

**ORDINANCE NO. 2019-30**

**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-3 ZONE TO PUD M-1 ZONE CLASSIFICATION**

WHEREAS, THE HOBART CITY PLAN COMMISSION by a majority vote recommended that its **Petition No. 19-40** be adopted and that the Council rezone this property.

WHEREAS, the Covenants and Restrictions for said PUD as adopted and recommended by the Commission, is attached hereto and made a part hereof as Exhibit "A;" and

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-3 (Single to Four Family-Residence District) classification to PUD M-1 (Planned Unit Development District) zoning classification:

That part of the west 1/2 of the east 2/5 of the west 1/2 of the southwest 1/4 of Section 11, and the east 1/5 of the west 1/2 of the southwest 1/4 of Section 11, in Township 35 North Range 8 West of the 2<sup>nd</sup> principal meridian laying south of the right of way of the Chicago and Grand Trunk Route Railway, 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:

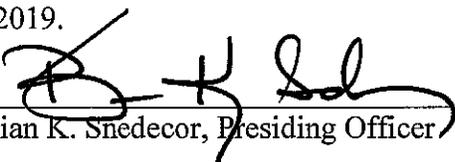
All buildings or uses permitted and placed upon said described real estate shall fully conform to all the provisions of the Zoning Ordinance of the City of Hobart, Indiana and shall have obtained the proper permits.

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.

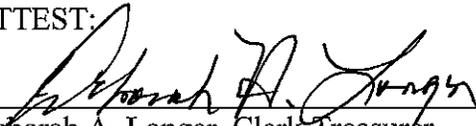
SECTION 5. Since an emergency exists for the immediate taking effect of this Ordinance, the same shall be in fully force and effect from and after its passage by the Common Council of the City of Hobart; upon the approval of the Mayor of the City of Hobart Indiana; and as soon thereafter as otherwise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

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

4<sup>th</sup> day of December, 2019.

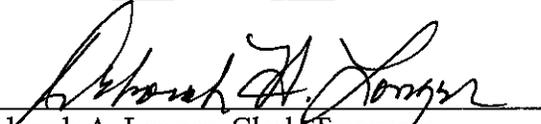
  
\_\_\_\_\_  
Brian K. Snedecor, Presiding Officer

ATTEST:

  
\_\_\_\_\_  
Deborah A. Longer, Clerk-Treasurer

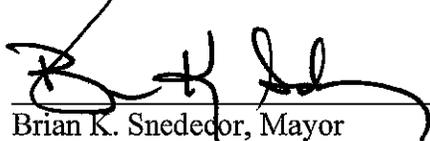
Presented by me to the Mayor of the City of Hobart, Indiana, for his approval and signature this

4<sup>th</sup> day of December, 2019 at 7:15 o'clock P. M.

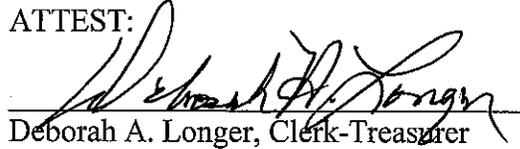
  
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Deborah A. Longer, Clerk-Treasurer

APPROVED and SIGNED by me, the Mayor of the City of Hobart, this 4<sup>th</sup> day of

December, 2019.

  
\_\_\_\_\_  
Brian K. Snedecor, Mayor

ATTEST:

  
Deborah A. Longer, Clerk-Treasurer

**EXHIBIT A**  
**NORTHWIND PUD LIGHT INDUSTRIAL DISTRICT**

That part of the west ½ of the east 2/5 of the west ½ of the southwest ¼ of section 11, and the east 1/5 of the west ½ of the southwest ¼ of section 11, in Township 35 North Range 8 West of the 2<sup>nd</sup> principal meridian laying south of the right of way of the Chicago and Grand Trunk Route Railway, Lake County, Indiana.

**I. USE AND BULK REGULATIONS IN THIS PLANNED UNIT DEVELOPMENT.**

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

(B) Also applying to this PUD are additional regulations set forth in other subchapters and sections of this chapter of the Hobart Municipal Code (HMC) 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 154.415 et seq, Site Plan
- (10) Conditional Uses (see editor's note at end of chapter analysis);
- (11) Sections 154.460 et seq., Non-conforming Uses and Non-conforming Buildings; and
- (12) Sections 154.480 et seq., Administration and Enforcement.  
(Prior Code, § 24-102) (Ord. 97-15; Ord. 2001-41)

Citations to the Hobart Municipal Code (HMC) above 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.

**II. PURPOSE.**

The purpose of this subchapter is to establish a district designed and intended to accommodate; retail, service, production, processing, cleaning, repair, testing, wholesaling and warehousing uses, and other miscellaneous uses which are most compatible with uses typically located in a light industrial park setting with access to major highways, expressways and railroads. Care is taken to insure minimal land use and traffic conflicts and to provide adequate separation from residences.

(Prior Code, § 24-103) (Ord. 97-15; Ord. 2001-41)

### III. LIMITATIONS OF USE.

Permitted uses in this NORTHWIND PUD district are subject to the following additional general limitations:

(A) Dwelling units are not permitted;

(B) All production, servicing and processing shall be conducted in completely enclosed buildings unless otherwise indicated hereafter. Within one hundred fifty feet (150') of any residence district, all storage shall be within completely enclosed buildings or structures, and storage located elsewhere in this district may be open to the sky but shall be enclosed by a solid wall or by solid fences and as otherwise provided for in this chapter, unless otherwise permitted by HMC §154.307 OPEN LOT SELLING;

(C) However, open off-street loading facilities and open off-street parking of motor vehicles may be unenclosed, except for the screening of parking and loading facilities as required under the provisions as set forth in OFF-STREET PARKING LOADING commencing with HMC §154.355 ; and

### IV. PERMITTED USES.

The following listed uses are permitted within this district provided the use does not violate any performance standards listed in the following section:

- (1) Warehousing
- (2) Distribution
- (3) Assembly
- (4) Laboratories
- (5) Office
- (6) Research and Development
- (7) Vehicle Repair and Maintenance- if contained within a completely enclosed building and accessory to a permitted use listed.
- (8) Equipment rental company with accessory fuel island. (Limit one operational rental company within the boundaries of the NORTHWIND PUD at a time)
- (9) Process Production
- (10) Manufacturing
- (11) Food Production
- (12) Beverage, bottling and distillation of alcoholic and non-alcoholic.
- (13) Retail Sales- if done in conjunction with a primary permitted use.
- (14) Indoor sports and recreation

- (15) Call Center or Data Center
- (16) Contractor and Construction Shop
- (17) Paper Product recycling
- (18) Welding or Soldering
- (19) Fabrication
- (20) Dry Cleaning and pressing plants.
- (21) Electrical Equipment
- (22) Pharmaceutical products
- (23) Textiles
- (24) Parking if accessory to a permitted use
- (25) Stamping
- (26) Printing
- (27) Training facility
- (28) Product Testing

## V. EXCLUSIONS

The following listed uses are excluded and prohibited within this district:

- (1) Auto body repair
- (2) Truck terminal or express facility
- (3) Truck Stop
- (4) Fur goods
- (5) Meat Processing of any type
- (6) Television, Cellular or Radio Towers
- (7) Concrete or Asphalt batch plant
- (8) Religious congregations
- (9) Smelting
- (10) Fuel Refining
- (11) Recycling Center (except paper products)

(12) Salvage Yard

(13) Foundry

## VI. LIGHT MANUFACTURING DEVELOPMENT AND DESIGN GUIDELINES

(A) *Lot Standards* - Lot Standards for each use dictate the minimum and/or maximum standards that apply to lots with a PUD Zoning District in a manufacturing/light industry use.

(1) Manufacturing and Light Industry Use: Minimum and/or maximum standards that apply to lots/parcels/sites with manufacturing and/or light industry use.

(a) Minimum Lot Area: 5 acres

(b) Minimum Lot Width: One hundred fifty feet (150'). 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: Seventy feet (70') on a public street. 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: Seventy-five percent (75%) for all primary and accessory structures, drives and parking.

(B) *Yards and Setbacks* -- Yard Setbacks for each use dictate the minimum and/or maximum standards that apply to lots/parcels/sites in a PUD Zone District with a manufacturing/light industry use.

(1) Manufacturing/Light Industrial Use. Standards for each use dictate the minimum and/or maximum standards that apply to lots/parcels/sites with a manufacturing and/or light industry use:

(a) Front: Minimum of forty feet (40') from a local street road classification/cul-de-sac, forty-five feet (45') from a collector street road classification and fifty feet (50') from a 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 here in.

(b) Side: Minimum forty feet (40'). 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 here in. For corner and through lots, any side of a structure that faces a street shall meet front setback requirements.

- (c) Rear: Minimum fifty feet (50'). 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 here in. For through lots, the rear of the structure facing a street shall meet front setback requirements.
- (2) All uses in a PUD Manufacturing/Light Industry: Minimum and/or maximum standards that apply to lots/parcels/sites with a manufacturing/light industry use:
- (a) 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) Naturally Sensitive Areas Setback: Forty foot (40') minimum setback distance shall exist when structural development occurs on a lot or parcel that is adjacent to naturally sensitive areas including but not limited to riparian areas and wetlands. The Planner, or his/her designee may determine if a feature constitutes a naturally sensitive area. This setback shall overlap front, side, and rear setbacks. The setback with the largest width shall apply.

(C) *Site Layout*: Orientation, Circulation, and Parking, all uses:

- (1) Site planning encourages compatibility between the site and the buildings, and between all buildings on the site is encouraged. Grading and other modifications to topography shall be permitted but shall avoid negative drainage impacts.
  - (a) All streetscape elements along corridors, such as pavers, light posts, planters, trash receptacles and tree grates shall be coordinated from one development to the next.
  - (b) Where natural or existing stands of woodlands, heritage trees, or topographic patterns contribute to a development, they shall be conserved and integrated.
  - (c) Site furnishings, including but not limited to: benches, trash receptacles, bollards, and pedestrian-scale lighting shall be incorporated into new streetscapes and site development projects
    - 1. All exterior light standards, tree grates, seating, etc. shall include durable dark finished metal, wood, or other similar materials or,
    - 2. Alternative color and material variations shall be considered when the design of the site furnishings are directly related to the architectural materials and treatment of the building.

3. Site furnishings shall be located within the most active areas of the public realm, such as along walkways or near building entries to accommodate and animate active and passive use and in a manner that do not impede pedestrian or vehicular transportation and access.
  4. All site planning and site furnishings shall ensure pedestrian ways are in compliance with the Americans with Disabilities Act (ADA) and ADA Standards for Accessible Design.
- (2) Buildings shall be oriented in a linear form to hide or minimize large expanses of parking and create a complete street atmosphere, add to the human scale of development and a more pedestrian friendly environment. Buildings on islands surrounded by parking should be avoided.
  - (3) Newly installed infrastructure and service revisions necessitated by exterior alterations shall be underground.
  - (4) Refuse and waste removal areas, service areas/yards, storage yards, and exterior work areas shall be screened from view from public ways, using materials consistent with the building design.
  - (5) Minimum Public Street Access: All lots shall be required to have legal access to a public street for both vehicle and pedestrian traffic.
  - (6) Building Orientation and Site Design.
    - (a) All building facades facing an interstate highway, major or minor arterial or collector road classification or a residential district or use shall have a cohesive architecture treatment on all faces as well on any solid screening elements, such as walls, and must be a finished façade in compliance with the requirements in Section VI.(I).
    - (b) Loading Spaces – No loading spaces shall be permitted to face a major or minor arterial, collector road classification or other street where a residential district or use exists on the opposite side of said street.
    - (c) Outside Storage – No outside storage shall be permitted between an established building line and the right-of-way of a major or minor arterial or collector or other street where a residential district exists on the opposite side of said street.

(D) *Street, Vehicular, and Pedestrian Circulation.*

- (1) Major arterials and major collector road classifications must have reasonable restrictions as to the numbers and location of access points in order to provide safe and sufficient traffic movement to and from adjacent lands.
  - (a) Frontage roads, access roads, and other internal drives shall be classified as major and minor arterials and major collector streets must be constructed to create a

hierarchy of roads for safe on-site circulation. These internal drives shall provide pedestrian access and landscaping.

- (b) Shared access shall be coordinated with contiguous lots. Access at the side or rear of buildings is encouraged.
  - (c) New access points onto the major and minor arterials shall be coordinated with existing access points whenever possible and approved by the Plan Commission.
  - (d) Cross-access easements shall be required between adjacent compatible developments.
- (2) No curb cuts shall be within two hundred feet (200') of any intersection of public roads.
- (3) Opposing curb cuts shall align squarely or upon approval be offset no less than fifty feet (50').
- (4) Stub streets shall be built in all cases where adjacent lots have reasonable potential for development.
- (5) Entry drives of the development shall not exceed forty feet (40') in width.
- (6) Sidewalk and Pedestrian Circulation shall complement the building design and site utilization in color, form, geometry, orientation and location. And including:
- (a) Sidewalks shall be required on at least one (1) side of each street within a development.
  - (b) Sidewalks shall be at least five feet (5') wide except those located on a street designated for a minimum eight foot (8') wide multi-use path, trail, or as part of a bicycle and pedestrian master plan.
  - (c) A five foot (5') wide sidewalk shall connect the primary facade entrance to an adjacent public or private street sidewalk.
  - (d) Non-fixed surfacing such as decomposed granite, and similar, is prohibited.
- (7) Bicycle Facilities
- (a) Bicycle parking areas shall be provided in proportion to the total number of parking spaces installed as follows:
    1. A minimum of one (1) bicycle parking space shall be provided per thirty (30) vehicle parking spaces.
    2. No more than fifteen (15) bicycle parking spaces shall be required for any primary structure.

(b) Bicycle parking spaces shall be located within sixty feet (60') of the main entryway into the primary structure or be located inside the primary structure.

(c) A bike rack or bike locker shall be installed to secure the bicycles.

(8) Additional easements for the provision of enhancement of transit shall be provided.

(E) *Outside Sales, Display, and Storage*

(1) All office-service, planned business park, and/or manufacturing/light industry uses, services, processing or storage shall be conducted in completely enclosed buildings unless outside/outdoor sales, displays, and storage complies with the indicated regulation hereafter.

(2) Outside/outdoor sales, displays, and storage, uses, services, processing or storage within an office-service, planned business park, and/or manufacturing/light industry use shall be conducted in completely enclosed buildings; except when outside/outdoor sales, and display are in conjunction with "drive-in" "drive-thru" establishment type uses offering goods and services directly to customers waiting in parked motor vehicles; and shall be in compliance with open lot selling guidelines when applicable as outlined in HMC §154.307 OPEN LOT SELLING.

(3) Outside/outdoor storage areas, regardless of size, shall be on hard-surfaced, dust-free pavement. The pavement type and thickness shall be reviewed at the Site Plan Review Committee prior to obtaining Plan Commission approval, taking into consideration soil conditions and traffic loading. Pervious pavements and pavers including durable materials, suitable for parking such as cobblestones, brick, concrete formed blocks or cut stone, the system of which is specifically installed and designed for vehicular loads shall also be considered.

(a) Screening shall be provided for outdoor storage areas that are greater than five hundred (500) square feet from the parking lot and primary roadways by installing a minimum twenty-four inch (24") opaque wall constructed from the same building material as the primary structure, and integrated into the design of the primary structure. The wall may be topped with a transparent fence.

(b) Outdoor storage within an area of five hundred (500) square feet or less shall not block handicapped parking areas, parking lot access aisles, and shall maintain a forty-two inch (42") clearance on all sidewalk

(c) A Type 1 landscaped buffer yard as described in section IV.(G)(5)(c) may also be used.

(d) Screening. Outdoor storage of the types described below shall be screened with an opaque fence, split face block wall, continuous evergreen screen, or a combination of the three. The screen must measure a minimum of eight feet (8') in height. The fences or walls shall be compatible with or constructed from the same building material as the primary structure, and integrated into the design of the primary structure.

- (4) Storage in Required Setbacks: No portion of any setback shall be used for permanent storage except during construction and in accordance with the terms of this section.
- (5) Bulk Storage for any use in which bulk storage is permitted for structures, buildings or aboveground tanks used for bulk storage of flammable or explosive liquids, gases or other material and shall meet screening requirements in section VI.(O)(1).
  - (a) Bulk Storage shall not be located closer than fifty feet (50') to the property line.
  - (b) Bulk Storage shall be enclosed within an opaque fence, or equivalent, of not less than eight feet (8') high, except as otherwise required by this section.
  - (c) Bulk Storage Lots shall be screened according to the provisions of this section.
- (6) However, open off-street loading facilities and open off-street parking of employee, customer/consumer motor vehicles may be unenclosed, except for the screening of parking and loading facilities as may be required under the provisions as set forth herein.

*(F) Off Street Parking and Loading*

- (1) Parking: As required under the provisions as set forth in OFF-STREET PARKING LOADING commencing with HMC §154.355 or as amended herein sets forth minimum requirements for parking lot design and buffering. Parking areas shall be planned to transition from the streetscape to the structure and to provide for adequate planting and safe pedestrian movement. The following standards / guidelines supplement those requirements.

(a) Minimum Parking Requirements:

1. One (1) space per one thousand (1,000) square feet of gross floor area or one (1) space for each two (2) employees on the premises during the largest shift, whichever is greater.
2. Parking areas, wherever possible, shall be located to the side and rear of structures and away from streets and highways, thereby using buildings or other architectural elements as a visual barrier.
3. Parking spaces shall not directly abut structures. Provide adequate space of fifteen feet (15') minimum for walkways and landscaping between parking and structures.
4. Landscape plantings and trees shall be required on the perimeter and within parking lots to reduce the visual impact of large open areas of pavement and to reduce the buildup of heat on dark colored paving (heat island effect). Refer to section VI.(H) for planting requirements. The landscape plantings will also reduce stormwater runoff.

(2) Loading Berths: As required under the provisions as set forth in HMC §154.360 ADDITIONAL LOADING REQUIREMENTS and §154.361 SCHEDULE OF LOADING REQUIREMENTS; and including the following standards/guidelines supplement those requirements.

(a) Loading areas shall be located as specified in above and:

1. Loading berths shall be designed with a minimum sixty foot (60') concrete apron area immediately adjacent to the structure.
2. Loading berths shall provide for a minimum total depth of one hundred thirty feet (130') of clear area pavement (no parking included).
3. Loading berths shall be designed with a minimum twelve foot (12') by sixty foot (60') clear area dedicated for ingress-egress to the loading berth.
4. Loading berths shall be prohibited within two hundred feet (200') feet of a residential use.

(b) Loading areas shall be recessed into the mass of the building or creatively blend it into the landscape using building offsets, screen walls, berms, and other design techniques.

(c) All loading/delivery areas and delivery doors shall be screened so as not to be visible from or cast light onto any adjacent residential area, or pedestrian way while vehicles are parked or moving. Landscaping can be used to supplement the screening.

(G) *Bufferyards and Screening* – The intent of the buffering and screening standards is to lessen the potential conflicts between the possible uses in one zoning district and those uses in adjacent districts. Screening minimizes the friction between incompatible land uses and improves the aesthetic and functional quality of new development through the use of setbacks and landscaping. The potential degree of conflict between the uses determines the extent of the buffer required.

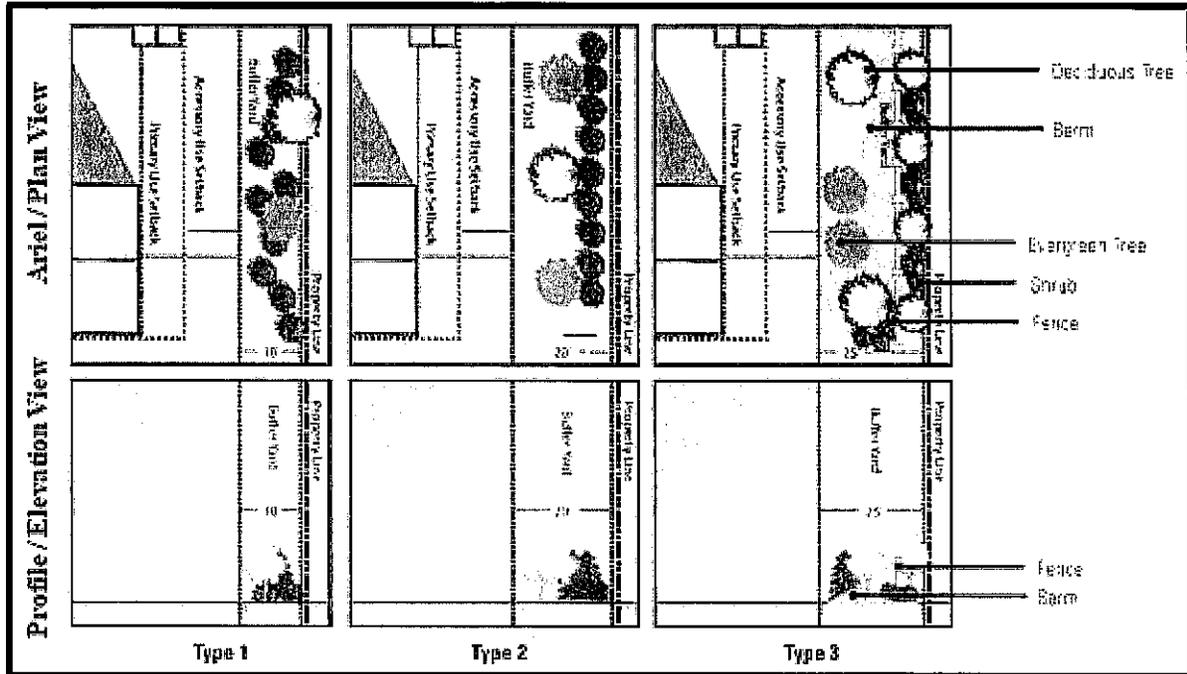
- (1) The bufferyard standards only apply along the property lines where two (2) dissimilar uses or zoning classifications meet. The required buffer yards shall be installed despite the presence of streets, alleys, and other features. Existing mature vegetation (such as streams and fences rows) may be cited towards required buffering.
- (2) Trees, shrubs and emergent vegetation specifically selected for wetland or pond perimeters should be specified to enhance if not effectively screen detention areas.
- (3) All required bufferyards shall be provided entirely on the subject property and shall be in addition to applicable setbacks required VI.(B).

- (4) All landscape material must be properly maintained, and kept in a neat and orderly appearance, free from all debris and refuse. Landscape materials are intended to grow, spread and mature over time. Pruning, limbing-up, topping and other growth-inhibiting measures may only be used to ensure the public safety and/or health of the vegetation.
- (5) Screening may include landscaping, walls, fences, hedges, berms, and existing vegetation. The buffer width, height, and appropriate screening for similar and dissimilar uses and shall be in accordance with the applicable bufferyard regulations and as shown below in (G) (5) (a), Bufferyard Type Requirement Chart; (G) (5) (b) Bufferyard Type Illustration, and; (G) (5) (c) Bufferyard Type Setback Regulation Table:

(a) Bufferyard Type Requirement Chart.

		NEW DEVELOPMENT – PUD ZONING		
		PUD <i>Office Service</i>	PUD <i>Planned Business Park</i>	PUD <i>Manufacturing</i>
EXISTING DEVELOPMENT – LAND USE	Residential	1	3	3
	Office – Service	N/A	3	3
	Neighborhood and Central Business	2	3	3
	Highway Business	2	1	2
	Planned Business Parks	3	N/A	2
	Light Manufacturing/ Industrial	3	1	N/A
	Heavy Manufacturing/ Industrial	3	2	1

(b) Bufferyard Type Illustration.



(c) Bufferyard Type Requirement Table.

<b>Type 1</b>	<p>Bufferyard Type 1 shall include a minimum buffer width of 10 feet in <u>addition</u> to the yard setback otherwise required by this Ordinance. One (1) broad-leaf deciduous canopy tree and one (1) evergreen tree shall be planted in the bufferyard for every 50 feet of boundary between the subject and adjoining properties. All evergreen trees shall be six (6) feet in height at the time of planting.</p>
<b>Type 2</b>	<p>Bufferyard Type 2 shall include a minimum buffer width of 20 feet in <u>addition</u> to the yard setback otherwise required by this Ordinance. One (1) broad-leaf deciduous canopy tree and two (2) evergreen tree shall be planted in the bufferyard for every 50 feet of boundary between the subject and adjoining properties. All evergreen trees shall be six (6) feet in height at the time of planting. One (1) shrub shall be planted for every ten (10) feet of continuous boundary. Shrubs may be clustered.</p>
<b>Type 3</b>	<p>Bufferyard Type 3 shall include a minimum buffer width of 25 feet in <u>addition</u> to the yard setback otherwise required by the Design Guidelines. Two (2) broad-leaf deciduous canopy trees and two (2) evergreen trees shall be planted parallel to the property line in the bufferyard for every 50 feet of boundary between the subject and adjoining properties. All evergreen trees shall be six (6) feet in height at the time of planting. Shrubs shall be planted along 50 percent of the boundary. The plantings shall be supplemented by an earthen berm a minimum four (4) feet in height and a six-foot high opaque fence /wall of wood, masonry or stone so that the overall effect is a minimum height screen of eight (8) feet. A minimum of seventy-five (75) percent of the plant material shall be located on the outside of the fence/wall. Landscaping may be used to mitigate breaks in the berm or fence.</p>

(H) *Landscaping Requirements*: All landscaping shall be used to enhance the public realm. Plantings shall be incorporated to define edges, enhance and direct views, and promote pedestrian use and enjoyment. Landscape plans must use a diverse, coordinated landscape palette to establish visual continuity with a site utilizing a landscape palette of analogous and complementary colors, type, size, coverage, placement and management.

- (1) All portions of every lot not occupied by structures, parking areas, or other paved surfaces shall be designed, constructed, and maintained in accordance with HMC §154.423 (D) (6) (c) *Selection, maintenance, and installation of plant materials*. And be in a cultivated landscape condition to include the following:
  - (a) All open portions of each parcel shall be planted with drought-tolerant grass or other vegetative ground cover.
  - (b) Loose stone, rock or gravel may be used as a landscaping accent, but shall not exceed ten percent (10%) of the area of the required yard in which it is used.
  - (c) All shrubs shall be a minimum of eighteen inches (18") in height at the time of planting, measured from the top of the rootball.
  - (d) All deciduous trees shall have a trunk measuring a minimum of two and a half inches (2-1/2") in diameter at six inches (6") above the rootball at the time of planting.
  - (e) Where more than five (5) trees are to be used, a mix of tree species shall be utilized.
  - (f) All evergreen trees shall be a minimum of six feet (6') in height at the time of planting measured from the top of the rootball.
- (2) *Hardiness*: Plantings that are resistant to drought, do not require heavy irrigation, are resistant to deer, and which are native to Northwest Indiana are encouraged.
- (3) *Irrigation* is strongly recommended to establish new plantings and to maintain established plantings through dry periods. Suggested equipment includes the following:
  - (a) Drip irrigation i.e. Gator Bags, line emitters, and bubblers.
  - (b) Overhead irrigation should be limited to turf or micro sprinklers for small areas.
  - (c) Watering is discouraged from 10 AM – 6 PM and grass should not be watered daily except when establishing new landscaping material.
- (4) *Maintenance*: All plant materials shall be allowed to grow and mature (after ten (10) year time period) over time and shall only be trimmed in the event of damage or disease. All plant material that dies shall be replaced during the soonest planting

season (Spring or Fall). Replacement of dead plants is the responsibility of the property owner who shall:

- (a) Prohibit topping, limbing-up, and other similar practices.
- (b) Install drought tolerant species for large lot landscaping.
- (c) Encourage groundcovers in place of turf grass.

(5) Lot Yard Areas:

- (a) All yards and other open areas that are to remain undeveloped and are not being held for future phased development shall include plant material.
- (b) A minimum of one (1) tree shall be provided for every five thousand (5,000) square feet of yard area (excluding all common areas, buffer areas, landscape easements, parking lot interior and perimeter landscaped areas, and other similar features).
- (c) No more than twenty five percent (25%) of trees planted on each lot in these areas may be of an ornamental variety.

(6) Parking Areas:

- (a) Parking lots shall be reasonably screened from streets and adjacent uses using a combination of plant materials, decorative fences, decorative walls, and/or earthen mounds.
- (b) Perimeter Plantings shall include a mix of trees, shrubs and groundcover and shall be planted around the perimeter of parking areas to provide screening, shade and visual variety to include:
  - 1. One (1) tree shall be planted every thirty-five feet (35').
  - 2. A minimum of fifty percent (50%) of the required trees shall be canopy trees.
  - 3. Three (3) shrubs per one (1) parking space shall be planted.
  - 4. Shrubs shall be a minimum of fifty percent (50%) evergreens.

(c) Landscaped islands:

- 1. Shall be provided at the ends of each parking aisle.
- 2. One (1) island with one (1) tree shall be provided per every fifteen (15) spaces.

3. No landscape island shall be less than three hundred sixty (360) square feet in area.
4. Landscape islands shall be filled with planting soil or existing soil that has been tested and amended to support the plant material.

(d) All required landscape areas shall be protected from vehicle travel through the use of curbing and/or wheelstops.

(e) A minimum of one (1) tree and four (4) shrubs shall be provided for every three hundred sixty (360) square feet of landscaped area.

(7) Plantings. Select plant material from the list of species below where D = Deciduous and E = Evergreen:

(a) Trees for Planting on Streets, Highways, and Parking Lots.

(generally with high canopies, shade producing, hardy)

Botanic Name	Common Name	Type	Mature Height	Tree Category
<i>Acer 'Freemanii'</i>	Freeman Maple	D	50'-60'	Shade
<i>Acer rubrum</i>	Red Maple	D	40'-60'	Shade
<i>Acer saccharum</i>	Sugar Maple	D	50'-70'	Shade
<i>Gingko biloba</i> (male only)	Gingko	D	40'-60'	Shade
<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust	D	30'-60'	Shade
<i>Liquidambar styraciflua</i> (Fruitless)	American Sweet Gum	D	40'-60'	Shade
<i>Pyrus calleryana 'Aristocrat'</i>	Aristocrat Pear	D	35'-45'	Shade
<i>Quercus bicolor</i>	Swamp White Oak	D	40'-50'	Shade
<i>Quercus robur</i>	English Oak	D	50'-70'	Shade
<i>Taxodium distichum</i>	Bald Cypress	D	50'-100'	Shade
<i>Tillia cordata 'Green Spire'</i>	Little-Leaf Linden	D	40'-50'	Shade

(b) Trees for Planting on Streets, Highways that Minimize Conflict with Overhead Utilities.

Botanic Name	Common Name	Type	Mature Height	Tree Category
<i>Crataegus crus-galli</i> (Inermis)	Cockspur Hawthorn	D	15'-25'	Ornamental
<i>Malus 'Prairie Fire'</i>	Prairie Fire Crabapple	D	15'-25'	Ornamental
<i>Syringa reticulata</i>	Tree Lilac	D	20'-30'	Ornamental

(c) Ornamental Trees for Use in Site Interior or Buffer.

Botanic Name	Common Name	Type	Mature Height	Tree Category
<i>Acer ginnala</i>	Amur Maple	D	15'-20'	Ornamental
<i>Acer griseum</i>	Paperbark Maple	D	20'-30'	Ornamental
<i>Acer palmatum</i>	Japanese Maple	D	15'-20'	Ornamental
<i>Amelanchier canadensis</i>	Juneberry	D	30'-35'	Ornamental
<i>Amelanchier grandiflora</i>	Apple Serviceberry	D	25'-30'	Ornamental
<i>Betula nigra</i>	River Birch	D	40'-60'	Ornamental
<i>Cercis canadensis</i>	Eastern Redbud	D	20'-30'	Ornamental
<i>Cornus kousa</i>	Japanese Dogwood	D	20'-25'	Ornamental
<i>Cotinus coggyria</i>	Smoke Tree	D	15'-20'	Ornamental
<i>Magnolia soulangiana</i>	Saucer Magnolia	D	15'-20'	Ornamental
<i>Magnolia stellata</i>	Star Magnolia	D	10'-15'	Ornamental
<i>Salix matsudana 'Tortuosa'</i>	Corkscrew Willow	D	25'-30'	Ornamental

(d) Evergreen Trees for Use in Site Interior or Buffer.

Botanic Name	Common Name	Type	Mature Height	Tree Category
<i>Abies concolor</i>	White Fir	E	30-50'	Evergreen
<i>Picea abies</i>	Norway Spruce	E	50-60'	Evergreen
<i>Picea glauca densata</i>	Black Hills Spruce	E	50-60'	Evergreen
<i>Picea pungens 'Glauca'</i>	Colorado Blue Spruce	E	60-75'	Evergreen
<i>Pinus strobus</i>	Eastern White Pine	E	50-100'	Evergreen

(e) Small Shrubs Approved for Screens, Hedges, and Specimen Planting

Botanic Name	Common Name	Type	Mature Height
<i>Aronia melanocarpa</i>	Black Chokeberry	D	4-6'
<i>Buxus microphylla 'Koreana'</i>	Korean Boxwood	E	2-3'
<i>Cotoneaster divaricata</i>	Spreading Cotoneaster	D	5-6'
<i>Euonymus fortunei</i>	Euonymous	E	4-6'
<i>Hydrangea macrophylla 'Nikko Blue' spp.</i>	Nikko blue Hydrangea	D	3-4'
<i>Physocarpus opulifolius internedius</i>	Dwarf Ninebark	D	4-5'
<i>Rhus aromatica</i>	Fragment Sumac	D	4-6'
<i>Symphoricarpos alba</i>	White Snowberry	D	5-6'
<i>Weigela florida</i>	Flowering Weigela	D	4-5'

(f) Large Shrubs Approved for Screens, Hedges, and Specimen Planting.

Botanic Name	Common Name	Type	Mature Height
<i>Cornus alternifolia</i>	Pagoda Dogwood	D	15-20'
<i>Cornus sericea baileyi</i>	Redtwig Dogwood	D	8-10'
<i>Cotinus coggygria</i>	Smoke Tree	D	8-10'
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	D	4-8'
<i>Euonymus alatus 'compactus'</i>	Burning Bush	D	7-10'
<i>Forsythia intermedia</i> Hybrids	Hybrid Forsythia	D	7-10'
<i>Hamamelis virginiana</i>	Common Witch Hazel	D	10-15'
<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	D	4-15'
<i>Hydrangea paniculata 'Grandiflora'</i>	Peegee Hydrangea	D	6-10'
<i>Juniperus chinensis</i>	Chinese Juniper	E	6-15'
<i>Myrica pennsylvanica</i>	Northern Bayberry	D	5-10'
<i>Picea glauca 'Conica'</i>	Dwarf Alberta Spruce	E	6-10'
<i>Rhus typhina</i>	Staghorn Sumac	D	8-12'
<i>Sambucus canadensis</i>	American Elderberry	D	6-8'
<i>Syringa vulgaris</i> Hybrids	Hybrid French Lilac	D	8-12'
<i>Taxus cuspidata 'Capitata'</i>	Upright Japanese Yew	E	10-25'
<i>Taxus 'Hicksii'</i>	Hick's Yew	E	10-12'
<i>Thuja occidentalis</i> Hybrids	American Arborvitae	E	4-15'
<i>Viburnum dentatum</i>	Arrowwood Viburnum	D	10-15'
<i>Viburnum prunifolium</i>	Black Haw Viburnum	D	10-12'
<i>Viburnum trilobum</i>	American Cranberry Bush	D	8-12'

(g) Low Spreading Shrubs Approved for Borders, Parking Islands, and Groundcover.

Botanic Name	Common Name	Type	Mature Height
<i>Buxus sempervirens</i>	Boxwood	E	2-3'
<i>Cotoneaster apiculata</i>	Cranberry Cotoneaster	D	2-3'
<i>Cotoneaster horizontalis</i>	Rockspray Cotoneaster	D	1-3'
<i>Daphne burkwoodii</i>	Burkwood Daphne	D	3-4'
<i>Euonymus fortunei 'Sarcocoe'</i>	Sarcocoe Euonymus	E	3-4'
<i>Forsythia viridissima 'Bronxensis'</i>	Dwarf Forsythia	D	1-2'
<i>Hypericon patulum</i>	St. John's Wort	D	2-3'
<i>Juniperus</i> (spreading varieties)	Juniper	E	1-3'
<i>Philadelphus virginialis</i>	Miniature Snowflake	D	2-3'
<i>Picea abies 'Nidiformis'</i>	Birdnest Spruce	E	2'
<i>Rhus aromatica 'Gro-Low'</i>	Low Grow Fragrant Sumac	D	1-2'
<i>Ribes alpinum</i>	Alpine Currant	D	3-5'
<i>Spiraea alba</i>	Meadow Sweet Spiraea	D	3-5'
<i>Spiraea bumalda</i>	Spiraea	D	2-3'
<i>Syringa patula 'Miss Kim'</i>	Dwarf Korean Lilac	D	3-5'
<i>Taxus cupidata 'Nana'</i>	Dwarf Japanese Yew	E	2-3'
<i>Taxus media</i>	Spreading Yew	E	2-4'
<i>Thuja occidentalis 'Hetzii Midget'</i>	Hetz Midget Arborvitae	E	2-3'

(h) Climbing Vegetation For Walls and Fences.

Botanic Name	Common Name	Type
<i>Campsis radicans</i>	Trumpetvine	D
<i>Clematis jackmanii</i>	Clematis Hybrids	D
<i>Lonicera hechrottiae</i>	Everblooming Honeysuckle	D
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	D
<i>Parthenocissus tricuspidata</i>	Boston Ivy	D

(I) *Building and Façade Design*

(1) New Construction

- (a) All façades shall be designed with architectural details or relief in the façade to mitigate monotony in a fashion that is compatible with adjacent development. These features shall be located for maximum visual effect, at a minimum along public right-of-ways, across from different zoning uses such as residential, and around entry points. Building design shall include a minimum of four (4) of the following features:
1. Six external corners to mitigate monotony
  2. Horizontal reveals (projecting or recessed)
  3. Parapet offsets
  4. Change in color or texture every two hundred fifty feet (250') horizontally
  5. Architectural features such as towers, fins, canopies,
  6. Storefront glazing
  7. Accent color(s)
- (b) Multi-story Building: Building with multiple stories shall use design and features to define the ground floor (first floor) and add visual interest at a human scale by incorporating one or more of the following features:
1. Windows
  2. Display areas
  3. Canopies
  4. Awnings
  5. Wall art
  6. Other architectural features integral to the building.
- (c) 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 on the following uses:
1. Office Service Uses:

- a. Maximum height on lots/parcel/site less than twenty (20) acres shall not exceed thirty feet (30') in height.
- b. Maximum height on lots/parcel/site twenty (20) acres or greater shall not exceed forty feet (40') in height.

2. Planned Business Park Uses:

- a. Maximum height on lots/parcel/site less than twenty (20) acres shall not exceed thirty five feet (35') in height.
- b. Maximum height on lots/parcel/site twenty (20) acres or greater shall not exceed forty five feet (45') in height.

3. Manufacturing and Light Industrial Uses shall utilize a stepped approach to building design.

- a. Maximum building height on lots/parcel/site less than twenty (20) acres shall not exceed forty-five feet (45') in height.
- b. Maximum building height on lots/parcel/site twenty (20) acres or greater shall not exceed fifty-five feet (55') in height.

4. Cornice lines or parapets for all roof heights shall vary to create visual interest of individual modules in a building and, excluding decorative features, no building heights shall exceed

(d) Utility features: Utility features for all facilities, such as loading docks, shall be construed to be an architectural detail or feature to meet façade relief requirements in VI.(I)(1)(a).

(e) Material. The facades of all structures shall be either one or a combination of the following: brick, native stone, structural concrete panels, exterior insulated finish system (EIFS), architectural precast concrete, and/or architectural metal. Portions of the buildings faced with glass and pedestrian and vehicle doors shall be excluded from any calculation of building materials compliance.

1. Concrete block is not a permitted exterior finish material.
2. The primary material shall be used for a minimum of fifty percent (50%) of the facade of each structure (excluding any glass surfaces and doors). The primary building material (excluding window, door, roofing and soffit materials) used on each applicable façade shall be:
  - a. Brick or other masonry material.



(6) Outdoor Employee Areas: If provided, any structures or enclosures erected for outdoor employee areas not located within a loading or service area shall be of the same or similar materials as the building and shall be compatibly detailed with section VI.(I)(1)(e).

(7) Entry and Window Design

(a) Entrances: Building entrances shall be defined and articulated by architectural elements such as:

1. lintels,
2. pediments,
3. pilasters,
4. columns,
5. and other design elements appropriate to the architectural style and details of the building as a whole. The location, orientation, proportion and style of doors must faithfully reflect the chosen style of the building.

(b) Windows for wholesale and warehouse uses:

1. Windows shall be designed with a main entrance and at least two (2) window openings associated with the entry design.
2. Windows shall create rhythm along a block and each individual module with consistent horizontal spacing between windows on a floor, vertically aligning windows on upper and lower floors.
3. A common head height for windows on a single floor shall be established, minor deviations for accents are permitted but vertical alignment and horizontal spacing should remain consistent.

(J) *Fences and Walls*

- (1) Fences and walls shall not exceed eight feet (8') in height in rear and side yards.
- (2) Fences shall be constructed of materials such as brick, stone, decorative block, metal or wood.
- (3) Landscaping shall be used to complement the fence.
- (4) Breaks should be provided by variation in height, columns, recesses, and projections. Maximum uninterrupted length of fence plane should be one hundred feet (100').

- (5) Chain link fences are prohibited in front and side yards and shall not be visible from the adjacent right-of-way. Chain link fences shall be coated with black vinyl and screened with vegetation.
- (6) Barbed wire on fences is prohibited, alternative security fence design is recommended.

(K) *Signage.*

- (1) Sign proposals shall be made of high-quality and durable materials when submitted with each Planned Unit Development Final Detailed Plan, and as referenced in this section.
- (2) Individual signs approved as part of Planned Unit Development Final Detailed Plan, and as referenced in this section shall require a sign Building Permit.
- (3) Sign Color: Sign shall maintain a neutral color palette, not to exceed three (3) colors.
- (4) Character: Signs may incorporate sculptural and other art elements. These elements shall not be included in the calculation of sign height, or face area. Signage lettering shall be of appropriate style and size of the intended use and use type face that complements the overall façade character. Intricate, hard-to-read script display typefaces are prohibited. The total area of all signage shall not exceed the maximum square footage allowed as calculated by the formulas set forth herein.
- (5) Location: Signs shall front on the principal street, an off-street parking area or in the case of a corner lot, on that portion of the side street within fifty feet (50') of the principal street. Further, no advertising sign shall be located within seventy-five feet (75') of a residential district, nor shall such sign be located within one hundred feet (100') of any part of any other sign.
- (6) Projection: No sign shall project into the public right-of-way.
- (7) Height: No sign shall be higher than twelve (12') feet above the curb level or where no curb exists, above the average level of the ground on which the sign exists on a major or minor arterial, collector or local street.
- (8) Signs may use individual letters (including but not limited to: internally illuminated channel letters, logos or script; illuminated or non-illuminated pin-mounted letters, logos or script; or, plaque with raised or routed letters, logos or script). A Raceway Mounted Sign shall be permitted (including but not limited to: channel letters, logos or script). Internally illuminated panel/box signs shall not be permitted.
- (9) Sign Types:
  - (a) Monument Signs, Multi-tenant Signage, Directory Signage: All signage shall be cohesive and have a unified appearance using standard corporate fonts, but color palette must be consist throughout. One (1) such sign shall be located within one

hundred feet (100') of each development/park complex, and shall have a minimum setback of ten feet (10') from that right-of-way. The sign shall have a maximum height of twelve feet (12'), as measured from the adjacent grade, and shall have a maximum sign face area of one hundred fifty (150) square feet. This sign may include up to thirty-two (32) square feet of face area for each business located in the development.

- (b) Wall/Building Signs. All building signage shall be integrated into the building overall façade and shall be compatible with architectural pattern, style, and fenestration. The gross area in square feet of all signs located on a or all buildings on a zoning lot shall not exceed one (1) times the lineal feet of frontage of the lot, except on lots with frontages of fifty feet (50') or less between buildings, where the gross area in square feet of all signs on the lots shall not exceed one hundred square feet (100) of frontage of the lot. *Example:* a lot with a frontage of one hundred feet (100') may have a total gross area of all signs added together of no more than 1 x 100, or one hundred square feet (100).
  - (c) Directional and Informational Signs: For use within a development/park complex shall be setback a minimum of two feet (2') from the right-of-way of any adjacent public street. Each sign shall be a maximum of forty-two inches (42") in height, and shall be limited to six (6) square feet of face area.
  - (d) Off Site Signs: including billboards, poster panels, and similar which advertise or direct the attention to a business or commodity, service, or entertainment conducted, sold or offered elsewhere than on the premises where such sign is located or to which it is affected shall be prohibited.
- (10) Prohibited Signs, as regulated in HMC §154.382 PROHIBITED SIGNS – ALL DISTRICTS, and the following:
- (a) Signs that have blinking, flashing, or fluttering lights, lasers and visual projections or lights resembling emergency or road equipment vehicles;
  - (b) Signs that have changing light intensity, brightness or color, or give such illusion;
  - (c) Signs that emit audible sound, odor, or visible matter;
  - (d) Animated signs or motion picture;
  - (e) Inflatable displays used in connection with advertising purposes: excluding inflatable displays used in connection with nationally recognized holiday seasons, not containing advertising purposes;
  - (f) Signs mounted on exposed poles, pylons, standards or separate supports, except as expressly permitted in business and manufacturing districts; and
  - (g) Portable signs.

(L) *Stormwater Management*

- (1) Management of stormwater quantity and quality shall meet the requirements of the HMC Chapter 152 STORMWATER MANAGEMENT. To the extent possible, all retention requirements shall be accommodated in the least number of ponds or dry areas. Centralized detention shall be preferred to a series of smaller ponds or areas.
- (2) All detention areas shall be the responsibility of the owner or maintenance association for the industrial/business park in which they are located.
- (3) Applicants are encouraged to incorporate a combination of the Best Management Practices (BMPs) from HMC §152.063 APPROVED STORMWATER BEST MANAGEMENT PRACTICES (BMP) for post-construction stormwater quality management, or:
  - (a) bioretention
  - (b) constructed Wetlands
  - (c) Filter strip
  - (d) Vegetated Swale
  - (e) Wet Pond

(M) *Environmental Standards*: Performance standards as noted in HMC sections shall apply:

- (a) Noise § 154.215
- (b) Odorous matter § 154.216
- (c) Vibrations § 154.217
- (d) Toxic or noxious matter § 154.218
- (e) Glare or heat § 154.219
- (f) Fire and explosive hazards § 154.220
- (g) Air pollution § 154.221
- (h) Water pollution § 154.222

(N) *Exterior Lighting*: Site lighting fixtures shall provide lighting for service areas and utilities; allow for safe navigation and minimize off-site glare; ensure light fixtures are compatible with the building and site design in size style, material; comply with HMC §154.358 (G) (4) *Lighting*; and the following requirements:

- (1) **Illumination** - All exterior lighting, including pole lights and wall pack lights, shall be LED (light emitting diode) or other type of lighting deemed appropriate and approved as part of a Site Plan. Lighting fixtures shall highlight distinctive features of building, including entrances, architectural details, signs, outdoor use areas, public art and fixtures shall be full cut-off fixtures utilizing low level of luminescence for architectural lighting and be directed at the surface being illuminated.
- (2) **Pole Lights** – Bollard or small or small-scale light fixtures with down-lighting to illuminate a pedestrian walkway shall be permissible. Pedestrian-scale lighting shall be used for pedestrian corridors. Pole mounted light fixtures shall not exceed twenty five feet (25') in height in pedestrian areas. Height may be increased to thirty-five feet (35') in parking areas. Height shall be measured as the distance between the grade level of the surface being illuminated and the bottom of the lighting fixture.
- (3) **Wall Mounted Light Fixtures** – Fixtures illuminating building facades shall be located, aimed, and shielded so that light is directed only onto the building facade. They shall be designed to wash the facade of the building with light (rather than providing a spotlight affect). Exterior facade lighting shall be contained on the building facade and shall focus on entries and coordinate with overall building architecture and site design.
- (4) **Lumens and Watts** – LED Lighting shall be utilized for all vehicular parking, travel surfaces, outdoor amenity areas, service areas, and shall emit and perform as followed:
  - (a) Ensure Kelvin (color temperature) of the LED bulbs selected is appropriate.
  - (b) Warm-white color between 3,500k – 4000k shall be utilized, unless otherwise specified in this section.
  - (c) Cool-white color near 6000k in public spaces shall be prohibited.
  - (d) Warmer color range between 2,500k – 2,700k shall be used to highlight architectural elements.
  - (e) All pole and wall pack light fixtures and wall pack light fixtures with a wattage of four hundred (400) watts or above, shall be equipped with a flat lens that does not protrude below the bottom edge of the housing.
- (5) **Pole and Wall Pack Light Fixtures** – All pole light fixtures and wallpack light fixtures shall be mounted parallel with the horizon and shall utilize a rigid mounting arm with no built-in up-tilt and no adjustment feature.

- (6) Vehicular Canopy Light Fixtures – All vehicular canopy light fixtures, including but not limited to gasoline service station canopies and bank drive through canopies, regardless of wattage, shall be equipped with a flat lens that does not protrude below the bottom edge of the light fixture.
- (7) Externally Illuminated Signs: Fixtures illuminating signs shall be located, aimed, and shielded so that light is directed only onto the sign face; with minimal light spillage around, below, and/or above the sign.
- (8) The use of site and parking lot lighting provided by a utility company does not relieve the owner or developer from conforming to lighting design standards.

(O) *Mechanical and Service Areas: Screening and Placement.*

- (1) All ground and building-mounted mechanical and electrical equipment shall be screened from view. The screens and enclosures shall be treated as an integral element of the building's appearance. Landscaping may be used for this purpose.
- (2) Roof-mounted equipment on exposed roofs shall be completely screened from view at ground level within three hundred feet (300') of the building. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.
- (3) All mechanical equipment shall be located a minimum of fifty feet (50') from the property line, and shall not be located within a front or side setback.
- (4) Utility areas and utility substations shall be fully screened or contained within the building and the exterior wall of the fence shall be landscaped with a Type 1 Buffer yard comprised solely of evergreen species.
- (5) The enclosure shall be accessed via an opaque gate. The fence may not be chain-link.
- (6) The wall shall be equal to the height of the unit plus two feet (2').

**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: October 9, 2019

PETITIONER: Indiana Becknell Investors 2011, LLC  
Paul Thurston/ Joe Hallak  
2750 East 146<sup>th</sup> St. Ste. 200  
Carmel, IN 46033

REQUEST: Change zone from R-3 (Single to Four-Family Residence District) classification to PUD M-1 (Planned Unit Development District)

PROPOSED USE: Proposed industrial warehousing or manufacturing

GENERAL LOCATION: 800' east from the NE corner of 69<sup>th</sup> Avenue & Mississippi Street

LEGAL DESCRIPTION That part of the west 1/2 of the east 2/5 of the west 1/2 of the southwest 1/4 of Section 11, and the east 1/5 of the west 1/2 of the southwest 1/4 of Section 11, in Township 35 North Range 8 West of the 2<sup>nd</sup> principal meridian laying south of the right of way of the Chicago and Grand Trunk Route Railway, Lake County, Indiana.

PLAN COMMISSION PETITION NO.: 19-40

DATE OF PLAN COMMISSION ACTION: October 3, 2019

DEADLINE FOR CITY COUNCIL ACTION: January 1, 2020

**CERTIFICATION:**

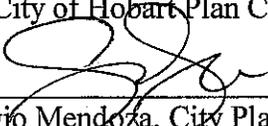
**ACTION TAKEN BY PLAN COMMISSION:**

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

CONDITIONS: None

VOTE: 7-0

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

Becknell

PC 19-40

**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.

New zoning is consistent with the comprehensive plan for this area. (Jan. 2016).

Re-zoning this property will allow for more industrial development in this corridor,

building upon the successful partnership between Becknell Industrial and the

City of Hobart.

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:  
Consistent with the comprehensive plan.

(c) the land involved is suitable for the proposed land change because:  
Adjacent to industrial property owned by Becknell.

(d) the topography is suitable for the proposed land use without adverse effect upon the surrounding land because: Suitable topography on site for industrial development.

(e) the property value of adjacent property would not be decreased because:  
Property values of adjacent property will be increased because of this re-zone.

Signature of Petitioner/Agent

Date 11-09-2019

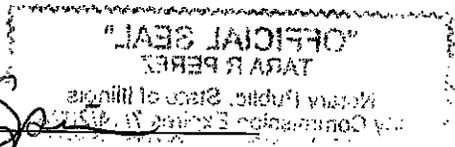
Decision:

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 3<sup>rd</sup> day of October, 2019 by a majority vote of the Hobart Advisory Plan Commission.

Maura Gheko  
Plan Commission President

Attest:  
Jean R. Sp...  
Plan Commission Secretary/Zoning Official



## MEMORANDUM

**DATE:** OCTOBER 9, 2019

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

**FROM:** SERGIO MENDOZA, CITY PLANNER

**RE:** PETITION TO REZONE PROPERTY  
PLAN COMMISSION PETITION 19-40



Attached please find a Certification and Proposed Ordinance for your consideration regarding Plan Commission Petition 19-40, a petition to rezone from R-3 (Single to Four-Family Residence District) to PUD M-1 (Planned Unit Development District) for property located 800' east from the NE corner of 69<sup>th</sup> Avenue & Mississippi Street, zoned R-3, 16.5 acres +/-

DRAFT PUBLIC HEARING MINUTES FOR THE OCTOBER 3, 2019 MEETING OF THE PLAN COMMISSION: Mr. Allen recused himself. On behalf of Becknell Industrial was Joe Hallak and Paul Thurston. Mr. Hallak requested to rezone a 16.5 acre parcel from R-3 to PUD M-1. There is a draft cost sharing agreement with the city for the reconstruction of 69<sup>th</sup> Avenue. Presented were two different scenarios of possible future developments. One large building development combining the 16.5 acres and the adjacent owned 35 acre parcel or a development consisting of four (4) smaller buildings. Ms. Galka opened the public hearing for Petition 19-40. *Mildred Hovanec, 1963 E. 69<sup>th</sup> Avenue expressed her concerns regarding heavy trucks on 69<sup>th</sup> Avenue and the lighting from the proposed development.* Mr. Thurston mentioned the photometric plan will be addressed during site plan review and also agreed that 69<sup>th</sup> Avenue was not suitable for truck traffic in its current state. Designing and engineering will address widening 69<sup>th</sup> Avenue and constructing the Colorado St. & 69<sup>th</sup> Ave. roundabouts. *Denarie Kane, Director of Development mentioned that one of the challenges to attract economic growth in NW Indiana is having available sites. She feels that Hobart is fortunate to have the proximity to interstates and that the Plan Commission has taken steps to look to the future by adopting a thoroughfare plan that reflex a series of road improvements and roundabouts along with other enhancements that when put in place will help accommodate traffic in the next 20 years as additional growth occurs in the southwest segment. Also she feels the Plan Commission indicated in past actions pertaining to future land use that they view the southwest quadrant as an area that has value for light industrial development. In trying to meet the objectives of growing the community in an appropriate way and with appropriate improvements she feels the rezone is a step in the right direction and was in favor of the rezone.* *Mildred Hovanec inquired as to why the truck traffic exiting from I-65 utilize a roadway into the complex off Mississippi Street.* Mr. Thurston noted that they had pursued that design but it was not an option due to the Grand Trunk Railroad and the lack to construct a crossing over the tracks. Hearing no further public comments Ms. Galka closed the public hearing. Mr. Gralik added that while there are residential properties with driveway accesses, 69<sup>th</sup> Avenue is considered a major collector street that is meant to get a volume of traffic through the area. As it stands right now it is not able to withstand the traffic due to the width, condition and side distances but the project the city is undertaking is meant to correct it safely. He further noted that Merrillville is currently designing a roundabout at 69<sup>th</sup> Ave. & Mississippi St. Mr. Mendoza mentioned pertaining to the neighbor's concerns regarding the lighting for a proposed development the covenants, as part of the rezone to PUD, identifies that lighting shall be respectable by not flooding into the residential

areas and bufferyards shall meet all criteria within the worksheet established for the Design Guidelines. He also added that the Future Land Use supports light industrial uses for the area. Mr. Vinzant motioned for a Favorable Recommendation to the Common Council for Petition 19-40 including all discussion and Findings of Fact, seconded by Mr. Lain. All ayes, motion carried. (7-0)