

**CITY OF HOBART, INDIANA
ORDINANCE NO. 2021-13**

**AN ORDINANCE TO REMOVE AND REPLACE A PRELIMINARY PLAN
GOVERNING CERTAIN PARCELS OF REAL ESTATE IN ESTABLISHED PUD (M-1)
ZONING CLASSIFICATIONS**

WHEREAS, the Common Council (“Council”) of the City of Hobart, Indiana (“City”) adopted Ordinance Number 2007-28 on August 15th, 2007 which rezoned a parcel of real estate in the City from Single to Four Family Residence District (“R-3”) to Planned Unit Development District with Light Manufacturing uses (PUD M-1); and

WHEREAS, the Common Council (“Council”) of the City of Hobart, Indiana (“City”) adopted Ordinance Number 2019-30 on December 4th, 2019 which rezoned a parcel of real estate in the City from Single to Four Family Residence District (“R-3”) to Planned Unit Development District with Light Manufacturing uses (PUD M-1); and

WHEREAS, Section 154.299(B) of the Hobart Municipal Code requires preliminary plans “be certified to the Council of the City of Hobart for adoption”; and

WHEREAS, THE HOBART CITY PLAN COMMISSION by a majority vote recommended that its **Petition No. 21-22A** be adopted, and that the Council amend the Covenants and Restrictions governing aforementioned parcels of real estate; and

WHEREAS, the preliminary plan for said PUDs 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 repealing Ordinance No. 2020-02 in its entirety.

SECTION 2. 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 repealing Ordinance No. 2020-02 in its entirety and amending Ordinance No. 2007-28 and Ordinance No. 2019-30 to include an Exhibit “B” and attaching the approved preliminary plan attached herein as Exhibit “A;” for the following described real estate:

Northwind Crossings South, Lot 1 (since re-subdivided into Northwind Crossings South Replat of Lot 1, Lots 1 and 2)

SECTION 3. 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 4. The Common Council of the City of Hobart finds the zone change will take effect upon the following conditions being fulfilled by the owner:

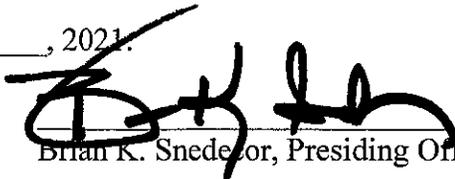
All buildings or uses permitted and placed upon said described real estate shall fully conform to all the provisions of the Zoning Ordinance of the City of Hobart, Indiana and shall have obtained the proper permits.

SECTION 5. 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 6. 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.

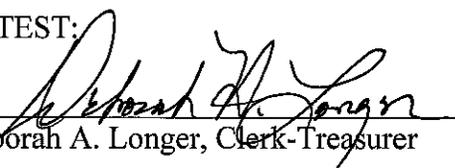
PASSED and ADOPTED by the Common Council of the City of Hobart, Indiana on this

2nd day of JUNE, 2021.



Brian K. Snedden, Presiding Officer

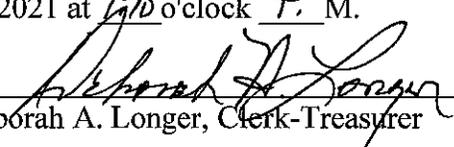
ATTEST:



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 JUNE, 2021 at 7:10 o'clock P. M.



Deborah A. Longer, Clerk-Treasurer

APPROVED and SIGNED by me, the Mayor of the City of Hobart, this 2nd day of

June, 2021.



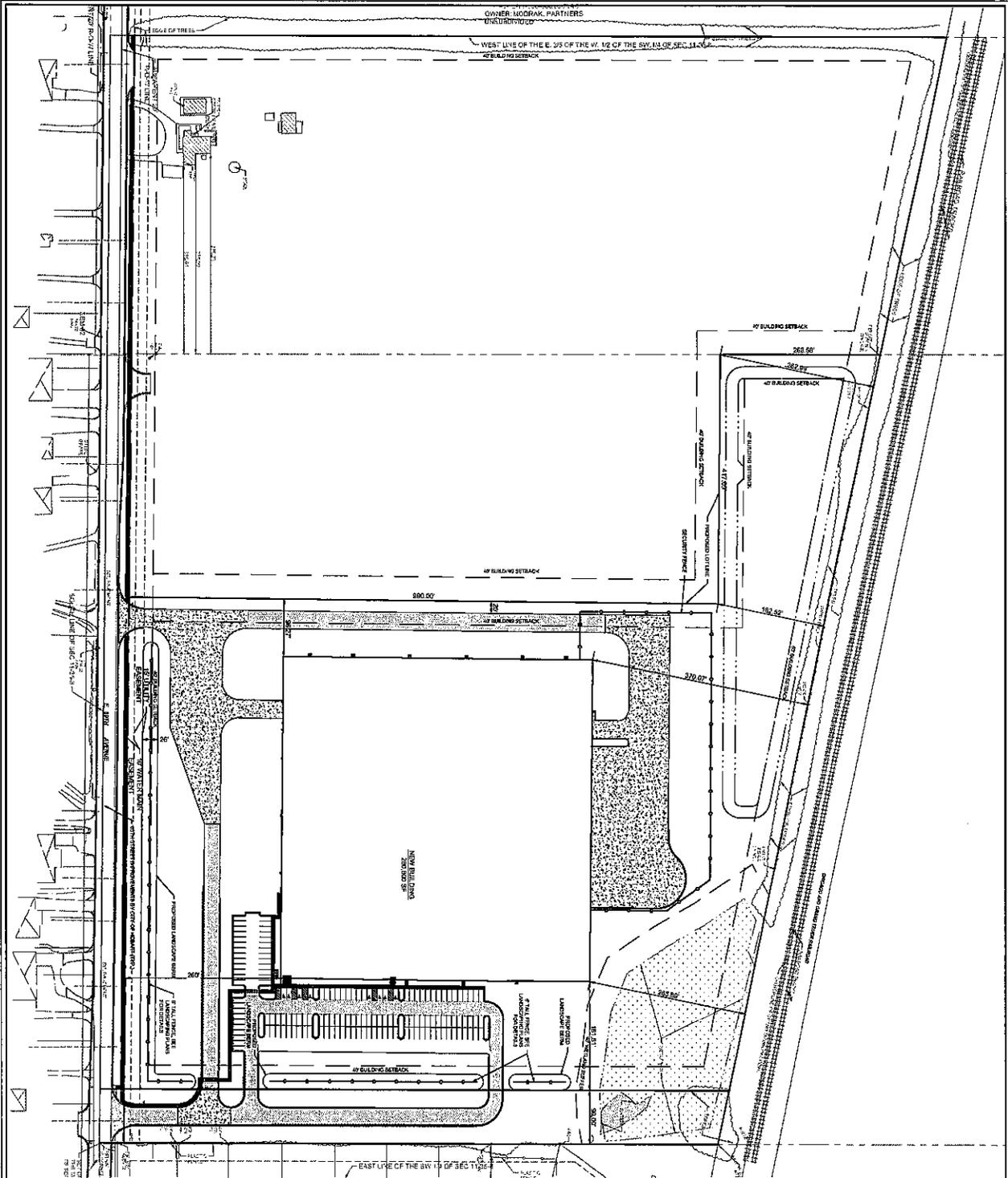
Brian K. Snedecor, Mayor

ATTEST.


Deborah A. Longer, Clerk-Treasurer

EXHIBIT A

EXHIBIT B - PRELIMINARY PLAN



SITE SUMMARY

ZONING: PROPOSED - F-1.0 (M-1)
 DISTRICT: F-1.0 (M-1)
 PROPOSED LOT AREA: 20,000 SF
 PROPOSED BUILDING: 20,000 SF (PROPOSED)

PARKING SUMMARY

PROPOSED LOT COVERAGE AREA: 20,000 SF
 PROPOSED LOT 1: 20,000 SF
 PROPOSED LOT 2: 20,000 SF

PAVING LEGEND

HEAVY DUTY HMA PAVEMENT
 2" SURFACE COURSE, INDOT HMA TYPE B
 4" BASE COURSE, INDOT HMA TYPE B
 4" P.A. CONCRETE

REGULAR HMA PAVEMENT
 1.5" SURFACE COURSE, INDOT HMA TYPE B
 4" BASE COURSE, INDOT HMA TYPE B
 4" P.A. CONCRETE

CONCRETE PAVEMENT
 8" P.A. CONCRETE PAVEMENT WITH
 (6) REINFORCING BARS (3" DIA.)
 4" BASE COURSE, NO. 5 LIMESTONE AGGREGATE

CONCRETE SIDEWALK
 4" P.A. CONCRETE
 4" BASE COURSE, NO. 5 LIMESTONE AGGREGATE

PROPOSED LOT COVERAGE AREA

PROPOSED LOT COVERAGE AREA: 20,000 SF
 PROPOSED LOT 1: 20,000 SF
 PROPOSED LOT 2: 20,000 SF

NORTHWEST 1/4 SEC. 18, TOWNSHIP 36 N, RANGE 12 E, COUNTY OF COOK, ILL.


 7325 8100 Avenue
 Woodridge, IL 60517
 630.724.9209 phone
 www.v3ce.com

OVERALL LAYOUT PLAN
PROJECT MC
 HOBART INDIANA

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	2-18-21	LOT LINE & POND CHANGE			
2	2-25-21	SITE GRADING FOR NEW POND			
3	3-15-21	PLAN COMMISSION COMMENTS			
4	4-16-21	NORTH TRUCK DOCKS & ROOF DRAINS			

**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: Ross Pietrzak, City Planner

RE: Change to be made on the zone map.

DATE: May 27, 2021

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

REQUEST: Replace the Preliminary Plan for the PUD

PROPOSED USE: Proposed industrial warehousing or manufacturing

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

LEGAL DESCRIPTION Northwind Crossings South, Lot 1

PLAN COMMISSION PETITION NO.: 21-22A

DATE OF PLAN COMMISSION ACTION: May 27, 2021

DEADLINE FOR CITY COUNCIL ACTION: September 4, 2021

CERTIFICATION:

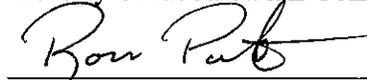
ACTION TAKEN BY PLAN COMMISSION:

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.



Ross Pietrzak, City Planner
City of Hobart

MEMORANDUM

DATE: MAY 27, 2021

TO: HOBART COMMON COUNCIL MEMBERS
MAYOR BRIAN K. SNEDECOR
CITY ATTORNEY HEATHER McCARTHY

FROM: ROSS PIETRZAK, CITY PLANNER

RE: PETITION TO REZONE PROPERTY
PLAN COMMISSION PETITION 21-22A

Attached please find a Certification and Proposed Ordinance for your consideration regarding Plan Commission Petition 21-22A, a petition to replace the preliminary plan for property located 800' east from the NE corner of 69th Avenue & Mississippi Street, zoned R-3 & PUD (M-1), 50 acres +/-

DRAFT PUBLIC HEARING MINUTES FOR THE MAY 27, 2021 SPECIAL MEETING OF THE PLAN COMMISSION:

Paul Thurston and Joe Hallak of Becknell Industrial were present in the meeting via Zoom. Mr. Thurston stated this amendment corresponds with the site plan that was previously discussed in the meeting. Ms. Galka opened the public hearing for Petition 21-22A. *Mayor Snedecor: Mayor Snedecor stated he supported the efforts and felt this was a great project.* Hearing no further comments Ms. Galka closed the public hearing for Petition 21-22A. Mr. Pietrzak stated that the necessity for this amendment is that the petitioner's site plan shows an increase in the paved area and fencing from what is shown in the approved preliminary plan. The Zoning Ordinance requires that the Plan Commission determine a final detailed plan is in conformance with the preliminary plan. If a site plan is submitted for a PUD that meets or is less than the approved preliminary plan, an amendment would not be necessary. Ms. Galka asked for clarity that, even if a site plan were a decrease or reflected development less than what was approved in the PUD, it would still come before the Plan Commission for approval. Mr. Pietrzak confirmed as much and stated that, in those cases, the Plan Commission would only need to review a site plan application, whereas this requires a PUD Amendment in addition to site plan approval. Mr. Chhutani asked if the existing house was going to be demolished as a result of this plan as requested in previous meetings. Mr. Thurston stated that they were allowing the Hobart Fire Department to conduct training exercises prior to demolishing the building and that those exercises were completed. The house should be demolished soon. Mr. Thurston stated they are looking to close tomorrow. Mr. Chhutani asked if the name of the business would be disclosed after the closing. Mr. Pietrzak stated that that information was not relevant to the proposal before the Plan Commission and that the petitioner is not obligated to address the request. Mr. Thurston stated the business would determine when they would announce while they handle the logistics of a move. Mr. Spain motioned for a Favorable Recommendation to the Common Council for Petition 21-22A including all discussion and Findings of Fact, seconded by Mr. Lain. A roll call vote was taken, all ayes, motion carried.

Favorable Rec. X Unfavorable Rec. Deferred Vote 6-0