

ORDINANCE NO. 2016- 16

**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 R-2 ZONE TO M-1 ZONE CLASSIFICATION**

WHEREAS, THE HOBART CITY PLAN COMMISSION by a majority vote recommended that its **Petition No. 16-27** be adopted and that the Council rezone this property.

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 R-2 (Single Family Residential District) classification to M-1 (Light Manufacturing District) zoning classification:

Parcel 4: That Part of the East 10 acres of the East half of the West half of the Northwest Quarter of Section 35, Township 36 North, Range 8 West of the Second Principal Meridian, lying North of the Northwesterly right of way line of Interstate Highway 65 in Hobart, Lake County, Indiana

Parcel 5: The North 528 feet of the West 165 feet of the East 330 feet of the East ½ of the West ½ of the Northwest ¼ of Section 35, Township 36 North, Range 8 West of the Second Principal Meridian, lying North of the Northwesterly right of way line of Interstate Highway 65 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:

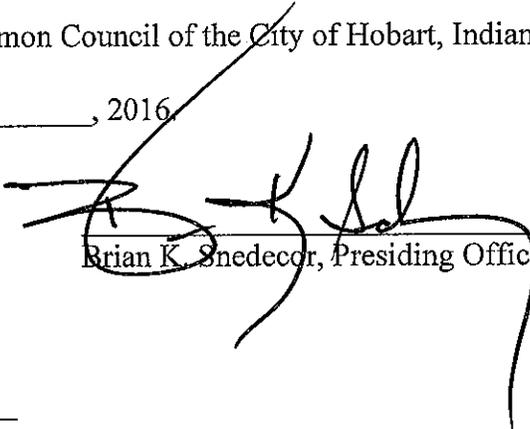
All buildings or uses permitted and placed upon said described real estate shall fully conform to all the provisions of the Zoning Ordinance of the City of Hobart, Indiana and shall have obtained the proper permits.

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.

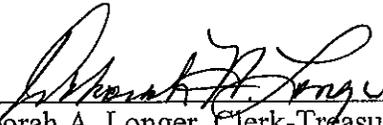
PASSED and ADOPTED by the Common Council of the City of Hobart, Indiana on this

2nd day of August, 2016.



Brian K. Snedecor, Presiding Officer

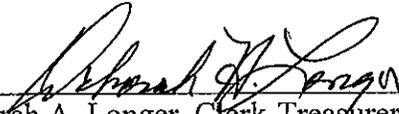
ATTEST:



Deborah A. Longer, Clerk-Treasurer

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

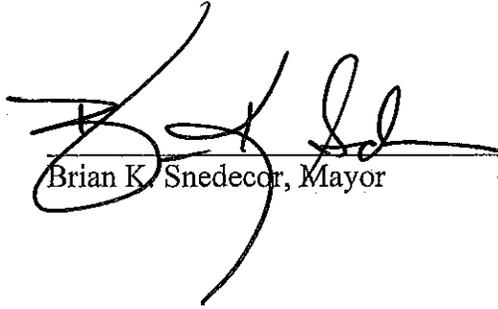
2nd day of August, 2016 at 5:45 o'clock P. M.



Deborah A. Longer, Clerk-Treasurer

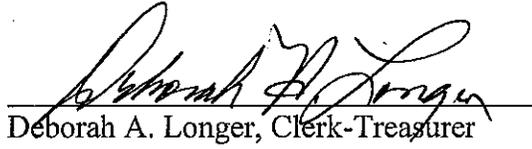
APPROVED and SIGNED by me, the Mayor of the City of Hobart, this 22nd day of

August, 2016.



Brian K. Snedecor, Mayor

ATTEST:



Deborah A. Longer, Clerk-Treasurer

**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: Sergio Mendoza, City Planner

RE: Change to be made on the zone map.

DATE: July 7, 2016

PETITIONER: John & Linda Kolarik
1454 Maple Street
Hobart, IN 46342

REQUEST: Change zone from a R-2 (Single Family Residential District) to
M-1 (Light Manufacturing District)

PROPOSED USE: To create a 1-lot subdivision for similar M-1 zoning

GENERAL LOCATION: Approx. 0.3 miles north of 49th Ave. and west of I-65

LEGAL DESCRIPTION: Parcel 4: That Part of the East 10 acres of the East half of the West
half of the Northwest Quarter of Section 35, Township 36 North,
Range 8 West of the Second Principal Meridian, lying North of the
Northwesterly right of way line of Interstate Highway 65 in
Hobart, Lake County, Indiana

Parcel 5: The North 528 feet of the West 165 feet of the East 330
feet of the East ½ of the West ½ of the Northwest ¼ of Section 35,
Township 36 North, Range 8 West of the Second Principal
Meridian, lying North of the Northwesterly right of way line of
Interstate Highway 65 in Lake County, Indiana

PLAN COMMISSION PETITION NO.: 16-27

DATE OF PLAN COMMISSION ACTION: July 7, 2016

DEADLINE FOR CITY COUNCIL ACTION: October 5, 2016

CERTIFICATION:

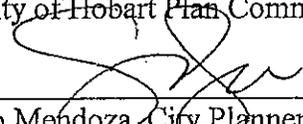
ACTION TAKEN BY PLAN COMMISSION:

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

CONDITIONS: None

VOTE: 9-0

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