

21-11

Publication
Notice of Intent
1/12/21

Sponsor: Councilman Daniel Spitale
Petitioner: Hammond Redevelopment Commission

ORDINANCE NO. 9504

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 2642 New York Avenue.

WHEREAS, in said Ordinance 8514 the following described property was

Classified as R-1 Single Family Residential District:

LEGAL DESCRIPTION (TAKEN FROM QUIT-CLAIM DEED DATED FEBRUARY 18, 2021 AS INSTRUMENT NUMBER 2021-015335):

A PARCEL OF LAND LYING IN BLOCK THREE, ROBERTSDALE INDUSTRIAL PARK TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 54, PAGE 35, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID BLOCK THREE (SAID POINT LIES ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN); THENCE SOUTH 88 DEGREES 45 MINUTES 49 SECONDS WEST, ALONG THE AFORESAID SOUTH LINE, A DISTANCE OF 118.11 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 09 SECONDS WEST, A DISTANCE OF 174.96 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 49 SECONDS EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID BLOCK THREE, A DISTANCE OF 170.43 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK THREE; THENCE SOUTH 00 DEGREES 01 MINUTES 42 SECONDS EAST ALONG THE AFORESAID WEST LINE, A DISTANCE OF 17.00 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 49 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 42 SECONDS EAST, A DISTANCE OF 158.00 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA.
AND

PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 693.00 FEET WEST OF THE SOUTHEAST CORNER OF GOVERNMENT LOT NO. 1; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT NO. 1, A DISTANCE OF 158.00 FEET; THENCE WEST 50.00 FEET; THENCE SOUTH 158.00 FEET; THENCE EAST 50 FEET TO THE PLACE OF BEGINNING.

PARCEL 3 LEGAL DESCRIPTION:

ALL THAT PART OF A STRIP OF LAND 3.00 FEET WIDE ON THE NORTH AND WEST LIMITS OF THE EAST 1320.00 FEET OF THE SOUTH HALF OF THE NORTHEAST FRACTIONAL QUARTER OF THE OF FRACTIONAL SECTION 18, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID LIMITS, SAID POINT BEING ON THE CENTERLINE OF NEW YORK AVENUE; THENCE

SOUTH 00 DEGREES 01 MINUTES 58 SECONDS EAST, A DISTANCE OF 3.00 FEET ALONG THE EASTERLY LINE OF THE SAID 3.00 FOOT STRIP, ALSO ALONG SAID CENTERLINE; THENCE SOUTH 88 DEGREES 44 MINUTES 16 SECONDS WEST ALONG THE SOUTHERLY LINE OF THE SAID 3.00 FOOT STRIP, A DISTANCE OF 200.87 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 09 SECONDS WEST, A DISTANCE OF 3.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE SAID 3.00 FOOT STRIP; THENCE NORTH 88 DEGREES 44 MINUTES 16 SECONDS EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 200.91 FEET TO THE POINT OF BEGINNING.

TO BE KNOWN AS: Lots 1-3, Lost Marsh Estates Second Addition to the City of Hammond

and also known as 2642 New York Avenue.

WHEREAS, the City Plan Commission of the City of Hammond, Lake County, Indiana, having held a public hearing and on the 15th day of March, 2021, did recommend that said above described real estate is to be reclassified from R-1 Single Family Residential District to R-2 One and Two Family Residential District, to construct, operate, and develop the property for residential housing.

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 R-1 Single Family Residential District to R-2 One and Two Family Residential 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 R-1 Single Family Residential District to R-2 One and Two Family Residential District, which land is more particularly described as follows:

LEGAL DESCRIPTION (TAKEN FROM QUIT-CLAIM DEED DATED FEBRUARY 18, 2021 AS INSTRUMENT NUMBER 2021-015335):

A PARCEL OF LAND LYING IN BLOCK THREE, ROBERTSDALE INDUSTRIAL PARK TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 54, PAGE 35, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID BLOCK THREE (SAID POINT LIES ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN); THENCE SOUTH 88 DEGREES 45 MINUTES 49 SECONDS WEST, ALONG THE AFORESAID SOUTH LINE, A DISTANCE OF 118.11 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 09 SECONDS WEST, A DISTANCE OF 174.96 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 49 SECONDS EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID BLOCK THREE, A DISTANCE OF 170.43 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK THREE; THENCE SOUTH 00 DEGREES 01 MINUTES 42 SECONDS EAST ALONG THE AFORESAID WEST LINE, A DISTANCE OF 17.00 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 49 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 42 SECONDS EAST, A DISTANCE OF 158.00 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA.
AND

PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 693.00 FEET WEST OF THE SOUTHEAST CORNER OF GOVERNMENT LOT NO. 1; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT NO. 1, A DISTANCE OF 158.00 FEET; THENCE WEST 50.00 FEET; THENCE SOUTH 158.00 FEET; THENCE EAST 50 FEET TO THE PLACE OF BEGINNING.

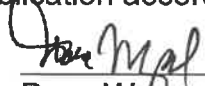
PARCEL 3 LEGAL DESCRIPTION:

ALL THAT PART OF A STRIP OF LAND 3.00 FEET WIDE ON THE NORTH AND WEST LIMITS OF THE EAST 1320.00 FEET OF THE SOUTH HALF OF THE NORTHEAST FRACTIONAL QUARTER OF THE OF FRACTIONAL SECTION 18, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID LIMITS, SAID POINT BEING ON THE CENTERLINE OF NEW YORK AVENUE; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS EAST, A DISTANCE OF 3.00 FEET ALONG THE EASTERLY LINE OF THE SAID 3.00 FOOT STRIP, ALSO ALONG SAID CENTERLINE; THENCE SOUTH 88 DEGREES 44 MINUTES 16 SECONDS WEST ALONG THE SOUTHERLY LINE OF THE SAID 3.00 FOOT STRIP, A DISTANCE OF 200.87 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 09 SECONDS WEST, A DISTANCE OF 3.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE SAID 3.00 FOOT STRIP; THENCE NORTH 88 DEGREES 44 MINUTES 16 SECONDS EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 200.91 FEET TO THE POINT OF BEGINNING.

TO BE KNOWN AS: Lots 1-3, Lost Marsh Estates Second Addition to the City of Hammond

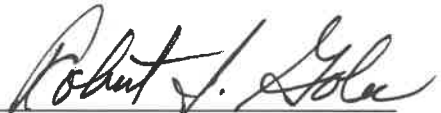
and also known as 2642 New York Avenue.

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.



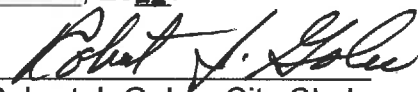
Dave Wierpel
Council President

ATTEST:



Robert J. Golec, City Clerk

The foregoing Ordinance No. 9504 consisting of four (4) typewritten pages, including this page was passed by the Common Council on the 12th day of April, 2021.



Robert J. Golec, City Clerk