

TOWN OF ST. JOHN, LAKE COUNTY, INDIANA
RESOLUTION NO.: 2016-03-24

A RESOLUTION APPROVING AND AUTHORIZING THE SALE OF CERTAIN TOWN-OWNED REAL ESTATE FOR PURPOSES OF DEVELOPMENT ASSOCIATED WITH RENAISSANCE UNIT 8 AND ALL MATTERS RELATED HERETO.

WHEREAS, the Town of St. John, Lake County, Indiana, a Municipal Corporation, is the record owner of certain real estate located within the Town, located at the intersection of Clarmonite Drive and 101st Avenues and commonly known as Clarmonite Ridge Unit 1 Detention Basin; and

WHEREAS, the subject real estate is assessed at Three Thousand, Six Hundred Dollars (\$3,600.00) as of March 15, 2016 and is surplus to the Town of St. John; and

WHEREAS, the Town has been approached by a certain land developer who is an abutting owner to acquire the subject real estate from the Town for purposes of expanding and developing the area to conform with compatible land use planning within the Town which is currently occupied by the detention basin; and

WHEREAS, the land developer has proposed combining the detention basin for Clarmonite Ridge Unit 1 with the detention basis for Renaissance Unit 7; dedicating, constructing, including all excavation, base materials, paving and utilities to re-route Clarmonite Drive to the recently revised and constructed intersection of 101st Avenue and Parrish Avenue and proposed Renaissance Units 7 & 8, building a cul-de-sac at the south end of Clarmonite Drive to terminate its intersection with 101st Avenue and all necessary landscaping, thus saving the Town of St. John the cost of re-routing Clarmonite and 101st and terminating Clarmonite Drive which has been included in the Town's Master Plans including the Town Zoning Map, Highway Inventory, and is in accordance with the Annexation Agreement with the Gates of St. John; and

WHEREAS, the Town Council has been informed and advised that the transfer of the subject real estate is in the best interest of the residents of the Town of St. John, and that approval by the Town Council, and specifically, the Town Council President, serving as the Executive for the Town, is necessary and required by applicable Indiana law, and specifically IC. Section 36-1-11 *et seq.*, prior to the Town acting to dispose of the subject real estate; and

WHEREAS, the Town of St. John may proceed to dispose of surplus property under the provisions of IC 36-1-11-4.2 or IC 36-1-11-5 to abutting owners to promote growth and facilitate compatible land use planning; and

WHEREAS, the Town Council, during this public meeting, now finds and concurs that all required statutory actions should be taken for the subject real estate to be transferred.

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

SECTION ONE: That the Town Council hereby directs that all statutorily required actions shall be taken to effectuate transfer of the subject real estate, identified as follows:

The Detention Basin dedicated to Clarmonite Ridge Unit 1 as

identified on the plat of subdivision of said unit;

parcel # 45-11-33-428-001.000-035;

Commonly known as 9739 Clarmonite Drive.

SECTION TWO: That the above described property is hereby declared to be surplus.

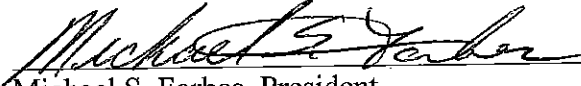
SECTION THREE: That the sale and subsequent development of the subject real estate be commenced and completed at the earliest practical opportunity, consistent with the objectives set forth hereinabove.

SECTION FOUR: That the Executive is hereby appointed as the Disposing Agent as to this particular transfer of real estate and may dispose of this surplus real estate pursuant to, and under the provisions of, IC 36-1-11-4.2 and/or IC 36-1-11-5.

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

ALL OF WHICH IS PASSED AND RESOLVED THIS _____ DAY OF MARCH, 2016, BY THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, TOWN COUNCIL.

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



Michael S. Forbes, President

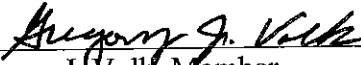


Mark Barenie, Vice-President



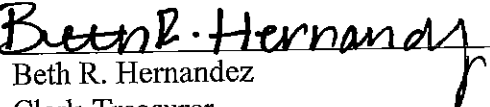
Stephen Hastings, Member

Christian J. Jorgensen, Member



Gregory J. Volk, Member

ATTEST:



Beth R. Hernandez
Clerk-Treasurer

Owner Information

Town of St John Indiana
10955 93rd AVE
St. John, IN 46373
Parcel Number: 45-11-33-428-001.000-035

Site Information

9739 CLARMONTE DRIVE
ST JOHN, IN 46373
Tax Code: 035
Tax Description: St. John Corp
Legal Description (Not for use on legal documents): CLARMONTE RIDGE UNIT M
TENTION AREA
Net Acres: 0
Property Class: Exempt - County
Zoning Code: 0
Use Code: 0

MAGNOT MEADOWS PHASE 2

ST. JOHN
MAGNOT MEADOWS

33

IVY AVE.

97th CL.

MAGNOT MEADOWS
ACRES 2ND ADD.

IVY AVE.

CLARMONTE RIDGE UNITS 1 & 2, AMENDED PLAT

CLARMONTE DR.

JOLIET ST.

33

ST. JOHN

34

MEADOWLANE

PARRISH AVE.

101st AVE.

Gates of St. John Unit 14, The

RENAISSANCE

Gates of St. John Unit

33
ST. JOHN

BEECHIN'S 1ST ADD.

34

PARRISH AVE.

Gates of St. John Unit 14, The

West 99th Pl.

MEADOWLANE



This map is to be used for tax purposes only. - Bill Emerson, Jr., Lake County Surveyor

Lake County Assessor

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Parcel

Parcel Number	Parcel Address	Current Total Value	Data as of	Assess Year	Pay Year
45-11-33-428-001.000-035	9739 CLARMONTE DRIVE, ST JOHN	\$0	3/12/2016	2015	2016

Owner Information

Owner	Lake County Commissioners
Owner Address	2293 N Main ST Crown Point IN 46307
Transfer Date	09/09/2013

Location Information

Taxing Unit	035	Section & Plat
Township	009	Routing No. G12-135 25
Parcel Address	9739 CLARMONTE DRIVE, ST JOHN	Legal Desc. CLARMONTE RIDGE UNIT NO.1 DETENTION AREA
Deeded Acreage	.8200	

Parcel Type	Topography	Services
Property Class Code 620	Level Ground Y	Water Y
Neighborhood Code 2213 Neighborhood- 2213	High N	Sewer Y
Neighborhood Factor .00	Low N	Natural Gas Y
Street or Road Code A	Rolling N	Electricity Y
	Swampy N	Sidewalk N
		Alley N

Assessment Information

Current Land Value	\$0	Residential Land	\$0	Adjustment Factor	0.00
Current Imp. Value	\$0	Residential Imp.	\$0	Average Value/Acre	\$0
Current Total Value	\$0	Residential Total	\$0		
Non-Res. Land	\$0	Reason for Change	54		
Non-Res. Imp.	\$0	Prior Land Value	\$0		
Non-Res. Total	\$0	Prior Imp Value	\$0		
Dwelling Value	\$0	Classified Land Value	\$0		
Farmland Value	\$0	Homesite Value	\$0		

Lake County Assessor

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Land

Parcel Number	Parcel Address	Current Total Value	Data as of	Assess Year	Pay Year
45-11-33-428-001.000-035	9739 CLARMONTE DRIVE, ST JOHN	\$0	3/12/2016	2015	2016

Legal Description CLARMONTE RIDGE UNIT NO.1 DETENTION AREA

Land Type - 91 RESIDENTIAL EXCESS ACREAGE

Dimensional Attribute				Valuation		
Effective Frontage	.0	Actual Frontage	.0	Base Rate	4362.00	Assessed Value \$3,600
Effective Depth	.0	Depth Factor	.00	Influence Code 1		Influence Factor Code 1 0
Acreage	.82	Acreage Factor	1.00	Influence Code 2		Influence Factor Code 2 0
Square Footage	35719.19			Influence Code 3		Influence Factor Code 3 0
Soil ID		Soil Productivity Factor	10.0			