

[PROPOSED ORDINANCE FOR REVIEW BY PLAN COMMISSION]

COMMON COUNCIL OF THE CITY OF HOBART, INDIANA

ORDINANCE NO. 2018--32

An Ordinance to Amend the City Zoning Ordinance by Changing an Established R-3 Zone to PUD M-1 Zone Classification

WHEREAS, INDIANA BECKNELL INVESTORS 2011 LLC, a Delaware Limited Liability Company admitted to do business in the State of Indiana with principal offices located at 2750 East 146th Street, Carmel, Indiana 46033 (the "Company"), filed Petition No. 2018-36 with the Plan Commission of the City of Hobart ("Commission") seeking to rezone to M-1 PUD from R-3 a certain parcel of real estate comprising 16.5078 acres on 69th Avenue. The Company is under contract to purchase the parcel which is owned by Nick Fitousis, Nitsa Phillips-Coulson and Kaliopi Kladia, ("current owners") lying between the parcel at the Northeast corner of 69th and Mississippi Street and the second parcel to the East therefrom in the City and legally described as:

That parcel of land conveyed July 26, 2007 by virtue of a quit-claim deed Recorded August 31, 2007 in Instrument Number 2007-070831, in the Office of the Recorder of Lake County, Indiana: 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 2nd principal meridian laying South of the right of way of the Chicago and Grand Trunk Route Railway, Lake County, Indiana.

Said parcel bears Property Number 45-45-12-11-300-009.000-046, and is referred to herein as Parcel "A;" and

WHEREAS, the Company has previously acquired title to the parcel contiguous to Parcel "A" to the East consisting of approximately 35.51 acres of partially improved land in the City and legally described as:

That parcel of land conveyed December 20, 2011 by virtue of a Warranty Deed Recorded January 6, 2012 in Instrument Number 2012-002376, in the Office of the Recorder of Lake County, Indiana: The East half of the Southwest quarter of Section 11, Township 35 North, Range 8 West of the Second Principal Meridian in Lake County, Indiana, lying South of the South right of way line of The Northwestern Grand Trunk Railway Company.

Such parcel bears Property Number 45-45-12-11-300-010.000-046, and is referred to herein as Parcel "B." This parcel is zoned M-1 PUD and no change in the zone classification of that parcel is sought by the Company or the current owners.

WHEREAS, the Commission, having conducted public hearing on said Petition, and