

19-10

Petitioner: NH Vegas, LLC  
Sponsor: Councilman Mark Kalwinski

ORDINANCE NO. 9440

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 850 INDIANAPOLIS BOULEVARD, HAMMOND, INDIANA.

WHEREAS, in said Ordinance the following described property was classified as I-2,

Manufacturing District:

Lot 1 Luke's 850 Indianapolis Addition to the City of Hammond, Lake County, Indiana as recorded in plat book 108, page 51 in the Office of the Recorder of Lake County, Indiana

also known as 850 Indianapolis Blvd., Hammond, Indiana 46320.

WHEREAS, the City Plan Commission of the City of Hammond, Lake County, Indiana, having held a public hearing and on the 15<sup>th</sup> day of April, 2019, did recommend that said above described real estate is to be reclassified from I-2 Manufacturing District to C-4 General Commercial, to construct, operate, and maintain a fueling station and car wash 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 I-2 Manufacturing District to C-4 General Commercial, 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 I-2 Manufacturing District to C-4 General Commercial, which land is more particularly described as follows:

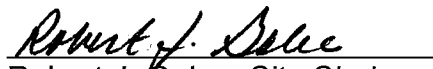
Lot 1 Luke's 850 Indianapolis Addition to the City of Hammond, Lake County, Indiana as recorded in plat book 108, page 51 in the Office of the Recorder of Lake County, Indiana

also known as 850 Indianapolis Blvd., Hammond, Indiana 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  
Council President

ATTEST:

  
Robert J. Golec, City Clerk

The foregoing Ordinance No. 9440 consisting of two (2) typewritten pages, including this page was passed by the Common Council on the 13th day of May, 2019.

  
Robert J. Golec, City Clerk

Petitioner: NH VEGAS, LLC

STATE OF INDIANA  
CITY OF HAMMOND, INDIANA

PETITION OF NH VEGAS, LLC. )  
TO RECLASSIFY SAID PROPERTY FROM )  
I-2 MANUFACTURING DISTRICT )  
TO C-4 GENERAL COMMERCIAL )  
TO CONSTRUCT, OPERATE AND MAINTAIN )  
AN AUTOMOBILE FUELING STATION, AUTOMOBILE )  
CARWASH FACILITY, AND RETAIL FIREWORK FACILITY )  
STATION, AT 850 INDIANAPOLIS BLVD. )  
WITHIN THE CITY OF HAMMOND, LAKE )  
COUNTY, INDIANA )

P E T I T I O N

TO THE COMMON COUNCIL OF THE CITY  
OF HAMMOND, LAKE COUNTY, INDIANA

NH VEGAS, LLC., petitioner herein, respectfully represents and shows:

1. Petitioner is a Limited Liability Corporation, incorporated under the laws of the State of Indiana. Petitioner owns and maintains a fueling station and car wash known as BP Luke 255 located at 850 Indianapolis Blvd. Hammond, IN 46320.

2. The name and address of the person for petitioner duly authorized to represent petitioner and to accept notifications in this proceeding for the petitioner is:

Brandon Dickinson (Luke Builds, LLC)  
3580 N. Hobart Road  
Hobart, IN 46342

3. The Legal Description of the subject property is:

Lot 1 Luke's 850 Indianapolis Addition to the City of Hammond, Lake County, Indiana as recorded in plat book 108, page 51 in the Office of the Recorder of Lake County, Indiana.


4. This property is commonly known as 850 Indianapolis Blvd., Hammond, Indiana 46320.

5. The Petitioner proposes to develop the property by demolition of existing fueling station and then construct a new automobile fueling station, automobile car wash facility, and retail firework facility at 850 Indianapolis Blvd.

6. Finally, attached hereto and made a part hereof, is a proposed form of Ordinance for enactment by the Common Council of the City of Hammond, Lake County, Indiana, upon granting of this petition.

WHEREFORE, petitioner prays that this petition be approved, that the Common Council of the City of Hammond grant a reclassification of said property to develop, construct, operate and/or maintain an automobile fueling station, automobile car wash facility, and retail firework facility which will be located within the corporate limits of the City of Hammond, Lake County, Indiana.

BY: \_\_\_\_\_



*Brandon Dickinson, Luke Builds, LLC  
3580 N. Hobart Road  
Hobart, IN 46342*

March 22, 2019

City of Hammond Plan Commission  
5925 Calumet Avenue  
Hammond, Indiana 46320

RE: Petition to Change the Zoning Map at 850 Indianapolis Blvd., Hammond, IN

Dear Board Members:

NH Vegas, LLC currently owns the parcel at the intersection of Indianapolis Blvd. and Marina Drive – the parcel is located between the I-90 off-ramp and Marina Drive, just south of Indianapolis Boulevard in Hammond and operates the fueling station and car wash business located at the 850 Indianapolis Blvd. address.

In keeping with the City of Hammond's efforts to improve the physical attractiveness and marketability of the business community in Hammond's Robertsdale neighborhood, NH Vegas is proposing the demolition of the existing structure at 850 Indianapolis Boulevard (Luke Oil BP gas station) and construction of a new carwash and gas station facility. The existing car wash facility would be expanded and remodeled as a retail firework store. This development would transfer the existing retail firework location from 10770 Indianapolis Blvd. – this development would not increase the number of retail firework locations in Hammond.

The overall development concept is to construct aesthetically pleasing buildings with site improvements to provide more efficient traffic flow. The development will be an upgrade for both Luke Oil and the City of Hammond at this important city gateway. The city's engineering department is currently reviewing the site plan to ensure compliance with all applicable ordinances and requirements. The property at 850 Indianapolis Boulevard is currently zoned I-2. We believe C-4 zoning is a more appropriate zoning classification for the current and proposed land use and is consistent with the City's Comprehensive Land Use Plan. On behalf of NH Vegas, LLC, Luke Builds respectfully requests approval of the petition to change the zoning map for the property located at 850 Indianapolis Boulevard from I-2 to C-4.

Applicant: Luke Builds, LLC / Brandon Dickinson  
3580 N. Hobart Road  
Hobart, IN 46342  
(219) 962-7676 ext. 1199

Property Owner: NH Vegas, LLC  
3595 N. Hobart Road  
Hobart, IN 46342

# Luke Oil

[www.lukeoil.com](http://www.lukeoil.com)

Site Engineer: Tiemens Nagai Surveying and Engineering, Inc.  
527 N. Halleck Street, Ste. E  
DeMotte, IN 46310

Project Architect: M2Ke Design  
David Hill, Architect  
791 Lincoln Street  
Hobart, Indiana, 46342  
(312) 550-3203

Thank you for your consideration. Should you have any questions or concerns, please feel free to contact me via email at [bdickinson@lukeoil.com](mailto:bdickinson@lukeoil.com) or by telephone at 317-900-6931.

Respectfully Submitted,

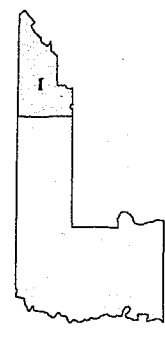
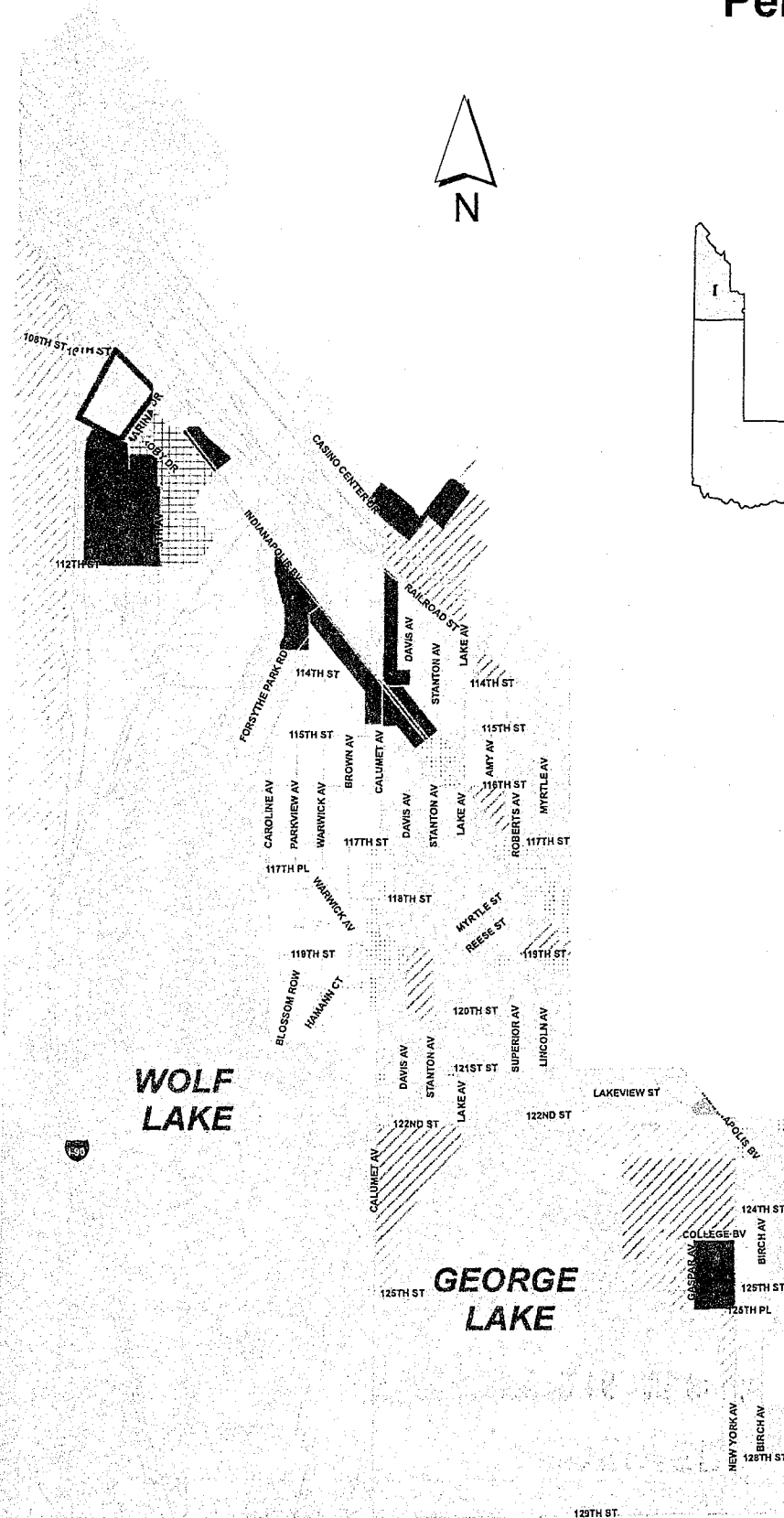


Brandon Dickinson  
Luke Brands, LLC



# Robertsdale Planning District I

## Final Zoning Map Per Ordinance 8514



Zoning	
[Pattern]	R1
[Pattern]	R1-U
[Pattern]	R2
[Pattern]	R3
[Pattern]	R4
[Pattern]	C1
[Pattern]	C4
[Pattern]	I1
[Pattern]	I2
[Pattern]	S1
[Pattern]	S2
[Pattern]	S3
[Pattern]	PUD
[Symbol]	Street Centerlines
[Symbol]	Rail Centerlines
[Symbol]	Rivers & Lakes

Amended by Ordinances: 8713, 8722, 8820, 8853, 9006, 9015, 9032, 9033, 9034, 9174, 9255, 9309, 9333, 9374, 9392

Effective date October 21, 2003.  
Please note: This is not the official zoning map.  
The official zoning map is located in the Zoning  
Office, Room 135, at City Hall, Hammond, IN