

**Town of Griffith
Lake County, Indiana
ORDINANCE NO. 2025-3**

AN ORDINANCE REZONING CERTAIN REAL ESTATE WITHIN THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA, AS B-2 CENTRAL BUSINESS DISTRICT FOR ZONING PURPOSES AND AMENDING THE TOWN OF GRIFFITH ZONING ORDINANCES AND ZONING MAP.

WHEREAS IC 36-1-3-2 confers upon all local units the powers that they need for the effective operation of government as to local affairs; and

WHEREAS, the Town Council of the Town of Griffith, Lake County, Indiana, sees fit to update and revise its Zoning Ordinance and Zoning Map pursuant to recommendation by its Planning Commission.

WHEREAS, a Petition was filed with the Plan Commission of the Town of Griffith, Indiana (hereinafter the "Commission"), to cause 87 South Rensselaer Avenue, Griffith, Indiana 46319, also known as 45-11-02-129-010.000-006, to be rezoned to B-4 Highway Business District, which real estate (hereinafter the "Real Estate") is more particularly described as follows:

Lots 31 through 39 and attached vacated North half of Travis Street and the South half of vacated attached alley to Lots 32 through 36, and part of Lot 37 in Block 1 in Dwiggins Addition to Griffith, as per plat thereof, recorded in Plat Book 2, page 68, in the Recorder's Office of Lake County, Indiana.

WHEREAS, the Plan Commission, after public hearing, has recommended that the Zoning Ordinance be amended, and, has certified said recommendation to the Council pursuant to Indiana Code Section 36-7-4-605, as required by Indiana Code 36-7-4-608(b), so as to provide that the Real Estate be classified as a B-2 Central Business, and has made the following findings as required by said Chapter 86 of the Zoning Ordinance:

- 1) The uses proposed will not be detrimental to present and potential surrounding uses but will have a beneficial effect which could not be achieved under any other district.
- 2) The proposed change to a business district is in conformance with the general intent of the comprehensive master plan.
- 3) Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.
- 4) Existing and proposed utility services are adequate for the proposed development.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Griffith, Lake County, Indiana, that its Zoning Ordinance is hereby amended and modified and that the Real Estate, all lying within the municipal corporate limits of the Town of Griffith, Lake County, Indiana, be re-zoned as a B-2 Central Business, and the Zoning Map of the Town of Griffith should be amended accordingly.

NOW, THEREFORE, BE IT FURTHER ORDAINED, that any and all such Ordinances or parts of Ordinances of the Town of Griffith that are in conflict with the provisions of this Ordinance are hereby repealed and of no further force or effect.


NOW, THEREFORE, BE IT FURTHER ORDAINED, that this Ordinance shall be in full force and effect after is passage and posting in accordance with IC 36-5-2-10.


PASSED AND ADOPTED by the Town Council for the Town of Griffith, Lake County, Indiana this 7th day of February 2025.


TOWN COUNCIL OF THE TOWN OF GRIFFITH


Rick Ryfa

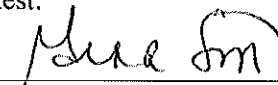

James Marker


Larry Ballah


Melissa Robbins


Tony Hobson

Attest:


Gina Smith, Clerk-Treasurer