

SPONSOR: Barry Tyler Jr., 3<sup>rd</sup> District

PETITIONED BY: 6205 Indianapolis, LLC

ORDINANCE NO 9624

AN ORDINANCE VACATING A 15 FOOT PORTION OF ALLEY LYING BETWEEN SHERMAN STREET TO THE SOUTH AND SUMMER STREET TO THE NORTH AND WEST PARCEL LINE OF LOT 42 TO THE EAST LINE OF LOT 12, AND THE SOUTHEASTERLY 20 FEET OF LOT 42 IN THE 2ND BLOCK OF STEEL CAR WORKS ADDITION IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA.

WHEREAS, 6205 INDIANAPOLIS, LLC is the fee simple owner of the following described real estate, to wit:

Part of the Northwest Quarter of the Southeast Quarter of Section 5, Township 36 North, Range 9 West of the Second Principal Meridian lying Southwesterly of Summer Street and East of Indianapolis Boulevard and Lots 1 through 12 both inclusive and Lots 42 through 45, both inclusive, In Block 2, in Steel Car Works Addition to Hammond, as per plat thereof, recorded in Plat Book 6, page 20, in the Office of the Recorder of Lake County, Indiana, and that portion of vacated Kenwood Avenue more particularly described as follows: Commencing at the Southwest corner of the Northwest quarter of the Southeast quarter of said section, thence South 89 Degrees 38 Minutes 38 Seconds East along the North right of way line of Kenwood Street, a distance of 162.63 feet to a point on the Northeasterly right of way line of Sherman Street; thence South 55 Degrees 56 Minutes 04 Seconds East along said Northeasterly right of way, a distance of 58.06 feet to the point of beginning; thence North 34 Degrees 03 Minutes 56 Seconds East, a distance of 236.81 feet to a point on the Southwesterly right of way line of Summer Street; thence South 56 Degrees 04 Minutes 14 Seconds East along said Southwesterly right of way, a distance of 550.00 feet to the Northeastern corner of Lot 12, in Block 2, in Steel Car Works Addition to Hammond, as per plat thereof, recorded in Plat Book 6, Page 20" in the Office of the Recorder of Lake County, Indiana; thence South 34 Degrees 03 Minutes 56 Seconds West along the Southeasterly boundary line of Lot 12 in said Block 2, a distance of 110.10 feet to the Southeastern corner of Lot 12 in said Block 2; thence North 55 Degrees 56 Minutes 04 Seconds West along the Southwesterly boundary lines of lots 1 through 12 in said Block 2, a distance of 375.65 feet to a point on the South right of way line of Vacated Kenwood Street. thence North 89 Degrees 38 Minutes 38 Seconds West along said South right of way line, a distance of 27.03 feet to a point on the Northeasterly boundary line of

Lot 42 in said Block 2; thence South 55 Degrees 56 Minutes 04 Seconds East along the Northeasterly boundary line of Lot 42 in said Block 2, a distance of 23.14 feet to the Northeastern corner of lot 42 in said Block 2; thence South 34 Degrees 03 Minutes 56 Seconds West along the Southeasterly boundary line of lot 42 in said Block 2, a distance of 110.00 feet to a point on the Northeasterly right of way line of Sherman Street; thence North 55 Degrees 56 Minutes 04 Seconds West along said Northeasterly right of way line, a distance of 175.00 feet to the point of beginning, all in the City of Hammond, lake County, Indiana, containing 82,721 square feet, 1.90 acres more or less.

Commonly known as 2030 Summer Street, Hammond, Indiana.

WHEREAS a 15 foot wide portion of alley located between Sherman Street to the south and Summer Street to the North from west parcel line of Lot 42 to the east parcel line of Lot 12, and the most Southeasterly 20.00 feet of Lot 42, located in Block 2 of Steel Car Works Addition, which portion of the alley is more particularly described as follows:

All that part of the 15 foot Alley as shown in Block Two of Steel Car Works Addition to the City of Hammond, Lake County, Indiana as per plat thereof, recorded in Plat Book 6, Page 20 in the Office of the Recorder, Lake County, Indiana, lying adjacent to and along the Southwesterly line of Lots 1 through 12 and Northeasterly of Lots 27 through 42 in said Block 2 and the most Southeasterly 20.00 feet of Lot 42 in said Block 2 being a permanent access from Sherman Street to the alley in said Block 2 as described in Ordinance Number 7946 approved and pass by the Common Council on November 25, 1996 and signed and approved by the Mayor on December 2, 1996 and recorded January 21, 2005 as Document Number 2005-004345 in the Office of the Recorder, Lake County, Indiana.

WHEREAS, 6205 Indianapolis, LLC, has filed a Petition for Vacation of a portion of Alley with the Common Council of the City of Hammond, Lake County, Indiana, requesting vacation of portion of Alley; and

WHEREAS, the Common Council of the City of Hammond, Lake County, Indiana upon investigation and Public Hearing in accordance with applicable law, finds and determines that the proposed vacation will not hinder the growth or orderly development

of the City of Hammond, Lake County, Indiana, or the neighborhood in which it is located or to which it is contiguous; and

WHEREAS the vacation will not make access to the lands of any persons by means of public way difficult to inconvenient; and

WHEREAS the vacation would not hinder the public's access to a church, school, or other public building or place; and

WHEREAS the vacation will not hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, THAT** it is desired and deemed necessary to vacate a 15 foot portion of Alley located to the north of Sherman Street and South of Summer Street and to the west parcel line of Lot 42 and to the east parcel line of Lot 12 in 2<sup>nd</sup> block of Steel Car Works Addition in the City of Hammond, and more particularly described as follows:

All that part of the 15 foot Alley as shown in Block Two of Steel Car Works Addition to the City of Hammond, Lake County, Indiana as per plat thereof, recorded in Plat Book 6, Page 20 in the Office of the Recorder, Lake County, Indiana, lying adjacent to and along the Southwesterly line of Lots 1 through 12 and Northeasterly of Lots 27 through 42 in said Block 2 and the most Southeasterly 20.00 feet of Lot 42 in said Block 2 being a permanent access from Sherman Street to the alley in said Block 2 as described in Ordinance Number 7946 approved and pass by the Common Council on November 25, 1996 and signed and approved by the Mayor on December 2, 1996 and recorded January 21, 2005 as Document Number 2005-004345 in the Office of the Recorder, Lake County, Indiana.

and, therefore, the aforementioned portion of Alley is hereby vacated, subject to easements, if any, for existing water, sewer, gas, telecommunications, and utilities in place and adjoining lot are extended by operation of law to include the proportionate

part of Alley hereby vacated.

**BE IT FURTHER ORDAINED** that the Ordinance herein shall have full force and effect from and after Public Hearing hereon, passage and approval by the Common Council of the City of Hammond, Lake County, Indiana, signed by the President thereof, and the approval and signing by the Mayor. The Clerk shall furnish a copy of this Ordinance to the County Recorder for recording and to the County Auditor.

  
\_\_\_\_\_  
Scott Rakos, President

Attest:

  
\_\_\_\_\_  
Robert J. Golec, City Clerk

PRESENTED BY ME, the undersigned City Clerk of the City of Hammond to the Mayor of said City, for his approval on the 16th of January, 2024.

  
\_\_\_\_\_  
Robert J. Golec, City Clerk

The foregoing Ordinance No. 9624, consisting of 4 pages, including this page was Approved by the Mayor on the 16<sup>th</sup> day of January 2024.

  
\_\_\_\_\_  
Thomas M. McDermott, Jr., Mayor  
City of Hammond, Indiana

PASSED by the Common Council on the 16th day of January, 2024 and Approved by the Mayor on the 16<sup>th</sup> day of January, 2024

  
\_\_\_\_\_  
Robert J. Golec, City Clerk

STATE OF INDIANA  
CITY OF HAMMOND, LAKE COUNTY, INDIANA

IN THE MATTER OF THE PETITION                     )  
OF 6205 INDIANAPOLIS, LLC                         )  
FOR VACATION OF AN ALLEY                         )

**PETITION FOR VACATION OF AN ALLEY**

TO THE HONORABLE MEMBERS OF THE COMMON COUNCIL OF THE CITY OF  
HAMMOND, LAKE COUNTY, INDIANA:

Come now Petitioner, 6205 INDIANAPOLIS, LLC and file with the Common  
Council of the City of Hammond, Lake County, Indiana this Petition for Vacation of an  
alley and in support thereof, show and state as follows:

1. That 6205 Indianapolis, LLC is a duly organized limited liability company  
properly authorized to do business in the State of Indiana. Petitioner is represented in  
this proceeding by Michael Miller, Partner. Petitioner represents that it is the fee simple  
owner of certain real estate located within the City of Hammond, Lake County, Indiana,  
more particularly described as follows:

• 45-07-05-452-021.000-023

Part of the Northwest Quarter of the Southeast Quarter of Section 5,  
Township 36 North, Range 9 West of the Second Principal Meridian lying  
Southwesterly of Summer Street and East of Indianapolis Boulevard and Lots 1  
through 12 both inclusive and Lots 42 through 45, both inclusive, In Block 2, in  
Steel Car Works Addition to Hammond, as per plat thereof, recorded in Plat Book  
6, page 20, in the Office of the Recorder of Lake County, Indiana, and that  
portion of vacated Kenwood Avenue more particularly described as follows:  
Commencing at the Southwest corner of the Northwest quarter of the Southeast  
quarter of said section, thence South 89 Degrees 38 Minutes 38 Seconds East  
along the North right of way line of Kenwood Street, a distance of 162.63 feet to  
a point on the Northeasterly right of way line of Sherman Street; thence South 55  
Degrees 56 Minutes 04 Seconds East along said Northeasterly right of way, a  
distance of 58.06 feet to the point of beginning; thence North 34 Degrees 03  
Minutes 56 Seconds East, a distance of 236.81 feet to a point on the

Southwesterly right of way line of Summer Street; thence South 56 Degrees 04 Minutes 14 Seconds East along said Southwesterly right of way, a distance of 550.00 feet to the Northeastern corner of Lot 12, in Block 2, in Steel Car Works Addition to Hammond, as per plat thereof, recorded in Plat Book 6, Page 20" in the Office of the Recorder of Lake County, Indiana; thence South 34 Degrees 03 Minutes 56 Seconds West along the Southeasterly boundary line of Lot 12 in said Block 2, a distance of 110.10 feet to the Southeastern corner of Lot 12 in said Block 2; thence North 55 Degrees 56 Minutes 04 Seconds West along the Southwesterly boundary lines of lots 1 through 12 in said Block 2, a distance of 375.65 feet to a point on the South right of way line of Vacated Kenwood Street. thence North 89 Degrees 38 Minutes 38 Seconds West along said South right of way line, a distance of 27.03 feet to a point on the Northeastery boundary line of Lot 42 in said Block 2; thence South 55 Degrees 56 Minutes 04 Seconds East along the Northeastery boundary line of Lot 42 in said Block 2, a distance of 23.14 feet to the Northeastern corner of lot 42 in said Block 2; thence South 34 Degrees 03 Minutes 56 Seconds West along the Southeasterly boundary line of lot 42 in said Block 2, a distance of 110.00 feet to a point on the Northeastery right of way line of Sherman Street; thence North 55 Degrees 56 Minutes 04 Seconds West along said Northeastery right of way line, a distance of 175.00 feet to the point of beginning, all in the City of Hammond, lake County, Indiana, containing 82,721 square feet, 1.90 acres more or less.

Commonly known as 2030 Summer Street, Hammond, Indiana.

2. That Petitioner requests the vacation of a 15 foot wide portion of alley located between Sherman Street to the south and Summer Street to the North from west parcel line of Lot 42 to the east parcel line of Lot 12, and the most Southeasterly 20.00 feet of Lot 42, located in Block 2 of Steel Car Works Addition, which portion of the alley is more particularly described as follows:

All that part of the 15 foot Alley as shown in Block Two of Steel Car Works Addition to the City of Hammond, Lake County, Indiana as per plat thereof, recorded in Plat Book 6, Page 20 in the Office of the Recorder, Lake County, Indiana, lying adjacent to and along the Southwesterly line of Lots 1 through 12 and Northeastery of Lots 27 through 42 in said Block 2 and the most Southeasterly 20.00 feet of Lot 42 in said Block 2 being a permanent access from Sherman Street to the alley in said Block 2 as described in Ordinance Number 7946 approved and pass by the Common Council on November 25, 1996 and signed and approved by the Mayor on December 2, 1996 and recorded January 21, 2005 as Document Number 2005-004345 in the Office of the Recorder, Lake County, Indiana.

3. That Petitioners respectfully request vacation of a portion of alley, in order to utilize the alley for private purposes, in conformance with all current and applicable laws and requirements, in the City of Hammond, Lake County, Indiana.

4. That the sole owners of the property adjacent to the proposed site of vacation have been provided with proper notice of this Petition and are as follows:

45-07-05-452-005.000-023                      2033 Sherman Street  
Owner: Mary L. Spear & Daniel J. Spear T/C each undiv ½ interest

45-07-05-452-015.000-023                      2103 Sherman Street  
Owner: Ignacio & Alberto Servin, JTRS

45-07-05-452-008.000-023                      2039 Sherman Street  
45-07-05-452-009.000-023                      2043 Sherman Street  
45-07-05-452-010.000-023                      2047 Sherman Street  
45-07-05-452-011.000-023                      2049 Sherman Street  
45-07-05-452-012.000-023                      2051 Sherman Street  
45-07-05-452-013.000-023                      2055 Sherman Street  
45-07-05-452-014.000-023                      2059 Sherman Street  
Owner: Jose A. Garcia & Maria M. Garcia

WHEREFORE, the Petitioner, 6205 Indianapolis, LLC, respectfully request the Common Council of the City of Hammond, Lake County, Indiana after due notice and Public Hearing in accordance with the law, to enact an Ordinance pursuant to its authority under Indiana Code § 36-7-3-12, as amended from time to time, vacating the following portion of Alley:

All that part of the 15 foot Alley as shown in Block Two of Steel Car Works Addition to the City of Hammond, Lake County, Indiana as per plat thereof, recorded in Plat Book 6, Page 20 in the Office of the Recorder, Lake County, Indiana, lying adjacent to and along the Southwesterly line of Lots 1 through 12 and Northeasterly of Lots 27 through 42 in said Block 2 and the most Southeasterly 20.00 feet of Lot 42 in said Block 2 being a permanent access from Sherman Street to the alley in said Block 2 as described in Ordinance Number 7946 approved and pass by the Common Council on November 25,

1996 and signed and approved by the Mayor on December 2, 1996 and recorded January 21, 2005 as Document Number 2005-004345 in the Office of the Recorder, Lake County, Indiana.

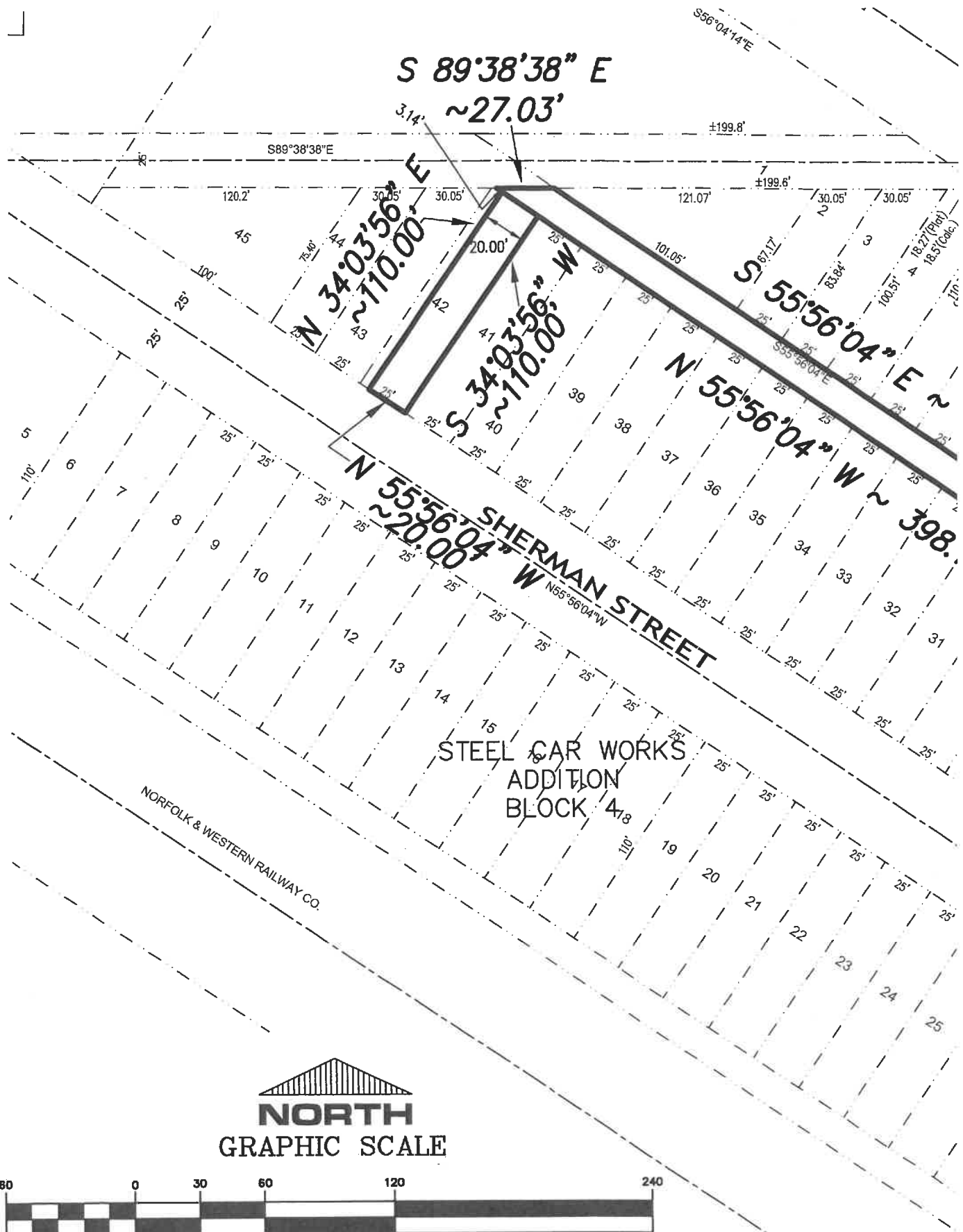
Respectfully submitted,



---

Michael Miller, Partner  
6205 Indianapolis, LLC  
7826 Calumet Avenue  
Munster, IN 46307  
(219) 743-6375





  
**NORTH**  
 GRAPHIC SCALE



( IN FEET )  
 1 inch = 60 ft.

DESCRIPTION: (ALLEY VACATION)

All that part of the 15 foot Alley as shown in Block Two of Steel Car Works Addition to the City of Hammond, Lake County, Indiana as per plat thereof, recorded in Plat Book 6, Page 20 in the Office of the Recorder, Lake County, Indiana, lying adjacent to and along the Southwesterly line of Lots 1 through 12 and Northeasterly of Lots 27 through 42 in said Block 2 and the most Southeasterly 20.00 feet of Lot 42 in said Block 2 being a permanent access from Sherman Street to the alley in said Block 2 as described in Ordinance Number 7946 approved and pass by the Common Council on November 25, 1996 and signed and approved by the Mayor on December 2, 1996 and recorded January 21, 2005 as Document Number 2005-004345 in the Office of the Recorder, Lake County, Indiana.

