

Sponsor: Councilman Anthony Higgs

Petitioner: Swanel, Inc.

ORDINANCE NO. 9434

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 712 HIGHLAND STREET, HAMMOND, IN 46320.

WHEREAS, in said Ordinance 8514 the following described property was classified as C-1 Local Commercial District:

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE CITY OF HAMMOND, COUNTY OF LAKE, STATE OF INDIANA, BEING KNOWN AS PART OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPLE MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF HIGHLAND AVENUE DISTANT SIXTY (60) FEET NORTH-EASTERLY BY RECTANGULAR MEASUREMENT FROM THE ORIGINAL CENTERLINE OF THE ERIE RAILROAD COMPANY;

- (1) THENCE EASTERLY, ALONG SAID SOUTHERLY LINE OF HIGHLAND AVENUE, FOUR HUNDRED FOURTEEN AND FORTY-ONE HUNDREDTHS (414.41) FEET, MORE OR LESS, TO A POINT DISTANT FOUR HUNDRED SIXTY-FIVE (465) FEET WESTERLY BY RECTANGULAR MEASUREMENT FROM THE WESTERLY LINE OF CALUMET AVENUE;
- (2) THENCE SOUTHERLY, PARALLEL TO SAID WESTERLY LINE OF CALUMET AVENUE, AND DISTANT FOUR HUNDRED SIXTY-FIVE (465) FEET WESTERLY THEREFROM, TWO HUNDRED TWENTY-THREE AND SEVENTY-TWO HUNDREDTHS (223.72) FEET TO A POINT DISTANT TWO HUNDRED FIFTY (250) FEET NORTHEASTERLY BY RECTANGULAR MEASUREMENT FROM THE ORIGINAL CENTERLINE OF THE RAILROAD;
- (3) THENCE SOUTHEASTERLY, PARALLEL TO SAID ORIGINAL CENTERLINE AND DISTANT TWO HUNDRED FIFTY (250) FEET NORTHEASTERLY THEREFROM, ONE HUNDRED (100) FEET TO THE NORTHEASTERLY CORNER OF THE LAND AND PREMISES CONVEYED BY DEED DATED

JULY 23RD, 1947, FROM THE ERIE RAILROAD COMPANY TO CONTINENTAL OIL COMPANY RECORDED IN VOLUME 797 PAGE 130 OF THE LAKE COUNTY DEED RECORDS;

- (4) THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF THE LAND CONVEYED AS AFORESAID BY DEED DATED JULY 23RD, 1947, ONE HUNDRED NINETY (190) FEET TO A POINT DISTANT SIXTY (60) FEET NORTHEASTERLY BY RECTANGULAR MEASUREMENT FROM SAID ORIGINAL CENTERLINE OF RAILROAD;
- (5) THENCE NORTHWESTERLY, PARALLEL TO SAID ORIGINAL CENTERLINE OF RAILROAD AND DISTANT SIXTY (60) FEET NORTHEASTERLY THEREFROM, FIVE HUNDRED THIRTY-TWO AND FORTY-SEVEN HUNDREDTHS (532.47) FEET TO THE POINT OF BEGINNING, CONTAINING TWO AND FOUR HUNDRED FORTY-FOUR THOUSANDTHS (2.444) ACRES, MORE OR LESS.

EXCEPT THEREFROM A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT NUMBER 006082, ON NOVEMBER 2ND, 1988 IN THE LAKE COUNTY RECORDER'S OFFICE:

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPLE MERIDIAN, DESCRIBED AS COMMENCING AT A POINT IN THE WEST LINE OF THE ALLEY PARALLEL TO AND 465.0 FEET WESTERLY BY RECTANGULAR MEASUREMENT FROM THE WESTERLY LINE OF CALUMET AVENUE, SAID POINT BEING 232.72 FEET DISTANT FROM THE SOUTHERLY LINE OF HIGHLAND STREET, THENCE SOUTHEASTERLY PARALLEL TO AND 250.0 FEET NORTHEASTERLY TO THE ORIGINAL CENTERLINE OF THE ERIE RAILROAD COMPANY, A DISTANCE OF 90.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY AND PARALLEL TO SAID ORIGINAL CENTERLINE AND 250.0 FEET NORTHEASTERLY THEREFROM, 10.0 FEET TO THE NORTHEASTERLY CORNER OF THE LAND CONVEYED BY DEED DATED JULY 23, 1947, FROM THE ERIE RAILROAD COMPANY TO CONTINENTAL OIL COMPANY RECORDED IN VOLUME 797 ON PAGE 130 OF THE LAKE COUNTY DEED RECORDS; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE CONVEYED AS AFORESAID BY DEED DATED JULY 23, 1947, 190.0 FEET TO A POINT DISTANT 60 FEET NORTHEASTERLY BY RECTANGULAR MEASUREMENT FROM SAID ORIGINAL CENTERLINE AND DISTANT 60 FEET NORTHEASTERLY BY RECTANGULAR MEASUREMENT FROM THE ORIGINAL CENTERLINE OF RAILROAD; THENCE NORTHWESTERLY, PARALLEL TO SAID ORIGINAL CENTERLINE AND DISTANT 60.0 FEET NORTHEASTERLY THEREFROM, 60.0 FEET TO A POINT; THENCE EASTERLY A DISTANCE OF 196.47 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

and also known as 712 Highland Street, Hammond, IN 46320

WHEREAS, the City Plan Commission of the City of Hammond, Lake County, Indiana, having held a public hearing and on the 19th day of February, 2019, did recommend that said above described real estate is to be reclassified from

C-1 Local Commercial District to I-1 Light Industrial District, to construct, operate expand, and maintain a beverage producing, dispensing equipment manufacturing, and distribution 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-1 Local Commercial District to I-1 Light Industrial District, 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. 8514 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 C-1 Local Commercial District to I-1 Light Industrial District, which land is more particularly described as follows:

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE CITY OF HAMMOND, COUNTY OF LAKE, STATE OF INDIANA, BEING KNOWN AS PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPLE MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

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- (4) THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF THE LAND CONVEYED AS AFORESAID BY DEED DATED JULY 23RD, 1947, ONE HUNDRED NINETY (190) FEET TO A POINT DISTANT SIXTY (60) FEET NORTHEASTERLY BY RECTANGULAR MEASUREMENT FROM SAID ORIGINAL CENTERLINE OF RAILROAD;
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and also known as 712 Highland Street, 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.

Robert A. Markovich /s/
Council President

ATTEST:

Robert J. Golec, City Clerk /s/

The foregoing Ordinance No. 9434 consisting of five (5) typewritten pages, including this page was approved by the Common Council on the 11th day of March, 2019.

Robert J. Golec, City Clerk /s/