

COUNCIL PENDING ORDINANCE NO. 2024-02  
ORDINANCE NO. \_\_\_\_\_  
AS AMENDED \_\_\_\_\_  
CERTIFICATION DATE \_\_\_\_\_  
CERTIFIED BY \_\_\_\_\_  
FAVORABLY \_\_\_\_\_  
UNFAVORABLY \_\_\_\_\_

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR PETITIONER RANJIT SINGH  
FOR PROPERTY LOCATED AT 4067-87 BROADWAY  
TO BE USED AS A GAS / AUTO SERVICE STATION.**

**WHEREAS**, zoning regulations for the City of Gary under Chapter 123 of the Zoning Code Sec. 123-194(c) require a Special Use Permit for the use of an auto dependent and related retail and service establishment (gas station and convenience store) in the B3-1 Business District; and

**WHEREAS**, Ranjit Singh has submitted an application and presented plans and specifications to the Board of Zoning Appeals on December 14, 2023 to operate the facility located at 4067-87 Broadway, Gary, IN, within the aforementioned zoning district, as a gas station and convenience store business, which was previously a gas station and convenience store as a legal non-conforming use but now requires a special use due to our ordinance on discontinuation of the business operating as a legal non-conforming use under Sec. 123-83 of the Gary Municipal Code; and

**WHEREAS**, the Board of Zoning Appeals held a public hearing on December 14, 2023, and by a vote of Four (4) to Zero (0), recommended the Special Use Permit, adopting the recommendation of the Zoning Administrator that:

1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare as the business as operated as such since 2009.
2. The special use will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted.
3. The establishment of the special use will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the district. The improvements are deemed significant but not impeding.
4. Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide for access management, ingress and egress so designed as to minimize traffic congestion on the public roads.
6. The special use will be located in a district where such a use is authorized and all other requirements set forth in this chapter which are applicable to such special use will be met.
7. The petitioner documents and presents to the board that proposed special use provides for the implementation of sustainable growth principles and initiatives as approved by the board; and

**WHEREAS**, the granting of this Special Use Permit requires approval by the Gary Common Council; and

**WHEREAS**, having reviewed the plans for the proposed development as submitted and the recommendation of Board of Zoning Appeals, the Gary Common Council deems it in the best interest of the health, safety and welfare of the city that the Special Use Permit be granted.

**NOW THEREFORE, BE IT ORDAINED** by the Common Council of the City of Gary, Indiana as follows:

**SECTION 1.** Chapter 123 entitled "Zoning Ordinance" of the Code of Ordinances of the City of Gary, Indiana, 1982, and particularly the Zoning Maps, which are made a part thereof, be, and the same as hereby amended as follow: By Establishing a Special Use Permit for the use of a auto dependent and related retail and service establishment business for the property described as to-wit:

**Address:**  
**4067-87 Broadway, Gary, IN**

**Legal Description:**  
**EARLES 3RD GLEN PARK ADD. LOTS 8 TO 12 BL.24, zoning district B3-1.**

**Parcel No.:**  
**45-08-27-160-001.000-004**

The Petition is forwarded with a favorable recommendation by the Gary Board of Zoning Appeals at its meeting held on December 14, 2023.

**SECTION 2.** That the Zoning Administrator is hereby authorized and directed, upon enactment and Approval of this Ordinance, to cause a change to be made on the Zoning Map Sheet by making certain notations in ink thereon and to record the date of this Amendatory Ordinance.

**SECTION 3.** This Ordinance shall be in full force and effect from and after the date of passage and publication according to law.

**PASSED** by the Common Council of the City of Gary, Indiana, this \_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
PRESIDING OFFICER

ATTEST:

\_\_\_\_\_  
CITY CLERK

Presented by me to the Mayor for approval and signature this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
CITY CLERK

**APPROVED** and **SIGNED** by me this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR, CITY OF GARY, INDIANA

PETITIONER: Ranjit Singh

PREPARED BY: Rodney Pol, Jr., City Attorney

SPONSORED BY: Eddie Melton, Mayor

COMMITTEE ASSIGNMENT _____	Reported-out/Date _____
1st Reading/Date _____	Committee Hearing/Date _____
2nd Reading/Date _____	Public Hearing/Date _____
3rd Reading/Date _____	Final Reading/Date _____
Passed/Date _____	Defeated/Date _____
	Deferred/Date _____
Tabled/Date _____	Override/Date _____
	Adopted/Date _____
Publication/Date _____	Community Hearing/Date _____
Veto _____	Pocket Veto _____
	Adopted _____