

ORDINANCE NO. 2024-06 (As Amended)

**AN ORDINANCE OF THE CITY OF HOBART, INDIANA
PROVIDING THAT THE ZONING ORDINANCE OF THE CITY OF HOBART,
LAKE COUNTY, INDIANA BE AMENDED BY CHANGING AN
ESTABLISHED PUD ZONE TO R-2 ZONE CLASSIFICATION**

WHEREAS, THE HOBART CITY PLAN COMMISSION by a majority vote recommended that its **Petition No. 24-01** 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 PUD (Planned Unit Development) classification to R-2 (Single-family Residential District) zoning classification:

Lots "A" & "B" in Csokasy Medical Campus, a Planned Unit Development in the City of Hobart, Indiana, as per plat thereof, recorded in Plat Book 101, Page 88, and amended by Certificate of Amendment recorded January 22, 2008, as Document No. 2008002552, in the Office of the Recorder of 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:

Driveways will need to conform to the Thoroughfare Plan

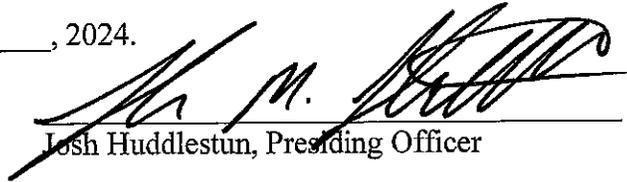
All buildings or uses permitted and placed upon said described real estate shall fully conform to all the provisions of the Zoning Ordinance of the City of Hobart, Indiana and shall have obtained the proper permits.

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.

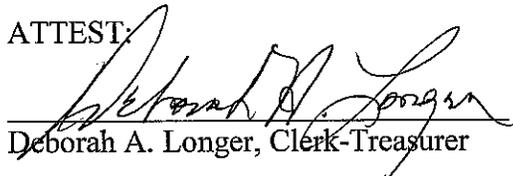
SECTION 5. Since an emergency exists for the immediate taking effect of this Ordinance, the same shall be in fully force and effect from and after its passage by the Common Council of the City of Hobart; upon the approval of the Mayor of the City of Hobart Indiana; and as soon thereafter as otherwise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

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

21st day of FEBRUARY, 2024.

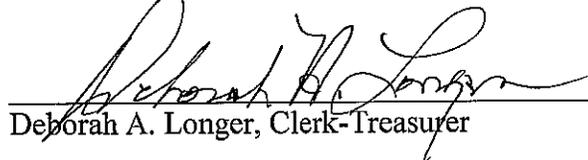

Josh Huddlestun, Presiding Officer

ATTEST:


Deborah A. Longer, Clerk-Treasurer

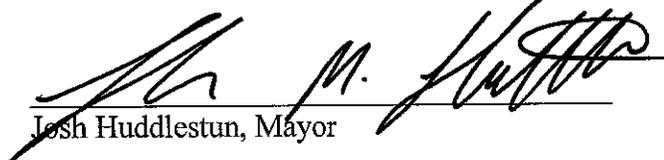
Presented by me to the Mayor of the City of Hobart, Indiana, for his approval and signature this

21st day of FEBRUARY, 2024 at 6:20 clock P. M.

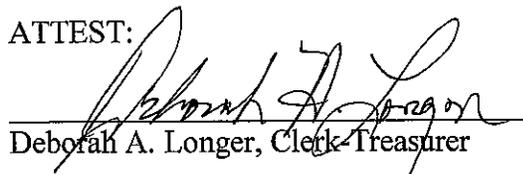

Deborah A. Longer, Clerk-Treasurer

APPROVED and SIGNED by me, the Mayor of the City of Hobart, this 21st day of

FEBRUARY, 2024.


Josh Huddlestun, 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: Connor Miller, Zoning Administrator

RE: Change to be made on the zone map.

DATE: January 5, 2024

PETITIONER: Alice Spurlock
1001 W. 10th Place
Hobart, IN 46342

REQUEST: Change zone from PUD (Planned Unit Development) classification
to R-2 (Single family Residential District)

PROPOSED USE: Single family residential

GENERAL LOCATION: Southwest corner of Csokasy Lane & Wisconsin Street

LEGAL DESCRIPTION Lots "A" & "B" in Csokasy Medical Campus, a Planned Unit
Development in the City of Hobart, Indiana, as per plat thereof, recorded in Plat Book 101, Page
88, and amended by Certificate of Amendment recorded January 22, 2008, as Document No.
2008002552, in the Office of the Recorder of Lake County, Indiana

PLAN COMMISSION PETITION NO.: 24-01

DATE OF PLAN COMMISSION ACTION: January 4, 2024

DEADLINE FOR CITY COUNCIL ACTION: April 3, 2024

CERTIFICATION:

ACTION TAKEN BY PLAN COMMISSION:

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

CONDITIONS: Driveways will need to conform to the Thoroughfare Plan

VOTE: 7-0

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



Connor Miller, Zoning Administrator
City of Hobart

MEMORANDUM

DATE: JANUARY 5, 2024

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

FROM: CONNOR MILLER, ZONING ADMINISTRATOR

RE: PETITION TO REZONE PROPERTY
PLAN COMMISSION PETITION 24-01

Attached please find a Certification and Proposed Ordinance for your consideration regarding Plan Commission Petition 24-01, a petition request for a rezone from PUD (Planned Unit Development) to R-2 (Single family residential) for Lot A & Lot B, Csokasy Medical Campus located on the SW corner of Csokasy Lane & Wisconsin Street, zoned PUD, 4.52 acres

DRAFT PUBLIC HEARING MINUTES OF THE PLAN COMMISSION MEETING OF JANUARY 4, 2024: Present were Alice and Randy Spurlock requesting to rezone their 2 lots from commercial use to residential use. Ms. Spurlock stated for six years they have had no success in selling the commercial property and is hopeful it will bring more interest as residential. Ms. Galka opened and closed the public hearing for Petition 24-01 without public comments. Driveways will need to conform to the Thoroughfare Plan. Mr. SeDoris motioned for a Favorable Recommendation to the Common Council for Petition 24-01 including all discussion and Findings of Fact, seconded by Mr. Kara. All ayes, motion carried. (7-0)

Regular meetings are held on the 1st and 3rd Wednesdays of each month in the Council Chambers, 2nd floor, Hobart City Hall

CITY OF HOBART

AGENDA ITEM REQUEST FORM

(PLEASE PRINT)

MEETING DATE: FEBRUARY 21, 2024

 BOARD OF PUBLIC WORKS (3:30 p.m.)

X COMMON COUNCIL (6:00 p.m.)

ITEM TO BE ADDED TO AGENDA REVISE PC 24-01 ORDINANCE 2024-
TO INCLUDE "DRIVEWAYS WILL NEED TO CONFORM TO THE THOROUGHFARE PLAN"

2/21/24

Council:

Please amend Ord 2024-06 and
substitute with this version that
includes the Plan Comm. conditions.

JL

SUPPORTING DOCUMENTATION ATTACHED MEMO/MINUTES, ORDINANCE,
FINDINGS OF FACT & CERTIFICATION & REPORT

REQUEST SUBMITTED BY JOY
ADDRESS (DEPARTMENT) PLANNING/ZONING
PHONE NUMBER (EXT)

DATE SUBMITTED FEBRUARY 13, 2024