

Petitioner: 6639 Columbia Avenue, LLC

Peter J. Vrdolyak

ORDINANCE NO. 9265

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 6621, 6625 and 6641 COLUMBIA AVENUE.

WHEREAS, in said Ordinance the following described property was classified a C-2 SHOPPING CENTER DISTRICT:

Parcel 1

Description:

A part of the West 675.94 feet of the Northwest Quarter of the Northeast Quarter of Section 7, Township 36 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, described as follows: Commencing at a point in the West line of said Northeast Quarter which is 991.60 feet South of the Northwest corner of said Northeast Quarter, measured along the West line of said Northeast Quarter; thence East on a line that is parallel to and 331.95 feet North of the South line of said Northwest Quarter of the Northeast Quarter, which is the center line of 167<sup>th</sup> Street, 50.00 feet to the East line of dedicated Columbia Avenue and the point of beginning; thence continuing East on said 331.95 foot parallel line, 625.94 feet to a line that is parallel to and 675.94 feet East of the West line of said Northeast Quarter; thence South on said 675.94 foot parallel line, 301.95 feet to the North 30 foot dedicated right of way line of 167<sup>th</sup> Street; thence West on said 30 foot dedicated North right of way line of 167<sup>th</sup> Street, 443.71 feet to the dedicated Northeasterly right of way line of the 84 foot wide dedicated Southeastern Avenue; thence Northwesterly on said 84 foot Northeasterly right of way line of Southeastern Avenue, 300.17 feet to the dedicated 50 foot East line of Columbia Avenue; thence North on said 50 foot East line of Columbia Avenue 60.41 feet to the point of beginning, EXCEPTING THEREFROM The North 30 feet of the above described parcel of Land, in the City of Hammond, Lake County, Indiana.

Also known as 6641 Columbia Avenue.

Parcel 2

Description:

A part of the West 675.94 feet of the Northwest Quarter of the Northeast Quarter of

Section 7, Township 36 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, described as follows: Commencing at a point in the West line of said Northeast Quarter which is 946.60 feet South of the Northwest corner of said Northeast Quarter, measured along the West line of said Northeast Quarter; thence East on a line that is parallel to and 376.95 feet North of the South line of said Northwest Quarter of the Northeast Quarter, which is the center line of 167<sup>th</sup> Street, 50.00 feet to the East line of dedicated Columbia Avenue and the point of beginning; thence continuing East on said 376.95 foot parallel line 625.94 feet to a line that is parallel to and 675.94 feet East of the West line of said Northeast Quarter; then South on said 675.94 foot parallel line, 75.00 feet; thence West on a line parallel to and 301.95 feet North of the South line of said Northwest Quarter of the Northeast Quarter 625.94 feet, to the East line of the dedicated Columbia Avenue; thence North on said 50 foot East line of dedicated Columbia Avenue, 75.00 feet to the point of beginning in the City of Hammond, Lake County, Indiana.

Also known as 6625 Columbia Avenue.

#### Parcel 3

##### Description:

A part of the West 240.00 feet of the Northwest Quarter of the Northeast Quarter of Section 7, Township 36 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, described as follows: Commencing at a point in the West line of said Northeast Quarter which is 881.60 feet South of the Northwest corner of said Northeast Quarter, measured along the West line of said Northeast Quarter; thence East on a line that is parallel to and 441.95 feet North of the South line of said Northwest Quarter of the Northeast Quarter, which is the center line of 167<sup>th</sup> Street, 50.00 feet to the East line of dedicated Columbia Avenue and the point of beginning; thence continuing East on said 441.95 foot parallel line 190.00 feet to a line that is parallel to and 240.00 feet East of the West line of said Northeast Quarter; then South on said 240.00 foot parallel line, 65.00 feet; thence West on a line parallel to and 376.95 feet North of the South line of said Northwest Quarter of the Northeast Quarter 190.00 feet, to the East line of the dedicated Columbia Avenue; thence North on said 50 foot East line of dedicated Columbia Avenue, 65.00 feet to the point of beginning in the City of Hammond, Lake County, Indiana.

Also known as 6621 Columbia Avenue.

WHEREAS, the City Plan Commission of the City of Hammond, Lake County, Indiana, having held a public hearing and on the 15<sup>th</sup> day of September 2014, did recommend that said above described real estate is to be reclassified from C-2 SHOPPING CENTER DISTRICT to C-4 GENERAL COMMERCIAL DISTRICT, to construct, operate, and maintain a Fitness Club and Retail Development facility at

6641 Columbia Avenue, and to provide consistent zoning for the parcels at 6621 and 6625 Columbia Avenue.

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 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 C-2 SHOPPING CENTER DISTRICT to C-4 GENERAL COMMERCIAL DISTRICT, which land is more particularly described as follows:

Parcel 1

Description:

A part of the West 675.94 feet of the Northwest Quarter of the Northeast Quarter of Section 7, Township 36 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, described as follows: Commencing at a point in the West line of said Northeast Quarter which is 991.60 feet South of the Northwest corner of said Northeast Quarter, measured along the West line of said Northeast Quarter; thence East on a line that is parallel to and 331.95 feet North of the South line of said Northwest Quarter of the Northeast Quarter, which is the center line of 167<sup>th</sup> Street, 50.00 feet to the East line of dedicated Columbia Avenue and the point of beginning; thence continuing East on said 331.95 foot parallel line, 625.94 feet to a line that is parallel to and 675.94 feet East of the West line of said Northeast Quarter; thence South on said 675.94 foot parallel line, 301.95 feet to the North 30 foot dedicated right of way line of 167<sup>th</sup> Street; thence West on said 30 foot dedicated North right of way line of 167<sup>th</sup> Street, 443.71 feet to the dedicated Northeasterly right of way line of the 84 foot wide dedicated Southeastern Avenue; thence Northwesterly on said 84 foot Northeasterly right of way line of Southeastern Avenue, 300.17 feet to the dedicated 50 foot East line of Columbia Avenue; thence

North on said 50 foot East line of Columbia Avenue 60.41 feet to the point of beginning, EXCEPTING THEREFROM The North 30 feet of the above described parcel of Land, in the City of Hammond, Lake County, Indiana.

Also known as 6641 Columbia Avenue.

#### Parcel 2

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Also known as 6621 Columbia 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.

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Michael Opinker /s/  
Council President

ATTEST:

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Robert J. Golec, City Clerk /s/

The foregoing Ordinance No. 9265 consisting of 5 typewritten pages, including this page was passed by the Common Council on the 2<sup>nd</sup> day of October, 2014.

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Robert J. Golec, City Clerk /s/