

ORDINANCE NO. # 1305

BEING AN ORDINANCE AMENDING ORDINANCE NO. 845
AS AMENDED, THE SAME BEING AN ORDINANCE
CLASSIFYING, REGULATING AND RESTRICTING THE
LOCATION, HEIGHTS, AREA, BULK AND USE OF BUILDINGS
AND STRUCTURES AND THE USE OF LAND IN THE TOWN OF
ST. JOHN, AND FOR SAID PURPOSE DIVIDING THE
TOWN INTO DISTRICTS, AND APPROVING A P.U.D.
DEVELOPMENT PLAN IN ACCORDANCE THEREWITH

WHEREAS, St. John Westview, LLC, an Indiana Limited Liability Company of St. John, Indiana and Peoples Bank Trust No. 10314 Under Trust Agreement dated December 12, 2001, previously petitioned the Town of St. John to annex certain contiguous territories of the Town of St. John, pursuant to the provisions of I.C. 36-4-3 et.seq. and executed a zoning commitment and a proposed plan of subdivision for said territories, which was approved and made part of Ordinance No. 845; and

WHEREAS, the owners of the parcel of land hereinafter described did petition the Plan Commission of the Town of St. John, Lake County, Indiana, for the development and rezoning of such parcel from R-3, Duplex to P.U.D., Planned Unit Development; and

WHEREAS, the said Plan Commission of the Town of St. John, Lake County, Indiana, has heretofore on the 6th day of August, 2003, held a public hearing pursuant to notice as prescribed by law on such petition and other matters pertaining thereto; and

WHEREAS, the Plan Commission of the Town of St. John, Lake County, Indiana, has favorably recommended that Ordinance No. 845 as amended, be amended and modified in order that the use of the real property hereinafter specifically described shall be made more consistent with the 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 P.U.D., Planned Unit Development District and that the Development Plan be likewise approved.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of St. John, Lake County, Indiana, as follows:

1. That the zoning ordinance of the Town of St. John, the same being Ordinance No. 845, as amended, and the zoning map of the Town of St. John, be and the same are hereby amended to reclassify the following described parcel of real estate from R-3, Duplex to P.U.D., Planned Unit Development, to-wit:

WOODS OF WESTON RIDGE, PHASE ONE

That part of the south half of Section 5, Township 34 North, Range 9 West of the Second Principal Meridian, described as follows: Commencing at the northwest corner of the southwest quarter of said Section 5; thence south 89 degrees 25 minutes 55 seconds east, along the north line of said south half of Section 5, 3963.46 feet to the northeast corner of the west half of the southeast quarter of said Section 5; thence south 14 degrees 41 minutes 13 seconds west 1381.85 feet to a point of beginning on a line 1339.42 feet south of and parallel to aforesaid north line; thence north 89 degrees 25 minutes 55 seconds west, along said parallel line, 1345.06 feet; thence south 0 degrees 34 minutes 5 seconds west 188.74 feet to a point of curvature on a curve convex to the southeast and having a radius of 435 feet; thence southwesterly, along said curve, a chord bearing south 14 degrees 24 minutes 45 seconds west 208.18 feet, an arc distance of 210.22 feet to a point of reverse curvature on a curve convex to the northwest and having a radius of 365 feet; thence southwesterly, along said curve, a chord bearing south 14 degrees 19 minutes 21 seconds west 175.80 feet, an arc distance of 177.54 feet to a point of tangency; thence south 0 degrees 23 minutes 15 seconds west 82.37 feet to a point on a line 1983.42 feet south of and parallel to aforesaid north line; thence south 89 degrees 25 minutes 55 seconds east, along said parallel line, 1274.43 feet; thence north 14 degrees 41 minutes 13 seconds east 664.05 feet to the point of beginning; all in Lake County, Indiana.

2. The Development Plan submitted to the St. John Plan Commission is approved subject to the terms recited in this Ordinance, and consisting of the following plans:

- A. Site plans and development plans prepared by Landmark Engineering dated May 1, 2003, with revisions dated June 13, 2003, June 24, 2003, and July 30, 2003 consisting of fourteen sheets.
- B. Undated architectural drawings prepared by Leon Fisher & Associates consisting of ten sheets identified as 9603C and 11403 duplex floor plans, two and three bedroom

containing 1,884 square feet, 1,753 square feet, 1,706 square feet and 1,540 square feet.


C. Landscaping plans.

3. The project and its final approval shall be contingent upon the compliance by the developer with the letter(s) from the Town Engineer, Haas & Associates, dated July 9, 2003 and August 1, 2003.

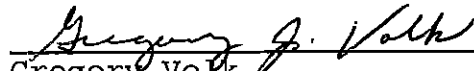
4. The project is approved further contingent upon the final approval in Phase One which must be completed within five (5) years unless otherwise extended.

This ordinance shall take effect immediately upon its passage and adoption by the Town Council and the affixing of their signatures thereto.

Passed and adopted by the Town Council of the Town of St. John, Lake County, Indiana, this 19th day of August, 2003.


Jerome J. Rudy

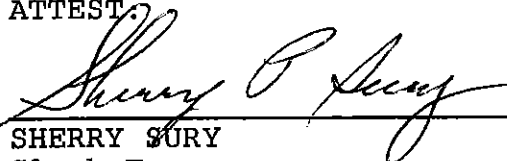

Kristie L. Aldridge


Gregory J. Volk


Michael S. Forbes


William M. Winterhaler

ATTEST


SHERRY SURY
Clerk-Treasurer

ordinance\WESTONWOODS