CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Agenda

October 14th, 2026
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Roll Call of Members

Present:

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

Declaration of Quorum:

Approval of Minutes:
August 12th, 2026

Public Comment:

Old Business:
Docket No:
Petitioner:
Property Address:

New Business:
Docket: PC-0926-07-C4
Petitioner: Cargo Loop
Property address: 22275 US 31 N, Cicero, IN 46034
An Aesthetic Review application has been submitted for the property located at 22275 US 31 N, Cicero, IN 46034.

Approval of letter to developer

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

President's Report:

Legal Counsel's Report:

DRAFT

Board Member Comments:

Next Planned Plan Commission Meeting:
November 11th, 2026

11. Adjournment:

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

Terms:

- Harrison Massone – Council President Appointment – Term 01/01/2023 – 12/31/2026
- Wendy Gillespie – Council President Appointment – Term 01/01/2023 – 12/31/2026
- Dennis Schrumpf – Council Appointment – Term 01/01/2023 – 12/31/2026
- Dennis Johnson – Council President Appointment – Term 01/01/2023 – 12/31/2026
- Jacob Everett – Council Appointment – Term – 04/01/2025 – 12/31/2026
- Marc Diller – Council President Appointment – Term 01/01/2023 – 12/31/2026
- Mark Thomas – Township Appointment – Term 01/01/2023 – 12/31/2026
- Ford Hebner – Township Appointment – Term 01/01/2025 – 12/31/2026
- Eric Scherer – Council Appointment – Term 09/15/2026 – 12/31/2026

DRAFT

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Minutes
August 12th, 2026
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Roll Call of Members
Present:

- Dan Strong
- Wendy Gillespie
- Harrison Masson
- Dennis Schrumpf
- Dennis Johnson
- Jacob Everett
- 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 9 members present.

Approval of Minutes:
Mr. Johnson made motion to approve the minutes as submitted for the June 10th, 2026, meeting. Mr. Thomas second. All present in favor.

Public Comment: No public comment.

Old Business:
Docket No: PC-0626-05-AG
Petitioner: Ryan Thompson
Property Address: 27529 N Salem Road, Atlanta, IN 46031
A Minor Subdivision with two (2) waivers application has been submitted concerning Article Four of the Cicero/Jackson Township Subdivision Control Ordinance in order to: Subdivide a 9.25 Acre parcel into three (3) parcels of 5.55 acres, 2.00 acres and 1.71 acres plus .29 acres totaling 2.00 acres.
Waiver one (1): request exemption from Article 4.2 of the Cicero/Jackson Township Subdivision Ordinance to allow a third drive cut whereas Article Four states that there shall be two (2) road cuts for three lot

subdivisions with two (2) adjacent lots sharing a common driveway.
Waiver two (2): request exemption from Article 4.2 of the Cicero/Jackson Township Subdivision Ordinance to allow two (2) drive cuts to be approximately three hundred (300) feet apart whereas Article Four states that all road cuts must be located at a minimum of four hundred fifty (450) feet apart.

President Strong stated this will need to be untabled for review.
Mr. Thomas reclused himself for this docket and left the table for the review.

Mr. Schrumpf made the motion to untable PC-0626-05-AG. Mr. Massonne second. All present in favor.

Ryan Thompson here to propose my grandfather Tim Wallace, is going to separate a small portion of his property along a section of my dad's property which will be separated to create parcel "C". Then also to transfer a section to Tim Wallace that will become parcel "B". Mr. Thompson will own parcel C and put a drive and home on it. President Strong clarified using the monitor which parcel was which. Mr. Johnson stated the driveway from the existing house to the one proposing will be 300 ft. Mr. Thompson stated we will try to get it to the 300. President Strong stated this is why asking for the waiver from the 450 required to approve 300. President Strong verified that the project went through TAC. Mr. Zawadzki stated yes. President Strong asked if it had changed-there was a 1.39 now as 1.61. Mr. Zawadzki stated he thought it was a small right-away claim. Yes it has changed. Mr. Everett asked if the driveway could be moved to achieve the distance. Mr. Thompson answered there is another residence to the south that is trying to balance. President Strong stated the Reed property. Mr. Zawadzki used the monitor to indicate if approved, the one line would disappear, the 2 acre square less the right-a-way claim, another 2 acre square less the right-a-way claim, and "this" would be gone. Monitor used to indicate. Mr. Johnson questioned how close the drive to the south would be. Mr. Thompson stated he didn't have that but was trying to split the difference. Mr. Johnson questioned if possible to split the existing drive. Mr. Thompson indicated to share/split the drive would cause a majority portion to be cut through Dad's property to be used.

Mr. Johnson made motion to open public hearing on this petition. Mr. Massonne second. All present in favor.
No public comments.
Mr. Johnson made motion to close public hearing. Mr. Schrumpf second. All present in favor.

President Strong asked if any further questions from Board members. No comments. President Strong questioned Mr. Zawadzki if there were any issues out of the TAC meeting. Mr. Zawadzki stated he thought everything had been worked through.
Mr. Culp indicated that we would need to vote on the two waivers first. Mr. Culp explained they are asking for Waiver 1 and Waiver 2, and we need both approved before can actually vote to approve the subdivision. Discussion ensued to further explain the waivers.

Mr. Johnson made a motion to approve Waiver 1 as presented. Mr. Diller second.
Mr. Diller-approve, Mr. Hebner-approve, Mr. Johnson-approve, Mrs. Gillispie-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Everett-approve, Mr. Strong-approve. 8-0.

Mr. Schrumpf made a motion to approve Waiver 2 as presented. Mrs. Gillispie second.
Mr. Hebner-approve, Mr. Johnson-approve, Mrs. Gillispie-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Everett-opposed, Mr. Diller-approve, Mr. Strong-approve. 7-1.

Mr. Massonne made a motion to approve PC-0626-05-AG as presented. Mr. Hebner second.
Mr. Johnson-approve, Mr. Everett-approve, Mr. Diller-approve, Mrs. Gillispie-approve, Mr. Hebner-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Strong-approve. 8-0.

President Strong stated subdivision and waivers are approved, continue to work with Mr. Zawadzki on the process. Look forward to seeing your new home in the future.

Mr. Thomas has rejoined the Board.

New Business:
Docket: PC-0826-06-NC
Petitioner: Gina McGill/Comprehensive Financial
Property address: 7800 E 236th Street, Cicero, IN 46034
An Aesthetic Overlay District application has been submitted concerning building aesthetics for the property located at 7800 E 236th Street, Cicero, IN 46034.

Andy Fryberger 3435 E. 236th St. Cicero. Working with Dave McGill as a contractor, in the design phase. The building houses two businesses. One is the Consulting business, and the back has storage facility business. This has been remodeled, approximately three years ago. Monitor used to indicate area that has climate-controlled storage which is desired to change into meeting rooms. Goal is meeting room, store front entryway with awning, and additional office space with the back remaining climate control storage. They would be removing the overhead garage doors replacing them with windows. Gate and drive would be reworked as well as landscaping. Gate positioning was questioned. Mr. Fryberger indicated back further towards the back. Mr. Johnson questioned whether the storage units that are right inside the gate will be removed. Mr. Fryberger stated the overhead doors will be taken off and framed in with windows. The ones across will be moved or eliminated towards the back. President Strong clarified that is where you are expanding the parking. Mr. Fryberger stated correct. Mr. Thomas right now the three bigger windows that are shown is where the door is. Correct. Mr. Fryberger indicated the area would have store front windows. From the road it look like offices. Mr. Thomas questioned the colors. Mr. Fryberger stated offset for texture but same colors. Mrs. Gillispie clarified that the storage units will remain storage units but would have access from the inside instead of outside. Mr. Johnson questioned if possible the mobile ones will be eliminated. Mr. Fryberger

stated he believed they would be moved to the back not eliminated. Mr. Everett questioned he had confirmation that there will not be any storage up front. Mr. Fryberger stated there will be zero storage up front. President Strong indicated it could be a condition in the motion if so desired. Mr. Massonne stated the building looks awesome. President Strong stated we would all agree with that and questioned the additional lighting. Mr. Fryberger stated wanted to make sure it was well lit, but it will be downlit, not off the property at all. President Strong questioned if landscaping plan had been determined. Mr. Fryberger stated yes they have a landscaping plan, if he could read it. Mr. Zawadzki stated he has a bigger copy, disregard. Discussion on current plan ensued.
President Strong questioned if further comments by the Board and reminded that it does not require public hearing as it is an Aesthetic Review. President Strong also questioned Mr. Everett and the Board if they wanted no storage in front to be part of the motion. Mr. Everett stated he would like to add that.

Mr. Everett made a motion to approve PC-0826-06-NC as presented with no storage units beyond the new fence line.
President Strong questioned the positioning of the storage, utilized the monitor for reference. Further discussion ensued on the boundaries and best way to address current storage in conditions.

Mr. Everett made a motion to approve PC-0826-06-NC with the condition that there is no visible storage on the west side of the building, south of the new gate. Mr. Johnson second.
Mr. Thomas-approve, Mr. Hebner-approve, Mrs. Gillispie-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Johnson-approve, Mr. Diller-approve, Mr. Everett-approve, Mr. Strong-approve 9-0.

President Strong stated approved and asked that they continue to work with Mr. Zawadzki, adding that as you heard the changes three years ago look nice and appreciate that.

Plan Director's Report: Mr. Zawadzki recapped the information enclosed in the packets as follows: July 2026 permit revenue $4245 for month and $57568 for year. This compares to July 2025 as $6551 for month and $29927 for YTD. That is a decrease for month of $2306 and increase for YTD of $27641. Issued 25 permits, 14 in town limits, zero new homes, 6 in township with no new homes, an additional 5 encroachment permits. Estimated cost of projects associated with permits is $360028.
Additionally, the BZA will meet on August 20, 2026.
Follow up: Mr. Hebner asked how many permits were issued in 2025; there were 216 permits issued and 6 of those were for new homes.
President Strong commented that it was interesting information on the permits because the previous two years were substantial. Mr. Zawadzki stated that is correct and only one of those 6 were in town.

President's Report:
President Strong few comments but no surprises. After almost 25 years, Plan Commission started in 2002, and opportunity in 2007 with BZA (12 years), when on Town Council can not be on BZA so left there, have had

three stints as the Plan Director filling in. Have been very fortunate that the Board members have allowed me to serve as president for the last 18 years. But with all that, have decided that it is time for me to resign from the Plan Commission. Take this opportunity to thank all of you for your service to the Board and allowing me to serve. Have served with Mr. Schrumpf since 2012, Mr. Thomas on and off since 2006 and spent a lot of time with the two of you and your support over the years, keeping me to task while allowing me to do this. Representing Jackson Township and Cicero and serving with all of you has been an honor. Certainly, I have enjoyed it and will miss it. Over the years I have done what I thought I wanted to do when I set out on this. We have treated everyone fairly, everyone knew what to expect from this Board and that we heard every petition and looked at our zoning ordinances and adhered to our ordinances, having the latitude to fall back to them if we needed. I feel we have done a nice job of that. Again, thank you to all, bittersweet for me and has been a big part of my life.
Since I am president we will need to hold elections this evening. Currently we have two other officers but beings I am vacating the president's position we will need to elect someone. This way Mr. Zawadzki has someone to communicate with and report to. So, take a moment and decide who you would want to be president. Then we can nominate someone for the president position.

Mr. Everett stated before we go there, we need to say thank you to Dan for all your service. Incredible amount of time and service to Cicero, thank you. Mr. Massonne added have been here six years and everyone knows you, you will be missed by the town. Mr. Hebner you have helped the town more in a quarter century than anyone. Mr. Johnson asked if we nominate Terri would we (laughter) still get you. President Strong said he appreciates the kind words quite the honor. Certainly, I have learned a lot, and I know the town is going to continue to grow, as it does we will all continue to learn, I hope we continue to be consistent in what we do and everyone is treated the same moving forward. Look for a motion to open nominations for president.

Mr. Johnson made motion to open nominations for president. Mr. Massonne second. All present in favor.
Mr. Everett made a motion to nominate Mr. Massonne for president. Mr. Thomas second. All present in favor.
Mr. Schrumpf made motion to close nominations for president. Mr. Thomas second. All present in favor.
President Strong -one nomination for Mr. Massonne for president all in favor. All present in favor.
Congratulations to Mr. Massonne.
Mrs. Gillispie made motion to open nominations for vice-president. Mr. Johnson second. All present in favor.
Mr. Thomas made a motion to nominate Dennis Schrumpf for vice-president. Mr. Massonne second. All present in favor.
Mr. Johnson made motion to close nominations for vice-president. Mr. Hebner second. All present in favor.
President Strong-we have one nomination-Mr. Schrumpf for vice-president. All present in favor.
Congratulations to Mr. Schrumpf.

Mr. Strong passed gavel to Mr. Massonne to finish meeting.

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Legal Counsel's Report: Mr. Culp have nothing at this time.

Board Member Comments: Mr. Diller added thanks again to Dan Strong, first class all the way. Mr. Schrumpf said he would second that. Mr. Culp told the group, when Dan advised me, I made up a law preventing him from retiring. He was smart enough to know it was fictious. Mr. Massonne asked if there was still time to enact. Mr. Thomas asked if we could vote. Mr. Strong stated the good thing is you are all in good hands, and it is good feeling to know when walking away things are in good hands with leadership. Mr. Schrumpf added sorry to see you go with all the knowledge you are taking with you. You have probably forgotten more than we know. Appreciate all you have done and the manner in which you have. Mr. Thomas added the research and detail of everything that has come before the Board has been commendable, have learned many great things from you over the years. Great loss to Cicero. Mrs. Gillispie added she has enjoyed the time. Mr. Zawadzki added can't let this go without saying something more than at Town Council meeting. The time you have invested with me, and the willingness to listen no matter the attitude I brought it with, sincerely appreciate it. For everyone here, Dan gets to see the real me and never batted an eye for that I'm grateful. Have always had the security that Dan is down the hall and if I had any question at all, Dan memory is as good as my computer and much more accessible. Feel a bit of anxiety with you being somewhere not down the hall. If Terri were here, she would say you are not dead. So, I wish you happiness in the next chapter, and you have said I could call and you can't take it back.
Mr. Strong stated thank you and appreciate it all. Being down the hall can be a catch 22.

Next Planned Plan Commission Meeting:
September 9th, 2026

11. Adjournment:
Mr. Schrumpf made a motion to adjourn. Mr. Hebner second. All present in favor.

President:_____

Secretary:_____

Date:_____

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

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW OVERLAY DISTRICT APPLICATION

APPLICANT MUST COMPLETE THE FOLLOWING		
Property Owner: North Hill Realty LLC	Phone: [redacted]	
Property Address: [redacted]	Email*:	
City: Carmel	State: IN	ZIP Code: [redacted]
Tenant Business Name: CargoLoop, LLC		
Petitioner/Contact: Andy Wert, Wert & Associates, LLC	Phone: [redacted]	
Address: [redacted]	Email*:	
City Indianapolis	State: IN	ZIP Code: 46250
Cell Phone: [redacted]	Fax:	
Current Property Use: Automobile Sales and Exporting		
Proposed Property Use: Automobile Sales and Exporting		
General Contractor/ Builder: N/A	Phone:	
Address:	Email*:	
City	State:	ZIP Code:
Engineer: [redacted] Terra Site Development	Phone: [redacted]	
Address: [redacted]	Email* [redacted]	
City: [redacted]	State: IN	ZIP Code: [redacted]
Attorney: N/A	Phone:	
Address:	Email*:	
City:	State:	ZIP Code:
Architect: [redacted], Curran Architecture	Phone: [redacted]	
Address: [redacted]	Email*: [redacted]	
City: Indianapolis	State: IN	ZIP Code: [redacted]
Sign Company: [redacted], KW Landscape Architects	Phone: [redacted]	
Address: [redacted]	Email*: [redacted]	
City [redacted]	State: IN	ZIP Code: [redacted]
Landscape: [redacted] KW Landscape Architects	Phone: [redacted]	
Address: [redacted]	Email*: [redacted]m	
City: [redacted]	State: IN	ZIP Code: [redacted]

OFFICE USE ONLY			
AROD Category		**Docket #:** PC-0926-07-C4	
☐ Sign Package	☐ New Construction	Date of Application: 07/06/2026	
☐ Façade Improvement	☐ Other	Date of Expiration:	
Check List		Application Fee: $200.00	
☐ Sign Package	☐ Lighting Plans	Date of Hearing: 11/11/2026	
☐ Landscape Plans	☐ Building Elevations	Date of Decision:	
☐ Other: _____		☐ Approved	☐ Not Approved

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

Narrative Statement

CargoLoop Aesthetic Review Overlay petition

CargoLoop, LLC specializes in the shipping and export of vehicles and machinery. They have been in operation since 2004 and have grown to seven nationwide locations serving over 30 different foreign destinations. The business has over 70 employees with sales exceeding $40 million annually.

This 9.26 acre site was originally part of an auto-salvage operation called Pierce Auto. CargoLoop has occupied the site since around 2010. In 2019, the Cicero/Jackson Township Board of Zoning Appeals approved a Variance of Use for the current operation. CargoLoop is now returning to the Board with an expansion proposal. The current US 31 North entrance will be closed and a new entry point provided off of the newly constructed Englewood Road. The existing 4000 square foot building oriented toward US 31 will be demolished and a new 20,000 square foot office/warehouse oriented toward Englewood will be constructed. Water will initially be provided by a private well, which will also facilitate the fire suppression system. It is anticipated that a public water line will be extended along Englewood Road in 2027. Discussions are ongoing with area property owners for the extension of a sanitary sewer. In the meantime, a sewage holding tank will be utilized on this site.

We petitioned the Cicero/Jackson Township Board of Zoning Appeals with a number of Development Standards variances to accommodate this expansion proposal. These included:

- A reduction in required interior parking lot landscaping.
- An increase in the maximum percentage of parking spaces to be located in front of the primary structure.
- Permission to construct a 1-story building, where a 2-story building is required.
- Warehouse doors facing east.
- Loading berths to be visible from the east.
- Reduction in building base landscape plantings within 15 feet of the front building façade.

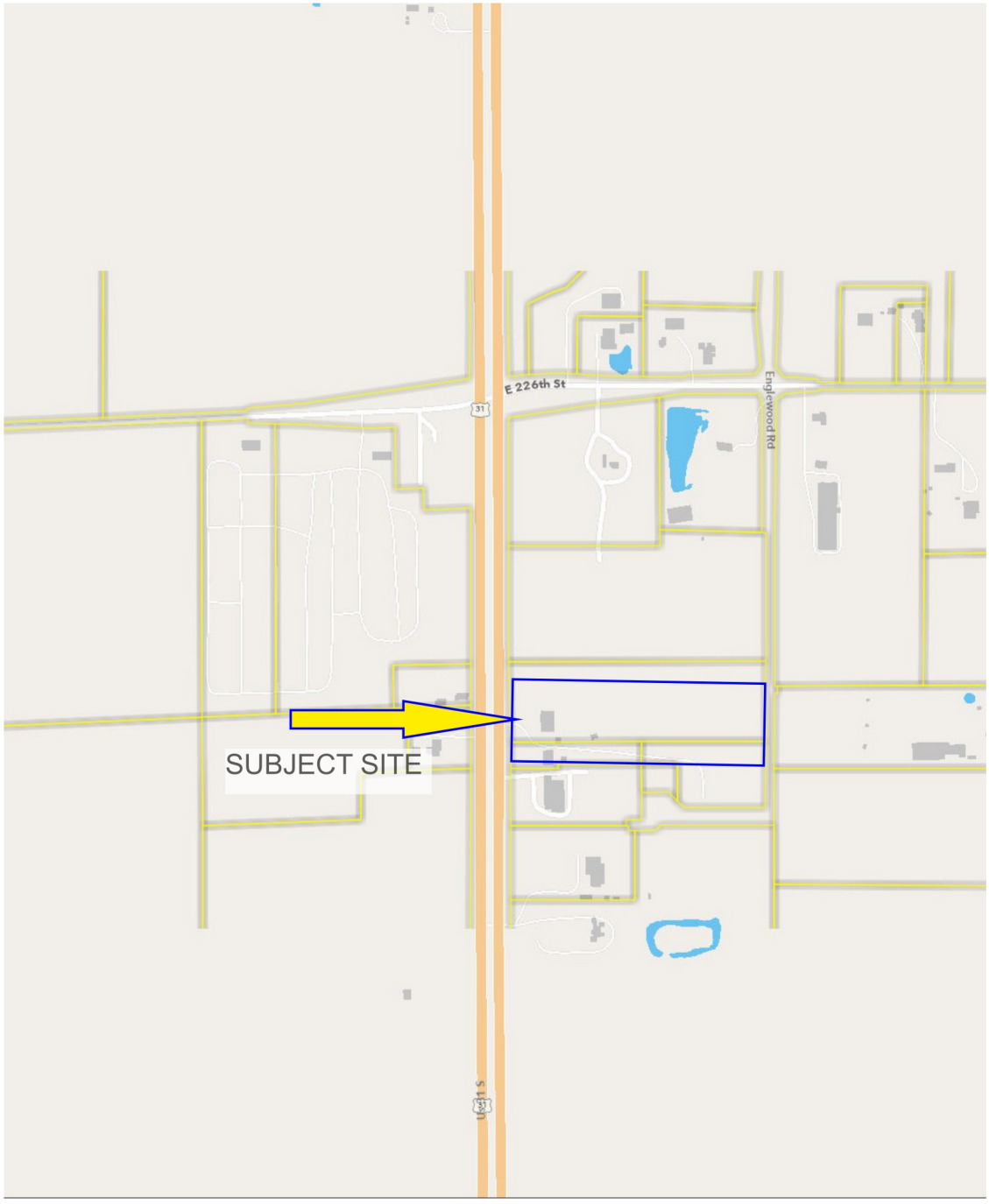
These variances become necessary due to the unique land use requiring multiple loading docks and the lot which has become a double frontage parcel with the construction of Englewood Road. The Board granted approval of these variances as well as a Special Exception for the existing automobile storage.

Our proposal is consistent with the US 31 Jackson Township Overlay District as well as the Cicero/Jackson Township Comprehensive Plan, both newly adopted documents. The Future Land Use Plan component of the Comprehensive Plan calls for this area to be Service Commercial. It further prescribes that buildings be constructed of high-quality materials, with 360-degree architecture and attractive signage. Our design team has focused on these values in our proposal.

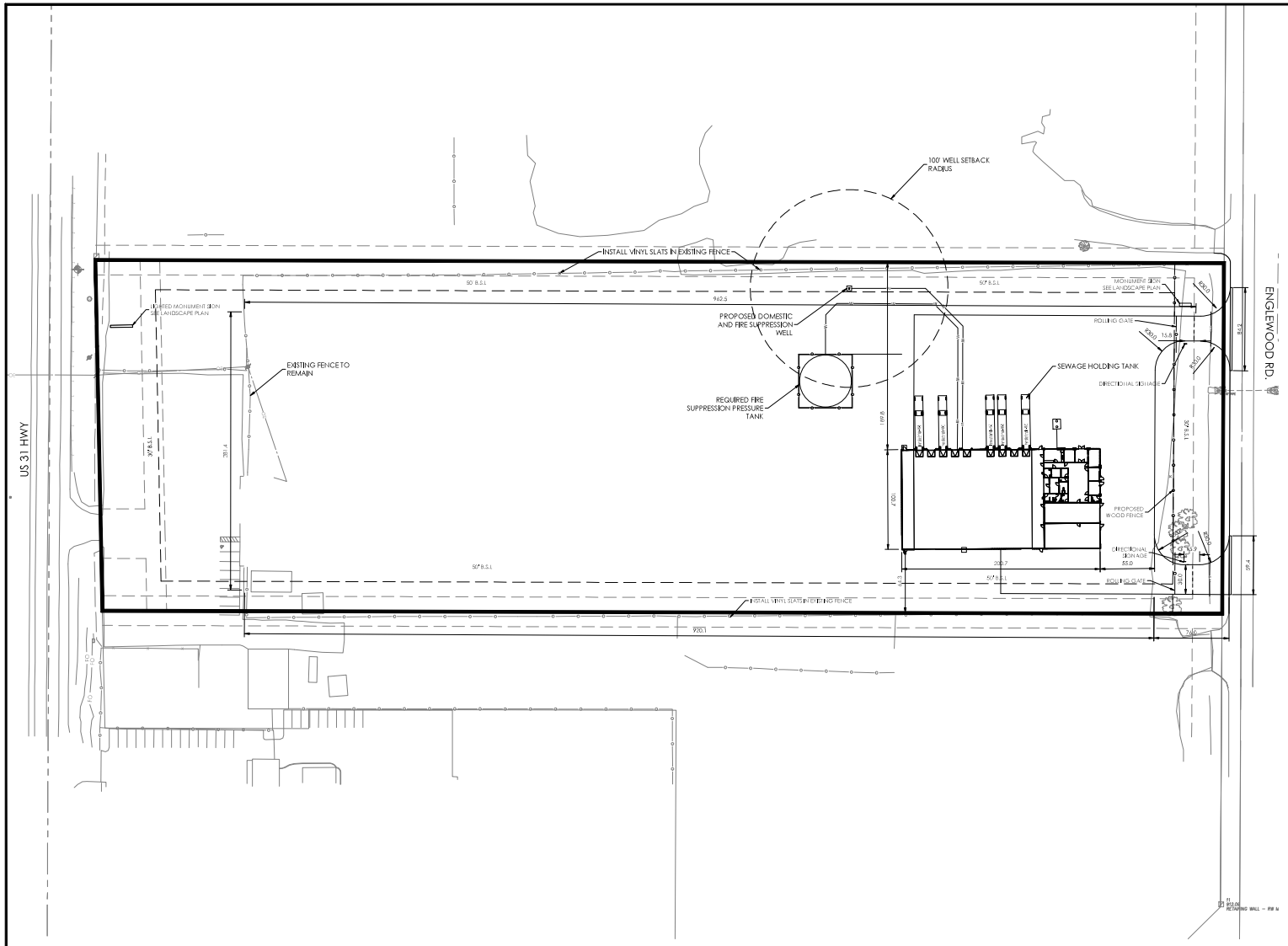
Our hope is that the proposed building will set the standard for future development along this corridor of US 31 North.

AREA MAP

Englewood Road, Cicero



N



PROPOSED LEGEND

HYDRANT	FENCE
VALVE	FD — FOUNDATION DRAIN
TEE	TV — CABLE TV LINE**
ADAPTER	E — ELECTRIC LINE**
BEND	FO — FIBER OPTIC LINE
TEMP. FLUSH HYDRANT	SUB-SURFACE DRAIN
BLOW-OFF	UD — STORM UNDERDRAIN
THRUST BLOCK	STM — STORM SEWER
PLUG	SAN — SANITARY SEWER
REDUCER	FM — FORCE MAIN
M.J. SLEEVE	G — GAS LINE
CROSS	T — TELEPHONE LINE**
WATER METER	W — WATER LINE
POST INDICATOR VALVE	
FIRE CONNECTION	**PREFIX FOR UTILITY LINES: UG – UNDERGROUND OH – OVERHEAD
TRANSFORMER PAD	
RELOCATED ELECTRIC/TELEPHONE POLE	
SIGN	
HANDICAP PARKING	
CLEAN OUT	
STORM CHAMBER	
SANITARY MANHOLE	
STORM MANHOLE	
STORM COMBINATION INLET	
STORM GRATE INLET	
STORM BEEHIVE/YARD DRAIN	
STORM GRATE INLET	
BMP	

CNA ENGINEERS
LAND SURVEYORS
DEVELOPMENT CONSULTANTS
GEOTECHNICAL
ENVIRONMENTAL
CONSTRUCTION PLANNING
CONSTRUCTION MAT. TESTING

TERRA SITE DEVELOPMENT

371 Monon Blvd., Suite 200, Carmel, IN 46032
P: 317.399.1276 www.TERRAsite.com

NOT FOR CONSTRUCTION

CARGOLOOP LLC US 31

22272 S.R. 19, CICERO, IN 46034
SEC 09-T19N-R4E-JACKSON TWP-HAMILTON COUNTY

CARGOLOOP LLC
22272 US 31, CICERO, IN 46034

CONCEPT LAYOUT

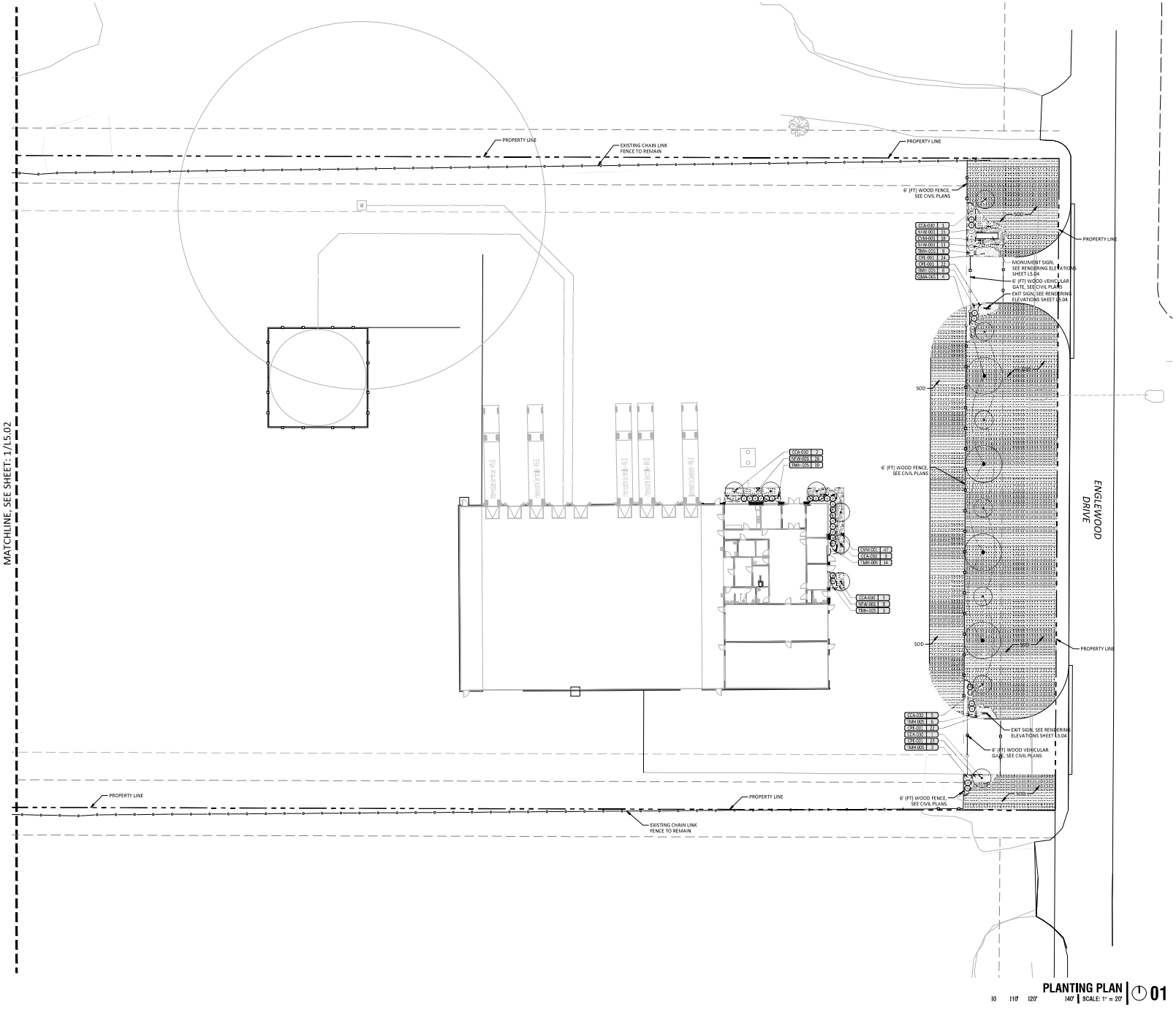
PLAN DATE: 06-23-26

DESIGN: EJS	CHECK: EJS	DRAWN: NAP

PROJECT NO.: T2512011

SHEET NO.: **C200**

Indiana 811 — Know what's below. Call before you dig.



PLANTING PLAN | 01

10 110' 120' 140' | SCALE: 1" = 20'

PLANT KEY	
CODE	BOTANICAL / COMMON NAME
TREES	
QMA-065	QUERCUS MACROCARPA BURR OAK
ORNAMENTAL TREES	
CCA-030	CERCIS CANADENSIS EASTERN REDBUD
SHRUBS	
TMH-005	TAXUS X MEDIA 'HICKSII' HICKS YEW
GROUNDCOVER / PERENNIALS	
CPE-001	CAREX PENSYLVANICA PENNSYLVANIA SEDGE
CVM-001	COREOPSIS VERTICILLATA 'MOONBEAM' MOONBEAM COREOPSIS
NFW-001	NEPETA 'FASSENII' 'WALKER'S LOW' WALK LOW CATMINT
TURF	
PL-SOD	POA PRATENSIS/LOLIUM ARUNDINACEUS KENTUCKY BLUEGRASS/TALL FESCUE BLEND

KEY MAP

KW LANDSCAPE ARCHITECTS
1060 North Capitol Ave, Suite 3-101
Indianapolis, Indiana 46204
317-981-8933
BUILDING THE EXCEPTIONAL, TOGETHER
www.kwtogether.com

INTERIM REVIEW ONLY

Document incomplete; Not intended for permit, bidding or construction.

DATE: 09/03/2026
LANDSCAPE ARCHITECT: Darin Weinheimer
REGISTRATION: LA21990011

CLIENT
MIDWEST DESIGN GROUP

DATE / ISSUE
06/30/2026 BZA Submittal
09/03/2026 BZA Resubmittal

CARGOLOOP
22273 US 31, CICERO, IN

PROJECT NUMBER
MDG-601

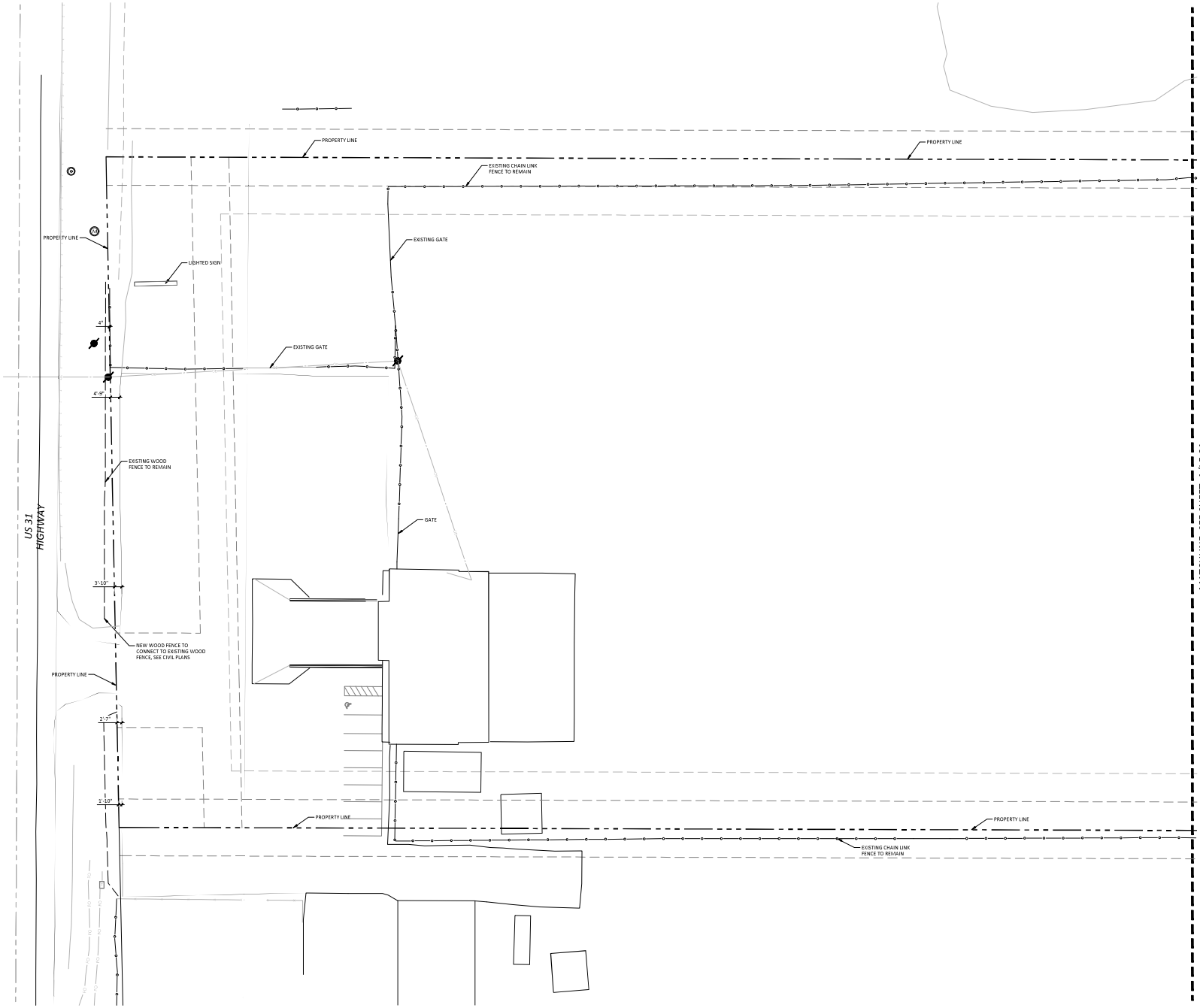
STATUS

DRAWN BY	ES
CHECKED BY	SC

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L5.01

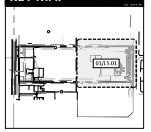
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PLANTING PLAN 01

PLANT KEY	
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ORNAMENTAL TREES	
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SHRUBS	
TMH-005	TAXUS X MEDIA 'HICKSII' HICKS YEW
GROUNDCOVER / PERENNIALS	
CPE-001	CAREX PENSYLVANICA PENNSYLVANIA SEDGE
CVM-001	COREOPSIS VERTICILLATA 'MOONBEAM' MOONBEAM COREOPSIS
NFW-001	NEPETA 'FASSENII' 'WALKER'S LOW' WALK LOW CATMINT
TURF	
PL-SOD	POA PRATENSIS/LOLIUM ARUNDINACEUS KENTUCKY BLUEGRASS/TALL FESCUE BLEND

KEY MAP



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Document incomplete; Not intended for permit, bidding or construction.
DATE: 09/03/2026
LANDSCAPE ARCHITECT: Darla Weinheimer
REGISTRATION: LA21900011

CLIENT
MIDWEST DESIGN GROUP

DATE / ISSUE
06/30/2026 BZA Submittal
09/03/2026 BZA Resubmittal

CARGOLOOP
22273 US 31, CICERO, IN

PROJECT NUMBER
MDG-601

STATUS

DRAWN BY	ES
CHECKED BY	SC

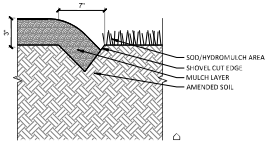
SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L5.02

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PLANT SCHEDULE

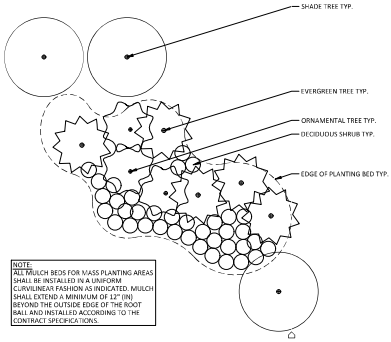
CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	CALIPER	HEIGHT	SPREAD	SPACING	REMARKS
TREES								
QMA-065	4	QUERCUS MACROCARPA BURR OAK	65 GAL	3" - 3 1/2"	11' - 12'	5' - 6'		FULL; SYMMETRICAL; MATCHED; STRONG CENTRAL LEADER; CONTAINER GROWN
ORNAMENTAL TREES								
CCA-030	13	CERCIS CANADENSIS EASTERN REDBUD	30 GAL	1-1/2" - 2"	8' - 9'	4' - 5'		FULL; SYMMETRICAL; MATCHED; CONTAINER GROWN
SHRUBS								
TMH-005	51	TAXUS X MEDIA 'HICKSII' HICKS YEW	5 GAL		48" - 60"	36" - 48"	36" O.C.	FULL; WELL ROOTED
GROUNDCOVER / PERENNIALS								
CPE-001	91	CAREX PENSYLVANICA PENNSYLVANIA SEDGE	1 GAL		6"	6"	18" O.C.	FULL; WELL ROOTED
CVM-001	65	COREOPSIS VERTICILLATA 'MOONBEAM' MOONBEAM COREOPSIS	1 GAL		12" - 14"	12" - 14"	24" O.C.	FULL; WELL ROOTED
NFW-001	62	NEPETA FASSENII 'WALKER'S LOW' WALK LOW CATMINT	1 GAL		12" - 14"	4' - 6"	24" O.C.	FULL; WELL ROOTED
TURF								
PL-SOD	17,635 SF	POA PRATENSIS/LOLIUM ARUNDINACEUS KENTUCKY BLUEGRASS/TALL FESCUE BLEND	SOD					



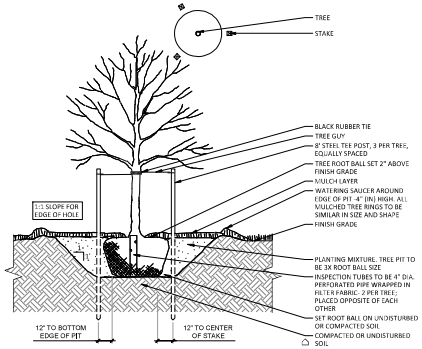
SHOVEL CUT EDGE DETAIL | 05
SECTION | SCALE: N.T.S.

TREE PLANTING - MULTI-TRUNK STANDARD | 02
SECTION | SCALE: N.T.S.

TRIANGULAR SPACING DIAGRAM | 04
PLAN | SCALE: N.T.S.



MULCH EDGE LAYOUT DETAIL | 03
PLAN | SCALE: N.T.S.



SHADE TREE PLANTING - STANDARD | 01
SECTION | SCALE: N.T.S.

J:\MDG-601_CARGOLOOP - BZA\0101-MDG-601_CARGOLOOP - BZA\00-CAD\0101-MDG-601_L300 PLANTING.DWG

KW LANDSCAPE ARCHITECTS
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Indianapolis, Indiana 46204
317-981-8933
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LANDSCAPE ARCHITECT: Darla Weinheimer
REGISTRATION: LA21900011

CLIENT
MIDWEST DESIGN GROUP

DATE / ISSUE
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09/03/2026 BZA Resubmittal

CARGOLOOP
22273 US 31, CICERO, IN

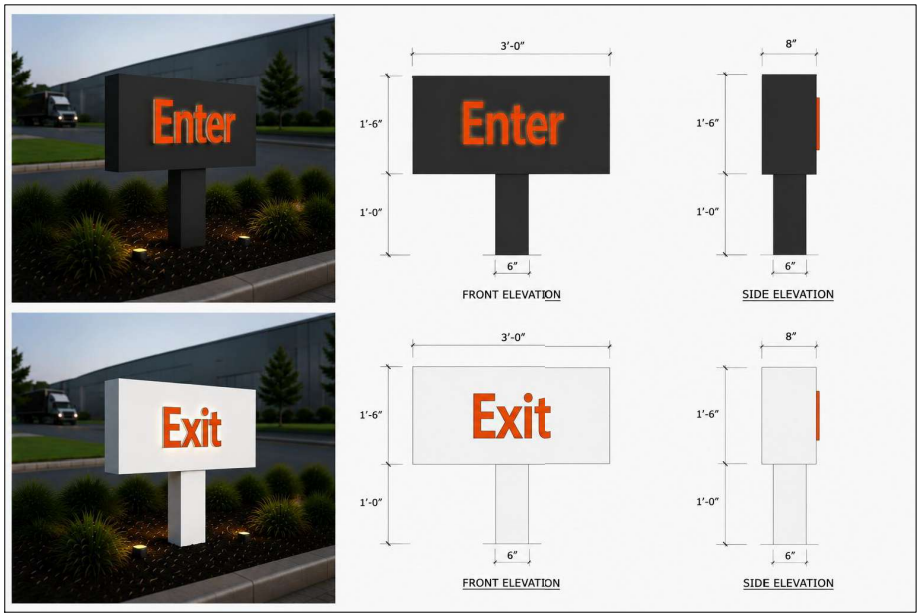
PROJECT NUMBER
MDG-601

STATUS

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CHECKED BY	SC

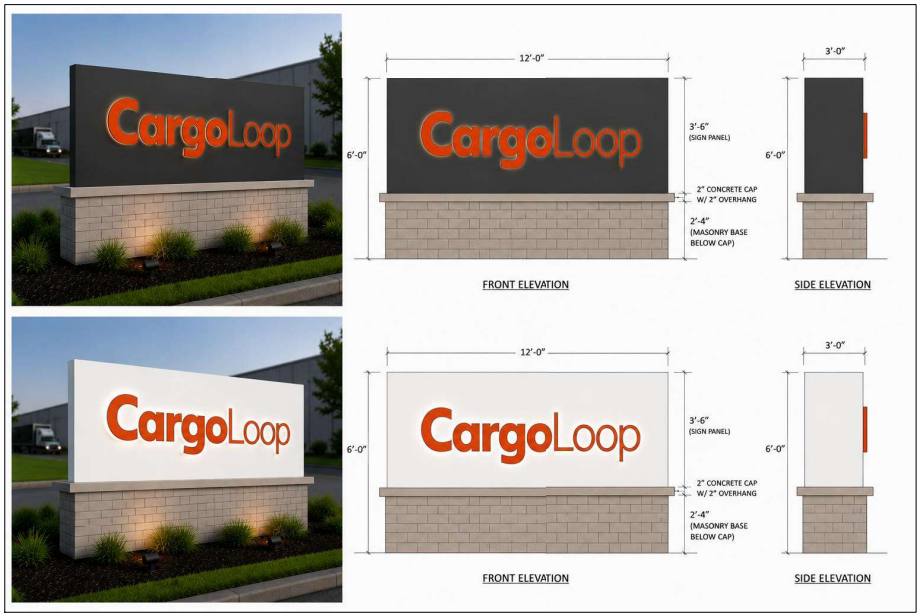
SHEET TITLE
PLANTING SCHEDULE AND DETAILS

SHEET NUMBER
L5.03



MONUMENT ELEVATIONS 02

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



MONUMENT ELEVATIONS 01

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

J:\MDG-601_CARGOLOOP - BZA\0101-MDG-601_CARGOLOOP - BZA\02-CAD\0101-MDG-601_LSD0 PLANTING.DWG

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REGISTRATION: LA21990011

CLIENT

MIDWEST DESIGN GROUP

DATE / ISSUE

06/30/2026 BZA Submittal
09/03/2026 BZA Resubmittal

CARGOLOOP
22273 US 31, CICERO, IN

PROJECT NUMBER

MDG-601

STATUS

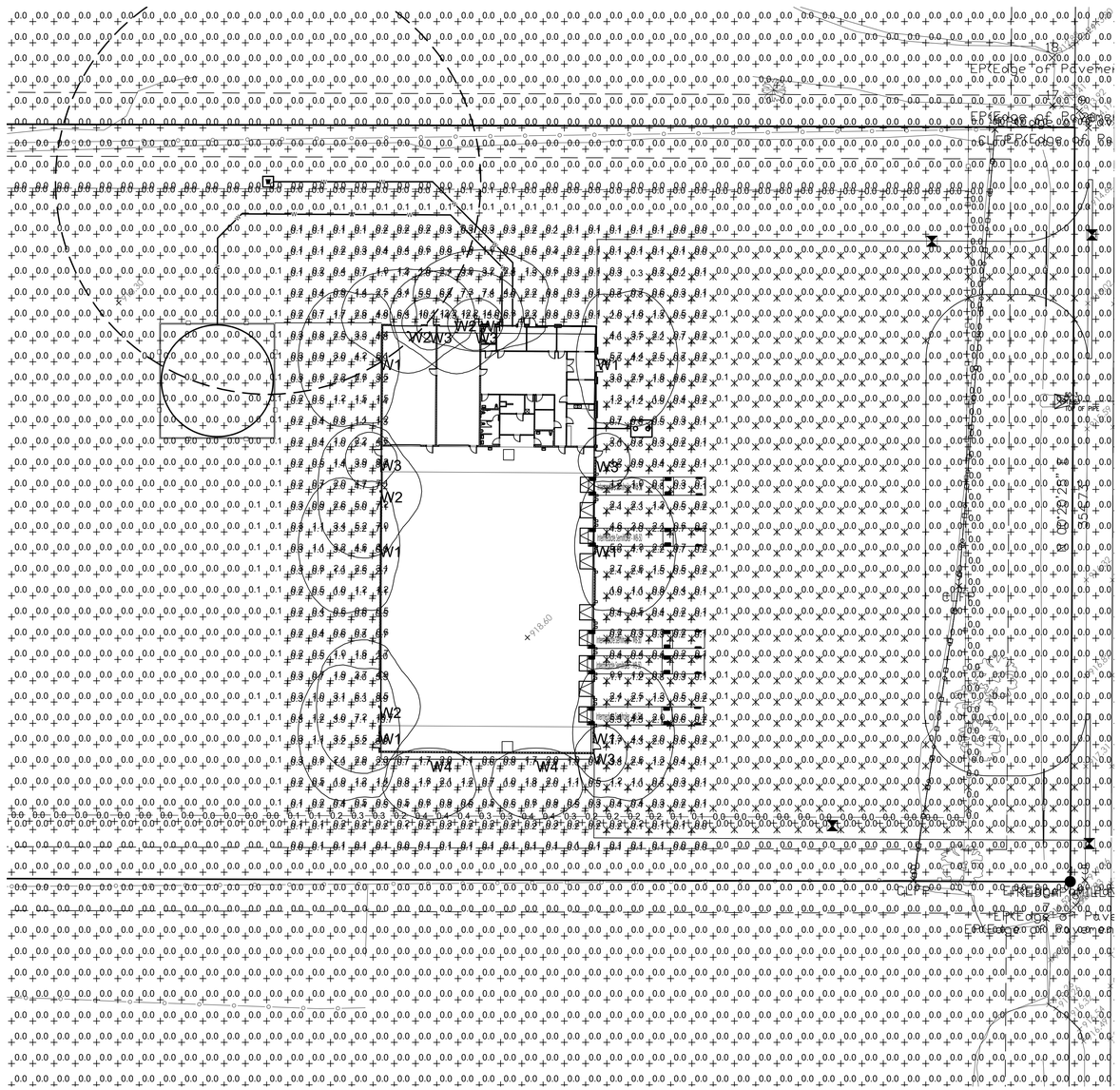
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CHECKED BY	SC

SHEET TITLE

MONUMENT ELEVATIONS

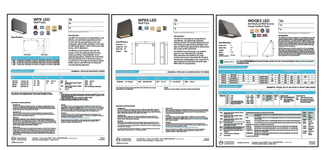
SHEET NUMBER

L5.04



LIGHTING PHOTOMETRIC

SCALE : $\frac{1}{32}$" = 1FT



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building 50ft Out_ Grade	+	1.5 fc	15.6 fc	0.0 fc	N/A	N/A
Paved Areas_ Grade	X	0.3 fc	7.3 fc	0.0 fc	N/A	N/A
Property Line_ Grade	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
Site_ Grade	+	0.1 fc	14.0 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Mounting	Lumens per Lamp	LLF	Wattage
	W1		7	Lithonia Lighting	WDGE2 LED P5 40K 80CRI VW	WDGE2 LED WITH P5 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	WALL MOUNT @ 20'-0" AFG	6151	0.95	48.44
	W2		4	Lithonia Lighting	WPX2 LED 40K MVOLT	WPX2 LED wallpack 6000lm 4000K color temperature 120-277 Volt	WALL MOUNT @ 16'-0" AFG	5896	0.95	47.77
	W3		5	Lithonia Lighting	WPX0 LED ALO @1200LM SWW2 @4000K MVOLT	WPX0 LED, 1200 Lumen setting, 4000K Setting, 120-277V	WALL MOUNT @ 8'-0" AFG	1192	0.95	8.6594
	W4		2	Lithonia Lighting	WDGE1 LED P2 40K 80CRI VW	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC		1982	1	15.0178

GENERAL NOTES

GENERAL PLAN NOTES:

- MH: AS NOTED'
- POINTS CALCULATED AT: GRADE
- LIGHT LOSS FACTOR: AS NOTED
- CONTACT LIGHTSOURCE PROJECT BIDS FOR PRICING/QUOTATION INFORMATION

No.	Revision/Issue	Date

Firm Name and Address

LIGHT|source
THE LIGHTING & CONTROLS EXPERTS

8719 CASTLE PARK DRIVE
INDIANAPOLIS, IN 46256
WWW.LIGHTSOURCEINDIANA.COM
p.317-598-6900

Project Name and Address

CARGOLOOP LLC US 31

EXTERIOR LIGHTING PHOTOMETRIC

Drawn By: ARH

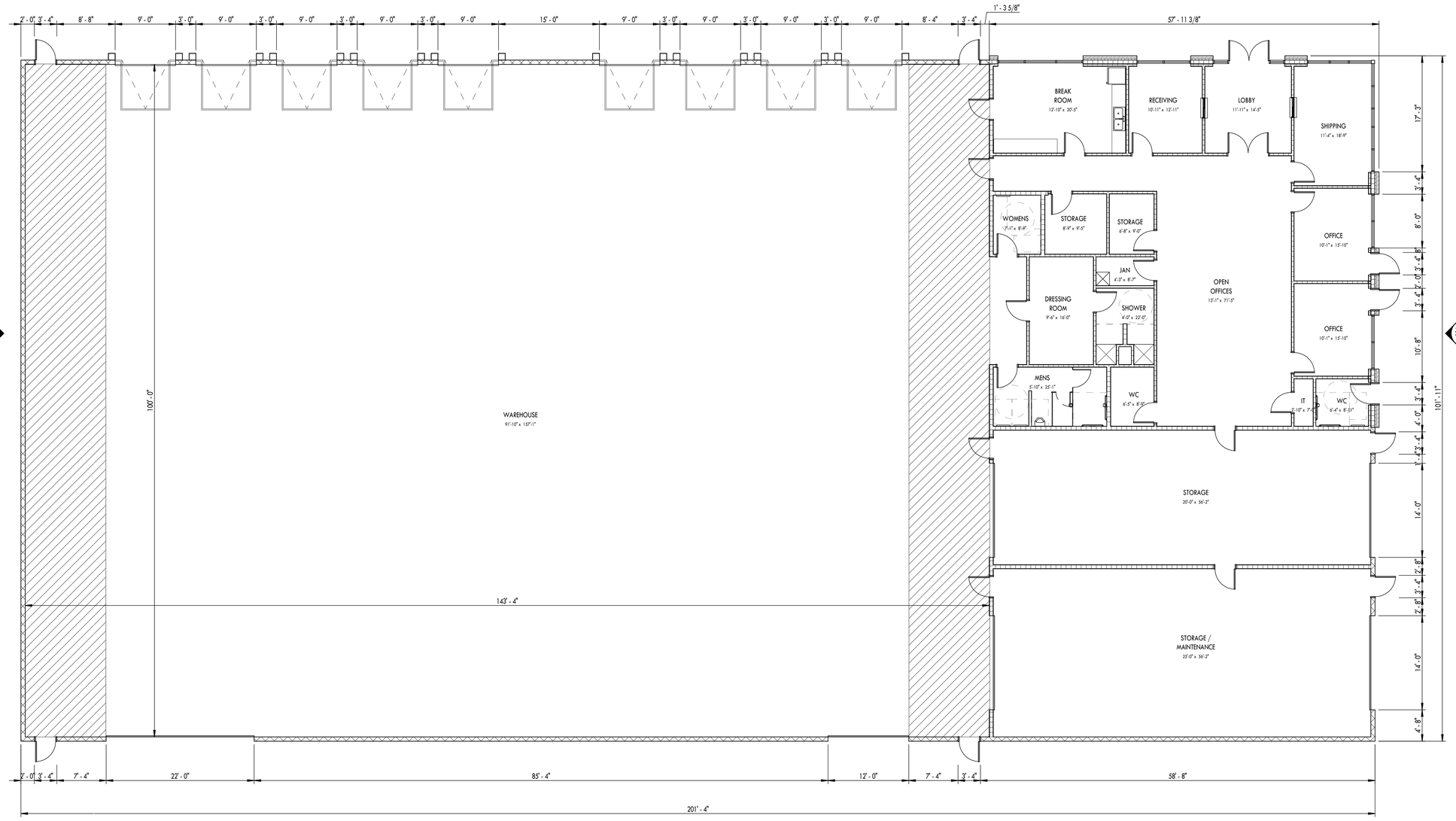
Scale: As Noted

Date: 6/8/2026

Drawing #: **LS-26-2190 SITE**

Sheet No.: **E101**

Disclaimer
This lighting submittal is strictly based on the information provided to LIGHTsource, and is provided without warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to floor plans, reflected ceiling plans, electrical plans and specifications) provided to Acuity Brands is incomplete or not current (i.e., newer versions exist), the accuracy of proposed design may be adversely affected. Note this lighting submittal is provided by Acuity Brands for end-user (public/client) use, the obligation of the customer or end-user (as applicable) to consult with a professional engineering advisor to determine whether the proposed design meets the applicable project requirements for lighting system performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will LIGHTsource be responsible for any loss resulting from any use of any information contained in this lighting submittal.



FIRST FLOOR PLAN 1

1/8" = 1'-0"

N

GENERAL NOTES

A. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND JOB CONDITIONS. ANY DEVIATION FROM WHAT IS NOTED IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

B. ALL DIMENSIONS SHOWN ARE FACE OF BRICK, MASONRY OR STUD FRAMING - UNLESS NOTED OTHERWISE.

C. PROVIDE DEEP LEG DEFLECTION TRACK AT ALL METAL STUD CONNECTIONS WITH STRUCTURE ABOVE - TYPICAL.

D. PROVIDE FIRE RATED WOOD BLOCKING IN STUD WALLS FOR ANY WALL SUPPORTED ITEMS.

E. PROVIDE APPROVED FIRE RATED STOPPING MATERIALS IN ANY OPENINGS IN FIRE RATED ASSEMBLIES.

F. REFER TO DOOR AND WINDOW SCHEDULES FOR ALL MATERIALS, FINISHES AND HARDWARE INFORMATION.

G. REFER TO EXTERIOR ELEVATIONS FOR ALL BRICK MASONRY AND OTHER EXPANSION JOINT LOCATIONS.

H. ALL MATERIALS LOCATED IN CEILING PLENUM SHALL BE RATED FOR SUCH INSTALLATION OR PROTECTED TO PROVIDE COMPLIANCE. THIS INCLUDES BUT IS NOT LIMITED TO INSULATION (FHC 25/50) POWER AND LOW VOLTAGE WIRING, TELECOMMUNICATIONS CABLING, PLUMBING SUPPLY, DRAIN LINES AND SUPPORTING BRACKETS AND/OR BLOCKING FOR CEILING HUNG ITEMS.

I. PRIOR TO ORDERING ANY PRODUCTS, CONTRACTOR SHALL SUBMIT SAMPLES TO THE ARCHITECT OF ALL FINISH MATERIALS TO BE USED ON THE PROJECT. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ANY MATERIALS ORDERED INCORRECTLY WHEN THE MATERIAL WAS NOT REVIEWED BY THE ARCHITECT.

J. PROVIDE CONCRETE FILLED STEEL PIPE BOLLARDS AT ALL REQUIRED UTILITY EQUIPMENT LOCATIONS SUCH AS GAS METERES, ELECTRICAL TRANSFORMERS, PANELS, ETC. COORDINATE WITH UTILITY COMPANY AND CONTRACTORS WHEN APPLICABLE FOR NECESSARY LOCATIONS. REFER TO CIVIL DRAWINGS FOR BOLLARD SPECIFICATIONS AND ADDITIONAL INFORMATION.

K. ALL DOORS, UNLESS OTHERWISE NOTED, TO HAVE HINGE SIDE SET 4" FROM CORNER SHOWN TO OUTSIDE OF FRAME.

L. UNLESS SPECIFIED ELSEWHERE, ALL INTERIOR SLABS AND SLAB INFILLS TO BE FF-50/FL-35 OVERALL AND FF-35/FL-25 LOCAL.

M. ALL EXIT DOORS TO HAVE TACTILE EXIT SIGNAGE PER 703.4 OF THE ANSI 117.1 2009.

KEYED NOTES

1 XXXXXX
2 XXXXXX
3 XXXXXX
4 XXXXXX
5 XXXXXX
6 XXXXXX
7 XXXXXX
8 XXXXXX
9 XXXXXX
10 XXXXXX

CURRAN
ARCHITECTURE
5745 LAWTON LOOP E. DR.,
SUITE 200
INDIANAPOLIS, IN 46216
O :: 317.288.0681

CERTIFICATION

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PROJECT INFORMATION

CARGOLOOP

ADDRESS
CITY, STATE
ZIP

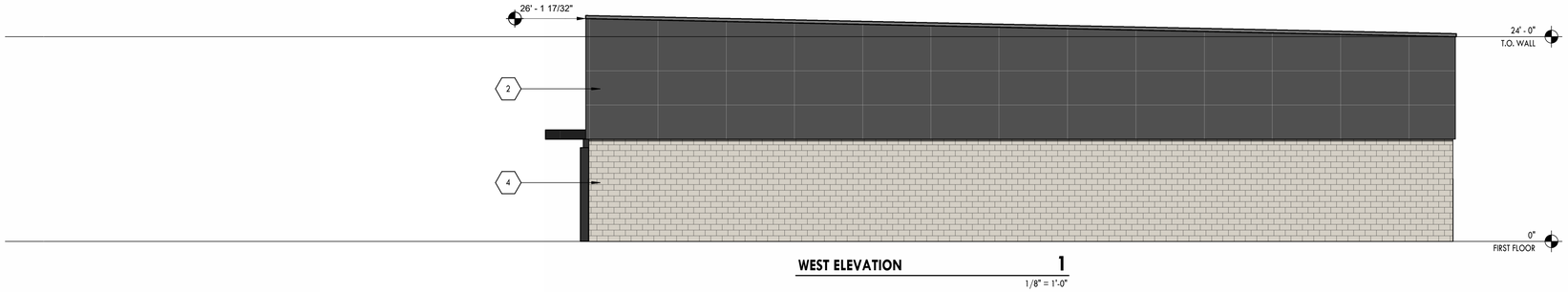
ISSUE DATES

ISSUE	ISSUE DATE

PROJECT NUMBER: 000000

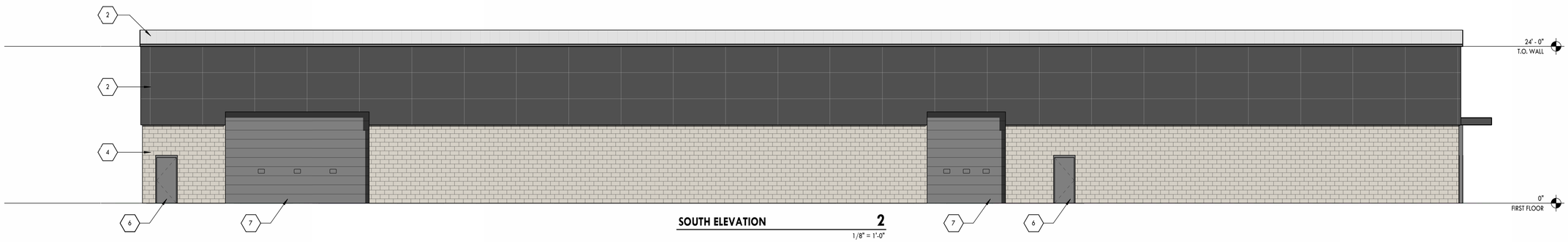
FIRST FLOOR PLAN

A101

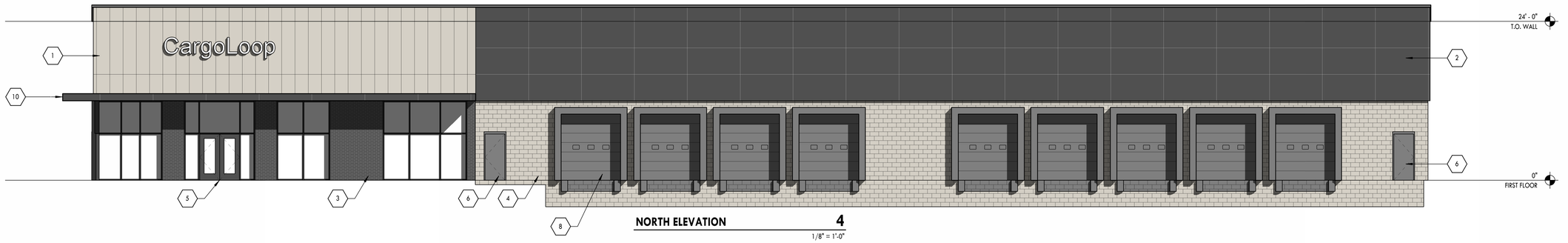


WEST ELEVATION 1

1/8" = 1'-0"







KEYED NOTES

1. ACM PANEL - COLOR #1
2. ACM PANEL - COLOR #2
3. BRICK VENEER
4. 8" CMU
5. THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING WITH 1" INSULATED LOW "E" GLASS
6. INSULATED STEEL DOOR AND FRAME. PAINT TBD
7. INSULATED STEEL DRIVE-IN DOOR. SEE DOOR SCHEDULE
8. INSULATED STEEL DOCK DOOR WITH DOCK LEVELER. SEE DOOR SCHEDULE
9. STANDING SEAM METAL ROOF BY PEMB MANUFACTURER. COLOR TBD
10. CANOPY

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ARCHITECTURE

5745 LAWTON LOOP E. DR.,
SUITE 200
INDIANAPOLIS, IN 46216
O :: 317.288.0681

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PROJECT INFORMATION

CARGOLOOP

ADDRESS
CITY, STATE
ZIP

ISSUE DATES

ISSUE	ISSUE DATE

PROJECT NUMBER: 000000

EXTERIOR ELEVATIONS

A201

CICERO / JACKSON TOWNSHIP
PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- PC-0926-07-C4 **Petitioner Name:** Cargo Loop

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:

_____

_____

_____

_____

This criterion has / has not been met.

Conditions Approved:

_____

_____

_____

_____

Signature: _____ Date: _____

Print: _____

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

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Director's Report

September 2026

Permit Revenue: September 2026 $7,167 YTD: $70,575

September 2025 = $6,679 YTD: $41,225

Difference: Month - $488 YTD: +$29,350

- We have issued a total of 16 building permits for September 2026.

- 12 have been inside the corporate limits (of which 0 have been new homes).

- We have issued 24 in Jackson Township (of which, 0 has been for a new home).
- 3 of these were for work proposed in the Right of Way
- Estimated Cost of projects permitted $2,530,590.

The Planning Commission scheduled for October 14th will meet. The next BZA meeting will be on October 22nd at Town Hall. Gas main upgrades are underway in Cicero Shores and along Iron Bridge Road, please be patient as we improve these utilities for safety and efficiency.

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

At your service!

Frank Zawadzki