

Petitioner: Hammond Port Authority  
Hammond Plan Commission  
Sponsor: Councilman Mark Kalwinski

ORDINANCE NO. 9392

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 *2600-2606 New York Avenue and 1400 126<sup>th</sup> Street.*  
(as amended)

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

Parcel 1

S-1 Open Space and Recreational District, I-1 Light Industrial District, R-1 and Single Family Residential District.

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 2 IN ROBERTSDALE INDUSTRIAL PARK ADDITION TO THE CITY OF HAMMOND, INDIANA AS RECORDED IN PLAT BOOK 54 PAGE 35 IN THE LAKE COUNTY, INDIANA RECORDER'S OFFICE; THENCE NORTH 00°00'48" WEST (NORTH 01°42'12" WEST DEED) ALONG THE WEST RIGHT OF WAY OF NEW YORK AVENUE, 338.32 FEET TO THE A LINE PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 2; THENCE SOUTH 89°34'57" WEST (SOUTH 89°13'17" WEST PLAT) ALONG SAID PARALLEL LINE 152.21 FEET TO A LINE PARALLEL TO AND 294.68 FEET EAST OF THE WEST LINE OF SAID BLOCK 2; THENCE SOUTH 00°46'03" EAST ALONG SAID PARALLEL LINE, 389.36 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE VACATED (DOC. 2006 83829) 126TH STREET; THENCE SOUTH 02°51'02" EAST, 62.51; THENCE SOUTH 00°00'48" EAST, 350.39 FEET; THENCE SOUTH 89°13'17" WEST, 23.79 FEET; THENCE SOUTH 00°47'09" EAST, 120.97 FEET; THENCE NORTH 88°45'49" EAST, 170.21 FEET TO EAST RIGHT OF WAY OF NEW YORK AVENUE; THENCE ALONG SAID RIGHT OF WAY NORTH 00°00'48" WEST (NORTH 01°42'12" WEST PLAT), 485.05 FEET; THENCE SOUTH 89°59'12" WEST, 4.00 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 00°00'48" WEST (NORTH 01°42'12" WEST PLAT), 97.50 FEET TO THE POINT OF BEGINNING.

TO BE KNOWN AS BLOCK 1 LOST MARSH ESTATES ADDITION TO THE CITY OF HAMMOND.

Parcel 2

S-1 Open Space and Recreational District and I-1 Light Industrial District

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 2 IN ROBERTSDALE INDUSTRIAL PARK ADDITION TO THE CITY OF HAMMOND, INDIANA AS RECORDED IN PLAT BOOK 54 PAGE 35 IN THE LAKE COUNTY, INDIANA RECORDER'S OFFICE, THENCE NORTH 00°00'48" WEST (NORTH 01°42'12" WEST DEED) ALONG THE WEST RIGHT OF WAY OF NEW YORK

AVENUE, 338.32 FEET TO THE A LINE PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 2; THENCE SOUTH 89°34'57" WEST (SOUTH 89°13'17" WEST PLAT) ALONG SAID PARALLEL LINE 152.21 FEET TO A LINE PARALLEL TO AND 294.68 FEET EAST OF THE WEST LINE OF SAID BLOCK 2; THENCE SOUTH 00°46'03" EAST ALONG SAID PARALLEL LINE, 389.36 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE VACATED (DOC. 2006 83829) 126TH STREET AND THE POINT OF BEGINNING; THENCE SOUTH 89°17'59" WEST ALONG SAID RIGHT OF WAY LINE, 76.47 FEET TO THE NORTHEAST CORNER OF BLOCK 3; THENCE SOUTH 89°13'17" WEST CONTINUING ALONG SAID RIGHT OF WAY LINE, 100.11 FEET; THENCE SOUTH 00°46'43" EAST 107.10 FEET; THENCE SOUTH 89°13'17" WEST, 144.10 FEET; THENCE SOUTH 44°14'31" WEST, 42.44 FEET TO A LINE PARALLEL TO AND 253.39 FEET EAST OF THE WEST LINE OF BLOCK 3 IN SAID ROBERTSDALE SUBDIVISION; THENCE SOUTH 00°45'13" EAST ALONG SAID PARALLEL LINE, 304.84 FEET; THENCE NORTH 89°13'17" EAST, 145.99 FEET; THENCE NORTH 00°45'12" WEST, 29.00 FEET; THENCE NORTH 89°13'17" EAST, 202.37 FEET; THENCE NORTH 00°00'48" WEST, 350.39 FEET; THENCE NORTH 02°51'02" WEST, 62.51 FEET TO THE POINT OF BEGINNING.

TO BE KNOWN AS BLOCK 2 LOST MARSH ESTATES ADDITION TO THE CITY OF HAMMOND

### Parcel 3

S-1 Open Space and Recreational District and I-1 Light Industrial District

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 2 IN ROBERTSDALE INDUSTRIAL PARK ADDITION TO THE CITY OF HAMMOND, INDIANA AS RECORDED IN PLAT BOOK 54 PAGE 35 IN THE LAKE COUNTY, INDIANA RECORDER'S OFFICE; THENCE NORTH 00°00'48" WEST (NORTH 01°42'12" WEST DEED) ALONG THE WEST RIGHT OF WAY OF NEW YORK AVENUE, 338.32 FEET TO THE A LINE PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 2; THENCE SOUTH 89°34'57" WEST (SOUTH 89°13'17" WEST PLAT) ALONG SAID PARALLEL LINE 152.21 FEET TO A LINE PARALLEL TO AND 294.68 FEET EAST OF THE WEST LINE OF SAID BLOCK 2; THENCE SOUTH 00°46'03" EAST ALONG SAID PARALLEL LINE, 389.36 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE VACATED (DOC. 2006 83829) 126TH STREET; THENCE SOUTH 89°17'59" WEST ALONG SAID RIGHT OF WAY LINE, 76.47 FEET TO THE NORTHEAST CORNER OF BLOCK 3; THENCE NORTH 00°50'57" WEST ALONG AN EXTENDED EAST BLOCK 3 LOT LINE, 25.00 FEET TO THE CENTERLINE OF THE SAID VACATED RIGHT OF WAY OF 126TH STREET; THENCE SOUTH 89°13'17" WEST ALONG SAID RIGHT OF WAY LINE, 100.08 FEET; THENCE SOUTH 00°46'43" EAST 132.10 FEET; THENCE SOUTH 89°13'17" WEST, 144.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°13'17" WEST, 20.29 FEET; THENCE NORTH 00°46'43" WEST, 130.68 FEET TO THE CENTERLINE OF VACATED 126TH STREET; THENCE SOUTH 88°04'32" WEST ALONG SAID CENTERLINE, 9.72 FEET; THENCE SOUTH 00°46'43" EAST, 130.48 FEET TO A LINE PARALLEL TO AND 253.39 FEET EAST OF THE WEST LINE OF BLOCK 3 IN SAID ROBERTSDALE SUBDIVISION; THENCE SOUTH 00°45'13" EAST ALONG SAID PARALLEL LINE, 30.00 FEET; THENCE NORTH 44°14'31" EAST, 42.44 FEET TO THE POINT OF BEGINNING.

TO BE KNOWN AS BLOCK 2 LOST MARSH ESTATES ADDITION TO THE CITY OF HAMMOND

### Parcel 4

S-1 Open Space and Recreational District and I-1 Light Industrial District

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 2 IN ROBERTSDALE INDUSTRIAL PARK ADDITION TO THE CITY OF HAMMOND, INDIANA AS RECORDED IN PLAT BOOK 54 PAGE 35 IN THE LAKE COUNTY, INDIANA RECORDER'S OFFICE; THENCE NORTH 00°00'48" WEST (NORTH 01°42'12" WEST DEED) ALONG THE WEST RIGHT OF WAY OF NEW YORK AVENUE, 338.32 FEET TO THE A LINE PARALLEL WITH THE SOUTH LINE

OF SAID BLOCK 2; THENCE SOUTH 89°34'57" WEST (SOUTH 89°13'17" WEST PLAT) ALONG SAID PARALLEL LINE 152.21 FEET TO A LINE PARALLEL TO AND 294.68 FEET EAST OF THE WEST LINE OF SAID BLOCK 2; THENCE SOUTH 00°46'03" EAST ALONG SAID PARALLEL LINE, 389.36 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE VACATED (DOC. 2006 83829) 126TH STREET; THENCE SOUTH 89°17'59" WEST ALONG SAID RIGHT OF WAY LINE, 76.47 FEET TO THE NORTHEAST CORNER OF BLOCK 3 AND THE POINT OF BEGINNING; THENCE NORTH 00°50'57" WEST ALONG AN EXTENDED EAST BLOCK 3 LOT LINE, 25.00 FEET TO THE CENTERLINE OF THE SAID VACATED RIGHT OF WAY OF 126TH STREET; THENCE SOUTH 89°13'17" WEST ALONG SAID RIGHT OF WAY LINE, 100.08 FEET; THENCE SOUTH 00°46'43" EAST 25.00 FEET; THENCE NORTH 89°13'17" EAST, 100.11 FEET TO THE POINT OF BEGINNING.

TO BE KNOWN AS BLOCK 2 LOST MARSH ESTATES ADDITION TO THE CITY OF HAMMOND.

WHEREAS, in said Ordinance 8514, three map errors and discrepancies between the tax parcel boundaries and the zoning boundaries as identified as MC-A, MC-B, MC-C, MC-D, and MC-E on the Zoning Map Amendment in Exhibit A.

WHEREAS, the City Plan Commission of the City of Hammond, Lake County, Indiana, having held a public hearing and on the 18<sup>th</sup> day of September 2017, did recommend that said above described real estate is to be reclassified as follows

Parcel 1

From S-1 Open Space and Recreational District, I-1 Light Industrial District, and R-1 Single Family Residential District to R-2 Two Family Residential District

Parcel 2

From S-1 Open Space and Recreational District and I-1 Light Industrial District to R-1 Single Family Residential District

Parcel 3

From S-1 Open Space and Recreational District and I-1 Light Industrial District to S-1 Open Space and Recreational District

Parcel 4

From S-1 Open Space and Recreational District and I-1 Light Industrial District to S-1 Open Space and Recreational District

to construct, operate, and maintain Residential Development.

WHEREAS, the City Plan Commission of the City of Hammond, Lake County, Indiana having a public hearing on the 18<sup>th</sup> day of September, 2017 did also recommend that the map errors and discrepancies are corrected as shown in Exhibit A.

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

Parcel 1

From S-1 Open Space and Recreational District, I-1 Light Industrial District, and R-1 Single Family Residential District to R-2 Two Family Residential District

Parcel 2

From S-1 Open Space and Recreational District and I-1 Light Industrial District to R-1 Single Family Residential District

Parcel 3

From S-1 Open Space and Recreational District and I-1 Light Industrial District to S-1 Open Space and Recreational District

Parcel 4

From S-1 Open Space and Recreational District and I-1 Light Industrial District to S-1 Open Space and Recreational District

is more consistent with the surrounding zoning and prospective uses in the 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 corrected the errors and discrepancies as shown in Exhibit A is more consistent with the surrounding zoning 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

Parcel 1

From S-1 Open Space and Recreational District, I-1 Light Industrial District, and R-1 Single Family Residential District to R-2 Two Family Residential District

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 2 IN ROBERTSDALE INDUSTRIAL PARK ADDITION TO THE CITY OF HAMMOND, INDIANA AS RECORDED IN PLAT BOOK 54 PAGE 35 IN THE LAKE COUNTY, INDIANA RECORDER'S OFFICE; THENCE NORTH 00°00'48" WEST (NORTH 01°42'12" WEST DEED) ALONG THE WEST RIGHT OF WAY OF NEW YORK AVENUE, 338.32 FEET TO THE A LINE PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 2; THENCE SOUTH 89°34'57" WEST (SOUTH 89°13'17" WEST PLAT) ALONG SAID PARALLEL LINE 152.21 FEET TO A LINE PARALLEL TO AND 294.68 FEET EAST OF THE WEST LINE OF SAID BLOCK 2; THENCE SOUTH 00°46'03" EAST ALONG SAID PARALLEL LINE, 389.36 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE VACATED (DOC. 2006 83829) 126TH STREET; THENCE SOUTH 02°51'02" EAST, 62.51; THENCE SOUTH 00°00'48" EAST, 350.39 FEET; THENCE SOUTH 89°13'17" WEST, 23.79 FEET; THENCE SOUTH 00°47'09" EAST, 120.97 FEET; THENCE NORTH 88°45'49" EAST, 170.21 FEET TO EAST RIGHT OF WAY OF NEW YORK AVENUE; THENCE ALONG SAID RIGHT OF WAY NORTH 00°00'48" WEST (NORTH 01°42'12" WEST PLAT), 485.05 FEET; THENCE SOUTH 89°59'12" WEST, 4.00 FEET; THENCE

CONTINUING ALONG SAID RIGHT OF WAY, NORTH 00°00'48" WEST (NORTH 01°42'12" WEST PLAT), 97.50 FEET TO THE POINT OF BEGINNING.  
TO BE KNOWN AS BLOCK 1 LOST MARSH ESTATES ADDITION TO THE CITY OF HAMMOND.

### Parcel 2

From S-1 Open Space and Recreational District and I-1 Light Industrial District to R-1 Single Family Residential District

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 2 IN ROBERTSDALE INDUSTRIAL PARK ADDITION TO THE CITY OF HAMMOND, INDIANA AS RECORDED IN PLAT BOOK 54 PAGE 35 IN THE LAKE COUNTY, INDIANA RECORDER'S OFFICE, THENCE NORTH 00°00'48" WEST (NORTH 01°42'12" WEST DEED) ALONG THE WEST RIGHT OF WAY OF NEW YORK AVENUE, 338.32 FEET TO THE A LINE PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 2; THENCE SOUTH 89°34'57" WEST (SOUTH 89°13'17" WEST PLAT) ALONG SAID PARALLEL LINE 152.21 FEET TO A LINE PARALLEL TO AND 294.68 FEET EAST OF THE WEST LINE OF SAID BLOCK 2; THENCE SOUTH 00°46'03" EAST ALONG SAID PARALLEL LINE, 389.36 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE VACATED (DOC. 2006 83829) 126TH STREET AND THE POINT OF BEGINNING; THENCE SOUTH 89°17'59" WEST ALONG SAID RIGHT OF WAY LINE, 76.47 FEET TO THE NORTHEAST CORNER OF BLOCK 3; THENCE SOUTH 89°13'17" WEST CONTINUING ALONG SAID RIGHT OF WAY LINE, 100.11 FEET; THENCE SOUTH 00°46'43" EAST 107.10 FEET; THENCE SOUTH 89°13'17" WEST, 144.10 FEET; THENCE SOUTH 44°14'31" WEST, 42.44 FEET TO A LINE PARALLEL TO AND 253.39 FEET EAST OF THE WEST LINE OF BLOCK 3 IN SAID ROBERTSDALE SUBDIVISION; THENCE SOUTH 00°45'13" EAST ALONG SAID PARALLEL LINE, 304.84 FEET; THENCE NORTH 89°13'17" EAST, 145.99 FEET; THENCE NORTH 00°45'12" WEST, 29.00 FEET; THENCE NORTH 89°13'17" EAST, 202.37 FEET; THENCE NORTH 00°00'48" WEST, 350.39 FEET; THENCE NORTH 02°51'02" WEST, 62.51 FEET TO THE POINT OF BEGINNING.

TO BE KNOWN AS BLOCK 2 LOST MARSH ESTATES ADDITION TO THE CITY OF HAMMOND.

### Parcel 3

From S-1 Open Space and Recreational District and I-1 Light Industrial District to S-1 Open Space and Recreational District

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 2 IN ROBERTSDALE INDUSTRIAL PARK ADDITION TO THE CITY OF HAMMOND, INDIANA AS RECORDED IN PLAT BOOK 54 PAGE 35 IN THE LAKE COUNTY, INDIANA RECORDER'S OFFICE; THENCE NORTH 00°00'48" WEST (NORTH 01°42'12" WEST DEED) ALONG THE WEST RIGHT OF WAY OF NEW YORK AVENUE, 338.32 FEET TO THE A LINE PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 2; THENCE SOUTH 89°34'57" WEST (SOUTH 89°13'17" WEST PLAT) ALONG SAID PARALLEL LINE 152.21 FEET TO A LINE PARALLEL TO AND 294.68 FEET EAST OF THE WEST LINE OF SAID BLOCK 2; THENCE SOUTH 00°46'03" EAST ALONG SAID PARALLEL LINE, 389.36 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE VACATED (DOC. 2006 83829) 126TH STREET; THENCE SOUTH 89°17'59" WEST ALONG SAID RIGHT OF WAY LINE, 76.47 FEET TO THE NORTHEAST CORNER OF BLOCK 3; THENCE NORTH 00°50'57" WEST ALONG AN EXTENDED EAST BLOCK 3 LOT LINE, 25.00 FEET TO THE CENTERLINE OF THE SAID VACATED RIGHT OF WAY OF 126TH STREET; THENCE SOUTH 89°13'17" WEST ALONG SAID RIGHT OF WAY LINE, 100.08 FEET; THENCE SOUTH 00°46'43" EAST 132.10 FEET; THENCE SOUTH 89°13'17" WEST, 144.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°13'17" WEST, 20.29 FEET; THENCE

NORTH 00°46'43" WEST, 130.68 FEET TO THE CENTERLINE OF VACATED 126TH STREET; THENCE SOUTH 88°04'32" WEST ALONG SAID CENTERLINE, 9.72 FEET; THENCE SOUTH 00°46'43" EAST, 130.48 FEET TO A LINE PARALLEL TO AND 253.39 FEET EAST OF THE WEST LINE OF BLOCK 3 IN SAID ROBERTSDALE SUBDIVISION; THENCE SOUTH 00°45'13" EAST ALONG SAID PARALLEL LINE, 30.00 FEET; THENCE NORTH 44°14'31" EAST, 42.44 FEET TOT HE POINT OF BEGINNING.

TO BE KNOWN AS BLOCK 2 LOST MARSH ESTATES ADDITION TO THE CITY OF HAMMOND.

#### Parcel 4

From S-1 Open Space and Recreational District and I-1 Light Industrial District to S-1 Open Space and Recreational District

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 2 IN ROBERTSDALE INDUSTRIAL PARK ADDITION TO THE CITY OF HAMMOND, INDIANA AS RECORDED IN PLAT BOOK 54 PAGE 35 IN THE LAKE COUNTY, INDIANA RECORDER'S OFFICE; THENCE NORTH 00°00'48" WEST (NORTH 01°42'12" WEST DEED) ALONG THE WEST RIGHT OF WAY OF NEW YORK AVENUE, 338.32 FEET TO THE A LINE PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 2; THENCE SOUTH 89°34'57" WEST (SOUTH 89°13'17" WEST PLAT) ALONG SAID PARALLEL LINE 152.21 FEET TO A LINE PARALLEL TO AND 294.68 FEET EAST OF THE WEST LINE OF SAID BLOCK 2; THENCE SOUTH 00°46'03" EAST ALONG SAID PARALLEL LINE, 389.36 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE VACATED (DOC. 2006 83829) 126TH STREET; THENCE SOUTH 89°17'59" WEST ALONG SAID RIGHT OF WAY LINE, 76.47 FEET TO THE NORTHEAST CORNER OF BLOCK 3 AND THE POINT OF BEGINNING; THENCE NORTH 00°50'57" WEST ALONG AN EXTENDED EAST BLOCK 3 LOT LINE, 25.00 FEET TO THE CENTERLINE OF THE SAID VACATED RIGHT OF WAY OF 126TH STREET; THENCE SOUTH 89°13'17" WEST ALONG SAID RIGHT OF WAY LINE, 100.08 FEET; THENCE SOUTH 00°46'43" EAST 25.00 FEET; THENCE NORTH 89°13'17" EAST, 100.11 FEET TO THE POINT OF BEGINNING.

TO BE KNOWN AS BLOCK 2 LOST MARSH ESTATES ADDITION TO THE CITY OF HAMMOND.

#### Exhibit A

MC-A From I-1 Light Industrial District to S-1 Open Space and Recreational District.

MC-B From I-1 Light Industrial District to S-1 Open Space and Recreational District.

MC-C From I-1 Light Industrial District to R-1 Single Family Residential District

MC-D From S-1 Open Space and Recreational District to R-1 Single Family Residential District

MC-E From R-1U Urban Single Family Residential District to R-1 Single Family Residential District

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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Janet Venecz /s/  
Council President

ATTEST:

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Robert J. Golec, City Clerk /s/

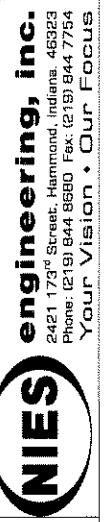
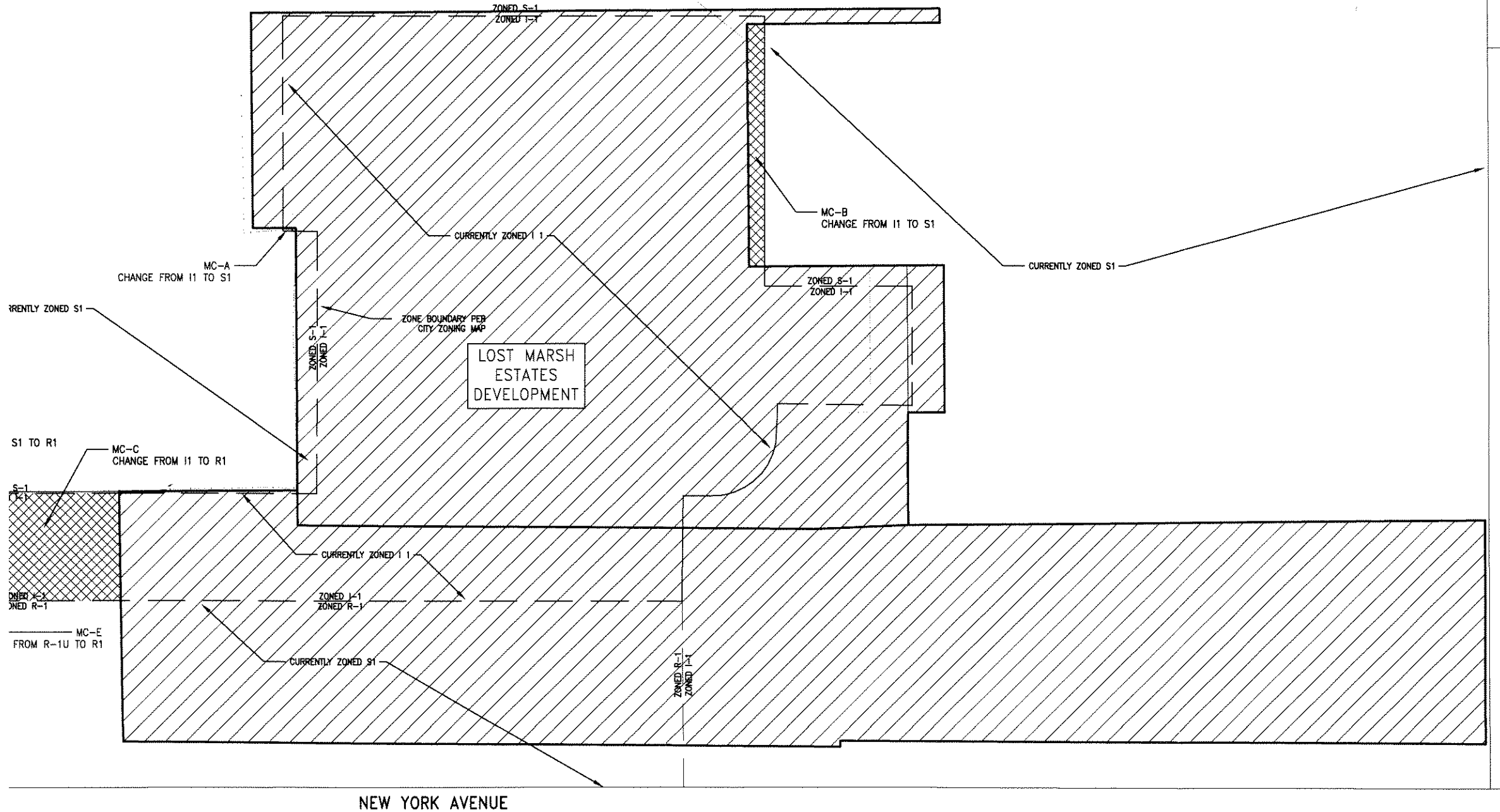
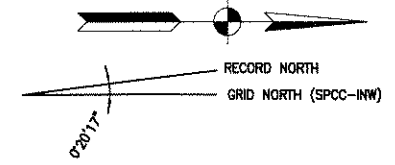
The foregoing Ordinance No. 9392 consisting of seven (7) typewritten pages, including this page was approved by the Common Council on the 10<sup>th</sup> day of October, 2017.

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Robert J. Golec, City Clerk /s/

# ZONING MAP CORRECTION EXHIBIT A

## TO THE CITY OF HAMMOND, INDIANA



Drawing Title: ZONING MAP CORRECTION	
Sub Title:	
Drawing Filename: X:\Projects\Hammond Port Authority\17-505\DWG\17-505_SURVEY.DWG	Vertical Scale: N/A
Horizontal Scale: 1 in = 40 ft	
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17-505	
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