

ORDINANCE NO. 1131

ADOPTED BY THE
TOWN COUNCIL
DATE 10-11-99

**AN ORDINANCE RECLASSIFYING CERTAIN REAL ESTATE
IN THE TOWN OF MUNSTER, INDIANA
AS A PLANNED UNIT DEVELOPMENT FOR ZONING PURPOSES
AND AMENDING THE TOWN OF MUNSTER ZONING ORDINANCE.
(BECKNELL, LLC MANUFACTURING PLANNED UNIT DEVELOPMENT)**

WHEREAS, the Town Council of the Town of Munster, Indiana (hereinafter the "Council"), did previously adopt an ordinance known as the Munster Municipal Code Chapter 29 and also known as the Town of Munster, Indiana, Zoning Ordinance of 1961 (hereinafter the "Zoning Ordinance"); and

WHEREAS, Becknell, LLC, an Illinois Limited Liability Company, filed a petition with the Plan Commission of the Town of Munster, Indiana (hereinafter the "Plan Commission"), to re-subdivide certain real estate within the Town of Munster and to cause it to be rezoned to a Manufacturing Planned Unit Development, which real estate (hereinafter the "Real Estate") is described as follows:

Description:

Lots 2A, 2B, 2C of Replat Lot 2 DSC Subdivision.
Commonly known as the three lots at 215 West 45th Avenue in the Town of Munster, Indiana.

WHEREAS, said petition was assigned Plan Commission Number PC 99-11 and considered initially at the regular meeting of August 24, 1999 and in a work session meeting of September 13, 1999, and,

WHEREAS, following notice by publication and notice to interested parties as required by Indiana Code Section 36-7-4-604(b) and Indiana Code Section 5-3-1-2(b), a public hearing was held by the Plan Commission on September 28, 1999; and

completely developed within five (5) years of the establishment of the district.

NOW, THEREFORE, BE IT ORDAINED by the Council that the Zoning Ordinance is hereby amended and modified and that the Real Estate, all lying within the municipal corporate limits of the Town of Munster, Lake County, Indiana, be rezoned as a Manufacturing Planned Unit Development as follows:

SECTION 1. REZONING. The Real Estate is hereby zoned as a Manufacturing Planned Unit Development district (hereinafter the "District"), subject to the use restrictions and developmental requirements herein provided.

SECTION 2. USE RESTRICTIONS. Use of the District shall be limited to those uses permitted in a Manufacturing Zoning District as set out in Chapter 29 of the Munster Town Code.

SECTION 3. DEVELOPMENT REQUIREMENTS. The Real Estate consists of three (3) adjoining parcels of real estate, after filing of the re-subdivision plat which was concurrently approved by the Plan Commission on September 28, 1999. Lot 2A is almost completely developed for commercial and manufacturing use by Dawn Foods. Petitioner may construct additional buildings which conform to the uses and restrictions of the Manufacturing Zoning District of the Town of Munster on the property pursuant to the process set out in the Munster Town Code for the amendment of a planned unit development.

1. In meeting the ingress and egress or entryway, parking, utilities, and engineering requirements for the construction of any additional buildings within the District, the property shall be considered one property and any portion of the property may be used to meet the requirements of the Munster Zoning Code for ingress and egress or entryway, utilities, or engineering.