

Sponsor: Barry Tyler, Jr. 3<sup>rd</sup> District Councilman  
Petitioner: Crossroads YMCA

ORDINANCE NO. 9570

22-39

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 1918 & 1940 165<sup>TH</sup> ST., HAMMOND, IN 46320.

WHEREAS, in said Ordinance 8514 the following described property was classified as C-2 Shopping Center District

LOTS 2 AND 3 OF WOODMAR CENTER, AN ADDITION TO THE CITY OF HAMMOND, LAKE COUNTY, INDIANA PER PLAT RECORDED WITH THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA ON DECEMBER 16, 2010 AS DOCUMENT NO. 2010 074 552, AND RECORDED IN PLAT BOOK 104 PAGE 82, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, and also known as 1918 & 1940 165<sup>TH</sup> ST., 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 September 2022, did recommend that said above described real estate is to be reclassified from C-2 Shopping District to PUD, Planned Unit Development District, to construct, operate, and maintain a develop a new Crossroads YMCA Woodmar 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-2 Shopping Center District to PUD, Planned Unit Development 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-2 Shopping Center District to PUD, Planned Unit Development District, which land is more particularly described as follows:

LOT 2 AND 3 OF WOODMAR CENTER, AN ADDITION TO THE CITY OF HAMMOND, LAKE COUNTY, INDIANA PER PLAT RECORDED WITH THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA ON DECEMBER 16, 2010 AS DOCUMENT NO. 2010 074 552, AND RECORDED IN PLAT BOOK 104 PAGE 82, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, and also known as 1918 & 1940 165<sup>TH</sup> ST., 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.



Dave Woerpel  
Council President

ATTEST:



Robert J. Golec, City Clerk

The foregoing Ordinance No. 9570 consisting of 2 typewritten pages, including this page was passed by the Common Council on the 11th day of October, 2022.



Robert J. Golec, City Clerk

STATE OF INDIANA  
CITY OF HAMMOND

PETITION OF Crossroads YMCA TO RECLASSIFY )  
PROPERTY AT 1918 & 1940 165<sup>th</sup> Street FROM )  
C-2 Shopping Center District TO PUD Planned )  
Unit Development District TO CONSTRUCT, )  
OPERATE AND MAINTAIN A Crossroads YMCA )  
Woodmar 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

Crossroads YMCA petitioner herein, respectfully represents and shows:

1. Petitioner is a non-profit organization, incorporated under the laws of the State of Indiana. Petitioner proposes a community sports and recreational facility known as Crossroads YMCA Woodmar, 1918 & 1940 165<sup>th</sup> St., Hammond, IN 46320.

2. The names and addresses of the person(s) and attorney(s) for petitioner duly authorized to represent petitioner and to accept notifications in this proceeding for the petitioner are:

Jay Buckmaster	DVG Team-Russ Pozen
100 W. Burrell Dr	1155 Troutwine Rd.
Crown Point, IN 46307	Crown Point, IN 46307

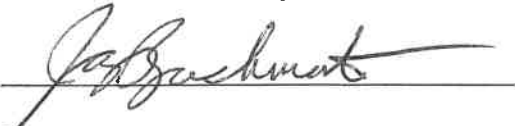
3. The Legal Description of the subject property is Lots 2 and 3 of Woodmar Center, Addition to the City of Hammond, as shown in Plat Book 104, Page 82, in Recorder's Office of Lake County, Indiana.

4. This property is commonly known as 1918 & 1940 165<sup>th</sup> Street.

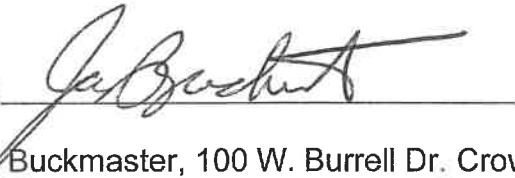
5. The Petitioner proposes to develop the property as a new Crossroads YMCA Woodmar facility.

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 1918 & 1940 165<sup>TH</sup> St., Hammond, IN 46320 from C-2 Shopping Center District to PUD, Planned Unit Development District, located within the corporate limits of the City of Hammond, Lake County, Indiana.

BY: 

YMCA Crossroads, 100 W. Burrell Dr. Crown Point, IN 46307

BY: 

Jay Buckmaster, 100 W. Burrell Dr. Crown Point, IN 46307

1155 Troutwine Road  
Crown Point, IN 46307



219.662.7710  
fax 219.662.2740

### Crossroads YMCA Woodmar

Dear Members of the City of Hammond Plan Commission,

Crossroads YMCA Woodmar is requesting a **Rezone** of their current location, **1918 & 1940 165<sup>th</sup> Street**, Hammond, IN 46320. Crossroads YMCA Woodmar is currently a 3-lot subdivision. We are requesting a rezone of lot 2 and lot 3 from **C-2 Shopping Center District** to **PUD Planned Unit Development District**. The rezoning is needed to have the two lots consistently zoned to facilitate the development of the YMCA facility on the new Lot 2 Woodmar Sports Facilities Addition to the City of Hammond

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Jay Buckmaster', is written over a horizontal line.

Jay Buckmaster  
Crossroads YMCA  
100 W. Burrell Dr.  
Crown Point, IN 46307

**CP 22-11  
1918 & 1940 165<sup>th</sup> Street**

Proposal to reclassify property from  
C-2 Shopping Center District to PUD Planned Unit Development District

**BACKGROUND**

Crossroads YMCA is the owner of the two commercial multi-tenant buildings at 1918 and 1940 165<sup>th</sup> Street. The YMCA recently acquired the two lots as a part of their proposed development of a new YMCA at the former Woodmar Mall site. The property to the south of the two lots subject to this petition is currently zoned PUD. The petitioner's intent is to have all of the property for the proposed development under the same classification.

Under a separate petition, the current PUD district ordinance is being amended to incorporate 1918 and 1940 165<sup>th</sup> lots, update the legal descriptions of the main parcel that was recently subdivided by CP 22-10, and amend various other development provisions. At this time the two existing commercial buildings will remain in place. The amended PUD District Ordinance will reflect their continuation.

**SUBJECT PROPERTY AND ADJACENT PROPERTIES, PRESENT USE AND ZONING CLASSIFICATION**

The subject property is currently zoned C-2 Shopping Center District. This is the legacy zoning classification for the former Woodmar Mall. The property to the south is zoned PUD. The property on the west is C-4 General Commercial. The property on the north side of 165<sup>th</sup> Street is zoned I-2 Manufacturing. The property to the east across Indianapolis Blvd. is zoned C-4 General Commercial.

**ANALYSIS**

State statute identifies five criteria to be addressed when considering a zoning petition.

- 1) **Comprehensive Plan**  
The subject property is located in Planning District V Woodmar Planning District. It is identified for commercial use reflecting how the property is currently being use.
- 2) **Current conditions and character**  
The subject property contains two existing commercial multi-tenant buildings. The buildings are occupied and well-maintained.
- 3) **Most desirable use for the property**  
The rezoning is part of a development proposal for a new YMCA. It will complete the transformation of the former Woodmar Mall into a new use at the major intersection of 165<sup>th</sup> Street and Indianapolis Blvd. The amendments to the PUD District Ordinance under separate petition have development provisions to allow for these buildings to continue to be used as they are.

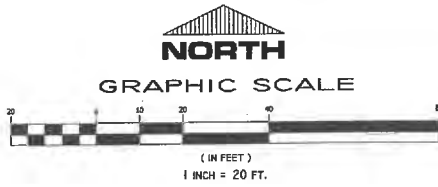
- 4) Conservation of property values throughout the area  
The major investment for the new YMCA will have a significant positive impact on the property values in this part of Hammond.
- 5) Responsible development and growth  
This is a unique opportunity for Hammond to develop a sports facility that is complementary to the City's development of the Hammond Sportsplex and the City's goal to find a new use for the former Woodmar Mall site.

#### **STAFF RECOMMENDATION**

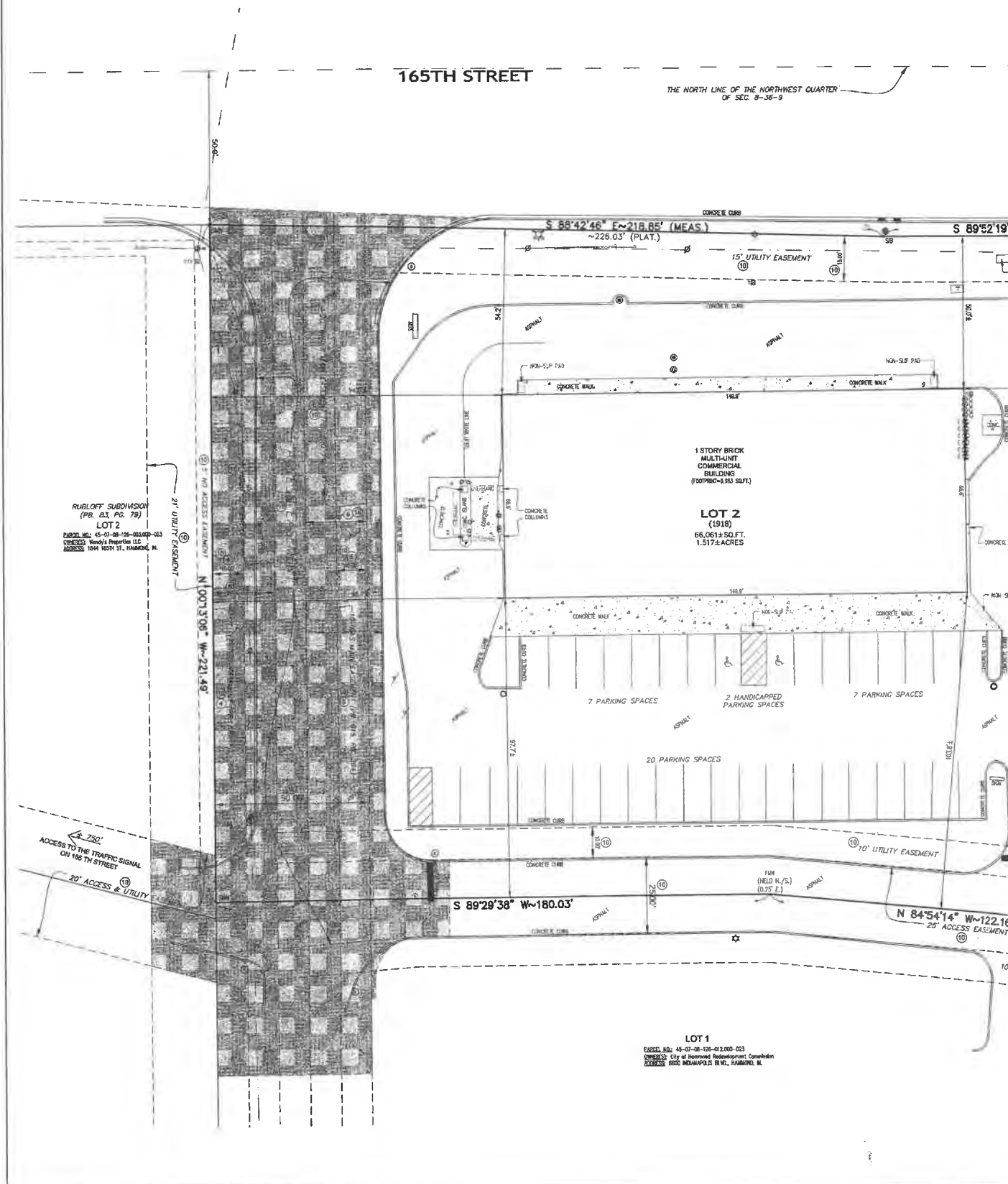
Staff recommends that the Plan Commission forward the petition to the City Council with a favorable recommendation.

If the Plan Commission agrees with the recommendation, the staff requests that this report is adopted by the Plan Commission as Preliminary Findings of Fact.

# ALTANS/SPS LAND



LEGAL DESCRIPTION: AS PER THE FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-1082438-INDY, DATED SEPTEMBER 16, 2021  
LOT 2 IN WOODMAR CENTER, AN ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 104, PAGE 62, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY INDIANA.



RUBLOFF SUBDIVISION  
(P.B. 83, PG. 78)  
LOT 2  
CASE NO. 45-07-08-02-003-023  
OWNER: Wendy's Properties LLC  
ADDRESS: 1044 NORTH ST., HAMMOND, IN.

1 STORY BRICK  
MULTI-UNIT  
COMMERCIAL  
BUILDING  
(FOOTPRINT=6,883 SQ.FT.)  
**LOT 2**  
(1918)  
66,061± SQ.FT.  
1.517± ACRES

**LOT 1**  
CASE NO. 45-07-08-126-012,000-023  
OWNER: City of Hammond Redevelopment Commission  
ADDRESS: 660 WASHINGTON BLVD., HAMMOND, IN.

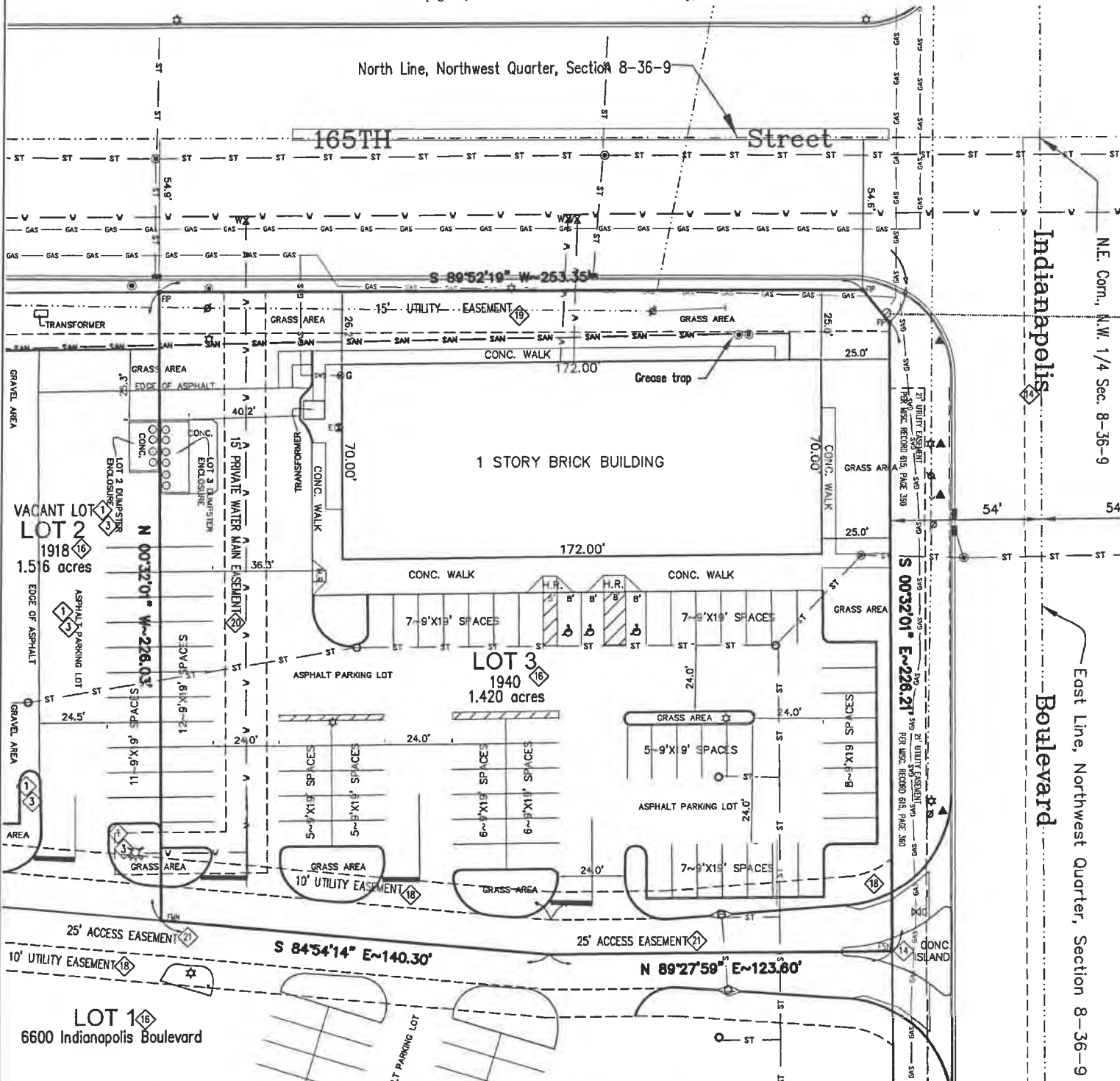


# ALTA/ACSM LAND TITLE

NBU No.: 21202770, Local No.: 1204288, Issued: 12/10/2012, **EXHIBIT "A"**

## LEGAL DESCRIPTION

Lot 3 in Woodmar Center, an Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 104 page 82, in the Office of the Recorder of Lake County, Indiana.



THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) "X" AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE CITY OF HAMMOND, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL 16055CD128E EFFECTIVE 1/18/2012.

TOTAL PARKING SPACES ON PROPERTY:  
68 STANDARD PARKING SPACES ON LOT 3

BUILDING HEIGHT:  
FROM FINISH GRADE TO TOP OF ROOF = 17' +/-

CLIENT:  
PRAEDIUM DEVELOPMENT CORP.

DATE: JANUARY 8, 2013  
REVISED: January 29, 2013  
Parking Details

**ALTA/ACSM Land Title Survey**  
**LOT 3 WOODMAR CENTER**  
1940 165TH STREET  
HAMMOND, INDIANA

**TOR**  
P  
C

JOB NO: 2012-0764  
DRAWN: JSA

SCALE: 1"=30'