

ORDINANCE NO. 2025-17

**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 SILVERSTONE CROSSINGS PUD ZONE TO PATRIOT PARK PUD
ZONE CLASSIFICATION**

WHEREAS, THE HOBART CITY PLAN COMMISSION by a majority vote recommended that its **Petition No. 25-12** be adopted and that the Council rezone this property, and

WHEREAS, The Regulations and Design Standards for the PUD, as recommended by the Commission, are attached hereto and made a part hereof as Exhibit "A".

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 Silverstone Crossings PUD (Planned Unit Development) zoning classification to Patriot Park PUD (Planned Unit Development) zoning classification:

Legal Description

PARCEL I: DEVELOPMENT PARCELS B, C, D, OUTLOTS 1 AND 2 IN SILVERSTONE CROSSING PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 103 PAGE 78, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL II: LOTS 14 TO 21, BOTH INCLUSIVE, IN BLOCK 7, AND THAT PART OF THE LOT 22 IN SAID BLOCK 7 LYING SOUTH OF THE SOUTH LINE EXTENDED WEST OF SAID LOT 14, ALL IN LINCOLNWAY FARMS, INC., GREEN ACRES DEVELOPMENT, RECORDED IN PLAT BOOK 23, PAGE 14, IN LAKE COUNTY, INDIANA.

PARCEL III: LOT 35 AND 34 (EXCEPT THE SOUTH 100 FEET THEREOF) IN BLOCK 6 IN LINCOLNWAY FARMS, INC., GREEN ACRES DEVELOPMENT, RECORDED IN PLAT BOOK 23, PAGE 14, IN LAKE COUNTY, INDIANA.

PARCEL IV: LOTS 30 AND 31 IN BLOCK 6 IN LINCOLNWAY FARMS, INC., GREEN ACRES DEVELOPMENT, RECORDED IN PLAT BOOK 23, PAGE 14, IN LAKE COUNTY, INDIANA.

DEVELOPMENT PARCELS E1, E2 AND E3 ON THE RECORDED PLAT OF SILVERSTONE CROSSING-PHASE 1 AS SHOWN IN PLAT BOOK 103, PAGE 78, 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:

All buildings or uses permitted and placed upon said described real estate shall fully conform with 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

16th day of April, 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

16th day of April, 2025 at 7 o'clock 7 M.


Deborah A. Longer, Clerk-Treasurer

APPROVED and SIGNED by me, the Mayor of the City of Hobart, this 16th day of

April, 2025.


Josh Huddleston, Mayor

ATTEST:

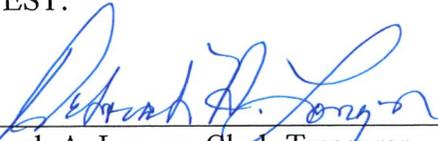

Deborah A. Longer, Clerk-Treasurer

EXHIBIT "A"

**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 zone map.

DATE: March 12, 2025

PETITIONER: Al Krygier
1055 Eagle Ridge Drive
Scherverville, IN 46375

REQUEST: Proposed rezone from Silverstone Crossings PUD (Planned Unit Development District) to Patriot Park PUD (Planned Unit Development)

PROPOSED USE: Mixed Residential & Commercial Development

GENERAL LOCATION: East of Mississippi Street, North of US 30, South of 73rd Avenue & West of Colorado Street

LEGAL DESCRIPTION:

PARCEL I: DEVELOPMENT PARCELS B, C, D, OUTLOTS 1 AND 2 IN SILVERSTONE CROSSING PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 103 PAGE 78, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL II: LOTS 14 TO 21, BOTH INCLUSIVE, IN BLOCK 7, AND THAT PART OF THE LOT 22 IN SAID BLOCK 7 LYING SOUTH OF THE SOUTH LINE EXTENDED WEST OF SAID LOT 14, ALL IN LINCOLNWAY FARMS, INC., GREEN ACRES DEVELOPMENT, RECORDED IN PLAT BOOK 23, PAGE 14, IN LAKE COUNTY, INDIANA.

PARCEL III: LOT 35 AND 34 (EXCEPT THE SOUTH 100 FEET THEREOF) IN BLOCK 6 IN LINCOLNWAY FARMS, INC., GREEN ACRES DEVELOPMENT, RECORDED IN PLAT BOOK 23, PAGE 14, IN LAKE COUNTY, INDIANA.

PARCEL IV: LOTS 30 AND 31 IN BLOCK 6 IN LINCOLNWAY FARMS, INC., GREEN ACRES DEVELOPMENT, RECORDED IN PLAT BOOK 23, PAGE 14, IN LAKE COUNTY, INDIANA.

DEVELOPMENT PARCELS E1, E2 AND E3 ON THE RECORDED PLAT OF SILVERSTONE CROSSING-PHASE 1 AS SHOWN IN PLAT BOOK 103, PAGE 78, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PLAN COMMISSION PETITION NO.: 25-12
DATE OF PLAN COMMISSION ACTION: March 6, 2025
DEADLINE FOR CITY COUNCIL ACTION: June 4, 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.



Steve McDermott, City Planner
City of Hobart