

TOWN OF DYER, LAKE COUNTY, INDIANA

ORDINANCE NO. 2015-21

**AN ORDINANCE RECLASSIFYING CERTAIN REAL ESTATE IN
THE TOWN OF DYER, LAKE COUNTY, INDIANA, FOR ZONING
PURPOSES AND AMENDING THE TOWN OF DYER ZONING
ORDINANCE AND ALL MATTERS RELATED THERETO.**

WHEREAS, the then Board of Trustees of the Town of Dyer, Lake County, Indiana, did, in 1983, pass and adopt a Zoning Ordinance for the Town of Dyer designated as Ordinance No. 83-46, together with all amendments thereof and supplements thereto; and

WHEREAS, pursuant to IC 36-7-4-602(e) (1) (B), the Plan Commission of the Town of Dyer ("Plan Commission") has been petitioned by the Owner of certain real property located in the Town of Dyer, Lake County, Indiana, commonly known as 2004 and 2014 Lake Street and 2013 Sunnyside Avenue, Dyer, Indiana, to reclassify said real property for zoning purposes from Residential (R-2) to Commercial (B-2); and

WHEREAS, the Plan Commission, pursuant to notice to interested persons as required by IC 36-7-4-604 and the Rules of the Plan Commission, held a public hearing on the 15th day of June, 2015, to consider the advisability and necessity of rezoning said Real Estate; and

WHEREAS, the Plan Commission, in considering said petition to rezone did pay reasonable regard to: the Comprehensive Plan; current conditions and the character of current structures and uses in each district; the most desirable use for which the land in each district is adapted; the conservation of property values throughout the jurisdiction; and responsible development and growth, as required by IC 36-7-4-603; and

WHEREAS, after consideration of the petition and IC 36-7-4-603, the Plan Commission has recommended and certified to the Town Council that the Real Estate be rezoned from Residential (R-2) to Commercial (B-2) and that the Zoning Ordinance of the Town of Dyer, Indiana and Zoning Map be amended to provide for such rezoning.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL
OF THE TOWN OF DYER, LAKE COUNTY, INDIANA:**

1. Upon review of the petition and the standards set forth in IC 36-7-4-603, the Zoning Ordinance, all amendments to the Dyer Zoning Ordinance and the Town of Dyer Zoning Map are hereby all amended and modified by changing the zoning district classification of the following described Real Estate from Residential (R-2) to Commercial (B-2) with the restriction that the rezoned real estate may not be utilized for any required parking for the expansion of any existing building on adjoining real estate in excess of 50% of the current existing size of that building and henceforth those regulations and rules governing the Commercial District, as defined by the Zoning Ordinance and its amendments, shall apply to the following described Real Estate, with the attached legal description as follows:

(SEE ATTACHED EXHIBIT "A")

2. That this Ordinance shall take effect, and be in full force and effect, from and after its passage by the Town Council of the Town of Dyer, Lake County, Indiana.

ALL OF WHICH IS PASSED AND ADOPTED THIS 8th DAY OF October, 2015, BY THE TOWN COUNCIL OF THE TOWN OF DYER, LAKE COUNTY, INDIANA.

AYES

NAYS

Mary Tanis
Mary Tanis, President

Mary Tanis
Mary Tanis, President

Joseph Cinko
Joseph Cinko, Vice President

Joseph Cinko
Joseph Cinko, Vice President

Jeff Dekker
Jeffrey Dekker, Member

Jeffrey Dekker
Jeffrey Dekker, Member

Connee Trepton
Connee Trepton, Member

Connee Trepton
Connee Trepton, Member

Debbie Astor
Debbie Astor, Member

Debbie Astor
Debbie Astor, Member

ATTEST:

Patricia Hawrot
Patricia Hawrot, IAMC/MSC
Clerk Treasurer

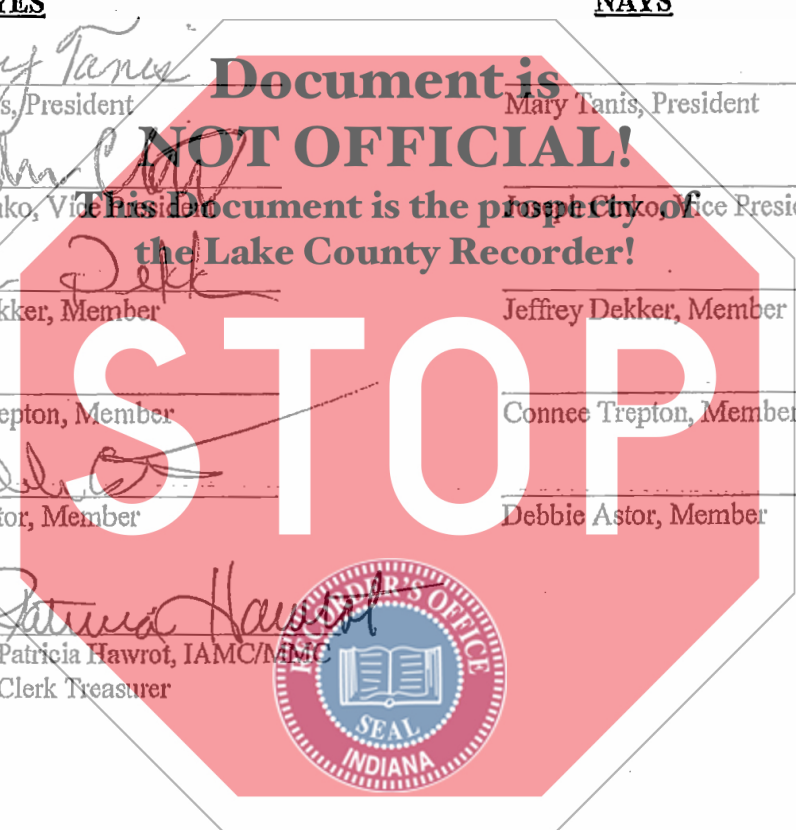


EXHIBIT "A"

Seberger's Sunnyside Add. To Dyer BL1 Lot 6 Ex. N.10ft. & E. 150.53ft. of N. ½ of Vac. Adj. Alley

Seberger's Sunnyside Add. To Dyer S. 65 Ft. L.7 BL.1 N. 10ft. of L.6 BL.1

Seberger's Sunnyside Add. To Dyer BL.1 Lot 26 & W. 128.85ft. of Adj. Vac. Alley

