



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Agenda

November 21st, 2024

7:00 p.m.

Roll Call of Members

Present:

- ☐ Scott Bockoski - Chairman
- ☐ Mike Berry
- ☐ Harrison Massone
- ☐ Mark Thomas
- ☐ Steve Zell
- ☐ Aaron Culp - Legal Counsel
- ☐ Frank Zawadzki - Cicero Jackson Township Planning Director
- ☐ Terri Strong - Recorder

1. **Declaration of Quorum**

2. **Approval of Minutes**

October 17th, 2024

3. **Old Business:**

Approval of findings of facts

Rules of Procedure

Petitioner: David & Leah Cupps

Property Address: 67 Hickory Ridge Circle, Cicero, IN 46034

Docket #: BZA-1024-45-R1

A Development Standards Variance application has been submitted seeking relief from Article 7.22 of the Cicero/Jackson Township Zoning Ordinance which states; The primary building material for all facades of the Primary and Accessory Structures are to be brick, natural or cut stone.

4. **New Business:**

Petitioner: Justin & Kristin Bender

Property Address: 2030 W Morse Drive

Docket: BZA-1124-46-R3

A Development Standards Variance application has been submitted seeking relief from Article 3.8 which states that the square feet of all primary and secondary structures and impervious surface cannot exceed 45% of the Lot Area.

Petitioner: Stellhorn Cicero, LLC

Property Address: 109 W Jackson Street, Cicero, IN 46034

Docket: BZA-1124-47-DC

A Special Exception Use Variance application has been submitted concerning Article 4.5 of the "DC" District Standards of the Cicero/Jackson Township Zoning Ordinance in order to: Allow for the property located at 109 West Jackson Street, Cicero Indiana to use the property for a restaurant with outdoor seating, whereas a restaurant with outdoor seating is not a Permitted use and is only a Special Exception Use in the "DC" district.



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Petitioner: Stellhorn Cicero, LLC

Property Address: 109 W Jackson Street, Cicero, IN 46034

Docket: BZA-1124-48-DC

A Development Standard Variance application has been submitted seeking relief from Article 7.13 PK-04 which states that there shall be one (1) parking space per employee, one (1) space per every three seats in a restaurant, and one space for every two hundred fifty (250) feet of office space in the "DC" district.

Petitioner: Stellhorn Cicero, LLC

Property Address: 109 W Jackson Street, Cicero, IN 46034

Docket: BZA-1124-49-DC

A Development Standards Variance application has been submitted seeking relief from Article 7.13 PK-03 which states that there shall be one (1) deciduous shade tree per every ten (10) parking spaces in the "DC" district.

Petitioner: James Heuer

Property Address: 0 Spring Street, Cicero, IN 46034

Docket: BZA-1124-50-R5

A Development Standards Variance application has been submitted regarding the property located at 0 West Spring St, Cicero IN, 46034 seeking relief from Article 3.12 "R5" District Standards which states that the minimum lot area shall be 10,000 square feet.

Petitioner: James Heuer

Property Address: 0 Spring Street, Cicero, IN 46034

Docket: BZA-1124-51-R5

A Development Standards Variance application has been submitted regarding the property located at 0 West Spring St, Cicero IN, 46034 seeking relief from Article 3.12 "R5" District Standards which states that street access must be directly from street on the front side of the primary structure.

1. Plan Director's Report: See packet.
2. Chairperson's Report:
3. Legal Counsel's Report:
4. Board Member Comments:
5. Next Planned Board of Zoning Appeals Meeting:
December 19th, 2024
6. Adjournment:

Location:
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Minutes

October 17th, 2024

7:00 p.m.

Roll Call of Members

Present:

- ☐ Scott Bockoski - Chairman
- ☐ Mike Berry
- ☐ Mark Thomas
- ☐ Aaron Culp - Legal Counsel
- ☐ Dan Strong filling in for Mr. Zawadzki
- ☐ Terri Strong - Recorder

Absent:

Harrison Massonne
Steve Zell
Frank Zawadzki-Cicero Jackson Township Planning Director

1. Declaration of Quorum

Chairman Bockoski announced can declare a quorum with three members present. Chairman Bockoski explained the process with petitioners, they have to have three positive or three negative votes for a motion to pass and also their right to ask for tabling until a full board is present.

2. Approval of Minutes

Chairman Bockoski noted one change to the minutes—copy needs to say “Minutes” not agenda for the September 19th, 2024, meeting.

Mr. Berry made motion to approve with change to the document as stated. Mr. Thomas seconded. All present in favor.

3. Old Business:

Rules of Procedure- Chairman Bockoski asked with only three members present he would call for a motion to table.

Mr. Thomas made the motion to table the Rules of Procedure discussion until next meeting. Mr. Berry second. All present in favor.

Approval of findings of facts-Chairman Bockoski asked if Findings of Fact are all submitted from last meeting. Mr. Strong stated they are all received.

Mr. Thomas made a motion to approve the Findings of Fact from September meeting. Mr. Berry second. All present in favor.

Chairman Bockoski stated for the public, the BZA is a quasi-judicial branch of the local government. Will be discussing the items listed on the docket and issues or items regarding the docket. All comments/questions should be directed to the Board members not the petitioners or parties with the petitioners. Attendants must sign in if planning to speak. You must state name and address each time you approach the podium. Each item typically has time set aside for public comment, if someone is in agreement with someone that previously spoke, stated agreement and move on in interest of time. Remind everyone that all motions are made in the affirmative but that does not mean it is the way we will vote.

4. New Business:

Petitioner: Garry Harling

Property Address: 169 W Buckeye Street, Cicero, IN 46034

Docket#: BZA-1024-44-R5

A Development Standards Variance application has been submitted regarding the property located at 169 West Buckeye St, Cicero IN, 46034 seeking relief from Article 3.12 “R5” District Standards which states that side yard setbacks shall be five (5) feet.

Garry Harling 169 W Buckeye Street, moved 5-6 years ago. Running out of storage, spoke to Frank and added a mini barn. The barn was placed right next to garage. Tried rebuilding the garage but price was prohibitive. Thought the property line ended at the alley, and ends a couple of feet in. That is why we are here, placement of the barn. Does not block utilities or any views or transportation.

Chairman Bockoski asked if barn in that location in the past. Mr. Harling stated no. Chairman Bockoski asked Mr. Strong if he was aware of any concerns by Fire Department. Mr. Harling stated he is chief of White River Township Fire Department, and trained person there is

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plenty of space for a fire truck. Mr. Berry asked if it was on any kind of foundation. Mr. Harling stated no it is sitting on large rocks and blocks. Mr. Berry asked if wood structure. Mr. Harling stated wood with metal roof. Mr. Berry asked if electrical power. Mr. Harling stated not currently, perhaps in future. Currently, patio furniture is being housed and such to give room in garage for Mustang. Mr. Thomas asked how much of a set-back are you at now. Mr. Harling stated two feet too close. Mr. Thomas questioned if there was room for moving closer to the garage. Mr. Harling stated it could but would be extremely expensive to move. Mr. Berry clarified that the shed is three feet from the property line. Property line is almost equal with the poles.

Mr. Berry made motion to open to the public. Mr. Thomas seconded the motion. All present in favor.

Chairman Bockoski questioned if items to be read into record. Mr. Strong stated yes, an email.

Leah Thomas email read into record, no issue with shed and location.

Joshua Biddle 130 W Biddle no issue with shed or location.

Mr. Thomas made motion to close the public hearing. Mr. Berry seconded the motion. All present in favor.

Mr. Berry made motion to approve BZA-1024-44-R5 as presented. Mr. Thomas seconded.

Mr. Bockoski approve, Mr. Berry approve, Mr. Thomas approve. Motion 3-0

Petitioner: David & Leah Cupps

Property Address: 67 Hickory Ridge Circle, Cicero, IN 46034

Docket#: BZA-1024-45-R1

A Development Standards Variance application has been submitted seeking relief from Article 7.22 of the Cicero/Jackson Township Zoning Ordinance which states; The primary building material for all facades of the Primary and Accessory Structures are to be brick, natural or cut stone.

Leah Cupps 67 Hickory Ridge Circle, Cicero. Chairman Bockoski questioned project. Mrs. Cupps stated we have a barn and house that faces two roads. The main house has stone in place on both side facing both streets. Original renderings had stones on the barn on both sides facing the roads. When finishing the barn, the runouts for horses face 226th, when we put the fences up realized that if we put stone on the 226th side if the horses would kick the stone it would injure the horse. In addition, if we had put the stone up prior to the run-out fencing, the other fencing would block any view of the stone. Mrs. Cupps stated we have put a lot of time and thought into creating a beautiful property, and while did not add stone to the building, did add nine stone pillars along the property line. With a nice gate adding to the aesthetics of the property and entrance to the Forest Bay addition. Only having horses for three years, didn't realize the stone could endanger the property.

Mr. Berry asked what material instead of stone would be used. Mrs. Cupps answered the metal board and batten that is on the rest of the barn.

Mr. Thomas made motion to open public hearing on BZA-1024-45-R1. Mr. Berry second. All present in favor.

Mr. Strong had two items to read and add to the record.

Larry and Arlet Gray 66 Hickory Ridge Circle Expressed concern for large animals being destructive to themselves and stone would be unrealistic to have in the area of questioned. Farm is compliment to all in the area.

Theresa Zimmerman showing support of the variance request.

Brian Sheppick 65 Hickory Ridge Circle. Second the comments mentioned. Fencing on 226th will block area. Compliment to the neighborhood.

Mike Muhusek 60 Hickory Ridge Circle. I was misled on what this variance is about. The two additional structures on the property, shelters on the pastures. They are a lot closer to Hickory Ridge Circle than the house and barn. Was not present for initial approvals, but caused us to move our Forest Bay sign, that had been in place for 40 years. Sign had been repaired in 2006 and has been maintained since. Discussion with Cupps to keep sign, didn't match vision with stone columns. Keeping stones off the barn to prevent injury but having stone columns in the pastures where the horses will be is disingenuous. What is it to keep horses from bumping up or kicking the columns? Also curious of the two structures in the pastures, questioned if they were a part of the original plan. They are not on any original plans. Thought that is what this meeting/variance was about.

Jay Nichols 11975 Donaldson Lane, Westfield, representing Mother (Jean Nichols) that resides at 45 Hickory Ridge Circle. Last year's variances of BZA-0323-10-R1 addressed the stone be waved in the variance. The board then addressed that removing the façade on the outside of the building was it to be on both sides. Mr. Culp had answered yes all the way around, but if it was a covenant variance it would be different. Thought this meeting was about the primary structure, it has 20% or less of cut stone, does not meet the development standards.



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Meeting minutes from 0323 quoted regarding the stone measurements and location. Façade should be consistent with the rest of the neighborhood, which is the first floor being primarily brick or stone. Expressed concern for the south side only has 2.5 feet of stone. Was also under the impression that this was the purpose of the meeting, the primary structure. Questioned the purpose of the variance. Chairman Bockoski stated he understands the confusion in the variance. Mr. Nichols states feels it is after the fact. You told them 51% and they didn't do it and now coming back for a variance on a finished project. Mr. Nichols stated the primary structure is more of his concern as it is exposed from Hickory Ridge Circle. Also of concern is the comment of a polo grounds, which requires 9.5 acres. They have posted off 8 separate pastures, and two or three riding rings which would not be anywhere near polo ground requirements.

Chairman Bockoski to clarify the reason for tonight, we are not talking about the primary structure but the barn. Mr. Strong stated he agreed and was also under the understanding that they were looking for relief from stone on the stalls of the barn due to potential injury to the horses on the north side.

Mr. Nichols stated they were already granted that relief in previous number 10 of the variances last year. Development Standards are no vinyl, aluminum, or plywood for the area, all the accessory structures have metal.

Chairman Bockoski this request is for the petitioner to not have stone on the barn. Mr. Nichols stated it was already granted and do not want there to be confusion on the record. Mr. Culp stated his recollection was that the BZA was ok with the outbuildings that were to not have stone, not the barn itself, but it was a year and a half ago. Mr. Nichols stated but the primary structure was to have 51% stone and does not have anywhere near that. Mr. Culp stated that it is a separate issue, the only issue before us tonight is the barn. Any other complaints would be made to Mr. Zawadzki, and he would have to investigate, cite them if necessary, they would then have to correct or seek a variance. But tonight, all that the Board can address is the barn itself. Mr. Nichols stated the Development Standards is to not have metal, has minutes, primarily stone or brick which would be 51%. That is not even close to 51%. Further discussion on where the stone is currently, on the south side only between doors, less than 25 feet. Concern is that it looks like a horse barn in a residential area, and R1. It might be beautiful, but we are talking our subdivision that looks like a horse barn with living quarters above, not consistent to the neighborhood. Mr. Strong asked where he got the measurement. Mr. Nichols stated from the minutes of the meeting. Mr. Strong stated the standards are for different zones. Mr. Culp stated Mr. Zawadzki was incorrect in his quote. Mr. Nichols stated there are lot of things that are different than what the standards are. They may be beautiful but not the aesthetics that are the neighborhood. They received seven variances and are now asking for another. Mr. Nichols expressed number of concerns for the size of pastures, number of horses and the potential of additional variances in the future, boarding of horses. I appreciate everyone listening.

Ian Heuer 25510 Ocean Drive Arcadia stated was builder for the project. Address concerns, renderings for project were done to show vision. The stone was on the barn in the renderings on both north and east sides. The east side does have stone. It is taller than 2.5 feet, added additional stone in other places. The area on the north is covered by awnings, fencing and fencing along road, so very little would be visible from 236th. This is for private use not for boarding horses for others.

Mr. Berry made motion to close public hearing portion. Mr. Thomas second. All present in favor.

Chairman Bockoski asked petitioner to return to the podium.

Leah Cupp 67 Hickory Ridge Circle. Chairman Bockoski asked regarding the markers that have the stone on them are they in contact with horses. Mrs. Cupp stated they are in open field, the concern is the contained spaces, a small area. Approx 10 feet wide. In a contained area they are much more likely to be antsy and come in contact with the stone. Mrs. Cupp described the runs to the Board. Chairman Bockoski questioned if there was fence between the barn and the horses. Further discussion commenced to explain how the area works. Mr. Strong had technical difficulties showing pictures of the property. Pictures were shown on monitors. Using monitors Mr. Strong indicated his knowledge of where they are looking for relief from having stone on the north side of the building. Mrs. Cupp stated will almost be impossible to see if the stone was there. Mr. Thomas questioned the fencing of three boards. Mr. Berry stated they would only be used if the horses were injured. Mrs. Cupp explained all types of injury, which could be abscess, it is a dry lot. Mrs. Cupp stated she understood that the ordinance is that only the street sides are to have stone.

Chairman Bockoski asked if further questions from the petitioner. And announced that public portion is closed at this point. Chairman Bockoski stated there are a lot of questions that are going through his mind. I would like to review the minutes from the previous meeting, Mr. Thomas wasn't on the Board at that time, there are only three of us. Mr. Berry stated he has the same questions. Especially the comment that it had already been approved. There are several issues brought up tonight, that have questions on. However, we only are here for the one item tonight. Still do not feel reviewing will answer all the questions. Mr. Thomas stated he has familiarity with horses, drove by the property. What is being discussed, would be concerned for not only kicking but chewing on the stone. I would like time to read minutes. Chairman Bockoski stated we are only looking for the one item and yet reviewing minutes for that item seems pertinent for the docket tonight. Mr. Berry added as Mr. Culp stated if there are violations, that would be to plan director. Mr. Culp stated he thought it would be helpful if plan director was here, he did the inspections. Chairman Bockoski encouraged the other members to have dialogue with plan director.

Mr. Berry made motion to table BZA-1024-45-R1 until November meeting. Mr. Thomas second. All present in favor.



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Mr. Culp added for the people here tonight next meeting is November 21, at 7:00 p.m. They may not reopen the public hearing, but to ask Frank questions, but will be at this location.

5. Plan Director's Report: Chairman Bockoski the packet has report and September permit revenue for 2024 was indicated as follows; \$5612 for month and YTD of \$46394, compared to last year of \$5310 and \$72210 for YTD. That is a difference of +\$302 for month and decrease of \$25816 for YTD. 20 permits, 15/0 and 5/0 new homes, estimated cost of projects is \$802555. Feel free to contact Mr. Zawadzki for any questions.
6. Chairperson's Report: No report, looking forward to a full board for next meeting.
7. Legal Counsel's Report: Mr. Culp now have drilled two additional test wells on the east side of town. No data to report but process is moving forward. Sewer plant expansion is underway, expected to take 18 months. By the time we meet next month, we will know what is happening in Adams Township, they have their vote on reorganization in less than three weeks. In reading short term things will stay the same until they can do own plan and zoning work. Chairman Bockoski questioned the steering committee, any ideas, thoughts to share. Mr. Culp stated he stays out of the Comp Plan process, it is not a legal document, but when ordinances are needed reviewed to adapt that is when he is involved. Chairman Bockoski stated his curiosity was regarding Arcadia. Mr. Culp stated he is Arcadia's town attorney and plan department attorney. Chairman Bockoski encouraged everyone to fill out the survey.
8. Comments: Mr. Berry asked the item we tabled, can not discuss with anyone other than Frank. Mr. Culp stated and himself no one else until the next meeting. Mr. Thomas stated he was looking at the back part and it has already been approved. Chairman Bockoski stated he appreciated the input.
9. Next Planned Board of Zoning Appeals Meeting:
November 21st, 2024
10. Adjournment: Mr. Berry made the motion to adjourn. Mr. Thomas second. All present in favor.

Chairman: _____

Secretary: _____

Date: _____

Location:
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Rules of Procedure Board of Zoning Appeals For Cicero/Jackson Township

Article 1 – GENERAL PROVISIONS

1. These Rules of Procedure are established in conformity to the Acts of the General Assembly of the State of Indiana. Title 36, Article 7, Chapter 4, and all acts amendatory thereof, and in accordance with the provisions of the Zoning Ordinance of Cicero/Jackson Township.
2. These Rules are supplementary to the provisions of the Zoning Ordinance of Cicero/Jackson Township, Indiana as they relate to procedures of the Board of Zoning Appeals.
3. In as much as the deliberations, opinions and findings of the Board in matters which may come before it for action are similar to those of a Court, and because the members of the Board should be free of external influences and pressures, unbiased and unprejudiced concerning the parties, evidence and arguments presented and submitted before the Board, no person may communicate with a member of the Board before the hearing with the intent to influence the member's action on a matter pending before the Board.
 - 3.1 This rule shall not apply to persons connected with the Board in an official capacity.
 - 3.2 In accordance with IC 36-7-4-909, a Board member may not participate in a hearing or decision concerning a matter in which the member has a direct or indirect financial interest. A member shall declare that he/she has a conflict of interest and is recusing himself/herself from participating in consideration of the matter. The member does not need to disclose the actual details of the conflict, only that one exists. Questions as to whether such conflict exists may be determined by the Chairperson or the Board attorney. When there is uncertainty as to the applicability of this section, the member shall be disqualified. The Board shall enter in its records the fact that its member has a disqualification. Members are expected to disclose any personal, nonfinancial interest in any matter before the Board, and may abstain from participation and voting on such matter. A member who has a conflict of interest shall leave the Board table. Such member may join the audience but may not give testimony on the matter before the Board. Nothing in this section shall prevent a member of the Board from presenting a petition on his/her behalf, but members shall not appear before the Board on behalf of others.
4. Nothing herein shall be construed to give or grant to the Board the power or authority to alter or change the Zoning Ordinance, including the Zone Map, which authority is reserved to the governing body.
5. The Board's Attorney shall be consulted in cases where the powers of the Board are not clearly defined.

6. A file of material and decisions related to each case shall be kept by the Boards staff as part of the permanent records of the Board.
7. The Boards of Zoning Appeals shall keep minutes of its proceedings and record the vote on all actions taken. All minutes and records shall be filed in the Office of the Board and are public record.
8. In the event there arises a question of an issue pertaining to a procedure which is not covered by these Rules of Procedure, then the Board of Zoning Appeals may resolve same in accordance with the Roberts Rules of Order.

Article 11 – OFFICERS AND DUTIES

1. The officers shall be a Chairperson, a Vice-Chairperson and a Secretary.
2. The Chairperson and Vice Chairperson shall be elected at the first regular meeting of the year. The Vice- Chairperson shall have authority to act as Chairperson during the absence or disability of the Chairperson. A temporary Chairperson shall be elected from the Board membership by the members in attendance at any meeting in case both the Chairperson and Vice Chairperson are absent.
3. The Chairperson shall supervise the affairs of the Board of Zoning Appeals. The Chairperson shall preside over all hearings and all persons shall abide by the orders and directions of the Chairperson. The Chairperson shall determine all matters concerning the procedure of each petition, and admissibility of evidence. The Chairperson shall be an ex-officio member of all committees and subcommittees so appointed by the board.
4. The Vice Chairperson, in the absence or disability of the Chairperson, shall preform all duties and exercise all the powers of the Chairperson.
5. The Secretary shall certify all official records of the board.
6. The Plan Director of the Cicero/Jackson Township Plan Commission shall act as the Administration Officer of the Board.

Article 111 – MEETINGS

1. Regular meetings of the Board of Zoning Appeals shall be held on the Thursday of the week, following the week of the second Wednesday. If said day shall fall on a legal holiday the Board may, by a three-member consent, fix an alternative day, time and place for the holding of a regular meeting without requiring an amendment to these rules. All members of the Board and the press shall be notified in writing of a meeting change.

2. Regular meetings may be cancelled by the Chairperson when there are no cases pending notification must be given to all Board Members and the press not less than forty-eight (48) hours prior to the time set for such meetings.
3. Special meetings of the Board shall be held at the call of the Chairperson, written request of two members, or as may be determined at a regular meeting. All members and the press shall be notified of the time and place of special meetings. Only matters included in the call for a special meeting shall be considered, except upon the unanimous approval of all members of the Board present at the meeting.
4. All meetings shall be open to the public.
5. A majority (3 members of the Board) of the total membership of the Board shall constitute a quorum. Action of the Board of Zoning Appeals is not official unless concurred in by a majority of the entire membership of the Board.
6. A quorum of the Board shall be present for the transaction of any business. On petitions where there is not a majority of the entire membership for the Board voting either in favor of or in disfavor of a petition or motion, and in the event no further motions are forth coming, the petition shall be carried over and continued to the next meeting of the Board.
7. An application may not be withdrawn by the petitioner after the vote has been ordered by the Chairperson. No application which has been withdrawn by the petitioner shall again be considered by the Board within a period of three (3) months from the date of said withdrawal, except upon the motion of a member, and adopted by the unanimous vote of all members present at a regular or special meeting.
8. Once an item has been denied, it may not be placed back on the agenda until one (1) year has passed from the date of the denial.

Article IV – ORDER OF BUSINESS

1. All meetings of the Board shall proceed as follows,
 - 1.1 Roll call and declaration of quorum
 - 1.2 Approval of minutes of previous meeting(s)
 - 1.3 Old Business
 - 1.4 New Business
 - 1.5 Plan Director Report

1.6 Chairperson's Report

1.7 Legal Counsel Report

1.8 Board Member Comments

1.9 Adjournment

2. An informational session may be called by the Chairperson and while this session is open to the public, no arguments will be heard from petitioners, or the remonstrators and no decision made.

Article V – POWERS AND DUTIES

1. The Board shall hear and rule on this following type of requests:

1.1. An appeal of a decision by the Director or other staff member

1.2 Variances from the Development Standards of the Zoning Ordinance

1.3 Land Use Variances as identified by State Statutes

1.4 Special Uses as identified in the Zoning Ordinance

1.5 Make interpretations of the wording of the Zoning Ordinance

Article VI – PROCEDURES ON APPEALS

1. The Board of Zoning Appeals shall hear and determine all Appeals from the review of the following:

1.1 Any order, requirement, decision, or determination made by an administrative official or staff member concerning the Zoning Ordinance.

1.2 Any order, requirement, decision, or determination made by an administrative board or other body except a Plan Commission in relation to the enforcement of the Zoning Ordinance.

1.3 Any order, requirement, decision or determination made by administrative body or other body except a Plan Commission in relation to the enforcement of an ordinance adopted under Title 36 requiring an Improvement Location Permit or Compliance Permit.

2. Appeals shall be filed with the Board within 30 days after the written decision of the Plan Director or administrative official.

3. Appeals shall be prepared on the form provided thereof and shall specify the grounds of the appeal in such a manner that the Board may be fully informed of all facts and elements

involved, and a clear statement of the reason the applicant deems to justify the Appeal. The application shall be accompanied by the required filing fee.

4. The (10) copies of documents, plans and papers constituting the Appeal shall also be filed at the same time of the filing of the application and shall be not less than thirty days (30) days prior to the Board's meeting date.
5. Upon receipt of the properly filed Appeal application form and other necessary documentation, the Plan Director shall assign a Docket Number and place it on the calendar of the Board for hearing within sixty (60) days. Applications for Appeals shall be assigned for hearing in the order which they are received.
6. The Plan Director shall, upon request of the Board, submit to it the complete record, including plans and drawings, leading up to the decision from which it is appealed.
7. Filing the Appeal application form with the Plan Director and the Board shall stay all proceedings in furtherance of the action appealed from, unless the Plan Director certifies to the Board that, by reason of the facts stated in the Appeal application, a stay would, in his/her opinion, cause imminent peril to life or property. In this event, proceedings cannot be stayed other than by a restraining order granted by the Board or by a court of record on application, and on notice to the Plan Director and due cause shown.
8. Upon Appeal, the Board may reverse, affirm, or modify the order, requirement, decision, or determination from which it is appealed.

Article VII – PROCEDURES ON VARIANCES FROM DEVELOPMENT STANDARDS

1. A request for a Variance may be filed by an aggrieved person where there may be practical difficulties or particular hardships under the strict letter of the Zoning Ordinance relating to the use, construction, or alteration of buildings, structures, or uses of land.
2. Variances shall be filed with the Board on a form provided thereof and not less than thirty (30) days prior to the next Board's meeting date. The application shall be accompanied by the required filing fee.
3. Ten (10) copies of all supportive documentation such as an area location map, site plans, engineer's reports and other necessary papers as may be deemed necessary by the Board, or its staff shall accompany the application in order to aid in the Board's decision.
4. Upon receipt of the properly filed Variance application form and other documentation, the Plan Director shall assign a Docket Number and place it on the calendar of the Board for hearing within sixty (60) days. Applications for requests for Variances shall be assigned for hearing in the order in which they are received. An application for a Variance may accompany a request for an Appeal.

5. The Board of Zoning Appeals shall either approve or approve with conditions or deny Variances from Development Standards. A Variance if approved shall be done only upon the determination in writing that:
 - 5.1 The approval will not be injurious to the public health, safety, morals and general welfare of the community; and
 - 5.2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
 - 5.3 The strict application of the terms of this Ordinance will result in a Practical Difficulty. This situation shall not be self-imposed, nor be based on a perceived reduction of or restriction of economic gain.
6. The Board may permit or require the owner of a parcel of property to make written commitments and record it in the Hamilton County Recorder's Office concerning the use of or development of that parcel or may impose conditions upon the grant of a variance.
7. A developmental standards variance granted by the Board shall run with the parcel until such time as:
 - 7.1 the use of the variance ends, or
 - 7.2 the property conforms with this Ordinance as written.
8. The Board of Zoning Appeals may enforce any condition and/or commitment has imposed as if it were a standard of this Ordinance.
9. Building permits and/or Improvement Location Permits shall be applied for and approved within ninety (90) days of final Board action, all site improvements including all structure shall be completed, inspected and have been issued a Certificate of Occupancy within two (2) years of the issuance of a building permit or Improvement Location Permit unless otherwise authorized by the board.

Article VIII – PROCEDURES ON LAND USE VARIANCES

1. A request for a Land Use Variance may be filed by an owner of the property.
2. Land Use Variances shall be filed with the Board on a form provided thereof and shall specify the type of Land Use Variance to be sought and a statement of all details involving the use.
3. Ten (10) copies of all supportive documentation such as an area location map, site plan, engineer's report, and other papers as may be deemed necessary by the Board or staff shall be filed with the application.

4. Upon receipt of the application and necessary documentation, the Plan Director shall assign a Docket Number and place it on the calendar of the Board for hearing within sixty (60) days. All applications for Land Use Variances shall be assigned for hearing in the order in which they are received.
5. A Land Use Variance if approved shall be done only upon the determination in writing that:
 - 5.1 the approval will not be injurious to the public health, safety, morals and general welfare of the community.
 - 5.2 the use and value of the adjacent areas to the subject property are not adversely affected
 - 5.3 the need for a variance stem from a condition usual or peculiar to the subject property itself
 - 5.4 the strict application of the terms of this Ordinance will result in an unnecessary hardship if they were applied to the subject property; and
 - 5.5 the approval of the variance does not interfere substantially with the comprehensive plan adopted under the 500 series of IC 36-7-4.
6. The Board may permit or require the owner of a parcel of property to make written commitments and record it in the Hamilton County Recorder's Office concerning the use of development of that parcel or may impose conditions upon that grant of variance.
7. A use of variance granted by a Board may run with the parcel or application until such times as;
 - 7.1 The use of the variance ends, is vacated, unused for three (3) months consecutively.
 - 7.2 the property conforms with the Ordinance as written; or
 - 7.3 the property is sold
8. The Board of Zoning Appeals may enforce any condition and/or commitment is has imposed as if it were a standard of this Ordinance.
9. Building Permits and/or Improvement Location Permits shall be applied for an approved within ninety (90) days of final Board action, all site improvements including all structure shall be completed, inspected and have been issued a Certificate of Occupancy within two (2) years of the issuance of a building permit or Improvement Location Permit unless otherwise authorized by the board.

Article IX – PROCEDURES ON SPECIAL EXCEPTION

1. A request for a Special Exception shall be signed by the owner of the property,

2. Special Exceptions shall be filed with the Board on a form provided thereof and not less than thirty (30) days prior to the Board's next meeting date. The application shall be accompanied by the required filing fee.
3. Ten (10) copies of all supportive documentation such as an area location map, site plan, engineer's report and other papers as may be deemed necessary by the Board or staff shall accompany the application.
4. Upon receipt of a properly filed application for a Conditional Use and other necessary documentation, Plan Director shall assign a case number and place it on the calendar of the Board for hearing within sixty (60) days. Application for Special Exception shall be assigned for hearing in the order in which they are received.
5. A Special Exception may be approved only upon the determination in writing that:
 - 5.1 The proposal will not be injurious to the public health, safety, morals, and general welfare of the community
 - 5.2 The requirements and development standards for the requested use as prescribed by this Ordinance will be met.
 - 5.3 Granting the exception will not subvert the general purposes served by this Ordinance and will not permanently injure other property or uses in the same district and vicinity; and
 - 5.4 The proposed use will be consistent with the character of the district therein, the spirit and intent of this Ordinance, and the Cicero/Jackson Township Comprehensive Plan.
6. When considering a Special Exception, the Board of Zoning Appeals may take into consideration the following items as they relate to the proposed use:
 - 6.1 topography and other natural site features
 - 6.2 zoning of the site and surrounding properties
 - 6.3 driveway locations, street access and vehicular and pedestrian traffic
 - 6.4 parking amount, location, design
 - 6.6 landscaping, screening, buffering
 - 6.7 open space and other site amenities
 - 6.8 noise production and hours of operation
 - 6.9 design, placement, architecture, and building material of the structure;

- 6.10 placement, design intensity, height, and shielding of lights;
 - 6.11 traffic generation; and
 - 6.12 general site layout as it relates to its surroundings.
7. The Board may impose such reasonable conditions upon its approval as it deems necessary to find that the above criteria will be served.
8. The Board may permit or require the owner of the parcel of property to make a written commitment concerning the use or development of the parcel as specified under IC 36-7-4-1015 and have such commitment recorded in the Hamilton County Recorder's Office.
9. The Board may limit special exception to a specific individual and/or specific time period and for a specific use.
10. A use authorized by special exception may not be changed, expanded, extended, enlarged unless authorized by the Board under the procedures set forth in these rules for granting a special exception.
11. If the Board grants the special exception, it shall direct the applicant to apply for a Building Permit and/or Improvement Location Permit within four (4) months or the special exception will be void. If such application complies with all Ordinances and rules, a Building Permit and/or Improvement Location Permit for the use authorized by special exception shall be issued.
12. A special exception, granted for a specific use ceases to be authorized and is void if that use is discontinued at that site for a consecutive six-month period.
13. A special exception may be terminated by the Board of Zoning Appeals under the following conditions:
- 13.1 Upon the filing of an application by an interested person or a member of the staff, a public hearing is held with notice to the property owner; and
 - 13.2 At the public hearing a finding is made by the Board that one more of the following has not been complied with:
 - a. The terms of this Ordinance
 - b. Conditions of Approval
 - c. Written Commitments
14. The Board may put reasonable conditions on an approved Special Exception when it deems such conditions as necessary.

Article X – PROCEDURES ON HEARINGS

- 1. At the time of the hearing, the applicant shall appear on his/her own behalf or be represented by counsel or authorized agent by power of attorney.
- 2. Any application filed with the Board by the necessary deadline and unsupported by the area location map site plan, engineer's report, or other necessary documentation as

may be deemed necessary by the Board or staff be held in abeyance until after the filing of such documentation and continued until the next meeting.

3. Any application filed with the Board must also have on file the receipts from the certified mail, a certified list of affected property owners, a copy of the notice of public hearing which was sent and an affidavit.
4. The applicant or his/her representative may make an initial statement outlining the nature of the request prior to introducing the evidence.
5. Evidence shall be presented in the following order:
 - 5.1 The Chairperson may give a restatement of the case if the applicant's or his/her representative initial statement needs clarification.
 - 5.2 The applicant presents evidence
 - 5.3 The Board members examine the applicant's witness (ES)
 - 5.4 Any objector presents evidence
 - 5.5 The Board members examine the objector's witness (ES)
 - 5.6 Members of the public comment present evidence or comments
 - 5.7 Any evidence or report by the Board or the staff
6. A presentation should be completed in twenty (20) minutes. The Chairperson may increase the length of time for a presentation if requested by the applicant or his/her representative.
7. Each objector or member of the public shall have a maximum of three (3) minutes to present their information. Depending on the number of individuals in attendance and seeking to speak, additional time may be granted at or the discretion of the Chairperson.
8. A continuance may be granted at the discretion of the Board in any case for good cause shown and to any interested party who has entered his/her appearance as follow:
 - 8.1 New cases – first time on the agenda: Continuance may be granted upon request.
 - 8.2 Continued Cases: All cases which have previously appeared on the agenda of the Board constitute continued cases. A request for a further continuance will be considered upon written application thereof by the party, or his/her representative, at the time the case is called.
9. The Chairperson may entertain a motion from the Board to dismiss a case for want of prosecution or failure of the applicant to appear. In the absence of a motion by the Board, the Chairperson shall rule.
 - 9.1 In the cases which are dismissed for want of prosecution, the applicant will be furnished a written notice.
10. The Board shall not be bound by the strict rules of evidence, but it may exclude irrelevant, opposing the application. Such list will be accepted as an exhibit, it contains nothing more than an immaterial, incompetent, or unduly repetitious testimony or evidence.

11. An applicant or objector, or his/her agent or attorney, may submit a list of the persons favoring or

Opposing the application. Such list will be accepted as an exhibit, it contains nothing more than a brief statement of the position of the person favoring or opposing the application, together with the signatures of the persons subscribing to such statement.

12. The Chairperson shall rule on all questions, relating to the admissibility of evidence, which may be overruled by a majority or the Board.

13. The Board may continue a matter from meeting to meeting. If a petition is continued more than twice, re-notification either by the Board or the applicant shall be required at the discretion of the Board.

14. Discourtesy and disorderly or contemptuous conduct shall be regarded as a breach of the privileges of the Board and shall be dealt with as the Chairperson may deem proper.

Article XI – NOTICES FOR HEARINGS

1. The Petitioner shall give due notice of the place and time for the application to be published in the Hamilton County Report and not less than ten (10) full days before the date of the hearing thereon. Petitions for Appeals, Variances from Development Standards, Land Use Variances and Special Exceptions will be required to assume the cost of published notice of hearings held on such petitions.

2. The notice of public hearing shall contain as a minimum the following information:

2.1 Docket number and the substance of the matter to be heard including size of property in acres.

2.2 General location by address and identifiable geographic area of the property.

2.3 Name of the person or agency initiating the matter to be heard,

2.4 Time and place of the hearing

2.5 Statement that the petition including full legal description may be examined at the office of the Commission

2.6 Statement that interested parties may offer an oral opinion at the hearing or may file written comments concerning the matter to be heard prior to or at the hearing.

2.7 A statement that the hearing may be continued from time to time as may be found necessary.

2.8 Any other information which may be required by law to be contained in such notice.

3. All Petitions for Appeals, Variances from Development Standards, Land Use Variances and Special Exceptions shall give notice by certified registered return receipt mail posted not less than ten (10) full days prior to the date set for the hearing upon their application by the Board, as the case may be, to all legal contiguous and bi-continuous parcels, but are not limited to, all properties within six hundred (600) feet or two (2) property deep whichever is less of the subject site boundaries within the corporate boundary and only directly adjacent properties outside the corporate limits as determined by Hamilton County Office of Transfers and Mapping. The list can be no more than thirty (30) days old. Notice to them shall be given by certified mail not less than ten (10) full days prior to the date of the hearing. For the purpose of determining contiguous and bi-contiguous parcels, the real estate described in the petition shall be deemed to include any adjacent land owned by the petitioner. Land separated from the petitioned real estate by streets, railways, easements, bodies of water, ect, shall be deemed to land contiguous and bi-contiguous to the petitioned real estate. A list of all such owners shall be part of the petitioner's application.
4. Said notice shall be addressed to said owners at their last and usual place of residence, provided, however, that the mailing of such notice to said owners at the address shown on the property tax records of Hamilton County, Indiana, shall be sufficient and provided further that in the event any such owner be a corporation the giving of such notice, either at the address shown on the property tax records of Hamilton County, Indiana or to the resident agent of such corporation shall be sufficient.
5. Notice addressed to any one of two or more partners to any one of two or more joint tenants, tenants in common, or tenants by the entireties shall be sufficient.
6. The petitioner shall, when the application is submitted, furnish the Director with a certified list of the names and addresses of all such owners to whom such notice shall be given. Three days prior to the hearing, the green and white receipts from the certified mail, a copy of the notice which was sent to the surrounding property owners and a signed affidavit that after a diligent search of the records of Hamilton County, Indiana, said list contains the names and addresses of all owners of real estate affected two properties deep.
7. For the purpose of these rules, the term 'legal owners' and 'owners' shall be defined as being such person or persons in whose name is vested the legal title of real estate as may be shown by the records of Hamilton County, Indiana, including the transfer books in the Office of the Auditor of Hamilton County, Indiana and their heir's, executors, administrator's, trustees, successors and assigns as may be shown by affidavit, deed and other instruments of conveyance.
8. Such term shall not be interpreted as having reference to lessees, tenants and other similar classes of persons.

9. No advertisement required by law shall be published by the Board or petitioner giving notice of an application or a petition for appeal, variance, Special Exceptions until said applicant or petitioner supports his/her application or petition by an area location map, site plan, survey, or other supportive data as required by the Board or staff.
10. Interested parties shall also be all residents within the Jurisdiction of the Cicero/Jackson Township Plan Commission and notice to them shall be given by a notice sign prescribed by the Board. A sign shall be available from the Board upon payment of the applicable fee. Said sign shall be placed upon the real estate described in the petition at least ten (10) days prior to the date of the hearing along each non-intersection road frontage in a location thereon best visible by unobstructed view by the general public but in no case more than 25 feet from the edge of the road frontage.

Article XII - DECISIONS

1. Final decisions or recommendations shall be made within sixty (60) days from the date of the hearing or continued hearing.
2. The Board shall conduct its deliberations and vote on all matters in public session
3. A concurring vote of three (3) members of the Board shall be necessary to reverse or modify and order requirement, decision, or determination of the Plan Director, or to grant any Variance from the Development Standards, Land Use Variance or Special Exception.
4. All decisions of the Board shall be made at a public meeting by motion made and seconded. The vote shall be by a Roll Call "Voice Vote" of the members. The motion which decides the issue shall be in the form of findings of facts and shall state the reasons for the Findings by the Board. If conditions are imposed in the granting of the application, such conditions shall be included in the motion.
5. The minutes of the case shall be acknowledged as to accuracy by the Chairperson and Secretary and shall be a part of the public record of the Board.
6. Unless otherwise specified by the Board, any order or decision of the Board authorizing a Variance from the Development Standards, a Land Use Variance and Special Exception shall expire if the applicant fails to obtain an Improvement Location Permit and fails to begin construction or operations within ninety (90) days from the date of the decision, except as otherwise stated in the Zoning Ordinance.

Article XIV – AMENDMENT OF RULES

1. These rules may be amended by an affirmative majority vote of all members of the Board
2. The proposed amendment must be presented in writing at a regular or special meeting proceeding the meeting at which the vote is taken.

The foregoing rules and regulations are here by adopted by the Cicero/Jackson Township Board of Zoning Appeals
Indiana, on the _____ day of _____ 20_____.

Chairperson _____

Secretary _____

ATTEST _____



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		Docket #: BZA-1024-45-R1	
☒ Development Standards	☐ Special Exception	Date of Application: 09-29-2024	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$320.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 10-17-2024	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: David & Leah Cupps			
Property Address: 67 Hickory Ridge Circle			
City: Cicero		State: IN	ZIP Code: 46034
Telephone: 812.603.6149		E-mail: davidlcupps@gmail.com	
		Fax:	
Project Address: 67 Hickory Ridge Circle		State: IN	ZIP Code: 46034
City: Cicero		Subdivision: Forest Bay	
Parcel: 29-06-11-203-001.000-008		Telephone:	
General Contractor: Heuer Homes, LLC		Fax:	
Address: 120 N Peru Street		Cell Phone: 317.518.2993	
City: Cicero	State: IN	ZIP Code: 46034	Email: ian@heuerhomes.com
Variance Request: Requesting no stone to be on north side of barn for horse safety.			
Commitments/ Conditions Offered:			
Code Section Appealed:			



Requesting no stone to be on north side of barn for horse safety.

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, typical of notebook or primary writing paper. The background is a solid off-white color. There are no margins, text, or other markings present.







CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Minutes

March 23rd, 2023

7:00 p.m.

Roll Call of Members

Present:

- ☐ Scott Bockoski - Chairman
- ☐ Mike Berry
- ☐ Dennis Schrumpf
- ☐ Harrison Massone
- ☐ Steve Zell
- ☐ Aaron Culp - Legal Counsel
- ☐ Frank Zawadzki - Cicero Jackson Township Planning Director
- ☐ Terri Strong – Recorder

1. Declaration of Quorum- Chairman Bockoski declared quorum with five members present.
2. Approval of Minutes
Mr. Zell made motion to approve minutes from BZA meeting on February 23rd, 2023, as presented. Mr. Berry second. All present in favor.
3. Old Business
Petitioner: Justin Kottkamp
Property Address: 2580 E 226th Street Cicero, IN 46034
Docket# - BZA-0223-02-AG

A Development Standards Variance application has been submitted concerning Article 3.2 of the Cicero/Jackson Township Zoning Ordinance to: Allow for the construction of an accessory structure at a maximum height of 24 feet, whereas the allowed maximum height of an accessory structure in the "AG" District is 22 feet.

Docket # - BZA-0223-03-AG

A Development Standards Variance application has been submitted concerning Article 3.2 of the Cicero/Jackson Township Zoning Ordinance to: Allow a side yard setback of 20 feet, whereas the side yard setback in the "AG" District is a minimum of 35 feet.

Mr. Schrumpf made motion to untable Dockets BZA-0223-02-03-AG for review. Mr. Zell second. All present in favor.

Chairman Bockoski questioned if petitioner is present. Invited to address the Board.

Justin Kottkamp 2580 E. 226th Street Cicero. Requesting variance on pole barn to be built on property. First is 20 ft side yard versus 35 ft. Documents shared, if 35 ft interferes with septic system. Photos referred to on



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

slides. Also requesting 24 ft in height versus 22 ft limit. Tree coverage would block fence from neighbors and not interfere with their view.

Mr. Zell stated the surveyor recommended it be moved closer to the property line as well. Mr. Zawadzki agreed and stated a copy of the recommendation is in the packet as well. Chairman Bockoski asked what type of lighting was to be on the structure. Mr. Kottkamp stated getting built without electrical work, in a year or two plan on adding. Would have standard house, two garage lights, and light at side door. Chairman Bockoski asked if dusk to dawn or with a switch. Mr. Kottkamp answered not staying on all night. Mr. Berry asked if any commercial work would be done at building. Mr. Kottkamp for storage, for boat, and boys have more stuff for storage. Chairman Bockoski asked what size boat is in the pictures. Mr. Kottkamp stated 22, with trailer 25 feet. Mr. Kottkamp stated boat, mower, truck all inside. Chairman Bockoski questioned natural gas tank. Mr. Kottkamp explained trying to relocate that as indicated in the pictures. Discussion on tank location and if should be in the 20 ft area also. Mr. Massonne questioned what was driving the 24-foot-tall fence request. Mr. Kottkamp stated suggested bringing the pitch down will cause it to look flat, which is a concern to the aesthetics with the house. Also, the door, 14 ft high, perhaps for RV in future.

Chairman Bockoski questioned Mr. Culp concerning past conversations on height requirements and being adjusted. Mr. Culp stated yes, discussed as topic for next Comprehensive Plan updates.

Chairman Bockoski asked if barn would be significantly higher than home. Mr. Kottkamp stated shorter than but does not know height of home. Mr. Schrumpf stated in looking at homes in the area, doesn't feel that is an issue.

Chairman Bockoski reminded the public, if making comments should be addressed to the board members not to the petitioner.

Mr. Zell made motion to open public hearing on Docket number BZA 0223-02-AG and BZA 0223-03-AG.

Mr. Massonne second. All present in favor.

No public comment.

Mr. Zell made motion to close public hearing on these two dockets. Mr. Berry second. All present in favor.

Chairman Bockoski reminded public that motions are in the affirmative.

Mr. Schrumpf made motion to approve BZA-0223-02-AG as presented. Mr. Zell second.

Mr. Bockoski-approve, Mr. Berry-approve, Mr. Schrumpf-approve, Mr. Massonne-approve, Mr. Zell-approve. Motion carries 5-0.

Mr. Zell made motion to approve BZA-0223-03-AG as presented. Mr. Massonne-approve.

Mr. Zell-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Berry-approve, Mr. Bockoski-approve. Motion carries 5-0.

Chairman Bockoski stated if any follow up is needed to see Mr. Zawadzki.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

4. New Business

Petitioner: David & Leah Cupps

Property Address: 0 E 226th Street Cicero, IN 46034

Docket#: BZA-0323-04-R1

A Development Standards Variance application has been submitted seeking a Variance from Article 7.21, Fence and Wall Standards of the Cicero/Jackson Township Zoning Ordinance in order to: Allow a 54" fence in the front yard, whereas Article 7.21 FN-01 states that a fence cannot be greater than three (3) feet in height in the front yard in the "R1" District.

Docket #: BZA-0323-05-R1

A Development Standards Variance application has been submitted seeking a Variance from Article 7.5 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow for (3) three accessory structures, whereas Article 7.5 Accessory Structures Standards states no more than (2) two enclosed accessory structures are permitted on a lot in the "R1" district.

Docket #: BZA-0323-06-R1

A Development Standards Variance application has been submitted seeking a Variance from Article 7.5 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow for an accessory structure to exceed 65% of the finished floor area of the primary structure.

Docket #: BZA-0323-07-R1

A Development Standards Variance application has been submitted seeking a Variance from Article 7.5 of the Cicero/Jackson Township Zoning Ordinance in order to allow an Accessory Structure to be located in the front yard, whereas Article 7.5 states an accessory structure shall only be located to the rear or side of the Primary structure.

Docket #: BZA-0323-08-R1

A Development Standards Variance application has been submitted seeking a Variance from Article 3.4 of the Cicero/Jackson Township Zoning Ordinance in order to allow an Accessory Structure with a height of 22 feet, whereas Article 3.4 states an accessory structure shall have a maximum height of 20 feet in the "R1" district.

Docket #: BZA-0323-09-R1

A Development Standards Variance application has been submitted seeking a Variance from Article 3.4 "R1" District Standards of the Cicero/Jackson Township Zoning Ordinance which states that all Primary Structures shall be a minimum of 1900 Square feet for the first floor, provided that the total finished floor area is 2,600 square feet or more in the "R1" district.

Docket #: BZA-0323-10-R1

A Development Standards Variance application has been submitted seeking a Variance from Article 7.22 which states that all facades of Accessory Structures are to be brick or natural cut stone.

Chairman Bockoski read all dockets pertaining to this property to be discussed together. Inviting petitioner to address the Board.

David Cupps 0 E. 226th Street, Cicero. Mr. Cupps states trying to give kids taste of life we grew up with. Planning a large barn along tree line, large garage with apartment above. On the Polo team in Zionsville, have horses, plan six stalls or so, in order to have horse doesn't work with a three-foot fence. Plan is to ride and enjoy horses, play polo at the property. Chairman Bockoski questioned the



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proportions of building versus land. Mr. Cupps stated it was an overlay picture/drawing. Chairman Bockoski also questioned Mr. Zawadzki if hearing mainly due to being a corner lot. Mr. Zawadzki stated has a lot to do with it, has two front yards, is an eleven and half acre parcel. Chairman Bockoski asked if fence was typical in that area. Mr. Zawadzki stated typical as a horse fence. Mr. Zell asked where you would be living, in the apartment? Or building a home as well? Mr. Cupps answered living area is above the garage. Mapping was discussed. Mr. Zell asked if plan included boarding horses. Mr. Cupps stated no, only his own. Mr. Zell asked if had six horses. Mr. Cupps answered three currently, eventually six. Mr. Zawadzki stated six would be permitted by ordinance. Accessory structures and placement were clarified using maps. Mr. Berry asked about living quarters on the property, if apartment was only living quarters. Mr. Cupps stated apartment is only living area, lives in Chatham Hills in Westfield. Mr. Berry asked if apartment is planned on being vacant most of the time. Mr. Cupps stated it was to be used daily by himself and children. Mr. Berry asked about visitors using apartment, rental perhaps. Mr. Cupps said no. Mr. Zell questioned any waste/smell issues and how handled. Mr. Cupps stated has a service as well as rotating fields. Chairman Bockoski questioned docket number 6 and number 9, how far off is the request. Mr. Zawadzki replied as for the percentage of the primary structure, not even close as the primary is smaller than the barn. The other standard is 1900, this totals 1790. Chairman Bockoski stated number 10 is the material being used, the photos show stone. Mr. Cupps stated board and batten with stone but the issue is the two fronts which would be more expensive. Chairman Bockoski questioned if stone would be on all sides. Mr. Cupps stated thinks it will be all the way around, but if the percentage would match the covenants without. Mr. Zawadzki stated the ordinance reads primarily stone, we take that to mean 51%. Mr. Zell asked what type of fencing. Mr. Cupps stated typical wood, four board fencing. Mr. Zell expressed concern for maintaining. Mr. Berry asked, with this nice set up, are you planning on holding events or the public? Mr. Cupps answered maybe the neighbors for a BBQ, but nothing planned for public. Mr. Cupps added that the stone pillars in the fencing will be placed three on each side. Gate to the drive. Mr. Berry asked about the apartment, will there be electric, heat, water. Mr. Cupps stated yes, garage will be heated as well but not the barn.

Mr. Zell made motion to open all seven dockets for this property for public hearing. Mr. Berry second. All present in favor.

John Frank 46 Hickory Ridge Circle across from this property. What is the size of the structure besides the living quarters? Mr. Zawadzki stated it is part of record, asking Mr. Cupps if he recalled the square footage. Mr. Cupps replied not off top of his head. Square footage of residence? Mr. Zawadzki answered 1790 first floor which is garage, 1900 feet is ordinance minimum of footprint. Mr. Cupps added the barn is 46 x 60. House is 38 x 48. Mr. Zawadzki stated so the house is 1728 first floor, 2760 barn. Chairman Bockoski asked if that answered Mr. Frank's questions. He replied yes. Mr. Zawadzki read the actual ordinance.

Question asked if this was considered a barndominium. Discussion ensued. Answered by member of public that it is going to be built traditionally so would not be considered a barndominium.

Ian Heuer 25555 Scherer Ave, Arcadia barn is going to be a pole barn, the house will be built traditionally, with traditional frame. The overall size, 1728 second floor, garage space has bit more with total of 3456 sq ft. Chairman Bockoski asked in professional opinion, if this structure is considered a home. Mr. Heuer stated yes, being built as 3 beds, 2 full baths, living room. While unique that building above a garage, it is. Chairman Bockoski questioned if called home versus apartment. Mr. Culp states it comes down to the way it's defined in the ordinance, comes down to director but also note we know the intent it is going to be used. Mr. Schrupf asked if could be considered secondary residence, or vacation home. Mr. Culp stated for zoning, it doesn't matter, is it a residence or not.

Mr. Zell made motion to close the public hearing for these seven dockets. Mr. Massonne second. All present in favor.

Chairman Bockoski can continue discussion if needed but will roll call vote on each of the dockets. Mr. Zell expressed when hearing previous dockets, the public has expressed concern for subdividing properties. The covenants of Forest Bay do not allow for subdividing.

Discussion of any conditions ensued, and legal proceedings. Mr. Berry asked if in the event the property is sold, the nice set up, it seems possible that events would be possible. Mr. Culp stated they would have to get Use Variance.

Mr. Zell made a motion to approve Docket # 0323-04-R1 as presented. Mr. Schrupf second.

Mr. Bockoski-approve, Mr. Berry-approve, Mr. Schrupf-approve, Mr. Massonne-approve, Mr. Zell-approve.



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Mr. Zell made a motion to approve Docket # 0323-05-R1 as presented. Mr. Schrumpf second.
Mr. Zell-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Berry-approve, Mr. Bockoski-approve.

Mr. Zell made a motion to approve Docket # 0323-06-R1 as presented. Mr. Berry second.
Mr. Schrumpf-approve, Mr. Massonne-approve, Mr. Berry-approve, Mr. Zell-approve, Mr. Bockoski-approve.

Mr. Zell made a motion to approve Docket # 0323-07-R1 as presented. Mr. Massonne second.
Mr. Zell-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Berry-approve, Mr. Bockoski-approve.

Mr. Zell made a motion to approve Docket # 0323-08-R1 as presented. Mr. Berry second.
Mr. Zell-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Berry-approve, Mr. Bockoski-approve.

Mr. Zell made a motion to approve Docket # 0323-09-R1 as presented. Mr. Massonne second.
Mr. Bockoski-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Berry-approve, Mr. Zell-approve.

Mr. Zell made a motion to approve Docket # 0323-10-R1 as presented. Mr. Massonne second.
Mr. Zell-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Berry-approve, Mr. Bockoski-approve.

Petitioner: Andrew Ward

Property Address: 813 Lanyard Drive Cicero, IN 46034

Docket#: BZA-0323-11-R3

A Development Standards Variance application has been submitted concerning Article 7.21 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow construction of an eight (8) foot tall fence in the side yard. Whereas Article 7.21 states that a fence may not be greater than six (6) feet in height, in the side yard in the "R3" district.

Andrew Ward 813 Lanyard Drive, Cicero looking for a barrier between properties, a partial section of fence to have a skirt to maintain a six-foot privacy fence. Elevation of first floors is a difference of 5-5' feet trying to get privacy to the backyards. Deck on back of property, explaining to bring fence to corner of home, utilized slides to show the variances. Would be six feet off Ward property using skirting on the other side. Roadside and streetside will be six-foot privacy.

Mr. Berry asked what the material would be for skirting. Mr. Ward stated treated 4 x 4 or 4x 6's depending upon elevation changes. Mr. Berry asked about the fence itself. Mr. Ward stated existing cedar, to match. This drives a couple of other projects in the future, concrete patio.

Mr. Massonne made motion to open to public hearing. Mr. Zell second. All present in favor.
No public comments.

Mr. Zell made motion to close the public hearing. Mr. Berry second. All present in favor.

Mr. Berry made motion to approve Docket # 0323-11-R3 as presented. Mr. Zell second.
Mr. Zell-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Berry-approve, Mr. Bockoski-approve.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

5. Plan Director's Report: Mr. Zawadzki gave summary of report that was included in the BZA packets. February 2023 permit revenue \$5941 with YTD \$9959, compared to 2022 revenue \$16063 month and \$27348 YTD 2022. That is a decrease of \$10122 for the month and \$17389 YTD 2023. Fourteen permits were issued for February 11 in town limits, two of which are new homes, 3 in township, one is a new home. Estimated costs of projects are \$2.21 million.
Other news: Auburn Estates section one is totally permitted, various stages, expect complete by mid-year. Tamarack section four, 69 lots, only 12 left.
Permits have been submitted and approved for Wastewater Treatment Plant, same site, expanded facilities, doubling capacity as well as improved processes. Expect bids for project to start next month. Expect it to last approximately a year. This is for waste to be clear. Discussion ensued on expansion. Mr. Culp shared information on County Overlay district and water treatment near US 31. Amory is still slated for 276th area.
6. Chairman's Report: Chairman Bockoski thanked everyone for attending as well as participating.
7. Legal Counsel's Report: Mr. Culp appreciated the project in the Forest Bay area as so many have been for subdividing in the past, which is prohibited.
8. Public Comment: No public comments.
9. Board Member Comments: Mr. Zell questioned follow up on the MI buffer areas, dead trees, next steps. Mr. Zawadzki stated discussion has started and optimistic on outcome before is HOA responsibility. Mr. Zell asked if crosswalk was being put in on Tollgate. Mr. Zawadzki stated still in plan. Mr. Culp stated it was part of the approval plan. Mr. Zell asked about Cicero Motors-abandoned cars and condition. Mr. Zawadzki stated was in office last week and agreed to get it cleaned up. Mr. Zell also thanked Mr. Zawadzki for the Talent Body property and excessive signage. Update on First Merchants will be followed up on by Mr. Zawadzki. Mr. Berry asked if the winery was being worked on or is that imagination. Mr. Zawadzki stated he was not aware of any. Concern expressed about permit expiration. Mr. Zawadzki will follow up on the permit.
10. Next Planned Board of Zoning Appeals Meeting: April 20, 2023
11. Adjournment: Mr. Schruppf made motion to adjourn. Mr. Massonne second. All present in favor.

Chairman:

Secretary:

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034



Site Design:





Fence / Fence Pillars / Gate / Run-In Shed

Fence Height: 54"
Fence Color: Black
Fence Material: Wood



Pillar Height: Approx 60"
Material: Manufactured Stone
Number: Six Pillars with 3 located on the northside of the property adjacent to 226th street and 3 located on the westside of the property adjacent to E Hickory Ridge Circle.



Gate: The design of the gate will be different than what is shown, but the style of the gate will be consistent with the photo.

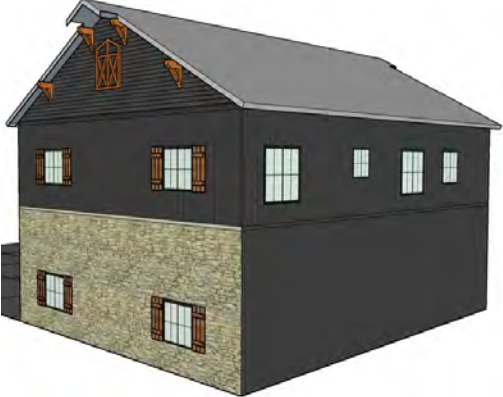
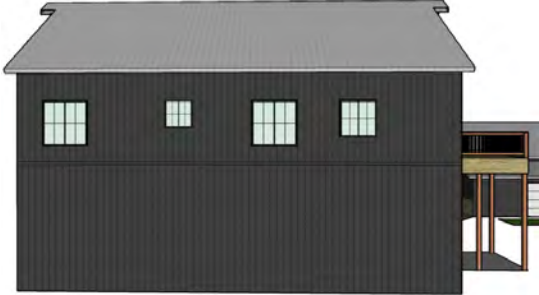


Run-In Shed: Two sheds will be constructed in the paddocks for the horses.



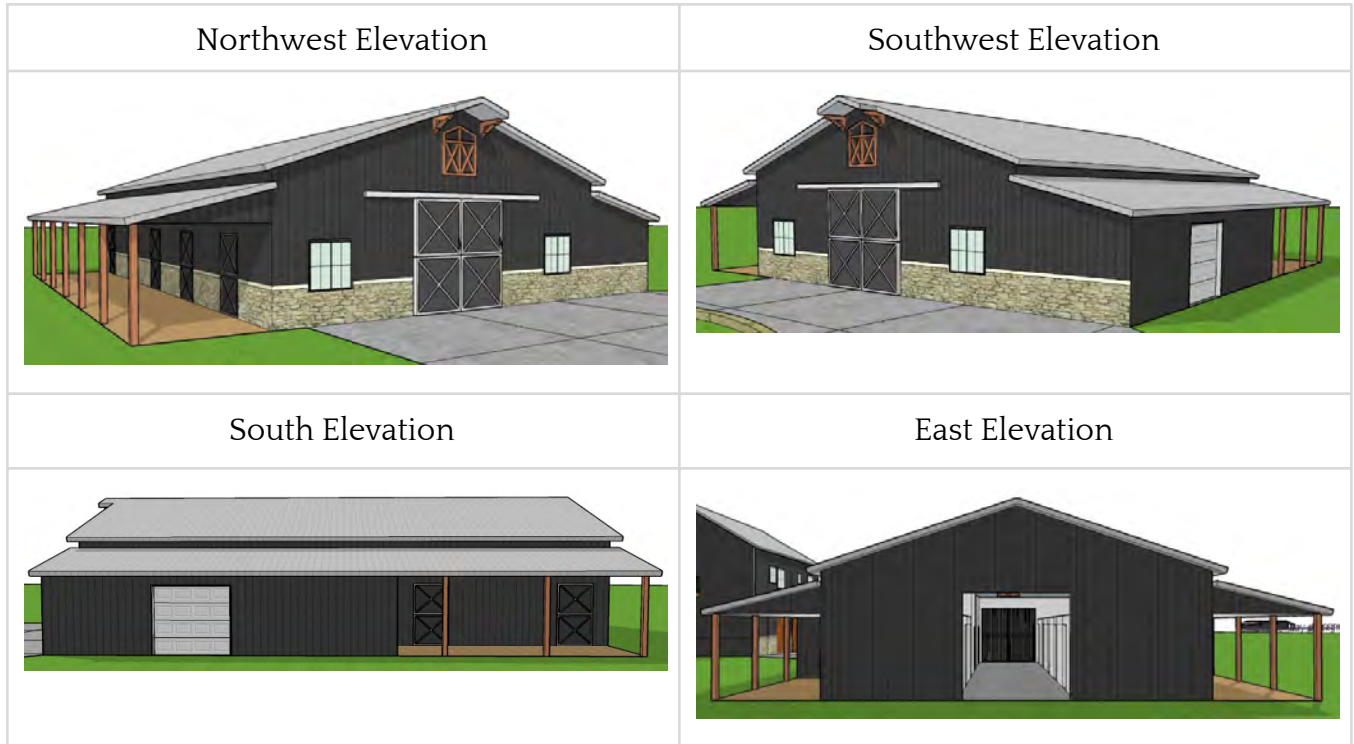


Residence:

Northwest Elevation	West Elevation
	
Southwest Elevation	South Elevation
	
Southeast Elevation	
	



Barn:



Docket #: BZA-1024-45-R1

Petitioner: David & Leah Cupps

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-1024-45-R1

Staff: Frank Zawadzki

Applicant: David & Leah Cupps

Property Size: 11.60

Current Zoning: R1

Location: 67 Hickory Ridge Circle, Cicero, IN 46034

Background Summary: A Development Standards Variance application has been submitted seeking relief from Article 7.22 of the Cicero/Jackson Township Zoning Ordinance 7.8 which states; The primary building material for all facades of the Primary and Accessory Structures are to be brick, natural or cut stone.

Preliminary Staff Recommendations: Staff would not be opposed to approval. There was previously a plan approved that included stone on the north side of the barn. After construction, it was determined that the stone would not be a good fit for horses since they will have close contact in this area of the barn and requested to omit.

Zoning Ordinance Considerations: Architectural standards require stone on façade.



District Intent: : The “R1” District (Estate Residential) is intended to provide a land use category for large lots and large single family detached homes.

Current Property Information:

Land Use: Cash grain/general farm

Site Features: 11 acres in Forest Bay used as a Horse farm with frontage on 226th St. and Hickory Ridge.

Vehicle Access: Yes

Planning Considerations:

The following general site considerations, planning concepts, and other facts should be considered in the Plan Commission decision making process:

Findings of Facts/Decision Criteria: I believe we have a practical difficulty here because of the horse/stone issue.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____

OCT 09 REC'D

CICERO / JACKSON TOWNSHIP
(BOARD OF ZONING AND APPEALS)

RECEIVED

CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

VARIANCE APPLICATION

OFFICE USE ONLY

Variance Category		Docket #: BZA-1124.46-R3
☐ Development Standards	☐ Special Exception	Date of Application: 10.9.24
☐ Land Use	☐ Other	Date of Expiration:
Variance Check List		Variance Fee: \$320.00
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 11/21/24
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: Justin & Kristin Bender		
Property Address: 2030 W Morse Dr		
City: Cicero	State: IN	ZIP Code: 46034
Telephone: 317-372-5702	E-mail: Kristin@benderhomes.com	
Fax:		
Project Address: 2030 W Morse Dr	State: IN	ZIP Code: 46034
City: Cicero	Subdivision: Morse Landing west	
Parcel: 05-06-01-00-01-003.000	Telephone:	
General Contractor: Bender Homes	Fax:	
Address: 2030 W Morse Dr	Cell Phone: 317-372-5702	
City: Cicero	State: IN	ZIP Code: 46034
Email: Kristin@benderhomes.com		
Variance Request: spat court in back yard so our boys don't need to play basketball in the street.		

Commitments/ Conditions Offered:

Code Section Appealed:



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

Petitioners List of Findings

We would like to create a sport
court in our back-yard to have
a place for our boys to play basketball
in our back-yard instead of the street.

DISCLAIMER
ALL DIMENSIONS MUST
BE FIELD VERIFIED.
THIS DRAWING IS FOR
ILLUSTRATIVE PURPOSES
ONLY AND IS NOT TO BE
USED IN LIEU OF
ARCHITECTURE OR
ENGINEERING
DRAWINGS. THIS
DRAWING IS THE
PROPERTY OF BENDER
HOMES

**BENDER
RESIDENCE**

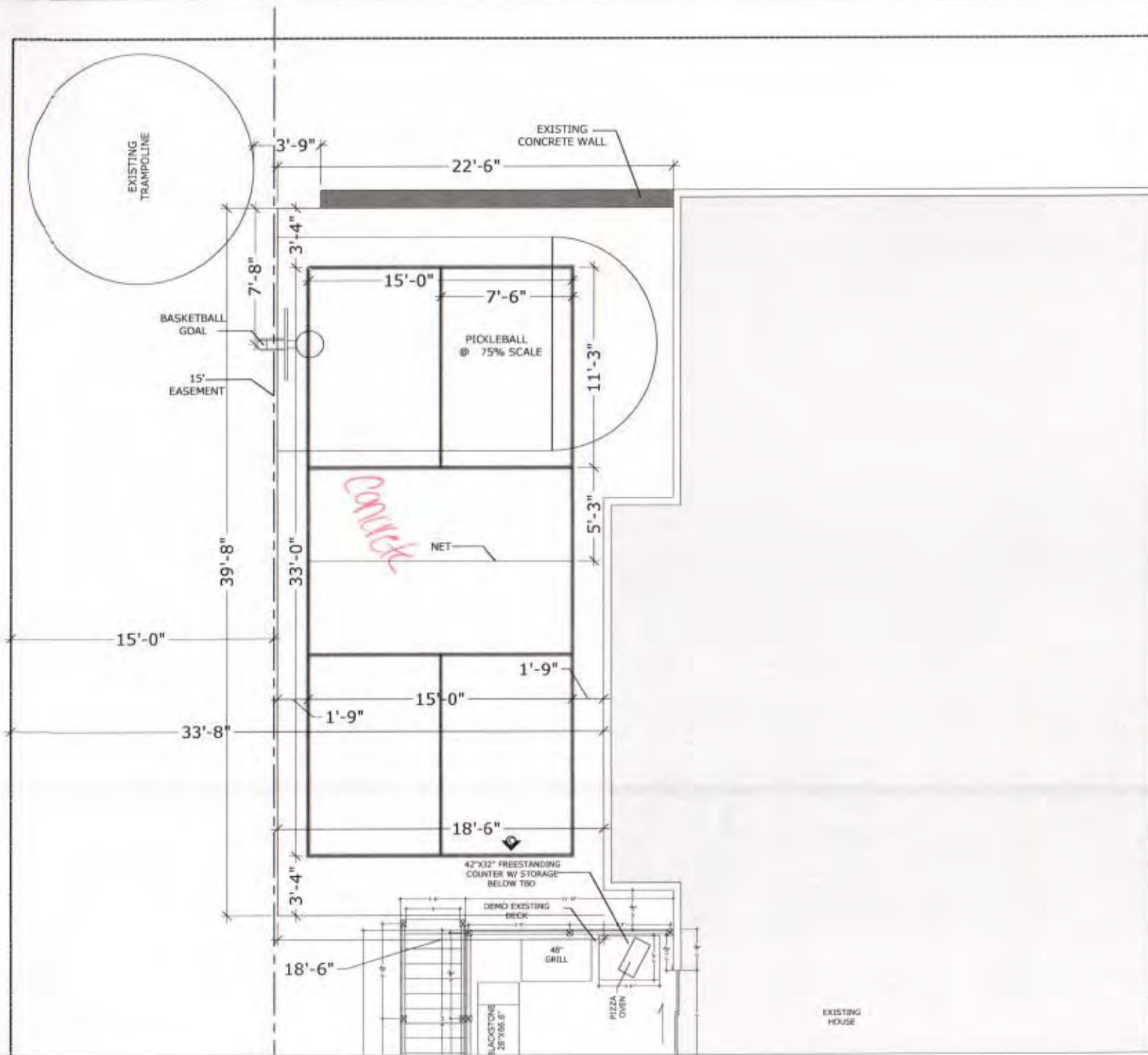


**BENDER
HOMES**
CICERO, IN
(317)372-5702

REV DATE:
06.27.24

PAGE #

6





STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942



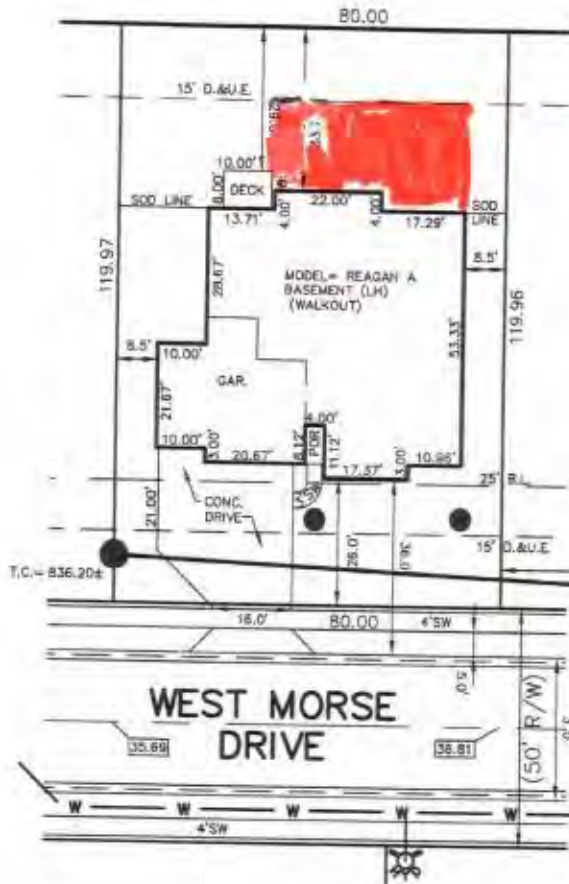
E-MAILED

1-30-19 CS

JOB ID MLW2.41

CONTROL# 86039 SIL

2030 WEST MORSE DRIVE
CICERO, IN 46034



1" = 30'
LOT AREA: 9,597 Sq. Ft.

THE SANITARY LATERAL
LOCATION IS TO BE
LOCATED IN THE FIELD

THE WATER LATERAL IS NOT
SHOWN ON THE WATER PLAN

TOPO TO BE DONE IN FIELD

LEGEND:

XX.X PROPOSED GRADE PER PLAN
XX.XAB AS BUILT GRADE

S.S.D. SUB-SURFACE DRAIN
S.S. SANITARY SEWER
S.S. STORM SEWER
W. WATER MAIN
W. 3/4" WATER CONNECTION
*** SWALE

- SANITARY MANHOLE
- STORM MANHOLE
- CURB INLET
- FIRE HYDRANT
- SHADE TREE
- DRAINAGE & UTILITY EASEMENT
- BUILDING LINE



ALL UNDERGROUND SEWERS AND UTILITIES
SHOWN ARE PLOTTED BY SCALE FROM
DESIGN PLANS FURNISHED BY ENGINEER.
THE ACTUAL FIELD LOCATION MAY VARY.

BENCHMARK
TOP OF CASTING = 836.83

David J. Stoeppelwerth

LOT 41
MORSE LANDING WEST
SECTION 2
INST. #200100010965
P.C. #2, Slide #559
8' MINIMUM SIDE YARD
20' MINIMUM REAR YARD

SOD: 3,043 ± Sq. Ft.
SEEDING: 2,931 ± Sq. Ft.
CONC. DRIVEWAY: 961 ± Sq. Ft.
PRIVATE WALK: 31 ± Sq. Ft.
PUBLIC WALK: 256 ± Sq. Ft.
SLAB & GAR.: 3,063 ± Sq. Ft.

NOTE: THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACEMENT OR ORIGINAL
BOUNDARY SURVEY, A ROUTE SURVEY OR A
SURVEYOR LOCATION REPORT.



Docket #: BZA-1124-46-R3

Petitioner: Bender

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-1124-46-R3

Staff: Frank Zawadzki

Applicant: Justin and Kristin Bender

Property Size: .22 Acre

Current Zoning: R3

Location: Cicero

Background Summary: Petitioner has submitted a Development Standards Variance request to allow approximately 55% impervious surface area whereas Ordinance states that the maximum allowable is 45%. Petitioner would like to add a sport court to the rear of the home which will exceed the max allowable impervious surface.

Preliminary Staff Recommendations: Staff would not oppose approval.

Zoning Ordinance Considerations: The BZA should strive to protect this district from “spot zoning”, conflicting land uses that may inflict significant environmental impacts.

This is consistent with what has been done in the neighborhood previously.

District Intent: Residential, medium sized lots and homes.

Current Property Information:

Land Use: Residential

Site Features: Subdivided parcel listed as .22 acres.

Vehicle Access: Yes

Planning Considerations:

The following general site considerations, planning concepts, and other facts should be considered in the BZA decision making process:

I don't see this as a significant impact on drainage to the area. No easements affected.

Findings of Facts/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the land use standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or conditions as part of an approval.

The proposal is an upgrade to the property, it gives kids a place to play outside and off the street. I don't see any immediate concerns regarding value of neighboring properties or injurious to the community.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the **development standards** of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

*This criterion **has / has not** been met.*

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

*This criterion **has / has not** been met.*

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. *Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.*

Findings of Facts:

*This criterion **has / has not** been met.*



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____

OCT 10 REC'D

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(BOARD OF ZONING AND APPEALS)

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CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		Docket #: BZA-1124-47-DC	
Development Standards	☒ Special Exception	Date of Application: 10/16/24	
Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 11/21/24	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Stellhorn Cicero, LLC			
Property Address: 109 W. Jackson St.			
City: Cicero		State: IN	ZIP Code: 46034
Telephone: 317-714-8386		E-mail: jr@jrfconstruction.com	
Fax:			
Project Address: 109 W. Jackson St.		State: IN	ZIP Code: 46034
City: Cicero		Subdivision:	
Parcel: 05-06-01-02-05-003.001		Telephone: 317-714-8386	
General Contractor: JRF Construction, Inc.		Fax:	
Address: 109 W. Jackson St.		Cell Phone: 317-714-8386	
City: Cicero	State: IN	ZIP Code: 46034	Email: jr@jrfconstruction.com
Variance Request: request special exception use for a restaurant with outdoor seating.			
Commitments/ Conditions Offered:			
Code Section Appealed:			



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

Petitioners List of Findings

request for special exception use to operate a restaurant with outdoor patio. It is our understanding the city goals are to establish a destination type
downtown district with restaurants and shops. we are proposing Red Bridge Bistro restaurant on the first floor of our property with new doors installed to an adjacent outdoor patio
on the west side of the building in our current greenspace. we feel this will add a vibrant atmosphere downtown and provide both indoor and outdoor
destination space.



CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

VARIANCE APPLICATION

OFFICE USE ONLY

Variance Category		Docket #: BZA-1124-48-DC
☒ Development Standards	☐ Special Exception	Date of Application: 10-16-2024
☐ Land Use	☐ Other	Date of Expiration:
Variance Check List		Variance Fee: \$25.00
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: November 21st, 2024
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: Stellhorn Cicero, LLC	
Property Address: 109 W. Jackson Street	
City: Cicero	State: IN ZIP Code: 46034
Telephone: 317-714-8386	E-mail: jr@jrfconstruction.com
Fax:	
Project Address: 109 W. Jackson St.	State: IN ZIP Code: 46034
City: Cicero	Subdivision:
Parcel: 05-06-01-02-05-003.001	Telephone: 317-714-8386
General Contractor: JRF Construction, Inc.	Fax:
Address: 109 W. Jackson St.	Cell Phone: 317-714-8386
City: Cicero State: IN ZIP Code: 46034	Email: jr@jrfconstruction.com
Variance Request: request development standard relief from parking standards	
Commitments/ Conditions Offered:	
Code Section Appealed:	



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		Docket #: BZA-1124-49-DC	
☒ Development Standards	☐ Special Exception	Date of Application: 10-16-2024	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$320.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 11-21-2024	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Stellhorn Cicero, LLC			
Property Address: 109 W. Jackson Street			
City: Cicero		State: IN	ZIP Code: 46034
Telephone: 317-714-8386		E-mail: jr@jrfconstruction.com	
		Fax:	
Project Address: 109 W. Jackson St.		State: IN	ZIP Code: 46034
City: Cicero		Subdivision:	
Parcel: 05-06-01-02-05-003.001		Telephone: 317-714-8386	
General Contractor: JRF Construction, Inc.		Fax:	
Address: 109 W. Jackson St.		Cell Phone: 317-714-8386	
City: Cicero	State: IN	ZIP Code: 46034	Email: jr@jrfconstruction.com
Variance Request: request development standard relief from landscaping standards			
Commitments/ Conditions Offered:			
Code Section Appealed:			



**CICERO / JACKSON TOWNSHIP
(BOARD OF ZONING AND APPEALS)**

Petitioners List of Findings

Property line on north and east side of our building is that actual exterior building face. We do not own the immediately adjacent sidewalk, nor any land to control ability to install landscaping on these two sides of building.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

COVER

ARCHITECTURAL

A001	SCOPE NOTES & WALL TYPES
A002	TYPICAL ACCESSIBILITY DETAILS
D101	DEMOLITION PLAN
A100	LIFE SAFETY PLAN
A101	FLOOR PLAN
A110	REFLECTED CEILING PLAN
A120	ROOF PLAN
A130	EQUIPMENT PLAN
A201	EXTERIOR ELEVATIONS
A301	WALL SECTIONS
A501	SECTIONS AND DETAILS
A601	DOOR SCHEDULE
A801	FINISH SCHEDULE
A810	FINISH PLAN

THE VAULT RESTAURANT

109 W. JACKSON ST.,
CICERO, IN 46034

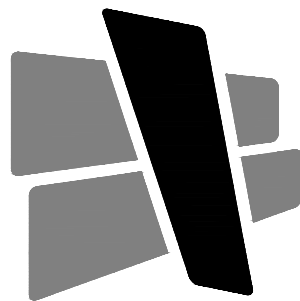
10.02.2024
50% REVIEW SET

OWNER
COMPANY NAME
ADDRESS
CITY, STATE ZIP
O :
CONTACT :

MEP ENGINEER
COMPANY NAME
ADDRESS
CITY, STATE ZIP
O :
CONTACT :

CIVIL ENGINEER
COMPANY NAME
ADDRESS
CITY, STATE ZIP
O :
CONTACT :

ARCHITECT



CURRAN
ARCHITECTURE
5745 LAWTON LOOP E. DR. #200
INDIANAPOLIS, IN 46216
O : 317 . 288 . 0681
CONTACT : SHAWN CURRAN

STRUCTURAL ENGINEER
COMPANY NAME
ADDRESS
CITY, STATE ZIP
O :
CONTACT :

INTERIOR DESIGNER
COMPANY NAME
ADDRESS
CITY, STATE ZIP
O :
CONTACT :

CONTRACTOR
COMPANY NAME
ADDRESS
CITY, STATE ZIP
O :
CONTACT :

PRELIMINARY
NOT FOR CONSTRUCTION

00.00.00

SCOPE NOTES

IN THE EVENT OF QUESTIONS REGARDING THE CONTRACT DOCUMENTS, SPECIFICATIONS, EXISTING CONDITIONS OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO BID SUBMITTAL AND PROCEEDING WITH ANY WORK IN QUESTION.

THESE CONTRACT DOCUMENTS ARE INTENDED TO DESCRIBE ONLY THE SCOPE AND APPEARANCE OF THE REAL PROPERTY IMPROVEMENTS, INCLUDING THE PERFORMANCE AND LEVEL OF QUALITY EXPECTED OF ITS COMPONENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL WORK COMPLETED AND MATERIALS INSTALLED BE IN FULL COMPLIANCE AT A MINIMUM, WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES HAVING JURISDICTIONAL AUTHORITY OVER THE PROJECT.

THESE CONTRACT DOCUMENTS DO NOT ATTEMPT TO INSTRUCT THE CONTRACTOR IN THE DETAILS OF HIS TRADE. THEY ARE PERFORMANCE SPECIFICATIONS IN THAT THEY DO REQUIRE THAT ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT BE INSTALLED IN STRICT CONFORMANCE TO THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT IN THE CASE WHERE THE CONTRACT DOCUMENTS ARE MORE STRINGENT. ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED, BUT REQUIRED FOR PROPER INSTALLATION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

ALL WORK SHALL BE WARRANTED SATISFACTORY, IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR, OR FOR THE PERIOD OF WARRANTY CUSTOMARY, OR STIPULATED FOR THE TRADE, CRAFT, OR PRODUCT, WHICHEVER IS LONGER. ONLY COMPETENT MECHANICS CAPABLE OF PRODUCING GOOD WORKMANSHIP CUSTOMARY TO THE TRADE SHOULD BE USED. COMMENCING WORK BY A CONTRACTOR OR SUBCONTRACTOR CONSTITUTES ACCEPTANCE OF THE CONDITIONS AND SURFACES CONCERNED. IF ANY SUCH CONDITIONS ARE UNACCEPTABLE, THE GENERAL CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY, AND NO WORK SHALL BE PERFORMED UNTIL THE CONDITIONS ARE CORRECTED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE PROJECT SCOPE OF WORK, BUILDING STANDARDS, SCHEDULE AND DEADLINES. THE CONTRACTOR SHALL FURTHER BE RESPONSIBLE FOR ADVISING THE OWNER OF ALL LONG LEAD ITEMS AFFECTING THE PROJECT SCHEDULE AND SHALL, UPON REQUEST FROM THE OWNER, SUBMIT ORDER CONFIRMATIONS AND DELIVERY DATES FOR SUCH LONG LEAD ITEMS TO THE OWNER.

ALL CONTRACTOR OR SUPPLIER REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS SHALL BE SUBMITTED, IN WRITING, ACCOMPANIED BY THE ALTERNATIVE PRODUCT INFORMATION, TO THE ARCHITECT, NO LATER THAN TEN (10) BUSINESS DAYS, PRIOR TO BID OPENING DATE. SUBSTITUTIONS SHALL ONLY BE CONSIDERED IF THEY DO NOT SACRIFICE QUALITY, FUNCTIONALITY, APPEARANCE OR WARRANTY. UNDER NO CIRCUMSTANCES WILL THE OWNER BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SCALE THE DRAWINGS TO DETERMINE DIMENSIONS. REFER TO PLANS, SECTIONS AND DETAILS FOR ALL DIMENSIONAL INFORMATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SELECTED MATERIALS WHICH SHALL BE COMPLETE IN ALL RESPECTS PRIOR TO THE FINAL ACCEPTANCE, UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL PRESERVE ALL PRINTED INSTRUCTIONS AND WARRANTY INFORMATION THAT IS PROVIDED WITH EQUIPMENT OR MATERIALS USED, AND DELIVER SAID PRINTED MATTER TO THE OWNER AT THE TIME OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL INSTRUCT THE OWNER IN THE PROPER USE OF THE EQUIPMENT FURNISHED BY THEIR TRADE.

GENERAL CONTRACTOR SHALL PROVIDE A THOROUGH CONSTRUCTION CLEANING AT PROJECT CLOSE OUT, PRIOR TO PUNCH LIST WALK THROUGH.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED ITEMS, AND PHYSICAL SAMPLES OF ALL FINISH MATERIALS SPECIFIED TO THE ARCHITECT FOR REVIEW.

REVIEWED SHOP DRAWINGS AND SUBMITTALS BY OTHERS SHALL NOT BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DRAWINGS, SCHEDULES, AND/OR SPECIFICATIONS FOR WORK ON THE PROJECT PREPARED BY OTHERS.

THE ARCHITECT WILL REVIEW ALL SHOP DRAWINGS, SUBMITTALS AND SAMPLES FOR CONFORMITY WITH THE CONTRACT DOCUMENTS AND RETURN THEM TO THE CONTRACTOR WITHIN SEVEN (7) WORKING DAYS EXCEPT AS MAY OTHERWISE BE PROVIDED FOR BY THE OWNER.

THE CONTRACTOR SHALL NOT REPRODUCE AND MARK UP ANY PART OF THE CONTRACT DOCUMENTS FOR SUBMITTAL AS A SHOP DRAWING. ANY SUCH SUBMITTAL WILL BE REJECTED.

ANY SUBMITTAL REQUIRED TO BE REVIEWED MORE THAN THE INITIAL REVIEW AND ONE (1) ADDITIONAL REVIEW, WILL BE CONSIDERED TO BE IN EXCESS OF THE SCOPE OF THE PROJECT. THE TIME REQUIRED FOR THIRD AND SUBSEQUENT REVIEWS OF A SUBMITTAL WILL BE PAID FOR BY THE CONTRACTOR TO THE ARCHITECT AT THE ARCHITECT'S STANDARD BILLING RATES, PLUS REIMBURSABLE EXPENSES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ANY EXISTING CONDITIONS AND ALL CRITICAL DIMENSIONS ASSOCIATED WITH THE PROPOSED WORK. THE CONTRACTOR SHALL CONFIRM THAT ALL WORK OUTLINED WITHIN THE CONTRACT DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN, PRIOR TO BID OPENING. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS ENCOUNTERED WHICH MAY AFFECT BUILDING CODE COMPLIANCE, LIFE SAFETY, ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR COMPLETION OF THE PROJECT AS DIRECTED IN THE CONTRACT DOCUMENTS.

NO ADDITIONAL FUNDS WILL BE APPROVED FOR WORK OMITTED FROM THE CONTRACTOR'S BID DUE TO LACK OF VERIFICATION BY THE CONTRACTOR, EXCEPT AS OTHERWISE APPROVED BY THE OWNER FOR WORK ASSOCIATED WITH HIDDEN CONDITIONS WHICH ARE NOT ACCESSIBLE PRIOR TO CONSTRUCTION.

REFER TO PROJECT MANUAL (WHEN APPLICABLE) FOR ADDITIONAL REQUIREMENTS AND DIRECTIONS. ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER EIGHT (8) OF THE 2012 INTERNATIONAL BUILDING CODE WITH INDIANA AMENDMENTS.

LIGHT GAGE METAL STUDS, STUDS, THEIR COMPONENTS AND THEIR CONNECTIONS SHALL BE ENGINEERED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED. THE ENGINEER SHALL AFFIX THEIR SEAL AND SIGNATURE TO SHOP DRAWINGS AND CALCULATIONS SUBMITTED FOR REVIEW.

STEEL REQUIRED TO TRANSMIT GRAVITY AND/OR LATERAL LOADS TO THE STRUCTURE NOT DETAILED ON THE STRUCTURAL DRAWINGS IS THE RESPONSIBILITY OF THE METAL STUD SUPPLIER TO DESIGN, DETAIL, PROVIDE AND INSTALL.

METAL STUDS SHALL BE DESIGNED TO SUPPORT THE LOADS SHOWN IN THE DESIGN DATA IN ADDITION TO THE WEIGHT OF THE MATERIALS ATTACHED TO THE METAL STUDS. METAL STUDS SHALL BE DESIGNED USING THE LOAD COMBINATIONS IN SECTION 1605.3.1 OF THE INTERNATIONAL BUILDING CODE, 2012 EDITION. NO INCREASE IN ALLOWABLE STRESS IS ALLOWED.

DEFLECTION DUE TO LATERAL LOAD SHALL BE LIMITED TO $\frac{1}{160}$ OF THE STUD SPAN, FOR CANTILEVERS, THE DEFLECTION DUE TO LATERAL LOAD AT THE END OF THE CANTILEVER SHALL BE LIMITED TO $\frac{1}{160}$ OF THE CANTILEVER DIMENSION.

METAL STUD MANUFACTURER SHALL DETERMINE FINAL LAYOUT AND GAUGE OF STUDS TO MEET THE ARCHITECTURAL AND STRUCTURAL REQUIREMENTS.

WHERE ROUGH CARPENTRY IS IN CONTACT WITH THE GROUND, EXPOSED TO WEATHER OR IN AREAS OF HIGH RELATIVE HUMIDITY PROVIDE FASTENERS AND ANCHORAGES WITH A HOT DIP ZINC COATING OF G90 COMPLYING WITH ASTM A153 OR PROVIDE FASTENERS AND ANCHORAGES OF TYPE 304 STAINLESS STEEL.

ALL WOOD SHEATHING TO BE FIRE TREATED UNLESS NOTED OTHERWISE.

ACT	ACOUSTICAL CEILING TILE
ADDL	ADDITIONAL
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
APP	APPROXIMATE
ARCH	ARCHITECT
AWT	ACOUSTICAL WALL TREATMENT
BLDG	BUILDING
BLKG	BLOCKING
B.O.	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
CAB	CABINET
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CV	COLD WATER
DET, DTL	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DWG(S)	DRAWING(S)
EA	EACH
EC	EXPOSED CEILING
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH

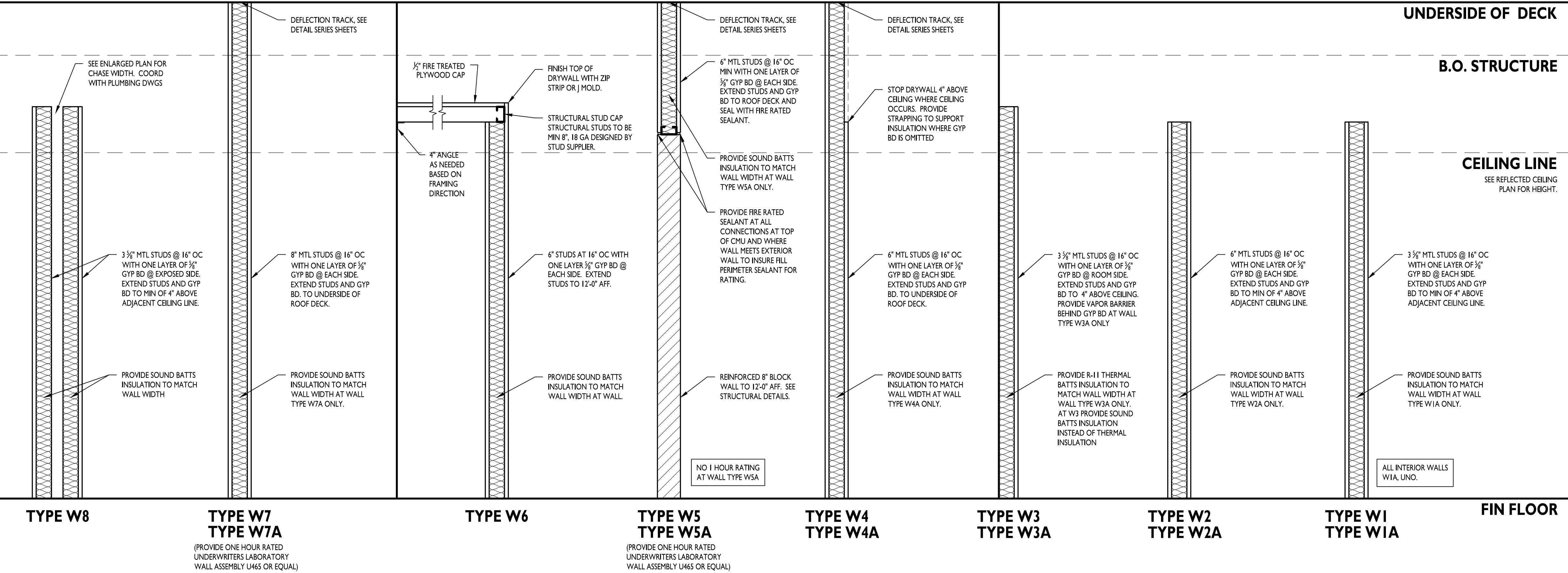
FLR	FLOOR
FR	FIRE RETARDANT
FT	FEET
GA	GAUGE
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GW8 / GYP BD	GYPSUM BOARD
HDWR	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HVAC	HEATING, VENTILATING, AIR CONDITIONING
HW	HOT WATER
INSUL	INSULATION
JAN	JANITOR
JST	JOIST
JT	JOINT
KD	KNOCKDOWN
KIT	KITCHEN
LAM	LAMINATE
LAV	LAVATORY
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MB	MARKER BOARD
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NR	NOT RATED
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OTO	OUT TO OUT
PLAS LAM	PLASTIC LAMINATE
PLWD	PLYWOOD

PS	PROJECTION SCREEN
QT	QUARRY TILE
R	RISER
RA	RETURN AIR
RB	RESILIENT BASE
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REQD	REQUIRED
RO	ROUGH OPENING
SA	SUPPLY AIR
SCHED	SCHEDULE
SCMD	SOLID CORE METAL DOOR
SCWD	SOLID CORE WOOD DOOR
SEC	SECTION
SF	SQUARE FOOT
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TB	TACK BOARD
TEL	TELEPHONE
TLT	TOILET
T.O.	TOP OF
TRTD	TREATED
TV	TELEVISION
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VT	VINYL TILE
W/	WITH
W/O	WITHOUT
WB	WOOD BASE
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WP	WORKING POINT

SYMBOLS

(NOT ALL MAY APPLY)

	KEYED NOTE
	WINDOW OR GLAZED OPENING TAG IF WINDOW - WH IF STOREFRONT - SF# IF CURTAINWALL - CW#
	ACCESSORY TAG
	EQUIPMENT TAG
	FINISH TAG
	ROOM TAG
	ELEVATION TAG - INTERIOR OR EXTERIOR
	SECTION CUT AT AREAS SHOWN SMALL SCALE
	ENLARGED PLAN
	ELEVATION TARGET. FINISHED FLOOR = 0'-0" UNO
	REVISION
	PLAN OR TRUE NORTH
	BATT INSULATION - WIDTH OF FRAMING UNO
	FIRE EXTINGUISHER IN SEMI-RECESSED CABINET PROVIDED / INSTALLED BY GC
	SURFACE MOUNTED FIRE EXTINGUISHER PROVIDED / INSTALLED BY GC
	DOOR WITH DOOR NUMBER
	WINDOW OR GLAZED OPENING
	STUD FRAMED WALL - REFER TO INDEX SHEET FOR INFORMATION
	CMU WALL - REFER TO SECTIONS AND DETAILS
	BRICK WALL - REFER TO SECTIONS AND DETAILS
	CONCRETE WALL - REFER TO SECTIONS AND DETAILS
	EFS OVER SUBSTRATE - REFER TO SECTIONS FOR WIDTH AND PROFILE
	EXISTING DOOR - REFER TO DOOR SCHEDULE
	EXISTING FRAMED WALL
	EXISTING WINDOW WITH SILL AND / OR STOOL
	DEMO'D DOOR
	DEMO'D WALL
	WALL TYPE WALL HEIGHT IF DESIGNATED ON PLANS. IF NOT, SEE WALL TYPES THIS SHEET



WALL TYPE GENERAL NOTES

- A. NOTE: WALL HEIGHT AS MARKED ON PLANS IN CONJUNCTION WITH WALL TYPE SYMBOL WILL SUPERCEDE WALL HEIGHTS AS SHOWN ABOVE. SEE SYMBOLS LEGEND THIS SHEET.

B. PROVIDE DEEP LEG DEFLECTION TRACK AT TOP OF ALL METAL STUD WALLS WHERE STUDS EXTEND TO UNDERSIDE OF ROOF DECK OR STRUCTURE ABOVE.

C. USE MOLD AND MILDEW RESISTANT GYP BD ON ALL PLUMBING WALLS. USE 5/8\"/>
- D. BRACE METAL STUD WALLS TO TOP OF STRUCTURAL STEEL ELEMENTS, ABOVE CEILING PLANE. COORDINATE REQUIRED BRACE SPACING WITH STRUCTURAL ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

E. REFER TO ROOM FINISH SCHEDULE FOR ALL FINISH SELECTIONS, CEILING TYPES AND HEIGHTS, AND TYPES, SIZES, AND LOCATIONS ETC.

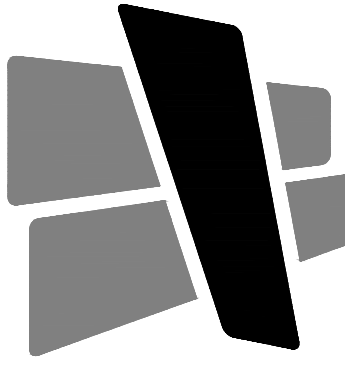
F. ALL STUD WALLS CREATING A CONCEALED WALL SPACE TO HAVE FIREBLOCKING AT INTERVALS NOT EXCEEDING 10'-0\"/>
- G. DESIGN ALL PARTITIONS TO U240 AT 5 PSF.

H. UNLESS NOTED OTHERWISE, ALL WALLS TO HAVE ONE LAYER DRYWALL EACH SIDE, LEVEL 4 FINISH.

WALL TYPES

NOT TO SCALE

ABBREVIATIONS



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PROJECT INFORMATION

THE VAULT
RESTAURANT

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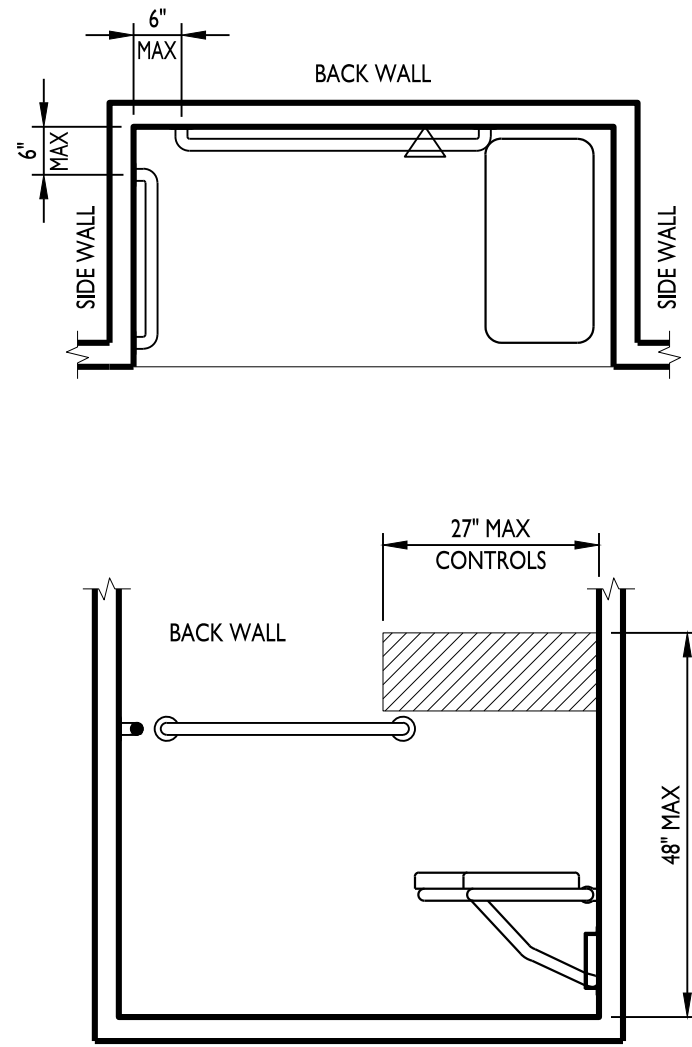
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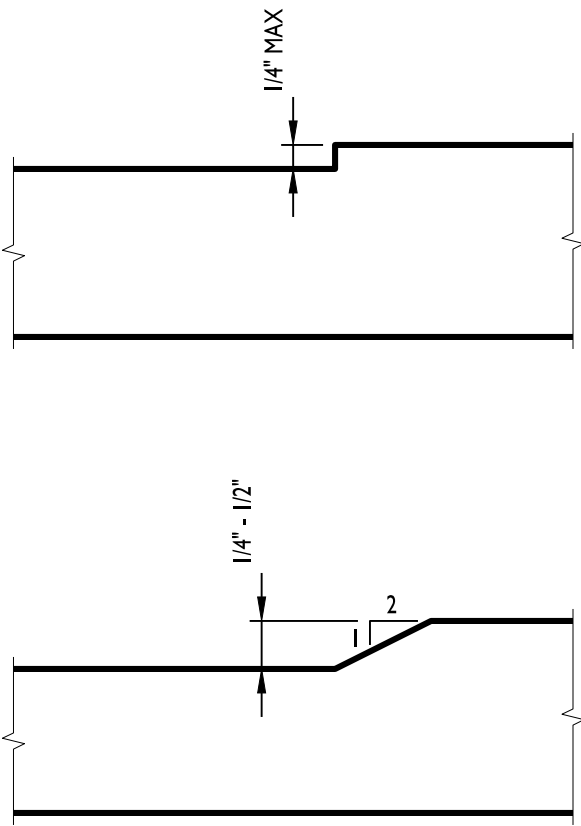
PROJECT NUMBER: 240200

SCOPE NOTES &
WALL TYPES

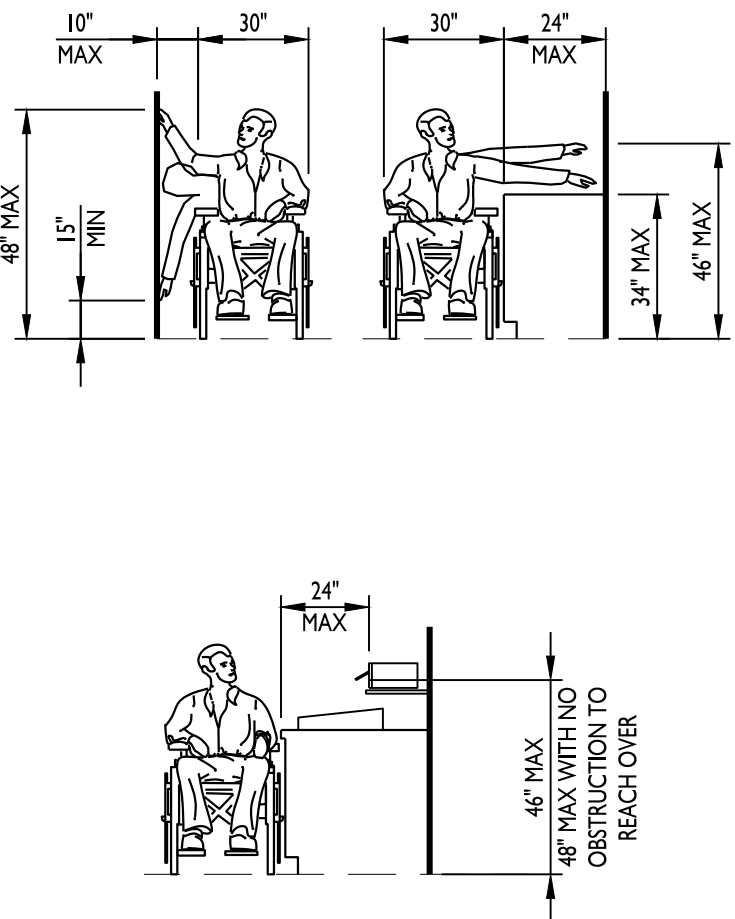
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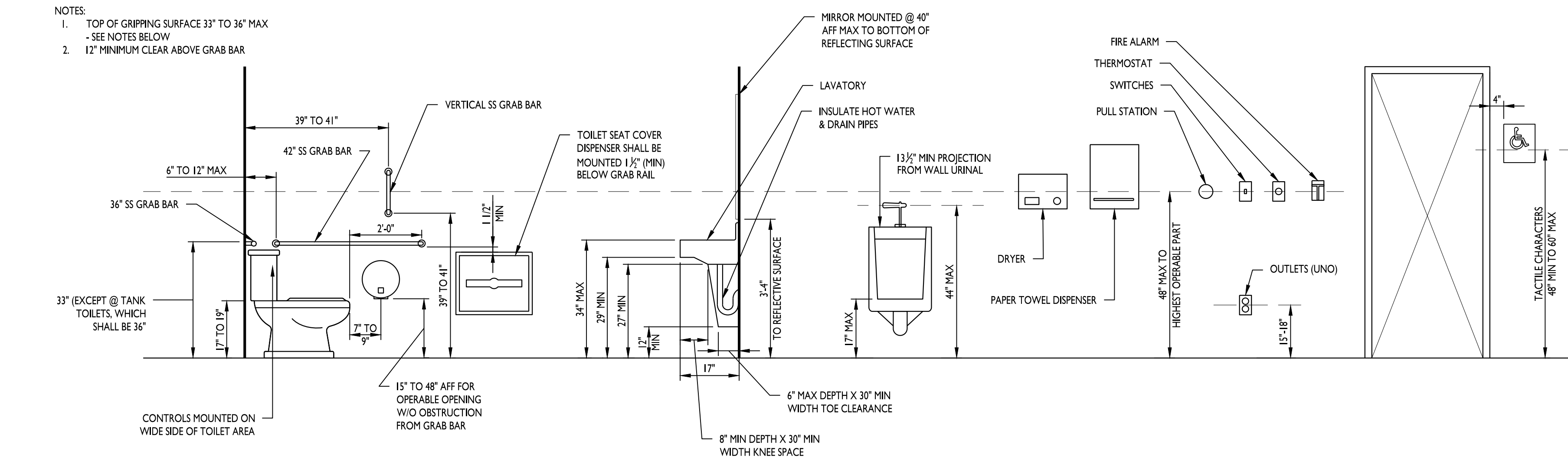
SHOWER STALL DIMENSIONS 8
1/2" = 1'-0"



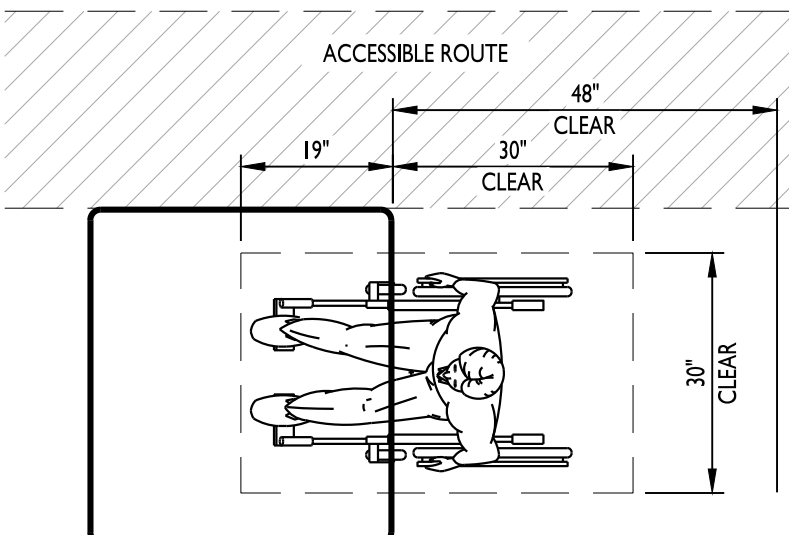
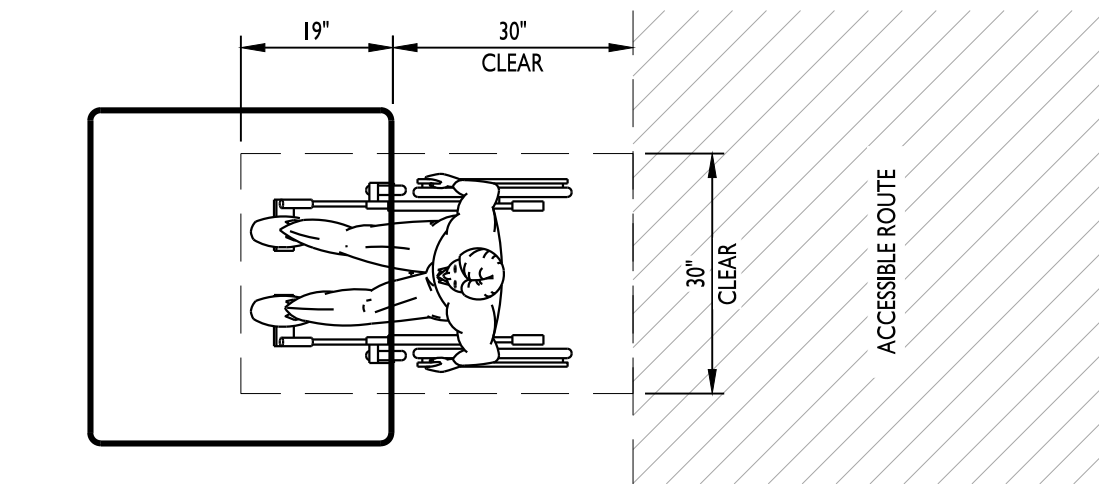
FLOOR TRANSITIONS 9
6" = 1'-0"



REACH RANGES 10
1/4" = 1'-0"

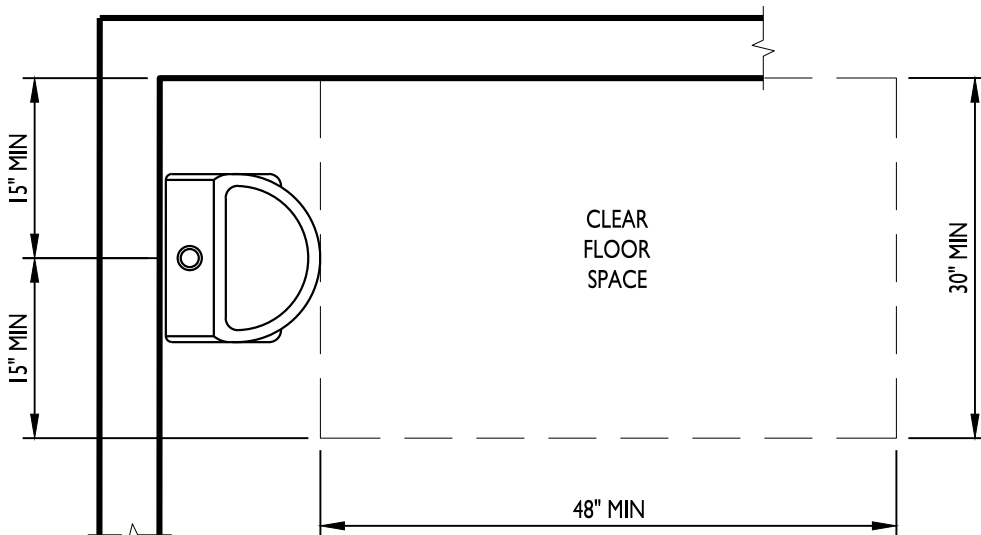


TYPICAL MOUNTING HEIGHTS 1
1/2" = 1'-0"

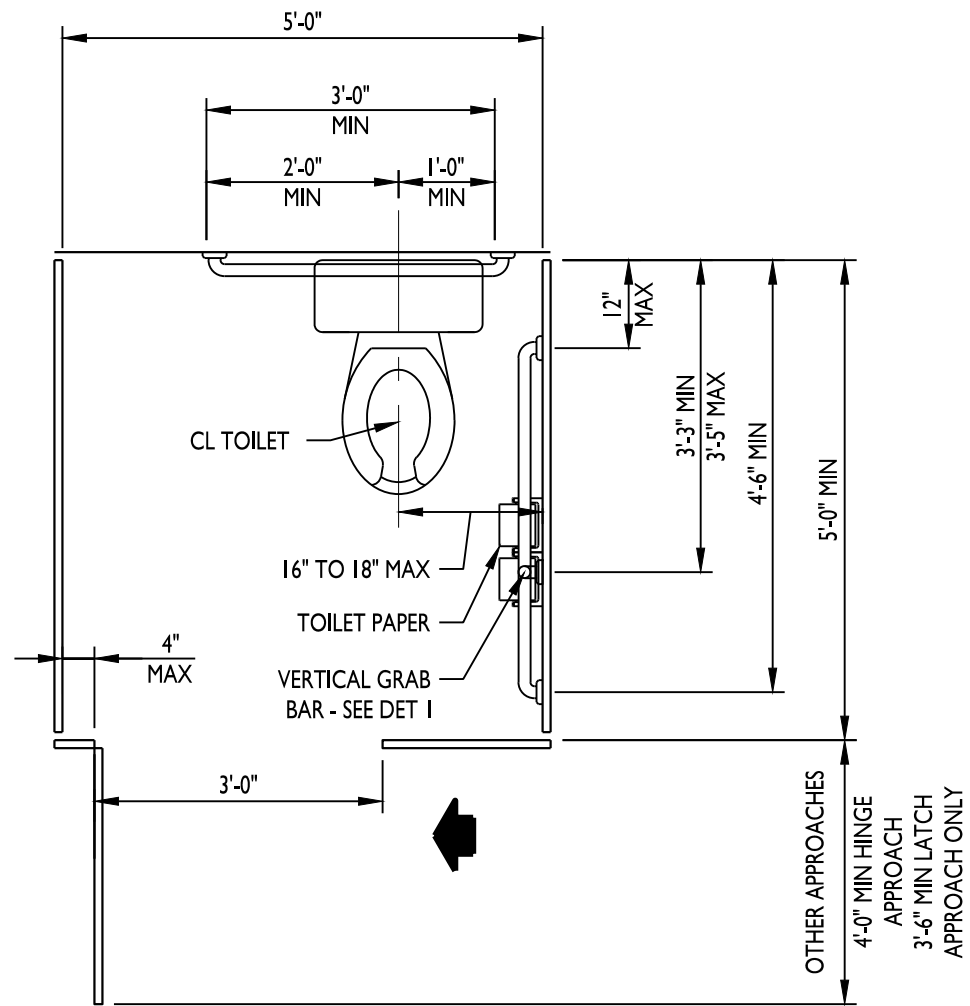


NOTE: MAINTAIN 4" MIN CLEAR AISLE
EGRESS PATHS TO EXIT DOORS.

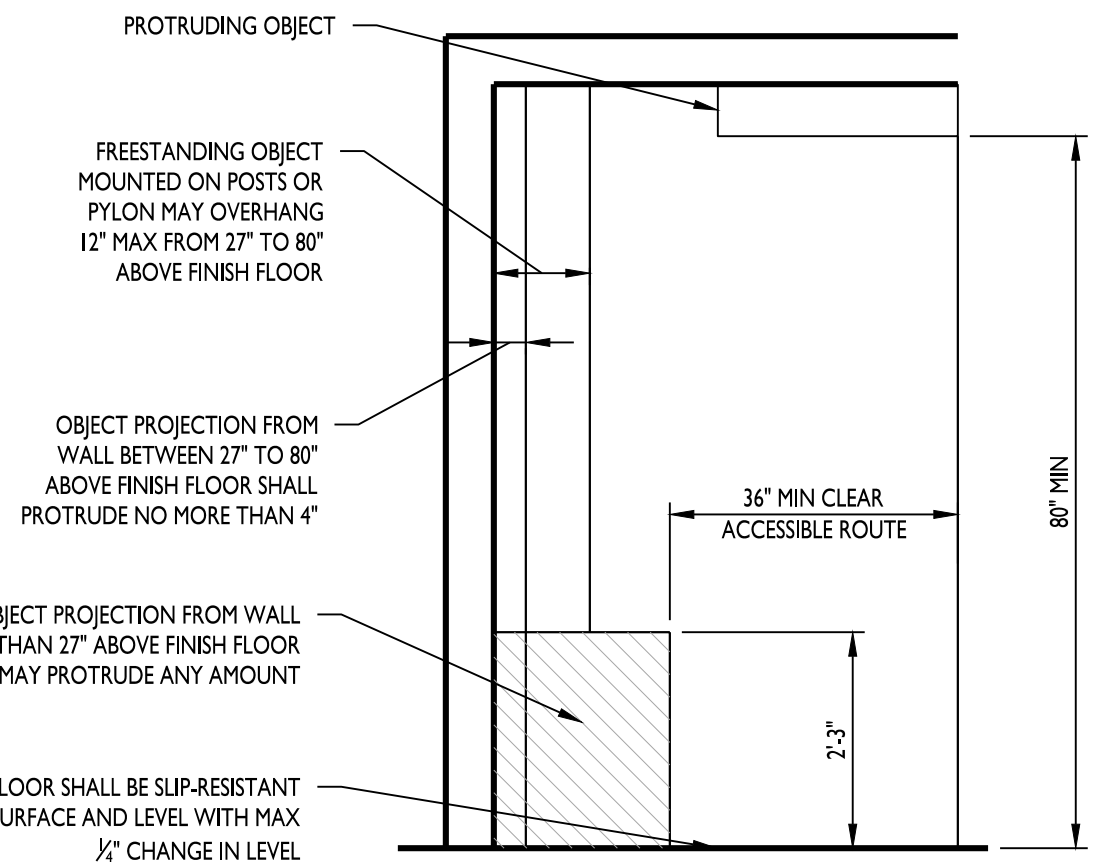
ACCESSIBLE ROUTES 6
1/2" = 1'-0"



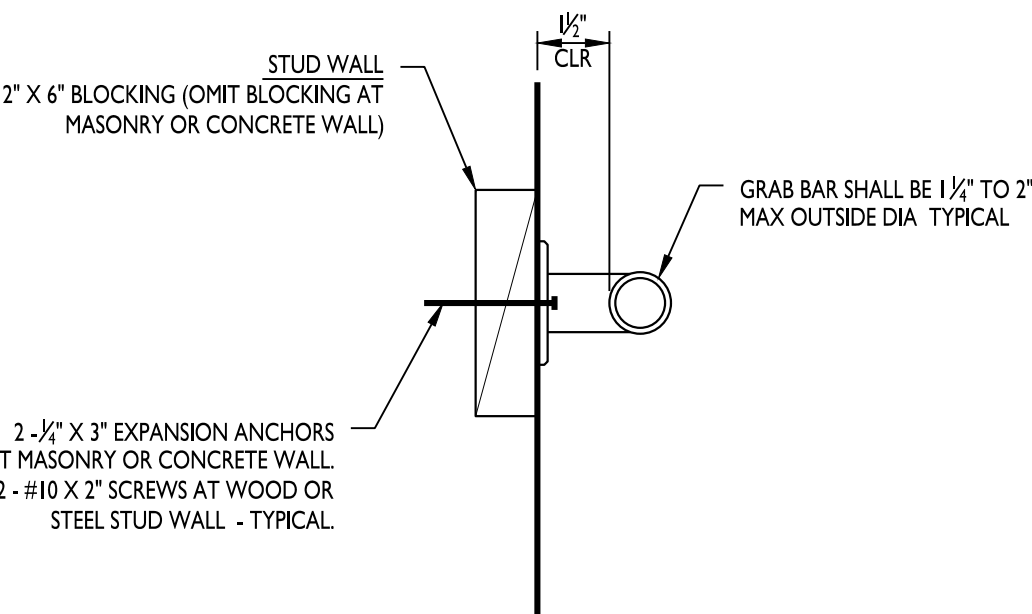
URINAL CLEAR SPACE 4
3/4" = 1'-0"



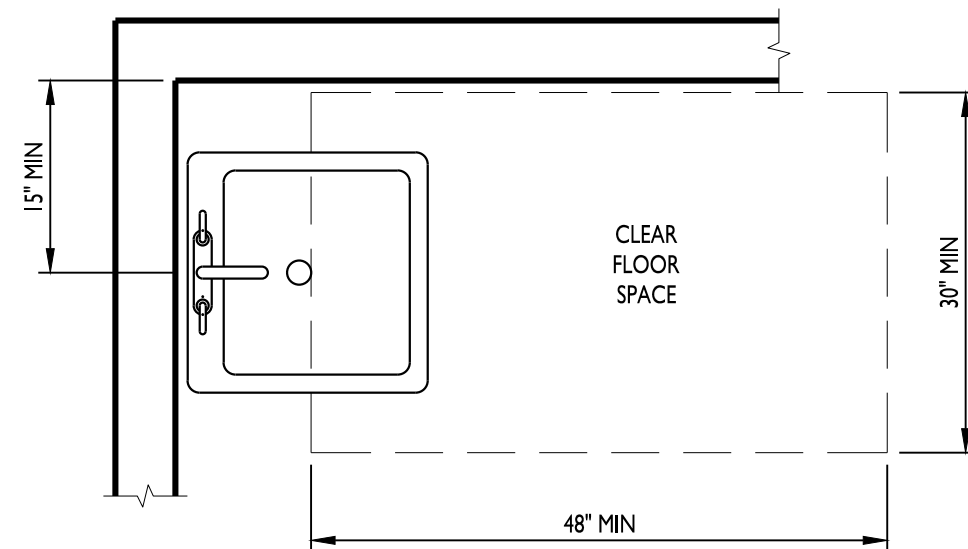
TOILET STALL DIMENSIONS 2
1/2" = 1'-0"



VERTICAL CLEARANCES 7
1/2" = 1'-0"



GRAB BAR DIMENSIONS 5
3" = 1'-0"



SINK CLEAR SPACE 3
3/4" = 1'-0"

TYPICAL ADA INFO

WATER CLOSET: WATER CLOSETS SHALL BE 17" TO 19" AFF WHEN MEASURED TO THE TOP OF THE TOILET SEAT AND THE CENTER SPACE OF THE FIXTURE SHALL BE 18" FROM ONE WALL WITH A CLEAR FLOOR SPACE OF 60" WIDE AND 59" DEEP FOR FLOOR MOUNT AND 56" DEEP FOR WALL MOUNT. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

SINK: SINK SHALL BE MOUNTED WITH THE RIM OR COUNTER NO HIGHER THAN 34" AFF PROVIDE A CLEARANCE OF AT LEAST 29" TO THE BOTTOM OF THE APRON WITH AN 8"X27" KNEE SPACE AND 6"X9" TOE SPACE. EXPOSED HOT WATER AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED. FAUCETS SHALL BE LEVER-OPERATED, PUSH-TYPE AND MOTION SENSOR.

URINALS: URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH THE RIM AT A MAXIMUM OF 17" AFF AND A 30" X 48" CLEAR FLOOR SPACE.

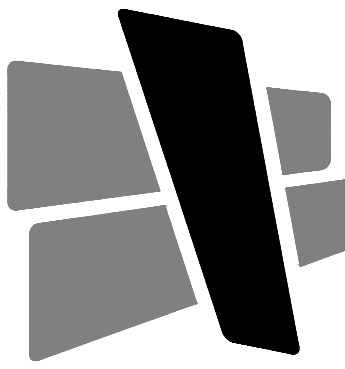
GRAB BARS: GRAB BARS SHALL BE 33" TO 36" AFF. THE GRAB BAR BEHIND THE WATER CLOSET SHALL BE 36" LONG AND NO MORE THAN 6" OF OF THE SIDE WALL. THE SIDE WALL GRAB BAR SHALL BE 42" LONG AND 12" OFF THE BACK WALL.

MIRROR: MIRRORS SHALL BE MOUNTED SO THE BOTTOM OF THE REFLECTING SURFACE IS NO MORE THAN 40" AFF.

PAPER TOWEL/DRYER: PAPER TOWEL/ DRYERS SHALL BE MOUNTED NO HIGHER THAN 48" AFF.

SOAP DISPENSER: SOAP DISPENSERS SHALL BE MOUNTED NO HIGHER THAN 48" AFF.

TOILET PAPER: TOILET PAPER DISPENSERS SHALL BE INSTALLED WITHIN 36" MAX. OF THE BACK WALL.



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ISSUE DATES

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TYPICAL ACCESSIBILITY
DETAILS

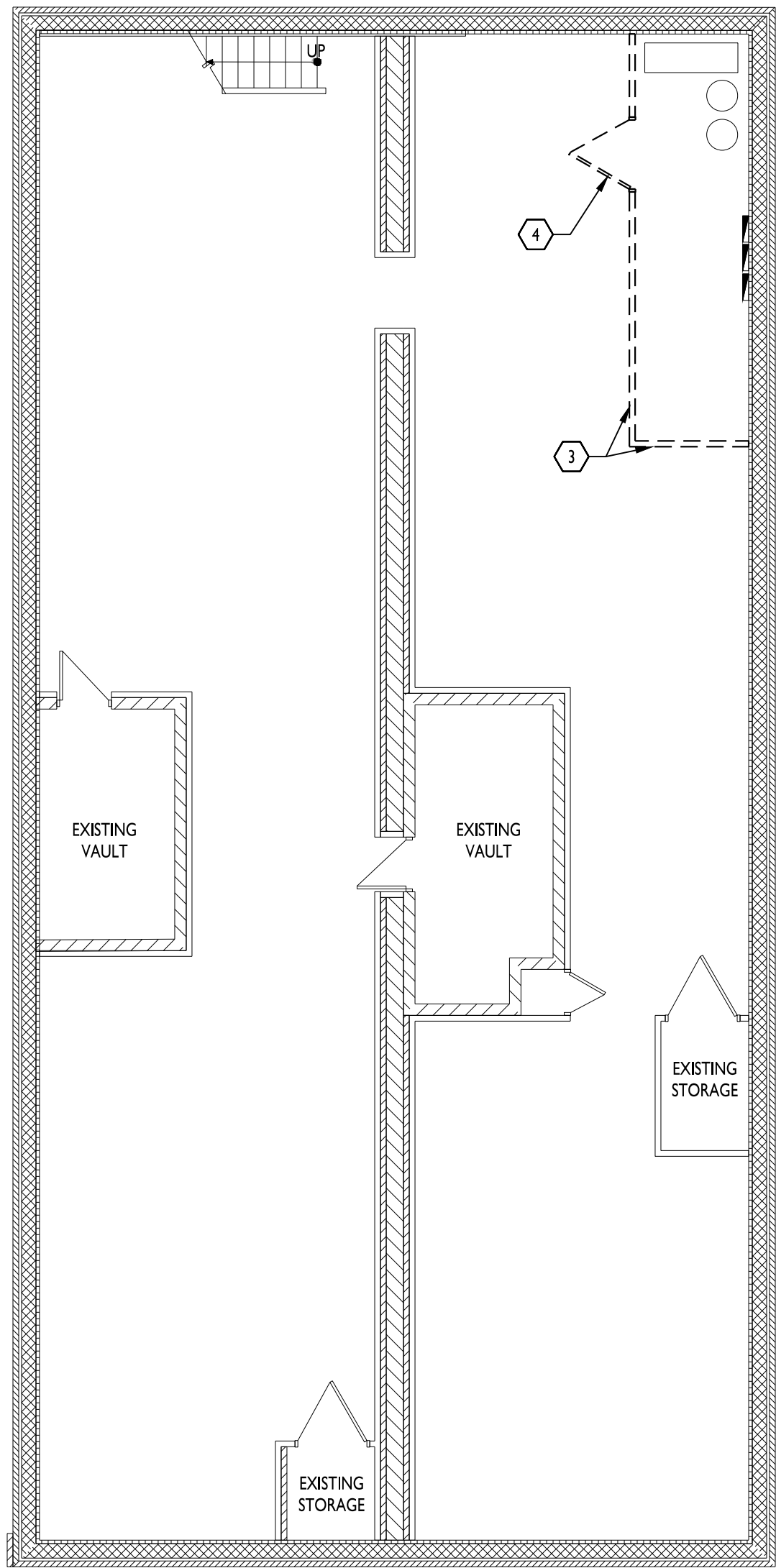
A002

GENERAL DEMO NOTES

- DASHED LINES INDICATE EXISTING ITEMS TO BE REMOVED. UNLESS NOTED OTHERWISE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ALL DEMOLITION ITEMS.
- RELOCATED ITEMS SHALL BE CLEANED AND PLACED IN STORAGE, PER OWNERS DIRECTIONS UNTIL ITEMS ARE READY TO BE REINSTALLED. IF ITEM IS DAMAGED DURING DEMOLITION OR RELOCATION IT SHALL BE REPAIRED OR REPLACED WITH NEW ITEM AS APPROVED BY OWNER AT NO EXPENSE TO OWNER.
- DEMOLITION SHALL BE DONE WITHOUT DAMAGE TO EXISTING CONSTRUCTION TO REMAIN. WHERE SUCH DAMAGE OCCURS PATCH, REPAIR, OR RESTORE WALLS, FLOORS, CEILINGS, ETC., TO MATCH EXISTING. PROVIDE SHORING, BRACING, OR SUPPORT AS REQUIRED TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF DEMOLITION ITEMS WITH THE OTHER TRADES PRIOR TO THE START OF DEMO WORK.
- REMOVE ALL EXISTING CONSTRUCTION, ITEMS AND FINISHES MADE OBSOLETE BY, OR IN CONFLICT WITH NEW CONSTRUCTION. VERIFY WITH ARCHITECT. REMOVE WIRING BACK TO SOURCE AT ALL OUTLETS ETC., MADE OBSOLETE BY WALL REMOVAL OR ANY OTHER NEW CONSTRUCTION.
- WHERE EXISTING WALLS, BULKHEADS, OR FINISHES ARE REMOVED OR PARTIALLY DEMOLISHED, EACH TRADE SHALL BE RESPONSIBLE FOR PATCHING OR REFINISHING OF EXISTING CONSTRUCTION REQUIRED BY THAT TRADES WORK ON THIS PROJECT. THIS WORK MUST BE DONE IN A MANNER WHICH WILL ACCEPT NEW FINISHES.
- ALL CONTRACTORS ARE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF CEILING GRID AND/OR TILES IN ANY AREA WHERE THEY NEED ACCESS AND THE EXISTING CEILING IS TO REMAIN. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL REPLACE ANY CEILING TILES OR GRID DAMAGED IN THIS PROCESS.
- AT THE OWNER'S REQUEST SALVAGED ITEMS SHALL BE TURNED OVER TO THE OWNER OR STORED IN AN AREA DESIGNATED BY THE OWNER.
- DIMENSIONS SHOWN FOR EXISTING CONSTRUCTION TO BE DEMOLISHED ARE APPROXIMATE AND ARE INTENDED TO GIVE A GENERAL IDEA OF WORK TO BE REMOVED OR WORK TO BE TEMPORARILY REMOVED IN ORDER TO COMPLETE NEW CONSTRUCTION. COORDINATE DEMOLITION WORK WITH DESIGN INTENT OF NEW CONSTRUCTION TO PROVIDE ADEQUATE AREA FOR THIS WORK.
- CONTRACTOR MUST FIELD VERIFY ALL AREAS AND/OR WORK TO BE DEMOLISHED PRIOR TO BEGINNING WORK. CONTRACTOR MUST COORDINATE WITH ARCHITECT ANY DIFFERENCES BETWEEN FIELD VERIFIED CONDITIONS AND/OR CONSTRUCTION, AND WHAT IS SHOWN ON DEMOLITION DRAWINGS.
- PRIOR TO BEGINNING DEMOLITION, DUST CONTROL BARRIERS SHALL BE CONSTRUCTED TO PREVENT THE SPREAD OF DUST INTO SURROUNDING AREAS.
- EXITING FROM STRUCTURE, IF REQUIRED TO PASS THROUGH DEMOLITION AREAS, SHALL HAVE APPROVED BARRIERS ETC., TO INSURE SAFETY OF PUBLIC.
- WHEN APPLICABLE, REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DEMO DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS AND INFORMATION.
- REMOVE AND REINSTALL ALL EQUIPMENT OR CONSTRUCTION ON WALLS REQUIRING NEW FINISHES.
- REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH. REFINISH ENTIRE ASSEMBLIES. CONTINUOUS SURFACES WILL BE TAKEN TO THE NEAREST INTERSECTION.
- REMOVE ALL DIRT, DUST, DEBRIS ETC., DAILY. DO NOT ALLOW REFUSE TO BLOCK CORRIDORS, STAIRS, OR ANY OTHER TRAFFIC AREA.
- ALL ABANDONED PLUMBING LINES TO BE CAPPED OFF AND TERMINATED BELOW FINISH FLOOR.

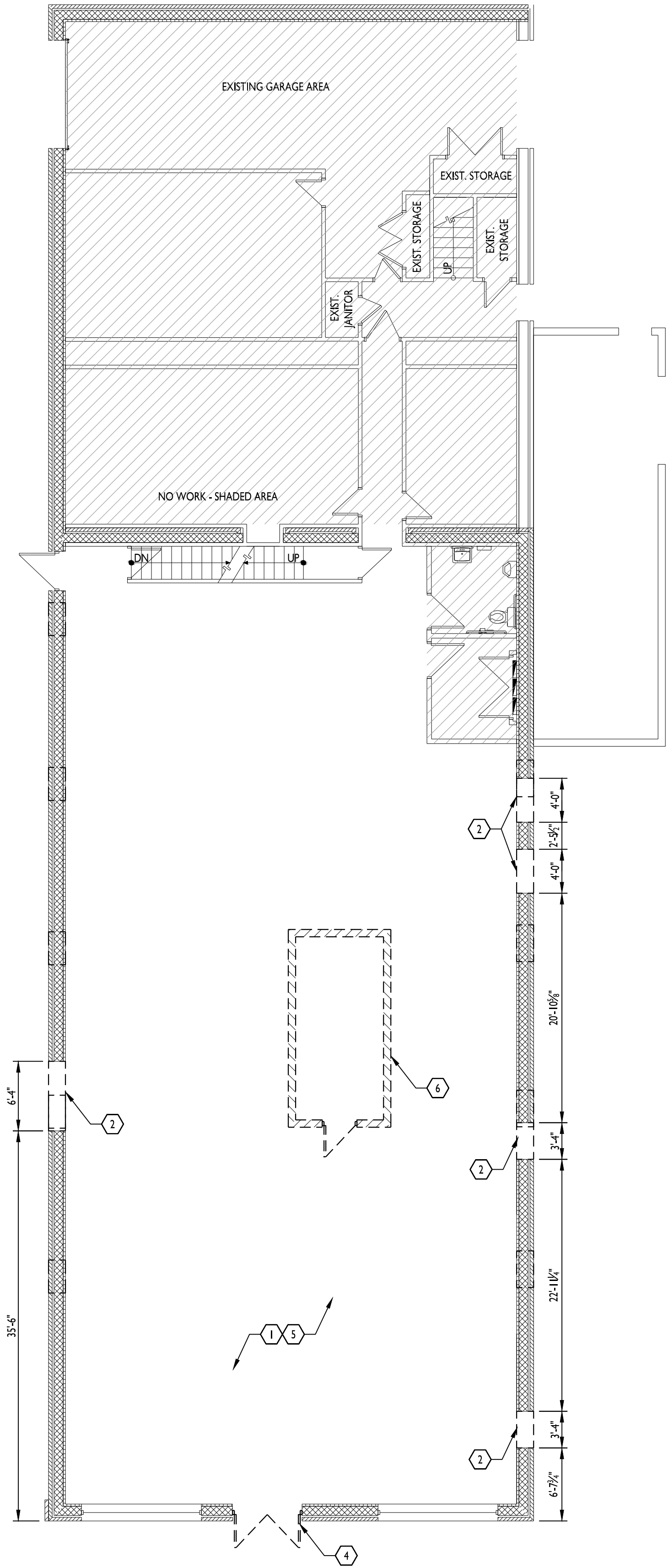
KEYED NOTES

- DEMO CEILING AND BULKHEADS.
- DEMO PORTION OF EXISTING EXTERIOR WALL FOR NEW DOOR / WINDOW. SEE ELEVATIONS FOR MORE INFORMATION. DIMENSIONS TO BE FIELD VERIFIED PRIOR TO DEMO. PROTECT SURROUNDING BRICK FACADE DURING CONSTRUCTION.
- DEMO EXISTING WALL.
- DEMO EXISTING DOOR.
- REMOVE ALL FLOORING, BASE, AND WALL SCONCES THROUGHOUT, UNLESS NOTED OTHERWISE.
- DEMO EXISTING VAULT WALLS AND VAULT DOOR.



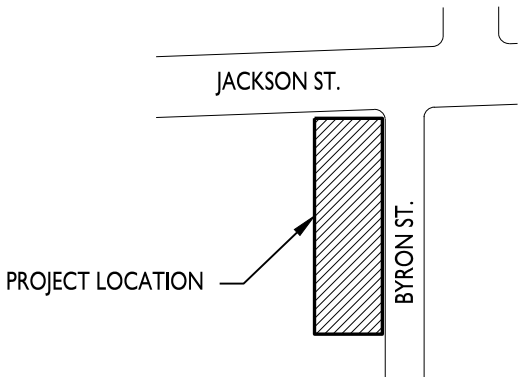
DEMOLITION PLAN - BASEMENT

2
1/8" = 1'-0"

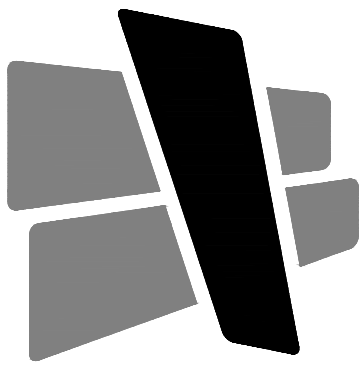


DEMOLITION PLAN - FIRST FLOOR

1
1/8" = 1'-0"



KEY PLAN



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FLOOR PLAN

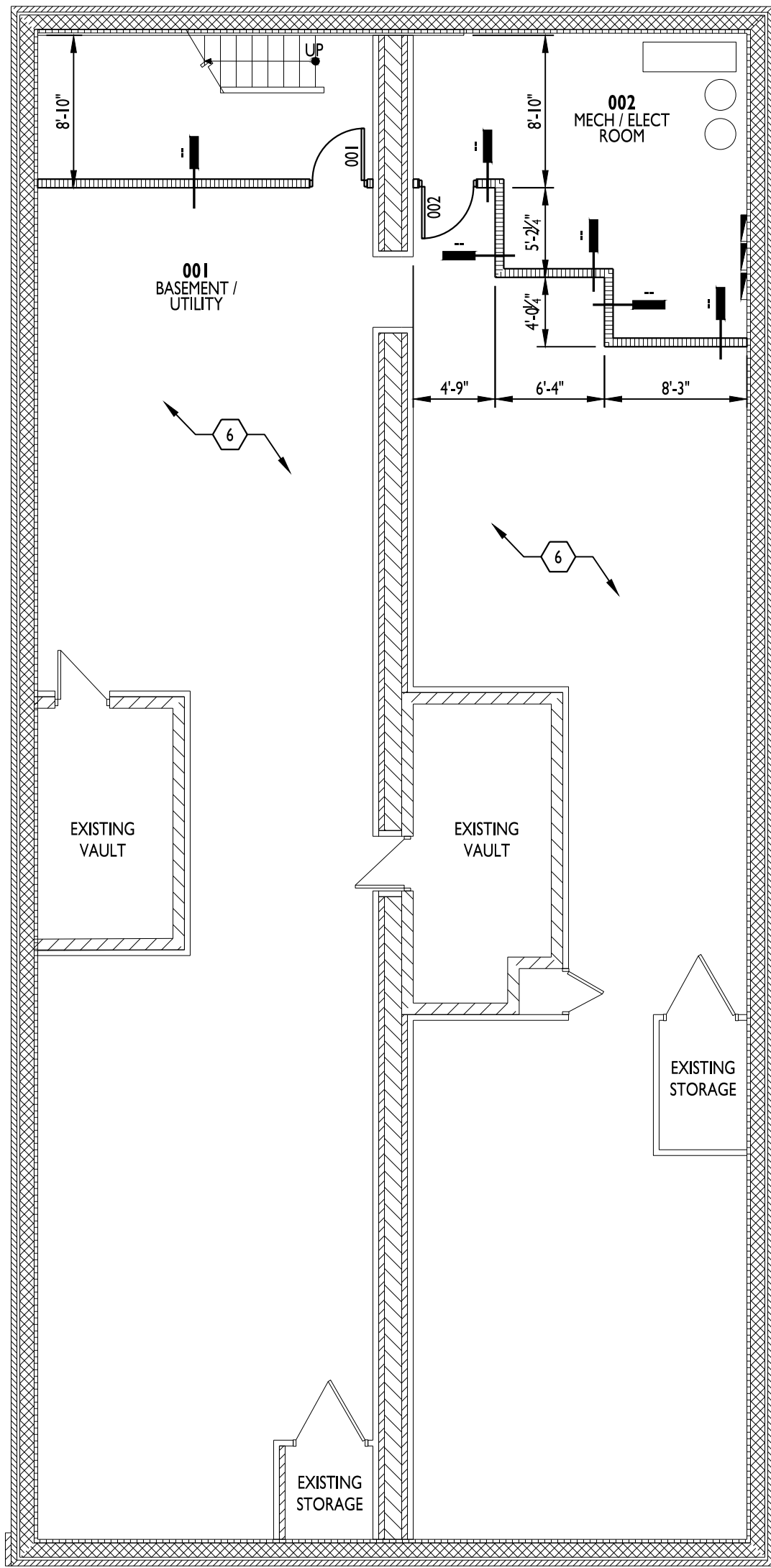
A101

GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND JOB CONDITIONS. ANY DEVIATION FROM WHAT IS NOTED IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- ALL DIMENSIONS SHOWN ARE FACE OF BRICK, MASONRY OR METAL STUD FRAMING, UNLESS OTHERWISE NOTED.
- PROVIDE DEEP LEG DEFLECTION TRACK AT ALL METAL STUD CONNECTIONS WITH STRUCTURE ABOVE, TYPICAL.
- PROVIDE FIRE RATED WOOD BLOCKING IN METAL STUD WALLS FOR ANY WALL SUPPORTED ITEMS.
- PROVIDE APPROVED FIRE RATED STOPPING MATERIALS IN ANY OPENINGS IN FIRE RATED ASSEMBLIES.
- REFER TO DOOR AND WINDOW SCHEDULES FOR ALL MATERIALS, FINISHES, AND HARDWARE INFORMATION.
- REFER TO EXTERIOR ELEVATIONS FOR ALL BRICK, MASONRY, AND OTHER EXPANSION JOINT LOCATIONS.
- ALL MATERIALS LOCATED IN CEILING PLENUM SHALL BE RATED FOR SUCH INSTALLATION OR PROTECTED TO PROVIDE COMPLIANCE. THIS INCLUDES BUT IS NOT LIMITED TO INSULATION (FHC 25/50) POWER AND LOW VOLTAGE WIRING, TELECOMMUNICATIONS CABLING, PLUMBING SUPPLY AND DRAIN LINES AND SUPPORTING BRACKETS AND/OR BLOCKING FOR CEILING HUNG ITEMS.
- PRIOR TO ORDERING ANY PRODUCTS, CONTRACTOR SHALL SUBMIT SAMPLES TO THE ARCHITECT OF ALL FINISH MATERIALS TO BE USED ON THE PROJECT. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ANY MATERIALS ORDERED INCORRECTLY WHEN THAT MATERIAL WAS NOT REVIEWED BY THE ARCHITECT.
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- ALL DOORS, UNLESS OTHERWISE NOTED, TO HAVE HINGE SIDE SET 4" FROM CORNER SHOWN TO OUTSIDE OF FRAME.
- UNLESS SPECIFIED ELSEWHERE, ALL INTERIOR SLABS AND SLAB INFILLS TO BE FF-50/FL-25 OVERALL AND FF-35/FL-25 LOCAL.
- ALL EXIT DOORS TO HAVE TACTILE EXIT SIGNAGE PER 703.4 OF THE ANSI 117.1 2009.

KEYED NOTES

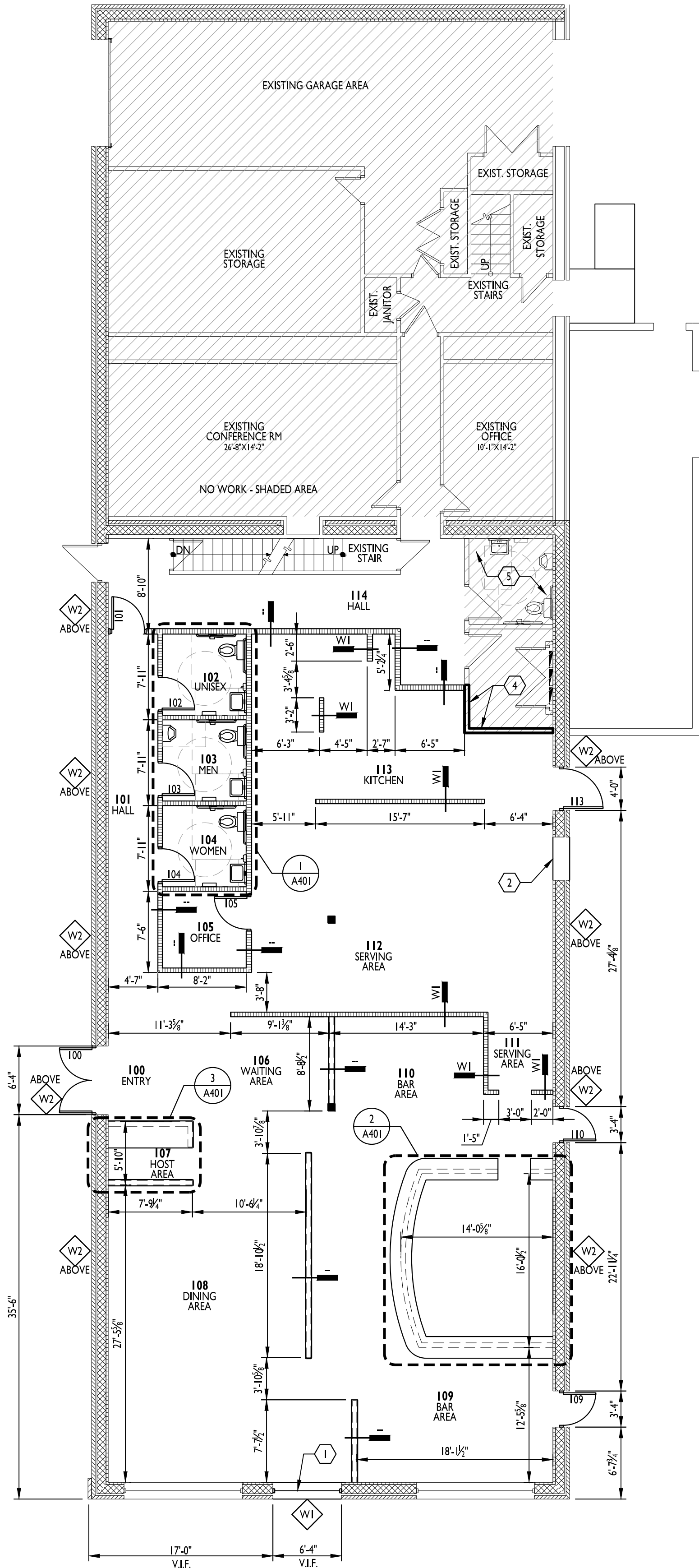
- INSTALL NEW WINDOW AND BRICK INFILL WHERE STOREFRONT DOOR HAS BEEN REMOVED. SEE EXTERIOR ELEVATIONS FOR MORE INFORMATION.
- NEW OPENING TO WALK-IN-COOLER ACCESS. COORDINATE EXACT SIZE AND LOCATION WITH WALK-IN COOLER VENDOR PRIOR TO DEMO.
- NEW LINTEL TO BE INSTALLED FOR STRUCTURAL SUPPORT.
- ONE LAYER OF TYPE X GYP. BD. TO BE ADDED ON BOTH SIDES OF EXISTING WALL. G.C. TO ENSURE 2-HR SEPARATION IS ACHIEVED.
- EXISTING EQUIPMENT AND FIXTURES TO REMAIN. NO CHANGES THIS AREA.
- BASEMENT TO BE FOR MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT ONLY. NOT FOR STORAGE.



BASEMENT FLOOR PLAN

2

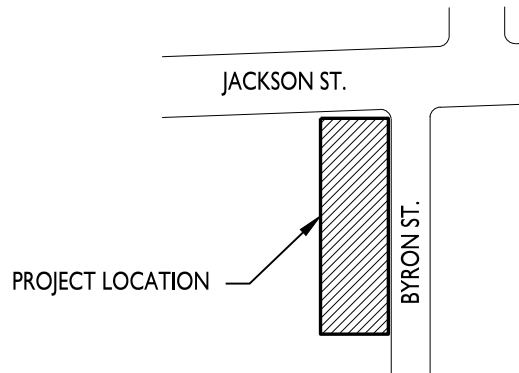
1/8" = 1'-0"



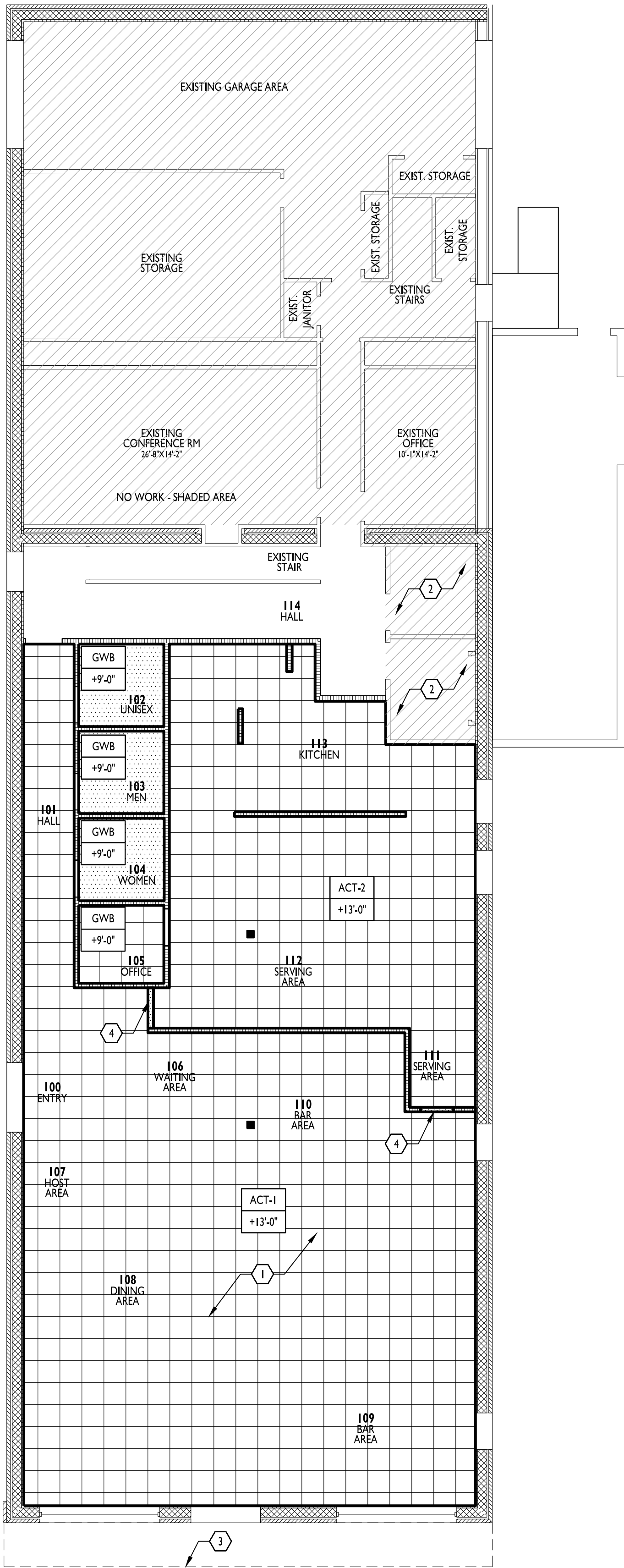
FIRST FLOOR PLAN

1

1/8" = 1'-0"



KEY PLAN



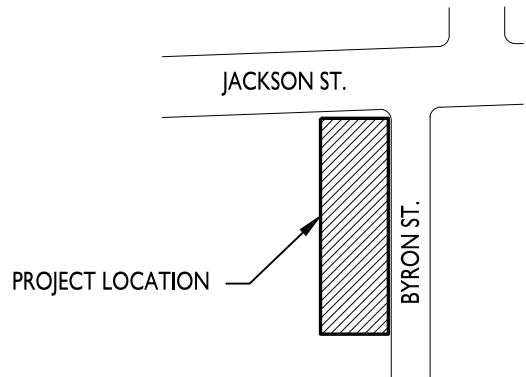
REFLECTED CEILING PLAN - FIRST FLOOR |
1/8" = 1'-0" N

CEILING LEGEND

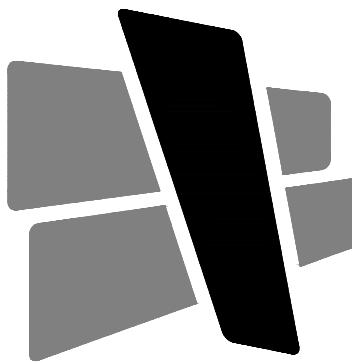
- (NOT ALL MAY APPLY)
- ① JUNCTION BOX - COORDINATE WITH TENANT ON WIRING REQUIREMENTS
- EXISTING LIGHT FIXTURE TO REMAIN
- 2x4 LED LAY IN FIXTURE
METALUX CRUZE CZ24 30.1 WATTS
- 2x2 LED LAY IN FIXTURE
METALUX CRUZE CZ22 21.9 WATTS
- 4'-0" INDUSTRIAL STRIP LED LIGHT W/ ROUND LENS.
METALUX SNLED-LDS-LW 21 WATTS.
- TRACK LIGHT FIXTURE TO BE SELECTED
- PENDANT HUNG LIGHT FIXTURE TO BE SELECTED
- WALL SCONCE TO BE SELECTED
- 4" LED ROUND CAN LIGHT.
HALO PRSR-35
- WALL MOUNTED EMERGENCY LIGHT WITH 90 MINUTE BACKUP. EQUAL TO NAVILITE NIWH. (2) 5.4 WALL LAMPS, 11 WATTS TOTAL
- WALL OR CEILING MOUNTED EXIT SIGN WITH 90 MINUTE BACKUP. EQUAL TO NAVILITE NX93GWH. 2.7 TOTAL WATT LED LAMP.
- WALL OR CEILING MOUNTED EXIT SIGN-LIGHT COMBO WITH 90 MINUTE BACKUP. EQUAL TO NAVILITE NXPC3GWH. 4.2 TOTAL WATTS STANDBY POWER
- COMBINATION LIGHT / FAN DUCTED TO EXTERIOR. EQUAL TO BROAN / NUTONE AERN110L FAN / LIGHT COMBO WITH WITH LED LIGHT 11 WATTS
- ACOUSTICAL TILE CEILING / GRID. HEIGHT AS NOTED. REFER TO MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- ACOUSTICAL TILE CEILING / GRID. HEIGHT AS NOTED. REFER TO MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- GYPSUM BOARD BULKHEAD OR CEILING. HEIGHT AS NOTED. REFER TO MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- DIFFUSER - SUPPLY
- DIFFUSER - RETURN
- WALL MOUNTED LIGHT SWITCH
3 = 3WAY SWITCH
4 = 4 WAY SWITCH
D = ELECTRONIC DIMMER
OS = OCCUPANCY SENSOR
- NOTE: SUPPLY RETURN AND SPRINKLER LOCATIONS SHOWN ON PLANS FOR REFERENCE ONLY. CONTRACTOR IS TO PROVIDE LAYOUT, ENGINEERING AND STATE SUBMITTAL UNDER DESIGN-BUILD CONTRACT.

KEYED NOTES

- NEW 2x2 GRID AND ACOUSTICAL CEILING TILES. ENSURE GRID DOES NOT IMPEDE NEW CLEARSTORY WINDOWS.
- EXISTING CEILING TO REMAIN. NO WORK THIS AREA.
- EXISTING AWNING ABOVE, TO REMAIN.
- GYP BD BULKHEAD.



KEY PLAN



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O :: 317 . 288 . 0681

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PROJECT INFORMATION

THE VAULT
RESTAURANT

109 W. JACKSON ST.
CICERO, IN 46034

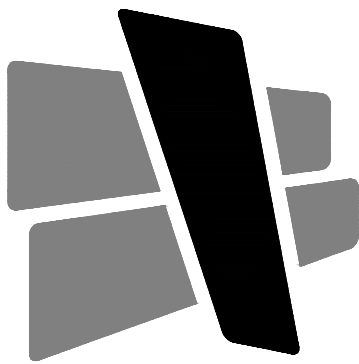
ISSUE DATES

50% REVIEW SET 10.02.2024

PROJECT NUMBER: 240200

REFLECTED CEILING PLAN

A110



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GENERAL NOTES

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- ALL DIMENSIONS SHOWN ARE FACE OF BRICK, MASONRY OR METAL STUD FRAMING, UNLESS OTHERWISE NOTED.
- PROVIDE DEEP LEG DEFLECTION TRACK AT ALL METAL STUD CONNECTIONS WITH STRUCTURE ABOVE, TYPICAL.
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- ALL EXIT DOORS TO HAVE TACTILE EXIT SIGNAGE PER 703.4 OF THE ANSI 117.1 2009.

KEYED NOTES

- EQUIPMENT BY OTHERS, SHOWN FOR REFERENCE ONLY.
- FURNITURE BY OTHERS, DIMENSIONS FOR COORDINATION PURPOSES, SHOWN FOR REFERENCE ONLY.

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PROJECT INFORMATION

THE VAULT RESTAURANT

109 W. JACKSON ST.
CICERO, IN 46034

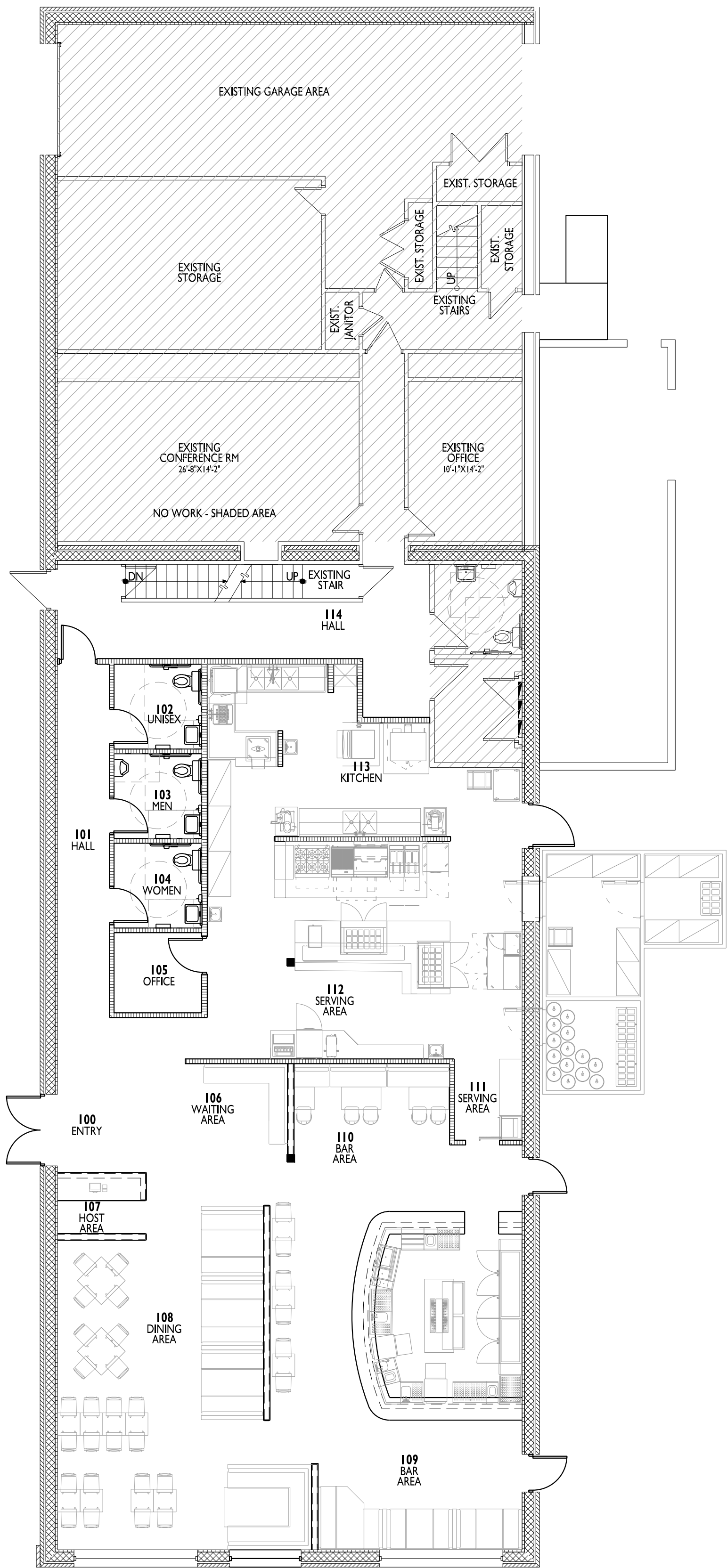
ISSUE DATES

50% REVIEW SET 10.02.2024

PROJECT NUMBER: 240200

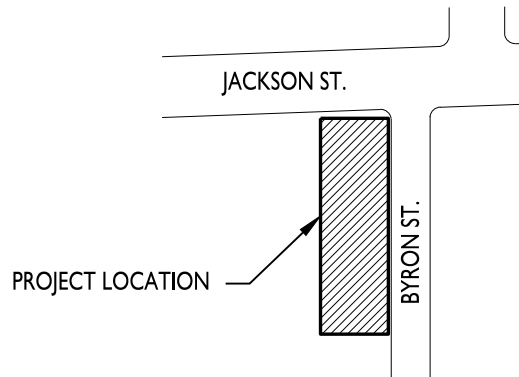
EQUIPMENT PLAN

A130



EQUIPMENT PLAN

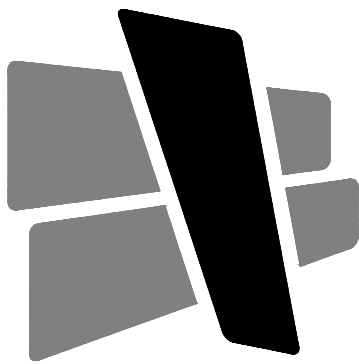
1/8" = 1'-0"



KEY PLAN

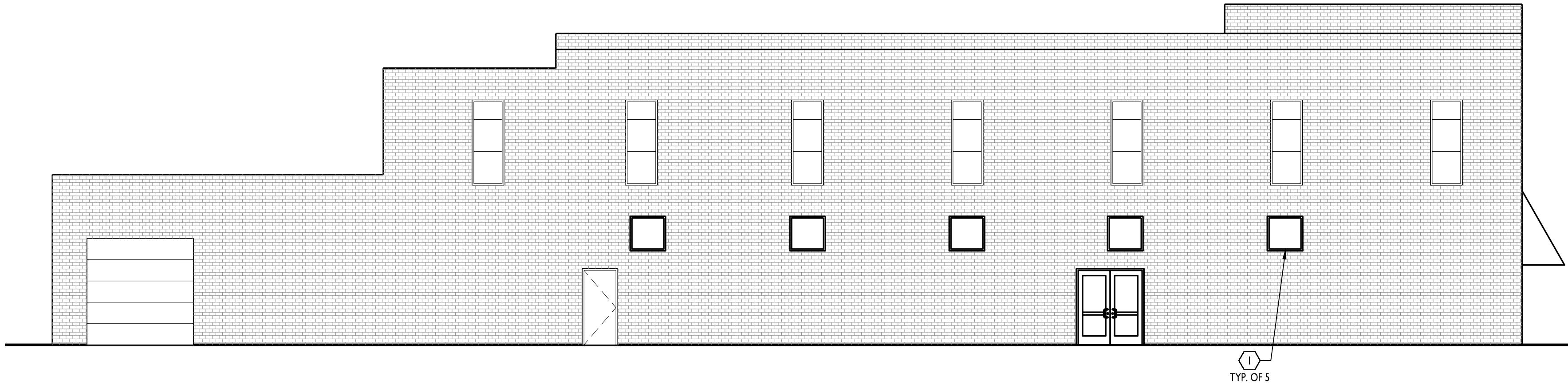
KEYED NOTES

- I. REMOVE EXISTING MASONRY INFILL AT EXISTING CLEARSTORY WINDOW OPENINGS, TYP.



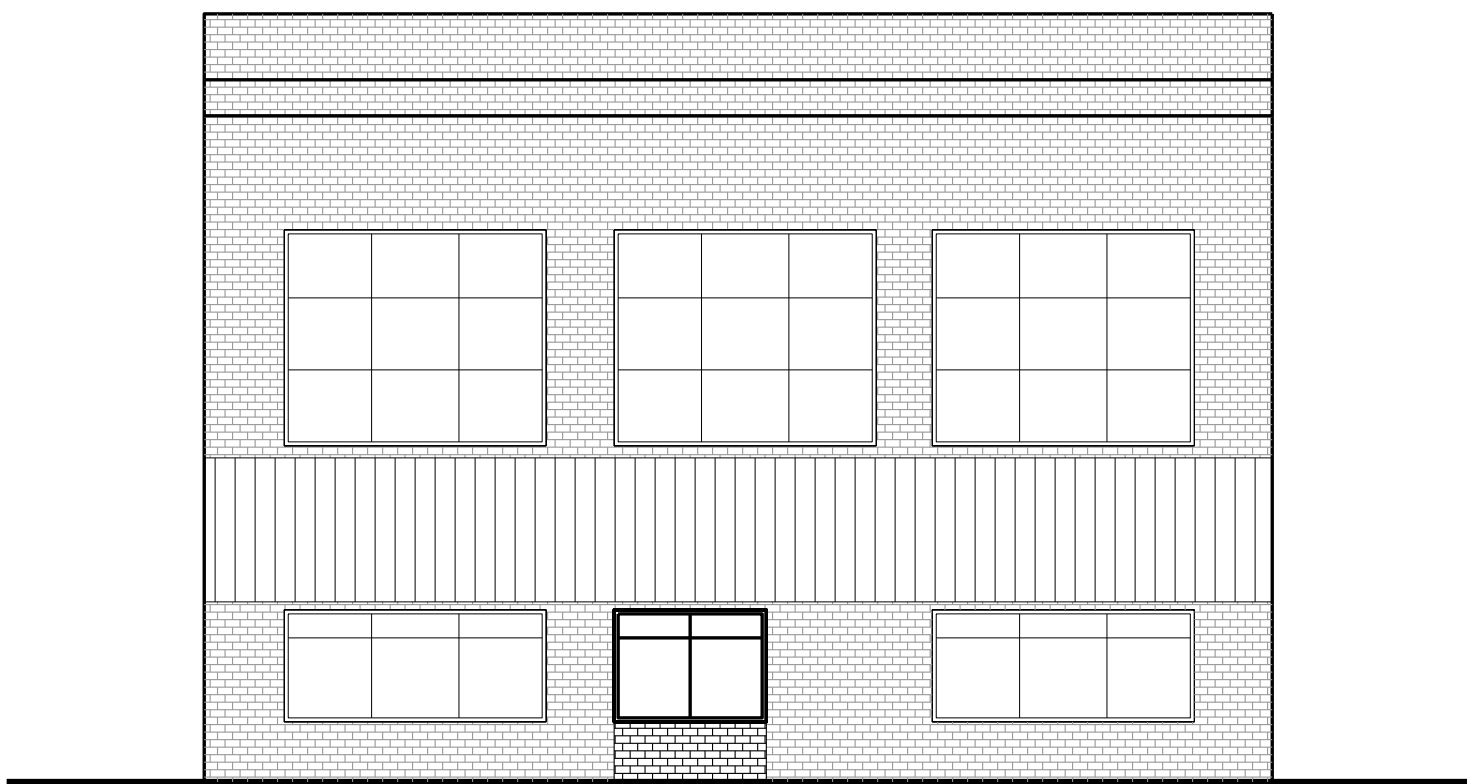
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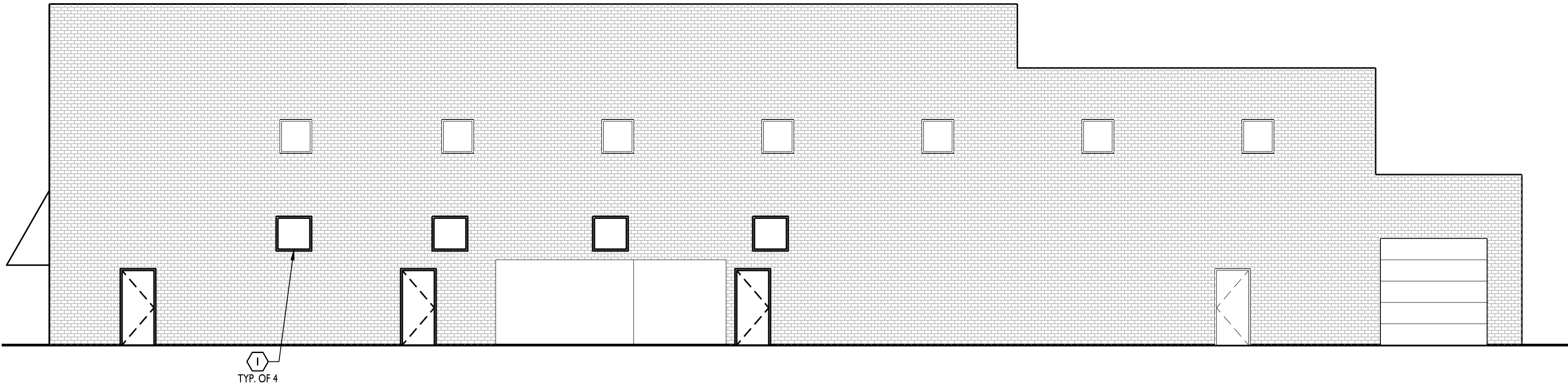
WEST ELEVATION

1
1/8" = 1'-0"



SOUTH ELEVATION

2
1/8" = 1'-0"



EAST ELEVATION

3
1/8" = 1'-0"

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PROJECT INFORMATION

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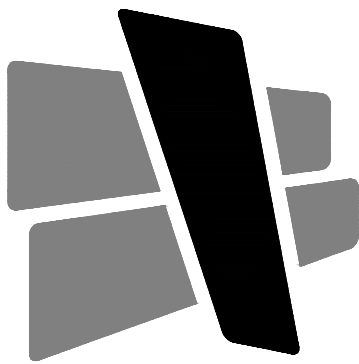
ISSUE DATES

50% REVIEW SET 10.02.2024

PROJECT NUMBER: 240200

EXTERIOR ELEVATIONS

A201



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ISSUE DATES

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PROJECT NUMBER: 240200

ENLARGED FLOOR PLAN

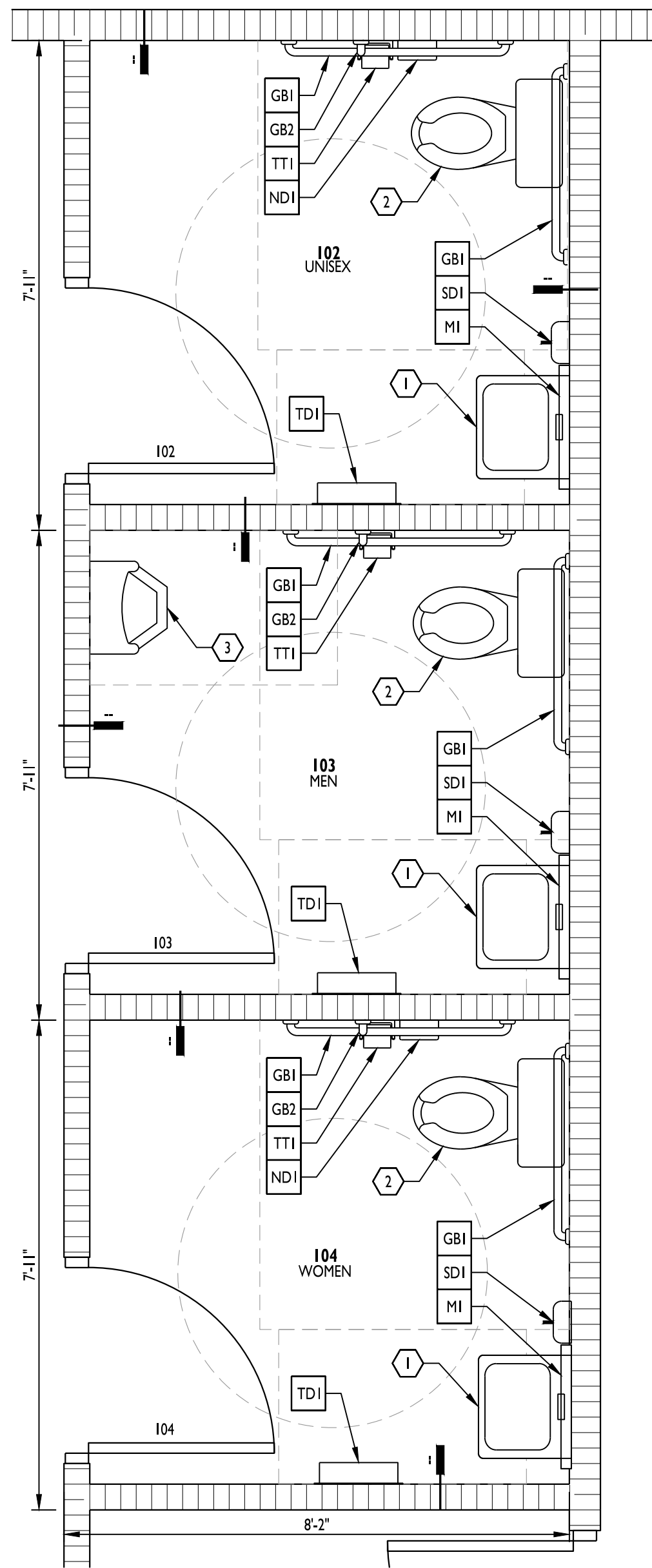
A401

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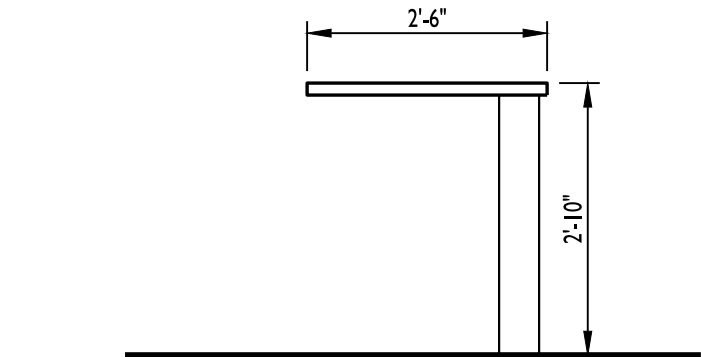
KEYED NOTES

- ADA COMPLIANT WALL MOUNTED LAVATORY. PROVIDE SCALD GUARDS ON SUPPLY / WASTE LINE. REFER TO PLUMBING DWGS. SEE TYPICAL ACCESSIBILITY DETAILS FOR ACCESSIBLE MOUNTING INFORMATION.
- ADA COMPLIANT TANK TOILET. REFER TO PLUMBING DWGS. SEE TYPICAL ACCESSIBILITY DETAILS FOR ACCESSIBLE MOUNTING INFORMATION.
- ADA COMPLIANT WALL MOUNTED URINAL W/ FLUSH VALVE CONTROL. CENTER IN WIDTH OF STALL. REFER TO PLUMBING DRAWINGS. SEE TYPICAL ACCESSIBILITY DETAILS FOR ACCESSIBLE MOUNTING INFORMATION.
- POS EQUIPMENT BY OTHERS.



ENLARGED RESTROOM PLAN

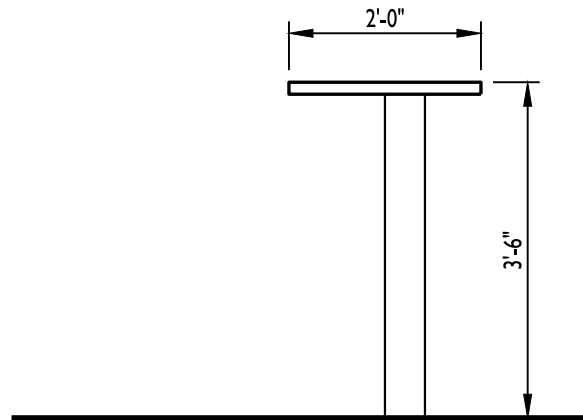
1/2" = 1'-0"



SECTION

5

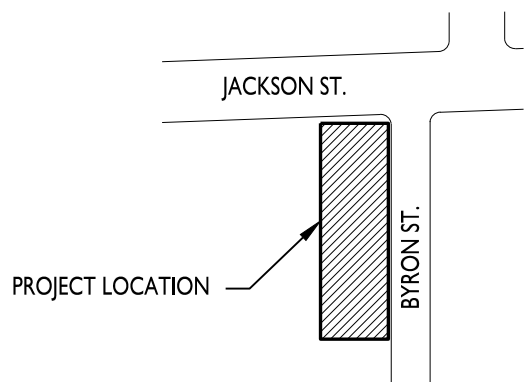
1/2" = 1'-0"



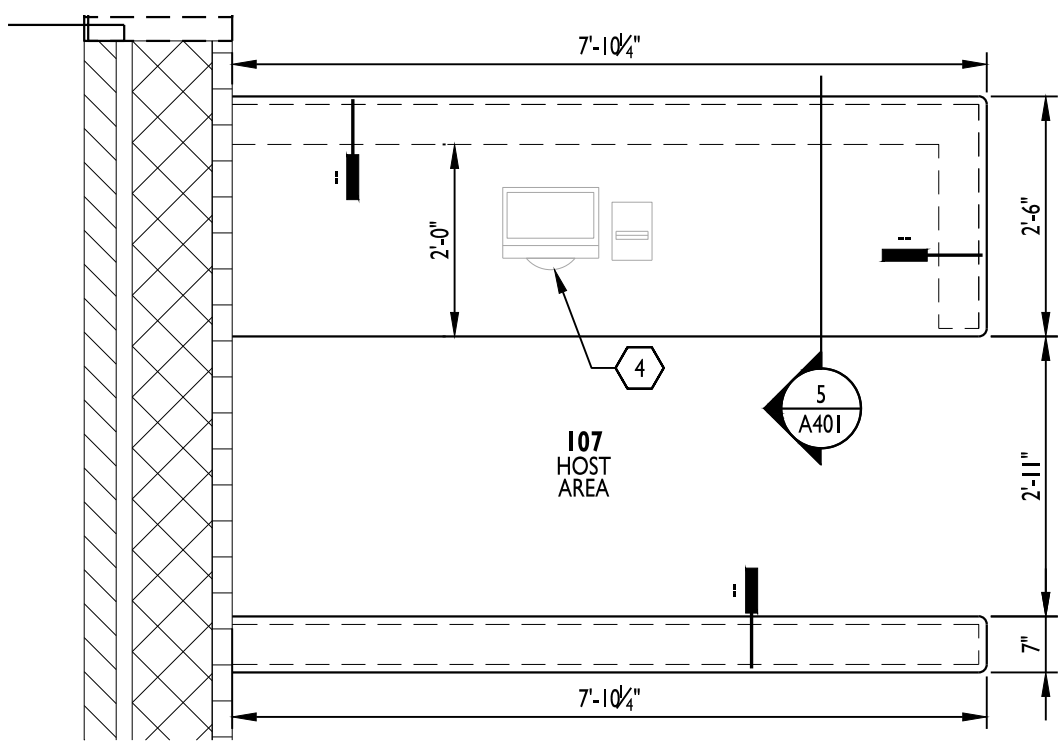
SECTION

4

1/2" = 1'-0"



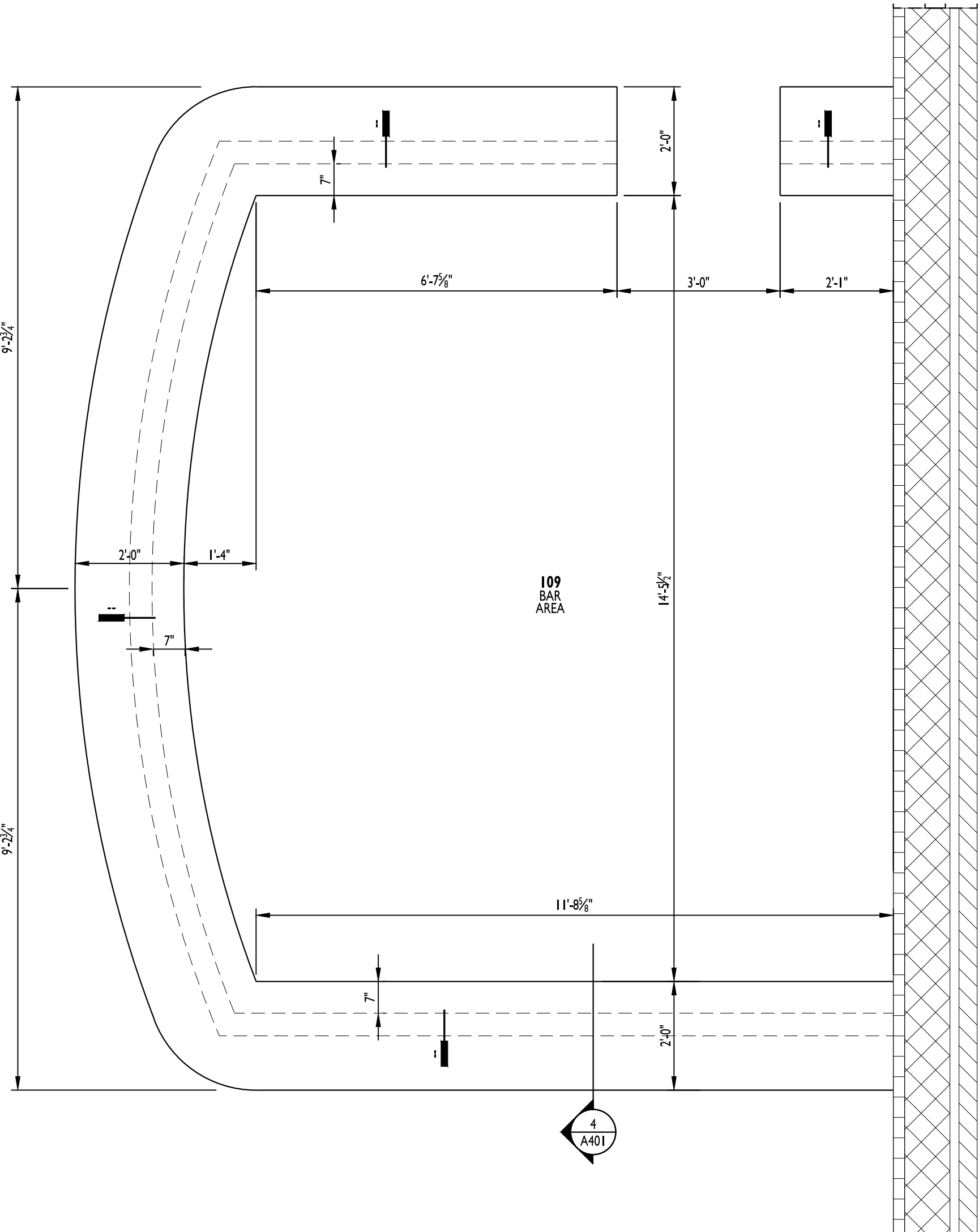
KEY PLAN



ENLARGED HOST AREA PLAN

3

1/2" = 1'-0"



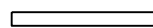
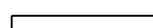
ENLARGED BAR PLAN

2

1/2" = 1'-0"



TOILET ACCESSORY SCHEDULE

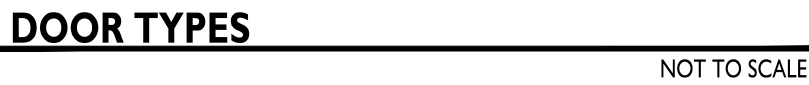
MARK	SYMBOL	MFR #	DESCRIPTION
CHI		KOALA	SURFACE MOUNTED VERTICAL BABY CHANGING STATION
GB1		BOBRICK B-5806 X 36 B-5806 X 42	36" AND 42" GRAB BARS
GB2		BOBRICK B-5806 X 18	18" VERTICAL GRAB BAR
HD1		XLERATOR XL-WV	SURFACE MOUNTED HAND DRYER
M1		BOBRICK B-165	MIRROR 2'-0" X 4'-0"
MH1		BOBRICK B-239X34	SHELF WITH MOP AND BROOM HOLDERS, IF APPLICABLE, MOUNT ITEM SO MOPS ETC. DO NOT INTERFERE WITH FLOOR SINK.
ND1		BOBRICK B-353 B-270	B-353: SANITARY NAPKIN DISPOSAL UNIT AT GWB LOCATIONS. B-270: SURFACE, MOUNT SANITARY NAPKIN DISPOSAL UNIT AT PARTITIONS
SD1		BOBRICK B-2112	SOAP DISPENSER
TD1		BOBRICK B-3944	TOWEL DISPENSER / WASTE RECEPTACLE
TT1		BOBRICK B-2888	MULTI-ROLL TOILET TISSUE DISPENSER

[illegible]

ROOM #	ROOM NAME	FLOORING	BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CABINETS / COUNTERTOPS	REMARKS
001	BASEMENT / UTILITY	EXISTING							
002	MECH & ELEC ROOM	EXISTING							
100	ENTRY								
101	HALL								
102	UNISEX RR								
103	MEN								
104	WOMEN								
105	OFFICE								
106	WAITING AREA								
107	HOST AREA								
108	DINING AREA								
109	BAR AREA								
110	BAR AREA								
111	SERVING AREA								
112	SERVING AREA								
113	KITCHEN								
114	HALL								

DOOR SCHEDULE												
MARK	DOOR	SIZE	MATERIAL	GLAZING	FINISH	RATING	FRAME	MATERIAL	FINISH	RATING	HARDWARE	REMARKS
001	F	3'-0" x 7'-0"		-		90 MIN				90 MIN		
002	F	3'-0" x 7'-0"		-		90 MIN				90 MIN		
100	FG	6'-0" x 7'-0"				-				-		
101	F	3'-0" x 7'-0"		-		90 MIN				90 MIN		
102	F	3'-0" x 7'-0"		-		-				-		
103	F	3'-0" x 7'-0"		-		-				-		
104	F	3'-0" x 7'-0"		-		-				-		
105	F	3'-0" x 7'-0"		-		-				-		
109	FG	3'-0" x 7'-0"				-				-		
110	FG	3'-0" x 7'-0"				-				-		
113	F	3'-0" x 7'-0"	HM	-		-	HM			-		

<u>HARDWARE SET #01</u> 3 HINGES 1 PUSH PULL 1 CLOSER 2 KICKPLATES	<u>HARDWARE SET #03</u> 3 HINGES 1 PASSAGE SET 3 MUTES 1 CLOSER	<u>HARDWARE SET #05</u> 3 HINGES 1 PANIC DEVICE 1 CLOSER W/ STOP 2 KICKPLATES
<u>HARDWARE SET #02</u> 3 HINGES 1 PRIVACY LOCKSET 1 CLOSER 3 MUTES	<u>HARDWARE SET #04</u> 3 HINGES 1 ENTRANCE LOCKSET 1 CLOSER 3 MUTES	<u>HARDWARE SET #06</u> 6 HINGES 2 KEYED EXIT DEVICES (PANIC) 2 CLOSERS 3 MUTES



- A. ALL PRE-FINISHED WOOD DOORS SHALL BE SOLID CORE WITH WOOD VENEER, MARSHFELD OR EQUIVALENT. PROVIDE FINISH SAMPLE AND DOOR CONSTRUCTION DIAGRAM FOR APPROVAL AND APPROVE BEFORE BEGINNING CONSTRUCTION. VENEER TO BE WHITE BIRCH OR MAPLE, FREE OF DARK GRAINS UNLESS OTHERWISE NOTED.
- B. WOOD DOORS SHALL ONLY BE INSTALLED IN CONDITIONED SPACE.
- C. ALL HARDWARE TO BE MINIMUM 6 FIN BEST COMPATIBLE SYSTEM COORDINATE KEYING WITH OWNER.
- D. TEMPERED AND ANNEALED GLASS TO BE CLEANED PER MANUFACTURER REQUIREMENTS. NOT ON CLOTH METHODS PREFERRED. DO NOT USE RAZOR BLADES ON GLASS.
- E. GLASS AROUND DOORS AND IN DOORS SHALL BE TEMPERED UNLESS OTHERWISE NOTED IN ELEVATIONS.
- F. ANY RATED DOORS TO HAVE LABEL INSTALLED IN JAMB.
- G. ALL EXITS DOORS TO HAVE TACTILE EXIT SIGNAGE PER 703.4 OF THE 2010 IBC 117.1.2009.
- H. INSTALL OWNER PROVIDED ADA COMPLIANT RESTROOM SIGNAGE, VERIFY WITH ARCHITECT.

- A. SECTION OF GLAZING REQUIRED TO BE 1" INSULATED GREY TINTED GLASS.
- B. SECTION OF GLAZING REQUIRED TO BE 1" INSULATED TEMPERED GLASS.
- C. SECTION OF GLAZING REQUIRED TO BE 1/4" GLASS.
- D. SECTION OF GLAZING REQUIRED TO BE 1/4" TEMPERED GLASS.
- E. SECTION OF GLAZING REQUIRED TO BE 1" INSULATED TEMPERED GREY TINTED SPANDREL GLASS.

EXTERIOR GLAZING MUST MEET THE FOLLOWING SPECIFICATIONS FOR ENERGY CODE COMPLIANCE:

LOW "E" COATING
"U" VALUE - MINIMUM OF 0.28
"SHGC" VALUE - MAXIMUM OF 0.47

- A. PROCEEDING WITH THE INSTALLATION OF FINISHES WILL BE CONSTRUED THAT THE INSTALLER AND/OR FINISHER HAS INSPECTED AND ACCEPTED THE SUBSTRATE FOR RECEIVING THE FINISH. IF A CHANGE ORDER WILL BE ISSUED TO RECTIFY CONCEALED, UNKNOWN CONDITIONS OR UNSATISFACTORY SUBSTRATE ONCE THE FINISH WORK HAS PROCEEDED.
- B. USE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS AND MATERIALS FOR ALL FINISHES.
- C. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY IF A SPECIFIED FINISH ITEM BECOMES UNAVAILABLE.
- D. CONTRACTOR TO SUBMIT SHOP DRAWINGS, FLOORING TRANSITION STRIPS, NOTIFICATIONS AND SUBMITTALS OF ALL INTERIOR ITEMS AND FINISH MATERIALS TO ARCHITECT REVIEW PRIOR TO PLACING ANY MATERIAL ORDERS. CONTRACTOR MUST ACCOUNT FOR SUBMITTAL REVIEW, ORDERING AND DELIVERY WHEN SCHEDULING PRODUCT INSTALLATION.
- E. USE SUBLOOR REDUCER STRIPS (UNDER FLOORING) TO LEVEL MATERIALS OF UNEQUAL HEIGHTS.
- F. PROVIDE JOHNSONITE SLIM-LINE TRANSITION STRIPS WHERE FLOORING MATERIALS OF UNEQUAL THICKNESS MEET. TRANSITION STRIPS AT DOORS TO BE LOCATED UNDER THE CENTERLINE OF THE DOOR IN CLOSED POSITION. COLOR OF TRANSITION STRIPS TO BE SELECTED BY ARCHITECT.
- G. ALL WALL TILE TO BE INSTALLED TO FLOOR WITH NO BASE UNLESS NOTED OTHERWISE.
- H. ALL GRILLES, FIRE EXTINGUISHER CABINETS, ETC., TO BE PAINTED TO MATCH WALL COLOR ON WHICH THEY OCCUR.
- I. PROVIDE OWNER WITH A MINIMUM OF ONE FULL BOX OR 2% OF EACH FINISH PRODUCT/MATERIAL SPECIFIED ON THE PROJECT.
- J. ALL WOODWORK/MILLWORK SHALL CONFORM TO THE QUALITY STANDARDS OF ARCHITECTURAL WOODWORK INSTITUTE (AWI) PREMIUM GRADE. FABRICATOR SHALL BE FAMILIAR WITH AWI STANDARDS.
- K. FABRICATE WOODWORK/MILLWORK ITEMS TO ACTUAL FIELD DIMENSIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SAMPLES, AND/OR MATERIAL LITERATURE FOR ALL ITEMS. SHOP DRAWINGS SHALL SHOW SUFFICIENT DETAIL TO DETERMINE COMPLIANCE WITH THE QUALITY STANDARDS AND DESIGN INTENT.
- L. PROVIDE ALL NECESSARY FURRING AND GROUNDS FOR WOODWORK AND FINISH ITEMS. COORDINATE LOCATION OF BLOCKING WITHIN WALLS FOR ITEMS TO BE SECURED TO SURFACE. ALL FASTENERS SHALL BE CONCEALED.
- M. FINISH ALL SIDES AND BACK OF MILLWORK/CASEWORK.
- N. ALL COUNTERTOPS TO BE 1" THICK WITH A SQUARE EDGE, UNLESS OTHERWISE NOTED. PROVIDE COUNTER SUPPORTS AS REQUIRED.
- O. PROVIDE GROMMETS IN COUNTERTOPS ABOVE RECEPTACLES. COLOR TO MATCH COUNTER SURFACE. COORDINATE WITH OWNER AND ARCHITECT ON FINAL LOCATION AND SIZE OF GROMMETS BEFORE INSTALLATION.
- P. REFER TO FINISH SCHEDULE, INTERIOR ELEVATIONS AND SPECIFICATIONS FOR ALL MATERIAL INFORMATION AND LOCATIONS.

1. OPENING REQUIRED FOR DOOR OR PAIR OF DOORS, SEE FLOOR PLAN FOR DOOR NUMBER, SWING, ETC. REFER TO DOOR SCHEDULE FOR DOOR SIZES THAT WILL DETERMINE OPENING REQUIRED. DOORS ARE RESPONSIBILITY OF STOREFRONT FRAMING MANUFACTURER AND MUST COMPLY WITH ALL STATE AND LOCAL ADA CODE REQUIREMENTS.
2. 4 1/2" x 2" EXTRUDED ALUMINUM STOREFRONT FRAMING SYSTEM, THERMALLY BROKEN. TYPICAL ALL STOREFRONT UNLESS NOTED OTHERWISE.



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INDIANAPOLIS, IN 46216
O :: 317.288.0681

CERTIFICATION

PRELIMINARY
NOT FOR CONSTRUCTION

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PROJECT INFORMATION

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RESTAURANT

109 W. JACKSON ST.
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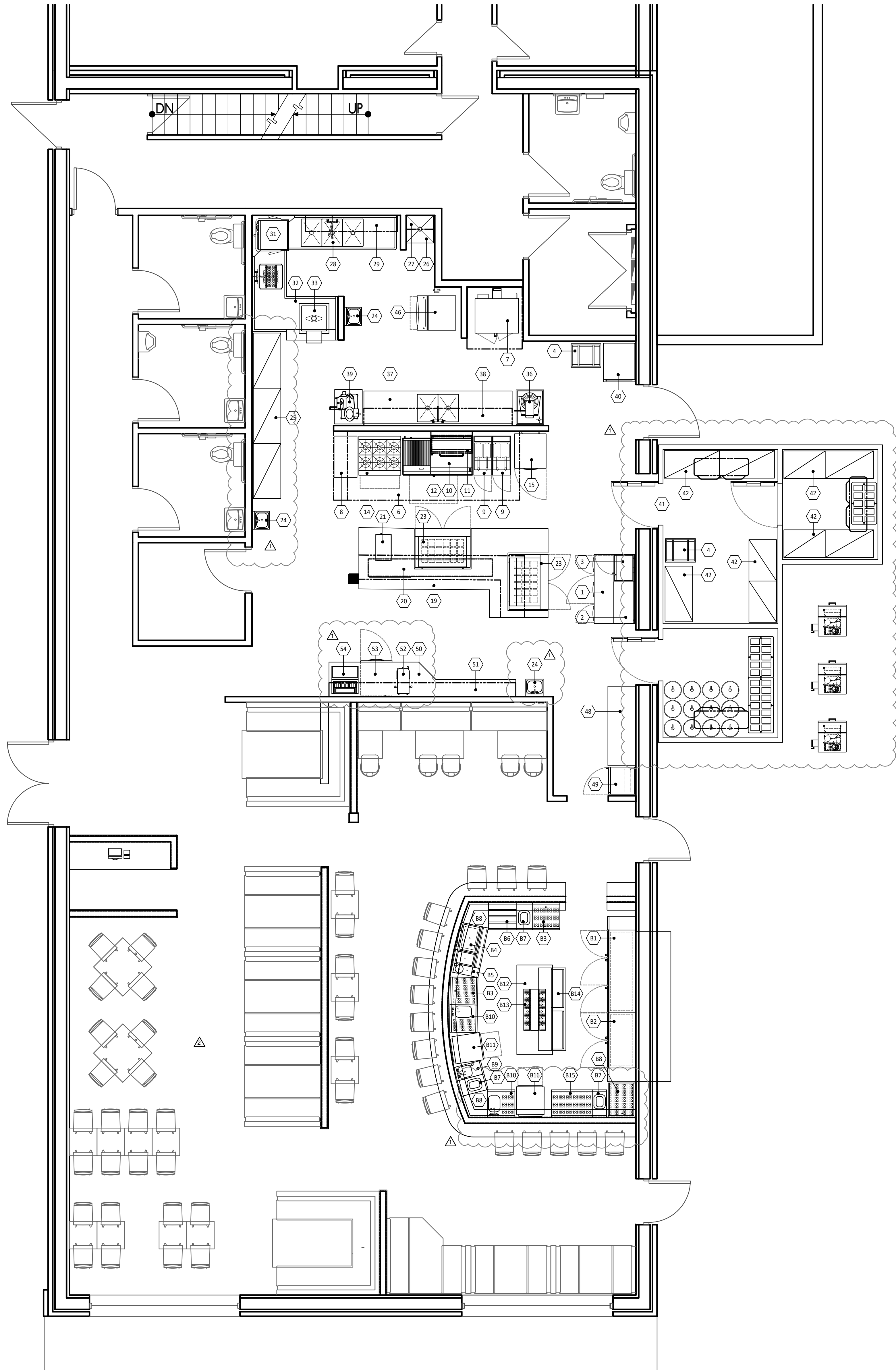
ISSUE DATES

50% REVIEW SET 10.02.2024

PROJECT NUMBER: 240200

DOOR AND FINISH SCHEDULE

A60 I



KITCHEN EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

EQUIPMENT SCHEDULE

ITEM	QTY	ITEM DESCRIPTION
1	1	REFRIGERATED WORK TOP
2	2	STAINLESS STEEL WALL SHELF
3	1	MICROWAVE OVEN
4	2	SHEET PAN RACK
5		SPARE NUMBER
6	1	EXHAUST SYSTEM
7	1	CONVECTION OVEN
8	1	WORKTABLE
9	2	FRYER
10	1	COUNTERTOP GRIDDLE
11	1	SALAMANDAR BROILER
12	1	REFRIGERATED EQUIPMENT STAND
13	1	COUNTERTOP CHARBROILER
14	1	6-BURNER RANGE W/OVEN BASE
15	1	WORKTOP FREEZER
16		SPARE NUMBER
17		SPARE NUMBER
18		SPARE NUMBER
19	1	CHEF'S COUNTER
20	1	HEAT LAMP
21	1	COUNTERTOP FOOD WARMER
22		SPARE NUMBER
23	2	REFRIGERATED PREP TABLE
24	3	HAND SINK
25	LOT	SHELVING
26	1	MOP SINK
27	2	WALL SHELF
28	1	CLEAN DISHTABLE WITH POT SINK
29	2	WALL SHELF
30		SPARE NUMBER
31	1	DISHWASHER
32	1	SOILED DISHTABLE W/SORTING RACK
33	1	SOAK SINK
34		SPARE NUMBER
35		SPARE NUMBER
36	1	20-QT. MIXER W/STAND
37	1	PREP TABLE W/SINKS
38	1	WALL SHELF
39	1	SLICER WITH STAND
40	1	HOT HOLDING CABINET
41	1	WALK-IN COOLER/FREEZER/BEER COOLER
42	LOT	WALK-IN SHELVING
43		SPARE NUMBER
44		SPARE NUMBER
45		SPARE NUMBER
46	1	ICE MAKER W/BIN
47		SPARE NUMBER
48	1	BEVERAGE COUNTER
49	1	WINE CELLAR CABINET
50	1	WORKTABLE
51	2	WALL SHELF
52	1	COFFEE/TEA BREWER
53	1	UNDERCOUNTER REFRIGERATOR
54	1	SODA DISPENSER
55	1	BACK BAR REFRIGERATOR
56	1	BACK BAR REFRIGERATOR
57	3	GLASS RACK
58	1	ICE BIN W/BOTTLE WELLS
59	1	UNDERBAR MIXOLOGY STATION W/GLASS RINSER
60	1	BOTTLE STORAGE
61	2	UNDERBAR TRASH RECEPTACLE
62	2	CORNER DRAINBOARD
63	1	UNDERBAR HAND SINK
64	2	UNDERBAR DUMP SINK
65	1	UNDERBAR GLASSWASHER
66	1	ISLAND BAR
67	1	BEER TOWER W/ DRAIN TROUGH
68	1	BOTTLE COOLER
69	1	DRAIN BOARD
70	1	UNDERBAR FREEZER



**C&T Design and
Equipment Co., Inc.**

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Phone: 317.898.9802
www.c-t-design.com
DESIGN & SALES TO ALL TYPES OF FOOD
SERVICE ESTABLISHMENTS

PROJECT MANAGER:
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RED BRIDGE BISTRO
CICERO, INDIANA

Rev.	Date	Description
1	8.26.24	Equipment Revisions
2	9.19.24	Dining Area
3	9.20.24	Rough-in Revisions

PROJECT No: 2024-086

DRAWN BY: MGS

SHEET SCALE: 1/4" = 1'-0"

SHEET TITLE:

**SERVING AREA
EQUIPMENT
PLAN**

SHEET NUMBER:

K1 of 6



**C&T Design and
Equipment Co., Inc.**

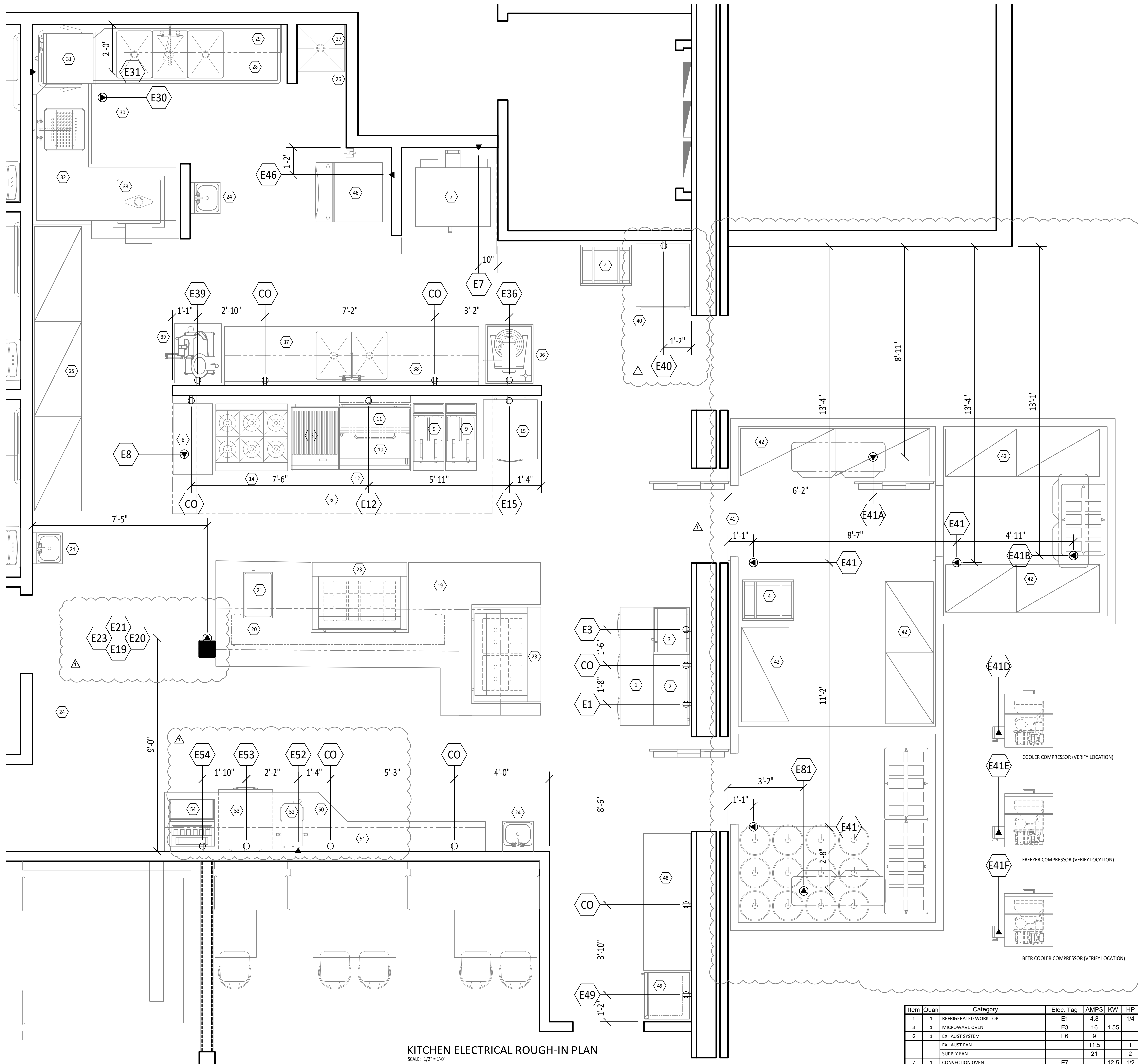
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and report any discrepancies to C&T Design and Equipment Co., Inc.

RED BRIDGE BISTRO

CICERO, INDIANA



KITCHEN ELECTRICAL ROUGH-IN PLAN
SCALE: 1/2" = 1'-0"

NOTE:
EXISTING AND/OR EQUIPMENT PROVIDED BY OTHERS
MAY REQUIRE ADDITIONAL ROUGH-INS NOT SHOWN IN
THESE PLANS. CONFIRM UTILITY REQUIREMENTS WITH
PROVIDER.

NOTE:
ELECTRICAL SERVICE SHOWN IS FOR FOODSERVICE
EQUIPMENT ONLY. ELECTRICAL SERVICE REQUIRED FOR
ROOM LIGHTING, CONVENIENCE OUTLETS, DATA PORTS,
TELEPHONE LINES, ETC., TO BE ADDITIONAL. CONFIRM
WITH ARCHITECT.

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
▲	POWER SUPPLY (DIRECT)
⊕	DUPLEX RECEPTACLE
⊕	SPECIAL PURPOSE RECEPTACLE
⊕	FIRE PULL STATION
△	EMPTY JUNCTION BOX FOR DATA CABLES

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
ADD'L	ADDITIONAL
AFIC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AMP	AMPERAGE
BFC	BELOW FINISHED CEILING
BTIC	BRANCH TO CONNECTION
BTU	BRITISH THERMAL UNIT
CFM	CUBIC FEET PER MINUTE
CW	COLD WATER
CWR	CHILLED WATER RETURN
CWS	CHILLED WATER SUPPLY
DFA	DROP SERVICE FROM ABOVE
E.C.	ELECTRICAL CONTRACTOR
F	DEGREES FAHRENHEIT
FD	FLOOR DRAIN
FFD	FUNNEL FLOOR DRAIN
FLA	FULL LOAD AMPS
FLSH	MOUNT ITEM FLUSH WITH SURFACE
FS	FLOOR SINK
F.S.E.C.	FOODSERVICE EQUIPMENT CONTRACTOR
FT	FLOOR TROUGH
GA	GAUGE
G.C.	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GHT	GARDEN HOSE THREAD
GPM	GALLONS PER MINUTE
HD	HUB DRAIN
HGT	HEIGHT
HP	HORSEPOWER
HR	HOUR
H.V.A.C.	HEATING, VENTILATION AND AIR CONDITIONING
HW	HOT WATER
IN	INCH
KW	KILOWATT
MBTU	1,000 BTU
M.C.	MECHANICAL CONTRACTOR
MTD	MOUNTED
N.F.S.E.C.	NOT IN FOODSERVICE EQUIPMENT CONTRACT
NPT	NATIONAL PIPE THREAD
P.C.	PLUMBING CONTRACTOR
PED	PEDESTAL-MOUNTED
PH	PHASE
R.C.	ROOFING CONTRACTOR
RECP.	RECEPTACLE
REQMITS	REQUIREMENTS
S.C.	STRUCTURAL CONTRACTOR
S/S	STAINLESS STEEL
STUB-UP	STUB SERVICE UP FROM FINISHED FLOOR

ELECTRICAL NOTES

1. ELECTRICAL SYSTEM IS DESIGNED FOR 240 VOLTS, 3-PHASE, 4 WIRE AT 60 HERTZ.
2. OUTLETS AND ROUGH-INS SHOWN PERTAIN TO AND ARE FOR FOOD-SERVICE FIXTURES AND EQUIPMENT ONLY. SEE ARCHITECTURAL AND/OR ENGINEERING PLANS FOR ANY ADDITIONAL ROUGH-IN REQUIREMENTS.
3. THIS ELECTRICAL PLAN IS INTENDED TO SHOW ROUGH-IN LOCATIONS AND LOAD REQUIREMENTS. ALL DIMENSIONS ARE SHOWN FROM FINISHED SURFACES TO THE CENTERLINE OF THE ROUGH-IN LOCATION UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, ALL ELECTRICAL WORK FOR FABRICATED FOODSERVICE EQUIPMENT SHALL BE COMPLETELY WIRED BY KITCHEN EQUIPMENT DIVISION TO A JUNCTION BOX OR PULL BOX MOUNTED ON THE EQUIPMENT IN AN ACCESSIBLE LOCATION. FINAL CONNECTIONS TO PANEL BOARDS TO BE THE RESPONSIBILITY OF THE E.C.
5. FINAL CONNECTIONS TO ALL EQUIPMENT AND ALL REQUIRED MATERIALS TO BE THE RESPONSIBILITY OF THE E.C.
6. E.C. TO FURNISH AND INSTALL THE FOLLOWING:
 - A. ALL JUNCTION BOXES, ELECTRICAL OUTLETS, COVER PLATES, ETC., NOT BUILT INTO FIXTURES OR EQUIPMENT. ALL OUTLETS, JUNCTION BOXES, COVER PLATES, ETC., IN DISHROOMS, OR AS INDICATED ON SCHEDULES, MUST BE VAPOR-PROOF.
 - B. SHUNT TRIP CIRCUIT BREAKERS/CONTACTORS OR DISCONNECTS FOR FIRE CONTROL SYSTEM SHUT OFF OF FOODSERVICE EQUIPMENT BELOW HOODS/VENTILATORS AS REQUIRED BY N.F.P.A.-96 AND LOCAL CODES.
 - C. DISCONNECTS OR OTHER DEVICES AS REQUIRED BY FEDERAL, STATE, AND LOCAL CODES.
7. WHEN APPLICABLE, E.C. TO INSTALL F.S.E.C.-PROVIDED ELECTRICAL COMPONENTS, PROVIDE ALL CONDUIT AND WIRING, AND INTERCONNECT BETWEEN THE FOLLOWING:
 - A. REMOTE REFRIGERATION EQUIPMENT TO EVAPORATOR COILS.
 - B. CONTROL PANELS TO WATER-TYPE VENTILATORS AND EXHAUST OR SUPPLY FANS PER MANUFACTURER'S SPECIFICATIONS.
 - C. KITCHEN EXHAUST HOODS/VENTILATORS TO FIRE CONTROL SYSTEM AND SHUT-OFFS.
8. ALL ELECTRICAL AMPERAGE NOTED ON ROUGH-IN SCHEDULE INDICATES FULL LOAD AMP DRAW - NOT RECOMMENDED CIRCUIT BREAKER SIZE. E.C. IS RESPONSIBLE FOR PROPER BREAKER SIZING WITH THIS INFORMATION.
9. PEDESTAL RECEPTACLES ARE NOT TO EXCEED 4-1/2" AFF.
10. E.C. TO FURNISH AND INSTALL GROUND FAULT RECEPTACLE OR FURNISH GROUND FAULT CIRCUIT BREAKER FOR ANY RECEPTACLE WITHIN FIVE FEET (5'-0") OF SINK.

EQUIPMENT ELECTRICAL SCHEDULE

Item	Quan	Category	Elec. Tag	AMPS	KW	HP	VOLTS	PH	Connection	Resp. Type	Height	Electrical Notes
1	1	REFRIGERATED WORK TOP	E1	4.8		1/4	120	1	CORD & PLUG	NEMA 5-15	+18"	
3	1	MICROWAVE OVEN	E3	16	1.55		120	1	CORD & PLUG	NEMA 5-15	+60"	
6	1	EXHAUST SYSTEM	E6	9			120	1	DIRECT			E.C. TO DROP SERVICE TO J-BOX ON TOP OF HOOD FOR LIGHTS AND CONTROLS.
		EXHAUST FAN		11.5		1	120	1	DIRECT	ON ROOF	Verify	E.C. TO EXTEND ELECTRICAL AND CONTROL TO EXHAUST FAN ON ROOF. REFER TO SHOP DRAWINGS.
		SUPPLY FAN		21		2	208	3	DIRECT	ON ROOF	Verify	E.C. TO EXTEND ELECTRICAL AND CONTROL TO SUPPLY FAN ON ROOF. REFER TO SHOP DRAWINGS.
7	1	CONVECTION OVEN	E7	14.7	12.5	1/2	208	3	DIRECT		+18" & 36"	E.C. TO EXTEND SERVICE TO BOTH DECKS OF THE CONVECTION OVEN.
12	1	REFRIGERATED EQUIPMENT STAND	E12	4.2		1/4	120	1	CORD & PLUG	NEMA 5-15	+18"	
15	1	WORKTOP FREEZER	E15	4.8		1/4	120	1	CORD & PLUG	NEMA 5-15	+18"	
19	1	CHEF'S COUNTER	E19	~18"			120	1	DIRECT		DFA	E.C. TO DROP SERVICE TO CHEF'S COUNTER FOR TABLE MOUNTED OUTLETS. REFER TO SHOP DRAWINGS.
20	1	HEAT LAMP	E20	35.3	3.24		120	1	DIRECT		DFA	E.C. TO DROP SERVICE TO HEAT LAMP MOUNTED ON OVERSHELF. REFER TO SHOP DRAWINGS.
21	1	COUNTERTOP FOOD WARMER	E21	~30"	1.2		120	1	CORD & PLUG	NEMA 5-15	DFA	E.C. TO DROP SERVICE TO CHEF'S COUNTER FOR FOOD WARMER. REFER TO SHOP DRAWINGS.
23	2	REFRIGERATED PREP TABLE	E23	4.5		1/4	120	1	CORD & PLUG	NEMA 5-15	DFA	E.C. TO DROP SERVICE TO CHEF'S COUNTER FOR TABLE MOUNTED OUTLETS. REFER TO SHOP DRAWINGS.
31	1	DISHWASHER	E31	52.5		3/4	120	1	DIRECT		+60"	THIS ITEM IS TO BE PROVIDED BY VENDOR. VERIFY REQUIREMENTS.
36	1	20-QT. MIKER W/STAND	E36	6.0		1/2	120	1	CORD & PLUG	NEMA 5-15	+48"	
39	1	SLICER WITH STAND	E39	4		1/2	120	1	CORD & PLUG	NEMA 5-15	+48"	
40	1	HOT HOLDING CABINET	E40	16.7	2.0		120	1	CORD & PLUG	NEMA 5-20	+18"	
41	1	WALK-IN COOLER/FREEZER/BEER COOLER	E41	9			120	1	DIRECT			E.C. TO DROP SERVICE TO J-BOX ON TOP OF WALK-IN FOR LIGHTS AND DOOR HEATERS. REFER TO SHOP DRAWING.
		COOLER COIL		1.8		1/20	120	1	DIRECT	EXTERIOR	Verify	E.C. TO DROP SERVICE TO J-BOX ON TOP OF WALK-IN FOR COOLER COIL. REFER TO SHOP DRAWING.
		FREEZER COIL		9.1	2.1	1/20	208	1	DIRECT	EXTERIOR	Verify	E.C. TO DROP SERVICE TO J-BOX ON TOP OF WALK-IN FOR FREEZER COIL. REFER TO SHOP DRAWING.
		BEER COOLER COIL		9.1		1/20	120	1	DIRECT	EXTERIOR	Verify	E.C. TO DROP SERVICE TO J-BOX ON TOP OF WALK-IN FOR BEER COOLER COIL. REFER TO SHOP DRAWING.
		COOLER COMPRESSOR		10.8	1.5		208	1	DIRECT	EXTERIOR	Verify	E.C. TO EXTEND SERVICE TO DISCONNECT ON COOLER COMPRESSOR. REFER TO SHOP DRAWING.
		FREEZER COMPRESSOR		14.7	2.5		208	1	DIRECT	EXTERIOR	Verify	E.C. TO EXTEND SERVICE TO DISCONNECT ON FREEZER COMPRESSOR. REFER TO SHOP DRAWING.
		BEER COOLER COMPRESSOR		10.8	1.5		208	1	DIRECT	EXTERIOR	Verify	E.C. TO EXTEND SERVICE TO DISCONNECT ON BEER COOLER COMPRESSOR. REFER TO SHOP DRAWING.
46	1	ICE MAKER W/IN	E46	11.1			208	1	DIRECT		+66"	THIS ITEM IS TO BE PROVIDED BY VENDOR. VERIFY REQUIREMENTS.
49	1	WINE CELLAR CABINET	E49	1.7			120	1	DIRECT		+18"	
52	1	COFFEE AND TEA BREWER	E52	3.5			120/208	1	CORD & PLUG	VERIFY	+48"	
53	1	UNDERCOUNTER REFRIGERATOR	E53	2.46		1/5	120	1	CORD & PLUG	NEMA 5-15	+18"	
54	1	SODA DISPENSER	E54	15			120	1	CORD & PLUG	VERIFY	+18"	
			E60	16			120	1	DUPLEX RECP.		+48"	CONVENIENCE OUTLET

Rev	Date	Description
1	8.26.24	Equipment Revisions
2	9.19.24	Dining Area
3	9.20.24	Rough-in Revisions

PROJECT No: 2024-086

DRAWN BY: MGS

SHEET SCALE: 1/2" = 1'-0"

SHEET TITLE:
**SERVING AREA
ELECTRICAL
PLAN**

SHEET NUMBER:

E1 of 6



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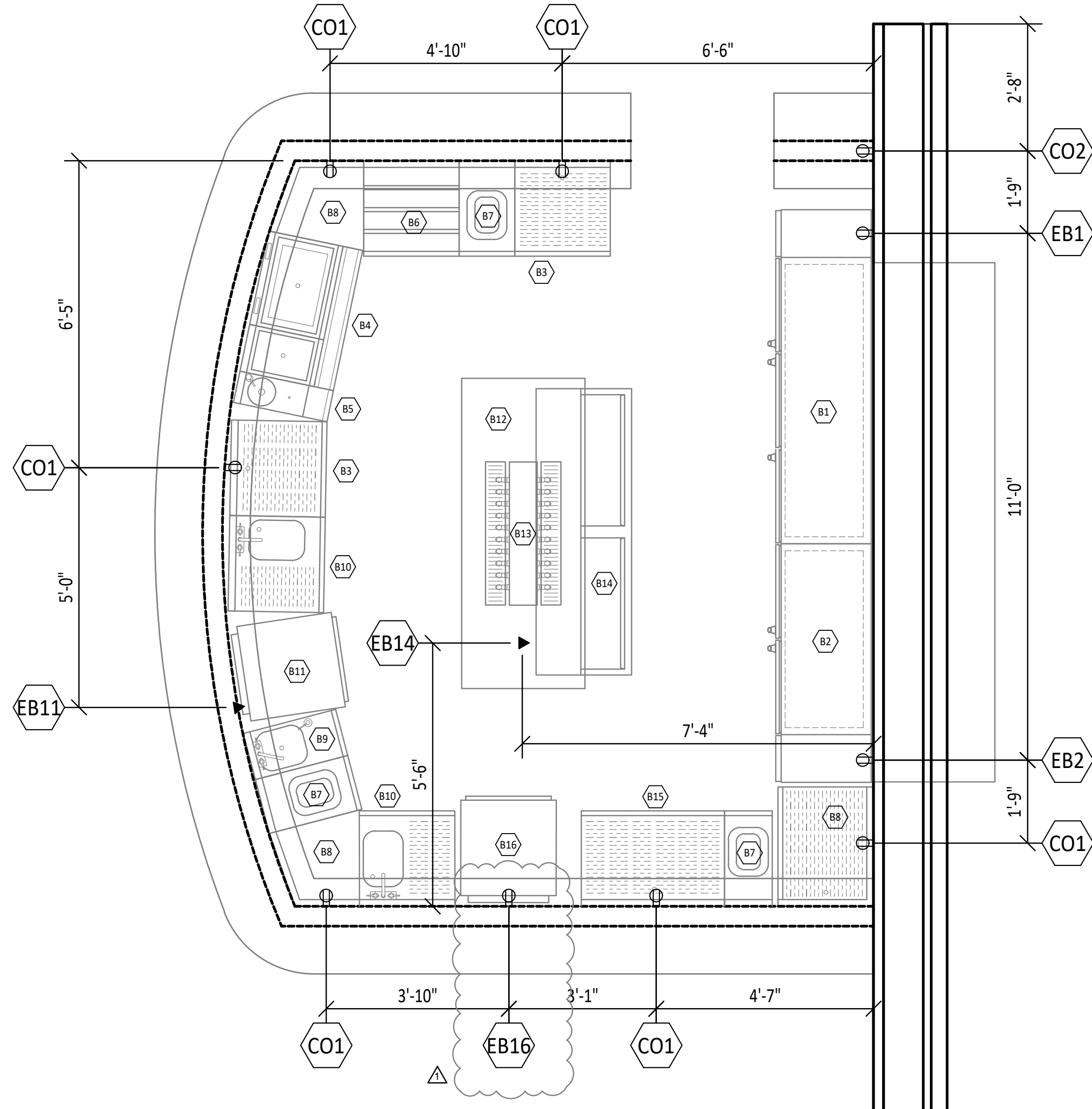
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RED BRIDGE BISTRO

CICERO, INDIANA



BAR ELECTRICAL ROUGH-IN PLAN
SCALE: 1/2" = 1'-0"

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WITH ARCHITECT.

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
▲	POWER SUPPLY (DIRECT)
⊕	DUPLEX RECEPTACLE
⊕	SPECIAL PURPOSE RECEPTACLE
□	FIRE PULL STATION
△	EMPTY JUNCTION BOX FOR DATA CABLES

ABBREVIATIONS	ELECTRICAL NOTES
ABBREV.	DESCRIPTION
ADD.	ADDITIONAL
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AMP	AMPERAGE
BFC	BELOW FINISHED CEILING
BTC	BRANCH TO CONNECTION
BTU	BRITISH THERMAL UNIT
CFM	CUBIC FEET PER MINUTE
CW	COLD WATER
CWR	CHILLED WATER RETURN
CWS	CHILLED WATER SUPPLY
DFA	DROP SERVICE FROM ABOVE
E.C.	ELECTRICAL CONTRACTOR
°F	DEGREES FAHRENHEIT
FD	FLOOR DRAIN
FFD	FUNNEL FLOOR DRAIN
FIA	FULL LOAD AMPS
FLUSH	MOUNT ITEM FLUSH WITH SURFACE
FS	FLOOR SINK
F.S.E.C.	FOODSERVICE EQUIPMENT CONTRACTOR
FT	FLOOR TROUGH
GA.	GAUGE
G.C.	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GHT	GARDEN HOSE THREAD
GPM	GALLONS PER MINUTE
HD	HUB DRAIN
HGT.	HEIGHT
HP	HORSEPOWER
HR	HOUR
H.V.A.C.	HEATING, VENTILATION AND AIR CONDITIONING
HW	HOT WATER
IN.	INCH
KW	KILOWATT
MBTU	1,000 BTU
M.C.	MECHANICAL CONTRACTOR
MTD	MOUNTED
N.I.F.S.E.C.	NOT IN FOODSERVICE EQUIPMENT CONTRACT
NPT	NATIONAL PIPE THREAD
P.C.	PLUMBING CONTRACTOR
PED	PEDESTAL-MOUNTED
PH	PHASE
R.C.	ROOFING CONTRACTOR
RECP.	RECEPTACLE
RECMTS	REQUIREMENTS
S.C.	STRUCTURAL CONTRACTOR
S/S	STAINLESS STEEL
STUB-UP	STUB SERVICE UP FROM FINISHED FLOOR

1. ELECTRICAL SYSTEM IS DESIGNED FOR 240 VOLTS, 3-PHASE, 4 WIRE AT 60 HERTZ.

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4. UNLESS OTHERWISE NOTED, ALL ELECTRICAL WORK FOR FABRICATED FOODSERVICE EQUIPMENT SHALL BE COMPLETELY WIRED BY KITCHEN EQUIPMENT DIVISION TO A JUNCTION BOX OR PULL BOX MOUNTED ON THE EQUIPMENT IN AN ACCESSIBLE LOCATION. FINAL CONNECTIONS TO PANEL BOARDS TO BE THE RESPONSIBILITY OF THE E.C.

5. FINAL CONNECTIONS TO ALL EQUIPMENT AND ALL REQUIRED MATERIALS TO BE THE RESPONSIBILITY OF THE E.C.

6. E.C. TO FURNISH AND INSTALL THE FOLLOWING:

A. ALL JUNCTION BOXES, ELECTRICAL OUTLETS, COVER PLATES, ETC., NOT BUILT INTO FIXTURES OR EQUIPMENT. ALL OUTLETS, JUNCTION BOXES, COVER PLATES, ETC., IN DISHROOMS, OR AS INDICATED ON SCHEDULES, MUST BE VAPOR-PROOF.

B. SHUNT TRIP CIRCUIT BREAKERS/CONTACTORS OR DISCONNECTS FOR FIRE CONTROL SYSTEM SHUT-OFF OF FOODSERVICE EQUIPMENT BELOW HOODS/VENTILATORS AS REQUIRED BY N.F.P.A.-96 AND LOCAL CODES.

C. DISCONNECTS OR OTHER DEVICES AS REQUIRED BY FEDERAL, STATE, AND LOCAL CODES.

7. WHEN APPLICABLE, E.C. TO INSTALL F.S.E.C.-PROVIDED ELECTRICAL COMPONENTS, PROVIDE ALL CONDUIT AND WIRING, AND INTERCONNECT BETWEEN THE FOLLOWING:

A. REMOTE REFRIGERATION EQUIPMENT TO EVAPORATOR COILS.

B. CONTROL PANELS TO WATER-TYPE VENTILATORS AND EXHAUST OR SUPPLY FANS PER MANUFACTURER'S SPECIFICATIONS.

C. KITCHEN EXHAUST HOODS/VENTILATORS TO FIRE CONTROL SYSTEM AND SHUT-OFFS.

8. ALL ELECTRICAL AMPERAGE NOTED ON ROUGH-IN SCHEDULE INDICATES FULL LOAD AMP DRAW - NOT RECOMMENDED CIRCUIT BREAKER SIZE. E.C. IS RESPONSIBLE FOR PROPER BREAKER SIZING WITH THIS INFORMATION.

9. PEDESTAL RECEPTACLES ARE NOT TO EXCEED 4'-1/2" AFF.

10. E.C. TO FURNISH AND INSTALL GROUND FAULT RECEPTACLE OR FURNISH GROUND FAULT CIRCUIT BREAKER FOR ANY RECEPTACLE WITHIN FIVE FEET (5'-0") OF SINK.

EQUIPMENT ELECTRICAL SCHEDULE

Item	Quan	Category	Elec. Tag	AMPS	KW	HP	VOLTS	PH	Connection	Recp. Type	Height	Electrical Notes
B1	1	BACK BAR REFRIGERATOR	EB1	5.8	1/3	120	1		CORD & PLUG	NEMA 5-15	+18"	
B2	1	BACK BAR REFRIGERATOR	EB2	4.8	1/4	120	1		CORD & PLUG	NEMA 5-15	+18"	
B11	1	UNDERBAR GLASSWASHER	EB11	33		208	1		DIRECT		+18"	THIS ITEM IS TO BE PROVIDED BY VENDOR. VERIFY REQUIREMENTS.
B14	1	SOFTICE COOLER	EB14	6.0	1-1/3	120	1		CORD & PLUG	NEMA 5-15	STUB	E.C. TO PROVIDE FLOOR RECP.
B16	1	UNDERBAR FREEZER	EB16	.6	1/3	120	1		CORD & PLUG	NEMA 5-15	+18"	
			CO1	16		120	1		DUPLEX RECP.		+48"	CONVENIENCE OUTLET
			CO1	16		120	1		DUPLEX RECP.		+40"	CONVENIENCE OUTLET MOUNTED UNDER BAR TOP.
			CO2	16		120	1		DUPLEX RECP.		+54"	CONVENIENCE OUTLET

Rev	Date	Description
1	8.26.24	Equipment Revisions
2	9.19.24	Dining Area
3	9.20.24	Rough-in Revisions

PROJECT No: 2024-086

DRAWN BY: MGS

SHEET SCALE: 1/2" = 1'-0"

SHEET TITLE:

SERVING AREA
ELECTRICAL
PLAN

SHEET NUMBER:

E2 of 6



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RED BRIDGE BISTRO

CICERO, INDIANA

PLUMBING NOTES

- ROUGH-INS SHOWN PERTAIN TO AND ARE FOR FOODSERVICE FIXTURES
AND EQUIPMENT ONLY. SEE ARCHITECTURAL AND/OR ENGINEERING
PLANS FOR ADDITIONAL PLUMBING REQUIREMENTS.
- THIS PLUMBING PLAN IS INTENDED TO SHOW ROUGH-IN LOCATIONS,
HEIGHTS AND LOAD REQUIREMENTS. ALL DIMENSIONS SHOWN ARE
FROM FINISHED SURFACES TO THE CENTERLINE OF THE ROUGH-IN LOCA-
TION, UNLESS OTHERWISE NOTED.
- FINAL CONNECTIONS TO ALL EQUIPMENT TO BE PERFORMED BY P.C.,
INCLUDING ALL REQUIRED MATERIALS SUCH AS STOPS, VALVES, FILTERS,
TRAPS, CHECK VALVES, PIPING, TUBING, PRESSURE REGULATING VALVES.
- P.C. TO FURNISH AND INSTALL THE FOLLOWING:
 - ALL WATER, WASTE, GAS, AND STEAM SERVICE TO POINT OF ROUGH-
IN AS SHOWN ON PLAN. ROUGH-IN OUTLETS TO STUB 4 IN. OUT OF
WALLS AT HEIGHT INDICATED FROM FINISHED FLOOR TO CENTERLINE
OF OUTLET. FLOOR ROUGH-INS TO STUB UP 4 IN. ABOVE FINISHED
FLOOR OR CURB. ALL FLOOR OPENINGS ARE TO BE SEALED WATER-
TIGHT.
 - PRESSURE REDUCING AND/OR REGULATION VALVES FOR DISH-
WASHERS, BOOSTER HEATERS, AND AS OTHERWISE NOTED IN
KITCHEN AREA.
 - ALL FLOOR SINKS, COMPLETE WITH TOP GRATES INDICATED AND
REMOVABLE SEDIMENT BUCKETS, SET FLUSH WITH FINISHED FLOOR
(UNLESS OTHERWISE NOTED).
 - ALL WASTE LINES (DIRECT OR INDIRECT) EXCEPT AS NOTED. MINI-
MUM DIAMETER OF LINE SHALL BE AS INDICATED ON PLAN REGARD-
LESS OF CONNECTION SIZE, AND SHALL BE PITCHED DOWNWARD.
MAINTAIN DRAINING AS HIGH AS POSSIBLE ABOVE FLOOR. ALL WASTE
LINES SHALL HAVE ADEQUATE CLEAN-OUT PROVISIONS.
- INDIRECT WASTE LINES FOR WALK-IN COOLERS/FREEZERS TO BE
PITCHED AT 4 IN./12 FT. (MINIMUM) AND WITH A "P"-TRAP AT THE
END OF THE RUN ABOVE THE FLOOR DRAIN.
- HEATER TAPE RATED AT 36 WATTS PER LINEAL FOOT OF DRAIN LINE
AS WELL AS INSULATION OF ALL DRAIN LINES INSIDE FREEZER COM-
PARTMENTS.
- ALL REQUIRED GREASE TRAPS BELOW OR FLUSH WITH FLOOR.
- WHEN GAS COOKING EQUIPMENT IS USED, INSTALL FIRE CONTROL
GAS SHUT-OFF VALVE(S) AS SUPPLIED BY FIRE SUPPRESSION SYSTEM
CONTRACTOR.
- VACUUM BREAKERS AS REQUIRED AS WELL AS INSTALLATION OF
THOSE PROVIDED BY E.E.C. FOR USE WITH DISPOSERS.
- INSULATION ON ALL STEAM, HOT WATER, AND CONDENSATE LINES
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ACCORDING TO LOCAL CODES.
- ALL VENT PIPES TO BE CONCEALED IN WALLS OR COLUMN CHASES. USE
LOOP VENTS FOR ISLAND FIXTURES.
- ALL EXPOSED PIPING AND FITTINGS IN THE KITCHEN AREA TO BE CHROME-
PLATED OR STAINLESS STEEL.
- ALL LINES ROUTED THROUGH EQUIPMENT SHALL NOT INTERFERE WITH
INTENDED USE OR SERVICING OF EQUIPMENT.
- AREA FLOOR DRAINING HAS NOT BEEN SHOWN OR NOTED. QUANTITIES
AND LOCATIONS TO BE COORDINATED WITH G.C.

ABBREVIATIONS

ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
ADD'L	ADDITIONAL	GHT	GARDEN HOSE THREAD
AFC	ABOVE FINISHED CEILING	GPM	GALLONS PER MINUTE
AF	ABOVE FINISHED FLOOR	HD	HUB DRAIN
AMP	AMPERAGE	HGT.	HEIGHT
BFC	BELOW FINISHED CEILING	HP	HORSEPOWER
BTC	BRANCH TO CONNECTION	HR	HOUR
BTU	BRITISH THERMAL UNIT	H.V.A.C	HEATING, VENTILATION AND AIR CONDITIONING
CFM	CUBIC FEET PER MINUTE	HW	HOT WATER
CW	COLD WATER	IN.	INCH
CWR	CHILLED WATER RETURN	KW	KILOWATT
CWS	CHILLED WATER SUPPLY	KBTU	1,000 BTU
DFA	DROP SERVICE FROM ABOVE	M.C.	MECHANICAL CONTRACTOR
E.C.	ELECTRICAL CONTRACTOR	MTD	MOUNTED
F	DEGREES FAHRENHEIT	N.I.F.S.E.C.	NOT IN FOODSERVICE EQUIPMENT CONTRACT
FD	FLOOR DRAIN	NPT	NATIONAL PIPE THREAD
FFD	FUNNEL FLOOR DRAIN	P.C.	PLUMBING CONTRACTOR
FLA	FULL LOAD AMPS	PED	PRE-DESTAL MOUNTED
FLUSH	MOUNT ITEM FLUSH WITH SURFACE	PH	PHASE
FS	FLOOR SINK	R.C.	ROOFING CONTRACTOR
F.S.E.C.	FOODSERVICE EQUIPMENT CONTRACTOR	REC.P.	RECEPTACLE
FT	FLOOR TROUGH	REQ.MTS	REQUIREMENTS
GA	GAUGE	S.C.	STRUCTURAL CONTRACTOR
G.C.	GENERAL CONTRACTOR	S/S	STAINLESS STEEL
GFI	GROUND FAULT INTERRUPTER	STUB-UP	STUB SERVICE UP FROM FINISHED FLOOR

NOTE

EXISTING AND/OR EQUIPMENT PROVIDED BY OTHERS
MAY REQUIRE ADDITIONAL ROUGH-INS NOT SHOWN IN
THESE PLANS. CONFIRM UTILITY REQUIREMENTS WITH
PROVIDER.

NOTE

P.C. TO SET AND LEVEL ALL SINKS AND TABLE, FASTEN TO
THE WALL WITH SUPPLIED 2-CLIPS AND CAULK TOP
EDGES

PLUMBING SYMBOLS

SYMBOL	DESCRIPTION
●	WATER SERVICE (HOT or COLD)
⊙	GAS SERVICE
⊖	CHILLED WATER (SUPPLY or RETURN)
○	DIRECT WASTE
⊞	12" x 12" FLOOR SINK (SHOWN w/ HALF GRATE)
⊞	FLOOR DRAIN

EQUIPMENT PLUMBING SCHEDULE

Item	Quan	Category	Plum Tag	CW	HW	Hgt.	W Tag	Direct	Hgt.	Indirect	Gas Tag	Size	BTU/hr.	Hgt.	PLUMBING REMARKS
6	1	EXHAUST SYSTEM									G6	?	?	Verify	P.C. TO EXTEND SERVICE TO SUPPLY FAN MOUNTED ON ROOF. REFER TO SHOP DRAWINGS.
9	2	FRYER									G9	3/4	110,000	+24"	P.C. TO EXTEND SERVICE TO FRYER THRU QUICK DISCONNECT.
10	1	COUNTERTOP GRIDDLE									G10	3/4	80,000	+24"	P.C. TO EXTEND SERVICE TO GRIDDLE THRU QUICK DISCONNECT.
11	1	SALAMANDER BROILER									G11	3/4	40,000	+24"	P.C. TO EXTEND SERVICE UP TO SALAMANDER BROILER.
13	1	COUNTERTOP CHARBROILER									G13	3/4	80,000	+24"	P.C. TO EXTEND SERVICE TO CHARBROILER THRU QUICK DISCONNECT.
14	1	6-BURNER RANGE W/OVEN BASE									G14	3/4	243,000	+24"	P.C. TO EXTEND SERVICE TO 6-BURNER RANGE THRU QUICK DISCONNECT.
24	3	HAND SINK	P24	1/2"	1/2"	+18"	P24A	1-1/2"	+15"						P.C. TO TRAP DRAIN BELOW FLOOR.
26	1	MOP SINK	P26	1/2"	1/2"	+42"	P26A	3"	STUB	FS					P.C. TO MANIFOLD (3) DRAINS AND EXTEND TO FLOOR SINK.
28	1	CLEAN DISHTABLE WITH POT SINK	P28	1/2"	1/2"	+15"	P28A								P.C. TO EXTEND DRAIN LINE TO FLOOR SINK.
31	1	DISHWASHER	P31	1/2"	1/2"	+15"		2"							P.C. TO EXTEND DRAIN LINE TO FLOOR SINK.
32	1	SOILED DISHTABLE W/SORTING RACK	P32	1/2"	1/2"	+15"	P32A	2"	STUB	FS					P.C. TO EXTEND DRAIN LINE TO FLOOR SINK.
33	1	SINK					P33		STUB	FS					P.C. TP MANIFOLD (2) DRAINS FROM SINKS AND EXTEND TO FLOOR DRAIN.
37	1	PREP TABLE W/SINKS	P37	1/2"	1/2"	+15"	P37A	2"	STUB	FS					P.C. TO EXTEND WATER TO ICE-MAKER, THRU WATER FILTER, P.C. TO DRAIN LINE TO FLOOR SINK. THIS ITEM IS BY VENDOR. VERIFY REQUIREMENTS.
46	1	ICE MAKER W/STUB	P46	1/2"	1/2"	+48"	P46A	3/4"	STUB	FS					P.C. TO DRAIN LINE TO FLOOR SINK.
52	1	COFFEE/TEA BREWER	P52	1/2"	1/2"	+48"									P.C. TO EXTEND WATER TO SODA DISPENSER. P.C. TO EXTEND DRAIN LINE TO FLOOR SINK.
54	1	SODA DISPENSER	P54	1/2"	1/2"	+48"	P54A	3/4"	STUB	FS					

KITCHEN PLUMBING ROUGH-IN PLAN
SCALE: 1/2" = 1'-0"



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RED BRIDGE BISTRO

CICERO, INDIANA

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GAS SHUT-OFF (VALVE) AS SUPPLIED BY FIRE SUPPRESSION SYSTEM
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BTU	BRITISH THERMAL UNIT	H.V.A.C.	HEATING, VENTILATION AND AIR CONDITIONING
CFM	CUBIC FEET PER MINUTE	HW	HOT WATER
CW	COLD WATER	in.	INCH
CWR	CHILLED WATER RETURN	kw	KILOWATT
CWS	CHILLED WATER SUPPLY	MBTU	1,000 BTU
DFA	DROP SERVICE FROM ABOVE	M.C.	MECHANICAL CONTRACTOR
E.C.	ELECTRICAL CONTRACTOR	MTD	MOUNTED
"F"	DEGREES FAHRENHEIT	N.I.F. S.E.C.	NOT IN FOODSERVICE EQUIPMENT CONTRACT
FD	FLOOR DRAIN	NPT	NATIONAL PIPE THREAD
FFD	FUNNEL FLOOR DRAIN	P.C.	PLUMBING CONTRACTOR
FIA	FULL LOAD AMPS	PED	PEDESTAL-MOUNTED
FLUSH	MOUNT ITEM FLUSH WITH SURFACE	PH	PHASE
FS	FLOOR SINK	R.C.	ROOFING CONTRACTOR
F.S.E.C.	FOODSERVICE EQUIPMENT CONTRACTOR	REC.P.	RECEPTACLE
FT	FLOOR TROUGH	REQ.MTS	REQUIREMENTS
GA.	GAUGE	S.C.	STRUCTURAL CONTRACTOR
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GFI	GROUND FAULT INTERRUPTER	STUB-UP	STUB SERVICE UP FROM FINISHED FLOOR

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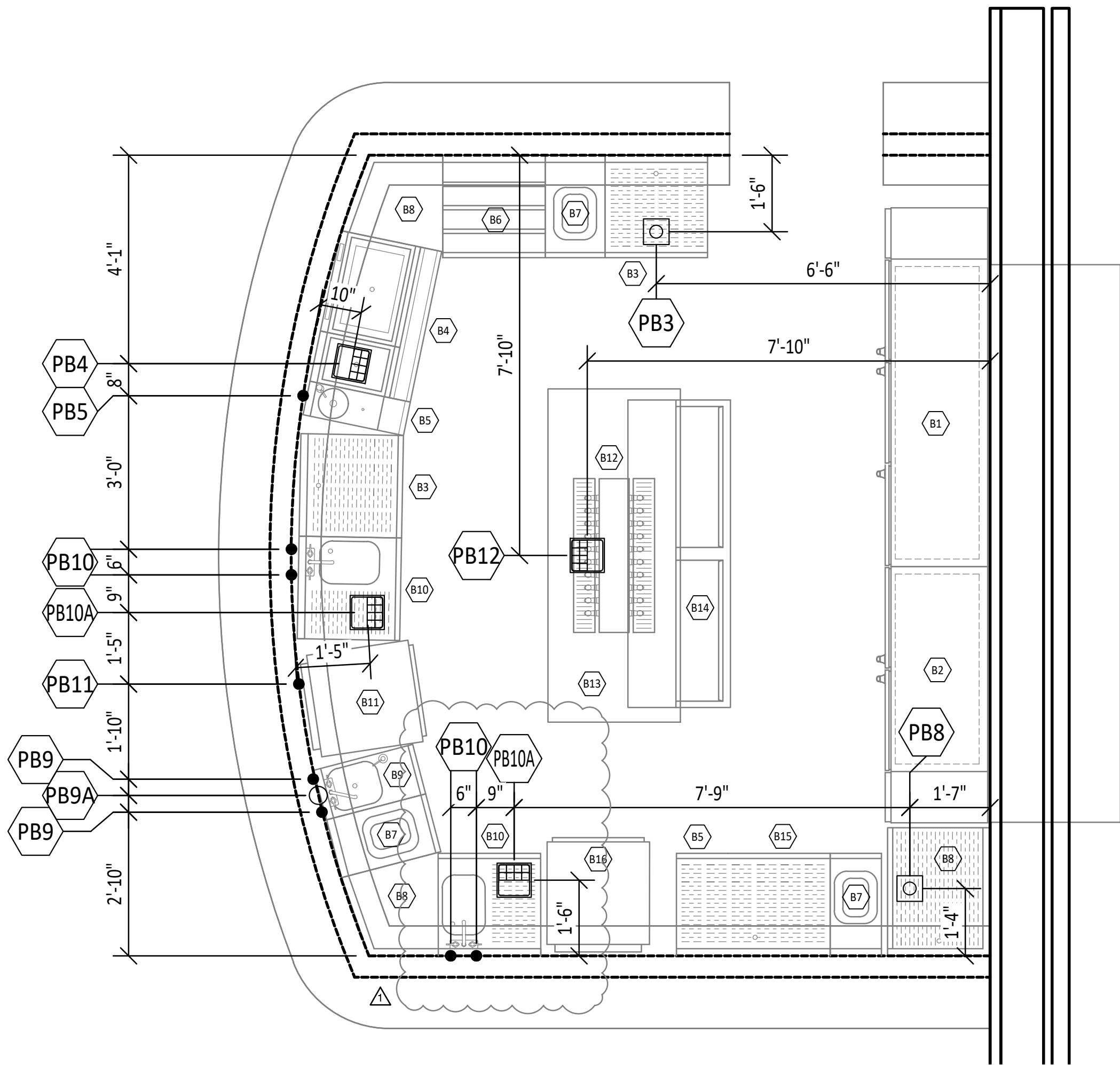
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PLUMBING SYMBOLS

SYMBOL	DESCRIPTION
●	WATER SERVICE (HOT or COLD)
⊙	GAS SERVICE
●	CHILLED WATER (SUPPLY or RETURN)
○	DIRECT WASTE
■	12" x 12" FLOOR SINK (SHOWN w/ HALF GRATE)
⊞	FLOOR DRAIN

EQUIPMENT PLUMBING SCHEDULE

Item	Quan	Category	Plum Tag	CW	HW	Hgt.	W Tag	Direct	Hgt.	Indirect	Gas Tag	Size	BTU/hr.	Hgt.	PLUMBING REMARKS
B3	3	GLASS RACK													P.C. TO EXTEND DRAIN LINE FROM GLASS RACK TO FLOOR DRAIN.
B4	2	ICE BIN W/BOTTLE WELLS					PB3	3/4"	STUB	FD					P.C. TO EXTEND DRAIN LINES FROM ICE BIN, DUMP SINK AND DIPPER WELL TO FLOOR SINK.
B5	2	UNDERBAR MIKOLOGY STATION W/GLASS RINSER	PB5	1/2"		+12"									P.C. TO BRANCH WATER LINES TO DIPPER WELL FAUCET AND GLASS RINSER.
B9	1	UNDERBAR HAND SINK	PB9	1/2"	12"		PB9A	1-1/2"	+10"						
B10	2	UNDERBAR DUMP SINK	PB10	1/2"	12"	+12"	PB10A	1-1/2"	STUB	FS					P.C. TO EXTEND DRAIN LINES FROM DUMP SINK, GLASS RACK AND GLASS WASHER TO FLOOR SINK.
B11	1	UNDERBAR GLASSWASHER	PB11		12"	+12"									P.C. TO EXTEND WATER TO GLASSWASHER.
B13	1	BEER TOWER W/ DRAIN TROUGH						1"	STUB	FS					P.C. TO EXTEND DRAIN LINE FROM BEER TROUGHS TO FLOOR DRAIN.



BAR PLUMBING ROUGH-IN PLAN
SCALE: 1/2" = 1'-0"

ISSUE DATE:

Rev	Date	Description
1	8.26.24	Equipment Revisions
2	9.19.24	Dining Area
3	9.20.24	Rough-in Revisions

PROJECT No: 2024-086

DRAWN BY: MGS

SHEET SCALE: 1/2" = 1'-0"

SHEET TITLE:

SERVING AREA
PLUMBING
PLAN

SHEET NUMBER:

P2 of 6



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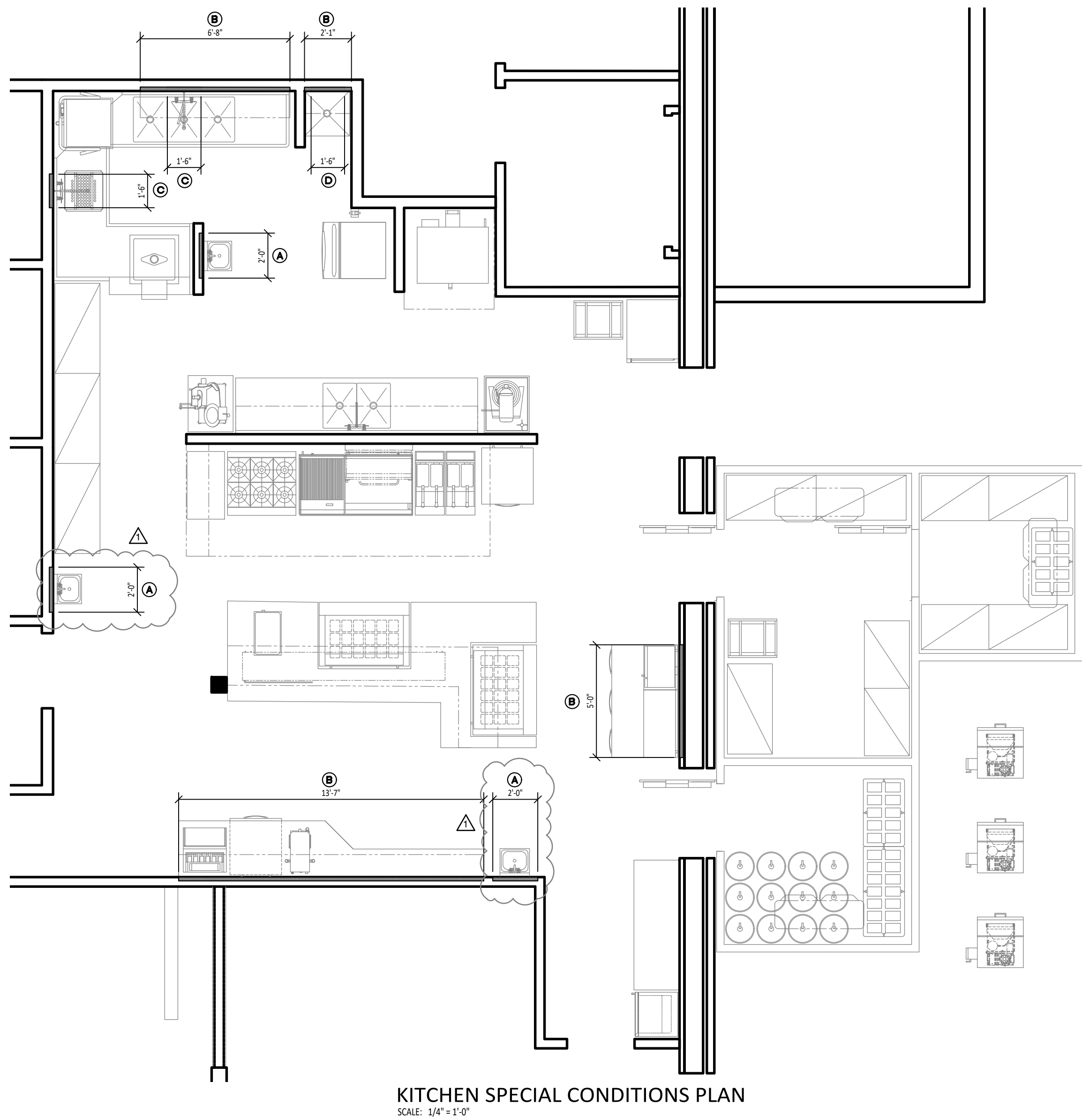
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RED BRIDGE BISTRO

CICERO, INDIANA



SPECIAL CONDITIONS NOTES			
A) HAND SINK	B) WALL SHELVING	C) PRE-RINSE FAUCET	D) MOP SINK FAUCET
NOTE ID	DESCRIPTION		
A	[3 LOCATIONS] G.C. TO PROVIDE ADEQUATE WALL BACKING FROM 24" AFF TO 72" AFF FOR WALL MOUNTED HAND SINK.		
B	[5 LOCATIONS] G.C. TO PROVIDE ADEQUATE WALL BACKING FROM 42" AFF TO 96" AFF FOR WALL MOUNTED SHELF.		
C	[2 LOCATIONS] G.C. TO PROVIDE ADEQUATE WALL BACKING FROM 42" AFF TO 84" AFF FOR PRE-RINSE FAUCET WALL BRACKET.		
D	G.C. TO PROVIDE ADEQUATE WALL BACKING FROM 12" AFF TO 72" AFF FOR WALL MOUNTED MOP SINK FAUCET		

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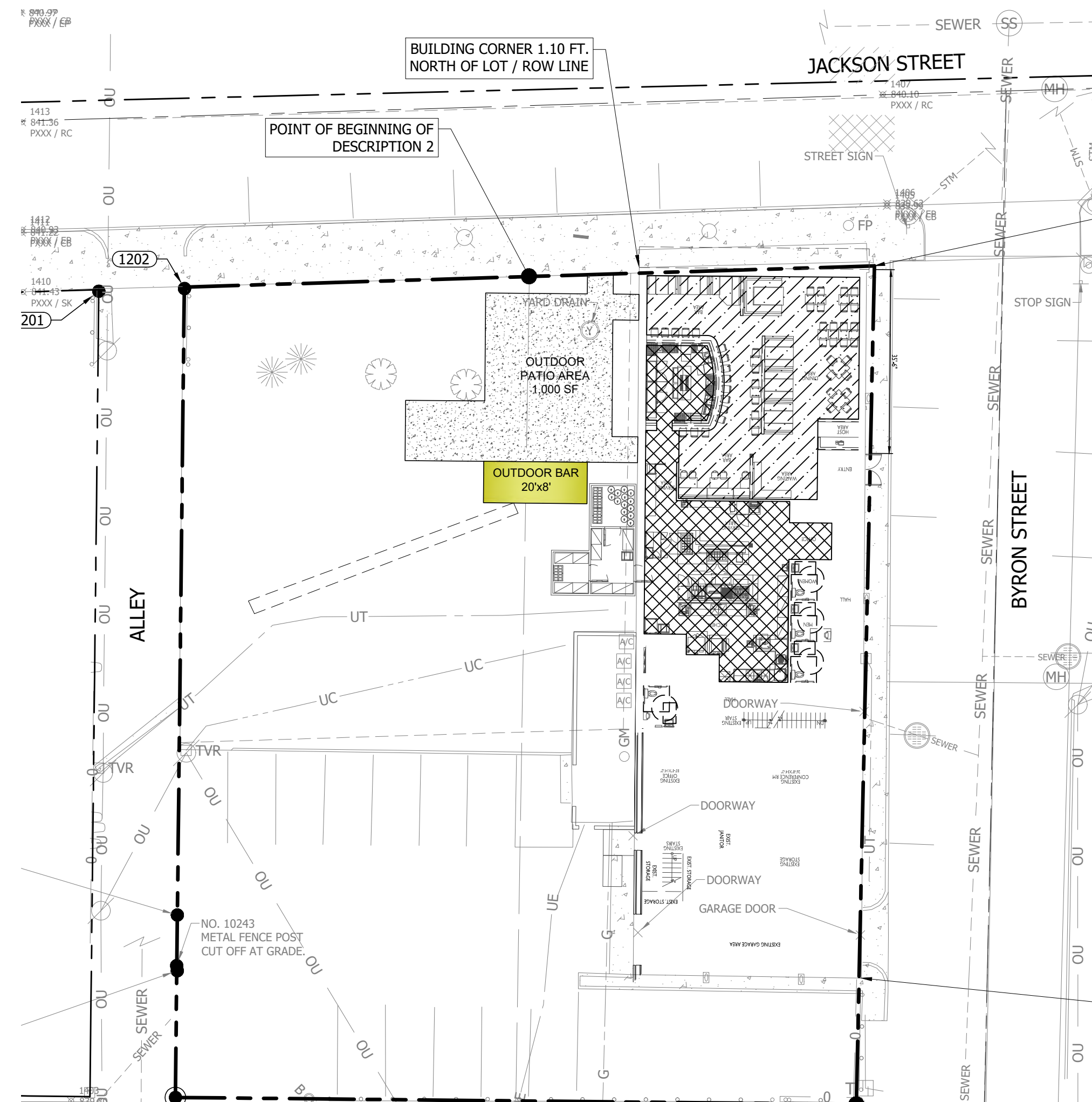
SHEET SCALE: 1/4" = 1'-0"

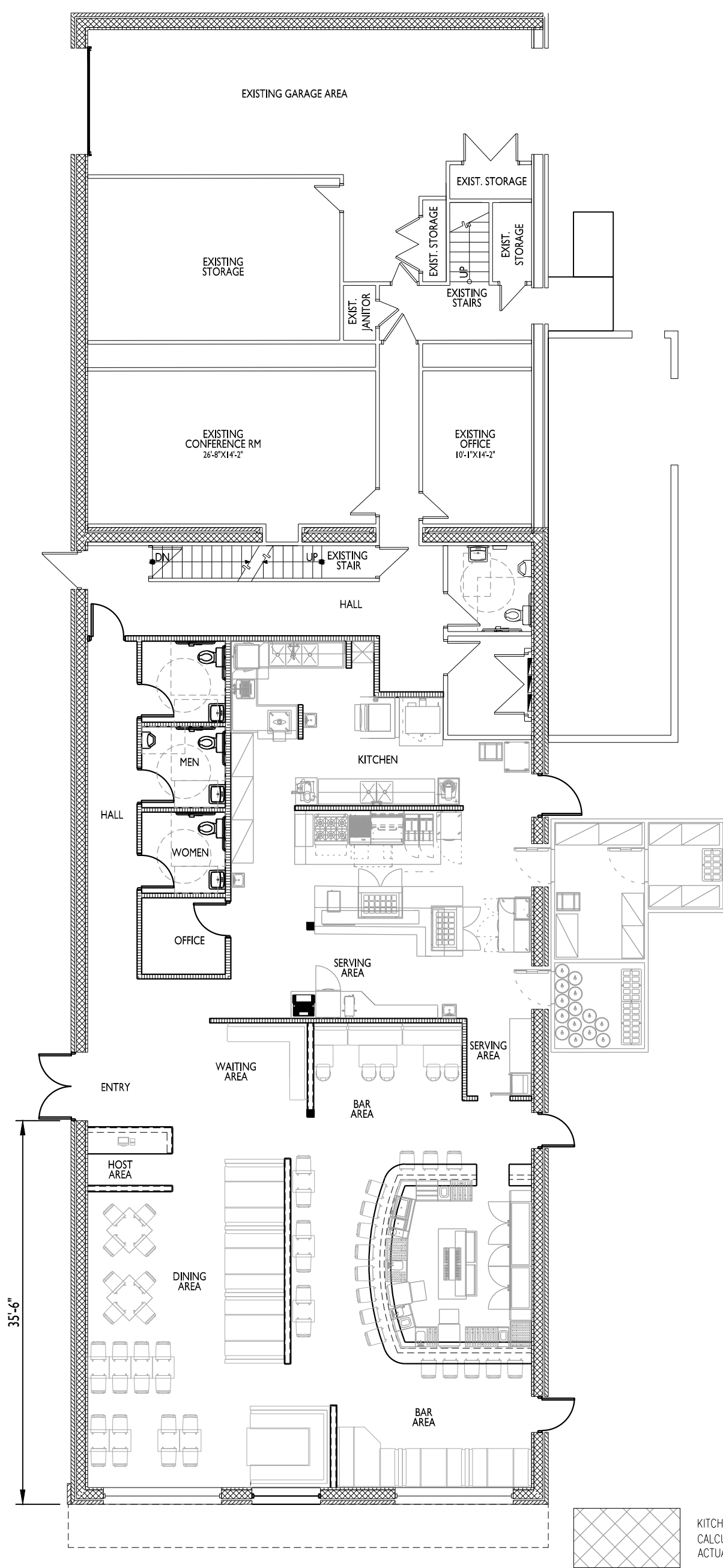
SHEET TITLE:

SERVING AREA
SPECIAL CONDITIONS
PLAN

SHEET NUMBER:

SC1 of 6





PROPOSED RESTAURANT LAYOUT
09-05-2024
3/32" = 1'-0"
PROJECT # 240104
109 W. JACKSON ST. CICERO, IN 46034



Qty: 1
4' X 4'
Double Side
Blade - Lit



Qty: 1
3' X 3'
Single Side
Wall Mount



Qty: 1
3' X 3'
Double Side
Hanging

Version: 02

Date: 10.21.2024

Approval: Signature

Printed

Date

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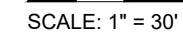
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CSI Customers/Layouts/Red Bridge Bistro/building signage/Red Bridge Bistro_Building Signage_vf02.ai

CICERO, IN



CONCEPTUAL SITE PLAN



Docket #: BZA-1124-47,48,49-DC

Petitioner: Stellhorn Cicero LLC

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-1124-47,48,49-DC

Staff: Frank Zawadzki

Applicant: Stellhorn Cicero LLC

Property Size: 20,000 sq ft

Current Zoning: DC

Location: Cicero

Background Summary: Petitioner has submitted a Special Exception Use Variance request to allow a Restaurant with Outdoor seating, which is listed as a Special Exception Use. Petitioners would also like to ask for relief from the parking standards and the usual tree per every 10 spaces.

Preliminary Staff Recommendations: Staff would not oppose approval.

Zoning Ordinance Considerations: The BZA should strive to protect this district from “spot zoning”, conflicting land uses that may inflict significant environmental impacts.

This proposal fits into the discussions that have been going on regarding the future of Downtown Cicero. This would blend well with the CCMG improvements planned in the area.

District Intent: Normal commercial uses for smaller downtown districts.

Current Property Information:

Land Use: Commercial

Site Features: Downtown building with access from Byron and Jackson streets. Parking to the west along with a lease for additional parking on the lot across the alleyway to the west.

Vehicle Access: Yes

Planning Considerations:

The following general site considerations, planning concepts, and other facts should be considered in the BZA decision making process:

Parking standards require 75 spaces based on employees, tables and square footage. They have 48.

Findings of Facts/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the land use standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or conditions as part of an approval.

The proposal is an upgrade to the property and the district. I don't see any immediate concerns regarding value of neighboring properties or injurious to the community. No hardship needs proven here. This is consistent with the character of the district.

Docket # BZA-1124-47-DC
Stellhorn Cicero LLC



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may grant a **special exception use** for use in a district if, after a hearing under, it makes findings of facts in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Findings of Facts:

This criterion has / has not been met.

- 2 The requirements and development standards for the requested use as prescribed by this ordinance will be met.**

Findings of Facts:

This criterion has / has not been met.

- 3 Granting the special exception will not subvert the general purposes served by this Ordinance and will not permanently injure other property or uses in the same district and vicinity.**

Findings of Facts:

This criterion has / has not been met.

- 4 The proposed use will be consistent with the character of the district therein, the spirit and intent of the Ordinance, and the Cicero/Jackson Township Comprehensive Plan.**

Findings of Facts:

This criterion has / has not been met.



CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

Docket #:

Petitioner:

Address:

Board of Zoning Appeals Options:

In reviewing a request for Special Exception Use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature: _____

Date: _____



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

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Findings of Facts:

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**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____



CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

VARIANCE APPLICATION

OFFICE USE ONLY

Variance Category		Docket #: BZA-1124-50-R5
☒ Development Standards	☐ Special Exception	Date of Application: 11/1/24
☐ Land Use	☐ Other	Date of Expiration:
Variance Check List		Variance Fee: \$320.00
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 11/21/24
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: James E Heuer		
Property Address: 120 N Peru Street		
City: Cicero	State: IN	ZIP Code: 46034
Telephone: 317-518-6284	E-mail: ian@heuerhomes.com	
Fax:		
Project 0 Spring Street	State: IN	ZIP Code: 46034
Address:	Subdivision: Jones & Coles Addition	
City: Cicero	Telephone: 317-518-2993	
Parcel: 05-06-01-02-05-026.001	Fax:	
General Contractor: Unknown	Cell Phone:	
Address:	Email:	
City:	State:	ZIP Code:
Variance Request:		

Commitments/ Conditions Offered:

Code Section Appealed:



Petitioners List of Findings

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		Docket #: <u>BZA-1124.51-25</u>	
☒ Development Standards	☐ Special Exception	Date of Application: <u>11/1/24</u>	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: <u>\$25.00</u>	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: <u>11/21/24</u>	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: James E Heuer			
Property Address: 120 N Peru Street			
City: Cicero		State: IN	ZIP Code: 46034
Telephone: 317-518-6284		E-mail: <u>ian@heuerhomes.com</u>	
		Fax:	
Project Address: 0 Spring Street		State: <u>IN</u>	ZIP Code: 46034
City: Cicero		Subdivision: Jones & Coles Addition	
Parcel: 05-06-01-02-05-026.001		Telephone: 317-518-2993	
General Contractor: Unknown		Fax:	
Address:		Cell Phone:	
City:	State:	ZIP Code:	Email:
Variance Request: Having one rear load garage			
Commitments/ Conditions Offered:			
Code Section Appealed:			

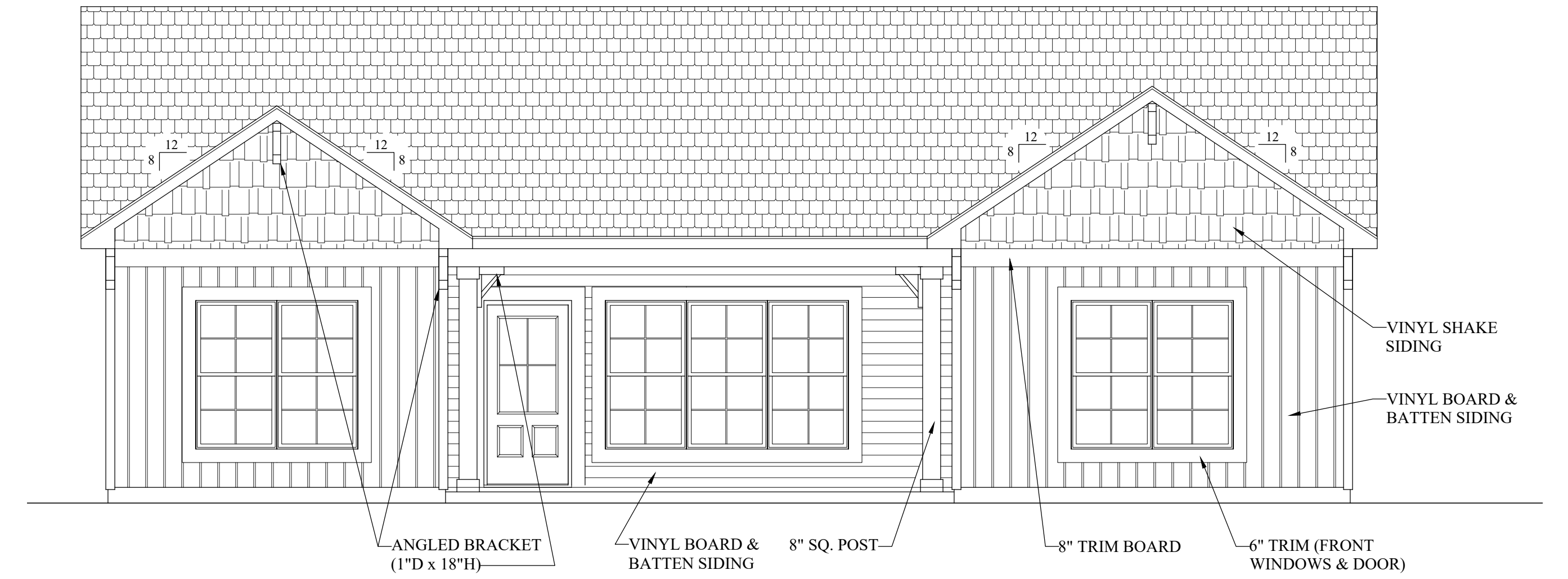


Petitioners List of Findings

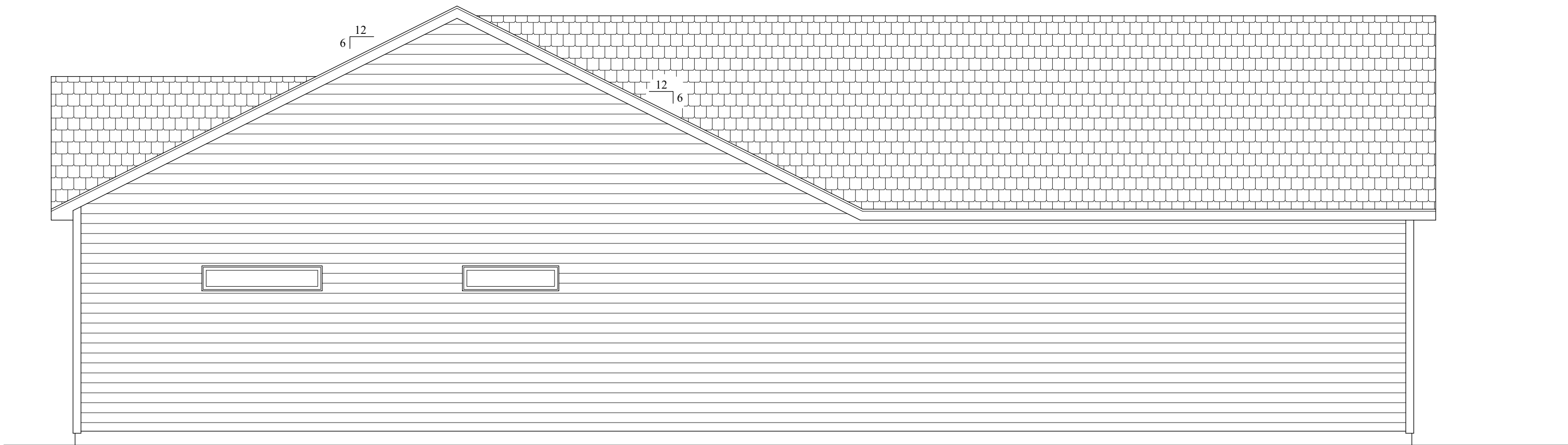
Having one rear load garage

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

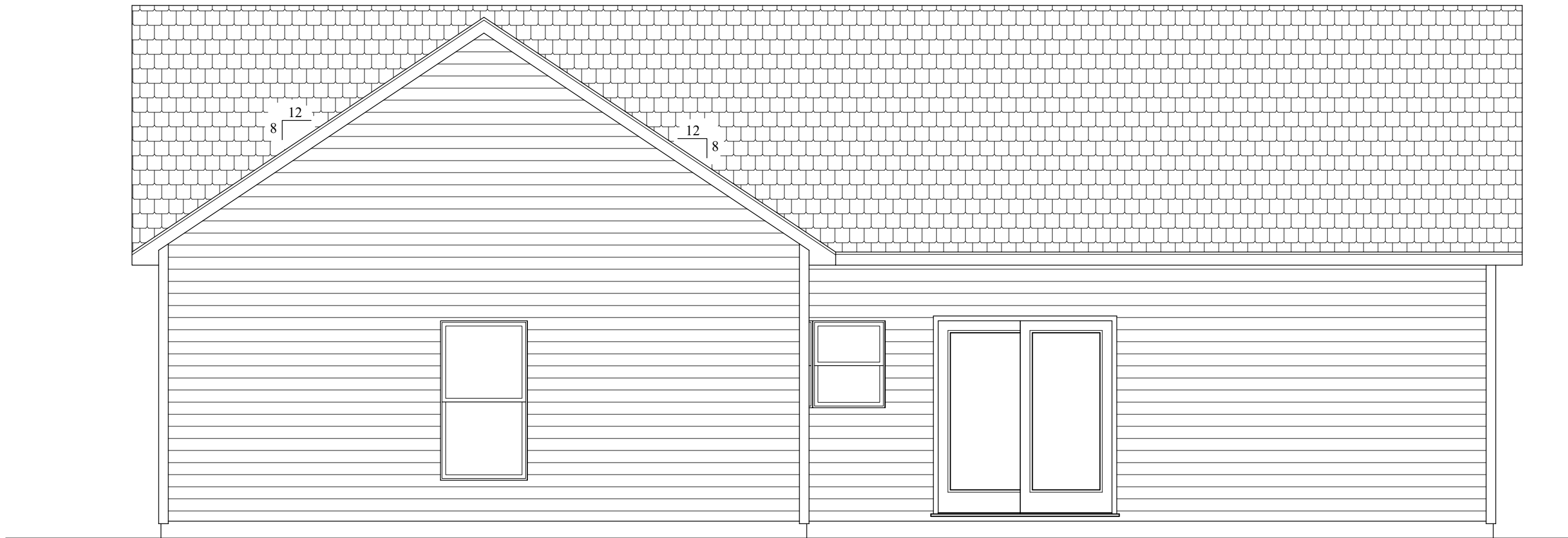
PRELIMINARY



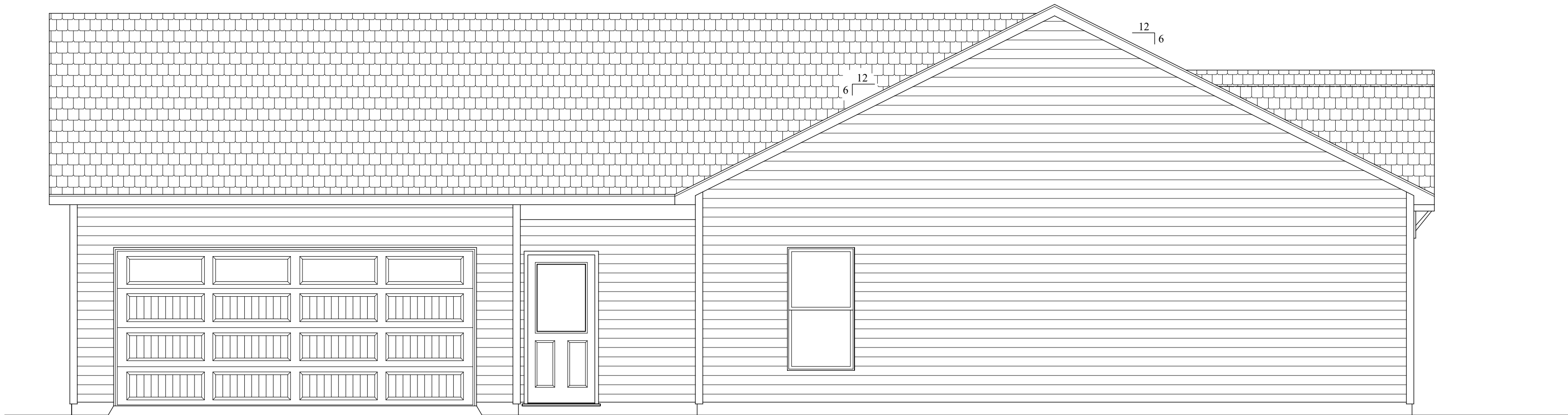
FRONT ELEVATION



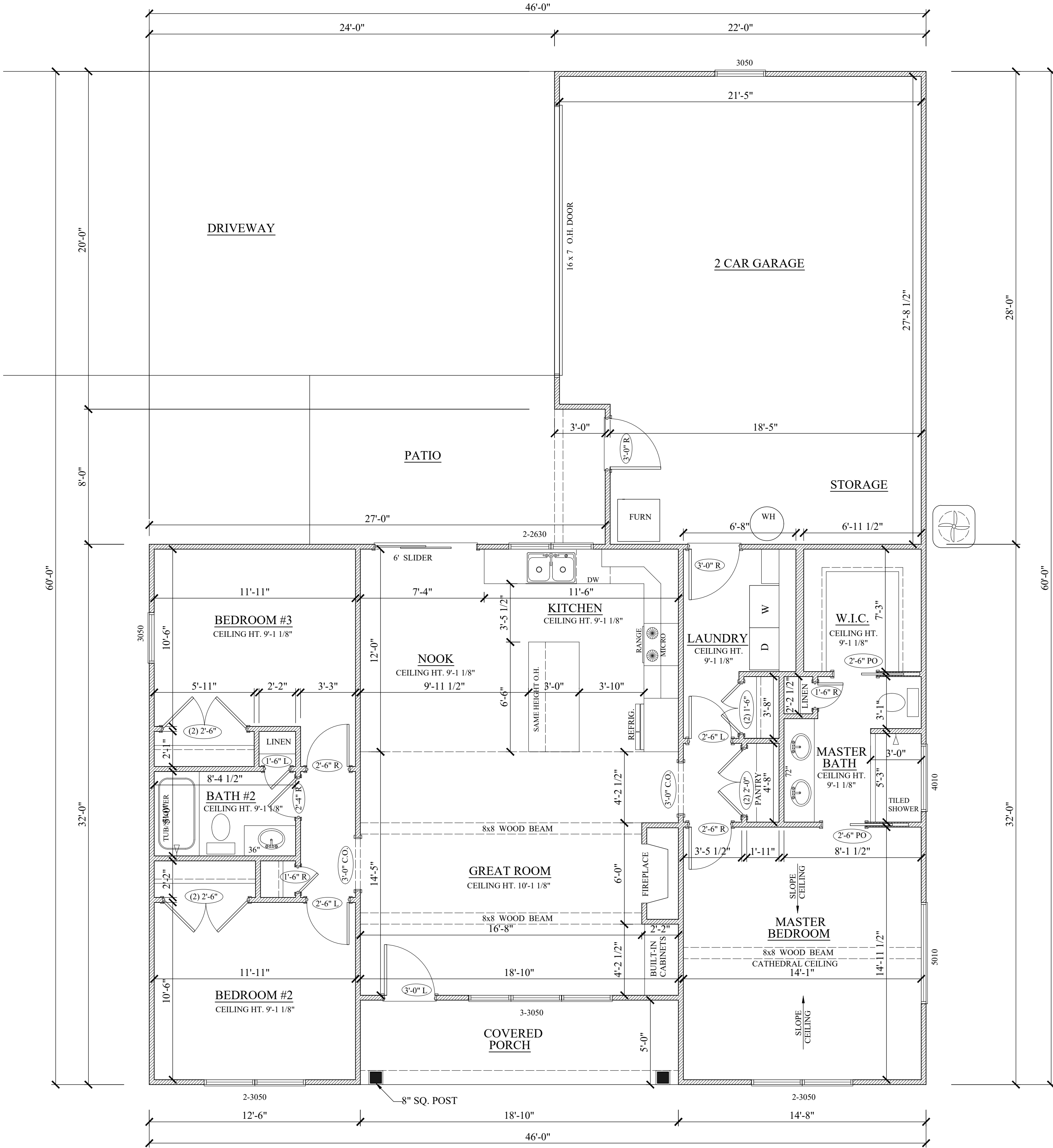
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FLOOR PLAN



SQUARE
FOOTAGE

LIVING: 1377 SF
GARAGE: 592 SF

BLUEPRINT
APPROVAL

*DRAWINGS ARE NOT READY
FOR BID OR CONSTRUCTION
UNTIL SIGNED BY CLIENT*

Signature

Signature

Date

*Revisions made after signed
client approval by will incur a
change order fee*

ELEVATIONS & FLOOR PLAN
Byron Street

(260) 402-5089
paperspacesllc@gmail.com

LINNEA RICE
HOME DESIGN & CAD DRAFTING

PAPER SPACES

DATE: 8/18/22
SCALE: 1/4"=1'-0"
DRAWN BY: LR

SHEET

A1.0

Docket #: BZA-1124-50,51-R5

Petitioner: Heuer

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-1124-50,51-R5

Staff: Frank Zawadzki

Applicant: Heuer

Property Size: 8,184 sq ft

Current Zoning: R5

Location: Cicero

Background Summary: Petitioner has submitted 2 Development Standards Variance requests. R5 standards say 10,000 sq ft minimum lot size with access to the front from the street. The lot is 8200 sq ft and plans an alley loaded drive.

Preliminary Staff Recommendations: Staff would recommend approval.

Zoning Ordinance Considerations: The BZA should strive to protect this district from “spot zoning”, conflicting land uses that may inflict significant environmental impacts.

This property was subdivided 2 years ago with full disclosure of the intent to build. Zoning Ordinance changed in early 2024 to prohibit these requests without a Variance.

District Intent: Small residential homes on small residential lots.

Current Property Information:

Land Use: Residential

Site Features: Spring street frontage with nearby intersection of Byron St.
Alleyway access to the west.

Vehicle Access: Yes

Planning Considerations:

The following general site considerations, planning concepts, and other facts should be considered in the BZA decision making process:

This is one of the few remaining lots in Old Town Cicero.

Findings of Facts/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the land use standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or conditions as part of an approval.

The proposal is an upgrade to the property and the district. I think a clear hardship is evident in this case. The Town changed Ordinance and made this an unbuildable parcel after the Plan Commission approved the subdivision.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

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- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

*This criterion **has / has not** been met.*

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

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Findings of Facts:

*This criterion **has / has not** been met.*



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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