

ORDINANCE NO. 08-19-2025-03

**AN ORDINANCE CONCERNING AN AMENDMENT TO THE
CICERO/JACKSON TOWNSHIP ZONING ORDINANCE NO. 03-17-2015-1,
ZONE MAP, AND ALL AMENDMENTS THERETO, A PART OF THE
COMPREHENSIVE PLAN FOR THE TOWN OF CICERO, HAMILTON
COUNTY, INDIANA**

Document Cross-Reference No: 2022058747 & 2013019795

This Ordinance amends the Town of Cicero and Jackson Township Zoning Ordinance of the Town of Cicero, Hamilton County, Indiana No. 03-17-2015-1 (the “Zoning Ordinance”) enacted by the Town of Cicero (the “Town”) under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Cicero/Jackson Township Plan Commission (the “Plan Commission”) has conducted a public hearing on Petition No. PC-0425-04-AG at its June 11, 2025 meeting as required by law in regard to the application (the “Petition”) filed by Estridge Development (the “Developer”) concerning a change of zoning of property described in **Exhibit A** attached hereto (the “Real Estate”); and,

WHEREAS, the Advisory Plan Commission has sent a no recommendation for adoption of said amendment with a vote of 7 AYES and 0 NAYS to the Town Council;

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Cicero, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance, is hereby amended as follows:

Section 1. The Zone Map is hereby amended to change the zoning on the parcel legally described in **Exhibit A** from AG Agricultural to R3 Residential as designated in said Zoning Ordinance.

Section 2. This ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

Section 3. Upon motion duly made and seconded, this Ordinance was fully passed by members of the Common Council this _____ day of _____, 2025.

TOWN COUNCIL OF THE TOWN OF CICERO

AYE

NAY

Joe Cox _____

Jacob Everett _____

Eric Hayden _____

Dennis Johnson _____

Emily Pearson _____

ATTEST:

Rhonda Gary, Clerk Treasurer

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Eric M. Douthit
Printed Name of Declarant

Prepared by Eric M. Douthit, Church Church Hittle & Antrim, 2 North 9th Street, Noblesville, IN 46060 317.773.2190

EXHIBIT A

(Page 1 of 2)

Legal Description

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE ON THE WEST LINE OF SAID NORTHWEST QUARTER SOUTH 01 DEGREES 26 MINUTES 24 SECONDS WEST 835.29 FEET TO THE SOUTH LINE OF EXISTING CEMETERY AND THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE ON SAID SOUTH LINE SOUTH 88 DEGREES 40 MINUTES 20 SECONDS EAST 377.77 FEET TO THE SOUTHEAST CORNER OF SAID CEMETERY; THENCE CONTINUING SOUTH 88 DEGREES 40 MINUTES 20 SECONDS EAST 161.60 FEET; THENCE THE FOLLOWING 28 COURSES:

L1	S49'29'39"E 105.85	L15	S27'41'43"E 24.31
L2	S69'10'59"E 36.42	L16	S75'06'55"E 34.35
L3	S67'30'50"E 48.47	L17	N75'33'22"E 35.37
L4	S32'32'26"E 44.93	L18	N00'32'52"E 74.79
L5	S55'50'21"E 17.92	L19	N19'35'53"E 30.02
L6	N89'17'40"E 47.58	L20	N29'13'39" 23.76
L7	S26'15'07"E 31.27	L21	N14'02'38" 37.88
L8	S14'24'46"E 45.63	L22	N01'45'09"E 66.95
L9	S61'56'31"E 14.37		N18'20'58"E 173.71
L10	S77'28'06"E 85.05	L24	N1412'13"E 291.07
L11	N56'05'48"E 37.46	125	N29'19'45"E 190.74
L12	S85'54'13"E 86.39	L26	N37'14'48"E 112.27
L13	S10'47'26"E 23.99	L27	N22'55'06"E 31.77
L14	S14'50'01"W 68.91	L28	N08'00'06"E 147.00

TO THE SOUTH RIGHT OF WAY LINE OF 236TH STREET PER INSTRUMENT No. 2023035008; THENCE ON SAID SOUTH RIGHT OF WAY LINE NORTH 89 DEGREES 28 MINUTES 55 SECONDS EAST 9.92 FEET TO THE WEST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN DEED BOOK 338, PAGE 157; THENCE ON SAID WEST LINE SOUTH 01 DEGREES 10 MINUTES 34 SECONDS WEST 549.44 FEET TO THE SOUTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 2020039946; THENCE ON SAID SOUTH LINE NORTH 89 DEGREES 24 MINUTES 45 SECONDS EAST 336.17 FEET TO THE EAST LINE OF SAID TRACT OF REAL ESTATE; THENCE ON SAID EAST LINE NORTH 01 DEGREES 10 MINUTES 34 SECONDS EAST 577.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 236TH STREET PER INSTRUMENT No. 2023035008; THENCE ON SAID SOUTH RIGHT OF WAY LINE NORTH 89 DEGREES 30 MINUTES 21 SECONDS EAST 449.63 FEET; THENCE CONTINUING ON SAID SOUTH LINE NORTH 88 DEGREES 52 MINUTES 15 SECONDS EAST 216.71 FEET TO THE SOUTH RIGHT OF WAY LINE OF 236TH STREET PER INSTRUMENT No. 2018058545; THENCE ON SAID RIGHT OF WAY LINE THE FOLLOWING 3 COURSES: 1) NORTH 89 DEGREES 24 MINUTES 45 SECONDS EAST 215.00 FEET; 2) SOUTH 20 DEGREES 28 MINUTES 15 SECONDS EAST 63.80 FEET; 3) NORTH 89 DEGREES 24 MINUTES 45 SECONDS EAST 9.29 FEET TO THE EAST

EXHIBIT A

(Page 2 of 2)

Legal Description

LINE OF SAID NORTHWEST QUARTER; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 35 MINUTES 34 SECONDS WEST 1689.07 FEET TO A POINT THAT MEASURES 1183.05 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 32 MINUTES 38 SECONDS WEST 2653.10 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER SAID POINT BEING 1201.03 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON SAID WEST LINE NORTH 01 DEGREES 26 MINUTES 24 SECONDS EAST 1024.35 FEET TO THE POINT OF BEGINNING, CONTAINING 78.24 ACRES, MORE OR LESS.

ALSO:

Part Of The Northeast Quarter Of Section Five (5), Township Nineteen (19) North, Range Four (4) East, Described As Follows, to-wit: Begin 60 Rods north of the Southwest corner of the West Half of the Northeast Quarter of said Section Five (5), Township Nineteen (19) North, Range Four (4) East, and run thence East 80 Rods, run thence North 79 90/100 Rods, run thence West 80 18/100 Rods, run thence South 79 90/100 Rods, to the Place Of Beginning, Containing 40 acres.