

CITY OF HOBART, INDIANA
ORDINANCE NO. 2023- 06

AN ORDINANCE OF THE CITY OF HOBART, INDIANA PROVIDING THAT THE ZONING ORDINANCE OF THE CITY OF HOBART, LAKE COUNTY, INDIANA BE AMENDED BY AMENDING THE PRELIMINARY PLAN FOR CERTAIN PARCELS OF REAL ESTATE IN AN ESTABLISHED PUD ZONING CLASSIFICATION

WHEREAS, the Common Council ("Council") of the City of Hobart, Indiana ("City") adopted Ordinance Number 1995-60 on December 6, 2005 which rezoned parcels of real estate in the City from Single Family Residence Districts ("R-1" and "R-2") to Planned Unit Development District (PUD); 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 City of Hobart Plan Commission ("Commission") by a majority vote recommended that its **Petition No. 23-07** be adopted, and that the Council amend a portion of the PUD zoning districts governing aforementioned parcels of real estate; and

WHEREAS, the amended preliminary plan 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 amending the preliminary plan to the plan attached herein for a portion of a PUD (Planned Unit Development) zoning district upon certain real estate described as follows:

BEING A RESUBDIVISION OF LOTS 3, 6, AND OUTLOT "C" IN THE THIRD AMENDED FINAL DEVELOPMENT PLAN-ST. MARY MEDICAL CENTER CAMPUS, IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 19TH, 2011 PER DOCUMENT NUMBER 2011-028044 IN PLAT BOOK 105 PAGE 09, IN THE CITY OF HOBART, 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:

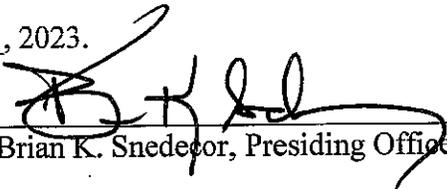
All buildings or uses permitted and placed upon said described real estate shall fully conform to all the provisions of the Zoning Ordinance of the City of Hobart, Indiana and shall have obtained the proper permits.

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.

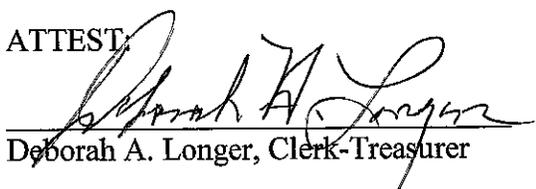
PASSED and ADOPTED by the Common Council of the City of Hobart, Indiana on this

19th day of APRIL, 2023.



Brian K. Snedecor, Presiding Officer

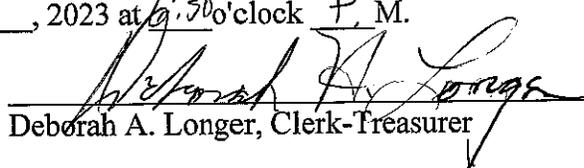
ATTEST:



Deborah A. Longer, Clerk-Treasurer

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

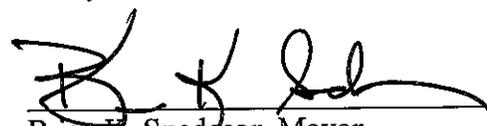
19th day of April, 2023 at 9:30 o'clock P. M.



Deborah A. Longer, Clerk-Treasurer

APPROVED and SIGNED by me, the Mayor of the City of Hobart, this 19th day of

April, 2023.



Brian K. Snedecor, Mayor

ATTEST:

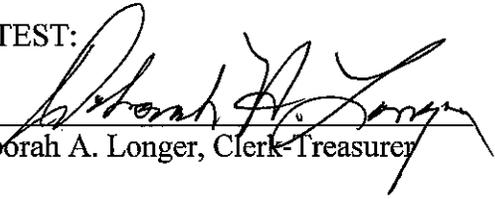

Deborah A. Longer, Clerk-Treasurer

EXHIBIT A

**CERTIFICATION AND REPORT TO
COMMON COUNCIL OF THE CITY OF HOBART ON
AMENDMENT TO THE PUD**

CERTIFICATION TO: Common Council of the City of Hobart

FROM: Ross Pietrzak, City Planner

RE: Proposed PUD Amendment for St. Mary Medical Center
Outpatient Rehabilitation Facility

DATE: March 14, 2023

PETITIONER: St. Mary Medical Center, Inc.
David Otte
1500 S. Lake Park Avenue
Hobart, IN 46342

REQUEST: St. Mary Medical Amendment to PUD to include
expansion of existing facility

PLAN COMMISSION PETITION NO: 23-07

DATE OF PLAN COMMISSION ACTION: March 2, 2023

DEADLINE FOR COMMON COUNCIL ACTION: May 31, 2023

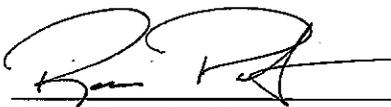
CERTIFICATION

ACTION TAKEN BY PLAN COMMISSION:

Recommendation to the Common Council to Approve the change as requested
(Favorable Recommendation)

VOTE: 7-0

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: March 14, 2023

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

FROM: ROSS PIETRZAK, CITY PLANNER

RE: PETITION TO AMEND PUD
PLAN COMMISSION PETITION 23-07

Attached please find a Certification and Proposed Ordinance for your consideration regarding Plan Commission Petition 23-07, a petition request for a PUD Amendment for St. Mary Medical Center Outpatient Rehabilitation Facility, 320 W. 61st Ave., zoned PUD, 3.50 acres

DRAFT PUBLIC HEARING MINUTES OF THE MARCH 2, 2023 PLAN COMMISSION MEETING: Mr. Allen recused himself. Present were Jeff Strickley, St. Mary's Construction Manager; Jerry Granato, JMA Architects and Chris Slykas, WT Group, LLC. Mr. Granato mentioned the proposed expansion will consist of an addition to the existing outpatient rehabilitation facility, 93 parking spaces, a playground area, 2 detention ponds, a fenced mechanical yard on the west side of the building, a 5' wide concrete walk will surround the perimeter of the facility and mechanical yard to serve as a patient use walking track and the dumpster enclosure will be constructed with "Trex" composite plank material in lieu of masonry. Mr. Pietrzak, on behalf of Engineering, noted the commercial drive radius is to be increased from 15' to a minimum of 20' and to extend the sidewalk along Ash Street from the northern property line to the southern property line. He also inquired to the use of the facility and if the curbed entrance in the east parking lot will be sloped to meet ADA Standards. He was instructed it will be an outpatient rehabilitation facility and that the curbed entrance will meet ADA Standards. Mr. Emig motioned for a Favorable Recommendation to the Common Council for Petition 23-07 with the revised plan including all discussion and Findings of Fact, seconded by Mr. Lain. All ayes, motion carried. (7-0)

