



City of La Porte Plan Commission Meeting Agenda	
Tuesday, August 13, 2024 at 6:00 PM	
City Hall Council Chambers, 801 Michigan Ave.	
www.cityoflaporte.com	(219) 362-8260

Live and archived transmissions of the City of La Porte Plan Commission meetings are available at the following site links:

https://www.facebook.com/cityoflaportein/live_videos
<https://www.youtube.com/@CityofLaPorteIN/streams>

MEETING NOTES:

Individuals needing assistance, pursuant to the Americans with Disabilities Act, should contact the City of La Porte Office of Community Development & Planning at (219) 362-8260 by 10:00 am, Friday, preceding the meeting to make any necessary arrangements.

Regular Meeting Agenda Items

Members of the public should understand the Plan Commission members may be unable to thoroughly review and consider materials delivered by the day of the public hearing. The order of business shall be:

- A. Applicant Presentation
- B. Public Comment
- C. Applicant Response
- D. Staff Presentation
- E. Board Discussion/Action

- ITEM 1. Call Meeting to Order
- ITEM 2. Roll Call & Determination of Quorum
- ITEM 3. Approval of Minutes: July 9, 2024 Meeting Minutes
- ITEM 4. **ZONE MAP CHANGE #24-02 PETITION TO RE-ZONE FROM THE M1 LIGHT INDUSTRIAL DISTRICT TO THE M2 HEAVY INDUSTRIAL DISTRICT**
Petitioner: City of La Porte
Property Owner: Illinois Indiana Development Company, LLC
Location: Approximately located in the 3700 Block
on the west side of State Road 39 North
Staff Report: David Heinold
- ITEM 5. Old Business
- ITEM 6. New Business
 - a. City of La Porte Comprehensive Plan Update (*Informational only*)
- ITEM 7. Other Business
 - a. Public Comments on Non-Agenda Items
- ITEM 8. Adjournment



<p>ITEM 4. Zone Map Change # 24-02 Petition to Re-Zone from the M1 Light Industrial District to the M2 Heavy Industrial District</p>
<p>Type of Request: Zone Map Change</p>
<p>Staff Report: David Heinold</p>

APPLICANT

Name – City of La Porte (for Illinois Indiana Development Company, LLC)

PROPERTY OWNER

Name – Illinois Indiana Development Company, LLC
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PREMISES AFFECTED

Parcel Number - 46-06-15-200-010.000-043 & 46-06-15-200-009.000-043 46-06-15-200-011.000-043 & 46-06-15-200-012.000-043 46-06-15-100-011.000-043				
Actual/approximate address or location from major streets – Approximately located in the 3700 Block on the west side of State Road 39 North				
Subdivision –			Lot Number(s) –	
Total Acreage – 104.20 Acres		Flood Zone on Site? – No		
Zoning of Subject Property – M1		Use of Subject Property – Vacant Lot/Agriculture		
Proposed Zoning – M2		Proposed Land Use – Industrial		
Zoning of Adjacent Properties	North: M1/R1B/B3	South: M1	East: B3	West: A
Land Use of Adjacent Properties	North: Residential/Toll Road	South: Light Industrial	East: Residential/Agriculture	West: Railroad/Agriculture

SUMMARY: The petitioner proposes to Re-Zone the subject property from the M1 Light Industrial District to the M2 Heavy Industrial District.

CONCURRENCE: The Zoning Ordinance allows for rezoning following a public hearing, Plan Commission review and recommendation, and adoption by the City Common Council.

HISTORY OF SITE: Per the site aerial image, the total area for the subject property is 104.20 acres and is currently zoned M1 (Light Industrial District). Historically, the property has been a vacant lot and agriculture. Currently, there are no structures on the subject property.

SITE REVIEW FINDINGS: Site Review is not required for Zone Map Change applications.

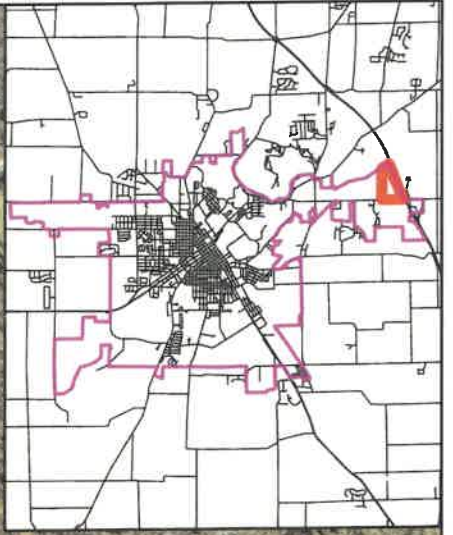
STATEMENT OF COMPLIANCE: Section 27.12 of the 2017 Revised Joint Zoning Ordinance states that the Plan Commission shall be guided by and give consideration to the general policy and pattern of development set out in the County Land Development Plan.

STAFF ANALYSIS:

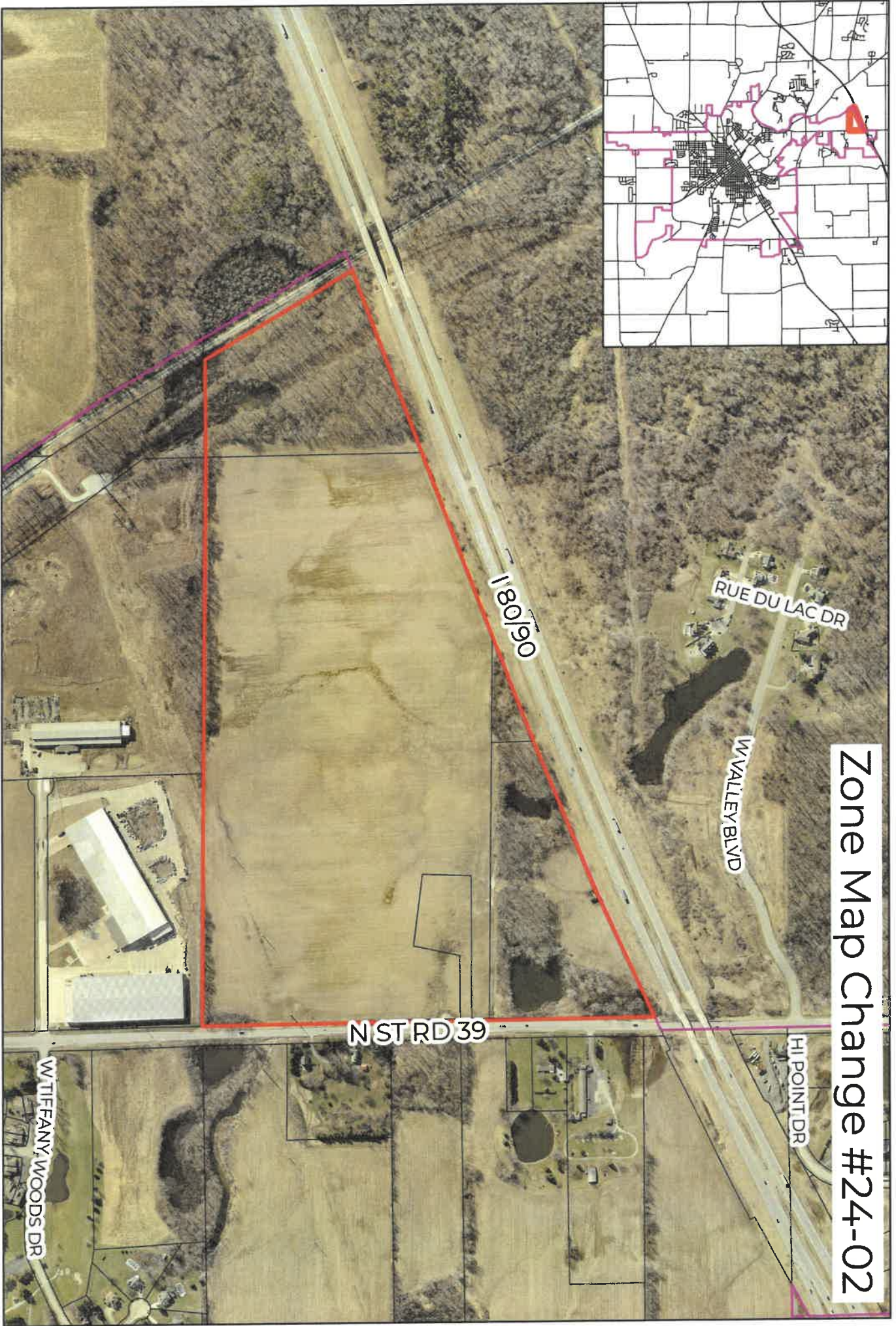
The proposed rezoning would provide additional industrial development where it is possible to extend public utilities that is the most efficient use of land and minimizing the costs of public services. Staff finds that the proposed Re-Zone from the M1 Light Industrial District to the M2 Heavy Industrial District is appropriate for the surrounding area and generally compatible with the La Porte County Land Development Plan Strategic Goals and Objectives. The Plan encourages the expansion of manufacturing uses in planned urban expansion areas because of proximity to major highways and public utility services. The subject property is adjacent to the I80/90 Toll Road, State Road 39 North, and South Shore Freight Railroad that provides adequate buffer transitions from residential land uses in the surrounding areas. The proposed zoning change will be compatible with the current adjacent variety of industrial and railroad focused land uses along the west side of State Road 39 North.

STAFF RECOMMENDATION:


Staff finds that the proposed rezoning from M1 Light Industrial District to the M2 Heavy Industrial District is compatible with the Countywide Land Development Plan. Staff recommends **approval** of the Re-Zone request from the M1 Light Industrial District to the M2 Heavy Industrial District as described in the attached legal description for the four parcels of land.



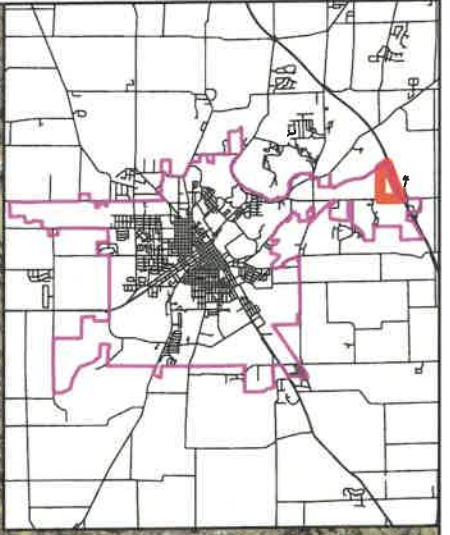
Zone Map Change #24-02



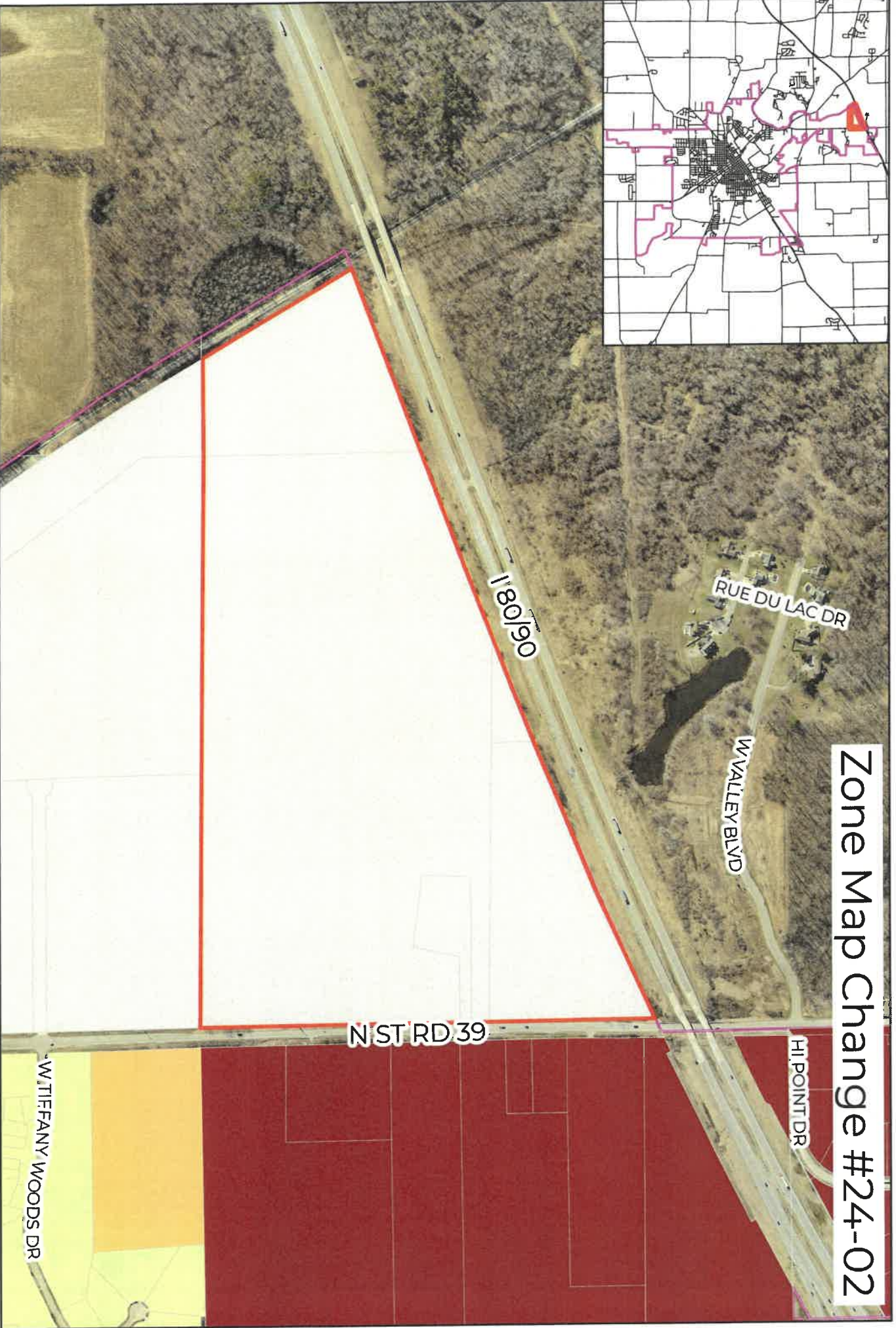
 Subject Property

 City Limits





Zone Map Change #24-02



City of La Porte

Plan Commission

City Zoning Map

 Subject Property
 City Limits

 R1B
 R2A
 B3
 M1



Date Created: July 16, 2024

Created By: David Heinold

Document Path: \\City_Planner\GIS\Map_Requests\Plan_Commission\2024\02_24-02_Zoning_Map_Discussion_This_product_is_for_international_purposes_and_may_not_have_been_prepared_for_use_in_the_United_States_of_America. The user assumes all responsibility for the use of this information or consult the primary data and information source to ascertain the usability of the information.



Illinois Indiana Development Company LLC - Zone Map Chang
Aerial Photo



Overview



Legend

- Road Centerlines
- Geographic Townships
- Michigan City Historical Districts
 - Elston Grove
 - Franklin
 - Wabash
 - Parcels

Date created: 7/15/2024
Last Data Uploaded: 7/15/2024 6:24:05 AM

Developed by  **Schneider**
GEOSPATIAL

EXHIBIT A

Parcel I:

The Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, Township 37 North, Range 3 West of the 2nd Principal Meridian, LaPorte County, Indiana, lying South of the Southerly right of way line of the East-West Toll Road.

Parcel II:

The Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, Township 37 North, Range 3 West of the 2nd Principal Meridian, LaPorte County, Indiana, lying South of the Southerly right-of-way line of the East-West Toll Road.

Parcel III:

The South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 15, Township 37 North, Range 3 West of the 2nd Principal Meridian, LaPorte County, Indiana, EXCEPT that part conveyed to the State of Indiana for the East-West Toll Road as contained in Deed Record 249 page 393.

Parcel IV:

The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 37 North, Range 3 West of the 2nd Principal Meridian, LaPorte County, Indiana, lying South of the Southerly right-of-way line of the East-West Toll Road and East of the Easterly right-of-way of the Pere Marquette Railroad TOGETHER WITH THAT PORTION OF THE ABANDONED CHESAPEAKE AND OHIO RAILWAY (formerly Pere Marquette) WHICH IS ADJACENT TO THE WEST SIDE OF SAID PARCEL.

Attachment D: Standards for Evaluating a Zone Map Change

The PC's recommendation and the City Council's decision shall be based upon how each of the following statutory requirements is justified in the request. Use this form or attach a separate sheet that thoroughly itemizes, explains, and justifies each of the following criteria:

- 1. The requested zoning change is consistent with the Comprehensive Plan because...** PAGE 59 OF THE PLAN STATES THE FOLLOWING OBJECTIVES:
NO. MANUFACTURING. PLAN REASONABLE AREAS FOR CONTINUED AND EXPANDED MANUFACTURING USES WITH GOOD PROXIMITY TO TRANSPORTATION ROUTES. THE PROPERTY IS LOCATED WITHIN THE URBAN-EXISTING SEWER SERVICE LAND DEVELOPMENT STRATEGY AREA AS SHOWN ON PAGE 65
- 2. The requested zoning change will not have a negative impact on the current conditions and the character of current structures and uses in each district because...** THE REQUESTED ZONING CHANGE IS IN KEEPING WITH THE USES AND CHARACTER OF EXISTING DEVELOPMENT ALONG THE WEST SIDE OF STATE ROAD 39, WHICH IS CHARACTERIZED BY A VARIETY OF INDUSTRIAL AND RAIL FOCUSED USES. ALL DEVELOPMENT WILL BE PROPERLY SCREENED FROM NEARBY COMMERCIAL AND RESIDENTIAL USES TO MINIMIZE ANY IMPACTS ON THESE PROPERTIES
- 3. The requested zoning change will result in the most desirable use for which the land in each district is adapted because...** THE PROPOSED ZONING CHANGE WILL BE IN KEEPING WITH THE CURRENT ADJACENT VARIETY OF INDUSTRIAL AND RAIL FOCUSED USES ALONG THE WEST SIDE OF STATE ROAD 39 IN THIS AREA.
- 4. The requested zoning change will not negatively affect the property values throughout the City of La Porte because...** ANY AND ALL DEVELOPMENT ON THE PROPERTY WILL BE ADEQUATELY SCREENED FROM NEARBY COMMERCIAL AND RESIDENTIAL USES TO MINIMIZE ANY IMPACTS ON THESE PROPERTIES.
- 5. The requested zoning change promotes responsible development and growth because...** THE PROPERTY IS LOCATED ON NORTH STATE ROAD 39 IMMEDIATELY ADJACENT TO THE INDIANA TOLL ROAD AND ENTRANCE, AS WELL AS IMMEDIATELY ADJACENT TO THE ACTIVE SOUTH SEWER FREIGHT RAIL LINE.



RZ-24-2

Plan Commission - Zone
Map Change Application
Status: Active
Submitted On: 7/15/2024

Primary Location

Owner

Applicant

Craig Phillips
 219-362-8260
 cphillips@cityoflaportein.gov
 801 Michigan Avenue
La Porte, IN 46350

Applicant Information

Name*	Street Address*
Craig Phillips	801 Michigan Avenue
City, State, Zip Code*	Primary Contact regarding this Petition*
La Porte, IN 46350	Craig Phillips
Phone Number*	Email Address*
219-362-8260	cphillips@cityoflaportein.gov
Engineer Preparing Plans	Email Address
Others to be Notified	Email
Applicant is:* ?	Other
Agent	

Property Owner Information (if different from above)

Name

Illinois Indiana Development
Company LLC

Street Address

224 S Michigan Avenue, Suite 330

Phone Number

219-214-4294

City, State, Zip Code

Chicago, IL 60604

Email Address

akazakevicius@anacostia.com

Premises Information

Parcel ID Number*

46-06-15-200-012.000-043
46-06-15-200-011.000-043
46-06-15-100-011.000-043
46-06-15-200-010.000-043
46-06-15-200-009.000-043

Address or General Location*

North State Road 39 at Indiana Toll Road

Total Acreage*

109.75

Flood Zone?*

No

Current Zoning*

M1 Light Industrial

Current Land Use*

Vacant

Proposed Zoning*

M2 Heavy Industrial

Zoning of Adjacent Properties

North*

B3, R1B, M1

South*

M1

East*

B3

West*

A

Land Use of Adjacent Properties

North*

Vacant

South*

Industrial

East*


Commercial, Vacant

West*

Vacant

Applicant Signature

Applicant's Signature*

 Craig Alan Phillips
Jul 15, 2024

Date*

07/15/2024

Property Owner Signature

Property Owner Signature

Date

No signature

—

Attachment A: Consent of Property Owner

Property owner needs to sign and complete this form only if different from applicant

I (we) JAMES R. ZUBIK - IIDC
Name(s)

After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at:
3766 N State Rd 39 La Porte, IN 46350
(Address)
- That I/we have read and examined the Application, and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (_____ is) (XX is not) a condition to the sale or lease of the above referenced property.

(AFFIANT)

James R Zubik

STATE OF ~~INDIANA~~ ILLINOIS
COUNTY OF COOK) SS:)

Subscribed and sworn to before me this 22nd day of July, 2024.

Michele Williams, Notary Public

My Commission expires: 1/2/28 County of Residence: COOK

