

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 45th 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;

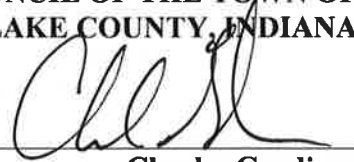
WHEREAS, the Munster Plan Commission voted to forward a Favorable Recommendation of the requested zoning to the Munster Town Council and said recommendations has been certified to the Town Council, and;

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 45th 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 21st day of November, 2022 by a vote of 5 in favor and 0 opposed.

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



**Charles Gardiner
Council President**

ATTEST:



**Wendy Mis
Clerk-Treasurer**