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STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD COUNCIL PENDING ORDINANCE 2011-11

2011 025447

2011 MAY -6 PM 12:01

ORDINANCE NO. 8444

AS AMENDED

MICHELLE T. FAJMAN  
RECORDER CERTIFICATION DATE

**AN ORDINANCE FOR GRANTING A VACATION OF A PUBLIC WAY**

WHEREAS, THE Common Council of the City of Gary, Indiana now finds that the following vacation is not injurious to the public interest:

WHEREAS, the Common Council now finds that the Area sought to be vacated is necessary to the growth of the City of Gary; the vacation would not make access to the land of others impossible; and the vacation would not eliminate the public access to a church, school, and other public buildings or places; and,

WHEREAS, due notice of this vacation has been given to the public and the Public Hearing has been held in accordance with State Law; and,

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Gary, Indiana, as follows:

SECTION 1. The Common Council hereby petition to vacate:  
20<sup>th</sup> Place from Pierce Street West 450 Feet and Alley 20A from  
Pierce Street West 487 Feet

SECTION 2. This ordinance shall be in full force and effect from and after the date of its passage and publication according to law.

PASSED AND ADOPTED BY THE COMMON COUNCIL of the CITY OF GARY, INDIANA, on the 19<sup>th</sup> day of April 2011.

The Common Council of the  
City of Gary



PRESIDING OFFICER

**FILED**

MAY 06 2011

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

ATTEST:



CITY CLERK

AMOUNT \$ 26.00  
CASH \_\_\_\_\_ CHARGE BCC  
CHECK # \_\_\_\_\_  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_ 0-0075  
NON-COM \_\_\_\_\_  
CLERK UR

Presented by me to the MAYOR for his approval and signature this 20th day of April, 2011.

*[Handwritten Signature]*  
CITY CLERK

APPROVED and SIGNED by me this 21st day of April, 2011.

*[Handwritten Signature]*  
MAYOR, CITY OF GARY, INDIANA

FAVORABLY RECOMMENDED BY: GARY CITY PLAN COMMISSION

PETITIONER: Edgewater Systems for Balanced Living  
1100 West 6<sup>th</sup> Avenue  
Gary, Indiana



PREPARED BY: THE DEPARTMENT OF PLANNING/ZONING DIVISION

SPONSORED BY: GARY CITY PLAN COMMISSION

C.P.O. 2011-11/8444

COMMITTEE ASSIGNMENT	<u>Planning &amp; Develop Committee</u>	REPORTED-OUT DATE	<u>4, 5, 11</u>
1 <sup>ST</sup> READING DATE	<u>4, 5, 11</u>	COMMITTEE HEARING/DATE	<u>4, 11, 11</u>
2 <sup>ND</sup> READING DATE	<u>4, 5, 11</u>	PUBLIC HEARING/DATE	<u>4, 19, 11</u>
3 <sup>RD</sup> READING/DATE	<u>4, 19, 11</u>	FINAL HEARING/DATE	<u>4, 19, 11</u>
PASSED/DATE	<u>4, 19, 11</u>	DEFEATED/DATE	<u>/ /</u>
TABLED/DATE	<u>/ /</u>	OVERDUE/DATE	<u>/ /</u>
		ADOPTED/DATE	<u>/ /</u>



NOTE: TO BE SUBMITTED IN 30 COPIES (TYPE OR PRINT) AND ACCOMPANIED BY A \$180.00 CHECK OR MONEY ORDER PAYABLE TO THE "CITY OF GARY". ATTACH A SCALE DRAWING SHOWING THE PROPOSED VACATION AND OTHER PERTINENT INFORMATION.

NO. 11-02 DATE 1-24-11, 200 248782 QUIETUS NO. 248782

TO: GARY CITY PLAN COMMISSION

PETITION TO VACATE

(1) I (We) Danita Johnson Hughes, Edgewater Systems for Balanced Living

(2) Of 1100 West Sixth Ave. Gary, IN 46402 219-885-4264  
Address City/State Telephone

(3) Hereby petition to Vacate A portion of a street- 20th place starting from Pierce Street, to a point 450'-0" west Alley, Street, Public Right-of Way or Subdivision

(4) Name and Address of Abutting Property Owners:

Concur Not Concur

See attached list and certified letter sent receipts

Signature Address

Signature Address

Signature Address

Signature Address

(5) Proposed method of providing for utilities and/or public services if vacation is granted. All utility companies (NIPSCO; Amer.-Indiana Water Gary Sanitary District) have been contacted and have copies of our site plan. All utility types sizes and locations have been located and we will relocate them

(6) Reason for requested vacation: The proposed 60 unit apartment complex and parking requires extending over the right-of way because of project size

(7) Will requested vacation necessitate Rezoning of Public Right-of-Way  
Yes (special use) No

*If Yes, Petitioner must make Application for Rezoning*

An application is being submitted for the special use

(8) Describe the potential economic impact if petition is approved: The 60-unit apartment complex will bring jobs to the neighborhood, bring invaluable services to the neighborhood (Head Start program, satellite community health center office) and improve neighborhood appeal from that of the long vacant land

(9) Signature of: Petitioner [Signature]  
Owner Daniel Williams, VP, Fin., & CFO, Edgewater Systems  
Name D. Hughes, Pres/CEO  
1100 West Sixth Ave. Gary, In 46402  
Address

Revised 12-11-08

**NSP Consultants, LLC**  
 2248 24TH ST,  
 HOUSTON, TEXAS 77019  
 Phone: 281-676-1616  
 Fax: 281-668-8325  
 Email: info@nspconsultants.com

www.nspconsultants.com  
 Consultant:  
 Address:  
 Phone:  
 Consultant:  
 Address:  
 Phone:  
 Consultant:  
 Address:  
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 Consultant:  
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 Phone:

No.	Description	Date

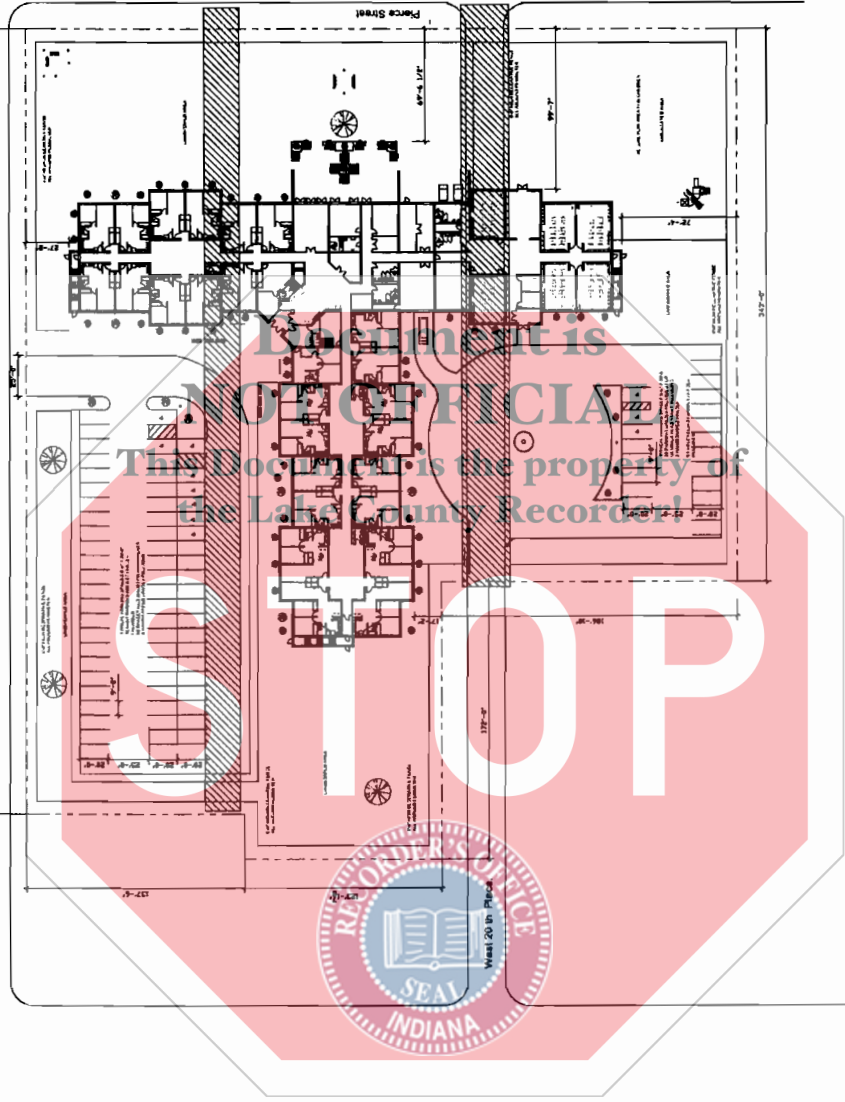


**SITE PLAN**  
 for  
**VACATING**  
**STREET**  
 Project Number:  
 Issue Date:  
 Author:  
 Checker:

**A101-V**  
 1" = 30'-0"

West 20th Avenue

West 20th Avenue



TOTAL AREA OF PROPERTY: 16,471 SQUARE FEET  
 FOOT PRINT AREA OF WEST FLOOR: 4,346 SQUARE FEET  
 TOTAL FLOOR AREA: 48,119 SQUARE FEET  
 TOTAL BALCONY AREA: 16,340 SQUARE FEET  
 EXISTING STAIRWELL DISTRICT: 84  
 ALLOWABLE FLOOR AREA IN TOWER: 1.8  
 ACTUAL FLOOR AREA IN TOWER: 5,433 (20,043)  
 ACTUAL BALCONY AREA IN TOWER: 1,350 (5,024)  
 PERMITTED FLOOR AREA IN TOWER: 5,433 (20,043)  
 PERMITTED BALCONY AREA IN TOWER: 1,350 (5,024)  
 ACTUAL TOWER REDUCED AT 2ND FLOOR: 31' 0"  
 TOWER FLOOR REDUCED AT 2ND FLOOR: 31' 0"  
 MINIMUM VENT PROVIDED: 1' x 6"

**HATCHED AREA REPRESENTS PORTION OF ALLEY TO BE VACATED.**

**HATCHED AREA REPRESENTS PORTION OF WEST 20th PLACE TO BE VACATED.**



This document is the property of the Lakeland County Recorder.





# South Shore Commons

## Project Overview

- Edgewater Systems and partners will build a 60-unit, two-story housing development on the vacant property located on 20<sup>th</sup> Ave., between Lincoln and Pierce streets in Gary, IN
- The development is located near public transportation, shopping, day care, bank/financial institutions, public schools, churches, and other small businesses that may serve as a resource for jobs for tenants.
- The project is based on the successful strategy of Housing First, where individual or family needs for housing are met first, and residents have access to supportive services.
- Project is a partnership between Edgewater, Broadway Community Development Corp., NSP Consultants, and the City of Gary.
- The project addresses the lack of affordable housing, especially important in this struggling economy where we see more and more people losing their homes. In this country, there are approximately 3 million people per year who are homeless.
- The development includes 48 one-bedroom and 12 two bedroom apartments; 6 units will be handicapped accessible.
- Amenities include private kitchens and bathrooms; community rooms/library, laundry, reception, childcare facilities, bike racks, designated garden area, security cameras at all entrances, computer access.
- The development will also include commercial space for a Head Start program and a satellite community health center office that will be a resource for not only the tenants but also the community at large. Edgewater Systems will also offer therapeutic and case management services on-site for residents.
- Edgewater Systems will provide on-site supervision and well-trained and experienced support staff for residents 24 hours a day/7 days a week.
- Estimated cost \$12million-\$14million; Projected construction completion second quarter of 2012.

## Project Goals

South Shore Commons offers residents a place to call home, creating stability and greater control of their lives. Residents will experience an improved quality of life which will enhance recovery physically, mentally, and spiritually.

- Provide safe, affordable housing and increase residential stability to decrease homelessness.
- Help tenants meet the obligations of tenancy and increase residential stability.
- Begin recovery from mental illness to enhance quality of life.
- Maintain recovery from mental illness.
- Increase tenants' daily living skills and improve self-esteem; help tenants acclimate to traditional society.
- Increase job-readiness skills.
- Begin and/or maintain recovery from substance abuse.
- Promote appropriate use of community-based services.
- Keep together and/or reunite parents and children.



*A housing project for the homeless population*  
**SOUTH SHORE COMMONS HOUSING DEVELOPMENT  
PROJECT PARTNERS**

***Edgewater Systems, President and CEO, Danita Johnson Hughes, Ph.D.***

Edgewater Systems for Balanced Living is in its 36<sup>th</sup> year as a non-profit Community Mental Health Center serving the needs of Northwest Indiana's *most vulnerable* individuals and families. Edgewater is certified to provide mental health and substance abuse treatment services by the State of Indiana Family and Social Services Administration, Division of Mental Health. In July, Edgewater is accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF).

Edgewater provides a comprehensive array of behavioral healthcare and family support services including family and youth counseling; addiction and dependency treatment; crisis management; emergency services; employee assistance programs; residential placement for adults; and a transitional residential shelter for children who need immediate temporary placement to ensure their safety. In 2010, Edgewater helped more than 3,915 men, women, and children improve their quality of life.

***City of Gary***

The city of Gary provided support for the project from the Mayor's office to the many departments involved in moving the project forward. Edgewater Systems is working hand-in-hand with city departments to finalize the transfer of land for the project.

***Broadway CDC, Vernita Leslie, Executive Director***

The Broadway Area Community Development Corporation was created in 1994 through a two-year long planning and urban design process, in which over 100 local residents, business owners, and stakeholders came together to initiate change in their community. The Broadway Area Community Development Corporation, a local non-for-profit community development corporation, was identified to create new partnerships with the city, business community, and service providers.

***NSP Consultants, LLC, Joe Alamillo, President; Roy Evans, Vice President***

NSP Consultants, LLC assists public jurisdictions in the management of government sponsored housing developments. We serve as a private sector partner with non-profits, public jurisdictions and private development corporations focusing on housing and mixed use development. NSP Consultants is currently working with the City of Hammond, Lake County government, and Aurora, IL, as well as serving as the lead developer for a 35-unit mixed use, senior housing project in Gary.



City of Gary

Department of Planning

ZONING DIVISION

401 Broadway, Suite 304

Gary, Indiana 46402

(219) 881-1332 / (219) 886-0817 fax

RUDOLPH CLAY  
MAYOR

GERALDINE B. TOUSANT  
DEPUTY MAYOR

JAMES D. CRAIG  
ZONING MANAGER

March 23, 2011

TO: Susan Severtson, City of Gary Corporate Counsel

FROM: Christopher A. Meyers, Director of Planning <sup>CAM</sup>

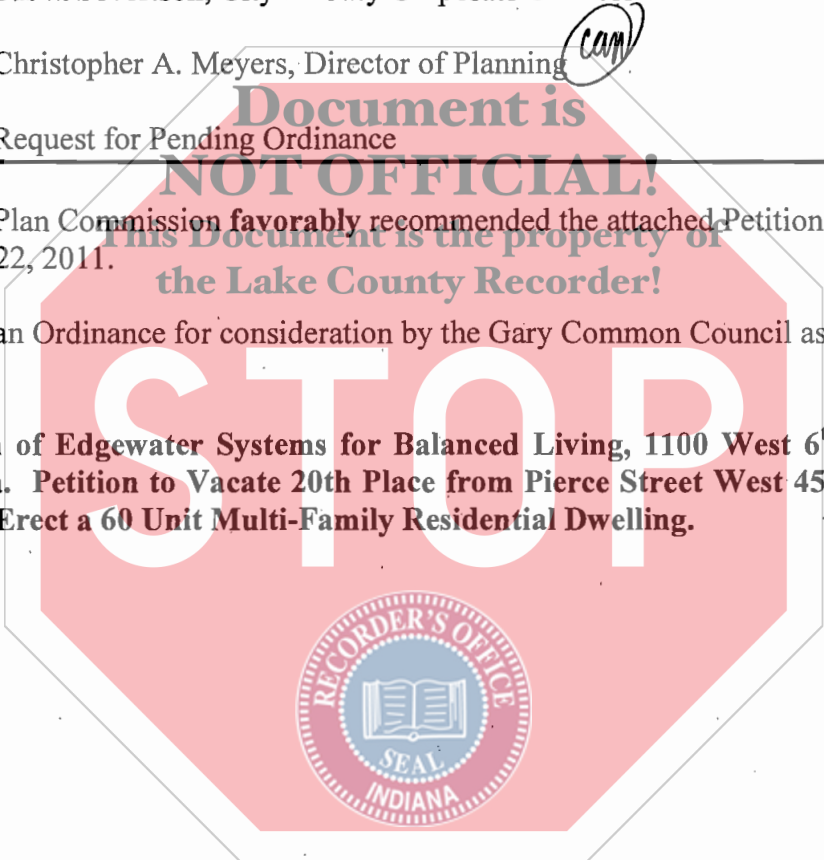
SUBJECT: Request for Pending Ordinance

The Gary City Plan Commission favorably recommended the attached Petition at its meeting held on March 22, 2011.

Please prepare an Ordinance for consideration by the Gary Common Council as follows:

**Petition of Edgewater Systems for Balanced Living, 1100 West 6<sup>th</sup> Avenue, Gary, Indiana. Petition to Vacate 20th Place from Pierce Street West 450 Feet and Alley 20A to Erect a 60 Unit Multi-Family Residential Dwelling.**

CAM:mh  
Petition 11-02  
Cc: file





City of Gary

Department of Planning

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Gary, Indiana 46402

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RUDOLPH CLAY  
MAYOR

GERALDINE B. TOUSANT  
DEPUTY MAYOR

JAMES D. CRAIG  
ZONING MANAGER

March 23, 2011

The Gary Common Council  
401 Broadway  
Gary, IN 46402

RE: Request for a Pending Ordinance

Dear Council Members:

The Gary City Plan Commission at its meeting on March 22, 2011, favorably recommended the attached Petition to Vacate. The Petition reads as follows:

**Petition of Edgewater Systems for Balanced Living, 1100 West 6<sup>th</sup> Avenue, Gary, Indiana. Petition to Vacate 20<sup>th</sup> Place from Pierce Street West 450 Feet and Alley 20A to Erect a 60 Unit Multi-Family Residential Dwelling.**

Sincerely yours,

  
Christopher A. Meyers, Director  
Department of Planning

Certified and presented to the Common Council of the City of Gary, Lake County, Indiana at its next meeting.

Sincerely yours,

  
Christopher A. Meyers, Director  
Department of Planning

CAM:mh  
Petition 11-02