

TOWN OF ST. JOHN, LAKE COUNTY, INDIANA

ORDINANCE NO. 989

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN ON THE 9TH DAY OF JULY, 1990, ALL AMENDMENTS PASSED SUBSEQUENT THERETO, AND APPROVING A P.U.D. DEVELOPMENT PLAN IN ACCORDANCE THEREWITH.

WHEREAS, The Town Council of the Town of St. John, Lake County, Indiana, did on the 9th day of July, 1990, pass and adopt a Zoning Ordinance for the Town; and

WHEREAS, The Plan Commission of the Town of St. John, Lake County, Indiana, has been petitioned by the Owner of the parcel of land hereinafter described for the development and rezoning of such parcel from Residential Multi-Family Zoning District to Residential Planned Unit Development (P.U.D.) Zoning District; and

WHEREAS, The Plan Commission of the Town of St. John, Lake County, Indiana, has held a Public Hearing on the 5th day of April, 1995, pursuant to published notice as required by Law, which was continued on the 19th day of April, 1995, to consider the application for zone change, and other matters pertaining thereto, by the Owner of the parcel of land hereinafter described; and

WHEREAS, The Plan Commission of the Town of St. John, Lake County, Indiana, has favorably recommended that the Town Zoning Ordinance, as amended from time to time, be amended and modified in order that the use of the real property hereinafter specifically described shall be made more consistent with the Town Comprehensive Plan, the surrounding Zoning Districts and the current prospective uses of the real property within the area, and that said real property be reclassified to Residential Planned Unit Development (P.U.D.) Zoning District, and that the Development Plan for said real property be likewise approved.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA:

SECTION ONE: That the Zoning Ordinance of the Town of St. John, Lake County, Indiana, the same being Ordinance No. 841, as amended from time to time, and the Zoning Map of the Town of St. John, be, and the same are each hereby amended, to reclassify the following-described parcel of real property from Residential Multi-Family Zoning District to Residential Planned Unit Development (P.U.D.) Zoning District, to-wit:

HOMESTEAD VILLAGE UNIT 1, 2 AND 3

BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER

OF HOMESTEAD ACRES 13TH ADDITION TO THE TOWN OF ST. JOHN AS SHOWN IN PLAT BOOK 61 PAGE 1 IN LAKE COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 14 MINUTES 47.5 SECONDS EAST A DISTANCE OF 285.0 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01 DEGREE 08 MINUTES 50 SECONDS EAST A DISTANCE OF 181.31 FEET; THENCE NORTH 88 DEGREES 51 MINUTES 10 SECONDS WEST A DISTANCE OF 60.0 FEET; THENCE NORTH 01 DEGREE 08 MINUTES 50 SECONDS EAST A DISTANCE OF 80.0 FEET; THENCE SOUTH 88 DEGREES 51 MINUTES 10 SECONDS EAST A DISTANCE OF 60.0 FEET; THENCE NORTH 01 DEGREE 08 MINUTES 50 SECONDS EAST A DISTANCE OF 160.00 FEET TO A POINT ON THE SOUTH LINE OF THE 140 FOOT CHICAGO DISTRICT ELECTRIC GENERATING CORPORATION EASEMENT; THENCE SOUTH 88 DEGREES 51 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 1058.16 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF WEST CREEK (BULL RUN CREEK); THENCE SOUTH 21 DEGREES 31 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 691.77 FEET TO THE NORTHEAST CORNER OF HOMESTEAD ACRES 22ND ADDITION TO THE TOWN OF ST. JOHN AS SHOWN IN PLAT BOOK 72 PAGE 77 IN LAKE COUNTY, INDIANA; THENCE NORTH 68 DEGREES 29 MINUTES 00 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF HOMESTEAD ACRES 22ND ADDITION A DISTANCE OF 260.00 FEET; THENCE NORTH 21 DEGREES 31 MINUTES 00 SECONDS EAST A DISTANCE OF 150.42 FEET TO THE NORTHEAST CORNER OF HOMESTEAD ACRES 20TH ADDITION TO THE TOWN OF ST. JOHN AS SHOWN IN PLAT BOOK 72 PAGE 75 IN LAKE COUNTY, INDIANA; THENCE NORTH 89 DEGREES 14 MINUTES 47.5 SECONDS WEST ALONG THE NORTH LINE OF HOMESTEAD ACRES 20TH ADDITION A DISTANCE OF 626.01 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, CONTAINING 10.71583 ACRES, MORE OR LESS.

SECTION TWO: That the Development Plan submitted to the Town of St. John Plan Commission, and dated the _____ day of _____, 1995, is approved.

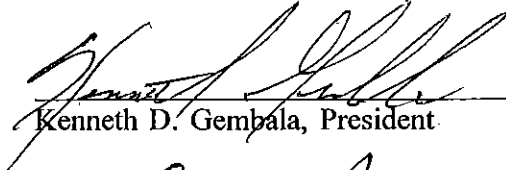
SECTION THREE: That the Homestead Village Condominium Association, Inc., commonly know as the Property Owners Association, shall be responsible for the snow removal on the public street known as Homestead Village Court.

SECTION FOUR: That the Homestead Village Condominium Association, Inc., commonly know as the Property Owners Association, shall be responsible for trash, leaf, and yard waste pick up and removal for all the units within the P.U.D.

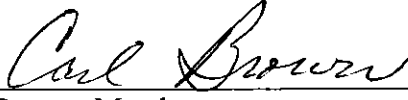
SECTION FIVE: That this Ordinance shall take effect, and be in full force and effect, from and after its passage by the Town Council of the Town of St. John.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN,
LAKE COUNTY, INDIANA THIS 25th DAY OF May, 1995.


TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, TOWN
COUNCIL



Kenneth D. Gembala, President

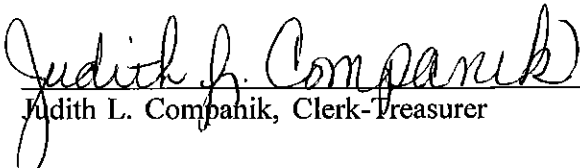


Carl Brown, Member



Douglas E. Patterson, Member

ATTEST:



Judith L. Companik, Clerk-Treasurer