

ORDINANCE NO. 20, 2014

AN ORDINANCE AMENDING THE ZONING MAP REZONING LAND WITHIN THE CITY OF VALPARAISO, INDIANA FROM GR, GENERAL RESIDENTIAL TO PUD, PLANNED UNIT DEVELOPMENT

WHEREAS, petition was presented by RAKE Inc., 4631 Racine Avenue, Chicago, IL 60609, to rezone approximately 7.88 acres, located North of Joliet Road, West of Shamrock Subdivision, South of the Norfolk Southern Railroad Tracks and East of N 250 W, GR, General Residential to PUD, Planned Unit Development; and

WHEREAS, the Plan Commission duly advertised and held a public hearing on the proposed rezoning on May 13th, 2014; and

WHEREAS, the general public was given an opportunity to comment on the proposed rezoning; and

WHEREAS, the Plan Commission voted to favorably recommend rezoning the property from GR, General Residential to PUD, Planned Unit Development, on June 10th, 2014 by a vote of 8-0.

NOW, THEREFORE, BE IT ORDAINED by the Common City of the City of Valparaiso, Indiana, as follows;

- a) City of Valparaiso's Comprehensive Plan;
- b) Current conditions and character of the current structures and structures and uses in each district;
- c) The most desirable use for which the land is adapted;
- d) The conservation of the property values throughout the jurisdiction; and
- e) Responsible development and growth.

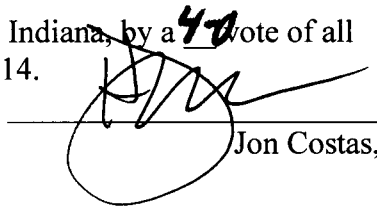
NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Valparaiso as follows:

1) The following described real estate in the City of Valparaiso, Indiana is hereby rezoned to PUD, Planned Unit Development zoning classification to wit:

See attached Legal Description - Exhibit A

2) This ordinance shall be in full force and effect from and after its adoption and approval by the Mayor.

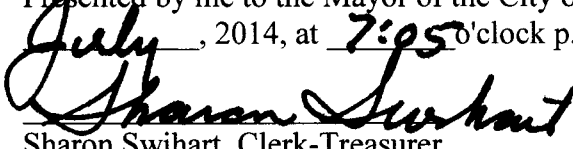
PASSED by the Common Council of the City of Valparaiso, Indiana, by a 4-0 vote of all members present and voting this 28th day of July, 2014.


Jon Costas, Mayor

ATTEST:


Sharon Swihart, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 28th day of July, 2014, at 7:05 o'clock p.m.


Sharon Swihart, Clerk-Treasurer

This Ordinance approved/denied and signed by me this 28th day of July, 2014, at 7:05 o'clock p.m.

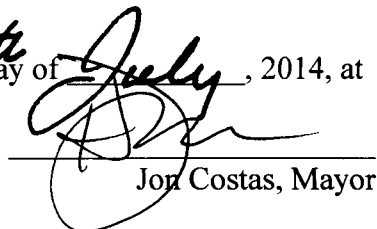

Jon Costas, Mayor

Exhibit A

Hatch Lake Rezone Legal Description

Parcel A

A parcel of land located in the northeast 1/4 of section 21 township 35 north range 6 west city of Valparaiso center township porter county Indiana more particularly described as follows: commencing at the east 1/4 corner of said section 21; thence north 00°05'53" west along the east line of section 21, a distance of 117.52 feet to the "point of beginning" of said parcel of land herein described; thence north 55°05'10" west a distance of 69.52 feet; thence north 42°16'00" west a distance of 90.00 feet; thence north 25°50'25" west a distance of 90.00 feet; thence north 15°26'31" west a distance of 61.37 feet; thence north 15°50'59" west a distance of 25.88 feet; thence north 17°53'06" west a distance of 56.76 feet; thence north 20°51'18" west a distance of 56.76 feet; thence north 23°49'31" west a distance of 56.76 feet; thence north 26°47'43" west a distance of 56.76 feet; thence north 29°33'43" west a distance of 58.87 feet; thence north 28°35'52" west a distance of 71.74 feet; thence north 14°49'58" west a distance of 92.31 feet; thence north 06°04'49" east a distance of 142.38 feet; thence north 11°46'57" east a distance of 174.50 feet; thence south 71°05'40" east a distance of 72.85 feet; thence north 43°24'50" east a distance of 60.08 feet; thence north 40°27'27" east a distance of 240.00 feet; thence north 34°58'12" east a distance of 60.28 feet; thence south 00°05'53" east a distance of 1248.96 feet to the "point of beginning." Containing 6.197 acres, more or less.

Parcel B

A Parcel of land located in the Northeast ¼ of Section 21, Township 35 North, Range 6 West, City of Valparaiso, Center Township, Porter County, Indiana, more particularly described as follows: Commencing at the East ¼ Corner of said Section 21; thence North 00°05'53" West, along the East Line of Section 21 a Distance of 1563.94 feet to the "Point of Beginning" of said Parcel of land herein described; thence North 30°01'05" West a Distance of 93.35 feet; thence North 20°02'28" West a Distance of 78.26 feet; thence North 10°03'50" West a Distance of 78.26 feet; thence North 09°20'18" West a Distance of 70.20 feet; thence North 75°43'46" West a Distance of 61.70 feet; thence North 65°01'00" West a Distance of 70.00 feet; thence North 24°59'00" East a Distance of 369.26 feet; thence South 65°01'00" East a Distance of 71.44 feet to the East Line of Section 21; thence South 00°05'53" East, along said East Line a Distance of 649.99 feet to the "Point of Beginning". Containing 1.682 Acres, more or less.