



**CICERO/JACKSON  
TOWNSHIP  
PLAN COMMISSION**

**Plan Commission Meeting Agenda**

October 8<sup>th</sup>, 2025  
70 N Byron Street  
Cicero, IN 46034

**Roll Call of Members**

Present:

- Dan Strong
- Wendy Gillespie
- Harrison Massone
- Dennis Schrupf
- Dennis Johnson
- Eric Hayden
- Marc Diller
- Mark Thomas
- Ford Hebner
- Aaron Culp - Legal Counsel
- Frank Zawadzki - Plan Director
- Terri Strong - Recorder

**Declaration of Quorum:**

**Approval of Minutes:**  
**September 10th**

**Public Comment:**

**Old Business:**

**Boathouse Fence Review**

**New Business:**

**Docket No.** PC-0925-11-DC

**Petitioner:** Steffonie Garland/Garland's Atelier Wellness

**Petitioner's Address:** 95 W Jackson Street, Cicero, IN 46034

An Aesthetic Overlay District application has been submitted concerning signage for the property located at 95 W Jackson Street, Cicero, IN 46034.

**Docket No.** PC-1025-12-DC

**Petitioner:** Lavonna Zosso/Bronkos

**Petitioner's Address:** 90 W Jackson Street, Cicero, IN 46034

An Aesthetic Overlay District application has been submitted for outdoor seating for the property located at 90 W Jackson Street, Cicero, IN 46034.



**CICERO/JACKSON  
TOWNSHIP  
PLAN COMMISSION**

**Docket No.** PC-1025-13-C4

**Petitioner:** Vertical Bridge

**Petitioner's Address:** 22271 US 31 N, Cicero, IN 46034

An Aesthetic Overlay District application has been submitted concerning a tower aesthetic for the property located 22271 US 31 N, Cicero, IN 46034.

**Plan Director's Report:** Enclosed in your packets.

**President's Report:**

**Legal Counsel's Report:**

**Board Member Comments**

**Next Planned Plan Commission Meeting:**

**November 12<sup>th</sup>, 2025**

**11. Adjournment:**

Location:

Cicero Town Hall  
70 N Byron Street  
Cicero, IN 46034

Terms:

- o Dan Strong – Council Appointment – Term 01/01/2023 – 12/31/2026
- o Wendy Gillespie – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Harrison Massone – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Dennis Schrupf – Council Appointment – Term 01/01/2023 – 12/31/2026
- o Dennis Johnson – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Eric Hayden – Council Appointment – Term – 04/01/2025 – 12/31/2026
- o Marc Diller – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Mark Thomas – Township Appointment – Term 01/01/2023 – 12/31/2026
- o Ford Hebner – Township Appointment – Term 01/01/2025 – 12/31/2026



## CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Minutes  
September 10<sup>th</sup>, 2025  
Cicero Town Hall, 70 N Byron St.  
Cicero, IN 46034

### **Roll Call of Members**

Present:

- Dan Strong
- Wendy Gillespie
- Harrison Massone
- Dennis Schrumpf
- Dennis Johnson
- Eric Hayden
- Marc Diller
- Mark Thomas
- Ford Hebner
- Aaron Culp - Legal Counsel
- Frank Zawadzki - Plan Director
- Terri Strong - Recorder

**Declaration of Quorum:** President Strong declared a quorum with all nine members present.

### **Approval of Minutes:**

Mr. Schrumpf stated page 3 the legal counsel report, second line, makes a recommendation, -confused by wording. Mr. Thomas seconded confusion of statement. Mr. Hayden stated what it is saying is if there is a rule change, that if the council declined it, it does not have to come back to the Plan Commission. Mr. Culp added it used to be if the Council did not follow the Plan Commission recommendation it would come back to the Plan Commission for further comment. Mr. Schrumpf stated other than that he would move to approve. Mr. Hayden questioned if changes were needed. Mr. Schrumpf stated he would have liked the wording to be better. President Strong asked if changed wording a bit would that suffice. Agreement was reached on the housekeeping wording.

**Mr. Schrumpf made motion to approve minutes as amended above from the July 9<sup>th</sup>, 2025. Mr. Hayden second. All present in favor.**

### **Public Comment:**

No public comment.

### **Old Business:**

No old business.

### **New Business:**

#### **Docket #: PC-0925-09-C3**

**Petitioner:** Bullseye Fence Design Inc.

**Property address:** 22179 US 31 N, Cicero, IN 46034

An Aesthetic Overlay District application has been submitted concerning a fence for the property located at 22179 US 31 N, Cicero, IN 46034.

Ryan Householder 22179 US 31 N, Cicero. Proposing a fence 8 ft privacy fence on US 31 to block and secure our storage facility. Eight feet tall and privacy fence. Mr. Hayden questioned the lines on the materials. The red line is the new fence; blue is the existing fence. President Strong stated you have continued to grow your business and adding storage area for materials. Mr. Householder stated that is correct and in doing so are closer to US 31 and want to block/secure the materials from view. Monitor



## CICERO/JACKSON TOWNSHIP PLAN COMMISSION

was used to clarify placement of fence as well as a plot plan. Mrs. Gillispie questioned how many feet were between the new fence and the existing highway fence. Mr. Householder stated enough to be able to maintain vegetation. Mr. Thomas questioned once the access on 31 is closed will you put any other fence on southern border. Mr. Householder stated we would be fully enclosed at that time. President Strong verified that they were before the BZA for variance, so the only thing tonight is the aesthetics. Mr. Thomas verified that BZA reviewed entire fence. Mr. Culp had updated plot plan with new fence. Mr. Hayden questioned if the blue fence would remain. Mr. Householder stated yes, currently it is secured in two areas where there are two gates on the property. Mr. Householder stated new access road is on the far northeast side of the property and would be the only access to the property once 31 access is closed. Mrs. Gillispie questioned if the new fence would be stained at all. Mr. Householder stated want to keep gray as that would match the building. Mr. Householder commented that they are a fence company doing this fencing daily. President Strong asked if board members had any further questions. Mr. Schrupf questioned if the north and south fences should be approved this evening. Discussion concerning what has been approved and whether they need to return for north and south fences. Mr. Zawadzki explained the reasoning for the BZA variances, the height and openness were the reasons. President Strong stated he felt since this is Aesthetic Review we could approve the fence in the red. Mr. Hayden questioned trees along property. Mr. Schrupf stated maintaining property would be hampered by trees, rather see it trimmed and mowed.

**Mr. Massonne made motion to approve PC-025-09-C3 as presented. Mrs. Gillispie second.**

**Mr. Johnson-approve, Mr. Hayden-approve, Mr. Diller-approve, Mr. Thomas-approve, Mr. Hebner-approve, Mrs. Gillispie-approve, Mr. Massonne-approve, Mr. Schrupf-approve, Mr. Strong-approve. 9-0**

President Strong thanked the petitioner for being willing to fence in the area. Mr. Householder thanked the Board and expressed commitment to keeping first property in Jackson Township in good condition.

**Docket #: PC-0825-10-NC**

**Petitioner:** The Furniture Garage

**Property address:** 49 E Jackson Street, Cicero, IN 46034 An Aesthetic Overlay District application has been submitted concerning signage for this property located at 49 E Jackson Street, Cicero, IN 46034.

Kelly Longstreet 49 E Jackson Street. Proposing a projecting sign at the storefront due to how the business sits back from the road. President Strong verified with Mr. Zawadzki that this went before the BZA as well. Mr. Zawadzki stated it did, approved for projecting sign 18 greater than 18" and exceeded the square footage. Mr. Hayden questioned if same picture on both sides. Ms. Longstreet stated yes. President Strong stated since it is on both sides applies to the square footage so 36 square feet and allowed 75 as a multitenant building. Mr. Hebner stated so the biggest issue is the distance from the building. President Strong stated that was approved by the BZA, but we are looking at the aesthetics and if it fits in the area. Mr. Hayden questioned if any other signs are being looked at, such as open hours. Ms. Longstreet stated open hours yes would be by the door. Mr. Thomas questioned the existing sign; will it be removed? Ms. Longstreet replied yes. Is there any lighting or anticipate being lit? Ms. Longstreet replied no. Mr. Thomas commented on the style of sign was cool.

**Mr. Hayden made the motion to approve the sign as presented as 32 square feet and able to add additional signage at discretion of Plan Director up to 75 square feet and meeting our ordinances. Mr. Schrupf second.**

**Mr. Hebner-approve, Mr. Thomas-approve, Mr. Diller-approve, Mr. Hayden-approve, Mr. Johnson-approve, Mr. Schrupf-approve, Mr. Massonne-approve, Mrs. Gillispie-approve, Mr. Strong-approve. 9-0**

**Docket #: PC-0925-13-R5**

**Petitioner:** Tom Munro

**Property address:** 299 N Peru Street, Cicero, IN 46034

A Rezone application has been submitted concerning Article 13 of the Cicero/Jackson Township Zoning Ordinances in order to: Rezone a parcel currently zoned as "R5" Old Town Residential District to "NC" Neighborhood Commercial District.



## CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Tom Munro 700 Ironbridge, Cicero. Purchased building, improved it and moved business into, want permission to do something with it in the future, design studio possibly. To do that we need to be able to sell retail out of the front of building. Have a few viable options but have to go through this to make changes to business. Want to be a part of the growth of Cicero. President Strong clarified intent, by saying have someone interested in leasing the front of your building, the concern is if that tenant would leave, you would need to go through the process again. Looking to potentially rezone to be able to have multiple uses for the building. Mr. Munro stated at this time we have option on table for someone that wants to put a jewelry store in. Whether we do or not, want it to be decided. Since started conversation new development coming to Cicero and want to be a part of it, want the option to be able to do things if not a jewelry store. Mr. Hebner clarified currently using back part for business and front was office for Caseys, and it is still cleared out? Mr. Munro stated have section in front but do not have permission to sell out of front. There is no plan to do tomorrow, hard to do without knowing what can be done. Currently making products that are custom and sell online. The opportunity would be to rent out the front. Have had contacts suggest a showroom for clients to make selections of showers, counters, perhaps a person or two per day. Perhaps would like to open retail for multipurpose product, looking at what viable options. Mr. Hebner questioned where the tenant would be. Mr. Munro stated there is separation with door and glass that could look to the back. President Strong gave brief history of property, was zoned R-5, Mr. Munro wanted to use for his business, was granted Land Use variance. What hearing now is that he is looking for additional use options for the future, instead of coming for Land Use each time. President Strong suggested looking at the Uses and Special Exceptions if the members would send a recommendation to the Town Council. This is only for a recommendation or no recommendation to the Town Council; they can only approve rezone status. If there are things the Board would not want to see there such as recycle collection site, that can be part of the approval process as well or want to see. Mr. Hebner questioned if other uses that would be a concern, it is a definitely an R-5. President Strong asked for the Boards feedback. Mr. Massonne stated he agreed with the recycle collection site and did not want it to be there. President Strong stated he had three options he would not like to see. Utility substation was one, not sure we would want an automobile service station to return to the site. Our ordinance would allow gas pumps at an automobile service station. Mr. Schrupf agreed after reviewing the list. Traffic in the area was discussed. Mr. Hayden clarified even though they are listed as special exception option, if we made a condition, they could not go to BZA. Mr. Culp explained that if they went for a Land Use Variance there would be a higher standard. President Strong questioned if petitioner could do a commitment that those items would not be done. Mr. Culp stated yes, written commitment. President Strong questioned Mr. Munro if we had options we didn't want would you sign a written commitment. Mr. Munro stated yes. President Strong explained public hearing is required.

**Mr. Hayden made motion to open public hearing. Mr. Johnson second. All present in favor.**

Jeanette Green, Flannigan Street, apartments across street. He has major improvements, like as a neighbor, clean. Have lived there 9 years.

**Mr. Johnson made motion to close public hearing. Mr. Massonne second. All present in favor.**

Mr. Massonne stated any of the items he mentioned would bring some traffic to town. Great addition. President Strong asked if any additions to the exclusions or remove any.

President Strong explained the role of the Board in this matter, after review of all materials presented by the petitioner, listening to public comment, review of ordinance and Comprehensive Plan. The Planning Commission will vote to send a favorable, unfavorable or no recommendation on a rezone request to the Town Council. This is only a recommendation to the Town Council, and the Town Council has the final approval or disapproval of the rezone request or map change.

**Mr. Schrupf made the motion to send a favorable recommendation for the rezone of this property, but to exclude the three businesses previously discussed. Sending a favorable recommendation of PC-0925-13-R5 to the Town Council. Written commitment would be recorded. Mr. Hebner second.**

**Mr. Diller-approve, Mr. Thomas-approve, Mr. Hebner-approve, Mrs. Gillispie-approve, Mr. Schrupf-approve, Mr. Massonne-approve, Mr. Hayden-approve, Mr. Johnson-approve, Mr. Strong-approve. 9-0**

President Strong stated that this is a recommendation to the Town Council and will move on to the Council. The next meeting is September 16, 2025.

**Plan Director's Report:** Mr. Zawadzki summarized the report enclosed in your packets. August 2025 permit revenue of \$4698 with YTD of \$35546, compared to August 2024 of \$8394 and YTD of \$40782. That is a decrease for month of \$3775 and decrease YTD of



## CICERO/JACKSON TOWNSHIP PLAN COMMISSION

\$6236. Issued 21 building permits during month of August -14 in Cicero with zero new homes and another 7 in Jackson Township with zero new homes. Estimated cost of projects \$349861. Contractor digging permit going well.

**President's Report:** President Strong reminded that last month we had no meeting but the previous month we had conversation on ordinance updates and possible changes does anyone have any items they have listed. President Strong asked everyone before the next meeting to put together a list so we can have discussion next month. Mr. Zawadzki has been putting together a list over the last couple years, and I have some things on a list. Examples discussed such as pole sign and monument sign verbiage. Some amendments may need a consultant, but we can work on some of it ourselves prior to. While the process could take months, we certainly can do some streamlining. Mr. Hayden stated in bringing up signs, when you drive through communities you notice what you like or don't like. Mr. Thomas stated the electronic signage has been an issue at BZA a couple of times. President Strong stated we believe we have wording that can fix that topic. Mr. Hebner questioned the R-5 and NC areas do they need further defining. President Strong explained that he and Mr. Zawadzki had conversation around the area of St. Road 19 behind Iris Rubber to Flannigan Street, that for whatever reason did not get zoned to Neighborhood Commercial. Discussion ensued on the unknown of why as well as would you want in the future to include Cass and Buckeye for Downtown Commercial. Mr. Hayden stated if there are items you would not want on the acceptable list. Or newer generations do not want so much yard, do we need to change setbacks in R-2. Now would be the time to make those types of adjustments. Mr. Culp added there may be some land uses that we hadn't even heard of 10 years ago. Example was animal sanctuary, wildlife, and we don't have a zoning district for that. If it is something we would want and where would we want it. Mr. Hebner questioned they would then have to go to the BZA. Mr. Culp added and then show a hardship. President Strong stated last time we did update was 10 years ago, so these are good comments for areas to look at and adjust. Mr. Schrupf commented on the boat dock rental, other than the town, understanding that individuals we are not supposed to lease or rent individual spaces, that it was not allowed on the reservoir. Mr. Culp stated it is a correct statement. It is against restricted covenant that every parcel along the reservoir border, every citizen could have action taken. It is also violation against ordinance as commercial is not allowed in residential.

President Strong stated the other thing he had is that the Estridge Homes subdivision came out of the Plan Commission to move to the Town Council with a non-recommendation. They presented it to Town Council, and the TC did approve moving on with development. Discussion on next steps, subdivision control process, construction standards, TAC meeting, so there are quite a few steps before permits are involved. Mr. Culp stated when comes back to us, will be a public hearing. Discussion ensued. Mr. Hayden verified that if for whatever reason, two years, they don't do anything, the property would revert back to AG. Mr. Culp stated correct, but they don't have to be completed but have to be working. Drainage discussed, with comments of being first. Thank you for being here and appreciate.

**Legal Counsel's Report:** Mr. Culp expect with the next week that we would be closing on acquisition of property where town would be establishing three new production wells. Moving forward with the process, further testing after town is owner. Mr. Thomas questioned whether the initial testing was solid. Mr. Culp stated yes. Discussion of the process and timeline of approximately 2.5-3 years before viable. Mr. Hebner stated in the Town limits. Mr. Culp stated no, east of town but if needed under law we can annex utilities. President Strong stated it would not unreasonable to say we potentially could have developers in next year or so to come forward wanting to purchase and develop. President Strong stated it does open floodgates, but we make the decisions for what we want in the area. This board as well as Town Council will be selective on what should be here and not be here. Mr. Hebner stated that's good because of concern for running out of water. President Strong stated we weren't going to run out of water but are at capacity for what current plant could produce. There are future needs of community, and we have current well sites that are 100 years or so old. Current well sites are behind Betsy's Boutique where the water plant is, the others are east of town, where the cell tower is and the lean to type building has one near there. Mr. Culp stated we have about 50 EDU's, in reserve to save in case a business opportunity would arise.

**Board Member Comments:** Question raised on 236<sup>th</sup> street any update. President Strong stated the only thing he has to share is the target date of September 22. Current year! Mr. Hayden stated he has seen topcoat is on and striping is yet to be done. Mr. Johnson stated that IN 37 is another challenge. Discussion on area road construction.

**Next Planned Plan Commission Meeting:**  
October 8<sup>th</sup>, 2025, at Town Hall



**CICERO/JACKSON  
TOWNSHIP  
PLAN COMMISSION**

**11. Adjournment:**

**Mr. Schrumpf made motion to adjourn. Mr. Hayden second. All present in favor.**

President: \_\_\_\_\_

Secretary: \_\_\_\_\_

Date: \_\_\_\_\_

**Location:**

Cicero Town Hall  
70 N Byron Street  
Cicero, IN 46034

**Terms:**

- o Dan Strong – Council Appointment – Term 01/01/2023 – 12/31/2026
- o Wendy Gillespie – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Harrison Massone – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Dennis Schrumpf – Council Appointment – Term 01/01/2023 – 12/31/2026
- o Dennis Johnson – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Eric Hayden – Council Appointment – Term – 04/01/2025 – 12/31/2026
- o Marc Diller – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Mark Thomas – Township Appointment – Term 01/01/2023 – 12/31/2026
- o Ford Hebner – Township Appointment – Term 01/01/2025 – 12/31/2026



# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

**CICERO/JACKSON  
TOWNSHIP  
PLAN COMMISSION**

## AESTHETIC REVIEW OVERLAY DISTRICT APPLICATION

APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: <u>Brett Morrow</u>	Phone: [REDACTED]		
Property Address: [REDACTED]	Email*: [REDACTED]		
City: <u>Cicero</u>	State: <u>IN</u>	ZIP Code: <u>46034</u>	
Tenant Business Name: <u>Garland's Aesthetic Wellness Spa &amp; Apothecary</u>			
Petitioner/Contact: <u>Stephanie Garland</u>	Phone: [REDACTED]		
Address: <u>P.O. Box 228</u>	Email*: [REDACTED]		
City: <u>Arcadia</u>	State: <u>IN</u>	ZIP Code: <u>46030</u>	
Cell Phone: [REDACTED]	Fax: [REDACTED]		
Current Property Use: <u>Empty</u>			
Proposed Property Use: <u>Spa</u>			
General Contractor/ Builder: [REDACTED]	Phone: [REDACTED]		
Address: [REDACTED]	Email*: [REDACTED]		
City: <u>Cicero</u>	State: <u>IN</u>	ZIP Code: <u>46034</u>	
Engineer:	Phone:		
Address:	Email*:		
City:	State:	ZIP Code:	
Attorney:	Phone:		
Address:	Email*:		
City:	State:	ZIP Code:	
Architect:	Phone:		
Address:	Email*:		
City:	State:	ZIP Code:	
Sign Company:	Phone:		
Address:	Email*:		
City:	State:	ZIP Code:	
Landscape:	Phone:		
Address:	Email*:		
City:	State:	ZIP Code:	
OFFICE USE ONLY			
<b>AROD Category</b>		<b>Docket #: <span style="color: red;">PC-0925-11-DC</span></b>	
<input type="checkbox"/> Sign Package	<input type="checkbox"/> New Construction	<b>Date of Application: <span style="color: red;">07/10/2025</span></b>	
<input type="checkbox"/> Façade Improvement	<input type="checkbox"/> Other	<b>Date of Expiration:</b>	
<b>Check List</b>		<b>Application Fee: <span style="color: red;">\$200.00</span></b>	
<input type="checkbox"/> Sign Package	<input type="checkbox"/> Lighting Plans	<b>Date of Hearing: <span style="color: red;">10/08/2025</span></b>	
<input type="checkbox"/> Landscape Plans	<input type="checkbox"/> Building Elevations	<b>Date of Decision:</b>	
<input type="checkbox"/> Other:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	

GA  
WELLNESS  
SPA  
—  
APOTHECARY  
ESTD 2025

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ESTD 2025

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- PC-0925-11-DC

Petitioner Name: Garland's Atelier Wellness Spa & Apothecary

**Findings of Fact/Decision Criteria:**

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

*Findings of Facts:*

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*This criterion has / has not been met.*

**Conditions Approved:**

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Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_



**CICERO/JACKSON TOWNSHIP PLAN COMMISSION**

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

CICERO / JACKSON TOWNSHIP  
PLANNING AND DEVELOPMENT

AUG 07 REC'D

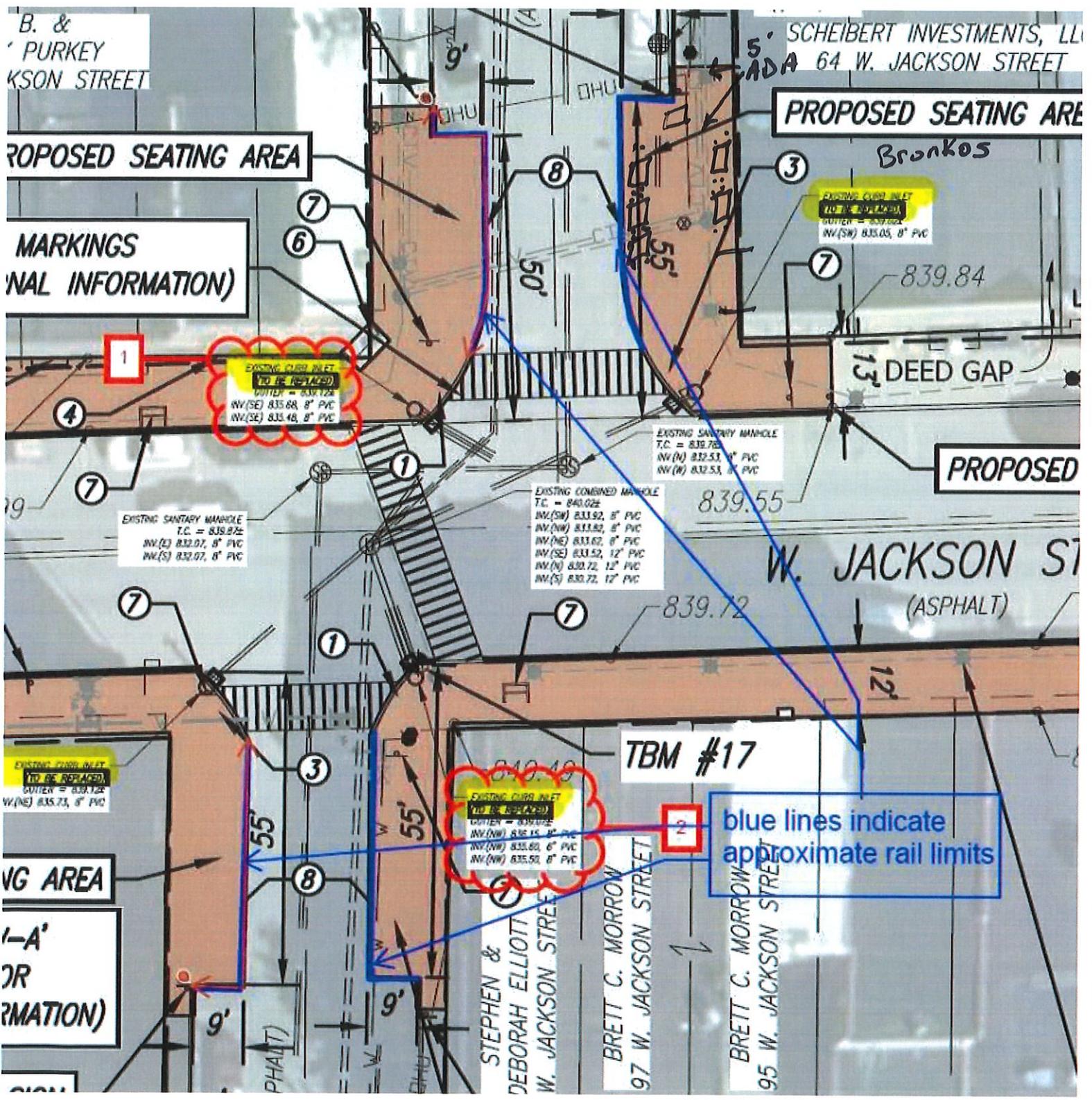
## AESTHETIC REVIEW OVERLAY DISTRICT APPLICATION

RECEIVED

APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: <u>BRETT MARLOW SBS</u>	Phone: [REDACTED]		
Property Address: [REDACTED]	Email: [REDACTED]		
City: <u>CICERO</u>	State: <u>IN</u>	ZIP Code: <u>46034</u>	
Tenant Business Name: <u>BBONKO'S</u>			
Petitioner/Contact: [REDACTED]	Phone: [REDACTED]		
Address: [REDACTED]	Email*: [REDACTED]		
City: <u>CICERO</u>	State: [REDACTED]		
Cell Phone: [REDACTED]	Fax: [REDACTED]		
Current Property Use: <u>PIZZA RESTAURANT</u>			
Proposed Property Use: <u>ADD OUTDOOR SEATING</u>			
General Contractor/ Builder: [REDACTED]	Phone: [REDACTED]		
Address: [REDACTED]	Email*: [REDACTED]		
City: <u>CICERO</u>	State: <u>IN</u>	ZIP Code: [REDACTED]	
Engineer: <u>---</u>	Phone: [REDACTED]		
Address: <u>---</u>	Email*: [REDACTED]		
City: <u>---</u>	State: [REDACTED]	ZIP Code: [REDACTED]	
Attorney: <u>---</u>	Phone: [REDACTED]		
Address: <u>---</u>	Email*: [REDACTED]		
City: <u>---</u>	State: [REDACTED]	ZIP Code: [REDACTED]	
Architect: <u>---</u>	Phone: [REDACTED]		
Address: <u>---</u>	Email*: [REDACTED]		
City: <u>---</u>	State: [REDACTED]	ZIP Code: [REDACTED]	
Sign Company: <u>---</u>	Phone: [REDACTED]		
Address: <u>---</u>	Email*: [REDACTED]		
City: <u>---</u>	State: [REDACTED]	ZIP Code: [REDACTED]	
Landscape: <u>---</u>	Phone: [REDACTED]		
Address: <u>---</u>	Email*: [REDACTED]		
City: <u>---</u>	State: [REDACTED]	ZIP Code: [REDACTED]	
OFFICE USE ONLY			
<b>AROD Category</b>		<b>Docket #:</b> <span style="color: red;">PC-1025-12-DC</span>	
<input type="checkbox"/> Sign Package	<input type="checkbox"/> New Construction	Date of Application: <span style="color: red;">08/07/2025</span>	
<input type="checkbox"/> Façade Improvement	<input type="checkbox"/> Other	Date of Expiration: [REDACTED]	
<b>Check List</b>		Application Fee: <span style="color: red;">\$200.00</span>	
<input type="checkbox"/> Sign Package	<input type="checkbox"/> Lighting Plans	Date of Hearing: <span style="color: red;">10/08/2025</span>	
<input type="checkbox"/> Landscape Plans	<input type="checkbox"/> Building Elevations	Date of Decision: [REDACTED]	
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	

## Petitioners' List of Findings for Outdoor Seating at Bronko's Restaurant

1. **Enhancement of Local Ambiance:** Outdoor seating will create a vibrant, attractive environment that complements the downtown area's aesthetic, making it more inviting for residents and visitors alike.
2. **Promotion of Community Engagement:** The outdoor space encourages social interaction, fostering a sense of community and local pride among residents and visitors.
3. **Economic Benefits:** Increased seating capacity can boost sales for the restaurant and neighboring businesses, contributing to the economic vitality of the downtown area.
4. **Support for Small Businesses:** Providing outdoor dining options supports small business growth and sustainability, creating more jobs and economic stability.
5. **Improved Public Safety:** Outdoor seating can help manage crowded indoor spaces, promoting social distancing when necessary and ensuring safer dining experiences.
6. **Environmental and Quality of Life Improvements:** Well-designed outdoor spaces can incorporate greenery and seating that enhance the urban environment and provide pleasant spaces for relaxation.
7. **Alignment with City Initiatives:** The proposal aligns with city efforts to promote walkability, outdoor commerce, and the overall enhancement of urban livability.
8. **Community Input and Support:** Surveys and community feedback indicate strong support for outdoor dining options, reflecting a shared desire for a lively and inclusive downtown atmosphere.
9. **Precedent and Best Practices:** Several nearby cities have successfully integrated outdoor dining, demonstrating its benefits and feasibility.
10. **Durability and Adaptability:** The outdoor seating can be designed to adapt to different weather conditions and seasonal changes, ensuring year-round benefits. Lancaster table and seating will be used with black powder-coated aluminum. See Attachment for specific seating details.



B. & PURKEY JACKSON STREET

SCHEIBERT INVESTMENTS, LLC  
64 W. JACKSON STREET

PROPOSED SEATING AREA

PROPOSED SEATING AREA  
Bronkos

MARKINGS (GENERAL INFORMATION)

PROPOSED

W. JACKSON ST (ASPHALT)

TBM #17

blue lines indicate approximate rail limits

PROPOSED SEATING AREA

MARKINGS (GENERAL INFORMATION)

STEPHEN & DEBORAH ELLIOTT W. JACKSON STREET

BRETT C. MORROW 97 W. JACKSON STREET

BRETT C. MORROW 95 W. JACKSON STREET

# Riviera Aluminum Railing



**Riviera (C30)**  
3/4" x 3/4" Square Baluster

**Riviera (C301)**  
3/4" Round Baluster



**Riviera R (C30R)**  
3/4" x 3/4" Square Baluster

**Riviera R (C301R)**  
3/4" Round Baluster



**Riviera I (C31)**  
3/4" x 3/4" Square Baluster

**Riviera I (C311)**  
3/4" Round Baluster



**Riviera II (C32)**  
3/4" x 3/4" Square Baluster

**Riviera II (C321)**  
3/4" Round Baluster

CCRR-0163 Complies with IBC, IRC, and FBC. Miami-Dade County Approved for 4' through 6' Sections.  
For code compliance information visit [westburyrailing.com](http://westburyrailing.com)

## Riviera Series Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (6), and Installation Instructions.



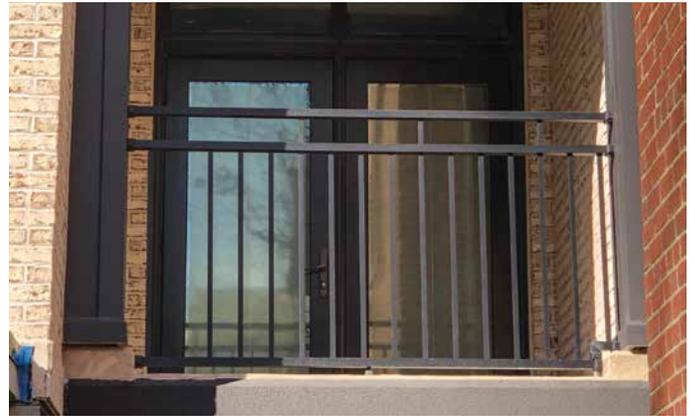
Section Type	Length					Height	
	4'	5'	6'	7'	8'	36"	42"
Straight	•					•	•
Straight w/Rail Support		•	•	•	•	•	•
Stair	•	•	•	•	•	•	•

# RIVIERA SERIES



**Riviera III (C33)**  
3/4" x 3/4" Square Baluster

**Riviera III (C331)**  
3/4" Round Baluster



**Riviera IV (C34)**  
3/4" x 3/4" Square Baluster

**Riviera IV (C341)**  
3/4" Round Baluster

CCRR-0163 Complies with IBC, IRC, and FBC. Miami-Dade County Approved for 4' through 6' Sections.  
For code compliance information visit [westburyrailing.com](http://westburyrailing.com)

## Riviera Series Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (6), and Installation Instructions.



Section Type	Length					Height	
	4'	5'	6'	7'	8'	36"	42"
Straight	•					•	•
Straight w/Rail Support		•	•	•	•	•	•
Stair	•	•	•	•	•	•	•



**Special Order Radius Sections**

## Product Overview

- ✓ Made for use on outdoor patios and bar areas
- ✓ Powder-coated aluminum construction is lightweight, durable, and resistant to corrosion
- ✓ Smooth surface with black color creates a striking and lively outdoor atmosphere
- ✓ UV-resistant finished so that color will not fade over time
- ✓ Chair has a seating capacity of 300 lb









# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-12-DC

Petitioner Name: Bronko's/Lavonna Zosso

**Findings of Fact/Decision Criteria:**

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

*Findings of Facts:*

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*This criterion has / has not been met.*

**Conditions Approved:**

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Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_



**CICERO/JACKSON  
TOWNSHIP  
PLAN COMMISSION**

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW OVERLAY DISTRICT APPLICATION

APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner:		Phone:	
Property Address:		Email*:	
City:	State:	ZIP Code:	
Tenant Business Name:			
Petitioner/Contact:		Phone:	
Address:		Email*:	
City	State:	ZIP Code:	
Cell Phone:		Fax:	
Current Property Use:			
Proposed Property Use:			
General Contractor/ Builder:		Phone:	
Address:		Email*:	
City	State:	ZIP Code:	
Engineer:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
Attorney:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
Architect:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
Sign Company:		Phone:	
Address:		Email*:	
City	State:	ZIP Code:	
Landscape:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
OFFICE USE ONLY			
<b>AROD Category</b>		<b>Docket #:</b>	
<input type="checkbox"/> Sign Package	<input type="checkbox"/> New Construction	Date of Application:	
<input type="checkbox"/> Façade Improvement	<input type="checkbox"/> Other	Date of Expiration:	
<b>Check List</b>		Application Fee:	
<input type="checkbox"/> Sign Package	<input type="checkbox"/> Lighting Plans	Date of Hearing:	
<input type="checkbox"/> Landscape Plans	<input type="checkbox"/> Building Elevations	Date of Decision:	
<input type="checkbox"/> Other: _____		<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved

**331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034  
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG**



750 PARK OF COMMERCE DRIVE  
SUITE 200, BOCA RATON, FL 33487

# 38 & 31 US-IN-5253

22271 US HIGHWAY 31 N  
CICERO, IN 46024  
HAMILTON COUNTY

TENANT: CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS  
"GN 38 and 31"

NEW 195'-0" MONOPOLE TOWER  
w/ 4' LIGHTNING ROD  
TOTAL TOWER HEIGHT 199'-0"

<b>TOWER_OWNER_SITE</b> 38 & 31 SITE #: US-IN-5253	<b>POLICE</b> WESTFIELD POLICE DEPARTMENT PHONE: 317-804-3200
<b>VERIZON_WIRELESS_SITE</b> GN 38 and 31 PROJECT#: 16857609 MARKET ID: 229 MDG#: 5000929123	<b>FIRE</b> WESTFIELD FIRE DEPARTMENT PHONE: 317-804-3150
<b>SITE_ADDRESS</b> 22271 US HIGHWAY 31 N CICERO, IN 46024 HAMILTON COUNTY E911 ADDRESS: ----	<b>GENERAL_INFORMATION</b> LATITUDE - 40° 06' 40.57" N LONGITUDE - 86° 07' 26.33" W 1983 (NAD83) ELEVATION - 914.25 AMSL 1988 (NAVD88)
<b>TOWER_OWNER</b> VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487 CONTACT: GRETCHEN BLANTON PHONE: 765-208-5373 E-MAIL: gretchen.blanton@verticalbridge.com	<b>TOWER_OWNER_LEASE_AREA</b> 100' X 100' (10,000 SF)
<b>PROPERTY_OWNER</b> GARY PIERCE CONTACT: GARY PIERCE PHONE: 765-208-5373	<b>VERIZON_WIRELESS_LEASE_AREA</b> 360 SF
	<b>PROJECT_TOTAL_DISTURBED_AREA</b> COMPOUND: (3,600 SF)=(0.083 ACRE) ACCESS DRIVE: (3,736 SF)=(0.086 ACRE) GROSS AREA: (7,336 SF)=(0.17 ACRE)

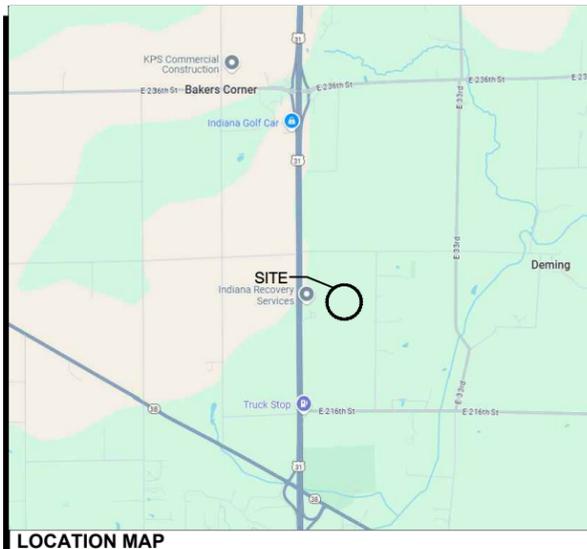
ALL CONSTRUCTION ITEMS ARE TO BE COMPLETED BY THE TOWER OWNER GENERAL CONTRACTOR UNLESS NOTED AS (VZW GC) WHICH SHALL BE COMPLETED BY THE VERIZON WIRELESS GENERAL CONTRACTOR

**PROJECT SUMMARY**



<b>PROJECT DESCRIPTION:</b> NOTE: ALL ITEMS WITHIN THESE CONSTRUCTION DOCUMENTS ARE BY TOWER OWNER'S GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS UNLESS NOTED AS (VZW GC) WHICH SHALL INCLUDE VERIZON WIRELESS GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS, GENERALLY DESCRIBED BELOW.
<b>BITS_COMPANY SCOPE:</b> • INSTALL A NEW 195'-0" MONOPOLE TOWER w/CABLE SUPPORT AND FOUNDATION • PURCHASE AND DELIVERY TO SITE OF VZW ANTENNA MOUNTING FRAME ASSEMBLY • INSTALL A NEW FENCED GRAVEL COMPOUND AND ALL GENERAL SITE CONSTRUCTION ITEMS • INSTALL A NEW ELECTRICAL SERVICE RUN TO NEW UTILITY H-FRAME • INSTALL A NEW GRAVEL ACCESS DRIVE • INSTALL NEW TOWER & SITE GROUNDING SYSTEM • INSTALL NEW VZW SUBSURFACE GROUNDING SYSTEM • INSTALL NEW VZW CONCRETE EQUIPMENT AND GENERATOR PADS • INSTALL VZW ICE BRIDGE AND FOUNDATIONS • INSTALL VZW EQUIPMENT H-FRAME AND FOUNDATIONS • INSTALL ELECTRICAL SERVICE CONDUIT WITH PULL TAPES FROM ILC ENCLOSURE STUB-UP TO UTILITY H-FRAME • INSTALL NEW CONDUITS WITH PULL TAPES FROM VZW ILC STUB-UP LOCATION TO THE GENERATOR STUB-UP AT VZW EQUIPMENT PAD • INSTALL (2) 1-1/4" SMOOTHWALL SDR-11 HDPE FIBER OPTIC CONDUITS w/PULL TAPES AND TRACER WIRE FROM "VERIZON WIRELESS ONLY" HAND HOLE OUTSIDE COMPOUND TO VW EQUIPMENT PAD. • INSTALL (3) NEW "VERIZON WIRELESS ONLY" 1-1/4" SMOOTHWALL SDR-11 HDPE FIBER OPTIC CONDUITS WITH PULL TAPES AND TRACER WIRE FROM NEW "VERIZON WIRELESS ONLY" 24"x36" HAND HOLE OUTSIDE COMPOUND TO NEW "VERIZON WIRELESS ONLY" 24"x36" HAND HOLE AT R.O.W. • PERMANENT ELECTRIC POWER MUST BE AVAILABLE FOR VERIZON WIRELESS AT THE METER BASE PRIOR TO THE SITE BEING RELEASED AS TENANT READY.
<b>VERIZON WIRELESS SCOPE (VZW GC):</b> • INSTALL VZW PREFABRICATED CANOPY AND FOUNDATIONS • INSTALL VZW ANTENNA MOUNTING SUPPORT STRUCTURE ON TOWER • INSTALL VZW ANTENNAS, LINES, COAX, GPS ANTENNA AND RADIO EQUIPMENT • INSTALL EXISTING SUBSURFACE GROUND LEADS TO VZW EQUIPMENT & FACILITIES • INSTALL VZW ELECTRIC SERVICE CONDUCTORS FROM UTILITY H-FRAME TO VZW ILC ENCLOSURE • INSTALL NEW CONDUITS WITH PULL TAPES FROM RF CABINET TO OVP H-FRAME LIT FIBER LOCATION • INSTALL NEW CONDUITS AND CIRCUITS FROM VZW ILC ENCLOSURE TO EQUIPMENT ENCLOSURES AT VZW EQUIPMENT PAD • INSTALL VZW GENERATOR CIRCUITS FROM VZW ILC & EQUIPMENT ENCLOSURES TO VZW GENERATOR • INSTALL NEW OUTDOOR OVPS AND CABLING ON VERIZON EQUIPMENT H-FRAME

**PROJECT DESCRIPTION**



ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.	
BUILDING CODE	2014 INDIANA BUILDING CODE (IBC 2012)
STRUCTURAL CODE	TIA/EIA-222 - REVISION G
MECHANICAL CODE	2014 INDIANA MECHANICAL CODE (IMC 2012)
PLUMBING CODE	2012 INDIANA PLUMBING CODE (IPC 2006)
ELECTRICAL CODE	2008 NATIONAL ELECTRICAL CODE (NEC) - NFPA 70
FIRE/LIFE SAFETY CODE	2014 INDIANA FIRE CODE (2012 IFC)
ENERGY CODE	2010 INDIANA ENERGY CODE ASHRAE 90.1-200 (COMMERCIAL)
GAS CODE	2014 INDIANA FUEL GAS CODE (IFGC 2012)

**ACCESSIBILITY REQUIREMENTS:**  
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2012 IBC BUILDING CODE.

**APPLICABLE CODES**

<b>SURVEYOR</b> BENCHMARK SERVICES, INC. PHONE:	<b>ARCHITECTURAL</b> KIMLEY-HORN AND ASSOCIATES 500 EAST 96TH STREET INDIANAPOLIS, IN 46240 CONTACT: JASON RIGGS PHONE: 317-505-0681 EMAIL: Jason.riggs@kimley-horn.com
<b>ELECTRICAL</b> DUKE ENERGY	<b>CONTACT:</b> PHONE: EMAIL:

**CONSULTANT TEAM**



SHEET NUMBER	DESCRIPTION
T-1	PROJECT INFORMATION, SITE MAPS, SHEET INDEX, SURVEY PLAN (4 PAGES)
<b>CIVIL</b>	
C-1	OVERALL SITE PLAN
C-2	GRADING AND E&S CONTROL PLAN
C-3	DETAILED SITE PLAN
C-4	DIMENSIONED SITE PLAN
<b>LANDSCAPE</b>	
L-1	LANDSCAPE PLAN DETAILS & NOTES
<b>SITE DETAILS</b>	
D-1	FENCE DETAILS AND NOTES
<b>TOWER ELEVATION</b>	
TE-1	TOWER ELEVATION



750 PARK OF COMMERCE DRIVE  
SUITE 200, BOCA RATON, FL 33487

PLANS PREPARED BY:



500 E 96TH STREET  
SUITE 300  
INDIANAPOLIS, IN 46240

REV: DATE: DESCRIPTION: BY:

REV	DATE	DESCRIPTION	BY
A	07/21/25	ISSUED FOR ZONING	GP

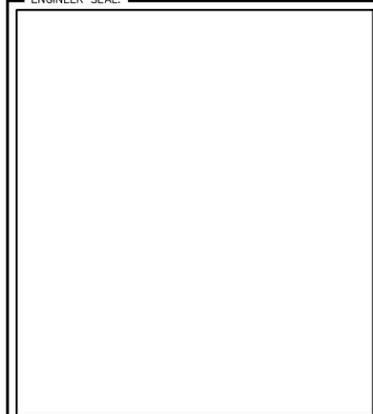
DRAWN BY: CHECKED BY:

GP JR

KHA PROJECT NUMBER:

180052000.1.107

ENGINEER SEAL:



PROJECT INFORMATION:

US-IN-5253  
5000929123  
22271 US HIGHWAY 31 N  
CICERO, IN 46024  
HAMILTON COUNTY

SHEET TITLE:

**TITLE SHEET**

SHEET NUMBER:

T-1 ZD

### FLOOD DATA

THIS PROPERTY APPEARS TO BE IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 18057C0126G WHICH HAS AN EFFECTIVE DATE OF NOVEMBER 19, 2014.

NOTE: FLOOD ZONE INFORMATION SHOWN HEREON IS BASED ON INFORMATION FROM A FEMA SCALED MAP AND GPS OBSERVATION.



### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE MADE BY ME OR UNDER MY SUPERVISION AND THAT THE ANGULAR AND LINERAR MEASUREMENTS AS WITNESSED BY MONUMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Ralph M. Wallem*  
RALPH M. WALLEM

PLS NO. IN LS S80040185

CENTER OF TOWER  
COORDINATE POINT LOCATION  
NAD 1983  
LATITUDE: 40°06'40.57" N  
(40.11126990)  
LONGITUDE: 86°07'26.33" W  
(-86.12398098)  
NAVD 1988  
ELEVATION 914.25 AMSL



500 EAST 96TH STREET  
INDIANAPOLIS, IN 46240  
PHONE: (317) 218-9560

THE TOWERS, LLC



750 PARK OF COMMERCE DRIVE  
SUITE 200  
BOCA RATON, 33487



SITE ID:  
US-IN-5253

SITE NAME:  
38 & 31

PARCEL ID NUMBER:  
03-06-07-00-00-023.101

LANDOWNER:  
ERIC'S STORAGE, LLC  
22271 US HWY 31 N  
CICERO, IN 46034

SITE ADDRESS:  
22271 US HWY 31 N  
CICERO, IN 46034

LEASE AREA:  
10000 SQ. FT.

DEED BOOK-PAGE  
2024030985

COUNTY:  
HAMILTON COUNTY

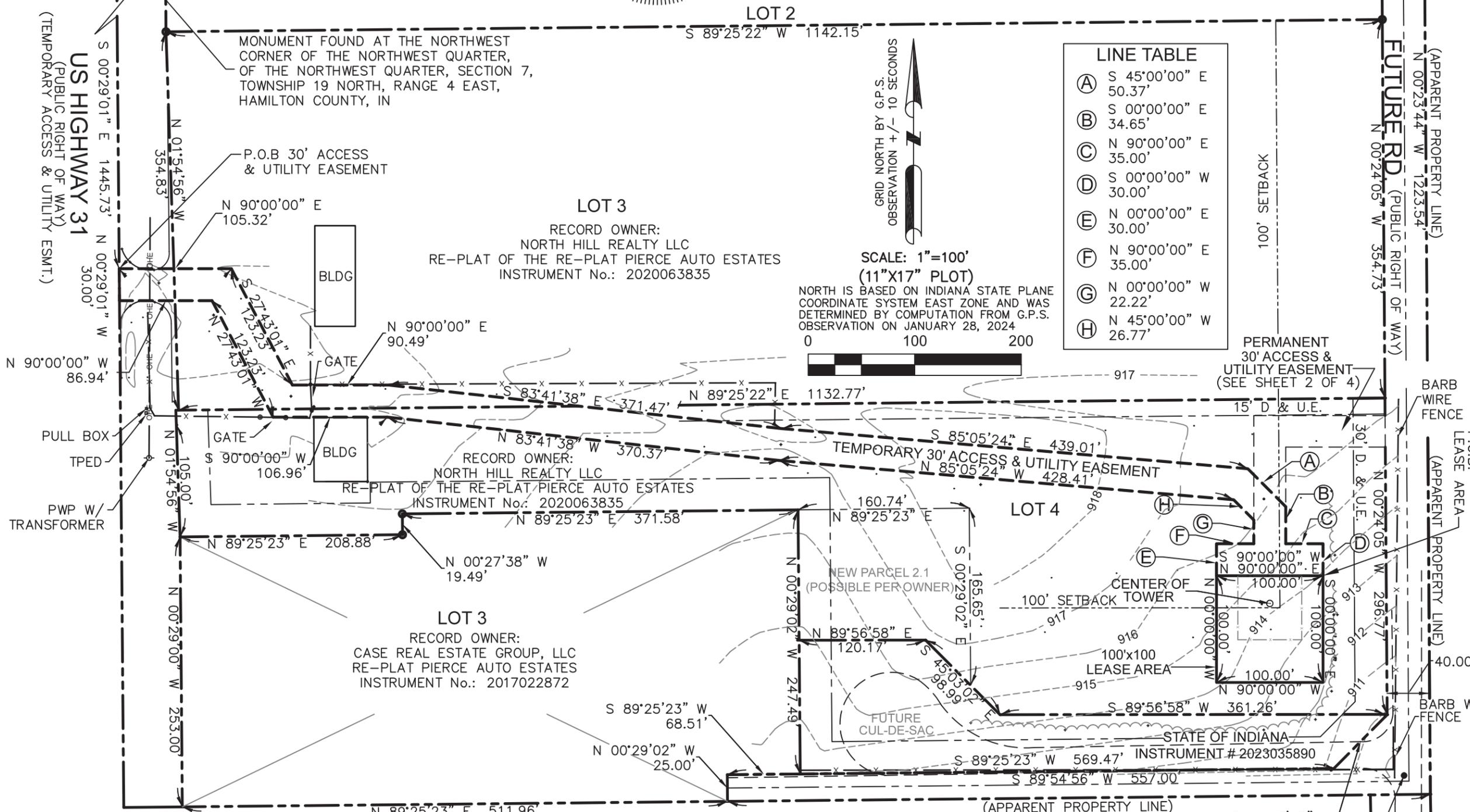
LATITUDE: 40°06'40.57" N  
LONGITUDE: 86°07'26.33" W

DWG BY:	CHKD BY:	DATE:
GVW	RMW	3.13.25

NO.	REVISION/ISSUE	DATE:
1.	MOVE LEASE	3.25.25
2.	MOVE TOWER REVIEW TITLE	6.25.25

TITLE:  
**SURVEY PLAN**

SHEET:  
**1 OF 4**



(A)	S 45°00'00" E	50.37'
(B)	S 00°00'00" E	34.65'
(C)	N 90°00'00" E	35.00'
(D)	S 00°00'00" W	30.00'
(E)	N 00°00'00" E	30.00'
(F)	N 90°00'00" E	35.00'
(G)	N 00°00'00" W	22.22'
(H)	N 45°00'00" W	26.77'

GENERAL NOTES:  
THE ACCESS & UTILITY EASEMENT TERMINATE AT SECTION LINE, SAID POINT BEING IN THE ROADWAY AND IS THE WEST PROPERTY LINE OF PARCEL 03-06-07-00-00-023.101 AND PASSES OVER THE EAST RIGHT OF WAY LINE OF US HIGHWAY 31.  
THE LEASE AREA AND EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.  
AT THE TIME OF THE SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS LOCATED ON THE LEASE AREA OR EASEMENTS.

RECORD OWNER:  
BULLSEYE FENCE DESIGN INC  
PARCEL No.: 03-06-07-00-00-022.001

NOTE: THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

**SITE ID:**  
US-IN-5253

**SITE NAME:**  
38 & 31

**PARCEL ID NUMBER:**  
03-06-07-00-00-023.101

**LANDOWNER:**  
ERIC'S STORAGE, LLC  
22271 US HWY 31 N  
CICERO, IN 46034

**SITE ADDRESS:**  
22271 US HWY 31 N  
CICERO, IN 46034

**LEASE AREA:**  
10000 SQ. FT.

**DEED BOOK-PAGE**  
2024030985

**COUNTY:**  
HAMILTON COUNTY

**LATITUDE:** 40°06'40.57" N  
**LONGITUDE:** 86°07'26.33" W

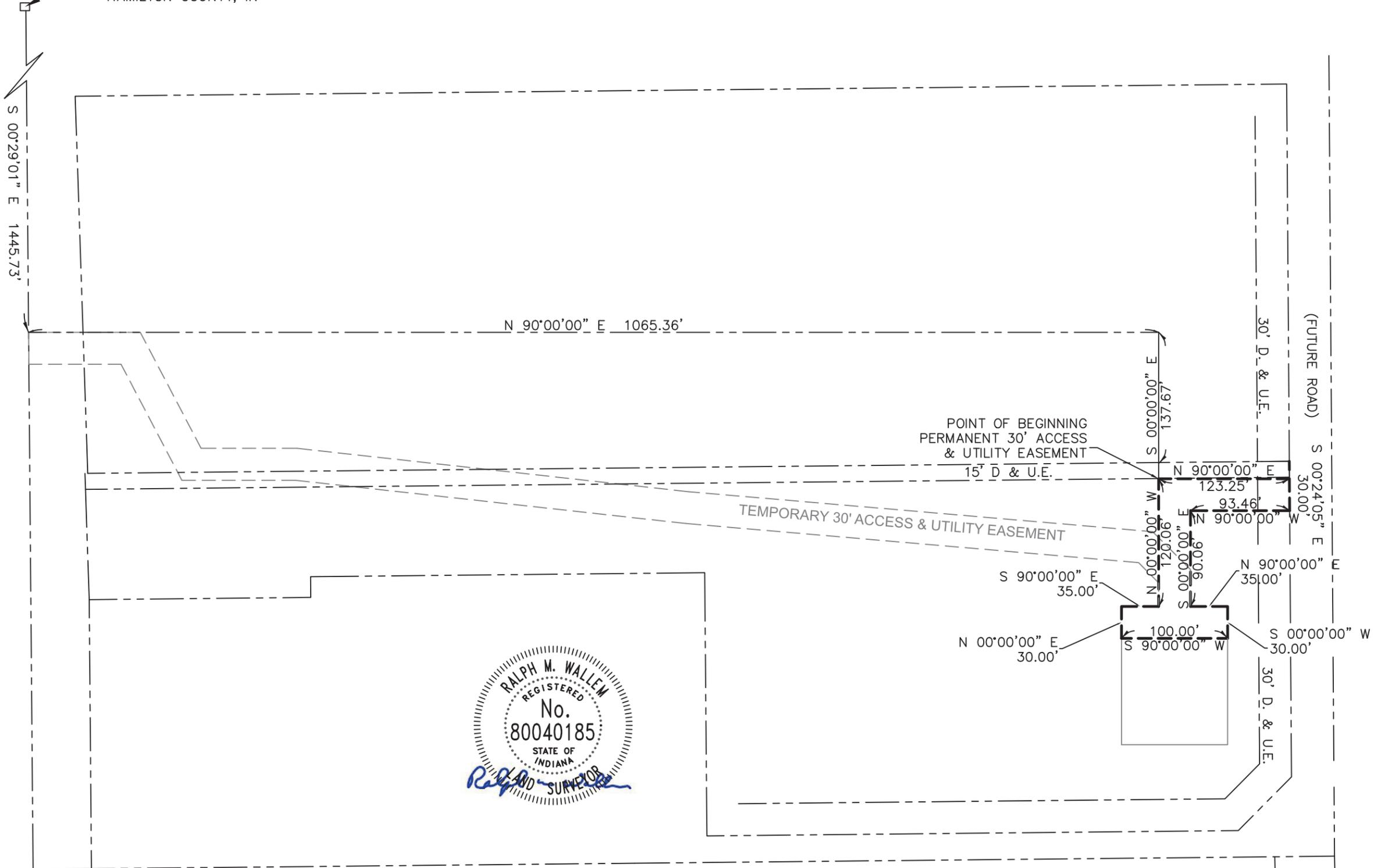
DWG BY:	CHKD BY:	DATE:
GVW	RMW	3.13.25

NO.	REVISION/ISSUE	DATE:
1.	MOVE LEASE	3.25.25
2.	MOVE TOWER REVIEW TITLE	6.25.25

**TITLE:**  
SURVEY PLAN

**SHEET:**  
2 OF 4

CORNER OF THE NORTHWEST QUARTER,  
OF THE NORTHWEST QUARTER, SECTION 7,  
TOWNSHIP 19 NORTH, RANGE 4 EAST,  
HAMILTON COUNTY, IN



NOTE: THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

**DESCRIPTION OF LEGAL DESCRIPTION-EXHIBIT "A" TITLE REPORT**

**EXHIBIT A**

**Tract 1**

Lot #4 in the Re-Plat of the Re-Plat of Pierce Auto Estates, as per Plat recorded September 15, 2020 as Instrument Number 2020063835, in the Office of the Recorder of Hamilton County, Indiana.

**Excepting therefrom:**

A part of the Northwest Quarter of Section 7, Township 19 North, Range 4 East, Hamilton County, Indiana, being a portion of Lot 4 of the Re-Plat of the Re-Plat of Pierce Auto Estates, recorded as Instrument Number 2020063835 (all referenced documents are recorded in the Office of the Recorder of said County), and being that part of the grantor's land lying within the right-of-way lines depicted on the Right-of-Way Parcel Plat marked Exhibit "B", more particularly described as follows:

Commencing at the Northeast corner of said Lot 4; thence South 0 degrees 01 minute 50 seconds West (bearings based on the Location Control Route Survey Plat for this project, recorded as Instrument Number 2021048986) 294.20 feet along the East line of said Lot 4 to the point designated as "5750" on said Parcel Plat, being the point of beginning; thence continue South 00 degrees 01 minute 50 seconds West 2.26 feet along said east line; thence South 45 degrees 18 minutes 08 seconds West 71.18 feet along the southeastern line of said Lot4; thence South 89 degrees 56 minutes 15 seconds West 500.96 feet along the Southernmost line of said Lot 4 to an East line of Lot 2 of the Re-Plat of Pierce Auto Estates, recorded as Instrument Number 2017022872; thence North 0 degrees 01 minute 48 seconds East 122.38 feet along said East line to the point designated as "5753" on said Parcel Plat; thence North 89 degrees 56 minutes 58 seconds East 120.17 feet to the point designated as "5752" on said Parcel Plat; thence South 45 degrees 03 minutes 02 seconds East 98.99 feet to the point designated as "5751" on said Parcel Plat; thence North 89 degrees 56 minutes 58 seconds East 361.26 feet to the point of beginning and containing 0.883 acres, more or less.

**Tract 2**

The following described real estate in Hamilton County, Indiana:

Lot 3 in the Secondary Minor Plat, a re-plat of the re- plat of Pierce Auto Estates, recorded on September 15, 2020, in plat cabinet 5, slide 1189, as Instrument No. 2020063835, in the office of the recorder of Hamilton County, Indiana.

Less and except any fee simple property conveyed in that Limitation of Access Control Line Warranty Deed recorded September 18, 2023 as Instrument No. 2023035672 in Hamilton County, Indiana. Parcel ID No.: 03-06-07-00-00-023.101 , 03-06-07-00-00-023.111, 29-06-07-000-023.000-008

This being the same property conveyed to Erics Storage LLC, as to Tract 1, from Lincoln Transportation LLC who inadvertently took title as Lincoln Transportation in a Warranty Deed dated August 15, 2024 and recorded August 19, 2024 as Instrument No.2024030985 in Hamilton County, Indiana.

This being the same property conveyed to North Hill Realty, LLC, an Indiana limited liability company , as to Tract 2, from G W P Enterprises Inc., an Indiana corporation in a Warranty Deed dated March 24, 2021 and recorded March 26 as Instrument No. 2021023538 in Hamilton County, Indiana.

**DESCRIPTION OF LEASE AREA**

A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 29 MINUTES 01 SECONDS EAST 1445.73 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 105.32 FEET; THENCE SOUTH 27 DEGREES 43 MINUTES 01 SECONDS EAST 123.23 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 90.49 FEET; THENCE SOUTH 83 DEGREES 41 MINUTES 38 SECONDS EAST 371.47 FEET; THENCE SOUTH 85 DEGREES 05 MINUTES 24 SECONDS EAST 439.01 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 50.37 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 34.65 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 35.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 30.00 FEET TO THE NORTHEAST LEASE CORNER AND TRUE PLACE OF BEGINNING OF THE LEASE AREA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 100.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 100.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 100.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 100.00 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 10,000 SQUARE FEET, (0.23 ACRES), MORE OR LESS.

**DESCRIPTION OF TEMPORARY NON-EXCLUSIVE 30' ACCESS & UTILITY EASEMENT**

A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

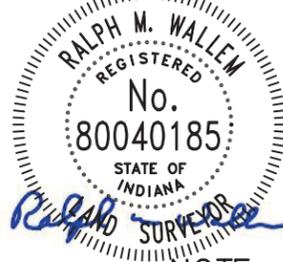
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 29 MINUTES 01 SECONDS EAST 1445.73 FEET TO THE TRUE PLACE OF BEGINNING OF THIS TEMPORARY NON-EXCLUSIVE 30 FOOT ACCESS AND UTILITY EASEMENT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 105.32 FEET; THENCE SOUTH 27 DEGREES 43 MINUTES 01 SECONDS EAST 123.23 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 90.49 FEET; THENCE SOUTH 83 DEGREES 41 MINUTES 38 SECONDS EAST 371.47 FEET; THENCE SOUTH 85 DEGREES 05 MINUTES 24 SECONDS EAST 439.01 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 50.37 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 34.65 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 35.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 30.00 FEET TO THE NORTHEAST LEASE CORNER; THENCE ALONG THE NORTH LINE OF SAID LEASE LINE BEARING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 100.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 30.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 35.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 22.22 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 26.77 FEET; THENCE NORTH 85 DEGREES 05 MINUTES 24 SECONDS WEST 428.41 FEET; THENCE NORTH 83 DEGREES 41 MINUTES 38 SECONDS WEST 370.37 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 106.96 FEET; THENCE NORTH 27 DEGREES 43 MINUTES 01 SECONDS WEST 123.23 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 86.94 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 01 SECONDS WEST 30.00 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 38,724 SQUARE FEET, (0.89 ACRES), MORE OR LESS.

**DESCRIPTION OF PERMANENT NON-EXCLUSIVE 30' ACCESS & UTILITY EASEMENT**

A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 29 MINUTES 01 SECONDS EAST 1445.73 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1065.36 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 137.67 FEET TO THE TRUE PLACE OF BEGINNING OF THIS PERMANENT NON EXCLUSIVE 30 FOOT ACCESS AND UTILITY EASEMENT DESCRIPTION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 123.25 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 05 SECONDS WEST 30.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 93.46 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 90.06 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 35.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 30.00 FEET TO THE NORTHEAST LEASE CORNER; THENCE ALONG THE NORTH LEASE LINE BEARING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 100.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 30.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 35.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 120.06 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 9,403 SQUARE FEET, (0.22 ACRES), MORE OR LESS.

THE ABOVE DESCRIBED PARCELS ARE SUBJECT TO ALL LEGAL RIGHTS OF WAYS AND EASEMENTS OF RECORD.



NOTE: THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.



500 EAST 96TH STREET  
INDIANAPOLIS, IN 46240  
PHONE: (317) 218-9560

THE TOWERS, LLC



750 PARK OF COMMERCE DRIVE  
SUITE 200  
BOCA RATON, 33487



**SITE ID:**  
US-IN-5253

**SITE NAME:**  
38 & 31

**PARCEL ID NUMBER:**  
03-06-07-00-00-023.101

**LANDOWNER:**  
ERIC'S STORAGE, LLC  
22271 US HWY 31 N  
CICERO, IN 46034

**SITE ADDRESS:**  
22271 US HWY 31 N  
CICERO, IN 46034

**LEASE AREA:**  
10000 SQ. FT.

**DEED BOOK-PAGE**  
2024030985

**COUNTY:**  
HAMILTON COUNTY

**LATTITUDE:** 40°06'40.57" N  
**LONGITUDE:** 86°07'26.33" W

DWG BY:	CHKD BY:	DATE:
GVW	RMW	3.13.25

NO.	REVISION/ISSUE	DATE:
1.	MOVE LEASE	3.25.25
2.	MOVE TOWER REVIEW TITLE	6.25.25

**TITLE:**  
SURVEY PLAN

**SHEET:**  
3 OF 4

**TITLE COMMITMENT**

**TOWER TITLE, LLC**

Issuing Agent: Tower Title, LLC

Vertical Bridge File #: US-IN-5253 Tower Title File #:VTB-188102-C

Commitment Number: VTB-188102-C

Property Address: 22271 US Highway 31 N, Cicero, IN 46034

Commitment Date: 22nd day of April, 2025

The Title is, at the Commitment Date, vested in: Eric's Storage LLC, as to Tower and Access, and North Hill Realty, llc, as to Access

The Land is described as follows: See Exhibit 'A' attached

**SURVEYOR CERTIFICATION**

I hereby certify to: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns; and (ii) Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to that certain Second Amended and Restated Loan Agreement dated June 17, 2016 with Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and Tower Title, LLC

I CERTIFY THAT THIS PLAT AND SURVEY WERE MADE BY ME UNDER MY SUPERVISION, AND THAT THE ANGULAR AND LINEAR MEASUREMENTS, AS WITNESSED BY MONUMENTS SHOWN HEREON, ARE TRUE AND CORRECT TO THE BEST OF MY ABILITY AND BELIEF. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF THE GOVERNING AUTHORITIES.

SURVEYOR STATEMENT—MY COMMENTS ARE BASED SOLELY ON THE TITLE DOCUMENT THAT HAVE BEEN SUPPLIED TO ME BY THE TITLE COMPANY. SINCE THE TITLE DOCUMENTS ARE FURNISHED FOR THE PARENT TRACT, OUR TOPOGRAPHIC SURVEY IS OF A PORTION OF THAT TRACT. MY COMMENTS ARE RESTRICTED TO EXCLUSIONS THAT I CAN DETERMINE AFFECT ONLY OUR PORTION OF THE PARENT TRACT. NO BOUNDARY SURVEY WAS PERFORMED ON THE PARENT TRACT. THUS IT IS NOT POSSIBLE TO DETERMINE WITH CERTAINTY EXCLUSIONS REFERENCING THE PARENT TRACT.

**SCHEDULE B—SECTION II**

**ITEMS 1 THRU 3 (NOT SURVEYOR RELATED ITEMS)**

4. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land. (BENCHMARK SERVICES, INC WAS HIRED TO CREATE LEASE AREA AND ACCESS & UTILITIES EASEMENTS. NO SURVEY WAS PERFORMED)

**ITEMS 5 THRU 9 (NOT SURVEYOR RELATED ITEMS)**

10. Any and all matters disclosed on the map entitled "Pierce Auto Sales (Re-Plat) Lots 1-4." dated September 15, 2020 and recorded September 15, 2020 in , (instrument) 2020063835 in Hamilton County, Indiana. ALL ITEMS FROM PLAT HAS BEEN PLOTTED ON THE DRAWINGS. DOES NOT AFFECT THE ACCESS AND UTILITY EASEMENT, DOES NOT AFFECT THE LEASE AREA)

11. Any and all matters disclosed on the map entitled "Pierce Auto Sales (Re-Plat) Lots 1 and 2" dated May 19, 2017 and recorded May 19, 2017 in , (instrument) 2017022872 in Hamilton County, Indiana. ALL ITEMS FROM PLAT HAS BEEN PLOTTED ON THE DRAWINGS. DOES NOT AFFECT THE ACCESS AND UTILITY EASEMENT, DOES NOT AFFECT THE LEASE AREA)

12. Any and all matters disclosed on the map entitled "Pierce Auto Sales Lots 1 and 2" dated April 26, 2016 and recorded April 26, 2016 in , (instrument) 2016018316 in Hamilton County, Indiana. ALL ITEMS FROM PLAT HAS BEEN PLOTTED ON THE DRAWINGS. DOES NOT AFFECT THE ACCESS AND UTILITY EASEMENT, DOES NOT AFFECT THE LEASE AREA)

13. Any and all matters disclosed on the map entitled "Indiana Department of Transportation" dated July 6, 2021 and recorded July 6, 2021 in , (instrument) 2021048986 in Hamilton County, Indiana. ALL ITEMS FROM PLAT HAS BEEN PLOTTED ON THE DRAWINGS. DOES NOT AFFECT THE ACCESS AND UTILITY EASEMENT, DOES NOT AFFECT THE LEASE AREA)

14. Agreement between Vashti Perry and E.E Brown Trustee, Cicero Ind., dated September 25, 1935 and recorded December 31, 1936 in (book) 32 (page) 529, in Hamilton County, Indiana. (TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT). BLANKET AND NOT A SURVEYOR RELATED ITEM) Affected by a(n) Assignment between T.M Brown and Bessie M Brown, his Wife and Samuel Hollis, dated April 8, 1937 and recorded April 9, 1937 in (book) 33 (page) 50, in Hamilton County, Indiana.

15. Right of Way between Clyde McEntire; and State of Indiana, dated March 24, 1955 and recorded March 24, 1955 in (book) 142 (page) 325, in Hamilton County, Indiana. (UNPLOTTABLE SURVEYOR DOESN'T HAVE STATIONING FOR ROADWAY. WOULD POSSIBLY AFFECT THE TEMPORARY ACCESS AND UTILITY EASEMENT. DOES NOT AFFECT THE LEASE AREA)

16. Right of Way between Leonara P Stalker; and State of Indiana, dated July 1, 1955 and recorded July 1, 1955 in (book) 144 (page) 166, in Hamilton County, Indiana.

**ITEMS 17 AND 18 (NOT SURVEYOR RELATED ITEMS)**

19. Warranty Deed Limited of Access Control Line (Easement Rights) between Benny Howard Pierce and State of Indiana , dated June 6, 2023 and recorded September 18, 2023 in (instrument) 2023035672, in Hamilton County, Indiana. (APPEARS TO BE A TEMPORARY EASEMENT. WOULD NOT AFFECT THE TEMPORARY ACCESS EASEMENT, PERMANENT EASEMENT OR LEASE AREA)

20. Terms and conditions of an unrecorded lease, as evidenced by a(n) Memorandum of option to Lease between Eric's Storage, LLC, an Indiana limited liability company and The Towers,LLC, a Delaware limited liability company, known in the State of Indiana as The Towers of Indiana,LLC, dated January 3, 2025 and recorded January 23, 2025 in (instrument) 2025002427, in Hamilton County, Indiana. (NOT A SURVYOR RELATED ITEM)

21. Complaint for Appropriation of Real Estate dated October 16, 2023 as Case 29C-01-2310-PL-009902, in Hamilton County, Indiana (NOT A SURVEYOR RELATED ITEM)

EFFECTIVE DATE: APRIL 22, 2025  
END OF SCHEDULE B—II  
RALPH M. WALLEM INDIANA LAND SURVEYOR

*Ralph M. Wallem*

RALPH M. WALLEM



500 EAST 96TH STREET  
INDIANAPOLIS, IN 46240  
PHONE: (317) 218-9560

THE TOWERS, LLC



750 PARK OF COMMERCE DRIVE  
SUITE 200  
BOCA RATON, 33487



Consulting Engineers  
Land Surveyors  
318 North Main Street  
Huntingburg, IN 47542  
(812) 683-3049  
benchmark@mw.twcbc.com

**SITE ID:**  
US-IN-5253

**SITE NAME:**  
38 & 31

**PARCEL ID NUMBER:**  
03-06-07-00-00-023.101

**LANDOWNER:**  
ERIC'S STORAGE, LLC  
22271 US HWY 31 N  
CICERO, IN 46034

**SITE ADDRESS:**  
22271 US HWY 31 N  
CICERO, IN 46034

**LEASE AREA:**  
10000 SQ. FT.

**DEED BOOK—PAGE**  
2024030985

**COUNTY:**  
HAMILTON COUNTY

**LATTITUDE:** 40°06'40.57" N  
**LONGITUDE:** 86°07'26.33" W

DWG BY:	CHKD BY:	DATE:
GVW	RMW	3.13.25

NO.	REVISION/ISSUE	DATE:
1.	MOVE LEASE	3.25.25
2.	MOVE TOWER REVIEW TITLE	6.25.25

**TITLE:**  
**SURVEY PLAN**

**SHEET:**  
**4 OF 4**

NOTE: THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

REV	DATE	DESCRIPTION	BY
A	07/21/25	ISSUED FOR ZONING	GP

DRAWN BY:	CHECKED BY:
GP	JR

KHA PROJECT NUMBER:	180052000.1.107
---------------------	-----------------

ENGINEER SEAL:

PROJECT INFORMATION:

US-IN-5253  
5000929123  
22271 US HIGHWAY 31 N  
CICERO, IN 46024  
HAMILTON COUNTY

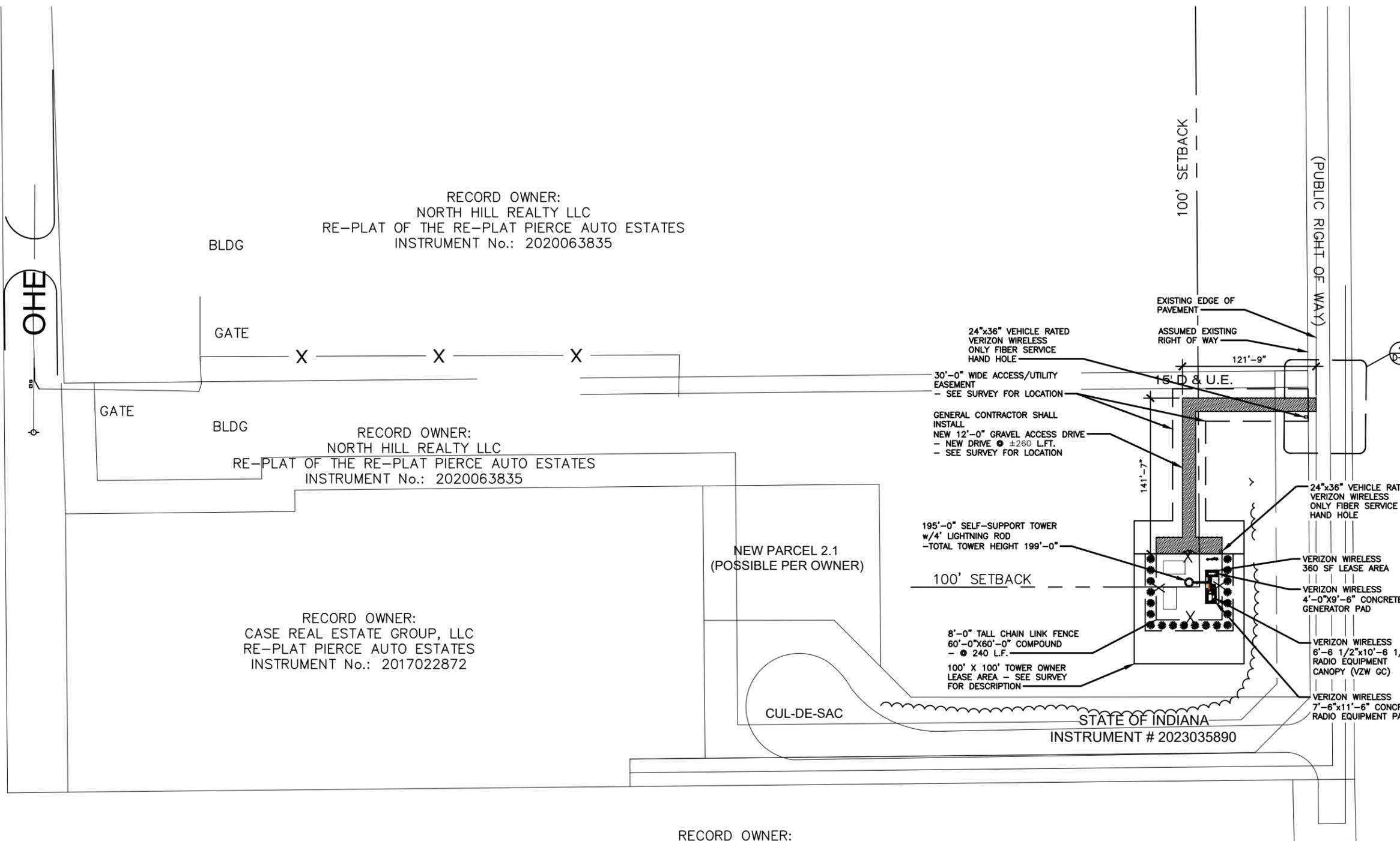
SHEET TITLE:

**OVERALL SITE PLAN  
AND UTILITY PLAN**

SHEET NUMBER:

C-1

US HIGHWAY 31  
(PUBLIC RIGHT OF WAY)  
(TEMPORARY ACCESS & UTILITY ESM.T.)



RECORD OWNER:  
NORTH HILL REALTY LLC  
RE-PLAT OF THE RE-PLAT PIERCE AUTO ESTATES  
INSTRUMENT No.: 2020063835

RECORD OWNER:  
NORTH HILL REALTY LLC  
RE-PLAT OF THE RE-PLAT PIERCE AUTO ESTATES  
INSTRUMENT No.: 2020063835

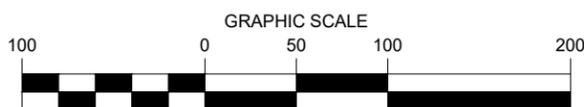
RECORD OWNER:  
CASE REAL ESTATE GROUP, LLC  
RE-PLAT PIERCE AUTO ESTATES  
INSTRUMENT No.: 2017022872

NEW PARCEL 2.1  
(POSSIBLE PER OWNER)

RECORD OWNER:  
BULLSEYE FENCE DESIGN INC  
PARCEL No.: 03-06-07-00-00-022.001



NOTICE TO CONTRACTOR  
PER INDIANA STATE LAW 36-3-1-20-18, IT IS  
AGAINST THE LAW TO EXCAVATE WITHOUT  
NOTIFYING THE UNDERGROUND LOCATION SERVICE  
THRU (3) WORKING DAYS BEFORE COMMENCING WORK.



OVERALL SITE PLAN

SCALE: 1" = 100'



APWA UTILITY COLOR CODES

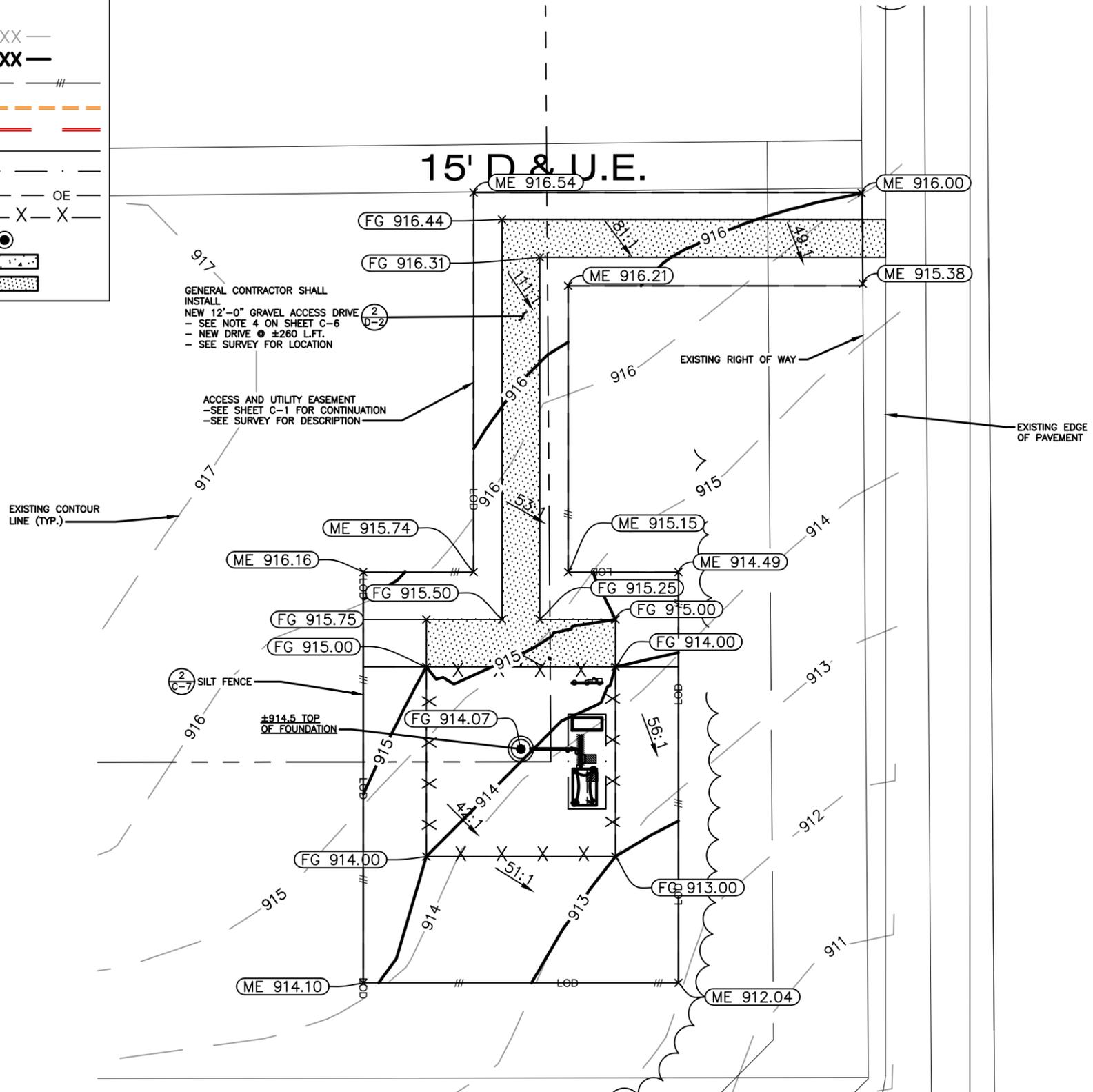
[White Box]	PROPOSED CONSTRUCTION
[Pink Box]	TEMPORARY SURVEY MARKINGS
[Red Box]	ELECTRIC POWER LINES, CABLES, CONDUIT, AND LIGHTING CABLES
[Yellow Box]	GAS, OIL STEAM PETROLEUM OR GASEOUS MATERIALS
[Orange Box]	COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT
[Blue Box]	POTABLE WATER
[Purple Box]	RECLAIMED WATER, IRRIGATION AND SLURRY LINES
[Green Box]	SEWERS AND DRAIN LINES

LEGEND:

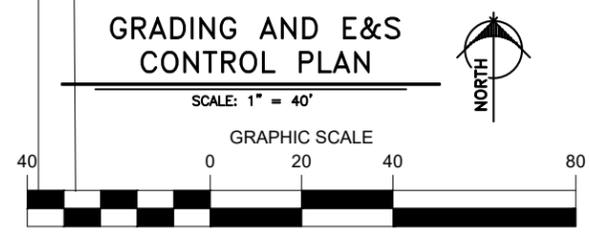
EXISTING CONTOUR	--- XXX ---
PROPOSED CONTOUR	— XXX —
LOD/SILT FENCE	--- LOD ---
UNDERGROUND TELEPHONE CONDUIT	--- XXX ---
UNDERGROUND ELECTRICAL CONDUIT	--- XXX ---
EDGE OF NEW DRIVE	---
LEASE AREA/EASEMENT	---
OVERHEAD UTILITY LINE	--- OE --- OE ---
NEW FENCE LINE	--- X --- X --- X --- X ---
IRON PIN	●
CONCRETE	[Stippled Box]
ACCESS DRIVE	[Hatched Box]

**LEGEND:**

EXISTING CONTOUR	— XXX —
PROPOSED CONTOUR	— <b>XXX</b> —
LOD/SILT FENCE	--- LOD --- ##
UNDERGROUND TELEPHONE CONDUIT	— — — — —
UNDERGROUND ELECTRICAL CONDUIT	— — — — —
EDGE OF NEW DRIVE	— — — — —
LEASE AREA/EASEMENT	— . . . . .
OVERHEAD UTILITY LINE	— — — — — OE — — — — — OE
NEW FENCE LINE	— X — X — X — X —
IRON PIN	●
CONCRETE	▒
ACCESS DRIVE	▒



STATE OF INDIANA  
 INSTRUMENT # 2023035890



750 PARK OF COMMERCE DRIVE  
 SUITE 200, BOCA RATON, FL 33487

PLANS PREPARED BY:



500 E 96TH STREET  
 SUITE 300  
 INDIANAPOLIS, IN 46240

REV: DATE: DESCRIPTION: BY:

REV	DATE	DESCRIPTION	BY
A	07/21/25	ISSUED FOR ZONING	GP

DRAWN BY: CHECKED BY:

GP	JR
----	----

KHA PROJECT NUMBER:

180052000.1.107

ENGINEER SEAL:

PROJECT INFORMATION:

US-IN-5253  
 5000929123  
 22271 US HIGHWAY 31 N  
 CICERO, IN 46024  
 HAMILTON COUNTY

SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C-2

PLANS PREPARED BY:

REV: DATE: DESCRIPTION: BY:

REV	DATE	DESCRIPTION	BY
A	07/21/25	ISSUED FOR ZONING	GP

DRAWN BY: CHECKED BY:

GP JR

KHA PROJECT NUMBER:

180052000.1.107

ENGINEER SEAL:

PROJECT INFORMATION:

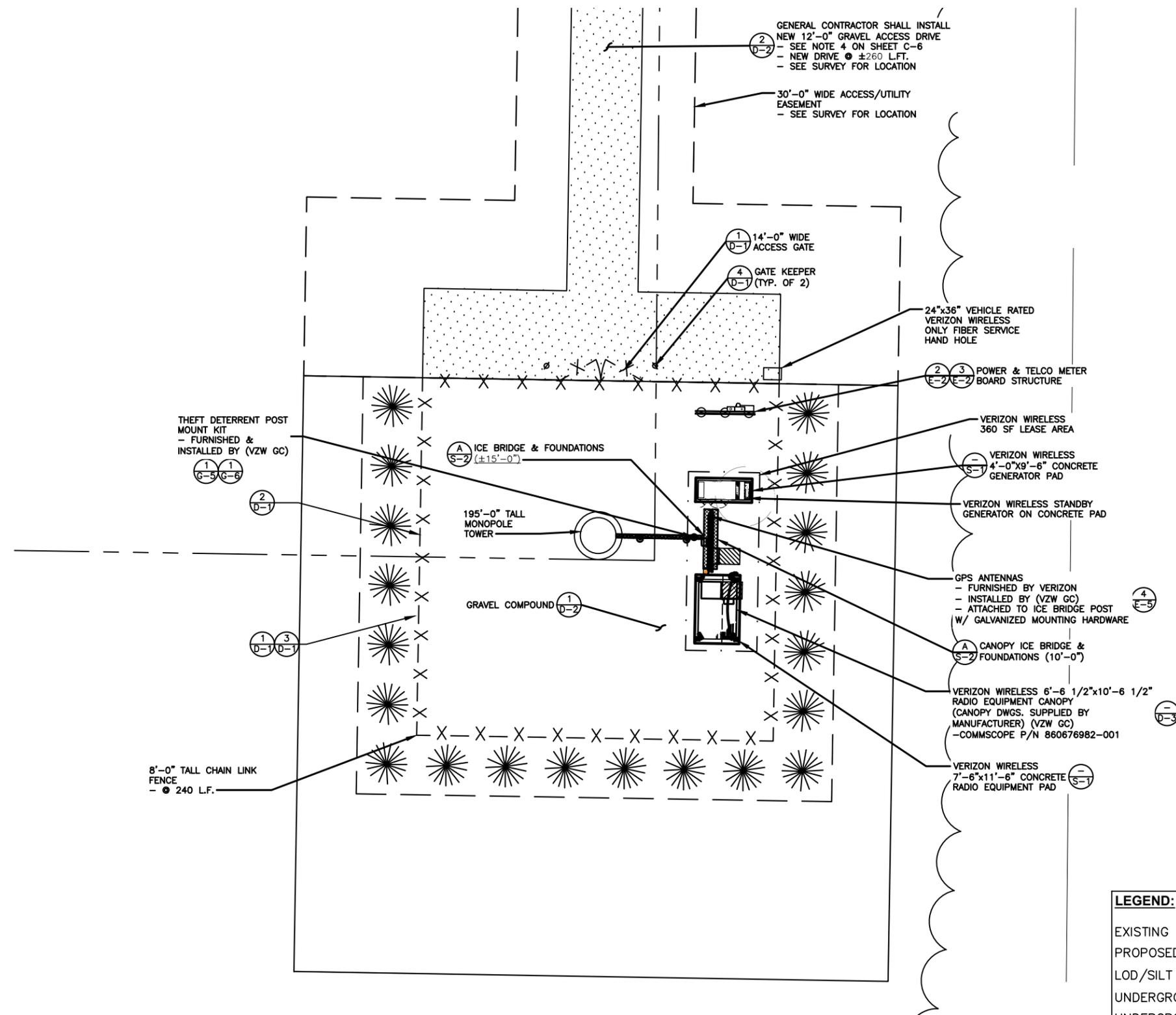
US-IN-5253  
5000929123  
22271 US HIGHWAY 31 N  
CICERO, IN 46024  
HAMILTON COUNTY

SHEET TITLE:

**DETAILED SITE PLAN**

SHEET NUMBER:

C-3



**DETAILED SITE PLAN**

SCALE: 1" = 20'-0"



**LEGEND:**

EXISTING CONTOUR	--- XXX ---
PROPOSED CONTOUR	— XXX —
LOD/SILT FENCE	- - - LOD - - - #
UNDERGROUND TELEPHONE CONDUIT	— — — — —
UNDERGROUND ELECTRICAL CONDUIT	— — — — —
EDGE OF NEW DRIVE	— — — — —
LEASE AREA/EASEMENT	· · · · ·
OVERHEAD UTILITY LINE	— — — OE — — — OE — — —
NEW FENCE LINE	— X — X — X — X —
IRON PIN	●
CONCRETE	■
ACCESS DRIVE	■



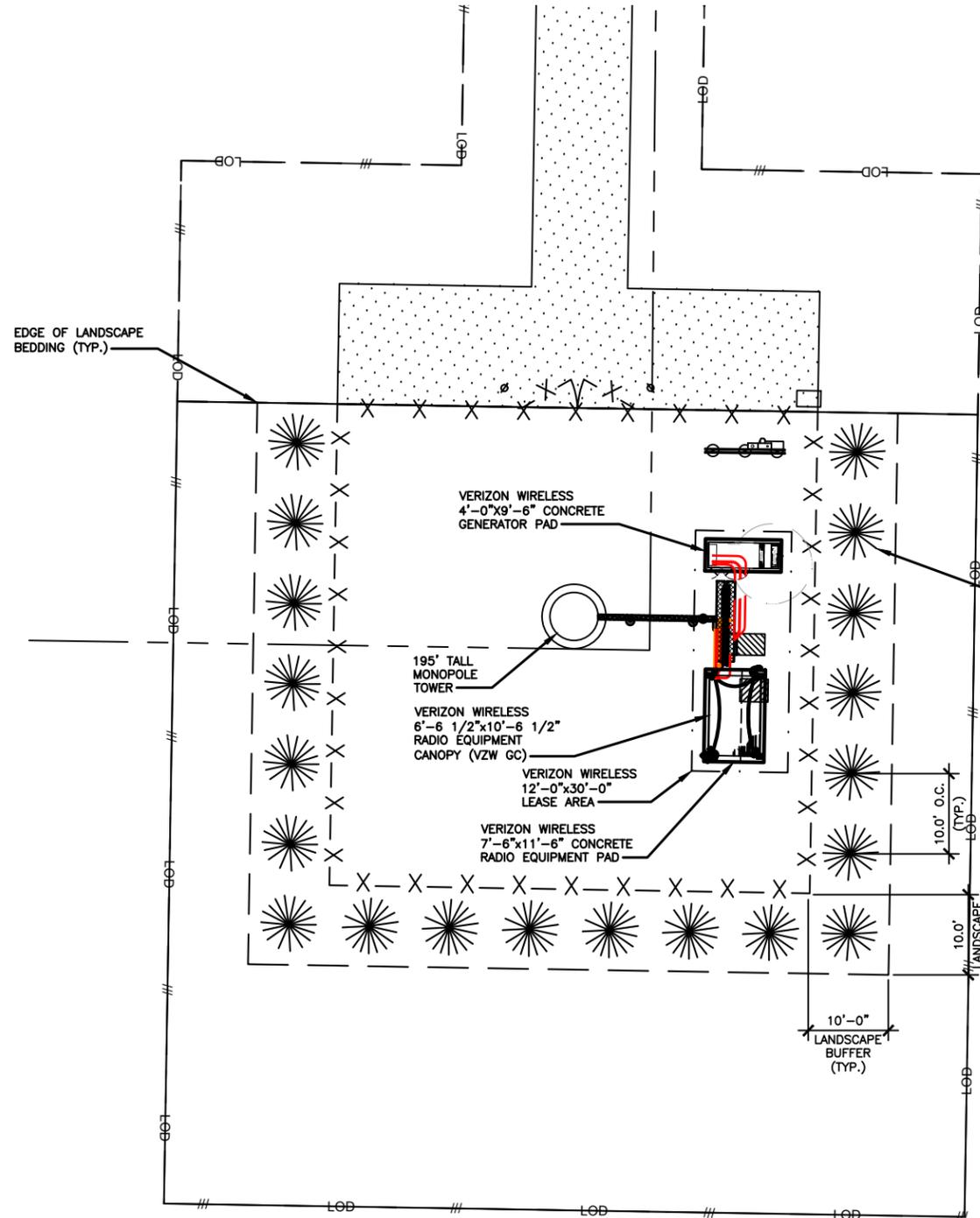
**NOTICE TO CONTRACTOR**  
PER INDIANA STATE LAW IC-8-1-26-18, IT IS  
AGAINST THE LAW TO EXCAVATE WITHOUT  
NOTIFYING THE UNDERGROUND LOCATION SERVICE  
TWO (2) WORKING DAYS BEFORE COMMENCING WORK

\*NOTE:  
GENERAL CONTRACTOR IS TO ENSURE  
THERE IS NO DISTURBANCE OF  
PROPERTY, SOIL, ETC. OUTSIDE OF  
THE STAKED LEASE AREA WITHOUT  
APPROVAL FROM VERIZON WIRELESS  
CONSTRUCTION MANAGER

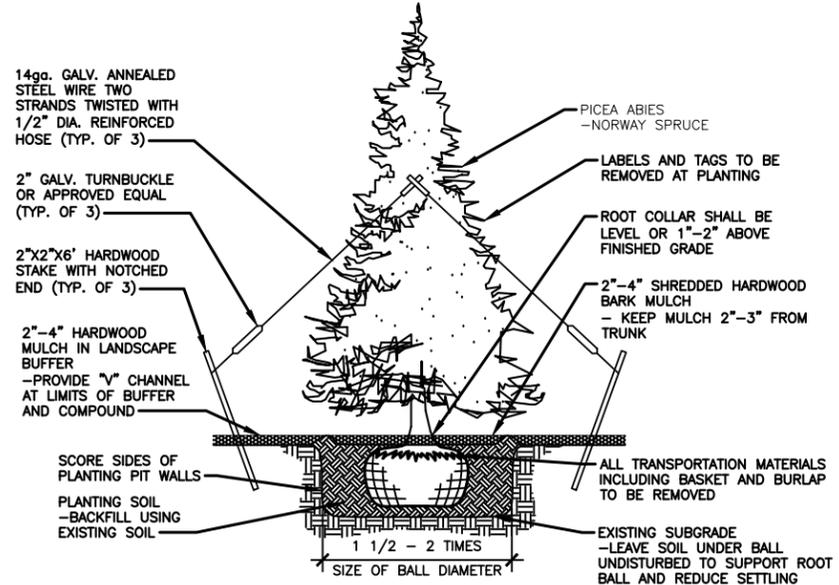


# LANDSCAPING CONTRACTOR NOTES

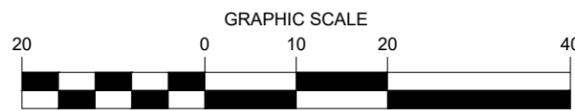
1. THE CONTRACTOR SHALL VISIT THE SITE & BECOME COMPLETELY FAMILIAR WITH ALL EXISTING CONDITIONS AND EROSION CONTROL MEASURES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS COMPLETE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES, INSPECTIONS AND SAFETY REGULATIONS, AND PROVIDE ALL NECESSARY PERMITS. THE CONTRACTOR SHALL HAVE ALL NECESSARY LOCAL, STATE & FEDERAL LICENSE REQUIRED. UPON REQUEST, THE CONTRACTOR SHALL SHOW EVIDENCE OF WORKERS COMPENSATION COVERAGE AND LIABILITY POLICY.
4. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS TO BE IN A HEALTHY, VIGOROUS CONDITION (INCLUDING WATERING AND UPKEEP) FOR A PERIOD OF ONE (1) YEAR FOLLOWING ACCEPTANCE BY OWNER AND/OR PROJECT REPRESENTATIVE. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO OWNER, ANY DEAD OR UNACCEPTABLE PLANTS.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE; HAND EXCAVATE AS REQUIRED.
6. ALL LANDSCAPE/PLANTING AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING AROUND TREES AND SHRUBS. IT IS INTENDED THAT THIS SITE WILL MATCH EXISTING GROUND ELEVATIONS AND WILL MAINTAIN EXISTING DRAINAGE PATTERNS WHERE APPLICABLE.
7. THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL OF THE SIZE & TYPE SPECIFIED, IF SUBSTITUTIONS ARE PROPOSED, THEY MUST BE APPROVED BY TOWER OWNER. ALL PLANT MATERIAL SHALL BE FREE OF DISEASE, INSECTS AND DEFECTS SUCH AS BUT NOT LIMITED TO KNOTS, SUN-SCALD, INJURIES, ABRASIONS AND DISFIGUREMENT. APPROVAL OF PLANT MATERIAL AT THE SOURCE DOES NOT ALTER THE RIGHT OF REJECTION AT PROJECT. ALL PLANT MATERIAL SHALL COMPLY WITH THE CURRENT ISSUE OF "ASSOCIATION OF AMERICAN STANDARD" FOR NURSERY STOCK PUBLISHED BY THE "AMERICAN ASSOCIATION OF NURSERYMEN".
8. THE CONTRACTOR SHALL PROVIDE A FINISHED GRADE THAT SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE OF ANY IRREGULAR SURFACE CHANGE. THE CONTRACTOR SHALL SLOPE ALL PLANTING BEDS AND LAWN AREAS TO CAUSE RUN-OFF TO FLOW AWAY FROM BUILDING AND PAVING.
9. THE CONTRACTOR SHALL BACKFILL ALL PLANT MATERIAL WITH SHREDDED TOPSOIL AND THE SPECIFIED AMOUNT OF PEAT MOSS AS REQUIRED FOR THE BED PREPARATION.
10. THE LANDSCAPING CONTRACTOR SHALL USE SOME TYPE OF HARDWOOD MULCH.
  - THE FINISHED DEPTH OF MULCH MUST BE AT LEAST 2" AND NO MORE THAN 4".
  - PRIOR TO MULCHING THE CONTRACTOR SHALL APPLY A PRE-EMERGENT HERBICIDE TO AID IN WEED CONTROL. READ WARNING LABEL BEFORE APPLYING. WATER ALL TREES IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION
  - THE CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC AFTER APPLICATION OF PRE-EMERGENT HERBICIDE AND PRIOR TO MULCH INSTALLATION. SEE NOTE #7 ON SHEET C-6 FOR GEOTEXTILE FABRIC.



SYMBOL	QUANTITY	PLANT NAME	BOTANICAL NAME	COMMENTS/SPECIFICATIONS
	20	NORWAY SPRUCE EVERGREEN TREE	PICEA ABIES	6 FEET HEIGHT MINIMUM (BALLED & BURLAPPED)



NOTE:  
CONTRACTOR SHALL GUARANTEE ALL NEWLY PLANTED AND RELOCATED TREES FOR A MINIMUM OF 1 YEAR AFTER COMPLETION OF PROJECT. GUARANTEE SHALL BE FOR FULL REPLACEMENT OF LOST PLANTS.



LANDSCAPE PLAN

SCALE: 1" = 20'

1 L-1

NORTH

**811**

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN MICHIGAN, CALL MISS DIG

TOLL FREE: 1-800-482-7171 OR www.missdig.org

MICHIGAN STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

Know what's below. Call before you dig.

EVERGREEN TREE PLANTING

SCALE: N.T.S.

2 L-1



750 PARK OF COMMERCE DRIVE  
SUITE 200, BOCA RATON, FL 33487



500 E 96TH STREET  
SUITE 300  
INDIANAPOLIS, IN 46240

REV: DATE: DESCRIPTION: BY:

REV	DATE	DESCRIPTION	BY
A	07/21/25	ISSUED FOR ZONING	GP

DRAWN BY: GP CHECKED BY: JR

KHA PROJECT NUMBER: 180052000.1.107

ENGINEER SEAL:

PROJECT INFORMATION:

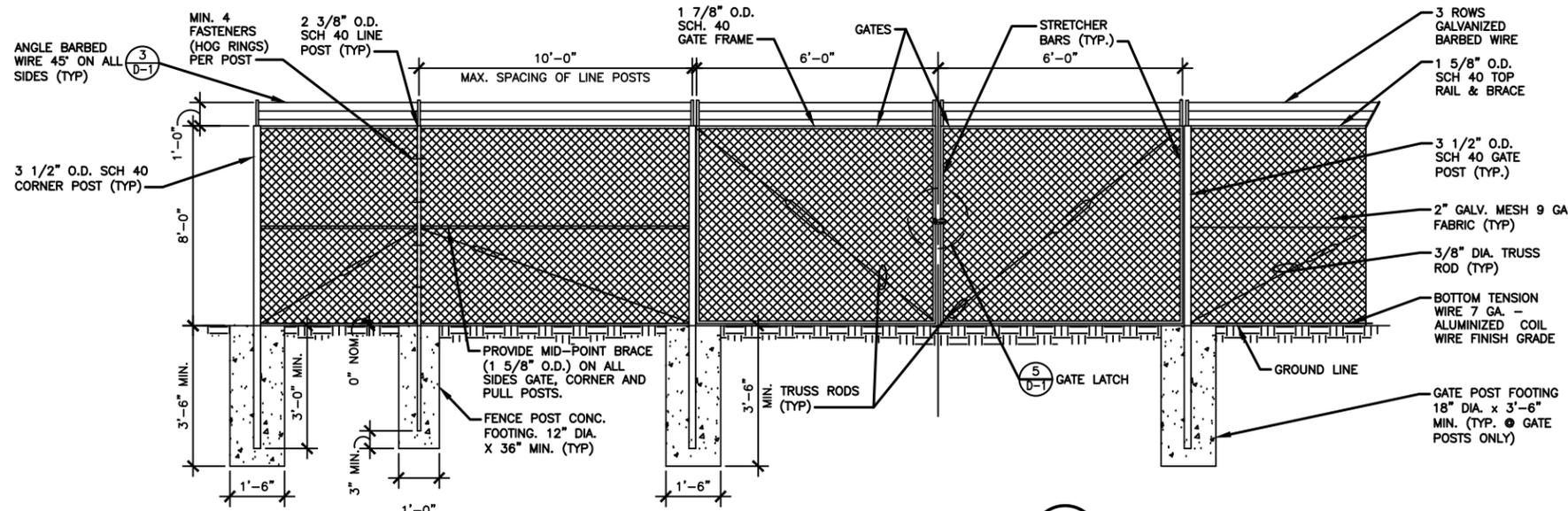
US-IN-5253  
5000929123  
22271 US HIGHWAY 31 N  
CICERO, IN 46024  
HAMILTON COUNTY

SHEET TITLE:

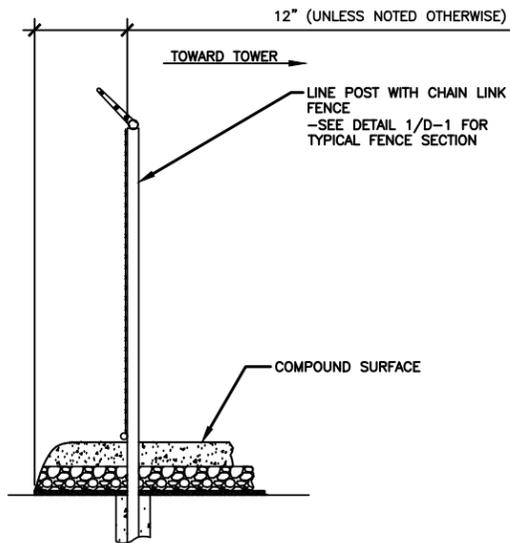
LANDSCAPE PLAN  
DETAILS & NOTES

SHEET NUMBER:

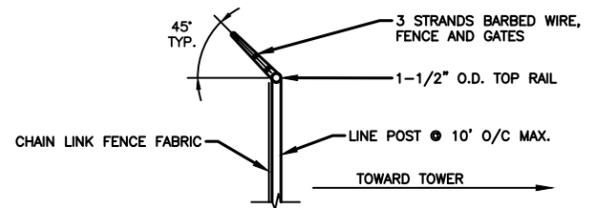
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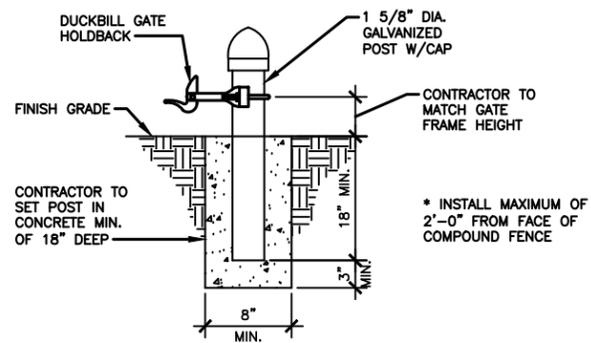
**CHAIN LINK FENCE & POST DETAIL** 1  
SCALE: N.T.S. D-1



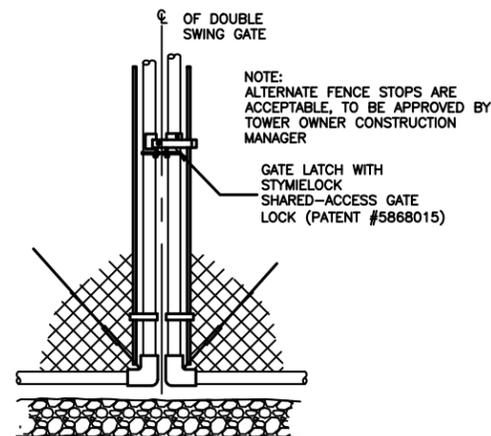
**SITE AREA SURFACING** 2  
SCALE: N.T.S. D-1



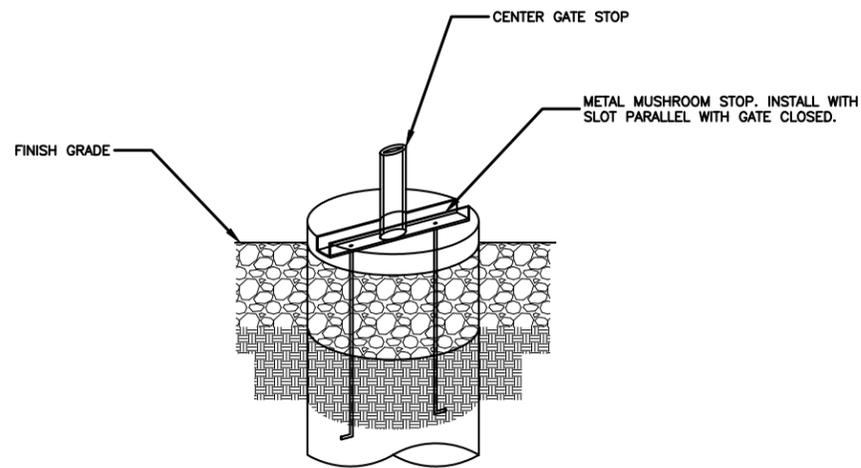
**TYPICAL BARBED WIRE DETAIL** 3  
SCALE: N.T.S. D-1



**GATE KEEPER DETAIL** 4  
SCALE: N.T.S. D-1



**GATE LATCH DETAIL** 5  
SCALE: N.T.S. D-1



**MUSHROOM STOP DETAIL** 6  
SCALE: N.T.S. D-1

**CHAIN LINK FENCING NOTES**

1. ALL FENCE AND FABRIC SHALL BE HOT DIPPED GALVANIZED WITH A MINIMUM OF 2 OZ. PER SQUARE FOOT, 9 GAUGE WIRE (MIN. BREAKING STRENGTH OF 1,290 LBS) WITH 2" MESH. ALL BARBED WIRE SHALL BE ALUMINUM OR COATED PER NOTE #4.
2. BOTTOM EDGE OF FENCE FABRIC SHALL EXTEND TO FINISHED GRADE.
3. SITE FENCE SHALL BE 6'-0" FABRIC W/ 3 STRAND BARBED WIRE FOR TOTAL HEIGHT OF 7'-0".
4. BARBED WIRE SHALL MEET ASTM A 121, CLASS 3 GALV. OR ASTM A 585, TYPE 1, CLASS 2 COATING (NOT LESS THAN 0.8 OZ. PER SQ. FT.) AND SHALL BE THREE STRAND 12.5 GAGE W/4 POINT BARBS AT 5" O/C.
5. BOTTOM OF CONCRETE BASE SHALL BE SET BELOW FROSTLINE (SEE LOCAL CODE). WHERE SOIL BEARING CAPACITY IS LESS THAN 2000 PSF, INCREASE CONCRETE SURROUNDING FENCE POST FOUNDATION DIAMETERS BY 8", PROVIDE CONCRETE WITH A 28 DAY STRENGTH OF 3000 PSI (MIN.)
6. PROVIDE A DIAGONAL BRACE ROD AND TURN BUCKLE ON BOTH GATE LEAFS.
7. ALL RAILS AND BRACES SHALL BE SCHEDULE 40 STEEL PIPE, AND ALL FENCE POSTS SHALL BE SCHEDULE 40 STEEL PIPE, AND BE 2 OZ. GALVANIZED COATED.
8. CONTRACTOR SHALL ENSURE ALL POSTS ARE PLUMB.
9. ALL FENCE SHALL BE FABRICATED AND INSTALLED PER ASTM F2611-15, ASTM F567-14a AND CHAIN LINK FENCE MANUFACTURERS INSTITUTE CLFMI-PM 2445.
10. CONTRACTOR SHALL FURNISH AND INSTALL ONE (1) MASTER LOCK LONG SHANK #175LH COMBINATION PADLOCK. VERIZON COMBINATION TO BE SET AT 7011. VERTICAL BRIDGE COMBINATION TO BE SET AT 0951.



750 PARK OF COMMERCE DRIVE  
SUITE 200, BOCA RATON, FL 33487

PLANS PREPARED BY:



500 E 96TH STREET  
SUITE 300  
INDIANAPOLIS, IN 46240

REV: DATE: DESCRIPTION: BY:

REV	DATE	DESCRIPTION	BY
A	07/21/25	ISSUED FOR ZONING	GP

DRAWN BY: CHECKED BY:

GP JR

KHA PROJECT NUMBER:

180052000.1.107

ENGINEER SEAL:

PROJECT INFORMATION:

US-IN-5253  
5000929123  
22271 US HIGHWAY 31 N  
CICERO, IN 46024  
HAMILTON COUNTY

SHEET TITLE:

FENCE DETAILS  
AND NOTES

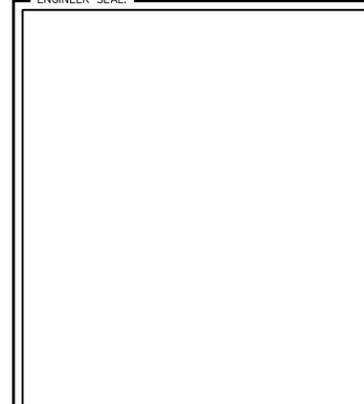
SHEET NUMBER:

D-1

REV	DATE	DESCRIPTION	BY
A	07/21/25	ISSUED FOR ZONING	GP

GP	JR
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180052000.1.107
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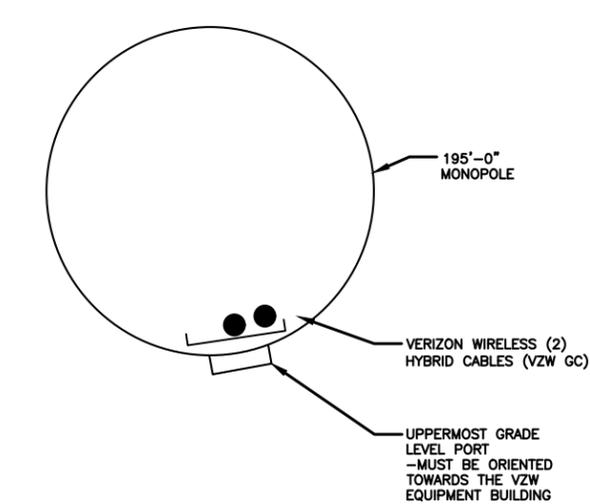
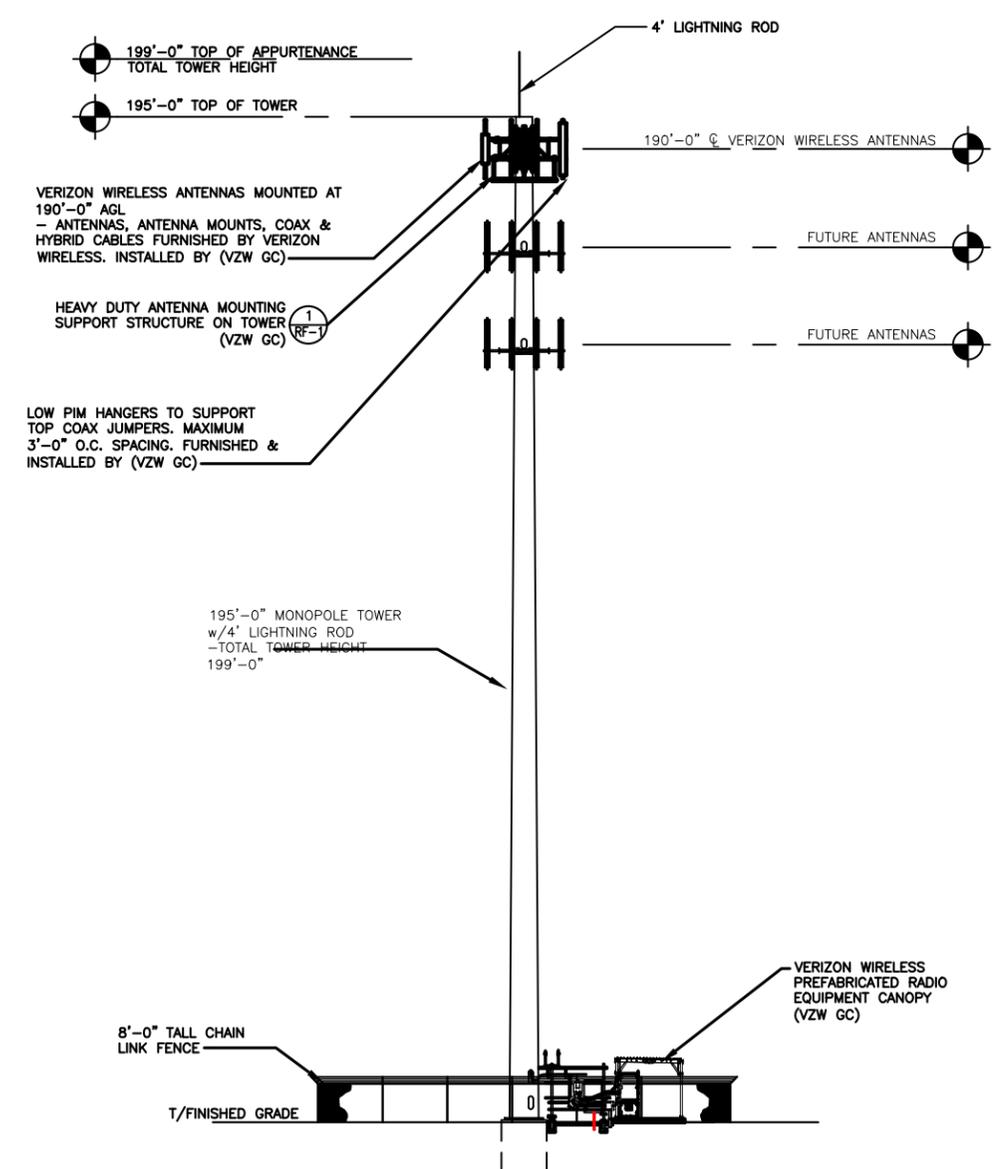
US-IN-5253 5000929123 22271 US HIGHWAY 31 N CICERO, IN 46024 HAMILTON COUNTY
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TOWER ELEVATION
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TE-1
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**NOTE:**

1. IT IS THE INSTALLING CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL ANTENNA INFORMATION AGAINST FINAL RADIO ENGINEERING PLAN PROVIDED BY VERIZON LEGAL BUSINESS ENTITY d/b/a VERIZON WIRELESS (VZW GC)
2. ALL TOWER LIGHTING SHALL BE INSTALLED AS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION AND RECOMMENDED BY THE USFWS INTERIM GUIDELINES (2000) FOR LIGHTING OF TOWERS OVER 200' IN HEIGHT.
3. THE TOWER LIGHTING SYSTEM WILL BE MANUFACTURED BY FLASH TECHNOLOGY AND PROVIDED BY VERTICAL BRIDGE. THE GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUIT, CONDUCTORS, ELECTRICAL PANEL, CIRCUIT BREAKER, HARDWARE AND LABOR TO INSTALL THE ENTIRE OPERATING TOWER OBSTRUCTION LIGHTING SYSTEM.



**CABLE ATTACHMENT DETAIL** (2)  
SCALE: N.T.S. TE-1

**TOWER ELEVATION** (1)  
SCALE: N.T.S. TE-1

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 1025-13-C4

Petitioner Name: Vertical Bridge/Eric's Storage

**Findings of Fact/Decision Criteria:**

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

*Findings of Facts:*

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*This criterion has / has not been met.*

**Conditions Approved:**

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Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_





PLEASE ADVISE  
If you have any questions  
or concerns, please contact  
the staff at the marina.  
Thank you for your patronage.



# CICERO/JACKSON TOWNSHIP PLAN COMMISSION

## Director's Report

### September 2025

**Permit Revenue:** September 2025 = \$6,679 YTD: \$41,225

September 2025 = \$5,612 YTD: \$46,394

Difference: Month = +\$1,067 YTD: -\$5,169

- We have issued a total of 25 building permits for September 2025.
- 13 have been inside the corporate limits (0 new homes).
- We have issued 12 in Jackson Township (0 new homes).
- Estimated Cost of projects permitted \$1,192,199.

The Planning Commission meeting is scheduled for October 8th at Town Hall. The BZA will meet on October 23rd, 2025, at the Town Hall. Both committees have items on the agenda and will meet.

Please feel free to email, call or stop by the office anytime.

At your service!

Frank Zawadzki

Findings of  
Facts  
Approval:

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0925-09-C3

Petitioner Name:

Bullseye Fence

### Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

Aesthetic<sup>2</sup> okay for an 8' Privacy  
Fence coming in as asked for  
look at

This criterion has / has not been met.

### Conditions Approved:

Signature:

Print:

Date:

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0925-09-C3

Petitioner Name:

Bullseye Fence

### Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

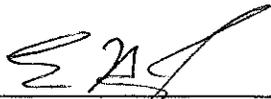
Fence along West, South + North Side per  
updated Draw, shown @ BZA

Approved.

This criterion has / has not been met.

Conditions Approved:

NONE

Signature: 

Date: 9/10/25

Print: Eric Hayden

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0925-09-C3

Petitioner Name:

Bullseye Fence

### Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

BZA Approved.

*This criterion has / has not been met.*

Conditions Approved:

wants to keep gray look of fence  
fence will be maintained & not covered up with  
growth.

Signature:

Dennis Johnson

Date:

9/10/25

Print:

Dennis Johnson

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0925-09-C3

Petitioner Name:

Bullseye Fence

### Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

HAS ALREADY BEEN APPROVED BY CJT BOARD OF ZONING APPEALS  
INCLUDES BOTH NORTH & SOUTH FENCING

This criterion has / has not been met.

Conditions Approved:

NONE

Signature:

Print:

  
DENNIS D SCHRUPFER

Date:

9/10/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC-0925-09-C3

Petitioner Name:

Bullseye Fence

### Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

1-1/2" Cedar Fence to Block 31.2 ft from St Pencee.  
Access to 31 to be closed. West, north + south side.

This criterion has / has not been met.

Conditions Approved:

Signature:

Print:

M. V. Diller  
Mare V. Diller

Date:

9-10-05

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0925-09-C3

Petitioner Name:

Bullseye Fence

**Findings of Fact/Decision Criteria:**

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

*Findings of Facts:*

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*This criterion has / has not been met.*

**Conditions Approved:**

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Signature: Wendy Gillespie  
Print: Wendy Gillespie

Date: 9/10/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0925-09-C3

Petitioner Name:

Bullseye Fence

**Findings of Fact/Decision Criteria:**

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

Approved including N-S Fence

This criterion has / has not been met.



Conditions Approved:

Signature:

Date:

9/10/25

Print:

W Ford Hebrner

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0925-09-C3

Petitioner Name:

Bullseye Fence

**Findings of Fact/Decision Criteria:**

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

No facts against

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

Conditions Approved:

N/A

Signature: \_\_\_\_\_

Print: \_\_\_\_\_

Date: 9/10/23

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0925-09-C3

Petitioner Name:

Bullseye Fence

**Findings of Fact/Decision Criteria:**

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

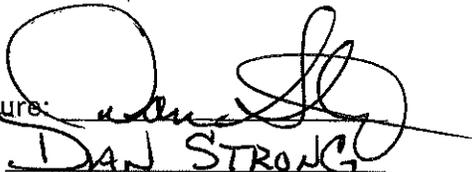
Did meet The Requirements As Presented

This criterion has / has not been met.

Conditions Approved:

Signature:

Print:

  
DAN STRONG

Date:

9/10/2025

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0825-10-NC

Petitioner Name:

The Furniture Garage

### Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

Approved

This criterion has / has not been met.

Conditions Approved:

32' or Feet additional of to  
75' following ordinances and as  
approved by Plan Div.

Signature:

Print:

*[Handwritten Signature]*  
Mark H. Thomas

Date:

9/10/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0825-10-NC

Petitioner Name:

The Furniture Garage

**Findings of Fact/Decision Criteria:**

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

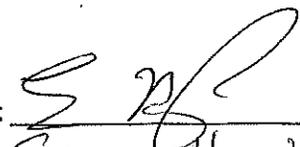
Findings of Facts:

Approved Sign of 32 sq ft + up to  
75 sq ft w/ Appeal for plan Director  
Approved

This criterion has / has not been met.

Conditions Approved:

None.

Signature:   
Print: Eric Hayden

Date: 9/10/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0825-10-NC

Petitioner Name:

The Furniture Garage

**Findings of Fact/Decision Criteria:**

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

Approve as presented

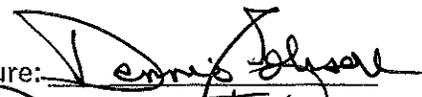
This criterion has / has not been met.

Conditions Approved:

Additional signage approved if needed, but less than 75 sq. feet.

Signature:

Print:

  
Dennis Johnson

Date:

9/10/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0825-10-NC

Petitioner Name:

The Furniture Garage

**Findings of Fact/Decision Criteria:**

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

MEETS ORDINANCES

This criterion has / has not been met.

Conditions Approved:

ADDITIONAL SIGNALS UP TO THE 75' LIMIT  
SUBJECT TO APPROVAL BY PLANNING DIRECTOR

Signature:



Date:

9/10/25

Print:

DENNIS D. SCHRUMPER

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0825-10-NC

Petitioner Name:

The Furniture Garage

**Findings of Fact/Decision Criteria:**

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

*Findings of Facts:*

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*This criterion has / has not been met.*

**Conditions Approved:**

32' sq ft - additional Signs up to 25 sqft  
Meets ordinance

Signature: Marc V. Diller  
Print: Marc V. Diller

Date: 9-10-25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0825-10-NC

Petitioner Name:

The Furniture Garage

**Findings of Fact/Decision Criteria:**

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

*Findings of Facts:*

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*This criterion has / has not been met.*

**Conditions Approved:**

Sign was approved + add'l signage  
up to 75' as approved

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Signature: Wendy Gillespie  
Print: Wendy Gillespie

Date: 9/10/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0825-10-NC

Petitioner Name:

The Furniture Garage

**Findings of Fact/Decision Criteria:**

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

32' Sq. both sides 18" from building  
BZA

*This criterion has / has not been met.*

Conditions Approved:

Meet Cicero standards

Signature:

Print:

  
W Fred Heber

Date:

9/10/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0825-10-NC

Petitioner Name:

The Furniture Garage

**Findings of Fact/Decision Criteria:**

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

No facts against

This criterion has / has not been met.

Conditions Approved:

N/A

Signature: \_\_\_\_\_

Print: \_\_\_\_\_

[Handwritten Signature]  
Harzen B

Date: 9/10/25

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

## AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0825-10-NC

Petitioner Name:

The Furniture Garage

### Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

*Does meet the requirements As Presented*

This criterion ~~has~~ has not been met.

Conditions Approved:

*Approved with Allowin Additional 50 Feet of  
Signage Up To Multi Level Signage of 75 Sp Ft  
Including the Requested Sign.*

Signature:

Print:

*[Handwritten Signature]*  
DAN STRONG

Date:

*9/10/2025*