Petitioner: *JAMR, LLC*

ORDINANCE NO. 9306

AN ORDINANCE RECLASSIFYING CERTAIN LANDS IN THE CITY OF HAMMOND FOR ZONING PURPOSES AND AMENDING ORDINANCE NO. 8514 (AN ORDINANCE ESTABLISHING A ZONING PLAN FOR THE CITY OF HAMMOND INCLUDING THE REGULATIONS AND MAPS TO ADMINISTER THE ZONING PLAN IN ORDER TO PROVIDE FOR ORDERLY GROWTH AND DEVELOPMENT WITHIN THE CITY, ALL IN ACCORDANCE WITH THE COMPREHENSIVE/LAND USE PLAN, AS AMENDED) FOR PROPERTY COMMONLY KNOWN AS 5228-5238 CALUMET AVENUE/710 MICHIGAN STREET

WHEREAS, in said Ordinance the following described property was classified

As C-4 General Commercial District:

5228-5238 Calumet Avenue/710 Michigan Street, Hammond, IN 46320 in North Township, Lake County, Hammond, IN 46320 including all buildings and permanent improvements and fixtures attached owned by Seller; also privileges, easements and appurtenances pertaining thereto including any right title and interest of Seller in and to adjacent streets alleys, rights of way, leases, rents, securing deposits, licenses and permits with respect the to property, trade name, and warranties or guaranties relating the property being sold. And any personal property specified herein; all of the above referred to at the “Property” the legal description of which is:

A parcel of land in the east half of the northeast quarter of Section 36, Township 37 North, Range 10 West of the second principal meridian, in the City of Hammond, Lake County, Indiana, said parcel being that land described in Lake County Documents 816260 and 881189, said parcel being more particularly described as follows:

Commencing at the easterly corner of Lot 18 of Millennium Addition to the City of Hammond, Recorded in Lake County Plat Book 84, Page 79 as Document 9804887, said corner lying at the intersection of the south link of Michigan Street with the westerly line of a dedicated street described in Lake County Document 184229.

Thence south 63 degrees, 17 minutes, 00 seconds east along said southerly line of Michigan Street a distance of 50 feet to the easterly line of said dedicated street.

Thence south 26 degrees, 50 minutes, 36 seconds west along said easterly line a distance of 297.64 feet to the centerline of the alley in Block 2 of the now vacated plat of Dyer’s Addition to the Town (now City) of Hammond as recorded in Plat Book 1, Page 82.

Thence south 63 degrees, 15 minutes, 45 seconds east along said centerline a distance of 147.46 feet to the westerly like of Lot 5 in Block 2 of said vacated Dyer's Addition, extended southwesterly.

Thence north 26 degrees, 50 minutes, 36 seconds east along the westerly line of said vacated Lot 5, extended southerly, a distance of 121.00 feet to the centerline of Truman Street as shown on said vacated plat of Dyer's Addition.

Thence south 63 degrees, 15 minutes, 45 seconds along said centerline, and said centerline extended, a distance of 125.93 feet to the westerly line of Calumet Avenue as described in Lake County Document 443005.

Thence south 00 degrees, 14 minutes, 28 seconds west along said westerly line a distance of 23.54 feet.

Thence south 04 degrees, 07 minutes, 27 seconds east along said westerly line a distance of 112.11 feet

Thence south 63 degrees, 01 minutes, 42 seconds east along said westerly line a distance of 5.00 feet.

Thence south 00 degrees, 14 minutes, 28 seconds west along the westerly line of Calumet Avenue a distance of 368.37 feet to the northerly line of the Michigan Central Railroad.

Thence north 63 degrees, 15 minutes, 45 seconds west along the said northerly line a distance of 511.57 feet to the easterly line of said dedicated street described in Lake County Document 184229.

Thence north 26 degrees, 50 minutes, 36 seconds east along said easterly line a distance of 326 feet to the point of beginning, said parcel containing 3.6 acres, more or less.

Property Address:
710 Michigan / 5228 Calumet Ave., Hammond, IN 46320

WHEREAS, the City Plan Commission of the City of Hammond, Lake County, Indiana, having held a public hearing and on the 18th day of May, 2015, did recommend that said above described real estate is to be reclassified from C-4 General Commercial to I-1 Light Industrial, to construct, operate, and maintain a Robotics Design, Maintenance and Repair Facility.

WHEREAS, the Common Council of the City of Hammond, Lake County, Indiana, pursuant to its authority and powers vested by ordinance and statute has determined that the changing of said property from class C-4 General Commercial to I-1 Light Industrial is more consistent with the surrounding zoning and prospective uses in the area.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Hammond, Lake County, Indiana that Ordinance No. 8541 be hereby amended and modified and that the land hereinafter described lying within the municipal corporate limits of the City of Hammond, Indiana, be put from a class from class C-4 General Commercial to I-1 Light Industrial which land is more particularly described as follows:

5228-5238 Calumet Avenue/710 Michigan Street, Hammond, IN 46320 in North Township, Lake County, Hammond, IN 46320 including all buildings and permanent improvements and fixtures attached owned by Seller; also privileges, easements and appurtenances pertaining thereto including any right title and interest of Seller in and to adjacent streets alleys, rights of way, leases, rents, securing deposits, licenses and permits with respect the to property, trade name, and warranties or guaranties relating the property being sold. And any personal property specified herein; all of the above referred to at the “Property” the legal description of which is:

A parcel of land in the east half of the northeast quarter of Section 36, Township 37 North, Range 10 West of the second principal meridian, in the City of Hammond, Lake County, Indiana, said parcel being that land described in Lake County Documents 816260 and 881189, said parcel being more particularly described as follows:

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Thence north 63 degrees, 15 minutes, 45 seconds west along the said northerly line a distance of 511.57 feet to the easterly line of said dedicated street described in Lake County Document 184229.

Thence north 26 degrees, 50 minutes, 36 seconds east along said easterly line a distance of 326 feet to the point of beginning, said parcel containing 3.6 acres, more or less.

Property Address: 710 Michigan / 5228 Calumet Ave., Hammond, IN 46320

Be it Further Ordained by the Common Council that this Ordinance shall have full force and effect from and after its passage and approval by the Common Council, signing by the President of the Common Council, and publication according to law.

_____
Michael Opinker /s/
Council President

ATTEST:

_____
Robert J. Golec, City Clerk /s/

The foregoing Ordinance No. 9306 consisting of five (5) typewritten pages, including this page was approved by the Common Council on the 13th day of July 13, 2015.