

Intent to Consider 3/10/25

25-04

Sponsor: Councilman Barry Tyler, Jr.
Petitioner: *Hammond Department of Redevelopment*

ORDINANCE NO. 9667

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 5911-5971 Noble Avenue, 5919-5963 Ray Avenue, and 1339 Highland Street

WHEREAS, in said Ordinance 8514 the following described property was classified as S-1 Open Space and Recreational Facilities District.

- Parcel 1 Lot 1 Memorial Park Addition to the City of Hammond, as per plat thereof, as recorded in Plat Book 118 Page 59 in the Office of the Recorder, Lake County, Indiana
Also known as 5911 Noble Avenue
- Parcel 2 Lots 2-9 Memorial Park Addition to the City of Hammond, as per plat thereof, as recorded in Plat Book 118 Page 59 in the Office of the Recorder, Lake County, Indiana
Also known as 5931-5951 Noble Avenue (odd numbers)
- Parcel 3 Lots 10-37 Memorial Park Addition to the City of Hammond, as per plat thereof, as recorded in Plat Book 118 Page 59 in the Office of the Recorder, Lake County, Indiana
Also known as: 5955-5971 Noble Avenue [odd numbers],
5928-5968 Noble Avenue [even numbers]
and 5919-5963 Ray Avenue [odd numbers]

Parcel 4 Outlot A Memorial Park Addition to the City of Hammond, as per plat thereof, as recorded in Plat Book 118 Page 59 in the Office of the Recorder, Lake County, Indiana
Also known as: 1339 Highland Street

WHEREAS, the City Plan Commission of the City of Hammond, Lake County, Indiana, having held a public hearing and on the 18th day of February, 2025, did recommend that said above described real estate:

- Parcel 1 Lot 1 5911 Noble Avenue is to be reclassified from S-1 Open Space and Recreational Facilities District to R-4 High Density Residential District
- Parcel 2 Lots 2-9 5931-5951 Noble Avenue (odd numbers) is to be reclassified from S-1 Open Space and Recreational Facilities District to R-2 One and Two Family Residential District
- Parcel 3 Lots 10-37 5955-5971 Noble Avenue [odd numbers], 5928-5968 Noble Avenue [even numbers] and 5919-5963 Ray Avenue [odd numbers] is to be reclassified from S-1 Open Space Recreational Facilities District and R-1U Urban Single Family Residential District to R-1U Urban Single Family Residential District
- Parcel 4 Outlot A 1339 Highland Street is to be reclassified from S-1 Open Space Recreational Facilities District and R-1U Urban Single Family District to S-1 Open Space and Recreational Facilities District

in order to develop the property as a new Residential Neighborhood with Single Family, Duplexes and Multifamily Residential Uses.

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 S-1 Open Space and Recreational Facilities District to R-4 High Density Residential District (Parcel 1) and

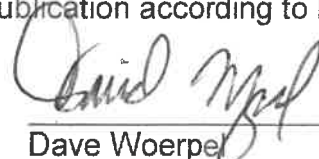
R-2 One and Two Family Residential District (Parcel 2), and R-1U Urban Single Family Residential District (Parcel 3), and from class S-1 Open Space and Recreational Facilities District and R-1U Urban Single Family Residential District to S-1 Open Space and Recreational Facilities District (Parcel 4) 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 S-1 Open Space and Recreational Facilities District to R-4 High Density Residential District (Parcel 1) and R-2 One and Two Family Residential District (Parcel 2), and R-1U Urban Single Family Residential District (Parcel 3), and S-1 Open Space and Recreational Facilities District (Parcel 4) which land is more particularly described as follows:

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| Parcel 1 | Lot 1 Memorial Park Addition to the City of Hammond, as per plat thereof, as recorded in Plat Book 118 Page 59 in the Office of the Recorder, Lake County, Indiana
Also known as 5911 Noble Avenue |
| Parcel 2 | Lots 2-9 Memorial Park Addition to the City of Hammond, as per plat thereof, as recorded in Plat Book 118 Page 59 in the Office of the Recorder, Lake County, Indiana
Also known as 5931-5951 Noble Avenue (odd numbers) |
| Parcel 3 | Lots 10-37 Memorial Park Addition to the City of Hammond, as per plat thereof, as recorded in Plat Book 118 Page 59 in the Office of the Recorder, Lake County, Indiana
Also known as: 5955-5971 Noble Avenue [odd numbers],
5928-5968 Noble Avenue [even numbers]
and 5919-5963 Ray Avenue [odd numbers] |

Parcel 4' Outlot A Memorial Park Addition to the City of Hammond, as
per plat thereof, as recorded in Plat Book 118 Page 59 in the
Office of the Recorder, Lake County, Indiana
Also known as: 1339 Highland Street

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. 9667 consisting of four (4)
typewritten pages, including this page was passed by the Common
Council on the 10th day of March, 2025.



Robert J. Golec, City Clerk