

ORDINANCE #34, 2023
AN ORDINANCE AMENDING THE ZONING MAP
OF THE CITY OF VALPARAISO

WHEREAS, a petition to amend the City of Valparaiso Zoning Map was presented by was presented by Coolman Builders, LLC on behalf of MJF Development; and

WHEREAS, on September 5, 2023 the Plan Commission held a properly noticed public hearing on the proposed map amendment according to UDO 15.601 and IC 5-3-1; and

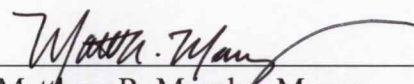
WHEREAS, the general public was given opportunity to comment on the proposed amendments; and

WHEREAS, on October 3, 2023, the Plan Commission voted to recommend the approval of the proposed amendments by a vote of 7 - 0;

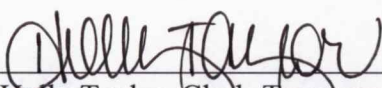
NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Valparaiso:

1. That Zoning Map be amended as described in Exhibits A and B; and
2. That this ordinance be in full force and effect from and after its adoption and approval by the Mayor.

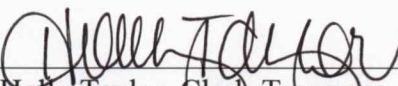
PASSED by the Common Council of the City of Valparaiso, Indiana, by a vote of 7 - 0 of all members present and voting on this 23rd day of October, 2023.


Matthew R. Murphy, Mayor

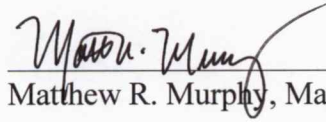
ATTEST:


Holly Taylor, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 23rd day of October, 2023, at 5:18 o'clock p.m.


Holly Taylor, Clerk-Treasurer

This Ordinance approved and signed by me this 23rd day of October, 2023, at 5:18 o'clock p.m.



Matthew R. Murphy, Mayor

Exhibit A

Property Address:

452 Chicago Street, Valparaiso, Indiana 46385

Legal Description (per Record Document A - Chicago Title Insurance Company):

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA, ALSO BEING PART OF BLOCK 83 IN COUNCIL'S ADDITION OF 1883 TO THE TOWN, NOW CITY, OF VALPARAISO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 20 IN THE ADDITION OF OUTLOTS TO THE TOWN, NOW CITY, OF VALPARAISO; THENCE SOUTH 89 DEGREES 32 MINUTES 11 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF 60 FOOT WIDE CHICAGO STREET, 146.25 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AUGUST 30, 2016 AS INSTRUMENT NUMBER 2016-021418; THENCE NORTH 00 DEGREES 09 MINUTES 20 SECONDS W ALONG THE EAST LINE OF SAID INSTRUMENT NUMBER 2016-021418, 6.00 FEET TO A 1" PINCHED TOP IRON PIPE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00 DEGREES 09 MINUTES 20 SECONDS WEST ALONG SAID EAST LINE, 159.00 FEET TO A 1" PINCHED TOP IRON PIPE FOUND AT THE SOUTH RIGHT OF WAY LINE OF A 14 FOOT WIDE PUBLIC ALLEY AS SHOWN IN SAID BLOCK 83; THENCE NORTH 89 DEGREES 32 MINUTES 11 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 120.66 FEET TO THE WEST RIGHT OF WAY LINE OF CAMPBELL STREET; THENCE SOUTH 00 DEGREES 09 MINUTES 20 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, 159.00 FEET TO A POINT 6.00 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF 60 FOOT WIDE CHICAGO STREET; THENCE SOUTH 89 DEGREES 32 MINUTES THE 11 SECONDS WEST PARALLEL WITH AND 6.00 FEET NORTH OF SAID NORTH RIGHT OF WAY LINE, 121.25 FEET TO THE POINT OF BEGINNING.

Exhibit B

PS

NC 60

INSTITUTE ST.

CHESTNUT ST.

CHESTNUT ST.

ACADEMY ST.

ERIE ST.

NAPOLEON ST.

WESTON ST.

WAYNE ST.

CAMPBELL ST.

CHICAGO ST.

JEFFERSON ST.

IN 130 LINCOLNWAY

UR

PUD

CBD

CP

CBD

Proposed Rezoning

CASE RZ 23-002
NC-60 TO UR
452 Chicago Street

	NC - Neighborhood Conservation		CP - Central Place
	ER - Estate Residential		RT - Residential Transition
	SR - Suburban Residential		CA - Campus
	GR - Residential, General		BP - Business Park
	UR - Residential, Urban		INL - Light Industry
	PS - Public Space		INH - Heavy Industrial
	RU - Rural		PUD - Planned Unit Development
	CN - Commercial, Neighborhood		Parcels
	CG - Commercial, General		Current Zoning District
	CBD - Central Business District		Parcel to be Rezoned



1"=200'



CITY OF
VALPARAISO

September 2023
Valparaiso CEO