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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-039990

12:12 PM 2021 May 28

FILED

MAY 28 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

ORDINANCE NO. 1736

BEING AN ORDINACE AMENDING ORDINANCE NO. 1483, 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.

WHEREAS, CWS Holdings, LLC, the owner of the parcel of land hereinafter described did petition the Plan Commission of the Town of St. John, Lake County, Indiana, for the amendment of its existing R-2 (PUD) to include said parcel and for the rezoning of said parcel to R-2 (PUD);

WHEREAS, the said Plan Commission of the Town of St. John, Lake County, Indiana, has heretofore on May 5, 2021, 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 made special Findings of Fact as required by Chapter 9 of the St. John Zoning Ordinance and a favorable recommendation to the St. John Town Council, a copy of which is attached hereto, made a part hereof, and marked as Exhibit "A", to make a change to the Zoning Map of the Town of St. John; and

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

SECTION ONE: That the zoning ordinance of the Town of St. John, the same being Ordinance No. 1483, 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 to R-2 Residential PUD, to wit:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT E IN SILVER LEAF SUBDIVISION - PHASE 1 RECORDED AS DOCUMENT 2006 066013, BEING A POINT ON THE WEST LINE OF THE EAST 86 RODS (1419.00 FEET) OF SAID SOUTHWEST QUARTER OF SECTION 6 AND ON THE SOUTH LINE OF THE NORTH 37 RODS AND 5 1/4 LINKS OF SAID SOUTHWEST QUARTER OF SECTION 6; THENCE SOUTH 50 DEGREES 52 MINUTES 29 SECONDS EAST, A DISTANCE OF 160.32 FEET; THENCE SOUTH 11 DEGREES 19 MINUTES 55 SECONDS EAST, A DISTANCE OF 704.90 FEET; THENCE SOUTH 33 DEGREES 07 MINUTES 22 SECONDS EAST, A DISTANCE OF 100.31 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 73.32 FEET; THENCE SOUTH 39 DEGREES 37 MINUTES 57 SECONDS WEST, A DISTANCE OF 151.40 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 53 SECONDS

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WEST, A DISTANCE OF 138.54 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS EAST, A DISTANCE OF 116.06 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 59 SECONDS WEST, A DISTANCE OF 140.00 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 01 SECONDS WEST, A DISTANCE OF 79.44 FEET; THENCE NORTH 11 DEGREES 19 MINUTES 55 SECONDS WEST, A DISTANCE OF 101.45 FEET TO THE SOUTH LINE OF THE NORTH 84 RODS (1386.00 FEET) OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 89 DEGREES 43 MINUTES 59 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 42.96 FEET TO A POINT ON THE EAST LINE OF THE WEST 66 AND 2/3 RODS (1100.00 FEET) OF SAID SOUTHWEST QUARTER OF SECTION 6; THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS EAST, ALONG SAID EAST LINE AND ALONG THE EASTERLY LINE OF OUTLOT A IN GREYSTONE OF ST. JOHN RECORDED AS DOCUMENT 2017 057599, A DISTANCE OF 772.03 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID OUTLOT A, SAID ANGLE POINT BEING ON THE SOUTH LINE OF THE NORTH 37 RODS AND 5 1/4 LINKS OF SAID SOUTHWEST QUARTER OF SECTION 6; THENCE NORTH 89 DEGREES 43 MINUTES 59 SECONDS EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID OUTLOT A AND ALONG THE SOUTH LINE OF THE NORTH 37 RODS AND 5 1/4 LINKS OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 33.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 247,533 SQUARE FEET (5.683 ACRES), MORE OR LESS

SECTION TWO: Exhibit "A" is incorporated as a part of this Ordinance and exhibits provided to the St. John Plan Commission and the same are made part of the record herein as a condition of rezoning, which among other things requires that New Lots 122-134 in Greystone Unit 1, Block 6 will follow the Town's R-2 guidelines regarding minimum square footage.

SECTION THREE: 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 26th day of May, 2021.

[SIGNATURE ON THE FOLLOWING PAGE]

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

Gerald Swets, President

Abstention

Michael Schilling, Vice President

Mike Aurelio, Member

Bryan Blazak, Member

Wayne Pondinas, Member

ATTEST:

Beth Hernandez, Clerk-Treasurer

EXHIBIT A
Greystone Unit 1 Block 6 (PC 2021-05)

GREYSTONE

of Saint John

Summary of Restrictive Covenants

- One story residential buildings shall have a minimum floor area of one thousand nine hundred (1,900) square feet, exclusive of basements, unenclosed porches, terraces, and garages. One and onehalf (1½) story residential buildings shall have a minimum floor area of two thousand two hundred fifty (2,250) square feet, exclusive of basements, unenclosed porches, terraces, and garages. Two (2) story residential buildings shall have a minimum floor area of two thousand four hundred (2,400) square feet, exclusive of basements, unenclosed porches, terraces, and garages.
- Roof pitch minimum 6/12, exceptions upon architectural review.
- 2 car attached garage minimum. Overhead garage doors must contain glass.
- 25% brick or stone front exterior excluding dormers. Exceptions upon architectural review.
- No Bi-level, Tri-level, Quad- level or slab homes.
- Homeowners Association for Entrances, Detention Ponds and Common areas
- All homes require light post to be purchased and installed by owner.
- All homes require common mailbox to be purchased and installed by owner.
- Any fencing must be wrought iron style and requires individual approval.
- Only In-ground pools allowed.
- All homes shall have wood clad Andersen brand windows.
- Minimum landscaping requirements.

- **Architectural Approval required for all elevations- windows or doors must be present on all elevations. Glass and special architectural details required on all overhead garage doors. A reasonable minimum architecture detail will be required to help ensure home values for all homeowners and will be reviewed before permits may be applied for. If in doubt, please clarify with the development manager before committing to a presold contract.**

- NO CONSTRUCTION UNTIL HOME PLANS AND SITE PLAN ARE APPROVED.
- VARIANCES MAY BE GRANTED FOR SPECIAL ARCHITECTURAL FEATURES.
- INITIAL ASSOCAITION DUES SET AT $250 ANNUALLY.

SCHILLING DEVELOPMENT

www.SchillingDevelopment.com
219-365-6000