

TOWN OF ST. JOHN, LAKE COUNTY, INDIANA

ORDINANCE NO. 1011

BEING AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, AND ALL AMENDMENTS THERETO, AND REPEALING ALL ORDINANCES, OR PARTS THEREOF, IN CONFLICT HEREWITH, AND MORE PARTICULARLY, THE SPECIAL REGULATIONS, TITLE XVII OF THE SAME, MORE SPECIFICALLY, SECTION B: Planned Unit Development (P.U.D.) ARTICLE 17 OF THE SAME.

WHEREAS, the Town Council of the Town of St. John, Lake County, Indiana, did on the 9th day of July, 1990, pass and adopt an entire revision of the zoning ordinance provisions of the previous zoning ordinance of the Town of St. John, Lake County, Indiana, and denominated the same Ordinance No. 841; and

WHEREAS, on September 19, 1994, the Town Council of the Town of St. John, Lake County, Indiana, passed Ordinance No. 969, creating ARTICLE 17: Responsibilities of Developer(s) and Owners of Planned Unit Development (P.U.D.) Property an addition to TITLE XVII SPECIAL REGULATIONS Section B: Planned Unit Development (P.U.D.) providing, among other things, that owners and developers of P.U.D.s shall pay for and be fully responsible for all private utilities and private roads within said P.U.D.s; and

WHEREAS, it has again become necessary to amend the foregoing ordinances, and more particularly, the SPECIAL REGULATIONS section of the same, namely, Title XVII, more particularly Section B: Planned Unit Development (P.U.D.), ARTICLE 17 of the same, amending the section pertaining to responsibilities of developers and owners of P.U.D. property; and

WHEREAS, it is the purpose by this ordinance that with regard to residential P.U.D.s, the Town of St. John shall bear the expense of garbage pickup for the same.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of St. John, Lake County, Indiana that the zoning ordinance of the Town of St. John, Lake County, Indiana, and to the extent that it is in any way in conflict herewith be amended to read as follows, and ordinance 969, the same having created ARTICLE 17, shall be amended to read as follows, more particularly, Title XVII SPECIAL REGULATIONS, Section B: Planned Unit Development (P.U.D.) ARTICLE 17 Responsibilities of the Developer(s) and Owners of Planned Unit Development (P.U.D.) Property:

All Owners and Developers of Planned Unit Development (P.U.D.) property shall, at all times after approval of the P.U.D. Zoning District Classification as described herein, maintain, pay for, and be fully responsible for all private utilities and private roads. This shall mean, but not necessarily be limited to, private road

upkeep, cleaning, repair, snow removal and general maintenance, private utilities upkeep, maintenance in all respects, and storm drainage system maintenance. The Town of St. John, notwithstanding the foregoing, shall be responsible for garbage pickup, recycling, and the like, for residential P.U.D.s. This Article shall further be construed to clarify and define that none of the aforementioned responsibilities shall be imposed upon the Town of St. John, other than as stated aforesaid, and further, that these responsibilities shall be included within the Contract required to be executed and delivered as described in ARTICLE 15 of this Section B of Title XVII.

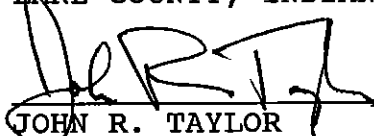
BE IT FURTHER ORDAINED that all other provisions of the zoning ordinance shall remain in full force and effect when not in conflict herewith.


BE IT FURTHER ORDAINED that this ordinance is adopted pursuant to Indiana law, and the Town Council does now find that the Plan Commission complied substantially with the Indiana code.

BE IT FURTHER ORDAINED that this ordinance shall be in full force and effect from and after its passage by the Town Council and in accordance with applicable law.

PASSED AND ADOPTED by the Town Council of the Town of St. John, Lake County, Indiana, this 27<sup>th</sup> day of June, 1996.

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

  
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JOHN R. TAYLOR

  
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FRED J. KISH

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DOUGLAS E. PATTERSON

ATTEST:

  
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JUDITH L. COMPANIK  
Clerk-Treasurer