

**ORDINANCE NO. 2025- 09**

**AN ORDINANCE OF THE CITY OF HOBART, INDIANA  
PROVIDING THAT THE ZONING ORDINANCE OF THE CITY OF HOBART,  
LAKE COUNTY, INDIANA TO AMEND ORDINANCE 2024-37 BY CORRECTING A  
SCRIVENER'S ERROR BY CHANGING AN ESTABLISHED A-1 ZONE & R-1 ZONE  
TO OS-2 ZONE CLASSIFICATION AND A-1 ZONE & OS-1 ZONE TO R-2 ZONE  
CLASSIFICATION**

WHEREAS, THE HOBART CITY PLAN COMMISSION by a majority vote recommended that its **Petition No. 24-29** be adopted and that the Council rezone this property; and

WHEREAS, a scrivener's error was discovered in the current zoning classification contained in Ordinance 2024-37; and

WHEREAS, the Council, through this ordinance, desires to correct said current zoning classification and to give effect to same *nunc pro tunc*.

NOW THEREFORE, BE IT ORDAINED by the Common Council of the City of Hobart, Indiana:

**SECTION 1.** That the Council amend and readopt as amended Ordinance 2024-37 of the City of Hobart, Indiana the previously approved OS-2 Zone classification and R-2 Zone classification is hereby amended by substituting in its entirety the current zoning classification and legal description as follows:

By changing the following described real estate on the zone maps from its established zoning A-1 (Agriculture District) classification and R-1 (Single Family Residential District) classification to OS-2 (Office Service District) classification and legally described as:

That part of Lot 1 in Lone Oak Subdivision to the City of Hobart, as per plat thereof, Recorded in Plat Book 113, Page 39, in the Office of the Recorder of Lake County, Indiana, being more particularly described as follows: Beginning at the Northeast corner of Lot 1 in said Lone Oak Subdivision, said point also being the Southeast corner of Lot 1 in Baez Acres to the City of Hobart, as per plat thereof, Recorded in Plat Book 91, Page 30, in the Office of the Recorder of Lake County, Indiana; thence South 00°13'21" East along the East line of Lot 1 in Lone Oak Subdivision, a distance of 575.95 feet to the Southeast corner of said Lot 1; thence North 89°59'24" West along the South line of said Lot 1, a distance of 497.98 feet; thence North 00°13'21" West, parallel with the East line of said Lot 1, a distance of 578.92 feet to the North line of said Lot 1; thence South 89°38'55" East along the North line of said Lot 1, a distance of 498.00 feet to the Point of Beginning. Containing 6.60 acres, more or less.

AND

By changing the following described real estate on the zone maps from its established zoning A-1 (Agriculture District) classification and OS-1 (Office Service District) classification to R-2 (Single Family Residential District) zoning classification and legally described as:

All that part of Lots 1, 2, and 3, in Lone Oak Subdivision to the City of Hobart, as per plat thereof, Recorded in Plat Book 113, Page 39, in the Office of the Recorder of Lake County, Indiana, being more particularly described as follows: Beginning at the Northwest corner of Lot 3 in said Lone Oak Subdivision; thence South 89°39'43" East along the North line of said Lot 3, a distance of 310.56 feet to the Northeast corner of said Lot 3; thence South 00°13'21" East along the East line of said Lot 3, said line also being the West line of Baez Acres to the City of Hobart, as per plat thereof, Recorded in Plat Book 91, Page 30, in the Office of the Recorder of Lake County, Indiana, a distance of 630.00 feet; thence continuing South 00°13'21" East along the East line of said Lot 3, and said line extended South, a distance of 209.86 feet; thence South 89°46'43" West, a distance of 340.56 feet; thence North 00°13'17" West, a distance of 843.18 feet to the North line of said Lot 2; thence South 89°39'43" East along the North line of said Lot 2, a distance of 30.00 feet to the Point of Beginning. Containing 6.58 acres, more or less.

SECTION 2. This ordinance shall take effect immediately upon its passage in the manner required by law, and shall be given effect as if said amended current zoning classification were included in Ordinance Number 2024-37 as originally enacted. In all other respects, the provisions of Ordinance Number 2024-37 are affirmed.

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

19<sup>th</sup> day of February, 2025.

  
Josh Huddleston, Presiding Officer

ATTEST:

  
Deborah A. Longer, Clerk-Treasurer

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

19<sup>th</sup> day of February, 2025 at 6:30 o'clock P. M.

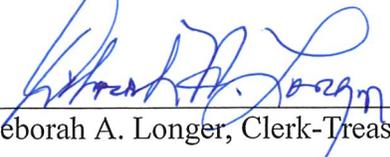
  
Deborah A. Longer, Clerk-Treasurer

APPROVED and SIGNED by me, the Mayor of the City of Hobart, this 19<sup>th</sup> day of

February, 2025.

  
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Josh Huddleston, Mayor

ATTEST:

  
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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: Steve McDermott, City Planner 

RE: Change to be made on the zoning map.

DATE: February 10, 2025

PETITIONER: Samuel E. Tipton  
4433 E. 83<sup>rd</sup> Avenue  
Merrillville, IN 46410

REQUEST: Amend Ord. 24-37 due to a Scrivener's Error from A-1 (Agriculture District) classification & R-1 (Single Family Residential District) to current OS-2 (Office Service District) & R-2 (Single Family Residence District) & OS-1 (Office Service District) to current R-2 (Single Family Residential District)

PROPOSED USE: A proposed 10-lot subdivision for residential & office service use

GENERAL LOCATION: Located approx. 0.11 mile west & 0.11 mile south from the SW corner of 83<sup>rd</sup> Ave. & Clay St.

**LEGAL DESCRIPTION** That part of Lot 1 in Lone Oak Subdivision to the City of Hobart, as per plat thereof, Recorded in Plat Book 113, Page 39, in the Office of the Recorder of Lake County, Indiana, being more particularly described as follows: Beginning at the Northeast corner of Lot 1 in said Lone Oak Subdivision, said point also being the Southeast corner of Lot 1 in Baez Acres to the City of Hobart, as per plat thereof, Recorded in Plat Book 91, Page 30, in the Office of the Recorder of Lake County, Indiana; thence South 00°13'21" East along the East line of Lot 1 in Lone Oak Subdivision, a distance of 575.95 feet to the Southeast corner of said Lot 1; thence North 89°59'24" West along the South line of said Lot 1, a distance of 497.98 feet; thence North 00°13'21" West, parallel with the East line of said Lot 1, a distance of 578.92 feet to the North line of said Lot 1; thence South 89°38'55" East along the North line of said Lot 1, a distance of 498.00 feet to the Point of Beginning. Containing 6.60 acres, more or less.

&

All that part of Lots 1, 2, and 3, in Lone Oak Subdivision to the City of Hobart, as per plat thereof, Recorded in Plat Book 113, Page 39, in the Office of the Recorder of Lake County, Indiana, being more particularly described as follows: Beginning at the Northwest corner of Lot 3 in said Lone Oak Subdivision; thence South 89°39'43" East along the North line of said Lot 3, a distance of 310.56 feet to the Northeast corner of said Lot 3; thence South 00°13'21" East along the East line of said Lot 3, said line also being the West line of Baez Acres to the City of Hobart, as per plat thereof, Recorded in Plat Book 91, Page 30, in the Office of the Recorder of Lake County, Indiana, a distance of 630.00 feet; thence continuing South 00°13'21" East along the East line of said Lot 3, and said line extended South, a distance of 239.86 feet; thence South

89°46'43" West, a distance of 340.56 feet; thence North 00°13'17" West, a distance of 873.18 feet to the North line of said Lot 2; thence South 89°39'43" East along the North line of said Lot 2, a distance of 30.00 feet to the Point of Beginning. Containing 6.81 acres, more or less.

PLAN COMMISSION PETITION NO.: 24-29

DATE OF PLAN COMMISSION ACTION: February 6, 2025

DEADLINE FOR CITY COUNCIL ACTION: May 10, 2025

CERTIFICATION:

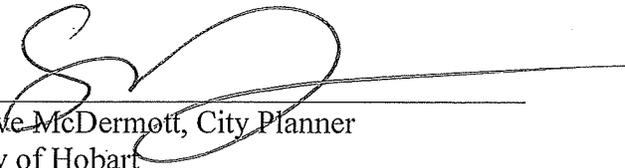
ACTION TAKEN BY PLAN COMMISSION:

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

CONDITIONS: None

VOTE: 8-0

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

  
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Steve McDermott, City Planner  
City of Hobart

**MEMORANDUM**

**DATE:** FEBRUARY 10, 2024

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

**FROM:** STEVE McDERMOTT, CITY PLANNER 

**RE:** AMEND ORD. 24-37 BY CORRECTING A SCRIVENER'S ERROR  
PLAN COMMISSION PETITION 24-29

Attached please find a Certification and Proposed Ordinance for your consideration to amend Ord. 24-37 regarding a request for a Rezone from A-1 (Agricultural District) & R-1 (Single Family Residential) to current OS-2 (Office Service District) & A-1 (Agricultural District) & OS-1 (Office Service District) to current R-2 (Single Family Residential District) located approx. 0.11 mile west & approx. 0.11 mile south from the SW corner of 83<sup>rd</sup> Ave. & Clay St., zoned A-1, 27.18 acres

DRAFT MINUTES OF THE FEBRUARY 6, 2025 PLAN COMMISSION MEETING: The Engineering Department discovered that the original rezone ordinance was described as from a single zoning classification to a single zoning classification for 2 separate parcels but was actually dual zoning classifications to a single zoning classification for both parcels. The legal was correct. Attorney McCarthy determined since there was no change to the legal description, a motion was not required.



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

**CITY OF HOBART**  
**AGENDA ITEM REQUEST FORM**

(PLEASE PRINT)

MEETING DATE: February 19, 2025

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

COMMON COUNCIL (6:00 p.m.)

ITEM TO BE ADDED TO AGENDA Petition 24-29

Amended Ordinance 24-37 Correcting Scrivener's Error

SUPPORTING DOCUMENTATION ATTACHED Ordinance, Certification & Report

Memo/Minutes

REQUEST SUBMITTED BY JOY

ADDRESS (DEPARTMENT) PLANNING/ZONING

PHONE NUMBER (EXT) \_\_\_\_\_

DATE SUBMITTED February 10, 2025