

22-33

Sponsor: Councilman Torres
Petitioner: AURLP LLC-1

ORDINANCE NO. 9565

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: 4545 CALUMET AVENUE, HAMMOND, IN, 46320.

WHEREAS, in said Ordinance 8514 the following described parcel was classified as

I-1 LIGHT INDUSTRIAL DISTRICT C-4 GENERAL COMMERCIAL DISTRICT:

Lots 17 to 32 of Blocks 10 and Lots 17 to 32 of Blocks 11, in Towle and Avery's Addition to the City of Hammond, as per plat thereof, Recorded in Plat Book 1, Page 104, in the Office of the Recorder of Lake County, Indiana, and all that part of Cedar Avenue (a 66 foot wide public street right of way) lying East of Lots 17 to 23 in said Block 10 and West of Lots 26 to 32 in said Block 11, also a strip of Ground 1.80 feet by 33.01 feet lying East of and adjoining Lot 17, being part of the West half of Pine Avenue Vacated under Confirmatory Resolution No. 2034, by the board of Public Works and Safety of the City of Hammond, recorded June 23, 1955 in Deed Record 637, page 206.

Commonly Known as:

4545 Calumet Avenue, Hammond, Indiana

Parcel No. 45-03-30-306-001.000-023

WHEREAS, the City Plan Commission of the City of Hammond, Lake County, Indiana (the "Plan Commission"), having held a public hearing and on the 15th day of August, 2022 did recommend that said above described real estate is to be reclassified from I-1 LIGHT INDUSTRIAL DISTRICT and C-4 GENERAL COMMERCIAL DISTRICT to I-1 LIGHT

INDUSTRIAL DISTRICT to utilize the Property and the improvements located thereon for suitable I-1 Light Industrial District uses.

WHEREAS, the Plan Commission approved reclassification of the real estate from I-1 LIGHT INDUSTRIAL DISTRICT and C-4 GENERAL COMMERCIAL DISTRICT to I-1 LIGHT INDUSTRIAL DISTRICT, subject to restrictions upon available I-1 Light Industrial District uses, as described within the document entitled Commitments Concerning the Use and Development of Real Estate ("Commitments") approved by the Plan Commission. Specifically, pursuant to the Commitments, the Real Estate shall be entitled to be used, and buildings may be erected or structurally altered for lawful purposes, as found in Title/Section 11.10 Permitted Uses (for I-1 Light Industrial District) described in Ordinance 8514 (the Zoning Ordinance), except for the following stricken uses:

1. Accessory offices
2. ~~Boat storage /dry dock facility~~
3. Carpentry, wood working, or cabinet shop
4. Central plant facilities for dry cleaners and laundries
5. Commercial wireless telecommunication services, in accordance with Title XIX Zoning and Conditional Provisions.
6. Contractors
7. ~~Distribution~~
8. Small Equipment Repair/Services excluding construction equipment
9. ~~Fireworks, Consumer (Subject to Title XIX Zoning and Conditional Provisions)~~
10. ~~Food Processing (Slaughterhouses are prohibited per Ordinance 3280)~~
11. ~~Grinding, Milling, and Production~~
12. Laboratories
13. Light Fabrication, Assembly and Packaging
14. ~~Machine shops, metal anodizing, buffing or similar~~
15. ~~Material Handling and Equipment (sales and repair only)~~
16. Maintenance and Mechanical Repair of Automobiles, or Trucks or Construction Equipment
17. ~~Metal molding, plastic molding, or extrusion shops~~
18. ~~Outdoor Advertising (Billboards) subject to Title XXI—Signs~~
19. Public Utility Services
20. Radio and television transmitting and/or receiving stations, towers, and related

- equipment
21. Self storage warehouse, self service storage facilities, in accordance with provisions in Title XIX - Zoning & Conditional Provisions
 21. ~~Truck and/or Heavy Equipment Fueling Operations or Automobile fueling stations subject to Title XIX - Zoning & Conditional Provisions~~
 22. ~~Truck, vehicle, and/or heavy small equipment rental excluding construction equipment.~~
 23. ~~Truck/vehicle/automobile service, repair, or washing~~
 24. ~~Warehousing, Storage Movers, Cartage, Express and Parcel Delivery, Freight Terminals~~
 25. Wholesaling and mail order establishments
 26. ~~Adult Entertainment Businesses, in accordance with provisions in Title XIX - Zoning and Conditional Provisions.~~
 27. ~~Vehicle sales (Subject to Title XIX Zoning and Conditional Provisions) (Am.Ord. 9170)~~
 28. Data Center (Am.Ord.9411)

Section 11.11 not allowed.

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 I-1 LIGHT INDUSTRIAL DISTRICT and C-4 GENERAL 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 I-1 LIGHT INDUSTRIAL DISTRICT and C-4 GENERAL COMMERCIAL DISTRICT to I-1 LIGHT INDUSTRIAL DISTRICT, which land is more particularly described as follows:

Lots 17 to 32 of Blocks 10 and Lots 17 to 32 of Blocks 11, in Towle and Avery's Addition to the City of Hammond, as per plat thereof, Recorded in Plat Book 1, Page

104, in the Office of the Recorder of Lake County, Indiana, and all that part of Cedar Avenue (a 66 foot wide public street right of way) lying East of Lots 17 to 23 in said Block 10 and West of Lots 26 to 32 in said Block 11, also a strip of Ground 1.80 feet by 33.01 feet lying East of and adjoining Lot 17, being part of the West half of Pine Avenue Vacated under Confirmatory Resolution No. 2034, by the board of Public Works and Safety of the City of Hammond, recorded June 23, 1955 in Deed Record 637, page 206.

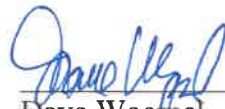
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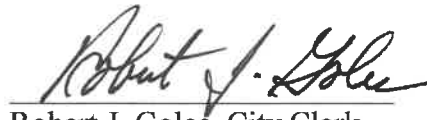
BE IT FURTHER ORDAINED by the Common Council of the City of Hammond, Lake County, Indiana that the above zoning amendment shall be effective upon the latter of: 1. the enactment of this Ordinance, as described below; or, 2. recordation of the Commitment with the Office of the Recorder of Lake County, Indiana.

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.



Dave Woerpel,
Council President

ATTEST:



Robert J. Golec, City Clerk

The foregoing Ordinance No. 9565 consisting of three (3) typewritten pages, including this page was passed by the Common Council on the 12th day of September, 2022.



Robert J. Golec, City Clerk