

SPONSOR: Councilman Torres

PETITIONED BY: City of Hammond Department of Redevelopment

ORDINANCE NO. 9554

AN ORDINANCE VACATING AN 89.63' FOOT PORTION OF THE 100-BLOCK OF SIBLEY STREET IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA.

WHEREAS, City of Hammond Department of Redevelopment is the fee simple owner of the following described real estate, to wit:

Lot 2 of Hohman Park Addition to the City of Hammond, as shown in Plat Book 105, Page 36, in the Office of the Recorder of Lake County, Indiana,

Commonly known as 5210 Hohman Avenue, Hammond, Indiana;

WHEREAS, an 89.63' foot portion of the 100-block of Sibley Street, which 89.63' foot portion is more particularly described as follows:

Part of Sibley Street as shown in Jacob Rimbach's Third Addition, to the City of Hammond, as per plat thereof, recorded in Plat Book 17, Page 28 in the Office of the Recorder, Lake County, Indiana, more particularly described as follows: Commencing at the Northeast corner Lot D in said Jacob Rimbach's Third Addition; thence South 62 degrees 45 minutes 16 seconds East along the North line of Lot 2 in Hohman Park Addition to the City of Hammond, Lake County, Indiana, as per plat thereof, recorded in Plat Book 105, Page 36, in the Office of the Recorder, Lake County, Indiana, a distance of 44.32 feet to the Point of beginning; thence Northeasterly into said Sibley Street and along a curve concave to the Northeast and having a radius of 400 feet an Arc Length of 89.63 feet (chord bearing North 69 degrees 10 minutes 26 seconds East, a chord length of 89.44 feet); thence South 25 degrees 47 minutes 17 seconds West along the Westerly line of said Lot 2, a distance of 10.00 feet to a point on the North line of said Lot 2; thence North 62 degrees 45 minutes 16 seconds West along the said North line, a distance of 89.14 feet to the Point of, containing 296 square feet, 0.007 acres more or less.

WHEREAS, City of Hammond Department of Redevelopment has filed a Petition for Vacation of a Street with the Common Council of the City of Hammond, Lake County, Indiana, requesting vacation of an 89.63' foot portion of the 100-block of Sibley Street; and

WHEREAS, the Common Council of the City of Hammond, Lake County, Indiana upon investigation and Public Hearing in accordance with applicable law, finds and determines that the proposed vacation will not hinder the growth or orderly development of the City of Hammond, Lake County, Indiana, or the neighborhood in which it is located or to which it is contiguous; and

WHEREAS, the vacation will not make access to the lands of any persons by means of public way difficult to inconvenient; and

WHEREAS, the vacation would not hinder the public's access to a church, school, or other public building or place; and

WHEREAS, the vacation will not hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, THAT** it is desired and deemed necessary

to vacate an 89.63' foot portion of the 100-block of Sibley Street located in the City of Hammond, Lake County, Indiana, and more particularly described as follows:

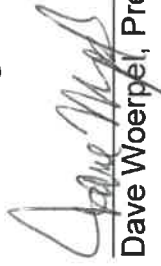
Part of Sibley Street as shown in Jacob Rimbach's Third Addition, to the City of Hammond, as per plat thereof, recorded in Plat Book 17, Page 28 in the Office of the Recorder, Lake County, Indiana, more particularly described as follows: Commencing at the Northeast corner Lot D in said Jacob Rimbach's Third Addition; thence South 62 degrees 45 minutes 16 seconds East along the North line of Lot 2 in Hohman Park Addition to the City of Hammond, Lake County, Indiana, as per plat thereof, recorded in Plat Book 105, Page 36, in the Office of the Recorder, Lake County, Indiana, a distance of 44.32 feet to the Point of beginning; thence Northeasterly into said Sibley Street and along a curve concave to the Northeast and having a radius of 400 feet an Arc Length of 89.63 feet (chord bearing North 69 degrees 10 minutes 26 seconds East, a chord length of 89.44 feet); thence South 25 degrees 47 minutes 17 seconds West along the Westerly line of said Lot 2, a distance of 10.00 feet to a point on the North line of said Lot 2; thence North 62 degrees 45 minutes 16 seconds West along the said North line, a distance of 89.14 feet to the Point of, containing 296 square feet, 0.007 acres more or less.

and, therefore, the aforementioned 89.63' foot portion of the 100-block of Sibley Street is hereby vacated, subject to easements, if any, for existing water, sewer, gas, telecommunications, and utilities in place, and adjoining lot are extended by operation of law to include the proportionate part of the 100-block of Sibley Street hereby vacated.

**BE IT FURTHER ORDAINED** that the Ordinance herein shall have full force and effect from and after Public Hearing hereon, passage and approval by the Common Council of the City of Hammond, Lake County, Indiana, signed by the President thereof, and the approval and signing by the Mayor. The Clerk shall furnish a copy of this Ordinance to the County Recorder for recording and to the County Auditor.

Attest:


  
Robert J. Golec, City Clerk

  
Dave Woerpel, President


PRESENTED BY ME, the undersigned City Clerk of the City of Hammond to the Mayor of said City, for his approval on the 12<sup>th</sup> of July, 2022.

  
Robert J. Golec, City Clerk

The foregoing Ordinance No. 955A, consisting of three (3) pages, including this page was Approved by the Mayor on the 13<sup>th</sup> day of July, 2022.

  
Thomas M. McDermott, Jr., Mayor  
City of Hammond, Indiana

PASSED by the Common Council on the 11<sup>th</sup> day of July, 2022 and Approved by the Mayor on the 13<sup>th</sup> day of July, 2022.

  
Robert J. Golec, City Clerk

STATE OF INDIANA  
CITY OF HAMMOND, LAKE COUNTY, INDIANA

IN THE MATTER OF THE PETITION )  
OF THE CITY OF HAMMOND DEPARTMENT )  
OF REDEVELOPMENT )  
FOR VACATION OF A PORTION OF )  
THE 100 BLOCK OF SIBLEY STREET )

**PETITION FOR VACATION OF A PORTION OF THE 100-BLOCK OF SIBLEY STREET**

TO THE HONORABLE MEMBERS OF THE COMMON COUNCIL OF THE CITY OF  
HAMMOND, LAKE COUNTY, INDIANA:

Come now Petitioner, City of Hammond Department of Redevelopment, by their  
attorneys, Westland and Bennet, PC, and file with the Common Council of the City of  
Hammond, Lake County, Indiana this Petition for Vacation of a portion of the 100-block of  
Sibley Street and in support thereof, show and state as follows:

1. That Petitioner, City of Hammond Department of Redevelopment, is a duly  
organized municipal corporation properly authorized to do business in the State of  
Indiana. Petitioner is represented in this proceeding by Westland and Bennet, PC.  
Petitioner represents that it is the fee simple owner of certain real estate located within  
the City of Hammond, Lake County, Indiana, more particularly described as follows:  
Lot 2 of Hohman Park Addition to the City of Hammond, as per plat thereof, in Plat  
Book 105, Page 36, in the Office of the Recorder of Lake County, Indiana  
Commonly known as 5210 Hohman Avenue, Hammond, Indiana;
2. That Petitioner requests the vacation of an 89.63' foot portion of the 100-block  
of Sibley Street, which portion is more particularly described as follows:  
Part of Sibley Street as shown in Jacob Rimbach's Third Addition, to the City of  
Hammond, as per plat thereof, recorded in Plat Book 17, Page 28 in the Office of  
the Recorder, Lake County, Indiana, more particularly described as follows:

Commencing at the Northeast corner Lot D in said Jacob Rimbach's Third Addition; thence South 62 degrees 45 minutes 16 seconds East along the North line of Lot 2 in Hohman Park Addition to the City of Hammond, Lake County, Indiana, as per plat thereof, recorded in Plat Book 105, Page 36, in the Office of the Recorder, Lake County, Indiana, a distance of 44.32 feet to the Point of beginning; thence

Northeasterly into said Sibley Street and along a curve concave to the Northeast and having a radius of 400 feet an Arc Length of 89.63 feet (chord bearing North 69 degrees 10 minutes 26 seconds East, a chord length of 89.44 feet); thence South 25 degrees 47 minutes 17 seconds West along the Westerly line of said Lot 2, a distance of 10.00 feet to a point on the North line of said Lot 2; thence North 62 degrees 45 minutes 16 seconds West along the said North line, a distance of 89.14 feet to the Point of, containing 296 square feet, 0.007 acres more or less.

3. That Petitioners respectfully request vacation of a portion of the 100-block of

Sibley Street, in order to provide a consolidated development in the future and to correct the platting record, in conformance with all current and applicable laws and requirements, in the City of Hammond, Lake County, Indiana.

4. That the sole owners of the property adjacent to the proposed site of vacation have been provided with proper notice of this Petition and are as follows:

City of Hammond Department of Redevelopment  
5925 Calumet Avenue, Room 315  
Hammond, IN 46320-2554

WHEREFORE, the Petitioner, City of Hammond Department of Redevelopment, by and through their attorneys, Westland and Bennet, PC, respectfully request the Common Council of the City of Hammond, Lake County, Indiana, after due notice and Public Hearing in accordance with the law, to enact an Ordinance pursuant to its authority under Indiana Code § 36-7-3-12, as amended from time to time, vacating the following 89'63' foot portion of the 100-block of Sibley Street:

Part of Sibley Street as shown in Jacob Rimbach's Third Addition, to the City of Hammond, as per plat thereof, recorded in Plat Book 17, Page 28 in the Office of the Recorder, Lake County, Indiana, more particularly described as follows: Commencing at the Northeast corner Lot D in said Jacob Rimbach's Third Addition; thence South 62 degrees 45 minutes 16 seconds East along the North line of Lot 2 in Hohman Park Addition to the City of Hammond, Lake County, Indiana, as per plat

thereof, recorded in Plat Book 105, Page 36, in the Office of the Recorder, Lake

County, Indiana, a distance of 44.32 feet to the Point of beginning; thence Northeasterly into said Sibley Street and along a curve concave to the Northeast and having a radius of 400 feet an Arc Length of 89.63 feet (chord bearing North 69 degrees 10 minutes 26 seconds East, a chord length of 89.44 feet); thence South 25 degrees 47 minutes 17 seconds West along the Westerly line of said Lot 2, a distance of 10.00 feet to a point on the North line of said Lot 2; thence North 62 degrees 45 minutes 16 seconds West along the said North line, a distance of 89.14 feet to the Point of, containing 296 square feet, 0.007 acres more or less.

Respectfully submitted,



BRIAN TOLAND

for

Africa Taver, Executive Director  
City of Hammond Department of Redevelopment  
5925 Calumet Avenue, Hammond, IN 46320  
219-853-6508 Ext. 8

**PLAT OF VACATION  
EXHIBIT**

VICINITY MAP



**TORRENGA SURVEYING, LLC**  
**PROFESSIONAL LAND SURVEYORS**  
 907 RIDGE ROAD, MUNSTER, INDIANA 46321  
 TEL. NO.: (219) 656-9918  
 WEBSITE: WWW.TORRENGA.COM

PLAT OF VACATION  
 EXHIBIT  
 N.W. CORNER OF HORMAN AND RIMBACH  
 THE CITY OF HAMMOND  
 LAKE COUNTY, INDIANA

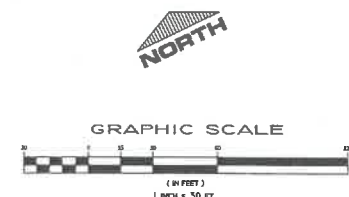
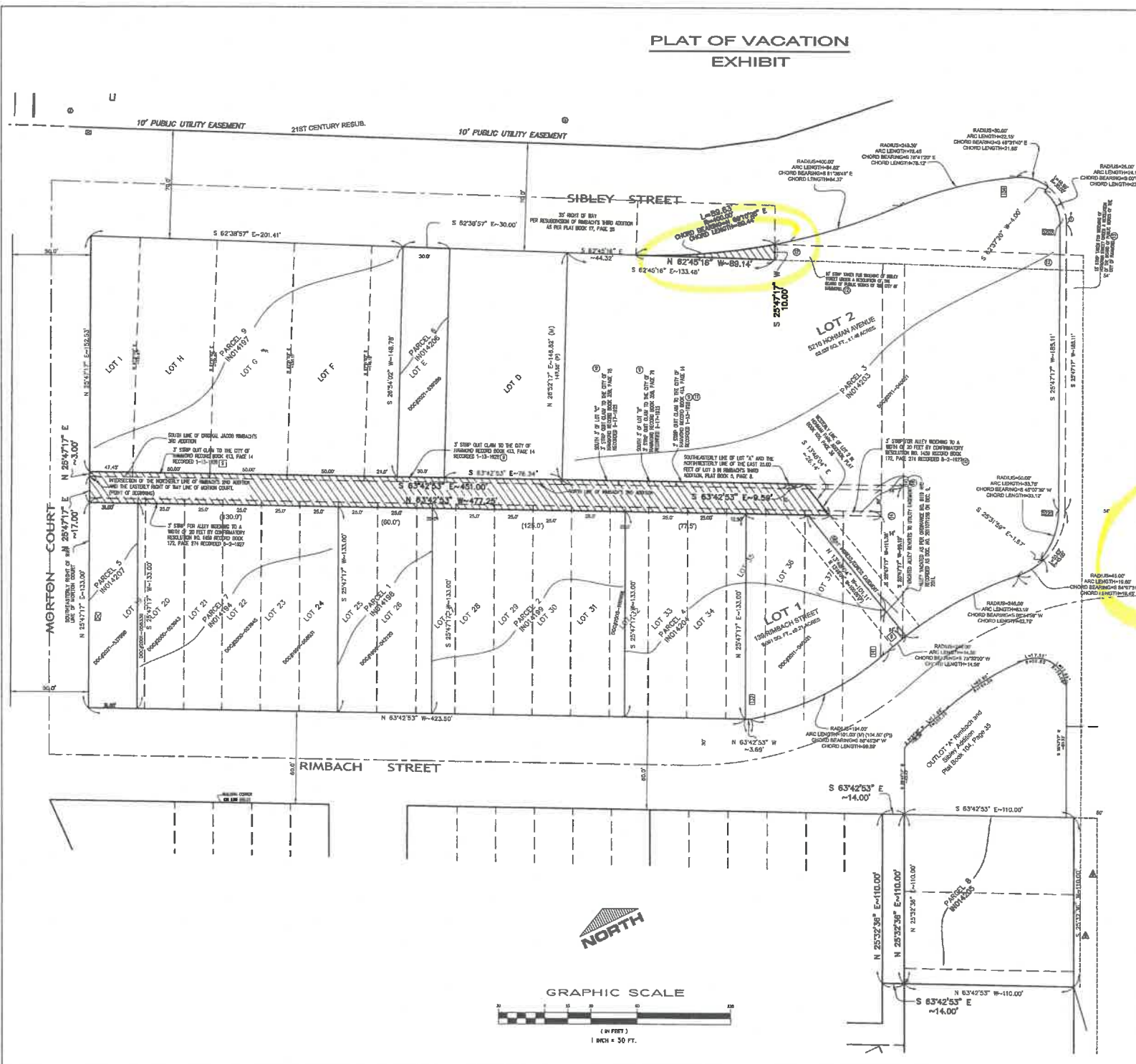
DATE: MAY 24, 2022

CLIENT: TST REALTY, LLC  
 DEVELOPER: LLC  
 JOB NO: 2021-0870 ALLEY  
 DRAWN: JSA  
 SCALE: 1"=30'

SHEET  
 1 OF 1

**20' ALLEY VACATION DESCRIPTION:**  
 Part of a 34.00 foot Alley and the North 3.00 feet of Lots 18 to 37 both inclusive in Rimbach's Second Addition, to the City of Hammond, as per plat thereof, recorded in Plat Book 2, Page 11 in the Office of the Recorder, Lake County, Indiana, and the South 3 feet of the Resubdivision of the West 10.00 feet of Lot 5 and Lots 6 to 18 both inclusive in Jacob Rimbach's Third Addition, to the City of Hammond, as per plat thereof, recorded in Plat Book 17, Page 28 in the Office of the Recorder, Lake County, Indiana, and the South 3.00 feet of part of the East 25.00 feet of Lot 5 in Jacob Rimbach's Third Addition, to the City of Hammond, as per plat thereof, recorded in Plat Book 5, Page 8 in the Office of the Recorder, Lake County, Indiana, more particularly described as follows: Beginning at the intersection of the Northerly line said Rimbach's Second Addition and the Easterly Right of Way line of Morton Court; thence North 25 degrees 47 minutes 17 seconds East along the Westerly line of Lot "1" in the said Resubdivision of the West 10.00 feet of Lot 5 and Lots 6 to 18 both inclusive in Jacob Rimbach's Third Addition, a distance of 3.00 feet; thence South 63 degrees 42 minutes 53 seconds East parallel with and 3.00 feet Northeast of the Northerly line of said Rimbach's Second Addition, a distance of 451.00 feet to the southeasterly line of Lot "A" in the said Resubdivision of the West 10.00 feet of Lot 5 and Lots 6 to 18 both inclusive in Jacob Rimbach's Third Addition; thence South 63 degrees 42 minutes 53 seconds East continuing along the said parallel line into the said East 25 feet of Lot 5, a distance of 9.50 feet to a point on the Westerly line of Lot 2 in Hohman Park Addition to the City of Hammond, Lake County, Indiana, as per plat thereof, recorded in Plat Book 105, Page 36, in the Office of the Recorder, Lake County, Indiana; thence South 33 degrees 48 minutes 04 seconds East along the said Westerly line, a distance of 26.34 feet to a point 3.00 feet Southwesterly of the Southwesterly line of the said 14.00 foot Alley; thence North 63 degrees 42 minutes 53 seconds West parallel with and 3.00 feet Southwesterly of the said 14 foot Alley and through Lots 19 to 37 both inclusive in said Rimbach's Second Addition, a distance of 477.25 feet to a point on the Northwesterly line of said Lot 18 and the Southeasterly Right of Way line of Morton Court; thence North 25 degrees 47 minutes 17 seconds East along the said Southeasterly Right of Way line, a distance of 17.00 feet to the Point of Beginning, containing 0.215 acres more or less.

**SIBLEY STREET VACATION DESCRIPTION:**  
 Part of Sibley Street as shown in Jacob Rimbach's Third Addition, to the City of Hammond, as per plat thereof, recorded in Plat Book 17, Page 28 in the Office of the Recorder, Lake County, Indiana, more particularly described as follows: Commencing at the Northeast corner Lot 3 in said Jacob Rimbach's Third Addition; thence South 62 degrees 45 minutes 16 seconds East along the North line of Lot 2 in Hohman Park Addition to the City of Hammond, Lake County, Indiana, as per plat thereof, recorded in Plat Book 105, Page 36, in the Office of the Recorder, Lake County, Indiana, a distance of 44.22 feet to the Point of Beginning; thence Northerly into said Sibley Street and along a curve concave to the Northeast and having a radius of 430 feet an Arc Length of 89.63 feet (chord bearing North 60 degrees 10 minutes 26 seconds East, a chord length of 89.44 feet); thence South 25 degrees 47 minutes 17 seconds West along the Westerly line of said Lot 2, a distance of 10.00 feet to a point on the North line of said Lot 2; thence North 62 degrees 45 minutes 16 seconds West along the said North line, a distance of 89.14 feet to the Point of Beginning, containing 296 square feet, 0.007 acres more or less.



DATE OF SURVEY: April 18, 2022  
 TORRENGA SURVEYING, LLC  
 JOHN STUART ALLEN - Registered Land Surveyor No. LS2990001

