

Westfield City Council Members

Scott Willis, (District 1)
Jake Gilbert, (District 2)
Mike Johns, (District 5)
Troy Patton, (At Large)
Joe Edwards, (District 3)
Cindy L. Spoljaric, (At Large)
Scott Frei, (District 4)



CITY OF WESTFIELD, IN
CityCouncil_Meeting_Agenda_01_11_2021

Monday, January 11, 2021 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, January 11, 2021 at 07:00 PM

MEETING PLACE: Virtual Conference Call

***THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF
THE COUNCIL***

AGENDA

Invocation by: Rob Grientrog/Onsite International Prayer

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Election of Council President/ Appointment of Vice President

Approval of Minutes:

Documents: [Meeting Minutes 12-28-20](#)

Claims:

Documents: [Docket for January 11, 2021](#)

Approval of Claims

Miscellaneous Business/Special Recognition:

Old Business:

**Resolution 20-137: Establishing A Hometown Heroes Program
Council Introduction: November 9th, 2020**

Adoption Consideration: January 11, 2021
Documents: [Resolution 20-137](#) | [Application](#)

Ordinance 20-39: Courtyards of Westfield PUD
Council Introduction: September 14, 2020
APC Public Hearing: October 5, 2020
APC Recommendation: December 7, 2020
Adoption Consideration: January 11, 2021
Documents: [Ordinance 20-39](#) | [Buffer Yard Plans](#) | [Concept Plan](#) | [Conceptual Amenities](#) | [Conceptual Entry Features](#) | [Department Report](#) | [Location Map](#)

New Business:

Ordinance 21-01: Sanders Glen PUD
Council Introduction: January 11, 2021
APC Public Hearing: February 1, 2021
APC Recommendation: March 1, 2021
Adoption Consideration: March 8, 2021
Documents: [Ordinance 21-01](#) | [Location Map](#) | [Concept Plan](#) | [Presentation](#)

Ordinance 21-02: Lancaster Phase 2 PUD
Council Introduction: January 11, 2021
APC Public Hearing: February 1, 2021
APC Recommendation: March 1, 2021
Adoption Consideration: March 8, 2021
Documents: [Ordinance 21-02](#) | [Location Map](#) | [Narrative Statement](#) | [Concept Plan/Character Exhibit](#)

Ordinance 21-03: Maple Knoll PUD Amendment V
Council Introduction: January 11, 2021
APC Public Hearing: February 1, 2021
APC Recommendation: March 1, 2021
Adoption Consideration: March 8, 2021
Documents: [Ordinance 21-03](#) | [Meijer Outlot Site Location](#) | [Project Description](#)

Ordinance 21-04: Lantern Commons PUD
Council Introduction: January 11, 2021
APC Public Hearing: February 1, 2021
APC Recommendation: March 1, 2021
Adoption Consideration: March 8, 2021
Documents: [Ordinance 21-04](#) | [Location Map](#) | [Concept Plan](#) | [Petitioner's Narrative](#)

Ordinance 21-05: Wheeler Landing PUD Amendment IV
Council Introduction: January 11, 2021
APC Public Hearing: February 1, 2021

APC Recommendation: March 1, 2021

Adoption Consideration: March 8, 2021

Documents: [Ordinance 21-05](#) | [Concept Plan](#) | [Landscape Plan](#) | [Narrative Statement](#) | [Preliminary Development Plan](#) | [Vicinity Map](#)

Guests:

Residents who wish to address the Council on items not on the agenda may do so at this time.

City Council Comments

Mayor Comments

Adjourn

Executive Session: I.C. 5-14-1.5-6.1 (b) (2) (B): Legal Issues

Working Meeting

Westfield City Council December 28, 2020

The Westfield City Council held a meeting on December 28, 2020 via a virtual conference call. Present were Joe Edwards, Scott Willis, Cindy Spoljaric, Jake Gilbert, Mike Johns, Scott Frei and Troy Patton. Also present were Clerk Treasurer Cindy Gossard, and Brian Zaiger legal counsel.

Joe Edwards called the meeting to order at 9:00 am.

Approval of Minutes:

Scott Willis made a motion to approve the December 14, 2020 minutes as presented. Jake Gilbert seconded. Vote: Yes-7; No-0. Motion carries.

Claims:

Scott Willis made a motion to approve the claims as presented. Cindy Spoljaric seconded. Vote: Yes-7; No-0. Motion carries.

Miscellaneous Business/Special Presentations: None

Old Business:

Discussion on the Monon /161st Street Project-

Jake Gilbert spoke stating that this area is within his district and he has viewed the HAWK system in Noblesville, talked with various police departments, neighbors in the area, and Hamilton Co. Commissioners and feels the tunnel is the best option for this specific area.

Mike Johns spoke, stating while he shares safety concerns, he is worried about the financial health of the city. He stated with the unknown impact COVID will have financially and the upcoming commitments of the city, he feels the tunnel is not the right solution at this time. A lesser, more costly solution was suggested.

There was council discussion & questions concerning future road expansion with tunnel option. The question was asked and discussed about how the tunnel would be funded (Eastside TIF, General Obligation Bond, cash, Park Impact Fees).

Scott Frei made the motion to implement the HAWK system, at least as a temporary solution until funding is able to be obtained, or if this is not a valid solution for the area. Mike Johns seconded. Vote: Yes-5; No-2 (S. Willis, J. Gilbert) Motion carries.

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Ordinance 20-45: Amending the 2020 Salary Ordinance (non-elected)

Council Introduction: December 14, 2020

Adoption Consideration: December 28, 2020

Cindy Gossard presented stating this amends the Ordinance which currently has 26 pay periods, to allow for 27 pays for the year.

Joe Edwards made the motion to approve Ordinance 20-45 as written. Troy Patton seconded.
Vote: Yes-7; No-0. Motion carries.

Ordinance 20-52: 2021 Elected Officials Salary

Council Introduction: December 14, 2020

Adoption Consideration: December 28, 2020

Joe Edwards stated this is the yearly process stating the salaries of the elected officials for 2021. There will be amendment to the Ordinance on the salary of the Council Vice President changing from \$1500 to \$1000.

Scott Frei made a motion to approve Ordinance 20-52 as amended. Jake Gilbert seconded.
Vote: Yes-7; No-0. Motion carries.

Ordinance 20-53: Trash Ordinance

Council Introduction: December 14, 2020

Adoption Consideration: December 28, 2020

Joe Edwards presented stating this is to renew the current contract with Ray's Trash service.

Scott Willis made the motion to approve Ordinance 20-53 as presented. Troy Patton seconded.
Vote: Yes-7; No-0. Motion carries.

City Council Comments:

Scott Frei read a letter that he wrote to the Mayor concerning the Mayor's public response given to the media.

Joe Edwards thanked everyone for his opportunity to serve as Council President.

Mayor Comments:

Responded to letter from Scott Frei, hopeful that 2021 sees a brighter future for the City and all those involved.

[Type here]

Without any further business, the meeting adjourned at 9:53 am.

Clerk-Treasurer

President

[Type here]

ORDINANCE NUMBER 20-XX

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the **SANDERS GLEN PUD DISTRICT**) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 20XX-PUD-XX**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 20XX-PUD-XX** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____ 2021;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Sanders Glen PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance (the "UDO"), as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO.

- 2.1 District Map: The map as illustrated on what is attached hereto as **Exhibit B** and incorporated herein, which outlines the three individual Areas in the District.
- 2.2 Single-family Residential Lots: Lots consisting of detached for-sale Single-Family homes in Area 1 and Area 2.
- 2.3 Senior Dwellings: Building(s) located in Area 3 consisting of attached units that are a for-rent dwelling unit targeted for Seniors.
- 2.4 Area 1: The part of the Real Estate depicted on the District Map as Area 1.
- 2.5 Area 2: The part of the Real Estate depicted on the District Map as Area 2.
- 2.6 Area 3: The part of the Real Estate depicted on the District Map as Area 3.

Section 3. **Concept Plan.** The “Concept Plan”, attached hereto as **Exhibit C**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan which delineates three (3) distinct sections to be known each as “Area 1”, “Area 2” and “Area 3” and collectively as “Area(s)”.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan:

- 4.1 Area 1: Single-family High Density (SF5).
- 4.2 Area 2: Single Family Low Density (SF2)
- 4.3 Area 3: Multi-Family Medium Density District (MF2)

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below:

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and 13 of the UDO, shall be permitted.

- 5.2 The Maximum Dwelling permitted in each Area shall be set forth below:

Area 1 (2.17 Acres)	Area 2 (1.65 Acres)	Area 3 (5.75 Acres)
26 Single Family Dwelling Units	14 Single Family Dwelling Units	50 Senior Dwelling Units

- 5.3 Maximum Dwellings: The total number of Dwelling Units permitted in the District shall not exceed ninety (90).

Section 6. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

- 6.1 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.
- 6.2 The following standards for Area 1 and Area 2 shall be applied to the Areas as depicted on the District Map:

<u>Standard</u>	<u>Area 1</u>	<u>Area 2</u>
Minimum Lot Area	2,100 SF	5,000 SF
Minimum Lot Frontage	30'	50'
Minimum Building Setback		
Front Yard	8'	15'
Side Yard	3'	5'
Rear Yard	10'	15'
Minimum Lot Width	30'	50'
Maximum Building Height	2 ½ Stories	2 ½ Stories

- 6.3 The following standards for Area 3 shall be applied as depicted on the District Map:

<u>Standard</u>	<u>Area 2</u>
Maximum Dwelling Units per Structure	8
Maximum Number of Dwelling Units	50
Minimum Living Area	735 SF
Minimum Building Setback lines	
Front Yard	20'
Side Yard	10'
Rear Yard	20'

Section 7. **Development Standards.** The standards of Chapter 6 Development Standards in the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Architectural Standards (Article 6.3 of UDO): Shall apply; except as otherwise modified below.

A. Character Exhibit: The “Character Exhibit”, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended quality and architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage diversity in architecture of Dwellings within the District and does hereby establish a benchmark for the variation, quality and appearance of Buildings permitted to be constructed and that contribute to the District’s intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s decision may be appealed to the Plan Commission.

B. Additional Architectural Standards – Area 1 and Area 2: Article 6.3(C)(3) shall apply except as modified below:

- i. Building Materials: Vinyl aluminum siding shall not be permitted in an exterior building material, except for gutters, soffits, soffit trim and other similar building components.
- ii. Garages:
 - a. All Dwellings shall have a minimum two car attached garage with a variety of garage door designs allowed, so long as the design elements include windows and/or hardware to vary the appearance of the garage doors based on the architectural style of the dwelling.
 - b. A minimum of two (2) garage door styles shall be utilized. Different windows and door hardware do not count as a different style.

C. Additional Architectural Standards – Area 3: Article 6.3(E) shall apply except as modified below:

- i. Permitted Materials (Article 6.3(E)(2)(A)): Vinyl aluminum siding shall not be permitted in an exterior building material, except for gutters, soffits, soffit trim and other similar building components.
- ii. Masonry Materials(Article 6.3(E)(2)(B)): A minimum masonry knee wall shall be required and each Senior Dwelling Building shall be no less than twenty percent (20%) masonry material on the façade, with the remaining eighty percent (80%) to be fiber cement and/or hardie trim siding product as depicted in the Character Exhibits on page 4 of Exhibit D.
- iii. Streetscape Variety (Article 6.3(E)(5)(A)): Shall not apply due to the architectural breaks in each Dwelling Building.

7.3 Landscaping Standards (Article 6.8): Shall apply, except as modified below.

- A. Landscaping Plan Standard: Landscaping shall be required and installed in substantial compliance with the Landscape Plan, attached hereto as **Exhibit E**. If a provision of Article 6.8 of the UDO is in conflict with the Landscape Plan, then the Landscape Plan shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
- B. Lot Landscaping Article 6.8(K) - Area 1 and Area 2: Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - i. At a minimum, all Established Front Yards shall be sodded, and the remainder of the Lot shall be seeded.
 - ii. At a minimum two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required.
 - iii. Lots that are adjacent to South Street Right of Way in Area 1 shall have a minimum of two (2) Evergreens and one (1) Shade Tree in the Rear Yard.
- C. Foundation Planting (Article 6.8(L)) – Area 1 and Area 2: Shall not apply.
- D. Buffer Yard Requirements (Article 6.8(N)) – Area 1 and Area 2: Shall not apply to Area 1 and Area 1.
- E. Buffer Yard Requirements (Article 6.8(N)) – Area 3: Shall not apply, but Area 3 shall include a minimum green space, buffer yard and plantings to the west of the six (6) foot walking path as shown in Exhibit E.

Section 8. **Infrastructure Standards.** The District’s infrastructure shall comply with the UDO and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or DPW.

Section 9. **Design Standards.** The standards of Chapter 8 Design Standards of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

- 9.1 Open Space and Amenity Standards (Article 8.6): Shall not apply to the District, except that there shall be a minimum of Twenty Percent (20%) of the Real Estate as open space, as generally shown on the Concept Plan and Exhibit E.

Section 10. **Processes & Permits.** The standards of Chapter 10 Processes & Permits of the UDO shall apply, except that the subdividing of the Real Estate in accordance with the Concept Plan shall be a Minor Subdivision.

[Remainder of page intentionally left blank; signature page follows.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2020.
WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jake Gilbert

Jake Gilbert

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Troy Patton

Troy Patton

Troy Patton

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 20-49** was delivered to the Mayor of Westfield on the
_____ day of _____, 2020, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 20-49**

this _____ day of _____, 2020.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 20-49**

this _____ day of _____, 2020.

J. Andrew Cook, Mayor

This document prepared by: Andrew S. Greenwood/Patrick Chittenden
Patch Development LLC
400 Alpha Drive, Westfield, IN 46074

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Andrew S. Greenwood

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B District Map

Exhibit C Concept Plan

Exhibit D Character Exhibit

Exhibit E Landscape Plan

EXHIBIT A

REAL ESTATE

PARCEL I: A part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows, to wit: Beginning on the East line of said tract at a point 421.95 feet North of the Southeast corner thereof; thence continuing North on said East line, 860.2 feet to the South right-of-way line of the Central Indiana Railway Company; thence West along the South right-of-way line of said Railway, 350.7 feet; thence South parallel with the East line of the Northwest Quarter of said Section 6, a distance of 859.4 feet to an existing fence line; thence East along said fence line, 350.7 feet to the place of beginning, containing 6.923 acres, more or less.

PARCEL II: A part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, Hamilton County, Indiana, and being more particularly described as follows: Beginning at a point on the South line of said Quarter Section, being North 90°00'00" West (assumed basis of bearing) 50.009 feet from the Southeast corner thereof; thence continue North 90°00'00" West along said South line, 221.74 feet; thence North 00°10'07" East parallel with the East line of said Quarter Section, 422.00 feet; thence South 89°59'24" East, 221.74 feet; thence South 00°10'07" West parallel with said East line, 421.96 feet to the point of beginning and containing 2.148 acres, more or less.

PARCEL III: A part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, in Hamilton County, Indiana, being more particularly described as follows: Beginning on the South line of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, at a point 50 feet West of the Southeast corner thereof; thence North parallel with the East line of said Northwest Quarter Section, a distance of 422 feet, more or less, to an existing fence line; thence East, 50 feet along said fence line to the East line of said Northwest Quarter Section; thence South, 422 feet, more or less, to the Southeast corner of said Quarter Section; thence West, 501 feet to the place of beginning.

EXHIBIT B

DISTRICT MAP

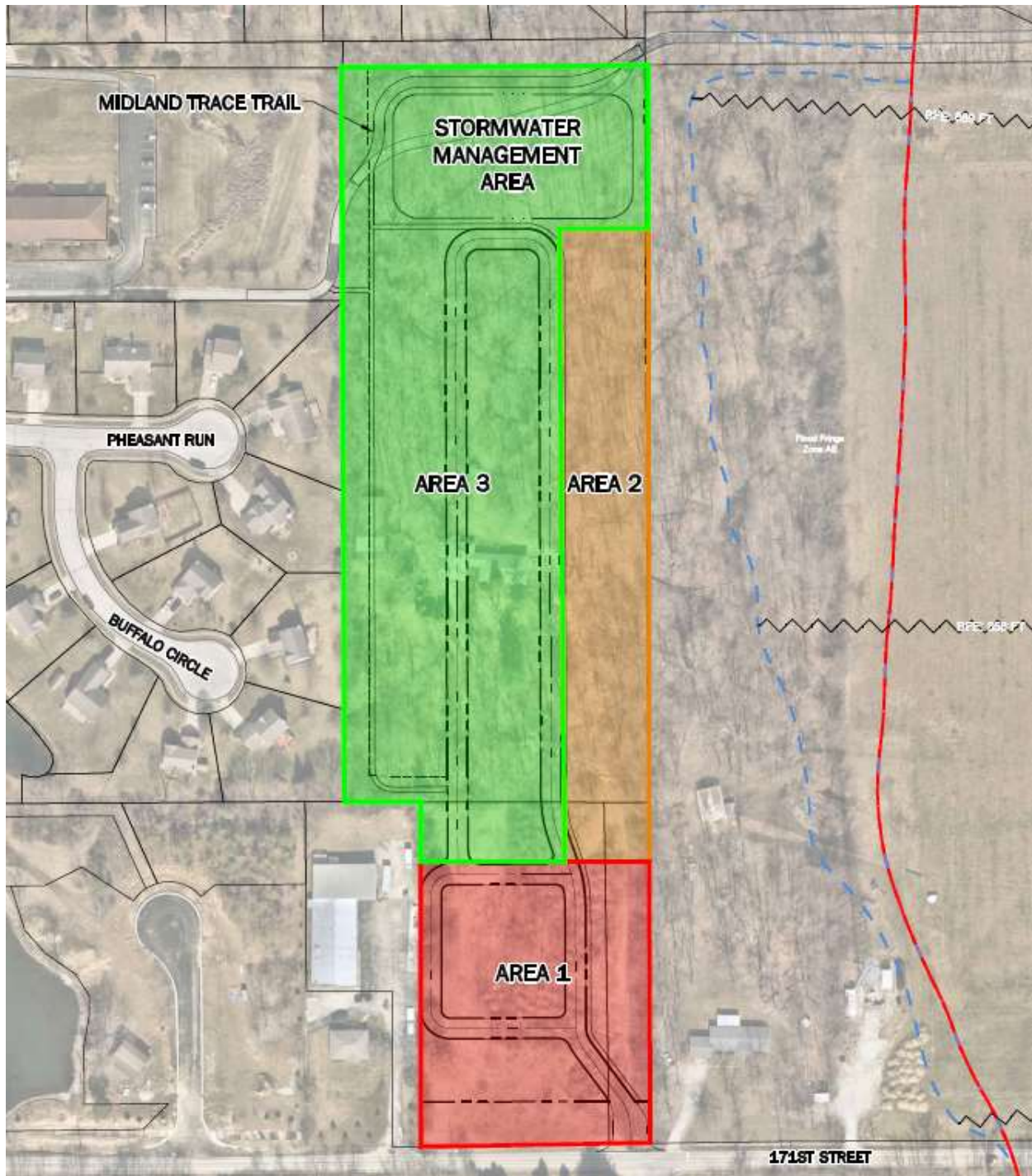


EXHIBIT C

CONCEPT PLAN (Page 1 of 4)

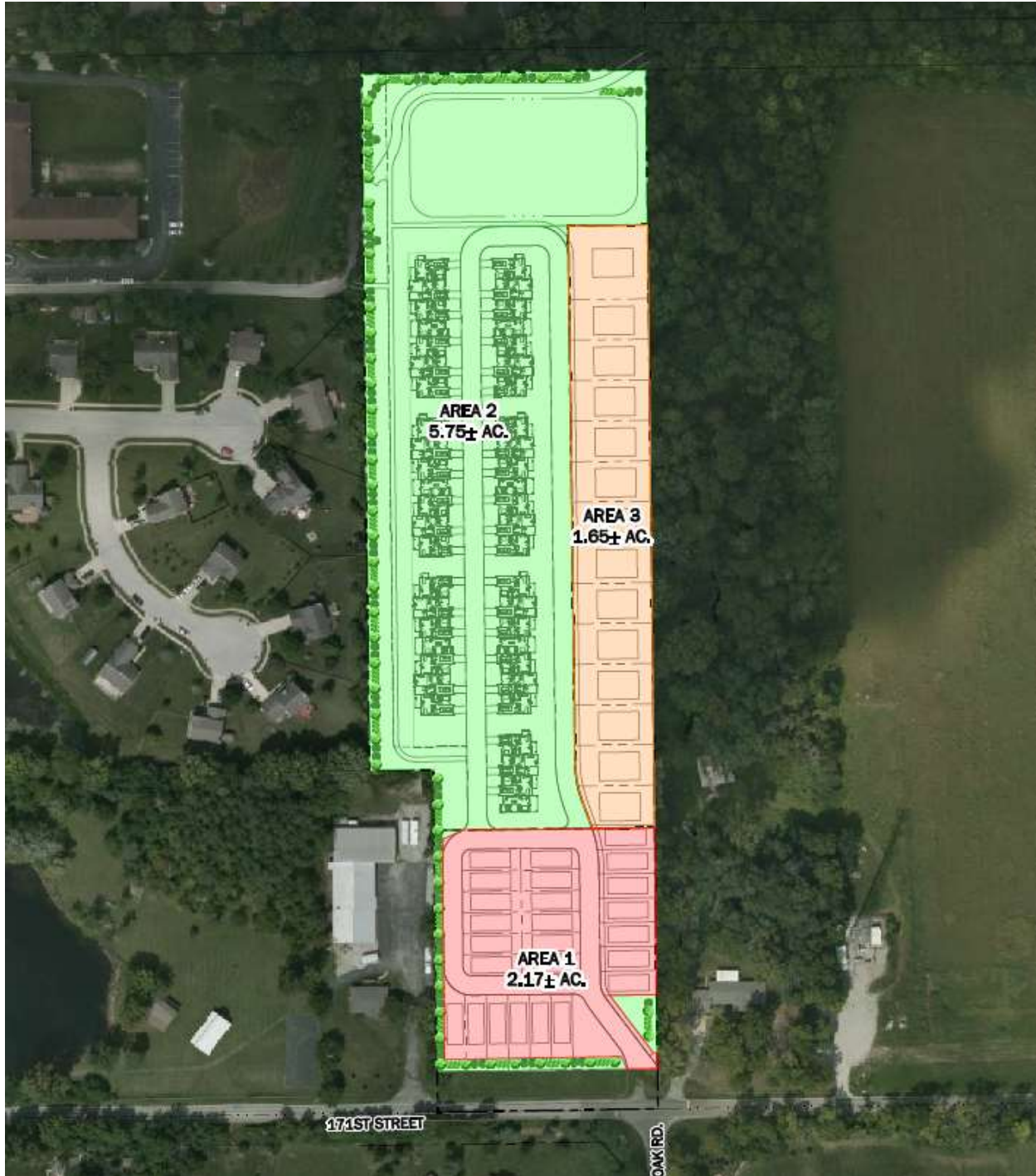
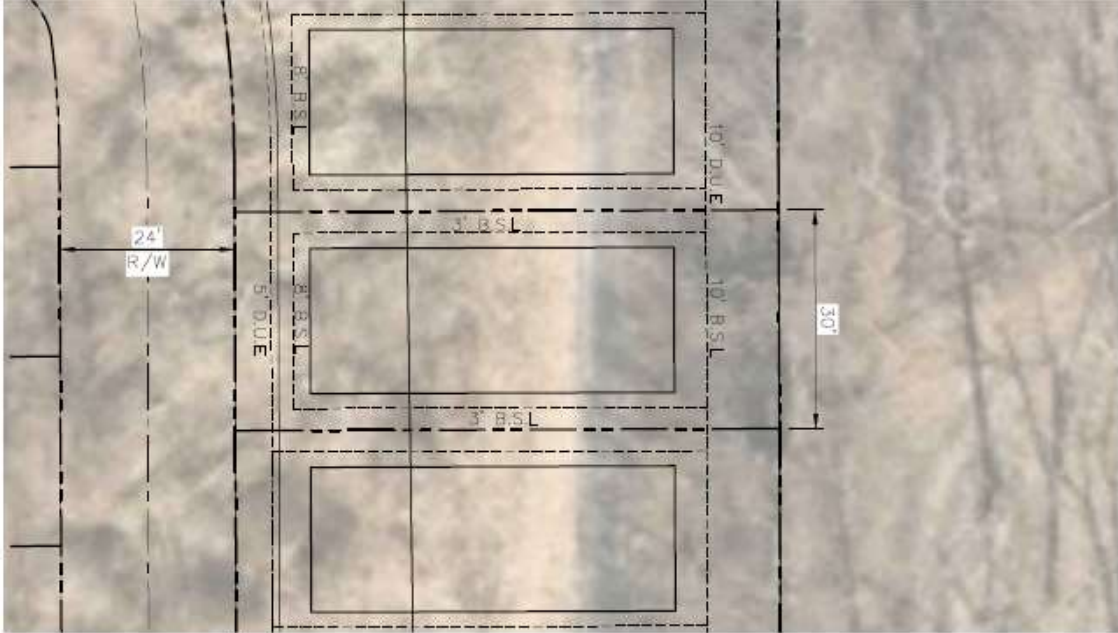


EXHIBIT C

CONCEPT PLAN
(Page 2 of 4)

AREA 1 LOT LAYOUT



0' 10' 20'
SCALE: 1" = 20'



30' Lot Enlargement
Westfield, Indiana

EXHIBIT C

CONCEPT PLAN
(Page 3 of 4)

AREA 2 LOT LAYOUT

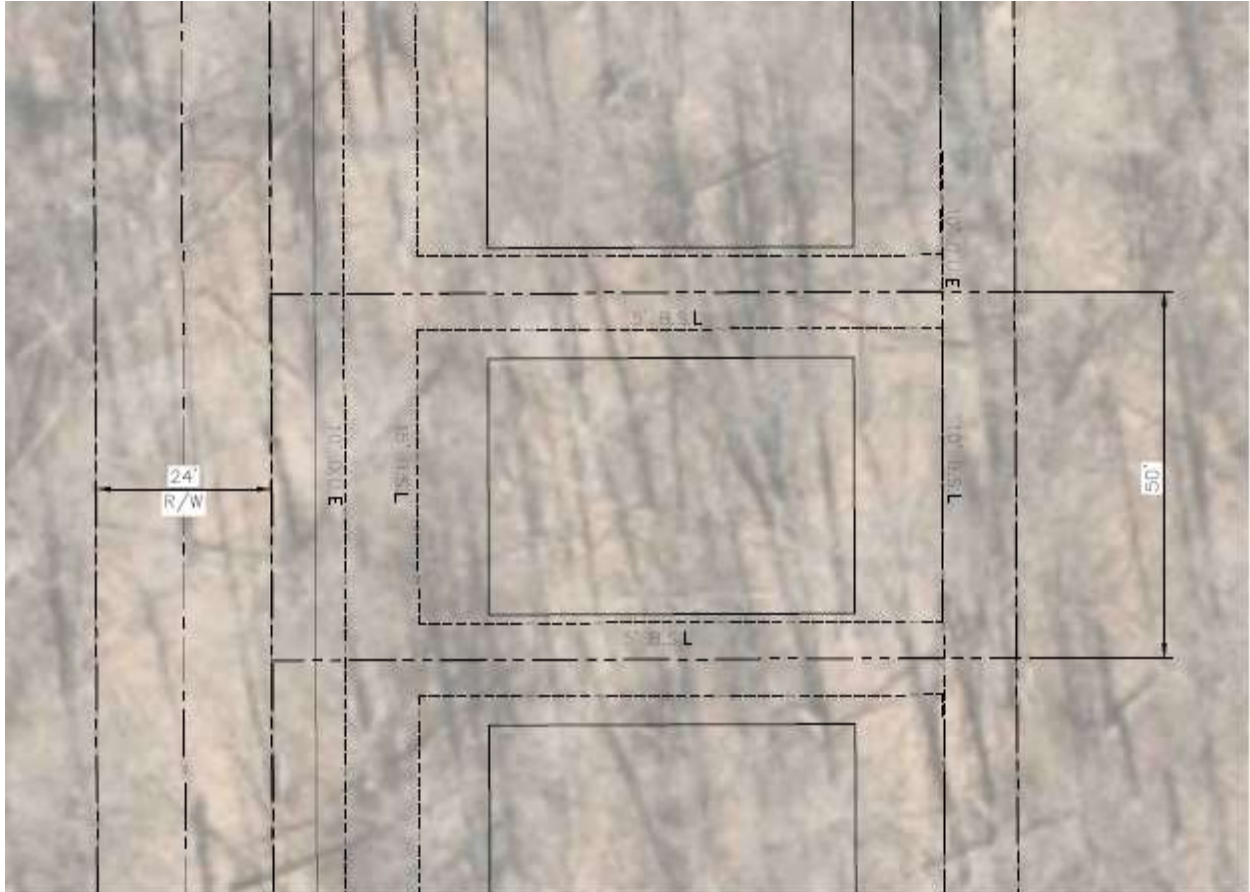
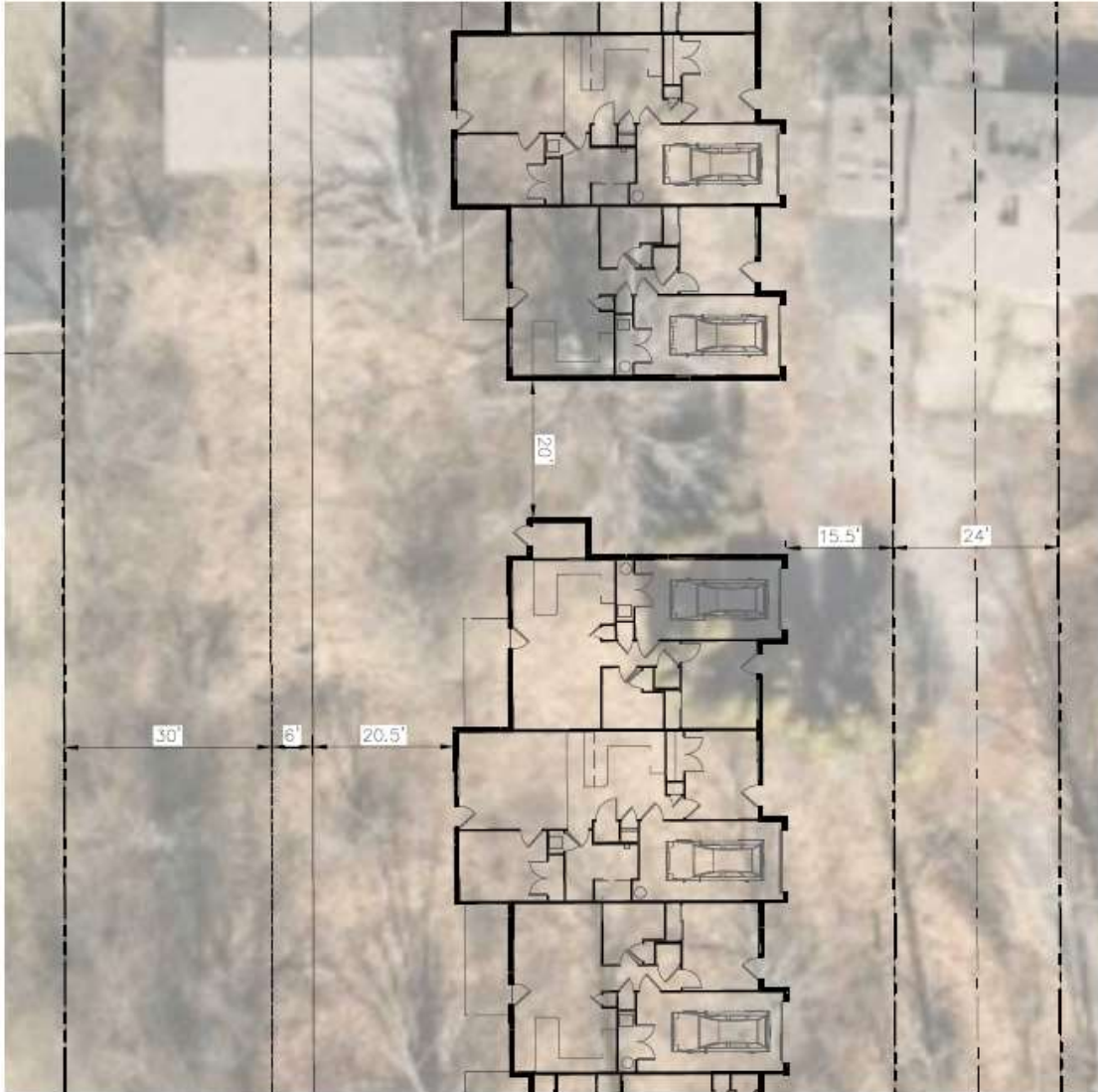


EXHIBIT C

CONCEPT PLAN
(Page 4 of 4)

AREA 3 BUILDING LAYOUT



0' 10' 20'
SCALE: 1" = 20'



Cottages Enlargement
Westfield, Indiana

EXHIBIT D

CHARACTER EXHIBITS (Page 1 of 4)

AREA 1



EXHIBIT D

CHARACTER EXHIBITS (Page 2 of 4)

AREA 2



EXHIBIT D

CHARACTER EXHIBITS (Page 3 of 4)

AREA 3



EXHIBIT D

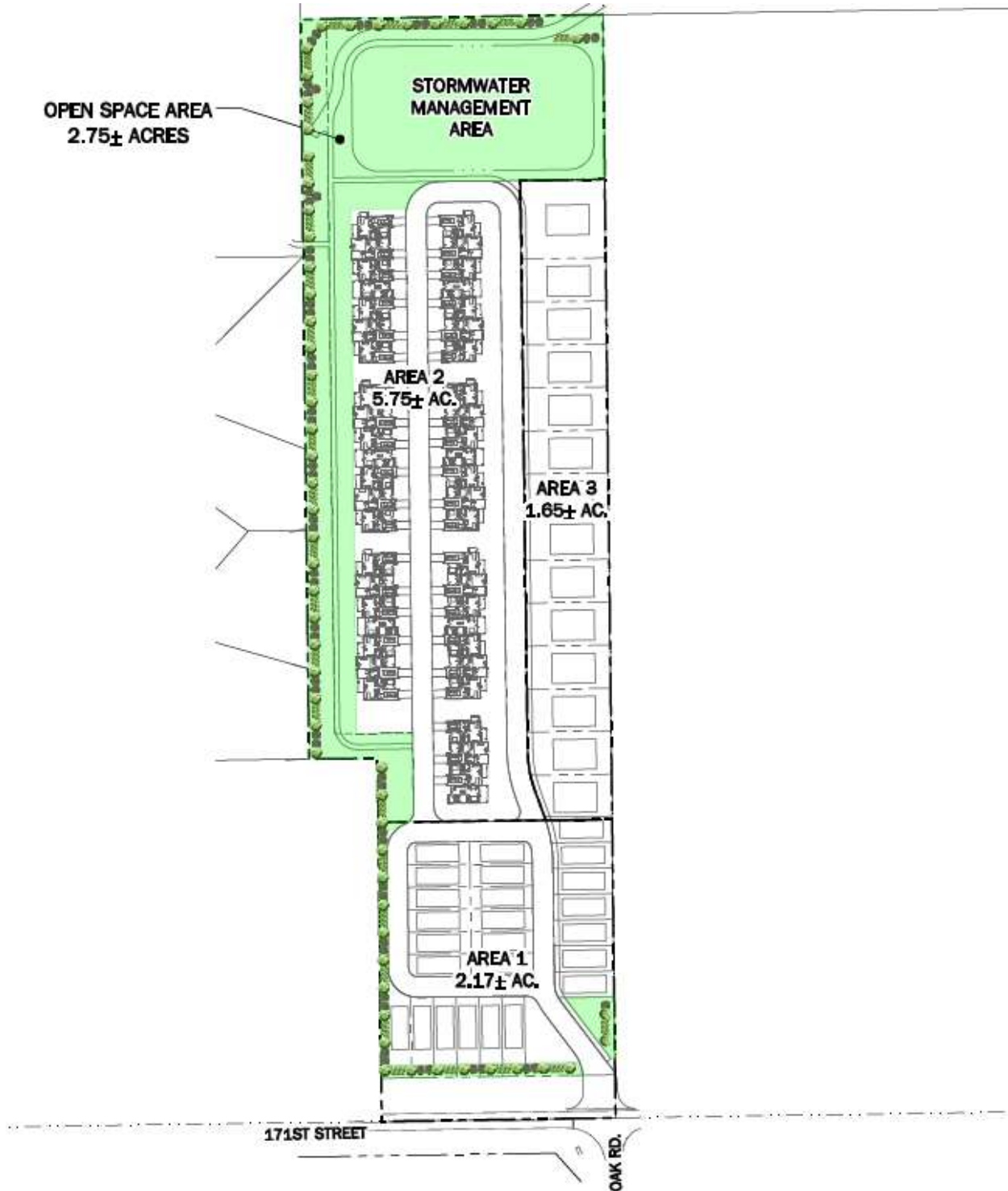
CHARACTER EXHIBITS (Page 4 of 4)

AREA 3 FAÇADE REQUIREMENTS



EXHIBIT E

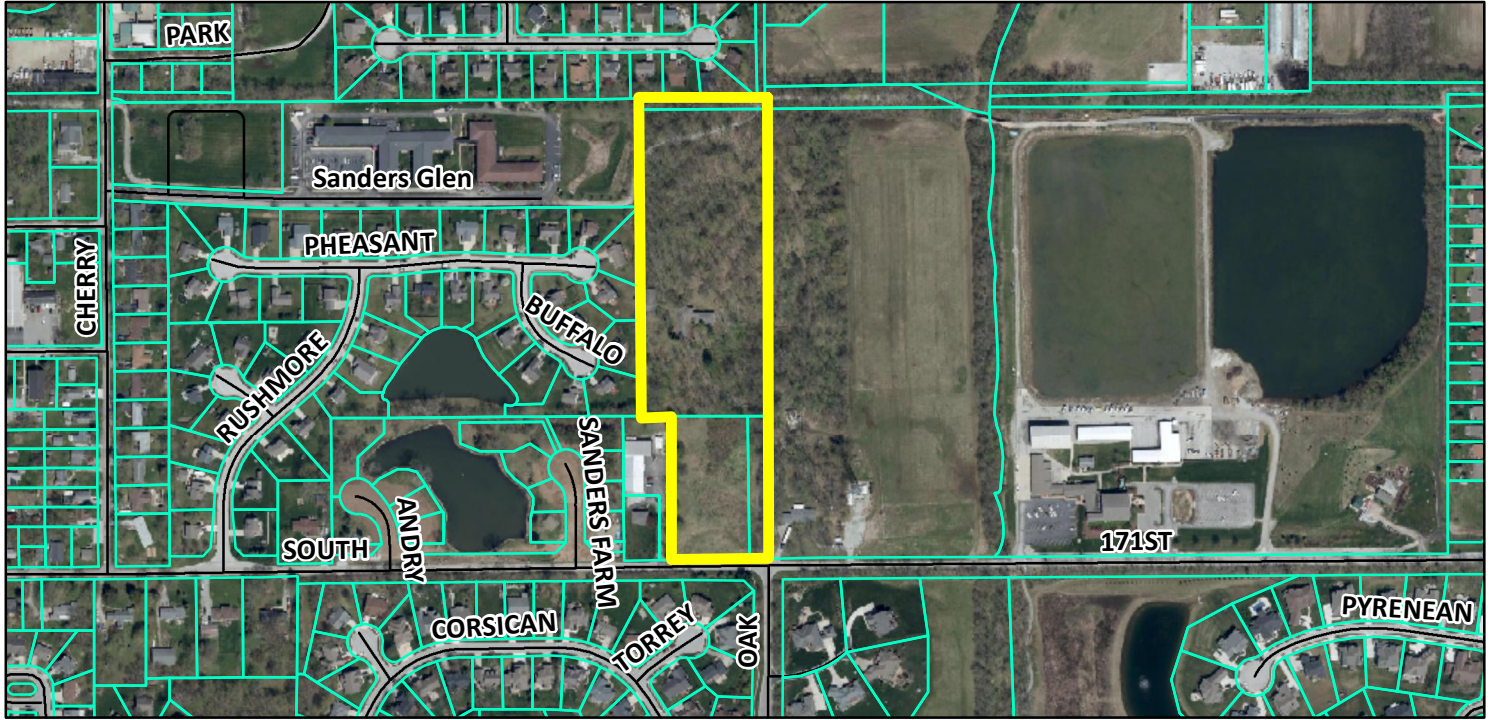
LANDSCAPE EXHIBIT



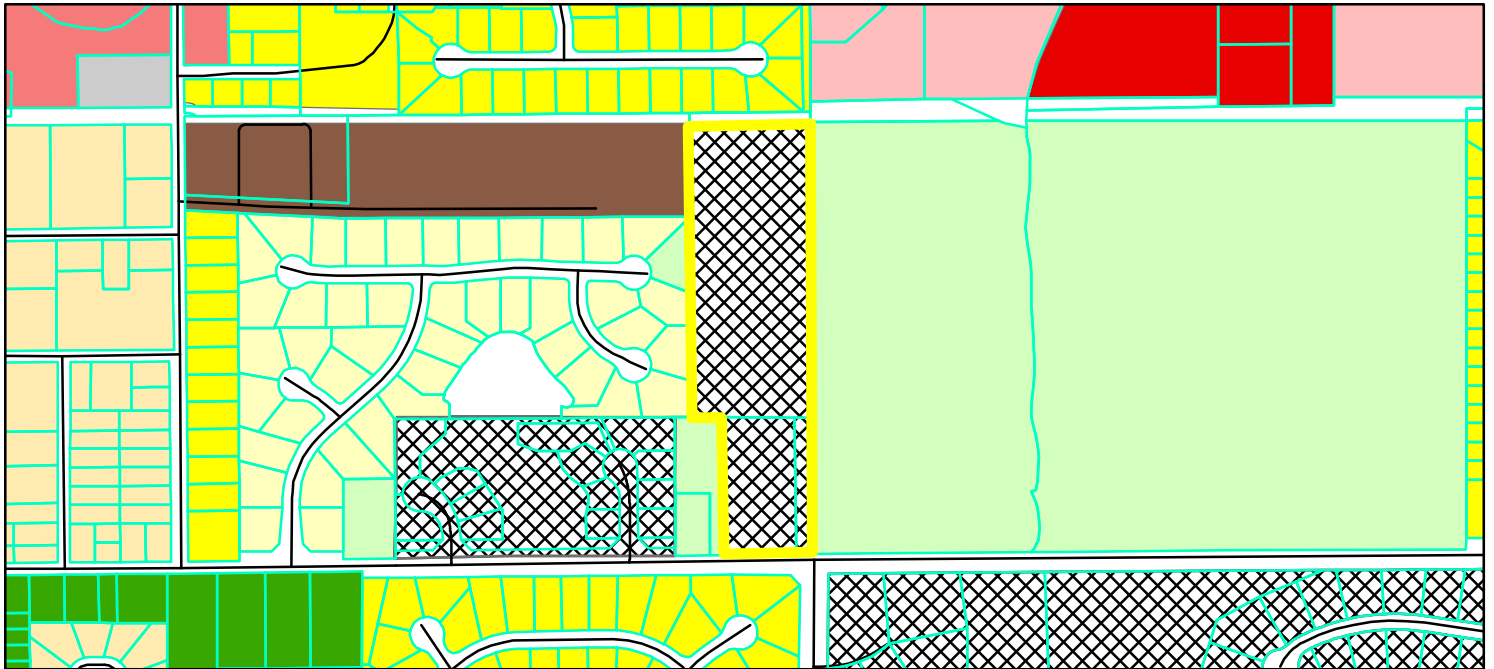
Sanders Glen PUD (Current Kalorama Park PUD)

Aerial Location Map

 Site



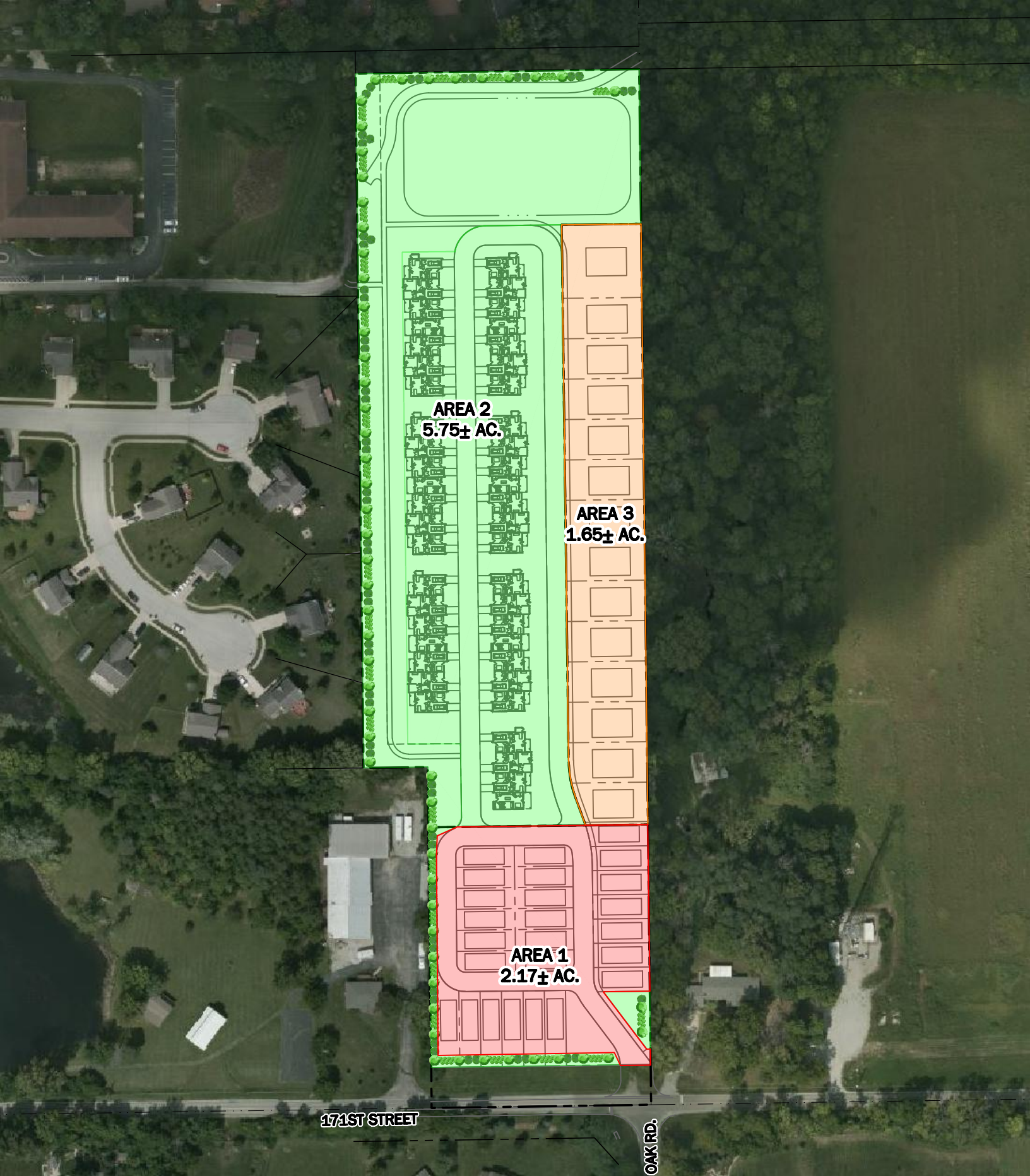
Zoning Map



-  Parcel
 GIS.DBO.PW_Streets
- Zoning - All**
- Zoning**
-  AG-SF1 (Agriculture - Single Family - 1)
 -  AG-SF11 (Agriculture - Single Family - 1 In-town)
 -  EI (Enclosed Industrial)
 -  GB (General Business)
 -  LB (Local Business)
 -  LB-H (Local Business - Historical)
 -  MF-2 (Multiple Family - 2)
 -  PUD (Planned Unit Development)
 -  SF-2 (Single Family - 2)
 -  SF-3 (Single Family - 3)
 -  SF-4 (Single Family - 4)

0 0.05 0.1
Miles





171ST STREET

OAK RD.

0' 75' 150'



SCALE: 1" = 150'



November 25, 2020

Concept Plan

Westfield, Indiana



AMERICAN
STRUCTUREPOINT
INC.

2020.00659

ORDINANCE NUMBER 21-__

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "LANCASTER – PHASE 2 PUD DISTRICT") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 11-19 (the "Springmill Trails PUD Ordinance"), on September 12, 2011;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 21__-PUD-__**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 20__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (**- vote**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2020; and

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance, which shall be referred to as the "**Lancaster – Phase 2 PUD District**" (the "District"), shall amend and replace in its entirety the Springmill Trails PUD Ordinance and all amendments thereto and any related zoning commitments, if any, as applicable to the Real Estate. The Unified Development

Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Lancaster – Phase 2 PUD District.**"

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 2.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.

Section 3. **Underlying Zoning District(s).** The Underlying Zoning District shall be SFA: Single-Family Attached District.

Section 4. **Permitted Uses.** The permitted uses shall be all uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

Section 5. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below:

Standard	
Maximum Project Size	See Real Estate
Minimum Distance Between Buildings	Ten (10) feet
Project Perimeter Setback	Not Applicable – See Bufferyards and External Street Frontage Landscaping

Section 6. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified

below.

6.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

A. Architectural Standards: Article 6.3(C) shall not apply, rather, the following shall apply:

- i. Character Exhibit: The Character Exhibit for Dwellings, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- ii. Building Materials: Permitted exterior building materials are: Masonry (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of .046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.
- iii. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of eleven inches (11”) on all facades of each Building, as measured prior to the installation of any Masonry materials.
- iv. Dwelling Design: The following standards shall apply to all Dwellings:
 - a) Streetscape Diversity Standards: A Dwelling building adjacent to any subject Dwelling building on the same side of the street or most directly across the street shall not have the same elevation or color package.
 - b) Garages:
 - i. All Dwellings shall have a minimum two (2) car attached garage.
 - ii. In order to vary the appearance of garage doors and create street curb appeal, garage door designs shall include a mix and variety of design elements. A minimum of two (2) basic garage door styles (with windows, without windows, and mixed) matching the door style shall be utilized and a variety of color packages will be utilized. Garage door colors shall match or compliment either the siding or trim color of the Dwelling based on each Dwelling’s architectural style and color package.

- iii. All garage doors shall have trim of not less than six-inch (6”) nominal width.
- c) Roof Pitch: The minimum primary/main roof pitch shall be 6:12. Other secondary accent roof planes shall not be less than 5:12.
- d) Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - i. The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.
 - ii. All windows shall have either shutters or a nominal six-inch (6”) trim board unless the window is surrounded by Masonry material.
 - iii. A minimum of two (2) six-inch (6”) offsets or one (1) four-foot (4’) offset which is a minimum height equivalent to one-story (exclusive of windows, doors, garages, and other openings).
 - iv. The roof design shall consist of at least one (1) of the following features: hip roof, dormer, Dutch hip, jerkinhead, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.
- e) Side Building Façade Requirements: At a minimum, the side elevation for each Dwelling shall utilize the following architectural elements:
 - i. A minimum of two (2) windows shall apply to each Exterior Side Elevation.
 - ii. All windows shall have a minimum four-inch (4”) nominal width trim unless the window is surrounded by Masonry material.
 - iii. Gable ends shall include a minimum of one (1) or more of the following architectural treatments: brackets, louvers, shutters, trim detail, or a change in material pattern.
- f) Rear Building Façade Requirements: At a minimum, the Rear Building Façade for each Dwelling shall utilize the following architectural elements:

- i. A minimum of three (3) windows and a patio door shall apply to each Dwelling.
 - ii. All windows shall have a minimum four inches (4”) nominal width trim unless the window is surrounded by Masonry material.
- 6.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.
 - A. General Design Standards: Landscaping shall be as generally depicted on **Exhibit B**. If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit B**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
 - B. Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum spacing requirement of twenty feet (20’) shall apply.
 - C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply; except as modified below:
 - i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - ii. At a minimum of one (1) Shade Tree, one (1) Ornamental or Evergreen Tree, and four (4) Shrubs shall be required per Dwelling Unit, of which, a minimum of one (1) Tree and four (4) Shrubs shall be located the Front Yard.
 - iii. In addition to the minimum required landscaping above, a Dwelling Unit on a Corner Lot shall provide a minimum of one (1) Tree and four (4) Shrubs in the additional Front Yard.
 - D. External Street Frontages: Article 6.8(M)(1) External Street Frontage Landscaping Requirements – Residential Uses shall apply except as modified below
 - i. No mounds shall be required along an External Street Frontage due to existing utility easements.
 - ii. The following substitutions shall be permitted: One (1) Shade Tree = one Ornamental Tree = one (1) Evergreen Tree = five (5) Shrubs.
 - E. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall not apply.

Section 7. **Infrastructure Standards.** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see

Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 8. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

8.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Open Space area shall be as generally shown on the Concept Plan.

B. Amenities: The following amenities shall include, but shall not be limited to the following:

- i. Passive Amenities: A large natural open space including trails shall be provided for passive recreation opportunities, as generally depicted on **Exhibit B.** Trails shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations shall be approved by the Director.
- ii. Lancaster Amenities: The Common Council enacted Ordinance 19-02 (the “Lancaster PUD”) on March 11, 2019. Section 9 of the Lancaster PUD establishes the requirements for amenities intended to satisfy the requirements and obligations of Section 2.4 of the Springmill Trails PUD (the “Lancaster Amenities”). The Lancaster Amenities are designed and scaled to also serve the Real Estate. The Real Estate shall be subject to any covenants and restrictions applicable to the Lancaster Amenities in order to ensure the enjoyment and shared maintenance costs of the Lancaster Amenities by the residents of the Real Estate.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-__** was delivered to the Mayor of Westfield
on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-____
this _____ day of _____, 2021.

I hereby VETO Ordinance 21-____
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Dwelling Character Exhibits

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST (BASIS OF BEARINGS PER INDIANA STATE PLANE COORD. EAST ZONE), ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION, 528.00 FEET TO A MAG NAIL AT THE POINT OF BEGINNING; THENCE ON SAID SOUTH LINE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST 795.66 FEET TO A REBAR ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 09 SECONDS EAST 1325.28 FEET TO A MAG NAIL ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ON SAID NORTH LINE NORTH 89 DEGREES 31 MINUTES 47 SECONDS EAST 1323.32 FEET TO A 5/8 INCH STEEL REBAR WITH RED CAP STAMPED "FIRM 0066" ON THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST, ALONG SAID EAST LINE, 994.07 FEET TO A 5/8 INCH STEEL REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF A 4.0 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 9709721324; THENCE ON SAID NORTH LINE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST 528.00 FEET TO A 5/8 INCH STEEL REBAR WITH RED CAP STAMPED "FIRM 0066" ON THE WEST LINE OF SAID 4.0 ACRE TRACT; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.246 ACRES, MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

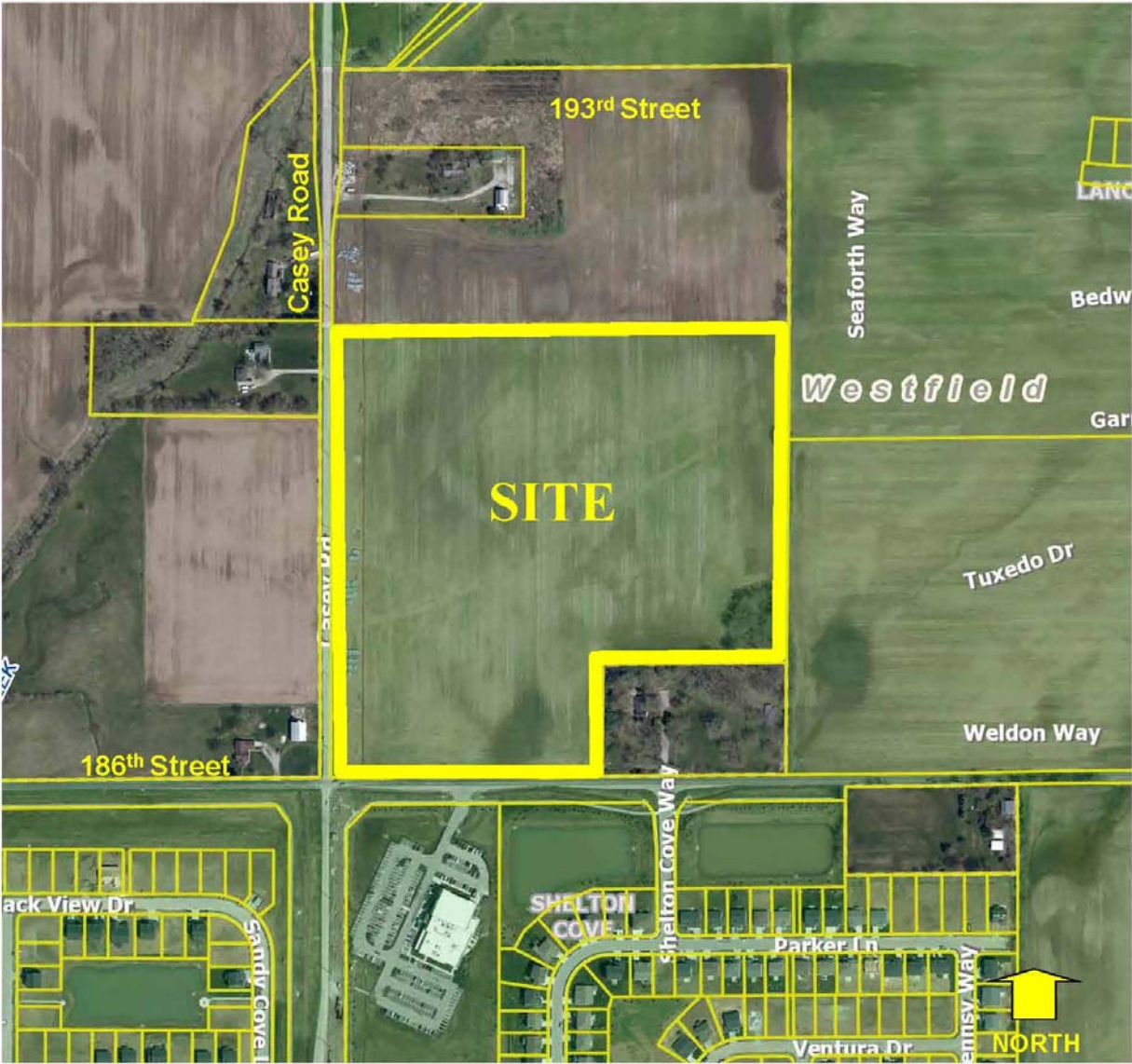


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 121 __-PUD-__.

EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 1 of 2)

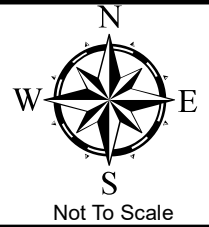


EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 2 of 2)





Property Location Map
Lancaster - Phase 2 PUD District
2102-PUD-02



Aerial Location Map



Zoning Map



Zoning

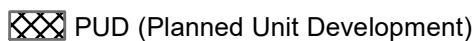


Exhibit “D”

Lancaster – Phase 2 PUD Project Description

The subject real estate consists of approximately 36.2 acres, is located at the northeast intersection of 186th Street and Casey Road, and is identified as parcel number 08-05-27-00-00-012.001 (the “Real Estate”). The current zoning of the Real Estate is the Springmill Trails PUD Ordinance District, which was adopted by the City Council on September 12, 2011.

The applicant, William Tres Development, LLC (“William Tres”), has filed a text amendment application to rezone the Real Estate from the Springmill Trails PUD District to the “Lancaster – Phase 2 PUD District” in order to develop a residential community that will essentially serve as a continuation and extension of the Lancaster residential community, which is located immediately east of and adjacent to the Real Estate. The Lancaster residential community is zoned pursuant to the Lancaster PUD District, which was adopted by the City Council on March 12, 2019.

As shown on the enclosed site context aerial exhibits, surrounding the Real Estate include the following: (i) to the south is the Shelton Cove residential community and Northview Church and further to the south and southwest are the Spring Orchard, Waters Edge and William Trace residential communities, respectively; (ii) to the east is the Lancaster residential community; (iii) to the north is the Emory Trace residential community; and, (iii) to the west are undeveloped parcels that are currently used for agricultural purposes.

The “Lancaster – Phase 2 PUD District”, as an extension and continuation of the Lancaster residential community, will include paired villa homes with anticipated sales prices from the mid \$200,000’s, which should continue to offer additional low maintenance housing options for both first-time buyers and those buyers desiring to downsize to an empty-nester type of home. The concept plan and character exhibits depicting the conceptual home architecture are included as Exhibit B and Exhibit C, respectively, to the Lancaster – Phase 2 PUD Ordinance. The Lancaster – Phase 2 PUD Ordinance includes specific text regulating the architectural standards for the paired villa homes, including but not limited to, building materials, dwelling and garage design, window treatment and streetscape diversity standards.

In addition, large natural open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan shall be provided along with the Lancaster Amenities which were designed and scaled to also serve the Real Estate as a requirement of the Lancaster PUD. In this regard the Real Estate shall be subject to any covenants and restrictions applicable to the Lancaster Amenities in order to ensure the enjoyment and shared maintenance costs of the Lancaster Amenities by the residents of the Real Estate.

ORDINANCE NUMBER XX-XX

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

“Lantern Commons PUD”

This is a Planned Unit Development District Ordinance, to be known as the LANTERN COMMONS PLANNED UNIT DEVELOPMENT (the “**Ordinance**”), to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “**UDO**”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code§ 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the “**City**”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Petition No. XXXX-PUD-XX), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “**Real Estate**”);

WHEREAS, the Commission forwarded Petition No. XXXX-PUD-XX to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Council**”) with a favorable recommendation (X-X) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, 2021;

WHEREAS, the Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “Lantern Commons Planned Unit Development District” (the “**District**”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO.

- 2.1 “**Multi-story Parking Garage**” shall mean a structure consisting of multiple stories, either above ground or sub-surface, used for the temporary storage of motorized vehicles.
- 2.2 For the purposes of this Ordinance, “**Westfield Boulevard**” shall mean the street identified as “Westfield Blvd. Connector” on the Concept Plan.

Section 3. Concept Plan. The concept plan, attached hereto as Exhibit B (the “**Concept Plan**”), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The District is hereby divided into five (5) areas, as depicted on the Concept Plan and labeled as Area A, Area B, Area C, Area D and Area E (individually or collectively, the “**Area**” or “**Areas**”).
- 3.2 Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 The boundaries of the Areas, as well as major thoroughfares, shall be developed in substantial compliance with the Concept Plan. The Concept Plan provides a general vision for the development of the District that illustrates only one possible layout of other improvements, green space and buildings that are permitted by this Ordinance. The final layouts and site plans shall be subject to the terms of this Ordinance and may vary from this Concept Plan.

- 3.4 The acreage within each of the Areas identified on the Concept Plan may be expanded or contracted in size by up to 10% unless otherwise indicated herein. If the acreage included in the “**Additional Land**” (identified on the Concept Plan) is acquired by the owner of the Real Estate, (i) the Additional Land shall be incorporated into the District in accordance with Article 2.8(F) of the UDO; (ii) the Additional Land shall become a part of Areas D and E; and (iii) the acreage of Areas D and E shall be permitted to expand by up to the acreage of the Additional Land.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of Areas A, B, C and D shall be the GB: General Business District and Area E shall be the MF2: Multi-family Medium Density District (the “**Underlying Zoning Districts**”).

Section 5. Permitted Uses. All uses permitted in the Underlying Zoning Districts shall be permitted, except as otherwise modified below:

- 5.1 Additional Uses: The following additional uses shall be permitted:

- A. Area A
 - 1. Assisted Living
 - 2. Hospice
 - 3. Nursing Home
- B. Area B
 - 1. Assisted Living
 - 2. Hospice
 - 3. Nursing Home
 - 4. Grocery (up to 25,000 SF in floor area)
 - 5. Farm Stand
 - 6. Multi-story Parking Garage
- C. Area C
 - 1. Coffee Shop
 - 2. Sandwich Shop
 - 3. Furniture Store (up to 25,000 SF in floor area)
 - 4. Grocery (up to 25,000 SF in floor area)
 - 5. Farm Stand
 - 6. Multi-story Parking Garage
- D. Area D
 - 1. Multi-story Parking Garage
- E. Area E
 - 1. Farm Stand
 - 2. Multi-story Parking Garage

- 5.2 Prohibited Uses: The following uses shall be prohibited:

A. All Special Exception Uses, except as otherwise permitted in this Ordinance.

B. Area A

1. Auction Rooms
2. Health, Fitness and Exercise Center
3. Hotel (or Motel)
4. Mortuaries
5. Restaurant, Fast Food
6. Restaurant, Sit Down
7. Restaurant, Specialty
8. Restaurant, Takeout and Deli-Style
9. Retail, High Intensity
10. Retail, Low Intensity
11. Retail, Medium Intensity
12. Amphitheater/Outdoor Theatre
13. Assembly Halls/Auditoriums
14. Civic Center
15. Hospital (major)
16. Museum/Exhibition Hall

C. Area B

1. Auction Rooms
2. Mortuaries
3. Restaurant, Fast Food
4. Retail, High Intensity
5. Amphitheater/Outdoor Theatre
6. Assembly Halls/Auditoriums
7. Civic Center
8. Hospital (major)
9. Museum/Exhibition Hall

D. Area C

1. Auction Rooms
2. Mortuaries
3. Retail, High Intensity
4. Amphitheater/Outdoor Theatre
5. Assembly Halls/Auditoriums
6. Civic Center

E. Area D

1. Auction Rooms
2. Mortuaries

3. Restaurant, Fast Food
4. Retail, High Intensity
5. Amphitheater/Outdoor Theatre
6. Assembly Halls/Auditoriums
7. Civic Center

Section 6. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the respective Underlying Zoning Districts, shall apply to the development of the Real Estate, except as otherwise modified below.

6.1 Areas A, B, C, and D Development Standards:

- A. Article 4.16(E) shall not apply. Instead, a minimum 50' setback along the perimeter of the District shall be provided, except for Area C, which shall be permitted to have a minimum setback along the perimeter of the District of 5'. There shall be no other setback requirements within Areas A, B, C and D.
- B. Article 4.16(G) shall not apply. Instead the following Maximum Building Height standards shall apply:
 1. Area A – 60 feet
 2. Area B – 60 feet
 3. Area C – No Maximum
 4. Area D – No Maximum

6.2 Area E Development Standards:

- A. Article 4.11(C)(2) shall not apply.
- B. Article 4.11(D) shall not apply. Instead, the maximum number of Dwelling Units permitted in Area E shall be as follows:
 1. Area E – 350 Dwelling Units
 2. If Additional Land is incorporated in Area E – 400 Dwelling Units
- C. Article 4.11(E) and (F) shall not apply.
- D. Article 4.11(G) is hereby modified to permit a Minimum Living Area of 600 square feet.
- D. Article 4.11(I) shall not apply. Instead, a minimum 50' setback along the perimeter of the District in Area E shall be provided. There shall be no other setback requirements within Area E.
- E. Article 4.11(J) shall not apply.
- F. Article 4.11(K) is hereby modified to permit a Maximum Building Height of 60 feet.
- G. Article 4.11(L) is hereby modified to permit a Minimum Distance Between Buildings of 15 feet.

Section 7. Overlay District. The standards of Article 5.2 State Highway 31 Overlay District shall not apply to the District. Instead, the Architectural Design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO, shall apply to Areas A, B, C and D.

Section 8. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures to be located within the Established Front Yard along Westfield Boulevard.

8.2 Article 6.3 Architectural Standards:

- A. Article 6.3 Architectural Standards of the UDO shall apply to Area E, in accordance with Article 6.3(E). Article 6.3(F) shall not apply to Areas A, B, C and D.
- B. Architectural character examples are attached hereto as Exhibit C and are intended to generally and conceptually illustrate an application of the development requirements and elements of the anticipated character of the District. Architectural character examples are general and preliminary in nature and are not intended to delineate exactly what will be built and developed. The architectural character examples establish a benchmark for the architecture and design of the buildings.
- C. Article 6.3(E)(2)(b) of the Multi-Family development standards is hereby revised to read as follows: Masonry Materials: A minimum forty percent (40%) of each Building Façade, excluding windows and doors, shall be Masonry Materials.

8.3 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

- A. Parking Area Landscaping (Article 6.8(O)). If adjacent Lots have vehicular cross-access and/or shared parking, in accordance with Article 6.14(G)(1), then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)).
- B. Screening of Gas, Electric and Other Utility Services. Utility services on Buildings shall be screened by means of landscaping, fencing, or other architectural methods to obstruct the view of such services from public areas.

8.5 Multi-story Parking Garage Standards.

- A. Any Multi-story Parking Garages shall be architecturally consistent with the primary structure to which they are associated, including roof lines, building elevation design, articulation, modulation and building materials.
- B. Security grilles shall be architecturally consistent with and integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.

- C. If a Multi-story Parking Garage is not associated with a specific primary structure, then the Multi-story Parking Garage shall be architecturally compatible with adjacent buildings.
- 8.6 Article 6.14(G)(5) is hereby modified to permit up to 20% of all parking spaces required in the District to be a minimum of 8' wide and 18' deep to accommodate compact cars.
- 8.7 Article 6.14(G)(11)(c) is hereby modified to permit a minimum of 1.5 parking spaces per Dwelling Unit in Area E. Parking Space requirements for all other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.
- 8.8 Article 6.8(H) of the UDO shall not apply. Instead, the following standards shall apply to Multi-Family uses:
 - A. Parking Areas, Parking Spaces and service facility areas that may be visible from Streets or perimeter Lot Lines shall be screened by a solid evergreen screen with a combination of trees and shrubs.
 - B. Solid evergreen screens with a combination of trees and shrubs shall be installed for the privacy of residents when parking spaces are located within ten (10) feet of residential units.
- 8.8 The standards of Article 8.6 of the UDO are hereby modified to permit the following:
 - A. Article 8.6(B) – A minimum of 10% Open Space in Area E.
 - B. Article 8.6(H)(1) – One (1) amenity per 40 Dwelling Units in Area E.
 - C. Article 8.6(H)(2) – In addition to the qualifying amenities listed, the following amenities shall also qualify: dog park, pet spa, community garden and bocce court.

Section 9. Infrastructure Standards. The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL

[INSERT COUNCIL NAMES]

I hereby certify that **ORDINANCE XX-XX** was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE XX-XX**

this _____ day of _____, 2021.

I hereby VETO **ORDINANCE XX-XX**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

EXHIBIT A

The "Real Estate"

A part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, in Hamilton County, Indiana, being described as follows:

Beginning at the southeast corner of said Quarter Section; thence North 00 degrees 37 minutes 57 seconds East along the east line thereof a distance of 2208.18 feet to a Mag Nail at the northeast corner of a tract of land described in Instrument #9954337 in the Office of the Recorder, Hamilton County, Indiana (basis of bearing per said deed) (the following 7 courses are along the north, west and south lines of said tract of land); (1) thence South 87 degrees 58 minutes 14 seconds West a distance of 1654.08 feet to a 5/8" rebar with cap stamped "Weihe" on the east right-of-way line of US Highway 31 per ISHC Project No. F24(23) dated 1954; (2) thence South 14 degrees 39 minutes 28 seconds East along said right-of-way line a distance of 263.05 feet to a 5/8" rebar with yellow cap stamped "Benchmark Firm 0061" (hereafter referred to as "Benchmark" rebar); (3) thence North 87 degrees 58 minutes 14 seconds East a distance of 301.04 feet; (4) thence South 00 degrees 37 minutes 59 seconds West a distance of 139.21 feet to a "Benchmark" rebar; (5) thence North 88 degrees 01 minute 54 seconds East a distance of 2.41 feet to a "Benchmark" rebar; (6) thence South 00 degrees 37 minutes 59 seconds West a distance of 357.00 feet to a point lying 1.1' south and 0.4' east of an iron pipe; (7) thence North 88 degrees 24 minutes 40 seconds East a distance of 90.85 feet to the northerly extension of the west line of a tract of land described in Deed Book 232, Page 257 in said Recorders Office, said point lying 1.1' south of a "Benchmark" rebar; thence South 01 degrees 11 minutes 47 second West along said line a distance of 1015.54 feet to the east right-of-way line of US Highway 31 per said plans; thence South 15 degrees 17 minutes 39 seconds East along said right-of-way line a distance of 336.62 feet to a 5/8" rebar with yellow cap stamped "Schneider Firm 0001"; thence South 70 degrees 16 minutes 52 seconds East along said right-of-way line a distance of 242.49 feet to a point lying 0.2' south of an iron pipe; thence South 01 degrees 34 minutes 27 seconds East a distance of 19.56 feet to the south line of said Quarter Section; thence North 88 degrees 05 minutes 06 seconds East along said line a distance of 877.60 feet to the Point of Beginning, containing 63.11 acres, more or less.

The property described above is herein below referred to as the "Original Parcel".

LESS AND EXCEPTING FROM THE ORIGINAL PARCEL:

A part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantors' (being the same as Borrower under the Fourth Modification Agreement) land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked as Exhibit "B" to the Partial Release of Mortgage dated July 17, 2012 and recorded as Instrument No. 2012071322, described as follows: Beginning on the south line of said quarter section South 87 degrees 33 minutes 40 seconds West 104.05 feet from the southeast corner of said quarter section; thence continuing South 87 degrees 33 minutes 40 seconds West 773.90 feet along the south line of said quarter section; thence North 2 degrees 28 minutes 52 seconds West 15.78 feet to the northeast boundary of U.S. 31; thence North 68 degrees 56 minutes 03 seconds West 245.46 feet along said boundary to the east boundary of U.S. 31; thence North 15 degrees 55 minutes 46 seconds West 336.79 feet along said boundary to the east line of a parcel of land

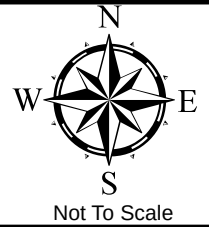
described in Instrument #200392264; thence North 0 degrees 10 minutes 42 seconds East 294.99 feet along said line; thence South 22 degrees 27 minutes 48 seconds East 447.43 feet to point "203" on said plat; thence South 38 degrees 44 minutes 53 seconds East 147.95 feet to point "800" on said plat; thence South 53 degrees 28 minutes 25 seconds East 192.73 feet to point "799" on said plat; thence North 87 degrees 26 minutes 28 seconds East 250.06 feet to point "798" on said plat; thence South 87 degrees 39 minutes 50 seconds East 351.28 feet to point "797" on said plat; thence South 64 degrees 42 minutes 16 seconds East 82.82 feet to point "796" on said plat; thence South 2 degrees 26 minutes 59 seconds East 7.78 feet to the point of beginning containing 3.145 acres more or less, inclusive of the presently existing right of way for 161" Street which contains 0.117 acres more or less.

ALSO LESS AND EXCEPTING FROM THE ORIGINAL PARCEL:

A part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantors' (being the same as Borrower under the Fourth Modification Agreement) land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked as Exhibit "B" to the Partial Release of Mortgage dated July 17, 2012 and recorded as Instrument No. 2012071322, described as follows: Commencing at the southeast corner of said northeast quarter section; thence North 0 degrees 06 minutes 30 seconds East 2,208.18 feet along the east line of said quarter section to the northeast corner of said grantors' land; thence South 87 degrees 26 minutes 47 seconds West 1,617.24 feet along the north line of said land to the point of beginning of this description; thence South 18 degrees 02 minutes 23 seconds East 262.91 feet to the north line of a parcel of land described in Instrument #200392264; thence South 87 degrees 28 minutes 11 seconds West 49.97 feet along said line to the east boundary of U.S. 31; thence North 15 degrees 10 minutes 53 seconds West 259.63 feet along said boundary to the northwest corner of said grantors' land; thence North 87 degrees 26 minutes 47 seconds East 36.54 feet along the north line of said grantors' land to the point of beginning containing 0.252 acres, more or less.



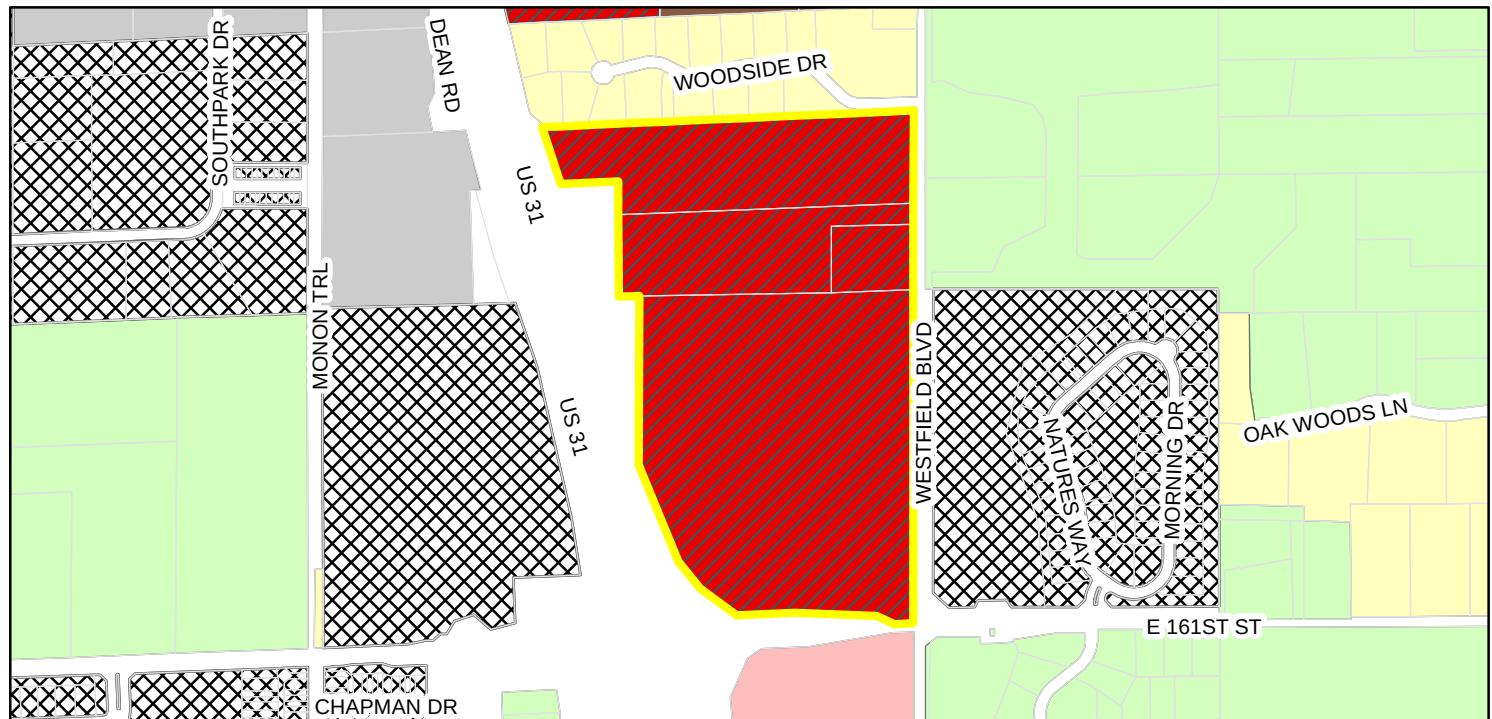
Property Location Map
Lantern Commons PUD
2102-PUD-04



Aerial Location Map



Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

GB-PD (General Business - Planned Development)

LB (Local Business)

MF-2 (Multiple Family - 2)

PUD (Planned Unit Development)

SF-2 (Single Family - 2)

Development Parcels

Block A
Senior Living +/- 11.5 Acres

Block B
Office +/- 7.5 Acres

Block C
Commercial & Retail /
Restaurant +/- 4.7 Acres

Block D
Hotel +/- 6.1 Acres

Block E
Multifamily +/- 24.5 Acres

Block F
Additional Land +/- 4 Acres

Legend

-  Residential
-  Office
-  Commercial
-  Hotel
-  Additional Land





LANTERN COMMONS

OF WESTFIELD



Work + Live + Play

Development Details

Location Map

Executive Summary

Concept Site Plan

Project Summary



Location Map



Executive Summary

Lantern Commons: *investing in work life balance.*

Lantern Commons will be a **Work + Live + Play** development in Westfield, Indiana - a new experience in the timeless art of living well. Situated on +/- 60 acres adjacent to US Hwy 31 and just south of downtown Westfield, this property is conveniently located to accommodate an exceptional lifestyle for either the local or commuter workforce. **Work + Live + Play** is the theme of this best-in-class project with planned development uses ranging from Retail, Class-A Office Space, Senior Living, Hotel, Luxury Apartments, Coffee/Sandwich Shops and Restaurants - all with a strong sense of community.

When convenience and community are the ultimate goals, mixed-use developments can deliver in a big way. With 33% of the American population living in a walkable, mixed-use neighborhood, it is no wonder that this trend is taking off and expected to continue. Whether someone is working in downtown Indy or living/working at home in Westfield, Lantern Commons offers a location with ease of access - and it's only getting better. The City of Westfield's new roundabout at 161st Street and Union will be open the Fall of '21. In addition to the roundabout, the City's long awaited revitalization of Westfield Boulevard will come closer to reality with this development. The final southern leg of this new thoroughfare will be installed, bringing even more efficiency and flow to Westfield's traffic and providing incredible access to the residents of Lantern Commons. Perhaps most importantly, the new Westfield Boulevard connector will divert traffic away from Union Street enabling them to become pedestrian friendly.

In addition to completing the Westfield Boulevard connector, this development and the community will benefit from the City's new Grand Junction Plaza. Just a few blocks north of Lantern Commons this brand new 6-acre park will include ample green space, walking trails, an amphitheater, and an ice skating rink. Work has already begun on this new Westfield amenity and will be completed mid-2021.

Concept Site Plan



Project Summary

Lantern Commons mixed-use development is a planned development consisting of +/- 60 acres. The current zoning for this site is General Business (GB). The proposed development pattern will allow for office campus, a Senior Living facility, a Luxury Apartment community, an affordable upscale hotel, and neighborhood commercial, retail and restaurant.



- + The project is surrounded by the following land uses:
 - US Hwy 31 to the West
 - Local Business (LB) to the South
 - Single Family 1 (SF1) to the East

The developer proposes the re-zoning of this site to a Planned Development with the intent of achieving the following goals (in context with City of Westfield Zoning Ordinance for Planned Development Regulations):

- + Provision for a well-designed development offering attractive and appropriate locations for businesses and the provision of opportunities with employment close to residences.
- + Provision of a variety of high-end building types within the property.
- + Promotion of significant architectural and aesthetic improvements and details as part of the development plan as depicted by design standard commitments in this pattern book.
- + Promotion of a safe and desirable living environment for residential areas characterized by a unified site development program.



+ Convenient access to Riverview Health Westfield Hospital and additional medical services within the area.

+ To re-zone one section of the property (+/-35 acres) to a Senior Living and Multifamily community that adheres to the existing zoning and development surrounding the property.

+ Encouraging functional and beneficial use of open spaces on the developed site.

+ Offering multiple residential options ranging from a Senior community to high-end Multifamily development.

Work + Live + Play



Project Vision

Senior Living

Office Campus

Commercial & Retail / Restaurant

Hotel

Multifamily





Senior Living

The assisted living property at Lantern Commons will be a thoughtfully-planned community with exceptional service and amenities to provide residents with everything they need to live life to the fullest. The property will include an appropriate blend of independent living, assisted living and memory care to provide the levels of service needed in Westfield - all integrated within the Lantern Commons community of local businesses, restaurants and shared trails and open spaces.





Office Campus

The trend for America's workspaces is reconnecting people with nature. Our vision is to provide a micro office campus park with walkable green spaces interconnecting with the Natalie Wheeler and Monon Trails. This concept will flow from the campus into the buildings by providing natural light, water features and natural material surfaces and details. All with an over arching commitment to environmental conservation and sustainability.

The **Work + Live + Play** ethos will flow through the campus with features that enable the workplace to be as relaxing and stress-free as possible. It will integrate with the residences and other businesses within Lantern Commons, such as local restaurants and daycare facilities.





Commercial & Retail / Restaurant

Situated in a park-like setting the retail community of Lantern Commons will become the new go-to destination for restaurants and shops in Westfield. Conveniently located at the corner of 161st and Union Street, it's the perfect place to grab dinner, a cup of coffee and browse the unique shops. This retail community will provide convenience that caters to the needs and desires of local employees and all Westfield's residents. As the Natalie Wheeler Trail inspires the community to come together, Lantern Commons will provide the opportunity for gathering and community spirit.





Hotel

At Lantern Commons, we will offer a best-in-class local hotel. Our concept will provide a warm, traditional welcome with modern, natural and comfortable accommodations in a contemporary style. It's about quality and comfort that's practical, efficient and innovative. But our vision will focus on what is becoming important to us all: a commitment to the environment and to create places for living – bringing both locals and visitors together.





Multifamily

Farmhouse at Lantern Commons will offer a living experience which outperforms expectations every time. Our apartment community will include one, two, and three-bedroom spacious floor plans with luxury designer finishes. Experience the outdoors while lying in our hammocks by the zero-entry saltwater pool, or enjoy cooking in our outdoor cabana. Residents can come together with their neighbors by planting their favorite herbs and vegetables in our community garden or enjoy an evening at our HD movie theater.

Farmhouse will knit together the fabric of our community to fulfill the **Work + Live + Play** concept. Residents can make full use of the extensive walking trails and open spaces for exercise or strolling with kids, cycling to the Monon on the weekend, or just walking to an eatery or coffee shop within Lantern Commons.





Development Team

For over 20 years, the principals at Front Street Partners have used their training and expertise to benefit hundreds of real estate and construction clients. With a combined 80 years of experience in the industry, Chad Gilbert, John Elliott, Chad Davenport and Martin Ing, along with their associates, have completed projects which include land development, residential apartments, senior living, student housing, storage facilities, office buildings, and hotels. Their skills and knowledge have earned them industry recognition and professional praise.



Chad Gilbert

Chad uses his leadership abilities to identify and secure business and real estate opportunities for Front Street Partners. A key partner in various complex development projects, Chad's expertise is valued by business clients large and small. Experienced and respected, he is committed to ensuring the success of every project with which he's involved. Chad is a graduate of Tennessee Technological University with a degree in Civil Engineering. His career started with W&O Construction Company, where he honed his building skills and then went on to be a founding member of Putnam Contracting Services, Putnam Properties and numerous other companies. He is innovative and forward-thinking in his approach to the Construction, Development and Real Estate industries.

John Elliott

An accomplished business professional, John applies his operational talents to oversee day-to-day responsibilities of Front Street Partners and President of Southern Building Group. With extensive experience in a diverse portfolio of projects, John has participated over the past 25 years in every phase of Construction and Real Estate development. Committed and knowledgeable, he is dedicated to delivering customer service and personal attention to every project. After graduating from Middle Tennessee State University, John gained valuable experience working for the likes of Universal Constructors and Lincoln Property Company, leading to an extensive career in all aspects of construction and development operations. John applied his talent and positive attitude to propel his business career in construction and development and his energy and experience are key ingredients in his success.



Martin Ing

Martin has been a leader in construction and real estate for 20 years. He is analytical with proven successes in construction project management, real estate development and business operations. Martin is a founding member of the construction company Putnam Contracting Services and is an active partner in the real estate companies Putnam Properties, Front Street Partners and The Southern Group. Through his experience in all stages of the development cycle he has constructed and leased numerous successful multi-family and student properties. Martin was born in England and studied Engineering and Economics at Corpus Christi College, University of Oxford. He came to Tennessee over 20 years ago as a Mechanical Engineer working for a UK Engineering group and ultimately made middle Tennessee his home. student properties. Martin was born in England and studied Engineering and Economics at Corpus Christi College, University of Oxford. He came to Tennessee over 20 years ago as a Mechanical Engineer

Chad Davenport

Chad began his construction career at Universal Constructors in 1995 and is now principal and Executive Vice-President of Southern Building Group. During his career Chad has successfully completed a multitude of luxury Multi-Family, affordable housing and both on-campus and off-campus Student Housing projects throughout the nation for companies such as Brisben Development, Ambling Development, and Clark Realty Capital. Chad most recently completed The Gallery at Mills Park, a \$100 million mixed-use luxury Multi-Family and retail development in the heart of Orlando, Florida for DeBartolo Development. Chad oversees pre-construction services as well as daily management of construction operations at Southern Building Group focusing on project performance, administration of Prime Contracts and Subcontracts, and works as an integral part of the Front Street team on all development projects.

Design Team



With a combined experience of over 100 years, the professionals at Catalyst Design Group provide civil engineering, landscape architecture and planning design services to a wide range of clients.



Smith Gee Studio is an architectural and design firm that is committed to improving the built environment through design excellence, collaboration, and community involvement.

ORDINANCE NUMBER 20-39

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

“Courtyards of Westfield”

This is a Planned Unit Development District Ordinance (the “**Ordinance**”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “**UDO**”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the “**City**”) and the Township of Washington, both of Hamilton County, Indiana are subject to the UDO;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered Petition No. 2010-PUD-14 (the “**Petition**”), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “**Real Estate**”);

WHEREAS, the Commission forwarded the Petition to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Common Council**”) with a unanimous favorable recommendation (9-0 vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on December 7, 2020;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “Courtyards of Westfield PUD District” (the “**District**”).

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District (defined in Section 4 herein) or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO.

Section 3. Concept Plan. The Concept Plan, attached hereto as Exhibit B (the “**Concept Plan**”), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan as determined by the Director.

Section 4. Underlying Zoning District. The “**Underlying Zoning District**” for the Real Estate shall be SF4: Single-Family High-Density District.

Section 5. Permitted Uses. The permitted uses shall be as set forth below.

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 The maximum number of Dwelling Units permitted to be constructed on the Real Estate shall be 94.

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 The following standards shall apply to the District except as modified below:

- A. Minimum Lot Area 6,000 square feet
- B. Minimum Lot Frontage 35 feet

- C. Minimum Building Setbacks
 - i. Front Yard Distance from garage door to right-of-way line – 20 feet
Distance from front porch, front door, or courtyard fence – 10 feet
 - ii. Side Yard 5 feet (10 feet between Dwelling Units)
 - iii. Rear Yard 20 feet
- D. Minimum Lot Width 52 feet
- E. Maximum Building Height 1 ½ stories
(2nd floor not to exceed 50% of ground level square footage)
- F. Minimum Living Area (Total) 1,400 square feet

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District.

- 7.1 Article 6.3 Architectural Standards shall not apply to the District, rather the following standards shall:
 - A. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit C (“**Conceptual Architectural Character**”) are typical building elevations, depicting the character of the homes to be constructed upon the Real Estate. The Developer proposes six (6) different floorplans with 24 elevations to be built in this community.
 - B. Building Materials: The homes shall be comprised of any mix and combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide), siding, glass, wood or vinyl soffits, and vinyl windows and/or equivalent or superior quality thereof for all the foregoing, except that vinyl and aluminum siding shall not be permitted.
 - C. Perimeter Lots: The Dwelling Units on lots identified on the Concept Plan with an “*” (“**Perimeter Lots**”) shall include enhanced rear architectural features on all homes:
 - i. Rear facades on Perimeter Lots shall include a minimum of one (1) or two (2) windows (faux windows shall be permitted) as deemed appropriate based upon the façade’s massing.
 - ii. Corner lots where the side façade is visible from the public right-of-way shall include a courtyard. The yard adjacent to this side façade shall include a minimum of one tree (shade, ornamental or evergreen) and five shrubs.

- iii. Dwelling Units on Perimeter Lots shall not be required to have the Front Building Façade oriented toward the External Street.
- D. Southwest Lots: On lots identified on the Concept Plan with an “●” (“**Southwest Lots**”), Dwelling Units shall not be permitted to include doors or courtyard gates on the rear façade of the Dwelling Units or fenced courtyard areas.
- E. Exterior Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Unless otherwise provided herein, windows shall have exterior trim on all four sides of each window. The minimum width of window trim boards shall be three and one-half (3½) inches wide.
- F. Building Height: All homes (both 1 story and 1½ story) shall be regulated under the provisions of the UDO as a single story Dwelling Unit.
- G. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.
- H. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 8/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- I. Shingles. All homes shall have dimensional or architectural grade shingles.
- J. Garages and Driveways. All homes shall have at least a 2-car attached garage and meet the following requirements:
 - i. All garage doors shall have decorative designs and options for window panels. Garage doors shall be of a color and style that is consistent with the architecture of the home. The exterior color palates for each home shall be selected and designed in a manner which de-emphasizes the location and placement of the garage door.
 - ii. Each garage shall include at least two (2) coach lights.
 - iii. Driveways shall be a minimum of sixteen (16) feet in width and shall be constructed of concrete, asphalt or pavers.

7.2 Article 6.8 Landscaping Standards. Shall apply, except as modified or enhanced below:

- A. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:
- i. One (1) street tree shall be required per Dwelling Unit lot, per frontage. Street trees shall be permitted to be located outside the public right-of-way within ten (10) feet of the right-of-way.
 - ii. Along public rights of way adjacent to Common Areas, a minimum of one (1) street tree shall be provided per fifty (50) feet.
- B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:
- i. Typical lot landscaping of the Dwellings is conceptually illustrated in Exhibit D, attached hereto and incorporated herein (“**Typical Lot Landscaping**”). This Typical Lot Landscaping exhibit is included for illustrative purposes. To the extent the depictions illustrated in this exhibit conflict with the terms of the Ordinance, the Ordinance shall prevail.
 - ii. A minimum of one (1) Ornamental Tree and ten (10) Shrubs shall be required per lot in the Front Yard.
 - iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded except as further provided in paragraph 7.2 B (iii) below. For corner lots, sod shall be planted in both Front Yards.
 - iv. Fenced courtyards shall be landscaped and may include artificial turf, decorative gravel and/or pavers as ground covering inside courtyard areas in lieu of lawn areas.
- C. Clubhouse Area Landscaping and Fencing:
- i. A minimum of six (6) ornamental and/or shade trees and thirty (30) shrubs.
 - ii. The front of the clubhouse shall be planted with sod. Side and rear yards shall be seeded or sod.
 - iii. Artificial turf shall be permitted in the fenced pool area and may be utilized for sport courts.
 - iv. Perimeter screening along the south property line of the “Clubhouse Amenity Area” identified in Exhibit K may be planted with eight (8) evergreen trees per 100 feet in lieu of the Perimeter Landscaping in Section 7.2(D)(v) below.
 - v. The pickleball court may be enclosed with a coated chain link fence not to exceed six (6) feet in height. The fence shall be dark in color.

- D. Perimeter Landscaping: Article 6.8(M) External Street Frontage Landscaping Requirements and Article 6.8(N) Buffer Yard Requirements shall apply except as modified or enhanced below:
- i. Buffer Yard and External Street Frontage Landscaping shall be as generally depicted on Exhibit E, attached hereto (**“Buffer Yards Plan”**).
 - ii. External street frontage landscape areas shall include a minimum width of thirty (30) feet and may be included within the Lots as shown in Exhibit F (Buffer Yards A and B), attached hereto and incorporated herein (**“Conceptual Perimeter Street Buffer Landscape Treatment”**). Black, four-rail horse fence shall be installed along the right-of-way. The following plantings shall also be installed per one hundred (100) feet of external street frontage (The following planting quantities represent minimums to be installed. Additional plantings shall be permitted): four (4) evergreen trees, three (3) shade trees and three (3) ornamental trees. Street Trees along external streets shall be required subject to approval by the Department of Public Works Director.
 - iii. Buffer Yard landscaping required between adjacent residential land uses along certain portions of the south and west property lines of the Real Estate shall be provided in accordance with the buffer widths shown on the Buffer Yards Plan, more specifically shown in Exhibit G (Buffer Yard C), attached hereto and incorporated herein (**“Conceptual Residential Buffer Landscape Treatment”**), and may be included within the Lots. Mechanical equipment for the Dwellings shall be permitted to encroach in the Buffer Yard. The following plantings shall be installed per one hundred (100) feet of buffer yard (The following planting quantities represent minimums to be installed. Additional plantings shall be permitted): four (4) shade trees, four (4) evergreen trees and ten (10) shrubs.
 - iv. Three (3) additional evergreen trees shall be installed in substantial compliance with the location identified on the Concept Plan.
 - v. Buffer Yard landscaping required along the southernmost property line of the Real Estate (the southern property line closest to the Clubhouse Amenity Area) and the east property line of the Real Estate, along the rear property lines of the southernmost cul-de-sac lots, shall include a minimum buffer width of thirty (30) feet and may be included within the Lots. One of the two following buffer planting options shall be installed. The quantities of plant materials set forth in this paragraph shall be installed per one hundred (100) linear feet of buffer yard. Option 1: four (4) shade trees, four (4) evergreen trees and ten (10) shrubs. Option 2: eight (8) evergreen trees. The planting quantities represented herein are the minimums to be installed. Additional plantings shall be permitted.

- vi. No mounds shall be required in a Buffer Yard or External Street Frontage Landscape Area.
- vii. No accessory structures shall be permitted between the rear façades of the Dwelling Units/courtyard areas and the rear property line of the Lot. Such areas shall be commonly maintained as passive lawn and landscaping areas.
- viii. If a provision of Article 6.8 Landscaping Standards is in conflict with the Buffer Plan, the Conceptual Perimeter Street Buffer Landscape Treatment or the Conceptual Residential Buffer Landscape Treatment, then this Ordinance shall prevail. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.

7.3 Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District. Internal street rights-of-way within the District shall be permitted to be reduced to fifty (50) feet in width.

7.4 Entry Features: Entry features shall be provided at each entry to the development. The entry features shall include entry signs (constructed in accordance with Chapter 6.17.G.1), fencing and landscaping. The entry feature concept plan is attached hereto as Exhibit H (“**Conceptual Entry Features**”).

7.5 Temporary Uses and Events. Article 6.18(J) Model Homes shall apply except as modified below:

- A. The number of Model Home Temporary Uses shall not be limited.
- B. A Model Home Temporary Use shall permit the use of construction and sales temporary trailers.
- C. Temporary trailers, as part of a Model Home Temporary Use shall be permitted on the Real Estate prior to the installation of roads.
- D. A permit for a Temporary Model Home Use shall be renewable by the Director for an unlimited number of twenty-four (24) month increments.

Section 8. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District. Article 8.6 Open Space and Amenity Standards shall apply except as otherwise modified or enhanced herein. Amenities in the District will include: (a) passive amenities in the form of landscaped open space and ponds, identified in Exhibit I (“**Conceptual Open Space and Pedestrian Connectivity Plan**”) and Exhibit J (“**Conceptual Amenities Plan**”),

both attached hereto; (b) a minimum of three (3) parkettes which may include, but shall not be limited to, open areas, seating, landscaping, walking paths, meeting areas, identified in the Conceptual Open Space and Connectivity Plan and the Conceptual Amenities Plan; and (c) a clubhouse amenity area, identified in the Conceptual Amenity Plan and Exhibit K, attached hereto (**“Conceptual Clubhouse Amenity Area Enlargement”**). The clubhouse amenity area will include the following: (i) the clubhouse at least twenty-five hundred (2,500) square feet, including but not limited to a fitness center, restrooms, community room and outdoor fireplace gathering area; (ii) a parking lot; (iii) a swimming pool adjacent to the clubhouse; and (iv) a pickleball court. Construction shall begin on the clubhouse amenity prior to the issuance of twenty-five (25) single-family building permits on the Real Estate.

Section 9. Duration. Failure to obtain the first Improvement Location Permit for a new Dwelling Unit in the District by January 1, 2026 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture / Single-family Rural District (AG-SF1).

[The remainder of this page is intentionally left blank.]

**ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF
January, 2021.**

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 20-39 was delivered to the Mayor of Westfield on the _____ day of January, 2021, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 20-39**
this _____ day of January, 2021.

I hereby VETO **ORDINANCE 20-39**
this _____ day of January, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Esq., Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, IN 46060

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Conceptual Architectural Character
Exhibit D	Typical Lot Landscaping
Exhibit E	Buffer Yards Plan
Exhibit F	Conceptual Perimeter Street Buffer Landscape Treatment
Exhibit G	Conceptual Residential Buffer Landscape Treatment
Exhibit H	Conceptual Entry Features
Exhibit I	Conceptual Open Space and Pedestrian Connectivity Plan
Exhibit J	Conceptual Amenities Plan
Exhibit K	Conceptual Amenity Area Enlargement

EXHIBIT A
REAL ESTATE

Part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, said part being more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter; thence South 00 degrees 03 minutes 15 seconds East along the East line of said Southeast Quarter, 996.93 feet; thence South 89 degrees 30 minutes 48 seconds West, 570.79 feet; thence South 00 degrees 03 minutes 15 seconds East, 146.55 feet; thence South 27 degrees 21 minutes 11 seconds East, 121.54 feet; thence South 00 degrees 03 minutes 15 seconds East, 141.35 feet; thence South 89 degrees 30 minutes 48 seconds West, 395.78 feet; thence North 00 degrees 03 minutes 15 seconds West along said East line, 407.77 feet to the Northeast corner of said Instrument Number 200200010702; thence South 89 degrees 30 minutes 48 seconds West along the North line of said Instrument Number 200200010702, 383.41 feet to the East line of Instrument Number 9709730812; thence North 00 degrees 46 minutes 03 seconds East along said East line, 664.11 feet to the North line of said Instrument Number 9709730812; thence South 89 degrees 30 minutes 48 seconds West along said North line, 591.14 feet; thence North 00 degrees 03 minutes 15 seconds West, 319.24 feet to the North line of said Southeast Quarter; thence 89 degrees 26 minutes 39 seconds East along said North line, 1875.87 feet to the Point of beginning, containing 37.03 acres, more or less.

EXHIBIT B
CONCEPT PLAN

The Concept Plan appears on the following page.

CONCEPT PLAN

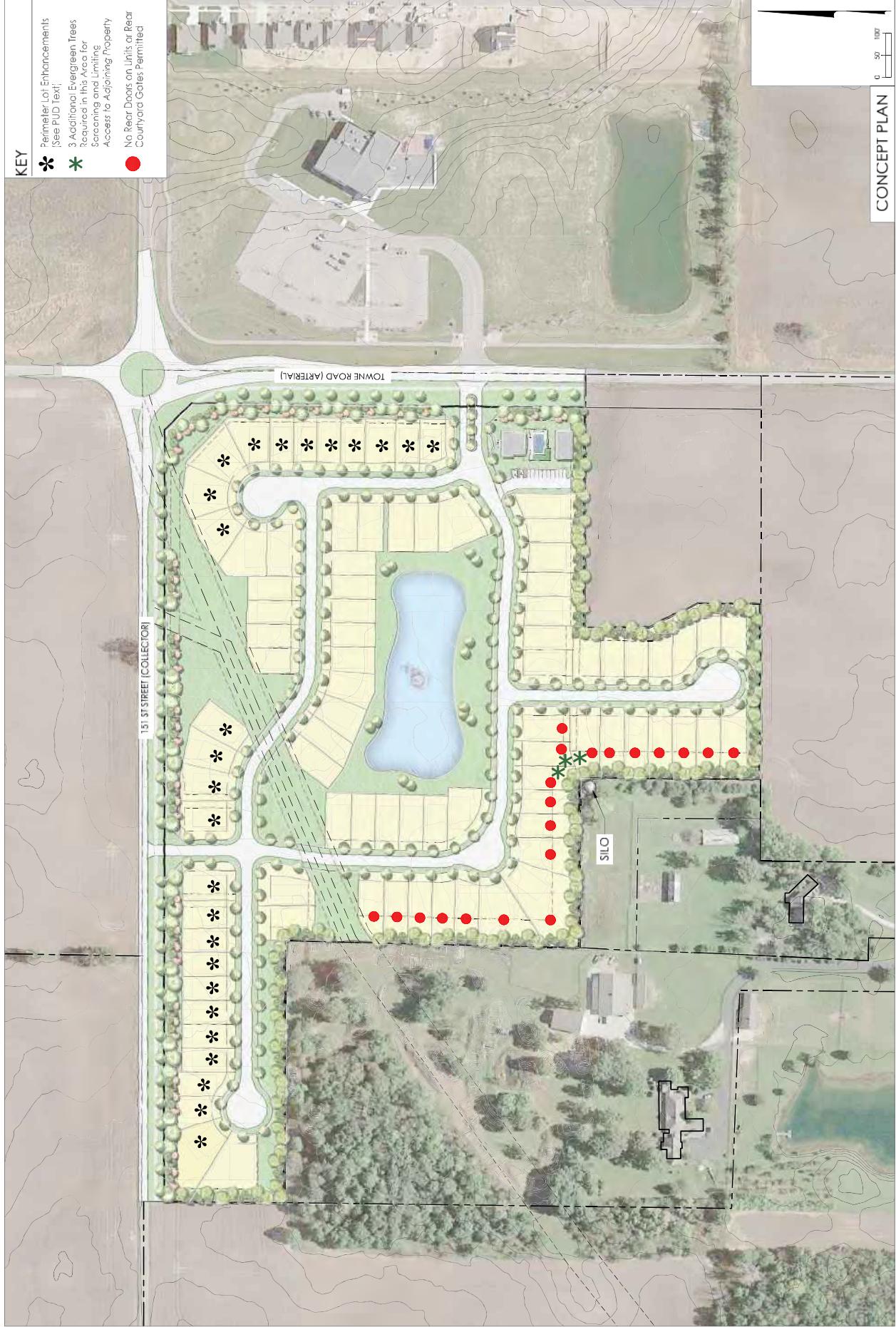


EXHIBIT C
Conceptual Architectural Character
(page 1 of 8)



EXHIBIT C
Conceptual Architectural Character

(page 2 of 8)



EXHIBIT C
Conceptual Architectural Character

(page 3 of 8)



EXHIBIT C Conceptual Architectural Character

(page 4 of 8)



EXHIBIT C Conceptual Architectural Character

(page 5 of 8)



EXHIBIT C
Conceptual Architectural Character

(page 6 of 8)



EXHIBIT C
Conceptual Architectural Character

(page 7 of 8)

THE COURTYARDS OF WESTFIELD

“ELEVATION EXAMPLES”



EXHIBIT C
Conceptual Architectural Character

(page 8 of 8)



EXHIBIT D
Typical Lot Landscaping

The Typical Lot Landscaping exhibits appear on the following five (5) pages.



WILSON LANDSCAPE
ASSOCIATES

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3175 fax
wilsonlandscapeandart.com

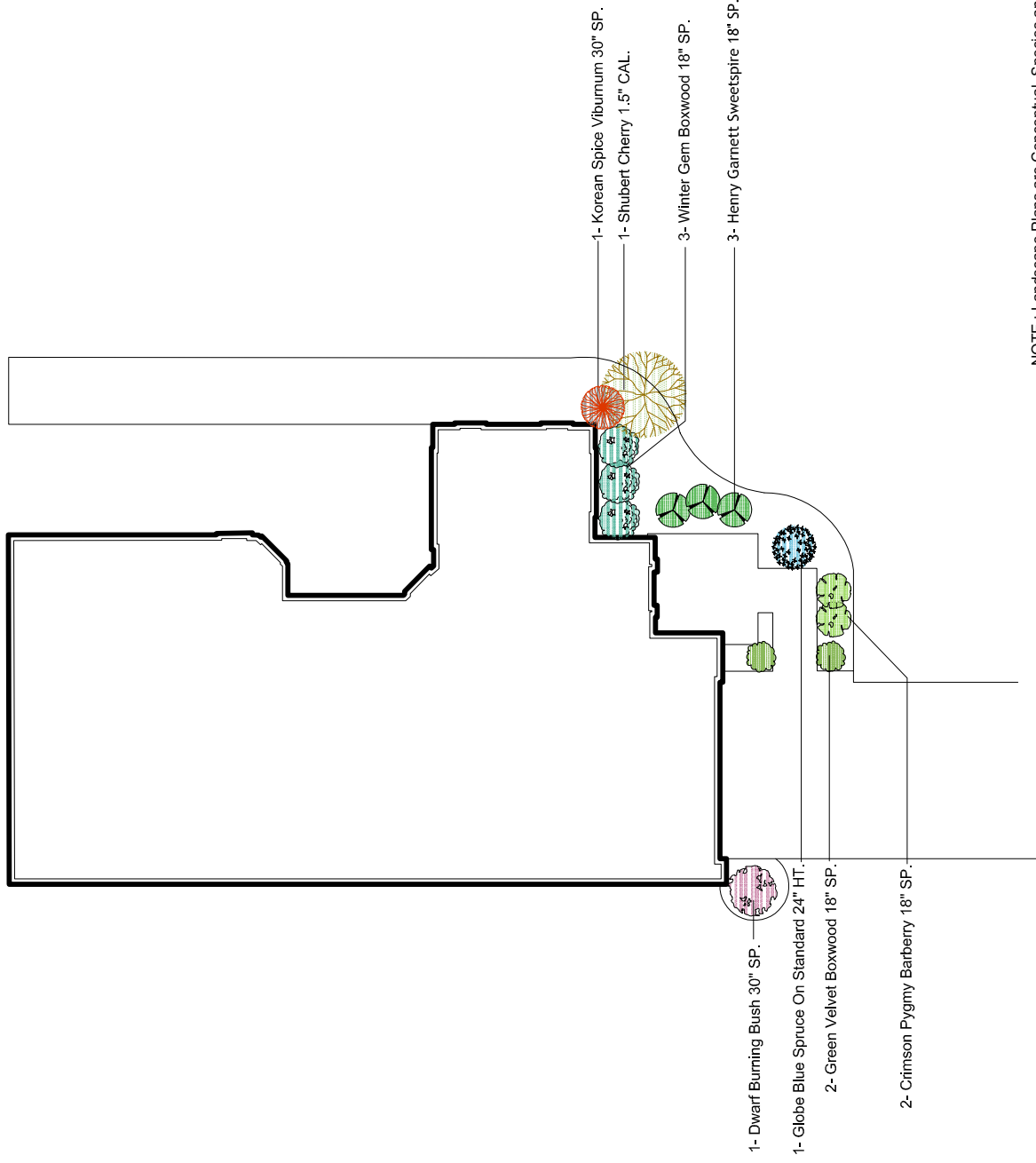
Conceptual Landscape Plans Detached Homes

Date: 8-4-2014

Scale: 1" = 10'

Drawn By: TQT

Drawing Number:



NOTE : Landscape Plans are Conceptual. Species and Quantities May
Change Based on Availability.



WILSON LANDSCAPE
ASSOCIATES

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3175 fax
wilsonlandscapeandturf.com

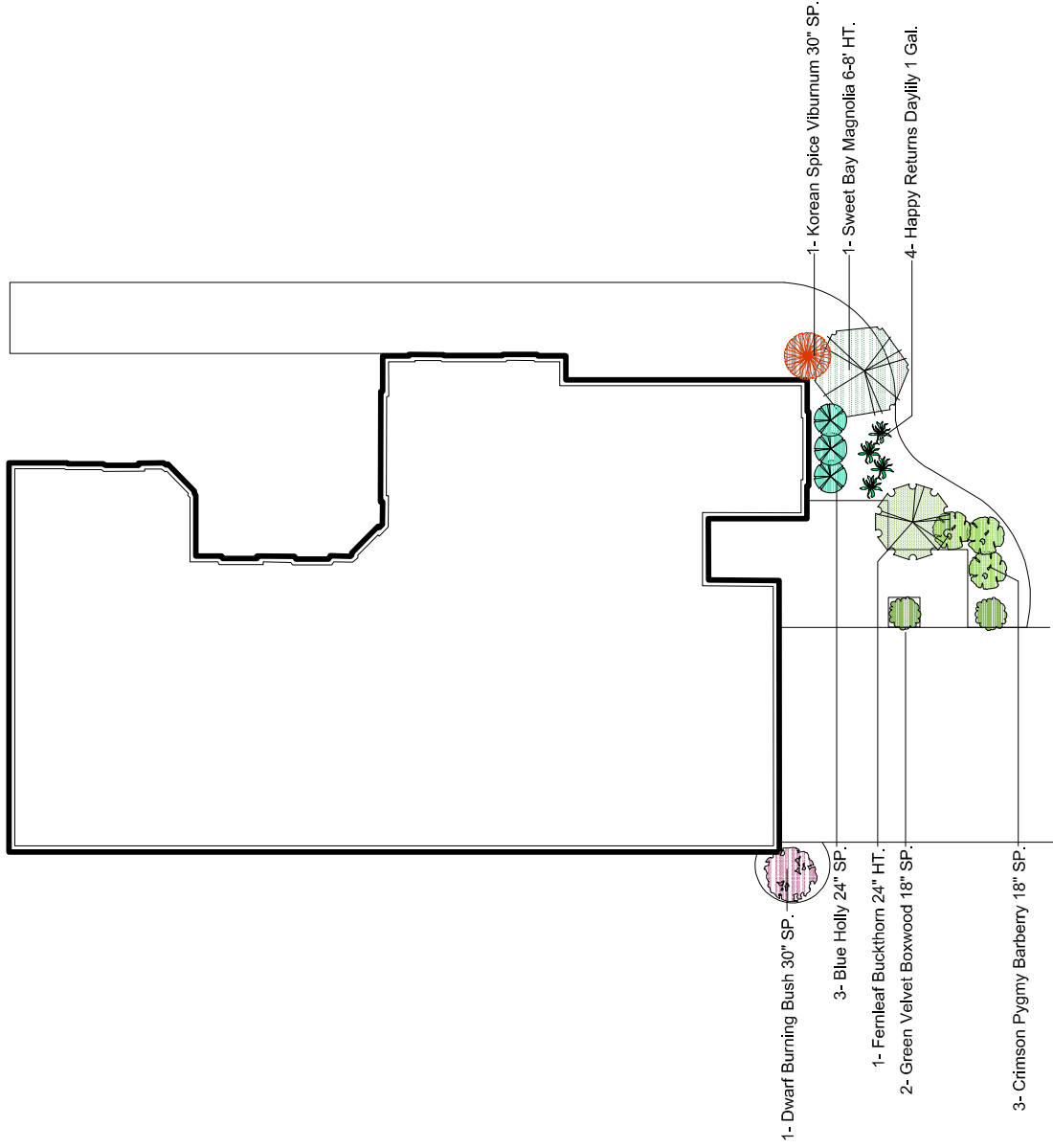
Conceptual Landscape Plans Detached Homes

Date: 8-4-2014

Scale: 1" = 10'

Drawn By: TQT

Drawing Number:



NOTE : Landscape Plans are Conceptual. Species and Quantities May
Change Based on Availability.



WILSON LANDSCAPE
ASSOCIATES

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3175 fax
wilsonlandscapeandturf.com

Conceptual Landscape Plans

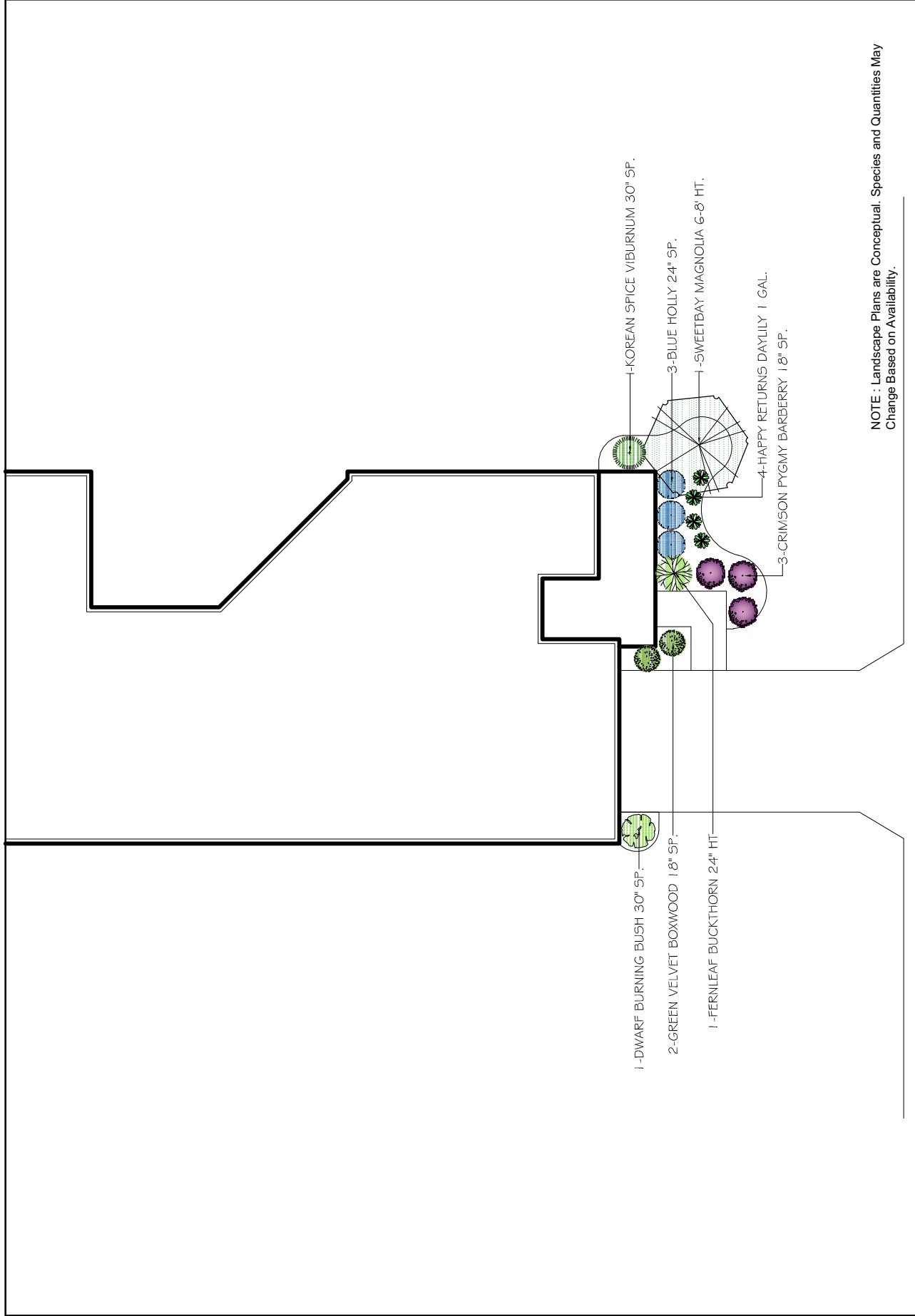
Detached Homes

Date: 3/5/18

Scale: 1"=10'

Drawn By: AS

Drawing Number:



NOTE : Landscape Plans are Conceptual. Species and Quantities May
Change Based on Availability.



WILSON LANDSCAPE ASSOCIATES

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

900 Buckeye Park Road Columbus OH 43207
 614.444.8873 tel 614.444.3175 fax
 wilsonlandscapeandturf.com

Conceptual Landscape Plans

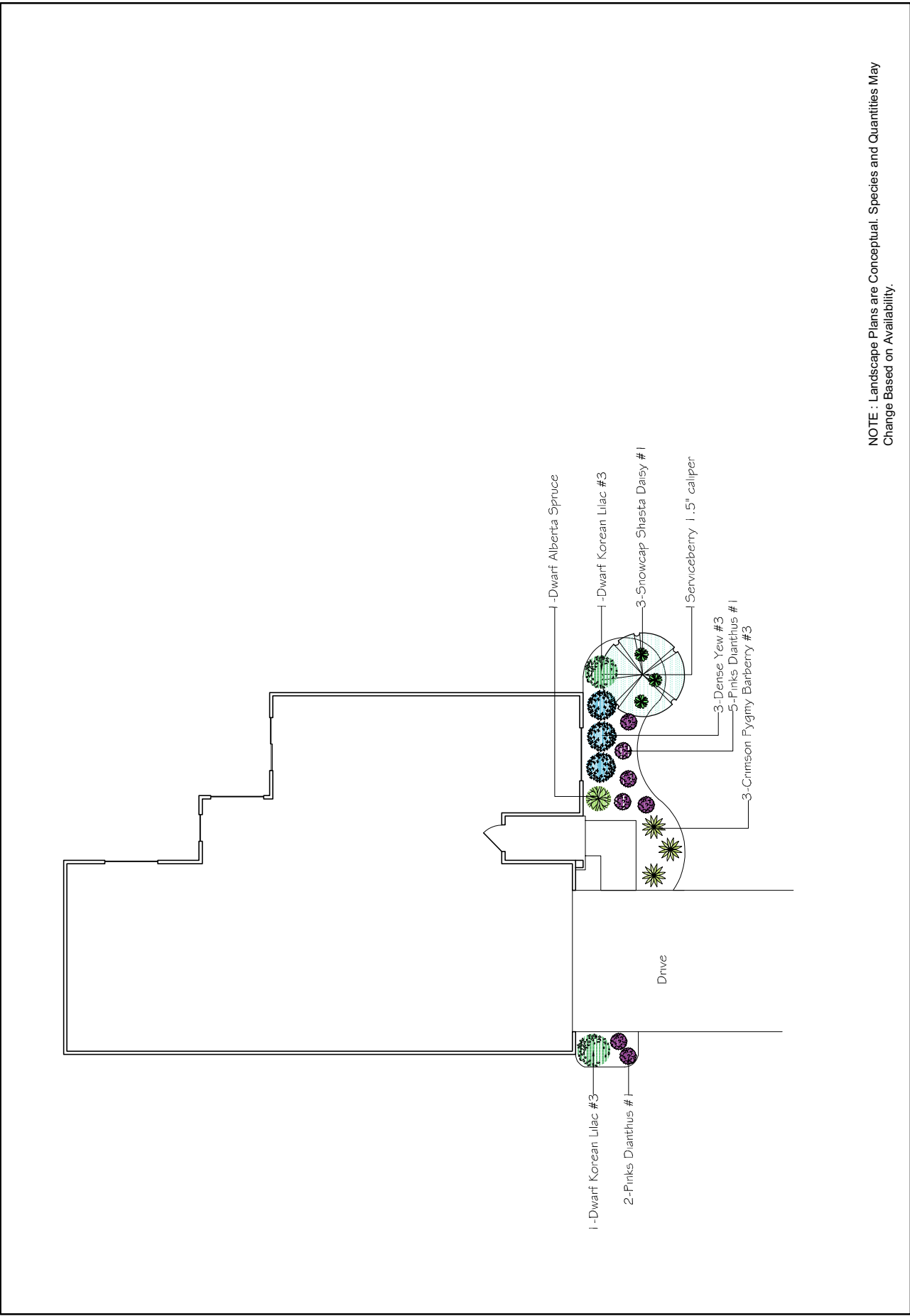
Detached Homes

Date: 5/6/20

Scale: 1"=10'

Drawn By: AS

Drawing Number:



NOTE : Landscape Plans are Conceptual. Species and Quantities May Change Based on Availability.



WILSON LANDSCAPE
ASSOCIATES

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

600 Buckeye Park Road Columbus OH 43207

614.444.8873 ext. 214 fax 614.444.7774

wilsonlandscapeplanning.com

Conceptual Landscape Plans

Detached Homes

Date: 5/23/19

Scale: 1"=10'

Drawn By: AS

Drawing Number:

TYPICAL COURTYARD LANDSCAPE PLAN

NOTE: Landscape plans are conceptual. Species and quantities may change based on availability.

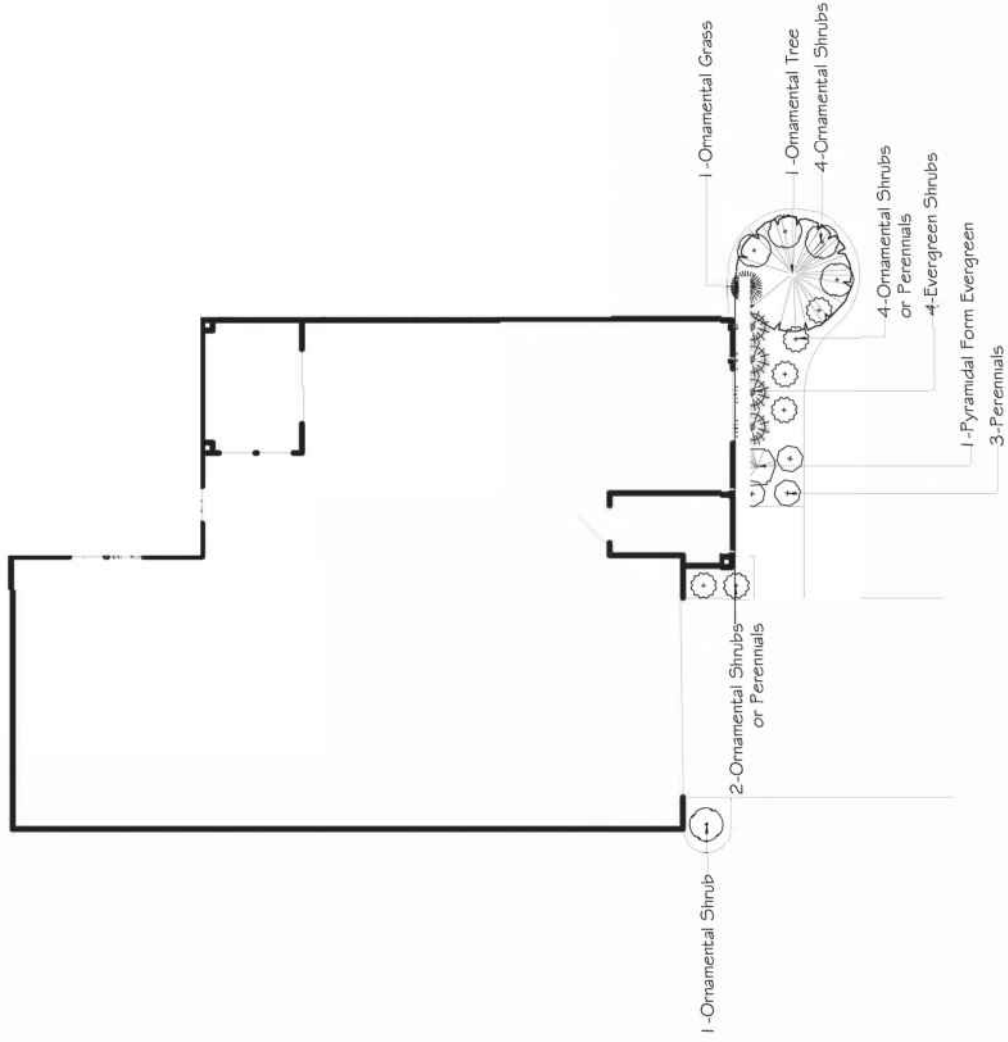


EXHIBIT E
Buffer Yards Plan

The Buffer Yards Plan appears on the following page.

EXHIBIT F
Conceptual Perimeter Street Buffer Landscape Treatment

The Conceptual Perimeter Street Buffer Landscape Treatment exhibit appears on the following page.

PROPOSED PER 100' :
(3) SHADE TREES
(4) EVERGREEN TREES
(3) ORNAMENTAL TREES

EXHIBIT G
Conceptual Residential Buffer Landscape Treatment

The Conceptual Residential Buffer Landscape Treatment exhibit appears on the following page.

CONCEPTUAL RESIDENTIAL BUFFER LANDSCAPE TREATMENT

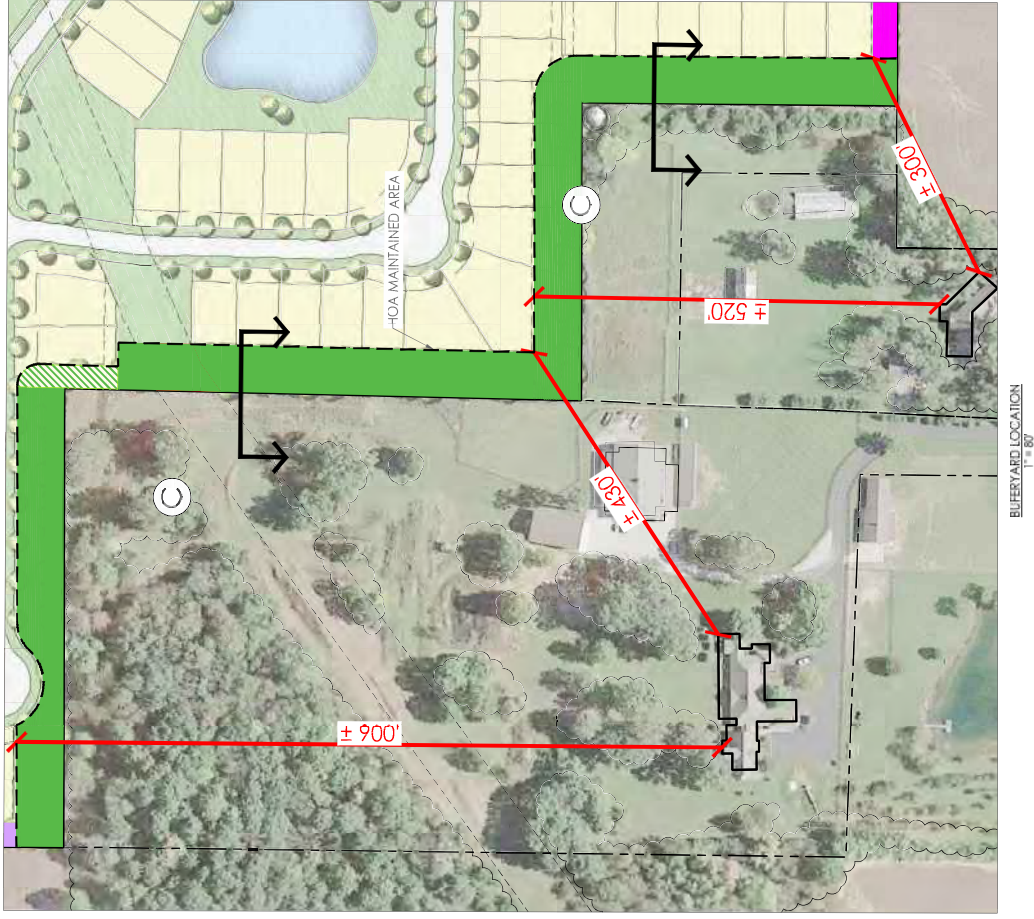
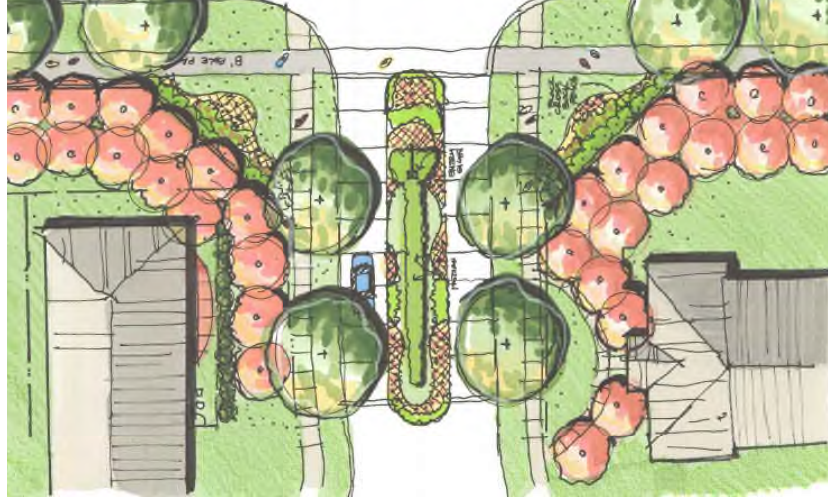


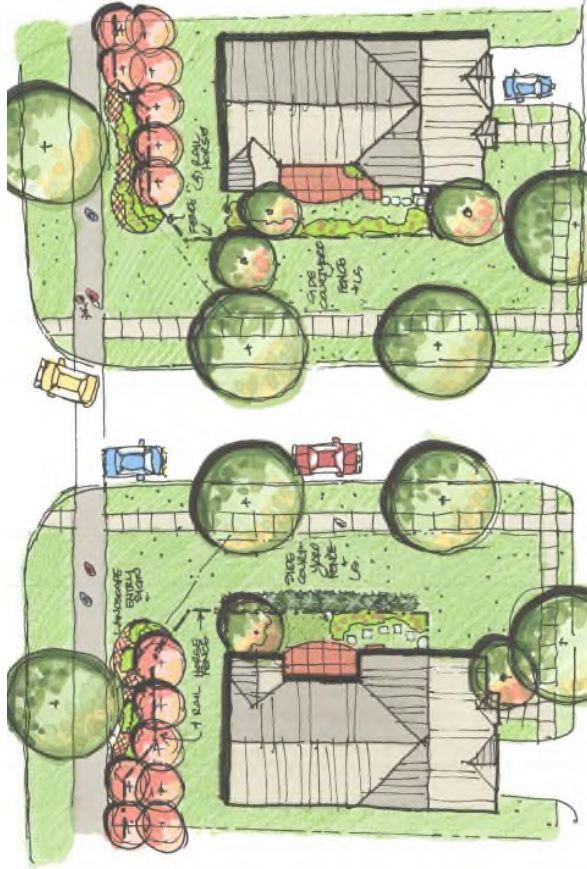
EXHIBIT H
Conceptual Entry Features

The Conceptual Entry Features exhibit appears on the following page.

CONCEPTUAL ENTRY FEATURES



TOWNE ROAD CONCEPTUAL ENTRY
NOT TO SCALE



A 151ST CONCEPTUAL ENTRY
NOT TO SCALE



LOCATION PLAN
1" = 500'



BLACK CROSS BUCK HORSE FENCE



BLACK 4 RAIL HORSE FENCE



CONCEPTUAL ENTRY FEATURE SIGN

EXHIBIT I
Conceptual Open Space and Pedestrian Connectivity Plan

The Conceptual Open Space and Pedestrian Connectivity Plan appears on the following page.

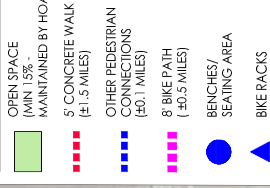
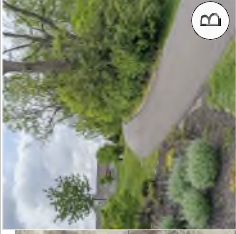
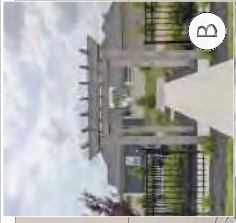


EXHIBIT J
Conceptual Amenities Plan

The Conceptual Amenities Plan appears on the following page.

CONCEPTUAL AMENITIES PLAN



KEY

CLUBHOUSE AMENITY AREA (SEE ENLARGEMENT)

- Clubhouse
 - Fitness
 - Gathering Area
 - Kitchen
 - Restrooms
- Pool
- Pickle Ball Court
- Bike Racks
- Parking Lot

PARKETTES

- Open Space Areas Featuring Paving, Seating, Landscaping, and/or Walking Path Connection
- Used More Passively for Informal Meeting, "Coffee Talk", Meditation/Yoga, Book Club, Reading, Painting, Etc.

PASSIVE OPEN SPACE

- Setback with Landscape and Trees and Some Internal Open Spaces
- Dark Color Fencing Along Frontage
- No Landscape Taller Than 3' Permitted in Gas Easement; Fence is Permitted in Easement
- Perimeter Buffer

ENTRY FEATURES

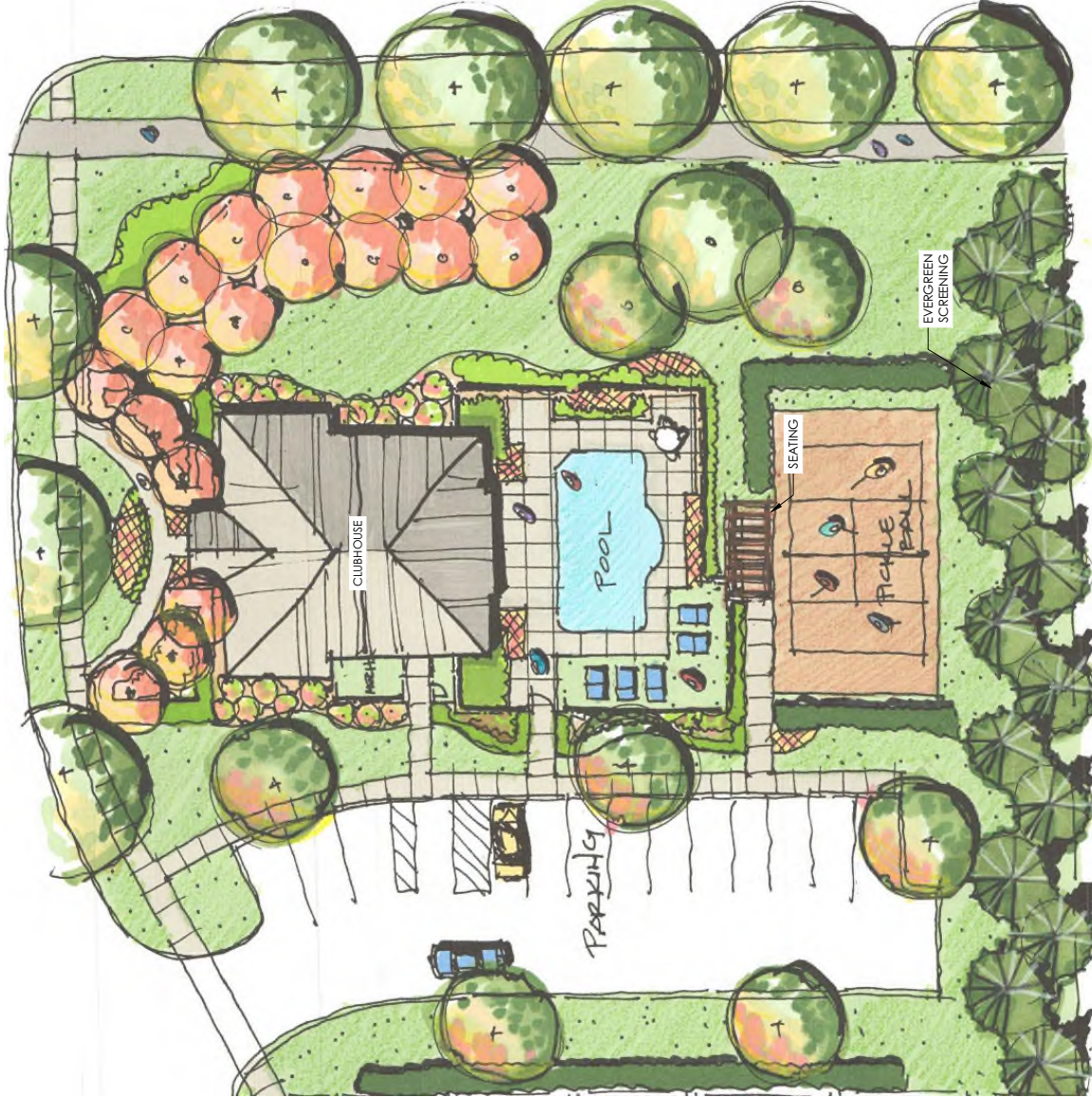
- 151st –
 - Landscaped Entry Feature with Signage
 - Dark Colored Fence Along Frontage
 - Bike Path
- Towne Road
 - Boulevard Entry
 - Landscaped Entry Feature with Community Identification Signage
 - Dark Color Fence Along Frontage
 - Bike Path
- Towne Road and 151st Intersection
 - Community Identification Signage Integrated with Fencing and Landscaping



EXHIBIT K
Conceptual Amenities Area Enlargement

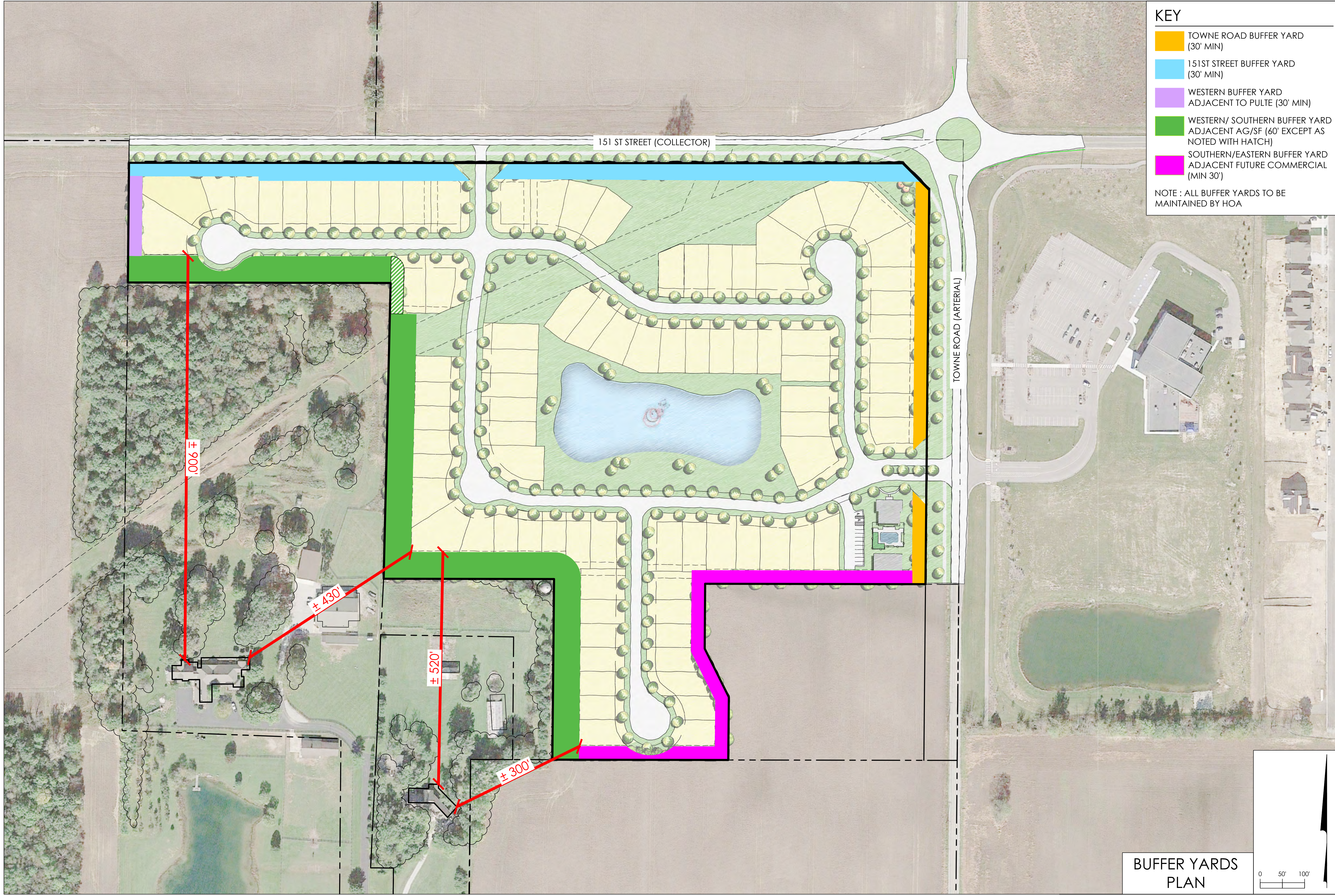
The Conceptual Amenities Area Enlargement exhibit appears on the following page.

CONCEPTUAL AMENITY
AREA ENLARGEMENT



CONCEPTUAL CLUBHOUSE AMENITY AREA ENLARGEMENT
NOT TO SCALE

\\emh\data\projects\20200000\correspondence\submittals\2020-11-20\submission\20200000-The Courtyards of Westfield-Buffer Yards Plan.dwg, Last Saved By: mmerci, 11/23/2020 1:10 PM
Last Printed By: Neri, Megan, 11/23/2020 1:22 PM



The Courtyards of Westfield

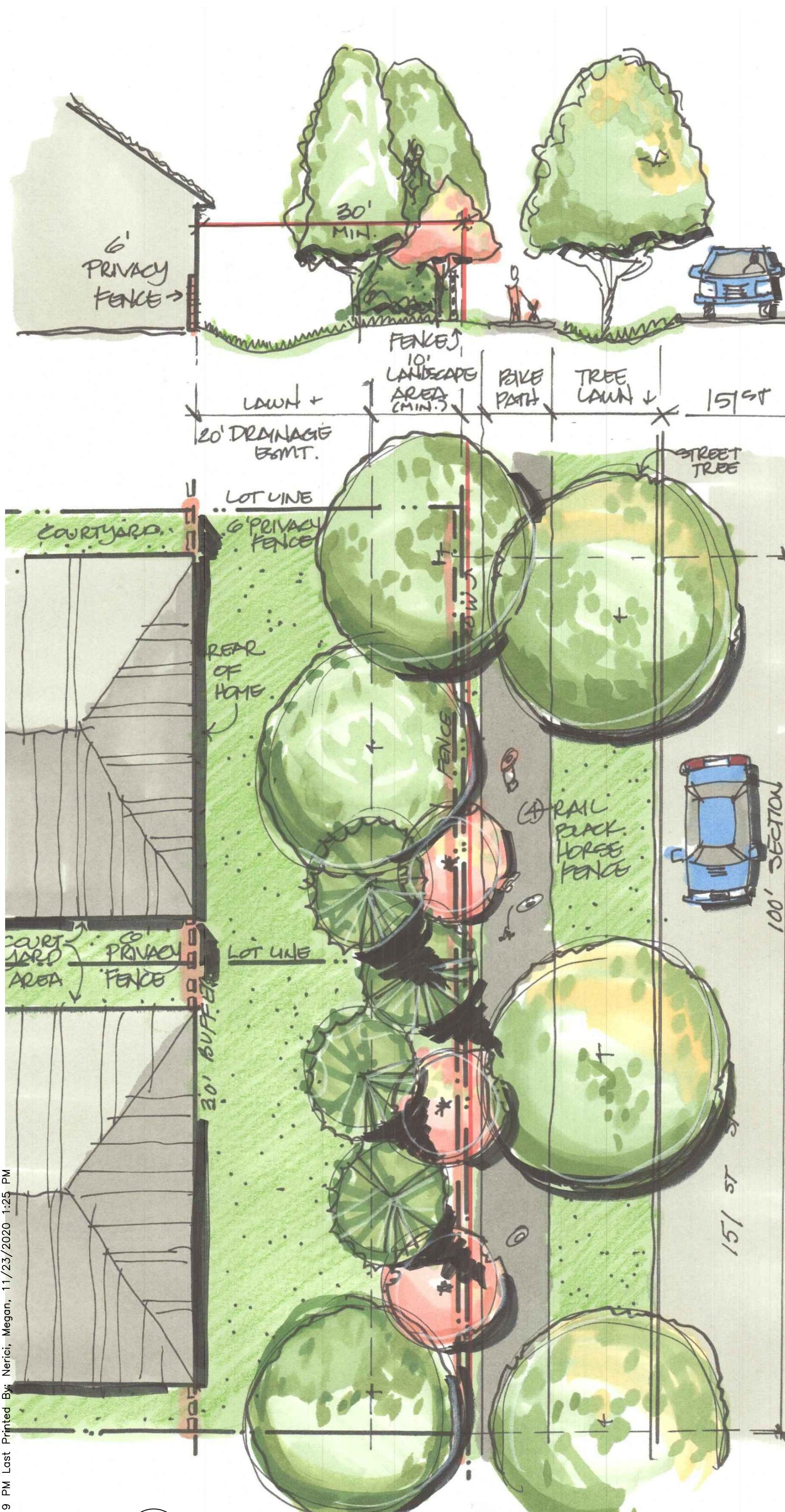
WESTFIELD, HAMILTON COUNTY, INDIANA

PROPERTY OWNER:
IDLEWILD, LLC.
7604 CIDERMILL COURT
FISHERS, INDIANA 46038

APPLICANT:
EPCON
Communities
500 STONEHEDGE DRIVE
DUBLIN, OH 43017

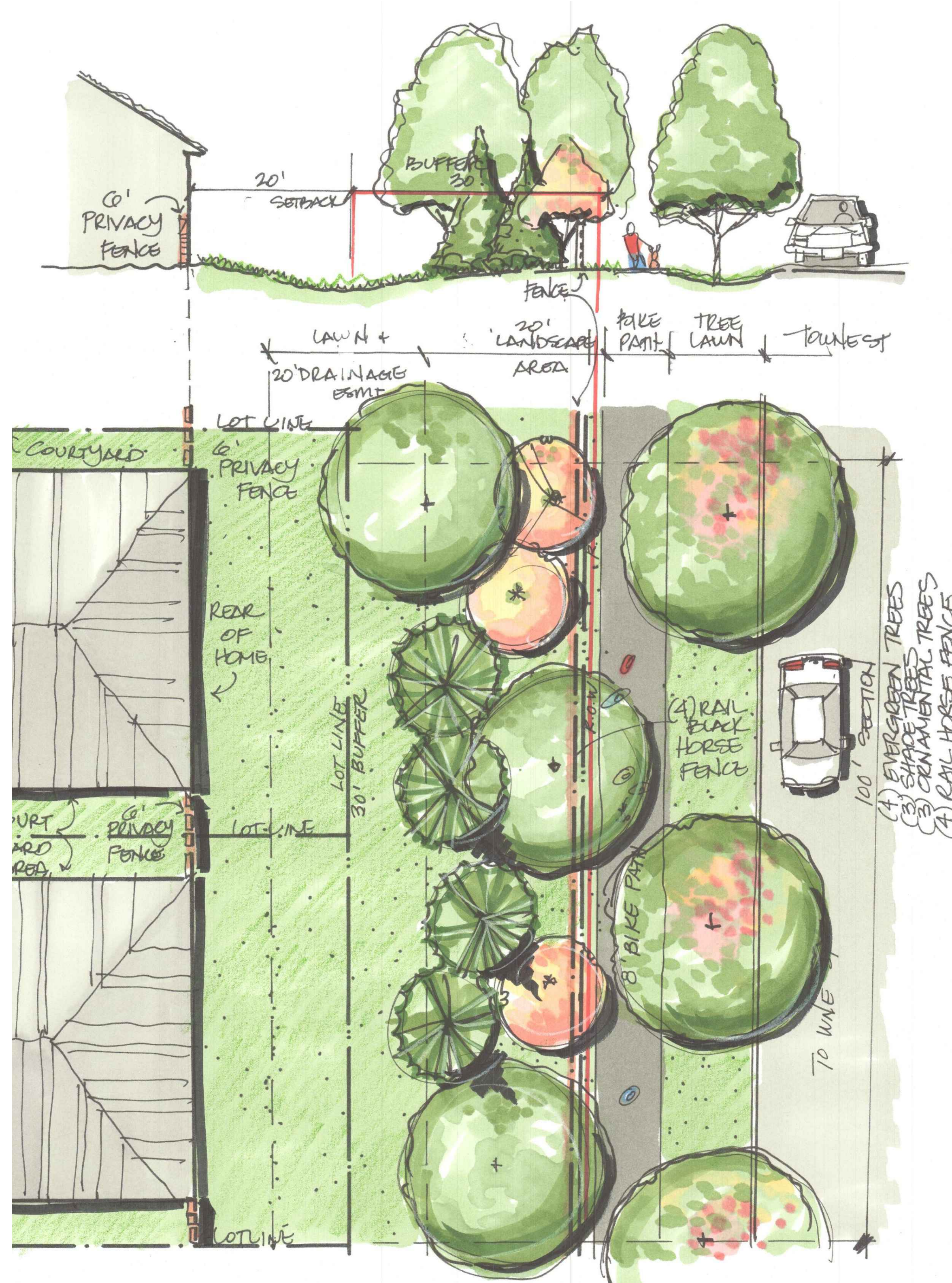
PREPARED BY:
EMHIT
Evans, Mechwart, Hamilton & Thon, Inc.
Engineers • Surveyors • Planners • Scientists
200 New Albany Road, Columbus, IN 47203
Phone: 773.752.4200 Fax: 773.752.4206
emhit.com

DATE	NOVEMBER 20, 2020
REVISED	
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REVISED	
REVISED	
REVISED	



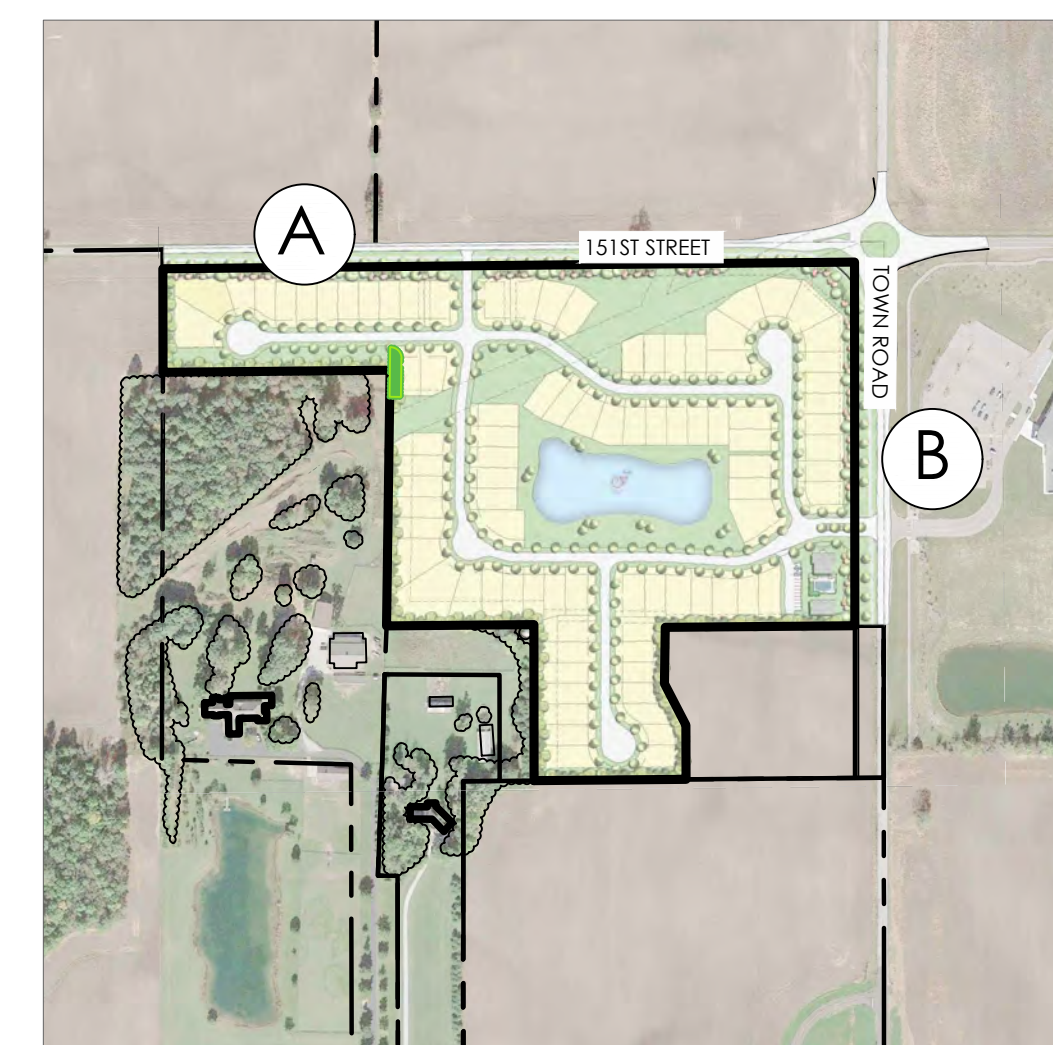
A 151 ST STREET EXTERNAL STREET FRONTAGE BUFFER
NOT TO SCALE

PROPOSED PER 100' :
 (3) SHADE TREES
 (4) EVERGREEN TREES
 (3) ORNAMENTAL TREES



B TOWNE ROAD EXTERNAL STREET FRONTAGE BUFFER
NOT TO SCALE

PROPOSED PER 100' :
(4) RAIL HORSE FENCE
(3) SHADE TREES
(4) EVERGREEN TREES
(3) ORNAMENTAL TREES

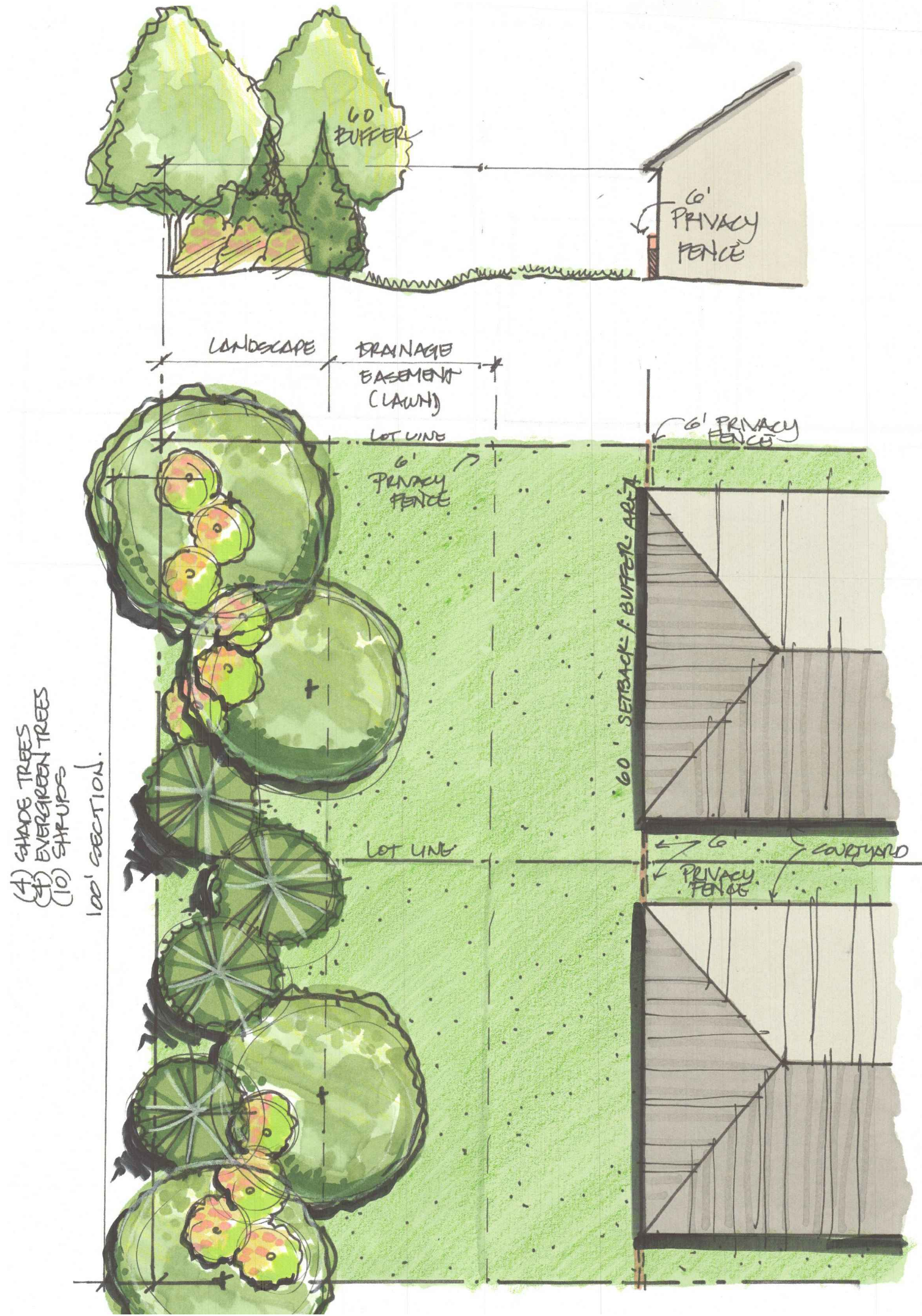


LOCATION PLAN
1" = 500'



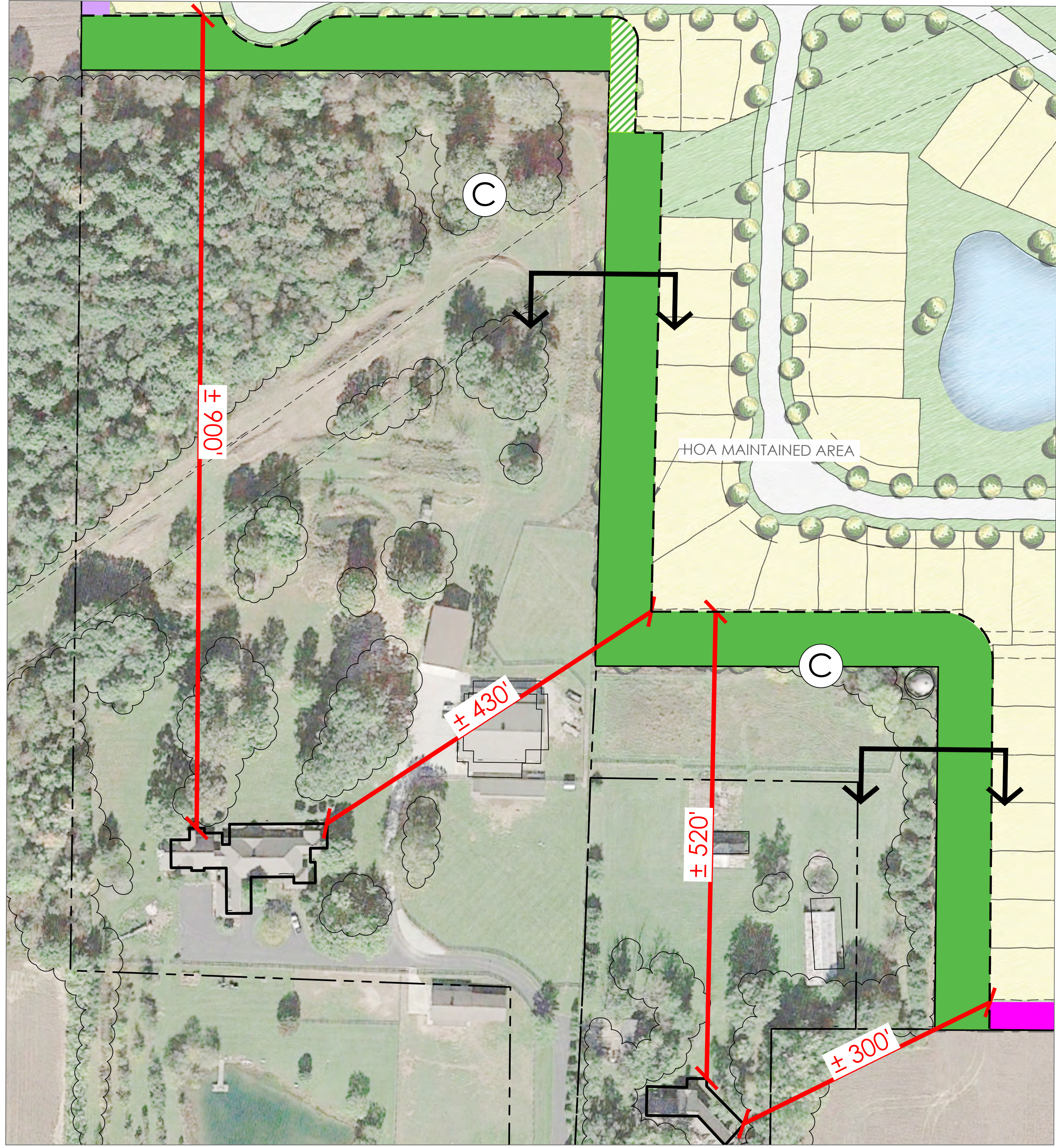
BUFFER SKETCH
NOT TO SCALE

\\millerco\projects\20200090\external\epcon\submittals\2020\11-20\submittal\20200090-The Courtyards of Westfield-Conceptual Buffer Landscape Treatments-Exhibit H.dwg, Last Saved By: mmlrco, 11/19/2020 4:19 PM Last Printed By: Netci, Megan, 11/23/2020 1:25 PM



C **BUFERYARD LANDSCAPING**
NOT TO SCALE

PROPOSED PER 100':
(4) SHADE TREES
(4) EVERGREEN TREES
(10) SHRUBS
6' PRIVACY FENCING BETWEEN HOMES



BUFERYARD LOCATION
1" = 80'

CONCEPTUAL RESIDENTIAL BUFFER LANDSCAPE TREATMENT

The Courtyards of Westfield
WESTFIELD, HAMILTON COUNTY, INDIANA

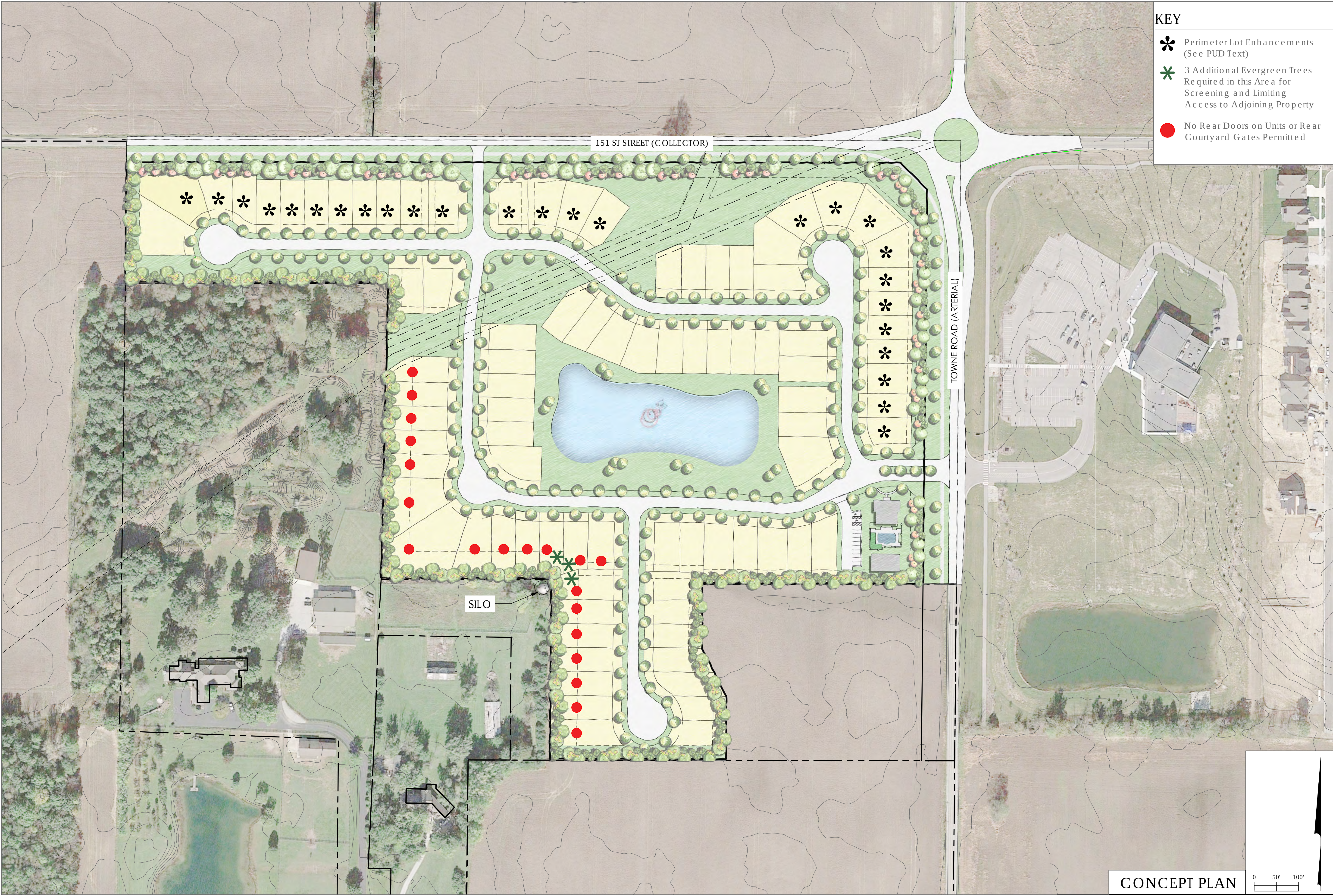
PROPERTY OWNER:
IDLEWILD, LLC.
7604 CIDERMILL COURT
FISHERS, INDIANA 46038

APPLICANT:
EPCON
Communities
500 STONEHEDGE DRIVE
DUBLIN, OH 43017

PREPARED BY:
EMHIT
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
EXTERIOR MECHANICAL HANDBOOK & MILLION, INC.
PHONE: 614.753.4300 FAX: 614.753.4309
emhit.com

DATE: NOVEMBER 20, 2020
REVISED: _____
REVISED: _____
REVISED: _____
REVISED: _____
REVISED: _____

\\cwpdata\proj\20200000\Correspondence\Submittals\Task 2000 Westfield 151 and Towne\Drawings\04Streets\2020-11-20 Submittal\20200000-The Courtyards at Westfield-Additional Concept Plan Exhibiting.dwg, Last Saved By: rmerici, 12/4/2020 3:38 PM Last Printed By: Neric, Megan, 12/4/2020 4:59 PM



KEY

- * Perimeter Lot Enhancements (See PUD Text)
- * 3 Additional Evergreen Trees Required in this Area for Screening and Limiting Access to Adjoining Property
- No Rear Doors on Units or Rear Courtyard Gates Permitted

CONCEPT PLAN

The Courtyards of Westfield
WESTFIELD, HAMILTON COUNTY, INDIANA

PROPERTY OWNER:

IDLEWILD, LLC.
7604 CIDER MILL COURT
FISHERS, INDIANA 46038

APPLICANT:

EPCON[®]
Communities

500 STONEHEDGE DRIVE
DUBLIN, OH 43017

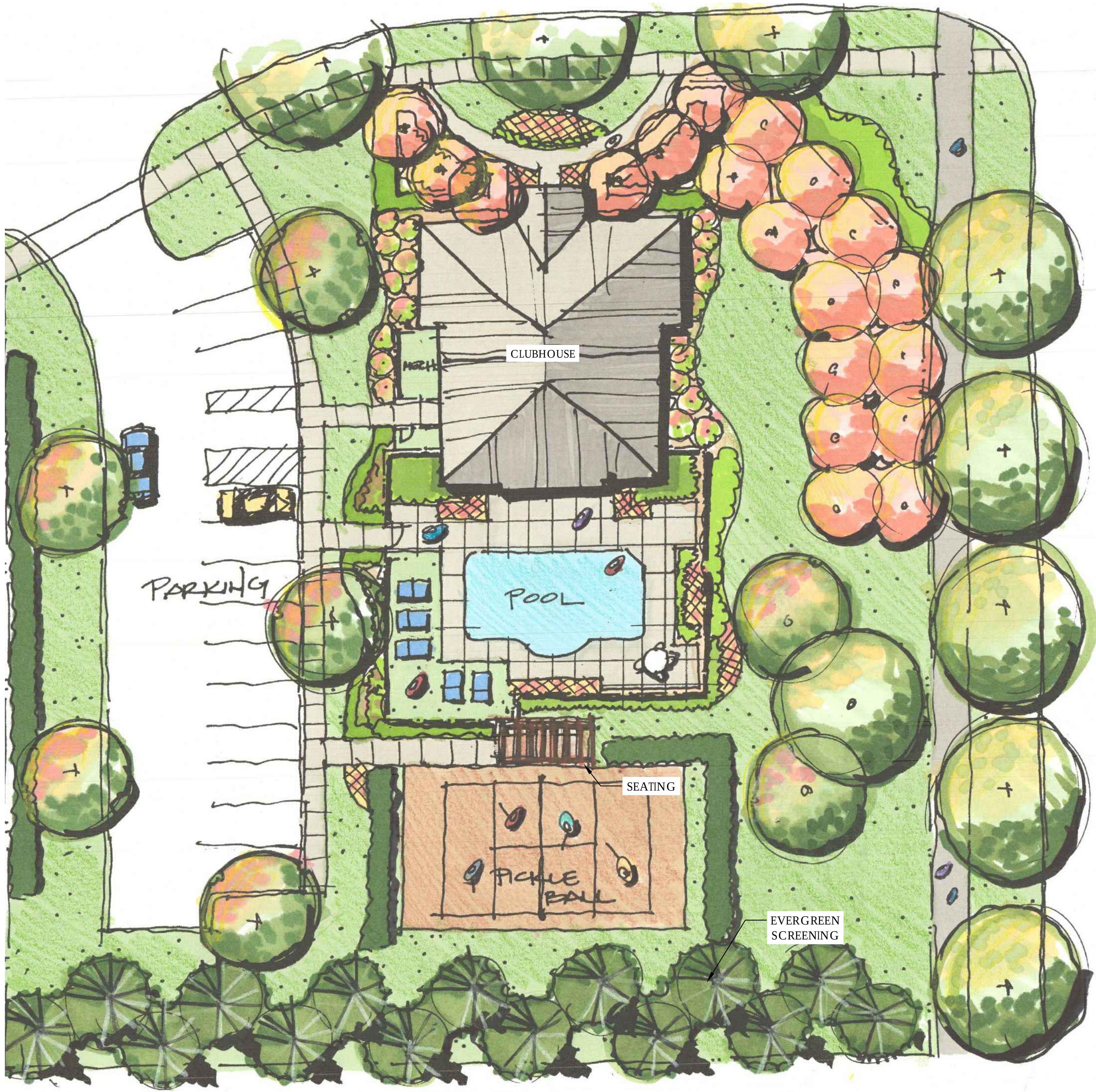
PREPARED BY:

EMHT
Evans, Mechwart, Hamilton & Thon, Inc.
Engineers • Surveyors • Planners • Scientists
300 New Albany Road, Columbus, IN 47203
Phone: 317.732.1500 Fax: 317.732.1506
emht.com

DATE: DECEMBER 4, 2020

REVISED: _____
REVISED: _____
REVISED: _____
REVISED: _____
REVISED: _____

\\cmhdata01\project01\20200080\correspondence\submittals\ask 2000 westfield 151 and town\dwg\04Sheets\2020-11-20 submittal\20200080-The Courtyards at Westfield-Conceptual Clubhouse Amenity Enlargement-Exhibit F.dwg, Last Saved By: mnerici, 11/23/2020 1:15 PM Last Printed By: mnerici, Megan, 11/23/2020 1:24 PM



CONCEPTUAL CLUBHOUSE AMENITY AREA ENLARGEMENT
NOT TO SCALE



CONCEPTUAL AMENITY
AREA ENLARGEMENT

DATE	NOVEMBER 20, 2020
REVISION	
REVISION	
REVISION	
REVISION	
REVISION	
REVISION	

PREPARED BY:

EMHIT

EVANS, MACHWIG, HAMBLEN & THON, INC.
Engineers • Surveyors • Planners • Scientists
200 New York Road, Columbus, Ohio 43260
614.475.7222
emhit.com

APPLICANT:

EPCON[®]

Communities

500 STONEHEDGE DRIVE
DUBLIN, OH 43017

PROPERTY OWNER:

IDLEWILD, LLC.

7604 CIDERMILL COURT
FISHERS, INDIANA 46038

The Courtyards of Westfield

WESTFIELD, HAMILTON COUNTY, INDIANA

\\merrill\projects\20200080\correspondence\submittals\task 2000 westfield 151 and towne\dwg\04 sheets\2020-11-20 submittal\20200080-The Courtyards at Westfield-Conceptual Entry Features-Exhibit C.dwg, last Saved By: merrill, 11/23/2020 1:14 PM Last Printed By: Merril, Megan, 11/23/2020 1:23 PM



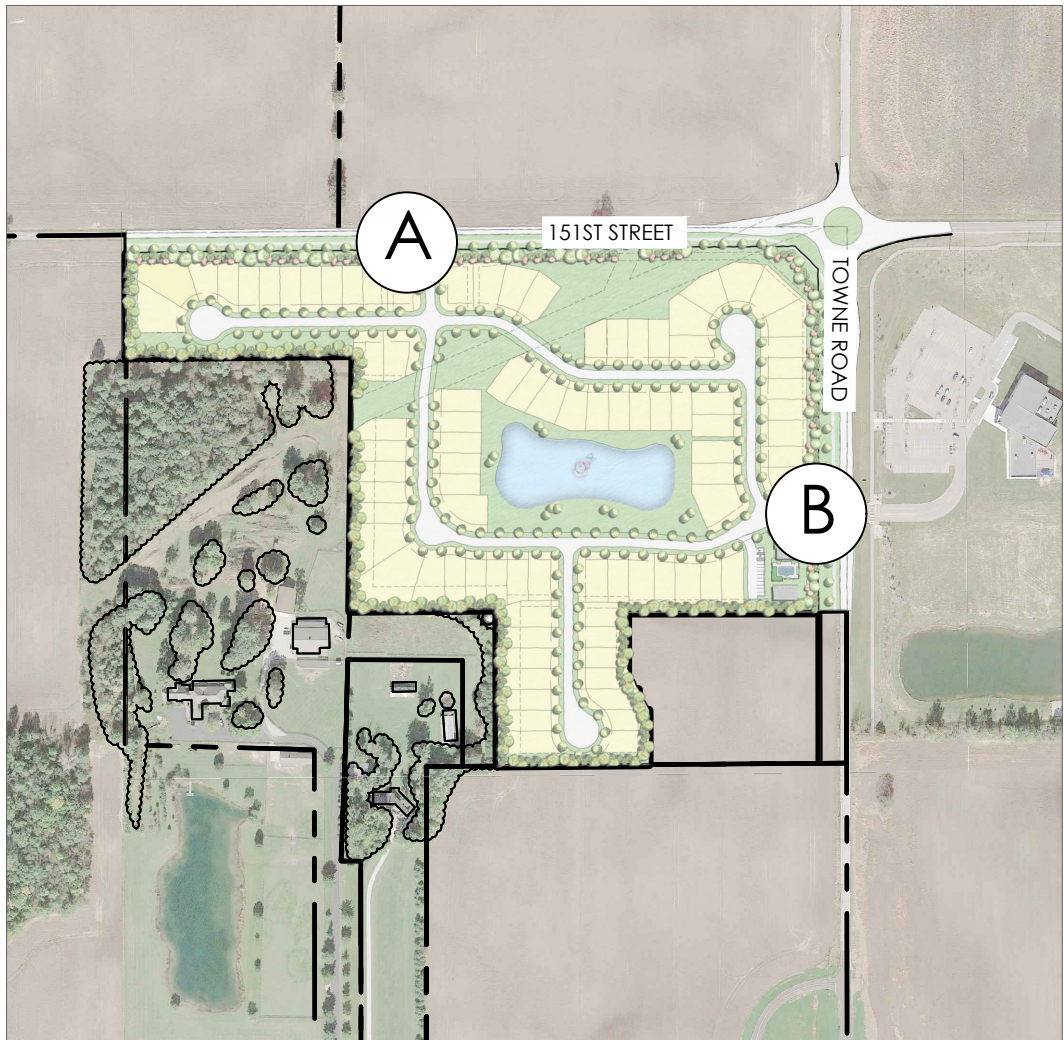
CONCEPTUAL ENTRY FEATURE SIGN



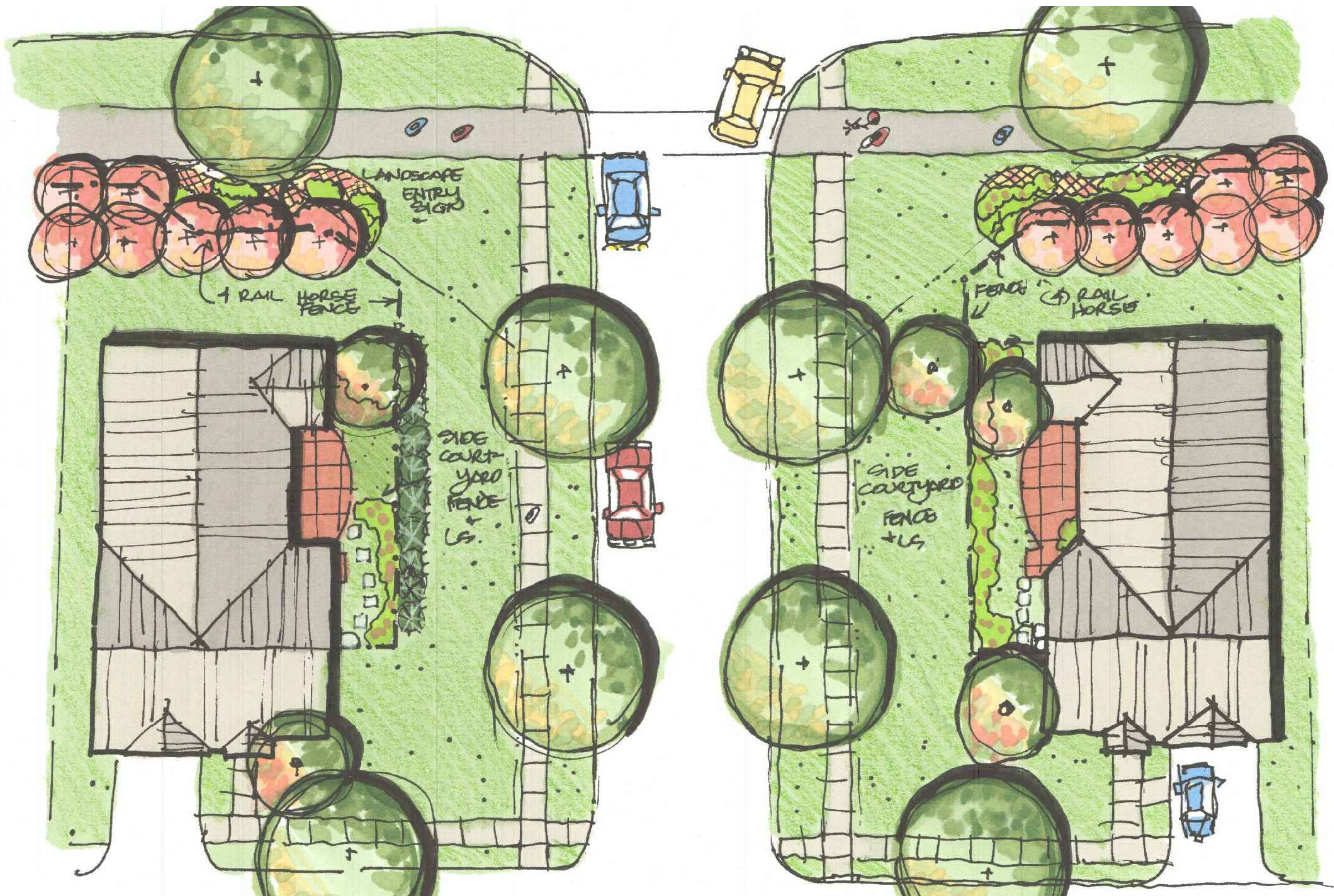
BLACK 4 RAIL HORSE FENCE



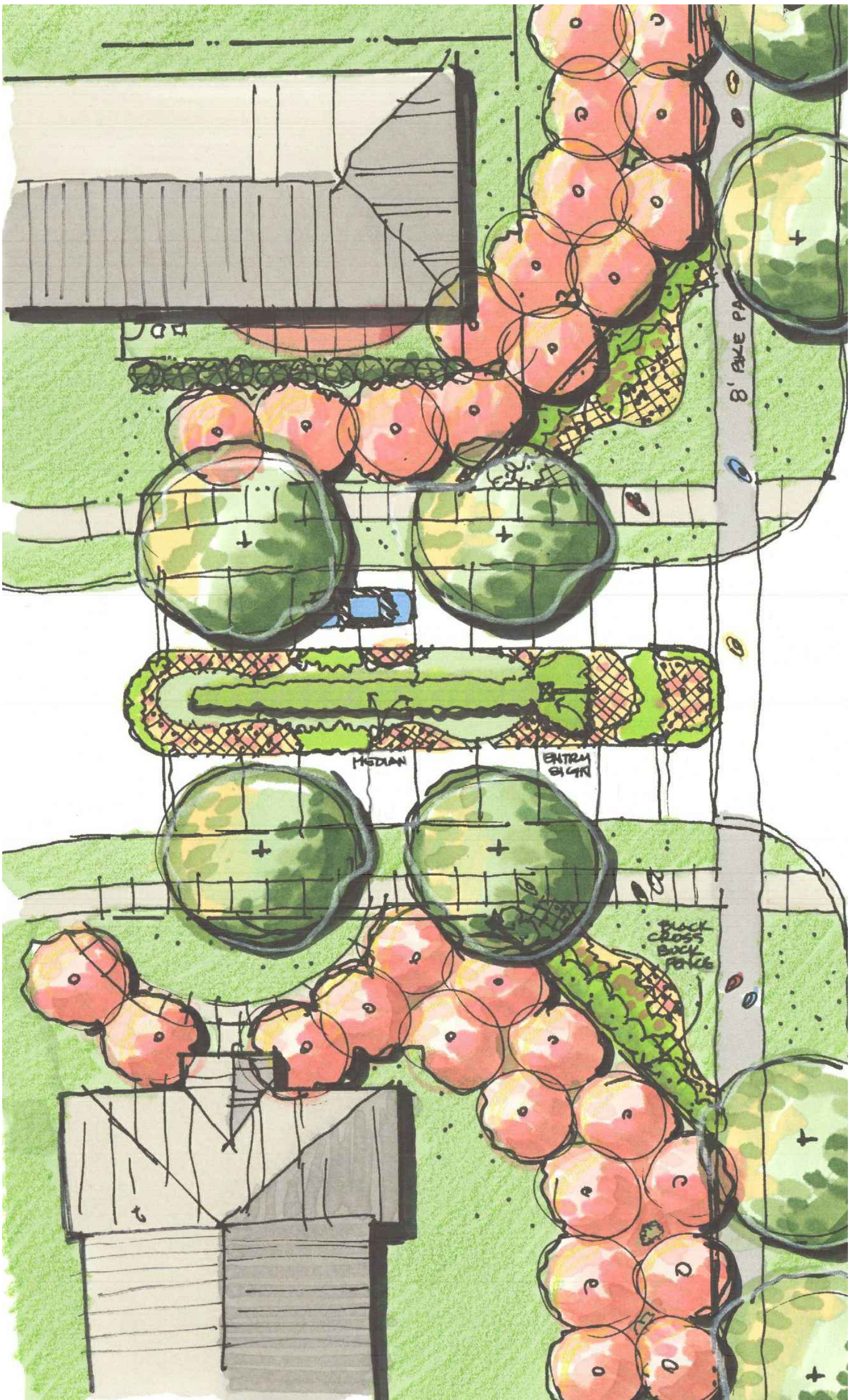
BLACK CROSS BUCK HORSE FENCE



LOCATION PLAN
1" = 500'



A 151ST CONCEPTUAL ENTRY
NOT TO SCALE



B TOWNE ROAD CONCEPTUAL ENTRY
NOT TO SCALE

CONCEPTUAL
ENTRY FEATURES

The Courtyards of Westfield
WESTFIELD, HAMILTON COUNTY, INDIANA

PROPERTY OWNER:
IDLEWILD, LLC.
7604 CIDERMILL COURT
FISHERS, INDIANA 46038

APPLICANT:
EPCON[®]
Communities
500 STONEHEDGE DRIVE
DUBLIN, OH 43017

PREPARED BY:
EMHIT
Evans, Mechwart, Hambleton & Thon, Inc.
Engineers • Surveyors • Planners • Scientists
200 New Albany Road, Columbus, OH 43260
Phone: 614.732.4200 Fax: 614.732.4200
emhit.com

DATE:	NOVEMBER 20, 2020
REVISED:	
REVISED:	
REVISED:	
REVISED:	
REVISED:	



Westfield City Council Report

Ordinance Number:	20-39
APC Petition Number:	2010-PUD-14
Petitioner:	Epcon Communities, LLC by Church, Church, Hittle + Antrim
Requested Action:	A change of zoning of 33.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards of Westfield PUD District.
Current Zoning:	AG-SF1: Agriculture / Single-Family Rural District t
Current Land Use:	Agricultural
Acreage:	33.5 acres +/-
Exhibits:	1. Department Report & APC Certification 2. Location Map 3. Concept Plan 4. Conceptual Architectural Exhibit 5. Proposed Ord. 20-39 (clean) 6. Typical Lot Landscaping 7. Buffer Yards Plan 8. Conceptual Entry Features 9. Conceptual Amenities 10. Updated Project Narrative 11. Concept Plan Comparison 12. Neighbor Meeting Summary 13. Issue List & Responses 14. Proposed Ord. 20-39 (redlined prior to recommendation) 15. Redline of Additional Changes 16. Public Comments
Staff Reviewer:	Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the [September 14, 2020](#), City Council meeting. The petition received a public hearing at the [October 5, 2020](#), Advisory Plan Commission (the “Plan Commission”) meeting.

The petitioner a neighbor meeting on September 29, 2020. A summary this meeting has been provided by the petitioner and included as **Exhibit 12**.

PROJECT OVERVIEW

Location: This subject real estate is approximately 33.5 acres in size and is located at the southwest corner of 151st Street and Towne Road (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture / Single-Family Rural District. Adjacent zoning districts include the AG-SF1 to the east, south, and west; and Claiborne Farms PUD to the north and west.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Courtyards of Westfield PUD District to accommodate a residential development, as described in the Petitioner’s Narrative (see **Exhibit 10**).

ORDINANCE DETAILS

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**), and requires the real estate to be developed in substantial compliance with that plan, as determined by the Director.

Underlying Zoning: As proposed, the PUD Ordinance assigns SF4: Single-Family High-Density District as the underlying zoning district.

Permitted Uses: The proposed ordinance would permit all uses that are permitted in the underlying zoning districts, with a maximum of 94 dwellings. Special Exceptions would be prohibited in the district, along with uses that are prohibited by the UDO.

General Regulations: As proposed, the PUD Ordinances establishes alternative standards from those of the underlying zoning districts. The standards are outlined below:

The table below outlines the proposed lot standards as compared to the UDO’s requirements for SF4 lots (the proposed underlying zoning district).

	Proposed in PUD	UDO (SF4)
Min. Lot Area	6,000 SF	9,000 SF
Min. Lot Frontage	35’	40’
Min. Front Yard Setback	20’ for garage door 10’ for porch or front door	25’
Min. Side Yard Setback	5’	8’
Min. Rear Yard Setback	20’	25’

Min. Lot Width	52'	50'
Max. Building Height	1 ½ stories	25'
Min. Living Area (Total)	1,400 SF	
One Story		1,200 SF
Story and one-half	Second floor not to exceed 50% of ground level square footage	750 SF (ground floor)

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Architectural Standards: The PUD Ordinance proposes alternative standards in lieu of those found in Article 6.3(C) of the UDO. The standards address building materials, perimeter lot enhancement, exterior trim, roof standards, garages, and driveways. The PUD Ordinance also incorporates a Conceptual Architectural Character Exhibit (see **Exhibit 4**) that shows some of the elevations and floorplans proposed for the community.

Landscaping Standards: As proposed, the PUD Ordinance defaults to the Landscaping Standards of the UDO, with the following modifications:

Street Trees: The PUD Ordinance would require one (1) street tree per dwelling lot, per frontage; and one (1) street tree per fifty (50) feet in Common Areas. With a Minimum Lot Size of fifty-two (52) feet, this is a slight reduction in the UDO standard which permits spacing to range between twenty-five (25) and sixty (60) feet, but requires an average spacing of fifty (50) feet. Additionally, the trees would be permitted outside of the right-of-way, so long as they are located within ten (10) feet of the right-of-way.

Minimum Lot Landscaping: Alternative minimum lot landscaping standards are proposed for both the residential lots and the clubhouse.

Residential Lot Landscaping: The proposed landscaping for residential lots is shown in the Typical Lot Landscaping Exhibit (see **Exhibit 6**), and outlined in the chart below:

	Proposed in PUD	UDO requirement (Lots under 8,000 SF)
Shade Trees	0	2
Ornamental/Evergreen Trees	1	1
Shrubs	10	4
Ground Cover	Front Yard: Sod	No requirement

	Side/Rear Yards: Seed or sod Fenced Courtyards: Artificial turf, decorative gravel, and/or pavers permitted	
--	---	--

Clubhouse Area Landscaping and Fencing: The proposed ordinance set specific landscaping and fencing requirements for the clubhouse area which include minimum plantings, permitted ground cover, fence requirements for the pickleball court, and alternative perimeter landscaping requirements for the south property line. The minimum planting proposed in the PUD are six (6) ornamental or shade trees and thirty (30) shrubs on the one (1) acre +/- parcel. The UDO would require 10 trees (shade, ornamental, or evergreen) and no shrubs in the same area.

Perimeter Landscaping: As written, PUD Ordinance proposes alternative standards from those required by Article 6.8(M) External Street Frontage Landscaping Requirements and Article 6.8(N) Buffer Yard Requirements. The differences are shown in the following charts. Additionally, detailed plans for the buffer yards have been provided (see **Exhibit 7**).

External Street Frontage Landscaping (per 100')		
	Proposed in PUD	UDO requirement
Shade Trees	3	3
Ornamental	3	3
Evergreen Trees	4	4
Shrubs	0	25
Mound	None	3' undulating mound
Fence	black four-rail horse fence	No requirement

Buffer Yard Landscaping (per 100')		
	Proposed in PUD (consistent with Buffer A)	UDO requirement (Buffer B)
Width	30'	40'

Shade Trees	4	4
Evergreen Trees	4	4
Shrubs	10	10
Mound	None	4' undulating mound along 60% of shared lot line
Other	Mechanical equipment for Dwelling is permitted in this area	Improvements not permitted
Alternative Standard	Areas adjacent to future commercial (shown in pink on Exhibit 8) can be planted with 8 evergreen trees only	No equivalent standard

Infrastructure Standards: As proposed, the PUD Ordinance reduces the minimum ROW width to 50' from the 59' required by the City's Construction Standards. The City Engineer has reviewed this request feels that a 50' ROW is acceptable for this project. All other infrastructure standards default to the City's Construction Standards and the UDO, unless otherwise approved by the Public Works Department.

Entry Features: The proposed Ordinance includes a Conceptual Entry Feature Exhibit (see **Exhibit 8**). The Entry Features would be constructed in accordance with Article 6.17(G)(1) of the UDO.

Temporary Use and Event: As written, the PUD Ordinance contains standards for Model Homes, including temporary sales and construction trailers. The only change from the standards of the UDO, is allowing permit renewal in 24-month increments instead of the 1-year increment permitted by the UDO.

Open Space and Amenity Standards: The proposed Ordinance defaults to the Open Space and Amenity Standards of the UDO, and also commits to providing specific amenities as described in the ordinance and shown in the various conceptual amenity exhibits (collectively attached as **Exhibit 9**). Additionally, the PUD Ordinance requires construction to begin on the clubhouse prior to the issuance of the twenty-fifth (25th) building permit. The UDO requires amenities to be constructed prior to 50% of the permits in the section that the amenity is located in, or within 12 months of the first permit being issued for that section, whichever occurs first.

Duration: As proposed, the zoning of the Property would revert back to AG-SF1 if an Improvement Location Permit has not been obtained for a new Dwelling Unit by January 1, 2026.

CHANGES SINCE THE INTRODUCTION & PUBLIC HEARING

The petitioner has made several changes to the PUD Ordinance and Exhibits since the Council Introduction and Public Hearing (see **Exhibit 14**). Some of these changes are discussed in the response to the Issue List (see **Exhibit 13**). Most of the changes to the ordinance occurred in the Landscaping Standards section. Those changes include: permitting street trees outside of the

right-of-way, adding specific landscaping standards for the clubhouse area, updating the required plantings for the external street frontage and buffer yards, permitting mechanical equipment within buffer yards, and adding alternative planting requirements for the buffer areas adjacent to potential commercial areas. Other changes to the ordinance text include a reduction in the number of permitted units, reducing the right-of-way width, and adding additional required amenities.

The layout of the proposed development has also changed, which is reflected in the new Concept Plan (see **Exhibit 3**). An exhibit was also added which compares the two plans (see **Exhibit 11**). Changes include the decrease in the number of lots, removal of the central street, replacing the two ponds along Towne Road with one central pond, and relocating the amenity center to the south side of the entrance along Towne Road. Additional landscaping exhibits were also added to the proposed ordinance.

RECOMMENDATION AND ASSOCIATED CHANGES

Prior to the recommendation meeting, the petitioner made 3 additional changes that had not been included in the version posted to the APC's Agenda. These changes are shown in the Redline of Additional Changes (see **Exhibit 15**). The Plan Commission's recommendation included a condition that these changes be incorporated into the final version of the ordinance. These changes are included in the final version presented for Adoption Consideration.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as New Suburban. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for "**New Suburban**" include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality "life span" housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-

loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: Towne Road, (ii) Collector: 151st Street, (iii) Proposed Local: other proposed streets internal to the development, and (iv) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the [October 5, 2020](#), Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the [September 14, 2020](#), City Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its [December 7, 2020](#), meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 9 in favor, 0 opposed), with the condition that the new language and exhibit presented and discussed at the meeting be incorporated in to the ordinance.

City Council

Introduction:	September 14, 2020
Eligible for Adoption:	January 11, 2021
Submitted by:	Pam Howard, Senior Planner Community Development Department

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, October 5, 2020, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2010-PUD-14
Ordinance No.	20-39
Petitioner	Epcon Communities, LLC by Church, Church, Hittle + Antrim
Description	A change of zoning of 33.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards of Westfield PUD District.

On December 7, 2020, a motion was made and passed to send a favorable recommendation (Vote: 9 in favor, 0 opposed) of the proposal to the City Council, with the condition that the new language and exhibit presented and discussed at the meeting be incorporated in to the ordinance.

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Kevin Todd, Secretary

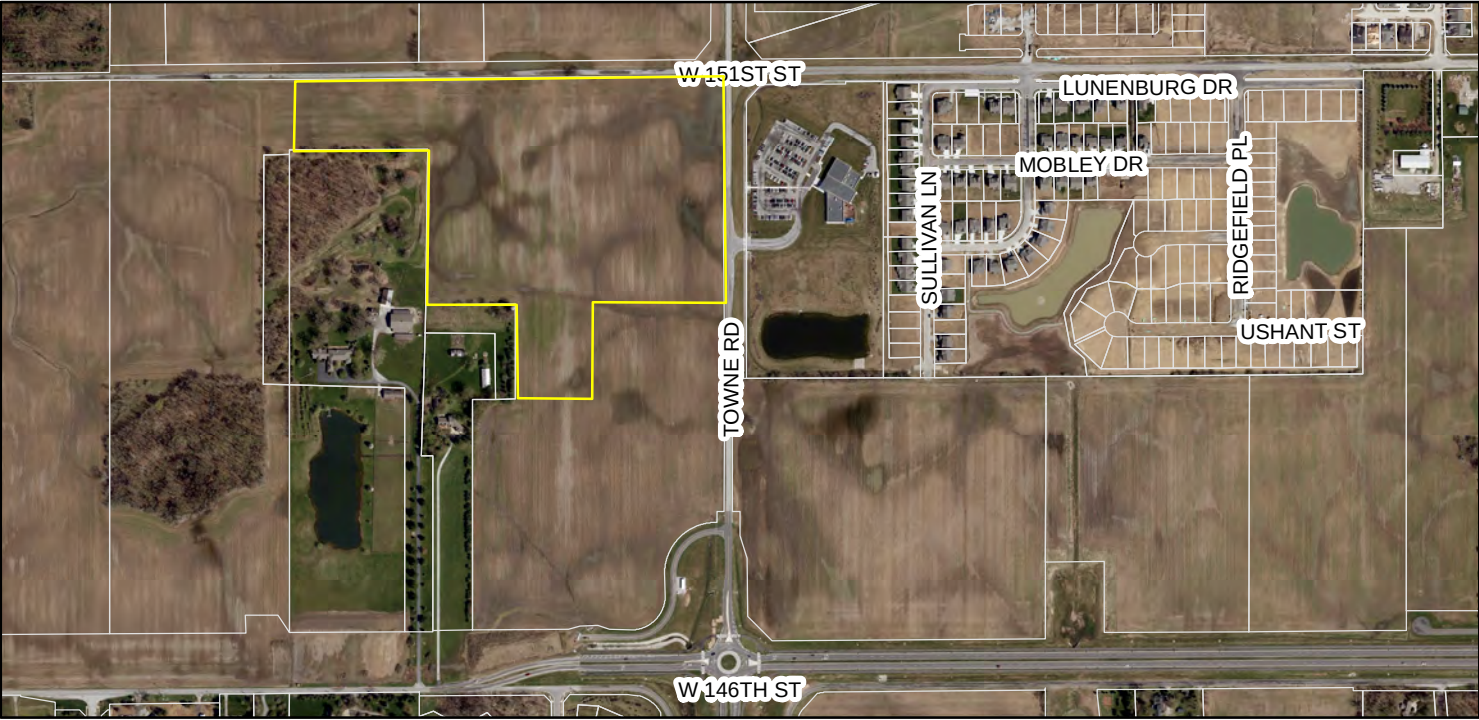
December 7, 2020
Date



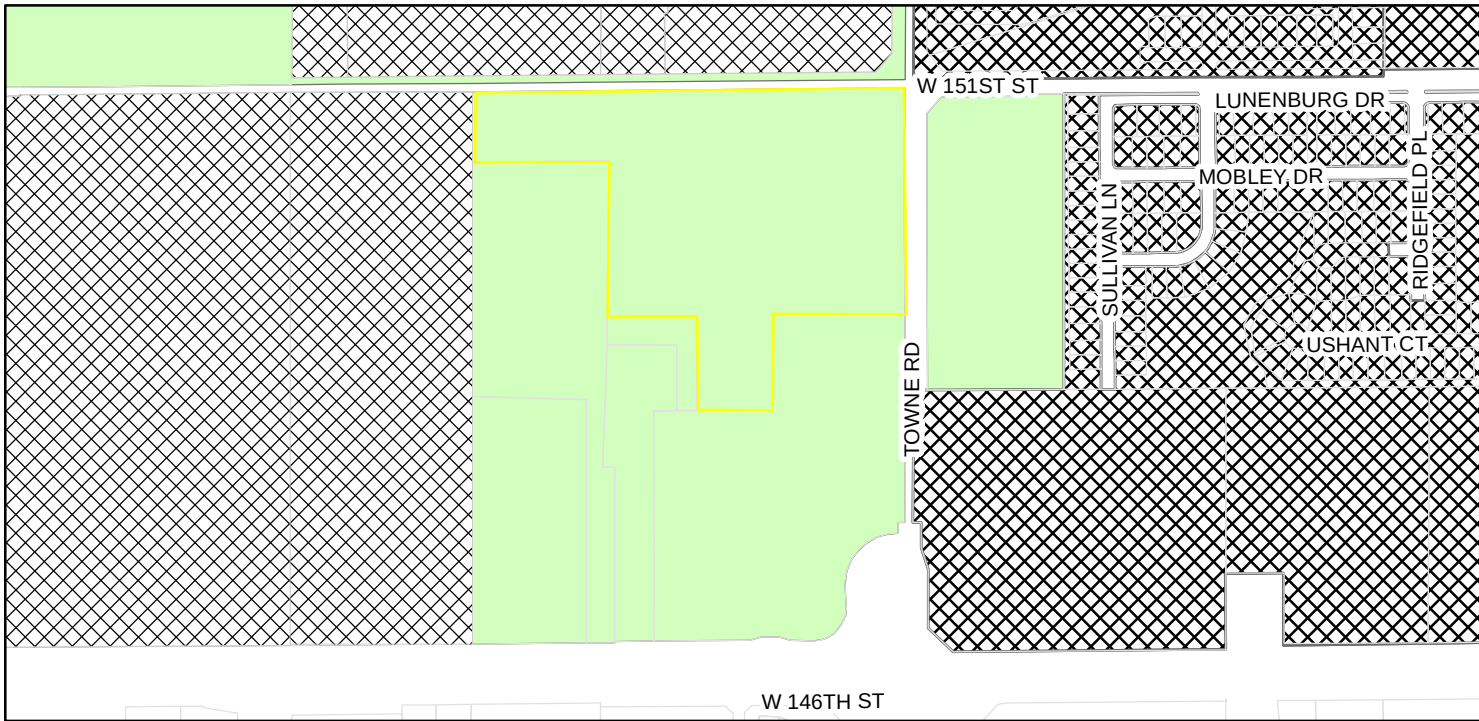
Property Location Map
Courtyards at Westfield PUD
2010-PUD-14



Aerial Location Map



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)

ORDINANCE NUMBER 21-__

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE TEXT OF THE MAPLE KNOLL PLANNED UNIT DEVELOPMENT AND THE UNIFIED DEVELOPMENT ORDINANCE

This is an ordinance to amend the Maple Knoll Planned Unit Development District Ordinance and the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Town of Westfield adopted the Maple Knoll Planned Unit Development District Ordinance 04-02 on February 9, 2004 (the "Maple Knoll PUD Ordinance");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ____-PUD-__**), requesting an amendment to the Maple Knoll PUD Ordinance as it pertains to the parcels of real estate illustrated in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. ____-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (**- vote**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2021; and

WHEREAS, the Common Council is subject to the provisions of Indiana Code § 36-7-4-1512 concerning any action on this request.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Maple Knoll PUD Ordinance is hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the provisions of the Maple Knoll PUD Ordinance as amended, and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a

Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.2 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Development Standards.** The standards of Section 14 (Signage) and Exhibit 18 (Signage Provisions) of the Maple Knoll PUD Ordinance shall apply, except as modified below:

- 2.1 Wall Signs: All wall signs on the Real Estate shall be regulated exclusively by the standards of Article 6.17(J)(8) (Outlot Signage) of the UDO.
- 2.2 Drive-thru Menu Boards: Drive-thru menu order boards shall be permitted per the standards of the UDO.
- 2.3 Ground Signs: Signage for Outlots on the Real Estate shall be permitted on the freestanding development signs identified as (Sign D3) in Ordinance 19-50.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 20-__** was delivered to the Mayor of Westfield

on the ____ day of _____, 2021, at ____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 20-__

this ____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 20-__

this ____ day of _____, 2021.

J. Andrew Cook, Mayor

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

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

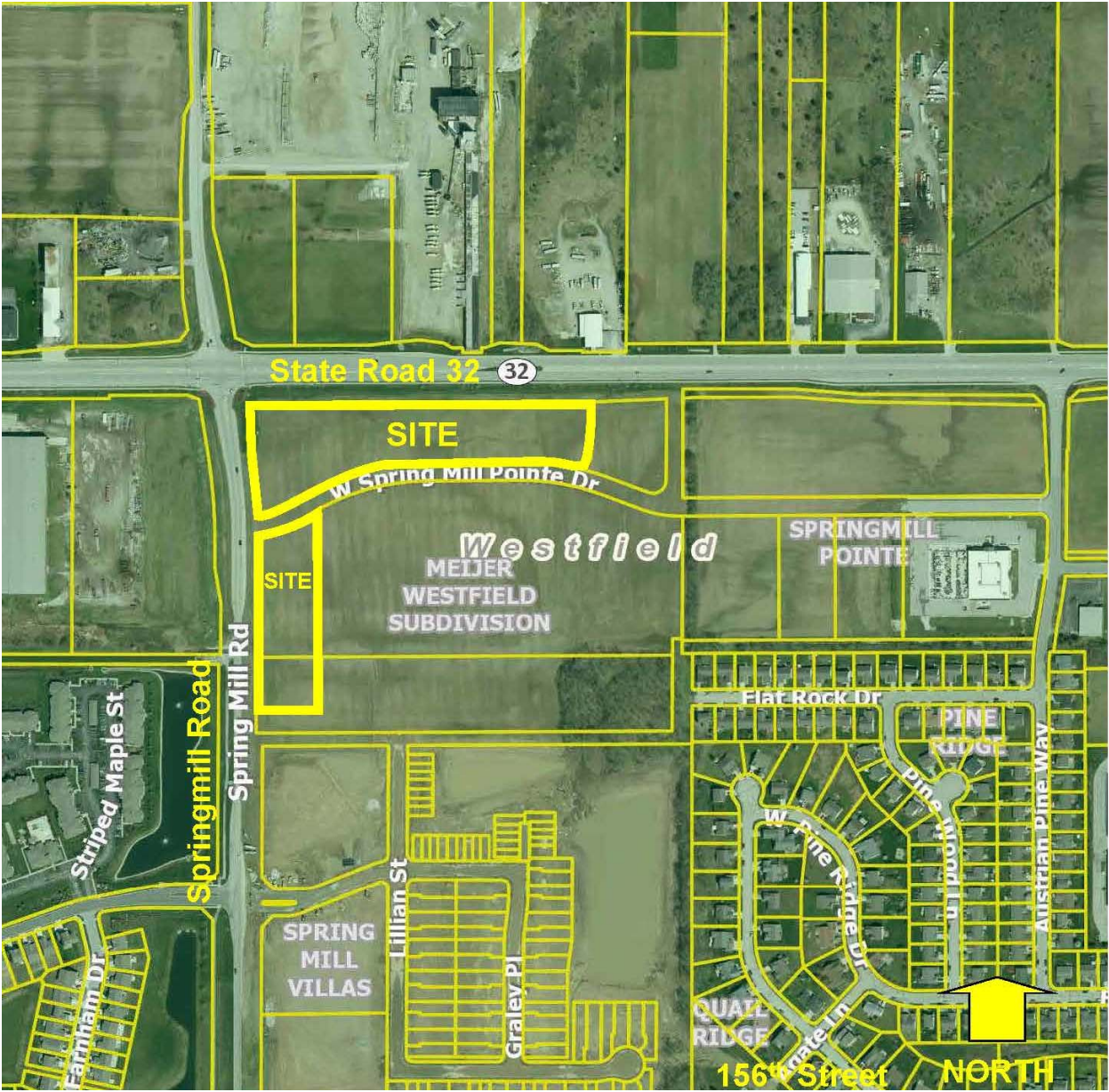
SCHEDULE OF EXHIBITS

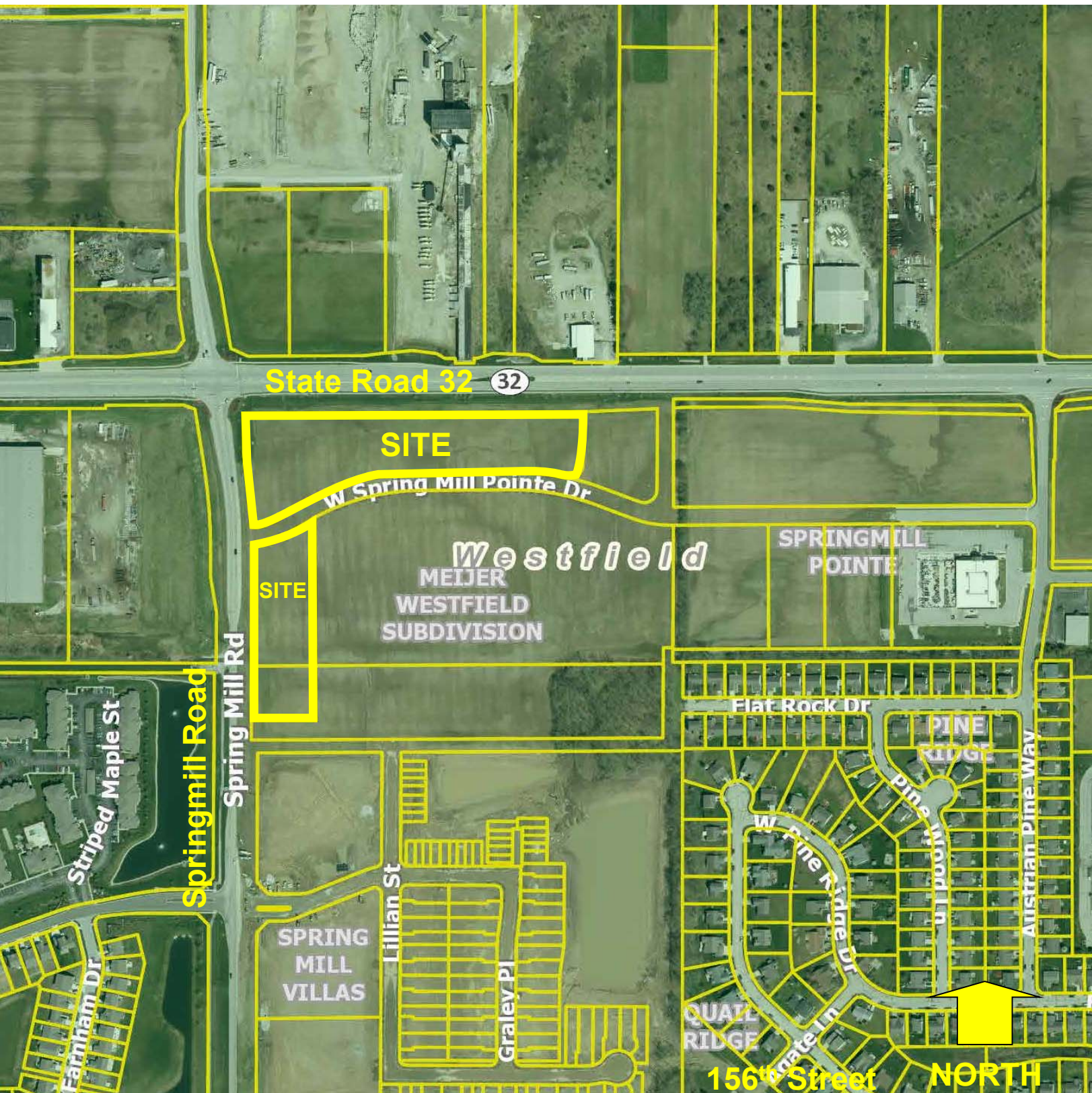
Exhibit A Real Estate

EXHIBIT A
Real Estate
(Page 1 of 2)

Block A and Block B in the Meijer Westfield Subdivision Secondary Plat, a subdivision of a part of the northwest quarter of Section 2, Township 18 North, Range 3 East of the Second Principal Meridian, City of Westfield, Hamilton County, Indiana, as recorded in Plat Cabinet 5, Slide 1129 as instrument number 2020027528 in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT A
Real Estate
(Page 2 of 2)





Meijer Outlot Areas
Site Location Map / Aerial Photograph

Exhibit “D”

Maple Knoll PUD Text Amendment – Meijer Westfield Outlot Signage **Project Description**

By way of general background the Maple Knoll Planned Unit Development District (the “Maple Knoll PUD”) was adopted on February 9, 2004, as Ordinance Number 04-02. The Applicant has filed a text amendment application pertaining to parcels of real estate that are within the Maple Knoll PUD District, which parcels are located at the southeast corner of SR 32 and Springmill Road. The parcels are also Block A and Block B of the Meijer Westfield Subdivision and shown on the enclosed site aerial map (the “Real Estate”).

While the Maple Knoll PUD contains provisions related to signage standards and regulations, the Applicant has filed a text amendment application which seeks to amend the sign provisions of the Maple Knoll PUD as it relates to the Real Estate. The amendment pertains only to the Outlot areas and no other property of signage which is part of the Meijer Westfield development. Specifically, the standards of Section 14 (Signage) and Exhibit 18 (Signage Provisions) of the Maple Knoll PUD Ordinance which shall apply, except as modified below:

- a) Wall Signs: All wall signs on the Real Estate shall be regulated exclusively by the standards of Article 6.17(J)(8) (Outlot Signage) of the UDO. *This amendment will regulate wall signs on the subject outlots in a manner consistent with outlot parcels along State Road 32 in the vicinity of the Real Estate.*
- b) Drive-thru Menu Boards: Drive-thru menu order boards shall be permitted per the standards of the UDO. *This amendment specifies that signage for drive-thru service shall be subject to the provisions of the UDO, if adopted in the future, as would be applicable to all other drive-thru uses in the community subject to the sign standards of the UDO.*
- c) Ground Signs: Outlots on the Real Estate shall be permitted signage on the freestanding development signs identified as (Sign D3) in Ordinance 19-50. *This amendment adds no new signage and only cleans up and corrects a typographical error in Ordinance 19-50.*

ORDINANCE NUMBER ##-##

**AN ORDINANCE OF THE CITY OF WESTFIELD AND
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA
CONCERNING THE AMENDMENT TO THE UNIFIED
DEVELOPMENT ORDINANCE**

This is an Ordinance (this “Ordinance”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “Unified Development Ordinance”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended,

WHEREAS, the City of Westfield, Indiana (the “City”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted Ordinance No. 18-04 (the “Wheeler Landing PUD Ordinance”) on September 24, 2018; and,

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**Petition No. ####-PUD-##**), requesting an amendment to the Wheeler Landing PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A-1** attached hereto (the “Wheeler Landing PUD Real Estate”) and in **Exhibit A-2** attached hereto (the “Wheeler Landing Apartments Real Estate”); and,

WHEREAS, the Commission forwarded Petition No. ####-PUD-## to the Common Council with a _____ recommendation (##) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code 36-7-4-1505; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2021; and,

WHEREAS, the Common Council is subject to the provisions of the Indiana Code § 36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Wheeler Landing PUD Ordinance and Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Wheeler Landing PUD Ordinance, as applicable to the Wheeler Landing PUD Real Estate, except where otherwise specified.
- 1.2 All other provisions of the Wheeler Landing PUD Ordinance shall remain in effect with the adoption of this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9.F.2 of the Unified Development Ordinance. The Wheeler Landing PUD Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 3. Landscape Plan. The Concept Plan, attached hereto as **Exhibit C**, is hereby incorporated in accordance with Article 10.9.F.2 of the Unified Development Ordinance. The Wheeler Landing Apartments Real Estate shall be developed in substantial compliance with the Landscape Plan.

Section 4. Character Exhibit. Building elevations are attached hereto as **Exhibit D**.

Section 5. Development Standards.

Section 8.2 under Development Standards of the Wheeler Landing PUD Ordinance shall be amended, for the Wheeler Landing PUD Real Estate, to read as follows:

- 5.1 Article 6.3 Architectural Standards: Shall apply except as otherwise modified below:
 - A. Article 6.3.E.1.a. regarding Building Façade shall not apply. Instead, substantial compliance with the Character Exhibit shall control.
 - B. Article 6.3.E.1.b. regarding Four-Side Architecture shall not apply. Instead, substantial compliance with the Character Exhibit shall control.

- C. Article 6.3.E.2.b. regarding Masonry Materials shall not apply. Instead, substantial compliance with the Character Exhibit shall control.
- D. Article 6.3.E.4a. regarding Roof Design Minimum Pitch shall not apply. Instead, substantial compliance with the Character Exhibit shall control.
- E. Article 6.3.E.5. regarding Streetscape Variety shall not apply. Instead, substantial compliance with the Character Exhibit shall control.

5.2 Article 6.8 Landscape Standards: Shall apply to the Wheeler Landing Apartments Real Estate, except as otherwise modified below:

- A. Consistent with the Landscape Plan, Article 6.8.K regarding Minimum Lot Landscaping Requirements shall be reduced to 50% of the plant materials prescribed in the Unified Development Ordinance.
- B. Article 6.8.M.1. regarding External Street Frontage Landscaping Requirements shall be determined to be compliant by including plantings within the adjacent street right-of-way.

5.3 Article 6.14 Parking and Loading Standards shall apply except as otherwise modified below:

- A. Article 6.14.G.11.c. regarding Required Spaces shall be reduced to 1.8 spaces per Dwelling Unit.

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ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE ##-## was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE** ##-##
##-##

this _____ day of _____, 2021.
2021.

I hereby VETO **ORDINANCE**

this _____ day of _____,

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

Eric Douthit, Attorney-At Law, 2 North 9th Street, Noblesville, IN 46060

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Eric Douthit.

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Landscape Plan
Exhibit D	Character Exhibit

EXHIBIT A-1
WHEELER LANDING PUD REAL ESTATE
(page 1 of 6)

Parcel #08-05-35-00-00-012.000: *Begin at the Northeast corner of the East Half of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, and run South 60 rods; thence West 32 rods; thence North 60 rods; thence East 32 rods; to the place of beginning, containing 12 acres, more or less.*

Parcel #08-05-36-00-00-045.000: *Beginning at a point 70 rods North of the Southwest corner of Section 36, Township 19 North, Range 3 East, and run East 80 rods; thence North 54 rods; thence West 80 rods; thence South 54 rods to the place of beginning, containing 27 acres, more or less.*

Parcel #08-05-36-00-00-042.000: *Begin 11 rods east of the Southwest corner of Section 36, Township 19 North, Range 3 East, in Hamilton County, Indiana; run thence North 70 rods; thence East 34 rods; thence South 70 rods to the South line of Section 36, West 34 rods to the place of beginning, containing 15 acres, more or less.*

Parcel #08-05-36-00-00-041.000: *Begin 45 rods East of the Southwest corner of Section 36, Township 19 North, Range 3 East; run thence North 70 rods; East 35 rods, more or less, to the East line of the West Half of the Southwest Quarter of said Section; thence South 70 rods; thence West 35 rods, more or less, to the place of beginning, containing 15 acres, more or less.*

Parcel #08-05-36-00-00-048.000: *Part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, bounded as follows: Begin 40 rods East of the Northwest corner of said Southwest Quarter and run thence South 36 rods; thence East 40 rods; thence North 36 rods; thence West 40 rods to the place of beginning, containing 9 acres, more or less.*

Parcel #08-05-35-00-00-009.000: *The Southeast Quarter of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, containing 40 acres, more or less.*

Parcel #08-05-36-00-00-046.000: *Beginning at the Northwest corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, and run South 36 rods; thence East 40 rods; thence North 36 rods; thence West 40 rods to the place of beginning, containing 9 acres, more or less, in Washington Township, Hamilton County, Indiana.*

EXCEPT: A part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana and being more specifically described as follows:

Beginning at a point on the North line of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, said place of beginning being North 90 degrees 00 minutes 00 seconds East (assumed bearing) 532.44 feet from the Northwest corner of said Southwest Quarter, thence North 90 degrees 00 minutes 00 seconds East 145.58 feet on and along the North line of said Southwest Quarter, thence South 00 degrees 31 minutes 29 seconds West 598.46 feet, thence South 90 degrees 00 minutes 00 seconds West 145.58 feet, thence North 00 degrees 31 minutes 29 seconds East 598.46 feet to the place of beginning. Containing 2.00 acres, more or less, being subject to all easements and rights of way of record.

EXHIBIT A-1
WHEELER LANDING PUD REAL ESTATE
(page 2 of 6)

Parcels #08-05-35-00-00-013.004 & 08-05-36-00-00-044.000:

Part of the West Half of the Southwest Quarter of Section Thirty-six (36), Township Nineteen (19) North, Range Three (3) East and part of the East Half of the Southeast Quarter of Section Thirty-five (35), Township Nineteen (19) North, Range Three (3) East in Hamilton County, Indiana more particularly described as follows:

Beginning at the Southwest corner of the West Half of the Southwest Quarter of Section 36, Township 19 North, Range 3 East; thence North 90 degrees 00 minutes East (assumed bearing) on and along the South line of said West Half 181.5 feet; thence North 00 degrees 29 minutes East parallel with the West line of said West Half 1155.00 feet; thence North 90 degrees 00 minutes West parallel with the South line of the West Half 181.5 feet to the West line thereof; and the East line of the East Half of the Southeast Quarter of Section 35, Township 19 North, Range 3 East; thence North 00 degrees 29 minutes East on and along aforesaid East line 495.0 feet; thence South 89 degrees 50 minutes West parallel with the South line of said East Half 393.0 feet to the centerline of Evan Kendall Ditch; thence Southerly following the meanderings of said Evan Kendall Ditch to the South line of said East Half; thence North 89 degrees 50 minutes East on and along aforesaid South line 508.0 feet to the place of beginning, containing 22.29 acres, more or less.

EXCEPT: A part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East and more specifically described as follows:

Beginning at a point on the South line of the Southwest Quarter of Section 36, Township 19 North, Range 3 East said point being North 90 degrees 00 minutes East (assumed bearing) 100.64 feet from the Southwest corner of said Southwest Quarter, thence North 00 degrees 29 minutes East 306.5 feet parallel with the West line of said Southwest Quarter, thence North 90 degrees 00 minutes East 80.86 feet, thence South 00 degrees 29 minutes West 306.5 feet to a point on the South line of said Southwest Quarter, thence South 90 degrees 00 minutes West 80.86 feet to the place of beginning containing 0.569 acres, more or less and subject to all easements and right of ways.

ALSO EXCEPT: Beginning at the Southwest corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, thence North 00 degrees 29 minutes East (assumed bearing) 306.5 feet on and along the West line of said Southwest Quarter thence North 90 degrees 00 minutes East 100.64 feet, thence South 00 degrees 29 minutes West 306.5 feet to a point on the South line of said Southwest Quarter, thence South 90 degrees 00 minutes West 100.64 feet to the place of beginning containing 0.708 acres, more or less and subject to all easements and right of ways.

EXHIBIT A-1
WHEELER LANDING PUD REAL ESTATE
(page 3 of 6)

Parcels #08-05-35-00-00-013.004 & 08-05-36-00-00-044.000 (continued):

ALSO EXCEPT: A part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East and located in Washington Township, Hamilton County, Indiana, and more specifically described as follows: Beginning at the Southeast corner of the Southwest Quarter of Section 35, Township 19 North, Range 3 East, thence South 89 degrees 50 minutes West (assumed bearing) 102.00 feet on and along the South line of said Southeast Quarter; thence North 00 degrees 05 minutes East 306.5 feet, thence North 89 degrees 50 minutes 23 seconds East 104.14 feet to a point on the East line of said Southeast Quarter, thence South 00 degrees 29 minutes West 306.5 feet to the place of beginning containing .725 acres, more or less, and subject to all easements and right of ways.

ALSO EXCEPT: Part of the East Half of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, in Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of said Half-Quarter Section; thence South 89 degrees 50 minutes 00 seconds West (assumed bearing) along the South line thereof 102.00 feet to the Southwest corner of a 2.841 acres tract of real estate described in a Warranty Deed recorded as Instrument Number 200300096364 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 05 minutes 00 seconds East along the West line of said 2.841 acre tract 50.00 feet to the North right of way line of State Road 32 per Dedication of Public Right-Of-Way recorded in Instrument Number 9809810527 in the Office of the Recorder of Hamilton County, Indiana, and the POINT OF BEGINNING; thence South 89 degrees 50 minutes 00 seconds West along said right of way line 50.00 feet to a 5/8 inch rebar with red cap; thence South 00 degrees 05 minutes 00 seconds West parallel with the West line of said 2.841 acre tract 50.00 feet to the South line of said Half-Quarter Section; thence South 89 degrees 50 minutes 00 seconds West along said South line 366.00 feet, more or less, to the centerline of the Evan Kendall Ditch; thence Northerly along the centerline of said ditch 400.00 feet, more or less; thence North 89 degrees 50 minutes 00 seconds East parallel to the South line of said Half-Quarter Section 405.31 feet, more or less, to the Norwest corner of aforesaid 2.841 acre tract; thence South 00 degrees 05 minutes 00 seconds West along the West line of said 2.841 acre tract 348.61 feet to the point of beginning and containing 3.745 acres, more or less.

ALSO EXCEPT: Part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, in Hamilton County, Indiana, and part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, in Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 35; thence North 00 degrees 32 minutes 28 seconds East (assumed bearing), along the East line of the Southeast Quarter of said Section 35, 398.61 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereinafter referred to

EXHIBIT A-1
WHEELER LANDING PUD REAL ESTATE
(page 4 of 6)

Parcels #08-05-35-00-00-013.004 & 08-05-36-00-00-044.000 (continued):

as rebar) at the Point of Beginning; thence South 89 degrees 50 minutes 00 seconds West, parallel with the South line of said Southeast Quarter Section, 510.49 feet to the centerline of the Evan Kendall Ditch as now located; thence North 09 degrees 08 minutes 18 seconds East along said centerline, 32.63 feet; thence North 05 degrees 04 minutes 32 seconds East, along said centerline, 30.63 feet; thence North 10 degrees 44 minutes 11 seconds East, along said centerline, 29.11 feet; thence North 03 degrees 57 minutes 48 seconds East, along said centerline, 25.09 feet; thence North 89 degrees 50 minutes 00 seconds East, parallel with the South line of said Southeast Quarter Section, 496.54 feet to a point on the East line of said Southeast Quarter Section; thence South 89 degrees 58 minutes 00 seconds East, parallel with the South line of said Southwest Quarter Section, 181.50 feet to a rebar thence South 00 degrees 32 minutes 28 seconds West, parallel with the West line of said Southwest Quarter Section, 60.00 feet to a rebar; thence North 89 degrees 58 minutes 00 seconds West, parallel with the South line of said Southwest Quarter Section, 181.50 feet to a point on the West line of said Southwest Quarter Section; thence South 00 degrees 32 minutes 28 seconds West, along said West line of said Southwest Quarter Section, 56.34 feet to the Point of Beginning and containing 1.593 acres, more or less.

ALSO EXCEPT: A part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East and a part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East; thence North 00 degrees 29 minutes 00 seconds East (assumed bearing) 306.50 feet along the West line of the Southwest Quarter of said section and along the West line of a 0.708 acre tract of land described in Instrument #644 and recorded in Deed Record 264, page 316, in the records of Hamilton County, Indiana to the Northwest corner of said 0.708 acre tract and the POINT OF BEGINNING OF THIS DESCRIPTION; thence South 30 degrees 00 minutes 00 seconds East 131.50 feet along the North line of said 0.708 acre tract of land and long the North line of a 0.569 acre tract of land described in Instrument #644 and recorded in Deed Record 264, page 316 in said records to the Northeast corner of said 0.569 acre tract; thence North 00 degrees 29 minutes 00 seconds East 148.45 feet along the Northerly extension of the East line of said 0.569 acre tract; thence North 90 degrees 00 minutes 00 seconds West 181.50 feet to a point on the West line of said Southwest Quarter, said point also being on the East line of the Southeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 29 minutes 00 seconds West 56.34 feet along the East line of said Southeast Quarter; thence South 89 degrees 50 minutes 23 seconds West 104.78 feet to a point on the Northerly extension of the West line of a 0.725 acre tract of land described in Instrument #644 and recorded in Deed Record 264, page 316 in said records; thence South 00 degrees 05 minutes 00 seconds West 92.11 feet along the Northerly extension of said

EXHIBIT A-1
WHEELER LANDING PUD REAL ESTATE
(page 5 of 6)

Parcels #08-05-35-00-00-013.004 & 08-05-36-00-00-044.000 (continued):

0.725 acre tract of land to its Northwest corner; thence North 89 degrees 50 minutes 23 seconds East 104.14 feet along the North line of said 0.725 acre tract of land to the POINT OF BEGINNING. Containing 0.839 acre, more or less.

Parcel #08-05-36-00-00-047.000: A part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana and more specifically described as follows:

Beginning at a point on the North line of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, said point being 532.44 feet East of the Northwest corner of said Southwest Quarter, thence East 127.56 feet, thence South parallel with the West line of said Southwest Quarter 598.46 feet, thence West 127.56 feet, thence north 598.46 feet to the place of beginning. Containing 1.75 acres more or less.

Parcel #08-05-35-00-00-003.000: The East Half of the Northwest Quarter of Section Thirty-five (35), Township Nineteen (19) North, Range Three (3) East, in Hamilton County, Indiana.

EXCEPT: Beginning at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being collinear with and equidistant from the Northeast Corner and the Northwest Corner of said Northwest Quarter; said Point of Beginning also being South 89 Degrees 47 minutes 17 seconds West (assumed bearing) 1324.21 feet from the Northeast Corner of said Northwest Quarter; thence North 89 degrees 47 minutes 17 seconds East 300.00 feet on and along the North line of said Northwest Quarter; thence South 00 degrees 14 minutes 52 seconds West 1324.35 feet to a point on the North line of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 50 minutes 46 seconds East 1021.88 feet on and along the North line of the Southeast Quarter of said Northwest Quarter to the Northeast Corner of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 20 minutes 53 seconds West 1325.40 feet on and along the East line of said Northwest Quarter to the Southeast Corner of said Northwest Quarter; thence South 89 degrees 54 minutes 16 seconds West 1319.55 feet on and along the South line of said Northwest Quarter to the Southwest Corner of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 14 minutes 52 seconds East 2648.08 feet on and along the West line of the East Half of said Northwest Quarter to the Point of Beginning. Containing 49.28 acres more or less, being subject to all applicable easements and rights-of-way of record.

ALSO EXCEPT: Beginning at a point on the North line of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being South 89 degrees 47 minutes 17 seconds West (assumed bearing) 440.96 feet from the Northeast Corner of said Northwest Quarter; thence South 00 degrees 26 minutes 28 seconds East 235.18 feet; thence South 89 degrees 47 minutes 17 seconds West 339.08 feet; thence North 00 degrees 26 minutes 28 seconds West 235.18 feet to a point on the North line of said Northwest Quarter; thence North 89 degrees 47 minutes 17 seconds East 339.08 feet on and along the North line of said Northwest Quarter to the Point of Beginning. Containing 1.83 acres more or less, being subject to all applicable easements and rights-of-way record.

EXHIBIT A-1
WHEELER LANDING PUD REAL ESTATE
(page 6 of 6)

ALSO EXCEPT: A part of the Northwest Quarter of Section 35, Township 19 North Range 3 East located in Washington Township, Hamilton County, Indiana being bounded as follows:

BEGINNING at a point on the North line of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said point of beginning being South 89 degrees 47 minutes 17 seconds West 385.41 feet from the Northeast corner of said Northwest Quarter; thence South 89 degrees 47 minutes 17 seconds West 55.55 feet along the North line of said Northwest Quarter to the Northeast corner of a 1.83 acre tract of land described in Deed Record 318, page 554 in the records of Hamilton County, Indiana; thence South 00 degrees 26 minutes 28 seconds East 235.18 feet to the Southeast corner of said 1.83 acre tract of land; thence South 89 degrees 47 minutes 17 seconds West 339.08 feet parallel to the North line of said Northwest Quarter to the Southwest corner of said 1.83 acres tract of land; thence South 00 degrees 26 minutes 28 seconds East 37.67 feet on the extension of the West line of said 1.83 tract of land; thence South 89 degrees 55 minutes 00 seconds East 387.03 feet; thence North 01 degree 08 minutes 45 seconds East 274.92 feet to the North line of said Northwest Quarter and the POINT OF BEGINNING. Containing 0.626 acres, more or less, subject to all applicable easements and rights-of-way of record.

ALSO EXCEPT: A part of the Northwest Quarter of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows:

BEGINNING at a point on the North line of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being South 89 degrees 47 minutes 17 seconds West (assumed bearing) 780.24 feet from the Northeast corner of said Northwest Quarter; thence South 00 degrees 26 minutes 28 seconds East 272.85 feet; thence North 89 degrees 55 minutes 00 seconds West 86.55 feet; thence North 00 degrees 26 minutes 28 seconds West 272.40 feet; thence North 89 degrees 47 minutes 17 seconds East 86.55 feet to the POINT OF BEGINNING. Containing 0.542 of an acre, more or less and being subject to all applicable easements and rights-of-way of record.

ALSO EXCEPT: A part of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Beginning at the Northeast corner of said quarter section; thence South 00 degrees 22 minutes 52 seconds West 496.94 feet along the East line of said quarter section; thence North 89 degrees 26 minutes 58 seconds West 48.66 feet; thence North 00 degrees 33 minutes 02 seconds East 100.00 feet; thence northerly 155.08 feet along an arc to the left having a radius of 512.00 feet and subtended by a long chord having a bearing of North 08 degrees 07 minutes 35 seconds West and a length of 154.49 feet; thence northerly 170.70 feet along an arc to the right having a radius of 588.00 feet and subtended by a long chord having a bearing of North 08 degree 29 minutes 13 seconds West and a length of 170.10 feet; thence North 00 degrees 10 minutes 13 seconds West 15.00 feet; thence South 89 degrees 49 minutes 47 seconds West 288.67 feet more or less to the East line of that parcel of land described in Instrument Number 2006-4685; thence North 01 degrees 11 minutes 15 seconds East 60.02 feet along said East line to the North line of said quarter section; thence North 89 degrees 49 minutes 47 seconds East 385.41 feet along said North line to the point of beginning and containing 1.184 acres, more or less.

EXHIBIT A-2
WHEELER LANDING APARTMENTS REAL ESTATE

A part of Block "B" of Wheeler Landing Section One as recorded as Instrument #2019054822 in the Office of the Recorder of Hamilton County Indiana and as shown on a survey completed by Terry D. Wright PS #9700013 for Hamilton Designs Project 2018-0358 dated 12/18/2020 and being more particularly described as follows:

Beginning at the Northeast corner of Block B on the West right-of-way line of Wheeler Road, thence South 00 degrees 19 minutes 12 seconds West (plat bearing) on and along the said West right-of-way line 449.57 feet; thence North 89 degrees 40 minutes 45 seconds West 715.50 feet; thence North 00 degrees 19 minutes 12 seconds East 243.38 feet to a point of curvature, said curve having a radius of 150.00 feet to the right being subtended by a chord bearing North 26 degrees 34 minutes 27 seconds East and a chord distance of 132.71 feet; thence along said curve an arc distance of 137.47 feet; thence North 52 degrees 49 minutes 43 seconds East 40.12 feet to a point of curvature, said curve having a radius of 100.00 feet to the left being subtended by a chord bearing of North 26 degrees 34 minutes 40 seconds East and a chord distance of 88.46 feet; thence along said curve an arc distance of 91.63 feet; thence North 00 degrees 19 minutes 38 seconds East for a distance of 23.42 feet to the South right-of-way line of Virginia Rose Avenue; thence South 89 degrees 40 minutes 48 seconds East along said right-of-way line 545.83 feet; thence South 44 degrees 40 minutes 48 seconds East along said line 56.57 feet to the Point of Beginning, containing 7.65 acres more or less.

EXHIBIT C
LANDSCAPE PLAN
(page 1 of 2)

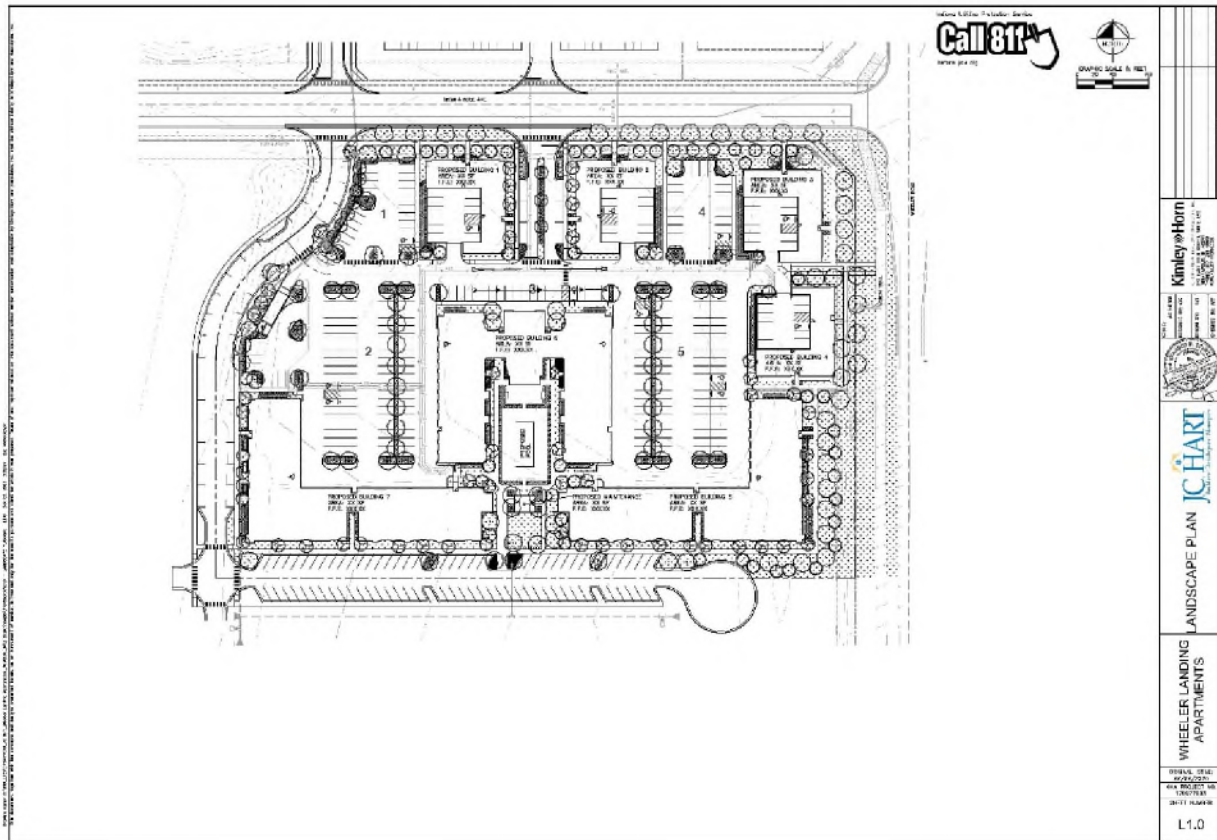


EXHIBIT C **LANDSCAPE PLAN** (page 2 of 2)

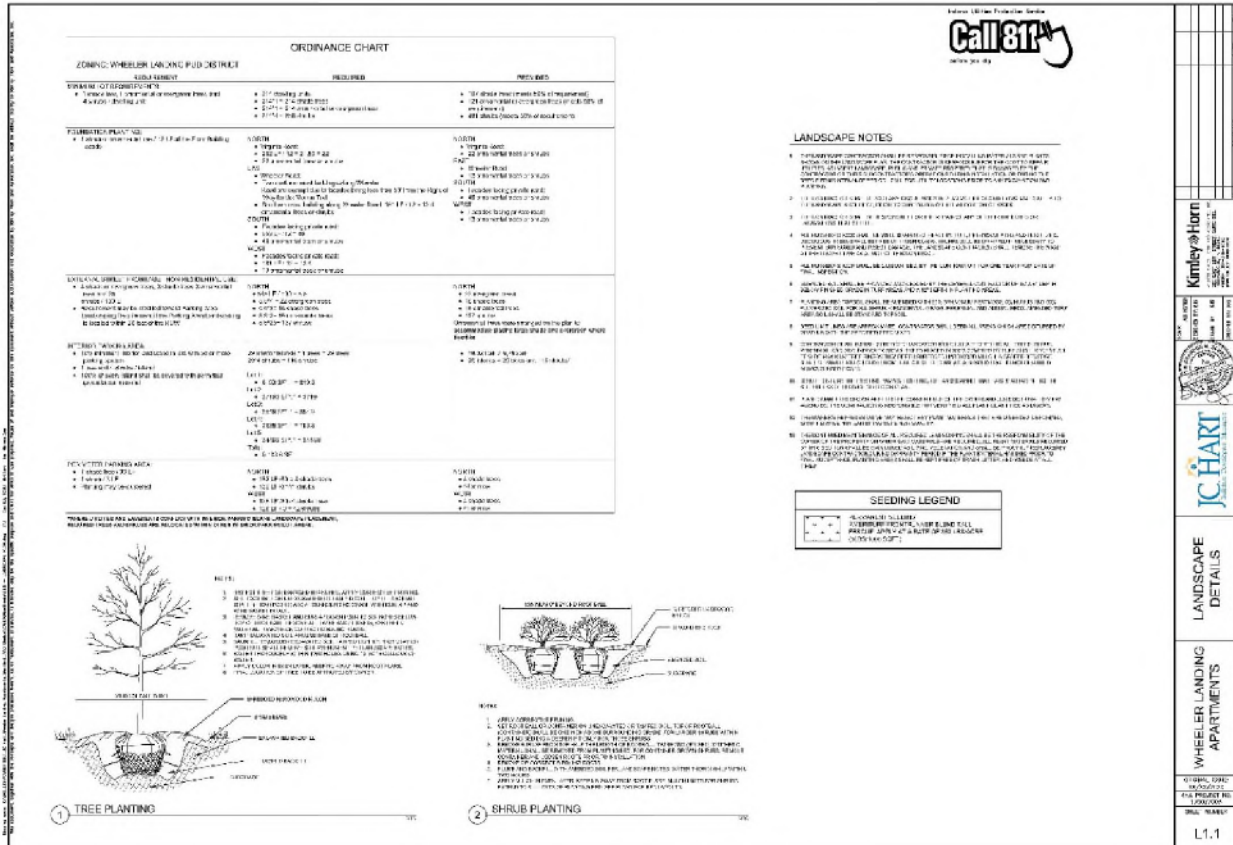


EXHIBIT D
CHARACTER EXHIBIT
(page 1 of 7)



EXHIBIT D **CHARACTER EXHIBIT** (page 3 of 7)



EXHIBIT D **CHARACTER EXHIBIT** (page 4 of 7)



EXHIBIT D **CHARACTER EXHIBIT** (page 5 of 7)

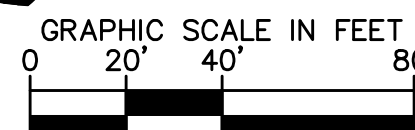


(page 6 of 7)



EXHIBIT D
CHARACTER EXHIBIT
(page 7 of 7)





	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD CONCRETE CURB

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSED CURB (SEE DETAILS)
3. CONCRETE CURB & GUTTER WITH UNDERDRAIN (SEE DETAILS)
4. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
5. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
6. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
7. ACCESSIBLE RAMP (SEE DETAILS)
8. 4" WIDE PAINTED WHITE SOLID LINE, TYP.
9. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
10. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
11. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
12. 2' WIDE TACTILE WARNING STRIP (SEE DETAILS)
13. PRECAST CONCRETE WHEEL STOP (SEE DETAILS)
14. 3-FT TRANSITION CURB
15. COMBINED CURB AND WALK (SEE DETAILS)
16. DUMPSTER ENCLOSURE
17. TRANSFORMER PAD
18. 2' CURB TURNOUT (SEE DETAILS)
19. CONCRETE LIP AND GUTTER
20. BIKE RACK (SEE DETAILS)
21. 8' PERIMETER TRAIL
22. CONCRETE COLLAR, TYP. (SEE DETAILS)
23. CROSSWALK STRIPING, TYP. (REFER TO MUTCD FOR DETAILS)
24. DEPRESSED PAVEMENT
25. 2' STONE SHOULDER

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THE PLAN SHALL BE 5-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

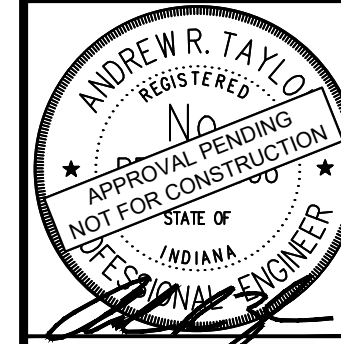
SITE ZONING	=	XX
SITE ACREAGE	=	7.65 AC.±
TOTAL BUILDING AREA	=	100,420 ±
TOTAL BUILDING HEIGHT	=	X' FT
PARKING SPACES (STANDARD) REQUIRED	=	SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	=	SPACES
PARKING SPACES (STANDARD) PROVIDED	=	223 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	9 SPACES
PARKING SPACES (STREET) PROVIDED	=	108 SPACES
PARKING SPACES (GARAGE) PROVIDED	=	104 SPACES
PARKING SPACES (ACCESSIBLE GARAGE) PROVIDED	=	8 SPACES
TOTAL PARKING SPACES PROVIDED	=	452 SPACES

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250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

AS NOTED

DRAWN BY: KJS

CHECKED BY: ART



SITE PLAN

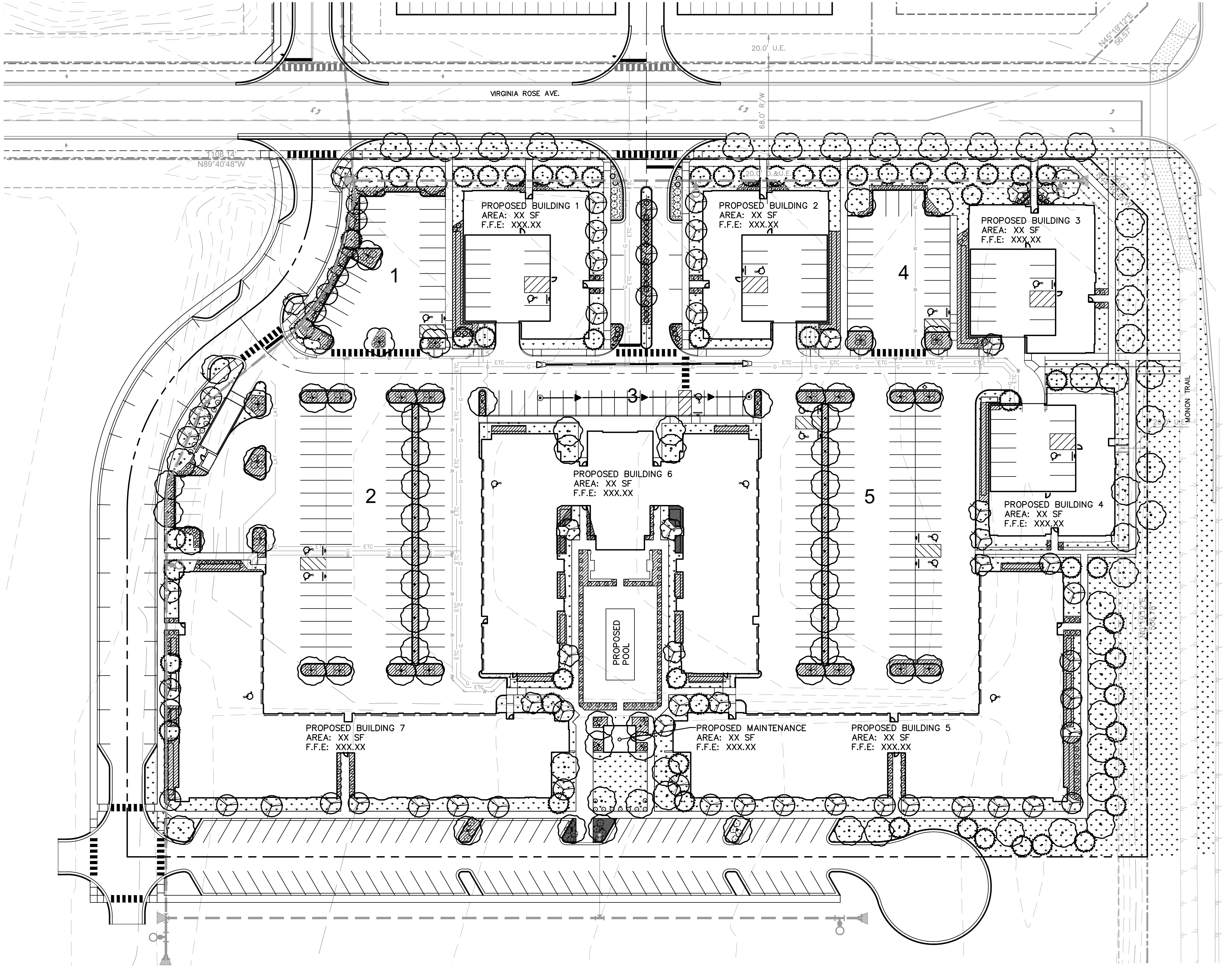
WHEELER LANDING APARTMENTS

KHA PROJECT NO
170077003

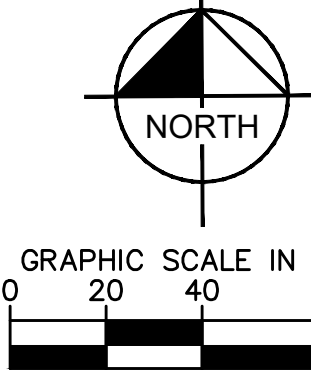
SHEET NUMBER

C3.0

Drawing name: K:\IND_LDEV\170077003_JC_Horn_Wheeler Landing Apartments_Westfield\IN\2 Design\CADD\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg - L1.0 Dec 03, 2020 8:52am by: Michele Dyer
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Indiana Utilities Protection Service



WHEELER LANDING APARTMENTS LANDSCAPE PLAN JCHART Builders Developers Managers	Kimley»Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 95TH STREET, SUITE 560, INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM	SCALE: AS NOTED DESIGNED BY: KJS DRAWN BY: KJS CHECKED BY: ART	No APPROVAL PENDING NOT FOR CONSTRUCTION LANDSCAPE ARCHITECT BRANNON M. SCHULTZ	REVISIONS No. DATE BY
		ORIGINAL ISSUE: XX/XX/2020 KHA PROJECT NO. 170077003 SHEET NUMBER L1.0		

Drawing name: K:\IND_LDEV\170077003_JC Hart-Wheeler Landing Apartments-Westfield,IN\2 Design\CADD\PlanSheets\L1.1 - LANDSCAPE PLAN.dwg L1.1 Dec 03, 2020 8:43am by: MicheleDyer
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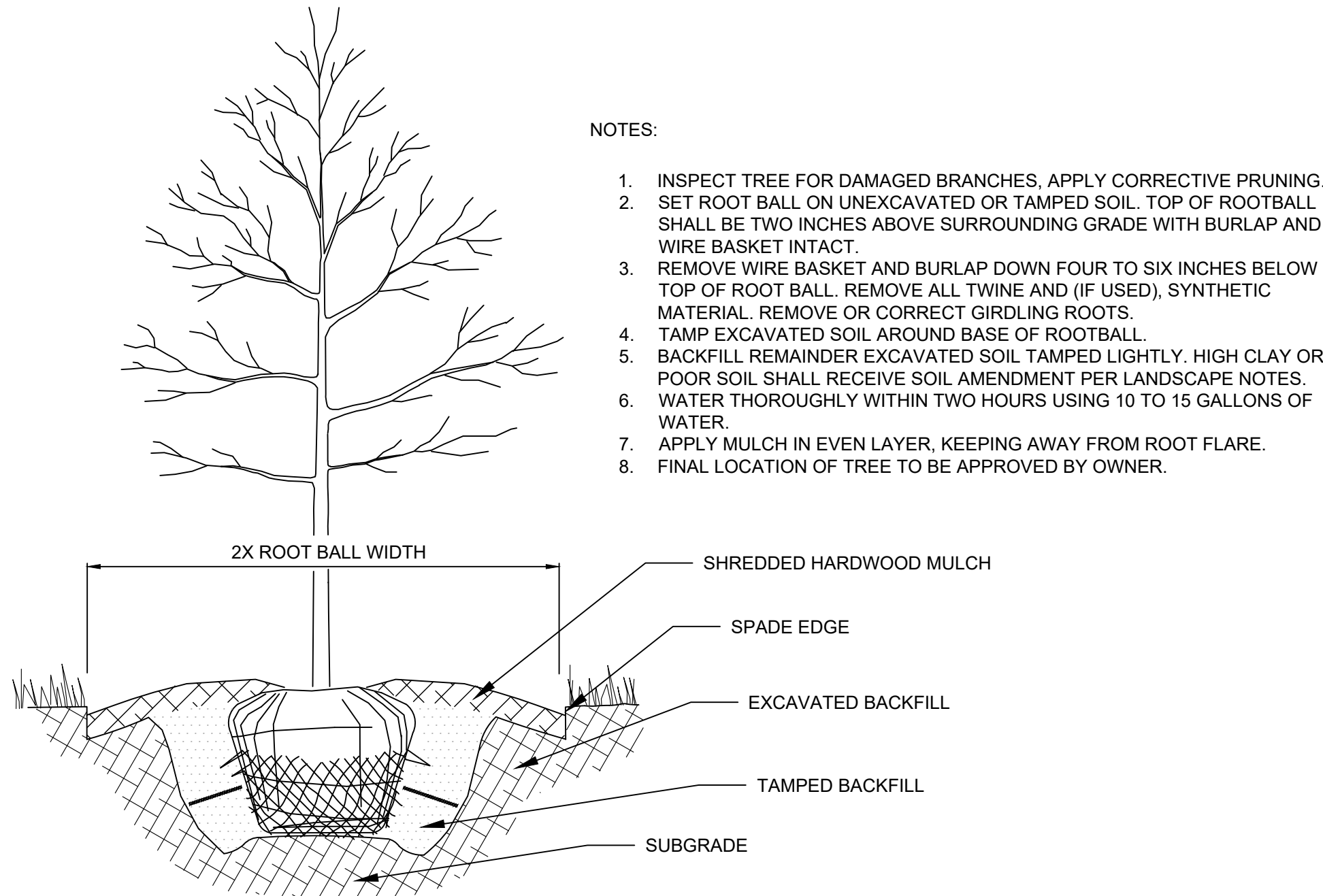


ORDINANCE CHART

ZONING: WHEELER LANDING PUD DISTRICT

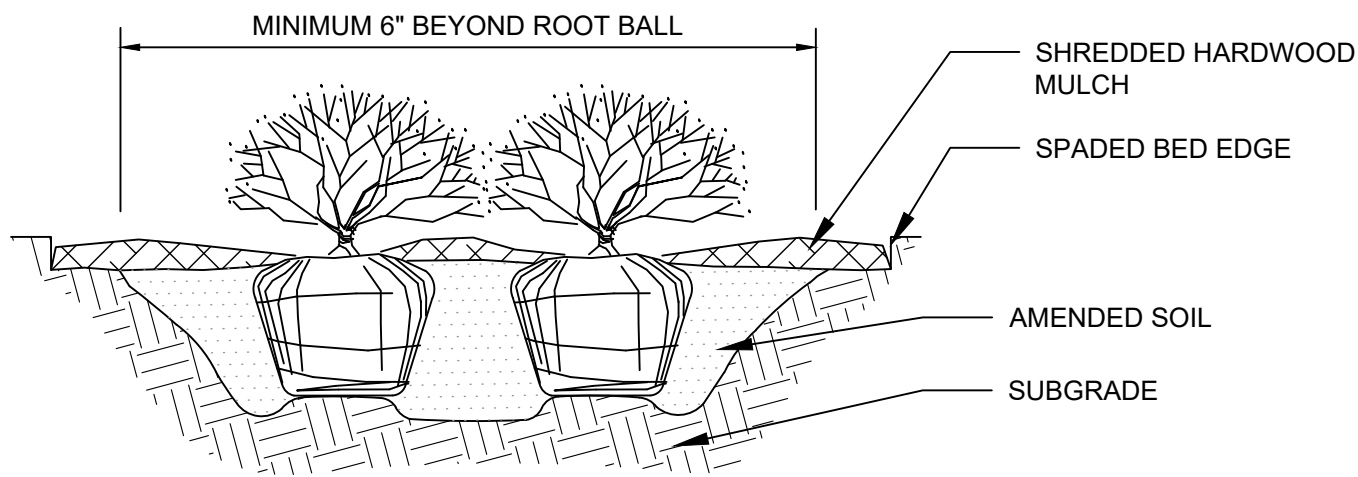
REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT REQUIREMENTS: 1 shade tree, 1 ornamental or evergreen trees, and 4 shrubs / dwelling unit	214 dwelling units 214*1 = 214 shade trees 214*1 = 214 ornamental or evergreen trees 214*4 = 856 shrubs	107 shade trees (meets 50% of requirement) 121 ornamental or evergreen trees (meets 56% of requirement) 481 shrubs (meets 56% of requirement)
FOUNDATION PLANTING: 1 shrub or ornamental tree / 12 LF of the Front Building Facade	NORTH - Virginia Road: 262 LF / 12 = 21.85 = 22 22 ornamental trees or shrubs EAST - Wheeler Road: - Two northern most buildings along Wheeler Road are exempt due to facades being less than 50' from the Right of Way for the Monon Trail - Southern most building along Wheeler Road: 161 LF / 12 = 13.4 ornamental trees or shrubs SOUTH - Facades facing private road: 553 LF /12 = 46 46 ornamental trees or shrubs WEST - Facades facing private road: 161 LF / 12 = 13.4 13 ornamental trees or shrubs	NORTH - Virginia Road: 22 ornamental trees or shrubs EAST - Wheeler Road: 13 ornamental trees or shrubs SOUTH - Facades facing private road: 46 ornamental trees or shrubs WEST - Facades facing private road: 13 ornamental trees or shrubs
EXTERNAL STREET FRONTAGE - NON-RESIDENTIAL USE: 4 shade or evergreen trees, 3 shade trees 3 ornamental trees and 25 shrubs / 100 LF - Requirement may be credited toward Parking Area Landscaping Requirement if the Parking Area Landscaping is located within 20 feet of the ROW	NORTH 545 LF / 100 = 5.5 5.5*4 = 22 evergreen trees 5.5*3= 16 shade trees 5.5*3= 16 ornamental trees 5.5*25= 137 shrubs	NORTH 22 evergreen trees 16 shade trees 16 ornamental trees 137 shrubs Ornamental trees were arranged on the plan to accommodate placing large shade and evergreen where feasible.
INTERIOR PARKING AREA: 10% minimum interior landscape in lots with 50 or more parking spaces 1 tree and 4 shrubs / island 100% of every island shall be covered with permitted groundcover material	29 Interior Islands * 1 trees = 29 trees 29*4 shrubs = 116 shrubs Lot 1: 8193 SF*.1 = 819.3 Lot 2: 37190 SF*.1 = 3719 Lot 3: 3549 SF*.1 = 354.9 Lot 4: 7638 SF*.1 = 763.8 Lot 5: 34466 SF*.1 = 3446.6 Total: 9,103.6 SF	18,021 SF > 9,783 SF 29 islands = 29 trees and 116 shrubs*
PERIMETER PARKING AREA: 1 shade tree / 30 LF 1 shrub / 3 LF - Planting may be clustered	NORTH 132 LF /30 = 4 shade trees 132 LF /3=44 shrubs WEST 126 LF /30=4 shade trees 126 LF / 3 = 42 shrubs	NORTH 4 shade trees 44 shrubs WEST 4 shade trees 42 shrubs

*WHERE UTILITIES AND EASEMENTS CONFLICT WITH INTERIOR PARKING ISLAND LANDSCAPE PLACEMENT, REQUIRED TREES AND SHRUBS ARE RELOCATED WITHIN OTHER INTERIOR PARKING LOT AREAS.



1 TREE PLANTING

NTS



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

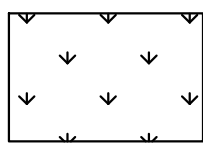
2 SHRUB PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SEED LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED MIXES.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
11. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
12. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
13. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

SEEDING LEGEND



PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL
FESCUE; APPLY AT A RATE OF 350 LBS/ACRE
(8LBS/1000 SQFT)

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 560,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

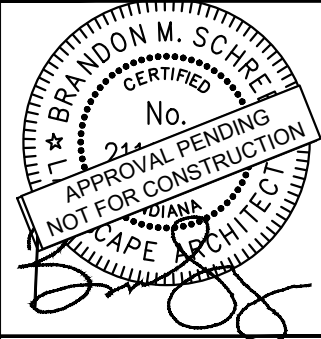
SCALE:

AS NOTED

DESIGNED BY: KJS

DRAWN BY: KJS

CHECKED BY: ART



LANDSCAPE
DETAILS

WHEELER LANDING
APARTMENTS

ORIGINAL ISSUE:
XX/XX/2020

KHA PROJECT NO.
170077003

SHEET NUMBER

L1.1

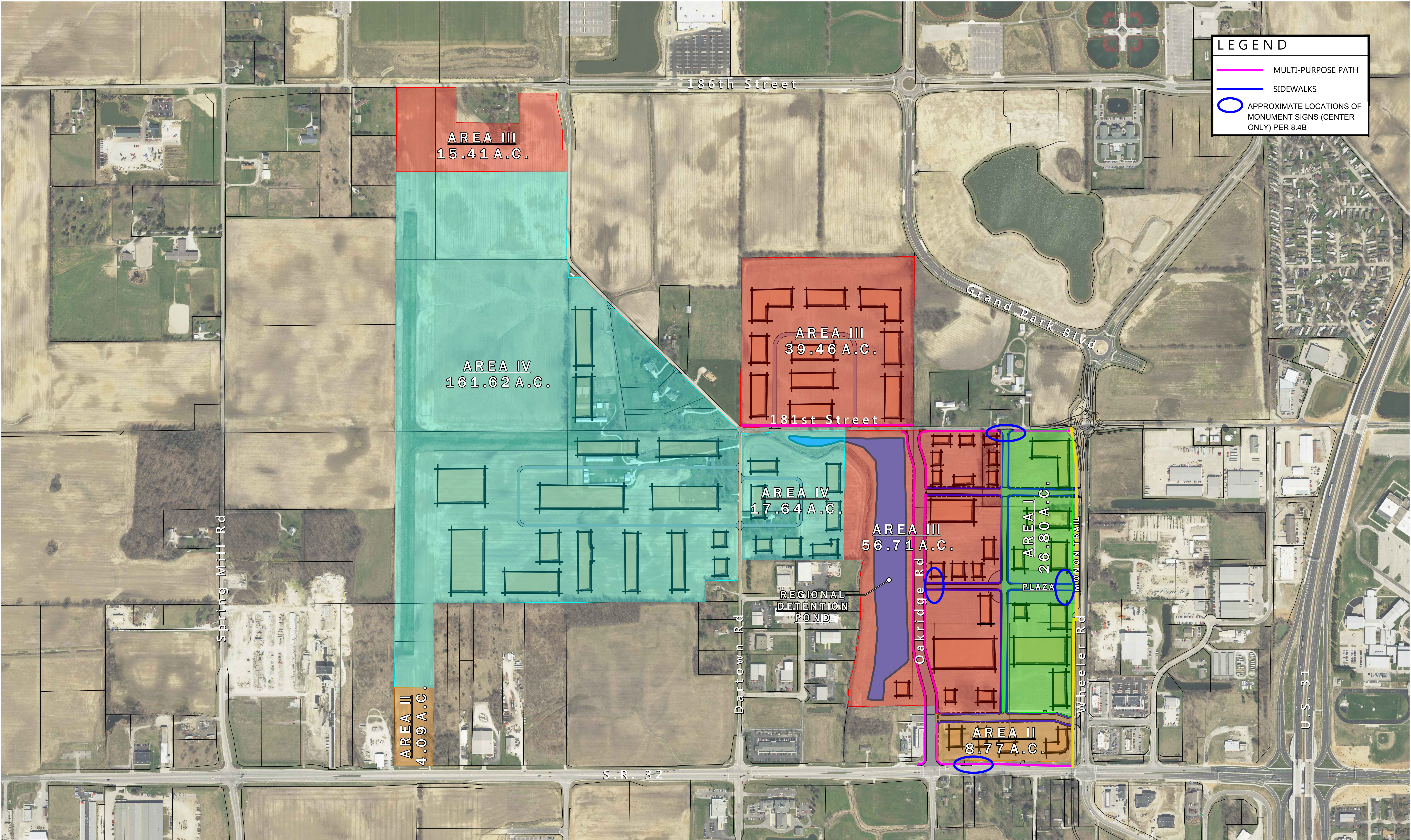
Narrative Statement

Wheeler Landing Apartments – PUD amendment

The Wheeler Landing PUD was approved on September 18, 2018. It is a 295-acre mixed use development that is making progress despite the challenges posed by the pandemic. The first section has been recorded along the west side of the Monon Trail where it parallels Wheeler Road. J.C. Hart Company is proposing to develop a 214-unit apartment complex, Wheeler Landing Apartments, on 7.65 acres in Section 1. Bedroom mix will be 95 1-bedroom units, 107 2-bedroom units and 12 3-bedroom units.

The developer is petitioning for an amendment to the Wheeler Landing PUD ordinance. These amendments consist of modifications to architectural standards and parking standards. The intent is for these amendments to apply to Wheeler Landing Apartments and any future multi-family project within Wheeler Landing. Additional modifications involving landscaping would apply only to Wheeler Landing Apartments. With frontage on the Monon Trail, the design is oriented towards a more urban atmosphere.

J.C. Hart Company has, over the last forty years, established a solid reputation for quality residential projects in Central Indiana. We look forward to presenting Wheeler Landing Apartments as an important component to the Wheeler Landing development.



LEGEND

MULTI-PURPOSE PATH

SIDEWALKS

APPROXIMATE LOCATIONS OF MONUMENT SIGNS (CENTER ONLY) PER 8.4B

0'300'

SCALE: 1" = 300'

May 7, 2018

Wheeler Landing Concept Plan, Exhibit B

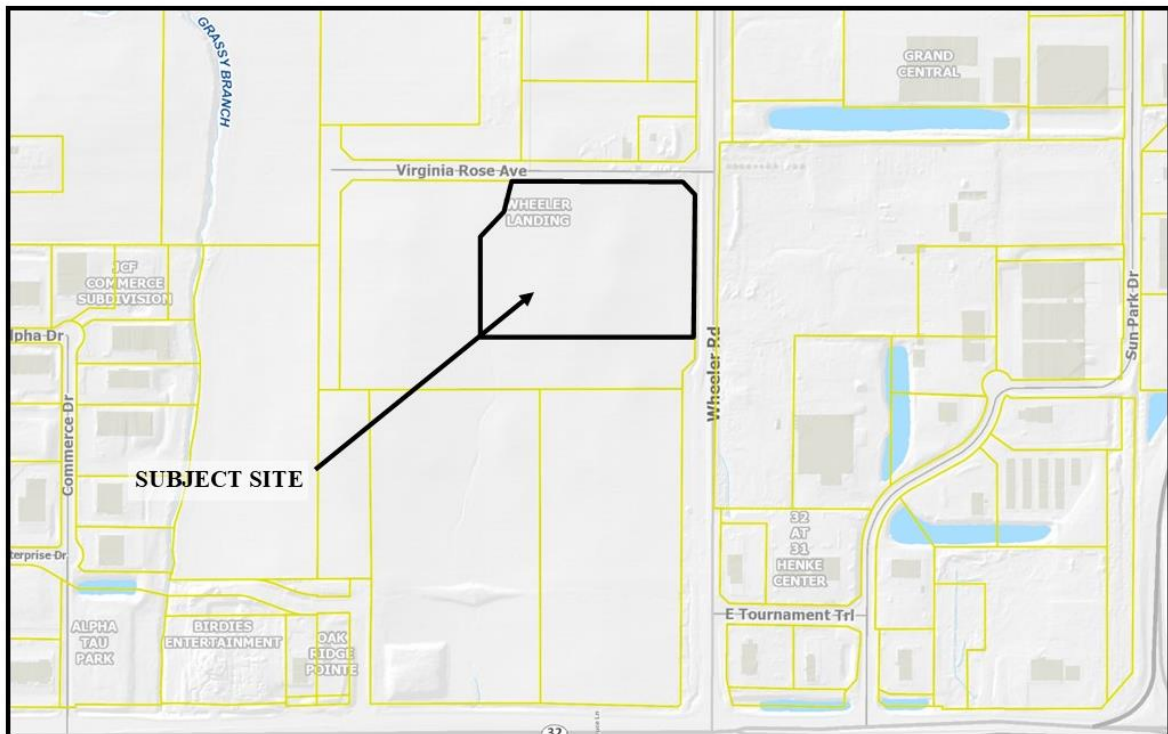
Westfield, Indiana

AMERICAN
STRUCTUREPOINT
INC.

2017.00711

VICINITY MAP

WHEELER LANDING APARTMENTS



RESOLUTION 20-137

RESOLUTION OF THE CITY OF WESTFIELD TO ESTABLISH THE WESTFIELD HOMETOWN HEROES PROGRAM

WHEREAS, The City of Westfield, ("City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council ("Council"); and,

WHEREAS, the Council has become aware of the need to provide assistance to Westfield public safety personnel with disabilities, and the families of members of the Armed Forces as those individuals undertake the burdens of caring for their families while maintaining the basic landscaping during the year.

WHEREAS, The Council wishes to create and support The Westfield Hometown Heroes Program to recognize, aid, and assist those persons and families that have served as a small token of gratitude.

NOW, THEREFORE, BE IT RESOLVED by the Westfield City Common Council meeting in session as follows:

Section 1. That the Council now wishes to support those disabled public safety personnel and family members of those serving in the Armed Forces by supplying snow removal and basic lawn care services at no cost to qualifying individuals.

Section 2. That the Council now designates the Westfield Board of Works ("Board") to arrange and organize the means and policies necessary to carry out this in partnership with city vendors, following all applicable bidding laws of the State of Indiana. The Board shall prepare an application process that shall be made accessible on the City's website to ensure that only qualified individuals receive the benefits contemplated by the Program. To that end, to qualify for the Program an individual must reside in the City and be: (1) Public safety personnel, including fire and police department, who are currently employed by the City, or were employed by the City within a year of submission of their application and are on a service-related disability; or (2) Immediate family or designated

next-of-kin of military personnel who have been mobilized out of state in support of the Armed Forces; and (3) The total property to be serviced must be used primarily as a residence and may not exceed 1 acre in size.

Section 3. This Resolution shall be in full force and effect immediately, all acts necessary in the creation of this Resolution are hereby ratified and approved of by the Council.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ALL OF WHICH IS RESOLVED THIS _____ DAY OF _____ 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 20-137 was delivered to the Mayor of
Westfield

on the _____ day of _____, 2020, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 20-137

this _____ day of _____,
2020.

J. Andrew Cook, Mayor

I hereby VETO Resolution 20-137

this _____ day of _____,
2020.

J. Andrew Cook, Mayor

ATTEST:

Cindy Gossard, Clerk Treasurer

WESTFIELD HOMETOWN HEROES APPLICATION

First Name

Last Name

Email Address

Phone Number

Property Address

City

State

Zip

Public Safety Position (if applicable)

Head of Household Currently Deployed (if applicable)

Relationship to Applicant

Deployed Head of Household is currently serving the following branch of the United States of Armed Forces.

Are there any unusual characteristics of your property that the City should be aware of when performing snow removal and/or lawn care services?

Official Deployment Orders

Please bring Official Deployment Orders to the Engineering Department in City Hall for brief review & confirmation. Please contact Jeremy Lollar at [317-804-3150](tel:317-804-3150).

The City of Westfield (“City”) recognizes the reality that several of our family, friends, and neighbors are deployed to serve our country’s armed forces to ensure our country’s safety, freedom, and individual liberties. The City recognizes that these selfless commitments provide hardships to families of those serving. The City likewise recognizes the hardships of those public safety personnel with disabilities. The Hometown Heroes program (“Program”) has been developed to marshal the community’s public and private resources in order to alleviate the practical burdens that families of deployed servicemen and servicewomen will face. The Program will provide snow removal and lawn care services (“Services”) to eligible families for the duration of deployment. Eligible families include those who can demonstrate that at least one of the heads of household are currently deployed serving a branch of our country’s armed forces and not living at their residence in Westfield, or are Westfield public safety personnel with disabilities who live in the City. The Program will provide snow removal (driveway and sidewalks) to Eligible families within 24 hours after the completion of a snow event accumulating two or more inches (2”). Moreover, the Program will provide lawn care services (mowing and trimming) to Eligible families on an as-needed basis. In consideration for participation in the Program, the undersigned hereby agrees to allow the City of Westfield, its respective officers, agents, officials, employees, its subcontractors or agents, to enter upon the Applicant’s Property to perform the Services. Applicant hereby agrees to indemnify, defend, and hold harmless the City of Westfield and its respective officers, agents, officials, and employees for any and all forms of property-based claims, demands, liability, suits, damages, and judgments that arise or may arise, including for negligence, as a result of the Services being performed. Eligibility will be reviewed on an annual basis for the duration of the

Program. Eligible families are encouraged to keep the City up to date with information regarding their participation in the Program. For questions regarding the administration of the Program, please contact Jeremy Lollar at 317-804-3150. The undersigned certifies that the information entered above is true and accurate and that he/she meets the basic eligibility requirements for the program.

Applicant's Printed Name

Date: _____

Applicant's Signature

Email Address: _____

I hereby certify that each of the above listed vouchers and invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC5-11-10-1.6.

January 11, 2021

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 26 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$0 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 11 day of January, 2021

Signatures of Governing Board

Approved by State Board of Accounts for the City of Westfield, 2013

Purchase Invoice Register

City of Westfield

Report Date Range: 12/24/20..01/05/21

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WESTFIELD/KGAGNON

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101	General								
Administration									
VEN000589	Duke Energy	APP077690	12/29/2020	101001341	ADM-ELECTRICITY	Electric	628.07	69988	12/30/2020
VEN000534	Delta Dental	APP077705	1/4/2021	101001119	ADM-HEALTH/DENTAL	Jan dental ins	40.62	69990	1/4/2021
VEN000513	DavisVision	APP077709	1/4/2021	101001119	ADM-HEALTH/DENTAL	Jan Vision ins	12.87	69989	1/4/2021
VEN001881	Taft Stettinius and Hollister	APP077810	1/5/2021	101001330	ADM-ATTORNEY/CONSULT	Services through Nov 30	11,919.00		
VEN004616	Barbach Awards	APP077811	1/5/2021	101001347	ADM-PROMOTIONS	Service Awards	1,900.62		
VEN005661	Barnes and Thornburg LLP	APP077812	1/5/2021	101001331	ADM-CONSULTING	State Legislative Lobbying	5,000.00		
VEN008206	Faegre Drinker Biddle and Reath LLP	APP077813	1/5/2021	101001349	ADM-SERVICES	March and July Matters	478.00		
VEN007102	CrossRoads Church of Westfield	APP077814	1/5/2021	101001330	ADM-ATTORNEY/CONSULT	Crossroads Road Impact agre	16,225.00		
VEN001953	Thomson West	APP077815	1/5/2021	101001349	ADM-SERVICES	West Information Charges	175.57		
VEN000849	Hamilton County Treasurer	APP077816	1/5/2021	101001360	ADM-SUBDUES/MEMBERS	VAP interlocal agreement	110,000.00		
VEN005874	Aim	APP077817	1/5/2021	101001331	ADM-CONSULTING	2021 Aim dues	6,641.00		
VEN001469	O W Krohn and Associates	APP077818	1/5/2021	101001331	ADM-CONSULTING	Wheeler Landing	4,845.00		
VEN001469	O W Krohn and Associates	APP077818	1/5/2021	101001331	ADM-CONSULTING	All Areas	1,147.50		
VEN001537	Payroll	APP077824	1/5/2021	101001111	ADM-SALARY	sal	5,990.64		
VEN001537	Payroll	APP077824	1/5/2021	101001119	ADM-HEALTH/DENTAL	hsa	750.00		
VEN001537	Payroll	APP077824	1/5/2021	101001120	ADM-FICA/MEDICARE	fica	354.08		
VEN001537	Payroll	APP077824	1/5/2021	101001120	ADM-FICA/MEDICARE	med	82.81		
VEN001637	Payroll	APP077824	1/5/2021	101001121	ADM-PERF	perf	588.00		
VEN006362	Anthem EAP	APP077826	1/5/2021	101001119	ADM-HEALTH/DENTAL	1st quant EAP	9.48		
VEN006328	First Person	APP077832	1/5/2021	101001119	ADM-HEALTH/DENTAL	2021 Health Snapshot	53.58		
VEN007082	McGriff Insurance	APP077871	1/5/2021	101001339	ADM-INSURANCE	Professional Liab Jan renewal	5,306.57		
Subtotal for Administration							172,144.41		
Police									
VEN000589	Duke Energy	APP077690	12/29/2020	101002341	POLICE-ELECTRICITY	Electric	2,483.14	69988	12/30/2020
VEN000534	Delta Dental	APP077705	1/4/2021	101002119	POLICE-HEALTH/DENTAL	Jan dental ins	2,900.28	69990	1/4/2021
VEN000513	DavisVision	APP077709	1/4/2021	101002119	POLICE-HEALTH/DENTAL	Jan Vision ins	627.39	69989	1/4/2021
VEN000080	Almost Home Boarding Kennel	APP077782	1/5/2021	101002355	POLICE-K-9 MAINT	Dog Boarding - Billie	168.00		
VEN000747	Galls	APP077783	1/5/2021	101002229	POLICE-UNIFORMS	Long Reversible Hi-VIS Rainco	133.20		
VEN002035	US Uniform and Supply	APP077784	1/5/2021	101002229	POLICE-UNIFORMS	Uniforms - Abney	212.85		
VEN001537	Payroll	APP077824	1/5/2021	101002111	POLICE-SALARY	sal	164,032.15		
VEN001537	Payroll	APP077824	1/5/2021	101002119	POLICE-HEALTH/DENTAL	hsa	31,000.00		
VEN001537	Payroll	APP077824	1/5/2021	101002119	POLICE-HEALTH/DENTAL	hsa	1,000.00		

Purchase Invoice Register
City of Westfield
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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101	General								
Police									
VEN001537	Payroll	APP077824	1/5/2021	101002120	POLICE-FICAMEDICARE	fica	10,941.72		
VEN001537	Payroll	APP077824	1/5/2021	101002120	POLICE-FICAMEDICARE	med	2,558.98		
VEN001537	Payroll	APP077824	1/5/2021	101002121	POLICE-PERF	perf	28,805.77		
VEN006362	Anthem EAP	APP077826	1/5/2021	101002119	POLICE-HEALTH/DENTAL	1st quant EAP	283.88		
VEN006328	First Person	APP077832	1/5/2021	101002119	POLICE-HEALTH/DENTAL	2021 Health Snapshot	1,660.98		
VEN007062	McGriff Insurance	APP077871	1/5/2021	101002339	POLICE-INSURANCE	Professional Liab Jan renewal	8,670.23		
Subtotal for Police							275,488.57		
Economic and Community Development									
VEN000534	Delta Dental	APP077705	1/4/2021	101003119	ECD-HEALTH/DENTAL	Jan dental ins	392.76	69990	1/4/2021
VEN000513	DavisVision	APP077709	1/4/2021	101003119	ECD-HEALTH/DENTAL	Jan Vision ins	112.49	69989	1/4/2021
VEN001537	Payroll	APP077824	1/5/2021	101003111	ECD-SALARY	sal	25,825.02		
VEN001537	Payroll	APP077824	1/5/2021	101003119	ECD-HEALTH/DENTAL	hsa	5,000.00		
VEN001537	Payroll	APP077824	1/5/2021	101003120	ECD-FICAMEDICARE	fica	1,542.90		
VEN001537	Payroll	APP077824	1/5/2021	101003120	ECD-FICAMEDICARE	med	360.83		
VEN001537	Payroll	APP077824	1/5/2021	101003121	ECD-PERF	perf	3,667.14		
VEN006362	Anthem EAP	APP077826	1/5/2021	101003119	ECD-HEALTH/DENTAL	1st quant EAP	56.88		
VEN006328	First Person	APP077832	1/5/2021	101003119	ECD-HEALTH/DENTAL	2021 Health Snapshot	321.48		
Subtotal for Economic and Community Development							37,279.50		
Parks									
VEN000534	Delta Dental	APP077705	1/4/2021	101005119	PARKS-HEALTH/DENTAL	Jan dental ins	163.48	69990	1/4/2021
VEN000513	DavisVision	APP077709	1/4/2021	101005119	PARKS-HEALTH/DENTAL	Jan Vision ins	36.94	69989	1/4/2021
VEN001537	Payroll	APP077824	1/5/2021	101005111	PARKS-SALARY	sal	8,692.76		
VEN001537	Payroll	APP077824	1/5/2021	101005119	PARKS-HEALTH/DENTAL	hsa	2,000.00		
VEN001537	Payroll	APP077824	1/5/2021	101005120	PARKS-FICAMEDICARE	fica	499.55		
VEN001537	Payroll	APP077824	1/5/2021	101005120	PARKS-FICAMEDICARE	med	116.83		
VEN001537	Payroll	APP077824	1/5/2021	101005121	PARKS-PERF	perf	1,234.37		
VEN006362	Anthem EAP	APP077826	1/5/2021	101005119	PARKS-HEALTH/DENTAL	1st quant EAP	18.96		
VEN006328	First Person	APP077832	1/5/2021	101005119	PARKS-HEALTH/DENTAL	2021 Health Snapshot	107.16		
VEN005717	Background Investigation Bureau	APP077869	1/5/2021	101005349	PARKS-SERVICES	Background checks	143.40		
Subtotal for Parks							13,013.45		

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Fund No. 101	Fund Name General								
Economic Dev									
VEN000534	Delta Dental	APP077705	1/4/2021	101006119	ECONOMIC DEV-HEALTH/D	Jan dental ins	20.86	69990	1/4/2021
VEN000513	Davis/Vision	APP077709	1/4/2021	101006119	ECONOMIC DEV-HEALTH/D	Jan Vision ins	5.80	69989	1/4/2021
VEN001537	Payroll	APP077824	1/5/2021	101006111	ECONOMIC DEV-SALARY	sal	3,367.31		
VEN001537	Payroll	APP077824	1/5/2021	101006119	ECONOMIC DEV-HEALTH/D	hsa	250.00		
VEN001537	Payroll	APP077824	1/5/2021	101006120	ECONOMIC DEV-FICAMED	fica	208.55		
VEN001537	Payroll	APP077824	1/5/2021	101006120	ECONOMIC DEV-FICAMED	med	48.77		
VEN001537	Payroll	APP077824	1/5/2021	101006121	ECONOMIC DEV-PERF	perf	478.16		
VEN006362	Anthem EAP	APP077826	1/5/2021	101006119	ECONOMIC DEV-HEALTH/D	1st quant EAP	4.74		
VEN006328	First Person	APP077832	1/5/2021	101006119	ECONOMIC DEV-HEALTH/D	2021 Health Snapshot	26.79		
Subtotal for Economic Dev							4,410.78		
Informatics									
VEN002050	Verizon Wireless	APP077669	12/28/2020	101007332	IT-CELLULAR/PAGERS/MOB	Cell phones and air cards	6,008.32	69990	12/28/2020
VEN000534	Delta Dental	APP077705	1/4/2021	101007119	IT-HEALTH/DENTAL	Jan dental ins	326.96	69990	1/4/2021
VEN000513	Davis/Vision	APP077709	1/4/2021	101007119	IT-HEALTH/DENTAL	Jan Vision ins	62.66	69989	1/4/2021
VEN003729	Metronet	APP077798	1/5/2021	101007335	IT-TELEPHONE	Long distance and land lines	2,449.45		
VEN000616	Egov Strategies	APP077800	1/5/2021	101007369	IT-SOFTWARE LICENSING	Annual Support and Maint	7,636.00		
VEN005146	Konica Minolta Business	APP077801	1/5/2021	101007337	IT-PRINTING	Click Charges	357.52		
VEN001537	Payroll	APP077824	1/5/2021	101007111	IT-SALARY	sal	16,785.42		
VEN001537	Payroll	APP077824	1/5/2021	101007119	IT-HEALTH/DENTAL	hsa	3,500.00		
VEN001537	Payroll	APP077824	1/5/2021	101007120	IT-FICAMEDICARE	fica	975.23		
VEN001537	Payroll	APP077824	1/5/2021	101007120	IT-FICAMEDICARE	med	228.08		
VEN001537	Payroll	APP077824	1/5/2021	101007121	IT-PERF	perf	2,383.53		
VEN006362	Anthem EAP	APP077826	1/5/2021	101007119	IT-HEALTH/DENTAL	1st quant EAP	28.44		
VEN006328	First Person	APP077832	1/5/2021	101007119	IT-HEALTH/DENTAL	2021 Health Snapshot	160.74		
Subtotal for Informatics							40,502.37		
Clerk Treasurer									
VEN000534	Delta Dental	APP077705	1/4/2021	101006119	CT-HEALTH/DENTAL	Jan dental ins	220.74	69990	1/4/2021
VEN000513	Davis/Vision	APP077709	1/4/2021	101006119	CT-HEALTH/DENTAL	Jan Vision ins	82.66	69989	1/4/2021
VEN007097	Webster and Garino LLC	APP077743	1/5/2021	101006330	CT-LEGAL CONSULTING	Dec services	1,305.00		
VEN000940	ILMCT	APP077749	1/5/2021	101006350	CT-SUBSCRIPTIONS/DUES/	2021 ILMCT annual dues	692.00		
VEN001537	Payroll	APP077824	1/5/2021	101006111	CT-SALARY	sal	17,238.12		
VEN001537	Payroll	APP077824	1/5/2021	101006119	CT-HEALTH/DENTAL	hsa	2,250.00		

Purchase Invoice Register

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Clerk Treasurer									
VEN001537	Payroll	APP077824	1/5/2021	101008120	CT-FICAMEDICARE	fica	1,005.26		
VEN001537	Payroll	APP077824	1/5/2021	101008120	CT-FICAMEDICARE	med	235.10		
VEN001537	Payroll	APP077824	1/5/2021	101008121	CT-PERF	perf	2,010.59		
VEN006362	Antihem EAP	APP077826	1/5/2021	101008119	CT-HEALTH/DENTAL	1st quart EAP	28.44		
VEN006328	First Person	APP077832	1/5/2021	101008119	CT-HEALTH/DENTAL	2021 Health Snapshot	160.74		
Subtotal for Clerk Treasurer							25,208.67		
Mayor									
VEN000534	Delta Dental	APP077705	1/4/2021	101009119	MAYOR-HEALTH/DENTAL	Jan dental ins	40.62	69990	1/4/2021
VEN000513	DavisVision	APP077709	1/4/2021	101009119	MAYOR-HEALTH/DENTAL	Jan Vision ins	12.87	69989	1/4/2021
VEN001537	Payroll	APP077824	1/5/2021	101009111	MAYOR-SALARY	sal	4,575.54		
VEN001537	Payroll	APP077824	1/5/2021	101009119	MAYOR-HEALTH/DENTAL	hsa	750.00		
VEN001537	Payroll	APP077824	1/5/2021	101009120	MAYOR-FICAMEDICARE	fica	275.02		
VEN001537	Payroll	APP077824	1/5/2021	101009120	MAYOR-FICAMEDICARE	med	64.32		
VEN001537	Payroll	APP077824	1/5/2021	101009121	MAYOR-PERF	perf	649.73		
VEN006362	Antihem EAP	APP077826	1/5/2021	101009119	MAYOR-HEALTH/DENTAL	1st quart EAP	4.74		
VEN006328	First Person	APP077832	1/5/2021	101009119	MAYOR-HEALTH/DENTAL	2021 Health Snapshot	26.79		
Subtotal for Mayor							6,399.63		
Public Works									
VEN000589	Duke Energy	APP077690	12/29/2020	101013341	PW-ELECTRIC	Electric	3,218.63	69988	12/30/2020
VEN000589	Duke Energy	APP077690	12/29/2020	101013341	PW-ELECTRIC	Electric	1,148.03	69988	12/30/2020
VEN000589	Duke Energy	APP077692	12/30/2020	101013341	PW-ELECTRIC	Casey Rd	75.66	69988	12/30/2020
VEN002336	Citizens Westfield	APP077693	12/30/2020	101013342	PW-WATERSEWER	PW	73.18	69987	12/30/2020
VEN000534	Delta Dental	APP077705	1/4/2021	101013119	PW-HEALTH AND DENTAL	Jan dental ins	1,493.06	69990	1/4/2021
VEN000513	DavisVision	APP077709	1/4/2021	101013119	PW-HEALTH AND DENTAL	Jan Vision ins	257.99	69989	1/4/2021
VEN001182	Kings III America	APP077768	1/5/2021	101013349	PW-CONTRACTUAL SERVIC	1st quart elevator phone servi	111.51		
VEN005709	Service Sanitation Inc	APP077770	1/5/2021	101013349	PW-CONTRACTUAL SERVIC	500 Deer Walk	121.00		
VEN005709	Service Sanitation Inc	APP077770	1/5/2021	101013349	PW-CONTRACTUAL SERVIC	3233 W 166th	106.00		
VEN005403	BrightView Landscapes LLC	APP077772	1/5/2021	101013349	PW-CONTRACTUAL SERVIC	Snow Event Dec 16	2,720.19		
VEN001537	Payroll	APP077824	1/5/2021	101013111	PW-SALARY	sal	53,770.17		
VEN001537	Payroll	APP077824	1/5/2021	101013119	PW-HEALTH AND DENTAL	hsa	13,250.00		
VEN001537	Payroll	APP077824	1/5/2021	101013120	PW-FICAMEDICARE	fica	3,117.69		
VEN001537	Payroll	APP077824	1/5/2021	101013120	PW-FICAMEDICARE	MED	729.12		

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Fund No. Fund Name									
101 General									
Public Works									
VEN001537	Payroll	APP077824	1/5/2021	101013121	PW-PERF	perf	8,088.51		
VEN006362	Anthem EAP	APP077826	1/5/2021	101013119	PW-HEALTH AND DENTAL	1st quant EAP	170.64		
VEN006328	First Person	APP077832	1/5/2021	101013119	PW-HEALTH AND DENTAL	2021 Health Snapshot	964.44		
VEN007062	McGriff Insurance	APP077871	1/5/2021	101013339	PW-INSURANCE	Professional Liab Jan renewal	4,597.85		
Subtotal for Public Works							94,013.57		
Communications									
VEN000534	Delta Dental	APP077705	1/4/2021	101020119	COMM-HEALTH/DENTAL	Jan dental ins	98.88	69990	1/4/2021
VEN000513	DavisVision	APP077709	1/4/2021	101020119	COMM-HEALTH/DENTAL	Jan Vision ins	24.07	69989	1/4/2021
VEN001537	Payroll	APP077824	1/5/2021	101020111	COMM-SALARY	sal	7,466.64		
VEN001537	Payroll	APP077824	1/5/2021	101020119	COMM-HEALTH/DENTAL	hsa	1,250.00		
VEN001537	Payroll	APP077824	1/5/2021	101020120	COMM-FICAMEDICARE	fica	448.35		
VEN001537	Payroll	APP077824	1/5/2021	101020121	COMM-PERF	med	104.85		
VEN001537	Payroll	APP077824	1/5/2021	101020119	COMM-HEALTH/DENTAL	1st quant EAP	1,060.26		
VEN006362	Anthem EAP	APP077826	1/5/2021	101020119	COMM-HEALTH/DENTAL	2021 Health Snapshot	14.22		
VEN006328	First Person	APP077832	1/5/2021	101020119	COMM-HEALTH/DENTAL		80.37		
Subtotal for Communications							10,547.84		
Customer Service									
VEN000534	Delta Dental	APP077705	1/4/2021	101021119	CUSTOMER SERV-HEALTH/	Jan dental ins	204.10	69990	1/4/2021
VEN000513	DavisVision	APP077709	1/4/2021	101021119	CUSTOMER SERV-HEALTH/	Jan Vision ins	44.21	69989	1/4/2021
VEN001537	Payroll	APP077824	1/5/2021	101021111	CUSTOMER SERV-SALARY	sal	8,262.26		
VEN001537	Payroll	APP077824	1/5/2021	101021119	CUSTOMER SERV-HEALTH/	hsa	3,000.00		
VEN001537	Payroll	APP077824	1/5/2021	101021120	CUSTOMER SERV-FICAME	fica	482.65		
VEN001537	Payroll	APP077824	1/5/2021	101021120	CUSTOMER SERV-FICAME	med	112.88		
VEN001537	Payroll	APP077824	1/5/2021	101021121	CUSTOMER SERV-PERF	perf	1,173.31		
VEN006362	Anthem EAP	APP077826	1/5/2021	101021119	CUSTOMER SERV-HEALTH/	1st quant EAP	23.70		
VEN006328	First Person	APP077832	1/5/2021	101021119	CUSTOMER SERV-HEALTH/	2021 Health Snapshot	133.95		
Subtotal for Customer Service							13,437.05		
Human Resources									
VEN000534	Delta Dental	APP077705	1/4/2021	101022119	HR-HEALTH/DENTAL	Jan dental ins	86.46	69990	1/4/2021
VEN000513	DavisVision	APP077709	1/4/2021	101022119	HR-HEALTH/DENTAL	Jan Vision ins	25.74	69989	1/4/2021
VEN001537	Payroll	APP077824	1/5/2021	101022111	HR-SALARY	sal	4,453.40		
VEN001537	Payroll	APP077824	1/5/2021	101022120	HR-FICAMEDICARE	fica	263.33		

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Fund No. Fund Name									
101 General									
Human Resources									
VEN001537	Payroll	APP077824	1/5/2021	101022120	HR-FICAMEDICARE	med	61.58		
VEN001537	Payroll	APP077824	1/5/2021	101022121	HR PERF	perf	632.38		
VEN006362	Anthem EAP	APP077826	1/5/2021	101022119	HR-HEALTH/DENTAL	1st quant EAP	9.48		
VEN006328	First Person	APP077832	1/5/2021	101022119	HR-HEALTH/DENTAL	2021 Health Snapshot	53.58		
Subtotal for Human Resources							5,584.95		
Subtotal for Fund 101 General							698,430.69		
Fund No. Fund Name									
201 Motor Vehicle Highway (MVH)									
Public Works									
VEN000589	Duke Energy	APP077690	12/29/2020	201013341	MVH-ELECTRIC	Electric	2,789.82	69988	12/30/2020
VEN000534	Delta Dental	APP077705	1/4/2021	201013119	MVH-HEALTH/DENTAL		191.78	69990	1/4/2021
VEN000513	Davis/Vision	APP077708	1/4/2021	201013119	MVH-HEALTH/DENTAL	Jan Vision Ins	25.74	69989	1/4/2021
VEN000332	Cargill	APP077765	1/5/2021	201013231	MVH-SUBGRADE MATERIAL	Salt	7,974.83		
VEN000332	Cargill	APP077765	1/5/2021	201013231	MVH-SUBGRADE MATERIAL	Salt	5,846.28		
VEN008274	Central Indiana Rubber Products Inc	APP077767	1/5/2021	201013345	MVH-EQUIP REPAIR	Material for tanks to spray brin	2,840.84		
VEN000975	Indiana Oxygen Company	APP077769	1/5/2021	201013226	MVH-VEHICLE GAS/ SUPPL	Mixed gases	169.60		
VEN001778	Shelby Materials	APP077771	1/5/2021	201013231	MVH-SUBGRADE MATERIAL	Park St and Poplar St	800.00		
VEN007207	Car X Tire and Auto	APP077773	1/5/2021	201013360	MVH-VEHICLE REPAIR	Vehicle 1621 oil change	29.89		
VEN007207	Car X Tire and Auto	APP077773	1/5/2021	201013360	MVH-VEHICLE REPAIR	Vehicle 1622 oil change	29.89		
VEN007207	Car X Tire and Auto	APP077773	1/5/2021	201013360	MVH-VEHICLE REPAIR	Vehicle 1623 oil change	29.89		
VEN007207	Car X Tire and Auto	APP077773	1/5/2021	201013360	MVH-VEHICLE REPAIR	Vehicle 2041 oil change	29.89		
VEN005243	Franklin Equipment	APP077774	1/5/2021	201013349	MVH-RESTRICT SERVICES	Wheel Loader	3,250.00		
VEN001537	Payroll	APP077824	1/5/2021	201013111	MVH-SALARY	sail	8,877.79		
VEN001537	Payroll	APP077824	1/5/2021	201013119	MVH-HEALTH/DENTAL	hsa	1,500.00		
VEN001537	Payroll	APP077824	1/5/2021	201013120	MVH-FICAMEDICARE	fica	518.13		
VEN001537	Payroll	APP077824	1/5/2021	201013120	MVH-FICAMEDICARE	med	121.18		
VEN001537	Payroll	APP077824	1/5/2021	201013121	MVH-PERF	perf	1,260.65		
VEN008436	Davis Wholesale Supply	APP077868	1/5/2021	201013231	MVH-SUBGRADE MATERIAL	Bulk Coarse Rock	8,808.87		
Subtotal for Public Works							45,093.47		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							45,093.47		

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203	Fire Operating										
Fire											
VEN000589	Duke Energy			APP077890	12/28/2020	203012341	FIRE-ELECTRIC	Electric	2,483.13	69988	12/30/2020
VEN000589	Duke Energy			APP077890	12/29/2020	203012341	FIRE-ELECTRIC	Electric	963.48	69988	12/30/2020
VEN000589	Duke Energy			APP077890	12/29/2020	203012341	FIRE-ELECTRIC	Electric	704.06	69988	12/30/2020
VEN000589	Duke Energy			APP077890	12/29/2020	203012346	FIRE-TORNADO SIREN	Sirens	75.95	69988	12/30/2020
VEN002336	Citizens Westfield			APP077894	12/30/2020	203012342	FIRE-WATERSEWER	Sta 82	212.75	69987	12/30/2020
VEN000634	Della Dental			APP077705	1/4/2021	203012119	FIRE-HEALTH/DENTAL	Jan dental Ins	4,237.02	69980	1/4/2021
VEN000513	DavisVision			APP077709	1/4/2021	203012119	FIRE-HEALTH/DENTAL	Jan Vision Ins	828.79	69989	1/4/2021
VEN000065	Airgas Mid America			APP077745	1/5/2021	203012224	FIRE-OPERATING SUPPLIES	OX USFDA	28.24		
VEN005584	The Accummed Group			APP077751	1/5/2021	203012349	FIRE-SERVICES	December Billing service fee	3,057.09		
VEN006285	Ceres Solutions Cooperative			APP077752	1/5/2021	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	1,958.57		
VEN000266	Bound Tree Medical			APP077753	1/5/2021	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	1,193.89		
VEN000345	Cave and Company Printing			APP077754	1/5/2021	203012337	FIRE-PRINTING	QM Business Cards	45.99		
VEN001537	Payroll			APP077824	1/5/2021	203012111	FIRE-SALARY	sal	240,648.04		
VEN001537	Payroll			APP077824	1/5/2021	203012119	FIRE-HEALTH/DENTAL	hsa	40,500.00		
VEN001537	Payroll			APP077824	1/5/2021	203012120	FIRE-FICA AND MEDICARE	fica	14,286.75		
VEN001537	Payroll			APP077824	1/5/2021	203012120	FIRE-FICA AND MEDICARE	med	3,341.25		
VEN001537	Payroll			APP077824	1/5/2021	203012121	FIRE-PERF	perf	37,179.05		
VEN001537	Payroll			APP077824	1/5/2021	203012124	FIRE-PEHP	FIRE PEHP PLAN	51,639.00		
VEN006362	Anthem EAP			APP077826	1/5/2021	203012119	FIRE-HEALTH/DENTAL	1st quant EAP	355.50		
VEN006328	First Person			APP077832	1/5/2021	203012119	FIRE-HEALTH/DENTAL	2021 Health Snapshot	2,009.25		
VEN000903	Hoosier Fire Equipment			APP077839	1/5/2021	203012229	FIRE-UNIFORMS	boots	422.55		
VEN000891	Austin Hardware and Supply			APP077840	1/5/2021	203012360	FIRE-VEHICLE MAINT	Gas Spring	37.82		
VEN000569	Don Hinds Ford Inc			APP077841	1/5/2021	203012360	FIRE-VEHICLE MAINT	wheel center for ambulance	17.77		
VEN007181	Indiana Filter Supply LLC			APP077842	1/5/2021	203012343	FIRE-BUILDING MAINTENAN	filters for air scrubbers-station	967.20		
VEN007925	National Asso of Fire Investigators			APP077844	1/5/2021	203012350	FIRE-SUBSCRIPTIONS/DUE	D. Michael Renewal	55.00		
VEN007814	Teleflex			APP077845	1/5/2021	203012224	FIRE-OPERATING SUPPLIES	needles	1,765.50		
VEN008762	Henry Schein Inc			APP077846	1/5/2021	203012224	FIRE-OPERATING SUPPLIES	isolation gowns, sanit-cloths	152.76		
VEN001849	Stryker Sales			APP077847	1/5/2021	203012472	FIRE-OPERATING SUPPLIES	IV pole, backrest storage pou	1,215.06		
VEN005980	Fire Services Inc			APP077848	1/5/2021	203012224	FIRE-EQUIP	3-Pin 120V connector	207.80		
VEN000266	Bound Tree Medical			APP077850	1/5/2021	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	1,077.66		
VEN006360	Stephen M Bernard			APP077851	1/5/2021	203012337	FIRE-PRINTING	employee photo	20.00		
VEN008992	ProTeam Tactical Performance			APP077852	1/5/2021	203012354	FIRE-MEDICAL EXAMS/TEST	63 DARI Assessments	11,025.00		

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN007062	McGriff Insurance	APP077871	1/5/2021	203012339	FIRE-INSURANCE	Professional Liab Jan renewal	5,034.64		
Subtotal for Fire							427,746.55		
Subtotal for Fund 203 Fire Operating							427,746.55		
Fund No. Fund Name									
204 Park Impact									
Public Works									
VEN002336	Citizens Westfield	APP077866	1/5/2021	204013474	PW-PARK IMPACT CONSTR	Sewer Lateral Permits	40,000.00		
VEN002336	Citizens Westfield	APP077867	1/5/2021	204013474	PW-PARK IMPACT CONSTR	311 Union permits	10,000.00		
Subtotal for Public Works							50,000.00		
Subtotal for Fund 204 Park Impact							50,000.00		
Fund No. Fund Name									
239 Law Enforcement									
Police									
VEN001062	Indiana University	APP077785	1/5/2021	239002334	LAW ENFORCE-TRAVEL/TR	Tuition - Hollowell	2,887.23		
VEN001983	Treasurer Of State of Indiana	APP077789	1/5/2021	239002334	LAW ENFORCE-TRAVEL/TR	Breath Test Certification A.	300.00		
VEN001983	Treasurer Of State of Indiana	APP077789	1/5/2021	239002334	LAW ENFORCE-TRAVEL/TR	Breath Test Certification- Q. K	300.00		
Subtotal for Police							3,487.23		
Subtotal for Fund 239 Law Enforcement							3,487.23		
Fund No. Fund Name									
264 Road and Street Improvement (Road Impact)									
Public Works									
VEN000103	American Structurepoint Inc	APP077738	1/4/2021	264013349	ROAD IMPACT-SERVICES	East Street North Ext - PE and	3,622.28		
VEN002709	Lochmueller Group Inc	APP077781	1/5/2021	264013474	ROAD IMPACT-CONSTRUCT	East Street North Ext - CE - 2	5,419.38		
Subtotal for Public Works							9,041.66		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							9,041.66		

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Fund No.	Fund Name								
269	Training Facility Center								
	Public Safety (Police and Fire)								
VEN000589	Duke Energy	APP077690	12/29/2020	269014341	TRAINING FAC-ELECTRIC	Electric	390.76	69988	12/30/2020
VEN000405	Citizens Energy Group	APP077691	12/29/2020	269014342	TRAINING FAC-WATER/SE	Training Facility	29.89	69986	12/30/2020
VEN000893	HNTB-Great Lakes Division	APP077637	1/5/2021	269014349	TRAINING FAC-SERVICES	Water Main Contract	8,550.00		
VEN000905	Hoosier Portable Restroom	APP077849	1/5/2021	269014349	TRAINING FAC-SERVICES	December - service unit	88.00		
	Subtotal for Public Safety (Police and Fire)						9,058.65		
	Subtotal for Fund 269 Training Facility Center						9,058.65		
Fund No.	Fund Name								
305	Grand Junction TIF								
	RDC								
VEN001469	O W Krohn and Associates	APP077818	1/5/2021	305018349	GRAND JUNCTION TIF-SER	Grand Junction	1,466.25		
	Subtotal for RDC						1,466.25		
	Subtotal for Fund 305 Grand Junction TIF						1,466.25		
Fund No.	Fund Name								
309	Eagletown TIF								
	RDC								
VEN000920	Hurlington National Bank	APP077698	1/4/2021	309018380	EAGLETON TIF BOND PRI	Bond Series 2016	85,000.00		
VEN000920	Hurlington National Bank	APP077698	1/4/2021	309018381	EAGLETON TIF BOND IN	Bond Series 2016	81,400.00		
	Subtotal for RDC						176,400.00		
	Subtotal for Fund 309 Eagletown TIF						176,400.00		
Fund No.	Fund Name								
427	Cum. Capital Development								
	Grand Park								
VEN002178	Capital One Public Funding	APP077699	1/4/2021	427015476	CCD-GP EQUIP LEASE	Turf pmt	422,212.51		
	Subtotal for Grand Park						422,212.51		
	Subtotal for Fund 427 Cum. Capital Development						422,212.51		
Fund No.	Fund Name								
429	2012 Bond Interest								
	RDC								
VEN001652	Regions Bank	APP077700	1/4/2021	429018380	2012 BOND DSR-PRINCIPAL	Bond Series 2012B	30,000.00		

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Fund No. Fund Name									
429	2012 Bond Interest								
RDC									
VEN001652	Regions Bank	APP077700	1/4/2021	429018381	2012 BOND DSR-INT	Bond Series 2012B	18,949.25		
Subtotal for RDC							46,949.25		
Subtotal for Fund 429 2012 Bond Interest							46,949.25		
Fund No. Fund Name									
560	NE 196th-SR38 Grant								
Public Works									
VEN002709	Lochinueller Group Inc	APP077781	1/5/2021	560013349	NE ST 196TH-SR38 SERV	East Street North Ext - CE - 8	21,677.54		
Subtotal for Public Works							21,677.54		
Subtotal for Fund 560 NE 196th-SR38 Grant							21,677.54		
Fund No. Fund Name									
640	Sports Campus Operating								
Grand Park									
VEN000588	Duke Energy	APP077689	12/29/2020	640015341	SPORTS CAMPUS-ELECTRI	Diam	5,620.32	3238	12/30/2020
VEN000589	Duke Energy	APP077689	12/29/2020	640015341	SPORTS CAMPUS-ELECTRI	Field	9,241.10	3238	12/30/2020
VEN000589	Duke Energy	APP077689	12/29/2020	640015341	SPORTS CAMPUS-ELECTRI	General	3,320.08	3238	12/30/2020
VEN000534	Delta Dental	APP077703	1/4/2021	640015119	SPORTS CAMPUS-HEALTH/	Jean dental Ins	254.36	3240	1/4/2021
VEN000513	DavisVision	APP077708	1/4/2021	640015119	SPORTS CAMPUS-HEALTH/	Jean Vision Ins	48.14	3239	1/4/2021
VEN000362	Anthem EAP	APP077737	1/5/2021	640015119	SPORTS CAMPUS-HEALTH/	1st quant EAP	14.22		
VEN006537	Total Marketing Group LLC	APP077741	1/5/2021	640015331	SPORT CAMPUS-CONSULTI	GP Fan Guide Ad Sales	414.10		
VEN001637	Ray's Trash Service	APP077748	1/5/2021	640015349	SPORTS CAMPUS-SERVICE	Trash	750.00		
VEN003729	Metronet	APP077799	1/5/2021	640015224	SPORTS CAMPUS-OPERATI	Field	59.31		
VEN003729	Metronet	APP077799	1/5/2021	640015224	SPORTS CAMPUS-OPERATI	Diam	59.31		
VEN001537	Payroll	APP077823	1/5/2021	640015111	SPORTS CAMPUS-SALARY	sal	12,061.77		
VEN001537	Payroll	APP077823	1/5/2021	640015119	SPORTS CAMPUS-HEALTH/	hsa	2,250.00		
VEN001537	Payroll	APP077823	1/5/2021	640015120	SPORTS CAMPUS-FICAME	fica	727.71		
VEN001537	Payroll	APP077823	1/5/2021	640015120	SPORTS CAMPUS-FICAME	med	170.18		
VEN001537	Payroll	APP077823	1/5/2021	640015121	SPORTS CAMPUS-PERF	perf	1,610.95		
VEN006328	First Person	APP077830	1/5/2021	640015119	SPORTS CAMPUS-HEALTH/	2021 Health Snapshot	159.78		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
640 Sports Campus Operating									
Grand Park									
VEN0005717	Background Investigation Bureau	APP077870	1/5/2021	640015349	SPORTS CAMPUS-SERVICE	Background check	11.95		
VEN0007062	McGriff Insurance	APP077872	1/5/2021	640015339	SPORTS CAMPUS-INSURAN	Prof Liab renewal Diam	771.02		
VEN0007062	McGriff Insurance	APP077872	1/5/2021	640015339	SPORTS CAMPUS-INSURAN	Prof Liab renewal Field	942.34		
Subtotal for Grand Park							38,476.64		
Sport Campus Indoor Event Ctr									
VEN0000589	Duke Energy	APP077689	12/29/2020	640023341	GP INDOOR-ELECTRIC	GPEC	11,730.61	3238	12/30/2020
VEN0000534	Delta Dental	APP077703	1/4/2021	640023119	GP INDOOR-HEALTH/DENT	Jan dental ins	62.58	3240	1/4/2021
VEN0000513	DatsVision	APP077708	1/4/2021	640023119	GP INDOOR-HEALTH/DENT	Jan Vision ins	24.07	3239	1/4/2021
VEN0006362	Anthem EAP	APP077737	1/5/2021	640023119	GP INDOOR-HEALTH/DENT	1st quant EAP	28.44		
VEN0007073	Freije Engineered Solutions Co	APP077739	1/5/2021	640023349	GP INDOOR-SERVICES	GPEC Unit E furnace repair	1,060.03		
VEN0007073	Freije Engineered Solutions Co	APP077740	1/5/2021	640023349	GP INDOOR-SERVICES	GPEC Heat system check	1,259.13		
VEN0007073	Freije Engineered Solutions Co	APP077742	1/5/2021	640023349	GP INDOOR-SERVICES	GPEC HVAC	711.00		
VEN0005626	LST Venues LLC	APP077744	1/5/2021	640023331	GP INDOOR-CONSULTING	Marketing services Jan	12,750.00		
VEN001637	Ray's Trash Service	APP077747	1/5/2021	640023349	GP INDOOR-SERVICES	Trash	750.00		
VEN001537	Payroll	APP077823	1/5/2021	640023111	GP INDOOR-SALARY	sal	8,862.34		
VEN001537	Payroll	APP077823	1/5/2021	640023119	GP INDOOR-HEALTH/DENT	hsa	1,250.00		
VEN001537	Payroll	APP077823	1/5/2021	640023120	GP INDOOR-FICAMEDICAR	fica	539.25		
VEN001537	Payroll	APP077823	1/5/2021	640023120	GP INDOOR-FICAMEDICAR	med	128.11		
VEN001537	Payroll	APP077823	1/5/2021	640023121	GP INDOOR-PERF	perf	1,108.07		
VEN0006328	First Person	APP077830	1/5/2021	640023119	GP INDOOR-HEALTH/DENT	2021 Health Snapshot	80.37		
VEN0007062	McGriff Insurance	APP077872	1/5/2021	640023339	GP INDOOR-INSURANCE	Prof Liab renewal Indoor	1,713.35		
Subtotal for Sport Campus Indoor Event Ctr							42,055.35		
Subtotal for Fund 640 Sports Campus Operating							80,531.99		
Fund No. Fund Name									
641 Supplemental Resery									
Sport Campus Indoor Event Ctr									
VEN0003695	Wells Fargo Trust Bank NA	APP077750	1/5/2021	641023349	SUPPLE RES-GP INDOOR C	GPEC	2,500.00		
VEN0003695	Wells Fargo Trust Bank NA	APP077750	1/5/2021	641023380	SUPPLE RESERV-GP INDOO	GPEC	328,194.05		
VEN0003695	Wells Fargo Trust Bank NA	APP077750	1/5/2021	641023381	SUPPLE RESERV GP INDOO	GPEC	565,070.21		
Subtotal for Sport Campus Indoor Event Ctr							895,764.26		
Subtotal for Fund 641 Supplemental Resery							895,764.26		

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Buy-From
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Invoice No. Date

G/L Acct.

G/L Account Name

Description

Amount Check No.

Check Date

Fund No. Fund Name

701 Payroll

Clerk Treasurer

VEN000534	Delta Dental	APP077702	1/4/2021	701008930	PAYROLL-INS. DED	Jan dental ins	4,529.51	17570	1/4/2021
VEN000513	Davis/Vision	APP077706	1/4/2021	701008930	PAYROLL-INS. DED	Jan Vision ins	81.15	17569	1/4/2021
VEN001537	Payroll	APP077821	1/5/2021	701008110	PAYROLL-NET SALARIES	net sal	435,670.76		
VEN002177	Indiana Members Credit Union	APP077833	1/5/2021	701008930	PAYROLL-INS. DED	HSA Employer portion	115,000.00	17571	1/5/2021
VEN000959	Indiana Dept Of Revenue	APP077834	1/5/2021	701008923	PAYROLL-STATE WITHHOL	State	18,183.72		
VEN000959	Indiana Dept Of Revenue	APP077834	1/5/2021	701008923	PAYROLL-STATE WITHHOL	COIT	7,444.88		
VEN003131	Huntington Bank	APP077835	1/5/2021	701008131	PAYROLL-EMPLOYER'S FIC	FICA	37,568.96		
VEN003131	Huntington Bank	APP077835	1/5/2021	701008132	PAYROLL-EMPLOYER'S ME	Medicare	8,786.29		
VEN003131	Huntington Bank	APP077835	1/5/2021	701008921	PAYROLL-FEDERAL WITHH	Federal	80,322.55		
VEN003131	Huntington Bank	APP077835	1/5/2021	701008922	PAYROLL-EMPLOYEE FICA	FICA	37,568.92		
VEN002177	Indiana Members Credit Union	APP077836	1/5/2021	701008930	PAYROLL-INS. DED	Medicare	8,786.28		
VEN000893	Anuar Velazquez	APP077856	1/5/2021	701008930	PAYROLL-INS. DED	HSA refusals	925.38	17572	1/5/2021
VEN002340	Roy Genly	APP077857	1/5/2021	701008930	PAYROLL-INS. DED	Closed account	50.00	17573	1/5/2021
VEN005144	Tyler Dougherty	APP077858	1/5/2021	701008930	PAYROLL-INS. DED	HSA overfunded	115.00	17575	1/5/2021
VEN001717	Russ Shoaif	APP077859	1/5/2021	701008930	PAYROLL-INS. DED	HSA overfunded	215.38	17577	1/5/2021
VEN000544	Derek Michael	APP077860	1/5/2021	701008930	PAYROLL-INS. DED	HSA overfunded	253.84	17576	1/5/2021
VEN005902	Tyler Hittle	APP077861	1/5/2021	701008930	PAYROLL-INS. DED	HSA overfunded	215.00	17574	1/5/2021
						Overfunded HSA	115.00	17578	1/5/2021

Subtotal for Fund 701 Payroll

735,832.72
735,832.72

Fund No. Fund Name

805 Anthem Bank

Clerk Treasurer

VEN008076 Anthem Group Health Plan
VEN008076 Anthem Group Health PlanAPP077688 12/29/2020
APP077701 1/4/2021805008119
805008119ANTHEM BANK GROUP HEA Coverage period Dec 17 thru
ANTHEM BANK GROUP HEA Coverage Period Dec 22 thru34,446.19 80000156 12/29/2020
31,166.49
65,614.68

Subtotal for Fund 805 Anthem Bank

65,614.68

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	GL Acct.	GL Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
900	Stormwater								
Stormwater									
VEN000534	Della Dental	APP077704	1/4/2021	900016119	STORM-HEALTH/DENTAL	Jan Ins	565.70	40439	1/4/2021
VEN000513	Davis/Vision	APP077707	1/4/2021	900016119	STORM-HEALTH/DENTAL	Jan Vision Ins	108.56	40438	1/4/2021
VEN0002424	IUPPS	APP077766	1/5/2021	900016309	STORM-CONSULTING FEES	November tickets	1,083.95		
VEN001537	Payroll	APP077822	1/5/2021	900016111	STORM-SALARY	net	23,544.02		
VEN001537	Payroll	APP077822	1/5/2021	900016119	STORM-HEALTH/DENTAL	hsa	5,500.00		
VEN001537	Payroll	APP077822	1/5/2021	900016120	STORM-FICAMEDICARE	fica	1,382.79		
VEN001537	Payroll	APP077822	1/5/2021	900016120	STORM-FICAMEDICARE	med	323.41		
VEN001537	Payroll	APP077822	1/5/2021	900016121	STORM-PERF	perf	2,890.06		
Subtotal for Stormwater							35,398.49		
Subtotal for Fund 900 Stormwater							35,398.49		
Fund No.	Fund Name								
950	Trash								
Trash									
VEN001637	Ray's Trash Service	APP077775	1/5/2021	950017851	TRASH-RES QRTLTY FEE CO	Dec collection	18,325.70		
Subtotal for Trash							18,325.70		
Subtotal for Fund 950 Trash							18,325.70		
Posted Invoices Total							3,743,031.64		
Un-Posted Invoices									
Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status	
Fund No.	Fund Name								
101	General								
Parts									
VEN001765	Sesac Inc	API0004810	1/4/2021	101005350	Parks-Subscription/Dues	Parks-Sub/dues/mem	965.00	Approval Pending	
VEN000149	ASCAP	API0004812	1/4/2021	101005350	Parks-Subscription/Dues	Parks-Sub/dues/mem	367.00	Approval Pending	
Subtotal for Parts							1,332.00		
Subtotal by Fund 101 General							1,332.00		

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Un-Posted Invoices

Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount Status
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Fund No. Fund Name

640 Sports Campus Operating

Sport Campus Indoor Event Ctr							
VEN005828	LST Venues LLC	AP10004812	1/4/2021	640023331	GP Indoor-Consulting	GP Indoor-Consulting	12,750.00 Approval Pending
Subtotal for Sport Campus Indoor Event Ctr							12,750.00
Subtotal by Fund 640 Sports Campus Operating							12,750.00
Un-Posted Invoices Total							14,082.00

Credit Memos

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
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Credit Memo Total

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Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Administration									
820544687	AMAZON.COM, INC.	GJPCARD0075590	12/31/2020	101001334	Adm-Travel/Training/Seminar	TRAINING BOOKS FOR D	163.65		
770510487	PAYPAL	GJPCARD0075770	12/31/2020	101001334	Adm-Travel/Training/Seminar	ICMA APPLICATION FEE	50.00		
770510487	PAYPAL	GJPCARD0075771	12/31/2020	101001334	Adm-Travel/Training/Seminar	ICMA FULL MEMBERSHIP	960.00		
Subtotal for Administration							1,173.65		
Police									
560748358	LOWES COMPANIES, INC.	GJPCARD0075466	12/31/2020	101002224	Police-Operating Supplies	31 GALLON RUGGED TO	79.92		
020648490	PROMOTIONAL DESIGN CONCE	GJPCARD0075473	12/31/2020	101002347	Police-Promotions	PROMOTIONAL TENT FO	2,547.90		
020809769	HULU, LLC	GJPCARD0075474	12/31/2020	101002349	Police-Services	MONTHLY FEE	80.98		
VEN000946	IN BMW VEHICLE SER	GJPCARD0075477	12/31/2020	101002350	Police-Subscriptions/Dues	VEHICLE TITLE/REGISTR	15.00		
522261790	THOMSON REUTERS U.S. LLC	GJPCARD0075479	12/31/2020	101002350	Police-Subscriptions/Dues	MONTHLY STATEMENT	715.00		
VEN002120	Westfield Wmnelson	GJPCARD0075481	12/31/2020	101002343	Police-Building Maintenance	SPLIT - POLICE (50)	92.41		
384061754	ARLO TECHNOLOGIES, INC.	GJPCARD0075522	12/31/2020	101002350	Police-Subscriptions/Dues	MONTHLY SUBSCRIPTIO	61.95		
VEN001337	Menards	GJPCARD0075537	12/31/2020	101002355	Police-K-9 Maint	K9 KENNEL	199.99		
611443499	5.11 INC	GJPCARD0075540	12/31/2020	101002229	Police-Uniforms	PANTS/JACKET - CHIEF	191.50		
202936165	AMAZON.COM, INC.	GJPCARD0075547	12/31/2020	101002229	Police-Uniforms	TACTICAL PANTS	276.15		
VEN002022	UNITED STATES POSTAL SERV	GJPCARD0075549	12/31/2020	101002333	Police-Postage	CERTIFIED TO BMW	7.80		
202936165	AMAZON.COM, INC.	GJPCARD0075554	12/31/2020	101002229	Police-Uniforms	ESU UNIFORMS - BERNIS	178.73		
472652171	REYES LUNA LLC	GJPCARD0075556	12/31/2020	101002347	Police-Promotions	CHIEFS LUNCHEON-WE	52.00		
611443499	5.11 INC	GJPCARD0075557	12/31/2020	101002229	Police-Uniforms	PANTS, BELT, A/T MID	273.45		
202936165	AMAZON.COM, INC.	GJPCARD0075569	12/31/2020	101002345	Police-Equip Repair	DRONE BATTERIES	29.98		
202936165	AMAZON.COM, INC.	GJPCARD0075574	12/31/2020	101002229	Police-Uniforms	OAKLEY GLOVES	70.00		
202936165	AMAZON.COM, INC.	GJPCARD0075575	12/31/2020	101002229	Police-Uniforms	GAS MASK POUCH	69.95		
202936165	AMAZON.COM, INC.	GJPCARD0075576	12/31/2020	101002343	Police-Building Maintenance	STEADYRACK WALL MO	809.90		
202936165	AMAZON.COM, INC.	GJPCARD0075585	12/31/2020	101002345	Police-Equip Repair	DRONE BATTERIES	224.69		
461013908	NOBLE RIDER LLC	GJPCARD0075592	12/31/2020	101002229	Police-Uniforms	ESU SHIRTS/PANTS - BE	479.95		
VEN008382	Talent Auto Body	GJPCARD0075600	12/31/2020	101002360	Police-Vehicle Repair	VEHICLE REPAIRS	1,790.01		
611443499	5.11 INC	GJPCARD0075613	12/31/2020	101002229	Police-Uniforms	5.11 PANT - HOUSTON	234.97		
VEN001983	Tractor Supply Company	GJPCARD0075614	12/31/2020	101002365	Police-K-9 Maint	K9 SUPPLIES-FOOD, BO	54.97		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0075619	12/31/2020	101002360	Police-Vehicle Repair	WEATHERTECH MOBILE	150.00		
751588900	LAW ENFORCEMENT SYSTEM	GJPCARD0075625	12/31/2020	101002223	Police-Office Supplies	CASE MANAGEMENT FIL	63.00		
820544687	AMAZON.COM, INC.	GJPCARD0075626	12/31/2020	101002229	Police-Uniforms	UNIFORM BOOTS - J CA	160.12		
770510487	PAYPAL	GJPCARD0075633	12/31/2020	101002360	Police-Vehicle Repair	VEHICLE DETAILING	95.00		

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Fund No. Fund Name									
101 General									
Police									
VEN0002022	UNITED STATES POSTAL SERV	GJPCARD0075634	12/31/2020	101002333	Police-Postage	CERTIFIED TO BMW	7.80		
043491185	SHOEBUY.COM INC	GJPCARD0075639	12/31/2020	101002229	Police-Uniforms	UNIFORM BOOTS - GOR	164.75		
770034661	INTUIT PAYMENT SOLUTIONS.	GJPCARD0075648	12/31/2020	101002360	Police-Vehicle Repair	WEATHERTECH MOBILE	300.00		
202936165	AMAZON.COM, INC.	GJPCARD0075650	12/31/2020	101002472	Police-Equipment	RIFLE SLINGS	80.91		
043491185	SHOEBUY.COM INC	GJPCARD0075651	12/31/2020	101002229	Police-Uniforms	UNIFORM BOOTS - HOLL	164.75		
VEN0000946	IN BMW VEHICLE SER	GJPCARD0075659	12/31/2020	101002350	Police-Subscriptions/Dues	VEHICLE TITLES/REGIST	115.00		
VEN0006898	Supply Warehouse Inc	GJPCARD0075670	12/31/2020	101002224	Police-Operating Supplies	RESTROOM SOAP REFL	588.69		
202936165	AMAZON.COM, INC.	GJPCARD0075703	12/31/2020	101002224	Police-Operating Supplies	HAND AND FACE WIPES	20.27		
910656890	RECREATIONAL EQUIPMENT IN	GJPCARD0075724	12/31/2020	101002229	Police-Uniforms	CLOTHING-RITA	308.95		
VEN0002022	UNITED STATES POSTAL SERV	GJPCARD0075726	12/31/2020	101002333	Police-Postage	SHIPPING CHARGES	8.25		
611443499	5.11 INC	GJPCARD0075728	12/31/2020	101002229	Police-Uniforms	CLOTHING-RITA SHAND	334.94		
770034661	INTUIT PAYMENT SOLUTIONS.	GJPCARD0075730	12/31/2020	101002360	Police-Vehicle Repair	VEHICLE FLOOR LINERS	183.00		
043491185	SHOEBUY.COM INC	GJPCARD0075743	12/31/2020	101002229	Police-Uniforms	UNIFORM BOOTS-GORR	74.87		
610310025	PLUMBERS SUPPLY COMPANY	GJPCARD0075755	12/31/2020	101002343	Police-Building Maintenance	SPLIT - POLICE (50)	371.63		
522261790	THOMSON REUTERS U.S. LLC	GJPCARD0075772	12/31/2020	101002350	Police-Subscriptions/Dues	MONTHLY STATEMENT	715.00		
202936165	AMAZON.COM, INC.	GJPCARD0075773	12/31/2020	101002224	Police-Operating Supplies	STORAGE BINS-EVIDEN	12.53		
Subtotal for Police							12,456.56		
Economic and Community Development									
VEN000103	American Structurepoint Inc	GJPCARD0075499	12/31/2020	101003349	ECD-Services	STRUCTUREPT#7569544	1,165.00		
VEN001914	THE BUILDERS ASSOCIATES O	GJPCARD0075506	12/31/2020	101003350	ECD-Subscriptions/Dues	BAGI #2753_695_ANNUA	695.00		
VEN001644	RECORDER CONV FEE	GJPCARD0075558	12/31/2020	101003349	ECD-Services	HC RECORDER -8.75 CO	8.75		
820544687	AMAZON.COM, INC.	GJPCARD0075578	12/31/2020	101003223	ECD-Office Supplies	AMAZON #112-2340916-7	117.64		
VEN0000847	Hamilton County Recorder	GJPCARD0075579	12/31/2020	101003349	ECD-Services	HC RECORDER - 250 RE	250.00		
042896127	STAPLES INC	GJPCARD0075582	12/31/2020	101003223	ECD-Office Supplies	STAPLES #####_1	11.62		
042896127	STAPLES INC	GJPCARD0075594	12/31/2020	101003223	ECD-Office Supplies	STAPLES #####_1	124.03		
VEN0000929	IBJ Media	GJPCARD0075615	12/31/2020	101003350	ECD-Subscriptions/Dues	IBJ 371436_110 50 ANNU	110.50		
820544687	AMAZON.COM, INC.	GJPCARD0075631	12/31/2020	101003334	ECD-Travel/Training/Seminar	TRAINING MATERIALS_A	51.28		
202936165	AMAZON.COM, INC.	GJPCARD0075632	12/31/2020	101003334	ECD-Travel/Training/Seminar	TRAINING MATERIALS_A	18.09		
202936165	AMAZON.COM, INC.	GJPCARD0075645	12/31/2020	101003334	ECD-Travel/Training/Seminar	TRAINING MATERIALS_A	53.40		
820544687	AMAZON.COM, INC.	GJPCARD0075646	12/31/2020	101003334	ECD-Travel/Training/Seminar	TRAINING MATERIALS_A	51.28		
VEN000103	American Structurepoint Inc	GJPCARD0075658	12/31/2020	101003349	ECD-Services	STRUCTUREPOINT_REC	1,747.50		
770034661	INTUIT PAYMENT SOLUTIONS.	GJPCARD0075679	12/31/2020	101003310	ECD-Planning Consulting	INNOVATIVE PLANNING_	4,404.41		

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Fund No. Fund Name									
101 General									
Economic and Community Development									
770510487	PAYPAL	GJPCARD0075751	12/31/2020	101003338	ECD-Legal	HCR.PUBLIC LEGAL NOT	38.27		
770510487	PAYPAL	GJPCARD0075757	12/31/2020	101003338	ECD-Legal	HCR.PUBLIC LEGAL NOT	15.87		
Subtotal for Economic and Community Development							8,862.64		
Parks									
331066990	WELCOMEMAT SERVICES INC	GJPCARD0075544	12/31/2020	101005347	Parks-Promotion	NEW RESIDENT WELCO	115.29		
VEN000416	CLANCYS INC	GJPCARD0075577	12/31/2020	101005347	Parks-Promotion	WW/GP 2021 LUNCH ME	74.13		
460707085	BLOOMERANG LLC	GJPCARD0075593	12/31/2020	101005350	Parks-Subscription/Dues	BLOOMERANG - ADDITIO	30.00		
VEN001820	SQUARE, INC.	GJPCARD0075602	12/31/2020	101005347	Parks-Promotion	WESTFIELD WELCOME	21.45		
202936165	AMAZON.COM, INC.	GJPCARD0075640	12/31/2020	101005347	Parks-Promotion	WESTFIELD WELCOME	142.74		
VEN000480	CSI Signs	GJPCARD0075662	12/31/2020	101005347	Parks-Promotion	SPONSORSHIP SIGNS F	112.89		
133487402	DENNY'S CORP	GJPCARD0075671	12/31/2020	101005347	Parks-Promotion	LUNCH FOR STAFF DURI	33.20		
VEN001883	Target Corporation	GJPCARD0075681	12/31/2020	101005347	Parks-Promotion	CLEAR STORAGE CONT	168.91		
471538102	KOOP SIX CORP	GJPCARD0075688	12/31/2020	101005347	Parks-Promotion	MCDONALDS STAFF ME	30.79		
861088458	BIG HOFFAS SMOKEHOUSE BAR	GJPCARD0075689	12/31/2020	101005347	Parks-Promotion	STAFF LUNCH WITH AFR	53.12		
VEN000894	HOBBY LOBBY STORES INC	GJPCARD0075704	12/31/2020	101005347	Parks-Promotion	DECOR FOR UNION/SR3	38.46		
861088458	BIG HOFFAS SMOKEHOUSE BAR	GJPCARD0075706	12/31/2020	101005347	Parks-Promotion	WORKING LUNCH	26.88		
472533914	RPM PIZZA MIDWEST LLC	GJPCARD0075707	12/31/2020	101005347	Parks-Promotion	DOMINOS - DINNER AT	25.48		
VEN001883	Target Corporation	GJPCARD0075708	12/31/2020	101005347	Parks-Promotion	BATTERIES FOR HOLDA	27.80		
VEN001883	Target Corporation	GJPCARD0075710	12/31/2020	101005347	Parks-Promotion	TARGET - LYSOL WIPES	17.99		
841946169	MORE MOE'S INDIANA-WESTF	GJPCARD0075722	12/31/2020	101005347	Parks-Promotion	WORKING LUNCH	22.31		
841946169	MORE MOE'S INDIANA-WESTF	GJPCARD0075723	12/31/2020	101005347	Parks-Promotion	REFUND FOR INCORRE	-22.31		
560748358	LOWES COMPANIES, INC.	GJPCARD0075725	12/31/2020	101005347	Parks-Promotion	LOWES - ZIP TIES	12.82		
VEN001357	MICHAELS STORES INC	GJPCARD0075758	12/31/2020	101005347	Parks-Promotion	DECORATIONS FOR CIT	40.07		
841946169	MORE MOE'S INDIANA-WESTF	GJPCARD0075760	12/31/2020	101005347	Parks-Promotion	MOE'S - TEAM LUNCH - A	59.77		
VEN000800	Grainger	GJPCARD0075776	12/31/2020	101005349	Parks-Services	GRAINGER	14.16		
VEN002326	O'REILLY AUTO	GJPCARD0075777	12/31/2020	101005349	Parks-Services	O'REILLY AUTO	5.28		
VEN001337	Menards	GJPCARD0075778	12/31/2020	101005349	Parks-Services	MENARDS	319.98		
Subtotal for Parks							1,371.21		
Informatics									
VEN000718	FORMSPRING LLC	GJPCARD0075484	12/31/2020	101007389	IT-Software Licensing	MONTHLY RENEWAL OF	99.00		
820544687	AMAZON.COM, INC.	GJPCARD0075529	12/31/2020	101007451	IT-Computer/Equip	CITY HALL AUDIO RACK	131.96		

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Fund No. Fund Name									
101 General									
Informatics									
202936165	AMAZON.COM, INC.	GJPCARD0075539	12/31/2020	101007451	IT-Computer/Equip	CITY HALL PODIUM RAC	77.77		
770430924	PAYPAL	GJPCARD0075580	12/31/2020	101007451	IT-Computer/Equip	CITY HALL WIRELESS RE	53.49		
202936165	AMAZON.COM, INC.	GJPCARD0075581	12/31/2020	101007451	IT-Computer/Equip	STREET BARN NEW NET	1,650.90		
824104233	CAKE CORPORATION	GJPCARD0075583	12/31/2020	101007347	IT-Promotion	GIFT CARD FOR JOHNA	50.00		
824104233	CAKE CORPORATION	GJPCARD0075595	12/31/2020	101007347	IT-Promotion	ACCIDENTAL CHARGE -	16.53		
202936165	AMAZON.COM, INC.	GJPCARD0075618	12/31/2020	101007451	IT-Computer/Equip	PW BREAKROOM / PW S	695.00		
820544687	AMAZON.COM, INC.	GJPCARD0075664	12/31/2020	101007332	IT-Cellular/Pagers/Mobile	CELL PHONE CASES	260.72		
301074923	FS.COM INC	GJPCARD0075684	12/31/2020	101007451	IT-Computer/Equip	DR SFP	115.56		
202936165	AMAZON.COM, INC.	GJPCARD0075685	12/31/2020	101007335	IT-Telephone	TEAMS TEST PHONE	154.44		
770510487	PAYPAL	GJPCARD0075709	12/31/2020	101007389	IT-Software Licensing	BATCHPATCH SERVER	249.00		
860850417	GODADDY.COM LLC	GJPCARD0075727	12/31/2020	101007389	IT-Software Licensing	WEBSITE SECURITY FEE	359.76		
VEN002050	Verizon Wireless	GJPCARD0075745	12/31/2020	101007332	IT-Cellular/Pagers/Mobile	CITY OCTOBER/NOV CE	18,717.55		
770034661	INTUIT PAYMENT SOLUTIONS.	GJPCARD0075746	12/31/2020	101007331	IT-Consulting	CRM INSPECTION PORT	2,092.50		
770430924	PAYPAL	GJPCARD0075759	12/31/2020	101007389	IT-Software Licensing	PUBLIC DNS	9.90		
Subtotal for Informatics							24,734.08		
Clerk Treasurer									
411822872	BEST BUY CO INC	GJPCARD0075483	12/31/2020	101008223	CT-Office Supplies	SCREEN PROT CASE CH	96.27		
351890782	GPR INC.	GJPCARD0075538	12/31/2020	101008347	CT-Promotions	CHRISTMAS CT STAFF L	136.00		
VEN001261	LOS TOROS MEXICAN RESTAU	GJPCARD0075611	12/31/2020	101008347	CT-Promotions	BUSINESS LUNCH CG AN	45.66		
VEN001503	P.F. CHANG'S CHINA BISTR	GJPCARD0075661	12/31/2020	101008347	CT-Promotions	STAFF BD LUNCH	125.50		
Subtotal for Clerk Treasurer							403.43		
Public Works									
560748358	LOWES COMPANIES, INC.	GJPCARD0075464	12/31/2020	101013224	PW-Operating Supplies	TOOL RACK FOR STREE	30.72		
VEN001476	Office Depot	GJPCARD0075468	12/31/2020	101013223	PW-Office Supplies	DRY ERASE BOARD	19.99		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0075469	12/31/2020	101013224	PW-Operating Supplies	INV. #4333-441139 GLAS	25.96		
VEN001337	Menards	GJPCARD0075470	12/31/2020	101013224	PW-Operating Supplies	REDUCER KIT WHIP HO	12.48		
VEN001337	Menards	GJPCARD0075475	12/31/2020	101013224	PW-Operating Supplies	SHOP SUPPLIES	86.81		
VEN001476	Office Depot	GJPCARD0075478	12/31/2020	101013223	PW-Office Supplies	OFFICE SUPPLIES FOR T	53.94		
VEN001983	Tractor Supply Company	GJPCARD0075482	12/31/2020	101013224	PW-Operating Supplies	AIR HOSE REEL - SHOP	79.99		
202936165	AMAZON.COM, INC.	GJPCARD0075488	12/31/2020	101013347	PW-Promotions	RETURN	-269.85		
VEN008108	Kimball Midwest	GJPCARD0075489	12/31/2020	101013224	PW-Operating Supplies	INV. #8483464; RESTOCK	159.50		
042896127	STAPLES INC	GJPCARD0075491	12/31/2020	101013223	PW-Office Supplies	CALENDAR FOR 2021 MI	11.95		

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Fund No. Fund Name									
101 General									
Public Works									
042896127	STAPLES INC	GJPCARD0075492	12/31/2020	101013223	PW-Office Supplies	CALENDAR FOR 2021 MI	48.86		
842937741	EL SMITH INVESTMENTS INC	GJPCARD0075494	12/31/2020	101013229	PW-Uniforms	BOOTS FOR JESSE HOL	150.00		
VEN001983	Tractor Supply Company	GJPCARD0075495	12/31/2020	101013229	PW-Uniforms	BIBS FOR JESSE.	87.99		
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0075496	12/31/2020	101013345	PW-Equip Repair	RETURN	514.21		
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0075497	12/31/2020	101013345	PW-Equip Repair	RETURN	-514.21		
VEN006898	Supply Warehouse Inc	GJPCARD0075503	12/31/2020	101013343	PW-Bldg Maint	TRANS ID #7188542D, TP	429.84		
VEN001337	Menards	GJPCARD0075516	12/31/2020	101013224	PW-Operating Supplies	RESPIRATOR MASK	29.97		
473175020	CHICALL, LLC	GJPCARD0075523	12/31/2020	101013333	PW-Postage	PACKAGING FOR RETUR	11.09		
VEN001983	Tractor Supply Company	GJPCARD0075527	12/31/2020	101013224	PW-Operating Supplies	SHOP - WATER HOSE R	11.77		
VEN008967	J and F Distributing Co Inc	GJPCARD0075552	12/31/2020	101013224	PW-Operating Supplies	INV. #1196400, STORAGE	131.31		
VEN001983	Tractor Supply Company	GJPCARD0075553	12/31/2020	101013224	PW-Operating Supplies	SCREWS TRANSFER PU	30.97		
VEN001337	Menards	GJPCARD0075601	12/31/2020	101013224	PW-Operating Supplies	PAINT GUM	54.96		
VEN000733	Freije Engineered Solutions Co	GJPCARD0075607	12/31/2020	101013343	PW-Bldg Maint	SPLIT - CITY SERVICES/P	1,409.00		
VEN000733	Freije Engineered Solutions Co	GJPCARD0075608	12/31/2020	101013343	PW-Bldg Maint	SPLIT - CITY HALL-HVAC	419.02		
710415188	WAL-MART STORES, INC.	GJPCARD0075609	12/31/2020	101013347	PW-Promotions	GIFT BOXES AND TAPE	46.25		
261081729	BOOT BARN, INC	GJPCARD0075610	12/31/2020	101013229	PW-Uniforms	BOOTS - UNIFORM	144.99		
VEN003736	Wesco Distribution	GJPCARD0075612	12/31/2020	101013229	PW-Uniforms	FLEECE LINER FOR WIN	61.14		
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0075616	12/31/2020	101013224	PW-Operating Supplies	INV. #691566, SURFACE	38.50		
VEN001983	Tractor Supply Company	GJPCARD0075620	12/31/2020	101013224	PW-Operating Supplies	SHOP SUPPLIES, PAINT	105.72		
710415188	WAL-MART STORES, INC.	GJPCARD0075627	12/31/2020	101013347	PW-Promotions	WRAPPING PAPER FOR	10.66		
VEN008108	Kimball Midwest	GJPCARD0075635	12/31/2020	101013224	PW-Operating Supplies	INV. #8450784, SPECIALT	238.56		
VEN001337	Menards	GJPCARD0075636	12/31/2020	101013224	PW-Operating Supplies	CHAIN FOR MISC USE IN	29.44		
842937741	EL SMITH INVESTMENTS INC	GJPCARD0075638	12/31/2020	101013229	PW-Uniforms	SAFETY TOED, WATERP	150.00		
202936165	AMAZON.COM, INC.	GJPCARD0075641	12/31/2020	101013347	PW-Promotions	EMPLOYEE GIFTS FOR H	3,238.20		
VEN001337	Menards	GJPCARD0075644	12/31/2020	101013343	PW-Bldg Maint	PW - COFFEE MAKER RE	6.49		
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0075649	12/31/2020	101013224	PW-Operating Supplies	INV. #691230, ROTARY FI	63.99		
202936165	AMAZON.COM, INC.	GJPCARD0075652	12/31/2020	101013347	PW-Promotions	EMPLOYEE GIFTS FOR H	179.90		
820544687	AMAZON.COM, INC.	GJPCARD0075654	12/31/2020	101013229	PW-Uniforms	BOOTS FOR ADAM ESSE	119.65		
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0075660	12/31/2020	101013224	PW-Operating Supplies	INV. #691172, SAND PAP	20.68		
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0075668	12/31/2020	101013224	PW-Operating Supplies	INV. #691074, PARTS TO	1.68		
560748358	LOWES COMPANIES, INC.	GJPCARD0075673	12/31/2020	101013224	PW-Operating Supplies	TABLE FOR HOSE MAKE	159.35		
VEN001983	Tractor Supply Company	GJPCARD0075678	12/31/2020	101013229	PW-Uniforms	WORK PANTS FOR REN	28.78		

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Fund No. Fund Name									
101 General									
Public Works									
VEN000865	First Class Cleaning Services Inc	GJPCARD0075696	12/31/2020	101013343	PW-Bldg Maint	SPLT - POLICE (26.95)	500.00		
VEN000865	First Class Cleaning Services Inc	GJPCARD0075698	12/31/2020	101013343	PW-Bldg Maint	SPLT - PW-CITY SERVIC	860.00		
VEN000865	First Class Cleaning Services Inc	GJPCARD0075699	12/31/2020	101013349	PW-Contractual Services	SPLT - CITY HALL (18.87)	350.00		
300256186	TOP GOLF USA INC.	GJPCARD0075705	12/31/2020	101013347	PW-Promotions	REFUND FOR HOLIDAY P	-1,372.00		
842937741	EL SMITH INVESTMENTS INC	GJPCARD0075718	12/31/2020	101013229	PW-Uniforms	SALES SLIP #1210585, W	150.00		
VEN000733	Freije Engineered Solutions Co	GJPCARD0075738	12/31/2020	101013343	PW-Bldg Maint	SPLT - CITY SERVICES/P	1,495.12		
VEN000733	Freije Engineered Solutions Co	GJPCARD0075739	12/31/2020	101013349	PW-Contractual Services	SPLT - CITY HALL-HVAC	419.03		
VEN001983	Tractor Supply Company	GJPCARD0075740	12/31/2020	101013229	PW-Uniforms	CLOTHING ALLOWANCE	100.00		
Subtotal for Public Works							10,172.40		
Communications									
VEN001820	SQUARE, INC.	GJPCARD0075465	12/31/2020	101020347	Comm-Promotions	FOOD FOR DRIVE THRU	755.50		
582554149	THE ROCKET SCIENCE GROUP,	GJPCARD0075493	12/31/2020	101020347	Comm-Promotions	MAILCHIMP ACCOUNT F	52.99		
471279850	WOLFIES GRILL WESTFIELD L	GJPCARD0075545	12/31/2020	101020347	Comm-Promotions	MEALS FOR DRIVE THRU	1,350.00		
VEN000894	HOBBY LOBBY STORES INC	GJPCARD0075546	12/31/2020	101020347	Comm-Promotions	TREAT BAGS FOR DRIVE	4.20		
861088458	BIG HOFFAS SMOKEHOUSE BAR	GJPCARD0075566	12/31/2020	101020347	Comm-Promotions	BIG HOFFAS FOR DRIVE	3,700.00		
VEN000894	HOBBY LOBBY STORES INC	GJPCARD0075567	12/31/2020	101020347	Comm-Promotions	TREAT BAGS FOR DRIVE	12.54		
VEN001820	SQUARE, INC.	GJPCARD0075599	12/31/2020	101020347	Comm-Promotions	COOKIES FOR DRIVE TH	340.00		
273142461	DISAREA LLC	GJPCARD0075604	12/31/2020	101020350	Comm-Dues membership	MONTHLY GRAPHIC DES	64.00		
VEN001820	SQUARE, INC.	GJPCARD0075621	12/31/2020	101020334	Comm- Training	TEAM OUTING	180.00		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0075622	12/31/2020	101020349	Comm-Services	ECONOMIC DEV WEBSIT	1,750.00		
VEN008994	SPARKOL	GJPCARD0075779	12/31/2020	101020349	Comm-Services	SPARKOL	115.56		
Subtotal for Communications							8,324.79		
Human Resources									
471279850	WOLFIES GRILL WESTFIELD L	GJPCARD0075737	12/31/2020	101022347	HR- Promotions	WRAPPED UP OE DISCU	26.00		
VEN000944	IN ASSN CITIES & TOWNS	GJPCARD0075769	12/31/2020	101022334	HR- Training	2020 IMPACT WINTER M	50.00		
Subtotal for Human Resources							76.00		
Subtotal for Fund 101 General							67,574.86		
Fund No. Fund Name									
201 Motor Vehicle Highway (MVH)									
Public Works									
VEN008108	Kimball Midwest	GJPCARD0075476	12/31/2020	201013345	MVH-Equip Repair	DUPLICATE CHARGE	-460.67		

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201 Motor Vehicle Highway (MVH)									
Public Works									
VEN001337	Menards	GJPCARD0075486	12/31/2020	201013345	MVH-Equip Repair	LUMBER FOR TRAILER D	6.98		
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0075498	12/31/2020	201013345	MVH-Equip Repair	INV. #692157; LIGHTS WI	158.85		
989898989	GALLS LLC	GJPCARD0075502	12/31/2020	201013345	MVH-Equip Repair	REFUND	-3,102.34		
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0075504	12/31/2020	201013345	MVH-Equip Repair	INV. #692171; BONDED	15.49		
VEN008967	J and F Distributing Co Inc	GJPCARD0075505	12/31/2020	201013345	MVH-Equip Repair	INV. #1196541; SCOTTS	929.62		
VEN008108	Kimball Midwest	GJPCARD0075509	12/31/2020	201013345	MVH-Equip Repair	THIS WAS A DUPLICATE	460.67		
VEN008108	Kimball Midwest	GJPCARD0075510	12/31/2020	201013345	MVH-Equip Repair	INV. #8472741; PARTS F	240.12		
VEN008108	Kimball Midwest	GJPCARD0075511	12/31/2020	201013360	MVH-Vehicle Gas/ Supplies	INV. #8473833 GREASE	87.60		
VEN008108	Kimball Midwest	GJPCARD0075512	12/31/2020	201013360	MVH-Vehicle Repair	INV. #8473977; VARIOUS	132.95		
VEN000800	Granger	GJPCARD0075513	12/31/2020	201013345	MVH-Equip Repair	SALES ORDER #1402152	32.50		
VEN008967	J and F Distributing Co Inc	GJPCARD0075514	12/31/2020	201013345	MVH-Equip Repair	INV. #1196541 HYDRAULI	929.63		
VEN000365	Chapman Electric Supply	GJPCARD0075515	12/31/2020	201013345	MVH-Equip Repair	INV. #1156500; POLE BRE	15.48		
VEN008967	J and F Distributing Co Inc	GJPCARD0075517	12/31/2020	201013345	MVH-Equip Repair	INV. #1196541 HYDRAULI	1,000.00		
VEN008967	J and F Distributing Co Inc	GJPCARD0075518	12/31/2020	201013345	MVH-Equip Repair	INV. #1196539; HYDRAULI	223.92		
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0075519	12/31/2020	201013360	MVH-Vehicle Repair	INV. #692089; BED ARMO	16.99		
VEN001465	Northside Trailer LLC	GJPCARD0075525	12/31/2020	201013345	MVH-Equip Repair	INV. #173202 - REPAIR P	46.00		
VEN001465	Northside Trailer LLC	GJPCARD0075526	12/31/2020	201013345	MVH-Equip Repair	INV. #173208 - REPAIR P	25.00		
VEN001983	Tractor Supply Company	GJPCARD0075528	12/31/2020	201013345	MVH-Equip Repair	PARTS TO REPAIR TRAIL	33.96		
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0075532	12/31/2020	201013226	MVH-Vehicle Gas/ Supplies	INV. #692013; ANTIFREEZ	30.97		
560748358	LOWES COMPANIES, INC.	GJPCARD0075533	12/31/2020	201013345	MVH-Equip Repair	WOOD FOR DINGO TRAI	147.98		
VEN001983	Tractor Supply Company	GJPCARD0075534	12/31/2020	201013345	MVH-Equip Repair	NEW AIR COMPRESSOR	2,099.99		
VEN001337	Menards	GJPCARD0075550	12/31/2020	201013345	MVH-Equip Repair	MATERIALS FOR SHELV	28.75		
VEN001337	Menards	GJPCARD0075551	12/31/2020	201013345	MVH-Equip Repair	WOOD SHELVES FOR T	46.82		
VEN000657	Esler's Auto Repair	GJPCARD0075561	12/31/2020	201013345	MVH-Equip Repair	INV. #112281 - REPAIRS	896.19		
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0075562	12/31/2020	201013226	MVH-Vehicle Gas/ Supplies	INV. #691793; ICE BLADE	216.86		
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0075563	12/31/2020	201013226	MVH-Vehicle Gas/ Supplies	INV. #691798; WASHER F	263.98		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0075564	12/31/2020	201013345	MVH-Equip Repair	SPLIT - INV. #4333-439730	39.98		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0075565	12/31/2020	201013226	MVH-Vehicle Gas/ Supplies	SPLIT - INV. #4333-43973	88.93		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0075570	12/31/2020	201013360	MVH-Vehicle Repair	INV. #4333-439674; BRUS	46.98		
381784454	EXOTIC RUBBER PLASTICS	GJPCARD0075586	12/31/2020	201013345	MVH-Equip Repair	INV. #11094668; FITTINGS	6.02		
VEN008108	Kimball Midwest	GJPCARD0075596	12/31/2020	201013345	MVH-Equip Repair	INV. #6458802; STAINLES	109.40		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0075597	12/31/2020	201013360	MVH-Vehicle Repair	INV. #4333-439383; BATT	104.14		

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Fund No. Fund Name									
201 Motor Vehicle Highway (MVH)									
Public Works									
VEN001277	Macallister Machinery Co	GJPCARD0075617	12/31/2020	201013345	MVH-Equip Repair	INV....91101; KUBOTA SHI	411.99		
202936165	AMAZON.COM, INC.	GJPCARD0075624	12/31/2020	201013472	MVH-Equip	SAFETY DRIVEWAY MAR	78.99		
VEN001465	Northside Trailer LLC	GJPCARD0075637	12/31/2020	201013345	MVH-Equip Repair	INV. #173102; PARTS FO	81.70		
351845000	ROUDEBUSH EQUIPMENT INC	GJPCARD0075643	12/31/2020	201013345	MVH-Equip Repair	INV. #15010; RAMP PINS	4.78		
351117198	CARMEL WELDING SUPPLY C	GJPCARD0075653	12/31/2020	201013345	MVH-Equip Repair	#433628; STEEL TO REB	199.94		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0075663	12/31/2020	201013345	MVH-Equip Repair	INV. **, WELDING WORK	871.00		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0075667	12/31/2020	201013345	MVH-Equip Repair	INV. 12; REPAIRS TO DU	382.50		
351117198	CARMEL WELDING SUPPLY C	GJPCARD0075672	12/31/2020	201013345	MVH-Equip Repair	#433587; STEEL TO REB	323.40		
VEN001603	ProSafeCDL	GJPCARD0075675	12/31/2020	201013360	MVH-Vehicle Repair	EVAN HALL CDL TEST	100.00		
351423155	MCGAVER OUTDOOR POWER EQU	GJPCARD0075680	12/31/2020	201013345	MVH-Equip Repair	INV. #N209841; REPAIR P	13.05		
560748358	LOWES COMPANIES, INC.	GJPCARD0075690	12/31/2020	201013345	MVH-Equip Repair	BRINE SPRAYER REPLA	12.68		
202936165	AMAZON.COM, INC.	GJPCARD0075702	12/31/2020	201013472	MVH-Equip	SAFETY DRIVEWAY MAR	159.98		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0075712	12/31/2020	201013226	MVH-Vehicle Gas/ Supplies	INV. #437820; AIR FRESH	13.98		
VEN008108	Kimball Midwest	GJPCARD0075719	12/31/2020	201013345	MVH-Equip Repair	INV. #8427370 HITCH PIN	140.92		
VEN001666	Reynolds Farm Equipment	GJPCARD0075720	12/31/2020	201013345	MVH-Equip Repair	INV. #P94889; PARTS FO	47.04		
560748358	LOWES COMPANIES, INC.	GJPCARD0075733	12/31/2020	201013345	MVH-Equip Repair	ASPHALT TAMP HANDL	40.76		
VEN003736	Wesco Distribution	GJPCARD0075741	12/31/2020	201013360	MVH-Vehicle Repair	LYSOL THAT WAS ORDE	999.25		
VEN000419	Clark Truck Equipment	GJPCARD0075742	12/31/2020	201013345	MVH-Equip Repair	HEATED LENS PLOW LG	753.44		
560748358	LOWES COMPANIES, INC.	GJPCARD0075762	12/31/2020	201013345	MVH-Equip Repair	MATERIALS FOR BRINE	63.53		
351696078	AUTOMOTIVE ACTION II INC	GJPCARD0075763	12/31/2020	201013360	MVH-Vehicle Repair	INV. #136773; TIRES FOR	722.64		
Subtotal for Public Works							10,341.31		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							10,341.31		
Fund No. Fund Name									
202 Local Road and Street (LRS)									
Public Works									
VEN001829	Stello Products Inc	GJPCARD0075535	12/31/2020	202013228	LRS-Signs and Posts	INV. #31878 #31898 - SIG	637.10		
351610153	CARMEL ACE HARDWARE INC	GJPCARD0075657	12/31/2020	202013228	LRS-Signs and Posts	BOLTS FOR SIGN TECHS	189.90		
VEN000662	Fastenal	GJPCARD0075677	12/31/2020	202013228	LRS-Signs and Posts	INV. #NIN2236045 PARTS	192.52		
VEN001829	Stello Products Inc	GJPCARD0075721	12/31/2020	202013228	LRS-Signs and Posts	INV. #31806; LDS WHITE	3,644.00		

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Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
202 Local Road and Street (LRS)									
Public Works									
VEN001829	Stello Products Inc	GJPCARD0075756	12/31/2020	202013228	LRS-Signs and Posts	INV. #31805 #31553 - VA	272.15		
Subtotal for Public Works							4,935.67		
Subtotal for Fund 202 Local Road and Street (LRS)									
4,935.67									
Fund No. Fund Name									
203 Fire Operating									
Fire									
770034661	INTUIT PAYMENT SOLUTIONS.	GJPCARD0075471	12/31/2020	203012360	Fire-Vehicle Maint	REMOTE START - CAR 8	265.00		
770034661	INTUIT PAYMENT SOLUTIONS.	GJPCARD0075472	12/31/2020	203012360	Fire-Vehicle Maint	FRP GRAPHICS	100.00		
VEN002120	Westfield Wmnelson	GJPCARD0075480	12/31/2020	203012343	Fire-Building Maintenance	SPLIT - FIRE (50)	92.42		
202936165	AMAZON.COM, INC.	GJPCARD0075485	12/31/2020	203012334	Fire-Travel/Training/Seminars	GO PRO	379.58		
814972338	SHSWESTFIELD LLC	GJPCARD0075487	12/31/2020	203012334	Fire-Travel/Training/Seminars	COVID STAY	618.24		
814972338	SHSWESTFIELD LLC	GJPCARD0075490	12/31/2020	203012334	Fire-Travel/Training/Seminars	COVID STAY	231.84		
814972338	SHSWESTFIELD LLC	GJPCARD0075500	12/31/2020	203012334	Fire-Travel/Training/Seminars	COVID STAY	309.12		
VEN001337	Menards	GJPCARD0075501	12/31/2020	203012224	Fire-Operating Supplies	FRP PPE BIN	9.62		
VEN001337	Menards	GJPCARD0075507	12/31/2020	203012334	Fire-Travel/Training/Seminars	FORCE DOOR TRAINING	251.86		
VEN001337	Menards	GJPCARD0075508	12/31/2020	203012472	Fire-Equip	SHOP SUPPLIES	48.43		
621482048	AUTOZONE	GJPCARD0075520	12/31/2020	203012224	Fire-Operating Supplies	FRP CELL PHONE CRAD	24.06		
611338843	ALL SAFE INDUSTRIES INC	GJPCARD0075524	12/31/2020	203012242	Fire-HazMat	HAZMAT UNIFORMS	1,806.94		
VEN002073	WALGREEN CO	GJPCARD0075531	12/31/2020	203012224	Fire-Operating Supplies	STAY AT HOME PACKET	77.39		
351696078	AUTOMOTIVE ACTION II INC	GJPCARD0075536	12/31/2020	203012360	Fire-Vehicle Maint	AMBULANCE 82	27.00		
202936165	AMAZON.COM, INC.	GJPCARD0075541	12/31/2020	203012243	Fire-Special Rescue/Dive	GO PRO ACCESSORIES	78.00		
202936165	AMAZON.COM, INC.	GJPCARD0075542	12/31/2020	203012224	Fire-Operating Supplies	HANDS FREE DEVICE HO	47.98		
770510487	PAYPAL	GJPCARD0075543	12/31/2020	203012243	Fire-Special Rescue/Dive	TECH RESCUE SUPPLIE	1,108.52		
VEN001983	Tractor Supply Company	GJPCARD0075548	12/31/2020	203012472	Fire-Equip	AMBULANCE 82	7.98		
202597227	GOOGLE PAYMENT CORP.	GJPCARD0075559	12/31/2020	203012349	Fire-Services	CABLE	64.99		
VEN006898	Supply Warehouse Inc	GJPCARD0075560	12/31/2020	203012224	Fire-Operating Supplies	STATION SUPPLIES	428.17		
770034661	INTUIT PAYMENT SOLUTIONS.	GJPCARD0075568	12/31/2020	203012472	Fire-Equip	NEW AMBULANCE 382-B	142.00		
814972338	SHSWESTFIELD LLC	GJPCARD0075571	12/31/2020	203012334	Fire-Travel/Training/Seminars	COVID-19 HOTEL STAY	309.12		
363836857	AFC INTERNATIONAL INC	GJPCARD0075572	12/31/2020	203012242	Fire-HazMat	CARBON MONOXIDE, CA	761.99		

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Fund No.	Fund Name	Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
203 Fire Operating											
Fire											
VEN001820	SQUARE, INC.			GJPCARD0075584	12/31/2020	203012472	Fire-Equip	EQUIPMENT	800.00		
VEN0006292	Roberts Distributors			GJPCARD0075588	12/31/2020	203012334	Fire-Travel/Training/Seminars	GO PROS	1,179.80		
142009829	BIXLERS MARINE INC			GJPCARD0075589	12/31/2020	203012472	Fire-Equip	BOAT PARTS FOR TRAIN	74.15		
VEN0006898	Supply Warehouse Inc			GJPCARD0075598	12/31/2020	203012224	Fire-Operating Supplies	STATION SUPPLIES	250.31		
VEN0006305	Advantage Experts in Clean			GJPCARD0075603	12/31/2020	203012224	Fire-Operating Supplies	PPE DECON - COVID SU	203.72		
VEN002613	Ernco Inc			GJPCARD0075605	12/31/2020	203012472	Fire-Equip	SCBA COMPRESSOR - S	1,750.00		
VEN000700	FireCom			GJPCARD0075647	12/31/2020	203012472	Fire-Equip	2 WIRED HEADSETS	673.24		
VEN0006898	Supply Warehouse Inc			GJPCARD0075665	12/31/2020	203012224	Fire-Operating Supplies	STATION SUPPLIES	10.09		
VEN0000855	HARBOR FREIGHT TOOLS USA			GJPCARD0075666	12/31/2020	203012472	Fire-Equip	SHOP EQUIP	74.99		
202936165	AMAZON.COM, INC.			GJPCARD0075674	12/31/2020	203012224	Fire-Operating Supplies	BATTERIES	23.29		
VEN000488	Custom Truck and Auto			GJPCARD0075676	12/31/2020	203012360	Fire-Vehicle Maint	WHITE F250 POOL CAR	960.55		
VEN001337	Menards			GJPCARD0075682	12/31/2020	203012224	Fire-Operating Supplies	REPLACING LUMBER	296.26		
VEN001337	Menards			GJPCARD0075686	12/31/2020	203012229	Fire-Uniforms	SCBA PIECES	16.73		
VEN001337	Menards			GJPCARD0075691	12/31/2020	203012343	Fire-Building Maintenance	STATION 83 MATERIAL	186.48		
VEN001476	Office Depot			GJPCARD0075692	12/31/2020	203012223	Fire-Office Supplies	SUPPLIES	28.28		
VEN0008665	First Class Cleaning Services Inc			GJPCARD0075695	12/31/2020	203012343	Fire-Building Maintenance	SPLIT - FIRE (2.7)	50.00		
263272082	NATIONAL ACADEMY OF AMBUL			GJPCARD0075711	12/31/2020	203012334	Fire-Travel/Training/Seminars	AMBULANCE COMPLIAN	450.00		
560748358	LOWES COMPANIES, INC.			GJPCARD0075715	12/31/2020	203012360	Fire-Vehicle Maint	MAINT	797.00		
560748358	LOWES COMPANIES, INC.			GJPCARD0075716	12/31/2020	203012360	Fire-Vehicle Maint	MAINT	24.98		
VEN001983	Tractor Supply Company			GJPCARD0075717	12/31/2020	203012360	Fire-Vehicle Maint	BATTERY	199.99		
042866127	STAPLES INC			GJPCARD0075729	12/31/2020	203012223	Fire-Office Supplies	OFFICE SUPPLIES	91.66		
202597227	GOOGLE PAYMENT CORP.			GJPCARD0075731	12/31/2020	203012349	Fire-Services	CABLE	64.99		
VEN0006898	Supply Warehouse Inc			GJPCARD0075732	12/31/2020	203012224	Fire-Operating Supplies	STATION SUPPLIES	151.21		
430887563	AUSTIN HARDWARE SUPPLY,			GJPCARD0075735	12/31/2020	203012472	Fire-Equip	BAT 308	37.82		
VEN0008662	Harrison Hydra-gen			GJPCARD0075744	12/31/2020	203012360	Fire-Vehicle Maint	ENGINE-382	40.51		
202936165	AMAZON.COM, INC.			GJPCARD0075747	12/31/2020	203012360	Fire-Vehicle Maint	SEATBELT PARTS	5.99		
VEN001983	Tractor Supply Company			GJPCARD0075749	12/31/2020	203012343	Fire-Building Maintenance	PROPANE FOR GYM HEA	43.95		
VEN001337	Menards			GJPCARD0075752	12/31/2020	203012224	Fire-Operating Supplies	PPE/EMS	236.72		
610310025	PLUMBERS SUPPLY COMPANY			GJPCARD0075754	12/31/2020	203012343	Fire-Building Maintenance	SPLIT - FIRE (50)	371.63		
VEN0006898	Supply Warehouse Inc			GJPCARD0075761	12/31/2020	203012224	Fire-Operating Supplies	STATION SUPPLIES	1,356.28		
770034661	INTUIT PAYMENT SOLUTIONS,			GJPCARD0075764	12/31/2020	203012472	Fire-Equip	LIGHT FOR FRP CAR	950.00		
VEN001337	Menards			GJPCARD0075768	12/31/2020	203012334	Fire-Travel/Training/Seminars	TARPS FOR TRAINING H	80.89		

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Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
203 Fire Operating									
Fire									
351516486	MID STATE TRUCK EQUIPMENT	GJPCARD0075775	12/31/2020	203012360	Fire-Vehicle Maint	SNOWFLOW OIL	38.58		
VEN000087	Amazon.com	GJPCARD0075780	12/31/2020	203012223	Fire-Office Supplies	AMAZON PRIME	12.99		
VEN001337	Menards	GJPCARD0075781	12/31/2020	203012343	Fire-Building Maintenance	MENARDS	5.55		
Subtotal for Fire							18,729.88		
Subtotal for Fund 203 Fire Operating							18,729.88		
Fund No. Fund Name									
206 Parks Programming/Events									
Parks									
VEN001820	SQUARE, INC.	GJPCARD0075530	12/31/2020	206005347	Parks Program-Promotions	BALLOON DECOR FOR	498.75		
710415188	WAL-MART STORES, INC.	GJPCARD0075683	12/31/2020	206005347	Parks Program-Promotions	WALMART - HOT COCOA	161.43		
710415188	WAL-MART STORES, INC.	GJPCARD0075713	12/31/2020	206005347	Parks Program-Promotions	HOT CHOCOLATE SUPP	65.11		
VEN001883	Target Corporation	GJPCARD0075750	12/31/2020	206005347	Parks Program-Promotions	HOT CHOCOLATE SUPP	69.80		
VEN001883	Target Corporation	GJPCARD0075765	12/31/2020	206005347	Parks Program-Promotions	COFFEE URNS FOR WE	150.04		
201665019	FACEBOOK INC.	GJPCARD0075774	12/31/2020	206005347	Parks Program-Promotions	WIL ADVERTISEMENT	81.81		
Subtotal for Parks							1,026.94		
Subtotal for Fund 206 Parks Programming/Events							1,026.94		
Fund No. Fund Name									
269 Training Facility Center									
Public Safety (Police and Fire)									
851847110	MUSOLF HARDWARE, LLC	GJPCARD0075606	12/31/2020	269014343	Training Fac-Building Maint	TOILET REPAIR	6.83		
568748358	LOWES COMPANIES, INC.	GJPCARD0075623	12/31/2020	269014343	Training Fac-Building Maint	TOILET REPAIR	16.26		
VEN008965	First Class Cleaning Services Inc	GJPCARD0075697	12/31/2020	269014349	Training Fac-Services	SPLT - HCTC (5.12)	95.00		
VEN008165	KROGER	GJPCARD0075782	12/31/2020	269014349	Training Fac-Services	KROGER	19.25		
Subtotal for Public Safety (Police and Fire)							137.34		
Subtotal for Fund 269 Training Facility Center							137.34		
Fund No. Fund Name									
348 GO Bond 2019									
Police									
202936165	AMAZON.COM, INC.	GJPCARD0075573	12/31/2020	348002472	Go Bond 2019 PD Equip	BIKE HEADLIGHTS	189.80		

Purchase Card Register

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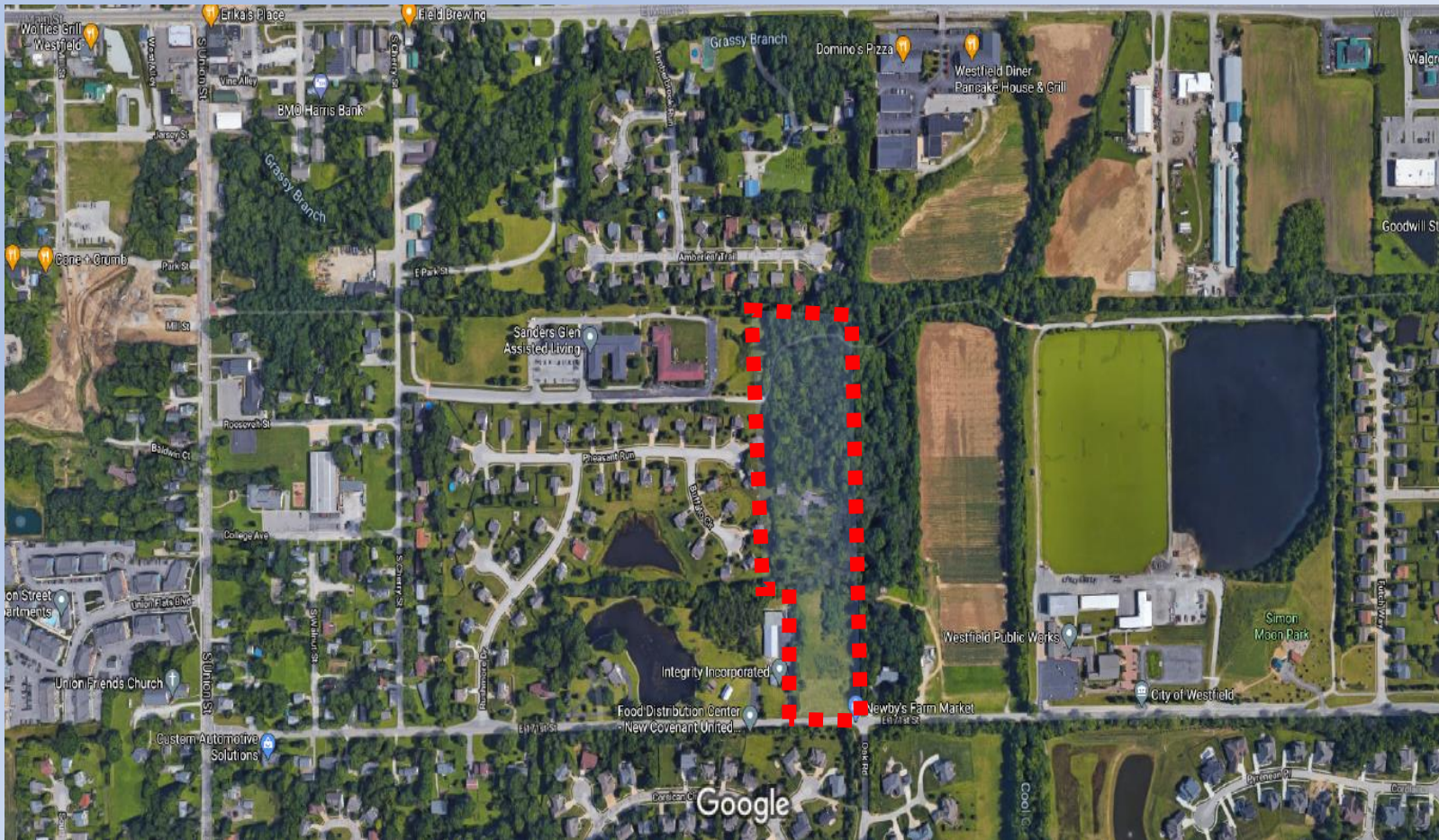
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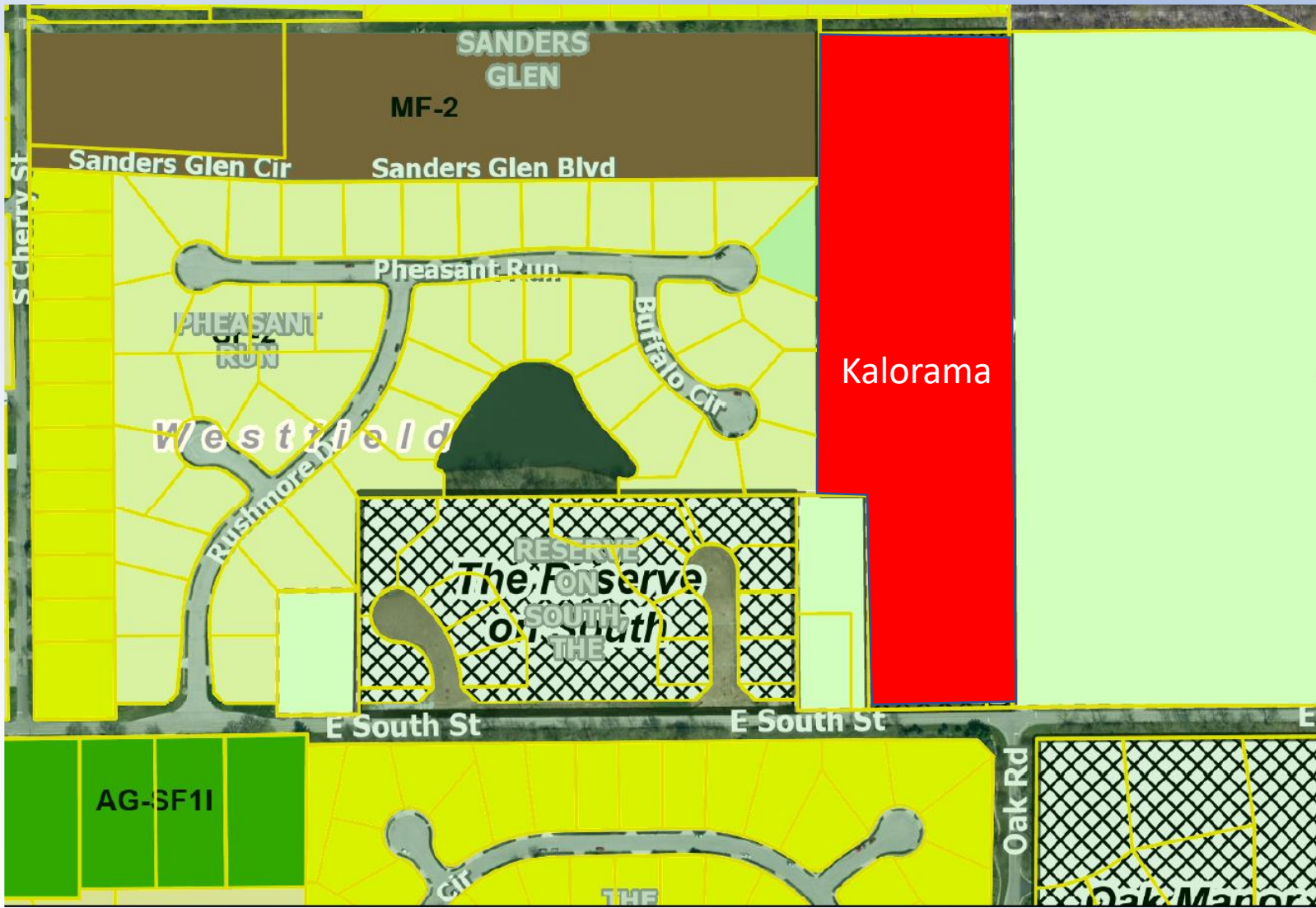
WESTFIELD/KGAGNON

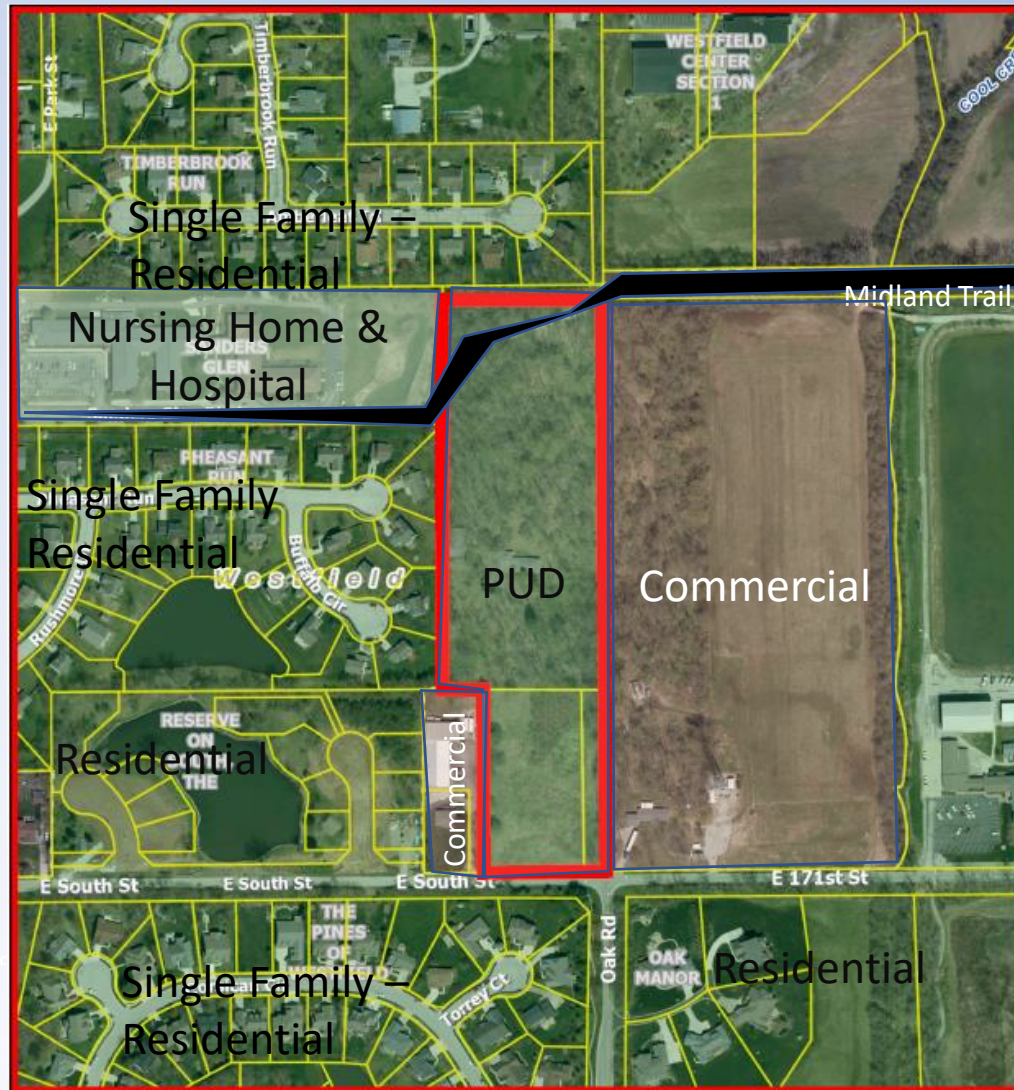
Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
348	GO Bond 2019								
Police									
202936165	AMAZON.COM, INC.	GJPCARD0075591	12/31/2020	348002472	Go Bond 2019 PD Equip	BIKE HEADLIGHTS	396.00		
Subtotal for Police							585.80		
Fire									
421056649	ED M. FELD EQUIPMENT CO	GJPCARD0075748	12/31/2020	348012472	Go Bond 2019 FD Equip	AIR CHISEL	2,309.84		
Subtotal for Fire							2,309.84		
Subtotal for Fund 348 GO Bond 2019							2,895.64		
Fund No. Fund Name									
640	Sports Campus Operating								
Grand Park									
820544687	AMAZON.COM, INC.	GJPCARD0075587	12/31/2020	640015224	Sports Campus-Operating Su	TIRE	85.77		
800566353	THAT'S GREAT NEWS LLC	GJPCARD0075628	12/31/2020	640015224	Sports Campus-Operating Su	PLAQUE	251.90		
462117031	LVGV, LLC	GJPCARD0075642	12/31/2020	640015334	Sport Campus-Travel Training	US SPORTS CONGRESS	629.96		
582554149	THE ROCKET SCIENCE GROUP,	GJPCARD0075669	12/31/2020	640015389	Sports Campus-App/Licensing	MAILCHIMP - MONTHLY E	105.00		
260138832	DROPOX, INC	GJPCARD0075693	12/31/2020	640015389	Sports Campus-App/Licensing	ANNUAL DROPOX SUB	119.88		
VEN008965	First Class Cleaning Services Inc	GJPCARD0075734	12/31/2020	640015349	Sports Campus-Services	CUSTODIAL SERVICES	7,427.50		
820544687	AMAZON.COM, INC.	GJPCARD0075736	12/31/2020	640015224	Sports Campus-Operating Su	LAMINATING SHEETS	37.71		
202936165	AMAZON.COM, INC.	GJPCARD0075766	12/31/2020	640015343	Sports Campus-Bldg Maint	FLAG	23.95		
273174200	SLASHDEVSLASHFINANCE INC	GJPCARD0075767	12/31/2020	640015349	Sports Campus-Services	ATHLETIC TRAINER	405.00		
VEN002326	O'REILLY AUTO	GJPCARD0075783	12/31/2020	640015345	Sports Campus-Equip Repair	O'REILLY	18.18		
Subtotal for Grand Park							9,104.85		
Sport Campus Indoor Event Ctr									
262104214	WIX.COM LUXEMBOURG SARL	GJPCARD0075521	12/31/2020	640023347	GP Indoor-Promotion	WIX - GRAND GAMES W	17.00		
VEN008965	First Class Cleaning Services Inc	GJPCARD0075629	12/31/2020	640023349	GP Indoor-Services	GP CLEANING SERVICES	7,392.50		
VEN008965	First Class Cleaning Services Inc	GJPCARD0075630	12/31/2020	640023349	GP Indoor-Services	GP CLEANING SERVICES	5,550.00		
VEN008965	First Class Cleaning Services Inc	GJPCARD0075714	12/31/2020	640023349	GP Indoor-Services	CUSTODIAL SERVICES	1,586.00		
Subtotal for Sport Campus Indoor Event Ctr							14,545.50		
Subtotal for Fund 640 Sports Campus Operating							23,650.35		
Posted Invoices Total							129,291.99		

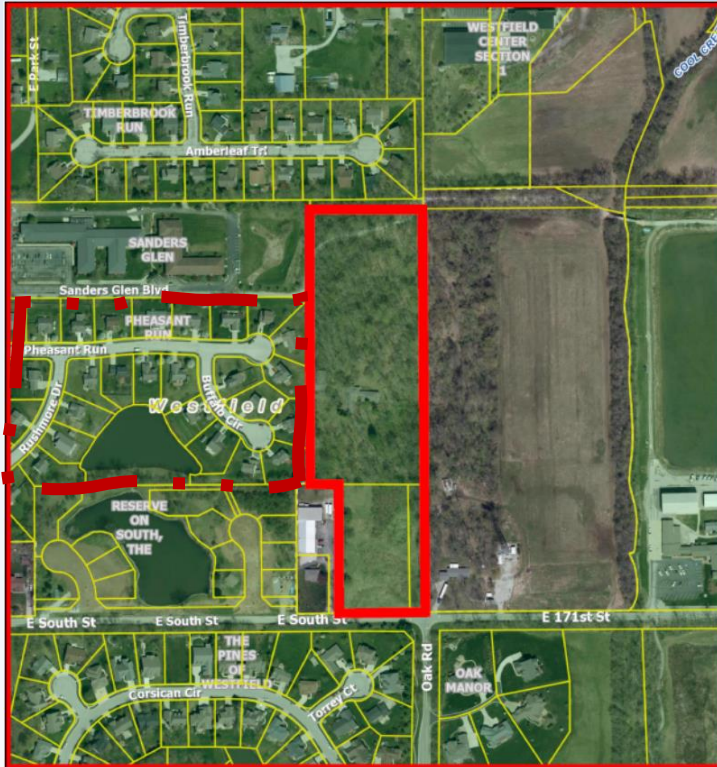
SANDERS GLEN PUD
Ordinance No. 2102-PUD-01
WESTFIELD INDIANA
applicant:
Patch Development LLC.

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Glen









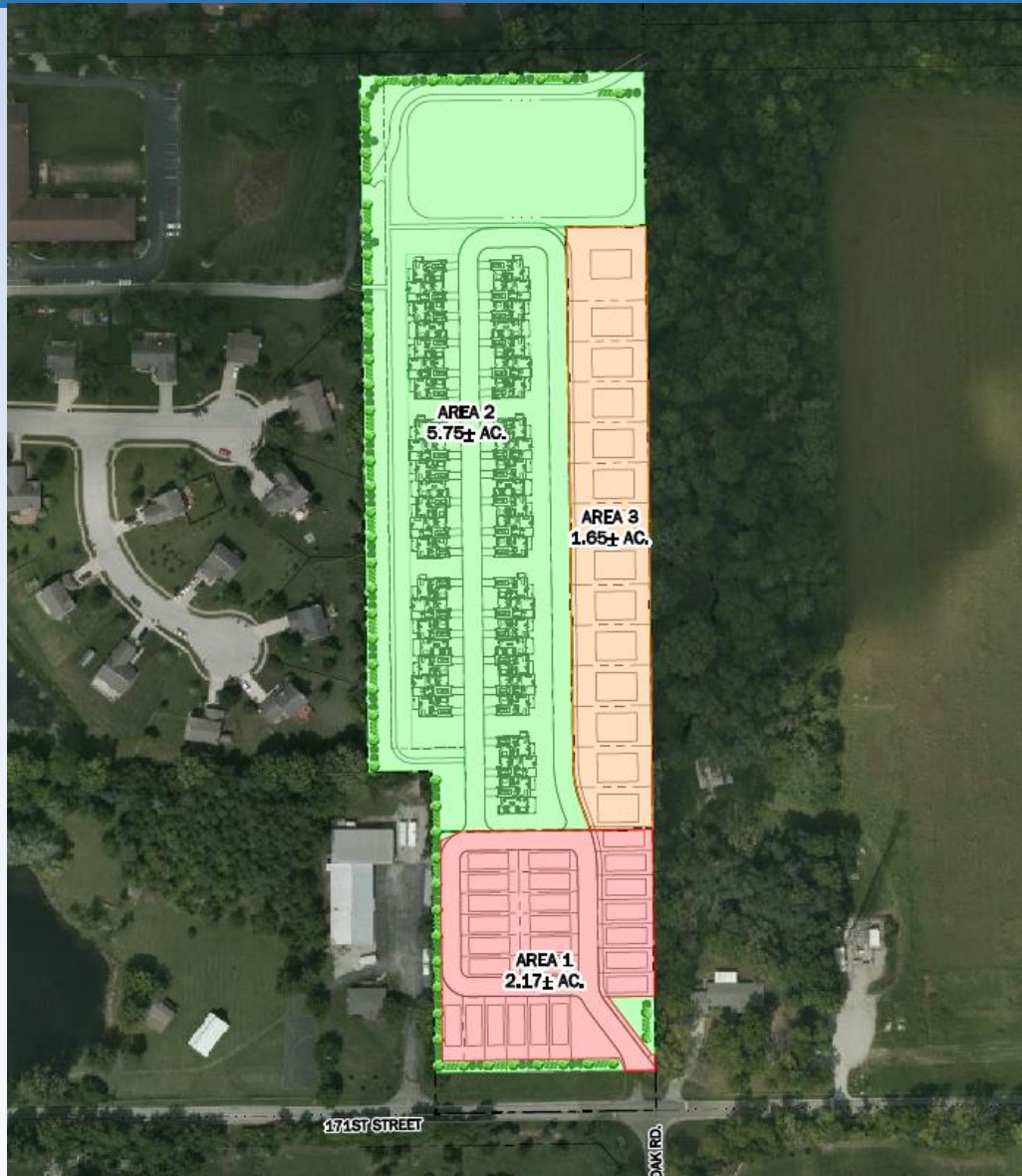


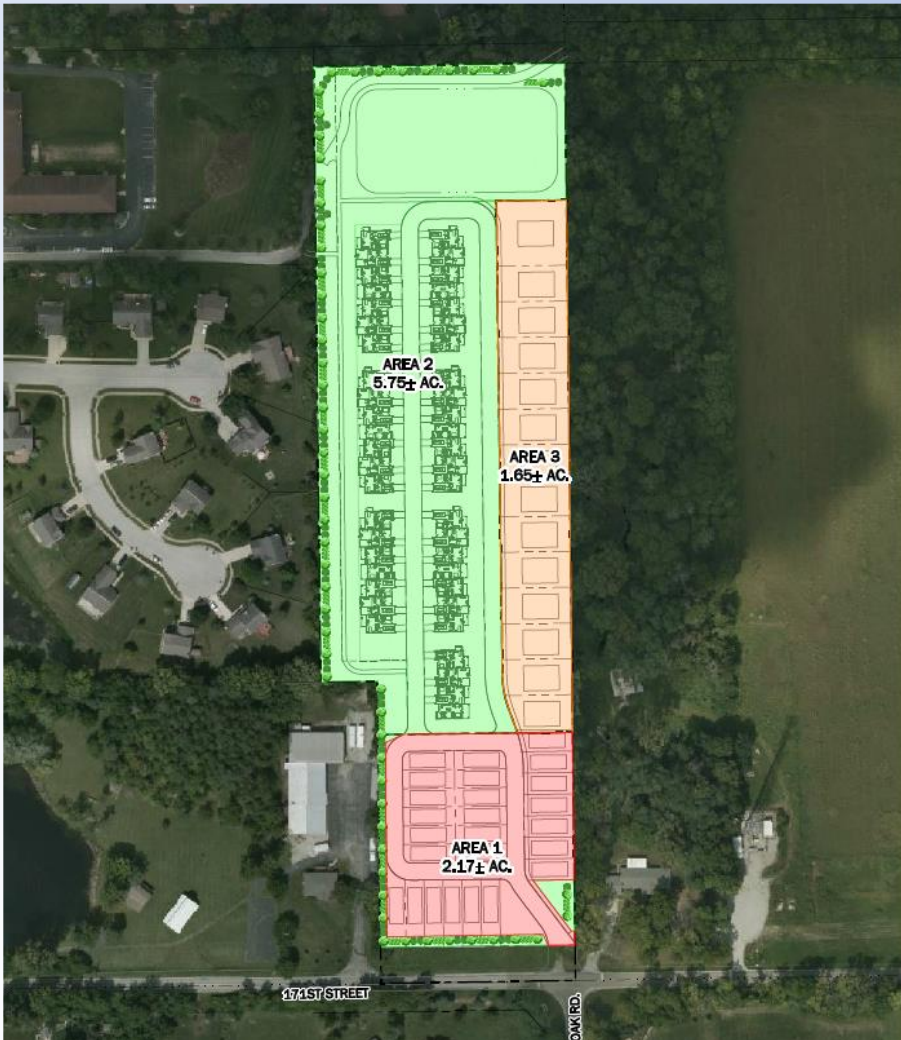


2014.07.18 - Not for Construction - Conceptual Only









Area 1 (2.17 Acres)

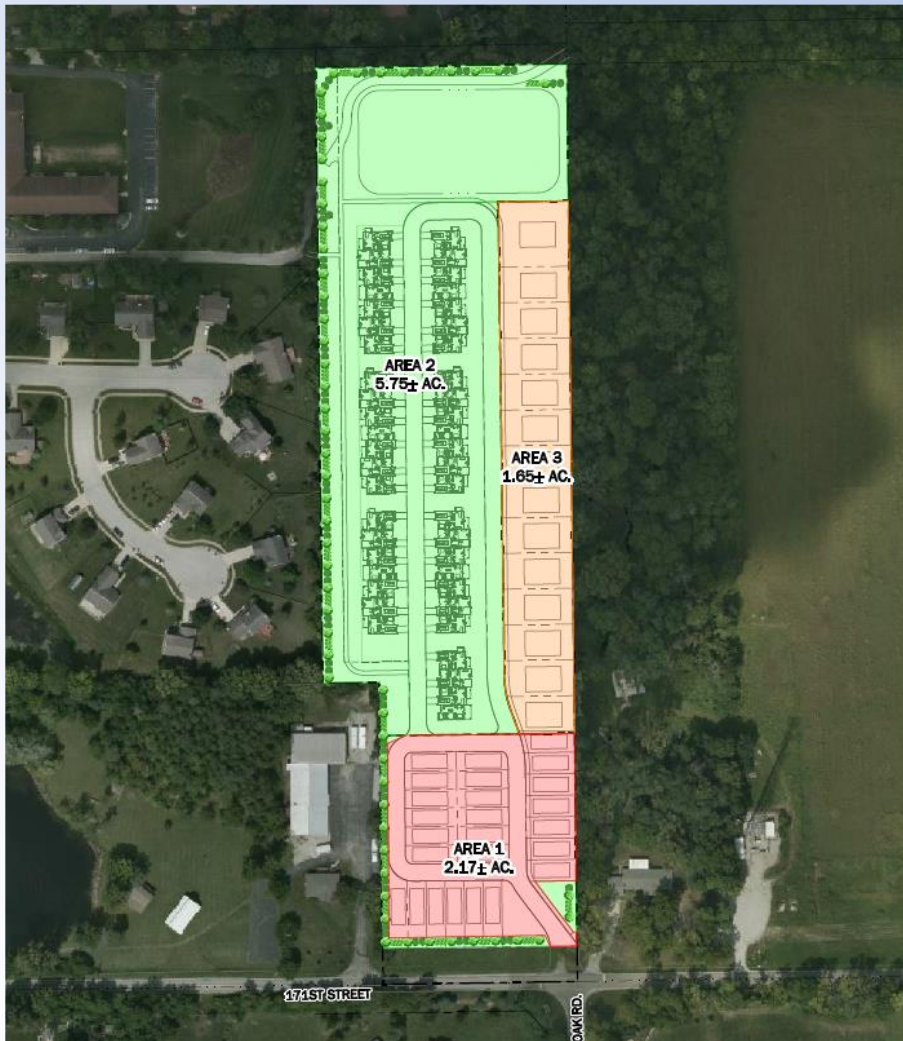
26 Single Family
Dwelling Units

Area 2 (5.75 Acres)

50 Senior
Dwelling Units

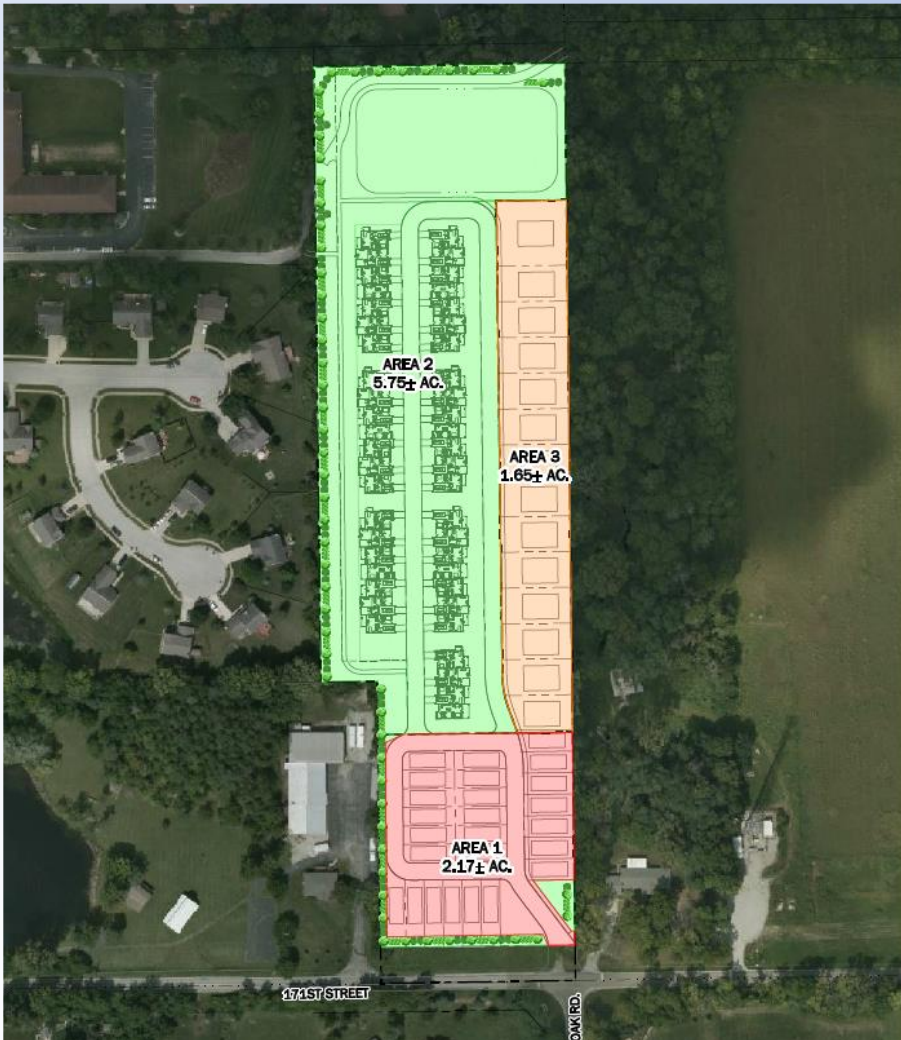
Area 3 (1.65 Acres)

14 Single Family
Dwelling Units



Single Family
For Sale Units

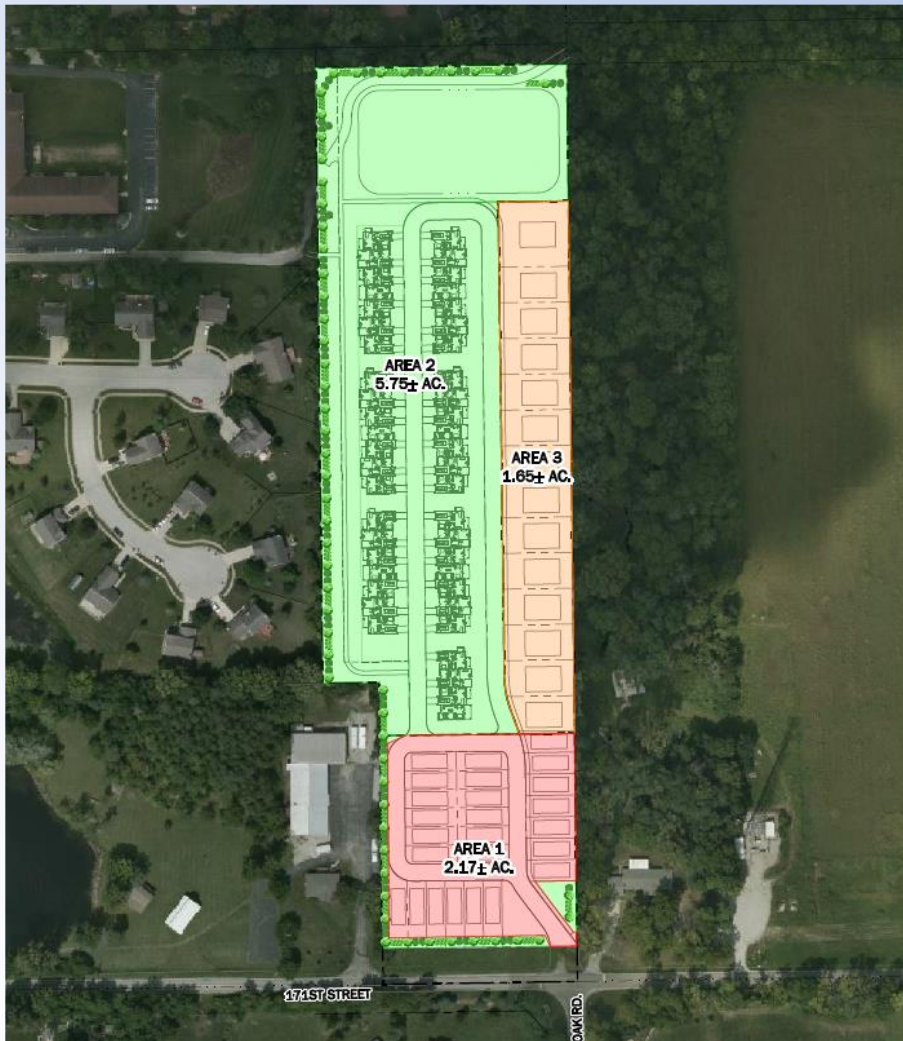




Senior Focused Rental Units


The Cottages
AT SANDERS GLEN

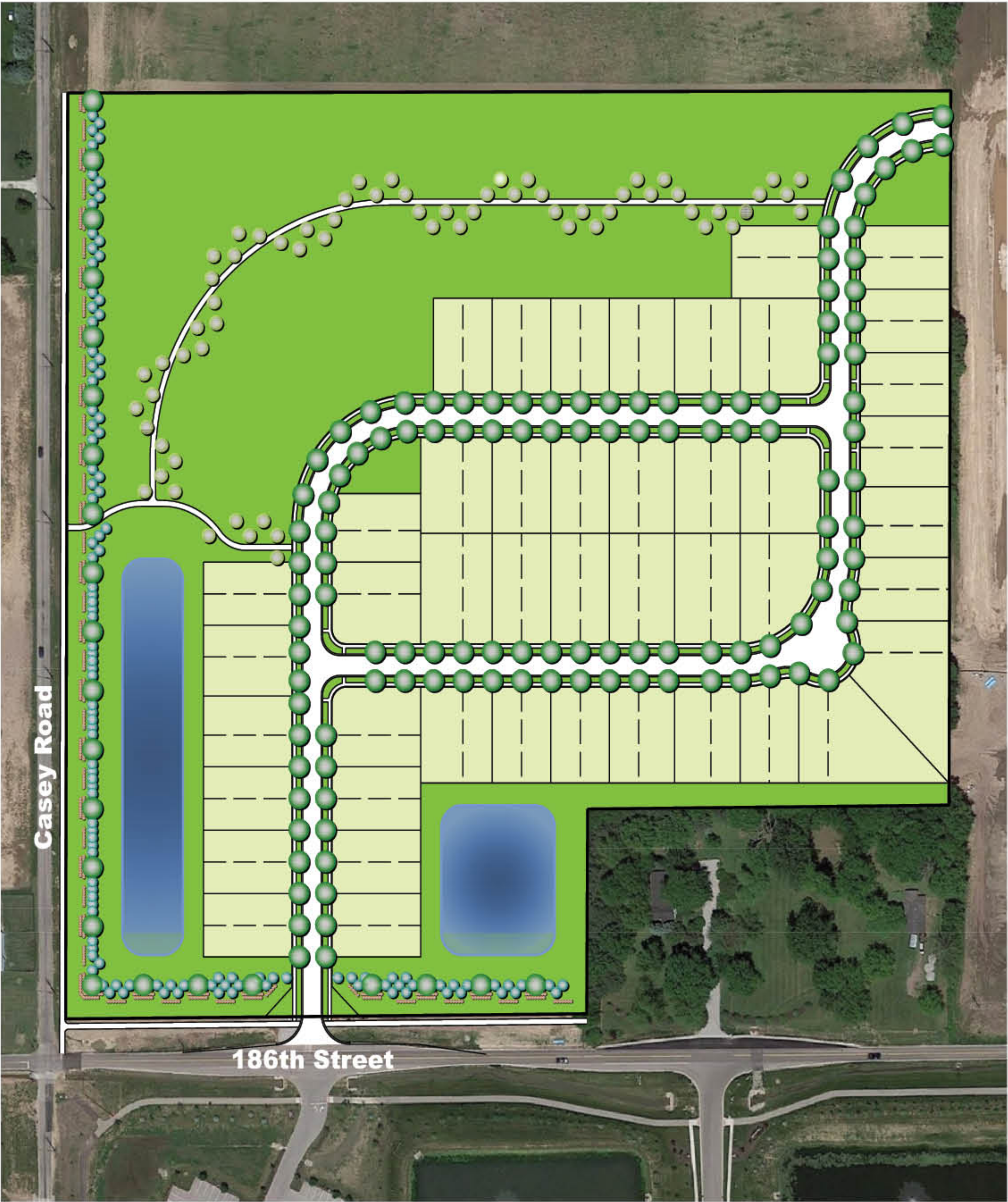




Single Family For Sale Units



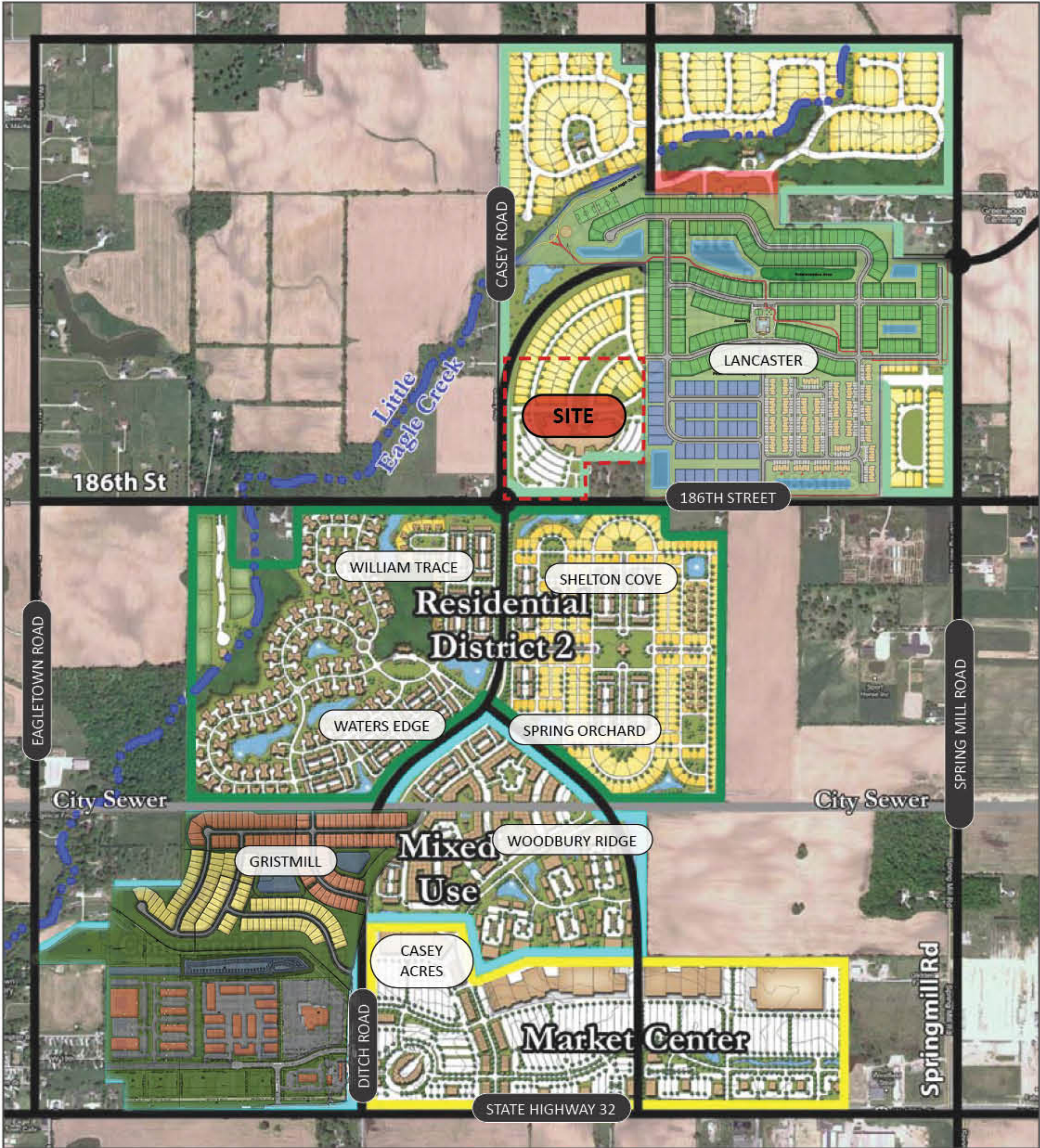
CONCEPT PLAN EXHIBIT



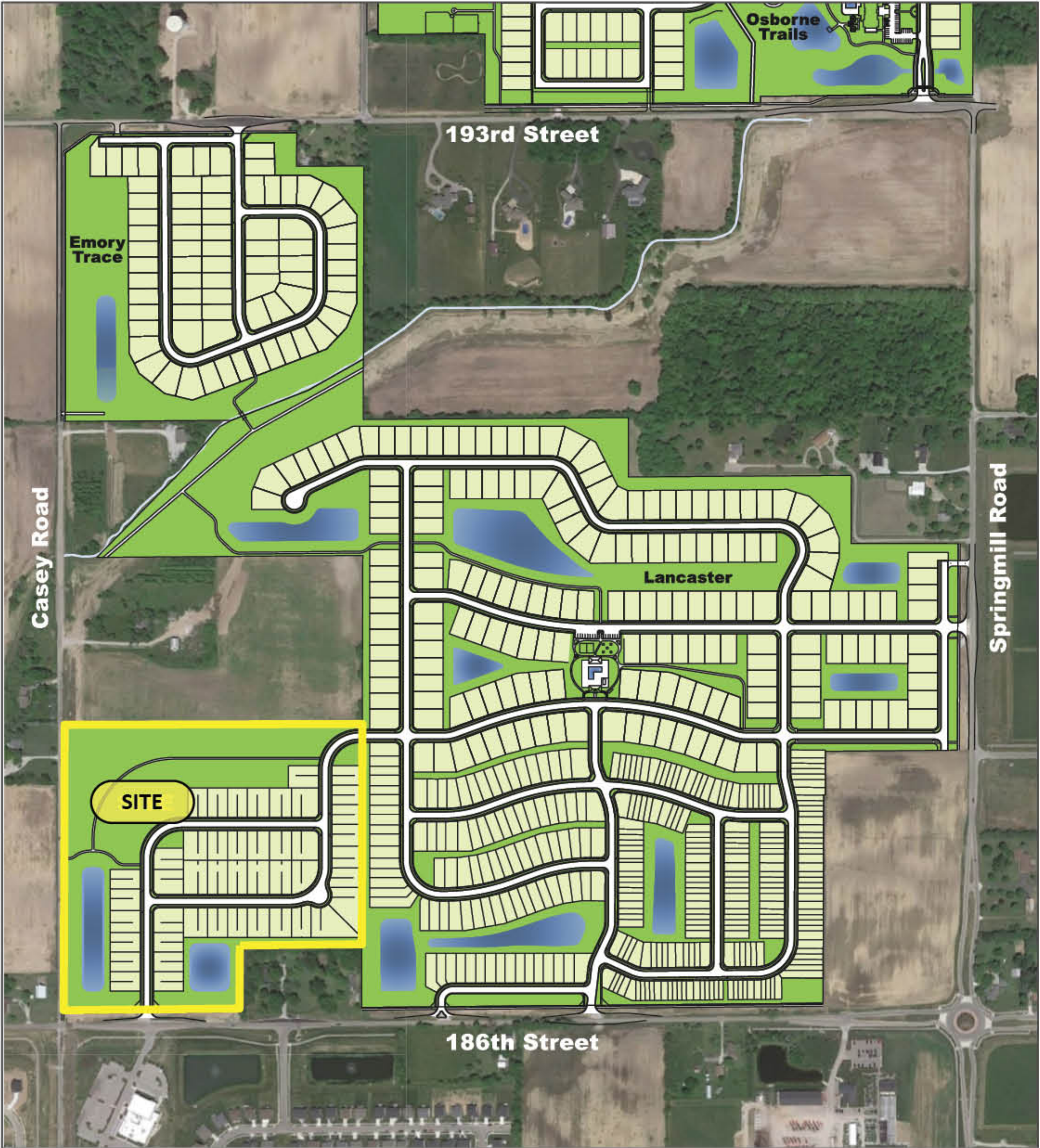
CHARACTER EXHIBITS



PUD CONCEPT PLANS



SPRINGMILL TRAILS PUD DISTRICT
EXHIBIT B: ZONING DISTRICT MAP



PUD DISTRICT: RESIDENTIAL DISTRICT #1 BUILD-OUT
CONTEXTUAL EXHIBIT