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UNITED STATES OF AMERICA

Gary City Clerk Office  
401 Polk  
→ Gary, IN  
att: Diane Hollis



# Certificate

STATE OF INDIANA, COUNTY OF LAKE, ss:

I, **KATIE HALL**, Clerk of the City Court of the City of Gary, Lake County, Indiana, hereby certify that the attached and foregoing is a full, true, complete and correct copy of P.O. 95-86/6812 - ENTITLED AN ORDINANCE AMENDING TITLE 15 ENTITLED "LAND USAGE" CHAPTER 163 ENTITLED "ZONING CODE" OF THE CODE OF ORDINANCES OF THE CITY OF GARY, IND. Petitioner: Rohel Transport, Inc. P.O. Box 750, Marshfield, WI.

96011238

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

**FILED**

FEB 21 1996

**SAM ORLICH**  
AUDITOR LAKE COUNTY

MARGARET CLEVELAND  
RECORDER

96FEB 21 PM 1:18

the original of which is now on file in the office of the Clerk of the City Court of the City of Gary, Lake County, Indiana.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City Court of the City of Gary, Lake County, Indiana, this 21st day of FEBRUARY, 1996

**KATIE HALL**  
Clerk of the City Court of the City of Gary, Lake County, Indiana  
*Diane Hollis*  
Deputy

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#3038  
2300  
lc AB

*Frank Ball*  
*C. W...*

PENDING ORDINANCE 95-88  
ORDINANCE NO. 6812  
As Amended \_\_\_\_\_  
Certification Date \_\_\_\_\_  
Certified By \_\_\_\_\_  
Favorably \_\_\_\_\_  
Unfavorably \_\_\_\_\_

**AN ORDINANCE AMENDING TITLE 15 ENTITLED**  
**"LAND USAGE" CHAPTER 163 ENTITLED**  
**"ZONING CODE" OF THE CODE OF ORDINANCES OF**  
**THE CITY OF GARY, INDIANA**

BE IT ORDAINED by the Common Council of the City of Gary, Indiana, as follows:

**Section 1.** Chapter 163 entitled "Zoning Ordinance" of the Code of Ordinance of the City of Gary, Indiana, 1982, and particularly the Zoning Maps which are made a part thereof, be, and the same are hereby, amended as follows:

By establishing a special use permit for the property described as to-wit:

**SEE ATTACHED SHEET**

**(15th Avenue and Fairbanks Street, Gary, Indiana)**

The petition was favorably recommended by the Gary Board of Zoning Appeals on November 14, 1995 provided the following conditions are adhered to:

**Section 2.** That the Director of Planning and Development is hereby authorized and directed, upon enactment and approval of this ordinance to cause a change to be made on the Zoning Map Sheets by making certain notations in ink thereon and to record the date of this Amendatory Ordinance.

**Section 3.** This ordinance shall be in full force and effect from and after the date of its passage and publication according to law.

Passed by the Common Council of the City of Gary Indiana this 19<sup>th</sup> day of December, 1995.

**FILED**

FEB 21 1996

**SAM ORLICH**  
AUDITOR LAKE COUNTY

*[Signature]*  
PRESIDING OFFICER

ATTEST:  
*[Signature]*  
CITY CLERK

LEGAL DESCRIPTION

Presented by me to the Mayor for his approval and signature this 20<sup>th</sup> day of December 1995.

Katie Hall  
CITY CLERK

APPROVED and SIGNED by me this 22 day of Dec, 1995.

J. M. Barnes  
MAYOR, CITY OF GARY, INDIANA

FAVORABLY Recommended By: Gary Board of Zoning Appeals

Petitioner: Roehl Transport, Inc.  
P.O. Box 750  
Marshfield, WI

Prepared By: Department of Planning and Development

Sponsored By: Gary Board of Zoning Appeals

COMMITTEE ASSIGNMENT	<u>Planning Develop</u>	Reported-Out/Date	<u>12-21-95</u>	1st
Reading/Date	<u>12-28-95</u>	Committee Hearing/Date	<u>12-28-95</u>	2nd
Reading/Date	<u>12-5-95</u>	Public Hearing/Date	<u>12-28-95</u>	3rd
Reading/Date	<u>12-19-95</u>	Final Hearing/Date	<u>12-19-95</u>	
Passed/Date	<u>12-19-95</u>	Deferred/Date	<u>12-19-95</u>	
Tabled/Date		Override/Date		Adopted/Date

**NOTE: TO BE SUBMITTED IN 25 COPIES (PLEASE TYPE OR PRINT) AND ACCOMPANIED BY A \$ \_\_\_\_\_ CHECK OF MONEY ORDER PAYABLE TO THE "CITY OF GARY". ATTACH A SCALE DRAWING SHOWING THE SITE FOR THE SPECIAL USE PERMIT AND OTHER PERTINENT INFORMATION.**

BZA NO. 95-30 DATE 8-31, 1995 QUIETUS NO. 61377

TO: Gary Board of Zoning Appeals, Gary, Indiana

PETITION FOR SPECIAL USE PERMIT

- (1) I(We) Roehl Transport, Inc.
- (2) Of P. O. Box 750 Marshfield, WI 54449-0750 715-387-3795  
Address City/State Telephone
- (3) Hereby petitions you for a Special Use Permit as permitted under Section ORD. No. 6236 of the Zoning Ordinance for the City of Gary.  
The present zoning is M1 and M2.
- (4) North of 15th Ave. and east of EJ&E Railroad 60.135 acres (3 parcels)  
Common Address of Property Size of Parcel Total Area
- (5) Legal Description of Property: Lot(s) \_\_\_\_\_; Block(s) \_\_\_\_\_  
Subdivision see attached legal description
- (6) Proposed Use: region terminal for truckload motor carrier including driver management, driver training (driving school), driver lodging, equipment maintenance and sales including fuel and trailer wash; warehousing and distribution services and general manufacturing to support regional intermodal markets - railroad, port, and air cargo
- (7) Existing Land Use and Improvements: \_\_\_\_\_  
Vacant land. Parcel 3 at one time consisted of partially constructed multi-family complex which has since been demolished and cleared.
- (8) Ordinance Requirement: Special use permit is required for all trucking related facilities
- (9) Name and Address of Owner(s) of Record: Paul Schafer c/o Paul's Auto Yard  
2015 Summer Street  
Hammond, IN 46320
- (10) Reasons for Request Special Use: Intended uses require special use permit. Location permits good access between site and access to interstate highway system, and for needed physical expansion space for increased service offerings.
- (11) Describe the potential economic impact if petition is approved: Phase I represents \$1.5 million investment and 100-125 employees by year 1998; Phase II/III represents an additional \$.8-1.0 million investment and an additional 25-100 jobs as air/port/railroad business opportunities are developed.

(12) SIGNATURE

OWNER

IN CLERK'S OFFICE

SEP 01 1995

KATIE HALL  
CITY CLERK  
401 BROADWAY, GARY, IN

PETITIONER

PETITION NO. \_\_\_\_\_

**GARY BOARD OF ZONING APPEALS**

**PROPOSED FINDINGS OF FACT FOR A SPECIAL USE PERMIT**

- 1. **The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals or general welfare because:** \_\_\_\_\_

Roehl Transport is a successful and growing organization because of its commitment to providing quality service via dedicated employees. This is accomplished through extensive training and safe operations. The close proximity to the interstate highway system supports our service needs and minimizes the amount of local traffic.

- 2. **The special use will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted because:** \_\_\_\_\_

Most other adjacent properties have similar or the same zoning classifications. Similar businesses are located in the immediate area. Compatible with Airport Development Zone master plan.

- 3. **The establishment of the special use will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the district because:** \_\_\_\_\_

The planned use is the same or similar to other businesses. Roehl's facility will utilize both vacant land and idle land from a prior development. It will not adversely affect surrounding properties.

4. **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided because:** Meetings have been held with appropriate agencies/utility

providers to confirm that all utilities are available for this development. An appli-  
cation has been submitted to vacate planned streets (not currently constructed or in  
service) between parcel 1 and 2 and between parcel 2 and 3. Because of the 24 hour  
operation and nature of busines, Roehl will also be requesting that street lighting be  
installed on 15th Avenue.

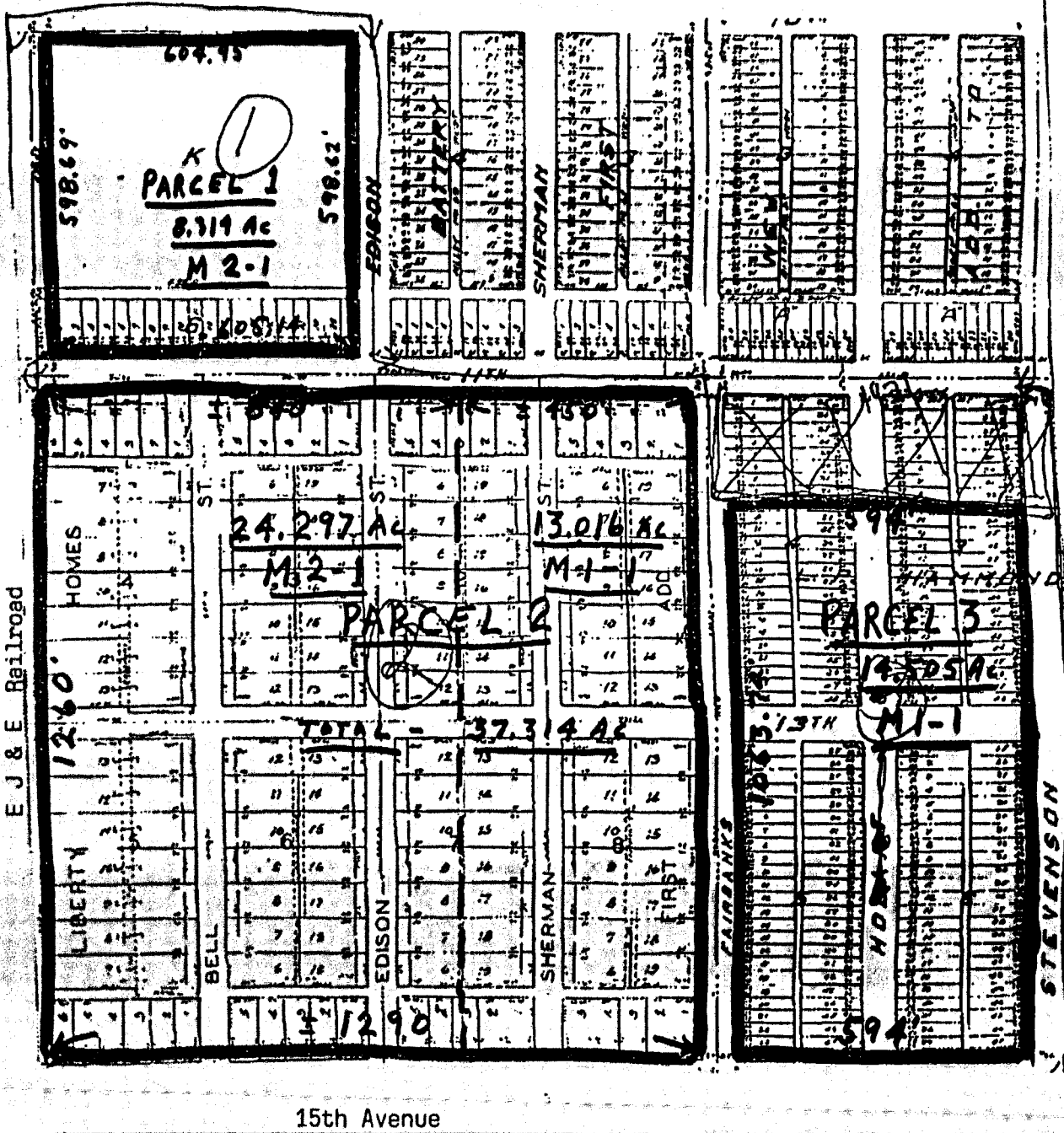
5. **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion on public roads because:** \_\_\_\_\_

Entrances to the facilities are designed to minimize any traffic congestion on 15th  
Avenue and any congestion from the EJ&E Railroad crossing 15th Avenue. Because  
Roehl's existing leased facility is west of the Cline/15th Avenue interchange, traffic  
volume increases will be nominal, only subject to annual growth rates.

6. **The special use will be located in a district where such a use is permitted and all other requirements set forth in the Gary Zoning Ordinance which are applicable to such special use when we met because:** \_\_\_\_\_

We met with Mr. James Craig, Zoning Administrator, and he verified that our use and  
plans complied with the zoning for this property. We have also met with Mr. Enyi  
Nwabara from the Planning and Development Department to discuss an expansion of our  
services relative to the intent of the development plans for the Airport  
Development Zone.

LEGAL DESCRIPTION



15th Avenue

Parcel 1: A parcel in the NE  $\frac{1}{4}$  S.11 T.36 R9  
 Ly-ing Btwn 10th Av & 11th Av &  
 Btwn Edison St & The EJ & E RR  
 (598.69x634.95x598.62x635.14FT)  
 Except the West 30 FT. 8.316Ac.

Parcel 2: Part of SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  S.11 T.36 R.9  
 Ex. N. 30FT (11th Ave) Ex E. 30FT  
 (Fairbanks St) and Ex S.33FT  
 (15th Av.) Cont'g 37.214 Ac.

Parcel 3: L. P. Hammond's Sub. Block 3, 4,  
 5 & 6 & Adj. Vac Hobart & Adj Vac  
 13th St & Adj Vac Alley Ex. N.190 FT  
 Therof . 14.528 Ac.

