INTRO 5-27-25 KEF CAW Intent to consider 6-23-25 Publication 7/3/25
P.H. 6-23-25

25-12

Sponsor: Councilman Bill Emerson
Councilman At Large Dan Spitale
Petitioner: Board of Public Works and Safety

ORDINANCE NO. 9675

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 600 177th Street and 626 177th Street.

WHEREAS, in said Ordinance 8514 the following described property was classified as C-1 Local Commercial District.

PARCEL 1: THE EAST 10 ACRES OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH AND EAST OF THE CENTER LINE OF THE LITTLE CALUMET RIVER, AND WEST OF A LINE WHICH IS 500.7 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST 1/4, IN SECTION 13, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, IND/ANA, EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACT; BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH ALONG THE EAST LINE THEREOF 265 FEET; THENCE NORTHWESTERLY 251.05 FEET TO A POINT 90 FEET SOUTH OF THE NORTH LINE OF SAID ¼ SECTION; THENCE WESTERLY 111.8 FEET TO A POINT 40 FEET SOUTH OF THE NORTH LINE OF SAID ¼ SECTION; THENCE NORTH 40 FEET TO SAID NORTH LINE; THENCE EAST ALONG SAID NORTH LINE 280 FEET TO THE POINT OF BEGINNING.

PARCEL 2: THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND BEING PART OF THAT PORTION OF CALUMET TERRACE,

RECORDED IN PLAT BOOK 18 PAGE 26, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, VACATED BY PROCEEDINGS IN CAUSE #23556, LAKE CIRCUIT COURT, AND THAT PART OF RIVER DRIVE NORTH AND ALLEYS VACATED BY RESOLUTION #2163 BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF HAMMOND, INDIANA AND BEING: VACATED LOTS 1 TO 7 BOTH INCLUSIVE IN BLOCK 8, VACATED LOTS 17 TO 23, BOTH INCLUSIVE IN BLOCK 6, AND PART OF LOTS 10 TO 16, BOTH INCLUSIVE IN BLOCK 6, LYING SOUTHWESTERLY OF A STRAIGHT LINE EXTENDING FROM THE SOUTHEAST CORNER OF LOT 16 TO A POINT ON THE WEST LINE OF SAID VACATED LOT 10 WHICH POINT IS 6 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; AND THE ADJACENT STREET AND ALLEYS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 10 IN BLOCK 6, 6 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE SOUTHEAST CORNER OF SAID LOT 16, IN BLOCK 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOTS 10 TO 17 AND 23, AND SAID LINE PROJECTED 238.5 FEET MORE OR LESS TO THE SOUTH LINE OF RIVER DRIVE NORTH AND THE NORTH LINE OF LOT 6 IN BLOCK 8; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID RIVER DRIVE NORTH, 38.5 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 7 IN BLOCK 8; THENCE SOUTHERLY 210 FEET MORE OR LESS TO THE NORTH BANK OF THE LITTLE CALUMET RIVER, THENCE WESTERLY 130 FEET MORE OR LESS TO THE WEST LINE OF LOT 1 IN BLOCK 8; THENCE NORTHERLY ON SAID WEST LINE OF SAID LOT 1, BLOCK 8, AND LOT 18 IN BLOCK 6, AND THE WEST LINE OF THE 10 FOOT DEDICATED ALLEY, 520 FEET, MORE OR LESS TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 6 FEET OF SAID LOT 10 BLOCK 6 PROJECTED WESTERLY, THENCE EASTERLY 10 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF HAMMOND, LAKE **COUNTY, INDIANA.**

and also known as 600 177th Street and 626 177th Street

WHEREAS, the City Plan Commission of the City of Hammond, Lake County, Indiana, having held a public hearing and on the 19th day of May, 2025, did recommend that said above described real estate is to be reclassified from C-1 Local Commercial District to C-4 General Commercial District to redevelop the property for new uses in accordance with the Redevelopment Plan for the River North Subarea Expansion Area of the Gateways Redevelopment Area.

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-1 Local Commercial District to C-4 General Commercial 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 Local Commercial District to General Commercial District, which land is more particularly described as follows:

PARCEL 1: THE EAST 10 ACRES OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH AND EAST OF THE CENTER LINE OF THE LITTLE CALUMET RIVER, AND WEST OF A LINE WHICH IS 500.7 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST 1/4, IN SECTION 13, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, IND/ANA, EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACT; BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH ALONG THE EAST LINE THEREOF 265 FEET;

THENCE NORTHWESTERLY 251.05 FEET TO A POINT 90 FEET SOUTH OF THE NORTH LINE OF SAID ¼ SECTION; THENCE WESTERLY 111.8 FEET TO A POINT 40 FEET SOUTH OF THE NORTH LINE OF SAID ¼ SECTION; THENCE NORTH 40 FEET TO SAID NORTH LINE; THENCE EAST ALONG SAID NORTH LINE 280 FEET TO THE POINT OF BEGINNING.

PARCEL 2: THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND BEING PART OF THAT PORTION OF CALUMET TERRACE, RECORDED IN PLAT BOOK 18 PAGE 26, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, VACATED BY PROCEEDINGS IN CAUSE #23556, LAKE CIRCUIT COURT, AND THAT PART OF RIVER DRIVE NORTH AND ALLEYS VACATED BY RESOLUTION #2163 BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF HAMMOND, INDIANA AND BEING: VACATED LOTS 1 TO 7 BOTH INCLUSIVE IN BLOCK 8, VACATED LOTS 17 TO 23, BOTH INCLUSIVE IN BLOCK 6, AND PART OF LOTS 10 TO 16, BOTH INCLUSIVE IN BLOCK 6, LYING SOUTHWESTERLY OF A STRAIGHT LINE EXTENDING FROM THE SOUTHEAST CORNER OF LOT 16 TO A POINT ON THE WEST LINE OF SAID VACATED LOT 10 WHICH POINT IS 6 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; AND THE ADJACENT STREET AND ALLEYS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 10 IN BLOCK 6, 6 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE SOUTHEAST CORNER OF SAID LOT 16, IN BLOCK 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOTS 10 TO 17 AND 23, AND SAID LINE PROJECTED 238.5 FEET MORE OR LESS TO THE SOUTH LINE OF RIVER DRIVE NORTH AND THE NORTH LINE OF LOT 6 IN BLOCK 8; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID RIVER DRIVE NORTH, 38.5 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 7 IN BLOCK 8; THENCE SOUTHERLY 210 FEET MORE OR LESS TO THE NORTH BANK OF THE LITTLE CALUMET RIVER, THENCE WESTERLY 130 FEET

MORE OR LESS TO THE WEST LINE OF LOT 1 IN BLOCK 8; THENCE NORTHERLY ON SAID WEST LINE OF SAID LOT 1, BLOCK 8, AND LOT 18 IN BLOCK 6, AND THE WEST LINE OF THE 10 FOOT DEDICATED ALLEY, 520 FEET, MORE OR LESS TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 6 FEET OF SAID LOT 10 BLOCK 6 PROJECTED WESTERLY, THENCE EASTERLY 10 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF HAMMOND, LAKE **COUNTY, INDIANA.**

and also known as 600 177th Street and 626 177th 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. 9675 consisting of five (5) typewritten pages, including this page was passed by the Common Council on the 23rd day of June, 2025.

Robert J. Golec, City Clerk

City of Hammond Board of Public Works & Safety

STATE OF INDIANA
CITY OF HAMMOND

PETITION OF THE CITY OF HAMMOND TO)
RECLASSIFY PROPERTY AT 600 & 626 177TH)
STREET FROM C-1 LOCAL COMMERCIAL)
DISTRICT TO C-4 GENERAL COMMERCIAL)
DISTRICT TO DEVELOP THE PROPERTY FOR)
NEW USES IN CONJUNCTION WITH THE)
REDEVELOPMENT PLAN FOR THE RIVER NORTH)
SUBAREA EXPANSION AREA OF THE GATEWAYS)
REDEVELOPMENT AREA)

PETITION

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

City of Hammond Board of Public Works and Safety, petitioner herein, respectfully represents and shows:

1. Petitioner is a municipal department of the City of Hammond. Petitioner owns and maintains property at 600 & 626 177th Street, Hammond, IN, 46324.

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:

Jeffery Long, President
Board of Public Works & Safety
5925 Calumet Avenue Rm 320
Hammond, IN 46320

David Westland, Attorney
Westland & Bennett P.C.
2929 Carlson Dr. Suite 300
Hammond, IN 46323

3. The Legal Description of the subject property

PARCEL 1: THE EAST 10 ACRES OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH AND EAST OF THE CENTER LINE OF THE LITTLE CALUMET RIVER, AND WEST OF A LINE WHICH IS 500.7 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST 1/4, IN SECTION 13, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, IND/ANA, EXCEPT THEREFROM THE FOLLOWING

DESCRIBED TRACT; BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH ALONG THE EAST LINE THEREOF 265 FEET; THENCE NORTHWESTERLY 251.05 FEET TO A POINT 90 FEET SOUTH OF THE NORTH LINE OF SAID ¼ SECTION; THENCE WESTERLY 111.8 FEET TO A POINT 40 FEET SOUTH OF THE NORTH LINE OF SAID ¼ SECTION; THENCE NORTH 40 FEET TO SAID NORTH LINE; THENCE EAST ALONG SAID NORTH LINE 280 FEET TO THE POINT OF BEGINNING.

PARCEL 2: THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND BEING PART OF THAT PORTION OF CALUMET TERRACE, RECORDED IN PLAT BOOK 18 PAGE 26, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, VACATED BY PROCEEDINGS IN CAUSE #23556, LAKE CIRCUIT COURT, AND THAT PART OF RIVER DRIVE NORTH AND ALLEYS VACATED BY RESOLUTION #2163 BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF HAMMOND, INDIANA AND BEING: VACATED LOTS 1 TO 7 BOTH INCLUSIVE IN BLOCK 8, VACATED LOTS 17 TO 23, BOTH INCLUSIVE IN BLOCK 6, AND PART OF LOTS 10 TO 16, BOTH INCLUSIVE IN BLOCK 6, LYING SOUTHWESTERLY OF A STRAIGHT LINE EXTENDING FROM THE SOUTHEAST CORNER OF LOT 16 TO A POINT ON THE WEST LINE OF SAID VACATED LOT 10 WHICH POINT IS 6 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; AND THE ADJACENT STREET AND ALLEYS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 10 IN BLOCK 6, 6 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE SOUTHEAST CORNER OF SAID LOT 16, IN BLOCK 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOTS 10 TO 17 AND 23, AND SAID LINE PROJECTED 238.5 FEET MORE OR LESS TO THE SOUTH LINE OF RIVER DRIVE NORTH AND THE NORTH LINE OF LOT 6 IN BLOCK 8; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID RIVER DRIVE NORTH, 38.5 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 7 IN BLOCK 8; THENCE SOUTHERLY 210 FEET MORE OR LESS TO THE NORTH BANK OF THE LITTLE CALUMET RIVER, THENCE WESTERLY 130 FEET MORE OR LESS TO THE WEST LINE OF LOT 1 IN BLOCK 8; THENCE NORTHERLY ON SAID WEST LINE OF SAID LOT 1, BLOCK 8, AND LOT 18 IN BLOCK 6, AND THE WEST LINE OF THE 10 FOOT DEDICATED ALLEY, 520 FEET, MORE OR LESS TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 6 FEET OF SAID LOT 10 BLOCK 6 PROJECTED WESTERLY, THENCE EASTERLY 10 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF HAMMOND, LAKE **COUNTY, INDIANA.**

4. This property is commonly known as 600 177th Street and 626 177th Street, Hammond, IN 46320

5. The Petitioner proposes to develop the property for new uses in conjunction with the Redevelopment plan for the River North Subarea Expansion Area of the Gateways Redevelopment Area

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 600 and 626 177th Street from C-1 Local Commercial District to C-4 General Commercial District located within the corporate limits of the City of Hammond, Lake County, Indiana.

BY: _____

Jeffery Long, President
City of Hammond Board of Public Works and Safety
5925 Calumet Avenue Rm 320
Hammond, IN 46320

CP 25-03
600-626 177th Street

Proposal to reclassify property
From C-1 Local Commercial District to C-4 General Commercial District

BACKGROUND

The petitioner, the City of Hammond Board of Public Works and Safety, is the owner of property formerly known as the Haunted House Site and the Indiana Botanical Gardens. There are two parcels subject to the rezoning: 45-06-13-426-003.000-023 at 600 177th Street and 45-06-13-426-002.000-023 at 626 177th Street. The property is located within the River North Subarea Expansion Area of the Gateways Redevelopment Area. the property was recently acquired by the City of Hammond via eminent domain.

Under the River North Subarea plan, the City will be seeking new development for the I80-94 corridor at the first interchange from Illinois. The City will seek a higher level development off a major highway and striking a balance with the levee that protects the area from flooding from the Little Calumet River.

The River North Subarea Redevelopment Plan recommended for the rezoning to C-4.

SUBJECT PROPERTY AND ADJACENT PROPERTIES, PRESENT USE AND ZONING CLASSIFICATION

The subject property is currently zoned C-1 Local Commercial District. To the north is S-1 Open Space and Recreational Facilities District containing I 80-94 interstate. To the east is C-1 containing the pedestrian ramp for the bike trail overpass on the former church site and a parking lot with a cell tower. Beyond that is the interstate interchange which is zoned S-1. On the west, it is a part of the C-1 district containing a vacant lot and a billboard. To the South is the Little Calumet River and the Town of Munster.

ANALYSIS

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

1) Comprehensive Plan
   The subject property is located in Planning District IV South Hammond Planning District. The City of Hammond's 1992 Comprehensive Land Use Plan recommends the subject property to be commercial. The Plan also identified the open space around the former Indiana Botanical Gardens building and the previous flood plain designation. The levee allowed for the reclassification of the area to Flood Zone X.

2) Current conditions and character
   The building is in poor condition and a demolition order has been issued by the City.

3) Most desirable use for the property
The reclassification of the flood zone has opened up opportunities for new development. The bike trail overpass provides a recreational connection and pedestrian access to the property that could be an advantage for new development. Commercial uses are appropriate for a quadrant of an interstate interchange. New development needs to be balanced around the competing factors of the levee and bike trail system, the visibility of the site beyond the sound barrier wall of the interstate.

4) Conservation of property values throughout the area
New development, in general, has a positive effect on property values. The commercial development will revitalize the area and increase the property values.

5) Responsible development and growth
This is a great opportunity for new commercial development attracting customers from a high volume of traffic from the interstate as well as being an entrance to the City. The site is separated from the residential area and park across Calumet Avenue. It will be the first commercial development from the interchange and will enhance the Calumet Avenue commercial corridor and acting as a link to both Hammond and Munster.

STAFF RECOMMENDATION

The Plan Commission action is the next step in following through on the proposed plans that emanated from the River North Subarea Expansion Area Redevelopment Plan and the eminent domain action.

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.

Thomas M. McDermott, Jr.
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF HAMMOND

BRIAN L POLAND, AICP
Director of City Planning

May 21, 2025

Hammond City Council
City Hall
5925 Calumet Avenue
Hammond, IN 46320

RE: CP-25-03 Petition of City of Hammond Board of Public Works and Safety to Reclassify Property at 600 177th Street and 626 177th Street from C-1 Local Commercial District to C-4 General Commercial in Order to develop the property for new uses in conjunction with the Redevelopment plan for the River North Subarea Expansion Area of the Gateways Redevelopment Area

Dear Council Members:

This is to certify that the Hammond Plan Commission on May 19, 2025 moved to send CP-25-03 Petition of City of Hammond Board of Public Works and Safety to Reclassify Property at 600 177th Street and 626 177th Street from C-1 Local Commercial District to C-4 General Commercial in Order to develop the property for new uses in conjunction with the Redevelopment plan for the River North Subarea Expansion Area of the Gateways Redevelopment Area with a favorable recommendation.

Pursuant to IC 36-7-4-608 (f) (1), the Common Council is required to act on or before August 19, 2025.

Sincerely,

Shannon Morris-Smith

Shannon Morris-Smith
Recording Secretary to the Plan Commission

5925 Calumet Ave. Room G-17
Hammond, IN 46320
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