

TOWN OF ST. JOHN, LAKE COUNTY, INDIANA

ORDINANCE NO. 1543

AN ORDINANCE RECLASSIFYING CERTAIN LANDS IN THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, FOR ZONING PURPOSES, AND AMENDING THE ZONING ORDINANCE OF THE TOWN OF ST. JOHN, AND ALL AMENDMENTS PASSED SUBSEQUENT THERETO.

WHEREAS, the Town Council of the Town of St. John, Lake County, Indiana (hereinafter The Town Council), did, on the 15th day of January, 2009, pass, and adopt Ordinance No. 1483, designated as the Zoning Ordinance for the Town of St. John; and

WHEREAS, the Town Council, has been petitioned by the Owner of certain real property located in the Town of St. John, Lake County, Indiana, to reclassify said real property for zoning purposes from C-2 Highway Commercial Zoning District Classification to R-3 Residential Multi-Family Zoning District Classification; and

WHEREAS, the Plan Commission of the Town of St. John, Lake County, Indiana, has recommended favorably that the Town Zoning Ordinance be amended and modified to reflect the reclassification for zoning purposes from C-2 Highway Commercial Zoning District Classification to R-3 Residential Multi-Family Zoning District Classification; and

WHEREAS, the Town Council, has determined that the Town Zoning Ordinance should be amended and modified in order that the use of the real property hereinafter described shall be more consistent with the Comprehensive Plan, the surrounding zoning districts, and the current and prospective uses of the real property within the area, and that said real property should be classified from C-2 Highway Commercial Zoning District Classification to R-3 Residential Multi-Family Zoning District Classification.

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

SECTION ONE: That the Town Zoning Ordinance, all amendments to the Town Zoning Ordinance passed subsequent thereto, and the Town of St. John Zoning Map are all amended by changing the zoning district classification of the following described parcel of real property, all lying within the Municipal Corporate limits of the Town of St. John, Lake County, Indiana, from C-2 Highway Commercial Zoning District to R-3 Residential Multi-Family Zoning District, namely, to wit:

Part of the West Half of Section 21, Township 35 North, Range 9 West of the 2nd Principal Meridian in the Town of St. John, Lake County, Indiana, being more particularly described as follows: Commencing at a point on the West line of said Section 21 at a point 1051.83 feet North of the Southwest corner of said Section 21; thence South 89°48'52" East, along the South line of that parcel of land conveyed to Carl H. Humpfer, Jr. by warranty Deed dated August 19, 1964 and

recorded August 27, 1964 in Deed Record Book 1270, Page 580, in the Office of the Recorder of Lake County, Indiana, a distance of 651.57 feet to the Southwest corner of Lot 24 in the FIRST AMENDED PLAT OF MEYERS ADDITION, a Planned Unit Development in St. John, Indiana, as recorded in Plat Book 89, Page 37 in the Office of the Recorder of Lake County, Indiana; thence North 00°43'59" West, along the West line of said Lot 24 and also the West line of Meadow Lane in said FIRST AMENDED PLAT OF MEYERS ADDITION, a distance of 65.00 feet to the true Point of Beginning hereof; thence continuing along the West line of said Meadow Lane the following four courses; North 00°43'59" West, a distance of 34.22 feet; thence Northwesterly, along a curve concave to the West and having a radius of 100.00 feet, an arc distance of 80.36 feet; thence Northwesterly, along a curve concave to the East and having a radius of 150.00 feet, an arc distance of 120.54 feet; thence North 00°43'59" West, a distance of 10.07 feet to the Southeast corner of Lot 16 in said FIRST AMENDED PLAT OF MEYERS ADDITION; thence North 89°48'52" West, along the South line of said Lot 16, a distance of 175.02 feet to the Southwest corner of said Lot 16; thence South 15°13'42" East, a distance of 167.36 feet; thence South 33°10'35" East, a distance of 73.81 feet; thence South 89°48'52" East, a distance of 170.00 feet to the Point of Beginning, containing 0.936 Acres, more or less.

SECTION TWO: The project and its final approval shall be contingent upon the compliance by the Petitioner/Applicant with all requirements of the St. John Plan Commission and the St. John Town Engineer, including all contingencies.

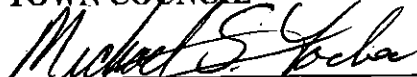
SECTION THREE: That all Ordinances, or parts of Ordinance, policies, or parts of policies, in conflict with the provisions of this Ordinance, are hereby repealed and declared to be null, void, and of no legal affect.


SECTION FOUR: That if any section, clause, provision or portion of this Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Ordinance.

SECTION FIVE: That this Ordinance shall take effect, and be in full force and effect, from and after its passage and adoption by the Town Council of the Town of St. John, Lake County, Indiana, in conformance with applicable law.

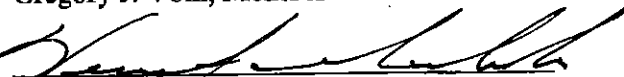
ALL OF WHICH IS PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER, 2011, BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA.

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


Michael S. Forbes, President



Mark Barenie, Vice-President


Gregory J. Volk, Member


Kenneth D. Gembala, Member


Stephen Hastings, Member

ATTEST:


Sherry P. Sury, IAMC, CMC
Clerk-Treasurer