major arterial. The horizontal space between the front lot line and the front setback line, extending to the side lines of the lot, generally parallel with and measured from the front lot line, defining the area in which no building or structure may be located above ground, except as provided herein. Required front yards may include pedestrian walks, drives, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures. Required side and rear yards may include pedestrian walks, driveways, interior access driveways, interior access drives, off-street parking areas, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures.
- (B) **Side Yard Setback:** Minimum thirty feet (30'). The horizontal space between the side lot lines and the side setback lines, extending to the front and rear lot lines, generally parallel with and measured from each side lot line, defining the area in which no Building or structure may be located above ground, except as provided herein. For corner and through lots, any side of a structure that faces a street shall meet front setback requirements.
- (C) **Rear Yard Setback:** Minimum thirty feet (30'). The horizontal space between the rear lot line and the rear setback line, extending to the side lines of the lot, generally parallel with and measured from the rear lot line, defining the area in

which no Building or structure may be located above ground except as provided herein. For through lots, the rear of the structure facing a street shall meet front setback requirements.

Section 7. Maximum Height. Maximum height of any Building within the PUD District shall not exceed forty-five feet (45') in height. Building height shall be defined as the vertical distance as measured from the average elevation of the proposed finished grade at the front of the Building to the highest point of the roof, excluding chimneys, cupolas, towers, antennae, and any other feature or attachment not part of the structural integrity of the roof.

Section 8. Lot Standards. Lot Standards dictate the minimum and/or maximum standards that apply to this PUD.

(A) **Minimum Lot Area:** five (5) acres.

(B) **Minimum Lot Width:** One Hundred and Fifty (150) feet. The minimum lot width is the allowable horizontal distance between the side property lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the front setback line.

(C) **Minimum Lot Frontage:** No portion of any Building hereafter erected or enlarged shall be located closer than twenty-five (25) feet to the front property line. The minimum length of a lot frontage shall be measured between side lot lines at the street right-of-way or private street easement.

(D) **Maximum Lot Coverage:** Thirty-five percent (35%) for all primary and accessory structures, drives and parking areas.

(E) **Maximum Floor Area Ratio:** The maximum floor area ratio of all Buildings and structures on a zoning lot shall not exceed 0.5.

Section 9. Design Guidelines. Each new Building, or other improvement in the PUD District shall pay reasonable regard to the following Design Guidelines recognizing the unique uses permitted within the PUD District:

(A) **Landscape Design Standards.** Landscaping shall be designed and installed to enhance the building and site improvements and shall be tolerant of the Northwest Indiana climate. All landscaping shall comply with the City of Hobart Municipal Code §154.423. Landscaping within the PUD shall also comply with the following additional requirements:

- i. Minimum Tree Sizes shall be 2-inches in diameter for deciduous overstory trees, 1 ½-inches in diameter for ornamental deciduous trees and 6-foot in height for coniferous trees.

- ii. All planted landscape material that perishes shall be replaced during the next planting season.
- iii. All planted landscape material shall be installed immediately after construction of building and site improvements on each Lot, weather permitting.
- iv. Project site shall utilize a combination of sod, seed, and areas of no mow/low mow grass. Areas directly adjacent to the structures shall be installed with sod to promote a positive and instantaneous aesthetic and maintain erosion control. Seed shall be utilized in larger open areas between buildings, around retention basins, and in programmed open lawn areas. All remaining areas may utilize a no mow/low mix of grass.

(B) **Building Design Standards.** Building Design Standards are established to create design consistency and architectural unity within the PUD. All Buildings within the PUD shall be designed and constructed (i) according to the building codes in effect with the City at the time of construction; and (ii) using the finished exterior building materials which shall consist of two or more building materials. Colors shall be neutral, harmonious and compatible with colors of the natural surroundings and other adjacent Buildings.

Section 10. Other Ordinances. Any Ordinance of the City of Hobart in conflict with the provisions of any Ordinance is hereby superseded by this Ordinance.

Section 11. Severability. The invalidity of any section, clause, sentence or provision of this Ordinance shall not affect the validity of any other part of this Ordinance which can be given effect without such invalid part or parts.

Section 12. Definitions. Capitalized words in this Ordinance and not specifically defined herein shall have the meaning set forth in the Zoning Ordinance of the City of Hobart, Indiana.

Section 13. Effective Date. This Ordinance shall be in full force and effect after its passage and approval by the Common Council for the City of Hobart and publication as may be required by law.

EXHIBIT LIST

- A – Legal Description
 - B – Concept Plan
 - C – Definitions
-

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. *Todd A. Leeth*

This Instrument Prepared By:

**TODD A. LEETH
LEETH LAW LLC
2700 VALPARAISO ST., #2412
VALPARAISO, INDIANA 46384**



7/17/2025 3:25 PM

<https://leethlaw.sharepoint.com/sites/LeethLaw/Shared Documents/Client Folders/Charlie/CoAction 2514-xx/Documents/Grand Ave PUD 2025-04-30.docx>

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 (south parcel):

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART LYING NORTH OF A LINE DRAWN 785 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF SAID U.S. HIGHWAY #30 AND EXCEPTING THEREFROM THAT PART LYING SOUTH OF A LINE DRAWN 380 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF SAID U.S. HIGHWAY #30, IN LAKE COUNTY, INDIANA.

Parcel 2 (north parcel):

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, EXCEPTING THE EAST 350.00 FEET THEREOF AND EXCEPTING THEREFROM THAT PART LYING SOUTH OF A LINE DRAWN 785 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF SAID U.S. HIGHWAY #30, IN LAKE COUNTY, INDIANA.

EXHIBIT "C"

DEFINITIONS

BUILDING. Any structure designed, built or intended for the shelter, enclosure or protection of persons, animals, chattels or moveable property of any kind, and which is permanently affixed to the land.

NON-CONFORMING USE. Any use of land , Buildings or structures which does not comply with all of the regulations of Chapter 154 of the Municipal Code or of any amendment thereto governing uses within the PUD District for the zoning district in which the use is located.

NON-CONFORMING BUILDING OR STRUCTURE. Any Building or structure which does not comply with all the regulations of Chapter 154 of the Municipal Code or of any amendment thereto governing bulk for the zoning district in which the Building or structure is located, or any Building or structure which is designed or intended for a non-conforming use.

PARKING AREA. A group of parking spaces, which are exclusive of any part of a street or alley, designed or used for the temporary parking of motor vehicles.

YARD. An open space on a zoning lot which is unoccupied and unobstructed from the ground level or lowest level otherwise specified, to the sky, except as otherwise allowed herein. A YARD extends along a lot line at right angles to the lot line to a depth or width specified in the yard regulations for the zoning district in which the zoning lot is located.

YARD, FRONT. A yard extending along the full length of the front lot line between the side lot lines.

YARD, REAR. A yard extending along the full length of the rear lot line between the side lot lines.

YARD, SIDE. A yard extending along a side lot line from the front yard (or front lot line when there is no front yard) to the rear yard (or rear lot line when there is no rear yard.)

Rezone to PUD
PUD to PUD
US 30 / GRAND BLVD.

See Attached Exhibit A

PC 25-23

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 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:

___(c) the land involved is suitable for the proposed land change because:

___(d) the topography is suitable for the proposed land use without adverse effect upon the surrounding land because:

___(e) the property value of adjacent property would not be decreased because:

Signature of Petitioner/Agent

Date

John W. ...

6/10/25

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 or Does Not** comply with the standards in the zoning ordinance.

All of which this 3rd day of July, 2025 by a majority vote of the Hobart Advisory Plan Commission.

Maria ...

Plan Commission President

Attest:

M. ...

Plan Commission Secretary/Zoning Official

Exhibit "A"

CITY OF HOBART PLAN COMMISSION

APPLICATION TO AMEND TO THE ZONING MAP

PETITIONER'S PROPOSED FINDINGS OF FACT

Petitioner: CoAction

Legal Description: **Parcel 1 (South Parcel):**
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART LYING NORTH OF A LINE DRAWN 785 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF SAID U.S. HIGHWAY #30 AND EXCEPTING THEREFROM THAT PART LYING SOUTH OF A LINE DRAWN 380 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF SAID U.S. HIGHWAY #30, IN LAKE COUNTY, INDIANA.

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Location: Grand Avenue, Hobart, Indiana 46342

Current Zoning: PUD (Ordinance No. 2023-03)

Proposed Zoning: Grand Avenue PUD

The above named Petitioner, by counsel, Todd A. Leeth of Leeth Law LLC, now makes the proposed Findings of Fact in support of Petitioner's Application for Amendment to the

Zoning Map (the “Petition”) to change certain real estate described above (herein after referred to as the “Subject Parcel”) from the PUD (Ordinance No. 2023-03) to a new and separate PUD known as Grand Avenue PUD to allow for a Supportive Housing project, and other uses.

After hearing Petitioner’s arguments and evidence in support of the change and amendment to the zone map, remonstrance and opposition or the opportunity for the receipt thereof, and comments, reports or recommendations of staff and others, the Plan Commission and Common Council, after paying reasonable regard the comprehensive plan, current conditions and the character of current structures and uses in each district, the most desirable use for which the land in each district is adapted, the conservation of property values throughout the jurisdiction, and responsible development and growth, now makes the following findings:

FINDINGS:

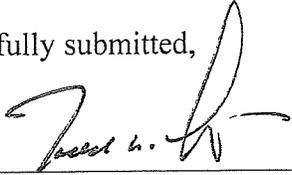
The Petition is well taken and the Zone Map should be amended to change the zoning classification for the Subject Parcel on the official zone map to the new PUD District designation for the following reasons:

1. The Petition is not “spot zoning” which would confer a special benefit to the Petitioner on a small tract of land with no commensurate benefit to the community or create an isolated zoning district within the City. The Subject Parcel is north of US 30 and the auto-oriented type uses. Alternative uses are appropriate more than 300 feet north of Highway 30.
2. The comprehensive plan anticipates and encourages changes in City planning to meet changing needs and circumstances.
3. The comprehensive plan (Hobart’s 2040 Comprehensive Plan approved by Council Resolution 2023-14 on September 6, 2023) will not be disrupted or destroyed because the uses within the new Grand Avenue PUD District compliment the goals and objectives of the comprehensive plan, and will provide for a better quality of community life.
4. The Subject Parcel is suitable for the proposed uses because the property is of adequate size, consisting of approximately 22 +/- acres, to support the Supportive Housing project and other varying uses permitted or allowed in the District.
5. The Subject Property is significantly constrained from large scale auto-oriented big box development consistent with the comprehensive plan due to significant wetland impacts on the site topography which makes the Subject Property unsuitable for such uses.
6. The property value of adjacent property would not be decreased because the Subject Property is located near US Highway 30, a major thoroughfare, and categorized as “Auto-Oriented” land use designations where uses are intended to provide for establishments that primarily accommodate motorists and are intended

to meet local and regional needs. The physical environment, characterized by large parcels, deep building setbacks, and substantial building footprints, plays a major role in defining this commercial and residential designation. Petitioner's proposed use of the Subject Property as a residential use, generally more intense residential or commercial type uses distributed throughout the property, will be less conflict with other uses adjoining or in close proximity to the Subject Property.

Dated this 10th day of June, 2025.

Respectfully submitted,

By: 

Todd A. Leeth
LEETH LAW LLC
2700 Valparaiso St., #2412
Valparaiso, Indiana 46384

Attorney for Applicant

This Instrument Prepared By:

TODD A. LEETH
LEETH LAW LLC
2700 VALPARAISO ST., #2412
VALPARAISO, INDIANA 46384



6/9/2025 4:30 PM

<https://leethlaw.sharepoint.com/sites/LeethLaw/Shared Documents/Client Folders/Juliett/Johnson Farm 19939/City of Hobart PUD - 1/Documents/Findings of Fact - A-1 Map Amend Application 2024-06-19.docx>

**CERTIFICATION AND REPORT TO
COMMON COUNCIL OF THE CITY OF HOBART ON
ZONE MAP CHANGE**

CERTIFICATION TO: Common Council of the City of Hobart

FROM: Connor Miller/Zoning Administrator

RE: Change to be made on the zone map.

DATE: July 9, 2025

PETITIONER: CoAction
c/o Todd Leeth/Leeth Law LLC
2700 Valparaiso St. #2412
Valparaiso, IN 46384

REQUEST: Rezone existing PUD (Planned Unit Development District) to a new PUD (Planned Unit Development)

PROPOSED USE: Supportive Housing

GENERAL LOCATION: Located on the NW corner of Grand Blvd. & US 30

LEGAL DESCRIPTION:

Parcel 1 (south parcel):

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART LYING NORTH OF A LINE DRAWN 785 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF SAID U.S. HIGHWAY #30 AND EXCEPTING THEREFROM THAT PART LYING SOUTH OF A LINE DRAWN 380 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF SAID U.S. HIGHWAY #30, IN LAKE COUNTY, INDIANA.

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PLAN COMMISSION PETITION NO.: 25-23
DATE OF PLAN COMMISSION ACTION: July 3, 2025
DEADLINE FOR CITY COUNCIL ACTION: October 7, 2025

CERTIFICATION:

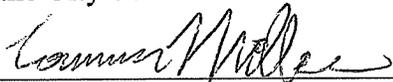
ACTION TAKEN BY PLAN COMMISSION:

Recommendation to the Common Council to Approve the change of zone requested
(Favorable recommendation)

CONDITIONS: None

VOTE: 6-0

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



Connor Miller/Zoning Administrator
City of Hobart

MEMORANDUM

DATE: JULY 9, 2025

TO: HOBART COMMON COUNCIL MEMBERS
MAYOR JOSH HUDDLESTUN
CITY ATTORNEY HEATHER McCARTHY

FROM: CONNOR MILLER/ZONING ADMINISTRATOR

RE: TO REZONE ESTABLISHED PUD TO A NEW PUD

Attached please find a Certification and Proposed Ordinance for your consideration regarding Plan Commission Petition 25-23, located on the NW corner of Grand Blvd. & US 30, zoned PUD, 21.7 acres +/-

DRAFT PUBLIC HEARING MINUTES OF THE PLAN COMMISSION MEETING OF JULY 3, 2025: Speaking on behalf of the petitioner was Attorney Todd Leeth. Also present was Jordan Stanfill, Director of Housing for CoAction. Mr. Leeth is requesting to amend the current residential PUD to a new PUD for a supportive housing development. He noted the property is significantly challenged for development due to the large area of wetlands and will set back approximately 400' from US 30 and 1300' from Grand Blvd. CoAction is a not-for-profit corporation dedicated to helping the people of Northwest Indiana regardless of income, ability or age that are experiencing financial hardship. He proposed the first phase will consist of one building with the first floor containing a supportive community area and CoAction's headquarters for Northwest Indiana and 36 small apartments on the second and third floors for supportive housing. Mr. Stanfill explained supportive housing helps individuals who are experiencing a housing crisis by either living in the shelter system, their cars or outside in the elements by providing housing for them. They currently operate approximately 70 housing units in the area. This proposed age restrictive site will apply to individual's age 55+ in a housing crisis with diagnosed disabilities. If needed, long-term stable housing is available but the average stay is 5 to 5 1/2 years. Ms. Galka opened the public hearing for Petition 25-23. *Delores Sills, 5928 E. 81st Avenue mentioned she resides next to the property was not informed of the proposed development. She has concerns once construction begins with the wetlands since she is on well and septic. Josh Huddlestun was in favor of the proposed development.* Hearing no further public comments Ms. Galka closed the public hearing. Mr. Leeth addressed Ms. Sills concerns regarding storm water by stating the plan presented is only a concept of what the design professionals think may work. At this particular time, they are only requesting approval for the zone change at which time only then can engineering proceed. Mr. Kara mentioned he visited the facility in Portage and felt it to be very nice and was in favor of the development. Ms. Galka felt this to be a benefit to the City, not only for the housing it will allow, but also for relocating their headquarters here. Mr. Kara motioned for a Favorable Recommendation to the Common Council for Petition 25-23 including all discussion and Findings of Fact, seconded by Mr. Emig. All ayes, motion carried. (6-0)