

Sponsor: COUNCILMAN MARK KALWINSKI
Petitioner: STORAGE DEV HAMMOND LLC

ORDINANCE NO. _____

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: 3518 SHEFFIELD AVENUE AND 345 136TH STREET.

WHEREAS, in said Ordinance 8514 the following described parcels were classified as

I-1 Light Industrial District and C-4 General Commercial District:

See PROPERTY LEGAL DESCRIPTION below.

Commonly Known as: 3518 Sheffield Avenue and
345 136th Street, Hammond, Indiana 46320

Parcel Nos.: 45-02-24-177-003.000-023, 45-02-24-177-001.000-023,
45-02-24-202-007.000-023, 45-02-24-202-006.000-023 and
45-02-24-177-002.000-023

WHEREAS, the City Plan Commission of the City of Hammond, Lake County, Indiana (the "Plan Commission"), having held a public hearing and on the 20th day of October, 2025 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 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 existing use of the property 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 (the "PROPERTY LEGAL DESCRIPTION"):

Parcel 1

A TWO-FOOT-WIDE PARCEL BEING A PART OF THE NORTH HALF OF SECTION 24 AND THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 37 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF HAMMOND, NORTH TOWNSHIP, LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 1 OF REPAY'S 1ST ADDITION TO THE CITY OF HAMMOND AS RECORDED AS INSTRUMENT NUMBER 96006172 IN THE LAKE COUNTY RECORDER'S OFFICE; THENCE SOUTH 14 DEGREES 27 MINUTES 49 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1 EXTENDED, 2.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 136TH STREET; THENCE NORTH 79 DEGREES 14 MINUTES 11 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 136TH STREET, 1,200.19 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INDIANA HARBOR BELT RAILROAD; THENCE NORTH 50 DEGREES 25 MINUTES 49 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF INDIANA HARBOR BELT RAILROAD, 2.60 FEET; THENCE SOUTH 79 DEGREES 14 MINUTES 11 SECONDS EAST, PARALLEL TO THE NORTHERLY RIGHT-OF-WAY LINE OF 136TH STREET, 1,198.66 FEET TO THE POINT BEGINNING. AND CONTAINING 2,399 SQUARE FEET, MORE OR LESS.

Parcel 2

A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, NORTH TOWNSHIP, LAKE COUNTY, INDIANA, DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE CURVED EAST LINE OF THE PARCEL DESCRIBED IN DEED RECORD 234, PAGE 335 IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, WITH A WESTERLY PROJECTION OF A LINE THAT IS PARALLEL TO AND 2 FEET NORTHERLY

OF THE NORTHERLY LINE OF THE 66 FOOT WIDE PARCEL OWNED BY THE CITY OF HAMMOND AND DESCRIBED IN DEED RECORD 331, PAGE 541, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, SAID POINT OF INTERSECTION AND BEGINNING BEING 323.92 FEET WESTERLY OF THE NORTH-SOUTH CENTERLINE OF SAID INTERSECTION 24, MEASURED ALONG SAID 2 FOOT PARALLEL LINE; THENCE CONTINUING WESTERLY ON SAID 2 FOOT PARALLEL LINE PROJECTED, 714.62 FEET TO THE EASTERLY LINE OF RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD AS DESCRIBED IN DEED RECORD 232, PAGE 493, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA; THENCE NORTHEASTERLY ON SAID EASTERLY RIGHT-OF-WAY LINE, 928.32 FEET TO A POINT OF CURVE AND THE NORTHEASTERLY MOST CORNER OF THE PARCEL OF LAND DESCRIBED IN SAID DEED 234, PAGE 335; THENCE SOUTHERLY AND EASTERLY ON A CURVED LINE OF 477.68 FOOT RADIUS, CONVEX TO THE WEST, WHOSE TANGENT IS THE AFORESAID 928.32 FOOT LINE, 823.02 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY INDIANA.

Parcel 3

LOT 3, IN REPAY'S FIRST ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 84, PAGE 11, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND THE 2-FOOT WIDE STRIP OF LAND LYING SOUTHEASTERLY AND ADJACENT TO SAID LOT 3, AND NORTHWESTERLY OF THE NORTHWESTERLY RIGHT OF WAY LINE OF SHEFFIELD AVENUE.

Parcel 4

A PART OF THE NORTH HALF SECTION 24, TOWNSHIP 37 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, NORTH TOWNSHIP, LAKE COUNTY, INDIANA, DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF A LINE THAT IS 2 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF THE 66 FOOT WIDE STRIP OF LAND OWNED BY THE CITY OF HAMMOND AND DESCRIBED IN DEED RECORD 331, PAGE 541, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 24; THEN SOUTHEASTERLY ON SAID 2-FOOT PARALLEL LINE, 460.75 FEET TO A LINE THAT IS PARALLEL TO AND 42 FEET WESTERLY OF THE CENTERLINE OF SHEFFIELD AVENUE; THENCE NORTHEASTERLY ON SAID 42 FOOT PARALLEL LINE, 781.86 FEET TO THE ROADWAY INTO THE U.S. GOVERNMENT WAREHOUSE, THENCE NORTHWESTERLY ON THE SOUTH LINE OF SAID ROADWAY, WHICH IS A STRAIGHT LINE THAT MAKES A DEFLECTION ANGLE TO THE WEST OF 31 DEGREES 13 MINUTES 56 SECONDS FROM AFORESAID 781.86 FOOT LINE, A DISTANCE OF 161.06 FEET; THENCE NORTHWESTERLY ON A LINE THAT DEFLECTS TO THE SOUTH 03 DEGREES 54 MINUTES AND 04 SECONDS FROM AFORESAID 161.06 FOOT LINE, A DISTANCE OF 226.06 FEET; THENCE WESTERLY ON A LINE THAT DEFLECTS TO THE SOUTH 25 DEGREES 20 MINUTES 32 SECONDS FROM AFORESAID 226.06 FOOT LINE, A DISTANCE OF 106.94 FEET TO THE NORTHEASTERLY LINE OF THE 3.186 ACRE PARCEL OWNED BY NORTHERN INDIANA PUBLIC SERVICE COMPANY AND DESCRIBED IN DEED RECORD 376, PAGE 483; THENCE SOUTHEASTERLY ON SAID NORTHEASTERLY LINE WHICH MAKES AN INTERIOR ANGLE OF 27 DEGREES 22 MINUTES 30 SECONDS WITH AFORESAID 106.94 FEET LINE, A DISTANCE OF 354.64 FEET; THENCE EASTERLY ON A LINE THAT DEFLECTS TO THE EAST 20 DEGREES 37 MINUTES 17 SECONDS FROM AFORESAID 354.64 FOOT LINE, A DISTANCE OF 11.46 FEET; THENCE SOUTHERLY ON A LINE THAT MAKES AN INTERIOR ANGLE OF 126 DEGREES 13 MINUTES 30 SECONDS MEASURED NORTHWEST, THRU WEST TO SOUTH WITH AFORESAID 11.46 FOOT LINE, A DISTANCE OF 185.95 FEET TO THE SOUTHERLY MOST LINE OF SAID 3.186 ACRE PARCEL; THENCE NORTHWESTERLY ON SAID SOUTHERLY MOST LINE WHICH MAKES AN INTERIOR ANGLE OF 53 DEGREES 46 MINUTES 30 SECONDS MEASURED NORTH TO NORTHWEST WITH AFORESAID 185.95 FOOT LINE, A DISTANCE OF 513.70 FEET TO THE WESTERLY LINE OF SAID 3.186 ACRE PARCEL AND A LINE THAT IS PARALLEL TO AND 190 FEET EAST OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 24; THENCE NORTH ON SAID 190 FEET PARALLEL LINE,

106.33 FEET; THENCE NORTHEASTERLY ON A STRAIGHT LINE THAT DEFLECTS TO THE EAST 26 DEGREES 59 MINUTES 47 SECONDS FROM AFORESAID 106.33 FOOT LINE, A DISTANCE OF 198.15 FEET TO THE ROADWAY INTO THE U.S. GOVERNMENT WAREHOUSE; THENCE NORTHWESTERLY ON THE SOUTH LINE OF SAID ROADWAY, WHICH IS A STRAIGHT LINE THAT MAKES A DEFLECTION ANGLE TO THE WEST OF 73 DEGREES 00 MINUTES 30 SECONDS FROM AFORESAID 198.15 FOOT LINE, 92.50 FEET TO THE CURVED 66 FOOT RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD AS ORIGINALLY DESCRIBED IN DEED RECORD 79, PAGE 252, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA; THENCE SOUTHWESTERLY ON SAID CURVED EAST LINE OF 66 FOOT RIGHT OF WAY, BEING A CURVED LINE OF 1,465.69 FEET RADIUS CONVEX TO THE EAST, 513.64 FEET TO A POINT OF TANGENT; THENCE CONTINUING ON SAID EAST LINE OF SAID 66 FOOT RIGHT OF WAY LINE, 245.98 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON SAID CURVE OF 477.68 FEET RADIUS, CONVEX TO THE WEST, A DISTANCE OF 823.02 FEET, TO THE WESTERLY PROJECTION OF A LINE THAT IS PARALLEL TO AND 2 FEET NORTH OF THE NORTH LINE OF THE 66 FOOT WIDE STRIP OF LAND OWNED BY THE CITY OF HAMMOND AND DESCRIBED IN DEED RECORD 331, PAGE 541, IN THE RECORDERS OFFICE OF LAKE COUNTY, INDIANA; THENCE SOUTHEASTERLY ON SAID 2 FEET PARALLEL LINE, 323.92 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 24 AND THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA; EXCEPTING THEREFROM REPAY'S FIRST ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 84, PAGE 11, ON THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; BUT INCLUDING THE 2 FOOT WIDE STRIP OF LAND LYING SOUTHWESTERLY OF THE ABOVE DESCRIBED LAND AND NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF 136TH STREET, EXCEPTING, HOWEVER, FROM SAID 2 FOOT WIDE STRIP OF LAND, THAT PART LYING SOUTHEASTERLY OF WESTERLY LINE, EXTENDED SOUTH OF REPAY'S FIRST ADDITION TO THE CITY OF HAMMOND AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 84, PAGE 11, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel 5

LOT 4, IN REPAY'S FIRST ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 84, PAGE 11, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND THE 2-FOOT WIDE STRIP OF LAND LYING SOUTHEASTERLY AND ADJACENT TO SAID LOT 4, AND NORTHWESTERLY OF THE NORTHWESTERLY RIGHT OF WAY LINE OF SHEFFIELD AVENUE.

Commonly Known as: 3518 Sheffield Avenue and
345 136th Street, Hammond, Indiana 46320

Parcel Nos.: 45-02-24-177-003.000-023, 45-02-24-177-001.000-023,
45-02-24-202-007.000-023, 45-02-24-202-006.000-023 and
45-02-24-177-002.000-023

To Be Known as:
HAMMOND STORAGE, ADDITION TO THE CITY OF HAMMOND
3518 Sheffield Avenue

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. _____ consisting of five (5) typewritten pages, including this page was _____ by the Common Council on the _____ day of _____, 2025.

Robert J. Golec, City Clerk