

**ORDINANCE NO. 1887**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF MUNSTER  
REZONING CERTAIN REAL ESTATE TO CD-4.B GENERAL URBAN B DISTRICT  
WITH THE SPECIAL REQUIREMENT: GROUND FLOOR  
RESIDENTIAL/DWELLING USE RESTRICTION**

**WHEREAS**, property owner Fadi Layous initiated a rezoning application for the property located generally at 500 45<sup>th</sup> Street, located, and legally described as follows: KENNEDY COURT (1.118 AC) LOT 6 (A RE-SUB OF PT OF L.2 IN MIDWEST CENTRAL BUS. PARK TO PIN: 45-06-25-402-002.000-027;

**WHEREAS**, this matter was considered under PC Docket 22-019 by the Munster Plan Commission at a public hearing following proper notice by publication and notice to interested parties as required by Indiana Code Section 36-7-4-604(b) and Indiana Code Section 5-3-1-2b, said public hearing being held on October 11, 2022;

**WHEREAS**, the Plan Commission after hearing adopted Findings of Fact justifying said amendment to the Town's zoning map, which Findings are attached hereto;

**WHEREAS**, the Munster Plan Commission voted to forward a Favorable Recommendation of the requested zoning to the Munster Town Council and said recommendations has been certified to the Town Council, and;

**WHEREAS**, the Plan Commission considered the factors for rezoning set out in the Munster Zoning Ordinance and Indiana Code section 36-7-4-603 before making its favorable recommendation.

**NOW THEREFORE BE IT ORDAINED** by the Town Council of the Town of Munster, Lake County, Indiana that the property described, located at 500 45<sup>th</sup> Street, located, and legally described as follows: KENNEDY COURT (1.118 AC) LOT 6 (A RE-SUB OF PT OF L.2 IN MIDWEST CENTRAL BUS. PARK TO PIN: 45-06-25-402-002.000-027, shall be rezoned to CD-4.B General Urban - B District with the Special Requirement: Ground Floor Residential/Dwelling Use Restriction and the Munster zoning map shall be amended to reflect the new zoning classification.

**ORDAINED** and **ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

**TOWN COUNCIL OF THE TOWN OF  
MUNSTER, LAKE COUNTY, INDIANA**

\_\_\_\_\_  
**Charles Gardiner  
Council President**

**ATTEST:**

\_\_\_\_\_  
**Wendy Mis  
Clerk-Treasurer**