

Westfield City Council Members

Mark Keen, President (District 1)
Steve Hoover (District 2)
Robert L. Horkay, (District 5)
Chuck Lehman, (District 4)
Joe Edwards (District 3)
Cindy L. Spoljaric (At Large)
Jim Ake Vice President (At Large)



CITY OF WESTFIELD, IN
CityCouncil_Meeting_Agenda_11_11_2019

Monday, November 11, 2019 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, November 11, 2019 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

AGENDA

Pledge of Allegiance

Invocation by: Pastor Steve Pedigo with Eagle Creek Friends Church

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Documents: [Meeting Minutes 10/28/19](#)

Claims:

Documents: [Docket](#)

Approval of Claims

Miscellaneous Business/Special Recognition:

Simon Moon Park Expansion Update-Chris McConnell

Swearing in of New Officers (Derek Baldrige & Winyu Sheriff) by Mayor Cook

Old Business:**Ordinance 19-39 Wrights Property Group at Grand Park PUD****Council Introduction: August 12, 2019****APC Public Hearing: September 3, 2019****APC Recommendation: October 7, 2019****Adoption Consideration: November 11, 2019****Documents: [Ordinance 19-39 Redline](#) | [Ordinance 19-39](#) | [Character Exhibit](#) | [Concept Plan](#) | [Department Report](#) | [Location Map](#) | [Petitioner's Narrative](#) | [Proposed Voluntary Commitments](#)****Ordinance 19-47: Dartown Crossing PUD Amendment I****Council Introduction: September 9, 2019****APC Public Hearing: October 7, 2019****APC Recommendation: November 6, 2019****Adoption Consideration: November 11, 2019****Documents: [Ordinance 19-47 Redline](#) | [Ordinance 19-47](#) | [Department Report](#) | [Location Map](#) | [Concept Plan](#) | [Character Exhibit](#) | [Neighbor Meeting Summary](#)****Ordinance 19-49: Grand Park Village PUD Amendment III****Council Introduction: September 9, 2019****APC Public Hearing: October 7, 2019****APC Recommendation: November 6, 2019****Adoption Consideration: November 11, 2019****Documents: [Ordinance 19-49](#) | [Department Report](#) | [Location Map](#) | [Neighborhood Meeting Summary](#) | [Character Exhibit](#)****Ordinance 19-51: Chatham Hills PUD Amendment VII****Council Introduction: September 9, 2019****APC Public Hearing: October 7, 2019****APC Recommendation: November 6, 2019****Adoption Consideration: November 11, 2019****Documents: [Ordinance 19-51 Redline](#) | [Ordinance 19-51](#) | [Preservation Area](#) | [Location Map](#) | [Department Report](#) | [Concept Plan](#) | [Character Imagery](#)****Resolution 19-124: Fiscal Plan for Ordinance 19-55 (Chatham Hills Annexation, Phase 13)****Adoption Consideration: November 11, 2019****Documents: [Resolution 19-124](#) | [Location Map](#)****Ordinance 19-55: 100% Voluntary Annexation (Chatham Hills, Phase 13)****Council Introduction: October 14, 2019****Public Hearing: October 14, 2019****Adoption Consideration: November 11, 2019****Documents: [Ordinance 19-55](#) | [Location Map](#)**

Ordinance 19-58: Northpoint PUD, Amendment II (Project Wholeheartedly)**Council Introduction: October 28, 2019****APC Public Hearing: November 6, 2019****APC Recommendation: November 6, 2019****Adoption Consideration: November 11, 2019****Documents: [Ordinance 19-58](#) | [Department Report](#) | [Location Map](#) | [Concept Plan](#) | [Character Exhibits](#)****Ordinance 19-59: Spring Mill Station SWC PUD Amendment I****Council Introduction: October 28, 2019****APC Public Hearing: November 6, 2019****APC Recommendation: November 6, 2019****Adoption Consideration: November 11, 2019****Documents: [Ordinance 19-59](#) | [Location Map](#) | [Character Exhibit](#) | [Department Report](#)****New Business:****Resolution 19-130: Real Property Abatement for 2612 East 196th Street****Adoption Consideration: November 11, 2019****Documents: [Resolution 19-130](#) | [Statement of Benefits Real Property](#)****Resolution 19-131: Personal Property Abatement for 2612 East 196th Street****Adoption Consideration: November 11, 2019****Documents: [Resolution 19-131](#) | [Statement of Benefits Personal Property](#)****Ordinance 19-60: Links PUD****Council Introduction: November 11, 2019****APC Public Hearing: December 2, 2019****APC Recommendation: January 6, 2020****Adoption Consideration: January 13, 2020****Documents: [Ordinance 19-60](#) | [Location Map](#) | [Observatory Character Exhibits](#) | [Underlying Zoning Map](#) | [Concept Plan](#) | [Community Entertainment Center Character Exhibits](#) | [Grand Universe Overview](#)****Ordinance 19-62: Wheeler Landing PUD Amendment II****Council Introduction: November 11, 2019****APC Public Hearing: November 18, 2019****APC Recommendation: November 18, 2019****Adoption Consideration: December 9, 2019****Documents: [Ordinance 19-62](#) | [Location Map](#)****Guests:**

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

Council Response to Guest Comments

City Council Comments

Mayor Comments

Adjourn

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

Working Meeting



CHRISTOPHER B. BURKE ENGINEERING, LLC
PNC Center, Suite 1368 South
115 West Washington Street
Indianapolis, Indiana 46204
(317) 266-8000 FAX: (317) 632-3306

WESTFIELD, INDIANA

DSGN.		---
DWN.		ARP
CHKD.		---
SCALE:	AS NOTED	
DATE:	10/3/2019	



SITE LAYOUT PLAN (OVERALL)

PROJECT NO.	19-0236.00000
SHEET 3 OF ---	
DRAWING NO.	C200

EXHIBIT C

GENERAL NOTES

- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
- ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
- ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATION REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
- CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
- BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE "POTTING SOIL", 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
- PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY.
- PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.

PLANT SCHEDULE

PLAN KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS TREES						
AR	12	ACER RUBRUM	RED MAPLE	2" CAL.	B&B	AS SHOWN
AS	5	ACER SACCHARUM	SUGAR MAPLE	2" CAL.	B&B	AS SHOWN
LT	4	LIRIODENDROM TULIPIFERA	TULIP	2" CAL.	B&B	AS SHOWN
QA	6	QUERCUS ALBA	WHITE OAK	2" CAL.	B&B	AS SHOWN

EVERGREEN TREES						
PS	5	PINUS STROBUS	WHITE PINE	6-8" HT.	B&B	AS SHOWN
TC	4	TSUGA CANADENSIS	EASTERN HEMLOCK	6-8" HT.	B&B	AS SHOWN

ORNAMENTAL TREES						
AA	11	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	MULTI-STEM	15 GAL.	AS SHOWN
CC	8	CERCIS CANADENSIS	EASTERN REDBUD	MULTI-STEM	15 GAL.	AS SHOWN

SHRUBS						
CR	52	CORNUS RACEMOSA	GREY DOGWOOD	18-24"	3 GAL.	4' O.C.
PV	35	PANICUM VIRGATUM	SWITCH GRASS	18-24"	3 GAL.	4' O.C.
RA	35	RHUS AROMATIC	FRAGRANT SUMAC	18-24"	3 GAL.	4' O.C.
SC	42	SAMBUCUS CANADENSIS	ELDERBERRY	18-24"	3 GAL.	4' O.C.
SN	27	SORGHASTRUM NUTANS	INDIAN GRASS	18-24"	3 GAL.	4' O.C.
SS	25	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	18-24"	3 GAL.	4' O.C.
VL	51	VIBURNUM LENTAGO	NANNYBERRY	18-24"	3 GAL.	4' O.C.

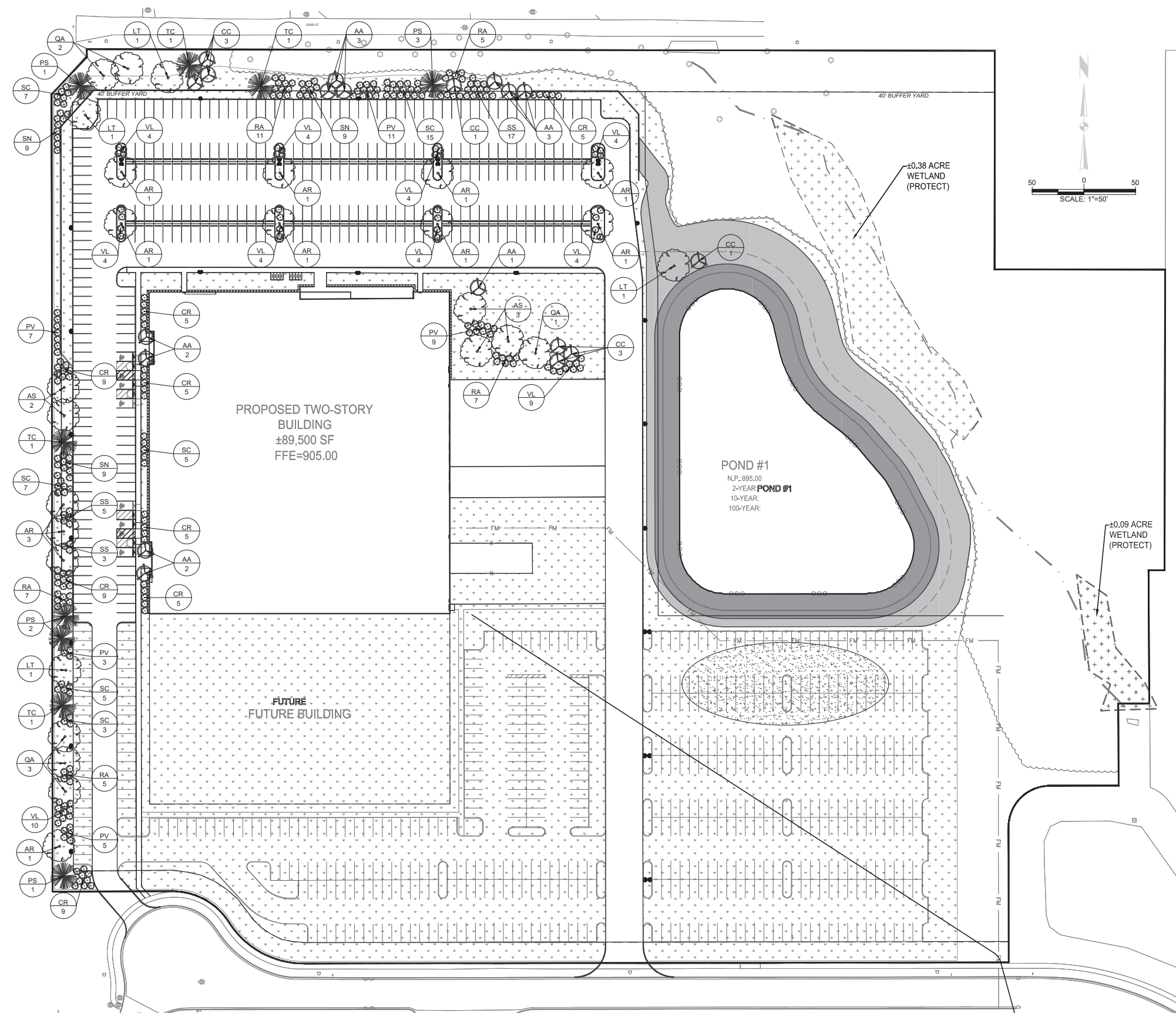
GROUND COVER						
SH	52	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	12"	1 GAL.	2' O.C.

LANDSCAPE ORDINANCE REQUIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
CH 6.8 SEC I: DETENTION AND RETENTION AREAS REPLICATES THE NATURAL FORM WETLANDS/ AQUATIC VEGETATION SHOULD BE UTILIZED	MIN. LOT REQUIREMENTS (K) NOT SPECIFIED	MIN. LOT REQUIREMENTS (K) EMERGENT WETLAND AND MESIC PRAIRIE WATER QUALITY
CH 6.8 SEC K: MINIMUM LOT LANDSCAPING REQUIREMENTS INDUSTRIAL USES (PER ACRE) INTERIOR	5 SHADE TREES, 5 ORNAMENTAL OR EVERGREEN TREES, 25 SHRUBS	5 SHADE TREES, 5 ORNAMENTAL TREES, 25 SHRUBS
CH 6.8 SEC L: FOUNDATION PLANTINGS INTERMITTENTLY EVERY 40 FEET AGAINST LONG EXPANSES	1 SHRUB OR ORNAMENTAL TREE/ 12 FEET	25 SHRUBS, 4 ORNAMENTAL TREES
CH 6.8 SEC M: EXTERNAL STREET FRONTAGE MINIMAL DEPTH OF 10 FEET ABUTTING EXTERNAL STREET ALONG NON-RESIDENTIAL DEVELOPMENT UNDULATING MOUNDS	3 SHADE TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS/100 FEET 3 FOOT TALL MOUNDS	4 SHADE TREES, 4 EVERGREEN TREES, 10 ORNAMENTAL TREES, 89 SHRUBS 3 - 7 FOOT RETAINING WALL
CH 6.8 SEC O: PARKING LANDSCAPING - INTERIOR PARKING ISLANDS INTERIOR PARKING ISLANDS COMPLETELY VEGETATED	1 TREE, 4 SHRUBS, AND GROUND COVER/ISLAND	8 TREES, 32 SHRUBS, 52 GROUND COVER
CH 6.8 SEC O: PARKING LANDSCAPING - PERIMETER PARKING REQUIRED FOR 10 OR MORE PERIMETER PARKING SPACES; LANDSCAPING MAY BE CLUSTERED	1 TREE/30 FEET AND 1 SHRUB/30 FEET OF PARKING AREA LENGTH	15 TREES, 96 SHRUBS

LEGEND

	DECIDUOUS TREE		ORNAMENTAL TREE		TURF SEED MIX
	EVERGREEN TREE		SHRUB		EMERGENT WETLAND WATER QUALITY SEED MIX
	MAINTENANCE STRIP		MESIC PRAIRIE WATER QUALITY SEED MIX		PRESERVE EXISTING TREES



October 1, 2019
R:\2019\19-0236.00000\CAD\19023600000_C600 - Landscape Plan.dwg
C:\Users\jburke\AppData\Local\Temp\19023600000_C600 - Landscape Plan.dwg



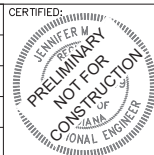
CHRISTOPHER B. BURKE ENGINEERING, LLC
PNC Center, Suite 1368 South
115 West Washington Street
Indianapolis, Indiana 46204
(317) 266-8000 FAX: (317) 632-3306

PROJECT:

PROJECT WHOLEHEARTEDLY

WESTFIELD, INDIANA

				DSGN.		SLM
				DWN.		ARP
				CHKD.		---
				SCALE:	AS NOTED	
NO.	DATE	NATURE OF REVISION			CHKD.	
FILE NAME	R:\2019\19-0236.00000\CAD\19023600000_C600 - Landscape Plan.dwg					
				DATE:	10/3/2019	



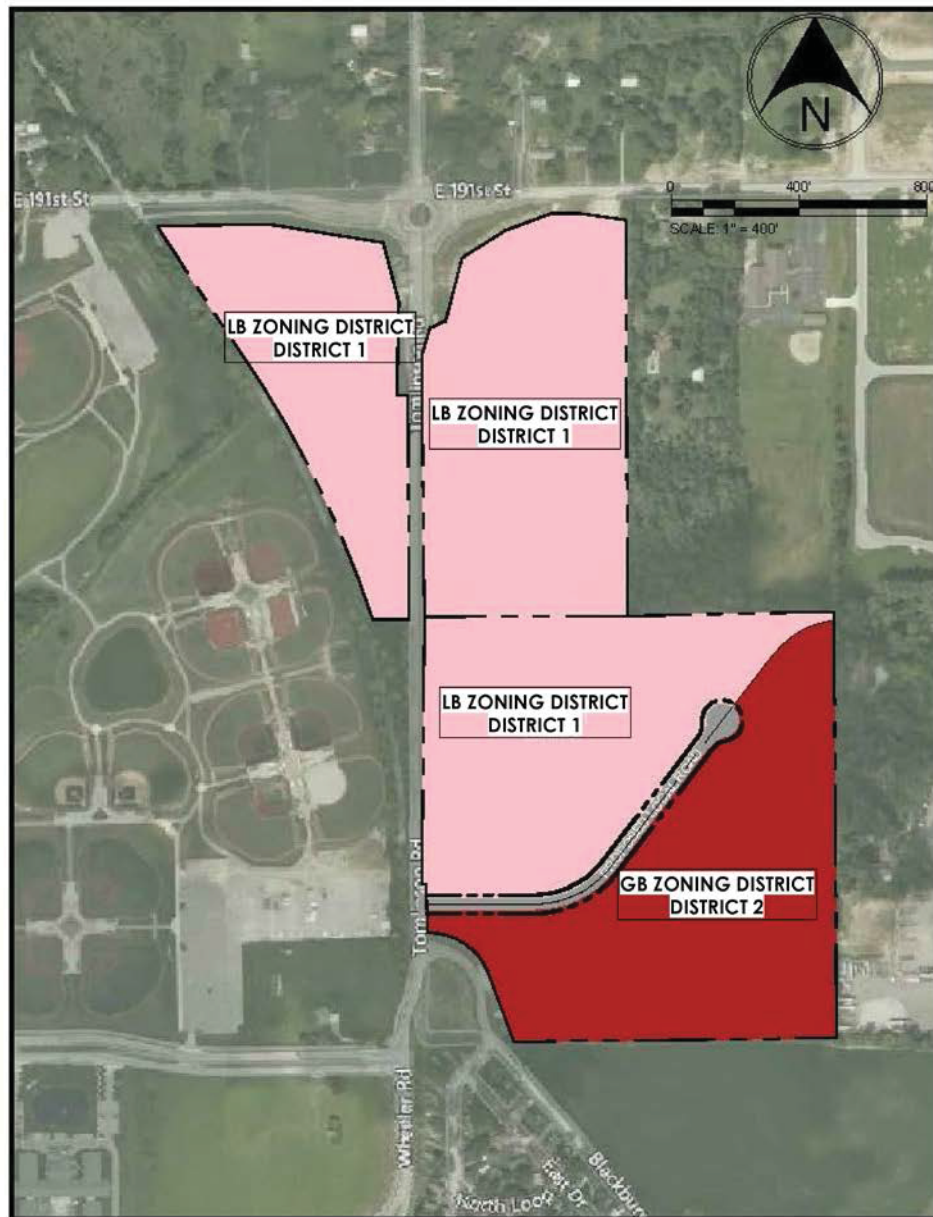
TITLE:

LANDSCAPE PLAN

PROJECT NO.
19-0236.00000
SHEET --- OF ---
DRAWING NO.
C600

EXHIBIT D

EXHIBIT B CONCEPT PLAN



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

RESOLUTION 19-124

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 19-55

WHEREAS, the City of Westfield (the “City”) desires to annex certain parcels as identified in **Exhibit A** and **Exhibit B** (the “Annexation Area”) into the municipality; and,

WHEREAS, pursuant to Indiana Code § 36-7-4-3.1 a fiscal plan must be prepared and adopted by resolution prior to such annexation; and,

WHEREAS, the required fiscal plan, included as **Exhibit C** (the “Fiscal Plan”) and attached hereto and made a part hereof, has been prepared and presented to the Council for consideration; and

WHEREAS, the Fiscal Plan has been reviewed and complies with the requirements of Indiana Code § 36-4-3-13.

NOW, THEREFORE, BE IT RESOLVED that the Fiscal Plan attached hereto and made a part hereof is hereby approved and adopted by the Westfield City Council.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ADOPTED AND PASSED THIS _____ DAY OF NOVEMBER, 2019, BY THE
WESTFIELD CITY COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that RESOLUTION 19-124 was delivered to the Mayor of Westfield
on the _____ day of November, 2019, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 19-124
this _____ day of November, 2019.

I hereby VETO Resolution 19-124
this _____ day of November, 2019.

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: Pam Howard

Prepared by: Pam Howard, Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A
ANNEXATION AREA



EXHIBIT LEGEND

- | | |
|--|---|
|  ANNEXATION AREA |  PARCELS |
|  EXISTING CITY LIMITS |  STREETS |

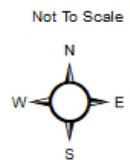


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes twenty-three (23) parcels of land:

Parcel Nos. 08-05-24-00-01-028.000
08-05-24-00-01-027.000
08-05-24-00-01-029.000
08-05-24-00-01-009.000
08-05-24-00-01-013.000
08-05-24-00-01-010.000
08-05-24-00-01-018.000
08-05-24-00-01-024.000
08-05-24-00-01-025.000
08-05-24-00-01-022.000
08-05-24-00-01-023.000
08-05-24-00-01-026.000
08-05-24-00-01-021.000
08-05-24-00-01-014.000
08-05-24-00-01-016.000
08-05-24-00-01-015.000
08-05-24-00-01-017.000
08-05-24-00-01-007.000
08-05-24-00-01-019.000
08-05-24-00-01-020.000
08-05-24-00-01-012.000
08-05-24-00-01-008.000
08-05-24-00-01-011.000

Lots 5-27 inclusive in Style-Rite Meadows, an addition in Hamilton County, Indiana, as per plat thereof recorded in plat book 7, pages 23-25, in the Office of the Recorder of Hamilton County, Indiana.

Also including:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code 36-4-3-2.5, including the relevant portions of Tomlinson Road, Meadows Drive, and Meadows Court.



Fiscal Plan for the Voluntary Annexation of Real Estate Contiguous to the City of Westfield, Indiana

Described as real estate located south of 203rd Street along Tomlinson Road

**This Fiscal Plan Supports
Ordinance 19-55**

**This Fiscal Plan is Exhibit C
of Resolution 19-124**

Introduction

The purpose of this report is to outline the estimated fiscal impact of annexation upon the City of Westfield, Hamilton County, Indiana (the “City”) and ability of the City to provide necessary municipal capital and non-capital services to an area proposed for annexation. The area proposed for annexation that is analyzed in this report is referred to as the “Annexation Area”, as further described herein, and is located adjacent to the existing corporate limits of the City. The annexation is one hundred percent (100%) voluntary.

The Indiana Statute (I.C. § 36-4-3-13(d)) governing annexation activity by the City requires the preparation of a written fiscal plan and the establishment of an annexation policy, by resolution, as of the date of the annexation ordinance. The fiscal plan is required to address the following, as further summarized herein and the exhibits attached hereto:

1. The cost estimates of planned services, capital and non-capital in nature, to be provided within the area proposed for annexation (as set forth in **Exhibit 3**).
2. The method or methods of financing the planned services.
3. The plan for the organization and extension of services.
4. Municipal services of a non-capital nature, including police protection, fire protection, street and road maintenance and other non-capital services, to be provided within one (1) year of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the city limits.
5. Municipal services of a capital improvement nature, including street construction, sewer facilities, water facilities and storm water drainage facilities, to be provided within three (3) years of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the City’s corporate limits.
6. Estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels and annual service payments in those subdivisions for four (4) years (as set forth in **Exhibit 4** and **Exhibit 6**).
7. Estimated effect of the proposed annexation on city finances and revenue for the next four (4) years (as set forth in **Exhibit 3** and **Exhibit 4**).
8. Estimated impact on political subdivisions in the county that are not part of the annexation and on taxpayers in those political subdivisions for four (4) years (as set forth in **Exhibit 6**).
9. A list of all parcels of property in the proposed annexation area, including the name of the parcel owner, the parcel number and the most recent assessed value of the parcel (as set forth in **Exhibit 5**).

This report contains an analysis of the revenues and expenditures that will result from the annexation of certain territory by the City. While the City is committed to providing the highest quality service to all areas of the community, the dollar figures presented here are only estimates and are subject to change. Variations may occur depending upon the rate and extent of future development, an increase or decrease in the cost of providing municipal services, or fluctuations in future property assessments.

City of Westfield Annexation Philosophy and Plan

A. Fiscal Policy of the City

The annexation policies of the City are expected to correspond with the fiscal policies of the City. Therefore, it is the policy of the City that annexation(s) should only be undertaken under circumstances which are not adverse to the fiscal interests of the current residents and taxpayers of the City.

B. General Philosophy and Plan

The philosophy and plan of the City is to annex real estate into its corporate limits in accordance with the terms of Title 36, Article 4, Chapter 3 of the Indiana Code. The adoption of an ordinance authorizing such annexation shall:

1. Provide the residents of the City with a broad, stable and growing economic tax base; and,
2. Provide a plan for the quality and quantity of urban development in a coordinated manner; and,
3. Provide for preservation and enhancement of the public's overall health, safety, and welfare, regarding all of the City's residents; and,
4. Allow for the provision of services to the annexed area in a cost effective manner that will not significantly impact existing residents.

C. Further the City Shall:

1. First seek the voluntary annexations of new developments contiguous to the current City boundaries. It is the preference of the City to implement annexation action under the most amenable conditions possible. Therefore, in cases where it is practical and possible to achieve consensus, the City prefers to proceed with annexation under the "voluntary" provisions of the statute (I.C. § 36-4-3-5);
2. Enhance the existing assessed valuation of the municipality through voluntary annexations;
3. Consider any requests for voluntary annexation from existing parcels; and
4. Consider any forced annexations that will positively impact the future economic development opportunity of the community.

Parcel Analysis

A. Description

The Annexation Area is located south of 203rd Street along Tomlinson Road (see attached **Exhibit 1**) and encompasses an area of approximately 17.5 acres.

B. Contiguity

Property contiguous with the City's corporate limits may be annexed into the City's corporate limits (I.C. § 36-4-3-1.5). I.C. § 36-4-3-1.5 provides that property is considered "contiguous" if at least one-eighth (1/8) of the aggregate external boundaries of the property coincides with the boundaries of the City's corporate limits. In determining if property is contiguous, a strip of land less than one hundred fifty (150) feet wide which connects the City's corporate limits to the Annexation Area is not considered a part of the boundaries of either the City's corporate limits or the property to be annexed. The Annexation Area meets the contiguity requirements of I.C. § 36-4-3-1.5.

C. Population and Structures

The Annexation Area contains no structures or inhabitants.

D. Zoning

The Annexation Area is currently located within the planning and zoning jurisdiction of the City through a joinder agreement with Washington Township served by the Westfield-Washington Township Advisory Plan Commission. If annexed, then the parcels will remain in the same planning jurisdiction. The zoning designation of the Annexation Area is: AG:SF1: Agriculture/Single-Family Rural District and proposed to be zoned The Chatham Hills Planned Unit Development (PUD) District..

E. Property Tax Assessment

The 2018 pay 2019 total gross assessed valuation of all real property and its improvements located within the Annexation Area is \$25,900.

F. Municipal Property Tax Rate

The existing 2018 pay 2019 property tax rate assessed to all real property and its improvements within the Annexation Area is \$2.5135 per \$100 of assessed valuation. This is the total Washington Township tax rate assessed to all real property and its improvements, subject to any property tax "cap" which may apply.

G. Council District

The Annexation Area will be incorporated into Council District 3.

H. Proposed Build-out

The build-out of the Annexation Area is not planned at this time, but will include residential development pursuant to the proposed amendment to the Chatham Hills Planned Unit Development District. Site construction for the Annexation Area is planned by the developer to be initiated in Spring of 2020. For purposes of this analysis, the following improvements are projected to be completed during the five (5) year period following annexation:

a. Single-Family Homes¹:

- 2020: Seven (7) with an estimated market value of \$400,000 per unit.
- 2021: Seven (7) with an estimated market value of \$400,000 per unit.
- 2022: Seven (7) with an estimated market value of \$400,000 per unit.
- 2023: Seven (7) with an estimated market value of \$400,000 per unit.
- 2024: Eight (8) with an estimated market value of \$400,000 per unit.

Estimated property taxes and revenue generated from the projected build-out are set forth in **Exhibit 3**, Table 1 and Table 2.

¹ Improvements are estimated to be comparable to the Chatham Hills subdivision in Westfield.

Municipal Services

The City currently extends to its citizens a range of public services. These services are provided by different municipal departments. Each department has a unique function within the municipal service system of the City. These departments include: Police, Fire, Public Works, Clerk/Treasurer's Office, Informatics, Administration, Parks and Recreation, and Economic and Community Development.

Each of the municipal service sectors are analyzed in this section to determine the impact of annexation on their ability to provide both capital and non-capital services to the area proposed for annexation as required by Indiana law. The method used to determine the fiscal impact of annexation is known as "fiscal impact analysis".

Fiscal impact analysis is a method of evaluation that is used to measure and project the direct public costs and revenues associated with residential and non-residential growth within a municipality. It explores public (government) costs and revenues. It does not consider private costs of public actions. Therefore, special assessments on real property or the value of land dedications required of developers are considered private revenues. Individual services contracted for homeowners associations, neighborhoods, and similar groups are also considered private.

All municipal departments were analyzed to determine the extent of the effect of annexation. The Police, Fire, Public Works, Clerk/Treasurer's Office, Informatics, Administration, Parks and Recreation, and Economic and Community Development were identified as being affected by the annexation of new territory.

The cost estimates of planned services to be furnished to the Annexation Area have been computed based on the 2019 budget. Input from all departments was gathered, and a careful analysis was prepared in an effort to meet all the requirements of Indiana Code § 36-4-3. Each capital service was assessed by Department of Public Works and where required, specific improvements and costs have been programmed. The findings and proposed improvements for each capital service are detailed in this report. Some services may already be available to the Annexation Area, while others will have to be initiated. In each case, it is shown in this report, that service is being/will be proposed to the Annexation Area, in a manner equivalent in standard and scope to the services being providing within the City's corporate boundaries.

The existing levels and costs of service provisions for each department are outlined below:

A. Police Department

The fifty-three (53) uniformed officers of the Police Department of the City provide the citizens of the City with public safety and emergency response service throughout the corporate limits of the City. The individual services include: neighborhood patrols for the prevention of crime; detection and apprehension of criminal offenders; resolution of domestic disputes; anti-crime and anti-drug public education; traffic control and accident reporting; and the creation and maintenance of a general feeling of safety and security throughout the community.

The services provided by the Police Department vary in their individual requirements for personnel and financial resources and are subject to annual review and approval by the City Council.

Annual operating costs associated with the incremental cost of one (1) uniformed police officer(s) include salary, overtime pay, holiday pay, clothing and uniform allowance, health insurance, training, pension benefits and administrative overhead.

Capital one-time costs associated with the addition of one (1) uniformed police officer(s) include a patrol vehicle and related equipment. These costs have not been factored together to arrive at necessary service level increases for various areas under consideration for annexation.

The City will provide police service to the Annexation Area upon the effective date of annexation through the extension of an existing patrol area with existing personnel.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts pressure on the existing staffing levels.

Provision of planned services of a capital improvement nature within three years: Any additional capital requirements can be accommodated in future budgets through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

B. Fire Department

The seventy (70) Firefighters, EMS and Paramedics personnel employed by the Fire Department of the City respond to fire emergencies, chemical and hazardous material spills, and general life safety emergencies throughout the corporate limits of the City and throughout the remainder of Washington Township, Hamilton County (the “Township”).

The personnel of the Fire Department are assigned to three (3) fire stations located on Dartown Road (headquarters), 151st Street, and Grassy Branch Road. Each station is the primary respondent to emergencies within its assigned geographical area. Secondary response is provided by personnel and equipment by volunteer and paid city and town fire departments in adjacent communities.

The existing Fire Department currently has the entire responsibility for services throughout the Township; therefore, the annexation of this new territory will not change the impact or the need for additional personnel.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel because current services already serve the Township.

Provision of planned service of a capital nature within three years: The capital services required for future growth in the fire services for the Township will be managed through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3, and Table 4.

C. Public Works Department

a. Street Division

The Street Division is part of the Public Works Department of the City and has responsibility for the maintenance and upkeep of all streets and public rights-of-way within the corporate limits of the City. Maintenance activities include potholes and curb repair, mowing of weeds and other vegetation, street sweeping, sign maintenance and

replacement, pavement striping, and snow removal. It is also responsible for reconstruction of sidewalks and policing of rights-of-way to support safe travel.

Other responsibilities include resurfacing and reconstruction of all public roads with the exception of the roads falling under the jurisdiction of the Indiana Department of Transportation or the Hamilton County Highway Department. These operations are primarily funded from the Motor Vehicle Highway (“MVH”) fund, the Local Road and Street Fund (“LR&S”), and the Road and Street Improvement Fund. The budgeted expenditures for MVH and LR&S is estimated to be \$3.87 million in 2019, which is approximately \$16,788 per road mile².

Provision of planned service of a non-capital nature within one year: Street Division services can be provided for the Annexation Area with existing personnel, based upon estimated 0.7 miles (3,696 feet) of new road miles to be built by the developer within the Annexation Area. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3.

Provision of planned service of a capital nature within three years: The intent of the City with respect to future road construction is to require future developers to improve, or contribute financially to the improvement of existing roadways in accordance with the impact of any proposed development. Potential road improvements are evaluated each year and the Annexation Area will be part of that annual review process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

b. Water and Sewer Services

Citizens Westfield Water, LLC and Citizens Westfield Wastewater, LLC (collectively the “Utility”) operates the water and wastewater works within the City. Services for both water and sewer are provided within the corporate limits of the City and into portions of the Township. The Annexation Area is not currently served by the Utility’s water and sewer service.

The Utility provides the service of pumping water from the water source, treating the water to some level, distributing the water into the system of water lines, storing the water for peak demand and fire protection purposes, and maintaining the system, in its entirety. The Utility meets the parameters of providing access to water utility service, to a property, when a water distribution line is within the distributive area of a main trunk line or lateral line. When water lines are already developed with respect to a specific property, the water utility is made directly available to that property when a water line is located within three hundred (300) lineal feet of the nearest property line of the developed parcel.

Fire hydrants are generally supported by the user charge system of the Utility. The developer of any new development is generally responsible for installing the fire hydrants necessary to protect the proposed development from catastrophic fire, unless otherwise provided by the Utility or the Utility’s policies.

The installation and extension of sewer service for any proposed development in the Annexation Area will be provided in accordance with the Utility’s policies. The Utility provides access to wastewater collection, treatment and disposal service to all properties within the corporate limits of the City. The Utility meets the parameters of providing access to wastewater service when the parcel is within the drainage watershed of a major

² Based on an estimated two hundred and thirty miles of road.

interceptor, trunk or lateral sewer which ultimately delivers wastewater to the wastewater treatment plant. In cases where sewer laterals are made available to developed parcels, the standard for service is met when the Utility's sewer is located within three hundred (300) lineal feet of the nearest property line of the parcel.

Property tax revenues are not a part of the Utility's budget. In addition to monthly service charges, the Utility has established a system of fees for other services such as various connection fees, and/or supplemental fees for special facilities installed to meet the needs and demands of various customers. The cost of extending water and wastewater lines within the Utility's service area is done in accordance with the Utility's policies. The Utility is also subject to regulatory requirements which are administered at the State and Federal level. As such, the system of fees and charges must be adjusted from time to time to remain current with regulatory and other requirements.

D. Parks and Recreation Department

Services by the Parks and Recreation Department of the City are funded out of the City's Parks and Recreation Department budget. The existing inventory of facilities include: Armstrong Park, Old Friends Cemetery Park, Osborne Park, Raymond Worth Park, Quaker Park, Simon Moon Park, Asa Bales Park, Liberty Park, Hadley Park and Freedom Trail Park. The existing inventory of trails include: Monon, Midland Trace, Natalie Wheeler, Anna Kendall, and Cool Creek. These parks and recreation operations are supported by the City's General Fund. The Annexation Area is not anticipated to have an appreciable effect on existing park facilities and no additional costs for this function are anticipated.

Provision of planned service of a non-capital nature within one year: The Annexation Area will have full access to existing park facilities and will continue to be supported by the City. The incremental cost to maintain park facilities is set forth in **Exhibit 3**, Table 3.

Provision of planned service of a capital nature within three years: The capital services required for future growth in parks will be accomplished through the annual budgeting process, and the collection of park impact fees from new development will defray the costs to maintain the community's current level of service of park facilities. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

E. Clerk-Treasurer's Office

The Clerk-Treasurer of the City is responsible for the maintenance of all City records.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts continued pressure on additional needs.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

F. Economic and Community Development Department

a. Planning and Zoning Services

The Economic and Community Development Department of the City is responsible for all of the planning and zoning support for the Westfield-Washington Township Advisory Plan Commission and the Westfield-Washington Township Board of Zoning Appeals. These

responsibilities currently involve the entire Township; therefore, no service level increases are expected for this division with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel who already serve the entire Township.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

b. Economic Development Services

The Economic and Community Development Department of the City is responsible for all of the economic development functions within the corporate limits of the City. No service level increases are expected with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

c. Building and Construction Services

The Economic and Community Development Department of the City currently processes building permits throughout the entire Township. It conducts inspections on new buildings and unsafe structures. Since this service is already being provided throughout the entire Township, no service level increases are expected with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, who already serve the entire Township.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

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Financial Summary

The Annexation Area has been researched and analyzed in accordance with the terms of the Indiana Code, Title 36, Article 4, Chapter 3.

The primary source of revenue for the City is that which is received from property taxes and County Option Income Tax (COIT). The existing net assessed valuation of all real property and its improvements within the Annexation Area is \$25,900. Improvements in the Annexation Area that are projected to be completed during the five (5) year period following annexation include approximately 0.24 miles (1,267 feet) of road.

As a result of additional population and road miles, the City also receives revenue from other sources that include Alcohol Gallonage Taxes, Cigarette Tax, Vehicle Excise Tax, MVH road miles tax, and LR& S road mile tax.

The property within the Annexation Area will be entered into public record and assessed for taxation as an incorporated area. Revenue received by the City from property assessed on or before January 1, 2019, will not be realized until May and November of 2020. The delay in the collection of property taxes will cause the City to experience a cost of services from existing budgets due to the required provision of non-capital services in the first year following annexation. To the extent that real costs exceed revenue as a result of this annexation, the City is prepared to use funds from other budgeted line items in order to assure that services required by State Statute are provided to the Annexation Area.

Currently, the Annexation Area is not subdivided and the City will receive nominal property taxes from the existing assessed value within the Annexation Area. It should be understood, however, that the annexation of undeveloped land has a very minimal impact on municipal revenue streams and generally a minor impact on the provision of municipal services, if proper fiscal planning is performed.

When development occurs, the impact of that development on various revenue streams, as well as the impact of that development on the demand for municipal services, is to be examined by the City as a part of the development approval process. It is the City's stated goal that it seeks to establish fiscal policies which would result in no negative impact on property taxes for existing City residents as a result of growth. Therefore, the City will seek to assure that all proposed development offers a balance between the cost of services demanded and the revenues produced.

It is the intent of the City to pay for extension of all municipal services to the area from revenues generated as a result of the annexation, which will be derived from property taxes, along with other state distributions. The total property tax rate in Washington Township outside of the corporate limits for pay 2019 is \$2.5135. The tax rate for all taxpayers in the City/Washington Township, including all overlapping taxing units, is equal to \$2.9246, an increase of \$0.4111. A summary of the estimated fiscal impact is set forth in **Exhibit 3**, Table 5.

Exhibit 1

Annexation Area: Graphic Depiction



EXHIBIT LEGEND

- | | |
|--|---|
|  ANNEXATION AREA |  PARCELS |
|  EXISTING CITY LIMITS |  STREETS |

Not To Scale

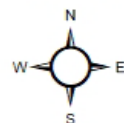


Exhibit 2

Annexation Area: Legal Description

This description includes twenty-three (23) parcels of land:

Parcel Nos. 08-05-24-00-01-028.000
08-05-24-00-01-027.000
08-05-24-00-01-029.000
08-05-24-00-01-009.000
08-05-24-00-01-013.000
08-05-24-00-01-010.000
08-05-24-00-01-018.000
08-05-24-00-01-024.000
08-05-24-00-01-025.000
08-05-24-00-01-022.000
08-05-24-00-01-023.000
08-05-24-00-01-026.000
08-05-24-00-01-021.000
08-05-24-00-01-014.000
08-05-24-00-01-016.000
08-05-24-00-01-015.000
08-05-24-00-01-017.000
08-05-24-00-01-007.000
08-05-24-00-01-019.000
08-05-24-00-01-020.000
08-05-24-00-01-012.000
08-05-24-00-01-008.000
08-05-24-00-01-011.000

Lots 5-27 inclusive in Style-Rite Meadows, an addition in Hamilton County, Indiana, as per plat thereof recorded in plat book 7, pages 23-25, in the Office of the Recorder of Hamilton County, Indiana.

Also including:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code 36-4-3-2.5, including the relevant portions of Tomlinson Road, Meadows Drive, and Meadows Court.

CITY OF WESTFIELD, INDIANA

"Resolution No. 19-124"

EXHIBIT 3

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 19-124"

Computation of Estimated Property Taxes

Year	Estimated Assessed Value	Exemptions	Estimated Net Assessed Value	Tax Rate	Estimated Tax Revenue
1st	\$ 2,825,900 (1)	\$ 1,205,750 (2)	\$ 1,620,150	\$ 0.7880 (3)	\$ 12,767
2nd	5,625,900	2,411,500	3,214,400	0.7880	25,329
3rd	8,425,900	3,617,250	4,808,650	0.7880	37,892
4th	11,225,900	4,823,000	6,402,900	0.7880	50,455
5th	14,425,900	6,201,000	8,224,900	0.7880	64,812

(1) Assumes 7 homes built in Years 1 through 4 and 8 homes in Year 5

All homes are assumed to be valued at an average of \$400,000 per home.

(2) Assumes homestead, supplemental homestead and mortgage deductions on all homes

(3) Assumes the final tax rate for 2019

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 19-124"

Estimated Revenue Generated

	1st Year	2nd Year	3rd Year	4th Year	5th Year
Net Assessed Value	\$ 1,620,150	\$ 3,214,400	\$ 4,808,650	\$ 6,402,900	\$ 8,224,900
Property Tax Revenue	12,767	25,329	37,892	50,455	64,812
Income Tax - COIT	-	5,107	10,132	15,157	20,182
Excise Tax/CVET	511	1,013	1,516	2,018	2,592
Circuit Breaker Reduction (1)	(4,017)	(7,969)	(11,922)	(15,875)	(20,392)
Motor Vehicle Highway	-	1,448	1,448	1,448	1,448
Local Roads & Streets	-	606	606	606	606
Total Revenue	<u>\$ 9,261</u>	<u>\$ 25,534</u>	<u>\$ 39,671</u>	<u>\$ 53,809</u>	<u>\$ 69,248</u>

(1) Estimated Circuit Breaker reduction based upon Pay 2019 tax rate and estimated build out

General Notes

- Five years is considered a standard planning period for annexation analysis.
- Population based revenue will not go up unless a Cenus occurs or a Special Census is prepared.

TABLE 3

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 19-124"

Estimated Non-Capital Costs

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>
Police (1)	\$ 1,855	\$ 3,710	\$ 7,513	\$ 9,391	\$ 11,269
Fire (1)	8,990	10,114	17,700	21,240	25,488
Lighting (2)	-	-	-	-	-
Fire Hydrants (2)	-	-	-	-	-
Streets & Road Maint. (1)	2,500	5,000	6,250	7,813	9,766
Park (1)	1,291	1,549	1,859	2,231	2,677
<u>Admin. & General Dpts. (1)</u>					
Administrative	1,291	1,937	2,324	2,789	3,346
Community Dev. Planning	362	542	651	781	937
Building Dept.	88	131	158	189	227
Information Tech.	563	844	1,013	1,215	1,458
Clerk	208	312	374	449	539
Mayor	53	79	95	113	136
City Council	47	71	85	102	122
Street Dept	<u>1,047</u>	<u>1,570</u>	<u>1,884</u>	<u>2,260</u>	<u>2,713</u>
Total Non-Capital Costs	<u>\$ 18,293</u>	<u>\$ 25,858</u>	<u>\$ 39,903</u>	<u>\$ 48,572</u>	<u>\$ 58,677</u>

(1) Assumes allocation of the specific budget; in the event you need further information, please contact the City.

(2) No additional cost is estimated to be incurred.

General Note

- Five years is considered a standard planning period for annexation analysis.

TABLE 4

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 19-124"

Estimated Capital Costs

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>
Street Department (1)	\$ -	\$ -	\$ -	\$ -	\$ -
Street Lighting (1)	-	-	-	-	-
Wastewater (1)	-	-	-	-	-
Water (1)	-	-	-	-	-
Electric (1)	-	-	-	-	-
Cumulative Capital (1)	-	-	-	-	-
Cumulative Fire (1)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Capital Costs	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

(1) No capital costs are expected to occur, in this time period, in the Area.

General Note

- Five years is considered a standard planning period for annexation analysis.

TABLE 5

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 19-124"

Fiscal Plan Summary

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>	<u>Total</u>
Revenue	\$ 9,261	\$ 25,534	\$ 39,671	\$ 53,809	\$ 69,248	\$ 197,523
Non-Capital Costs	18,293	25,858	39,903	48,572	58,677	191,303
Capital Costs	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net	<u>\$ (9,032)</u>	<u>\$ (324)</u>	<u>\$ (232)</u>	<u>\$ 5,237</u>	<u>\$ 10,571</u>	<u>\$ 6,220</u>
Percentage	<u>-97.5%</u>	<u>-1.3%</u>	<u>-0.6%</u>	<u>9.7%</u>	<u>15.3%</u>	<u>3.1%</u>

General Notes

- Five years is considered a standard planning period for annexation analysis.
- To be funded by the General Fund balance

CITY OF WESTFIELD, INDIANA

"Resolution No. 19-124"

EXHIBIT 4

Property Tax Impact & Circuit Breaker Report by Parcel

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-028.000**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,100	\$ 1,100
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 28	\$ 24
Circuit Breaker Credit - (2% Cap)	6	2
Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
Plus School Referendum (Combined Tax Rates .3655)	\$ 4	\$ 4
Total Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-028.000

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 3	\$ -	\$ 3
Washington Township	0.3855	17.95%	4	-	4
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	17	2	15
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 24</u>	<u>\$ 2</u>	<u>\$ 22</u>

<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 3	\$ 1	\$ 2
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	16	3	13
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	9	2	7
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 28</u>	<u>\$ 6</u>	<u>\$ 22</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-027.000**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,100	\$ 1,100
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 28	\$ 24
Circuit Breaker Credit - (2% Cap)	6	2
Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
Plus School Referendum (Combined Tax Rates .3655)	\$ 4	\$ 4
Total Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-027.000

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 3	\$ -	\$ 3
Washington Township	0.3855	17.95%	4	-	4
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	17	2	15
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 24</u>	<u>\$ 2</u>	<u>\$ 22</u>
<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 3	\$ 1	\$ 2
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	16	3	13
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	9	2	7
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 28</u>	<u>\$ 6</u>	<u>\$ 22</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-029.000**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,100	\$ 1,100
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 28	\$ 24
Circuit Breaker Credit - (2% Cap)	6	2
Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
Plus School Referendum (Combined Tax Rates .3655)	\$ 4	\$ 4
Total Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-029.000

<u>Before Annexation</u>					
	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 3	\$ -	\$ 3
Washington Township	0.3855	17.95%	4	-	4
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	17	2	15
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 24</u>	<u>\$ 2</u>	<u>\$ 22</u>
<u>After Annexation</u>					
	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 3	\$ 1	\$ 2
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	16	3	13
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	9	2	7
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 28</u>	<u>\$ 6</u>	<u>\$ 22</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-009.000**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,100	\$ 1,100
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 28	\$ 24
Circuit Breaker Credit - (2% Cap)	6	2
Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
Plus School Referendum (Combined Tax Rates .3655)	\$ 4	\$ 4
Total Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-009.000

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 3	\$ -	\$ 3
Washington Township	0.3855	17.95%	4	-	4
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	17	2	15
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 24</u>	<u>\$ 2</u>	<u>\$ 22</u>
<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 3	\$ 1	\$ 2
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	16	3	13
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	9	2	7
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 28</u>	<u>\$ 6</u>	<u>\$ 22</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-013.000**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,100	\$ 1,100
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 28	\$ 24
Circuit Breaker Credit - (2% Cap)	6	2
Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
Plus School Referendum (Combined Tax Rates .3655)	\$ 4	\$ 4
Total Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-013.000

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 3	\$ -	\$ 3
Washington Township	0.3855	17.95%	4	-	4
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	17	2	15
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 24</u>	<u>\$ 2</u>	<u>\$ 22</u>
<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 3	\$ 1	\$ 2
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	16	3	13
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	9	2	7
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 28</u>	<u>\$ 6</u>	<u>\$ 22</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-010.000**

<u>Homestead Portion</u>	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,000	\$ 1,000
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 26	\$ 21
Circuit Breaker Credit - (2% Cap)	6	1
Estimated Net Property Taxes Paid by Owner	\$ 20	\$ 20
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 20	\$ 20
Plus School Referendum (Combined Tax Rates .3655)	\$ 4	\$ 4
Total Estimated Net Property Taxes Paid by Owner	\$ 24	\$ 24

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-010.000

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 3	\$ -	\$ 3
Washington Township	0.3855	17.95%	4	-	4
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	15	2	13
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 22</u>	<u>\$ 2</u>	<u>\$ 20</u>

<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 3	\$ 1	\$ 2
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	15	3	12
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	8	2	6
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 26</u>	<u>\$ 6</u>	<u>\$ 20</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-018.000**

<u>Homestead Portion</u>	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,200	\$ 1,200
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 31	\$ 26
Circuit Breaker Credit - (2% Cap)	7	2
Estimated Net Property Taxes Paid by Owner	\$ 24	\$ 24
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 24	\$ 24
Plus School Referendum (Combined Tax Rates .3655)	\$ 4	\$ 4
Total Estimated Net Property Taxes Paid by Owner	\$ 28	\$ 28

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-018.000

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 3	\$ -	\$ 3
Washington Township	0.3855	17.95%	5	-	5
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	19	2	17
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 27</u>	<u>\$ 2</u>	<u>\$ 25</u>

<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 3	\$ 1	\$ 2
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	18	4	14
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	10	2	8
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 31</u>	<u>\$ 7</u>	<u>\$ 24</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-024.000**

<u>Homestead Portion</u>	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,300	\$ 1,300
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 33	\$ 28
Circuit Breaker Credit - (2% Cap)	7	2
Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26
Plus School Referendum (Combined Tax Rates .3655)	\$ 5	\$ 5
Total Estimated Net Property Taxes Paid by Owner	\$ 31	\$ 31

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-024.000

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 4	\$ -	\$ 4
Washington Township	0.3855	17.95%	5	-	5
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	20	2	18
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 29</u>	<u>\$ 2</u>	<u>\$ 27</u>

<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 4	\$ 1	\$ 3
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	19	4	15
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	10	2	8
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 33</u>	<u>\$ 7</u>	<u>\$ 26</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-025.000**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,100	\$ 1,100
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 28	\$ 24
Circuit Breaker Credit - (2% Cap)	6	2
Estimated Net Property Taxes Paid by Owner	<u>\$ 22</u>	<u>\$ 22</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
Total Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
Plus School Referendum (Combined Tax Rates .3655)	\$ 4	\$ 4
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 26</u>	<u>\$ 26</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-025.000

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 3	\$ -	\$ 3
Washington Township	0.3855	17.95%	4	-	4
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	17	2	15
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 24</u>	<u>\$ 2</u>	<u>\$ 22</u>
<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 3	\$ 1	\$ 2
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	16	3	13
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	9	2	7
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 28</u>	<u>\$ 6</u>	<u>\$ 22</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-022.000**

<u>Homestead Portion</u>	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,100	\$ 1,100
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 28	\$ 24
Circuit Breaker Credit - (2% Cap)	6	2
Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
Plus School Referendum (Combined Tax Rates .3655)	\$ 4	\$ 4
Total Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-022.000

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 3	\$ -	\$ 3
Washington Township	0.3855	17.95%	4	-	4
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	17	2	15
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 24</u>	<u>\$ 2</u>	<u>\$ 22</u>
<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 3	\$ 1	\$ 2
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	16	3	13
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	9	2	7
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 28</u>	<u>\$ 6</u>	<u>\$ 22</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-023.000**

<u>Homestead Portion</u>	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,300	\$ 1,300
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 33	\$ 28
Circuit Breaker Credit - (2% Cap)	7	2
Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26
Plus School Referendum (Combined Tax Rates .3655)	\$ 5	\$ 5
Total Estimated Net Property Taxes Paid by Owner	\$ 31	\$ 31

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-023.000

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 4	\$ -	\$ 4
Washington Township	0.3855	17.95%	5	-	5
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	20	2	18
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 29</u>	<u>\$ 2</u>	<u>\$ 27</u>
<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 4	\$ 1	\$ 3
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	19	4	15
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	10	2	8
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 33</u>	<u>\$ 7</u>	<u>\$ 26</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-026.000**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,100	\$ 1,100
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 28	\$ 24
Circuit Breaker Credit - (2% Cap)	6	2
Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
Plus School Referendum (Combined Tax Rates .3655)	\$ 4	\$ 4
Total Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-026.000

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 3	\$ -	\$ 3
Washington Township	0.3855	17.95%	4	-	4
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	17	2	15
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 24</u>	<u>\$ 2</u>	<u>\$ 22</u>
<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 3	\$ 1	\$ 2
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	16	3	13
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	9	2	7
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 28</u>	<u>\$ 6</u>	<u>\$ 22</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-021.000**

<u>Homestead Portion</u>	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,100	\$ 1,100
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 28	\$ 24
Circuit Breaker Credit - (2% Cap)	6	2
Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
Plus School Referendum (Combined Tax Rates .3655)	\$ 4	\$ 4
Total Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-021.000

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 3	\$ -	\$ 3
Washington Township	0.3855	17.95%	4	-	4
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	17	2	15
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 24</u>	<u>\$ 2</u>	<u>\$ 22</u>

<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 3	\$ 1	\$ 2
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	16	3	13
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	9	2	7
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 28</u>	<u>\$ 6</u>	<u>\$ 22</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-014.000**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,100	\$ 1,100
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 28	\$ 24
Circuit Breaker Credit - (2% Cap)	6	2
Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 22	\$ 22
Plus School Referendum (Combined Tax Rates .3655)	\$ 4	\$ 4
Total Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-014.000

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 3	\$ -	\$ 3
Washington Township	0.3855	17.95%	4	-	4
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	17	2	15
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 24</u>	<u>\$ 2</u>	<u>\$ 22</u>

<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 3	\$ 1	\$ 2
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	16	3	13
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	9	2	7
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 28</u>	<u>\$ 6</u>	<u>\$ 22</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-016.000**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,200	\$ 1,200
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 31	\$ 26
Circuit Breaker Credit - (2% Cap)	7	2
Estimated Net Property Taxes Paid by Owner	\$ 24	\$ 24
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 24	\$ 24
Plus School Referendum (Combined Tax Rates .3655)	\$ 4	\$ 4
Total Estimated Net Property Taxes Paid by Owner	\$ 28	\$ 28

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-016.000

<u>Before Annexation</u>					
	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 3	\$ -	\$ 3
Washington Township	0.3855	17.95%	5	-	5
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	19	2	17
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 27</u>	<u>\$ 2</u>	<u>\$ 25</u>
<u>After Annexation</u>					
	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 3	\$ 1	\$ 2
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	18	4	14
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	10	2	8
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 31</u>	<u>\$ 7</u>	<u>\$ 24</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-015.000**

<u>Homestead Portion</u>	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,300	\$ 1,300
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 33	\$ 28
Circuit Breaker Credit - (2% Cap)	7	2
Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26
Plus School Referendum (Combined Tax Rates .3655)	\$ 5	\$ 5
Total Estimated Net Property Taxes Paid by Owner	\$ 31	\$ 31

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-015.000

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 4	\$ -	\$ 4
Washington Township	0.3855	17.95%	5	-	5
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	20	2	18
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 29</u>	<u>\$ 2</u>	<u>\$ 27</u>
<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 4	\$ 1	\$ 3
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	19	4	15
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	10	2	8
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 33</u>	<u>\$ 7</u>	<u>\$ 26</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-017.000**

<u>Homestead Portion</u>	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,200	\$ 1,200
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 31	\$ 26
Circuit Breaker Credit - (2% Cap)	7	2
Estimated Net Property Taxes Paid by Owner	\$ 24	\$ 24
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 24	\$ 24
Plus School Referendum (Combined Tax Rates .3655)	\$ 4	\$ 4
Total Estimated Net Property Taxes Paid by Owner	\$ 28	\$ 28

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-017.000

<u>Before Annexation</u>					
	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 3	\$ -	\$ 3
Washington Township	0.3855	17.95%	5	-	5
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	19	2	17
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 27</u>	<u>\$ 2</u>	<u>\$ 25</u>
<u>After Annexation</u>					
	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 3	\$ 1	\$ 2
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	18	4	14
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	10	2	8
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 31</u>	<u>\$ 7</u>	<u>\$ 24</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-007.000**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 900	\$ 900
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 23	\$ 19
Circuit Breaker Credit - (2% Cap)	5	1
Estimated Net Property Taxes Paid by Owner	\$ 18	\$ 18
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 18	\$ 18
Plus School Referendum (Combined Tax Rates .3655)	\$ 3	\$ 3
Total Estimated Net Property Taxes Paid by Owner	\$ 21	\$ 21

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-007.000

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 2	\$ -	\$ 2
Washington Township	0.3855	17.95%	3	-	3
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	14	2	12
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 19</u>	<u>\$ 2</u>	<u>\$ 17</u>
<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 3	\$ 1	\$ 2
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	13	3	10
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	7	2	5
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 23</u>	<u>\$ 6</u>	<u>\$ 17</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-019.000**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,300	\$ 1,300
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 33	\$ 28
Circuit Breaker Credit - (2% Cap)	7	2
Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26
Plus School Referendum (Combined Tax Rates .3655)	\$ 5	\$ 5
Total Estimated Net Property Taxes Paid by Owner	\$ 31	\$ 31

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-019.000

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 4	\$ -	\$ 4
Washington Township	0.3855	17.95%	5	-	5
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	20	2	18
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 29</u>	<u>\$ 2</u>	<u>\$ 27</u>

<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 4	\$ 1	\$ 3
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	19	4	15
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	10	2	8
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 33</u>	<u>\$ 7</u>	<u>\$ 26</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-020.000**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,300	\$ 1,300
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 33	\$ 28
Circuit Breaker Credit - (2% Cap)	7	2
Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 26	\$ 26
Plus School Referendum (Combined Tax Rates .3655)	\$ 5	\$ 5
Total Estimated Net Property Taxes Paid by Owner	\$ 31	\$ 31

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-020.000

<u>Before Annexation</u>					
	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 4	\$ -	\$ 4
Washington Township	0.3855	17.95%	5	-	5
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	20	2	18
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 29</u>	<u>\$ 2</u>	<u>\$ 27</u>
<u>After Annexation</u>					
	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 4	\$ 1	\$ 3
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	19	4	15
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	10	2	8
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 33</u>	<u>\$ 7</u>	<u>\$ 26</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-012.000**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,000	\$ 1,000
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 26	\$ 21
Circuit Breaker Credit - (2% Cap)	6	1
Estimated Net Property Taxes Paid by Owner	\$ 20	\$ 20
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 20	\$ 20
Plus School Referendum (Combined Tax Rates .3655)	\$ 4	\$ 4
Total Estimated Net Property Taxes Paid by Owner	\$ 24	\$ 24

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-012.000

<u>Before Annexation</u>					
	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 3	\$ -	\$ 3
Washington Township	0.3855	17.95%	4	-	4
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	15	2	13
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 22</u>	<u>\$ 2</u>	<u>\$ 20</u>
<u>After Annexation</u>					
	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 3	\$ 1	\$ 2
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	15	3	12
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	8	2	6
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 26</u>	<u>\$ 6</u>	<u>\$ 20</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-008.000**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 900	\$ 900
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 23	\$ 19
Circuit Breaker Credit - (2% Cap)	5	1
Estimated Net Property Taxes Paid by Owner	\$ 18	\$ 18
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 18	\$ 18
Plus School Referendum (Combined Tax Rates .3655)	\$ 3	\$ 3
Total Estimated Net Property Taxes Paid by Owner	\$ 21	\$ 21

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-008.000

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 2	\$ -	\$ 2
Washington Township	0.3855	17.95%	3	-	3
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	14	2	12
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 19</u>	<u>\$ 2</u>	<u>\$ 17</u>
<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 3	\$ 1	\$ 2
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	13	3	10
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	7	2	5
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 23</u>	<u>\$ 6</u>	<u>\$ 17</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-01-011.000**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$ 1,000	\$ 1,000
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 26	\$ 21
Circuit Breaker Credit - (2% Cap)	6	1
Estimated Net Property Taxes Paid by Owner	\$ 20	\$ 20
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 20	\$ 20
Plus School Referendum (Combined Tax Rates .3655)	\$ 4	\$ 4
Total Estimated Net Property Taxes Paid by Owner	\$ 24	\$ 24

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-01-011.000

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 3	\$ -	\$ 3
Washington Township	0.3855	17.95%	4	-	4
Westfield Library	0.0337	1.57%	-	-	-
Westfield School Corporation	1.4466	67.35%	15	2	13
Solid Waste District	0.0031	0.14%	-	-	-
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 22</u>	<u>\$ 2</u>	<u>\$ 20</u>
<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 3	\$ 1	\$ 2
Washington Township	0.0086	0.34%	-	-	-
Westfield Library	0.0337	1.32%	-	-	-
Westfield School Corporation	1.4466	56.53%	15	3	12
Solid Waste District	0.0031	0.12%	-	-	-
City of Westfield	0.7880	30.79%	8	2	6
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 26</u>	<u>\$ 6</u>	<u>\$ 20</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit -
Parcel #08-05-24-00-01-028.000 FUTURE**

<u>Homestead Portion</u>	Westfield Taxing District	Washington Twp. Taxing District
Gross Assessed Value	\$ 14,425,900	\$ 14,425,900
Homestead - Standard Deduction	1,620,000	1,620,000
Mortgage Deduction	108,000	108,000
Other Deductions	-	-
Homestead - Supplemental Deduction	4,473,000	4,473,000
Net Assessed Value	\$ 8,224,900	\$ 8,224,900
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ 210,483	\$ 176,671
Circuit Breaker Credit - (1% Cap)	66,224	32,412
Estimated Net Property Taxes Paid by Owner	<u>\$ 144,259</u>	<u>\$ 144,259</u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (2% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2019 Tax Rate	\$ 2.5591	\$ 2.1480
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
Total Estimated Net Property Taxes Paid by Owner	\$ 144,259	\$ 144,259
Plus School Referendum (Combined Tax Rates .3655)	\$ 16,450	\$ 16,450
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 160,709</u>	<u>\$ 160,709</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit - Parcel #08-05-24-00-01-028.000 FUTURE

<u>Before Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	12.99%	\$ 22,956	\$ 4,211	\$ 18,745
Washington Township	0.3855	17.95%	31,707	5,817	25,890
Westfield Library	0.0337	1.57%	2,772	509	2,263
Westfield School Corporation	1.4466	67.35%	118,981	21,828	97,153
Solid Waste District	0.0031	0.14%	255	47	208
Total	<u>\$ 2.1480</u>	<u>100.00%</u>	<u>\$ 176,671</u>	<u>\$ 32,412</u>	<u>\$ 144,259</u>
<u>After Annexation</u>	Pay 2019 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2791	10.91%	\$ 22,956	\$ 7,223	\$ 15,733
Washington Township	0.0086	0.34%	707	223	484
Westfield Library	0.0337	1.32%	2,772	872	1,900
Westfield School Corporation	1.4466	56.53%	118,981	37,434	81,547
Solid Waste District	0.0031	0.12%	255	80	175
City of Westfield	0.7880	30.79%	64,812	20,392	44,420
Total	<u>\$ 2.5591</u>	<u>100.00%</u>	<u>\$ 210,483</u>	<u>\$ 66,224</u>	<u>\$ 144,259</u>

NOTE: The School Corporation tax rate does not include .3655 referendum tax rates that are exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

"Resolution No. 19-124"

EXHIBIT 5

Parcel Listing

CITY OF WESTFIELD, INDIANA

Parcel Listing

"Resolution No. 19-124"

Parcel ID	Owner	Parcel Address	1% Cap Property Assessed Value	2% Cap Property Assessed Value	3% Cap Property Assessed Value	Total Gross Assessed Value	Homestead Deduction	Supplemental Homestead Deduction	Mortgage Deduction	Net AV
08-05-24-00-01-028.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		\$ 1,100		\$ 1,100				\$ 1,100
08-05-24-00-01-027.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		1,100		1,100				1,100
08-05-24-00-01-029.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		1,100		1,100				1,100
08-05-24-00-01-009.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		1,100		1,100				1,100
08-05-24-00-01-013.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		1,100		1,100				1,100
08-05-24-00-01-010.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		1,000		1,000				1,000
08-05-24-00-01-018.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		1,200		1,200				1,200
08-05-24-00-01-024.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		1,300		1,300				1,300
08-05-24-00-01-025.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		1,100		1,100				1,100
08-05-24-00-01-022.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		1,100		1,100				1,100
08-05-24-00-01-023.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		1,300		1,300				1,300
08-05-24-00-01-026.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		1,100		1,100				1,100
08-05-24-00-01-021.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		1,100		1,100				1,100
08-05-24-00-01-014.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		1,100		1,100				1,100
08-05-24-00-01-016.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		1,200		1,200				1,200
08-05-24-00-01-015.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		1,300		1,300				1,300
08-05-24-00-01-017.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		1,200		1,200				1,200
08-05-24-00-01-007.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		900		900				900
08-05-24-00-01-019.000	Lurie Investors	0 Tomlinson Rd Westfield, IN 46074		1,300		1,300				1,300
08-05-24-00-01-020.000	Lurie Investors	0 Tomlinson Rd Westfield, IN 46074		1,300		1,300				1,300
08-05-24-00-01-012.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		1,000		1,000				1,000
08-05-24-00-01-008.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		900		900				900
08-05-24-00-01-011.000	Lurie Investors	0 Meadows Dr Westfield, IN 46074		1,000		1,000				1,000
			<u>\$ -</u>	<u>\$ 25,900</u>	<u>\$ -</u>	<u>\$ 25,900</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 25,900</u>

CITY OF WESTFIELD, INDIANA

"Resolution No. 19-124"

EXHIBIT 6

Estimated Impact to Other Governmental Entities

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 19-124"

Hamilton County, Indiana

Calculation of Estimated District Tax Rate Impact

<u>District Tax Rate Impact - Year 1 of Annexation</u>	Washington Twp.	Westfield City
Estimated District Tax Rate (1)	\$ 2.6015	\$ 3.0270
<u>Estimated Increase/(Decrease) due to Annexation</u>		
Estimated Tax Rate Change (2)	\$ -	\$ -
Net Tax Rate Impact due to Annexation	\$ -	\$ -
Estimated District Tax Rate with Annexation	<u>\$ 2.6015</u>	<u>\$ 3.0270</u>
Estimated Tax Rate Increase/(Decrease) due to Annexation - Year 1	<u>\$ -</u>	<u>\$ -</u>
Estimated Percentage Increase/(Decrease) - Year 1	<u>0.00%</u>	<u>0.00%</u>
<u>District Tax Rate Impact - Year 5 of Annexation</u>		
Estimated District Tax Rate	\$ 2.6015	\$ 3.0270
<u>Estimated Increase/(Decrease) due to Annexation</u>		
Net Tax Rate Impact due to Annexation	\$ -	\$ -
Estimated District Tax Rate with Annexation	<u>\$ 2.6015</u>	<u>\$ 3.0270</u>
Estimated Tax Rate Increase/(Decrease) due to Annexation - Year 5	<u>\$ -</u>	<u>\$ -</u>
Estimated Percentage Increase/(Decrease) - Year 5	<u>0.00%</u>	<u>0.00%</u>

(1) Based upon certified Pay 2019 tax rates plus an estimated 3.5% statewide growth factor

(2) The estimated increase in property tax levy needed to provide revenue to fund increases in the City's budget as a result of the annexation is assumed to be offset by increases in the City's assessed value as a result of the annexation. Therefore, no tax rate impact is shown.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 19-124"

Hamilton County, Indiana

Estimated Tax Rate Impact by Political Subdivision

<u>Before Annexation</u>	Estimated Pay 2020 Tax Rate	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	\$ 0.2889	\$ 0.2889	\$ 0.2889	\$ 0.2889	\$ 0.2889
Washington Township	0.3990	0.3990	0.3990	0.3990	0.3990
Westfield Library	0.0349	0.0349	0.0349	0.0349	0.0349
Westfield School Corporation	1.8627	1.8627	1.8627	1.8627	1.8627
Solid Waste District	0.0032	0.0032	0.0032	0.0032	0.0032
City of Westfield	-	-	-	-	-
Total	<u>\$ 2.5887</u>	<u>\$ 2.5887</u>	<u>\$ 2.5887</u>	<u>\$ 2.5887</u>	<u>\$ 2.5887</u>
<u>After Annexation</u>	Estimated Pay 2020 Tax Rate	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	\$ 0.2889	\$ 0.2889	\$ 0.2889	\$ 0.2889	\$ 0.2889
Washington Township	0.0089	0.0089	0.0089	0.0089	0.0089
Westfield Library	0.0349	0.0349	0.0349	0.0349	0.0349
Westfield School Corporation	1.8627	1.8627	1.8627	1.8627	1.8627
Solid Waste District	0.0032	0.0032	0.0032	0.0032	0.0032
City of Westfield	0.8156	0.8156	0.8156	0.8156	0.8156
Total	<u>\$ 3.0142</u>	<u>\$ 3.0142</u>	<u>\$ 3.0142</u>	<u>\$ 3.0142</u>	<u>\$ 3.0142</u>

NOTE

The estimated increase in property tax levy needed to provide revenue to fund increases in the City's budget as a result of the annexation is assumed to be offset by increases in the City's assessed value as a result of the annexation. Therefore, no tax rate impact is shown.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 19-124"

Hamilton County, Indiana

Impact of Circuit Breaker by Property Class - Residential

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2021 Total Taxes (Year 1)</u>	<u>Estimated 2020 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 100,000.00	\$ 879.30	\$ 879.30	\$ -	0.00%
City of Westfield	100,000.00	1,000.00	1,000.00	-	0.00%

NOTES

Assumes residential property is homestead property and receives homestead, supplemental homestead and mortgage deductions

The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 19-124"

Hamilton County, Indiana

Impact of Circuit Breaker by Property Class - Agricultural (100 Acres)

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2021 Total Taxes (Year 1)</u>	<u>Estimated 2020 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 161,000.00	\$ 3,220.00	\$ 3,220.00	\$ -	0.00%
City of Westfield	161,000.00	3,220.00	3,220.00	-	0.00%

NOTES

Agricultural property is limited to a 2% maximum property tax rate.

The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 19-124"

Hamilton County, Indiana

Impact of Circuit Breaker by Property Class - Commercial

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2021 Total Taxes (Year 1)</u>	<u>Estimated 2020 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 500,000.00	\$ 13,007.36	\$ 13,007.36	\$ -	0.00%
City of Westfield	500,000.00	15,134.81	15,134.81	-	0.00%

NOTE: The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 19-124"

Hamilton County, Indiana

Summary of Estimated Impact on Auto Excise and Commercial Vehicle Taxes

Government Unit	Estimated 2019	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 3,701,703	\$ 3,701,627	\$ (75)	\$ 3,701,478	\$ (150)	\$ 3,701,254	\$ (224)	\$ 3,700,956	\$ (298)
Adams Township	21,026	21,026	(0)	21,025	(1)	21,024	(1)	21,022	(2)
Clay Township	379,701	379,693	(8)	379,678	(15)	379,655	(23)	379,624	(31)
Delaware Township	38,593	38,593	(1)	38,591	(2)	38,589	(2)	38,586	(3)
Fall Creek Township	37,148	37,148	(1)	37,146	(2)	37,144	(2)	37,141	(3)
Jackson Township	45,824	45,823	(1)	45,821	(2)	45,818	(3)	45,815	(4)
Noblesville Township	99,473	1,049	(2)	1,045	(4)	1,039	(6)	1,031	(8)
Washington Township	57,912	57,911	(1)	57,909	(2)	57,905	(4)	57,901	(5)
Wayne Township	19,568	19,567	(0)	19,567	(1)	19,565	(1)	19,564	(2)
White River Township	23,722	23,721	(0)	23,720	(1)	23,719	(1)	23,717	(2)
Carmel Civil City	3,545,888	1,531	(72)	1,388	(143)	1,173	(214)	888	(285)
Noblesville Civil City	1,767,924	1,767,888	(36)	1,767,817	(71)	1,767,710	(107)	1,767,567	(142)
Arcadia Civil Town	29,659	29,659	(1)	29,657	(1)	29,656	(2)	29,653	(2)
Atlanta Civil Town	9,309	3,461	(0)	3,461	(0)	3,460	(1)	3,459	(1)
Cicero Civil Town	96,345	96,343	(2)	96,339	(4)	96,333	(6)	96,325	(8)
Fishers Civil Town	1,941,248	1,941,208	(40)	1,941,130	(78)	1,941,012	(117)	1,940,856	(156)
Sheridan Civil Town	74,618	74,616	(2)	74,613	(3)	74,609	(5)	74,603	(6)
Westfield Civil Town	1,133,512	1,134,023	511	1,135,036	1,013	1,136,551	1,516	1,138,570	2,018
Carmel Schools	3,245,300	3,245,234	(66)	3,245,103	(131)	3,244,907	(196)	3,244,645	(261)
Hamilton Heights Schools	572,000	571,988	(12)	571,965	(23)	571,931	(35)	571,885	(46)
HSE Schools	3,339,814	3,339,746	(68)	3,339,611	(135)	3,339,409	(202)	3,339,140	(269)
Noblesville Schools	1,877,000	1,876,962	(38)	1,876,886	(76)	1,876,772	(113)	1,876,621	(151)
Sheridan Schools	293,886	293,880	(6)	293,868	(12)	293,850	(18)	293,827	(24)
Westfield Schools	1,835,115	1,835,078	(37)	1,835,003	(74)	1,834,892	(111)	1,834,745	(148)
Hamilton North Public Library	29,207	29,206	(1)	29,205	(1)	29,203	(2)	29,201	(2)
Carmel-Clay Public Library	359,581	397,420	(7)	397,406	(15)	397,384	(22)	397,355	(29)
Hamilton East Public Library	393,956	393,948	(8)	393,932	(16)	393,908	(24)	393,877	(32)
Sheridan Public Library	14,073	14,073	(0)	14,072	(1)	14,071	(1)	14,070	(1)
Westfield Public Library	42,782	42,781	(1)	42,780	(2)	42,777	(3)	42,774	(3)
Hamilton County Solid Waste	42,365	42,364	(1)	42,362	(2)	42,360	(3)	42,356	(3)

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 19-124"

Hamilton County, Indiana

Summary of Estimated Impact on County Option Income Taxes

Government Unit	Certified 2019 Distribution	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 41,635,132	\$ 41,635,132	\$ -	\$ 41,633,773	\$ (1,359)	\$ 41,631,078	\$ (2,696)	\$ 41,627,045	\$ (4,032)
Adams Township	236,494	236,494	-	236,486	(8)	236,471	(15)	236,448	(23)
Clay Township	4,270,708	4,270,708	-	4,270,569	(139)	4,270,292	(276)	4,269,879	(414)
Delaware Township	434,081	434,081	-	434,067	(14)	434,039	(28)	433,997	(42)
Fall Creek Township	417,828	417,828	-	417,814	(14)	417,787	(27)	417,747	(40)
Jackson Township	515,408	515,408	-	515,391	(17)	515,358	(33)	515,308	(50)
Noblesville Township	1,118,825	1,118,825	-	1,118,788	(37)	1,118,716	(72)	1,118,608	(108)
Washington Township	651,372	651,372	-	651,351	(21)	651,309	(42)	651,245	(63)
Wayne Township	220,089	220,089	-	220,082	(7)	220,068	(14)	220,046	(21)
White River Township	266,811	266,811	-	266,802	(9)	266,785	(17)	266,759	(26)
Carmel Civil City	39,882,591	39,882,591	-	39,881,290	(1,301)	39,878,707	(2,582)	39,874,845	(3,863)
Noblesville Civil City	19,884,836	19,884,836	-	19,884,187	(649)	19,882,900	(1,287)	19,880,974	(1,926)
Arcadia Civil Town	333,593	333,593	-	333,582	(11)	333,561	(22)	333,528	(32)
Atlanta Civil Town	104,703	104,703	-	104,700	(3)	104,693	(7)	104,683	(10)
Cicero Civil Town	1,083,642	1,083,642	-	1,083,607	(35)	1,083,536	(70)	1,083,432	(105)
Fishers Civil Town	21,834,303	21,834,303	-	21,833,590	(713)	21,832,177	(1,414)	21,830,062	(2,115)
Sheridan Civil Town	839,268	839,268	-	839,241	(27)	839,186	(54)	839,105	(81)
Westfield Civil Town	12,749,245	12,749,245	-	12,754,352	5,107	12,764,483	10,132	12,779,640	15,157
Hamilton North Public Library	328,505	328,505	-	328,494	(11)	328,473	(21)	328,441	(32)
Carmel-Clay Public Library	4,044,406	4,044,406	-	4,044,274	(132)	4,044,012	(262)	4,043,620	(392)
Hamilton East Public Library	4,431,047	4,431,047	-	4,430,902	(145)	4,430,616	(287)	4,430,186	(429)
Sheridan Public Library	158,288	158,288	-	158,283	(5)	158,273	(10)	158,257	(15)
Westfield Public Library	481,196	481,196	-	481,180	(16)	481,149	(31)	481,103	(47)
Hamilton County Airport	94,886	94,886	-	94,883	(3)	94,877	(6)	94,868	(9)
Hamilton County Solid Waste	476,501	476,501	-	476,485	(16)	476,455	(31)	476,408	(46)

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 19-124"

Hamilton County, Indiana

Summary of Estimated Impact on Circuit Breaker Credits

Government Unit	Estimated 2019	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 4,069,805	\$ 4,069,877	\$ 72	\$ 4,072,766	\$ 2,889	\$ 4,077,822	\$ 5,056	\$ 4,085,045	\$ 7,223
Adams Township	4,972	4,972	-	4,972	-	4,972	-	4,972	-
Clay Township	177,143	177,143	-	177,143	-	177,143	-	177,143	-
Delaware Township	7,051	7,051	-	7,051	-	7,051	-	7,051	-
Fall Creek Township	9,424	9,424	-	9,424	-	9,424	-	9,424	-
Jackson Township	3,860	3,860	-	3,860	-	3,860	-	3,860	-
Noblesville Township	25,588	25,588	-	25,588	-	25,588	-	25,588	-
Washington Township	89,239	89,261	22	89,350	89	89,506	156	89,729	223
Wayne Township	3,546	3,546	-	3,546	-	3,546	-	3,546	-
White River Township	111	111	-	111	-	111	-	111	-
Carmel Civil City	2,060,070	2,060,070	-	2,060,070	-	2,060,070	-	2,060,070	-
Noblesville Civil City	3,635,554	3,635,554	-	3,635,554	-	3,635,554	-	3,635,554	-
Arcadia Civil Town	43,060	43,060	-	43,060	-	43,060	-	43,060	-
Atlanta Civil Town	8,980	8,980	-	8,980	-	8,980	-	8,980	-
Cicero Civil Town	107,804	107,804	-	107,804	-	107,804	-	107,804	-
Fishers Civil Town	1,741,898	1,741,898	-	1,741,898	-	1,741,898	-	1,741,898	-
Sheridan Civil Town	182,603	182,603	-	182,603	-	182,603	-	182,603	-
Westfield Civil Town	4,247,077	4,251,094	4,017	4,259,063	7,969	4,270,985	11,922	4,291,377	20,392
Carmel Schools	1,588,476	1,588,476	-	1,588,476	-	1,588,476	-	1,588,476	-
Hamilton Heights Schools	211,297	211,297	-	211,297	-	211,297	-	211,297	-
HSE Schools	2,764,606	2,764,606	-	2,764,606	-	2,764,606	-	2,764,606	-
Noblesville Schools	2,794,095	2,794,095	-	2,794,095	-	2,794,095	-	2,794,095	-
Sheridan Schools	133,856	133,856	-	133,856	-	133,856	-	133,856	-
Westfield Schools	7,999,890	8,003,634	3,744	8,018,608	14,974	8,044,812	26,205	8,082,248	37,435
Hamilton North Public Library	17,368	17,368	-	17,368	-	17,368	-	17,368	-
Carmel-Clay Public Library	193,669	193,669	-	193,669	-	193,669	-	193,669	-
Hamilton East Public Library	380,361	380,361	-	380,361	-	380,361	-	380,361	-
Sheridan Public Library	10,564	10,564	-	10,564	-	10,564	-	10,564	-
Westfield Public Library	201,331	201,418	87	201,767	349	202,378	610	203,250	872
Hamilton County Solid Waste	46,281	46,289	8	46,321	32	46,377	56	46,457	80

NOTE: Assumes all non-annexation levies grow at the same rate as assessed value growth

Annexation Area



Not To Scale

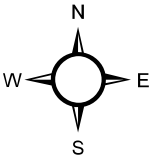


EXHIBIT LEGEND

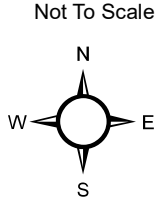
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|  | ANNEXATION AREA |  | PARCELS |
|  | EXISTING CITY LIMITS |  | STREETS |

Annexation Area



EXHIBIT LEGEND

- | | | | |
|---|----------------------|---|---------|
|  | ANNEXATION AREA |  | PARCELS |
|  | EXISTING CITY LIMITS |  | STREETS |



Westfield City Council October 28, 2019

The Westfield City Council met on October 28, 2019 at the Grand Park Event Center. Members present were Mark Keen, Chuck Lehman, Joe Edwards, Bob Horkay, Jim Ake and Steve Hoover. Also present were Cindy Gossard Clerk Treasurer, Mayor Andy Cook and Brian Zaiger, legal counsel.

Mark Keen called the meeting to order at 7:00 pm.

Approval of Minutes:

Joe Edwards made a motion to approve the October 14, 2019 minutes as presented.
Jim Ake seconded. Vote: Yes-6; No-0. Motion carries.

Claims:

Joe Edwards made a motion to approve the claims as presented. Bob Horkay seconded.
Vote: Yes-6; No-0. Motion carries.

Miscellaneous Business/Special Presentations:

None

Old Business:

Ordinance 19-45: The Trails PUD, Amendment III (Apartments)

Council Introduction: September 9, 2019

APC Public Hearing: October 7, 2019

APC Recommendation: October 21, 2019

Adoption Consideration: October 28, 2019

Daine Crabtree presented stating this amendment is specific to Lot 4 (7.38 acres) on the SE corner of State Rd. 32 & Oak Ridge Rd. The amendment would add an additional Multi-family Concept Plan and Character Exhibits to the PUD. Since introduction there have been revised building elevations and character exhibits showing details of screening of the parking garage and patio garden areas.

Jim Ake made a motion to approve Ordinance 19-45 as presented. Steve Hoover seconded.
Vote: Yes-6; No-0 Motion carries.

[Type here]

Ordinance 19-48: Village Park Plaza II PUD

Council Introduction: September 9, 2019

APC Public Hearing: October 7, 2019

APC Recommendation: October 21, 2019

Adoption Consideration: October 28, 2019

Kevin Todd presented stating this involves approx. 32.7 acres on the NE corner of US 31 & 146th St. The petitioner desires to subdivide the property and the proposed PUD would address lot and development standards to allow for buildings on individual lots.

Bob Horkay made a motion to approve Ordinance 19-48 as presented. Jim Ake seconded.

Vote: Yes-6; No-0. Motion carries.

Ordinance 19-53: 2020 Salary Ordinance (non-elected)

Council Introduction: September 23, 2019

Adoption Consideration: October 28, 2019

Todd Burtron presented giving an overview of the salaries of non-elected city employees.

Steve Hoover made the motion to approve Ordinance 19-53 as presented. Joe Edwards seconded.

Vote: Yes-5; No-1. (C. Lehman) Motion carries.

New Business:

Ordinance 19-58: Northpoint PUD Amendment II (Project Wholeheartedly)

Council Introduction: October 28, 2019

APC Public Hearing: November 6, 2019

APC Recommendation: December 2, 2019

Adoption Consideration: December 9, 2019

Jonathan Dorsey presented stating the amendment would modify architectural and landscaping requirements to allow for a 120,000 sq. ft. heart-valve manufacturing facility to be built.

Moves on to APC

[Type here]

Resolution 19-126: Real Property Abatement for 1820 Bastian Court

Council Introduction: October 28, 2019

Adoption Consideration: October 28, 2019

Amanda Rubadue presented the next two items together, stating that Abbott Labs is asking for Real & Personal Property Abatement for the operations which will be built at 1820 Bastian Ct. The company plans to invest 7 million in manufacturing and IT equipment and approximately 27.4 million on the new facility.

David Topp, Senior Director with Abbott spoke on the decision to come to Westfield and the background on the company itself.

Jesse McQuiston gave a video presentation on the MitraClip and the technology that the Westfield facility will have to manufacture their products.

Jim Ake made the motion to approve Resolution 19-126 as presented Joe Edwards seconded.

Vote: Yes-6; No-0. Motion carries.

Resolution 19-127: Personal Property Abatement for 1820 Bastian Court

Council Introduction: October 28, 2019

Adoption Consideration: October 28, 2019

Amanda Rubadue presented with the above Resolution.

Steve Hoover made the motion to approve Resolution 19-127 as presented. Chuck Lehman seconded.

Vote: 6; No-0. Motion carries.

Ordinance 19-59: Spring Mill Station SWC PUD Amendment I

Council Introduction: October 28, 2019

APC Public Hearing: November 6, 2019

APC Recommendation: November 6, 2019

Adoption Consideration: November 11, 2019

Pam Howard presented stating the amendment applies only to the 16- acre apartment parcel, and will modify architectural standards to fit revised building designs.

Moves on to APC

[Type here]

Resolution 19-129: Extending the Time Period Contained in Resolution 19-116 for the Grant to Benefit the Westfield Playhouse

Council Introduction: October 28, 2019

Adoption Consideration: October 28, 2019

Brian Zaiger presented stating this is a request to extend the deadline to December 1, 2019 for the documents to be fully executed.

Jim Ake made a motion to approve Resolution 19-129 as presented. Bob Horkay seconded.

Vote: Yes-6; No-0. Motion carries.

Guests: None

Council Responses to Guest Comments:

City Council Comments:

Steve Hoover gave APC update

Jim Ake spoke on the Economic activity/Welcomed Abbott

Joe Edwards stated the façade committee tentatively approved an upcoming project

Mark Keen spoke on the recent announcements/quality companies coming to Westfield & thanked Economic Development for their work.

Next Meeting November 11, 2019 (Veteran's Day)

Mayor Comments:

Grand Park seasoning ending/successful with more than 1 million visitors

Grand Junction ground breaking this Thursday October 31, 2019

Successful past month with future companies coming to Westfield

Without any further business, the meeting adjourned at 7:45 PM.

Clerk-Treasurer

President

[Type here]

RESOLUTION NUMBER 19-130

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA REGARDING CERTAIN REAL PROPERTY TAX ABATEMENT DEDUCTIONS FOR GORDON FOOD SERVICE, INC. AND/OR RELATED ENTITIES

WHEREAS, pursuant to Indiana Code 6-1.1-12.1-1, *et. seq.* (the “Act”), the City of Westfield, Indiana (the “City”) by and through its Common Council acting in its capacity as the fiscal body of the City and acting as the designating body identified in the Act (the “Council”) has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the Council to be an Economic Revitalization Area and to also abate the payment of personal property taxes within the Economic Revitalization Area;

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the City is an Economic Revitalization Area and may by adoption of a resolution declare such area to be an Economic Revitalization Area which resolution must be confirmed, modified, or rescinded;

WHEREAS, the Council adopted its Resolution Number 19-121 (the “Declaratory Resolution”) on September 9, 2019 pursuant to the Act declaring the area whose boundaries are located within the corporate boundaries of the City more particularly described in Exhibit A attached hereto and made a part of hereof which is also shown on the map attached hereto as Exhibit B (the “Area”) and made a part hereof as an Economic Revitalization Area in which property owners making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act;

WHEREAS, the Council, after following all applicable procedures of the Act, took final action adopting Resolution Number 19-125 (the “Confirmatory Resolution”) on October 14, 2019 confirming the Declaratory Resolution, thereby establishing an Economic Revitalization Area.

WHEREAS, Gordon Food Service, Inc. and/or related entities (the “Applicant”) has filed with this Council a Statement of Benefits, Real Property (Form SB-1/Real Property) (“Form SB-1”) attached hereto as Exhibit C which describes the proposed project (the “Project”) to be constructed by the Applicant, in order to receive real property tax abatement for the Project;

WHEREAS, the Project includes the construction of approximately a combined 577,900 square foot office and warehouse facility on approximately sixty (60) acres of land;

WHEREAS, this Council has reviewed the Form SB-1;

WHEREAS, the improvement of the Area will be of public utility and will be to the benefit and welfare of the citizens and taxpayers of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF WESTFIELD, INDIANA AS FOLLOWS:**

SECTION I. The proposed Project will be located in the Area which has been confirmed as an economic revitalization area pursuant to the Act.

SECTION II. Based upon the information in the Form SB-1, this Council makes the following findings:

- (1) The estimate of Eighty Three Million, Four Hundred Forty Eight, and Eighty Six Dollars (\$83,448,086) as the assessed value of the Project is reasonable.
- (2) The estimate of hiring Four Hundred (400) new individuals who will be employed through the term of the abatement period can be reasonably expected to result from the proposed Project.
- (3) The estimate of Twenty Million, Seven Hundred Fifty-Eight Thousand, Four Hundred Dollars (\$20,758,400) for the aggregate annual salaries without benefits of those individuals who will be employed can be reasonably expected to result from the proposed Project.
- (4) The other benefits about which information has been presented to this Council are benefits that can be reasonably expected to result from the proposed Project.
- (5) The totality of benefits is sufficient to justify the granting of a Ten (10) year real property tax abatement to the Applicant utilizing the schedule set forth in Section IV hereof.

SECTION III. The Form SB-1 submitted by the Applicant is approved.

SECTION IV. Real property tax deductions for the Project are hereby approved. The Council declares that any and all improvements (which amount shall not be limited to Eighty Three Million, Four Hundred Forty Eight, and Eighty Six Dollars (\$83,448,086)) shall be eligible for real property tax abatement. The period for real property tax deductions under the Act for the Project shall be Ten (10) years, utilizing the following schedule:

Year 1 – 100%
Year 2 – 100%
Year 3 – 100%
Year 4 – 100%
Year 5 – 100%
Year 6 – 100%
Year 7 – 100%
Year 8 – 100%
Year 9 – 100%
Year 10 – 100%

SECTION V. Pursuant to the Act, the Council shall cause to be filed a certified copy of this Resolution with the Hamilton County Auditor.

SECTION VI. In the event the investment period, as identified on the Form SB-1, covers more than one assessment cycle as anticipated, it is the intention of the Council that the Hamilton County Auditor shall treat each year of partial assessment as the first year of the abatement deduction outlined in Section IV. Each new increment of assessment that occurs during the approved investment period will trigger its own 10-year schedule, ensuring that the Project receives the full, intended abatement savings associated with its forecasted investment.

SECTION VII. This Resolution shall be in full force and effect immediately upon its adoption.

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 11th DAY OF NOVEMBER, 2019.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
Jim Ake	Jim Ake	Jim Ake
Chuck Lehman	Chuck Lehman	Chuck Lehman
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Dr. Mark Keen	Dr. Mark Keen	Dr. Mark Keen
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
Joe Edwards	Joe Edwards	Joe Edwards

ATTEST:

Cindy Gossard, Clerk-Treasurer

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: Amanda Rubadue

I hereby certify that RESOLUTION 19-130 was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 19-130
This _____ day of _____, 2019

I hereby VETO Resolution 19-130
This _____ day of _____, 2019

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

Prepared By:
Amanda Rubadue, Associate Planner
Economic and Community Development Department
City of Westfield, Indiana

EXHIBIT A

Parcels Included in the
Area

08-06-19-00-00-009.000
08-06-19-00-00-006.000
08-06-19-00-00-007.000
08-06-19-00-00-008.000
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09-06-19-00-01-001.206
09-06-19-00-01-001.006
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08-06-19-00-02-004.000
08-06-19-00-02-003.000
08-06-19-00-02-005.000
09-06-19-00-01-001.115
09-06-19-00-01-001.125
09-06-19-00-00-004.001
09-06-19-00-00-004.000
09-06-19-00-00-004.302
09-06-19-00-00-004.102
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08-06-20-00-00-001.002
08-06-20-00-00-001.102

EXHIBIT B

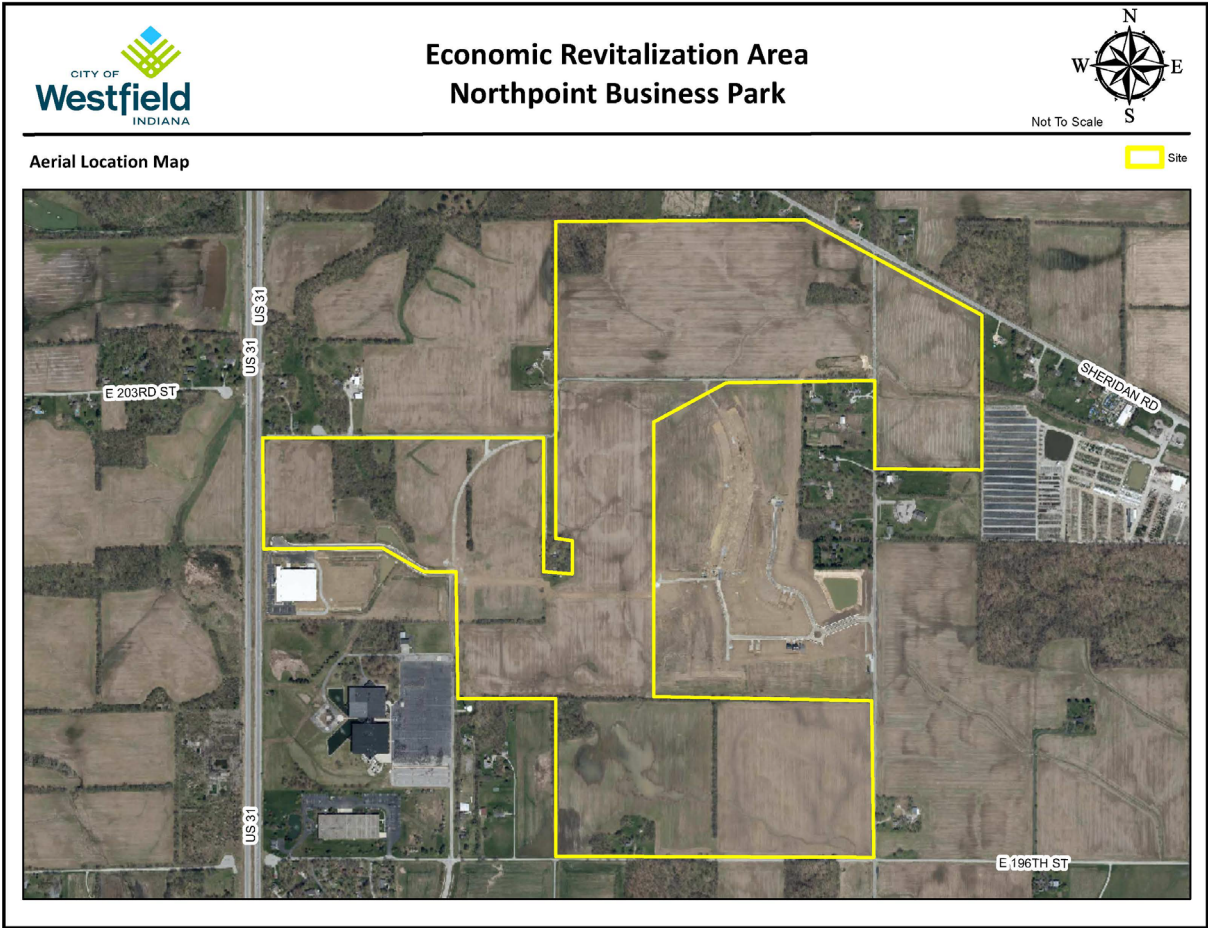


EXHIBIT C

Statement of Benefits Form



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

20 <u>21</u> PAY 20 <u>22</u>
FORM SB-1 / Real Property
PRIVACY NOTICE Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Gordon Food Service, Inc. and/or related entities					
Address of taxpayer (number and street, city, state, and ZIP code) 1300 Gezon Parkway SW, Grand Rapids, MI 49509					
Name of contact person Michelle Higginson		Telephone number (616) 717-6806		E-mail address michelle.higginson@gfs.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Westfield City Council				Resolution number	
Location of property Approximately 2612 E 196th St. and Grassy Branch Road		County Hamilton		DLGF taxing district number 29015	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Development of (approx.) 561,400 SF Dist. Facility + (approx.) 16,500 SF vehicle maintenance facility on four NorthPoint parcels - 29-06-19-000-009.000-015, 29-06-19-000-006.000-015, 29-06-19-000-007.000-015, 29-06-19-000-008.000-015. Est. to be operational EOY 2021. Job creation through YE 2025.				Estimated start date (month, day, year) 3/1/2020	
				Estimated completion date (month, day, year) 12/31/2026	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	\$0.00	0.00	\$0.00	400.00	\$20,758,400.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values					
Plus estimated values of proposed project			83,448,086.00		
Less values of any property being replaced					
Net estimated values upon completion of project					
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 10/31/19	
Printed name of authorized representative Michelle L. Higginson				Title Director, Tax and Treasury	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (*see below*). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (*specify*) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (<i>signature and title of authorized member of designating body</i>)	Telephone number ()	Date signed (<i>month, day, year</i>)
Printed name of authorized member of designating body	Name of designating body	
Attested by (<i>signature and title of attester</i>)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20 21 PAY 20 22

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (*check one box*):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1

TAXPAYER INFORMATION

Name of taxpayer

Gordon Food Service, Inc. and/or related entities

Address of taxpayer (number and street, city, state, and ZIP code)

1300 Gezon Parkway SW, Grand Rapids, MI 49509

Name of contact person

Michelle Higginson

Telephone number

(616) 717-6806

E-mail address

michelle.higginson@gfs.com

SECTION 2

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body

Westfield City Council

Resolution number

Location of property

Approximately 2612 E 196th St. and Grassy Branch Road

County

Hamilton

DLGF taxing district number

29015

Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*)

Development of (approx.) 561,400 SF Dist. Facility + (approx.) 16,500 SF vehicle maintenance facility on four NorthPoint parcels - 29-06-19-000-009.000-015, 29-06-19-000-006.000-015, 29-06-19-000-007.000-015, 29-06-19-000-008.000-015. Est. to be operational EOY 2021. Job creation through YE 2025.

Estimated start date (month, day, year)

3/1/2020

Estimated completion date (month, day, year)

12/31/2026

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	\$0.00	0.00	\$0.00	400.00	\$20,758,400.00

SECTION 4

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	83,448,086.00	
Less values of any property being replaced		
Net estimated values upon completion of project		

SECTION 5

WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
--	--

Other benefits

SECTION 6

TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative

Michelle L. Higginson
Printed name of authorized representative
Michelle L. Higginson

Date signed (month, day, year)

10/31/19

Title

Director, Tax and Treasury

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (*see below*). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (*specify*) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (<i>signature and title of authorized member of designating body</i>)	Telephone number ()	Date signed (<i>month, day, year</i>)
Printed name of authorized member of designating body	Name of designating body	
Attested by (<i>signature and title of attester</i>)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

RESOLUTION NUMBER 19-131

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA REGARDING CERTAIN PERSONAL PROPERTY TAX ABATEMENT DEDUCTIONS FOR GORDON FOOD SERVICE, INC. AND/OR RELATED ENTITIES

WHEREAS, pursuant to Indiana Code 6-1.1-12.1-1, *et. seq.* (the “Act”), the City of Westfield, Indiana (the “City”) by and through its Common Council acting in its capacity as the fiscal body of the City and acting as the designating body identified in the Act (the “Council”) has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the Council to be an Economic Revitalization Area and to also abate the payment of personal property taxes within the Economic Revitalization Area;

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the City is an Economic Revitalization Area and may by adoption of a resolution declare such area to be an Economic Revitalization Area which resolution must be confirmed, modified, or rescinded;

WHEREAS, the Council adopted its Resolution Number 19-121 (the “Declaratory Resolution”) on September 9, 2019 pursuant to the Act declaring the area whose boundaries are located within the corporate boundaries of the City more particularly described in Exhibit A attached hereto and made a part hereof which is also shown on the map attached hereto as Exhibit B (the “Area”) and made a part hereof as an Economic Revitalization Area in which property owners making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act;

WHEREAS, the Council, after following all applicable procedures of the Act, took final action adopting Resolution Number 19-125 (the “Confirmatory Resolution”) on October 14, 2019 confirming the Declaratory Resolution, thereby establishing an Economic Revitalization Area.

WHEREAS, Gordon Food Service, Inc. and/or related entities (the “Applicant”) has filed with this Council a Statement of Benefits, Personal Property (Form SB-1/PP) (“Form SB-1”) attached hereto as Exhibit C which describes the proposed project (the “Project”) to be installed by the Applicant, in order to receive personal property tax abatement for the Project;

WHEREAS, the Project includes the installation of new manufacturing equipment, new logistical distribution equipment, and new IT equipment in the Applicant’s facility which will be utilized by the Applicant in its operations located in the Area;

WHEREAS, this Council has reviewed the Form SB-1;

WHEREAS, the improvement of the Area will be of public utility and will be to the benefit and welfare of the citizens and taxpayers of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF WESTFIELD, INDIANA AS FOLLOWS:**

SECTION I.

The proposed Project will be located in the Area which has been confirmed as an economic revitalization area pursuant to the Act.

SECTION II.

Based upon the information in the Form SB-1, this Council makes the following findings:

- (1) The estimate of Seventy Four Million, Three Hundred Sixty Five Thousand, Six Hundred and Seventy Nine Dollars (\$74,365,679) as the value of the Project is reasonable for projects of this nature.
- (2) The estimate of hiring Four Hundred (400) new individuals who will be employed through the term of the abatement period can be reasonably expected to result from the proposed Project.
- (3) The estimate of Twenty Million, Seven Hundred Fifty Eight Thousand, Four Hundred Dollars (\$20,758,400) for the aggregate annual salaries without benefits of those individuals who will be employed can be reasonably expected to result from the proposed Project.
- (4) The other benefits about which information has been presented to Council are benefits that can be reasonably expected to result from the proposed Project.
- (5) The totality of benefits is sufficient to justify the granting of a seven (7) year personal property tax abatement to the Applicant utilizing the schedule set forth in Section IV hereof.

SECTION III.

The Form SB-1 submitted by the Applicant is approved.

SECTION IV.

Personal property tax deductions for the Project are hereby approved. The Council declares that any and all abatable personal property assets (which amount shall not be limited to Seventy Four Million, Three Hundred Sixty Five Thousand, Six Hundred and Seventy Nine Dollars (\$74,365,679) shall be eligible for personal property tax abatement. The period for personal property tax deductions under the Act (IC 6-1.1-12.1-4 Version b (d) (5)) for the Project shall be seven (7) years, utilizing the follow schedule:

Year 1 – 100%

Year 2 – 85%

Year 3 – 71%

Year 4 – 57%
Year 5 – 43%
Year 6 – 29%
Year 7 – 14%

SECTION V. Pursuant to the Act, the Council shall cause to be filed a certified copy of this Resolution with the Hamilton County Auditor.

SECTION VI. In the event the investment period, as identified on the Form SB-1, covers more than one assessment cycle as anticipated, it is the intention of the Council that the Hamilton County Auditor shall treat each year of partial assessment as the first year of the abatement deduction outlined in Section IV. Each new increment of assessment that occurs during the approved investment period will trigger its own 7-year schedule, ensuring that the Project receives the full, intended abatement savings associated with its forecasted investment.

SECTION VII. This Resolution shall be in full force and effect immediately upon its adoption.

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 11th DAY OF NOVEMBER, 2019.**

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ Chuck Lehman	_____ Chuck Lehman	_____ Chuck Lehman
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Joe Edwards	_____ Joe Edwards	_____ Joe Edwards
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Dr. Mark Keen	_____ Dr. Mark Keen	_____ Dr. Mark Keen

ATTEST:

Cindy Gossard, Clerk-Treasurer

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: Amanda Rubadue

I hereby certify that RESOLUTION 19-131 was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 19-131
This _____ day of _____, 2019

I hereby VETO Resolution 19-131
This _____ day of _____, 2019

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

Prepared By:
Amanda Rubadue, Economic Development Director
Mayor's Office
City of Westfield, Indiana

EXHIBIT A

Parcels Included in the Area

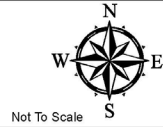
08-06-19-00-00-009.000

08-06-19-00-00-006.000
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09-06-19-00-01-001.006
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08-06-19-00-02-004.000
08-06-19-00-02-003.000
08-06-19-00-02-005.000
09-06-19-00-01-001.115
09-06-19-00-01-001.125
09-06-19-00-00-004.001
09-06-19-00-00-004.000
09-06-19-00-00-004.302
09-06-19-00-00-004.102
09-06-19-00-00-004.402
08-06-20-00-00-001.002
08-06-20-00-00-001.102

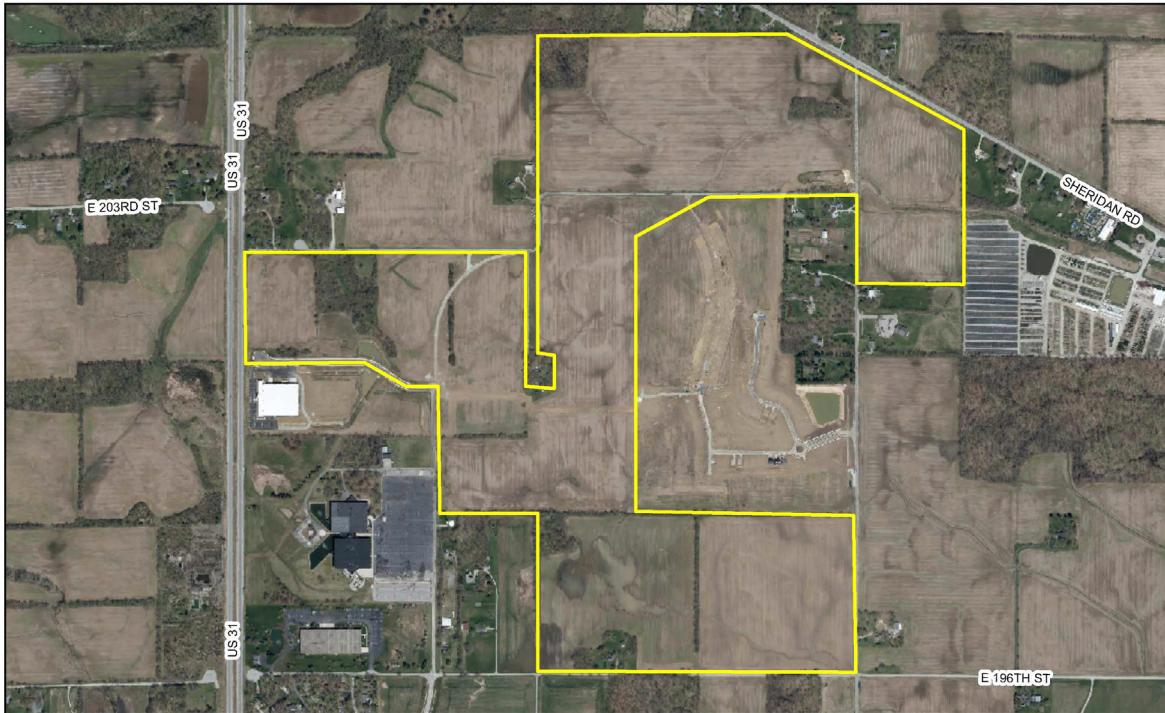
EXHIBIT B



Economic Revitalization Area Northpoint Business Park



Aerial Location Map





STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION									
Name of taxpayer Gordon Food Service, Inc. and/or related entities					Name of contact person Michelle Higginson				
Address of taxpayer (number and street, city, state, and ZIP code) 1300 Gezon Parkway SW, Grand Rapids, MI 49509							Telephone number (616) 717-6806		
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT									
Name of designating body Westfield City Council					Resolution number (s)				
Location of property Approximately 2612 E 196th St. and Grassy Branch Road				County Hamilton		DLGF taxing district number 29015			
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Equipment to be purchased and installed will include automated material handling equipment, compressors, IT infrastructure equipment, racking, and refrigeration equipment. Exact breakdown between categories is not known at this time. Equipment will be installed by YE 2022 and job creation will continue through YE 2025. Please see attached description and amounts of equipment investment.					ESTIMATED				
							START DATE	COMPLETION DATE	
					Manufacturing Equipment		03/01/2020	12/31/2026	
					R & D Equipment		03/01/2020	12/31/2026	
					Logist Dist Equipment		03/01/2020	12/31/2026	
IT Equipment		03/01/2020	12/31/2026						
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT									
Current number 0	Salaries 0		Number retained 0		Salaries 0		Number additional 400		Salaries \$20,758,400.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT									
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Current values									
Plus estimated values of proposed project									
Less values of any property being replaced									
Net estimated values upon completion of project									
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
Estimated solid waste converted (pounds) _____					Estimated hazardous waste converted (pounds) _____				
Other benefits: _____									
SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of authorized representative 						Date signed (month, day, year) 10/31/19			
Printed name of authorized representative Michelle Higginson						Title Dir. Tax & Treasury			

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

- | | | |
|--|--|---|
| 1. Installation of new manufacturing equipment; | ☐ Yes ☐ No | ☐ Enhanced Abatement per IC 6-1.1-12.1-18
Check box if an enhanced abatement was approved for one or more of these types. |
| 2. Installation of new research and development equipment; | ☐ Yes ☐ No | |
| 3. Installation of new logistical distribution equipment. | ☐ Yes ☐ No | |
| 4. Installation of new information technology equipment; | ☐ Yes ☐ No | |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|--|
| ☐ Year 1 | ☐ Year 2 | ☐ Year 3 | ☐ Year 4 | ☐ Year 5 | ☐ Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: _____
(Enter one to twenty (1-20) years; may not exceed twenty (20) years.) |
| ☐ Year 6 | ☐ Year 7 | ☐ Year 8 | ☐ Year 9 | ☐ Year 10 | |

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Gordon Food Service, Inc. and/or related entities
SB-1 PP Attachment
11/1/2019

Investment Information

Investment Schedule:

2020 - \$28,844,382
2021 - \$39,209,845
2022 - \$6,311,452

Investment Type:

Equipment to be purchased and installed will include automated material handling equipment, compressors, IT infrastructure equipment, racking, and refrigeration equipment. The exact breakdown between categories is not known at this time.

Job Creation Information

Job Creation Schedule:

2022 – Cumulative total number of new positions 260
2023 – Cumulative total number of new positions 317
2024 – Cumulative total number of new positions 351
2025 – Cumulative total number of new positions 400



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer Gordon Food Service, Inc. and/or related entities	Name of contact person Michelle Higginson							
Address of taxpayer (number and street, city, state, and ZIP code) 1300 Gezon Parkway SW, Grand Rapids, MI 49509		Telephone number (616) 717-6806						
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT								
Name of designating body Westfield City Council		Resolution number (s)						
Location of property Approximately 2612 E 196th St. and Grassy Branch Road		County Hamilton	DLGF taxing district number 29015					
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Equipment to be purchased and installed will include automated material handling equipment, compressors, IT infrastructure equipment, racking, and refrigeration equipment. Exact breakdown between categories is not known at this time. Equipment will be installed by YE 2022 and job creation will continue through YE 2025. Please see attached description and amounts of equipment investment.		ESTIMATED						
		START DATE	COMPLETION DATE					
		Manufacturing Equipment	03/01/2020 12/31/2026					
		R & D Equipment	03/01/2020 12/31/2026					
		Logist Dist Equipment	03/01/2020 12/31/2026					
IT Equipment	03/01/2020 12/31/2026							
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT								
Current number 0	Salaries 0	Number retained 0	Salaries 0	Number additional 400	Salaries \$20,758,400.00			
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT								
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values								
Plus estimated values of proposed project								
Less values of any property being replaced								
Net estimated values upon completion of project								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
Estimated solid waste converted (pounds) _____					Estimated hazardous waste converted (pounds) _____			
Other benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of authorized representative 					Date signed (month, day, year) 10/31/19			
Printed name of authorized representative Michelle Higginson					Title Dir. Tax & Treasury			

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
- | | | |
|--|--|--|
| 1. Installation of new manufacturing equipment; | ☐ Yes ☐ No | ☐ Enhanced Abatement per IC 6-1.1-12.1-18 |
| 2. Installation of new research and development equipment; | ☐ Yes ☐ No | <i>Check box if an enhanced abatement was</i> |
| 3. Installation of new logistical distribution equipment. | ☐ Yes ☐ No | <i>approved for one or more of these types.</i> |
| 4. Installation of new information technology equipment; | ☐ Yes ☐ No | |
- C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- G. Other limitations or conditions (specify) _____
- H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:
- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|--|
| ☐ Year 1 | ☐ Year 2 | ☐ Year 3 | ☐ Year 4 | ☐ Year 5 | ☐ Enhanced Abatement per IC 6-1.1-12.1-18 |
| ☐ Year 6 | ☐ Year 7 | ☐ Year 8 | ☐ Year 9 | ☐ Year 10 | Number of years approved: _____ |
| | | | | | <i>(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)</i> |
- I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

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- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Gordon Food Service, Inc. and/or related entities
SB-1 PP Attachment
11/1/2019

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Investment Type:

Equipment to be purchased and installed will include automated material handling equipment, compressors, IT infrastructure equipment, racking, and refrigeration equipment. The exact breakdown between categories is not known at this time.

Job Creation Information

Job Creation Schedule:

2022 – Cumulative total number of new positions 260
2023 – Cumulative total number of new positions 317
2024 – Cumulative total number of new positions 351
2025 – Cumulative total number of new positions 400

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.

November 11, 2019

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 23 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 November, 2019

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: 10/23/19..11/05/19

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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									
	VEN007062	McGriff Insurance	APP066327	10/25/2019	101001339	ADM-INSURANCE	4th quart inst	1,156.19	67557	10/25/2019
	VEN000534	Delta Dental	APP066377	10/28/2019	101001119	ADM-HEALTH/DENTAL		97.78	67628	10/28/2019
	VEN000126	Anthem Blue Cross Blue Shield	APP066387	10/28/2019	101001119	ADM-HEALTH/DENTAL		2,442.89	67629	10/28/2019
	VEN001537	Payroll	APP066430	10/29/2019	101001111	ADM-SALARY	sal	8,949.03	500000488	10/29/2019
	VEN001537	Payroll	APP066430	10/29/2019	101001120	ADM-FICA /MEDICARE	fica	533.88	500000488	10/29/2019
	VEN001537	Payroll	APP066430	10/29/2019	101001120	ADM-FICA /MEDICARE	med	124.86	500000488	10/29/2019
	VEN001537	Payroll	APP066430	10/29/2019	101001121	ADM-PERF	perf	1,010.79	500000488	10/29/2019
	VEN000513	DavisVision	APP066447	10/30/2019	101001119	ADM-HEALTH/DENTAL	Vision Ins	25.74	67637	10/30/2019
	VEN004479	Symetra Life Insurance	APP066451	10/30/2019	101001119	ADM-HEALTH/DENTAL	Symetra Life	7.96	67640	10/30/2019
	VEN001676	Riverview Hospital	APP066461	10/30/2019	101001119	ADM-HEALTH/DENTAL	Sept Clinic Hours	115.93	67642	10/30/2019
	VEN000263	Bose Public Affairs Group LLC	APP066484	10/25/2019	101001331	ADM-CONSULTING	Monthly Strategic Comm 3500	3,500.00		
	VEN000917	Humane Society for Hamilton	APP066542	11/4/2019	101001349	ADM-SERVICES	Strays	4,726.00	500000492	11/5/2019
	VEN001011	Infinisource	APP066724	11/5/2019	101001119	ADM-HEALTH/DENTAL	Cobra	11.82		
	Subtotal for Administration							22,702.87		
	Police									
	VEN007062	McGriff Insurance	APP066327	10/25/2019	101002339	POLICE-INSURANCE	4th quart inst	5,087.22	67557	10/25/2019
	VEN000534	Delta Dental	APP066377	10/28/2019	101002119	POLICE-HEALTH/DENTAL		2,689.98	67628	10/28/2019
	VEN000126	Anthem Blue Cross Blue Shield	APP066387	10/28/2019	101002119	POLICE-HEALTH/DENTAL		62,369.32	67629	10/28/2019
	VEN001537	Payroll	APP066430	10/29/2019	101002111	POLICE-SALARY	sal	156,243.27	500000488	10/29/2019
	VEN001537	Payroll	APP066430	10/29/2019	101002119	POLICE-HEALTH/DENTAL	hsa	416.54	500000488	10/29/2019
	VEN001537	Payroll	APP066430	10/29/2019	101002120	POLICE-FICA/MEDICARE	fica	9,312.72	500000488	10/29/2019
	VEN001537	Payroll	APP066430	10/29/2019	101002120	POLICE-FICA/MEDICARE	med	2,177.95	500000488	10/29/2019
	VEN001537	Payroll	APP066430	10/29/2019	101002121	POLICE-PERF	perf	25,670.26	500000488	10/29/2019
	VEN000513	DavisVision	APP066447	10/30/2019	101002119	POLICE-HEALTH/DENTAL	Vision Ins	560.78	67637	10/30/2019
	VEN004479	Symetra Life Insurance	APP066451	10/30/2019	101002119	POLICE-HEALTH/DENTAL	Symetra Life	226.86	67640	10/30/2019
	VEN001676	Riverview Hospital	APP066461	10/30/2019	101002119	POLICE-HEALTH/DENTAL	Sept Clinic Hours	2,928.42	67642	10/30/2019
	VEN000644	Enviro-max Inc	APP066480	10/30/2019	101002343	POLICE-BUILDING MAINTEN	HVAC quart maint	1,075.50		
	VEN001555	Pet Supplies Plus	APP066485	10/30/2019	101002355	POLICE-K-9 MAINT	Dog Food	58.98		
	VEN000747	Galls	APP066486	10/30/2019	101002229	POLICE-UNIFORMS	MAG Pouches and Mace Cas	224.20		
	VEN006222	SuperFleet Master Card	APP066487	10/30/2019	101002226	POLICE-VEHICLE GAS/SUPP	Vehicle Gas	430.91		
	VEN000080	Almost Home Boarding Kennel	APP066488	10/30/2019	101002355	POLICE-K-9 MAINT	K9 Boarding - Pilot	162.00		
	VEN002035	US Uniform and Supply	APP066489	10/30/2019	101002229	POLICE-UNIFORMS	Uniform Jacket & Pants - Harr	225.90		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/23/19..11/05/19

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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								
	Police								
VEN002035	US Uniform and Supply	APP066489	10/30/2019	101002229	POLICE-UNIFORMS	New Hire Uniforms - Sheriff	2,522.85		
VEN002035	US Uniform and Supply	APP066489	10/30/2019	101002229	POLICE-UNIFORMS	New Hire Uniforms - Baldridg	2,572.85		
VEN000314	C.A.R. Clinic	APP066490	10/30/2019	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	560.29		
VEN003309	Cripe	APP066662	11/5/2019	101002349	POLICE-SERVICES	New Headquarters Facility	2,253.34		
VEN006426	DISA Inc	APP066668	11/5/2019	101002349	POLICE-SERVICES	Drug testing	51.50		
VEN001011	Infinisource	APP066724	11/5/2019	101002119	POLICE-HEALTH/DENTAL	Cobra	232.46		
	Subtotal for Police						278,054.10		
	Economic and Community Development								
VEN007062	McGriff Insurance	APP066327	10/25/2019	101003339	ECD-INSURANCE	4th quart inst	566.15	67557	10/25/2019
VEN000534	Delta Dental	APP066377	10/28/2019	101003119	ECD-HEALTH/DENTAL		377.32	67628	10/28/2019
VEN000126	Anthem Blue Cross Blue Shield	APP066387	10/28/2019	101003119	ECD-HEALTH/DENTAL		9,486.62	67629	10/28/2019
VEN001537	Payroll	APP066430	10/29/2019	101003111	ECD-SALARY	sal	24,107.06	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101003120	ECD-FICA/MEDICARE	fica	1,450.82	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101003120	ECD-FICA/MEDICARE	med	339.29	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101003121	ECD-PERF	perf	3,423.19	500000488	10/29/2019
VEN000513	DavisVision	APP066447	10/30/2019	101003119	ECD-HEALTH/DENTAL	Vision Ins	110.82	67637	10/30/2019
VEN004479	Symetra Life Insurance	APP066451	10/30/2019	101003119	ECD-HEALTH/DENTAL	Symetra Life	47.76	67640	10/30/2019
VEN001676	Riverview Hospital	APP066461	10/30/2019	101003119	ECD-HEALTH/DENTAL	Sept Clinic Hours	509.44	67642	10/30/2019
VEN001011	Infinisource	APP066724	11/5/2019	101003119	ECD-HEALTH/DENTAL	Cobra	47.28		
	Subtotal for Economic and Community Development						40,465.75		
	Parks								
VEN007062	McGriff Insurance	APP066327	10/25/2019	101005339	PARKS-INSURANCE	4th quart inst	462.47	67557	10/25/2019
VEN000534	Delta Dental	APP066377	10/28/2019	101005119	PARKS-HEALTH/DENTAL		142.62	67628	10/28/2019
VEN000126	Anthem Blue Cross Blue Shield	APP066387	10/28/2019	101005119	PARKS-HEALTH/DENTAL		2,946.01	67629	10/28/2019
VEN001537	Payroll	APP066430	10/29/2019	101005111	PARKS-SALARY	sal	9,559.24	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101005120	PARKS-FICA/MEDICARE	fica	580.18	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101005120	PARKS-FICA/MEDICARE	med	135.68	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101005121	PARKS-PERF	perf	1,253.74	500000488	10/29/2019
VEN000513	DavisVision	APP066447	10/30/2019	101005119	PARKS-HEALTH/DENTAL	Vision Ins	31.34	67637	10/30/2019
VEN004479	Symetra Life Insurance	APP066451	10/30/2019	101005119	PARKS-HEALTH/DENTAL	Symetra Life	15.92	67640	10/30/2019
VEN001676	Riverview Hospital	APP066461	10/30/2019	101005119	PARKS-HEALTH/DENTAL	Sept Clinic Hours	139.34	67642	10/30/2019

Purchase Invoice Register

City of Westfield

Report Date Range: 10/23/19..11/05/19

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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									
Parks										
VEN001011	Infinisource	APP066724	11/5/2019	101005119	PARKS-HEALTH/DENTAL	Cobra	15.76			
Subtotal for Parks							15,282.30			
Economic Dev										
VEN000534	Delta Dental	APP066377	10/28/2019	101006119	ECONOMIC DEV-HEALTH/DE		106.32	67628		10/28/2019
VEN000126	Anthem Blue Cross Blue Shield	APP066387	10/28/2019	101006119	ECONOMIC DEV-HEALTH/DE		606.17	67629		10/28/2019
VEN001537	Payroll	APP066430	10/29/2019	101006111	ECONOMIC DEV-SALARY	sal	6,161.54	500000488		10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101006120	ECONOMIC DEV-FICA/MEDI	fica	379.69	500000488		10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101006120	ECONOMIC DEV-FICA/MEDI	med	88.80	500000488		10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101006121	ECONOMIC DEV-PERF	perf	874.94	500000488		10/29/2019
VEN000513	DavisVision	APP066447	10/30/2019	101006119	ECONOMIC DEV-HEALTH/DE	Vision Ins	18.47	67637		10/30/2019
VEN004479	Symetra Life Insurance	APP066451	10/30/2019	101006119	ECONOMIC DEV-HEALTH/DE	Symetra Life	7.96	67640		10/30/2019
VEN001676	Riverview Hospital	APP066461	10/30/2019	101006119	ECONOMIC DEV-HEALTH/DE	Sept Clinic Hours	27.86	67642		10/30/2019
VEN001011	Infinisource	APP066724	11/5/2019	101006119	ECONOMIC DEV-HEALTH/DE	Cobra	7.88			
Subtotal for Economic Dev							8,279.63			
Informatics										
VEN007062	McGriff Insurance	APP066327	10/25/2019	101007339	IT-INSURANCE	4th quart inst	497.16	67557		10/25/2019
VEN000534	Delta Dental	APP066377	10/28/2019	101007119	IT-HEALTH/DENTAL		326.96	67628		10/28/2019
VEN000126	Anthem Blue Cross Blue Shield	APP066387	10/28/2019	101007119	IT-HEALTH/DENTAL		6,546.69	67629		10/28/2019
VEN001537	Payroll	APP066430	10/29/2019	101007111	IT-SALARY	sal	16,073.74	500000488		10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101007120	IT-FICA/MEDICARE	fica	942.59	500000488		10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101007120	IT-FICA/MEDICARE	med	220.45	500000488		10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101007121	IT-PERF	perf	2,282.48	500000488		10/29/2019
VEN000513	DavisVision	APP066447	10/30/2019	101007119	IT-HEALTH/DENTAL	Vision Ins	62.68	67637		10/30/2019
VEN004479	Symetra Life Insurance	APP066451	10/30/2019	101007119	IT-HEALTH/DENTAL	Symetra Life	23.88	67640		10/30/2019
VEN000157	AT and T Mobility	APP066459	10/30/2019	101007332	IT-CELLULAR/PAGERS/MOBI	Cell phones	980.92	67641		10/30/2019
VEN001676	Riverview Hospital	APP066461	10/30/2019	101007119	IT-HEALTH/DENTAL	Sept Clinic Hours	309.90	67642		10/30/2019
VEN005146	Konica Minolta Business	APP066465	10/30/2019	101007337	IT-PRINTING	Click charges	131.40			
VEN005146	Konica Minolta Business	APP066466	10/30/2019	101007337	IT-PRINTING	Click charges	8.84			
VEN006331	enVista llc	APP066467	10/30/2019	101007349	IT-SERVICES	SharePoint Monitoring	920.00			
VEN003729	Metronet	APP066572	11/4/2019	101007335	IT-TELEPHONE	Land lines and long distance	2,306.03			
VEN005272	SHI International	APP066583	11/4/2019	101007389	IT-SOFTWARE LICENSING	Software	4,379.92			

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Fund No.	Fund Name									
101	General									
Informatics										
VEN007067	Service Express Inc	APP066590	11/4/2019	101007451	IT-COMPUTER/EQUIP	Slot Expansion	1,644.00			
VEN007202	TopoWorks	APP066593	11/4/2019	101007331	IT-CONSULTING	GIS services	200.00			
VEN005996	Konica Minolta Premier Fin	APP066594	11/4/2019	101007337	IT-PRINTING	Copy machine rentals	1,053.89			
VEN005272	SHI International	APP066683	11/5/2019	101007451	IT-COMPUTER/EQUIP	Equipment	37,334.40			
VEN005146	Konica Minolta Business	APP066717	11/5/2019	101007337	IT-PRINTING	Click charges	135.62			
VEN007897	Konica Minolta Prem Fin 2	APP066718	11/5/2019	101007337	IT-PRINTING	Sta 83	77.70			
VEN001011	Infinisource	APP066724	11/5/2019	101007119	IT-HEALTH/DENTAL	Cobra	23.64			
Subtotal for Informatics								76,482.89		
Clerk Treasurer										
VEN000400	Cindy Gossard	APP066309	10/24/2019	101008001	CT-UNAPPROPRIATED	ADP meeting	56.84	67550		10/24/2019
VEN007062	McGriff Insurance	APP066327	10/25/2019	101008339	CT-INSURANCE	4th quart inst	431.64	67557		10/25/2019
VEN000534	Delta Dental	APP066377	10/28/2019	101008119	CT-HEALTH/DENTAL		257.04	67628		10/28/2019
VEN000126	Anthem Blue Cross Blue Shield	APP066387	10/28/2019	101008119	CT-HEALTH/DENTAL		4,825.15	67629		10/28/2019
VEN000837	Hamilton County Auditor Courthouse	APP066429	10/29/2019	101008338	CT-LEGAL NOTICES	warr deed	10.00	67632		10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101008111	CT-SALARY	sal	16,972.79	500000488		10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101008120	CT-FICA/MEDICARE	fica	986.01	500000488		10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101008120	CT-FICA/MEDICARE	med	230.58	500000488		10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101008121	CT-PERF	perf	1,996.54	500000488		10/29/2019
VEN000847	Hamilton County Recorder	APP066431	10/29/2019	101008338	CT-LEGAL NOTICES	ordinance amend	100.00	67631		10/29/2019
VEN000513	DavisVision	APP066447	10/30/2019	101008119	CT-HEALTH/DENTAL	Vision Ins	69.95	67637		10/30/2019
VEN004479	Symetra Life Insurance	APP066451	10/30/2019	101008119	CT-HEALTH/DENTAL	Symetra Life	22.60	67640		10/30/2019
VEN001676	Riverview Hospital	APP066461	10/30/2019	101008119	CT-HEALTH/DENTAL	Sept Clinic Hours	141.57	67642		10/30/2019
VEN001142	JP Morgan Chase	APP066533	10/28/2019	101965	PCARD PAYABLE		50,315.59	500000489		10/30/2019
VEN001826	Staples	APP066658	11/5/2019	101008223	CT-OFFICE SUPPLIES	Green cardstock	15.49			
VEN001011	Infinisource	APP066724	11/5/2019	101008119	CT-HEALTH/DENTAL	Cobra	23.40			
Subtotal for Clerk Treasurer								76,455.19		
Mayor										
VEN000534	Delta Dental	APP066377	10/28/2019	101009119	MAYOR-HEALTH/DENTAL		40.62	67628		10/28/2019
VEN000126	Anthem Blue Cross Blue Shield	APP066387	10/28/2019	101009119	MAYOR-HEALTH/DENTAL		1,272.97	67629		10/28/2019
VEN001537	Payroll	APP066430	10/29/2019	101009111	MAYOR-SALARY	sal	4,459.62	500000488		10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101009120	MAYOR- FICA/MEDICARE	fica	271.66	500000488		10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101009120	MAYOR- FICA/MEDICARE	med	63.53	500000488		10/29/2019

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Fund No.	Fund Name								
101	General								
	Mayor								
VEN001537	Payroll	APP066430	10/29/2019	101009121	MAYOR-PERF	perf	633.27	500000488	10/29/2019
VEN000513	DavisVision	APP066447	10/30/2019	101009119	MAYOR-HEALTH/DENTAL	Vision Ins	12.87	67637	10/30/2019
VEN004479	Symetra Life Insurance	APP066451	10/30/2019	101009119	MAYOR-HEALTH/DENTAL	Symetra Life	2.70	67640	10/30/2019
VEN001676	Riverview Hospital	APP066461	10/30/2019	101009119	MAYOR-HEALTH/DENTAL	Sept Clinic Hours	60.20	67642	10/30/2019
VEN001011	Infinisource	APP066724	11/5/2019	101009119	MAYOR-HEALTH/DENTAL	Cobra	3.94		
	Subtotal for Mayor						6,821.38		
	City Council								
VEN007888	Westfield Welcome	APP066535	11/1/2019	101010347	CITY COUNCIL-PROMOTION	WII	2,000.00	500000491	11/1/2019
VEN002097	Westfield Chamber Of Commerce	APP066726	11/5/2019	101010347	CITY COUNCIL-PROMOTION	October Luncheon	60.00		
VEN002097	Westfield Chamber Of Commerce	APP066726	11/5/2019	101010347	CITY COUNCIL-PROMOTION	August Luncheon	60.00		
	Subtotal for City Council						2,120.00		
	Public Works								
VEN007062	McGriff Insurance	APP066327	10/25/2019	101013339	PW-INSURANCE	4th quart inst	2,697.77	67557	10/25/2019
VEN000589	Duke Energy	APP066331	10/25/2019	101013341	PW-ELECTRIC	Ditch Rd	57.58	67556	10/25/2019
VEN000534	Delta Dental	APP066377	10/28/2019	101013119	PW-HEALTH AND DENTAL		1,105.50	67628	10/28/2019
VEN000126	Anthem Blue Cross Blue Shield	APP066387	10/28/2019	101013119	PW-HEALTH AND DENTAL		27,993.17	67629	10/28/2019
VEN001537	Payroll	APP066430	10/29/2019	101013111	PW-SALARY	sal	47,248.64	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101013120	PW-FICA/MEDICARE	fica	2,757.82	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101013120	PW-FICA/MEDICARE	med	644.97	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101013121	PW-PERF	perf	7,268.53	500000488	10/29/2019
VEN002336	Citizens Westfield	APP066438	10/30/2019	101013342	PW-WATER/SEWER	PW	684.00	67635	10/30/2019
VEN000513	DavisVision	APP066447	10/30/2019	101013119	PW-HEALTH AND DENTAL	Vision Ins	232.25	67637	10/30/2019
VEN004479	Symetra Life Insurance	APP066451	10/30/2019	101013119	PW-HEALTH AND DENTAL	Symetra Life	94.24	67640	10/30/2019
VEN001676	Riverview Hospital	APP066461	10/30/2019	101013119	PW-HEALTH AND DENTAL	Sept Clinic Hours	1,529.42	67642	10/30/2019
VEN004134	Repro Grahix Inc	APP066476	10/30/2019	101013333	PW-POSTAGE	Westfield Blvd Connector Proj	80.00		
VEN007062	McGriff Insurance	APP066501	10/31/2019	101013339	PW-INSURANCE	Playground equip endorseme	212.00	67643	10/31/2019
VEN001887	TC Propertyts	APP066536	11/1/2019	101013472	PW-EQUIPMENT	Ambassador logo	1,381.00	67645	11/1/2019
VEN000345	Cave and Company Printing	APP066577	11/4/2019	101013223	PW-OFFICE SUPPLIES	Business cards	181.26		
VEN007895	Timber Worx Tree Service	APP066581	11/4/2019	101013349	PW-CONTRACTUAL SERVIC	Tree removal	2,130.00		
VEN001676	Riverview Hospital	APP066582	11/4/2019	101013349	PW-CONTRACTUAL SERVIC	CDL Physical exam	65.00		
VEN003309	Cripe	APP066662	11/5/2019	101013349	PW-CONTRACTUAL SERVIC	New Headquarters Facility	2,253.32		
VEN005403	BrightView Landscapes LLC	APP066664	11/5/2019	101013349	PW-CONTRACTUAL SERVIC	October US 31	11,460.00		

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Fund No. Fund Name									
101	General								
Public Works									
VEN005403	BrightView Landscapes LLC	APP066665	11/5/2019	101013349	PW-CONTRACTUAL SERVIC	October Janitorial	11,562.78		
VEN005403	BrightView Landscapes LLC	APP066666	11/5/2019	101013349	PW-CONTRACTUAL SERVIC	October COW	43,741.67		
VEN005403	BrightView Landscapes LLC	APP066667	11/5/2019	101013349	PW-CONTRACTUAL SERVIC	Osbourne Park Pond	111.36		
VEN001011	Infinisource	APP066724	11/5/2019	101013119	PW-HEALTH AND DENTAL	Cobra	137.90		
VEN001758	SealMaster Indianapolis	APP066727	11/5/2019	101013433	PW-INFRAST REPAIR	Liquid Road repairs	2,200.00		
Subtotal for Public Works							167,830.21		
Grand Park									
VEN000534	Delta Dental	APP066377	10/28/2019	101015119	GP-HEALTH/DENTAL		188.66	67628	10/28/2019
VEN000126	Anthem Blue Cross Blue Shield	APP066387	10/28/2019	101015119	GP-HEALTH/DENTAL		4,813.02	67629	10/28/2019
VEN001537	Payroll	APP066430	10/29/2019	101015111	GP-SALARY	sal	11,708.59	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101015120	GP-FICA/MEDICARE	fica	703.37	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101015120	GP-FICA/MEDICARE	med	164.52	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101015121	GP-PERF	perf	1,288.01	500000488	10/29/2019
VEN000513	DavisVision	APP066447	10/30/2019	101015119	GP-HEALTH/DENTAL	Vision Ins	42.54	67637	10/30/2019
VEN004479	Symetra Life Insurance	APP066451	10/30/2019	101015119	GP-HEALTH/DENTAL	Symetra Life	19.90	67640	10/30/2019
VEN001676	Riverview Hospital	APP066461	10/30/2019	101015119	GP-HEALTH/DENTAL	Sept Clinic Hours	227.41	67642	10/30/2019
VEN000920	Huntington National Bank	APP066657	11/5/2019	101015349	GP-SERVICES	Admin fees Bond Series 2016	400.00		
VEN001011	Infinisource	APP066724	11/5/2019	101015119	GP-HEALTH/DENTAL	Cobra	19.70		
Subtotal for Grand Park							19,575.72		
Communications									
VEN000534	Delta Dental	APP066377	10/28/2019	101020119	COMM-HEALTH/DENTAL		98.88	67628	10/28/2019
VEN000126	Anthem Blue Cross Blue Shield	APP066387	10/28/2019	101020119	COMM-HEALTH/DENTAL		2,382.26	67629	10/28/2019
VEN001537	Payroll	APP066430	10/29/2019	101020111	COMM-SALARY	sal	6,921.73	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101020120	COMM-FICA/MEDICARE	fica	420.60	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101020120	COMM-FICA/MEDICARE	med	98.37	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	101020121	COMM-PERF	perf	982.88	500000488	10/29/2019
VEN000513	DavisVision	APP066447	10/30/2019	101020119	COMM-HEALTH/DENTAL	Vision Ins	24.07	67637	10/30/2019
VEN004479	Symetra Life Insurance	APP066451	10/30/2019	101020119	COMM-HEALTH/DENTAL	Symetra Life	11.94	67640	10/30/2019
VEN001676	Riverview Hospital	APP066461	10/30/2019	101020119	COMM-HEALTH/DENTAL	Sept Clinic Hours	141.57	67642	10/30/2019
VEN000942	Imagery LLC	APP066596	11/4/2019	101020347	COMM-PROMOTIONS	Soccer stress balls	650.00		
VEN001011	Infinisource	APP066724	11/5/2019	101020119	COMM-HEALTH/DENTAL	Cobra	11.82		
Subtotal for Communications							11,744.12		

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Fund No.	Fund Name									
101	General									
Customer Service										
	VEN000534	Delta Dental	APP066377	10/28/2019	101021119	CUSTOMER SERV-HEALTH/		156.04	67628	10/28/2019
	VEN000126	Anthem Blue Cross Blue Shield	APP066387	10/28/2019	101021119	CUSTOMER SERV-HEALTH/		4,206.85	67629	10/28/2019
	VEN001537	Payroll	APP066430	10/29/2019	101021111	CUSTOMER SERV-SALARY	sal	7,359.25	500000488	10/29/2019
	VEN001537	Payroll	APP066430	10/29/2019	101021120	CUSTOMER SERV- FICA/ME	fica	437.93	500000488	10/29/2019
	VEN001537	Payroll	APP066430	10/29/2019	101021120	CUSTOMER SERV- FICA/ME	med	102.43	500000488	10/29/2019
	VEN001537	Payroll	APP066430	10/29/2019	101021121	CUSTOMER SERV- PERF	perf	1,045.09	500000488	10/29/2019
	VEN000513	DavisVision	APP066447	10/30/2019	101021119	CUSTOMER SERV-HEALTH/	Vision Ins	36.94	67637	10/30/2019
	VEN004479	Symetra Life Insurance	APP066451	10/30/2019	101021119	CUSTOMER SERV-HEALTH/	Symetra Life	15.92	67640	10/30/2019
	VEN001676	Riverview Hospital	APP066461	10/30/2019	101021119	CUSTOMER SERV-HEALTH/	Sept Clinic Hours	199.54	67642	10/30/2019
	VEN001011	Infinisource	APP066724	11/5/2019	101021119	CUSTOMER SERV-HEALTH/	Cobra	19.70		
Subtotal for Customer Service								13,579.69		
Human Resources										
	VEN000534	Delta Dental	APP066377	10/28/2019	101022119	HR-HEALTH/DENTAL		166.70	67628	10/28/2019
	VEN000126	Anthem Blue Cross Blue Shield	APP066387	10/28/2019	101022119	HR-HEALTH/DENTAL		2,430.76	67629	10/28/2019
	VEN001537	Payroll	APP066430	10/29/2019	101022111	HR -SALARY	sal	4,205.60	500000488	10/29/2019
	VEN001537	Payroll	APP066430	10/29/2019	101022120	HR-FICA/MEDICARE	fica	251.41	500000488	10/29/2019
	VEN001537	Payroll	APP066430	10/29/2019	101022120	HR-FICA/MEDICARE	med	58.79	500000488	10/29/2019
	VEN001537	Payroll	APP066430	10/29/2019	101022121	HR PERF	perf	597.20	500000488	10/29/2019
	VEN000513	DavisVision	APP066447	10/30/2019	101022119	HR-HEALTH/DENTAL	Vision Ins	38.61	67637	10/30/2019
	VEN004479	Symetra Life Insurance	APP066451	10/30/2019	101022119	HR-HEALTH/DENTAL	Symetra Life	7.96	67640	10/30/2019
	VEN001676	Riverview Hospital	APP066461	10/30/2019	101022119	HR-HEALTH/DENTAL	Sept Clinic Hours	120.39	67642	10/30/2019
	VEN001011	Infinisource	APP066724	11/5/2019	101022119	HR-HEALTH/DENTAL	Cobra	7.88		
Subtotal for Human Resources								7,885.30		
Sport Campus Indoor Event Ctr										
	VEN000534	Delta Dental	APP066377	10/28/2019	101023119	GP INDOOR-HEALTH/DENTA		62.58	67628	10/28/2019
	VEN000126	Anthem Blue Cross Blue Shield	APP066387	10/28/2019	101023119	GP INDOOR-HEALTH/DENTA		2,382.26	67629	10/28/2019
	VEN001537	Payroll	APP066430	10/29/2019	101023111	GP INDOOR-SALARY	sal	9,897.02	500000488	10/29/2019
	VEN001537	Payroll	APP066430	10/29/2019	101023120	GP INDOOR-FICA/MEDICAR	fica	603.31	500000488	10/29/2019
	VEN001537	Payroll	APP066430	10/29/2019	101023120	GP INDOOR-FICA/MEDICAR	med	141.10	500000488	10/29/2019
	VEN001537	Payroll	APP066430	10/29/2019	101023121	GP INDOOR-PERF	perf	1,353.05	500000488	10/29/2019
	VEN000513	DavisVision	APP066447	10/30/2019	101023119	GP INDOOR-HEALTH/DENTA	Vision Ins	24.07	67637	10/30/2019
	VEN004479	Symetra Life Insurance	APP066451	10/30/2019	101023119	GP INDOOR-HEALTH/DENT	Symetra Life	15.92	67640	10/30/2019

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Fund No. Fund Name									
101	General								
Sport Campus Indoor Event Ctr									
VEN001676	Riverview Hospital	APP066461	10/30/2019	101023119	GP INDOOR-HEALTH/DENTA	Sept Clinic Hours	112.59	67642	10/30/2019
VEN001011	Infinisource	APP066724	11/5/2019	101023119	GP INDOOR-HEALTH/DENTA	Cobra	15.76		
Subtotal for Sport Campus Indoor Event Ctr							14,607.66		
Subtotal for Fund 101 General							761,886.81		
Fund No. Fund Name									
201	Motor Vehicle Highway (MVH)								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP066533	10/28/2019	101965	PCARD PAYABLE		3,413.68	500000489	10/30/2019
Subtotal for Clerk Treasurer							3,413.68		
Public Works									
VEN000534	Delta Dental	APP066377	10/28/2019	201013119	MVH-HEALTH/DENTAL		163.48	67628	10/28/2019
VEN000126	Anthem Blue Cross Blue Shield	APP066387	10/28/2019	201013119	MVH-HEALTH/DENTAL		3,600.68	67629	10/28/2019
VEN001537	Payroll	APP066430	10/29/2019	201013111	MVH-SALARY	sal	8,999.27	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	201013120	MVH-FICA/MEDICARE	fica	541.19	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	201013120	MVH-FICA/MEDICARE	med	126.59	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	201013121	MVH-PERF	perf	1,277.90	500000488	10/29/2019
VEN000513	DavisVision	APP066447	10/30/2019	201013119	MVH-HEALTH/DENTAL	Vision Ins	31.34	67637	10/30/2019
VEN004479	Symetra Life Insurance	APP066451	10/30/2019	201013119	MVH-HEALTH/DENTAL	Symetra Life	15.92	67640	10/30/2019
VEN001676	Riverview Hospital	APP066461	10/30/2019	201013119	MVH-HEALTH/DENTAL	Sept Clinic Hours	170.55	67642	10/30/2019
VEN007207	Car X Tire and Auto	APP066475	10/30/2019	201013360	MVH-VEHICLE REPAIR	Oil changes	99.34		
VEN006285	Ceres Solutions Cooperative	APP066478	10/30/2019	201013226	MVH-VEHICLE GAS/ SUPPLI	Unleaded	792.80		
VEN000418	Clark Dietz Inc	APP066479	10/30/2019	201013349	MVH-SERVICES	Wheeler Property Reg Detenti	4,500.00		
VEN001044	Irving Materials	APP066574	11/4/2019	201013231	MVH-SUBGRADE MATERIAL	Stone	251.52		
VEN003838	Harding Group Inc	APP066578	11/4/2019	201013349	MVH-SERVICES	Crack Sealing	70,000.00		
VEN001678	Road Solutions Inc	APP066580	11/4/2019	201013349	MVH-SERVICES	Super Wash and Wax	119.99		
VEN006285	Ceres Solutions Cooperative	APP066584	11/4/2019	201013226	MVH-VEHICLE GAS/ SUPPLI	Unleaded	311.64		
VEN004589	United Feeds Transit Inc	APP066585	11/4/2019	201013345	MVH-EQUIP REPAIR	Material for repair	2,607.02		
VEN007811	Thomas Ryan Hufferd	APP066587	11/4/2019	201013349	MVH-SERVICES	Renew licenses	50.22		
VEN007919	Austin Jordon Foley	APP066588	11/4/2019	201013349	MVH-SERVICES	Renew license	35.00		
VEN007802	Javier Aleman Rosales	APP066589	11/4/2019	201013349	MVH-SERVICES	Renew license	35.00		
VEN007207	Car X Tire and Auto	APP066591	11/4/2019	201013360	MVH-VEHICLE REPAIR	Oil changes	54.98		

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Fund No.	Fund Name								
201	Motor Vehicle Highway (MVH)								
	Public Works								
VEN006285	Ceres Solutions Cooperative	APP066725	11/5/2019	201013226	MVH-VEHICLE GAS/ SUPPLI	Fuel	1,176.32		
VEN001676	Riverview Hospital	APP066728	11/5/2019	201013349	MVH-SERVICES	CDL physicals	130.00		
	Subtotal for Public Works						95,090.75		
	Subtotal for Fund 201 Motor Vehicle Highway (MVH)						98,504.43		
Fund No.	Fund Name								
202	Local Road and Street (LRS)								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP066533	10/28/2019	101965	PCARD PAYABLE		8,617.88	500000489	10/30/2019
	Subtotal for Clerk Treasurer						8,617.88		
	Public Works								
VEN001778	Shelby Materials	APP066482	10/30/2019	202013432	LRS-SIDEWALK	GHP and Centennial	1,119.00		
VEN001778	Shelby Materials	APP066579	11/4/2019	202013432	LRS-SIDEWALK	Gravel	292.00		
VEN007920	Carroll Construction Supply	APP066586	11/4/2019	202013432	LRS-SIDEWALK	Union and Mill St Sidewalk	300.00		
VEN000921	Huston Electric	APP066592	11/4/2019	202013349	LRS-SERVICES	Pole light repair	270.00		
	Subtotal for Public Works						1,981.00		
	Subtotal for Fund 202 Local Road and Street (LRS)						10,598.88		
Fund No.	Fund Name								
203	Fire Operating								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP066533	10/28/2019	101965	PCARD PAYABLE		9,947.67	500000489	10/30/2019
	Subtotal for Clerk Treasurer						9,947.67		
	Fire								
VEN007062	McGriff Insurance	APP066327	10/25/2019	203012339	FIRE-INSURANCE	4th quart inst	2,954.05	67557	10/25/2019
VEN002048	Vectren	APP066329	10/25/2019	203012328	FIRE-GAS/HEAT	Sta 82	61.66	67560	10/25/2019
VEN000534	Delta Dental	APP066377	10/28/2019	203012119	FIRE-HEALTH/DENTAL		4,079.92	67628	10/28/2019
VEN000126	Anthem Blue Cross Blue Shield	APP066387	10/28/2019	203012119	FIRE-HEALTH/DENTAL		79,542.29	67629	10/28/2019
VEN001537	Payroll	APP066430	10/29/2019	203012111	FIRE-SALARY	sal	207,817.39	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	203012120	FIRE-FICA AND MEDICARE	fica	12,350.71	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	203012120	FIRE-FICA AND MEDICARE	med	2,888.49	500000488	10/29/2019
VEN001537	Payroll	APP066430	10/29/2019	203012121	FIRE-PERF	perf	32,534.90	500000488	10/29/2019

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Fund No.	Fund Name									
203	Fire Operating									
	Fire									
	VEN000513	DavisVision	APP066447	10/30/2019	203012119	FIRE-HEALTH/DENTAL	Vision Ins	790.18	67637	10/30/2019
	VEN004479	Symetra Life Insurance	APP066451	10/30/2019	203012119	FIRE-HEALTH/DENTAL	Symetra Life	286.56	67640	10/30/2019
	VEN001676	Riverview Hospital	APP066461	10/30/2019	203012119	FIRE-HEALTH/DENTAL	Sept Clinic Hours	3,845.85	67642	10/30/2019
	VEN000266	Bound Tree Medical	APP066464	10/30/2019	203012224	FIRE-OPERATING SUPPLIES	ems supply	630.92		
	VEN000266	Bound Tree Medical	APP066468	10/30/2019	203012224	FIRE-OPERATING SUPPLIES	ems supplies	768.87		
	VEN000266	Bound Tree Medical	APP066469	10/30/2019	203012224	FIRE-OPERATING SUPPLIES	ems supplies	446.16		
	VEN000266	Bound Tree Medical	APP066470	10/30/2019	203012224	FIRE-OPERATING SUPPLIES	ems supplies (remainder paid	555.49		
	VEN007353	Reliable Transmission Service Midwest	APP066471	10/30/2019	203012360	FIRE-VEHICLE MAINT	supply	2,594.32		
	VEN006285	Ceres Solutions Cooperative	APP066472	10/30/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	972.34		
	VEN005006	Team Pride Athletic Apparel	APP066473	10/30/2019	203012229	FIRE-UNIFORMS	uniforms	488.65		
	VEN000469	Crawford Water Care	APP066474	10/30/2019	203012343	FIRE-BUILDING MAINTENAN	sta 83 water softner salt	574.85		
	VEN000644	Enviro-max Inc	APP066480	10/30/2019	203012343	FIRE-BUILDING MAINTENAN	HVAC quart maint	1,075.50		
	VEN002353	Boldens Cleaners	APP066491	10/30/2019	203012229	FIRE-UNIFORMS	uniform cleaning	31.60		
	VEN001264	Love At First Sight	APP066492	10/30/2019	203012347	FIRE-PROMOTIONS	funeral flowers	89.00		
	VEN007352	Gear Wash LLC	APP066493	10/30/2019	203012472	FIRE-EQUIP	gear repair	214.30		
	VEN000689	Federal Field Services LLC	APP066494	10/30/2019	203012346	FIRE-TORNADO SIREN	annual inspection 2019	4,550.00		
	VEN006426	DISA Inc	APP066595	11/4/2019	203012354	FIRE-MEDICAL EXAMS/TEST	Drug testing	51.50		
	VEN005587	Kronos Inc	APP066635	11/5/2019	203012349	FIRE-SERVICES	telestaff	180.91		
	VEN005587	Kronos Inc	APP066636	11/5/2019	203012349	FIRE-SERVICES	telestaff	1,871.40		
	VEN006285	Ceres Solutions Cooperative	APP066638	11/5/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	2,316.00		
	VEN006285	Ceres Solutions Cooperative	APP066639	11/5/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	1,108.69		
	VEN002148	Witmer Public Safety Group	APP066640	11/5/2019	203012472	FIRE-EQUIP	tools	183.59		
	VEN001264	Love At First Sight	APP066641	11/5/2019	203012347	FIRE-PROMOTIONS	funeral flowers	89.00		
	VEN005006	Team Pride Athletic Apparel	APP066643	11/5/2019	203012229	FIRE-UNIFORMS	shoes	99.83		
	VEN000065	Airgas Mid America	APP066644	11/5/2019	203012224	FIRE-OPERATING SUPPLIES	o2	19.23		
	VEN000065	Airgas Mid America	APP066645	11/5/2019	203012224	FIRE-OPERATING SUPPLIES	02	7.75		
	VEN000065	Airgas Mid America	APP066647	11/5/2019	203012224	FIRE-OPERATING SUPPLIES		19.23		
	VEN000065	Airgas Mid America	APP066648	11/5/2019	203012224	FIRE-OPERATING SUPPLIES	o2	7.75		
	VEN000266	Bound Tree Medical	APP066649	11/5/2019	203012224	FIRE-OPERATING SUPPLIES	ems supplies	675.53		
	VEN002028	UPS	APP066650	11/5/2019	203012333	FIRE-POSTAGE	postage	5.98		
	VEN000682	Fastenal	APP066651	11/5/2019	203012360	FIRE-VEHICLE MAINT	restock Bat 308	40.92		
	VEN000266	Bound Tree Medical	APP066652	11/5/2019	203012224	FIRE-OPERATING SUPPLIES	ems supplies	163.96		

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Fund No. Fund Name									
203	Fire Operating								
	Fire								
VEN006285	Ceres Solutions Cooperative	APP066653	11/5/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	98.26		
VEN001676	Riverview Hospital	APP066660	11/5/2019	203012354	FIRE-MEDICAL EXAMS/TEST	Alcohol testing	30.00		
VEN000644	Enviro-max Inc	APP066661	11/5/2019	203012343	FIRE-BUILDING MAINTENAN	Sta 83 HVAC repair	660.56		
VEN003309	Cripe	APP066662	11/5/2019	203012349	FIRE-SERVICES	New Headquarters Facility	2,253.34		
VEN001011	Infinisource	APP066724	11/5/2019	203012119	FIRE-HEALTH/DENTAL	Cobra	283.68		
	Subtotal for Fire						370,311.11		
	Subtotal for Fund 203 Fire Operating						380,258.78		
Fund No. Fund Name									
204	Park Impact								
	Public Works								
VEN001277	Macallister Machinery Co	APP066481	10/30/2019	204013474	PW-PARK IMPACT CONSTR	Lagoon pond project	4,725.00		
VEN001277	Macallister Machinery Co	APP066481	10/30/2019	204013474	PW-PARK IMPACT CONSTR	Lagoon pond project	5,325.00		
VEN001277	Macallister Machinery Co	APP066575	11/4/2019	204013474	PW-PARK IMPACT CONSTR	Caterpillar rental	4,725.00		
VEN006748	V3 Companies	APP066680	11/5/2019	204013349	PARK IMPACT-SERVICES	Design Charette and Services	7,100.00		
	Subtotal for Public Works						21,875.00		
	Subtotal for Fund 204 Park Impact						21,875.00		
Fund No. Fund Name									
205	Greenspace Beautification								
	Parks								
VEN002805	Angie Smitherman	APP066341	10/25/2019	205005347	PARKS GREENSPACE-PRO		150.00	67561	10/25/2019
	Subtotal for Parks						150.00		
	Subtotal for Fund 205 Greenspace Beautification						150.00		
Fund No. Fund Name									
206	Parks Programming/Events								
	Parks								
VEN006284	KidZone Party Rentals	APP066415	10/24/2019	206005347	PARKS PROGRAM-PROMOT	Mother Son Dance	325.00	67633	10/29/2019
VEN007891	Royal Events	APP066416	10/24/2019	206005347	PARKS PROGRAM-PROMOT	Mother Son Dance	275.00	67634	10/29/2019
	Subtotal for Parks						600.00		

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Fund No. Fund Name									
206	Parks Programming/Events								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP066533	10/28/2019	101965	PCARD PAYABLE		656.94	500000489	10/30/2019
Subtotal for Clerk Treasurer							656.94		
Subtotal for Fund 206 Parks Programming/Events							1,256.94		
Fund No. Fund Name									
239	Law Enforcement								
Police									
VEN000685	FBINAA Of Indiana	APP066312	10/24/2019	239002334	LAW ENFORCE-TRAVEL/TR	Fall Business Meeting and Lu	20.00	67551	10/24/2019
VEN000238	Billy Adams	APP066366	10/28/2019	239002334	LAW ENFORCE-TRAVEL/TR	Meal Reimbursement	64.67	67572	10/28/2019
VEN000685	FBINAA Of Indiana	APP066412	10/29/2019	239002334	LAW ENFORCE-TRAVEL/TR	Fall Business Meeting and Lu	20.00	67630	10/29/2019
Subtotal for Police							104.67		
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP066533	10/28/2019	101965	PCARD PAYABLE		4,989.42	500000489	10/30/2019
Subtotal for Clerk Treasurer							4,989.42		
Subtotal for Fund 239 Law Enforcement							5,094.09		
Fund No. Fund Name									
241	Police Donation								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP066533	10/28/2019	101965	PCARD PAYABLE		2,019.93	500000489	10/30/2019
Subtotal for Clerk Treasurer							2,019.93		
Subtotal for Fund 241 Police Donation							2,019.93		
Fund No. Fund Name									
264	Road and Street Improvement (Road Impact)								
Public Works									
VEN000103	American Structurepoint Inc	APP066514	11/1/2019	264013349	ROAD IMPACT-SERVICES	East Street North Ext - PE and	20,329.00		
VEN002709	Lochmueller Group Inc	APP066515	11/1/2019	264013349	ROAD IMPACT-SERVICES	Change Order	3,098.01		
VEN007899	Daniel M Gudeman	APP066654	11/4/2019	264013400	ROAD IMPACT-LAND PURCH	East St North Ext - R/W Purch	15,900.00		

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Fund No.	Fund Name								
264	Road and Street Improvement (Road Impact)								
	Public Works								
VEN007898	Citizens Water of Westfield	APP066655	11/4/2019	264013400	ROAD IMPACT-LAND PURCH	East St North Ext - RW Purch	10,200.00		
	Subtotal for Public Works						49,527.01		
	Subtotal for Fund 264 Road and Street Improvement (Road Impact)						49,527.01		
Fund No.	Fund Name								
269	Training Facility Center								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP066533	10/28/2019	101965	PCARD PAYABLE		2,749.26	500000489	10/30/2019
	Subtotal for Clerk Treasurer						2,749.26		
	Public Safety (Police and Fire)								
VEN000405	Citizens Energy Group	APP066330	10/25/2019	269014342	TRAINING FAC-WATER/SEW	Training Facility	31.19	67553	10/25/2019
VEN000434	Comcast Cable	APP066332	10/25/2019	269014350	TRAINING FAC-SUBSCRIPTI	Training Facility	293.04	67555	10/25/2019
	Subtotal for Public Safety (Police and Fire)						324.23		
	Subtotal for Fund 269 Training Facility Center						3,073.49		
Fund No.	Fund Name								
301	Eastside TIF								
	RDC								
VEN000186	Bank Of New York Mellon	APP066670	11/5/2019	301018349	EASTSIDE TIF SERVICES	Bond 2009 agent fee	750.00		
	Subtotal for RDC						750.00		
	Subtotal for Fund 301 Eastside TIF						750.00		
Fund No.	Fund Name								
346	Go Bond 2018								
	Fire								
VEN002425	AFC International Inc	APP066637	11/5/2019	346012472	GO BOND 2018 FD EQUIP	quantifit resp. fit testing syste	10,036.70		
	Subtotal for Fire						10,036.70		
	Subtotal for Fund 346 Go Bond 2018						10,036.70		

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Fund No. Fund Name									
556	Community Crossing Grant								
Public Works									
VEN001364	Midwest Paving LLC	APP066463	10/29/2019	556013349	COMMUNITY CROSSING GR	2019 Resurfacing Project	1,054,781.23		
VEN001364	Midwest Paving LLC	APP066502	10/29/2019	556013349	COMMUNITY CROSSING GR	2019 Resurfacing Project	300,000.00	67644	10/31/2019
VEN001364	Midwest Paving LLC	APP066519	11/1/2019	556013349	COMMUNITY CROSSING GR	2019 Resurfacing Project	754,781.23		
VEN001364	Midwest Paving LLC	APP066604	11/4/2019	556013349	COMMUNITY CROSSING GR	2019 Resurfacing Project repl	942,696.77		
Subtotal for Public Works							3,052,259.23		
Subtotal for Fund 556 Community Crossing Grant							3,052,259.23		
Fund No. Fund Name									
568	Westfield Blvd Connector								
Public Works									
VEN007886	White Construction LLC	APP066573	11/4/2019	568013349	WESTFLD BLVD CONN GRA	WBC - Construction Contract.	251,507.49		
Subtotal for Public Works							251,507.49		
Subtotal for Fund 568 Westfield Blvd Connector							251,507.49		
Fund No. Fund Name									
640	Sports Campus Operating								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP066533	10/28/2019	101965	PCARD PAYABLE		20,168.54	500000489	10/30/2019
Subtotal for Clerk Treasurer							20,168.54		
Grand Park									
VEN007062	McGriff Insurance	APP066326	10/25/2019	640015339	SPORTS CAMPUS-INSURAN	4th Quart inst	552.91	2727	10/25/2019
VEN007062	McGriff Insurance	APP066326	10/25/2019	640015339	SPORTS CAMPUS-INSURAN	4th Quart inst	452.39	2727	10/25/2019
VEN007062	McGriff Insurance	APP066500	10/31/2019	640015339	SPORTS CAMPUS-INSURAN	Site search and storage bldgs	629.00	2741	10/31/2019
VEN006503	Active Network LLC	APP066685	11/5/2019	640015389	SPORTS CAMPUS-APP/LICE	MaxGalaxy	6,900.00		
VEN001637	Ray's Trash Service	APP066687	11/5/2019	640015349	SPORTS CAMPUS-SERVICE	Trash	1,079.99		
VEN001637	Ray's Trash Service	APP066688	11/5/2019	640015349	SPORTS CAMPUS-SERVICE	Trash	45.00		
VEN000480	CSI Signs	APP066689	11/5/2019	640015337	SPORTS CAMPUS-PRINTIN	Youth Fest	222.16		
VEN000480	CSI Signs	APP066690	11/5/2019	640015337	SPORTS CAMPUS-PRINTIN	Colts Camp	150.00		
VEN006537	Total Marketing Group LLC	APP066691	11/5/2019	640015331	SPORT CAMPUS-CONSULTI	Commission	748.00		
VEN000733	Freije Engineered Solutions Co	APP066693	11/5/2019	640015343	SPORTS CAMPUS-BLDG MAI	HVAC Check up	323.65		
VEN001778	Shelby Materials	APP066694	11/5/2019	640015347	SPORTS CAMPUS-PROMOTI	Statue bases	351.50		
VEN006426	DISA Inc	APP066697	11/5/2019	640015349	SPORTS CAMPUS-SERVICE	Drug testing	51.50		

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Fund No.	Fund Name									
640	Sports Campus Operating									
	Grand Park									
	VEN000897	Home City Ice Co	APP066698	11/5/2019	640015349	SPORTS CAMPUS-SERVICE	Ice	352.50		
	VEN000051	Advanced Turf Solutions	APP066700	11/5/2019	640015349	SPORTS CAMPUS-SERVICE	Fertilizer	2,366.55		
	VEN007650	SBD Event Management LLC	APP066701	11/5/2019	640015347	SPORTS CAMPUS-PROMOTI	Youth Festival	8,230.00		
	VEN006285	Ceres Solutions Cooperative	APP066703	11/5/2019	640015226	SPORTS CAMPUS-GAS	Fuel	756.59		
	VEN003382	McGavic Outdoor Power	APP066705	11/5/2019	640015345	SPORTS CAMPUS-EQUIP RE	Repairs	911.61		
	VEN003382	McGavic Outdoor Power	APP066705	11/5/2019	640015472	SPORTS CAMPUS-EQUIPME	Rental pallet fork	1,000.00		
	VEN003382	McGavic Outdoor Power	APP066705	11/5/2019	640015472	SPORTS CAMPUS-EQUIPME	Rental Equip	850.00		
	VEN005403	BrightView Landscapes LLC	APP066708	11/5/2019	640015349	SPORTS CAMPUS-SERVICE	Rainbird heads	520.02		
	VEN005403	BrightView Landscapes LLC	APP066709	11/5/2019	640015349	SPORTS CAMPUS-SERVICE	186th St Median Maint	55.00		
	VEN005403	BrightView Landscapes LLC	APP066710	11/5/2019	640015349	SPORTS CAMPUS-SERVICE	Rainbird heads	1,040.04		
	VEN005403	BrightView Landscapes LLC	APP066711	11/5/2019	640015349	SPORTS CAMPUS-SERVICE	F8 Electric valve replacement	509.86		
	VEN005403	BrightView Landscapes LLC	APP066712	11/5/2019	640015349	SPORTS CAMPUS-SERVICE	Turf fields	577.80		
	VEN005403	BrightView Landscapes LLC	APP066713	11/5/2019	640015349	SPORTS CAMPUS-SERVICE	Repair lateral line	301.20		
	VEN005403	BrightView Landscapes LLC	APP066714	11/5/2019	640015349	SPORTS CAMPUS-SERVICE	Lighting Damage	274.88		
	VEN007889	Muscatauck Water and Electric	APP066716	11/5/2019	640015349	SPORTS CAMPUS-SERVICE	Panasonic Sigma repair	3,636.40		
	VEN005403	BrightView Landscapes LLC	APP066719	11/5/2019	640015349	SPORTS CAMPUS-SERVICE	CAI	1,265.30		
	VEN005403	BrightView Landscapes LLC	APP066719	11/5/2019	640015349	SPORTS CAMPUS-SERVICE	CAM	2,947.46		
	VEN005403	BrightView Landscapes LLC	APP066719	11/5/2019	640015349	SPORTS CAMPUS-SERVICE	Janitorial	5,402.30		
	VEN005403	BrightView Landscapes LLC	APP066720	11/5/2019	640015349	SPORTS CAMPUS-SERVICE	Grass Field	33,954.18		
	VEN005403	BrightView Landscapes LLC	APP066720	11/5/2019	640015349	SPORTS CAMPUS-SERVICE	Irrigation Field	3,572.52		
	VEN003729	Metronet	APP066723	11/5/2019	640015341	SPORTS CAMPUS-ELECTRI	Diam	159.57		
	Subtotal for Grand Park							80,189.88		
	Sport Campus Indoor Event Ctr									
	VEN007062	McGriff Insurance	APP066326	10/25/2019	640023339	GP INDOOR-INSURANCE	4th Quart inst	1,005.30	2727	10/25/2019
	VEN005590	Filter Services of Indiana	APP066684	11/5/2019	640023349	GP INDOOR-SERVICES	Filters	987.62		
	VEN002613	Ermco Inc	APP066686	11/5/2019	640023347	GP INDOOR-PROMOTION	Christmas Carnival Mockup	372.00		
	VEN001637	Ray's Trash Service	APP066687	11/5/2019	640023349	GP INDOOR-SERVICES	Trash	1,229.32		
	VEN006390	Ecolab Pest	APP066692	11/5/2019	640023349	GP INDOOR-SERVICES	Pest Control	408.83		
	VEN000733	Freije Engineered Solutions Co	APP066693	11/5/2019	640023343	GP INDOOR-BLDG MAINT	HVAC Check up	7,650.97		
	VEN002958	Indiana Soccer Asso	APP066695	11/5/2019	640023224	GP INDOOR-OPERATING SU	ISA Damages	843.92		
	VEN007684	Perfection Group Inc	APP066696	11/5/2019	640023343	GP INDOOR-BLDG MAINT	HVAC inspection	480.00		
	VEN001637	Ray's Trash Service	APP066699	11/5/2019	640023349	GP INDOOR-SERVICES	Trash	1,059.92		

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Fund No. Fund Name									
640 Sports Campus Operating									
Sport Campus Indoor Event Ctr									
VEN000696	Fineline Furniture	APP066702	11/5/2019	640023224	GP INDOOR-OPERATING SU	Furniture	5,240.00		
VEN007880	Mccurdy Mechanical Inc	APP066704	11/5/2019	640023349	GP INDOOR-SERVICES	GPEC Showers	4,449.29		
VEN003382	McGavic Outdoor Power	APP066705	11/5/2019	640023472	GP INDOOR-EQUIPMENT	Rental pallet fork	700.00		
VEN001257	Logo USA	APP066706	11/5/2019	640023229	GP INDOOR-UNIFORMS	Wearables	31.90		
VEN007012	Elwood Fire Equipment	APP066707	11/5/2019	640023343	GP INDOOR-BLDG MAINT	Fire Extinguishers and Annual	4,011.11		
VEN007819	DELV Design Studio LLC	APP066715	11/5/2019	640023331	GP INDOOR-CONSULTING	Space Concept Design	3,035.60		
VEN005403	BrightView Landscapes LLC	APP066721	11/5/2019	640023349	GP INDOOR-SERVICES	GPEC Interior	3,500.00		
VEN005403	BrightView Landscapes LLC	APP066721	11/5/2019	640023349	GP INDOOR-SERVICES	GPEC Exterior	1,150.54		
VEN003729	Metronet	APP066722	11/5/2019	640023224	GP INDOOR-OPERATING SU	GPEC	233.47		
Subtotal for Sport Campus Indoor Event Ctr							36,389.79		
Subtotal for Fund 640 Sports Campus Operating							136,748.21		

Fund No. Fund Name

701 Payroll									
Clerk Treasurer									
VEN002177	Indiana Members Credit Union	APP066340	10/25/2019	701008930	PAYROLL-INS. DED	HSA correction	113.06	17253	10/25/2019
VEN000534	Delta Dental	APP066379	10/28/2019	701008930	PAYROLL-INS. DED		4,181.67	17254	10/28/2019
VEN000008	77 Police and Fire Fund	APP066385	10/28/2019	701008133	PAYROLL-PERF		56,402.20		
VEN001550	PERF	APP066386	10/28/2019	701008133	PAYROLL-PERF		43,462.41		
VEN000126	Anthem Blue Cross Blue Shield	APP066389	10/28/2019	701008930	PAYROLL-INS. DED		4,855.44	17255	10/28/2019
VEN000920	Huntington National Bank	APP066409	10/28/2019	701008131	PAYROLL-EMPLOYER'S FIC	FICA	33,674.42	700000725	10/29/2019
VEN000920	Huntington National Bank	APP066409	10/28/2019	701008132	PAYROLL-EMPLOYER'S MED	Medicare	7,875.47	700000725	10/29/2019
VEN000920	Huntington National Bank	APP066409	10/28/2019	701008921	PAYROLL-FEDERAL WITHH	Federal	56,256.09	700000725	10/29/2019
VEN000920	Huntington National Bank	APP066409	10/28/2019	701008922	PAYROLL-EMPLOYEE FICA	FICA	33,674.42	700000725	10/29/2019
VEN000920	Huntington National Bank	APP066409	10/28/2019	701008922	PAYROLL-EMPLOYEE FICA	Medicare	7,875.49	700000725	10/29/2019
VEN000959	Indiana Dept Of Revenue	APP066411	10/28/2019	701008923	PAYROLL-STATE WITHHOL	State	16,496.72	700000726	10/29/2019
VEN000959	Indiana Dept Of Revenue	APP066411	10/28/2019	701008923	PAYROLL-STATE WITHHOL	COIT	6,385.86	700000726	10/29/2019
VEN002177	Indiana Members Credit Union	APP066413	10/28/2019	701008930	PAYROLL-INS. DED	Overfunded HSA	113.06	17257	10/29/2019
VEN002177	Indiana Members Credit Union	APP066414	10/28/2019	701008930	PAYROLL-INS. DED	Employer portion	416.54	17256	10/29/2019
VEN000163	Aul Retirement	APP066419	10/29/2019	701008931	PAYROLL-401A MATCHING-I	Contributions and loan pmts	22,628.72	700000727	10/29/2019
VEN004836	Nationwide Retirement Solutions	APP066420	10/29/2019	701008931	PAYROLL-401A MATCHING-I	Contributions and Loan pmts	2,894.69	17261	10/29/2019
VEN001583	Police and Firemens Insurance	APP066421	10/29/2019	701008930	PAYROLL-INS. DED	Police and Fire Ins	11.42	17262	10/29/2019

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Fund No. Fund Name									
701	Payroll								
Clerk Treasurer									
VEN001864	Supporting Heroes	APP066422	10/29/2019	701008991	PAYROLL-MISC	Supporting Heroes	102.40	17263	10/29/2019
VEN000703	Fire Fighters Credit Union	APP066423	10/29/2019	701008141	PAYROLL-UNION DUES	Union Dues WFD	71.00	17259	10/29/2019
VEN000703	Fire Fighters Credit Union	APP066424	10/29/2019	701008141	PAYROLL-UNION DUES	Union Dues 4416	2,223.99	17259	10/29/2019
VEN001390	MiSDU	APP066425	10/29/2019	701008140	PAYROLL-SUPPORT WITHH	Child Support	443.45	17260	10/29/2019
VEN000948	IN Family and Social Services	APP066426	10/29/2019	701008140	PAYROLL-SUPPORT WITHH	Child Support	1,450.24	700000728	10/29/2019
VEN001537	Payroll	APP066427	10/29/2019	701008110	PAYROLL-NET SALARIES	net sal	395,147.60	700000729	10/29/2019
VEN007701	DiMartino Associates	APP066432	10/29/2019	701008930	PAYROLL-INS. DED	Fire LTD	2,619.75	17258	10/29/2019
VEN000513	DavisVision	APP066449	10/30/2019	701008930	PAYROLL-INS. DED	Vision Ins	36.94	17265	10/30/2019
VEN005722	Aflac Premium Holding	APP066452	10/30/2019	701008930	PAYROLL-INS. DED	Group Ins	3,914.57	17264	10/30/2019
VEN000058	AFLAC	APP066460	10/30/2019	701008930	PAYROLL-INS. DED	Insurance	6,667.20	17266	10/30/2019
Subtotal for Clerk Treasurer							709,994.82		
Subtotal for Fund 701 Payroll							709,994.82		
Fund No. Fund Name									
900	Stormwater								
Stormwater									
VEN000534	Delta Dental	APP066378	10/28/2019	900016119	STORM-HEALTH/DENTAL		529.40	39475	10/28/2019
VEN000126	Anthem Blue Cross Blue Shield	APP066388	10/28/2019	900016119	STORM-HEALTH/DENTAL		9,589.70	39476	10/28/2019
VEN001537	Payroll	APP066428	10/29/2019	900016111	STORM-SALARY	sal	19,398.24	900000177	10/29/2019
VEN001537	Payroll	APP066428	10/29/2019	900016120	STORM-FICA/MEDICARE	fica	1,150.53	900000177	10/29/2019
VEN001537	Payroll	APP066428	10/29/2019	900016120	STORM-FICA/MEDICARE	med	269.07	900000177	10/29/2019
VEN001537	Payroll	APP066428	10/29/2019	900016121	STORM-PERF	perf	2,195.29	900000177	10/29/2019
VEN000513	DavisVision	APP066448	10/30/2019	900016119	STORM-HEALTH/DENTAL	Vision Ins	95.69	39477	10/30/2019
VEN004479	Symetra Life Insurance	APP066450	10/30/2019	900016119	STORM-HEALTH/DENTAL	Symetra Life storm	27.86	39478	10/30/2019
VEN001676	Riverview Hospital	APP066462	10/30/2019	900016119	STORM-HEALTH/DENTAL	Sept Clinic Hours	567.40	39479	10/30/2019
VEN003987	Indiana Reclamation and Excavating	APP066477	10/30/2019	900016434	STORM-STORMWATER MIS	Creekwood Dr and High Woo	4,148.77		
VEN002424	IUPPS	APP066483	10/30/2019	900016309	STORM-CONSULTING FEES	August tickets	1,325.25		
VEN007900	Nancy Stump	APP066553	11/4/2019	900016370	STORMWATER-REFUND		1.19		
VEN007901	Susan Wodrich	APP066554	11/4/2019	900016370	STORMWATER-REFUND		13.84		
VEN007901	Susan Wodrich	APP066554	11/4/2019	900016370	STORMWATER-REFUND	Overpayment	321.30		
VEN007902	David Bemis	APP066555	11/4/2019	900016370	STORMWATER-REFUND	Overpayment	73.39		
VEN007903	Tony Orozco	APP066556	11/4/2019	900016370	STORMWATER-REFUND		14.36		

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Fund No.	Fund Name								
900	Stormwater								
	Stormwater								
VEN007904	Jeffrey and Lynn Wendeln	APP066557	11/4/2019	900016370	STORMWATER-REFUND		0.41		
VEN007904	Jeffrey and Lynn Wendeln	APP066557	11/4/2019	900016370	STORMWATER-REFUND	Overpayment	51.54		
VEN007905	Donald and Anette Mayhew	APP066558	11/4/2019	900016370	STORMWATER-REFUND		13.02		
VEN007906	Allen Cornett	APP066559	11/4/2019	900016370	STORMWATER-REFUND	Overpayment	51.54		
VEN007907	Roy and Nancy Duhamel	APP066560	11/4/2019	900016370	STORMWATER-REFUND	Overpayment	13.97		
VEN007908	Adam Solomon	APP066561	11/4/2019	900016370	STORMWATER-REFUND		13.97		
VEN007909	Nicole Moon	APP066562	11/4/2019	900016370	STORMWATER-REFUND		12.89		
VEN007909	Nicole Moon	APP066562	11/4/2019	900016370	STORMWATER-REFUND	Overpayment	494.82		
VEN007910	Lucy Benson	APP066563	11/4/2019	900016370	STORMWATER-REFUND		3.06		
VEN007911	Kelly L Cohoat	APP066564	11/4/2019	900016370	STORMWATER-REFUND		13.84		
VEN007911	Kelly L Cohoat	APP066564	11/4/2019	900016370	STORMWATER-REFUND	Overpayment	66.88		
VEN007912	Florence and Teresa Trisch McNinch	APP066565	11/4/2019	900016370	STORMWATER-REFUND	Overpayment	14.11		
VEN007913	Jeff Austen	APP066566	11/4/2019	900016370	STORMWATER-REFUND		14.11		
VEN007914	Laura Bairnsfather	APP066567	11/4/2019	900016370	STORMWATER-REFUND		4.72		
VEN007915	Barry Blount	APP066568	11/4/2019	900016370	STORMWATER-REFUND		13.84		
VEN007916	Hall and House	APP066569	11/4/2019	900016370	STORMWATER-REFUND	Overpayment	181.37		
VEN007917	John and Diana Garino	APP066570	11/4/2019	900016370	STORMWATER-REFUND		12.89		
VEN007918	Lancashire Partners LLC	APP066571	11/4/2019	900016370	STORMWATER-REFUND	Overpayment	180.87		
	Subtotal for Stormwater						40,879.13		
	Subtotal for Fund 900 Stormwater						40,879.13		

Fund No.	Fund Name								
950	Trash								
	Trash								
VEN007893	Barney M Roscoe Estate	APP066335	10/25/2019	950017370	TRASH-REFUND	Refund	40.89	39472	10/25/2019
VEN007900	Nancy Stump	APP066553	11/4/2019	950017370	TRASH-REFUND		39.99		
VEN007901	Susan Wodrich	APP066554	11/4/2019	950017370	TRASH-REFUND		3.33		
VEN007901	Susan Wodrich	APP066554	11/4/2019	950017370	TRASH-REFUND		39.99		
VEN007903	Tony Orozco	APP066556	11/4/2019	950017370	TRASH-REFUND		45.48		
VEN007904	Jeffrey and Lynn Wendeln	APP066557	11/4/2019	950017370	TRASH-REFUND		0.10		
VEN007904	Jeffrey and Lynn Wendeln	APP066557	11/4/2019	950017370	TRASH-REFUND		1.18		
VEN007905	Donald and Anette Mayhew	APP066558	11/4/2019	950017370	TRASH-REFUND		3.13		

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Fund No. Fund Name									
950	Trash								
	Trash								
VEN007905	Donald and Anette Mayhew	APP066558	11/4/2019	950017370	TRASH-REFUND		37.63		
VEN007907	Roy and Nancy Duhamel	APP066560	11/4/2019	950017370	TRASH-REFUND		3.36		
VEN007907	Roy and Nancy Duhamel	APP066560	11/4/2019	950017370	TRASH-REFUND		40.38		
VEN007908	Adam Solomon	APP066561	11/4/2019	950017370	TRASH-REFUND		3.36		
VEN007908	Adam Solomon	APP066561	11/4/2019	950017370	TRASH-REFUND		40.38		
VEN007909	Nicole Moon	APP066562	11/4/2019	950017370	TRASH-REFUND		3.10		
VEN007909	Nicole Moon	APP066562	11/4/2019	950017370	TRASH-REFUND		37.24		
VEN007910	Lucy Benson	APP066563	11/4/2019	950017370	TRASH-REFUND		0.74		
VEN007910	Lucy Benson	APP066563	11/4/2019	950017370	TRASH-REFUND		8.88		
VEN007911	Kelly L Cohoat	APP066564	11/4/2019	950017370	TRASH-REFUND		3.33		
VEN007911	Kelly L Cohoat	APP066564	11/4/2019	950017370	TRASH-REFUND		39.99		
VEN007913	Jeff Austen	APP066566	11/4/2019	950017370	TRASH-REFUND		3.39		
VEN007913	Jeff Austen	APP066566	11/4/2019	950017370	TRASH-REFUND		40.77		
VEN007914	Laura Bairnsfather	APP066567	11/4/2019	950017370	TRASH-REFUND		1.14		
VEN007914	Laura Bairnsfather	APP066567	11/4/2019	950017370	TRASH-REFUND		13.64		
VEN007915	Barry Blount	APP066568	11/4/2019	950017370	TRASH-REFUND		3.33		
VEN007915	Barry Blount	APP066568	11/4/2019	950017370	TRASH-REFUND		39.99		
VEN007917	John and Diana Garino	APP066570	11/4/2019	950017370	TRASH-REFUND		3.10		
VEN007917	John and Diana Garino	APP066570	11/4/2019	950017370	TRASH-REFUND		37.24		
VEN004882	Technology Recyclers	APP066576	11/4/2019	950017349	TRASH-ADM SERVICES	CRT TVs and monitor recyclin	680.00		
Subtotal for Trash							1,215.08		
Subtotal for Fund 950 Trash							1,215.08		
Posted Invoices Total							5,537,636.02		

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Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status
Fund No. Fund Name								
101	General							
	Administration							
VEN001264	Love At First Sight	API0004232	10/10/2019	101001347	Adm-Promotions	Adm-Promotions	100.00	Approval Pending
VEN000103	American Structurepoint Inc	API0004245	10/24/2019	101001331	Adm-Consulting	Adm-Consulting	1,747.50	Approval Pending
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	101001331	Adm-Consulting	Adm-Consulting	1,000.00	Approval Pending

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Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status
Fund No.	Fund Name							
101	General							
	Administration							
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	101001331	Adm-Consulting	Adm-Consulting	2,380.00	Approval Pending
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	101001331	Adm-Consulting	Adm-Consulting	2,663.75	Approval Pending
VEN002097	Westfield Chamber Of Commerce	API0004262	11/5/2019	101001347	Adm-Promotions	Adm-Promotions	80.00	Approval Pending
	Subtotal for Administration						7,971.25	
	Clerk Treasurer							
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	101008331	CT-Consulting	CT-Consulting	1,578.75	Approved
	Subtotal for Clerk Treasurer						1,578.75	
	Mayor							
VEN007894	Westfield Middle School	API0004247	10/25/2019	101009347	Mayor-Promotions	Mayor-Promotions	190.00	Approval Pending
VEN001913	The Bridgewater Club LLC	API0004258	11/1/2019	101009347	Mayor-Promotions	Mayor-Promotions	58.42	Approval Pending
	Subtotal for Mayor						248.42	
Subtotal by Fund 101 General							9,798.42	
Fund No.	Fund Name							
202	Local Road and Street (LRS)							
	Public Works							
VEN007890	Gerald Plake	API0004262	11/5/2019	202013432	LRS-Sidewalk	LRS-Sidewalk	200.00	Approval Pending
	Subtotal for Public Works						200.00	
Subtotal by Fund 202 Local Road and Street (LRS)							200.00	
Fund No.	Fund Name							
203	Fire Operating							
	Fire							
VEN000903	Hoosier Fire Equipment	API0004255	10/31/2019	203012229	Fire-Uniforms	Fire-Uniforms	297.90	Approval Pending
VEN000903	Hoosier Fire Equipment	API0004255	10/31/2019	203012229	Fire-Uniforms	Fire-Uniforms	384.95	Approval Pending
VEN001499	Otto's Parking Marking	API0004263	11/5/2019	203012343	Fire-Building Maintenance	Fire-Building Maintenance	375.00	Approval Pending
	Subtotal for Fire						1,057.85	
Subtotal by Fund 203 Fire Operating							1,057.85	

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Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status
Fund No. Fund Name								
206	Parks Programming/Events							
	Parks							
VEN007508	Once Upon A Balloon	API0004254	10/31/2019	206005347	Parks Program-Promotions	Parks Program-Promotions	295.20	Approval Pending
	Subtotal for Parks							295.20
Subtotal by Fund 206 Parks Programming/Events							295.20	
Fund No. Fund Name								
301	Eastside TIF							
	RDC							
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	301018349	Eastside TIF Services	Eastside TIF Services	2,625.00	Approval Pending
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	301018349	Eastside TIF Services	Eastside TIF Services	2,710.00	Approval Pending
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	301018349	Eastside TIF Services	Eastside TIF Services	862.50	Approval Pending
	Subtotal for RDC							6,197.50
Subtotal by Fund 301 Eastside TIF							6,197.50	
Fund No. Fund Name								
302	Aurora TIF							
	RDC							
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	302018349	Aurora TIF-Services	Aurora TIF-Services	5.00	Approval Pending
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	302018349	Aurora TIF-Services	Aurora TIF-Services	5.00	Approval Pending
	Subtotal for RDC							10.00
Subtotal by Fund 302 Aurora TIF							10.00	
Fund No. Fund Name								
305	Grand Junction TIF							
	RDC							
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	305018349	Grand Junction TIF-Services	Grand Junction-Services	1,625.00	Approval Pending
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	305018349	Grand Junction TIF-Services	Grand Junction-Services	1,410.00	Approval Pending
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	305018349	Grand Junction TIF-Services	Grand Junction-Services	2,350.00	Approval Pending
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	305018349	Grand Junction TIF-Services	Grand Junction-Services	6,500.00	Approval Pending
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	305018349	Grand Junction TIF-Services	Grand Junction-Services	250.00	Approval Pending
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	305018349	Grand Junction TIF-Services	Grand Junction-Services	1,455.00	Approval Pending
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	305018349	Grand Junction TIF-Services	Grand Junction-Services	1,725.00	Approval Pending
	Subtotal for RDC							15,315.00
Subtotal by Fund 305 Grand Junction TIF							15,315.00	

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Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status
Fund No.	Fund Name							
309	Eagletown TIF							
	RDC							
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	309018349	Eagletown TIF Services	Eagletown TIF Contractural	740.00	Approved
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	309018349	Eagletown TIF Services	Eagletown TIF Contractural	375.00	Approved
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	309018349	Eagletown TIF Services	Eagletown TIF Contractural	765.00	Approved
	Subtotal for RDC						1,880.00	
Subtotal by Fund 309 Eagletown TIF							1,880.00	
Fund No.	Fund Name							
316	Main St TIF 2011B							
	RDC							
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	316018349	Mainstreet TIF Service	Mainstreet TIF Service	265.00	Approval Pending
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	316018349	Mainstreet TIF Service	Mainstreet TIF Service	272.50	Approval Pending
	Subtotal for RDC						537.50	
Subtotal by Fund 316 Main St TIF 2011B							537.50	
Fund No.	Fund Name							
317	146th St TIF							
	RDC							
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	317018349	146th St TIF Service	146th St TIF Service	295.00	Approval Pending
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	317018349	146th St TIF Service	146th St TIF Service	300.00	Approval Pending
	Subtotal for RDC						595.00	
Subtotal by Fund 317 146th St TIF							595.00	
Fund No.	Fund Name							
319	Spring Mill Sta TIF							
	RDC							
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	319018349	Spring Mill Sta TIF Service	Spring Mill Sta TIF Service	115.00	Approval Pending
VEN001469	O W Krohn and Associates	API0004247	10/25/2019	319018349	Spring Mill Sta TIF Service	Spring Mill Sta TIF Service	120.00	Approval Pending
	Subtotal for RDC						235.00	
Subtotal by Fund 319 Spring Mill Sta TIF							235.00	
Un-Posted Invoices Total							36,121.47	

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WESTFIELD\KGAGNON

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	Fund Name						
556	Community Crossing Grant						
	Public Works						
VEN001364	Midwest Paving LLC	ACP001794	10/29/2019	556013349	Community Crossing Grant	Community Crossing Grant	1,054,781.23
	Subtotal for						1,054,781.23
Subtotal by Fund 556 Community Crossing Grant							1,054,781.23
Fund No.	Fund Name						
701	Payroll						
	Clerk Treasurer						
VEN001550	PERF	ACP001788	10/28/2019	701008133	Payroll-PERF	Payroll-PERF civilian	43,462.41
VEN000008	77 Police and Fire Fund	ACP001789	10/28/2019	701008133	Payroll-PERF	Payroll-PERF Non-Civilian	56,402.20
	Subtotal for						99,864.61
Subtotal by Fund 701 Payroll							99,864.61
Fund No.	Fund Name						
900	Stormwater						
	Stormwater						
VEN004046	Barney Roscoe	ACP001783	10/25/2019	900016370	StormWater-Refund	Storm-Refund	9.90
	Subtotal for						9.90
Subtotal by Fund 900 Stormwater							9.90
Fund No.	Fund Name						
950	Trash						
	Trash						
VEN004046	Barney Roscoe	ACP001783	10/25/2019	950017370	Trash-Refund	Trash-Refund	2.38
VEN004046	Barney Roscoe	ACP001783	10/25/2019	950017370	Trash-Refund	Trash-Refund	28.61
	Subtotal for						30.99
Subtotal by Fund 950 Trash							30.99
Credit Memo Total							1,154,686.73

ORDINANCE 19-60

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 “**LINKS PUD**”) to amend the Westfield-Washington Township UDO 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 Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**1912-PUD-44**), filed with the Commission requesting an amendment to the Unified Development Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Petition No. **1912-PUD-44** to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a _____ 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 Common Council on XXXX XX, 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 Zoning Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This PUD District Ordinance (this “Ordinance”) applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”) and shall hereafter be referred to as the “Links PUD”.
- 1.2 The provisions of the UDO as amended shall govern development of the Real Estate unless specifically modified by the terms of this Ordinance. All provisions and representations of the UDO that conflict with the provisions of this Ordinance shall be superseded by the terms of this Ordinance.

- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-reference 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. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 Commercial Area: Districts 1 and 2 collectively to also be defined as the “Commercial Area”.
- 2.2 Controlling Developer: The Controlling Developer shall be EdgeRock Development, LLC, its successors or assigns.

Section 3. **Concept Plan.** The Concept Plan is hereby incorporated in accordance with Article 10.0(F)(2) Planned Unit Development District; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District.**

- 4.1 The underlying zoning district for District 1 shall be LB: Local and Neighborhood Business District.
- 4.2 The underlying zoning district for the District 2 shall be GB: General Business District.

Section 5. **Permitted Uses.** All uses permitted in the Underlying Zoning Districts, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

- 5.1 Prohibited Uses: The following shall be explicitly prohibited:
 - A. Heliport
 - B. Special Exception Uses

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

- 6.1 Article 4.16 GB: General Business District
 - A. Minimum Building Setback Lines: Front Yard: None
 - B. Maximum Building Height: Sixty (60) feet

6.2 Article 4.14 LB: Local and Neighborhood Business District

- A. General Requirements: The Controlling Developer of the Real Estate commits to construct or install a bike park/trail head within District 1 adjacent to the Monon Trail.
- B. Use of Required Yards. As depicted in the Concept Plan, required front, side and rear yards may include driveways and parking areas, provided that no portion of the parking area may be located closer than four (4) feet to any right-of-way line, and the remainder of said required yard shall be maintained as green space free from buildings or structures.
- C. Maximum Building Sizes
 - (i) The maximum aggregate square footage of all buildings in the Commercial Area shall not exceed Five Hundred Thousand (500,000) square feet of gross leasable area.
- D. Minimum / Maximum Building Height.
 - (i) No building located in the Commercial Area shall be subject to minimum height requirements.
 - (ii) Maximum Building Height: Seventy-five (75) feet in height.
- E. Pedestrian Accessibility. The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate. Variations to the pedestrian accessibility depicted in the Concept Plan may be approved by the Director.
 - (i) An eight (8) foot wide path shall be provided along the Real Estate's 191st Street and Tomlinson Road frontages, as depicted on the Concept Plan.
 - (ii) All walkways internal to the Real Estate that cross vehicular ways (e.g. drive lanes, parking lots) shall be delineated and distinguished from the driving surface through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, or brick.
 - (iii) Perimeter trail and Central Trail to be installed. The Perimeter Trail is labelled as Pedestrian Path on **Exhibit B** and the Central Trail is labelled as Pedestrian Walkway on **Exhibit B**.
 - (iv) A pedestrian walkway shall be provided from the 191st Street and Tomlinson Road paths to the gathering space. Such walkway shall be at least eight (8) feet in width and may encroach into the south and/or west property line buffer yards described in Section 7 below as depicted in the Concept Plan.

- (v) Bike parking and common area benches shall be provided. The bike parking and common area benches shall be functional and architecturally consistent with the overall development.

Section 7. **Development Standards:** The standards of Chapter 6: Development Standards as applicable to the Underlying Zoning District, shall apply to the development of District 1 and District 2, except as otherwise modified below. In addition, the follow shall apply:

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

- A. Character Exhibits: The “Character Exhibits”, attached hereto as Exhibit C and Exhibit D are hereby incorporated. Although the Character Exhibits do not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings, and it provides examples of specific design elements that comply with this Ordinance and contribute to the intent and vision for the Real Estate.
- B. Building Materials. The Building Materials Exhibit, attached hereto as **Exhibit D-1**, hereby incorporates building material requirements for each of the three (3) major exterior components of each Building to be constructed in the development: Roofing; Primary Exterior Walls; and Secondary Accent Walls. Each Building shall feature at least one component from the list of acceptable building materials, and meeting the minimum and maximum area percentages set forth on D-1, to ensure quality commensurate with **Exhibit D**
 - (i) A Building featuring 100% brick or stone masonry wall materials will not be required to feature a secondary/accent wall component.
- C. Architectural Features. The Architectural Features Exhibit, attached hereto as **Exhibit D-2**, hereby incorporates various architectural features intended to be used to provide an Americana theme in each Building constructed in the development. Each Building to be constructed in the development must contain at least four (4) of the architectural features as set forth in **Exhibits D-2**.
- D. Trash Enclosures. Trash enclosures shall not be permitted between buildings located at the intersection of 191st Street and Tomlinson Road. See Exhibit E for trash enclosure area of exclusion.

7.2 Landscaping and Screening. Landscaping and screening shall be provided as depicted on the Concept Plan. The Director may approve a landscape plan that lessens the landscape requirements of the Unified Development Ordinance

- A. The Real Estate’s minimum buffer yards and parking area landscaping shall be as follows:

- (i) Parking Area landscaping shall be in general conformance with landscaping shown in **Exhibit B**. If a conflict exists, modification may be permitted by the Director.

7.3 **Lighting.** Lighting shall be installed in compliance with the provisions of the Unified Development Ordinance and shall be thematically consistent throughout the Real Estate. The following additional restrictions shall apply:

- A. **Uniformity.** All lighting fixtures and poles shall consistent in style, color, size, height and design.
- B. **Decorative Fixtures.** Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building ad pedestrian walkways as part of the site's overall architectural design.
- C. **Full Cut-Off Fixtures.** With the exception of low intensity architectural lighting and sign lighting (as provided in Section 7.4), all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that direct light downward towards the Earth's surface.
- D. **Light Levels.** No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1-foot candles. Additionally, lights located within or on the perimeter of Parking Areas on the Real Estate adjacent to residential areas to the south of the Real Estate shall be dimmed after 11:00 p.m. to a level no greater than 65% of the maximum light levels.
- E. **Light Poles.** Pole mounted lights shall not exceed twenty (20) feet in height, including the base with the exception of pole mounted lights fronting on the multiuse path, which shall not exceed fifteen (15) feet in height including the base.
- F. **Neon Lights.** Neon accent lighting shall be permitted along the roof lines of commercial buildings.

7.4 **Sign Standards.** The following sign standards shall apply for Wall Signs and/or Monument Signs located on the Real Estate.

- A. All signs that incorporate lighting shall (i) use reverse channel letter lighting; or, (ii) be externally lit with gooseneck light fixtures.
- B. Individual and/or Center Monument Signs shall be architecturally compatible with the architecture of the Real Estate's buildings.
- C. One Monument Center Sign shall be permitted along the Real Estate's 191st Street frontage and one Monument Center Sign shall be permitted for the Real Estate's Tomlinson Road frontage. Each of these aforementioned Center Monument Signs may be a maximum of fifteen (15) feet in height and one hundred and twenty (120) square feet of sign area, per face. The sign locations shall be consistent with their placement as shown on **Exhibit E**.

- D. Individual Monument Signs shall be permitted for businesses immediately adjacent to 191st Street and Tomlinson Road. Individual Monument Signs may be a maximum of six (6) feet in height and contain a maximum of thirty-six (36) square feet of sign area, per face. The sign locations to be consistent with their placement as shown on **Exhibit E**.

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

8.1 Article 8.6 Open Space and Amenity Standards shall apply, except as otherwise modified below.

- A. Minimum Open Space Minimum Open Space required to be 15%.
- B. Development Amenities: A Monon Trail bike park/trail head shall be required. This shall be installed no later than the occupancy of the building(s) on the development of fifty percent (50%) or more of the Real Estate.

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ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF ____, 2020.

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/Kate Snedeker

Mike Johns/Kate Snedeker

Mike Johns/Kate Snedeker

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 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: David C. George.

This Instrument prepared by: David C. George
Westfield Residential Investors, LLC.
111 Monument Circle, Suite 900
Indianapolis, IN 46204

I hereby certify **ORDINANCE XX-XX** was delivered to the Mayor of Westfield on the ____ day of _____, 2020.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE XX-XX
this ____ day of _____, 2020.

I hereby VETO ORDINANCE XX-XX
this ____ day of _____, 2020.

J. Andrew Cook, Mayor

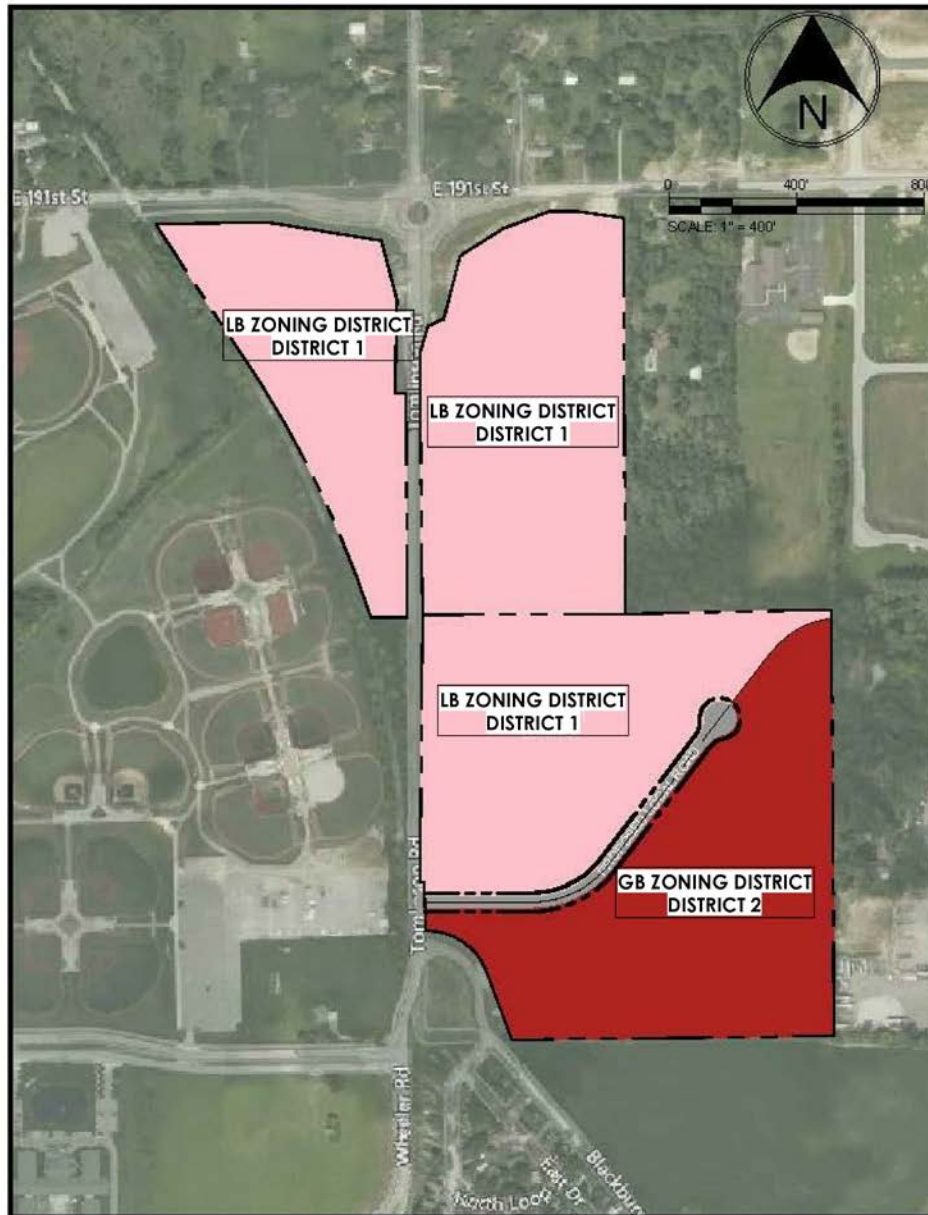
J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LAND DESCRIPTION

EXHIBIT B
CONCEPT PLAN



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT B CONCEPT PLAN



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



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EXHIBIT C
ARCHITECTURAL CHARACTER FOR DISTRICT 1



**SERPENTINE
STRUCTURE**



**GLASS STOREFRONT TO EXPOSE
INTERIOR PLANETARIUM DOME**



**METAL PANEL ROOFS
AND FACADE**



**FLOWER PETAL
OBSERVATORY DOME**



RADIO TELESCOPE



**COVERED WALKWAYS
WITH ADA RAMPING**



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/28/19



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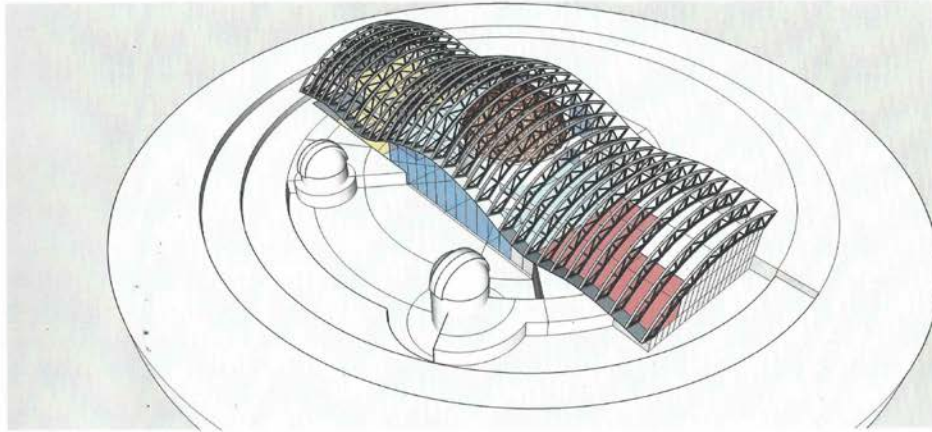
EXHIBIT C

ARCHITECTURAL CHARACTER FOR DISTRICT 1

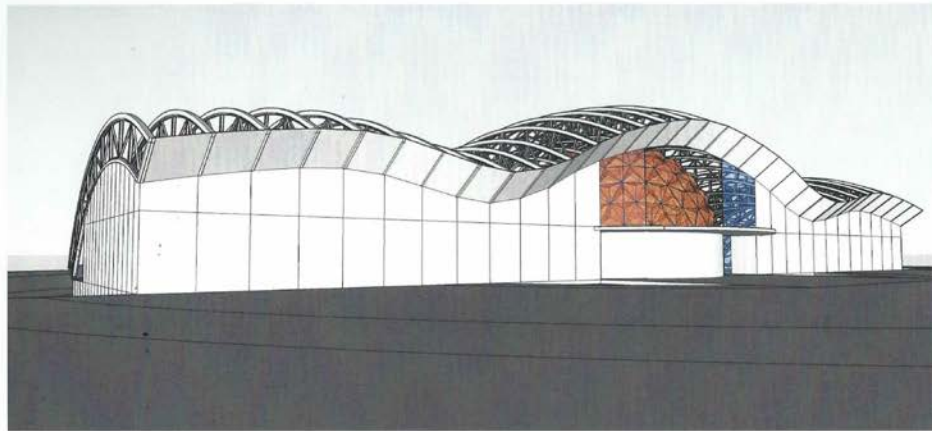


Bringing Science to Life.
Changing the World.

FANNING
HOWEY



Astronaut David Wolf Observatory at Grand Universe, Westfield Indiana
Rear View
Roof panels deleted for clarity



Astronaut David Wolf Observatory at Grand Universe, Westfield Indiana
Front View
Roof panels deleted for clarity



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



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EXHIBIT D

ARCHITECTURAL CHARACTER FOR DISTRICT 2



**LIMESTONE COLORED
PRECAST**



**LOUVERED
MECHANICAL
SCREENS**



**ARCHITECTURALLY LIT
LOUVER PANELS**



**SHAMROCK COLORED
PRECAST**



**BRIGHTLY COLORED
SIGNAGE**



**CANOPIES INSPIRED BY
IMS**



**LASER FLASH INSPIRED BY
FORTRESS ARCHITECTURE**



**GREEN GLASS AND
VIEWING AREA INSPIRED
BY IMS**



**PUBLIC PLAZA; SIMILAR
TO MIDTOWN CARMEL**



**ROCK JUMP TO BE
INSPIRED BY
BASKETBALL GYM**



**STOREFRONTS INSPIRED BY
PAGODA AT IMS**



**ARCHITECTURAL
LIT TOWERS**



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/24/19



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EXHIBIT D

ARCHITECTURAL CHARACTER FOR DISTRICT 2



① NORTH ELEVATION
1" = 80'-0"



② NORTH ELEVATION ENLARGED
1" = 30'-0"



③ SOUTH ELEVATION
1" = 80'-0"



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/16/19



EXHIBIT D
ARCHITECTURAL CHARACTER FOR DISTRICT 2

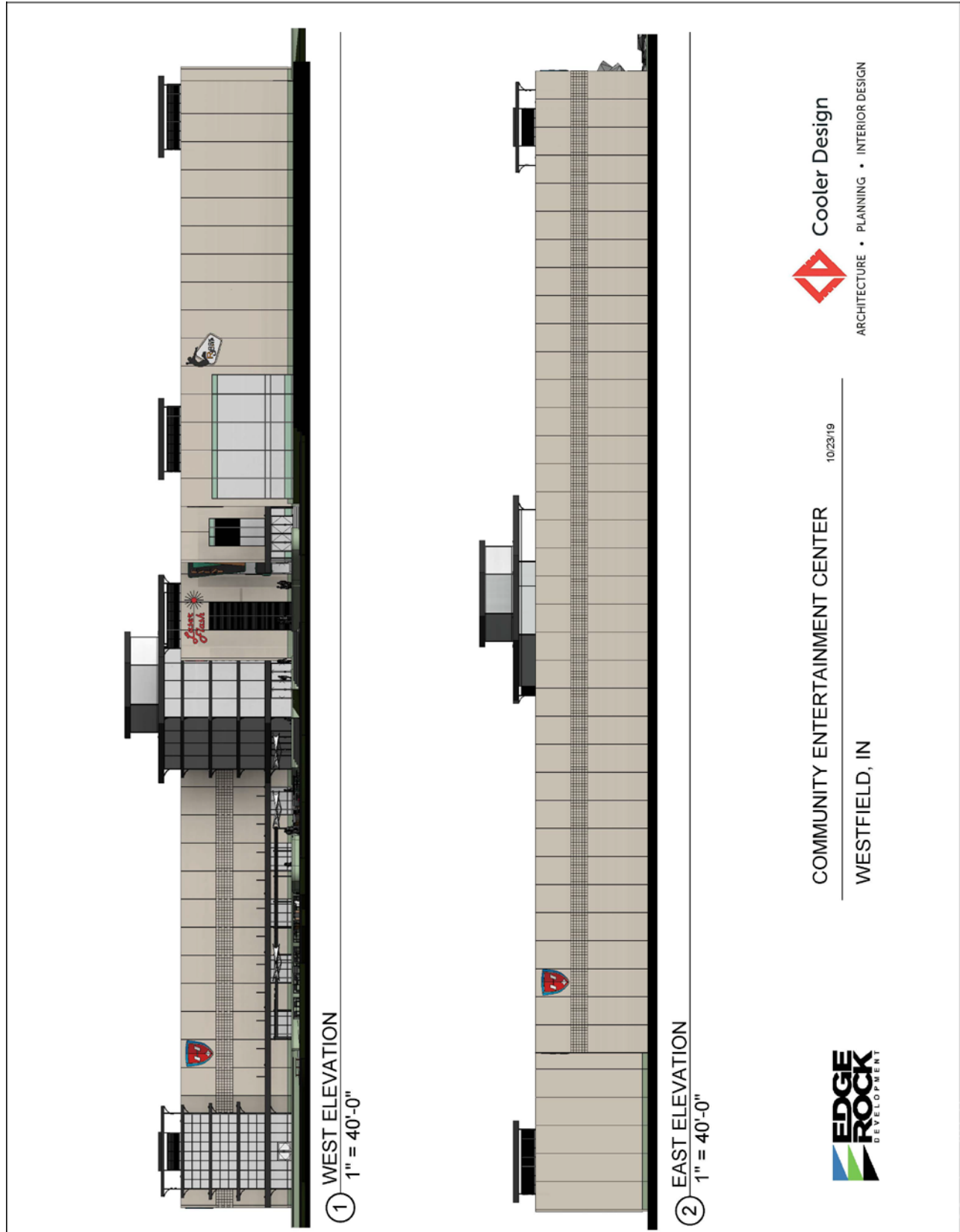


EXHIBIT D
ARCHITECTURAL CHARACTER FOR DISTRICT 2



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WESTFIELD, IN

10/30/19



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EXHIBIT D
ARCHITECTURAL CHARACTER FOR DISTRICT 2



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



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EXHIBIT D
ARCHITECTURAL CHARACTER FOR DISTRICT 2



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



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EXHIBIT D
ARCHITECTURAL CHARACTER FOR DISTRICT 2



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/31/19



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EXHIBIT D
ARCHITECTURAL CHARACTER FOR DISTRICT 2



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



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EXHIBIT E
SIGNAGE LOCATION / TRASH ENCLOSURE EXCLUSION EXHIBIT



① SCHEMATIC DESIGN PLAN TRASH/LANDSCAPE
 1" = 300'-0"



COMMUNITY ENTERTAINMENT CENTER
 WESTFIELD, IN

10/31/19



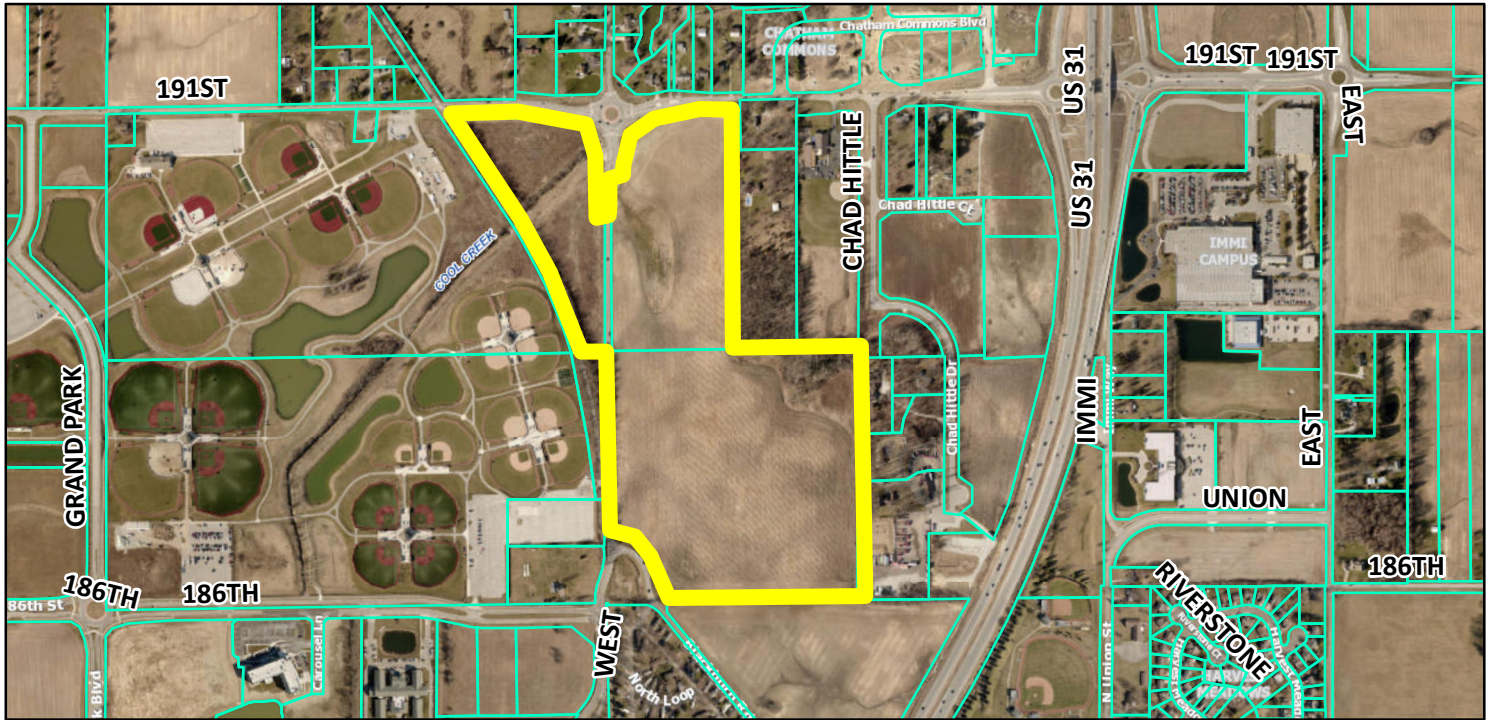
Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

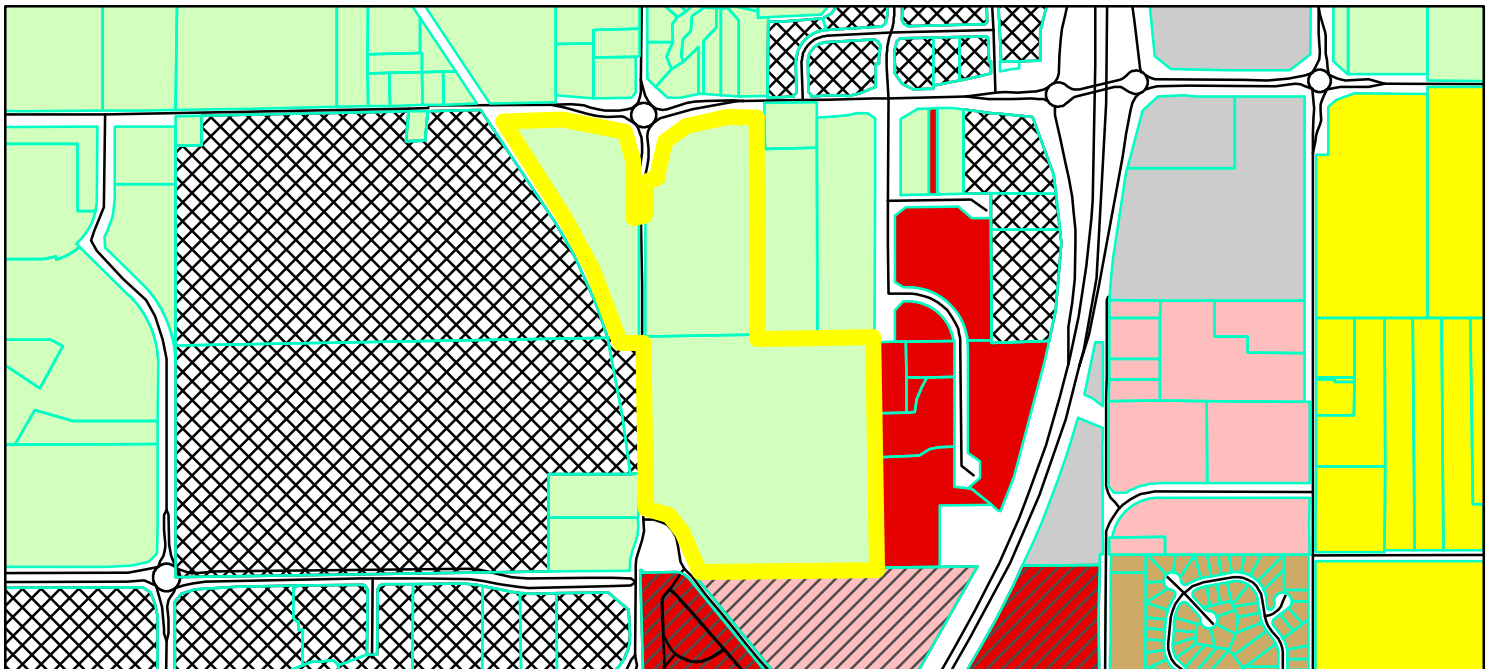
Links PUD (Ord. 19-60)

Aerial Location Map

 Site



Zoning Map



 Parcel
 GIS DBO/PW Streets

Zoning - All

Zoning

-  AG-SF1 (Agriculture - Single Family - 1)
-  EI (Enclosed Industrial)
-  GB (General Business)
-  GB-PD (General Business - Planned Development)
-  LB (Local Business)
-  LS-PD (Local Business - Planned Development)
-  MF-1 (Multiple Family - 1)
-  PUD (Planned Unit Development)
-  SF-3 (Single Family - 3)

0 0.125 0.25
Miles



Exhibit "A"

ORDINANCE NUMBER YY-##

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

This is a Planned Unit Development District Ordinance (to be known as the "**WHEELER LANDING 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.** _____), 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. YYMM-PUD-##** 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 _____, 2019;

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 Wheeler Landing PUD Ordinance, Unified Development Ordinance and Zoning Map 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 Real Estate. Development of Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Wheeler Landing PUD Ordinance; and (iii) the provision 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 or the Wheeler Landing PUD Ordinance, as amended.
- 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 (i) the Unified Development Ordinance or (ii) the Wheeler Landing PUD 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. Definitions. Capitalized terms not otherwise defined in this Ordinance or the Wheeler Landing PUD Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. Architectural Standards. The standards of *Wheeler Landing PUD Ordinance* shall apply to the development of the District, except as otherwise modified below.

- 3.1 *Architectural Standards:* The building on Lot 1 of the Secondary Plat of the Real Estate shall be constructed in substantial compliance with the Illustrative Character Exhibit B.

ALL OF WHICH IS ORDAINED/RESOLVED THIS DD DAY OF _____, 20YY.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____, Clerk Treasurer

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

_____, Clerk-Treasurer

I hereby APPROVE **ORDINANCE YY-##**
this _____ day of _____, 20YY.

I hereby VETO **ORDINANCE YY-##**
this _____ day of _____, 20YY.

_____, Mayor

_____, Mayor

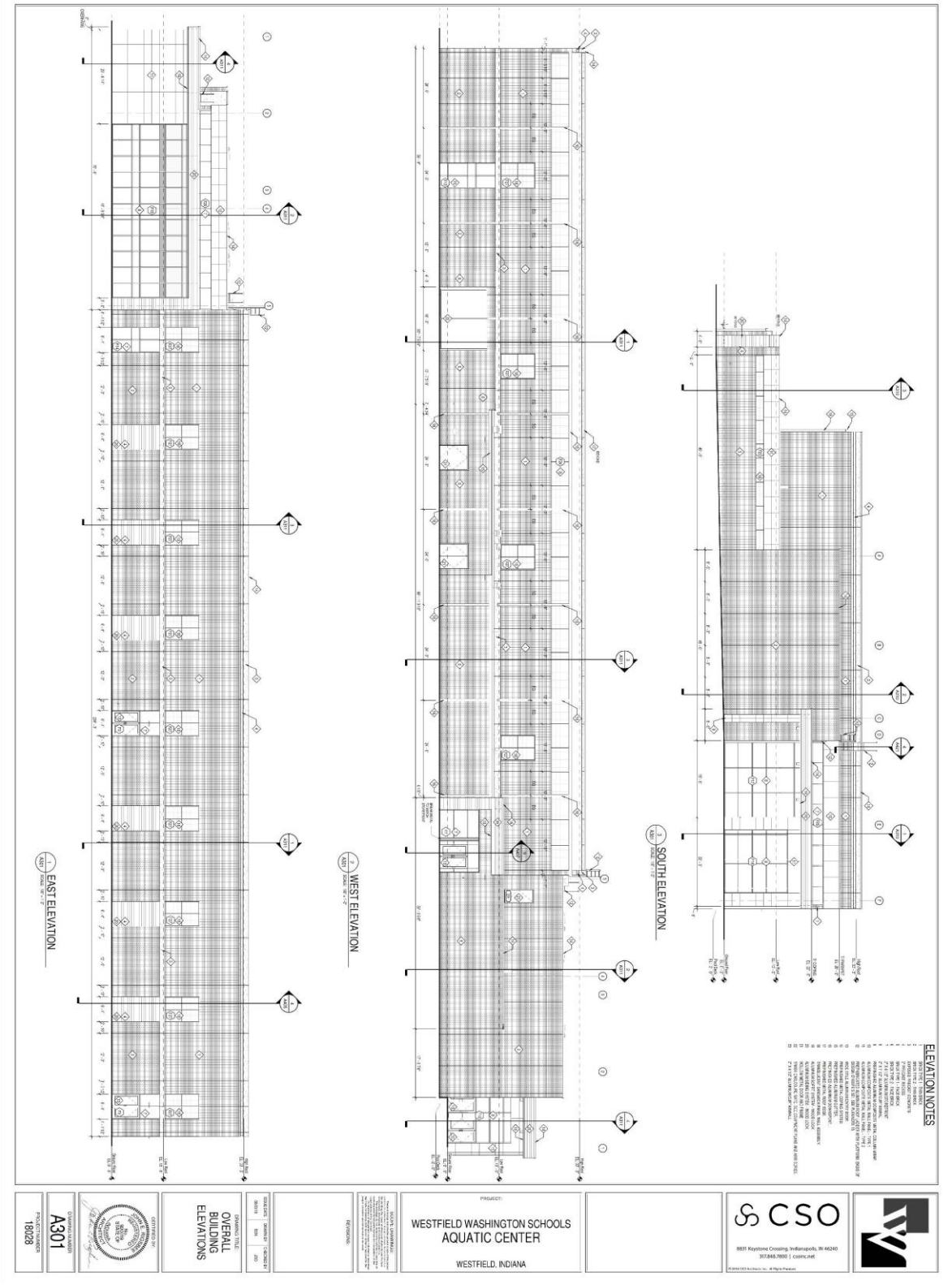
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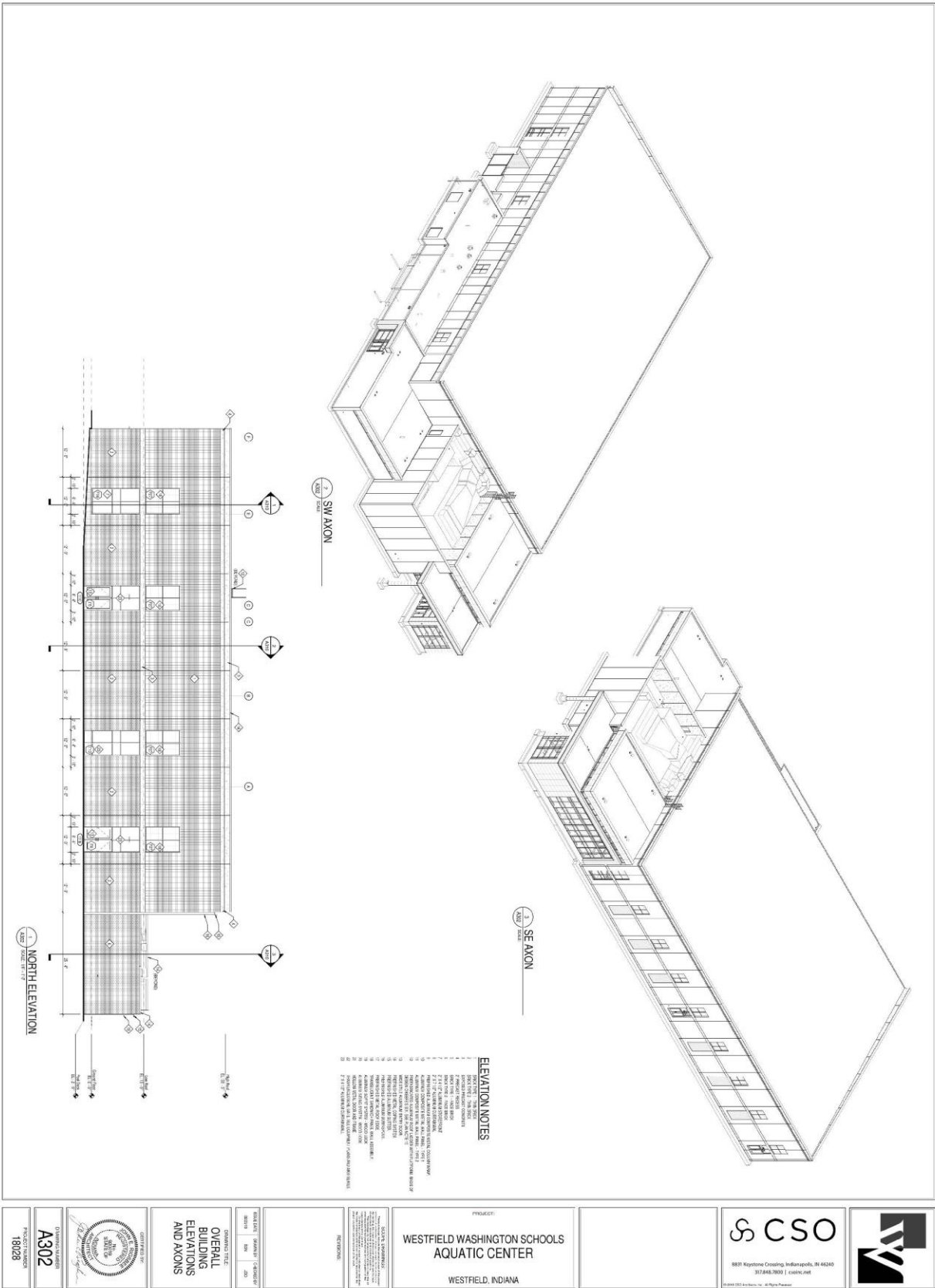
SCHEDULE OF EXHIBITS

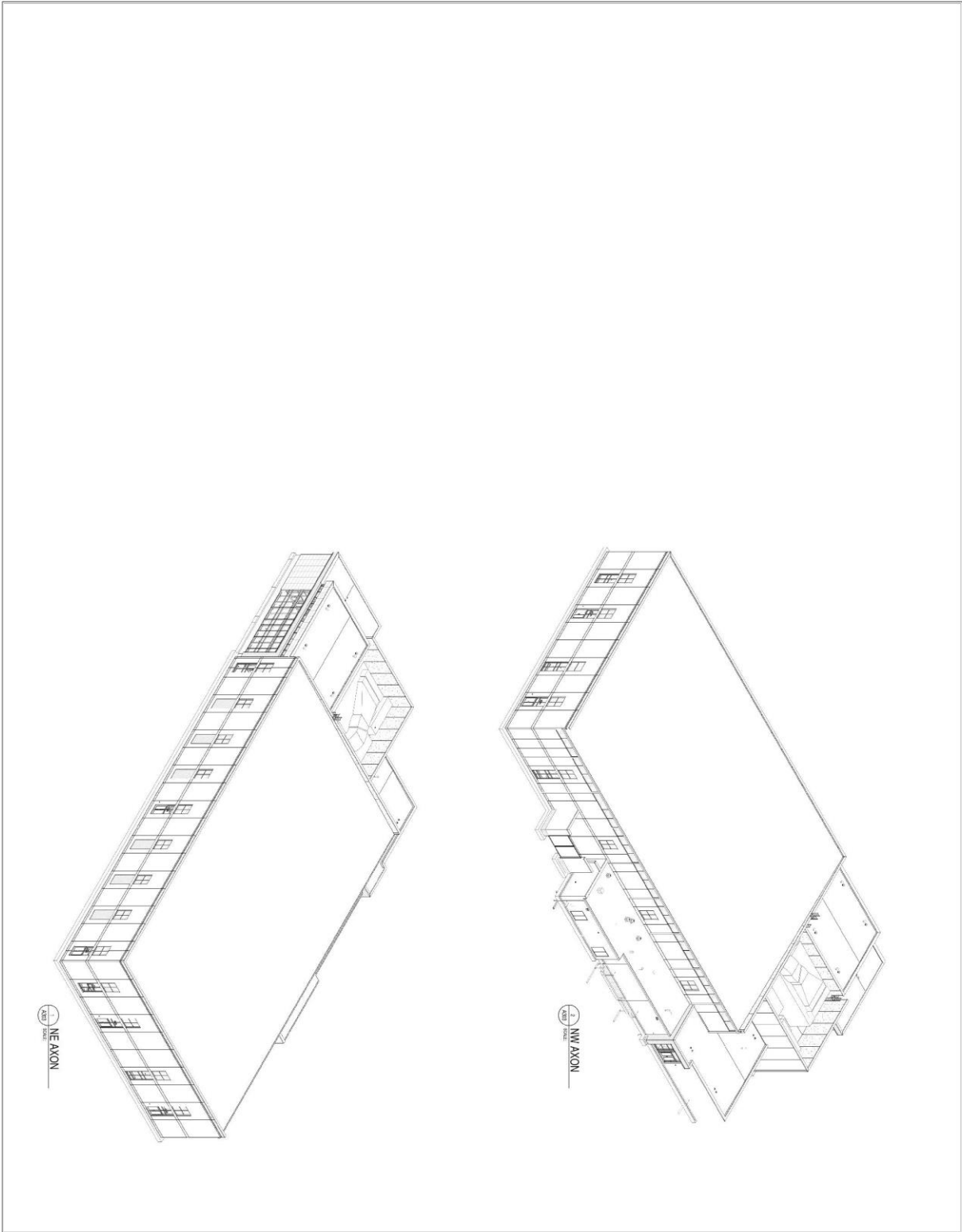
Exhibit A Real Estate (Legal Description)

Exhibit B Character Exhibit

EXHIBIT B
CHARACTER EXHIBIT







	OVERALL AXONS	PROJECT WESTFIELD WASHINGTON SCHOOLS AQUATIC CENTER WESTFIELD, INDIANA	 8831 Keystone Crossing, Indianapolis, IN 46240 317.846.7000 csocorp.net	
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EXHIBIT C
ARCHITECTURAL CHARACTER FOR DISTRICT 1



**SERPENTINE
STRUCTURE**



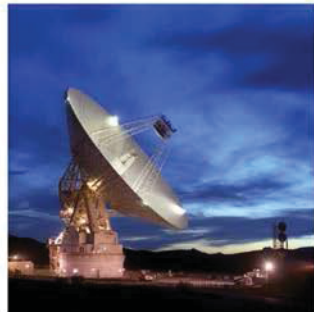
**GLASS STOREFRONT TO EXPOSE
INTERIOR PLANETARIUM DOME**



**METAL PANEL ROOFS
AND FACADE**



**FLOWER PETAL
OBSERVATORY DOME**



RADIO TELESCOPE



**COVERED WALKWAYS
WITH ADA RAMPING**



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/28/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

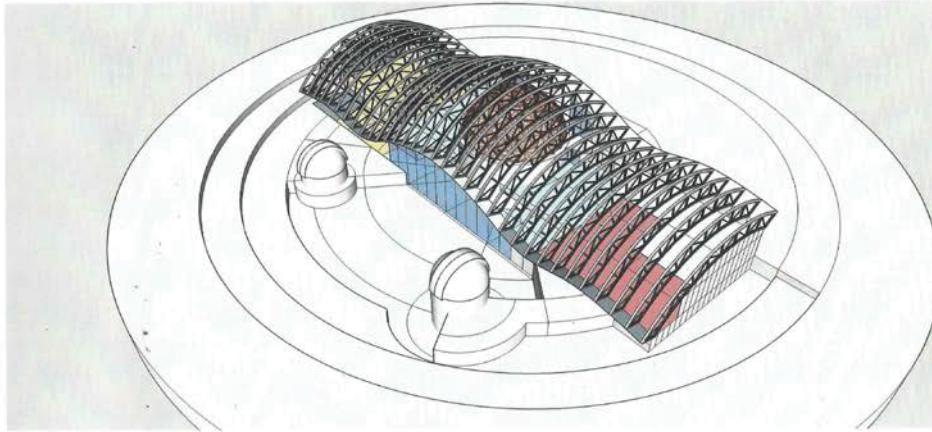
EXHIBIT C

ARCHITECTURAL CHARACTER FOR DISTRICT 1

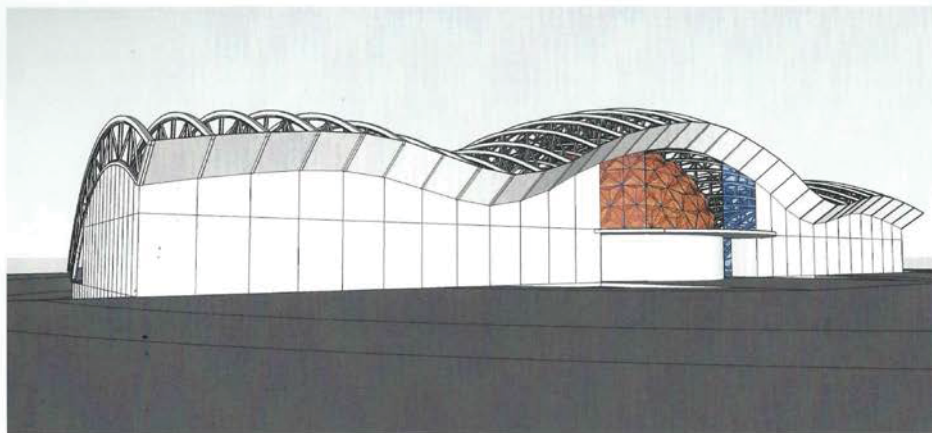


Bringing Science to Life.
Changing the World.

FANNING
HOWEY



Astronaut David Wolf Observatory at Grand Universe, Westfield Indiana
Rear View
Roof panels deleted for clarity



Astronaut David Wolf Observatory at Grand Universe, Westfield Indiana
Front View
Roof panels deleted for clarity



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



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ARCHITECTURE • PLANNING • INTERIOR DESIGN

ORDINANCE NUMBER 19-49

Grand Park Village PUD District Amendment III

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE GRAND PARK VILLAGE PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

This is an 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 Council enacted Ordinance 12-46, Grand Park Village Planned Unit Development Ordinance on December 10, 2012

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 1910-PUD-40), requesting an amendment to the Unified Development Ordinance with regard to the subject real estate.

WHEREAS, the Commission forwarded Petition No. 1910-PUD-40 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (7-0) 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 (11/7/2019);

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 Grand Park Village Planned Unit Development, Unified Development Ordinance is hereby amended as follows:

ARTICLE 4. USES

- B. Permitted uses for Grand Park Village Section 6, Lot 1 shall include all uses permitted in Article 4.A of Ordinance 12-46 and those listed below:
 - (1) Veterinarian Clinics, kennels and boarding facilities with outdoor runs (including play areas);

ALL OF WHICH IS ORDAINED/RESOLVED THIS 11TH DAY OF NOVEMBER, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-49** was delivered to the Mayor of Westfield
on the _____ day of November, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-49**
this _____ day of November, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-49**
this _____ day of November, 2019.

J. Andrew Cook, Mayor

This document prepared by: Jason Sanderson
RWE Management Company
16W361 S Frontage Rd #106
Burr Ridge, IL 60527

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: Jason Sanderson

EXHIBIT B CONCEPT PLAN



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT D

ARCHITECTURAL CHARACTER FOR DISTRICT 2



**LIMESTONE COLORED
PRECAST**



**LOUVERED
MECHANICAL
SCREENS**



**ARCHITECTURALLY LIT
LOUVER PANELS**



**SHAMROCK COLORED
PRECAST**



**BRIGHTLY COLORED
SIGNAGE**



**CANOPIES INSPIRED BY
IMS**



**LASER FLASH INSPIRED BY
FORTRESS ARCHITECTURE**



**GREEN GLASS AND
VIEWING AREA INSPIRED
BY IMS**



**PUBLIC PLAZA; SIMILAR
TO MIDTOWN CARMEL**



**ROCK JUMP TO BE
INSPIRED BY
BASKETBALL GYM**



**STOREFRONTS INSPIRED BY
PAGODA AT IMS**



**ARCHITECTURAL
LIT TOWERS**



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/24/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN



① NORTH ELEVATION
1" = 80'-0"



② NORTH ELEVATION ENLARGED
1" = 30'-0"



③ SOUTH ELEVATION
1" = 80'-0"



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/16/19

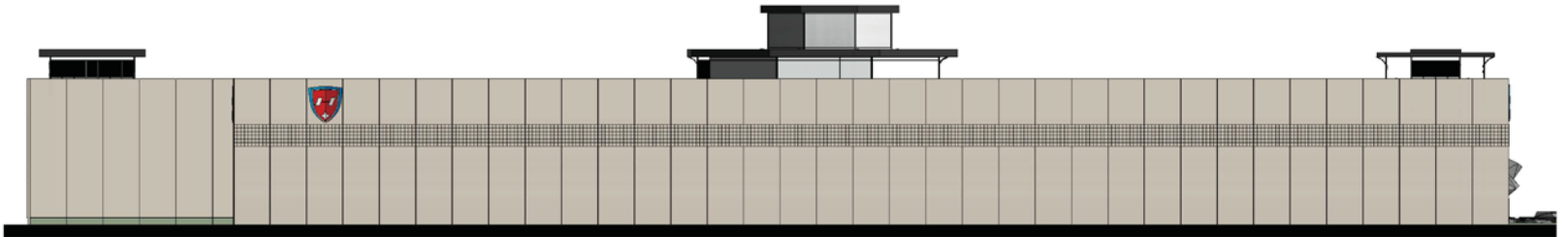


Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN



① WEST ELEVATION
1" = 40'-0"



② EAST ELEVATION
1" = 40'-0"



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/23/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT D
ARCHITECTURAL CHARACTER FOR DISTRICT 2



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/30/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT D
ARCHITECTURAL CHARACTER FOR DISTRICT 2



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



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ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT D
ARCHITECTURAL CHARACTER FOR DISTRICT 2



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT D
ARCHITECTURAL CHARACTER FOR DISTRICT 2



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/31/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT D
ARCHITECTURAL CHARACTER FOR DISTRICT 2



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

ORDINANCE NUMBER 19-39

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

This is an 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 Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1904-PUD-05**), 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. 1904-PUD-05** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (9-0) 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 October 8, 2019;

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 "**Wrights Property Group at Grand Park 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, 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. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. 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*. The concept plan provides one possible site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this ordinance and may vary from the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the GB: General Business District (the “Underlying Zoning District”).

Section 5. Permitted Uses. The only permitted use on the Real Estate shall be:

- 5.1 Indoor multi-sport athletic, fitness, health, and exercise facility including but not limited to gymnastics, ninja, martial arts, yoga, dance, cheer, and indoor obstacle course equipment and gymnastics equipment. Offices, retail sales, athletic and recreational uses (strength conditioning services and equipment), locker rooms, rehabilitation and recovery services, uniform fulfillment, preschool classes and camps, and other temporary or permanent similar and associated uses as may be determined by the Director (collectively, the “Athlete Facility”).
- 5.2 Outdoor gymnastics and playground equipment specifically for but not limited to obstacle courses and other outdoor play activities, including but not limited to picnics, camps, and child’s play.

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 Minimum Side Yard Setback: 10 feet
- 6.2 Minimum Lot Frontage: 247 feet
- 6.3 Article 4.2(I) regarding Subdivisions does not apply.

Section 7. Development Standards. The standards of *Chapter 6: Development Standards* shall apply to the development of the District, except as otherwise modified below.

- 7.1 Article 6.1(H)(2) Screening of Receptacles and Loading Areas: Shall apply except as modified below:
- A. Trash receptacles shall be permitted in the Established Front Yard subject to a minimum 250-foot front yard setback.
- 7.2 Article 6.3 Architectural Standards: Shall not apply. Instead, the following shall apply:
- A. Building(s) shall be in substantial compliance with the Illustrative Character Exhibit, attached hereto as Exhibit C. Although the Illustrative Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of the structures permitted to be constructed and that contribute to the intent and vision for the district. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this ordinance.
 - B. Building material identified as “Smooth Panel System” in Exhibit C, shall instead be an approved Masonry Material for the first five (5) feet from grade.
- 7.3 Article 6.8 Landscaping Standards: Shall apply, except as modified below:
- A. Article 6.8(K) Minimum Lot Landscaping Requirements: Shall not apply; rather, the following minimum plant materials shall be required per (1) acre: ten (10) shade trees; five (5) ornamental or evergreen trees; and twenty-five (25) shrubs.
 - B. Article 6.8(N) Buffer Yard Requirements: Shall not apply
 - C. Article 6.8(O) Parking Area Landscaping: Shall apply with the following modifications:
 - i. Interior Parking Area Landscaping: A minimum of one (1) interior Parking Area island shall be required per twenty (20) Parking Spaces.
 - ii. Perimeter Parking Area Landscaping: The minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of Parking Area length. Plantings may be clustered in an aesthetically pleasing manner.
 - D. Article 6.8(L) Foundation Planting: Shall apply with the following modifications:
 - i. Installation of plant materials along the rear (north) building façade shall take place at the time of the second phase building expansion.

- E. Article 6.12 Outside Storage and Display: Shall apply except that outdoor gymnastics, playground equipment, and athletic-related facilities such as tennis courts may be located within the Established Front Yard.

[Remainder of this page intentionally left blank, signature pages follow]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-09** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-09**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-09**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by:

Casey Wright
casey@theninjazone.com
317-506-5750 Mobile

Tate Schuetz
tate@theninjazone.com
317-371-9084 Mobile

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: Pamela L. Howard.

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A
REAL ESTATE

Tax Parcel #08-05-26-00-01-003.102: A part of Lot 7, replat of Lot 3 Grand Park Subdivision, the plat of which is recorded in Instrument No. 2015039870, Plat Cabinet 5, Slide 370 in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows and prepared by Terry D. Wright, PS #970013 of Hamilton Designs for Project #2019-022 on July 29, 2019:

Beginning at the Southwest Corner of said Lot 7; thence along the West line thereof North 00 degrees 12 minutes 07 seconds West 701.73 feet to the North line of said Lot 7; thence along said North line South 89 degrees 43 minutes 01 seconds East 248.00 feet; thence South 00 degrees 12 minutes 07 seconds East 699.63 feet to the South line of said Lot 7; thence North 89 degrees 47 minutes 53 seconds West 247.99 feet to the Point of Beginning; containing 3.99 acres, more or less.

EXHIBIT B
CONCEPT PLAN

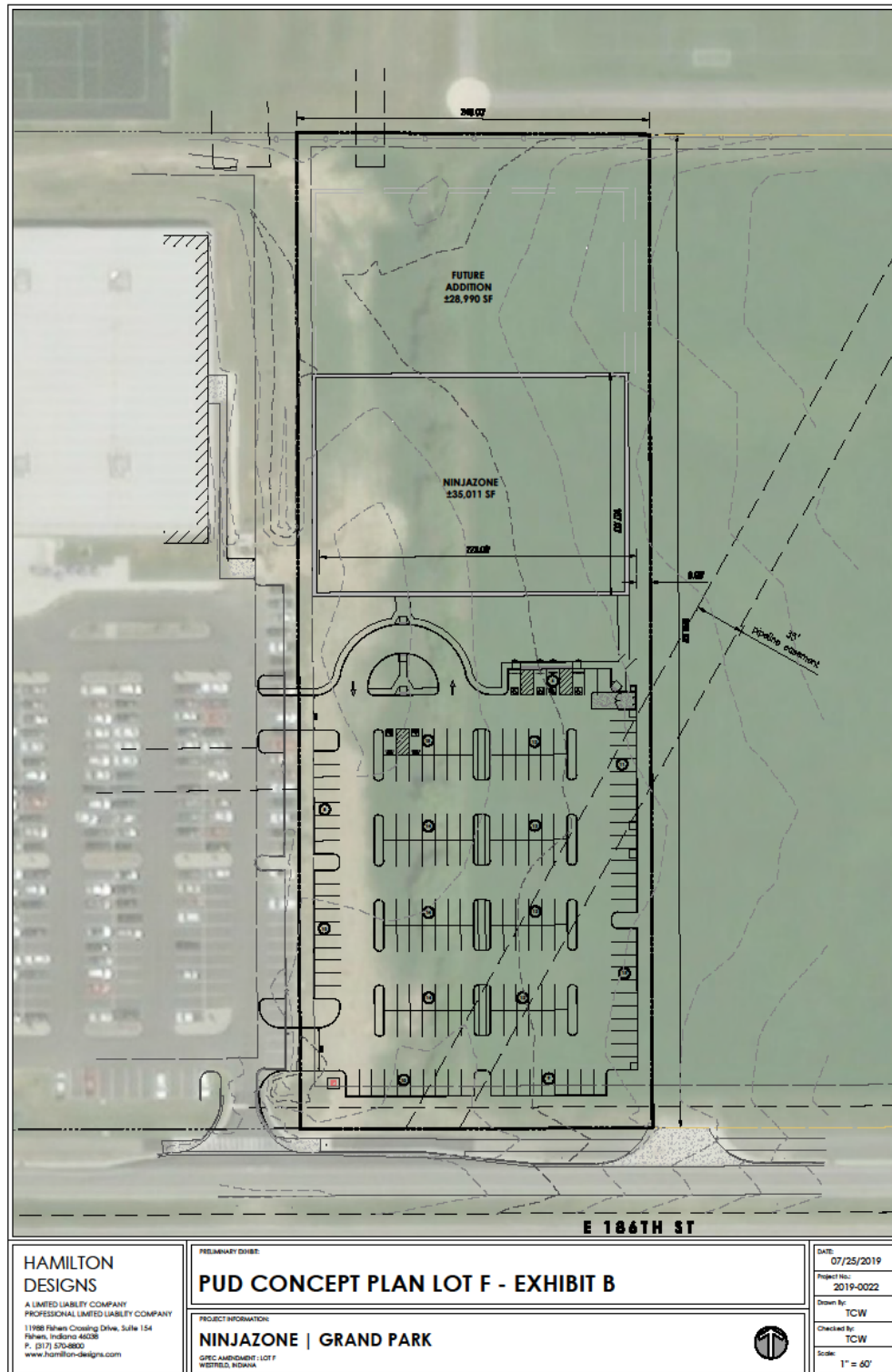
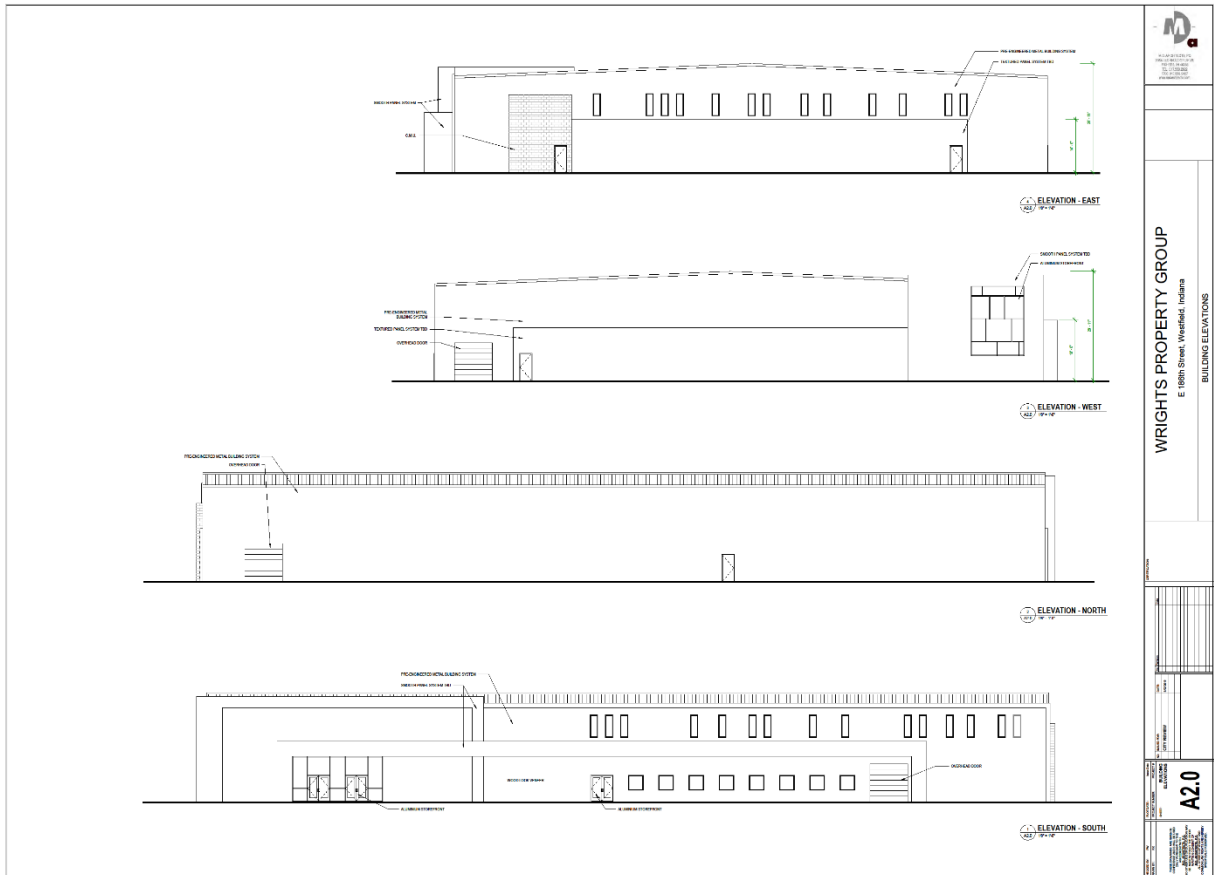


EXHIBIT C
CHARACTER EXHIBIT





ORDINANCE NUMBER 19-39

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

This is an 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 Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1904-PUD-05**), 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. 1904-PUD-05** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (# #-9-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on October 8, 2019;

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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 "**Wrights Property Group at Grand Park 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, 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.

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- 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.

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- 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. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. 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*. The concept plan provides one possible site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this ordinance and may vary from the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the GB: General Business District (the “Underlying Zoning District”).

Section 5. Permitted Uses. The only permitted use on the Real Estate shall be:

- 5.1 Indoor multi-sport athletic, fitness, health, and exercise facility including but not limited to gymnastics, ninja, martial arts, yoga, dance, cheer, and indoor obstacle course equipment and gymnastics equipment. Offices, retail sales, athletic and recreational uses (strength conditioning services and equipment), locker rooms, rehabilitation and recovery services, uniform fulfillment, preschool classes and camps, and other temporary or permanent similar and associated uses as may be determined by the Director (collectively, the “Athlete Facility”).
- 5.2 Outdoor gymnastics and playground equipment specifically for but not limited to obstacle courses and other outdoor play activities, including but not limited to picnics, camps, and child’s play.

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 Minimum Side Yard Setback: 10 feet

6.2 Minimum Lot Frontage: 247 feet

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6.3 Article 4.2(I) regarding Subdivisions does not apply.

Section 7. Development Standards. The standards of *Chapter 6: Development Standards* shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.1(H)(2) Screening of Receptacles and Loading Areas: Shall apply except as modified below:

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A. Trash receptacles shall be permitted in the Established Front Yard subject to a minimum 250-foot front yard setback.

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~~7.1.2~~ Article 6.3 Architectural Standards: Shall not apply. Instead, the following shall apply:

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A. ~~Shall not apply. Instead,~~ Building(s) shall be in substantial compliance with the Illustrative Character Exhibit, attached hereto as Exhibit C. Although the Illustrative Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of the structures permitted to be constructed and that contribute to the intent and vision for the district. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this ordinance.

~~A.B.~~ Building material identified as "Smooth Panel System" in Exhibit C, shall instead be an approved Masonry material for the first five (5) feet from grade.

~~7.2.3~~ Article 6.8 Landscaping Standards: Shall apply, except as modified below:

A. Article 6.8(K) Minimum Lot Landscaping Requirements: Shall not apply; rather, the following minimum plant materials shall be required per (1) acre: ten (10) shade trees; five (5) ornamental or evergreen trees; and twenty-five (25) shrubs.

B. Article 6.8(N) Buffer Yard Requirements: Shall not apply

C. Article 6.8(O) Parking Area Landscaping: Shall apply with the following modifications:

i. Interior Parking Area Landscaping: A minimum of one (1)

interior Parking Area island shall be required per twenty (20) Parking Spaces.

- ii. Perimeter Parking Area Landscaping: ~~If Perimeter Parking area Landscaping is required, then~~ The minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of Parking Area length. Plantings may be clustered in an aesthetically pleasing manner.

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~~K.D.~~ Article 6.8(L) Foundation Planting: Shall apply with the following modifications:

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- i. ~~i.~~ Installation of plant materials along the rear (north) building façade shall take place at the time of the second phase building expansion after all building expansion phases are complete.

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~~E.~~ Article 6.12 Outside Storage and Display: Shall apply except that outdoor gymnastics, playground equipment, and athletic-related facilities such as tennis courts may be located within the Established Front Yard.

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ALL OF WHICH IS ORDAINED/RESOLVED THIS DD DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
<u>Jim Ake</u>	<u>Jim Ake</u>	<u>Jim Ake</u>
<u>James J. Edwards</u>	<u>James J. Edwards</u>	<u>James J. Edwards</u>
<u>Steven Hoover</u>	<u>Steven Hoover</u>	<u>Steven Hoover</u>
<u>Robert L. Horkay</u>	<u>Robert L. Horkay</u>	<u>Robert L. Horkay</u>
<u>Mark F. Keen</u>	<u>Mark F. Keen</u>	<u>Mark F. Keen</u>
<u>Charles Lehman</u>	<u>Charles Lehman</u>	<u>Charles Lehman</u>
<u>Cindy L. Spoljaric</u>	<u>Cindy L. Spoljaric</u>	<u>Cindy L. Spoljaric</u>

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-09** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-09**
this _____ day of _____, 2019.

I hereby VETO **ORDINANCE 19-09**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

Casey Wright
casey@theninjazone.com
317-506-5750 Mobile

Tate Schuetz
tate@theninjazone.com
317-371-9084 Mobile

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: Pamela L. Howard.

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

~~This description includes one (1) parcel of land:~~

~~**PARCEL ID: 29-05-26-001-003.002-015**~~

~~**Section 0** Grand Park Blvd, an addition to the City of Westfield, Hamilton County, Indiana, as per plat thereof, recorded December 17, 2014, as Instrument 2014057320, in the Office of the Recorder of Hamilton County, Indiana.~~

~~Tax Parcel #08-05-26-00-01-003.102: A part of -Lot 7, replat of Lot 3 Grand Park Subdivision, the plat of which is recorded in Instrument No. 2015039870, Plat Cabinet 5, Slide 370 in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows and prepared by Terry D. Wright, PS #970013 of Hamilton Designs for Project #2019-022 on July 29, 2019:~~

~~Beginning at the Southwest Corner of said Lot 7; thence along the West line thereof North 00 degrees 12 minutes 07 seconds West 701.73 feet to the North line of said Lot 7; thence along said North line South 89 degrees 43 minutes 01 seconds East 248.00 feet; thence South 00 degrees 12 minutes 07 seconds East 699.63 feet to the South line of said Lot 7; thence North 89 degrees 47 minutes 53 seconds West 247.99 feet to the Point of Beginning; containing 3.99 acres, more or less.~~

EXHIBIT B
CONCEPT PLAN

Preview

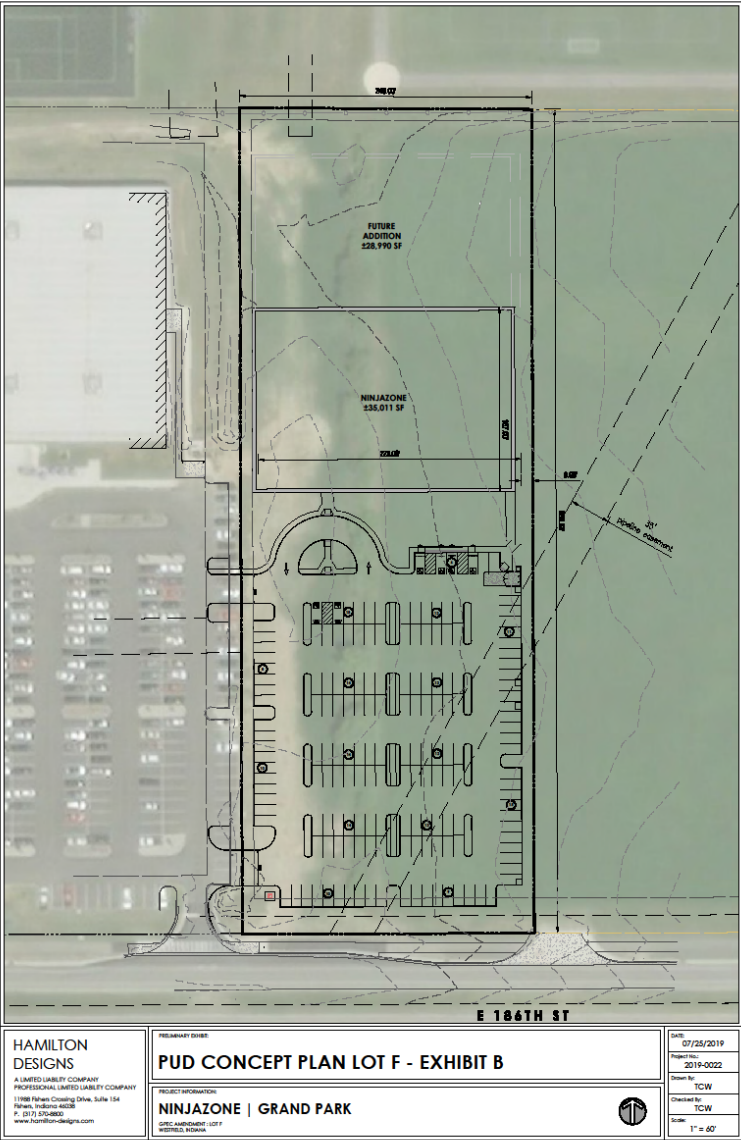
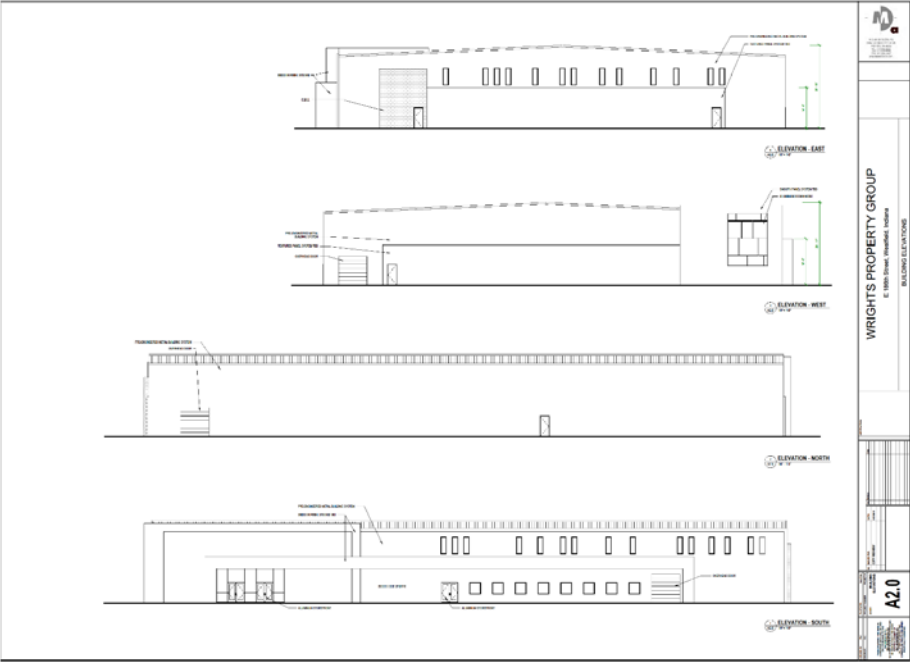


EXHIBIT C
CHARACTER EXHIBIT

~~See Following~~ [2P](#)



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E 186th Street, Westfield, Indiana

BUILDING ELEVATIONS



CERTIFICATION:

[illegible]

CHECKED BY:	PW	DATE
DRAWN BY:	RK	DATE

PROJECT # _____

PROJECT NUMBER: _____

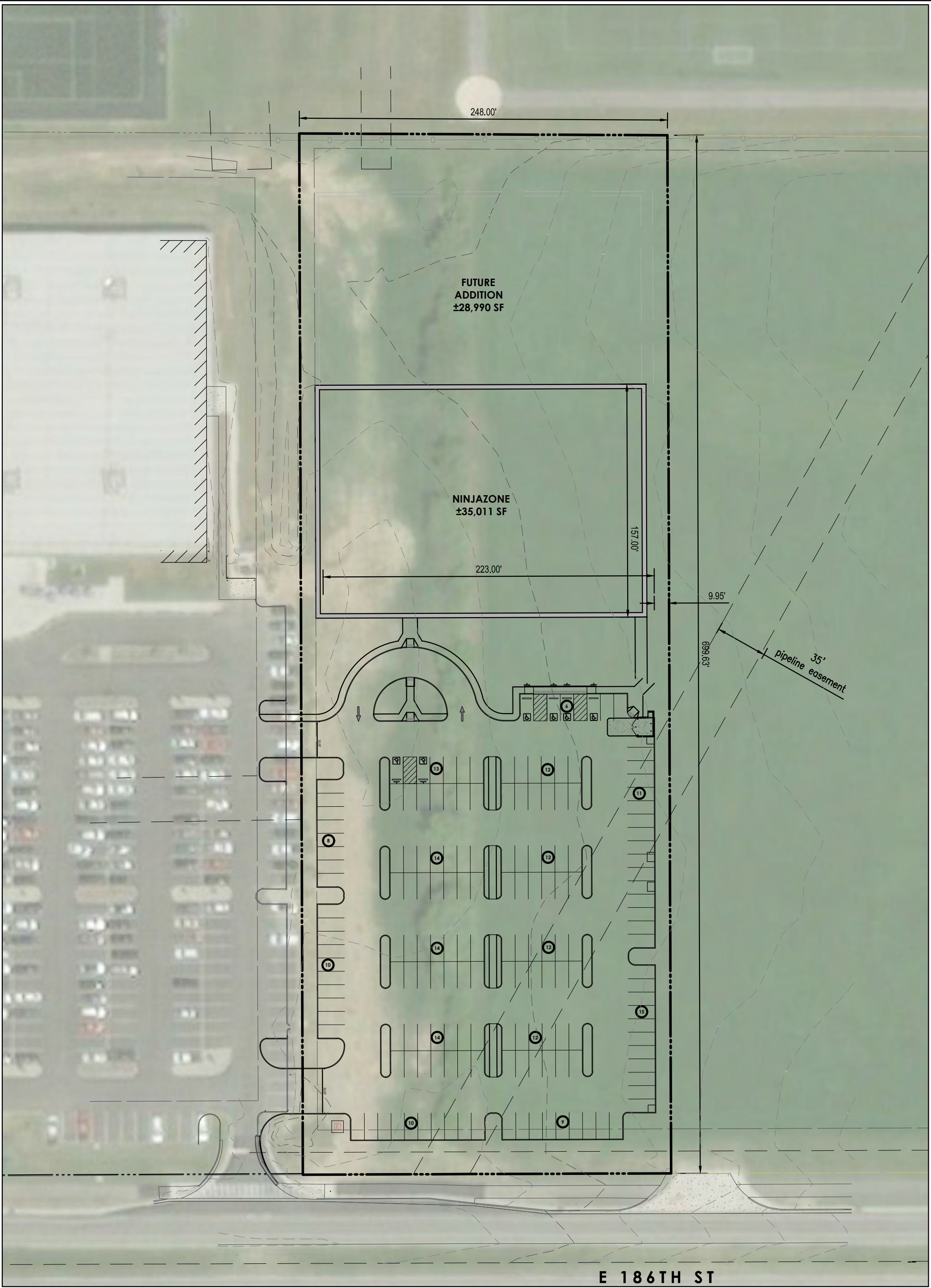
SHEET: _____

**BUILDING
ELEVATIONS**

A2.0

THESE DRAWINGS ARE GIVEN IN CONFERENCE AND SHALL BE USED WITH NO OTHER RIGHTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER COPYRIGHT AND TRADEMARK PERMISSIONS. ANY UNAUTHORIZED REPRODUCTION OR MODIFICATION IS SPECIFICALLY PROHIBITED.

M.D. ARCHITECTS, P.C.
 1001 EAST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.MDARCHITECTS.COM



**HAMILTON
DESIGNS**

A LIMITED LIABILITY COMPANY
PROFESSIONAL LIMITED LIABILITY COMPANY
11988 Fishers Crossing Drive, Suite 154
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

PRELIMINARY EXHIBIT:

PUD CONCEPT PLAN LOT F - EXHIBIT B

PROJECT INFORMATION:

NINJAZONE | GRAND PARK

GPEC AMENDMENT : LOT F
WESTFIELD, INDIANA



DATE:
07/25/2019

Project No.:
2019-0022

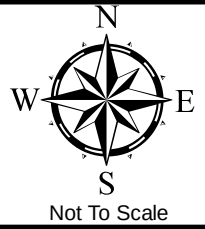
Drawn By:
TCW

Checked By:
TCW

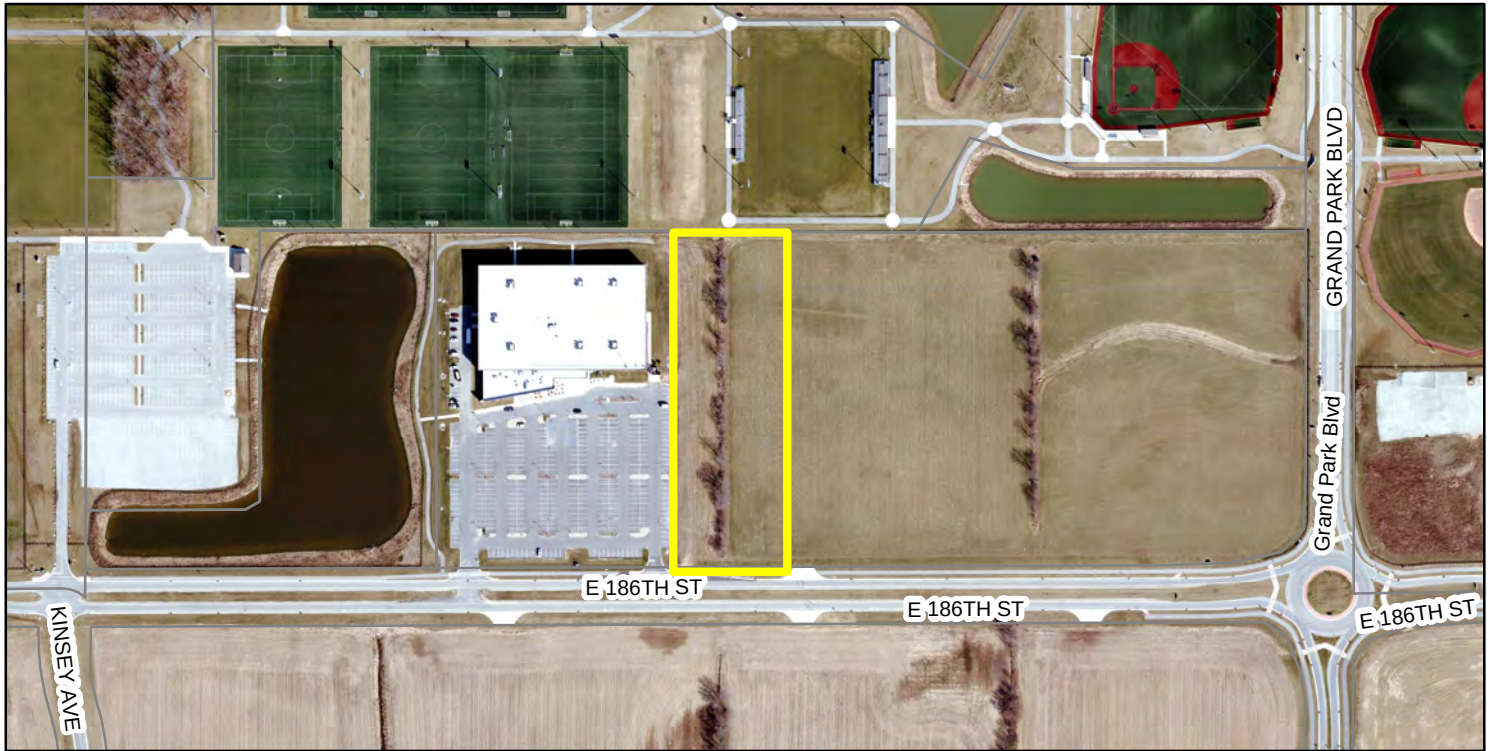
Scale:
1" = 60'



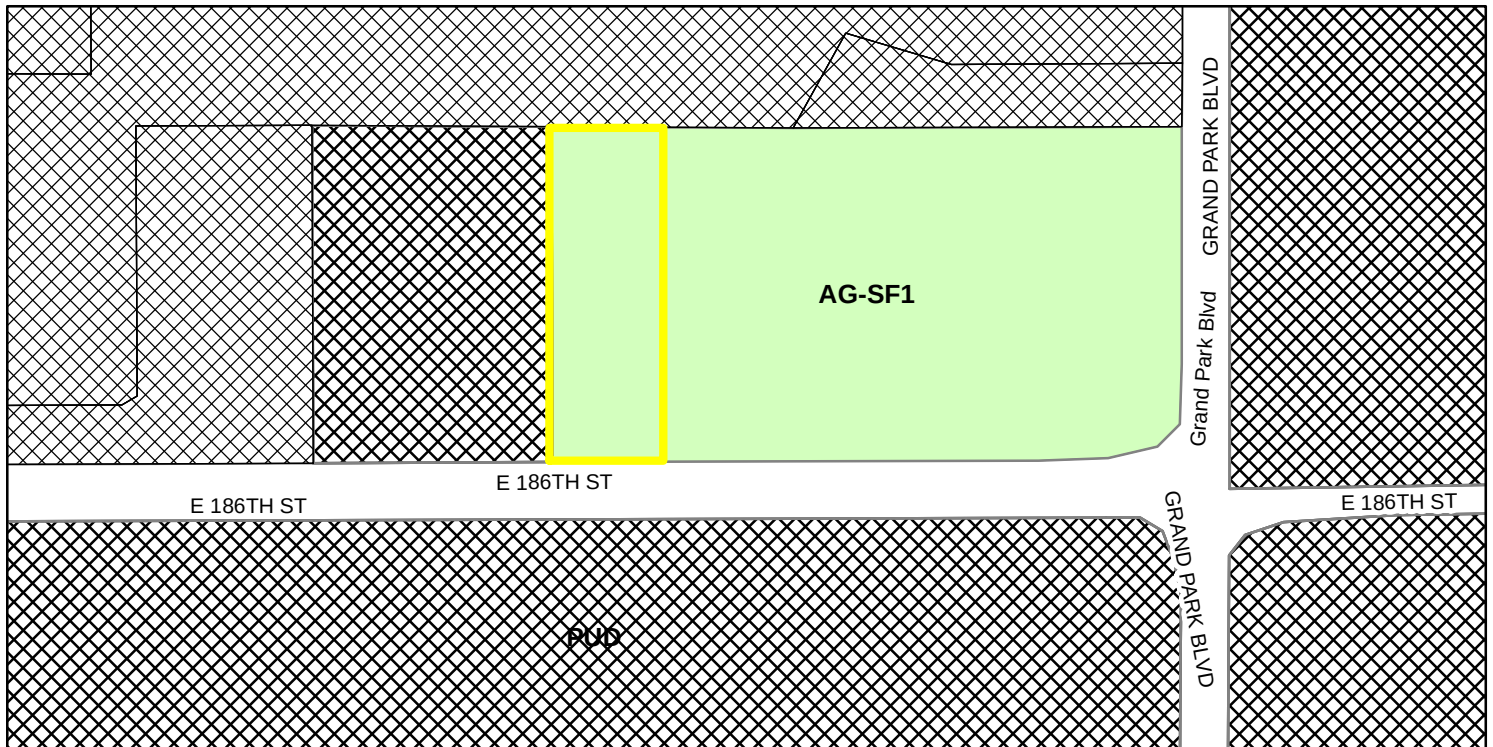
Property Location Map
Wrights Property Group at
Grand Park PUD
1909-PUD-26



Aerial Location Map



Zoning Map



NinjaZone Grand Park

Date: August 2, 2019

Project: NinjaZone indoor obstacle courses

Property: 4 acres located in Grand Park directly east of the Pacers Athletic Center, Westfield, IN 46074. The property will consist of a 35,011 square foot building, outdoor play area, and 172 parking spaces, servicing both NinjaZone and the Pacers Athletic Center. The two developments will share a common entrance onto E 186th Street and there will be three cross access drives between the facilities. A future building expansion has been accounted for in the development plans and will be located directly north of the first addition. Stormwater runoff will be collected and conveyed to the municipal stormwater system off-site. The building materials will be a mix of steel framed structure with fabric and metal, with attenuation in form and materials provided along the faces of the building. Proper emergency exits will be provided and will be reflected in the final plans.

Owner: Wrights Property Group

1064 Greenwood Springs Boulevard

Greenwood, Indiana 46143

Business: NinjaZone consists of a combination of gymnastics training and obstacle courses for children ages three to eleven. The gym will be class based, with primary hours of operation of 4-8 pm Monday through Friday, 9 am to 12 pm Saturday, and by appointment Saturday and Sunday afternoon. A skeleton staff operates from 9 am to 1 pm Monday through Friday. NinjaZone currently serves 475 families, with an expected increase of 35%. It is expected that several patrons will carpool to practice, and many individuals will be dropped off for a three-hour period. Parking needs are comparable to other similar indoor gymnastics facilities.

If you have further questions or concerns, please do not hesitate to contact us.

NinjaZone

Tate Schuetz, CFO

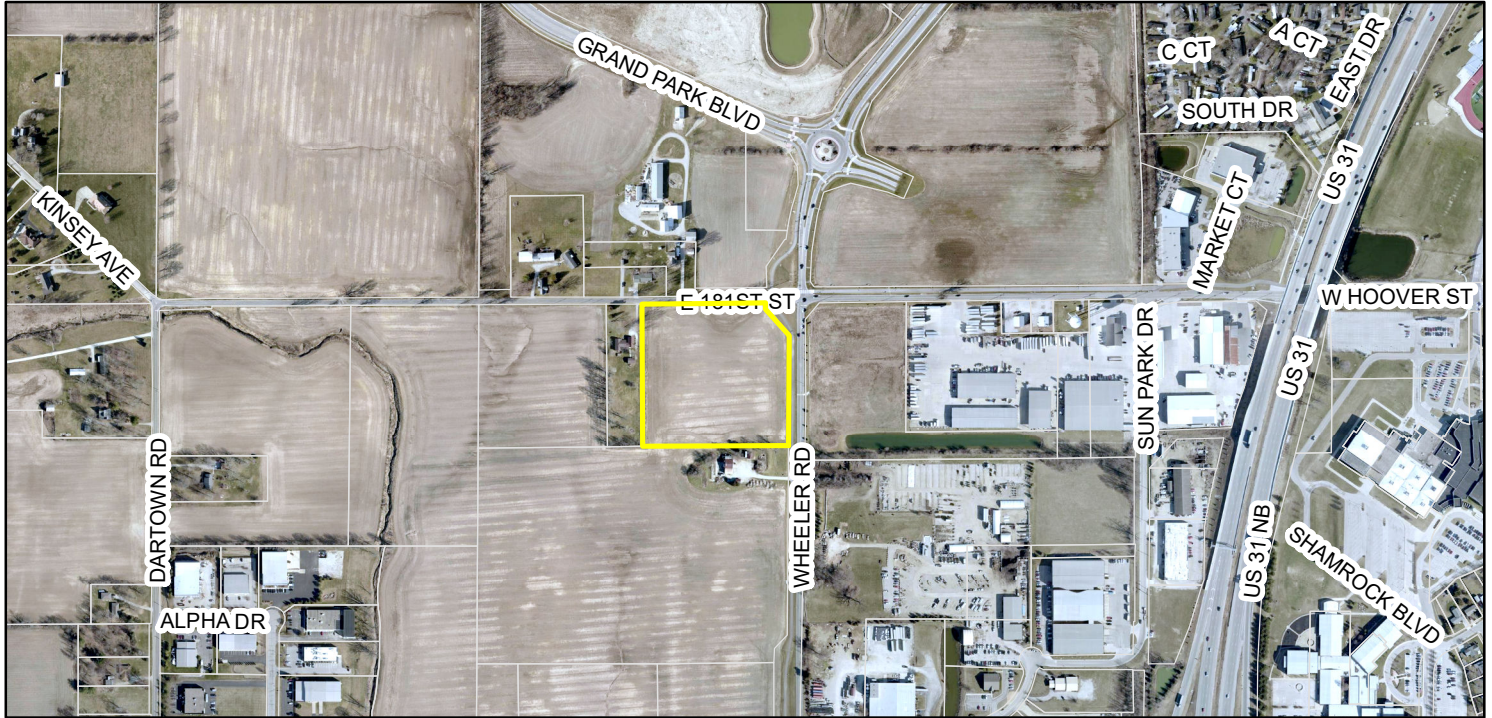
tate@theninjazone.com



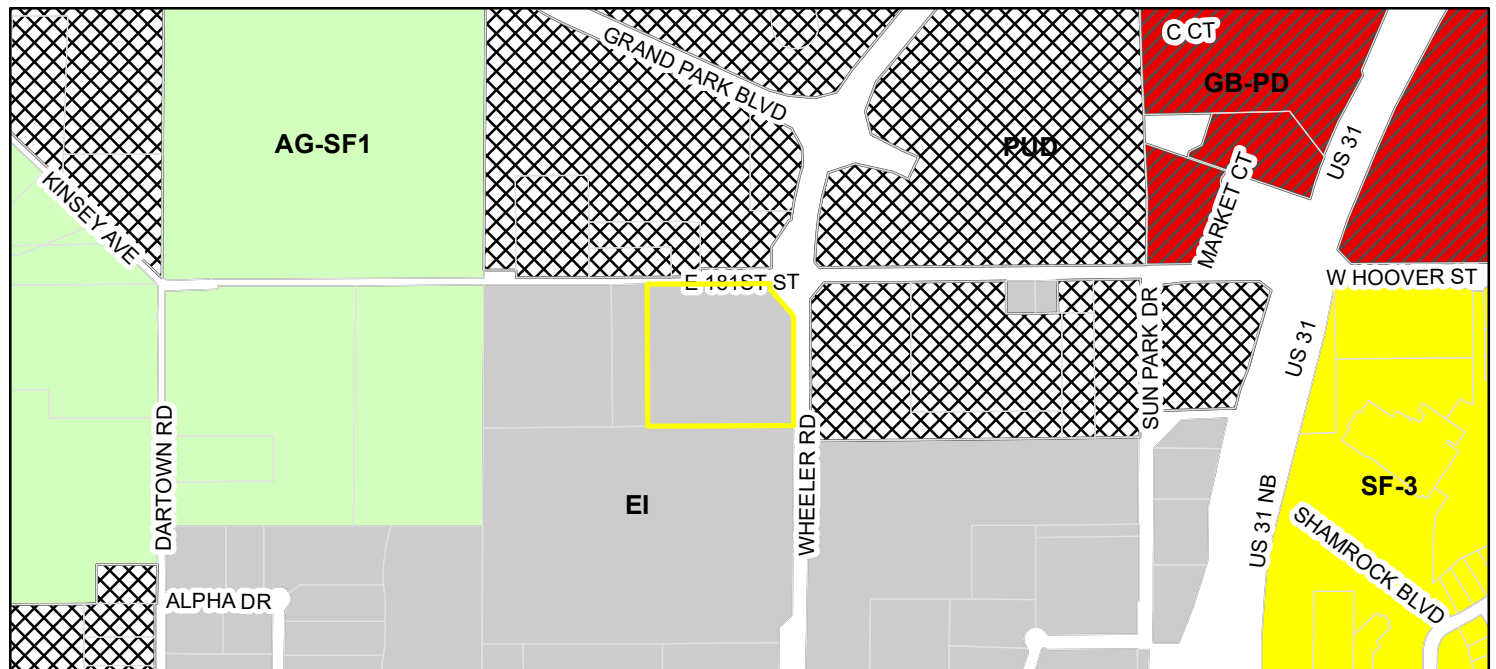
Property Location Map
Westfield Washington Schools Natatorium
Planned Unit Development
1912-PUD-46



Aerial Location Map



Zoning Map



- Parcel
- Zoning - All**
- Zoning**
- AG-SF1 (Agriculture - Single Family - 1)
 - EI (Enclosed Industrial)
 - GB-PD (General Business - Planned Development)
 - PUD (Planned Unit Development)
 - SF-3 (Single Family - 3)

**COMMITMENT CONCERNING USE
AND DEVELOPMENT OF REAL ESTATE**

Document Cross Reference No. 2019-43439

Wright's Property Grand Park, LLC (the "**Applicant**") makes the following commitments to the Common Council for the City of Westfield, Hamilton County, Indiana, in connection with the use and development of real estate generally located at 470 E. 186th Street, Westfield, Indiana 46074, and more particularly described in Exhibit A, attached hereto and incorporated herein (the "**Real Estate**").

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, Article 10.6 Commitments of the Unified Development Ordinance provides that an Applicant may be required or allowed to make a commitment as a condition to the use or development of real estate in connection with the approval of a change of zoning proposal;

WHEREAS, on September 3, 2019, the Westfield-Washington Township Advisory Plan Commission (the "**Plan Commission**") held a public hearing concerning the Applicant's petition requesting a change of zoning for the Real Estate from the Agriculture / Single-Family Rural District to the "Wrights Property Group at Grand Park PUD District" Planned Unit Development District, numbered and docketed as 1904-PUD-05 (Ordinance 19-39) (the "**Ordinance**");

WHEREAS, on October 7, 2019, the Plan Commission forwarded the Ordinance to the Common Council of the City of Westfield, Hamilton County, Indiana (the "**Common Council**") with a favorable recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, as a condition to approving the Ordinance, the Common Council seeks a commitment by Applicant pertaining to the parking of vehicles along 186th Street adjacent to the Real Estate, and Applicant desires to make said commitment as further defined herein (the "**Commitment**");

NOW, THEREFORE, the Applicant hereby makes the following commitment regarding the use and development of the Real Estate:

Section 1. Description of Real Estate. This Commitment shall apply to the Real Estate and the use of real property adjacent thereto within the public right-of-way of 186th Street.

Section 2. Statement of Commitment. The Applicant hereby makes the following binding Commitment: The Applicant shall inform its patrons and employees not to park their vehicles within the right-of-way of 186th Street adjacent to the Real Estate.

Section 3. Binding Effect. This Commitment shall continue in effect until modified, terminated, or satisfied, as set forth herein. This Commitment is binding upon the Applicant, each owner of the Real Estate, each subsequent owner of the Real Estate, and each other person acquiring an interest in the Real Estate, unless modified, terminated, or satisfied.

Section 4. Recording. The Applicant shall record this Commitment in the Office of the Recorder of Hamilton County, Indiana. The Applicant shall return a copy of the recorded Commitment to the City prior to the issuance of an Improvement Location Permit for the Real Estate.

Section 5. Enforcement. This Commitment may be enforced by the City.

Section 6. Modification or Termination of Commitment. Except as set forth below, this Commitment may be modified or terminated only in accordance with the Unified Development Ordinance.

Section 7. Effective Date. The Commitment contained herein shall be in full force and effect upon the approval of the Ordinance by the Council.

[Signature page follows.]

IN WITNESS WHEREOF, Wright's Property Grand Park, LLC, has caused this Commitment to be executed as of this _____ day of _____, 2019.

APPLICANT:

Wright's Property Grand Park, LLC

By: Casey Wright, its duly authorized Member

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing Commitment.

Witness my hand and Notarial Seal this ____ day of _____, 2019.

My Commission Expires:

Signature of Notary Public

Residing in _____ County, Indiana

Printed Name

This document prepared by: Matthew S. Skelton, Attorney at Law, 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

“Real Estate”

Tax Parcel #08-05-26-00-01-003.102: A part of Lot 7, replat of Lot 3 Grand Park Subdivision, the plat of which is recorded in Instrument No. 2015039870, Plat Cabinet 5, Slide 370 in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows and prepared by Terry D. Wright, PS #970013 of Hamilton Designs for Project #2019-022 on July 29, 2019:

Beginning at the Southwest Corner of said Lot 7; thence along the West line thereof North 00 degrees 12 minutes 07 seconds West 701.73 feet to the North line of said Lot 7; thence along said North line South 89 degrees 43 minutes 01 seconds East 248.00 feet; thence South 00 degrees 12 minutes 07 seconds East 699.63 feet to the South line of said Lot 7; thence North 89 degrees 47 minutes 53 seconds West 247.99 feet to the Point of Beginning; containing 3.99 acres, more or less.

ORDINANCE 19-59

Spring Mill Station SWC PUD Amendment I

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

This is a Planned Unit Development District Ordinance (to be known as Spring Mill Station SWC) to amend the Westfield-Washington Township UDO 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 Zoning Ordinance;

WHEREAS, The Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted Ordinance 19-59, Spring Mill Station SWC Planned Unit Development Ordinance on March 26, 2018 (the “Spring Mill Station SWC Planned Unit Development”);

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Petition No. 1911-PUD-43), filed with the Commission requesting an amendment to the Unified Development Ordinance and the Spring Mill Station SWC Planned Unit Development with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “Real Estate”);

WHEREAS, the Commission forwarded Petition No. 1911-PUD-43 to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a favorable recommendation (7-0) 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 November 7, 2019; 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 Zoning Ordinance and Zoning Map are 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, and (ii) the Spring Mill Station SWC Planned Unit Development, and (iii) 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 or the Spring Mill Station SWC Planned Unit Development.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-reference 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 Chapter 6: Development Standards as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below. In addition, the follow shall apply:

- 2.1 Architectural Character Exhibit:
 - A. The standards of Article 6.3(E) shall not apply, instead the real estate shall be developed in substantial compliance with the elevations in **Exhibit B.**

[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
_____, 2019.**

**WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Joe Edwards

Joe Edwards

Joe Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark Keen

Mark Keen

Mark Keen

Chuck Lehman

Chuck Lehman

Chuck Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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: David C. George.

This Instrument prepared by: David C. George
Westfield Residential Investors, LLC.
111 Monument Circle, Suite 900
Indianapolis, IN 46204

I hereby certify **ORDINANCE 19-59** was delivered to the Mayor of Westfield on the _____ day of _____, 2019.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 19-59
this _____ day of _____, 2019.

I hereby VETO ORDINANCE 19-59
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LAND DESCRIPTION

A part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East of the Second Principal Meridian in the Town of Westfield, Hamilton County, Indiana, being a part of that 3.118 acre tract of land shown on the plat of an ALTA Land Title Survey of said tract certified by Robert Jason Coyle, PS #LS20900155 as Banning Engineering's project number 19127 and a part of Block "A" in Spring Mill Station per plat thereof recorded in Plat Cabinet 5, Slide 628 in the Office of the Recorder of said county (all references to monuments and courses herein are as shown on said plats of survey) described as follows:

BEGINNING at a 5/8" rebar with cap stamped "Schneider Firm #0001" marking the southwest corner of said Northeast Quarter Quarter; thence North 00 degrees 12 minutes 11 seconds East along the west line of said Northeast Quarter Quarter 941.07 feet to the westerly prolongation of the south line of Lot 1 in said Spring Mill Station; thence North 89 degrees 27 minutes 08 seconds East along said westerly prolongation and south line 623.26 feet to a 5/8" rebar with cap stamped "Banning Eng. Firm #0060" (hereinafter referred to as "capped rebar") on the west right-of-way line of Spring Mill Depot Drive per said plat of Spring Mill Station; thence the following three (3) calls along the west and south right-of-way lines of said Spring Mill Depot Drive: 1) South 00 degrees 12 minutes 08 seconds West 403.41 feet to the beginning of a tangent curve to the left having a radius of 184.00 feet and a central angle of 89 degrees 48 minutes 01 seconds; 2) south, southeast and east along the arc of said curve 288.39 feet; 3) South 89 degrees 35 minutes 53 seconds East 234.06 feet; thence South 00 degrees 24 minutes 07 seconds West 187.68 feet; thence South 64 degrees 20 minutes 56 seconds West 141.02 feet; thence South 00 degrees 25 minutes 11 seconds East 93.21 feet to a capped rebar; thence South 89 degrees 18 minutes 50 seconds West 26.61 feet to a capped rebar; thence South 00 degrees 24 minutes 07 seconds West 8.25 feet to a capped rebar on the south line of said Northeast Quarter Quarter; thence South 89 degrees 33 minutes 30 seconds West along said south line 887.50 feet to the POINT OF BEGINNING, containing 16.623 acres, more or less.

NO. _____ Date: 10/14/19 Project No. 4401 Drawn By: KAC Revision: _____	SHEET TITLE BUILDING ELEVATION 1 - EXTERIOR BUILDING TYPE I - ROOF PLAN	PROJECT LOCATION SPRING HILL STATION APARTMENTS WESTFIELD, INDIANA	PROJECT INFORMATION ARCHITECTURE + INTERIOR DESIGN VISION II DESIGN STUDIO, INC. 1364 GOLDEN PINE CHURCH, GREENWOOD, IN 46140 317.766.8768 www.visioniidesignstudio.com © 2019 Vision II Design Studio	PROJECT NO. 4401 DATE: 10/14/19 DRAWN BY: KAC REVISION: _____	A401
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Architectural drawings of a building exterior, including elevations and sections. The drawings are labeled "BUILDING TYPE I - SIDE EXTERIOR ELEVATION" and "BUILDING TYPE I - REAR EXTERIOR ELEVATION". The drawings show a multi-story building with a gabled roof, multiple windows, and a central entrance. The drawings are oriented vertically on the page.

1 BUILDING TYPE I - SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

2 BUILDING TYPE I - SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

3 BUILDING TYPE I - REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

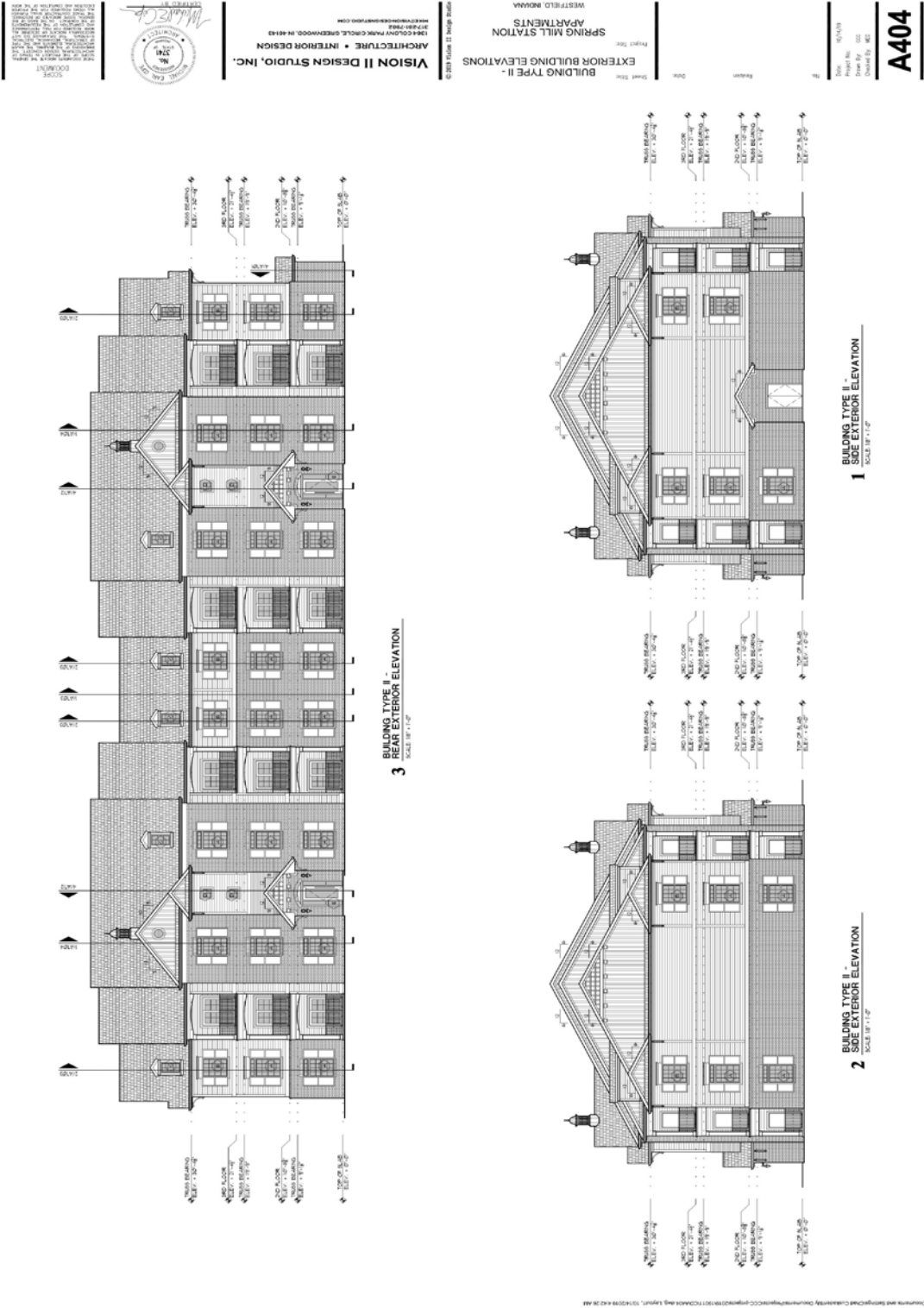
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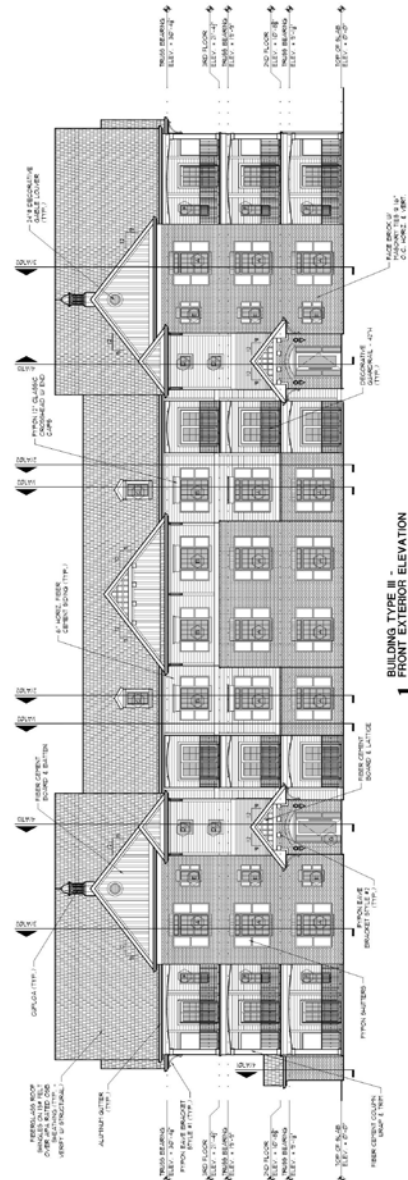
WESTFIELD, INDIANA
SPRING MILL STATION
APARTMENTS
Project Title
Sheet Title
Date
Revision
No.
Date
Project No.
Scale
Title
Author
Check
Date
Project No.
Scale
Title
Author
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Project No.
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Title
Author
Check
Date

ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA

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EXHIBIT B
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



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[illegible]

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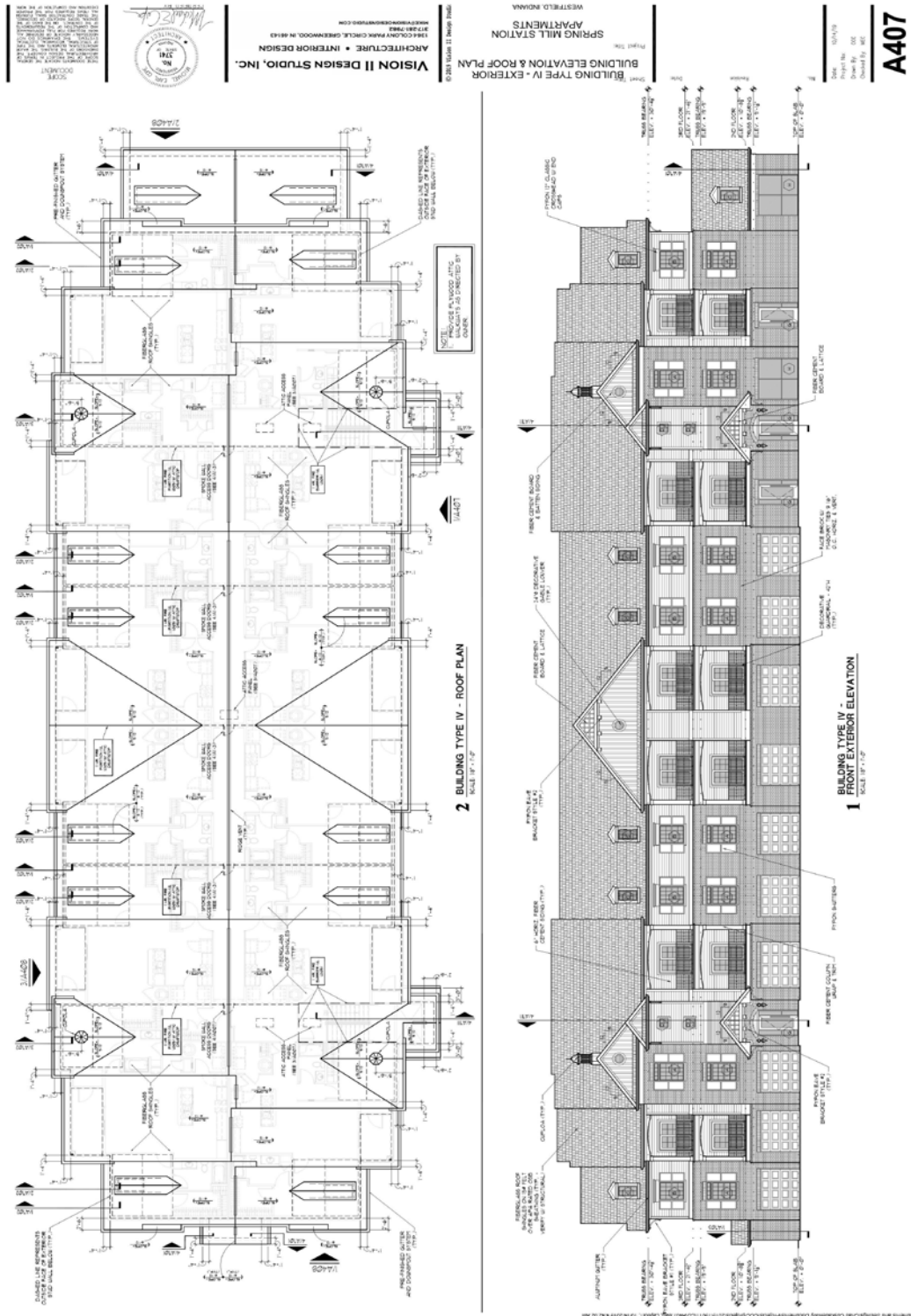
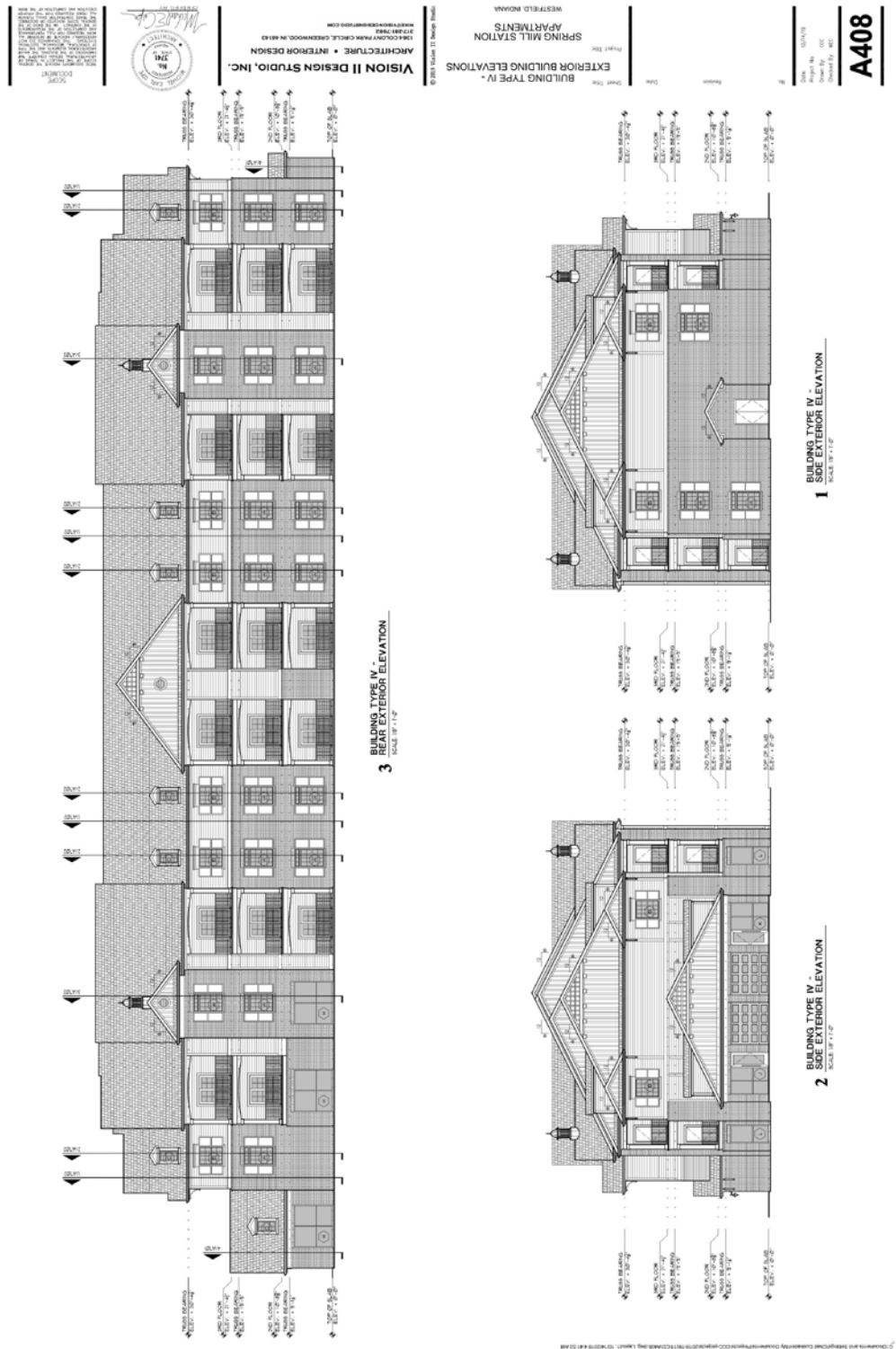
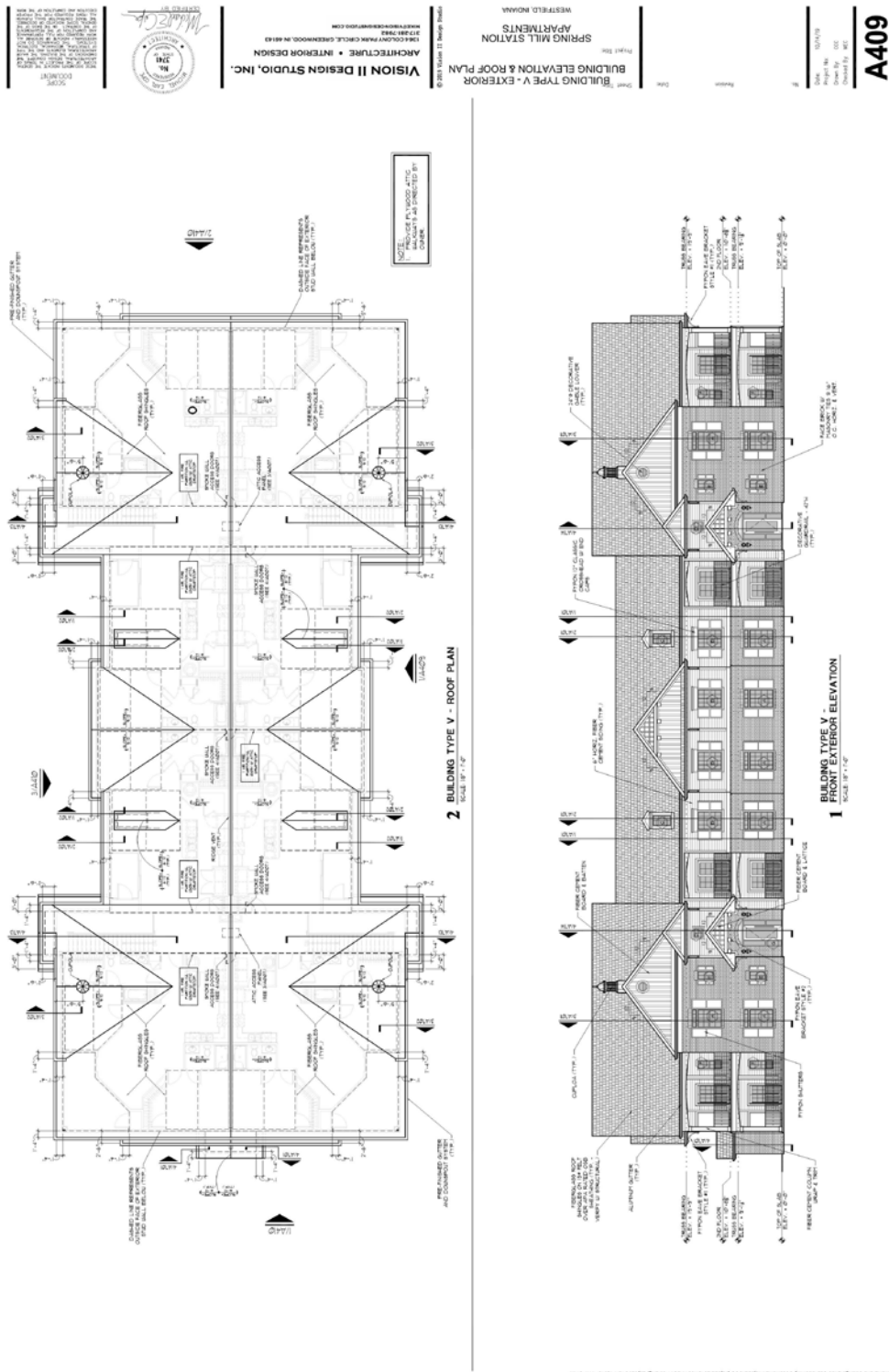


EXHIBIT B
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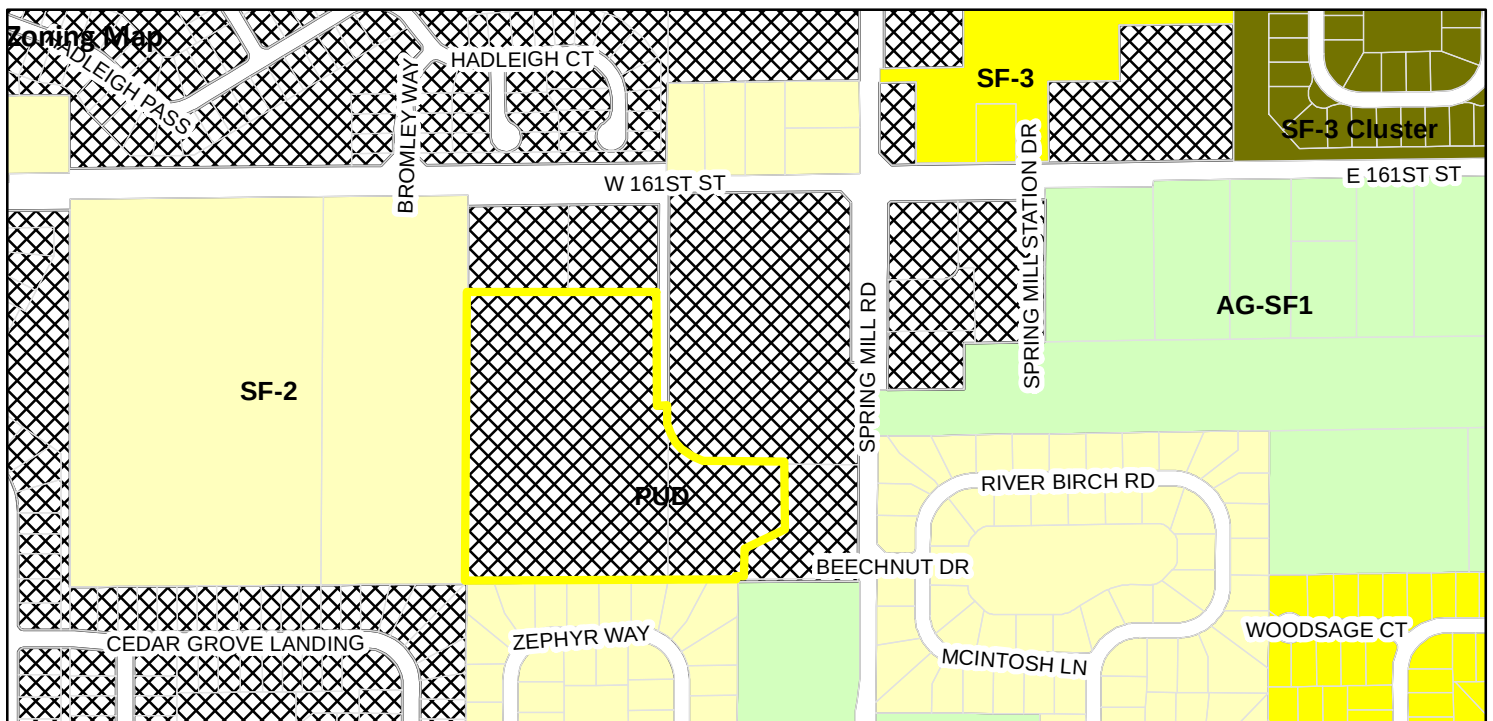
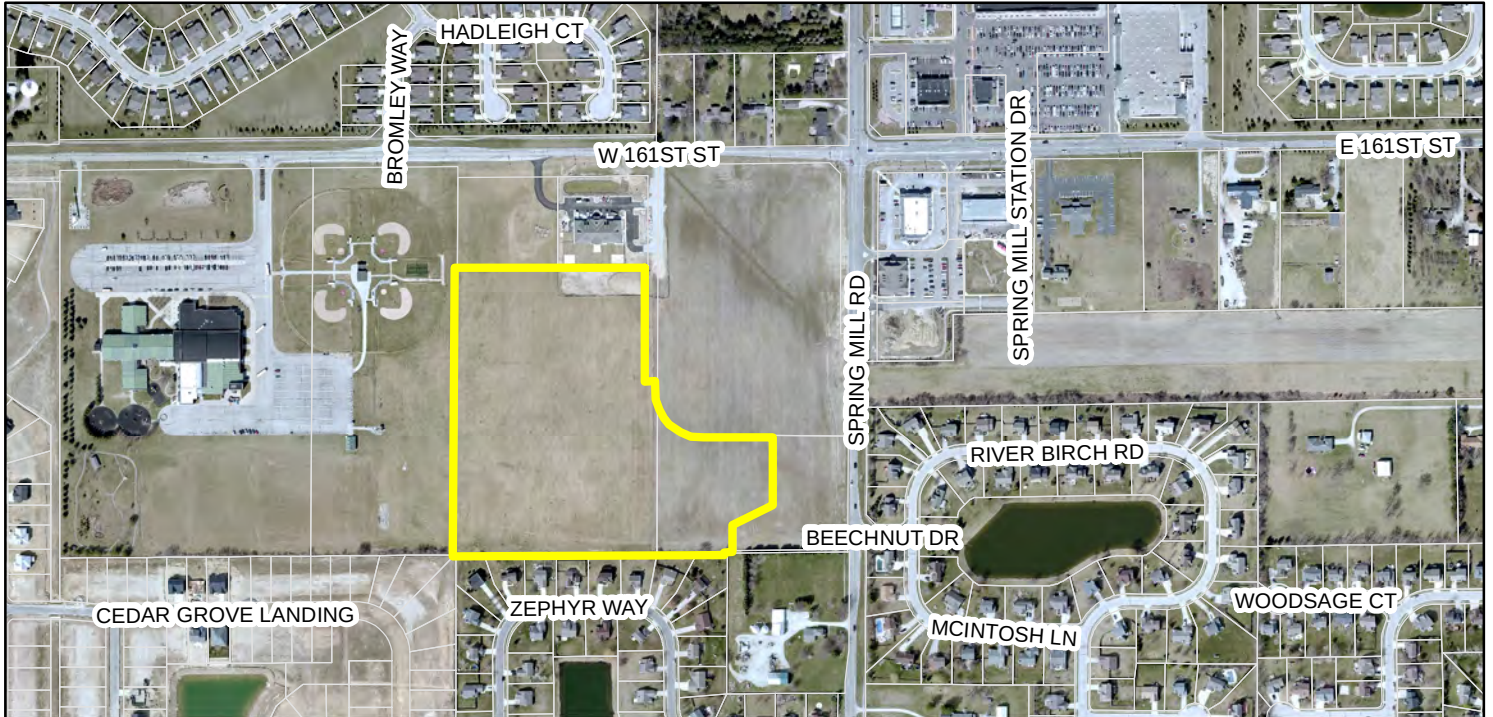
Property Location Map

Spring Mill Station SWC PUD Amendment I

1911-PUD-43



Aerial Location Map



Zoning

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

- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-3 Cluster

EXHIBIT B





3 BUILDING TYPE I -
REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE I -
SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE I -
SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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BUILDING TYPE I -
EXTERIOR BUILDING ELEVATIONS
SPRING MILL STATION
APARTMENTS
WESTFIELD, INDIANA

Sheet Title: EXTERIOR BUILDING ELEVATIONS
Project Title: SPRING MILL STATION APARTMENTS
Date: 10/24/19
Drawn By: GSC
Checked By: MCL

A402

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A403



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EXHIBIT B



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**BUILDING TYPE II -
EXTERIOR BUILDING ELEVATIONS**
SPRING MILL STATION
APARTMENTS
WESTFIELD, INDIANA

Sheet Size: 11x17
Project No: 1014/19

Date: 10/14/19

Drawn By: GCS

Checked By: MCI

10/14/19

10/14/19

10/14/19

10/14/19

10/14/19

10/14/19

10/14/19

10/14/19

10/14/19

10/14/19



**3 BUILDING TYPE II -
REAR EXTERIOR ELEVATION**
SCALE 1/8" = 1'-0"



**2 BUILDING TYPE II -
SIDE EXTERIOR ELEVATION**
SCALE 1/8" = 1'-0"



**1 BUILDING TYPE II -
SIDE EXTERIOR ELEVATION**
SCALE 1/8" = 1'-0"

SCOPE DOCUMENT

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Sheet Title: **BUILDING TYPE III - EXTERIOR
BUILDING ELEVATION & ROOF PLAN**

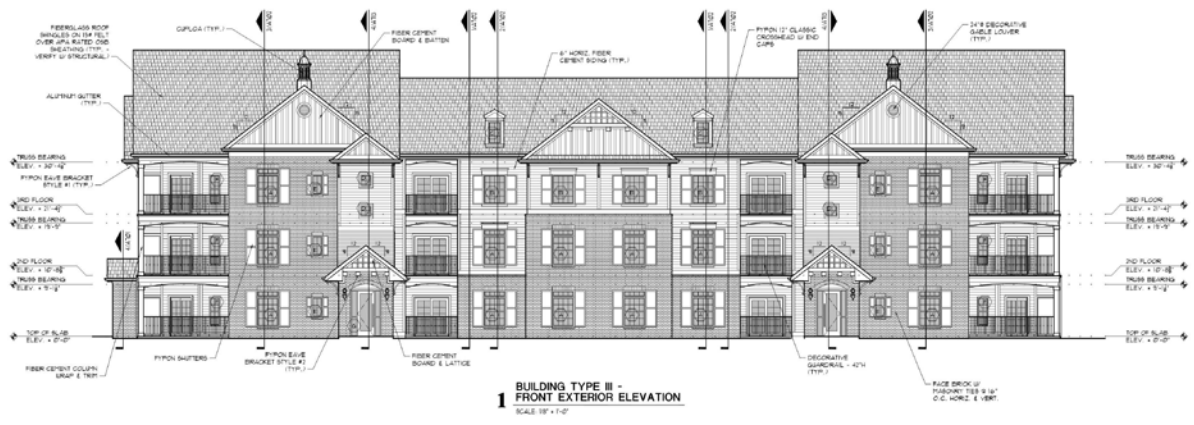
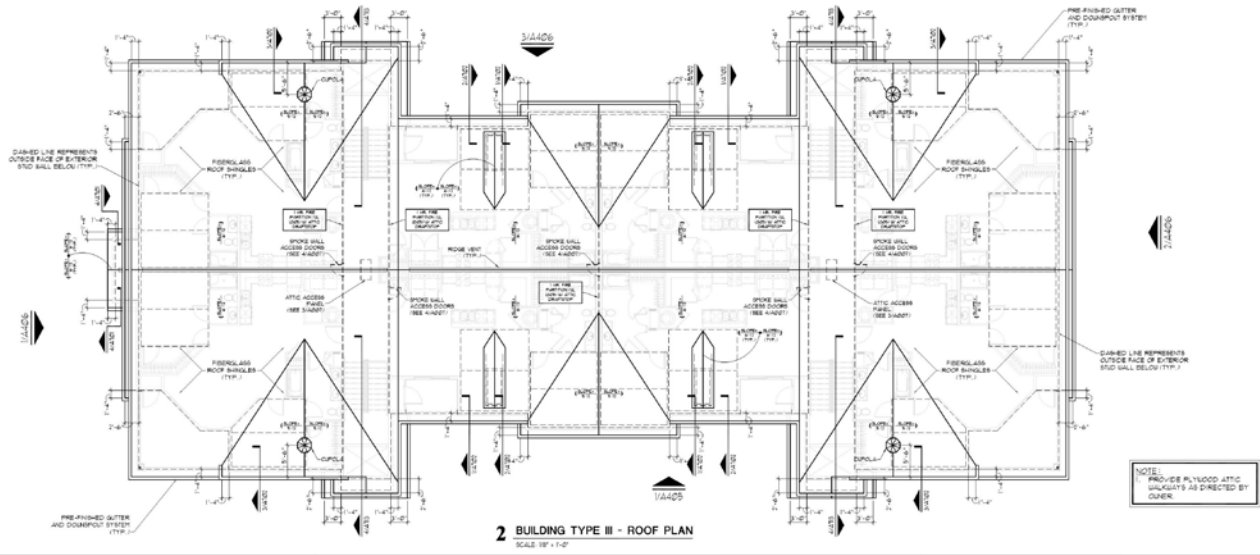
Project Title: **SPRING MILL STATION
APARTMENTS**

WESTFIELD, INDIANA

No.	Revision	Code
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Date: 10/14/99
Project No:
Drawn By: CCG
Checked By: WEC

A405



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**BUILDING TYPE IV - EXTERIOR
 BUILDING ELEVATION & ROOF PLAN**
 SPRING MILL STATION
 APARTMENTS
 WESTFIELD, INDIANA

Drawn: [Signature]
 Project No: [Number]
 Date: 10/14/19
 Drawn By: [Initials]
 Checked By: [Initials]

A407

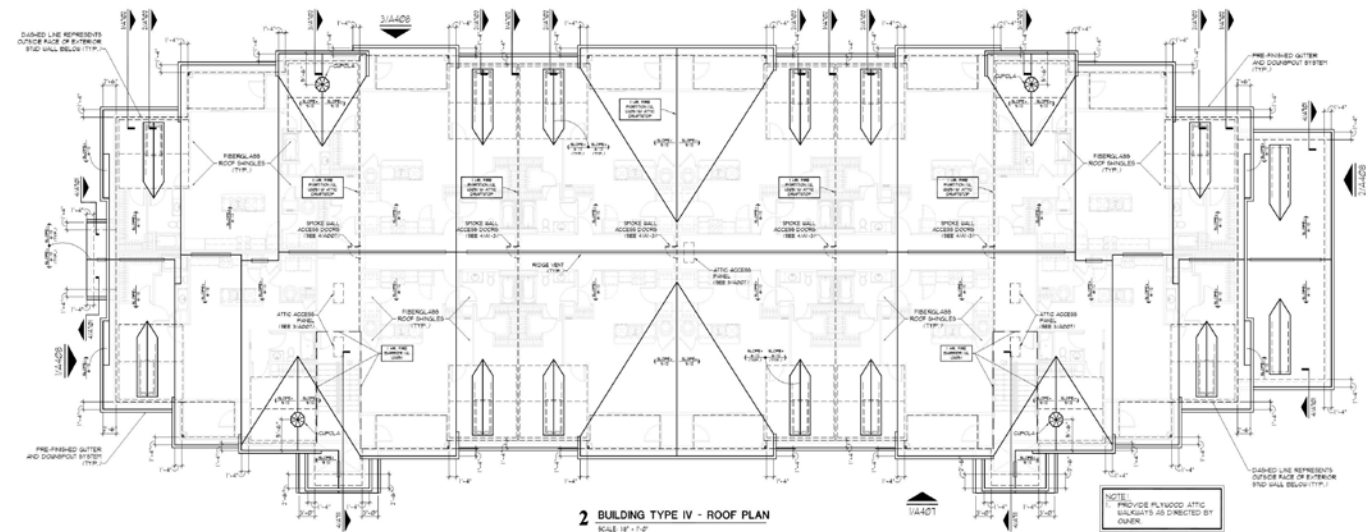


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Seal of the State of Indiana
Professional Engineer
No. 12345
Exp. 12/31/2025
M. J. Smith
P.E.

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BUILDING TYPE IV -
EXTERIOR BUILDING ELEVATIONS
SPRING MILL STATION
APARTMENTS
WESTFIELD, INDIANA

Date: 10/14/19
Project No:
Drawn By: CC
Checked By: MC

A408

The figure contains three architectural drawings of a building, labeled 1, 2, and 3. Each drawing includes vertical level callouts on its left and right sides.

- 3 BUILDING TYPE IV - REAR EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"
Levels (left to right):
 - TRUSS BEARING ELEV. + 30'-4"
 - 2ND FLOOR ELEV. + 12'-0"
 - TRUSS BEARING ELEV. + 15'-0"
 - 1ST FLOOR ELEV. + 10'-0"
 - TRUSS BEARING ELEV. + 8'-0"
 - TOP OF SLAB ELEV. + 2'-0"
- 2 BUILDING TYPE IV - SIDE EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"
Levels (left to right):
 - TRUSS BEARING ELEV. + 30'-4"
 - 2ND FLOOR ELEV. + 12'-0"
 - TRUSS BEARING ELEV. + 15'-0"
 - 1ST FLOOR ELEV. + 10'-0"
 - TRUSS BEARING ELEV. + 8'-0"
 - TOP OF SLAB ELEV. + 2'-0"
- 1 BUILDING TYPE IV - SIDE EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"
Levels (left to right):
 - TRUSS BEARING ELEV. + 30'-4"
 - 2ND FLOOR ELEV. + 12'-0"
 - TRUSS BEARING ELEV. + 15'-0"
 - 1ST FLOOR ELEV. + 10'-0"
 - TRUSS BEARING ELEV. + 8'-0"
 - TOP OF SLAB ELEV. + 2'-0"

Version | 10.24.19

Page | 13

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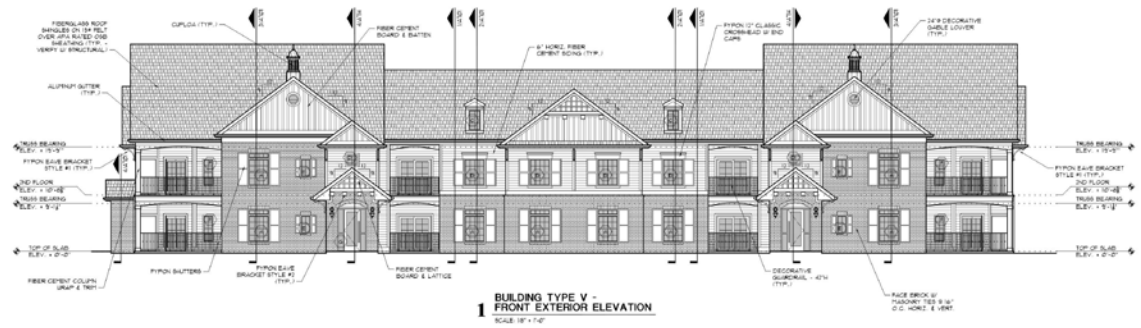
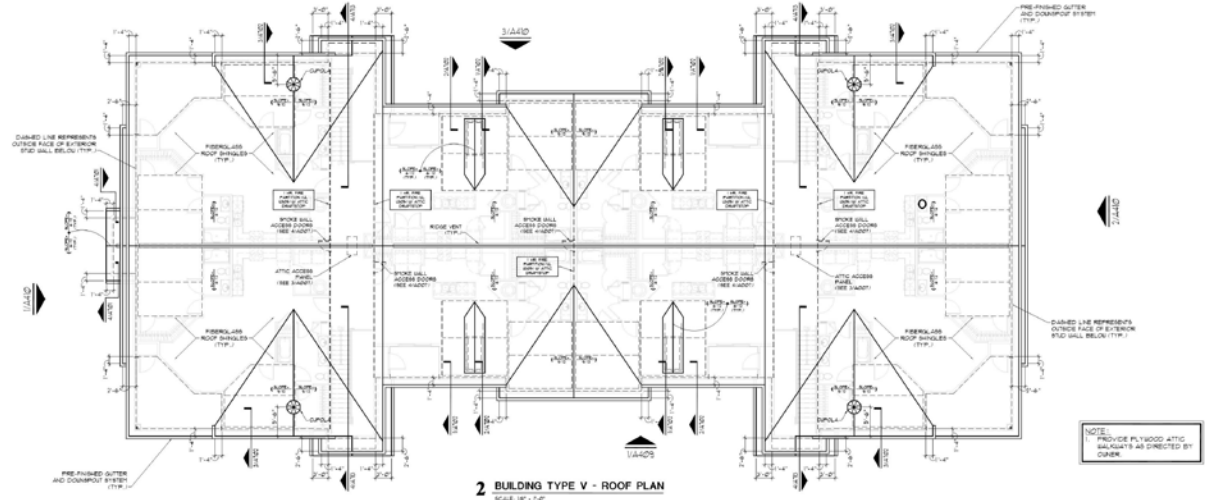
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BUILDING TYPE V - EXTERIOR
BUILDING ELEVATION & ROOF PLAN
SPRING MILL STATION
APARTMENTS
WESTFIELD, IOWA

Date: 10/1/19
Project No: 1901
Drawn By: JCC
Checked By: JCC

A409



ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA

EXHIBIT B



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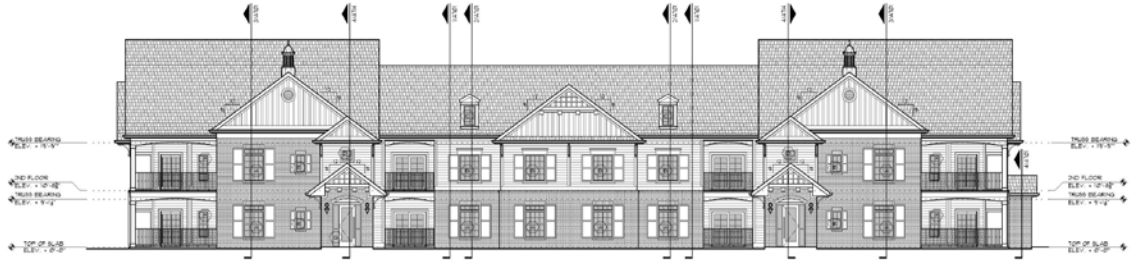
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**BUILDING TYPE V -
EXTERIOR BUILDING ELEVATIONS**
SPRING MILL STATION
APARTMENTS
WESTFIELD, INDIANA

Date: _____
Revision: _____

Site: 10/14/19
Project No: _____
Drawn By: CC
Checked By: MC

A410



**3 BUILDING TYPE V -
REAR EXTERIOR ELEVATION**
SCALE 1/8" = 1'-0"



**2 BUILDING TYPE V -
SIDE EXTERIOR ELEVATION**
SCALE 1/8" = 1'-0"



**1 BUILDING TYPE V -
SIDE EXTERIOR ELEVATION**
SCALE 1/8" = 1'-0"

Single Family Subdistrict



Exhibit C-1
Character Imagery



Village Center Subdistrict



Exhibit C-2 Character Imagery



Campus Office Subdistrict



Southern Subdistrict



Exhibit C-3
Character Imagery





Westfield City Council Report

Ordinance Number:	19-49
APC Petition Number:	1910-PUD-40
Petitioner:	RWE Management Company (the “Petitioner”)
Representative:	RWE Management Company
Requested Action:	An amendment to the Grand Park Village Planned Unit Development (PUD) District to permit the use of Veterinarian Clinics, kennels and boarding facilities with outdoor runs for Grand Park Village Sections 6, Lot 1.
Current Zoning:	Grand Park Village PUD District
Current Land Use:	Vacant
Acreage:	1 acre +/- (the “Property”)
Exhibits:	1. Proposed PUD Amendment (Ord.19-49) 2. Department Report 3. Location Map 4. Neighborhood Meeting Summary 5. Character Exhibits
Staff Reviewer:	Corey Harris, Associate Planner

PETITION HISTORY

This petition was introduced at the September 9, 2019, City Council meeting. The petition received a public hearing at the October 7, 2019, Advisory Plan Commission (the “APC”) meeting. The Petitioner held a neighborhood meeting on Tuesday, September 24th. A summary of this meeting can be viewed in **Exhibit 4**.

The Plan Commission sent 1910-PUD-40 to the City Council with a favorable recommendation by a vote of seven (7) to zero (0) at their November 6, 2019, meeting.

PROJECT OVERVIEW

Property Location: The Petitioner is requesting an amendment to the Uses of the Grand Park Village PUD District. The amendment will apply to the 1 acre +/- that is planned for a Veterinarian Clinic located at 18160 Wheeler Road, on the northeast corner of 181st Street and Wheeler Road (the “Real Estate”) (see **Exhibit 2**).

Project Description: The Petitioner requests this change in zoning to allow for a Veterinarian Clinic with outdoor runs to Grand Park Village Section 6, Lot 1. The amendment will add a new section to Article 4 in the Grand Park Village PUD District allowing the use. The standard is further described below.

Article 4. Uses: Permitted uses for Grand Park Village Section 6, Lot 1 shall include all uses permitted in Article 4.A of Ordinance 12-46 and those listed below: (1) Veterinarian Clinics, kennels and boarding facilities with outdoor runs (including play areas).

CHANGES SINCE THE PUBLIC HEARING

Changes have been made to the text of the Proposed Ordinance since the October 7, 2019, public hearing. The change is to include play areas to the language.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “Business Park”. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions. Appropriate land uses in Business Parks are manufacturing, research and development, warehousing, and subordinate office, retail, and services.

Business parks will accommodate manufacturing, research and development, processing activities, office and service uses that provide jobs and a tax base for the community. A strong and diverse tax base will help the community be fiscally sustainable, which refers to the ability of a community to maintain a high level of public services and infrastructure while keeping property tax rates manageable.

For the most part, new employment activities will be located in planned business parks with a campus atmosphere, attractive buildings, and extensive landscaping, or on large parcel (at least 5 acres) with access to arterial streets only from frontage roads.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Secondary Arterials: 181st Street and Wheeler Road; and (ii) Alternative Transportation Plan: the Monon Midland Loop Trail and perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is

scheduled for the October 7, 2019, 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 9, 2019, City Council meeting

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its November 6, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 7 in favor, 0 opposed).

City Council

Introduction:	September 9, 2019
Eligible for Adoption:	November 11, 2019
Submitted by:	Corey Harris, Associate 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 7, 2019, 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.	1910-PUD-40
Ordinance No.	19-49
Petitioner	RWE Management Company
Description	An amendment to the Grand Park Village Planned Unit Development (PUD) District to permit the use of Veterinarian Clinics, kennels and boarding facilities with outdoor runs for Grand Park Village Section 6, Lot 1.

On November 6, 2019, the Plan Commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 7 in favor, 0 opposed).

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



Kevin M. Todd, Secretary

November 7, 2019

Date



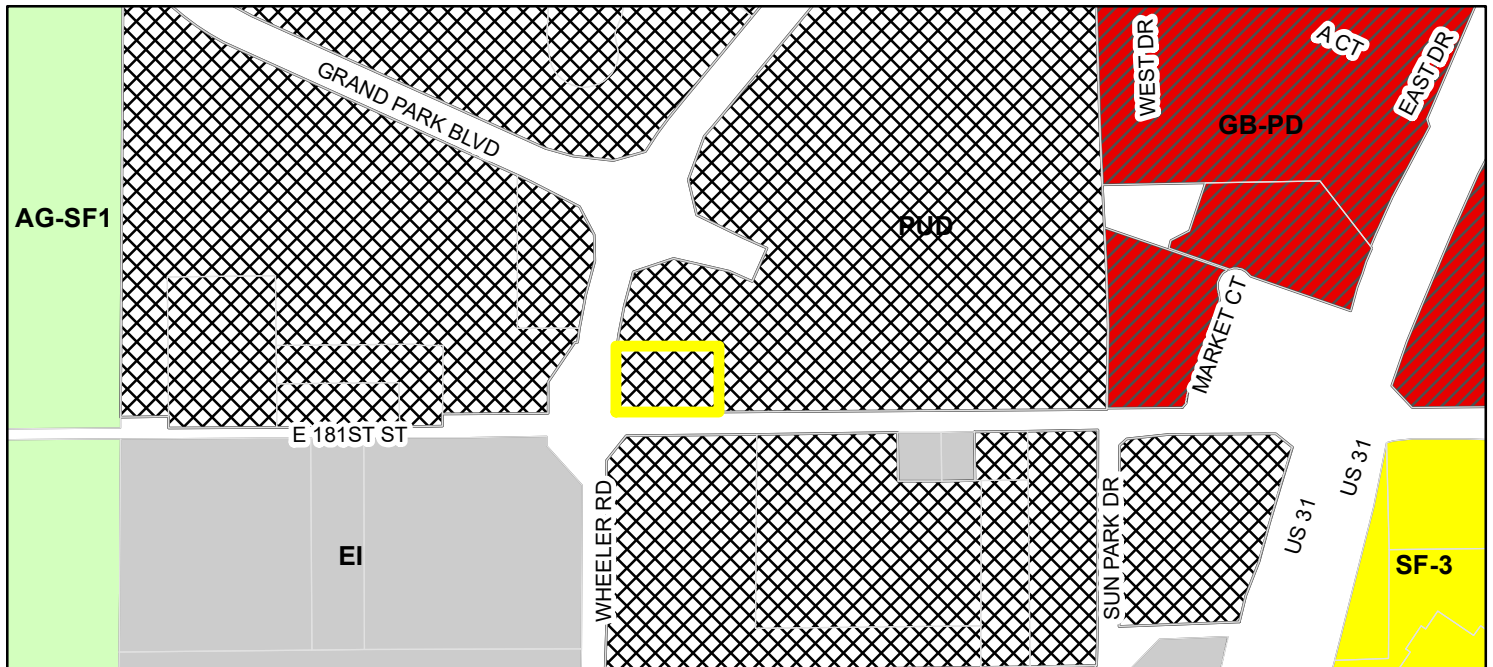
Property Location Map
Grand Park Village PUD Amend. III
Planned Unit Development
1910-PUD-40



Aerial Location Map



Zoning Map



- | | |
|--|--|
| Parcel | EI (Enclosed Industrial) |
| Zoning - All | GB-PD (General Business - Planned Development) |
| Zoning | PUD (Planned Unit Development) |
| AG-SF1 (Agriculture - Single Family - 1) | SF-3 (Single Family - 3) |

Notes for Grand Park Village PUD Amendment III Neighborhood Meeting

Date of Meeting: September 24, 2019

Location: City Hall Assembly Room

Presenters: Jason Sanderson (RWE Management Company) and Michael Matthys (Linden Group Architects)

On September 24, 2019, a neighborhood meeting was held for the proposed veterinary center and PUD Amendment for the property located at 18160 Wheeler Road at the northeast corner of 181st Street and Wheeler Road.

The major concern from the meeting was the right-out that exit from the parking lot and its proximity to the intersection of 181st Street and Wheeler Road. There is a planned round-a-bout for that intersection, in the future. The presenters stated that they did not want that exit there, but was required by the Fire Department. A question about the entrance and exit on the east side of the property was ask if they could make it a 3-lane, entrance and left turn exit and right turn exit.

A question was asked if the northeast portion of the parking lot/lane was stubbed out for future connection to a road or another property. The presenters stated that the lanes could be extended further north into another property.

The presenters stated that the proposed location is ideal to be of service for travelers that visit Grand Park with their boarding and kenneling services.



Westfield City Council Report

Ordinance Number:	19-59
APC Petition Number:	1911-PUD-43
Petitioner:	Spring Mill Station Residential, LLC
Requested Action:	An amendment to the architectural standards of the Spring Mill Station SWC PUD.
Current Zoning:	Spring Mill Station SWC PUD District
Current Land Use:	Undeveloped
Acreage:	16.24 acres +/-
Exhibits:	1. Staff Report & APC Certification 2. Location Map 3. Residential Character Exhibit 4. Proposed Ord. 19-59 5. Ordinance 17-41 (Spring Mill Station SWC PUD) 6. Petitioner's Narrative 7. Spring Mill Station Addendum 8. SMSTG Letter of Support
Staff Reviewer:	Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the [October 28, 2019](#), City Council meeting. The petition received a public hearing at the [November 6, 2019](#), Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner met with the Spring Mill Station Task Group on August 6, 2019. A letter of Support has been included as **Exhibit 8**.

PROJECT OVERVIEW

Location: This subject property is 16.24 acres +/- in size and is located at southwest of the intersection of 161st Street and Spring Mill Road (see **Exhibit 2**). Adjacent properties to south are

residential in use, the property to the west contains Shamrock Springs Elementary, and the properties to the north and are commercial areas of the Spring Mill Station SWC PUD District.

Property History: The petitioner is requesting an amendment to the multi-family area of the Spring Mill Station SWC PUD District (the “PUD”). The current version of the PUD was adopted at the March 26, 2018, City Council meeting.

Development Standards: As proposed, the PUD amendment would default to the Development Standards set forth in the PUD and UDO with the exception of exempting the property from the architectural standards of UDO Article 3.6(E). Instead, the Proposed Amendment includes a Character Exhibit and requires substantial compliance with that exhibit. This change is being requested due to a compliance issue that was discovered during the Detailed Development Plan process. The Multi-Family Architectural Standards of the UDO require that “A Building Façade shall be designed with a projection or recession in the entire vertical façade plane of the exterior walls of not less than six (6) feet in depth for every two (2) Dwelling Units.” The proposed elevations do not meet this standard, but are supported by the Spring Mill Station Task Group.

COMPREHENSIVE PLAN

The area surrounding the intersection of 161st Street and Spring Mill Road was included in the Spring Mill Station Addendum (the “Addendum”) to the Comprehensive Plan. The area is envisioned to develop as a “neighborhood hub” with a mix of uses that will generate both auto and pedestrian trips from a close proximity. The Southwest corner was “not envisioned to develop entirely as neighborhood commercial and would most likely include a large residential or medical component.” Multi-family housing in the form of apartments, townhomes, and condominiums are contemplated as a land use, intermixed with other approved uses and as a transition from more intense uses. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

The petitioner has been actively working with the Spring Mill Station Task Group to ensure that the proposed changes meet the vision of the Addendum. This vision includes the style of architecture, layout of the site, buffering, and connectivity to surrounding developments.

The complete Spring Mill Station Addendum has been included with this report for reference (see **Exhibit 7)**.

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 [November 6, 2019](#), 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 [October 28, 2019](#), Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its [November 6, 2019](#), meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 7 in favor, 0 opposed).

City Council

Introduction:	October 28, 2019
Eligible for Adoption:	November 11, 2019
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 Wednesday, November 6, 2019, 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.	1911-PUD-43
Ordinance No.	19-59
Petitioner	Spring Mill Station Residential, LLC
Description	An amendment to the architectural standards of the Spring Mill Station SWC PUD.

On November 6, 2019, a motion was made and passed to send a favorable recommendation (Vote: 7 in favor, 0 opposed) of the proposal to the City Council.

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

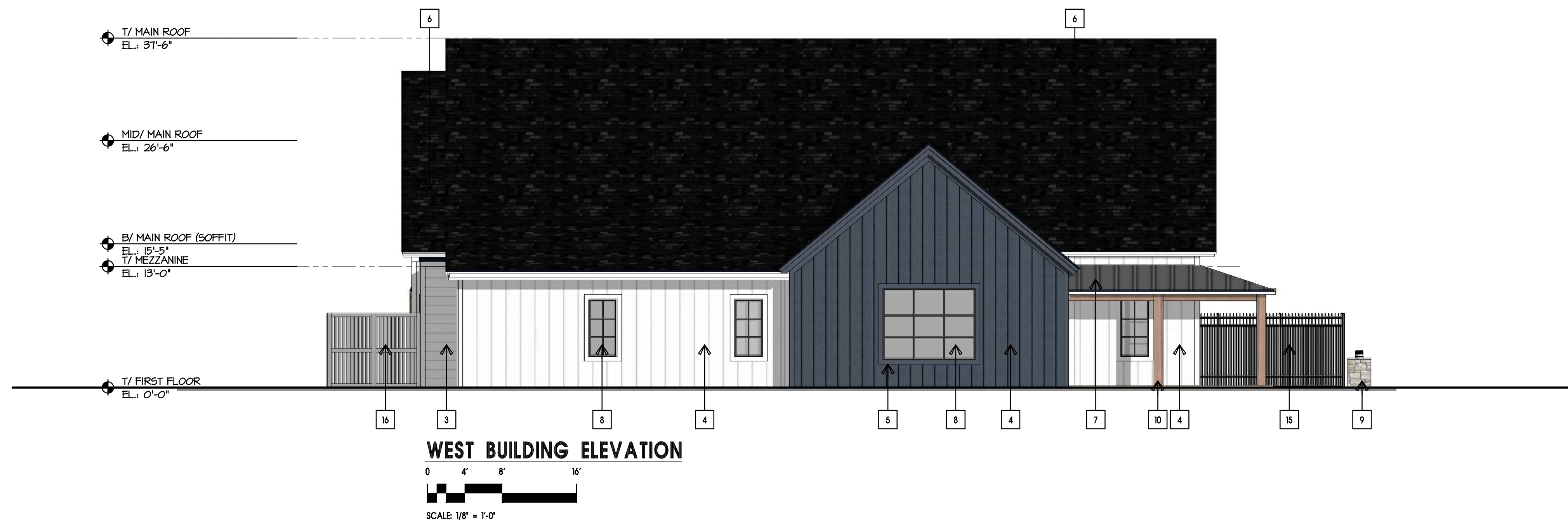


Kevin Todd, Secretary

November 7, 2019

Date

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ELEVATION KEYNOTES

- | | |
|----|--|
| 1 | NATURAL STONE VENEER |
| 2 | CAST STONE SILL |
| 3 | FIBER-CEMENT HORIZONTAL LAP SIDING |
| 4 | FIBER-CEMENT BOARD & BATTEN VERTICAL SIDING |
| 5 | FIBER-CEMENT TRIM BOARDS |
| 6 | ARCHITECTURAL GRADE ASPHALT SHINGLE (NON-REFLECTIVE) |
| 7 | STANDING SEAM METAL ROOFING (NON-REFLECTIVE) |
| 8 | ALUMINUM WINDOWS W/ SIMULATED DIVIDED LITE |
| 9 | STONE PIER WITH CAST STONE TOP |
| 10 | CARPENTER BUILT STAINED WOOD COLUMN WRAP |
| 11 | CARPENTER BUILT FREE-STANDING STAINED WOOD TRELLIS AND SUPPORT COLUMNS |
| 12 | ILLUMINATED BUILDING SIGNAGE - ALL SIGNAGE UNDER SEPARATE PERMIT |
| 13 | CARPENTER BUILT DECORATIVE TRUSS AT GABLE END |
| 14 | STAINED WOOD BARN DOORS WITH METAL HARDWARE, NON-OPERABLE/ FIXED |
| 15 | 8 FT TALL ALUMINUM VERTICAL PICKET FENCE |
| 16 | 8 FT TALL PVC FENCE |
| 17 | STEEL AND GLASS OVERHEAD DOOR |
| 18 | HOLLOW METAL DOOR WITH LITE |
| 19 | ALUMINUM ENTRY DOOR WITH SIDE / TRANSOM WINDOWS |
| 20 | PRE-FINISHED METAL COPING |
| 21 | 6 FT 4 INCH TALL MASONRY TRASH ENCLOSURE WITH PVC FRONT SWING GATES |
| 22 | DECORATIVE CHIMNEY SHROUD |
| 23 | 5 FT TALL OPAQUE MECHANICAL EQUIPMENT |



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INTERIOR ARCHITECTURE
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COYNE
VETERINARY CENTER
181ST STREET & WHEELER ROAD
GRAND PARK VILLAGE
WESTFIELD, INDIANA

DATE
08/30/19
10/02/19
10/29/19

2019-0096
PROJECT NUMBER

FILE NUMBER
10/29/2019
DATE
LGI
DRAWN BY

FINAL REVIEW

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**PRELIMINARY
BUILDING
ELEVATIONS**

SHEET NAME

PD-4.0

SHEET

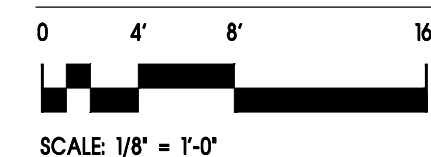
SHEET OF

NORTH BUILDING ELEVATION UNPROTECTED OPENINGS:

THE NORTH BUILDING FACADE IS LOCATED 10 FEET AND 14 FEET AWAY FROM THE INTERIOR PROPERTY LINE. 45% UNPROTECTED OPENINGS IS ALLOWED PER IBC 2012, 705.8 FOR SPRINKLERED BUILDINGS. SEE CIVIL DRAWING FOR BUILDING FACADE LOCATION.

- FACADE AT 10 TO 14 FEET FROM PROPERTY LINE
- TOTAL = 3580 SQFT OF FACADE AREA
- ALLOWABLE UNPROTECTED OPENINGS = 1611 SQFT (45%)
- PROVIDED UNPROTECTED OPENINGS = 315 SQFT (COMPLIES)

NORTH BUILDING ELEVATION



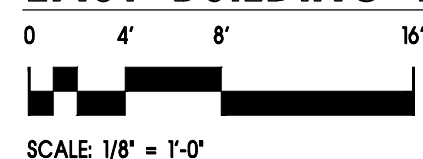
T/ MAIN ROOF
EL.: 37'-6"

MID/ MAIN ROOF
EL.: 26'-6"

B/ MAIN ROOF (SOFFIT)
EL.: 15'-5"

T/ FIRST FLOOR
EL.: 0'-0"

EAST BUILDING ELEVATION



ELEVATION KEYNOTES

- NATURAL STONE VENEER
- CAST STONE SILL
- FIBER-CEMENT HORIZONTAL LAP SIDING
- FIBER-CEMENT BOARD & BATTEN VERTICAL SIDING
- FIBER-CEMENT TRIM BOARDS
- ARCHITECTURAL GRADE ASPHALT SHINGLE (NON-REFLECTIVE)
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- PRE-FINISHED METAL COPING
- 6 FT 4 INCH TALL MASONRY TRASH ENCLOSURE WITH PVC FRONT SWING GATES
- DECORATIVE CHIMNEY SHROUD
- 5 FT TALL OPAQUE MECHANICAL EQUIPMENT SCREENING. PVC SCREENING TO MATCH SITE FENCING

ORDINANCE NUMBER 19-51

Chatham Hills PUD District Amendment VII

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

This is an 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 Council enacted Ordinance 13-24, Chatham Hills Planned Unit Development Ordinance on January 23, 2014 amended by (i) Ordinance 15-28, enacted by the City Council on October 12, 2015, and (ii) Ordinance 16-46, enacted by the City Council on December 12, 2016, and (iii) Ordinance 17-24, enacted by the City Council on September 11, 2017, and (iv) Ordinance 18-51, enacted by the City Council on February 11, 2019, and (v) Ordinance 19-11, enacted by the City Council on June 10, 2019 (collectively, the "Chatham Hills Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1909-PUD-34**), 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. 1909-PUD-34** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (7-0) 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 _____, 2019;

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 incorporate the Real Estate into the Chatham Hills 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 Chatham Hills Planned Unit Development, Ordinance 13-24, and (iii) 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 or the Chatham Hills Planned Unit Development.
- 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. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 Façade, External: A Building Façade visible from and oriented toward a Primary Street or a Secondary Street.
- 2.2 Street, Primary: An External Street as identified on the Thoroughfare Plan as an Expressway or Arterial. For purposes of this Ordinance, a Primary Street shall include US Highway 31 and Chad Hittle Boulevard, as generally identified and labeled on the Concept Plan.
- 2.3 Street, Secondary: An Internal Street other than a Tertiary Street that functions as a primary vehicular way from a Primary Street into the District. For purposes of this Ordinance, Secondary Streets shall generally include 196th Street, 203rd Street, Tomlinson Road, Chatham Hills Boulevard and those Streets identified and labeled as Secondary Streets on the Concept Plan.
- 2.4 Neighborhood, Existing: Shall include the following single family residential neighborhoods: Bokeelia.

Section 3. **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. The Real Estate within the District is hereby divided into four (4) subdistricts, as depicted on the Concept Plan (individually or collectively, “Subdistrict”). Development of each Subdistrict shall be regulated as set forth in this Ordinance. The size and configuration of any Subdistrict shall be permitted to increase or decrease but shall be as generally depicted on the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of each Subdistrict shall be as follows (the “Underlying Zoning District”):

- 4.1 District III (the “Single Family Subdistrict”): SF-4: Single-Family District
- 4.2 District IV (the “Village Center Subdistrict”): GB: General Business District
- 4.3 District V (the “Campus Office Subdistrict”): GO: General Office District
- 4.4 District VI (the “Southern Subdistrict”): GB: General Business District

Section 5. **Permitted Uses.** The following uses shall be permitted within each Subdistrict, as set forth below:

5.1 Single Family Subdistrict:

- A. All uses permitted in District I of the Chatham Hills PUD
- B. All uses permitted in the SFA: Single-Family Attached District.
- C. Dwelling, Townhouse. No townhomes shall be located along Tomlinson Road.

5.2 Village Center Subdistrict:

- A. All uses permitted in the GB: General Business District.
- B. All uses permitted in the SFA: Single-Family Attached District.
- C. Dwelling, Townhouse.
- D. Assisted Living Facility.
- E. Nursing Home.
- F. Hospice.
- G. Bed and Breakfast (B&B).
- H. Amusement Parks.
- I. Park, Private or Public.

5.3 Campus Office Subdistrict:

- A. All uses permitted in the GO: General Office District.
- B. All uses permitted in the GB: General Business District.
- C. Engineering, Research and Testing Laboratories.
- D. Assisted Living Facility.
- E. Nursing Home.

- F. Hospice.
- G. School, Professional Trade or Business.
- H. Dwelling, Multi-Family.

5.4 Southern Subdistrict:

- A. All uses permitted in the GB: General Business District.
- B. All uses permitted in the SF-4: Single-Family High-Density District.
- C. All uses permitted in the SFA: Single-Family Attached District.
- D. Dwelling, Multi-Family. This shall only be allowable north of the Bokeelia subdivision.
- E. Assisted Living Facility.
- F. Nursing Home.
- G. Hospice.
- H. Educational Institution, With Dormitory Accommodations.
- I. School, Professional Trade or Business.

5.5 Prohibited Uses: The following use(s) shall be explicitly prohibited within all Districts:

- A. Special Exception Uses, except as otherwise permitted herein.
- B. Adult Entertainment Establishment.
- C. Helipad

Section 6. Overlay Districts.

- 6.1 US Highway 31 Overlay District: Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.
- 6.2 State Highway 32 Overlay District: Article 5.3(K) State Highway 32 Overlay District; Architectural Design Requirements (the “32 Overlay”) shall only apply as set forth herein. References of the 32 Overlay standards to the State Highway 32 right-of-way line shall only apply to the Chad Hittle right-of-way line.

Section 7. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to each Subdistrict’s Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

- 7.1 Minimum Lot Area: All Districts: No minimum
- 7.2 Minimum Lot Frontage: All Districts: No minimum; however, all Lots shall have vehicular access to a Street or Alley (e.g., via a shared ingress/egress easement).

- 7.3 Minimum Lot Width:
- A. Single Family Subdistrict: 50 feet for Detached, 24 feet for Attached
 - B. Village Center Subdistrict: No minimum
 - C. Campus Office Subdistrict: No minimum
 - D. Southern Subdistrict: No minimum
- 7.4 Maximum Lot Coverage: No maximum
- 7.5 Minimum Front Yard Building Setback Lines:
- A. US Highway 31: 30 feet
 - B. Tomlinson Road: 30 feet
 - C. Chad Hittle Boulevard:
 - i. Single Family Subdistrict: 10 feet
 - ii. Village Center Subdistrict: No minimum
 - iii. Campus Office Subdistrict: 10 feet
 - iv. Southern Subdistrict: No minimum
 - D. 196th Street: 20 feet
 - E. 203rd Street: 20 feet
 - F. All Other Streets (e.g., internal): 10 feet
- 7.6 District Perimeter Setback Not Abutting Street:
- A. Single Family Subdistrict: 20 feet
 - B. Village Center Subdistrict: 20 feet
 - C. Campus Office Subdistrict: 20 feet or match preservation area widths, whichever is greater
 - D. Southern Subdistrict: 50 feet along east property line of Bokeelia Bend Neighborhood, otherwise 20 feet
- 7.7 Minimum Internal Side Yard Setback Lines:
- A. Single Family Subdistrict: 5 feet
 - B. Village Center Subdistrict: 5 feet; 20 feet abutting a residential district
 - C. All Other Subdistricts: 20 feet
- 7.8 Maximum Building Height: The Maximum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:
- A. Single Family Subdistrict: 45 feet (Three Stories) for Attached, otherwise no maximum
 - B. Village Center Subdistrict: No maximum

- C. Campus Office Subdistrict: For Dwelling, Multi-Family: 70 feet or Four Stories, whichever is less. For all other uses: No maximum
 - D. Southern Subdistrict:
 - i. Any buildings, or portions of a building, along the East property line adjacent to Bokeelia Bend neighborhood shall be limited to two (2) stories within the first one hundred (100) feet from the property line as shown in **Exhibit E**;
 - ii. No building along the East property line adjacent to Bokeelia Bend neighborhood shall be greater than Sixty (60) feet in height as shown in **Exhibit E**;
 - iii. For all other locations: No maximum.
- 7.9 Maximum Number of Dwelling Units:
- A. Single Family Subdistrict:
 - i. The Maximum Dwelling Units permitted in this Subdistrict in addition to District I, as identified in Section 9.5 or Ordinance 13-24 and as modified by Section 3.3 of Ordinance 19-11, shall be increased by ninety-five (95) Dwelling Units.
 - B. Village Center Subdistrict:
 - i. The maximum number of Single Family Attached Dwellings within this Subdistrict shall not exceed three hundred (300).
 - C. Campus Office Subdistrict:
 - i. The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).
 - D. Southern Subdistrict:
 - i. The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).
- 7.10 Variations: The Plan Commission may approve a fifteen percent (15%) reduction in any minimum development standard or fifteen percent (15%) increase in any maximum development standard specified in this Section, excluding maximum density standards.

Section 8. **Development Standards.** The standards of the Chatham Hills Planned Unit Development as defined in Ordinance 13-24 and subsequent associated amendments shall apply to 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 apply to only prohibit enclosures located within an Established Front Yard abutting a Primary Street.
- 8.2 Article 6.3 Architectural Standards: The following standards shall apply to the development of the Real Estate, as set forth below for each Subdistrict.

- A. Character Imagery Exhibit: The “Character Imagery”, attached hereto as Exhibit C, is hereby incorporated. Although the Character Imagery Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings within each Subdistrict, and it provides examples of specific design elements and development patterns that comply with this Ordinance and contribute to the intent and vision for the Real Estate.
- B. Single Family Subdistrict: The Real Estate within this Subdistrict shall be in accordance with the standards of District I within Ordinance 13-24, the Chatham Hills Planned Unit Development unless otherwise modified within this Ordinance.
 - i. All homes facing Chatham Hills Boulevard in this Subdistrict, north of the Village Subdistrict, shall incorporate at least one of the following design elements, any of which shall face Chatham Hills Boulevard:
 - a. Front Porch
 - b. Perennial Flower Boxes
 - c. Porch Swing
 - d. Hanging Flowers
- C. Village Center Subdistrict: The 32 Overlay shall not apply to the Village Center Subdistrict. Rather, the following standards shall apply within this subdistrict:
 - i. Primary entrances shall include either porticos or recessed entrances along with lighting and landscaping. Weather protection shall not be required at entrances. Doors and entryways shall follow a traditional storefront design (recessed or raised) and shall be compatible with the architectural style of the Building.
 - ii. Drive-throughs for uses such as financial institutions, coffee shops, or pharmacies shall be permitted only if the drive-through is: (i) not otherwise visible from a Primary Street unless screened; and, (ii) designed to minimize any negative impact on vehicular and pedestrian circulation. Screening shall include either:
 - a. Grade changes. Grade changes may serve as screening of drive-through functions when the site is located below grade and not visible from the adjacent street.
 - b. Landscaping. A landscape area adjacent to the street right of way in the front and/or street side yard or in the form of an island adjacent to the drive-through shall be installed. The landscape area shall be planted with enough evergreen shrubs and/or native grasses to form a low continuous visual screen

at least 3 feet in height after the first growing season.

- c. Walls. A solid masonry wall 3 feet in height, with evergreen shrubs and/or native grasses planted on the street side of the wall to form a low continuous visual screen at least 3 feet in height after the first growing season. Masonry walls shall have openings as necessary to provide pedestrian access to the site.
 - d. Berms. A series of berms planted with offset rows of evergreen shrubs and/or native grasses to form a low continuous visual screen at least 3 feet in height after the first growing season.
 - iii. A minimum of sixty (60) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.
 - iv. No maximum area of Masonry Materials or Fiber Cement Siding shall govern for each Building Façade (exclusive of windows and doors).
 - v. Playgrounds, amphitheaters, and other parklike amenities and support structures shall be permitted and shall utilize building materials that complement the surrounding development.
 - vi. For single family uses, The Real Estate within this Subdistrict shall be in accordance with the standards of District I within Ordinance 13-24, the Chatham Hills Planned Unit Development unless otherwise modified within this Ordinance.
- D. Campus Office Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply, except as modified below:
- i. Each Building Façade shall utilize more than one (1) building material.
 - ii. A minimum of sixty (60) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.
 - iii. If Architectural Insulated Panels are used as an exterior building material, then the following shall apply:
 - a. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.
 - b. No more than sixty-seven (67) percent of each Building Façade (exclusive of windows and doors) may be Architectural Insulated Panels.
 - c. No more than twenty-five (25) percent of each Building Façade (exclusive of windows and doors) may be covered

with Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

- E. Southern Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply, except as modified below:
- i. Each Building Façade shall utilize more than one (1) building material.
 - ii. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.
 - iii. If Architectural Insulated Panels are used as an exterior building material, then the following shall apply:
 - a. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.
 - b. No more than sixty-seven (67) percent of each Building Façade (exclusive of windows and doors) may be Architectural Insulated Panels.
 - c. No more than twenty-five (25) percent of each Building Façade (exclusive of windows and doors) may be covered with Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

8.3 Article 6.5 Fence Standards: Shall apply, except as modified below.

- A. Chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area. All other walls and fencing shall be architecturally compatible with the associated building(s).
- B. Wrought iron, wooden, stone or brick fences, no taller than thirty (30) inches, shall be permitted in an Established Front Yard to further define the streetscape.

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

- A. Single Family Subdistrict: The Real Estate within this Subdistrict shall be in accordance with the standards of District I within Ordinance 13-24, the Chatham Hills Planned Unit Development unless otherwise modified within this Ordinance.
 - i. For all Single-Family Detached Dwellings in this Subdistrict, a minimum of three (3) street trees shall be required. Typical spacing shall be 10' from lot line and 20' spacing between trees.
- B. All Other Districts:
 - i. Detention and Retention Areas (Article 6.8(I)): Plantings within the required perimeter easement shall be allowable granted areas for intermittent access to each facility for purposes of maintenance

are accommodated.

- ii. Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall not apply in the Village Center Subdistrict.
 - iii. Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Front Building Façade.
 - iv. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply if the Front Building Façade of the Lot's Principal Building is oriented towards the External Street. Shall not apply in the Village Center Subdistrict.
 - v. Parking Area Landscaping (Article 6.8(O)). Shall apply, except as otherwise modified below.
 - a. Village Center Subdistrict. Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements shall not apply to Parking Areas within the Village Center; rather, an emphasis on Perimeter Parking Area Landscaping (Article 6.8(O)(2)) to screen Parking Areas from Primary Streets and Secondary Streets shall be required.
 - vi. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required by the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.
- C. Village Center. The following landscaping criteria shall also apply within the Village Center.
- i. Specific number of plantings, types of plantings and location of plantings shall not apply.
 - ii. Plantings should be grouped in larger masses that relate to the pedestrian scale of the site and Building, with a clustered focus along Building foundations and pedestrian entrances.
 - iii. Street trees are encouraged within the Right-of-way along Chad Hittle Boulevard and all streets that abut the Village Center to enhance the pedestrian scale and provide separation between the vehicle and pedestrian, subject to approval by the Department of Public Works. Street trees may be planted in sidewalks / paths with tree grates (minimum size of four (4) feet by (4) four feet) or other treatment, or between sidewalks / paths and streets where planting strips of sufficient width exists, subject to easements and approval by the Department of Public Works.
- D. Preservation Areas. Existing areas of trees to be preserved and maintained

in accordance with Article 6.8(E) Preservation and Replacement of Trees are identified on the Concept Plan (“Tree Preservation Area”) and more particularly described in the attached **Exhibit D**, the “Preservation Areas”. A tree preservation easement, in accordance with Article 8.3 Easement Standards; Tree Preservation Easement, shall be required for a Tree Preservation Area at the time of platting (“Tree Preservation Easement”). A Tree Preservation Area may overlap another regulatory easement (e.g., drainage, utility, floodplain), in which case, the removal of trees directed to be removed by municipal, county, state or federal agencies or departments or a public utility may occur within a Tree Preservation Easement.

- E. Buffer Yard Requirements (Article 6.8(N)): Shall apply, except as otherwise modified below.
- i. Buffer yards shall not be required between Subdistricts and shall not be required adjacent to Development Amenities, except as otherwise required herein.
 - ii. A minimum twenty (20) foot wide buffer yard shall be required between residential use(s) and any adjoining General Business (GB) District use. The buffer yard shall be landscaped in accordance with the Unified Development Ordinance. No mounding shall be required.
 - iii. A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance. No mounding shall be required.
 - iv. A Masonry wall or a combination of masonry and wood or iron fencing (which is entirely opaque and consistent with the design theme of other fencing or entrances in the District) may be substituted and replace any required buffer yard between uses or External Streets if said wall is: (i) a minimum height of six (6) feet; (ii) located within a minimum ten (10) foot wide easement, and (iii) supplemented with landscaping consistent with the Zoning Ordinance’s requirement for the softening of walls and fences.

8.5 Lighting Standards: Shall apply, except as follows.

- A. Decorative Fixtures and Uniformity: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District. All light fixtures and poles shall be consistent in style, color, size, height and design throughout the District.
- B. Full Cut-off Fixtures: All light fixtures, with the exception of low-

intensity architectural lighting and sign lighting shall be Fully Shielded and direct light downward toward the earth's surface.

- C. Maximum Light Levels: Article 6.9(F)(2) regarding maximum light meter reading standards shall apply. In addition, light meter readings from wall or pole-mounted light fixtures shall not exceed one-tenth (0.1) foot candles at the District's shared property lines with an Existing Neighborhood.
- D. Parking Area Lighting: Article 6.9(F)(6) regarding dimming of Parking Area lighting shall apply. In addition, lighting for Parking Areas on Lots abutting an Existing Neighborhood shall be reduced (e.g., turned off or dimmed) by a minimum of thirty-five percent (35%) no later than 11:00 p.m.
- E. Article 6.9(D) Prohibitions: Shall apply. In addition, neon lighting shall be prohibited within the District.

8.6 Article 6.12 Outdoor Storage and Display: Shall apply, except as follows.

- A. Outside Sales Display: Shall be permitted only in the Village Center Subdistrict.

8.7 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise provided below.

- A. Village Center. On-street parking is contemplated within the Village Center Subdistrict; however, any on-street parking shall be subject to final engineering and approval by the Department of Public Works.
 - i. Golf cart parking is permitted, and each space constructed shall count toward the Required Spaces noted in Article 6.14(G)(11) up to a maximum of 50% of the Required Spaces.
 - ii. On-street parking, subject to approval by the Department of Public Works, shall count toward the Required Spaces noted in Article 6.14(G)(11).

8.8 Article 6.17 Sign Standards: Shall apply, except as otherwise modified below.

- A. Article 6.17(J)(8) Outlot Signage shall not apply; rather, each Building Façade shall be permitted two (2) square feet of sign area for each one (1) lineal foot of Building Façade. Sign area allocation may be divided between Wall, Awning, Projecting, and Under Canopy or related areas.
- B. Article 6.17(K)(5)(c)(ii) Temporary Signage; Real Estate Signs; Nonresidential Real Estate Signs; Maximum Sign Height: Twelve (12) feet.

8.9 Article 6.18 Temporary Use and Event Standards: Shall apply to all subdistricts. Additionally, the following modifications shall apply to the Village Center Subdistrict only:

- A. Permits:

- i. An annual Temporary Use and Event Permit, issued by the City of Westfield Community Development Department, shall be required for recurring events which do not utilize tents or other temporary structures.
 - ii. A separate Temporary Use and Event Permit, issued by the City of Westfield Community Development Department, shall be required for every event utilizing tents or other temporary structures.
 - iii. A Temporary Use and Event Permit, as issued by the City of Westfield Community Development Department, shall not be required for a one-time event that does not utilize a tent or other temporary structure.
 - iv. The standards of this section do not exempt the owner from any permits or inspections required by other departments.
- B. Section 34-51: Environment; Nuisances; Noise; Prohibitions, of the Code of Ordinance, of Westfield, Indiana shall be replaced with the following:
- i. The decibel level shall not exceed ninety (90) decibels when measured from a point six (6) feet outside the property line.

Section 9. **Design Standards.** The standards of Chapter 8 Design Standards, as applicable to each Subdistrict's Underlying Zoning District, shall apply to the development of the Real Estate unless otherwise modified by this Ordinance.

- 9.1** The dedication of public right-of-way for Chad Hittle at the intersection of 203rd shall be done through the secondary platting process. The construction of this connection shall not occur with the development of the Real Estate.

Section 10. **Vacation of Rights of Way.** Public Rights-of-Way located within the Real Estate that may be the subject of a secondary plat approval shall be vacated pending review and approval by the Department of Public Works in accordance with all local and state laws.

Section 11. **Annexation.** The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____ 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-51** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-51**

I hereby VETO **ORDINANCE 19-51**

this _____ day of _____, 2019.

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Phil A. Sundling, P.E.
Henke Development Group, LLC
1100 Chatham Hills Boulevard
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: Phil A. Sundling

EXHIBIT A

Real Estate



Exhibit A
Real Estate

SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD INDIANA

2017043820 PLAT \$85.00
59'05" 2017 03:59:28P 9 PGS
Hamilton County Recorder IN
Recorded as Presented

THE C.F. BULLER INVESTMENTS, L.P.
INSTR. NO. 9708719801

KEY MAP
Not to scale

3" REBAR W/CAP STAMPED
"STRUCTUREPOINT 0094" FOUND

N88°48'10"E-110.68'
598.34'

S88°48'10"W-403.18'
COOL DRAIN TYPICAL R/W (NOT SHOWN)
DEDICATED TO THE CITY OF WESTFIELD

10' D.A.U.E. S88°48'10"W-401.78'

LOT 1
2.82 AC
127311 SQ. FT.

C.A. 3
D.A.U.E. & L.M.A.E.
0.07 AC
3069 SQ. FT.

4"X4" CONCRETE
R/W MARKER FOUND

LOT 2
2.88 AC
125878 SQ. FT.

U.S. 31
(PUBLIC RIGHT-OF-WAY)

322.82'
S173°04'W-306.74'

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PC6 Side 726 SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD, INDIANA

2017040800 PLOT 555.00
Surveyed 2017 01.15.20 26P 9 POS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

SEE SHEET 2

BLOCK 5
8.71 AC
379238 SQ. FT.

LOT: 2
2.88 AC
128678 SQ. FT.

BLOCK 1
2.86 AC
116077 SQ. FT.

SEE SHEET 3

SEE SHEET 7

LEGEND
L.A. R/W
L.M.A.E.
D.A.U.E.
D.E.
D.U.A.E.
B.S.L.
C.A.

LIMITED ACCESS RIGHT-OF-WAY
LANDSCAPE MAINTENANCE EASEMENT
DRAINAGE AND UTILITY EASEMENT
DRAINAGE EASEMENT
DRAINAGE UTILITY EASEMENT
DRAINAGE UTILITY & LANDSCAPE EASEMENT
BUILDING SETBACK LINE
COMMON AREA
1/4 IN. DIA. REBAR W/CAP STAMPED
STRUCTUREPOINT - 0094" SET FLUSH
4"x4"x30" CONCRETE W/CUT "4" SET FLUSH

PREPARED BY/LAND SURVEYOR:
MICHAEL J. SMITH
REGISTERED SURVEYOR, INC.
7260 SHARPLAND STATION
INDIANAPOLIS, IN 46226
317-547-5580

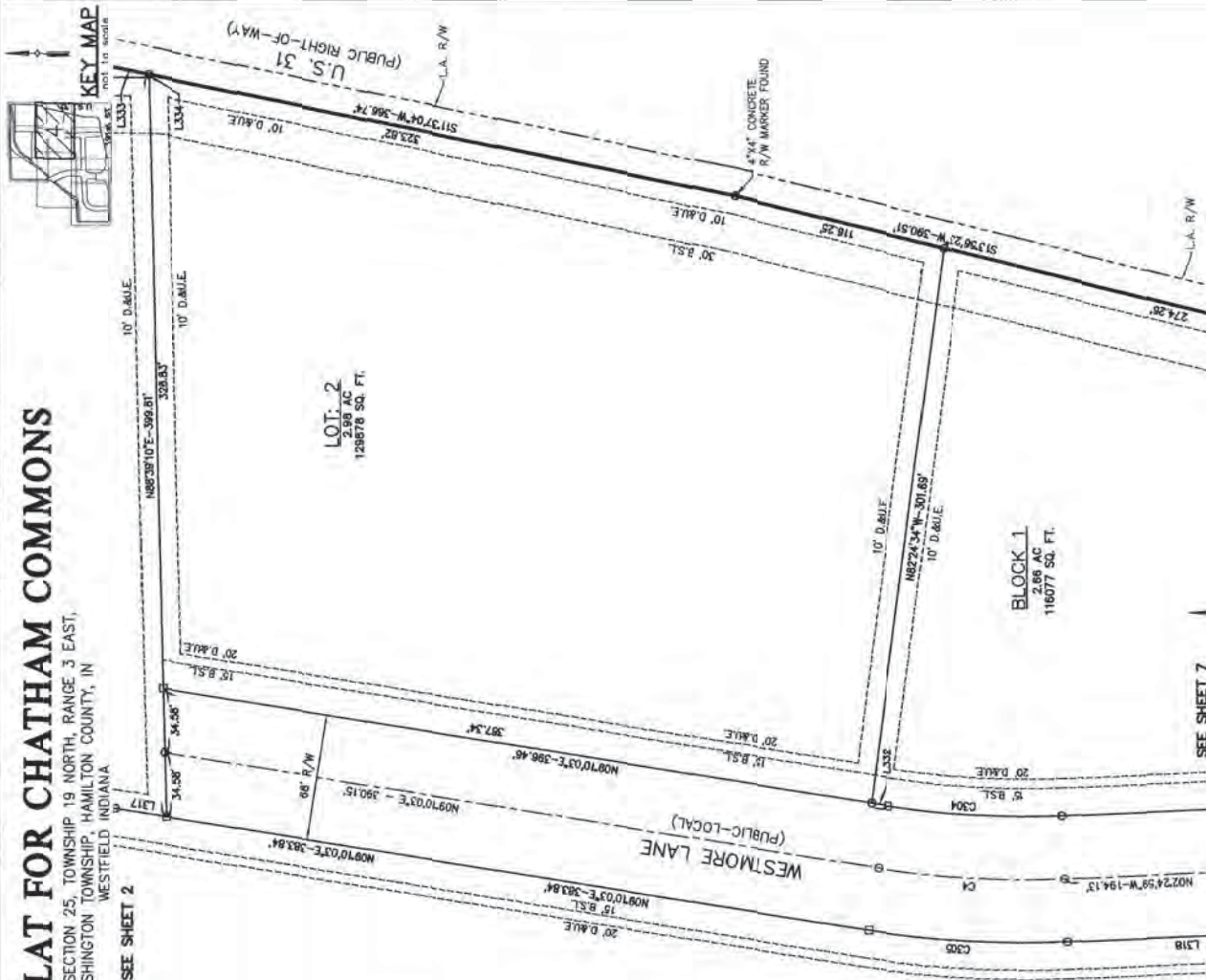
OWNER/SUBOWNER:
CHATHAM HILLS LLP
WESTFIELD, IN 46074

NOTE:
SEE SHEET 8 FOR LINE & CURVE
TABLE

STRUCTUREPOINT
INC.

SHEET 4 of 9
7260 SHARPLAND STATION
INDIANAPOLIS, IN 46226-3957
TEL. 317 547 5580 FAX 317 543 0270
www.structurepoint.com

SCALE: 1"=50'



KEY MAP
not to scale

2017043820 PLAT \$65.00
09/05/2017 01:59:20P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

NORMAN GRAY
INSTR. NO. 200200077369

SEE SHEET 3

BLOCK 4
3.93 AC
170986 SQ. FT.

- 5% REBAR W/CAP STAMPED
"RLS 0083" FOUND
(0.8' S & 0.2' E.)

5/8" REBAR W/CAP STAMPED
"STRUCTUREPOINT 0094" FOUND

COOL CREEK TRAIL R/W (22' W/W)
ADJACENT TO THE CITY OF WESTFIELD

A technical drawing showing a cross-section of a road or embankment. The drawing includes several labeled components:

- ROAD HITTLE DR.**: A label at the top right, oriented vertically.
- UC-SEC. ARTERIAL)**: A label below the road name, also oriented vertically.
- GND**: A label indicating ground level, positioned near a curved dashed line representing the ground surface.
- 6' B.S.T.**: A label indicating a 6-foot base slope tangent, located between two parallel horizontal lines.
- 20' D.I.A.U.E.**: A label indicating a 20-foot diameter utility excavation, located below the 6' B.S.T. section.
- 15' B.S.L.**: A label indicating a 15-foot base slope length, located below the 20' D.I.A.U.E. section.
- 20' D.I.A.U.E.**: A second label indicating a 20-foot diameter utility excavation, located at the bottom of the diagram.

The diagram uses solid lines for the road edge, dashed lines for the ground profile and utility excavation boundaries, and various dimension lines to specify distances and slopes.

20' D.W.F.
15' E.S.L.
68' R/
CHATHAM COMMONS BLVD
(PUBLIC-LOCAL)

BLOCK 4
3.93 AC
170986 SQ. FT.

BLOCK 3
2.68 AC
116773 SQ. FT.

191ST STREET
(PUBLIC RIGHT-OF-WAY)

191st STREET
(PUBLIC RIGHT-OF-WAY)

LEGEND
L.A. R/W
L.M.A.E.
D.A.U.E.
D.E.
R.D.E.
D.U. & L.E.
B.S.L.
C.A. ☐ ☐

LIMITED ACCESS RIGHT-OF-WAY
 LANDSCAPE MAINTENANCE EASEMENT
 DRAINAGE AND UTILITY EASEMENT
 REGULATED DRAINAGE EASEMENT
 DRAINAGE UTILITY & LANDSCAPE EASEMENT
 BUILDING SETBACK LINE
 COMMON AREA
 3/4" IN. DIA. REBAR W/CAP STAMPED
 "STRUCTURE/WP - 0094" SET FLUSH
 4'-x4'-x10" CONCRETE W/OUT "+", SET FLUSH

PREPARED BY/LAND SURVEYOR:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT, INC.
7050 SHARP AND STATION

OWNER/SUBDIVIDER:
CHATHAM HILLS LLP
20298 TOMLINSON RD
WESTFIELD, IN 46074

SHEET 5 of 9
1260 SHADELAND STATION
INDIANAPOLIS IN 46256 2957
TEL 317 547 5580 FAX 317 543 0270
www.structurepoint.com

AMERICAN
STRUCTUREPOINT
INC.



NOTE:
SEE SHEET B FOR LINE & CURVE
TABLE.

Pc5 slide 720

SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD INDIANA

SEE SHEET 3

2017043820 PLAT \$65.00
09/05/2017 01:59:20P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as provided

BLOCK 4
3.93 AC
170886 SQ. FT.

BLOCK 2
2.42 AC
105438 SQ. FT.

CHATHAM COMMONS BLVD
(PUBLIC-LOCAL)

191st STREET
(PUBLIC RIGHT-OF-WAY)

WESTMORE LANE
(PUBLIC-LOCAL)

SEE SHEET 5

SEE SHEET 7

SEE SHEET 8

SEE SHEET 9

SEE SHEET 10

SEE SHEET 11

SEE SHEET 12

SEE SHEET 13

SEE SHEET 14

SEE SHEET 15

SEE SHEET 16

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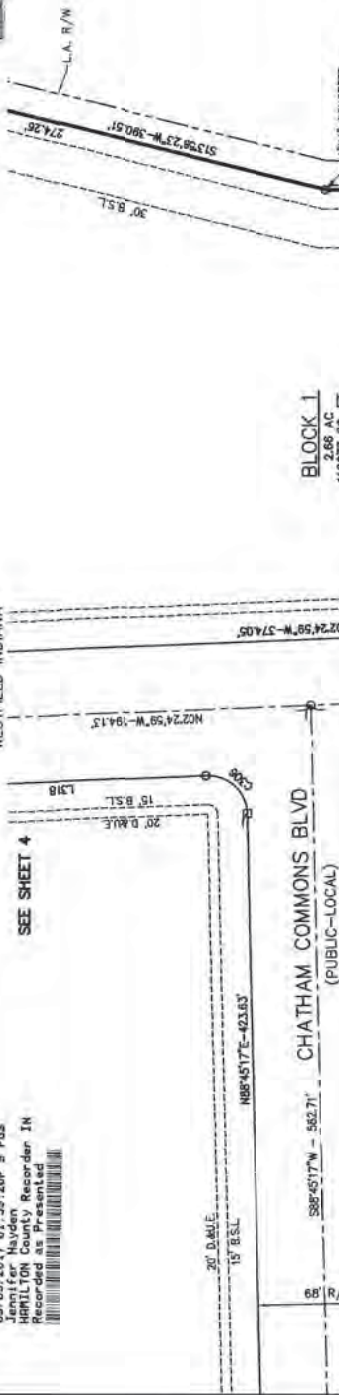
SEE SHEET 303

pos slide 720 SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD INDIANA

2017043620 PLAT \$55.00
09/05/2017 01:59:20P g PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

SEE SHEET 4



BLOCK 1
2.68 AC
116077 SQ. FT.

BLOCK 2
2.42 AC
106435 SQ. FT.

SEE SHEET 6

STATE OF INDIANA

STATE OF INDIANA

191st STREET
(PUBLIC RIGHT-OF-WAY)

SOUTH LINE OF NE 1/4 OF SECT. 25, T.19N., R.3E.

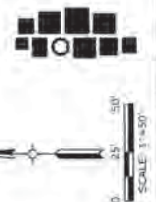
S.E. CORNER N.E. 1/4
SEC. 25, T.19N., R.3E.

LEGEND
L.A. R/W
DRAINAGE EASEMENT
D.E.
DRAINAGE EASEMENT
D.U.A.E.
B.S.L.
C.O.
4" x 4" CONCRETE W/CAP STAMPED
STRUCTUREPOINT - 0094" SET FLUSH
SEE SHEET 8 FOR LINE & CURVE TABLE

PREPARED BY/LAND SURVEYOR:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-347-5560

OWNER/SUBOWNER:
CHATHAM HILLS LLP
20298 TOMLINSON RD
WESTFIELD, IN 46074

STRUCTUREPOINT
INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3857
TEL 317 547 5560 FAX 317 543 0270
www.structurepoint.com



SHEET 7 of 9



SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD, INDIANA

2817043220 PLAT
89/05/2011 01:50:28P 9 PGS
317-547-5580
HAMILTON County Recorder IN
Recorded as Presented

LINE TABLE		
LINE #	BEARING	DISTANCE
L300	N26°26'15"W	71.24'
L301	S39°49'21"W	11.59'
L302	S48°57'42"W	59.25'
L303	N32°33'41"E	161.64'
L304	S86°17'06"W	96.84'
L305	N86°48'10"E	10.00'
L306	N79°10'48"E	41.67'
L307	S09°25'36"W	7.93'
L308	S09°25'36"W	28.40'
L309	N26°26'15"W	24.19'
L310	N39°33'08"E	19.88'
L311	N48°57'42"E	60.35'
L312	S08°25'36"W	25.56'
L313	S04°33'38"W	38.61'
L314	S04°33'38"W	35.39'
L315	S75°22'25"W	45.30'
L316	S02°49'55"W	53.33'
L317	S09°10'03"W	27.58'
L318	N02°24'59"W	139.02'
L319	S26°26'15"E	24.40'
L320	S89°42'07"W	8.94'
L321	S89°42'07"W	83.88'
L322	S87°05'55"W	14.94'
L323	S88°51'35"W	20.66'
L324	S01°14'43"E	3.43'
L325	S88°51'35"W	110.52'
L326	N01°14'43"W	3.58'
L327	S88°51'35"W	3.86'
L328	N88°51'35"E	40.44'
L329	S00°09'26"W	52.02'
L330	S88°51'33"W	11.36'
L331	N88°51'33"E	6.65'
L332	S09°10'03"W	9.12'

LINE TABLE		
LINE #	BEARING	DISTANCE
L333	S11°37'04"W	42.92'
L334	N88°39'10"E	1.81'
L335	S74°33'31"W	42.29'
L336	S88°48'11"W	0.70'
L337	N46°14'43"W	21.47'
L338	N02°54'05"W	9.33'
L339	S00°17'56"E	8.34'
L340	S43°45'17"W	21.51'

BOUNDARY CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C300	70.45'	3052.00	S88°11'55"W	70.44'
C301	108.57'	457.00	N05°33'39"E	108.31'
C302	57.33'	43.00	N50°33'39"E	53.18'
C303	31.01'	20.00	S46°49'51"E	27.98'
C304	94.21'	466.00	S03°22'32"W	94.05'
C305	107.96'	534.00	N03°22'32"E	107.78'
C306	31.82'	20.00	N43°10'09"E	28.57'
C307	72.72'	43.00	S42°47'50"E	64.36'
C308	304.10'	543.00	N10°23'37"W	300.15'
C309	281.67'	457.00	S08°46'50"E	277.23'
C310	58.45'	43.00	S47°49'09"W	54.05'
C311	282.63'	184.00	S42°45'30"W	255.65'
C312	178.18'	119.00	N42°45'30"E	161.17'
C313	75.94'	43.00	S42°38'60"E	66.44'
C314	87.08'	543.00	S03°20'57"W	86.98'
C315	110.57'	140.00	N56°35'13"E	107.72'
C316	99.46'	105.89	S70°36'13"W	97.91'
C317	52.09'	52.08	S22°47'25"W	49.95'
C318	32.49'	30.08	S21°46'20"W	30.94'
C319	86.59'	143.89	S70°38'59"W	85.28'

ROAD CENTERLINE CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	230.40	150.00	S42°45'30"W	208.41'
C2	163.81	500.00	N08°08'25"E	163.08'
C3	383.65	500.00	N04°27'21"W	374.31'
C4	101.09	500.00	N03°22'32"E	100.92'
			ROAD NAME	
			CHATHAM COMMONS BLVD.	
			CHAD HITTLE DR.	
			CHAD HITTLE DR.	
			WESTMORE LANE	

LEGEND:
L.A.P./W
L.A.E.
D.E.
B.E.
R.D.E.
B.S.L.
C.A.
O
□

LIMITED ACCESS RIGHT-OF-WAY
LANDSCAPE MAINTENANCE EASEMENT
DRAINAGE AND UTILITY EASEMENT
REGULATED UTILITY EASEMENT
REGULATED UTILITY EASEMENT
BUILDING SETBACK LINE
COMMON AREA
% IN. DIA. REBAR W/CAP STAMPED
STRUCTUREPOINT - 0094" SET FLUSH
4"x4"x30" CONCRETE W/CUT "I" SET FLUSH

PREPARED BY/LAND SURVEYOR:
MICHAEL J. SMITH
MICHAEL J. SMITH SURVEYING, INC.
20230 TOLLING RD.
WESTFIELD, IN 46074
317-547-5580

OWNER/SUBOWNER:
CHATHAM TOLLING LLC
20230 TOLLING RD.
WESTFIELD, IN 46074

STRUCTUREPOINT
SCALE: 1"=1000'

SHEET 8 of 9
7000 SHADCLAND ESTATES
INDIANAPOLIS, IN 46256-5057
TEL 317-547-5580 FAX 317-543-0270
www.structurepoint.com

CITY OF WESTFIELD

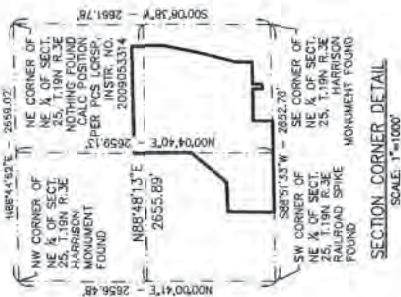
By: *[Signature]*

Matthew Skelton
Printed Name

STATE OF INDIANA)
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared
Matthew Skelton, as *Notary Public*, and acknowledged the
execution of the foregoing Secondary Plat for and on behalf of said entity. Witness my hand and Notarial
Seal this *19* day of *September*, 2017.

My Commission Expires:
2/3/2024
Notary Public
Residing in *Hamilton*
County, Indiana
Printed Name
Brenda S. Leckert



SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD, INDIANA

281761320 PLAT
09/05/2017 01:58:20P 9 PGS
Printed for
Hamilton County Recorder 1H
Recorded as Presented
www.structurepoint.com

DEED OF DEDICATION

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, planned and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Chatham Commons, an addition to Westfield, Indiana. All public rights-of-way shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property line of the street, there shall be erected or maintained no building or structure.

Easements and Covenants

The Owners expressly covenant and warrant on behalf of themselves and all future owners of the Lots and Blocks within this subdivision that the streets, driveways, sidewalks, landscaping and signs not located within public right of way are private and that all maintenance, repairs, and replacement now and forever shall be undertaken at the expense of the Lot and Block owners in accordance with the terms and conditions set forth in the owners association bylaws and articles. No governmental entity has any duty or responsibility to maintain, repair, or replace any private street, driveway, sidewalk, landscaping, or sign not located within public right of way.

Drainage Easements, Drainage and Utility Easements

There are strips of ground shown on this instrument as variable sizes which are reserved solely for the installation and maintenance of underground utilities for the non-exclusive use of the city and county in which this subdivision is located, and for utility companies for the installation and maintenance of underground mains, ducts, sewers and drainage, subject at all times to approval from the proper authorities and the provisions of any recorded easements. No permanent or other structures shall be erected or maintained on said strips, including, but not limited to, fences, patios, and decks.

The foregoing covenants, or restrictions, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2042, at which time said covenants, or restrictions, shall be automatically extended for successive periods of ten years unless changed by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, in whole or in part. Invalidation of any of the foregoing covenants, or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

CHATHAM HILLS, LLP

By: *Steven H. Hauke*
Printed Name: Steven H. Hauke
Managing Partner, Chatham Hills, LLC
Managing Partner, Chatham Hills, LLC

STATE OF INDIANA)
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared
Steven Hauke
execution of the foregoing Secondary Plat for and on behalf of said entity. Witness my hand and Notarial Seal this 10th day of August, 2017.

My Commission Expires: 4-8-2023

Residing in Hamilton, IN
County: Indiana
Printed Name: Douglas Lee Fleener
Notary Public

LEGEND:
L.A. R/W LIMITED ACCESS RIGHT-OF-WAY
L.M.A.E. LANDSCAPE MAINTENANCE EASEMENT
D.U.A.E. DRAINAGE AND UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
D.U.B.E. DRAINAGE UTILITY & LANDSCAPE EASEMENT
B.S.L. BUILDING SETBACK LINE
C.A. COMMON AREA
N. IN. DIA. REBAR W/CAP STAMPED
O STRUCTUREPOINT - 0094" SET FLUSH
4"x4"x30" CONCRETE W/OUT +/- SET FLUSH

PREPARED BY/LAND SURVEYOR:
MICHAEL J. SMITH
REGISTERED PROFESSIONAL SURVEYOR
7250 SHARPLAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

OWNER/SUBDIVIDER:
CHATHAM HILLS LLP
80208 DANFORTH RD
WESTFIELD, IN 46074
I affirm under penalties for perjury that I have taken reasonable care to record each Said Survey number in this document.
- Michael J. Smith

REGISTERED LAND SURVEYOR'S CERTIFICATE

I Michael J. Smith, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana.

The size of the lots and blocks and widths of the streets and easements are shown in figures denoting feet and decimal parts thereof.

The subdivision consists of Lots 1 and 2, Blocks 1 through 6, inclusive, Common Areas 1 and 2 and streets and easements as shown herein.

The boundary lines for this plat are based on the ALTA/ACSM Land Title Survey by Hahn Surveying Group, Inc. recorded July 24, 2017 as Instrument No. 2017035184 in the Office of the Hamilton County Recorder.



Michael J. Smith
Michael J. Smith
I-20500025
Date: 7-28-17

Monumentation Note

The monuments on the perimeter of this subdivision have been set prior to the recording of this plat. Some of the interior monuments may not have been set due to the probability that they will be disturbed during construction. An affidavit, cross-referenced to this plat, will be recorded after the interior monumentation has been completed, no later than two years after the recording of this plat.

Plan Commission Certificate

Under authority provided by I.C. 36-7, enacted by the general assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the City Council of the City of Westfield, Hamilton County, Indiana, this plat was given approval by the Westfield-Washington Township Advisory Plan Commission, as follows:

Approved by the Director of the Economic and Community Development Department of the City of Westfield, Hamilton County, Indiana, pursuant to the Westfield-Washington Township Unified Development Ordinance, on the 28th day of August, 2017.

Westfield-Washington Township Plan Commission

By: *Matthew S. Skelton*
Matthew S. Skelton, Esq., Director
Economic and Community Development Department

Board of Public Works and Safety Certificate

This plat and the appurtenances of any public rights-of-way, dedicated herein is hereby approved on the 13th day of August, 2017, by the Director of the Public Works Department of the City of Westfield, Indiana, on behalf of the Board of Public Works and Safety, pursuant to Resolution 15-120 enacted by the Board of Public Works and Safety on August 26, 2015, and Article 7.4(B) of the Unified Development Ordinance.

Matthew S. Skelton
Matthew S. Skelton, Esq., Director
Public Works Department

SHEET 9 of 9
7250 SHARPLAND STATION
INDIANAPOLIS, IN 46256-1957
TEL 317 547 5580 FAX 317 543 0270
www.structurepoint.com

AMERICAN
STRUCTUREPOINT INC.



MRC

DULY ENTERED FOR TAXATION

Subject to final acceptance of transfer

5th day of November 2018 - ALC

Robin M. Miles Auditor of Hamilton County

Parcel # 08-05-25-00-00-022.003

Parcel # 08-05-25-00-00-022.101

2018052121 WD \$25.00

11/05/2018 12:14:34PM 4 PGS

Jennifer Hayden

Hamilton County Recorder IN

Recorded as Presented



LLP

File Number: 18615097-IND

State Tax ID: 29-05-25-000-022.003-025, State Tax ID: 29-05-25-000-022.101-025

WARRANTY DEED

AKA Norman J. Gray

THIS INDENTURE WITNESSETH That Norman Gray, (Grantor), of Hamilton County, in the State of Indiana, CONVEYS AND WARRANTS to Chatham Hills, LLP (Grantee), a limited liability company authorized to conduct business in the State of Indiana, of Hamilton County, in the State of Indiana, for valuable consideration the following described real estate in Hamilton County, State of Indiana:

SEE EXHIBIT A

Commonly known as 1319 East 196th Street, Westfield, IN 46074, 0 Tomlinson Road, Westfield, IN 46074.

This conveyance is subject to:

1. All taxes due and payable in 2018, and thereafter.
2. All general and special assessments and all other governmental, municipal and public dues, charges and impositions not delinquent; all easements, restrictions, agreements, covenants and other matters of record.

IN WITNESS WHEREOF, Grantors have executed this deed this 31st day of October, 2018.

GRANTOR:


Norman Gray AKA Norman J. Gray

State of Indiana)
County of Marion) SS. ACKNOWLEDGMENT

AKA Norman J. Gray

Before me, a Notary Public in and for said County and State, personally appeared Norman Gray who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 31st day of October, 2018.




(Signature of Notary Public)
Printed _____
County of Residence: _____
Commission #: _____
Commission Exp: _____

Send tax bills to Grantee @ Grantee's address: Chatham Hills, LLP, 20298 Tomlinson Road, Westfield, IN 46074

After Recording return to: ATA National Title Group of Indiana, LLC, 8335 Keystone Crossing, Ste. 104 Indianapolis, IN 46240.

This instrument prepared by: Kassandra Green, Attorney at Law #28258-29, The Green Law Firm, LLC, PO BOX 20283, Indianapolis, IN 46220.

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

EXHIBIT "A"

Land situated in the County of Hamilton, State of Indiana

TRACT I

Part of the West Half of the Northeast Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Northeast Quarter, thence South 88 degrees 42 minutes 09 seconds West (assumed bearing) along the North line of said Quarter Quarter Section a distance of 500.00 feet to the POINT OF BEGINNING; thence South 00 degrees 01 minutes 28 seconds West parallel with the East line of said West Half a distance of 697.16 feet; thence North 88 degrees 42 minutes 09 seconds East parallel to said North line a distance of 250.00 feet; thence South 00 degrees 01 minutes 28 seconds West parallel with said East line a distance of 550.74 feet; thence North 88 degrees 42 minutes 09 seconds East parallel with said North line a distance of 250.00 feet to said East line, thence South 00 degrees 01 minutes 28 seconds West along the East line thereof a distance of 560.50 feet to a point on the South bank of the Wheeler and Beals Drain, said point being the Northeast corner of the Ila McGuire tract recorded in Deed Book 353, page 978, in the Office of the Recorder of Hamilton County, Indiana; thence Southwesterly along said South bank to a point that is 484.60 feet North measured perpendicular from the South line of said West Half and 307.10 feet measured perpendicular from the East line of said West Half said point being the Northwest corner of said Ila McGuire tract; thence continue Southwesterly along said South bank to a point that is 476.69 feet North measured perpendicular from the South line of said West Half and 609.8 feet West measured perpendicular from the East line of said West Half; thence South 88 degrees 48 minutes 26 seconds West 3.55 feet; thence North 00 degrees 02 minutes 41 seconds West 21.41 feet; thence South 88 degrees 48 minutes 26 seconds West 49.50 feet; thence North 00 degrees 02 minutes 41 seconds West 830.51 feet to a point on the South line of the North Half of said Northeast Quarter Section; thence North 88 degrees 45 minutes 17 seconds East along said South line a distance of 207.17 feet; thence North 00 degrees 02 minutes 41 seconds West parallel with the West line of said West West a distance of 250.00 feet; thence South 88 degrees 45 minutes 17 seconds West parallel to said South line a distance of 386.34 feet; thence North 00 degrees 02 minutes 41 North West parallel to said West line a distance of 1078.64 feet to a point on the North line of said Quarter-Quarter Section; thence North of 88 degrees 42 minutes 09 seconds East on the North line thereof a distance of 344.82 feet to the POINT OF BEGINNING.

TRACT II

A part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of Section 25, Township 19 North, Range 3 East; thence South 00 degrees 00 minutes 00 seconds (assumed bearing) 1078.11 feet on and along the West line of said Northeast Quarter; thence North 88 degrees 48 minutes 10 seconds East 522.75 feet parallel to the South line of the North Half of said Northeast Quarter to a 5/8" iron rod with yellow cap stamped S0083 at the POINT OF BEGINNING of this description; thence North 88 degrees 48 minutes 10 seconds East 348.45 feet parallel to said South line to a 5/8" iron rod with yellow cap stamped S0083; thence South 00 degrees 00 minutes 00 seconds 250.08 feet, more or less, parallel to the West line of said Northeast Quarter to a 5/8" iron rod with yellow cap stamped

S0083 on the South line of the North Half of said Northeast Quarter; thence South 88 degrees 48 minutes 10 seconds West 348.45 feet on and along said South line to a 5/8" iron rod with yellow cap stamped S0083; thence North 00 degrees 00 minutes 00 seconds 250.08 feet parallel with the West line of said Northeast Quarter to the POINT OF BEGINNING. Containing 2.00 acres more or less.

Commonly Known as: 1319 East 196th Street, 0 Tomlinson Road

Tax Parcel ID: 08-05-25-00-00-022.003 State Parcel ID: 29-05-25-000-022.003-025

Tax Parcel ID: 08-05-25-00-00-022.101 State Parcel ID: 29-05-25-000-022.101-025

1600/2

True and
Certified Copy

Parcel # 08-05-25-00-00-022.000

This instrument prepared by:
Timothy L. Corbin
Attorney at Law
9003 Greenlee Circle
Indianapolis, IN 46234
(317) 271-7963
Atty. No. 17913-49

Exhibit "A"

Part of the Northwest Quarter of the Northeast Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, thence South along the East line of the aforesaid Quarter-Quarter Section, South 00 degrees 01 minutes 28 seconds West, 1247.90 feet; thence South 88 degrees 42 minutes 09 seconds West; parallel with the North line of the aforesaid Quarter-Quarter Section, 250.00 feet thence North 00 degrees 01 minutes 28 seconds East parallel with the aforesaid East line, 1247.90 feet to a point on the North line of said Quarter-Quarter Section; thence on and along said North 88 degrees 42 minutes 09 seconds East, 250.00 feet to the Point of Beginning of this description, containing 7.160 acres, more or less.

2018057657 WD \$25.00
12/11/2018 03:41:53PM 3 PGS
Jennifer Hayden
Hamilton County Recorder IN
Recorded as Presented



DULY ENTERED FOR TAXATION
Subject to final acceptance of transfer
11th day of December 2018 - SBH
N *Ravin M. Miller* Auditor of Hamilton County
Parcel # 08-05-25-00-00-022.005

Tax ID Number(s):
08-05-25-00-00-022.005 29-05-25-000-022.005-025

WARRANTY DEED**THIS INDENTURE WITNESSETH THAT**

Pete A. Schwartz and Amber Nicole Schwartz, Husband and Wife

CONVEY(S) AND WARRANT(S) TO

Chatham Hills LLP, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Hamilton County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record,

IN WITNESS WHEREOF, the Grantor has executed this Deed this 10th day of Dec, 2018

Pete A. Schwartz
Pete A. Schwartz

Amber Nicole Schwartz
Amber Nicole Schwartz

State of Indiana, County of Hamilton ss:

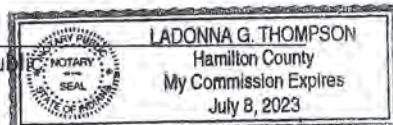
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Pete A. Schwartz and Amber Nicole Schwartz** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 10th day of Dec, 2018.

My Commission Expires: _____

Ladonna G. Thompson
Signature of Notary Public

Printed Name of Notary Public



Notary Public County and State of Residence

This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:

1343 East 196th Street
Westfield, IN 46074

Grantee's Address and Mail Tax Statements To:

1100 Chatham Hills Blvd
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 R. Drake

EXHIBIT A

Part of the Northwest Quarter of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 25, Township 19 North, Range 3 East; thence South 88 degrees 42 minutes 09 seconds West along the North line of said Quarter Quarter Section, 250.00 feet to the Point of Beginning; thence South 00 degrees 01 minutes 28 seconds West parallel with the East line of said Quarter Quarter Section, 697.16 feet; thence South 88 degrees 42 minutes 09 seconds West parallel with the aforesaid North line, 250.00 feet; thence North 00 degrees 01 minutes 28 seconds East parallel with the aforesaid East line, 697.16 feet to a point on said North line; thence North 88 degrees 42 minutes 09 seconds East on and along said North line, 250.00 feet to the Point of Beginning of this description, containing 4.00 acres, more or less.

94293444

9443451

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That THUNDER ISLAND, INC., an Indiana corporation and debtor in possession, acting pursuant to a certain "Entry and Order Approving Sale of Property of the Estate Free and Clear of Liens and Approval of Debtor's Payment of Expenses of Sale From Proceeds" entered on October 7, 1994 in the matter captioned "In re: Thunder Island, Inc., Debtor" (Case No. 94-6550-OV-11, Chapter 11) pending (the "Court Order") in the United States Bankruptcy Court, Southern District of Indiana, Indianapolis Division, CONVEYS AND WARRANTS to LURIE INVESTORS, an Indiana general partnership, a 65.404% undivided interest as a tenant-in-common in and to the real estate described in Exhibit A attached hereto and incorporated herein (the "Real Estate"), subject, however, to the exceptions to title set forth in Exhibit B attached hereto and incorporated herein.

Grantor reserves for itself and its successors and assigns, solely for the benefit of the land described in Exhibit C attached hereto and incorporated herein (the "Benefitted Land") a perpetual, non-exclusive access and utility easement fifty (50) feet in width adjacent to and parallel with the west right-of-way line of U.S. Highway 31 and extending from the south line of the Real Estate to a point which is fifty (50) feet north of the terminus of the first described access control line in the Warranty Deed dated January 14, 1975 and recorded May 6, 1975 in Deed Record 281, Page 342 as Instrument No. 14308 (the "Easement Area") in order (a) to afford Grantor, its successors and assigns, a commercially reasonable means of access to and from U.S. 31 at the fifty (50) foot driveway access point on U.S. 31 which affords, as of the date hereof, a means of ingress and egress to and from U.S. 31 to the Benefitted Land and (b) to permit Grantor, its successors and assigns to continue the use and enjoyment of existing utility lines and facilities located within the Easement Area.

Grantor further reserves for itself and its successors and assigns, for the benefit of the land described in Exhibit D attached hereto and incorporated herein (the "Additionally Benefitted Land") a perpetual, non-exclusive underground utility easement fifty (50) feet in width and adjacent to and parallel with the west right-of-way line of U.S. Highway 31 and extending from the south line to the north line of the real estate described as Parcel 3 in Exhibit A hereto to permit Grantor, its successors and assigns to extend to the Additionally Benefitted Land such utility lines and services as Grantor, its successors and assigns may deem desirable.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is the duly authorized President of Grantor and has been fully empowered, by the Court Order and proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Grantor certifies that no Indiana gross income tax is due or owing in connection with the foregoing conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 11th day of October, 1994.

This Instrument Recorded OCT 14 1994
Sharon K. Cherry, Recorder, Hamilton County, IN

THUNDER ISLAND, INC.
Debtor in Possession

By Michael A. Maio
Michael A. Maio, President

RECEIVED
FOR RECORD
94 OCT 14 PM 1:36
SHARON K. CHERRY
RECORDER
HAMILTON CO. IN

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
14 day of Oct 1994

Auditor
Hamilton County
Parcel # 65-05-24-000-015

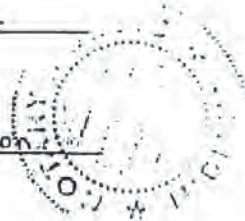
017
018 + 018-001

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Michael A. Maio, the President of Thunder Island, Inc, an Indiana corporation and Debtor in possession, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been first duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 11th day of October, 1994.

For Leigh Wilson
Notary Public Residing in
Greene County
Von heigh Wilson
(printed signature)



My Commission Expires:

August 13, 1998

SEND TAX STATEMENTS TO: 8182 Sycamore Road
Indianapolis, IN 46240

This instrument prepared by Tom Charles Huston, Attorney at Law, 11 South Meridian Street, Suite 1313, Indianapolis, IN 46240.

EXHIBIT A

Legal Description

Parcel 1.

The West Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East located in Hamilton County, Indiana, containing 20 acres, more or less.

Parcel 2.

The Southwest Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East located in Hamilton County, Indiana, except ten (10) acres off the North side thereof, containing, after such exception, 30 acres, more or less.

Parcel 3.

The Northeast Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East located in Hamilton County, Indiana, containing 40 acres, more or less.

EXHIBIT B

Exceptions to Title

1. The lien of current taxes and annual legal drain maintenance assessments, not delinquent.
2. All matters which would be disclosed by an accurate survey of the Real Estate.
3. Rights of the public and others in and to that part of the Real Estate taken or used for road purposes.
4. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
5. The right of any tenant farmer to harvest before March 1, 1995 growing crops now located on the Real Estate.
6. Right of way granted to the State of Indiana dated January 18, 1955 and recorded March 5, 1955 in Deed record 142, page 159 as Instrument Number 4901. (Parcel I)
7. Electric Pole Line Easement granted to Public Service Company of Indiana, Inc. dated February 15, 1984 and recorded April 2, 1984 in Easement Record 1, page 767 as Instrument Number 84-4038. (Parcel III)
8. Electric Underground Line Easement granted to Public Service Company of Indiana, Inc. dated March 8, 1988 and recorded July 8, 1988 as Instrument Number 8813543. (Parcel III)
9. Permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (known as U.S.R. 31 & 196th Street), as provided in a Warranty Deed dated January 14, 1975 and recorded May 6, 1975 in Deed Record 281, page 342 as Instrument Number 14308.
10. Set-back and use restrictions; possible assessments, maintenance and reconstruction; and all rights of others entitled to the continued uninterrupted flow of water through the W.C. Inman Drain, a legal drain (Indiana Code I.C. (1981) 36-9-27-33 et sew.)

9443451

EXHIBIT C

Benefitted Land

The East Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana.

9443451

EXHIBIT D

Additionally Benefitted Land

Parcel IV:

Fifteen (15) acres off the South end of the Southwest Quarter of the Northeast Quarter of Section 24, Township 19 North, Range 3 East; ALSO, the Northwest Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East, containing forty (40) acres, more or less.

ALSO

Part of the Southeast Quarter of the Northeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of Section 24, Township 19 North, Range 3 East; thence South 88 degrees 03 minutes 41 seconds West (assumed bearing) on and along the South line of said Northeast Quarter 1325.50 feet to the West line of the Southeast Quarter of said Northeast Quarter; thence North 60 degrees 11 minutes 34 seconds West on and along said West line 1337.32 feet to the North line of the Southeast Quarter of said Northeast Quarter; thence North 87 degrees 46 minutes 25 seconds East on and along said North line 424.17 feet to a point that is 900.00 feet South 07 degrees 46 minutes 25 seconds West of the East line of said Northeast Quarter; thence South 00 degrees 15 minutes 40 seconds East parallel with the East line of said Northeast Quarter 484.29 feet; thence North 87 degrees 46 minutes 25 seconds East parallel with the North line of the Southeast Quarter of said Northeast Quarter 450.00 feet; thence North 00 degrees 15 minutes 40 seconds West parallel with said East line 484.29 feet to said North line; thence North 07 degrees 46 minutes 25 seconds East on and along said North line 450.00 feet to the East line of said Northeast Quarter; thence South 00 degrees 15 minutes 40 seconds East on and along said East line 1345.85 feet to the place of beginning.

Parcel V:

Part of the South Half of the Northeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows: Beginning at a point on the North line of the South half of the Northeast Quarter of Section 24, Township 19 North, Range 3 East which is 450.00 feet South 87 degrees 46 minutes 25 seconds West (assumed bearing) from the Northeast corner thereof; thence South 87 degrees 46 minutes 25 seconds West on and along said North line 450.00 feet; thence South 00 degrees 15 minutes 40 seconds East parallel with the East line of said Northeast quarter 484.29 feet; thence North 87 degrees 46 minutes 25 seconds East parallel with said North line 450.00 feet; thence North 00 degrees 15 minutes 40 seconds West parallel with said East line 484.29 feet to the place of beginning.

Parcel VI:

Ten (10) acres off the North side of the Southwest Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana.

This Instrument Recorded

OCT 14 1994

Sharon K. Cherry, Recorder, Hamilton County, IN

9443451

94293444

9443452

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That THUNDER ISLAND, INC., an Indiana corporation and debtor in possession, acting pursuant to a certain "Entry and Order Approving Sale of Property of the Estate Free and Clear of Liens and Approval of Debtor's Payment of Expenses of Sale From Proceeds" entered on October 7, 1994 in the matter captioned "In re: Thunder Island, Inc., Debtor" (Case No. 94-6550-OV-11, Chapter 11) pending (the "Court Order") in the United States Bankruptcy Court, Southern District of Indiana, Indianapolis Division, CONVEYS AND WARRANTS to L. M. LURIE ASSOCIATES, INC., an Indiana corporation, a 34.596% undivided interest as a tenant-in-common in and to the real estate described in Exhibit A attached hereto and incorporated herein (the "Real Estate"), subject, however, to the exceptions to title set forth in Exhibit B attached hereto and incorporated herein.

Grantor reserves for itself and its successors and assigns, solely for the benefit of the land described in Exhibit C attached hereto and incorporated herein (the "Benefitted Land") a perpetual, non-exclusive access and utility easement fifty (50) feet in width adjacent to and parallel with the west right-of-way line of U.S. Highway 31 and extending from the south line of the Real Estate to a point which is fifty (50) feet north of the terminus of the first described access control line in the Warranty Deed dated January 14, 1975 and recorded May 6, 1975 in Deed Record 281, Page 342 as Instrument No. 14308 (the "Easement Area") in order (a) to afford Grantor, its successors and assigns, a commercially reasonable means of access to and from U.S. 31 at the fifty (50) foot driveway access point on U.S. 31 which affords, as of the date hereof, a means of ingress and egress to and from U.S. 31 to the Benefitted Land and (b) to permit Grantor, its successors and assigns to continue the use and enjoyment of existing utility lines and facilities located within the Easement Area.

Grantor further reserves for itself and its successors and assigns, for the benefit of the land described in Exhibit D attached hereto and incorporated herein (the "Additionally Benefitted Land") a perpetual, non-exclusive underground utility easement fifty (50) feet in width and adjacent to and parallel with the west right-of-way line of U.S. Highway 31 and extending from the south line to the north line of the real estate described as Parcel 3 in Exhibit A hereto to permit Grantor, its successors and assigns to extend to the Additionally Benefitted Land such utility lines and services as Grantor, its successors and assigns may deem desirable.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is the duly authorized President of Grantor and has been fully empowered, by the Court Order and proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Grantor certifies that no Indiana gross income tax is due or owing in connection with the foregoing conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 11th day of October, 1994.

This Instrument Recorded OCT 14 1994 THUNDER ISLAND, INC.
Sharon K. Chary, Recorder, Hamilton County, IN Debtor in Possession

By Michael A. Maio
Michael A. Maio, President

FULLY ENTERED FOR TAXATION
Subject to final acceptance for transfer
14 day of Oct 1994

J. M. Ge Auditor
Hamilton County
Parcel # _____

RECEIVED
FOR RECORD
OCT 14 PM 1:36
CLERK
RECORDED
HAMILTON CO. IN

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Michael A. Maio, the President of Thunder Island, Inc, an Indiana corporation and Debtor in possession, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been first duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 11th day of October, 1994.

Don Hugh Wilson
Notary Public Residing in
Greene County
Don Hugh Wilson
(printed signature)



My Commission Expires:

August 13, 1998

SEND TAX STATEMENTS TO: 8182 Sycamore Road
Indianapolis, IN 46240

This instrument prepared by Tom Charles Huston, Attorney at Law, 11 South Meridian Street, Suite 1313, Indianapolis, IN 46240.

EXHIBIT A

Legal Description

Parcel 1.

The West Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East located in Hamilton County, Indiana, containing 20 acres, more or less.

Parcel 2.

The Southwest Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East located in Hamilton County, Indiana, except ten (10) acres off the North side thereof, containing, after such exception, 30 acres, more or less.

Parcel 3.

The Northeast Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East located in Hamilton County, Indiana, containing 40 acres, more or less.

EXHIBIT B

Exceptions to Title

1. The lien of current taxes and annual legal drain maintenance assessments, not delinquent.
2. All matters which would be disclosed by an accurate survey of the Real Estate.
3. Rights of the public and others in and to that part of the Real Estate taken or used for road purposes.
4. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
5. The right of any tenant farmer to harvest before March 1, 1995 growing crops now located on the Real Estate.
6. Right of way granted to the State of Indiana dated January 18, 1955 and recorded March 5, 1955 in Deed record 142, page 159 as Instrument Number 4901. (Parcel I)
7. Electric Pole Line Easement granted to Public Service Company of Indiana, Inc. dated February 15, 1984 and recorded April 2, 1984 in Easement Record 1, page 767 as Instrument Number 84-4038. (Parcel III)
8. Electric Underground Line Easement granted to Public Service Company of Indiana, Inc. dated March 8, 1988 and recorded July 8, 1988 as Instrument Number 8813543. (Parcel III)
9. Permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (known as U.S.R. 31 & 196th Street), as provided in a Warranty Deed dated January 14, 1975 and recorded May 6, 1975 in Deed Record 281, page 342 as Instrument Number 14308.
10. Set-back and use restrictions; possible assessments, maintenance and reconstruction; and all rights of others entitled to the continued uninterrupted flow of water through the W.C. Inman Drain, a legal drain (Indiana Code I.C. (1981) 36-9-27-33 et seq.)

9443452

EXHIBIT C

Benefitted Land

The East Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana.

9443452

EXHIBIT D

Additionally Benefitted Land

Parcel IV:

Fifteen (15) acres off the South end of the Southwest Quarter of the Northeast Quarter of Section 24, Township 19 North, Range 3 East; ALSO, the Northwest Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East, containing forty (40) acres, more or less.

ALSO

Part of the Southeast Quarter of the Northeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of Section 24, Township 19 North, Range 3 East; thence South 88 degrees 03 minutes 41 seconds West (assumed bearing) on and along the South line of said Northeast Quarter 1325.50 feet to the West line of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 11 minutes 34 seconds West on and along said West line 1337.32 feet to the North line of the Southeast Quarter of said Northeast Quarter; thence North 87 degrees 46 minutes 25 seconds East on and along said North line 424.17 feet to a point that is 900.00 feet South 87 degrees 46 minutes 25 seconds West of the East line of said Northeast Quarter; thence South 00 degrees 15 minutes 40 seconds East parallel with the East line of said Northeast Quarter 484.29 feet; thence North 87 degrees 46 minutes 25 seconds East parallel with the North line of the Southeast Quarter of said Northeast Quarter 450.00 feet; thence North 00 degrees 15 minutes 40 seconds West parallel with said East line 484.29 feet to said North line; thence North 87 degrees 46 minutes 25 seconds East on and along said North line 450.00 feet to the East line of said Northeast Quarter; thence South 00 degrees 15 minutes 40 seconds East on and along said East line 1345.35 feet to the place of beginning.

Parcel V:

Part of the South Half of the Northeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows: Beginning at a point on the North line of the South Half of the Northeast Quarter of Section 24, Township 19 North, Range 3 East which is 450.00 feet South 87 degrees 46 minutes 25 seconds West (assumed bearing) from the Northeast corner thereof; thence South 87 degrees 46 minutes 25 seconds West on and along said North line 450.00 feet; thence South 00 degrees 15 minutes 40 seconds East parallel with the East line of said Northeast quarter 484.29 feet; thence North 87 degrees 46 minutes 25 seconds East parallel with said North line 450.00 feet; thence North 00 degrees 15 minutes 40 seconds West parallel with said East line 484.29 feet to the place of beginning.

Parcel VI:

Ten (10) acres off the North side of the Southwest Quarter of the Southeast Quarter of Section 24, Township 19 North Range 3 East in Hamilton County, Indiana.

This Instrument Recorded

OCT 14 1994

Sharon K. Cherry, Recorder, Hamilton County, IN

9443452

95294657

9537128

CORPORATE WARRANTY DEED11.00
(3)

THIS INDENTURE WITNESSETH, That THUNDER ISLAND, INC., an Indiana corporation and debtor in possession, acting pursuant to a certain "Entry and Order (1) Approving Sale of Property of the Estate Free and Clear of Liens, Liens to Attach to Net Proceeds, (2) Making Determination of Secured Status and Authorizing Immediate Distribution of Proceeds, and (3) Authorizing Creation of Escrow for Payment of Administrative Expenses" (the "Court Order") entered on April 12, 1995 in the matter captioned "In re: Thunder Island, Inc., Debtor" (Case No. 94-6550-OV-11, Chapter 11) pending in the United States Bankruptcy Court, Southern District of Indiana, Indianapolis Division, CONVEYS AND WARRANTS to LURIE INVESTORS, an Indiana general partnership, an 87.351% undivided interest as a tenant-in-common in and to the real estate described in Exhibit A attached hereto and incorporated herein (the "Real Estate"), subject, however, to the exceptions to title set forth in Exhibit B attached hereto and incorporated herein.

Grantor relinquishes unto Grantee the easements reserved by Grantor in a certain Corporate Warranty Deed dated October 11, 1994 recorded on October 14, 1994 as Instrument No. 94-43451 in the Office of the Recorder of Hamilton County, Indiana, effective as of August 1, 1995.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is the duly authorized President of Grantor and has been fully empowered, by the Court Order and proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Grantor certifies that no Indiana gross income tax is due or owing in connection with the foregoing conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 13 day of April, 1995.

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

31 day of May 19 95

Jim M. Gyle Auditor
Hamilton County

Parcel # _____

STATE OF INDIANA)

COUNTY OF MARION)

) SS:

THUNDER ISLAND, INC.
Debtor in Possession

By

Michael A. Maio, President

HAMILTON COUNTY RECORDER

95 MAY 31 PM 3:27

Before me, a Notary Public in and for said County and State, personally appeared Michael A. Maio, the President of Thunder Island, Inc, an Indiana corporation and Debtor in possession, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been first duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 13th day of April, 1995.

Don Leigh Wilson
Notary Public Residing in Greene County

Don Leigh Wilson
(printed signature)

My Commission Expires:

August 13, 1998

SEND TAX STATEMENTS TO:

8182 Sycamore Road, Indianapolis, IN 46240

EXHIBIT A

Description of the Real Estate

PARCEL I:

TEN (10) ACRES OFF THE NORTH SIDE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN HAMILTON COUNTY, INDIANA.

PARCEL III:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST, ALL IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

PARCEL IV:

FIFTEEN (15) ACRES OFF THE SOUTH END OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST; ALSO, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST, CONTAINING FORTY (40) ACRES, MORE OR LESS.

ALSO:

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 88 DEGREES 08 MINUTES 41 SECONDS WEST (ASSUMED BEARING) ON AND ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 1325.50 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 11 MINUTES 34 SECONDS WEST ON AND ALONG SAID WEST LINE 1337.32 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST ON AND ALONG SAID NORTH LINE 424.17 FEET TO A POINT THAT IS 900.00 FEET SOUTH 87 DEGREES 46 MINUTES 25 SECONDS WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER 484.29 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER 450.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 40 SECONDS WEST PARALLEL WITH SAID EAST LINE 484.29 FEET TO SAID NORTH LINE; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST ON AND ALONG SAID NORTH LINE 450.00 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST ON AND ALONG SAID EAST LINE 1345.85 FEET TO THE PLACE OF BEGINNING.

PARCEL V:

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST WHICH IS 450.00 FEET SOUTH 87 DEGREES 46 MINUTES 25 SECONDS WEST (ASSUMED BEARING) FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 87 DEGREES 46 MINUTES 25 SECONDS WEST ON AND ALONG SAID NORTH LINE 450.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER 484.29 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST PARALLEL WITH SAID NORTH LINE 450.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 40 SECONDS WEST PARALLEL WITH SAID EAST LINE 484.29 FEET TO THE PLACE OF BEGINNING.

PARCEL VI:

LOTS 5-27 INCLUSIVE IN STYLE-RITE MEADOWS, AN ADDITION IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 23-25, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

EXHIBIT B

Exceptions to Title

1. The lien of current taxes and annual legal drain maintenance assessments, not delinquent.
2. All matters which would be disclosed by an accurate survey of the Real Estate.
3. Rights of the public and others in and to that part of the Real Estate taken or used for road purposes.
4. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
5. The right of any tenant farmer to harvest before March 1, 1996 growing crops now located on the Real Estate.
6. Right of way granted to the State of Indiana dated January 18, 1955 and recorded March 5, 1955 in Deed record 142, page 159 as Instrument Number 4901.
7. Electric Pole Line Easement granted to Public Service Company of Indiana, Inc. dated February 15, 1984 and recorded April 2, 1984 in Easement Record 1, page 767 as Instrument Number 84-4038.
8. Electric Underground Line Easement granted to Public Service Company of Indiana, Inc. dated March 8, 1988 and recorded July 8, 1988 as Instrument Number 8813543.
9. Permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (known as U.S.R. 31 & 196th Street), as provided in a Warranty Deed dated January 14, 1975 and recorded May 6, 1975 in Deed Record 281, page 342 as Instrument Number 14308.
10. Set-back and use restrictions; possible assessments, maintenance and reconstruction; and all rights of others entitled to the continued uninterrupted flow of water through the W.C. Inman Drain, a legal drain (Indiana Code I.C. (1981) 36-9-27-33 et seq.)
11. Easement granted to Central Indiana Power Company dated November 25, 1938 and recorded October 5, 1939 in Misc. Record 35, page 19 as Instrument Number 11457.
12. Rights of tenants of two (2) residential properties as tenants only for a term not extending beyond December 31, 1995.

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CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That THUNDER ISLAND, INC., an Indiana corporation and debtor in possession, acting pursuant to a certain "Entry and Order (1) Approving Sale of Property of the Estate Free and Clear of Liens, Liens to Attach to Net Proceeds, (2) Making Determination of Secured Status and Authorizing Immediate Distribution of Proceeds, and (3) Authorizing Creation of Escrow for Payment of Administrative Expenses" (the "Court Order") entered on April 12, 1995 in the matter captioned "In re: Thunder Island, Inc., Debtor" (Case No. 94-6550-OV-11, Chapter 11) pending in the United States Bankruptcy Court, Southern District of Indiana, Indianapolis Division, CONVEYS AND WARRANTS to L. M. LURIE ASSOCIATES, INC., an Indiana corporation, a 12.649% undivided interest as a tenant-in-common in and to the real estate described in Exhibit A attached hereto and incorporated herein (the "Real Estate"), subject, however, to the exceptions to title set forth in Exhibit B attached hereto and incorporated herein.

Grantor relinquishes unto Grantee the easements reserved by Grantor in a certain Corporate Warranty Deed dated October 11, 1994 recorded on October 14, 1994 as Instrument No. 94-43451 in the Office of the Recorder of Hamilton County, Indiana, effective as of August 1, 1995.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is the duly authorized President of Grantor and has been fully empowered, by the Court Order and proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Grantor certifies that no Indiana gross income tax is due or owing in connection with the foregoing conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 13 day of April, 1995.

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

31 day of MAY 19 95

Joe M. Gyle Auditor
Hamilton County

Parcel # _____

THUNDER ISLAND, INC.
Debtor in Possession

By Michael A. Maio
Michael A. Maio, President

HAMILTON COUNTY RECORDER

95 MAY 31 PM 3:27

STATE OF INDIANA)
COUNTY OF MARION) SS:

Before me, a Notary Public in and for said County and State, personally appeared Michael A. Maio, the President of Thunder Island, Inc, an Indiana corporation and Debtor in possession, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been first duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 19th day of April, 1995.

Don Leigh Wilson
Notary Public Residing in Greene County

Don Leigh Wilson
(printed signature)

My Commission Expires:

August 13, 1998

SEND TAX STATEMENTS TO:

8182 Sycamore Road, Indianapolis, IN 46240

This instrument prepared by Tom Charles Huston, Attorney at Law, 11 South Meridian Street, Suite 1313, Indianapolis, IN 46240.

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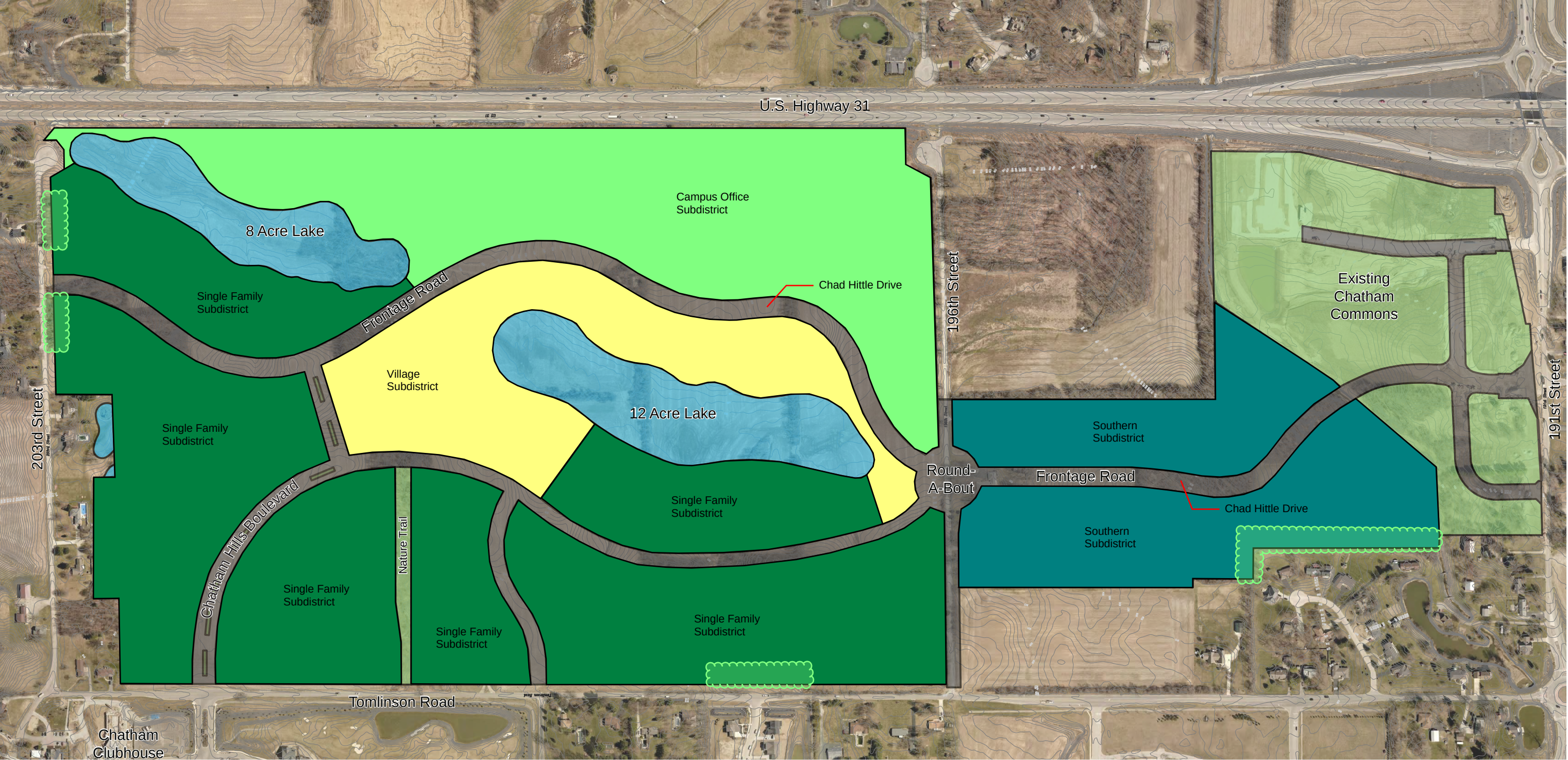
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8. Electric Underground Line Easement granted to Public Service Company of Indiana, Inc. dated March 8, 1988 and recorded July 8, 1988 as Instrument Number 8813543.
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11. Easement granted to Central Indiana Power Company dated November 25, 1938 and recorded October 5, 1939 in Misc. Record 35, page 19 as Instrument Number 11457.
12. Rights of tenants of two (2) residential properties as tenants only for a term not extending beyond December 31, 1995.



 Preservation Area

Exhibit B
Concept Plan



September 29, 2019

Single Family Subdistrict



Exhibit C-1
Character Imagery



Village Center Subdistrict



Exhibit C-2
Character Imagery



Campus Office Subdistrict



Southern Subdistrict



Exhibit C-3
Character Imagery





Preservation Area "A"



Preservation Area "B"



Preservation Areas "C" & "D"

Exhibit D Preservation Areas

LEGEND

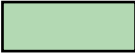
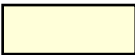
-  Preservation Easement
-  2 Stories Maximum Building Height
-  60' Maximum Building Height



Exhibit E
Bokeelia Bend Maximum
Building Heights

ORDINANCE NUMBER 19-~~XX~~51

Chatham Hills PUD District Amendment VII

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

This is an 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 Council enacted Ordinance 13-24, Chatham Hills Planned Unit Development Ordinance on January 23, 2014 amended by (i) Ordinance 15-28, enacted by the City Council on October 12, 2015, and (ii) Ordinance 16-46, enacted by the City Council on December 12, 2016, and (iii) Ordinance 17-24, enacted by the City Council on September 11, 2017, and (iv) Ordinance 18-51, enacted by the City Council on February 11, 2019, and (v) Ordinance 19-11, enacted by the City Council on June 10, 2019 (collectively, the "Chatham Hills Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1909-PUD-34**), 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. 1909-PUD-34** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (7-0-1) 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 _____, 2019;

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

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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 incorporate the Real Estate into the Chatham Hills 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 Chatham Hills Planned Unit Development, Ordinance 13-24, and (iii) 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 or the Chatham Hills Planned Unit Development.
- 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. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 Façade, External: A Building Façade visible from and oriented toward a Primary Street or a Secondary Street.
- 2.2 Street, Primary: An External Street as identified on the Thoroughfare Plan as an Expressway or Arterial. For purposes of this Ordinance, a Primary Street shall include US Highway 31 and Chad Hittle Boulevard, as generally identified and labeled on the Concept Plan.
- 2.3 Street, Secondary: An Internal Street other than a Tertiary Street that functions as a primary vehicular way from a Primary Street into the District. For purposes of this Ordinance, Secondary Streets shall generally include 196th Street, 203rd Street, Tomlinson Road, Chatham Hills Boulevard and those Streets identified and labeled as Secondary Streets on the Concept Plan.

2.3.2.4 Neighborhood, Existing: Shall include the following single family residential neighborhoods: Bokeelia.

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Section 3. **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. The Real Estate within the District is hereby divided into four (4) subdistricts, as depicted on the Concept Plan (individually or collectively, “Subdistrict”). Development of each Subdistrict shall be regulated as set forth in this Ordinance. The size and configuration of any Subdistrict shall be permitted to increase or decrease but shall be as generally depicted on the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of each Subdistrict shall be as follows (the “Underlying Zoning District”):

- 4.1 District III (the “Single Family Subdistrict”): SF-4: Single-Family District
- 4.2 District IV (the “Village Center Subdistrict”): GB: General Business District
- 4.3 District V (the “Campus Office Subdistrict”): GO: General Office District
- 4.4 District VI (the “Southern Subdistrict”): GB: General Business District

Section 5. **Permitted Uses.** The following uses shall be permitted within each Subdistrict, as set forth below:

- 5.1 Single Family Subdistrict:
 - A. All uses permitted in District I of the Chatham Hills PUD
 - B. All uses permitted in the SFA: Single-Family Attached District.
 - C. Dwelling, Townhouse. No townhomes shall be located along Tomlinson Road.
- 5.2 Village Center Subdistrict:
 - A. All uses permitted in the GB: General Business District.
 - B. All uses permitted in the SFA: Single-Family Attached District.
 - C. Dwelling, Townhouse.
 - D. Assisted Living Facility.
 - E. Nursing Home.
 - F. Hospice.
 - G. Bed and Breakfast (B&B).
 - H. Amusement Parks.
 - I. Park, Private or Public.
- 5.3 Campus Office Subdistrict:
 - A. All uses permitted in the GO: General Office District.
 - B. All uses permitted in the GB: General Business District.
 - C. Engineering, Research and Testing Laboratories.
 - D. Assisted Living Facility.
 - E. Nursing Home.

- F. Hospice.
- G. School, Professional Trade or Business.
- H. Dwelling, Multi-Family.
- 5.4 Southern Subdistrict:
 - A. All uses permitted in the GB: General Business District.
 - B. All uses permitted in the SF-4: Single-Family High-Density District.
 - C. All uses permitted in the SFA: Single-Family Attached District.
 - D. Dwelling, Multi-Family. This shall only be allowable north of the Bokeelia subdivision.
 - E. Assisted Living Facility.
 - F. Nursing Home.
 - G. Hospice.
 - H. Educational Institution, With Dormitory Accommodations.
 - I. School, Professional Trade or Business.
- 5.5 Prohibited Uses: The following use(s) shall be explicitly prohibited within all Districts:
 - A. Special Exception Uses, except as otherwise permitted herein.
 - B. Adult Entertainment Establishment.
 - C. Helipad

Section 6. Overlay Districts.

- 6.1 US Highway 31 Overlay District: Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.
- 6.2 State Highway 32 Overlay District: Article 5.3(~~JK~~) State Highway 32 Overlay District; Architectural Design Requirements (the “32 Overlay”) shall only apply as set forth herein. References of the 32 Overlay standards to the State Highway 32 right-of-way line shall only apply to the Chad Hittle right-of-way line.

Section 7. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to each Subdistrict’s Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

- 7.1 Minimum Lot Area: All Districts: No minimum
- ~~7.2 Minimum Tract Requirement: All Districts: No minimum~~
- 7.37.2 Minimum Lot Frontage: All Districts: No minimum; however, all Lots shall have vehicular access to a Street or Alley (e.g., via a shared

ingress/egress easement).

7.47.3 Minimum Lot Width:

- A. Single Family Subdistrict: 50 feet for Detached, 24 feet for Attached
- B. Village Center Subdistrict: No minimum
- C. Campus Office Subdistrict: No minimum
- D. Southern Subdistrict: No minimum

7.57.4 Maximum Lot Coverage: No maximum

7.67.5 Minimum Front Yard Building Setback Lines:

- A. US Highway 31: 30 feet
- B. Tomlinson Road: 30 feet
- C. Chad Hittle Boulevard:
 - i. Single Family Subdistrict: 10 feet
 - ii. Village Center Subdistrict: No minimum
 - iii. Campus Office Subdistrict: 10 feet
 - iv. Southern Subdistrict: No minimum
- D. 196th Street: 20 feet
- E. 203rd Street: 20 feet
- F. All Other Streets (e.g., internal): 10 feet

7.6 District Perimeter Setback Not Abutting Street:

- A. Single Family Subdistrict: 20 feet
- B. Village Center Subdistrict: 20 feet
- C. Campus Office Subdistrict: 20 feet or match preservation area widths, whichever is greater
- D. Southern Subdistrict: 50 feet along east property line of Bokeelia Bend Neighborhood, otherwise 20 feet

7.7 All Districts: 20 feet

7.97.7 Minimum Internal Side Yard Setback Lines:

- A. Single Family Subdistrict: 5 feet
- B. Village Center Subdistrict: 5 feet; 20 feet abutting a residential district
- C. All Other Subdistricts: 20 feet

7.9 Minimum Building Height: The Minimum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:

- A. Campus Office Subdistrict: 30 feet or Two Stories, whichever is less

7.107.8 Maximum Building Height: The Maximum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:

- A. Single Family Subdistrict: _____ 45 feet (Three Stories) for Attached, otherwise no maximum
- B. Village Center Subdistrict: No maximum
- C. Campus Office Subdistrict: For Dwelling, Multi-Family: 70 feet or Four Stories, whichever is less. For all other uses: No maximum

D. Southern Subdistrict:

- i. Any buildings, or portions of a building, along the East property line adjacent to Bokeelia Bend neighborhood shall be limited to two (2) stories within the first one hundred (100) feet from the property line as shown in Exhibit E; No maximum
- ii. No building along the East property line adjacent to Bokeelia Bend neighborhood shall be greater than Sixty (60) feet in height as shown in Exhibit E;

D.iii. For all other locations: No maximum.

7.117.9 Maximum Number of Dwelling Units:

- A. Single Family Subdistrict:
 - i. The Maximum Dwelling Units permitted in this Subdistrict in addition to District I, as identified in Section 9.5 or Ordinance 13-24 and as modified by Section 3.3 of Ordinance 19-11, shall be increased by ninety-five (95) Dwelling Units.
- B. Village Center Subdistrict:
 - i. The maximum number of Single Family Attached Dwellings within this Subdistrict shall not exceed three hundred (300).
- C. Campus Office Subdistrict:
 - i. The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).
- D. Southern Subdistrict:
 - i. The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).

7.127.10 Variations: The Plan Commission may approve a fifteen percent (15%) reduction in any minimum development standard or fifteen percent (15%) increase in any maximum development standard specified in this Section, excluding maximum density standards.

Section 8. Development Standards. The standards of the Chatham Hills Planned Unit Development as defined in Ordinance 13-24 and subsequent associated

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amendments shall apply to 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 apply to only prohibit enclosures located within an Established Front Yard abutting a Primary Street.
- 8.2 Article 6.3 Architectural Standards: The following standards shall apply to the development of the Real Estate, as set forth below for each Subdistrict.
- A. Character Imagery Exhibit: The “Character Imagery”, attached hereto as Exhibit C, is hereby incorporated. Although the Character Imagery Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings within each Subdistrict, and it provides examples of specific design elements and development patterns that comply with this Ordinance and contribute to the intent and vision for the Real Estate.
- B. Single Family Subdistrict: The Real Estate within this Subdistrict shall be in accordance with the standards of District I within Ordinance 13-24, the Chatham Hills Planned Unit Development unless otherwise modified within this Ordinance.
- i. All homes facing Chatham Hills Boulevard in this Subdistrict, north of the Village Subdistrict, shall incorporate at least one of the following design elements, any of which shall face Chatham Hills Boulevard:
- a. Front Porch
- b. Perennial Flower Boxes
- c. Porch Swing
- d. Hanging Flowers
- C. Village Center Subdistrict: The 32 Overlay shall not apply to the Village Center Subdistrict. Rather, the following standards shall apply within this subdistrict:
- i. Primary entrances shall include either porticos or recessed entrances along with lighting and landscaping. Weather protection shall not be required at entrances. Doors and entryways shall follow a traditional storefront design (recessed or raised) and shall be compatible with the architectural style of the Building.
- ii. Drive-throughs for uses such as financial institutions, coffee shops, or pharmacies shall be permitted only if the drive-through is: (i) not otherwise visible from a Primary Street unless screened; and, (ii) designed to minimize any negative impact on vehicular and pedestrian circulation. Screening shall include either:
- a. Grade changes. Grade changes may serve as screening of drive-through functions when the site is located below grade and

not visible from the adjacent street.

- b. Landscaping. A landscape area adjacent to the street right of way in the front and/or street side yard or in the form of an island adjacent to the drive-through shall be installed. The landscape area shall be planted with enough evergreen shrubs and/or native grasses to form a low continuous visual screen at least 3 feet in height after the first growing season.
 - c. Walls. A solid masonry wall 3 feet in height, with evergreen shrubs and/or native grasses planted on the street side of the wall to form a low continuous visual screen at least 3 feet in height after the first growing season. Masonry walls shall have openings as necessary to provide pedestrian access to the site.
 - d. Berms. A series of berms planted with offset rows of evergreen shrubs and/or native grasses to form a low continuous visual screen at least 3 feet in height after the first growing season.
 - iii. A minimum of sixty (60) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.
 - iv. No maximum area of Masonry Materials or Fiber Cement Siding shall govern for each Building Façade (exclusive of windows and doors).
 - v. Playgrounds, amphitheaters, and other parklike amenities and support structures shall be permitted and shall utilize building materials that complement the surrounding development.
 - vi. For single family uses, The Real Estate within this Subdistrict shall be in accordance with the standards of District I within Ordinance 13-24, the Chatham Hills Planned Unit Development unless otherwise modified within this Ordinance.
- D. Campus Office Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply, except as modified below:
- i. Each Building Façade shall utilize more than one (1) building material.
 - ii. A minimum of sixty (60) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.
 - iii. If Architectural Insulated Panels are used as an exterior building material, then the following shall apply:
 - a. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry

Materials, Fiber Cement Siding or the combination of both.

- b. No more than sixty-seven (67) percent of each Building Façade (exclusive of windows and doors) may be Architectural Insulated Panels.
- c. No more than twenty-five (25) percent of each Building Façade (exclusive of windows and doors) may be covered with Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

E. Southern Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply, except as modified below:

- i. Each Building Façade shall utilize more than one (1) building material.
- ii. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.
- iii. If Architectural Insulated Panels are used as an exterior building material, then the following shall apply:
 - a. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.
 - b. No more than sixty-seven (67) percent of each Building Façade (exclusive of windows and doors) may be Architectural Insulated Panels.
 - c. No more than twenty-five (25) percent of each Building Façade (exclusive of windows and doors) may be covered with Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

8.3 Article 6.5 Fence Standards: Shall apply, except as modified below.

- A. Chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area. All other walls and fencing shall be architecturally compatible with the associated building(s).
- B. Wrought iron, wooden, stone or brick fences, no taller than thirty (30) inches, shall be permitted in an Established Front Yard to further define the streetscape.

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

- A. Single Family Subdistrict: The Real Estate within this Subdistrict shall be in accordance with the standards of District I within Ordinance 13-24, the Chatham Hills Planned Unit Development unless otherwise modified within this Ordinance.
 - i. For all Single-Family Detached Dwellings in this Subdistrict, a

minimum of three (3) street trees shall be required. Typical spacing shall be 10' from lot line and 20' spacing between trees.

B. All Other Districts:

- i. Detention and Retention Areas (Article 6.8(I)): Plantings within the required perimeter easement shall be allowable granted areas for intermittent access to each facility for purposes of maintenance are accommodated.
- ii. Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall not apply in the Village Center Subdistrict.
- iii. Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Front Building Façade.
- iv. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply if the Front Building Façade of the Lot's Principal Building is oriented towards the External Street. Shall not apply in the Village Center Subdistrict.
- v. Parking Area Landscaping (Article 6.8(O)). Shall apply, except as otherwise modified below.
 - a. Village Center Subdistrict. Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements shall not apply to Parking Areas within the Village Center; rather, an emphasis on Perimeter Parking Area Landscaping (Article 6.8(O)(2)) to screen Parking Areas from Primary Streets and Secondary Streets shall be required.
- vi. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required by the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.

C. Village Center. The following landscaping criteria shall also apply within the Village Center.

- i. Specific number of plantings, types of plantings and location of plantings shall not apply.
- ii. Plantings should be grouped in larger masses that relate to the pedestrian scale of the site and Building, with a clustered focus along Building foundations and pedestrian entrances.
- iii. Street trees are encouraged within the Right-of-way along Chad Hittle Boulevard and all streets that abut the Village Center to enhance the pedestrian scale and provide separation between the vehicle and pedestrian, subject to approval by the Department of

Public Works. Street trees may be planted in sidewalks / paths with tree grates (minimum size of four (4) feet by (4) four feet) or other treatment, or between sidewalks / paths and streets where planting strips of sufficient width exists, subject to easements and approval by the Department of Public Works.

- D. Preservation Areas. Existing areas of trees to be preserved and maintained in accordance with Article 6.8(E) Preservation and Replacement of Trees are identified on the Concept Plan ("Tree Preservation Area") and more particularly described in the attached Exhibit D, the "Preservation Areas". A tree preservation easement, in accordance with Article 8.3 Easement Standards; Tree Preservation Easement, shall be required for a Tree Preservation Area at the time of platting ("Tree Preservation Easement"). A Tree Preservation Area may overlap another regulatory easement (e.g., drainage, utility, floodplain), in which case, the removal of trees directed to be removed by municipal, county, state or federal agencies or departments or a public utility may occur within a Tree Preservation Easement.
- E. Buffer Yard Requirements (Article 6.8(N)): Shall apply, except as otherwise modified below.
- i. Buffer yards shall not be required between Subdistricts and shall not be required adjacent to Development Amenities, except as otherwise required herein.
 - ii. A minimum twenty (20) foot wide buffer yard shall be required between residential use(s) and any adjoining General Business (GB) District use. The buffer yard shall be landscaped in accordance with the Unified Development Ordinance. No mounding shall be required.
 - iii. A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance. No mounding shall be required.
 - iv. A Masonry wall or a combination of masonry and wood or iron fencing (which is entirely opaque and consistent with the design theme of other fencing or entrances in the District) may be substituted and replace any required buffer yard between uses or External Streets if said wall is: (i) a minimum height of six (6) feet; (ii) located within a minimum ten (10) foot wide easement, and (iii) supplemented with landscaping consistent with the Zoning Ordinance's requirement for the softening of walls and fences.

8.5 Lighting Standards: Shall apply, except as follows.

- A. Decorative Fixtures and Uniformity: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be

architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District. All light fixtures and poles shall be consistent in style, color, size, height and design throughout the District.

- B. Full Cut-off Fixtures: All light fixtures, with the exception of low-intensity architectural lighting and sign lighting shall be Fully Shielded and direct light downward toward the earth's surface.
- C. Maximum Light Levels: Article 6.9(F)(2) regarding maximum light meter reading standards shall apply. In addition, light meter readings from wall or pole-mounted light fixtures shall not exceed one-tenth (0.1) foot candles at the District's shared property lines with an Existing Neighborhood.
- D. Parking Area Lighting: Article 6.9(F)(6) regarding dimming of Parking Area lighting shall apply. In addition, lighting for Parking Areas on Lots abutting an Existing Neighborhood shall be reduced (e.g., turned off or dimmed) by a minimum of thirty-five percent (35%) no later than 11:00 p.m.
- E. Article 6.9(D) Prohibitions: Shall apply. In addition, neon lighting shall be prohibited within the District.

8.6 Article 6.12 Outdoor Storage and Display: Shall apply, except as follows.

- A. Outside Sales Display: Shall be permitted only in the Village Center Subdistrict.

8.7 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise provided below.

- A. Village Center. On-street parking is contemplated within the Village Center Subdistrict; however, any on-street parking shall be subject to final engineering and approval by the Department of Public Works.
 - i. Golf cart parking is permitted, and each space constructed shall count toward the Required Spaces noted in Article 6.14(G)(11) up to a maximum of 50% of the Required Spaces.
 - ii. On-street parking, subject to approval by the Department of Public Works, shall count toward the Required Spaces noted in Article 6.14(G)(11).

8.8 Article 6.17 Sign Standards: Shall apply, except as otherwise modified below.

- A. Article 6.17(J)(8) Outlot Signage shall not apply; rather, each Building Façade shall be permitted two (2) square feet of sign area for each one (1) lineal foot of Building Façade. Sign area allocation may be divided between Wall, Awning, Projecting, and Under Canopy or related areas.

B. Article 6.17(K)(5)(c)(ii) Temporary Signage; Real Estate Signs;

Nonresidential Real Estate Signs; Maximum Sign Height: Twelve (12) feet.

~~B.~~

~~8.9 Article 6.18 Temporary Use and Event Standards; Shall apply to all subdistricts. Additionally, the following modifications shall apply to the Village Center Subdistrict only:~~

~~A. Permits:~~

- ~~i. An annual Temporary Use and Event Permit, issued by the City of Westfield Community Development Department, shall be required for recurring events which do not utilize tents or other temporary structures.~~
- ~~ii. A separate Temporary Use and Event Permit, issued by the City of Westfield Community Development Department, shall be required for every event utilizing tents or other temporary structures.~~
- ~~iii. A Temporary Use and Event Permit, as issued by the City of Westfield Community Development Department, shall not be required for a one-time event that does not utilize a tent or other temporary structure.~~
- ~~iv. The standards of this section do not exempt the owner from any permits or inspections required by other departments.~~

~~B. Section 34-51: Environment; Nuisances; Noise; Prohibitions, of the Code of Ordinance, of Westfield, Indiana shall be replaced with the following:~~

- ~~i. The decibel level shall not exceed ninety (90) decibels when measured from a point six (6) feet outside the property line.~~

~~8.9 Noise and Event Standards: Concerts and events in the Village Center shall not require permitting. Additionally, for concerts music and noise shall be kept to a level that is at a level of one hundred (100) decibels or less when measured six (6) feet from the nearest single family residence on a dB(A) meter.~~

~~**Section 9. Infrastructure Standards.** The District's infrastructure shall comply with the Chatham Hills Planned Unit Development Ordinance and associated amendments, 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.~~

~~9.1 The dedication of public right of way for Chad Hill at the intersection of 203rd shall be done through the secondary platting process. The construction of this connection shall not occur with the development of the Real Estate.~~

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Section 910. Design Standards. The standards of Chapter 8 Design Standards, as applicable to each Subdistrict's Underlying Zoning District, shall apply to the development of the Real Estate unless otherwise modified by this Ordinance.

9.1 The dedication of public right-of-way for Chad Hittle at the intersection of 203rd shall be done through the secondary platting process. The construction of this connection shall not occur with the development of the Real Estate.

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Section 101. Vacation of Rights of Way. Public Rights-of-Way located within the Real Estate that may be the subject of a secondary plat approval shall be vacated pending review and approval by the Department of Public Works in accordance with all local and state laws.

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Section 112. Annexation. The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____ 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-~~XX~~51** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-~~XX~~51**

I hereby VETO **ORDINANCE 19-~~XX~~51**

this _____ day of _____, 2019.

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Phil A. Sundling, P.E.
Henke Development Group, LLC
1100 Chatham Hills Boulevard
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: Phil A. Sundling

LEGEND

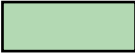
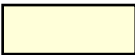
-  Preservation Easement
-  2 Stories Maximum Building Height
-  60' Maximum Building Height



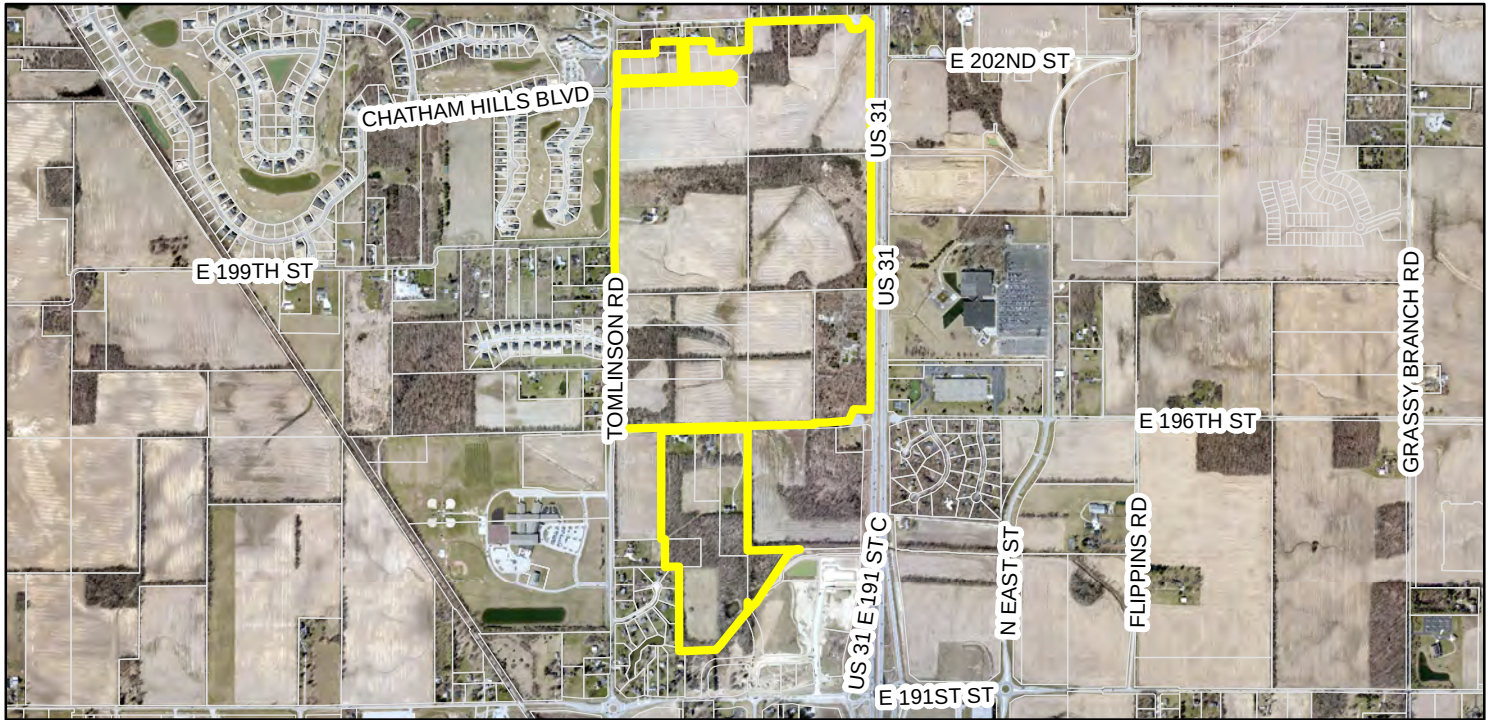
Exhibit E
Bokeelia Bend Maximum
Building Heights



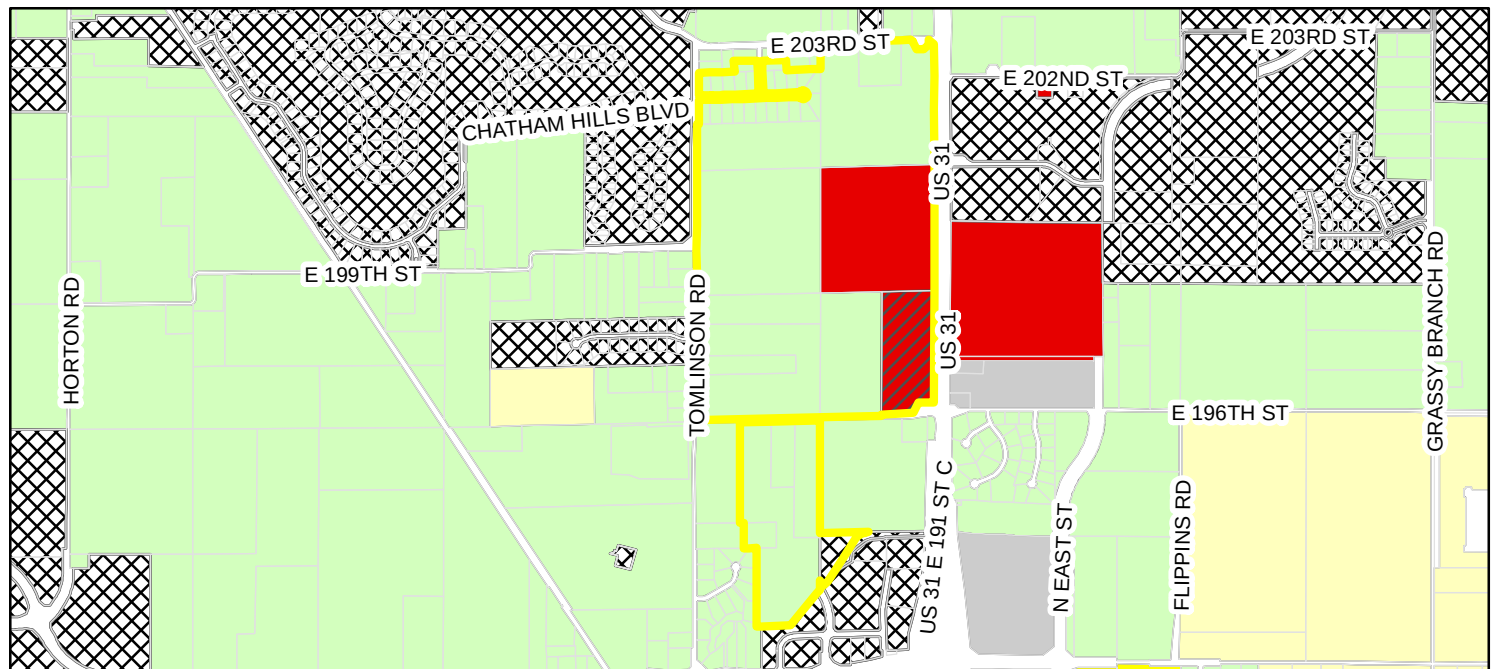
Property Location Map Chatham Hills PUD Amendment VII 1910-PUD-34



Aerial Location Map

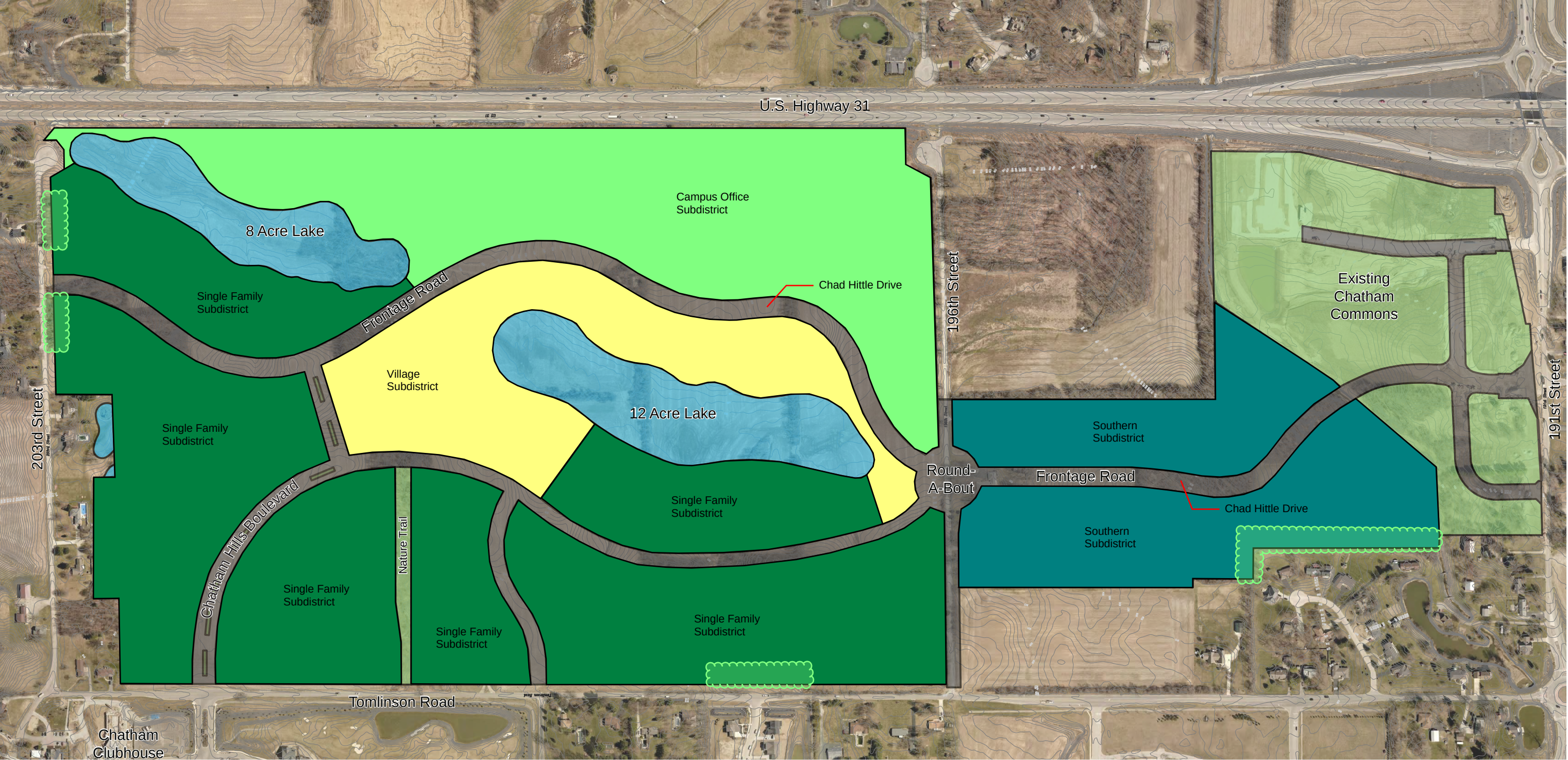


Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)	GB (General Business)	SF-2 (Single Family - 2)
EI (Enclosed Industrial)	GB-PD (General Business - Planned Development)	SF-3 (Single Family - 3)
	PUD (Planned Unit Development)	



 Preservation Area

Exhibit B
Concept Plan



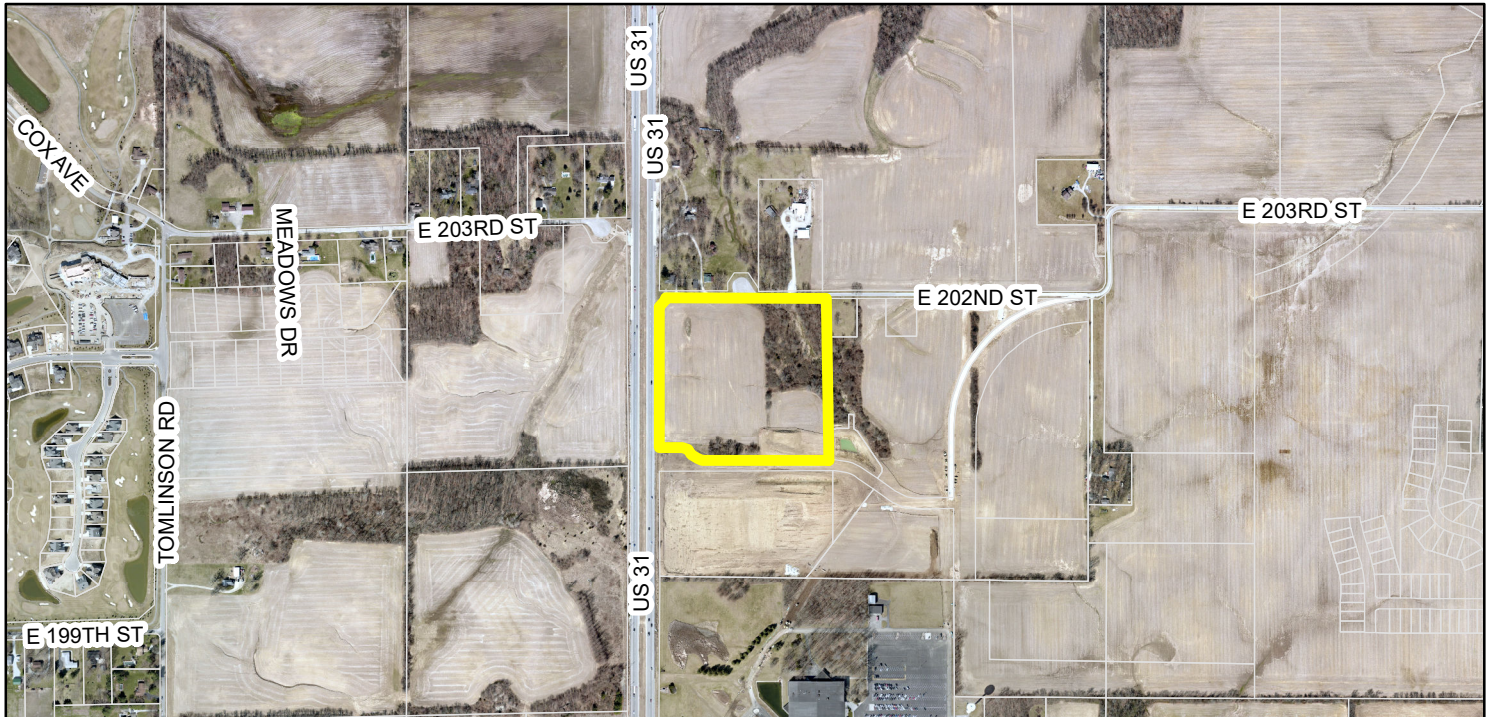
September 29, 2019



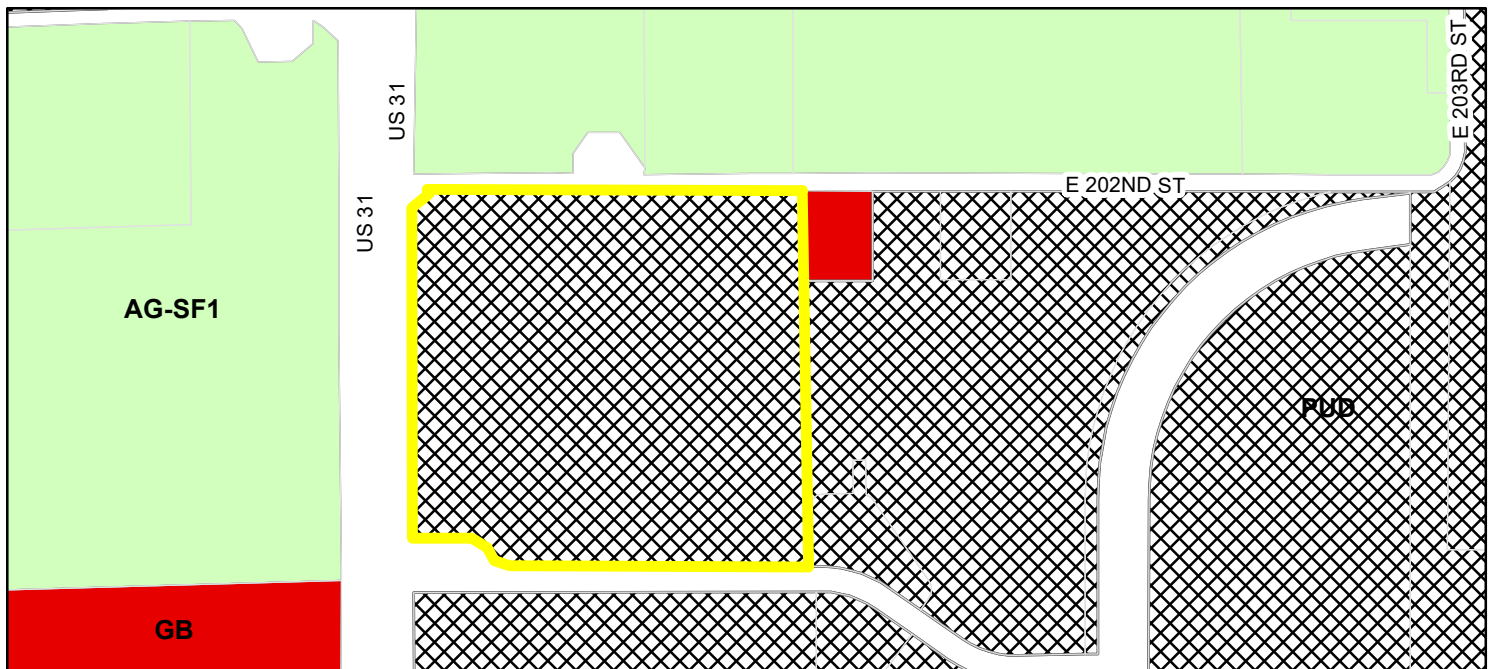
Property Location Map
Northpoint PUD Amendment II
Ordinance 19-58
1911-PUD-41



Aerial Location Map



Zoning Map



-  Parcel
- Zoning**
- Zoning - All**
-  AG-SF1 (Agriculture - Single Family - 1)
 -  GB (General Business)
 -  PUD (Planned Unit Development)

ORDINANCE NUMBER 19-47

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 "**DARTOWN CROSSING PUD DISTRICT AMENDMENT I**") 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. 17-13 (the "Dartown Crossing PUD Ordinance"), on May 22, 2017;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1910-PUD-37**), requesting (i) 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"), and (ii) an amendment to the Concept Plan of the Dartown Crossing PUD Ordinance;

WHEREAS, the Commission forwarded **Petition No. 1910-PUD-37** 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;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

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 incorporate the Real Estate into the "**Dartown Crossing PUD District**" (the

“District”).

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the provisions of the Dartown Crossing PUD Ordinance, and (iii) 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 or the Dartown Crossing PUD Ordinance, as amended.
- 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. District Area Assignment.

- 2.1 The Real Estate is hereby assigned to the “Area III” and “Area I” of the Dartown Crossing PUD Ordinance (the “Assigned Area”). The standards of the Dartown Crossing PUD Ordinance applicable to the Assigned Area shall apply to the development of the Real Estate except as modified by this Ordinance.
- 2.2 The Concept Plan attached hereto and incorporated herein by reference as **Exhibit B** hereby amends the Dartown Crossing PUD Concept Plan.

Section 3. Permitted Uses. All uses permitted in the Dartown Crossing PUD, shall be permitted except as modified below:

- 3.1 Additional Uses: The following additional uses shall be permitted in Area III:
 - A. Kennel
- 3.2 Prohibited Uses: The following additional uses shall be explicitly prohibited in the District:
 - A. Heliport

Section 4. Overlay Districts. The standards of Dartown Crossing PUD Ordinance 17-13 and Article 5.3 State Highway 32 Overlay District (the “32 Overlay”) shall apply to the District except as modified below:

- A. Article 5.3(I) Building Height Standards: Shall apply except as modified below:
- i. Minimum Gross Floor Area: The Minimum Gross Floor Area shall be four thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.
- B. Article 5.3(J)(2) Building Elevations: Shall apply except as modified below:
- i. Article 5.3(J)(2)(b) shall be modified to require Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or receding) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than fifty (50) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of two (2) feet eight (8) inches and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement. The “Character Exhibit”, attached hereto as **Exhibit F** is hereby incorporated. Although the Character Exhibit does not represent the final design, it does hereby provide examples of a specific design elements that comply with this Ordinance provision.
- ii. The offsets requirements as described in Article 5.3(J)(2)(b) shall not apply to the rear façade of buildings within two-hundred (200) feet of the north property line.

Section 5. **Development Standards.** The standards of Dartown Crossing PUD Ordinance 17-13 shall apply to the development of the District except as otherwise modified below:

5.1 Kennel. The standards of Dartown Crossing PUD Ordinance shall apply except as modified below:

A. One (1) Kennel shall be permitted in the District in the area depicted on **Exhibit C.**

~~B. Architectural Standards. The Kennel shall be substantially compliant with~~

~~the Kennel Architectural Illustrations as depicted on Exhibit D.~~

- B. Architectural Standards: A Kennel shall be in substantial compliance with Kennel Character Exhibit attached hereto as Exhibit D. Although the Kennel Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of a Kennel permitted to be constructed. If a provision of the 32 Overlay, as modified herein, is in conflict with the Kennel Character Exhibit, then the Kennel Character Exhibit shall control.

5.2 Section 8.2 of Ordinance 17-13 and Article 6.8 Landscape Standards: Shall apply to the District except as modified below:

- A. Foundation Plantings: Article 6.8(L) Foundation Plantings requirement shall not apply (i) to the Building Façade oriented toward the Access Road, and (ii) where a Drive-thru aisle is located. Additional planters located at the base of a building or attached to a façade shall be counted to meet the requirement. The Foundation Plantings requirement shall not apply to the rear façade of buildings within two-hundred (200) feet of the north property line.
- B. External Street Frontage Landscaping Requirements: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply; however, the Trail Corridor requirements of the 32 Overlay shall apply along State Highway 32.
- C. Perimeter Drainage and Utility Easements: Landscaping within drainage and utility easements required by the Department of Public Works around the perimeter of Lots (the “Easements”) is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

5.3 Article 6.17 Sign Standards: Shall apply to the District except as modified below:

- A. Character Illustrations: The “Signage Character Illustrations” attached hereto as Exhibit E, is hereby incorporated as a compilation of images designed to capture the intended design of ground mounted signs to be constructed in the District. It is not the intent to limit the material and design shown in the Signage Character Exhibit, but to establish a common design theme including the application of a combination of materials required for

all ground mounted signs within the District.

- B. Sign Locations: Ground mounted signs shall be located as generally shown on Page 3 of 3 of **Exhibit E**.
- C. Nonresidential Center Signs (UDO Article 6.17(J)). Shall apply; however, the District shall be permitted (i) one (1) Monument Sign (Center Only) in accordance with Article 6.17(J)(2)(a)(iii) along the State Highway 32, and (ii) one (1) Monument Sign (Center Only) in accordance with Article 6.17(J)(2)(a)(ii) along Dartown Road. The use of individual panels shall be limited to tenants located in Area II and Area III of the District.
- D. Feature Sign. The District shall be permitted one (1) sign which shall be limited to a maximum Sign Height of seven (7) feet, six (6) inches, maximum Sign Area of forty (40) square feet which shall identify the Nonresidential Center and shall not contain tenant information. The character of the Feature Sign is illustrated on Page 2 of 3 of **Exhibit E**.
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[Remainder of page intentionally left blank]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

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Mark F. Keen

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Charles Lehman

Charles Lehman

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Cindy L. Spoljaric

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ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 19-47** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-47**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-47**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz
Nelson & Frankenberger, LLC
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	Kennel Location
Exhibit D	Kennel Architectural Illustrations Character Exhibit
Exhibit E	Signage Character Illustrations
Exhibit F	Building Elevation Character Illustrations

EXHIBIT A
REAL ESTATE
(Page 1 of 3)

Legal Description

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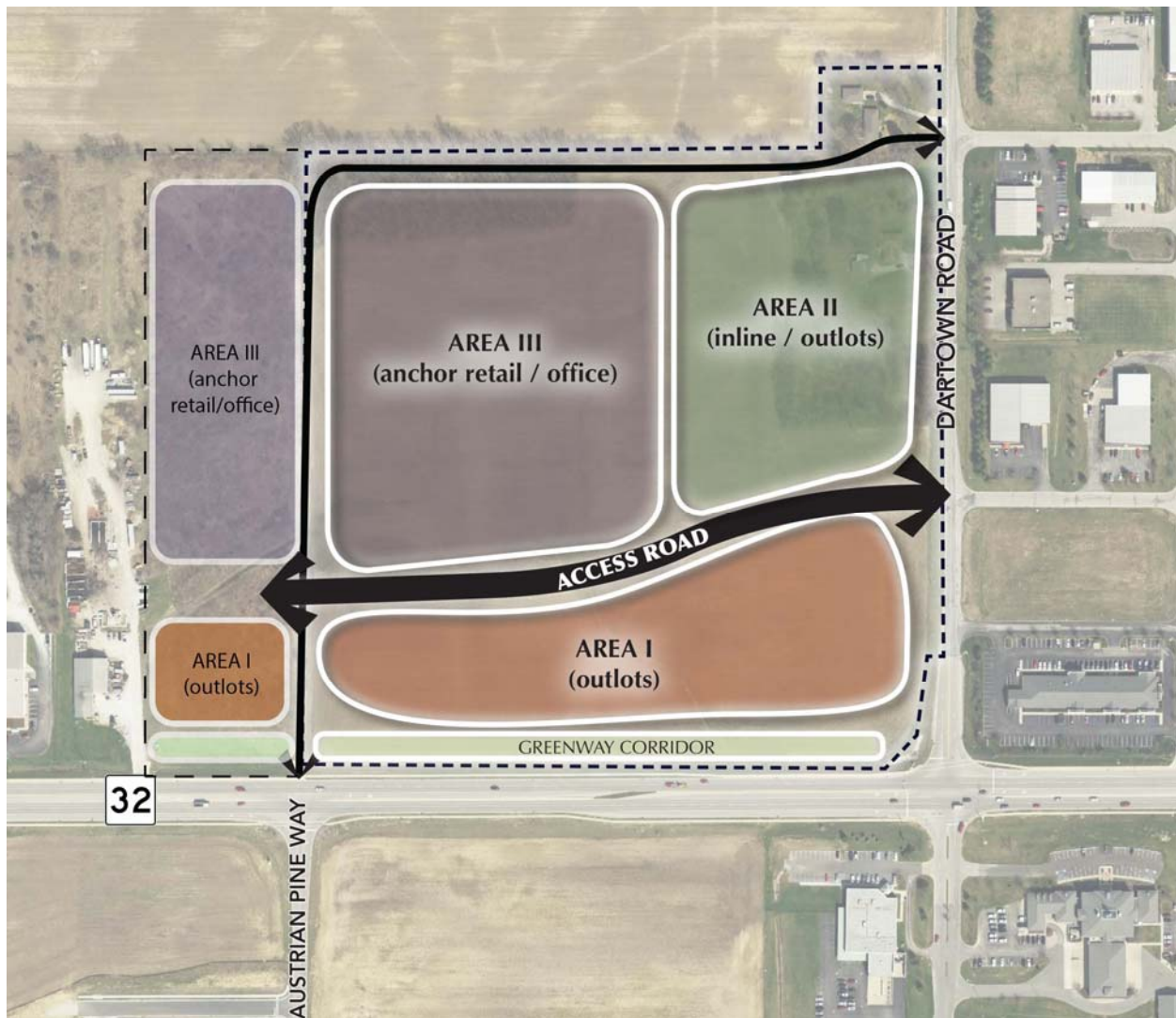
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EXHIBIT A
REAL ESTATE
(Page 3 of 3)

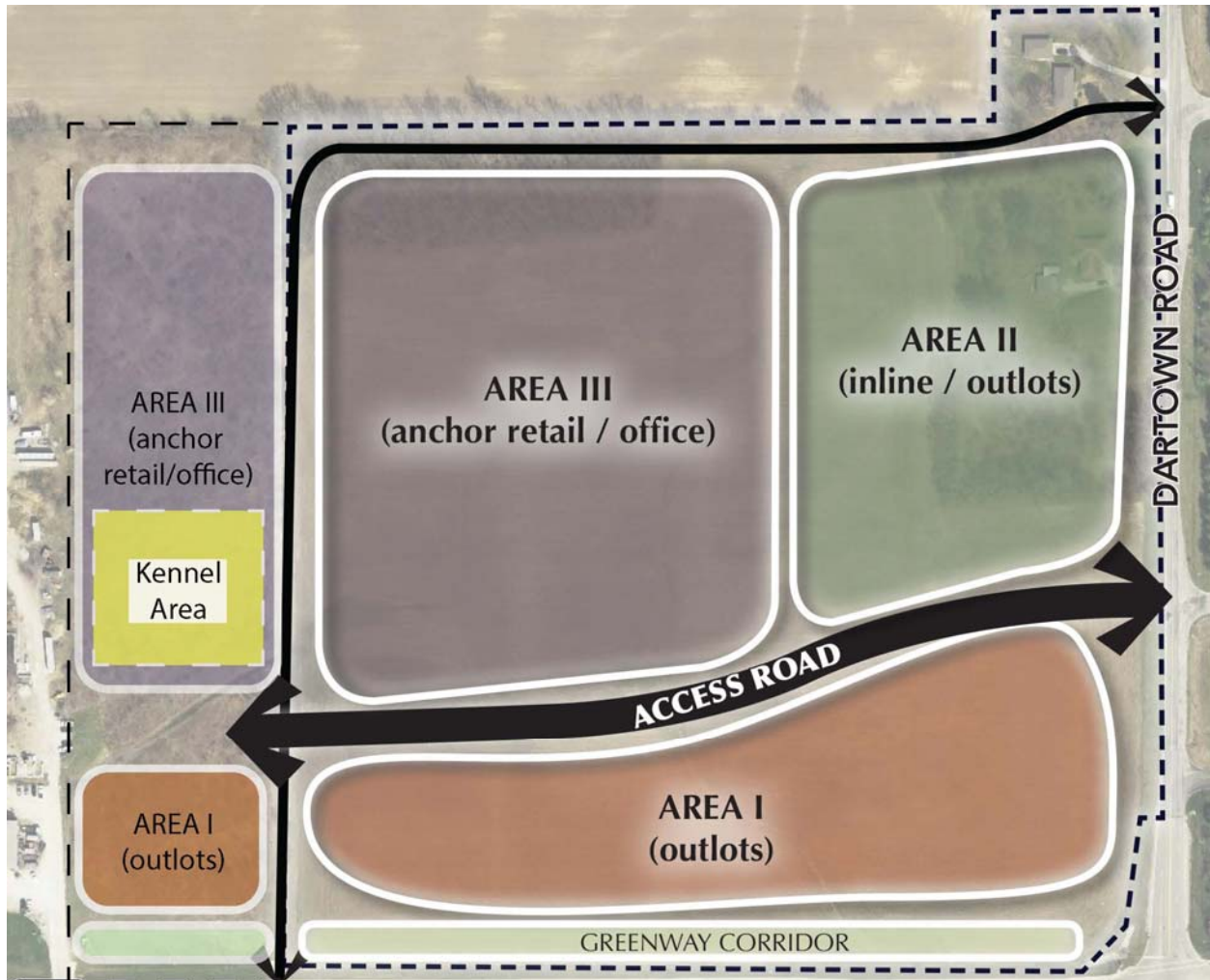


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



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EXHIBIT C
KENNEL LOCATION
(Page 1 of 1)



Page | 14





EXHIBIT D

KENNEL ARCHITECTURE ILLUSTRATIONS CHARACTER EXHIBIT

(Page 2 of 2)



VIEW LOOKING NORTH EAST

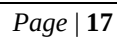


EXHIBIT E **Signage Character Illustrations** (Page 1 of 3)

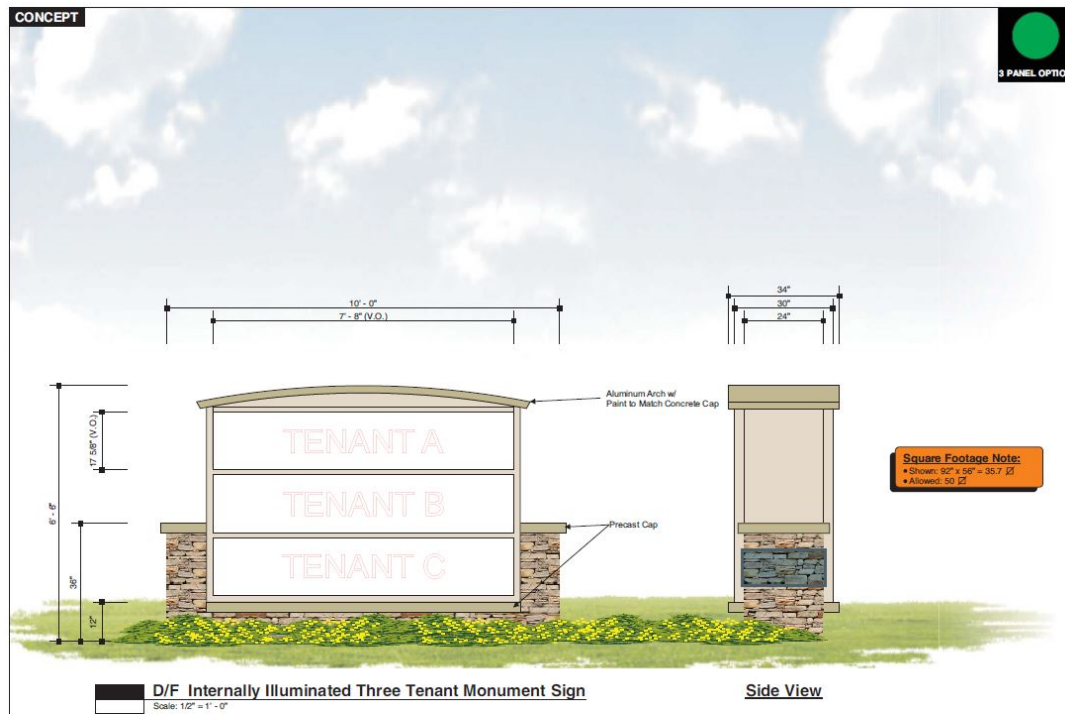
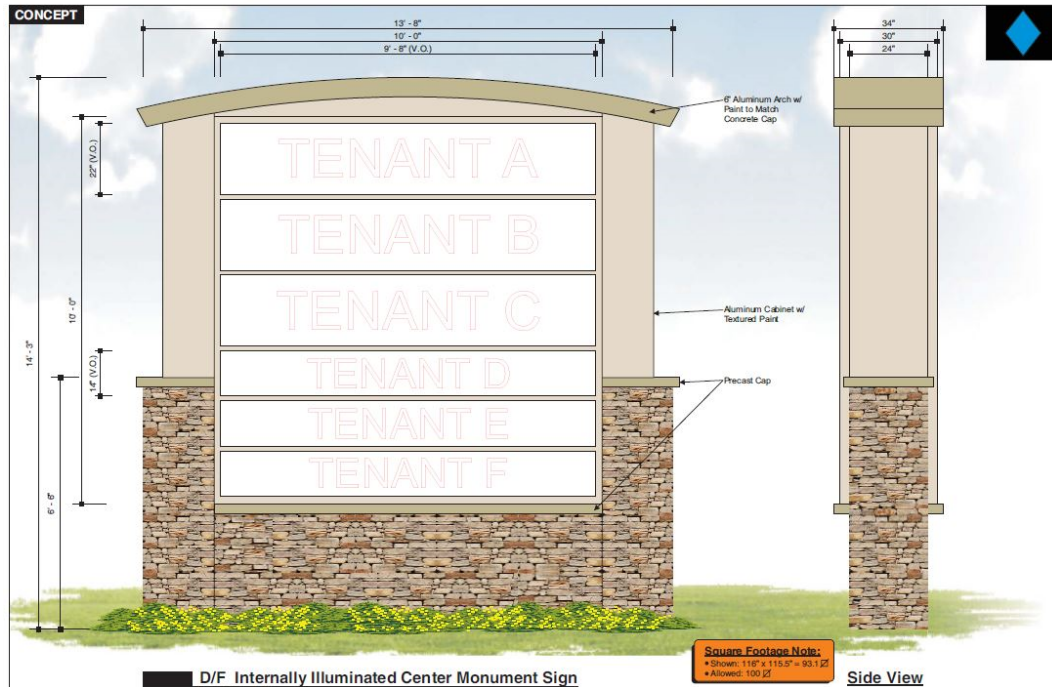


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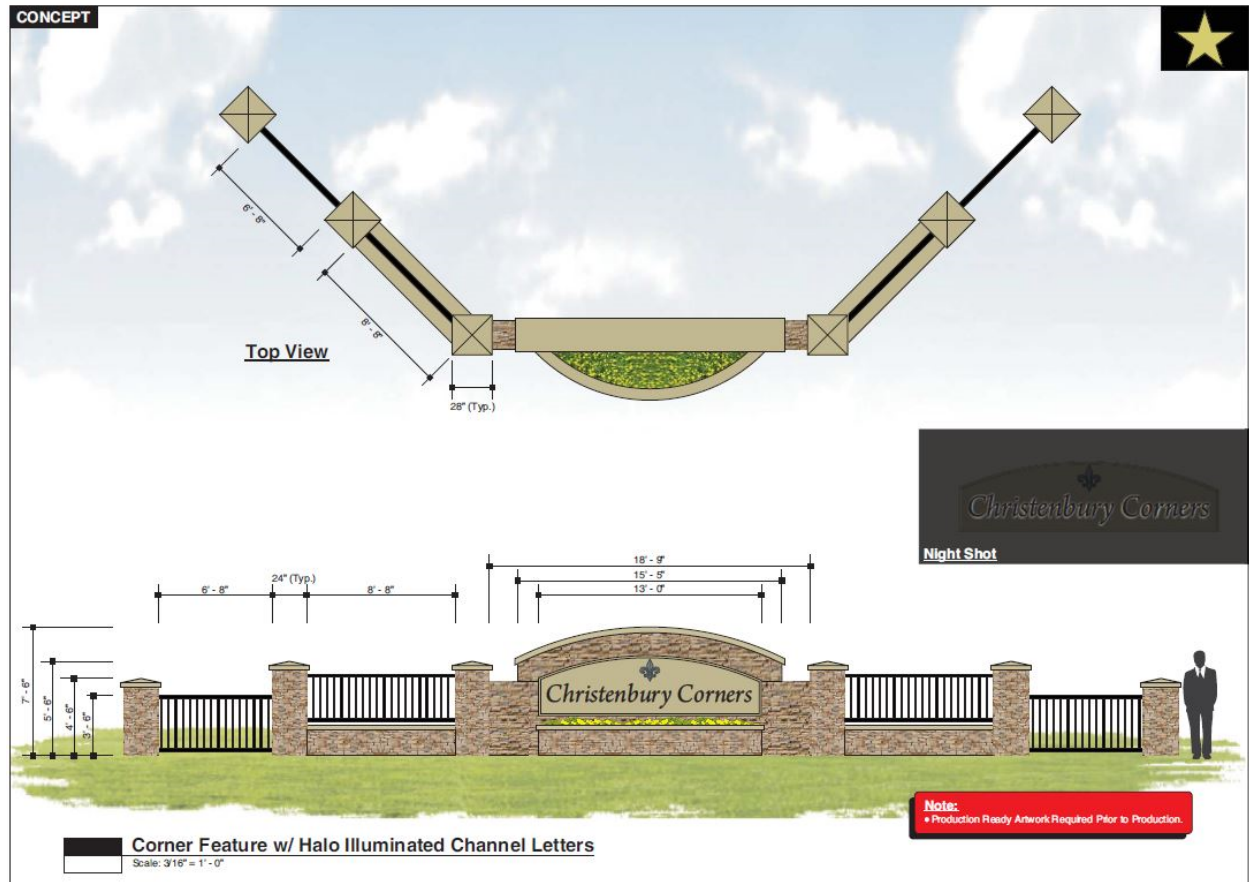


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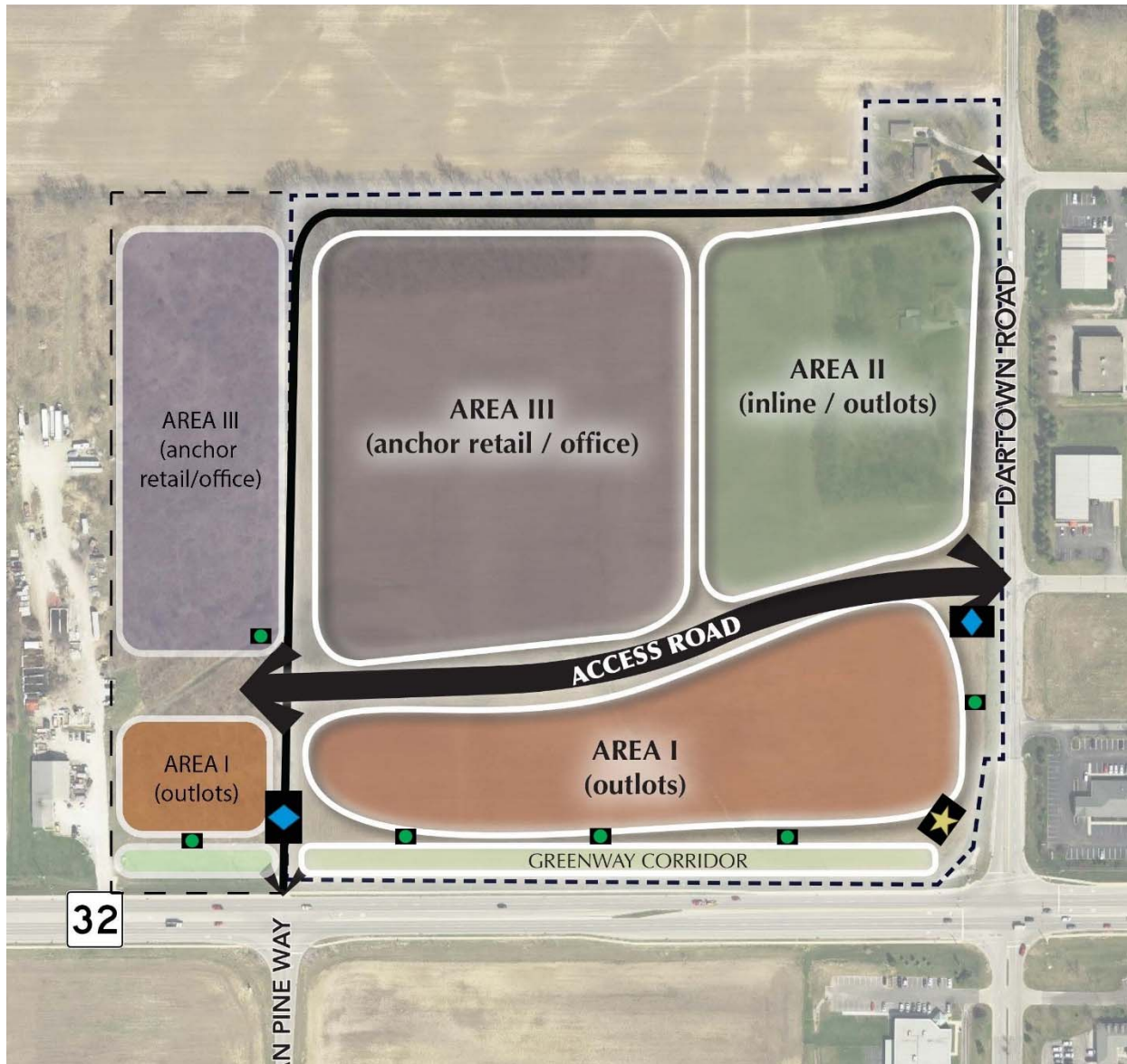


EXHIBIT F
Building Elevation Illustrations
(Page 1 of 2)



EXHIBIT F
Building Elevation Illustrations
(Page 2 of 2)



ORDINANCE NUMBER 19-47

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 "**DARTOWN CROSSING PUD DISTRICT AMENDMENT I**") 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. 17-13 (the "Dartown Crossing PUD Ordinance"), on May 22, 2017;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1910-PUD-37**), requesting (i) 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"), and (ii) an amendment to the Concept Plan of the Dartown Crossing PUD Ordinance;

WHEREAS, the Commission forwarded **Petition No. 1910-PUD-37** to the Common Council with a **FAVORABLE** recommendation (7-0 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 November 7, 2019;

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 incorporate the Real Estate into the "**Dartown Crossing PUD District**" (the

“District”).

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the provisions of the Dartown Crossing PUD Ordinance, and (iii) 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 or the Dartown Crossing PUD Ordinance, as amended.
- 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. District Area Assignment.

- 2.1 The Real Estate is hereby assigned to the “Area III” and “Area I” of the Dartown Crossing PUD Ordinance (the “Assigned Area”). The standards of the Dartown Crossing PUD Ordinance applicable to the Assigned Area shall apply to the development of the Real Estate except as modified by this Ordinance.
- 2.2 The Concept Plan attached hereto and incorporated herein by reference as **Exhibit B** hereby amends the Dartown Crossing PUD Concept Plan.

Section 3. Permitted Uses. All uses permitted in the Dartown Crossing PUD, shall be permitted except as modified below:

- 3.1 Additional Uses: The following additional uses shall be permitted in Area III:
 - A. Kennel
- 3.2 Prohibited Uses: The following additional uses shall be explicitly prohibited in the District:
 - A. Heliport

Section 4. Overlay Districts. The standards of Dartown Crossing PUD Ordinance 17-13 and Article 5.3 State Highway 32 Overlay District (the “32 Overlay”) shall apply to the District except as modified below:

- A. Article 5.3(I) Building Height Standards: Shall apply except as modified below:
 - i. Minimum Gross Floor Area: The Minimum Gross Floor Area shall be four thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.
- B. Article 5.3(J)(2) Building Elevations: Shall apply except as modified below:
 - i. Article 5.3(J)(2)(b) shall be modified to require Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or receding) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than fifty (50) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of two (2) feet eight (8) inches and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement. The “Character Exhibit”, attached hereto as **Exhibit F** is hereby incorporated. Although the Character Exhibit does not represent the final design, it does hereby provide examples of a specific design elements that comply with this Ordinance provision.
 - ii. The offsets requirements as described in Article 5.3(J)(2)(b) shall not apply to the rear façade of buildings within two-hundred (200) feet of the north property line.

Section 5. **Development Standards.** The standards of Dartown Crossing PUD Ordinance 17-13 shall apply to the development of the District except as otherwise modified below:

- 5.1 Kennel. The standards of Dartown Crossing PUD Ordinance shall apply except as modified below:
 - A. One (1) Kennel shall be permitted in the District in the area depicted on **Exhibit C.**
 - B. Architectural Standards: A Kennel shall be in substantial compliance with Kennel Character Exhibit attached hereto as **Exhibit D.** Although the Kennel Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of a

Kennel permitted to be constructed. If a provision of the 32 Overlay, as modified herein, is in conflict with the Kennel Character Exhibit, then the Kennel Character Exhibit shall control.

5.2 Section 8.2 of Ordinance 17-13 and Article 6.8 Landscape Standards: Shall apply to the District except as modified below:

- A. Foundation Plantings: Article 6.8(L) Foundation Plantings requirement shall not apply (i) to the Building Façade oriented toward the Access Road, and (ii) where a Drive-thru aisle is located. Additional planters located at the base of a building or attached to a façade shall be counted to meet the requirement. The Foundation Plantings requirement shall not apply to the rear façade of buildings within two-hundred (200) feet of the north property line.
- B. External Street Frontage Landscaping Requirements: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply; however, the Trail Corridor requirements of the 32 Overlay shall apply along State Highway 32.
- C. Perimeter Drainage and Utility Easements: Landscaping within drainage and utility easements required by the Department of Public Works around the perimeter of Lots (the “Easements”) is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

5.3 Article 6.17 Sign Standards: Shall apply to the District except as modified below:

- A. Character Illustrations: The “Signage Character Illustrations” attached hereto as Exhibit E, is hereby incorporated as a compilation of images designed to capture the intended design of ground mounted signs to be constructed in the District. It is not the intent to limit the material and design shown in the Signage Character Exhibit, but to establish a common design theme including the application of a combination of materials required for all ground mounted signs within the District.
- B. Sign Locations: Ground mounted signs shall be located as generally shown on Page 3 of 3 of Exhibit E.
- C. Nonresidential Center Signs (UDO Article 6.17(J)). Shall apply; however, the District shall be permitted (i) one (1) Monument Sign (Center Only) in accordance with Article 6.17(J)(2)(a)(iii) along the State Highway 32, and (ii) one (1) Monument Sign (Center Only) in accordance with Article

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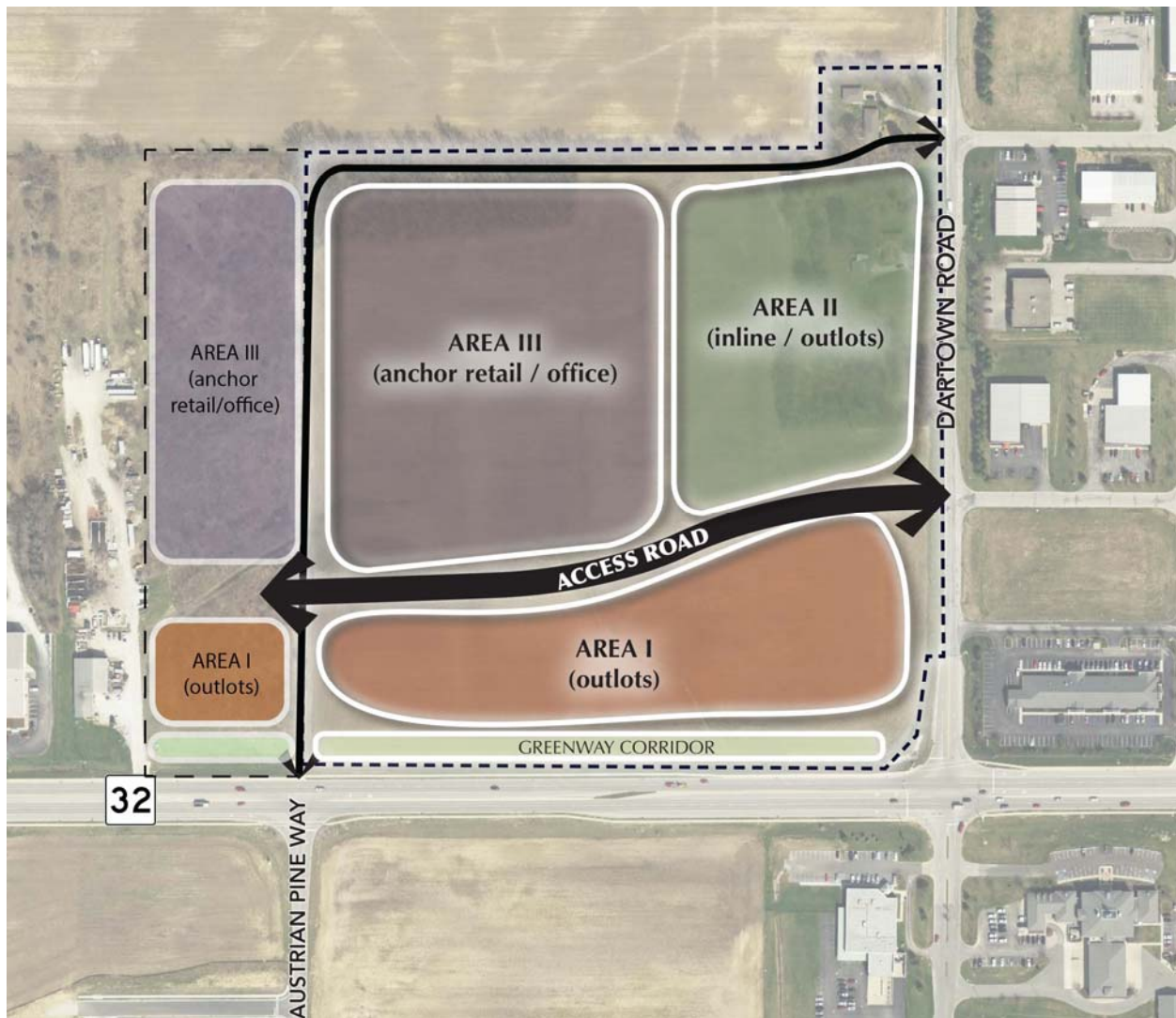
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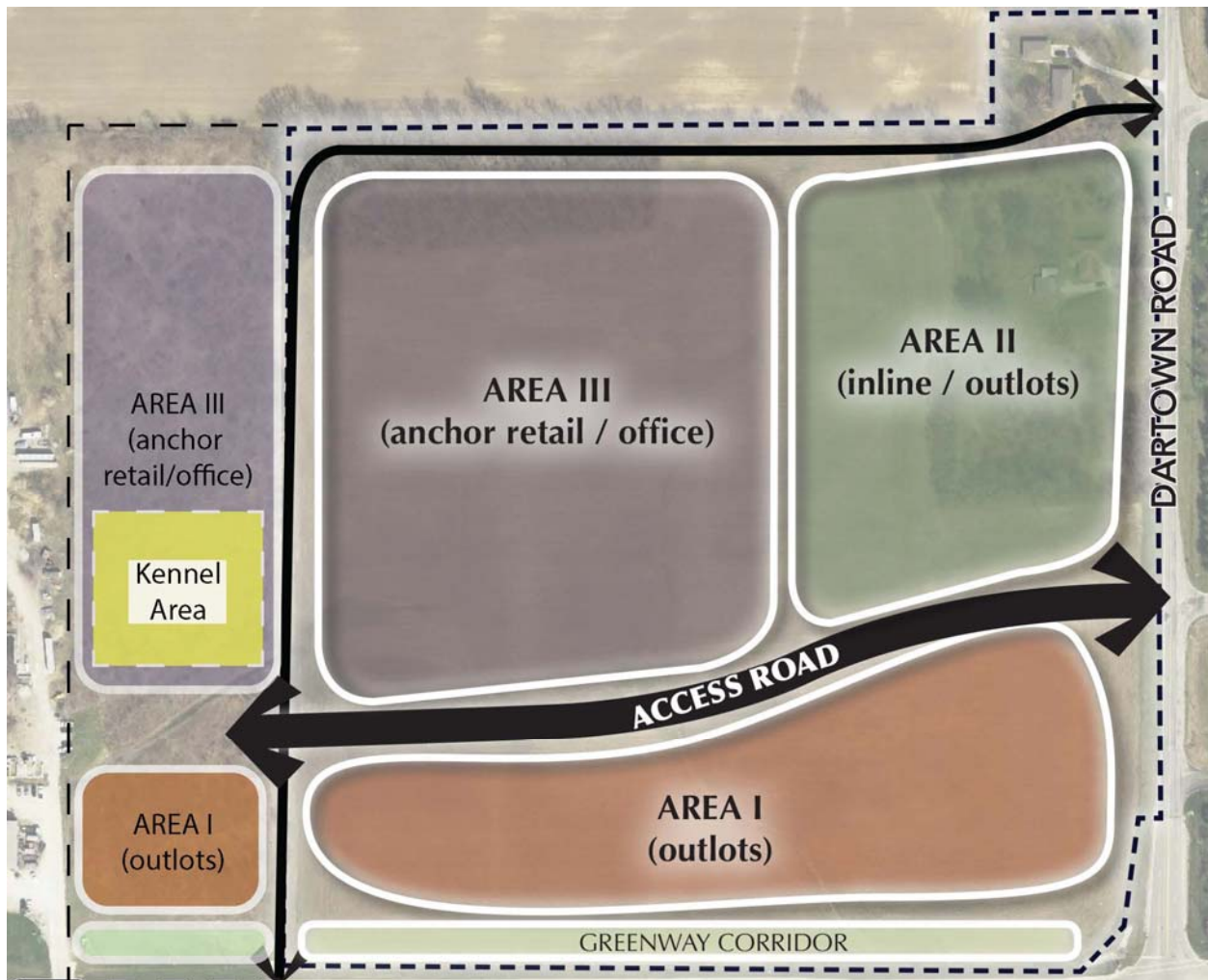


EXHIBIT D
KENNEL CHARACTER EXHIBIT
(Page 2 of 2)

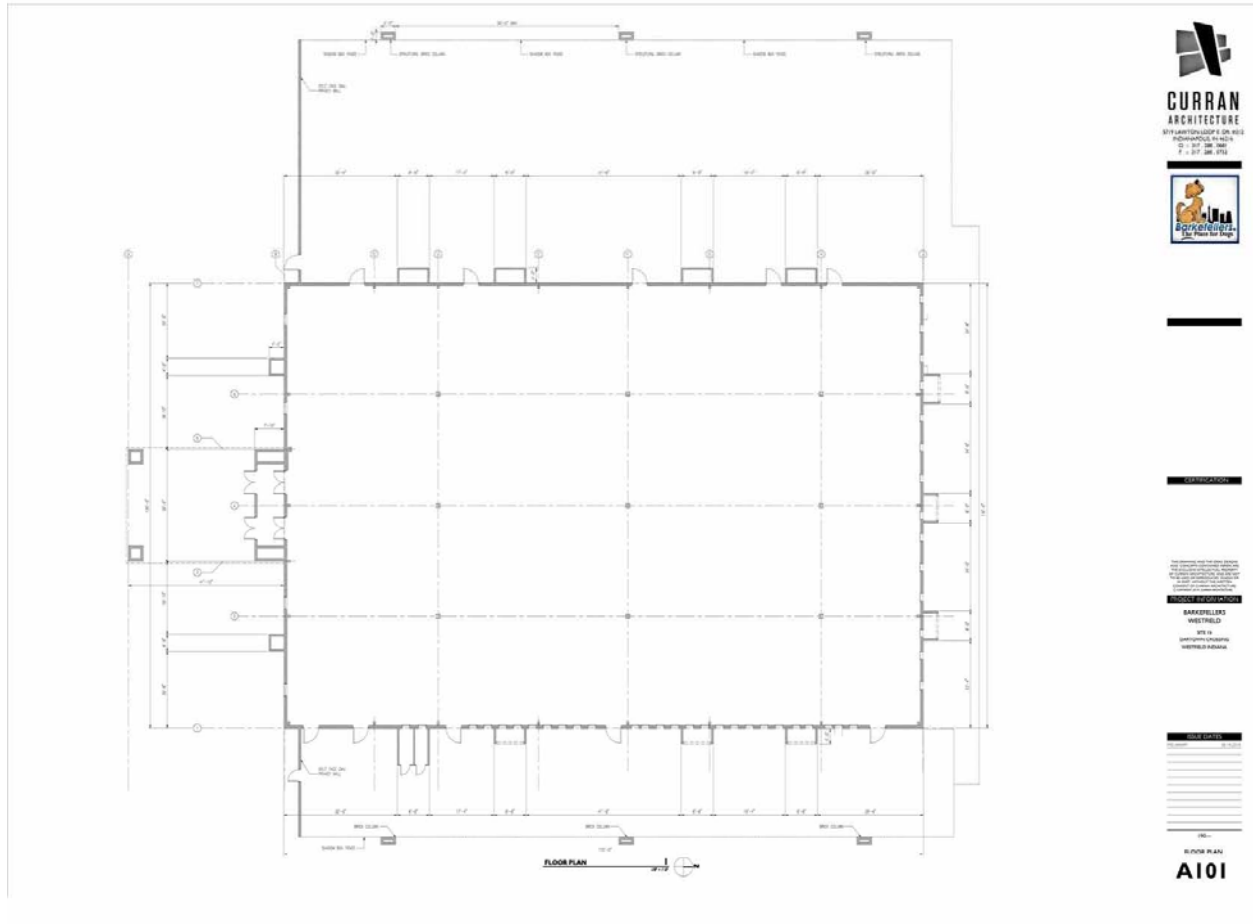


EXHIBIT E **Signage Character Illustrations** (Page 1 of 3)

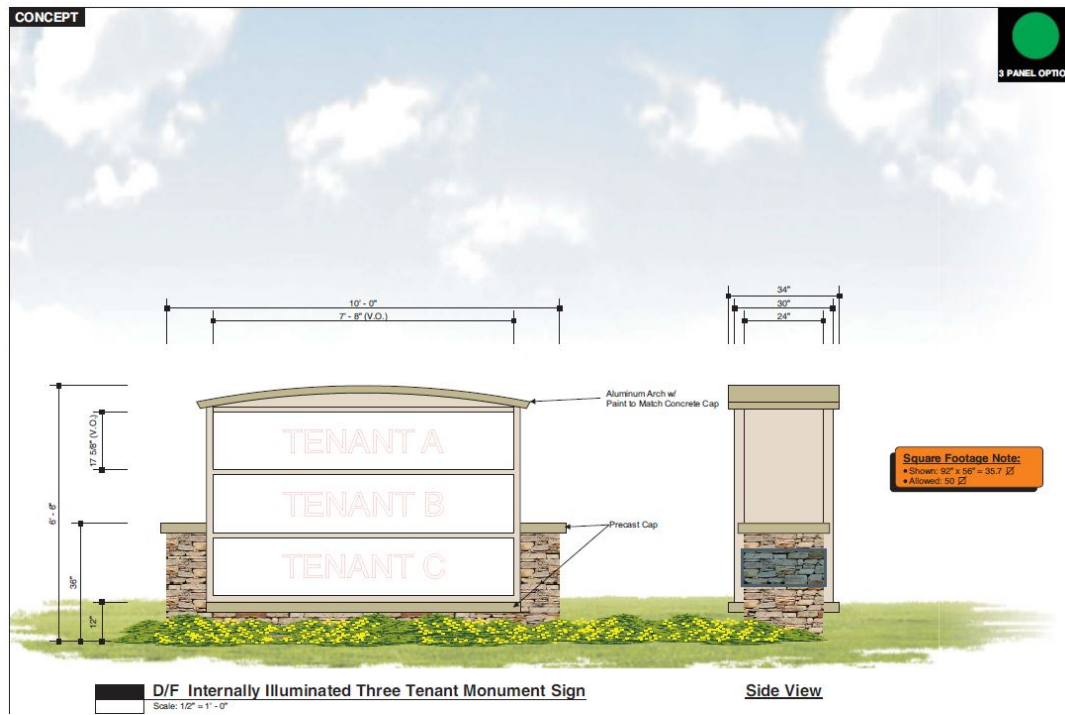
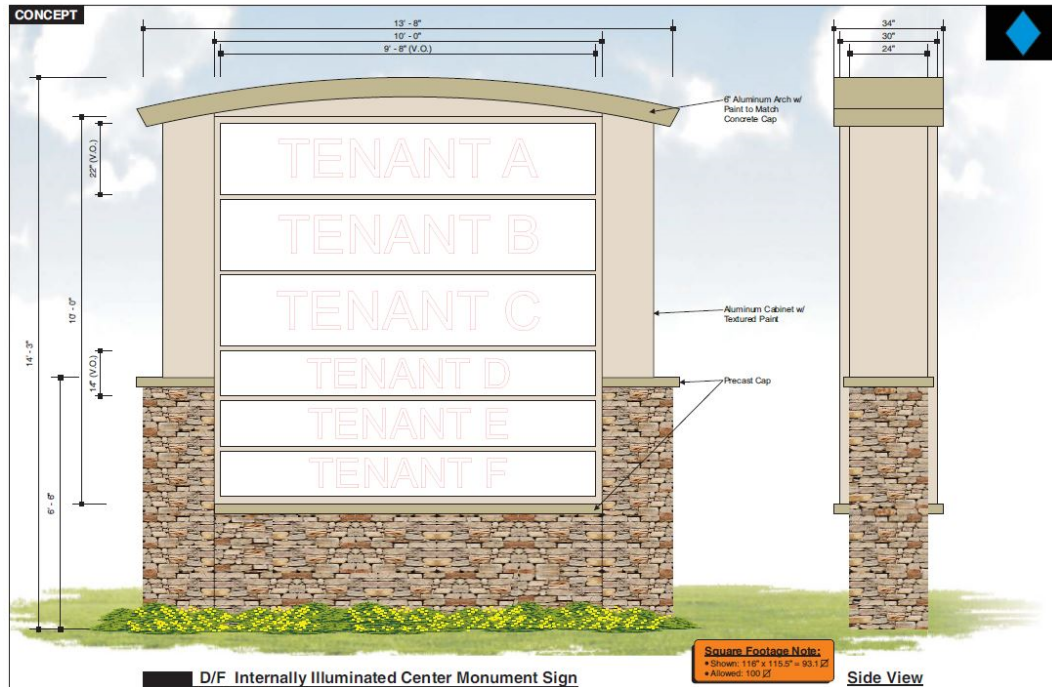


EXHIBIT E **Signage Character Illustrations** (Page 2 of 3)

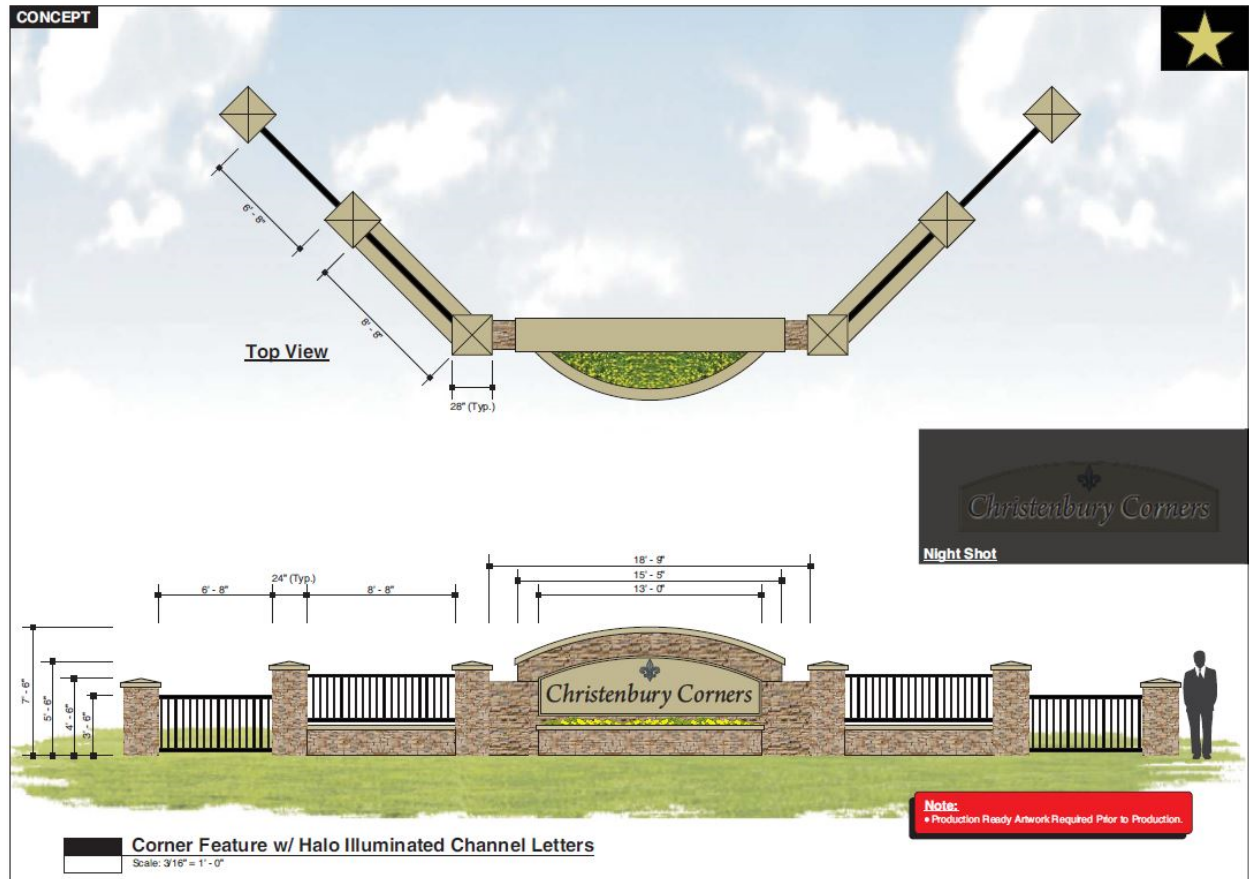


EXHIBIT E
Signage Character Illustrations
(Page 3 of 3)

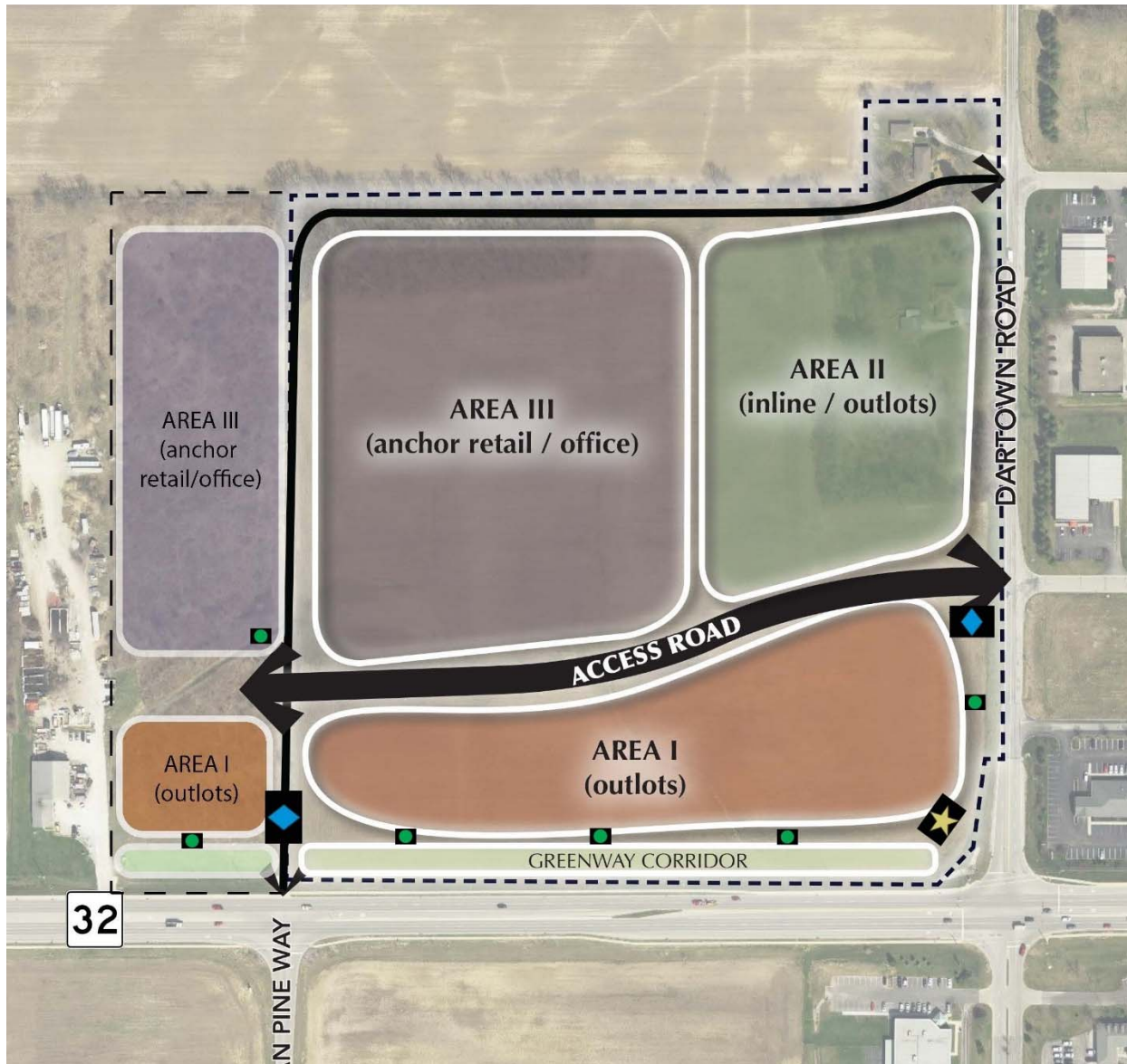


EXHIBIT F
Building Elevation Illustrations
(Page 1 of 2)



EXHIBIT F
Building Elevation Illustrations
(Page 2 of 2)





Westfield City Council Report

Ordinance Number:	19-47
APC Petition Number:	1910-PUD-37
Petitioner:	MR3 Development, LLC (the "Petitioner")
Representative:	Nelson & Frankenberger
Requested Action:	An amendment to the Dartown Crossing Planned Unit Development (PUD) District to permit the use of a Kennel, modify development standards and to add a Site Plan and Character Exhibits.
Current Zoning:	AG-SF1: Agricultural / Single-Family Rural District
Current Land Use:	Vacant / Agricultural
Acreage:	45.77 acres +/- (the "Property")
Exhibits:	1. Proposed PUD Amendment (Ord.19-47) 2. Department Report 3. Location Map 4. Ordinance Redline 5. Concept Plan 6. Character Exhibits 7. Neighbor Meeting Summary 8. Building Comparison
Staff Reviewer:	Jonathan Dorsey, Associate Planner

PETITION HISTORY

This petition was introduced at the September 9, 2019, City Council meeting. The petition received a public hearing at the October 7, 2019, Advisory Plan Commission (the "APC") meeting. A neighborhood meeting was held on September 25, 2019.

The Plan Commission sent 1910-PUD-37 to the City Council with a favorable recommendation by a vote of seven (7) to zero (0) at their November 6, 2019, meeting.

PROJECT OVERVIEW

Location: The Property is located on the Northwest corner of the intersection of State Road 32 and Dartown Road (see **Exhibit 3**).

Project Description: The Petitioner is requesting an amendment to the existing Dartown Crossing Planned Unit Development (PUD) District to permit the use of a Kennel, modify development standards and to add additional acreage for the purposes of Commercial and Retail Use.

Permitted Uses: The petitioner requests this PUD Amendment to allow Kennel to the list of Permitted Uses. The Outside Storage standards of the UDO shall apply. A Kennel Location Plan (see Exhibit 4) is made a part of the PUD indicating the extent to where the Kennel may be located on the Property.

Site Plan and Character Exhibits: The PUD amendment also adds a Site Plan (see Exhibit 4) for development and Character Exhibits (see Exhibit 5) of the Kennel.

General Regulations: The PUD Amendment proposes to modify the Minimum Gross Floor Area to be four thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.

The PUD Amendment proposed to modify the Building Elevations that Article 5.3(J)(2)(b) is modified to require Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or receding) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than fifty (50) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of two (2) feet and eight (8) inches and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement. The “Character Exhibit” (Exhibit 5) is hereby incorporated.

Development Standards: The PUD Amendment proposes to modify architectural standards of Dartown Crossing PUD Ordinance 17-13 to permit a kennel in substantial compliance with the Kennel Character Exhibit.

The PUD Amendment proposes to modify the Foundation Planting requirements and External Street Frontage Landscaping Requirements to establish conditions which UDO requirements do not apply.

The PUD Amendment proposes to modify Signage Standards to allow for two (2) Monument Signs (center only), a Feature Sign, and permit five (5) Monument Signs for Outlots and permit

identification of multiple tenants per sign. Locations and examples of these signs are within Exhibit 5 Character Exhibits.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has made one change to the petition since the October, 2019 public hearing. While some formatting or clarification of the text has been added, a primary change to the architecture of the proposed Kennel facility has been made. This change can best be viewed in the **Exhibit 8: Building Comparison**.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies this Property within the “Employment Corridor” land use classification. This Property is also included in an area that was further studied in the Family Sports Capital of America Addendum.

As a part of The Family Sports Capital of America Vision, as stated in the Addendum, “...it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus.” It then goes on to list a variety of contemplated uses which include retail, office, and hospitality uses.

Three goals are listed within the Addendum: 1) Provide intergeneration health, recreation and sporting opportunities within the City and provide facilities for state regional and national tournaments; 2) Cooperate with the Hamilton County Convention and Visitor’s Bureau to make Westfield the “Family Sports Capital of America”—a regional and national destination for sporting events and tournaments for all ages; and 3) Pursue economic development opportunities to capitalize on Westfield’s already developing intergenerational sports niche. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

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 7, 2019, Plan Commission meeting. Notice of the public hearings 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 August 12, 2018, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its November 6, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 7 in favor, 0 opposed).

City Council

Introduction: September 9, 2019

Eligible for Adoption: November 11, 2019

Submitted by: Jonathan Dorsey, Associate 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 7, 2019, 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.	1910-PUD-37
Ordinance No.	19-47
Petitioner	MR3 Development, LLC
Description	An amendment to the Dartown Crossing Planned Unit Development (PUD) District to permit the use of a Kennel, modify development standards and to add a Site Plan and Character Exhibits.

On November 6, 2019, the Plan Commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 7 in favor, 0 opposed).

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



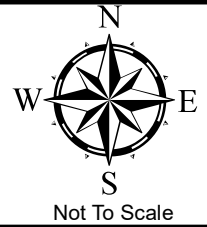
Kevin M. Todd, Secretary

November 7, 2019

Date

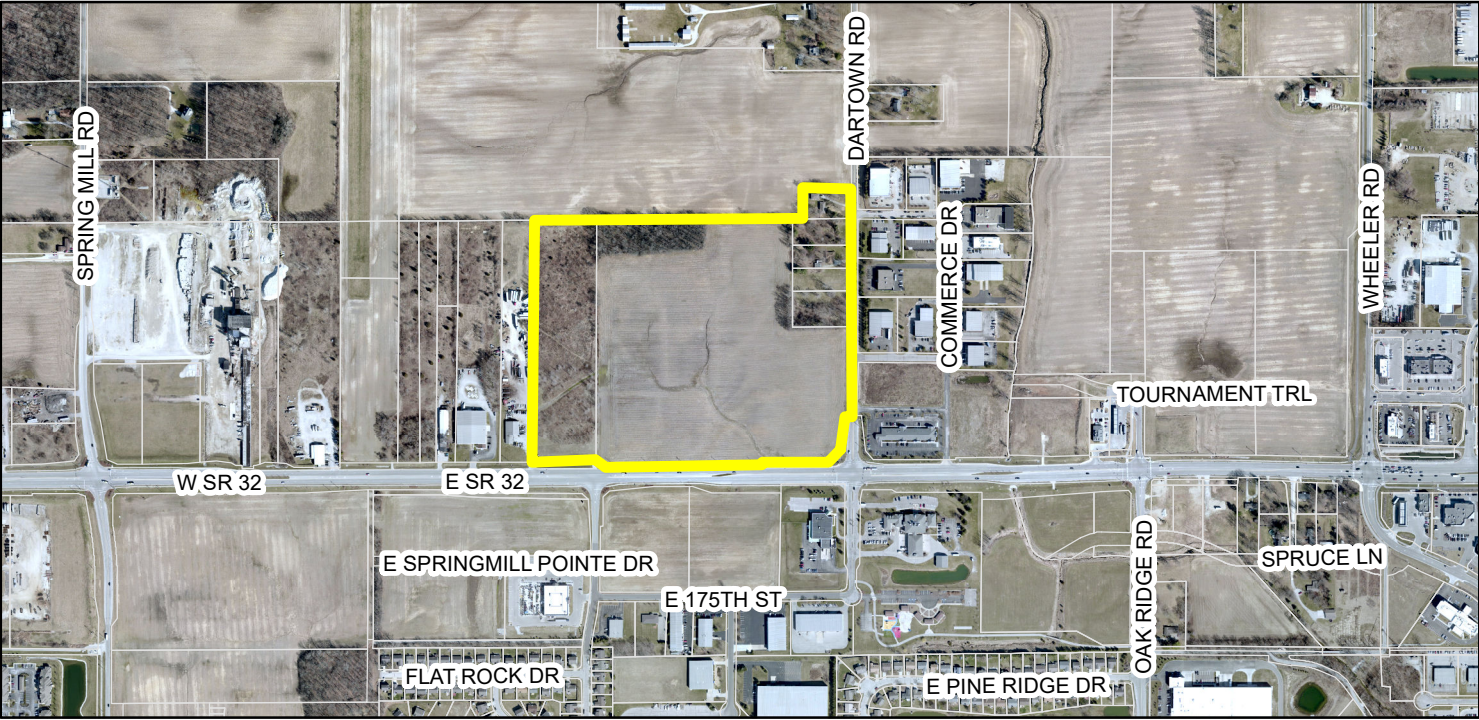


Property Location Map
Dartown Crossing Amend. I
Planned Unit Development
1910-PUD-37

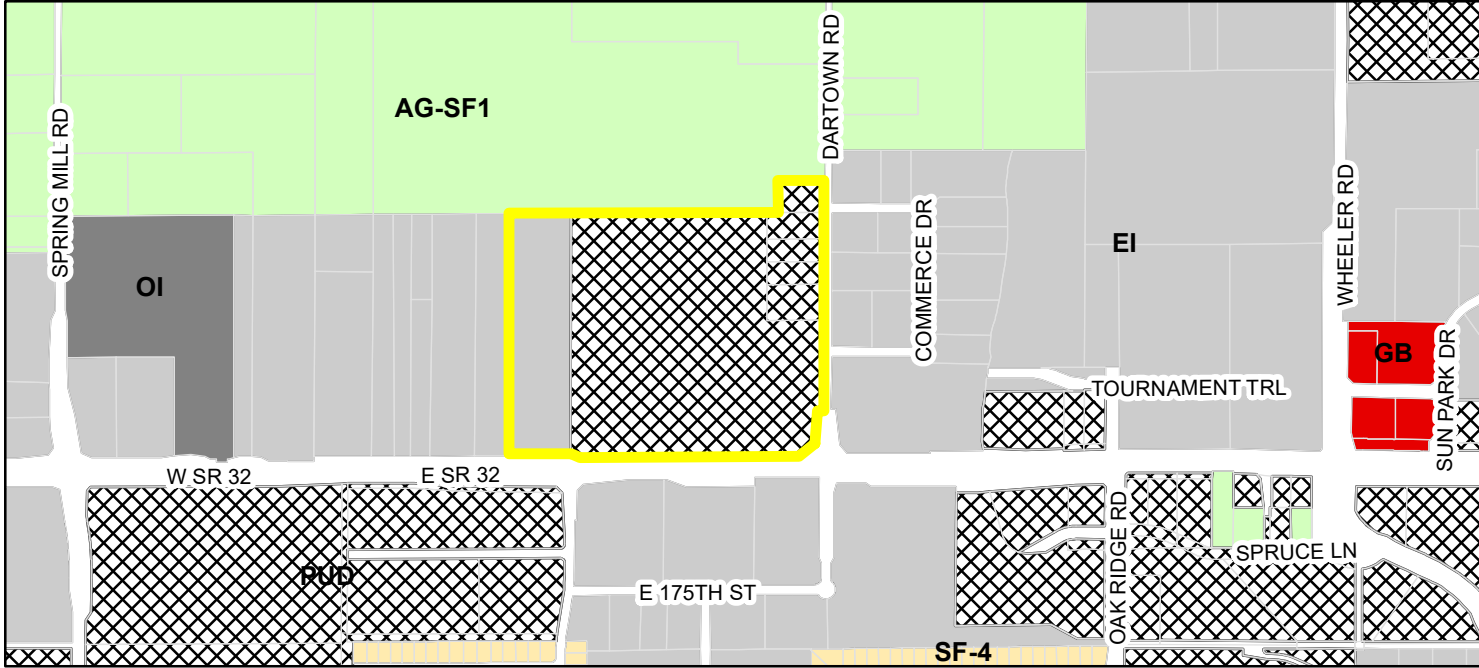


Aerial Location Map

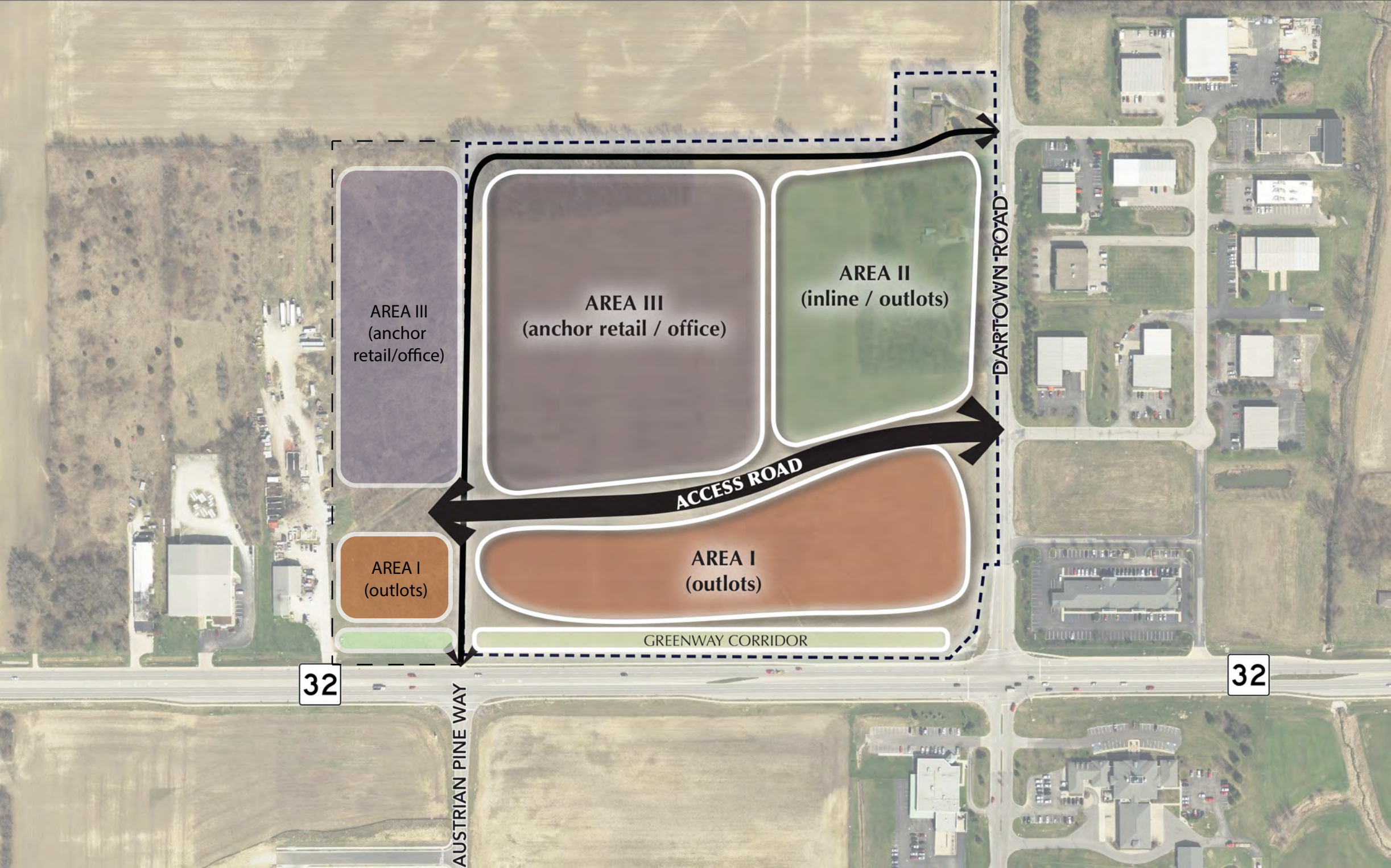
Site



Zoning Map



- | | |
|--|--------------------------------|
| Parcel | GB (General Business) |
| Zoning - All | OI (Open Industrial) |
| Zoning | PUD (Planned Unit Development) |
| AG-SF1 (Agriculture - Single Family - 1) | SF-4 (Single Family - 4) |
| EI (Enclosed Industrial) | |



AREA III
(anchor
retail/office)

AREA III
(anchor retail / office)

AREA II
(inline / outlots)

AREA I
(outlots)

AREA I
(outlots)

ACCESS ROAD

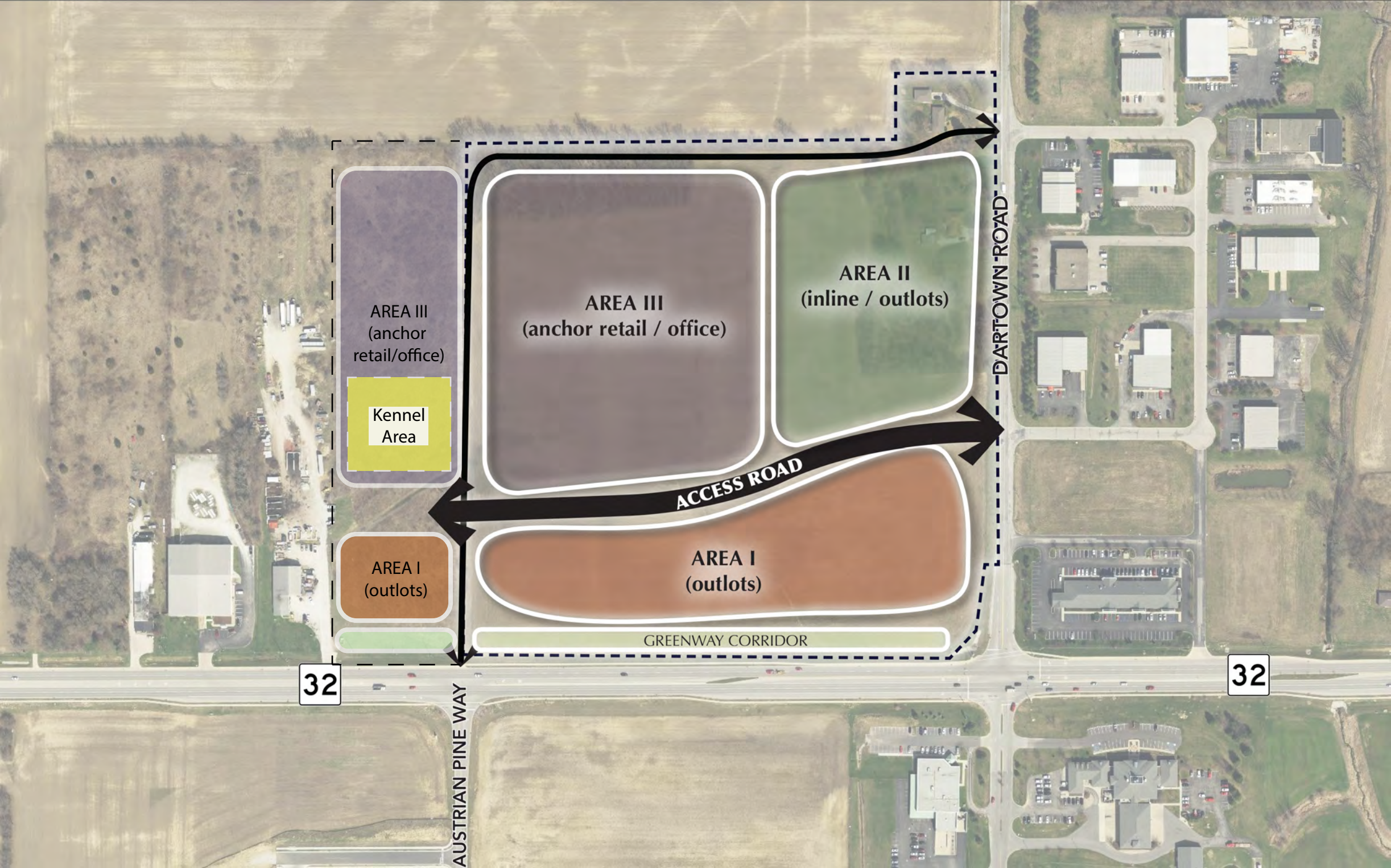
GREENWAY CORRIDOR

DARTOWN ROAD

32

32

AUSTRIAN PINE WAY



32

AUSTRIAN PINE WAY

AREA III
(anchor
retail/office)

Kennel
Area

AREA I
(outlots)

AREA III
(anchor retail / office)

AREA II
(inline / outlots)

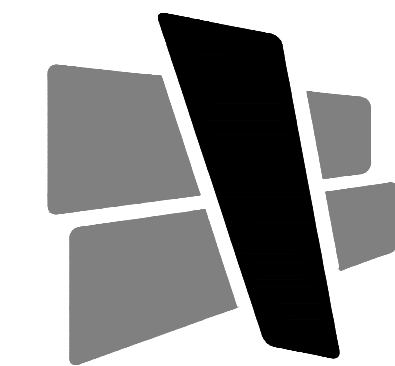
ACCESS ROAD

AREA I
(outlots)

GREENWAY CORRIDOR

DARTOWN ROAD

32



CURRAN
ARCHITECTURE

5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
O :: 317 . 288 . 0681
F :: 317 . 288 . 0753



CERTIFICATION

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PROJECT INFORMATION

BARKEFELLERS
WESTFIELD

SITE 1b
DARTOWN CROSSING
WESTFIELD INDIANA

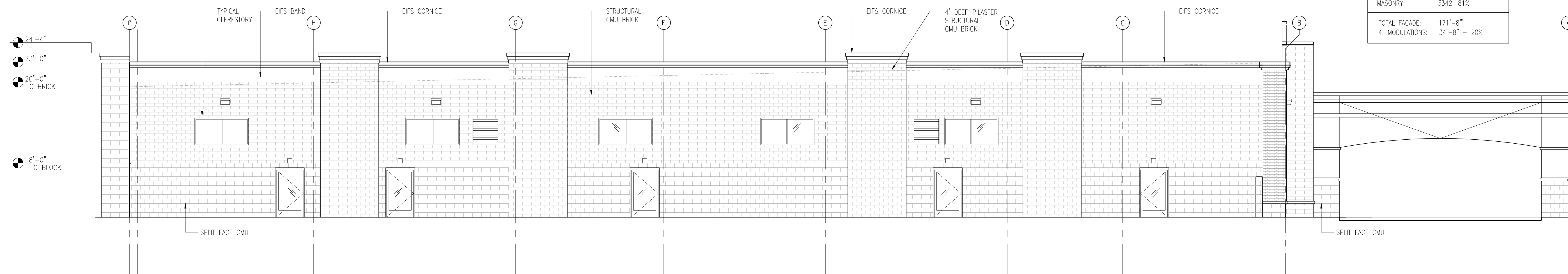
ISSUE DATES

PRELIMINARY 09.16.2019

190---

EXTERIOR
ELEVATIONS
A301

TOTAL AREA:	4602
GLASS AND DOORS:	472
NET AREA:	4130
EIFS:	788 19%
MASONRY:	3342 81%
TOTAL FACADE:	171'-8"
4' MODULATIONS:	34'-8" ~ 20%

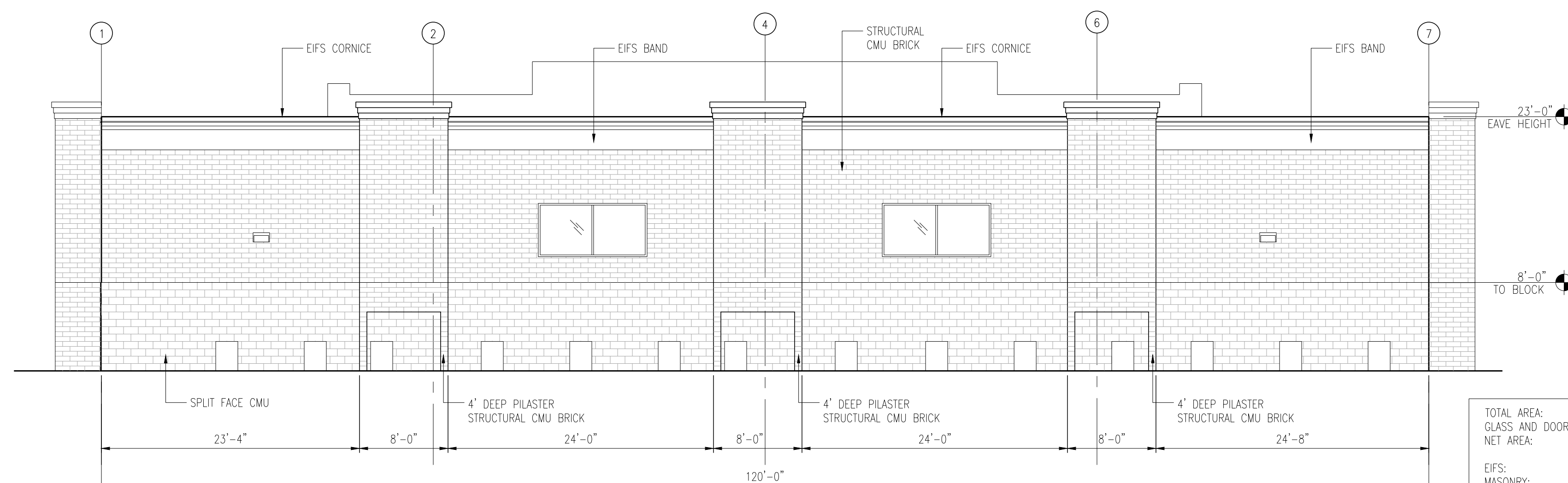


WEST ELEVATION 4
1/8" = 1'-0"

TOTAL AREA:	4602
GLASS AND DOORS:	472
NET AREA:	4130
EIFS:	788 19%
MASONRY:	3342 81%
TOTAL FACADE:	171'-8"
4' MODULATIONS:	34'-8" ~ 20%

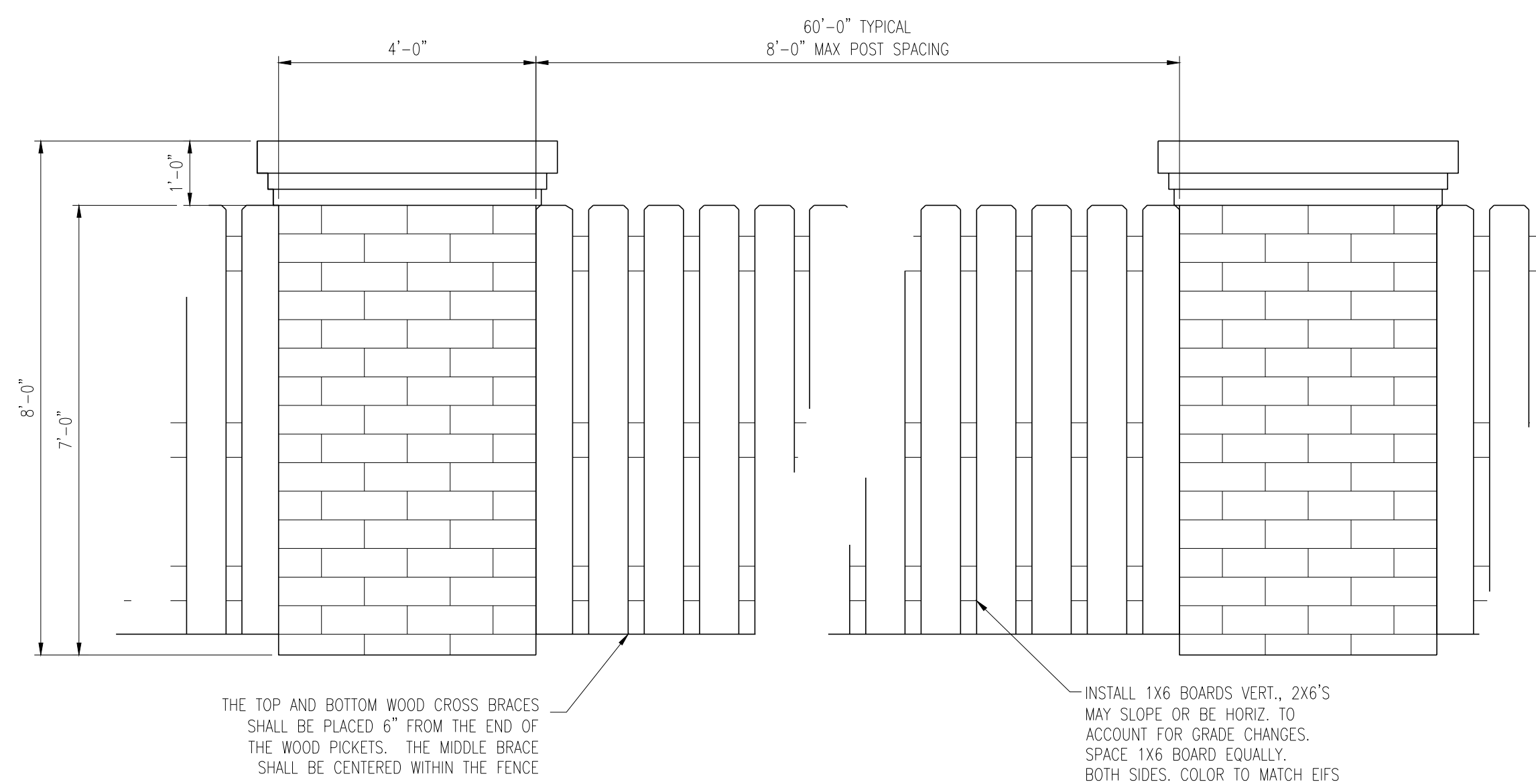


EAST ELEVATION 3
1/8" = 1'-0"

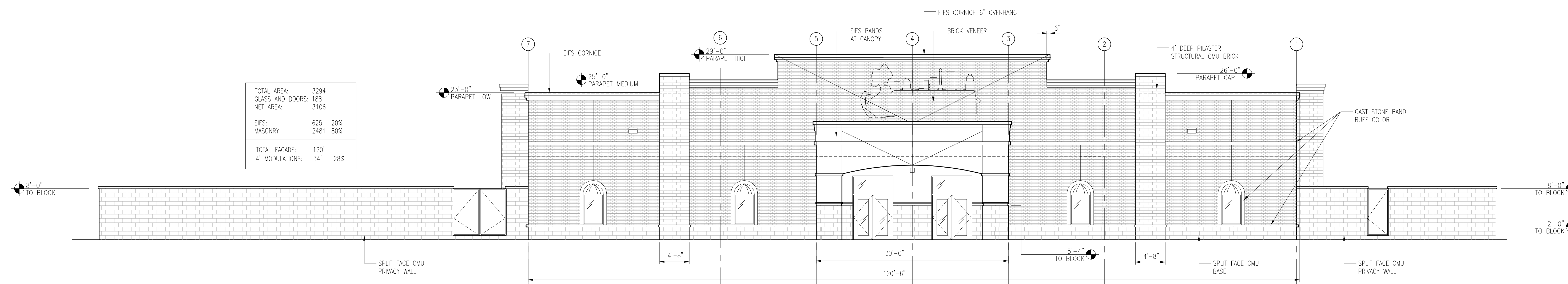


NORTH ELEVATION 2
1/8" = 1'-0"

TOTAL AREA:	2989
GLASS AND DOORS:	138
NET AREA:	2851
EIFS:	412 15%
MASONRY:	2439 85%
TOTAL FACADE:	120'
4' PILASTERS:	24' ~ 20%

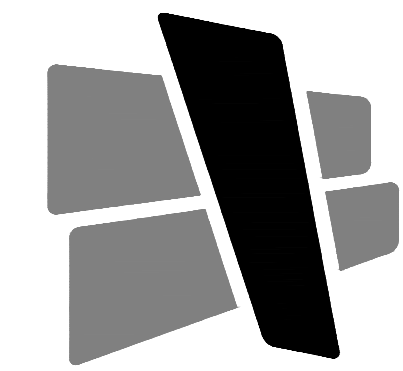


FENCE ELEVATION 5
1/2" = 1'-0"



SOUTH ELEVATION 1
1/8" = 1'-0"

TOTAL AREA:	3294
GLASS AND DOORS:	188
NET AREA:	3106
EIFS:	625 20%
MASONRY:	2481 80%
TOTAL FACADE:	120'
4' MODULATIONS:	34' ~ 28%



CURRAN
ARCHITECTURE

5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
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F :: 317 . 288 . 0753



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PROJECT INFORMATION

BARKEFELLERS
WESTFIELD

SITE 1b
DARTOWN CROSSING
WESTFIELD INDIANA

ISSUE DATES

PRELIMINARY 09.16.2019

190---

FLOOR PLAN

A101

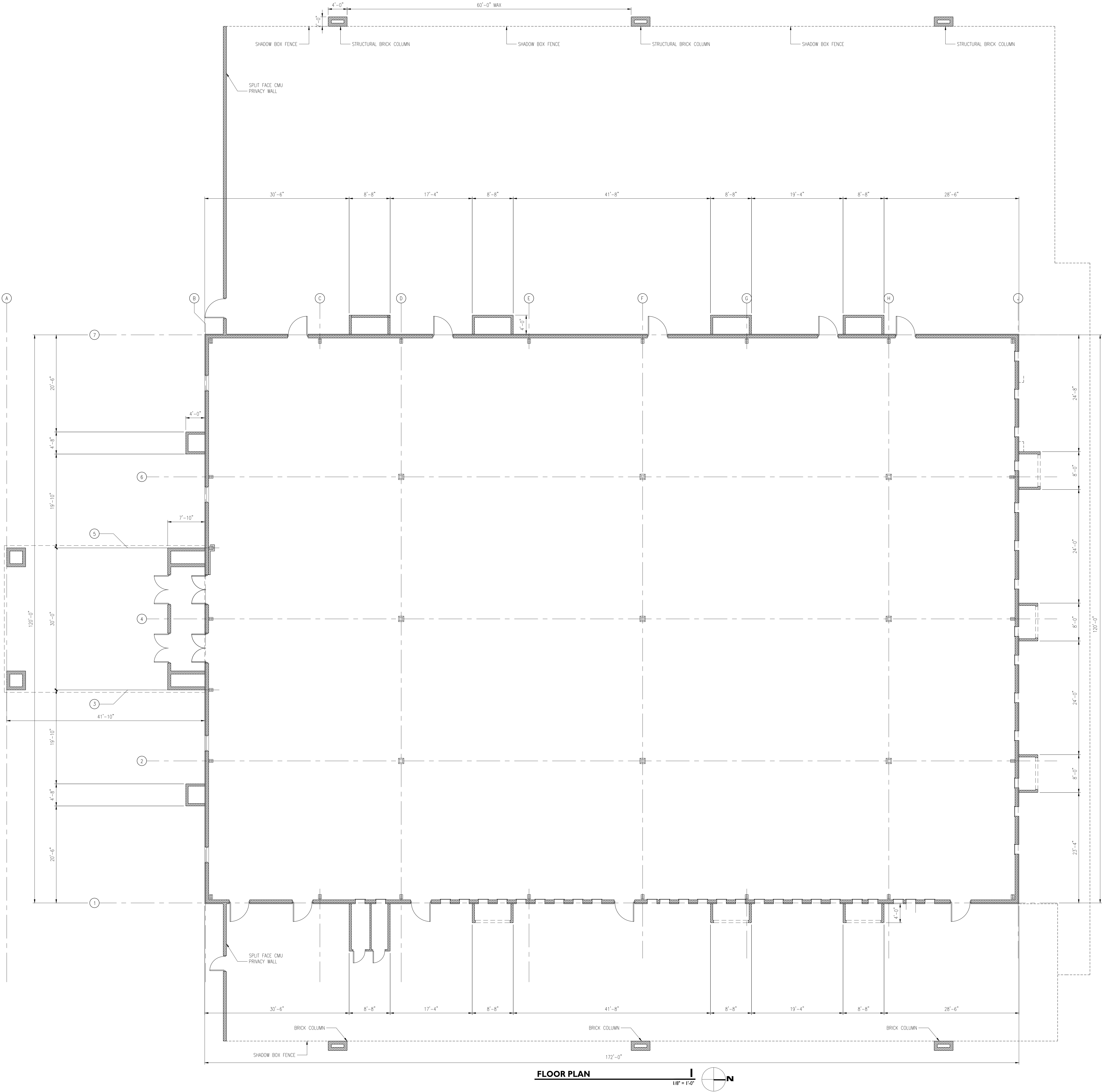


EXHIBIT E **Signage Character Illustrations** (Page 1 of 3)

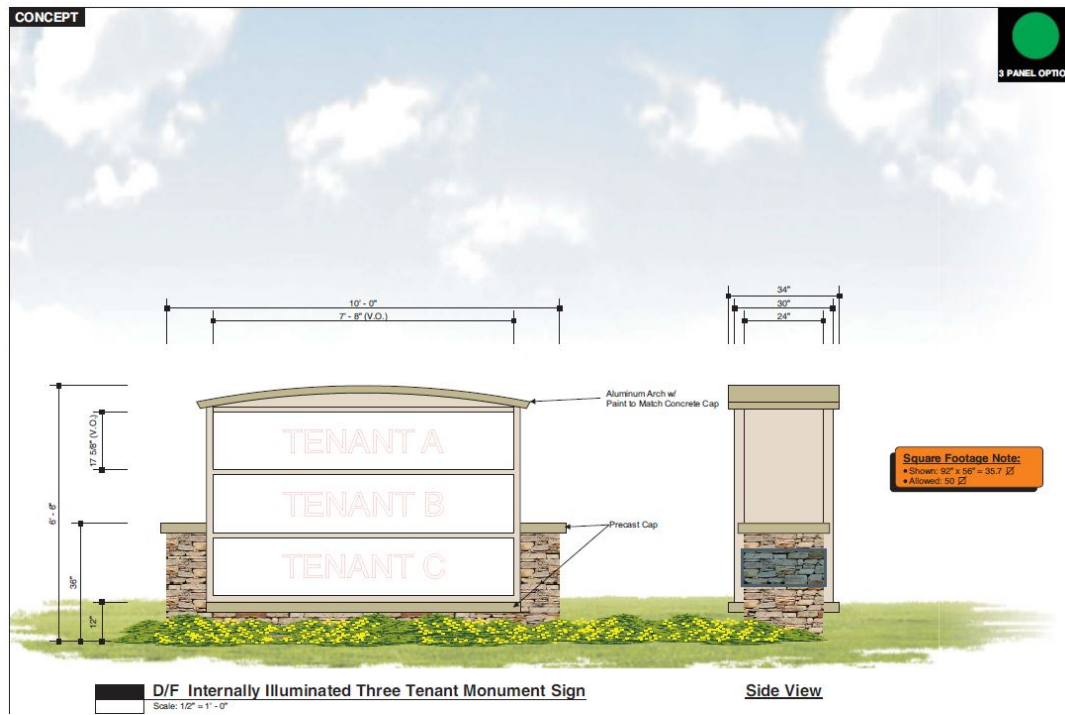
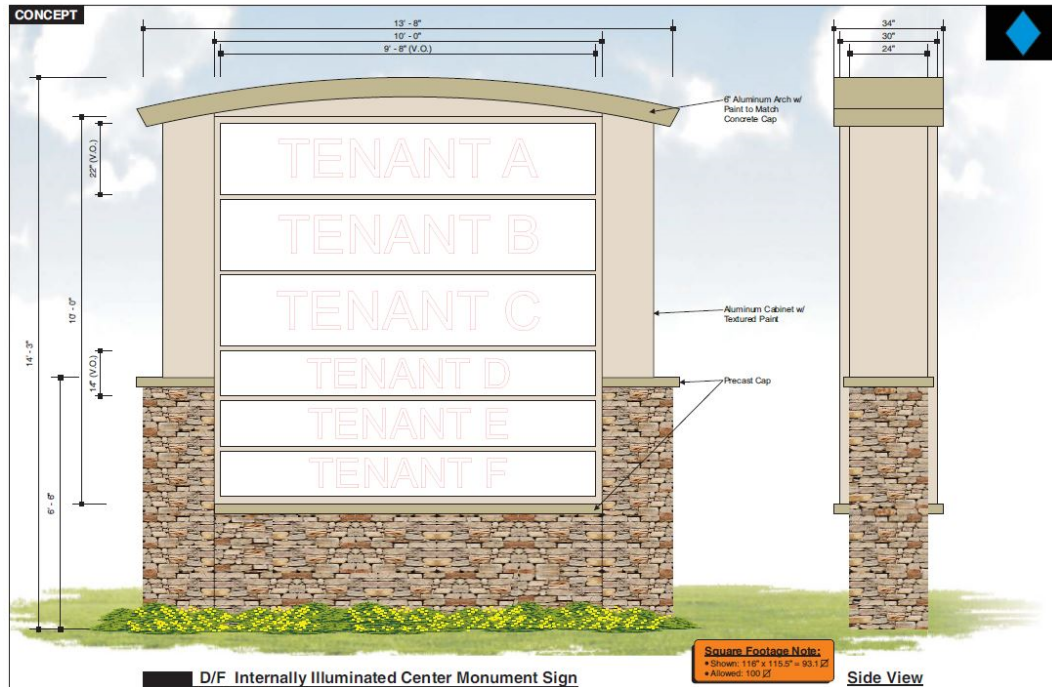


EXHIBIT E **Signage Character Illustrations** (Page 2 of 3)

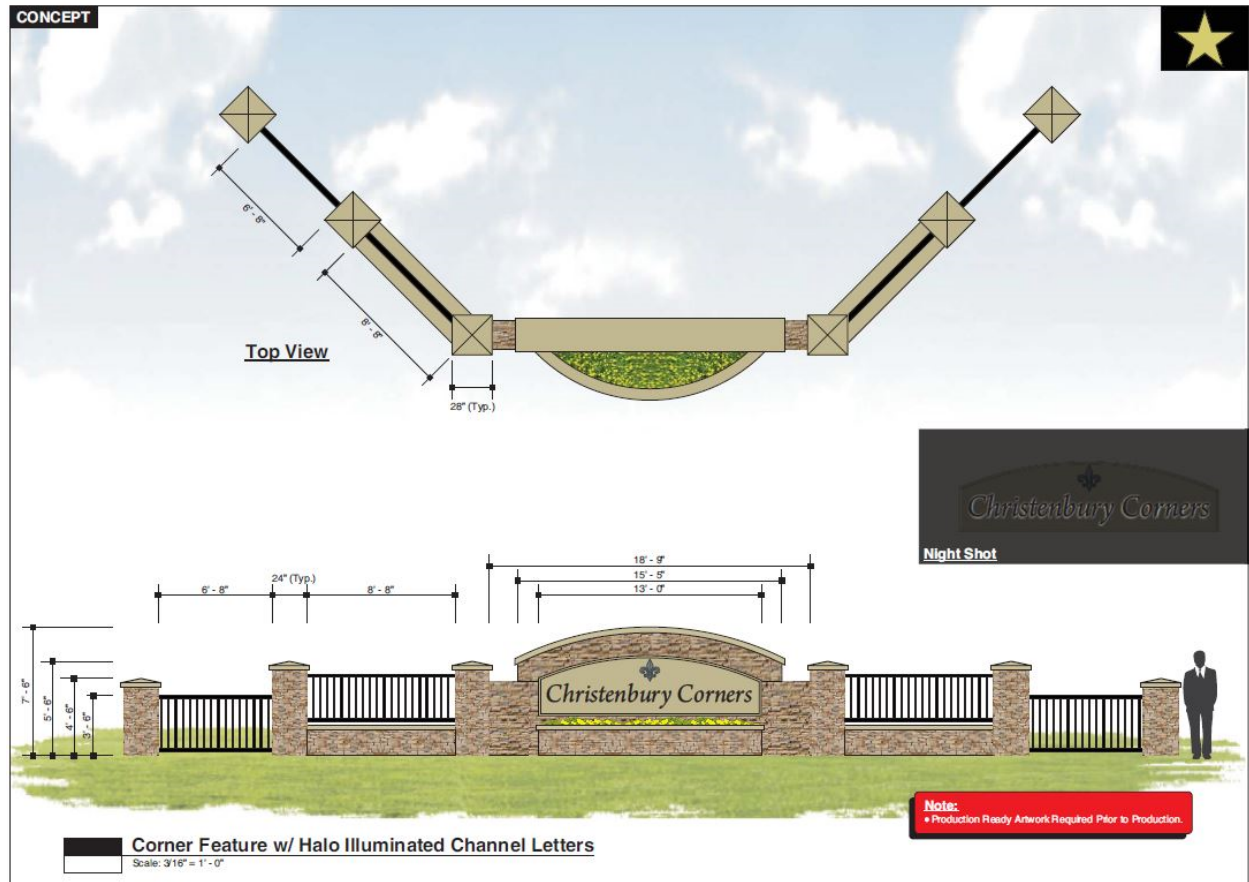


EXHIBIT E
Signage Character Illustrations
(Page 3 of 3)

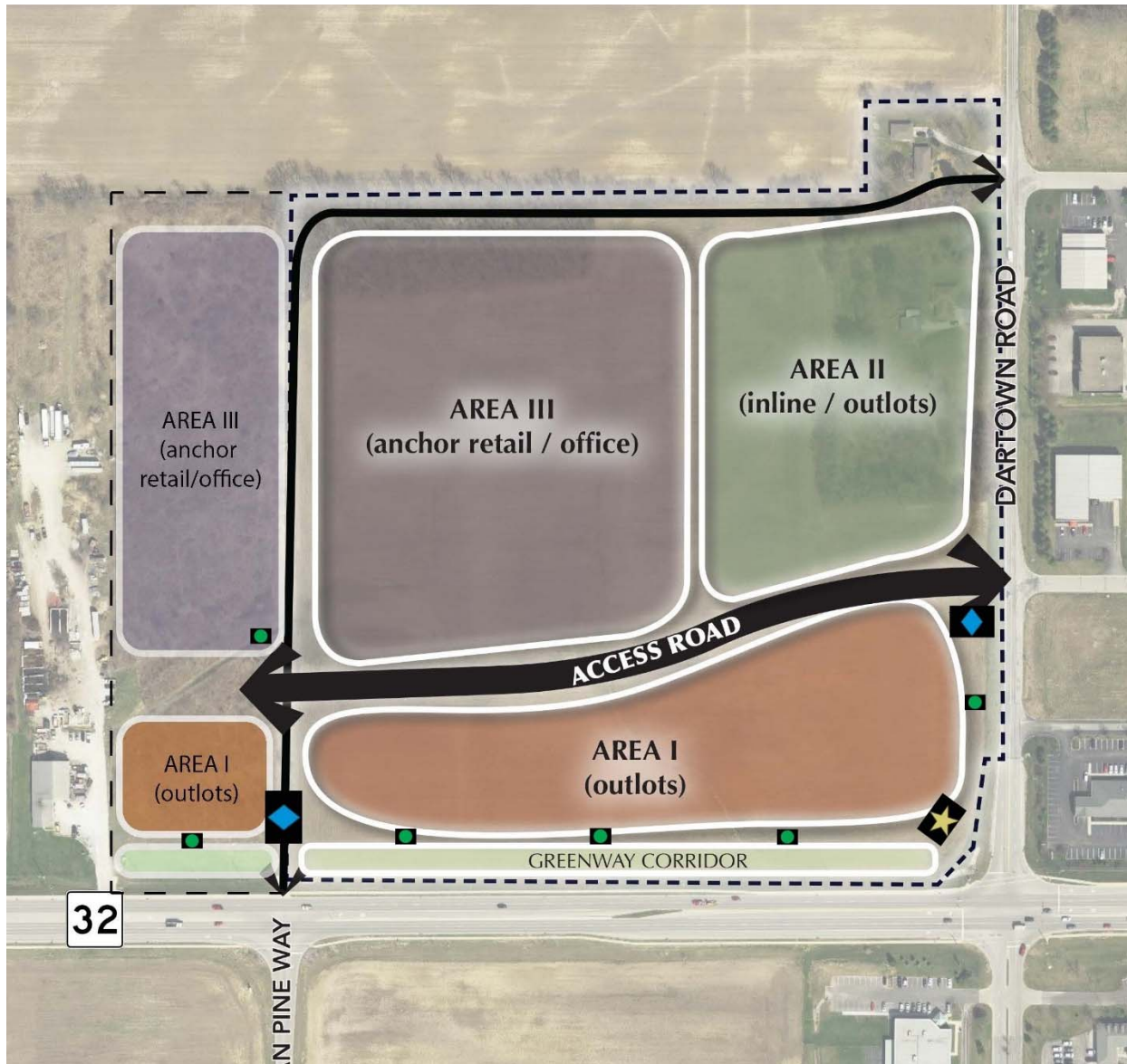


EXHIBIT F
Building Elevation Illustrations
(Page 1 of 2)

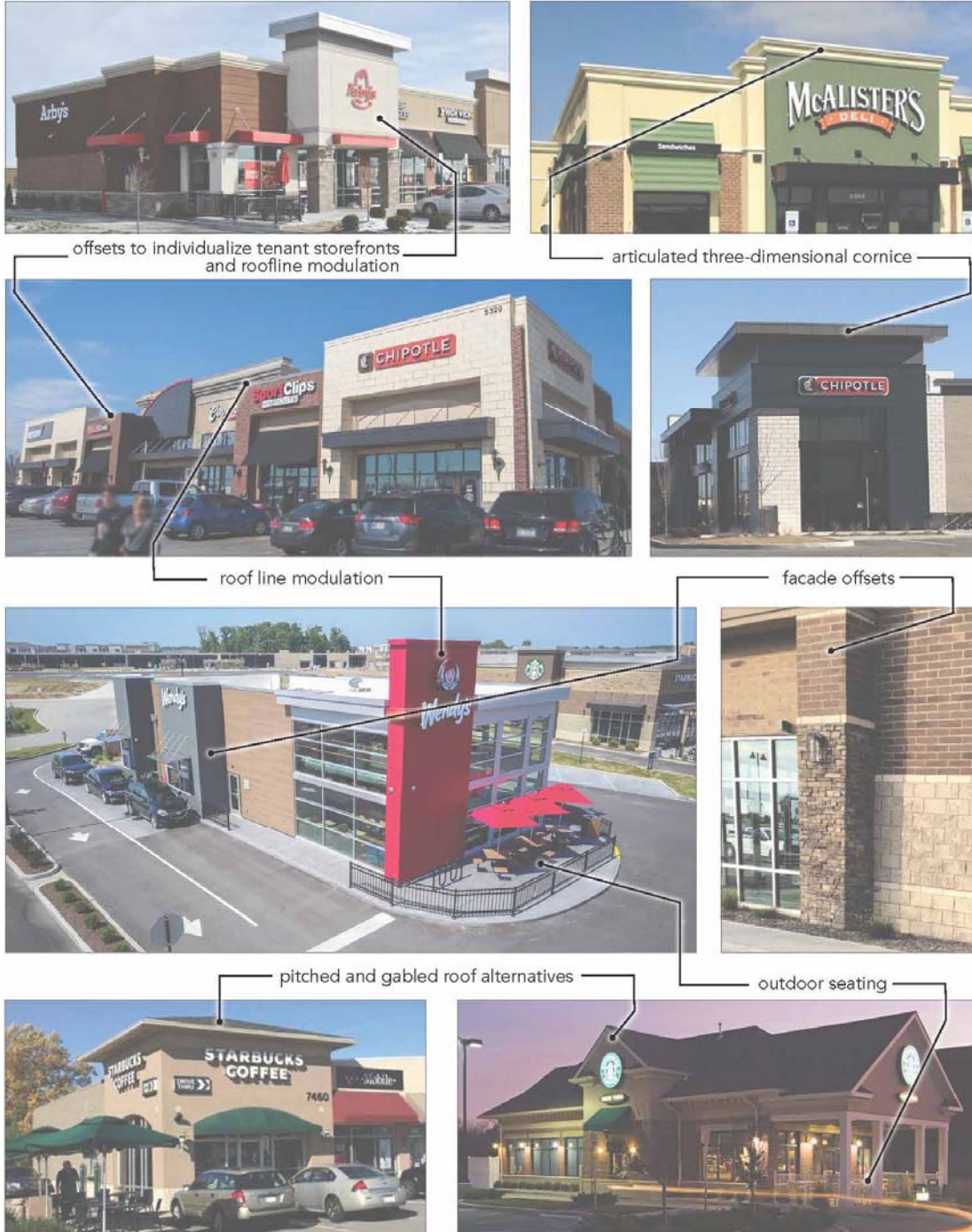


EXHIBIT F
Building Elevation Illustrations
(Page 2 of 2)



Dartown Crossing PUD Amendment I PUD Ordinance **Neighborhood Meeting Summary**

Project: Proposed Dartown Crossing PUD Amendment I

Docket Number: 1910-PUD-37

Date: September 25, 2019 at 6:30pm

Location: Westfield City Hall, Westfield, Indiana.

Attendees: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Andrew Molnar, MR3 Development, LLC (Applicant)
Rick Coffey, President/Owner of Barkefellers
Travis and Nicole Thompson, Proposed Franchisee/Operator of Barkefellers of Westfield
Joe Edwards – City Council
Corey Harris – Planning Staff
See **Exhibit A:** Sign-in Sheet
See **Exhibit B:** Letters from Surrounding Business Owners Pertaining to Barkefellers South Facility.

The neighborhood meeting began at 6:30 pm.

A. Jon Dobosiewicz provided an explanation of the zoning request that addressed the following:

1. The current Dartown PUD real estate consists of approximately 40 acres and there is an additional 9.5 acre parcel west of and adjacent to the Dartown PUD real estate that is currently zoned Enclosed Industrial that the Applicant desires to add into the Dartown PUD with an underlying zoning classification of General Business
2. Additionally, it was explained that the request was also seeking other amendments to certain development and architectural standards in the Dartown PUD which amendments would be similar to the standards that have been approved by the City Council for other parcels along this segment of SR 32 over the past few years, as well as a request to allow a dog day care use as a permitted use on a specific location of the real estate and amending some of the signage provisions for the Dartown PUD.

B. Rick Coffey, President of Barkefellers, provided a summary of the Barkefellers doggie day care operation and answered questions asked by the only attendees at the meeting, which included the following:

1. Barkerfellers currently operates 3 dog day care facilities in Indianapolis and a 4th facility was recently approved in Columbus, Indiana. The recently approved Columbus facility is located on a commercial outlot in close proximity to Burger King and Texas Roadhouse restaurants, a hotel and a Menards.

2. Regarding how Barkefellers addresses noise, Mr. Coffey explained that if a pet becomes overly curious they may begin to make excessive noise. If this occurs, the pet is removed from the outdoor play area. Further, the facility has fencing that is designed to remove distractions in order to reduce a pet's curiosity. These fences prevent the pets from seeing or interacting with outside movement. Also, all pets are managed by the day care attendant whose job is to make sure there is playful interaction, much like a child daycare. No 2 pets dogs from different families are ever together without supervision. Again, if a pet does continue to make excessive noise, they are removed from the outdoor area and put inside. Outside visitors/or pet parents are not permitted in the play areas or in vision of the groups of pets playing. The day care attendant interacts with the group and keeps them mentally focused on games like fetch, follow the leader, etc.
3. Regarding how Barkefellers addresses odors, Mr. Coffey explained that any urine in the outside play areas is released into perforated Astro Turf into a bed of gravel. Any pet stool is immediately picked up by the day care attendants. These outside play areas are sanitized at least once a week, the Astro Turf field is saturated and cleaned by hospital grade disinfectants. Also, the concrete potty areas and outdoor runs are picked up constantly and sanitized daily.
4. Regarding the types of services that Barkefellers offers, Mr. Coffey explained that 5 services are provided including lodging, day care, grooming, training, and activities for dogs that stay overnight. The hours of operation are Monday through Friday, 6:30 am to 7pm and Saturday and Sunday from 8am to 6pm. When Barkefellers opens a new facility, it typically starts with about 15-20 staff members and eventually it may grow to 50 part time employees. Pets brought in for day care in the morning are staged in the indoor play areas until approximately 9am to 10am. Then, weather permitting (not too hot or too cold), the pets are taken outside for some play time. All pets are in their suites and our business shuts down by 7:00 pm during the week and by 6:00 pm on the weekends.
5. Mr. Coffey provided to Jim and Ann Sawyer, the only surrounding neighbors who attended the Neighborhood meeting, letters from surrounding business owners within approximately 50 yards of the Barkefellers South facility (8808 Madison Avenue, Indianapolis, 46227) demonstrating those surrounding neighbors satisfaction with how Barkefellers operated their facility. Copies of these letters are attached as Exhibit B.

C. Neighbor Comments:

Jim and Ann Sawyer ("Sawyers") own the property located at 120 E. SR 32, which is immediately west of and adjacent to the subject parcel. The Sawyers were the only surrounding landowners who attended the neighborhood meeting. The Sawyers asked questions pertaining to the proposed Barkefellers operation, including: hours of operation; services offered; manner in which odors and noise was addressed; the City of Westfield's noise ordinance; number of potential employees; and, if additional trees and/or shrubs could be planted along the western perimeter of the Barkefellers site adjacent to the Sawyer's property. Mr. Coffey's responses to the Sawyer's questions are contained in paragraph B above.

The meeting ended at approximately 7:30 pm.

Neighborhood Meeting Sign In-Sheet

Zoning Proposal: Dartown Crossing PUD Amendment I PUD Ordinance
Petitioner: MR3 Development, LLC
Docket Number: 1910-PUD-37 (Ordinance No. 19-47)
Neighborhood Meeting: Wednesday, September 25, 2019 at 6:30 p.m.
Westfield City Hall, 130 Penn Street, Westfield, IN 46074.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. Jim Sawyer	13233 Six	317-432-2426	asawyer711@gmail.com
2. Ann Sawyer	Points Rd.	(c)	
3.	Carmel, IN		
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			





April 10, 2012

To whom it may concern.

Barkefellers has been a great addition to our community and we have not received any complaints as far as disturbance. Barkefellers has assisted in the beautification project involving our community and created a lasting friendship with several surrounding business's. Previously the building that Barkefellers occupies stood vacant for a 1 ½ reducing property values.

Needless to say Barkefellers has been a Wonderful addition to the community! Everyone needs to experience a little k-9 PLEASURE!

Thank You Barkefellers for all you do for Laurel Lake Apartments!

J. Janney
Assistant Manager

2220 E. Stop 13 Road | Indianapolis, Indiana 46227
317.881.6557 | Fax: 317.881.0477
www.LaurelLakeApts.com





To whom it may concern,

I would like to that this opportunity to thank the owner and staff at the Barkefellers in Greenwood. I have been the general manager of the Wendy's in front of this business for the last 2 years. Their staff has been an asset to our business and sales.

Their building and grounds are well kept. The landscaping is structured to meet all others that are in our community as well as the building itself.

We have not had any problems with customer complaints with the sounds that may come from the animals that are kept at their location. There also have no problem with any odors that occurs with pets as well.

Almost everyone that uses this location comes to our location to eat after drop offs of their pets which makes this our asset to our business. Their customers that come in speak very highly of this business as well. I have had people state how nice they are to them and their pets.

Their employees are very friendly to their customers. Their uniforms are neat and clean when they come into our location.

Anyone that would have the opportunity to have them in their area would benefit from their business as we have.

Thank you for our time,
Debbie Atkinson, General Manager



To whom it may concern:

April 5, 2012

Subject: Barkefellers
8808 Madison Ave
Indianapolis, IN 46227

Since Barkefellers has opened next door to our location, we have never had any problems related to them. To my knowledge we have had no complaints from any customers and I have no knowledge of any other business in our area having any problems with Barkefellers. Our employees have used their services and have nothing but positive comments about the service they received for their pets. Any questions regarding this communication can be directed to the undersigned at 317 881-0050.

A handwritten signature in black ink, appearing to be "Liz Lee", written in a cursive style.

Liz Lee
Store Manager
Lowe's, Store 0442



**INDIANA
ENDODONTICS**

James Malooley, Jr., D.D.S.
Douglas Ramsey, D.D.S.

Practice Limited to Endodontics



SPECIALIST MEMBERS

Telephone: (317) 882-2882

8782 Madison Avenue, Indianapolis IN 46227

April 2, 2012

Petition 2010-ZON-015
David Hittle Division of Planning
City of Indianapolis

To Whom It May Concern:

RE: Critique of adjacent property, "Barkafellars"

The physical appearance has improved.

1. Repaved parking lot.
2. New exterior paint-tastefully appointed.
3. Signage is attractive.
4. The interior of the building has drastically improved in appearance.

The Sensory perception is acceptable.

1. No smell of pet odors.
2. No visual pet excretions apparent.
3. Barking is heard only when outside of our office building.

The management attitude is pleasant.

Sincerely,

James Malooley Jr., DDS

Indiana Endodontics
8782 Madison Ave
Indianapolis, IN 46227

ORDINANCE NUMBER 19-58

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE NORTHPOINT PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 17-51 AND THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance to amend the Northpoint Planned Unit Development District being that of Ordinance 17-51 ("Northpoint Ordinance") 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 (the "UDO");

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted the Northpoint Ordinance on August 14, 2018, recorded as Instrument 2018038572 in the Office of the Recorder of Hamilton County;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1911-PUD-41**, requesting an amendment to the Northpoint Ordinance and 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. 1911-PUD-41** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **positive** recommendation (7 - 0) 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 November 7, 2019;

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 Northpoint Ordinance, the Unified Development Ordinance and Zoning Map are 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 Northpoint Ordinance except as revised, modified, supplemented or expressly made inapplicable hereby; 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 of the Northpoint 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. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 Illustrative Character Exhibit: The architectural building elevations, attached hereto and made a part hereof as **Exhibit B**. The Real Estate shall be developed in substantial accordance with **Exhibit B** attached hereto.
- 2.2 Illustrative Landscape Exhibit: The landscaping plan, attached hereto and made a part hereof as **Exhibit D**. Any landscaping on the Real Estate shall be installed, implemented or otherwise developed in substantial accordance with **Exhibit D** attached hereto.

Section 3. Concept Plan: The concept plan (the “Concept Plan”) attached hereto and made a part hereof 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.

Section 4. Underlying Zoning District. Section 5.2 (US Highway 31 Overlay District) of the UDO shall not apply to the Real Estate. The uses permissible in the Northpoint Ordinance shall apply to the Real Estate.

Section 5. General Regulations. The standards applicable under the Northpoint Ordinance apply to the development of the Real Estate, except as otherwise modified below.

- a. Minimum Building Setback Line:
 - i. U.S. Highway 31: 90 feet

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

6.1 Architectural Standards: The building(s) on the Real Estate shall be constructed in substantial compliance with **Exhibit B** attached hereto.

6.2 Architectural Standards for Commerce Parke: Section 7.1(C) shall be amended as follows:

A minimum of three (3) material finishes shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass or ornamental metal. One (1) of the materials shall be stone, brick or architectural pre-cast (panels or detailing).

6.3 Landscaping Plan Standard.

a. Section 7.3 of othe Northpoint Oridnance which amended Section 6.8 of the UDO entitled “Landscaping Standard”, shall not apply to the Real Estate. Instead, landscaping on the Real Estate shall be installed in substantial compliance with the Illustrative Landscape Exhibit attached hereto as **Exhibit D.**

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-58** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-58**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-58**
this _____ day of _____, 2019.

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: Russell L. Brown

SCHEDULE OF EXHIBITS

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

EXHIBIT A
LEGAL DESCRIPTION

SECONDARY REPLAT OF BLOCKS A & D - NORTHPOINT PHASE I

PART OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD INDIANA

NATALIA WILKINS TRUST
INSTR. NO. 2015007822 589°54'11"E - 878.28'

NATALIA WILKINS TRUST
INSTR. NO. 2015007822

HAMILTON COUNTY
COMMISSIONERS
INSTR. NO.
20100065969

570.77'

N00°15'09"W
7.52'
N43°22'07"E
49.60'

US HIGHWAY 31
PUBLIC RIGHT-OF-WAY

L.A. R/W
N00°04'03"W - 770.97'

LOT 5
20.000 ACRES±

BLOCK E
14.331 ACRES±

SEE SHEET 2

Y 31
F-WAY

LOT 1
NORTHPOINT PHASE I
INSTR. NO 2017-6393

BASTIAN COURT
59' PUBLIC RIGHT-OF-WAY

BLOCK B
D.&U.E.
NORTHPOINT PHASE I
INSTR. NO 2017-6393

BLOCK C
D.&U.E.
NORTHPOINT PHASE I
INSTR. NO 2017-6393

LOT 2
NORTHPOINT PHASE I
INSTR. NO 2017-6393

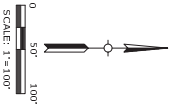
LEGEND

LA R/W
ACCESS, DRAINAGE AND UTILITY EASEMENT
D.&U.E.
UTILITY & LANDSCAPE EASEMENT
3" IN. DIA. REBAR W/CON. STAMPED
4"x4"x30" CONCRETE W/CUT 1"± SET FLUSH

PREPARED BY/LAND SURVEYOR:
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5360

OWNER:
HILDA B. SUMNER
301 E. CARMEL DR
SUITE C300
CARMEL, IN 46032

NOTE:
SEE SHEET 3 FOR
LINE & CURVE TABLE.



AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3507
TEL 317-547-5360
WWW.STRUCTUREPOINT.COM

SHEET 1 of 4

EXHIBIT A

EXHIBIT B
ILLUSTRATIVE CHARACTER EXHIBIT

ILLUSTRATIVE CHARACTER EXHIBIT - VIEW FROM NORTHWEST

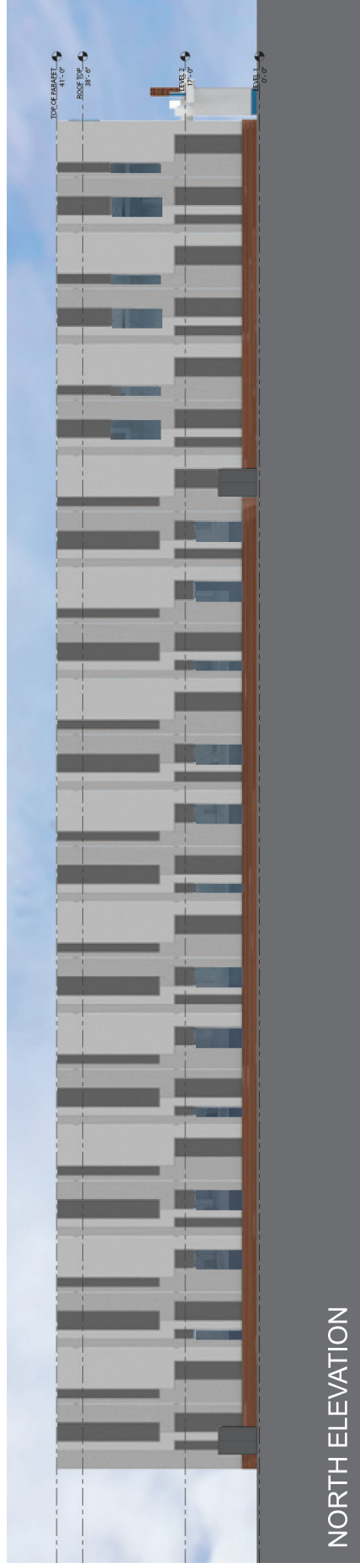
Project Heartland | Westfield, IN





ILLUSTRATIVE CHARACTER EXHIBIT - EXTERIOR ELEVATIONS

Project Heartland | Westfield, IN



ILLUSTRATIVE CHARACTER EXHIBIT - EXTERIOR ELEVATIONS

Project Heartland | Westfield, IN

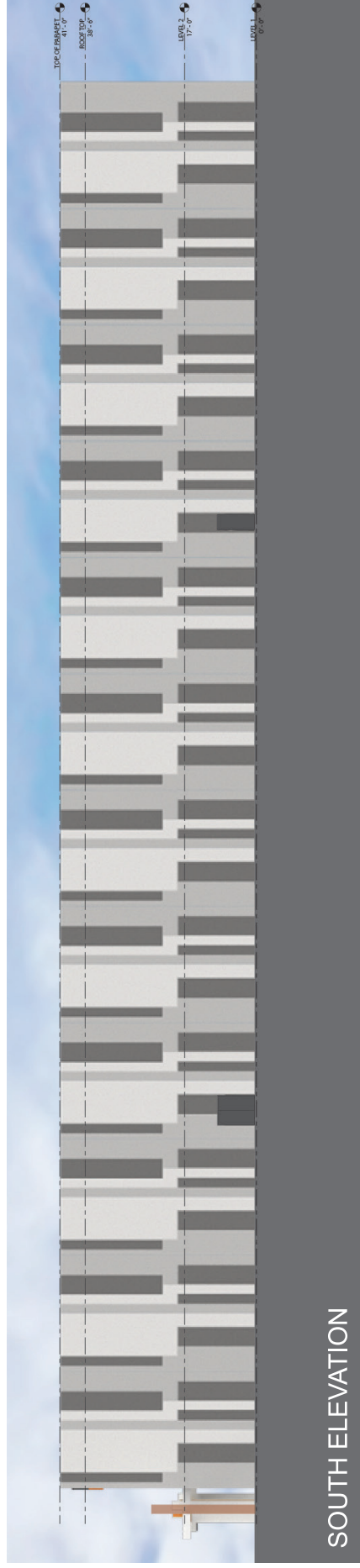
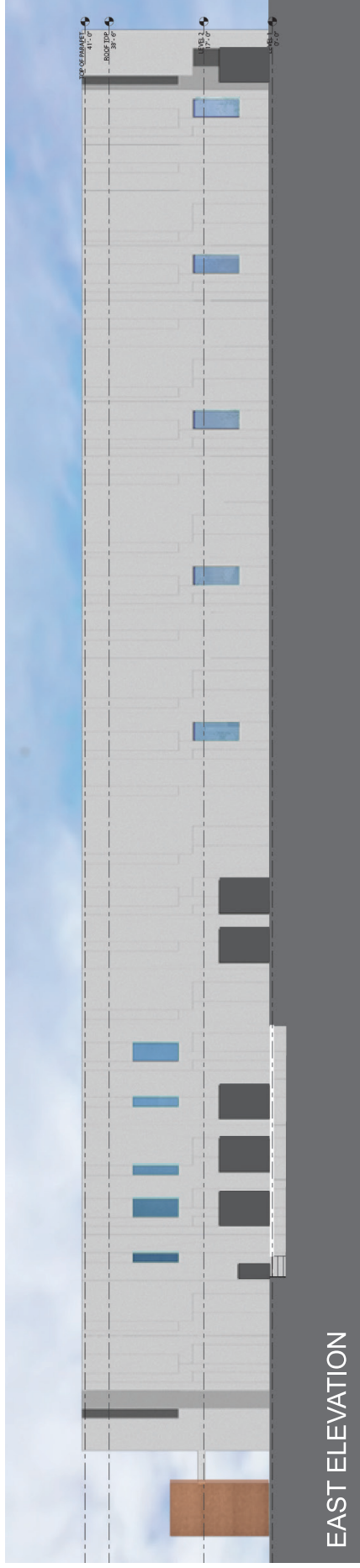
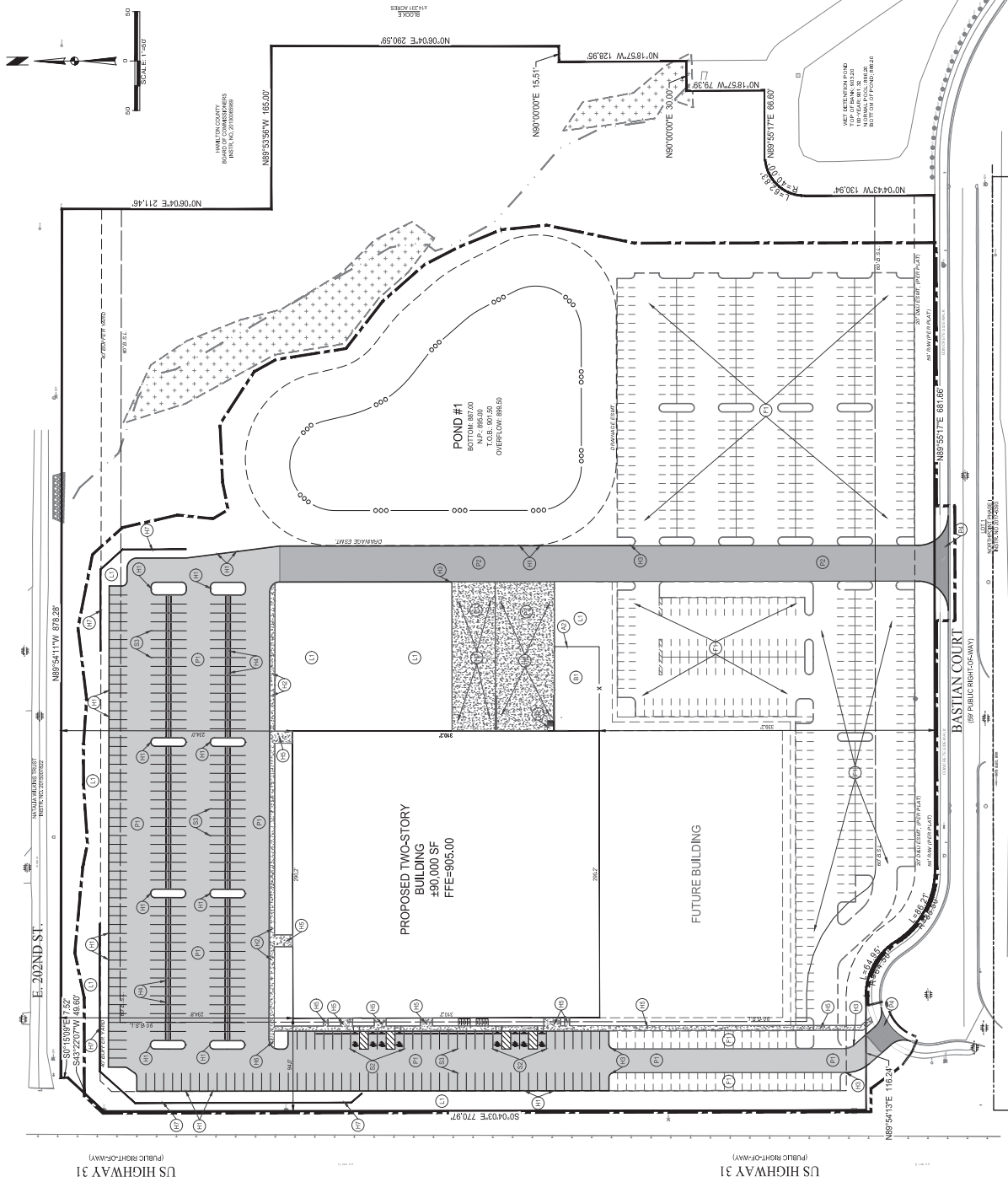


EXHIBIT C
CONCEPT PLAN



KEYNOTES

- | PAVEMENT | | HARDSCAPE | |
|----------|---------------------------|-----------|-------------------------|
| P1 | LIGHT DUTY ASPHALT | H1 | 8" STANDING CURB |
| P2 | HEAVY DUTY ASPHALT | H2 | INTEGRAL WALKWAY |
| P3 | HEAVY DUTY CONCRETE | H3 | CURB TAPER WITH WALKWAY |
| P4 | INDOT CLASS III IIII IIII | H4 | CONCRETE PARKING |
| | | H5 | CONCRETE SIDEWALK |
| | | H6 | ADA ACCESSIBLE SIDEWALK |
| | | H7 | RETAINING WALL |
| | | H8 | 4" LOADING DOCK |
| | | H9 | AT GRADE LOAD |

-

SITE DI ANCI

- [illegible]

SITE DATA TABLE

- [illegible]

ABBREVIATIONS

- FOR
B.S.L.
DISEASE,
FEE

BURKE
GROUP

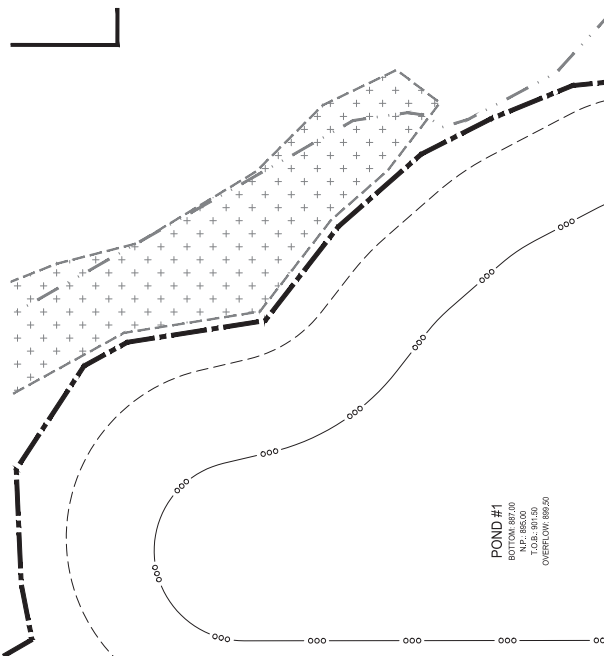
CHRISTOPHER B. BURKE ENGINEERING
PNC Center, Suite 1368 South
115 West Washington Street
Indianapolis, Indiana 46204
(317) 266-8000 FAX: (317) 632-3306

PROJECT: PROJECT WHOLEHEARTEDLY
WESTFIELD, INDIANA

[illegible]

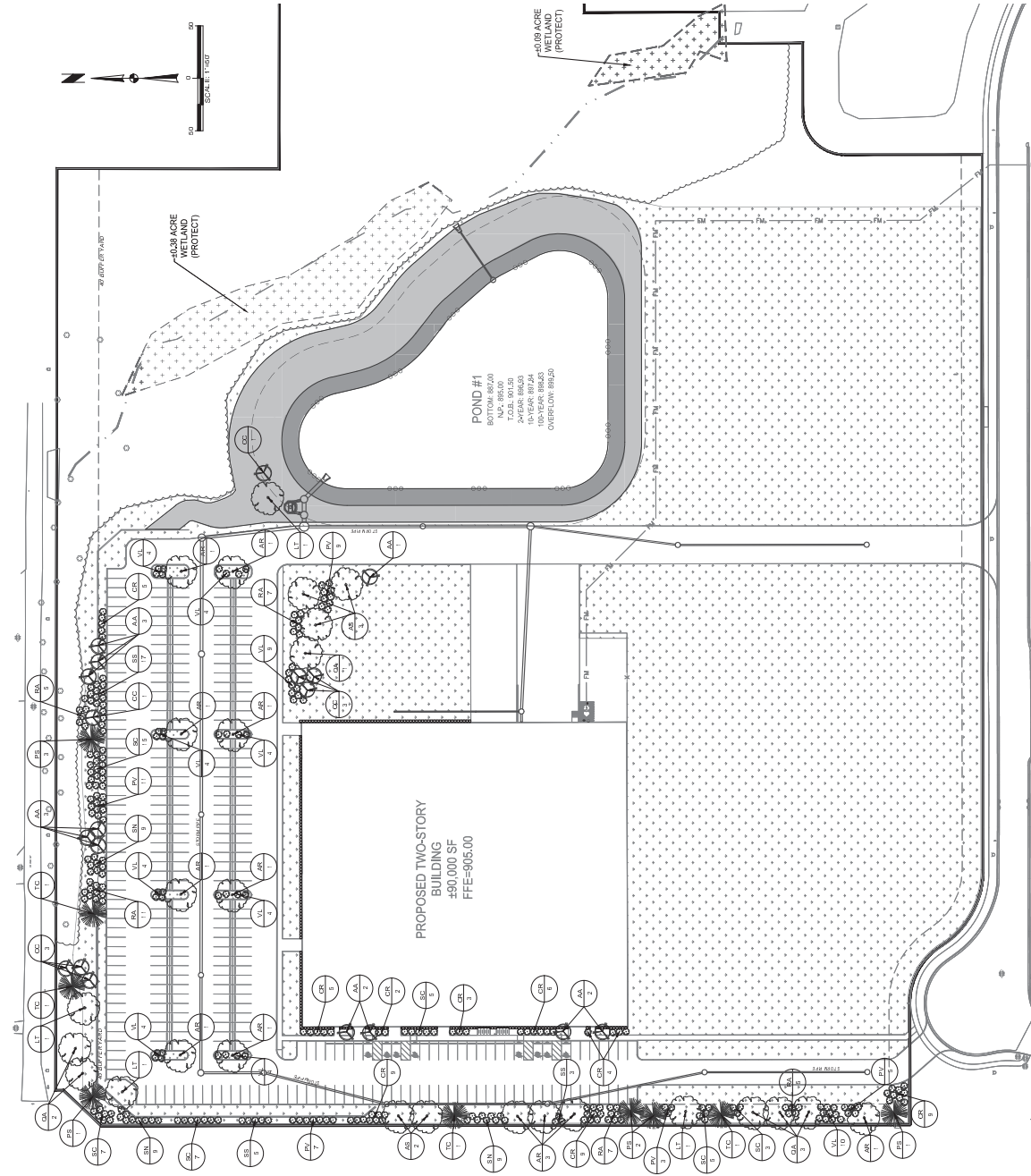
	TITLE SITE LAYOUT PLAN (OVERALL)		PROJECT NO. 19-0236-00000
	SHEET ... OF ... DRAWING NO.	C200	

SITE LAYOUT PLAN
(OVERALL)



CHRISTOPHER B. BURKE ENGINEERING, LLC PNC Center, Suite 1368 South 115 West Washington Street Indianapolis, Indiana 46204 FAX: (317) 632-3306 (317) 268-8000										PROJECT: PROJECT WHOLEHEARTEDLY WESTFIELD, INDIANA										CERTIFIED: PREPARED BY DATE NO. DATE NATURE OF REVISION CHKD. SCALE CHKD. DATE AS NOTED 11/7/2019										TITLE: SITE LAYOUT PLAN										PROJECT NO. 19-0236-00000 SHEET ... OF ... DRAWING NO. C201									
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EXHIBIT D
ILLUSTRATIVE LANDSCAPE PLAN



GENERAL NOTES

- [illegible]

NOTE

EACH PAIRING ISLAND WILL HAVE PRAIRIE DROPSEED GRASS GROUND COVER. EACH SMALL ISLAND WILL HAVE 8 GRASSES AND EACH LARGE ISLAND WILL HAVE 9 GRASSES.

PLANT SCHEDULE

[illegible]

LANDSCAPE GUIDELINES

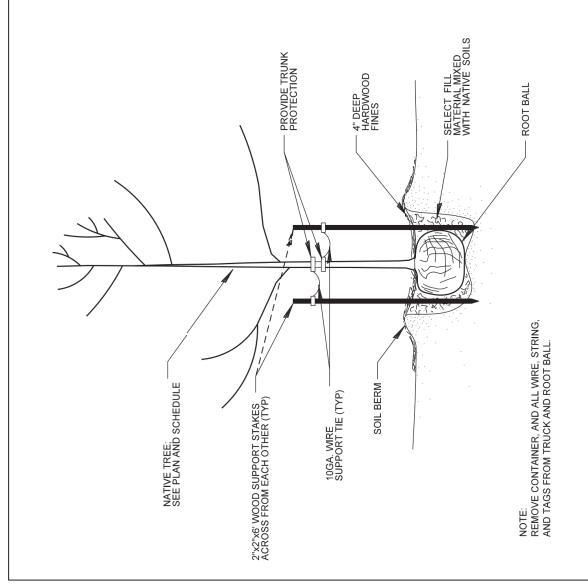
GUIDELINE

[illegible]

LEGEND

 CIRCULAR TREE	 DECIDUOUS TREE	 CONICAL TREE	 RECTANGULAR TREE	 TURF FEED MIX
 SHRUB	 EMERGENT TREE	 EMERGENT WETLAND WATER QUALITY FEED MIX	 EMERGENT WETLAND WATER QUALITY FEED MIX	 EMERGENT WETLAND WATER QUALITY FEED MIX
 SHRUB	 SHRUB	 SHRUB	 SHRUB	 SHRUB

TREE PLANTING DETAIL

[illegible]



Westfield City Council Report

Ordinance Number:	19-58
APC Petition Number:	1911-PUD-41
Petitioner:	Project Wholeheartedly by Northpoint Owners, LLC (the "Petitioner")
Representative:	Russell L. Brown; Clark, Quinn, Moses, Scott & Grahn, LLP
Requested Action:	A change of zoning for approximately 20 acres +/- in the Northpoint PUD District to the Project Wholeheartedly - Northpoint PUD District.
Current Zoning:	Northpoint PUD
Current Land Use:	Agricultural / Vacant
Approximate Acreage:	20 acres +/-
Exhibits:	1. Proposed Ordinance 19-58 2. Department Report 3. Location Map 4. Concept Plan 5. Character Exhibits
Prepared by:	Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the October 28, 2019, City Council meeting. The petition will receive a public hearing at the November 6, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

The Plan Commission sent 1911-PUD-41 to the City Council with a favorable recommendation by a vote of seven (7) to zero (0) at their November 6, 2019, meeting.

PROJECT OVERVIEW

Location: The Property is located at 1820 Bastian Court (see **Exhibit 3**). The Property is currently zoned Northpoint PUD (Ord. 17-51). Properties to the north AG-SF1: Agricultural / Single-Family Rural District. Properties to the east and south are within the Northpoint PUD District.

Project Description: The Petitioner is requesting a change of zoning to the amend the Northpoint PUD (Ordinance 17-51) that would allow for an industrial site as presented within the Character Exhibits (**Exhibit 5**).

Permitted Uses: The proposed PUD Ordinance defaults to the Permitted Uses of the Northpoint PUD.

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

Architectural Standards: Shall apply except as modified to allow the construction of a building in substantial compliance to the Character Exhibit on the real estate.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District.

Landscaping Standards: Shall not apply, but rather landscaping is to be installed in substantial compliance to the Landscape Exhibit.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has made changes to the petition since the September 3, 2019 public hearing. While some were purely formatting or clarification of the text, others were substantive and are briefly described in the following paragraphs.

First, an update to the Concept Plan (see **Exhibit 4**) to demonstrate the buffer from the site to the adjacent lots to the Northwest. Lastly, the addition of language to the concept plan for the potential realignment of the entrance per the Department of Public Work's Direction.

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property within the Business Park land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Industrial uses, including manufacturing, research and development, and warehousing; and subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

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 November 6, 2019, Plan Commission meeting. Notice of the public hearings 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 October 28, 2018, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its November 6, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 7 in favor, 0 opposed).

City Council

Introduction: October 28, 2019

Eligible for Adoption: November 11, 2019

Submitted by: Jonathan Dorsey, Associate Planner
Community Development Department

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Wednesday, November 6, 2019, 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.	1911-PUD-41
Ordinance No.	19-58
Petitioner	Project Wholeheartedly by Northpoint Owners LLC
Description	An amendment to the zoning of approximately 20 acres +/- in the Northpoint PUD District to modify development standards.

On November 6, 2019, the Plan Commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 7 in favor, 0 opposed).

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

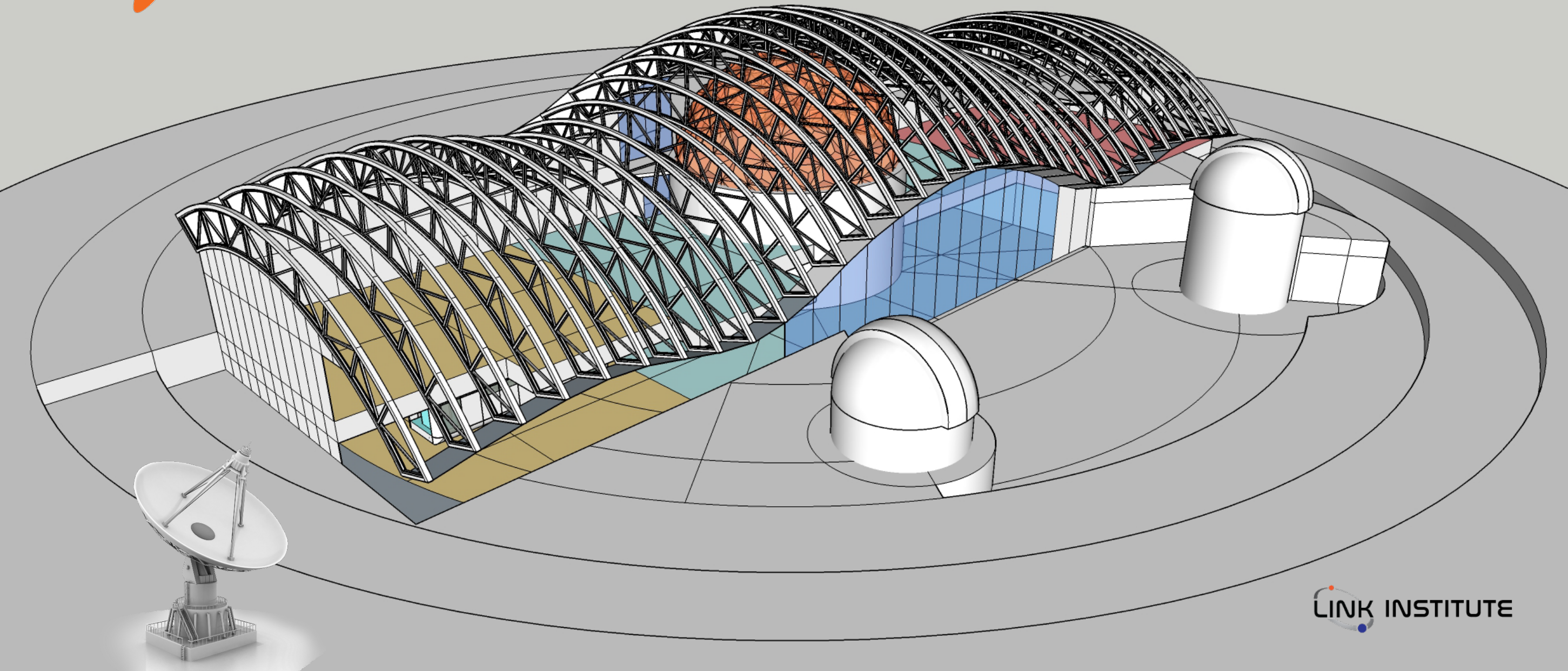


Kevin M. Todd, Secretary

November 7, 2019
Date



A World Class Astronomical Observatory,
Planetarium and Space Science Center





Bringing Science to Life.
Changing the World.

GRAND PARK



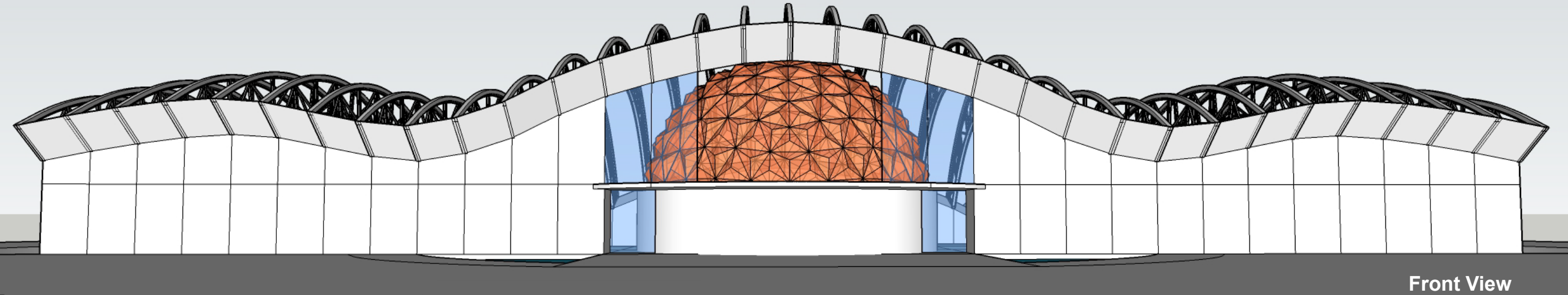
Monon Trail



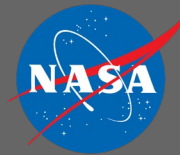


Bringing Science to Life.
Changing the World.

FANNING
HOWEY

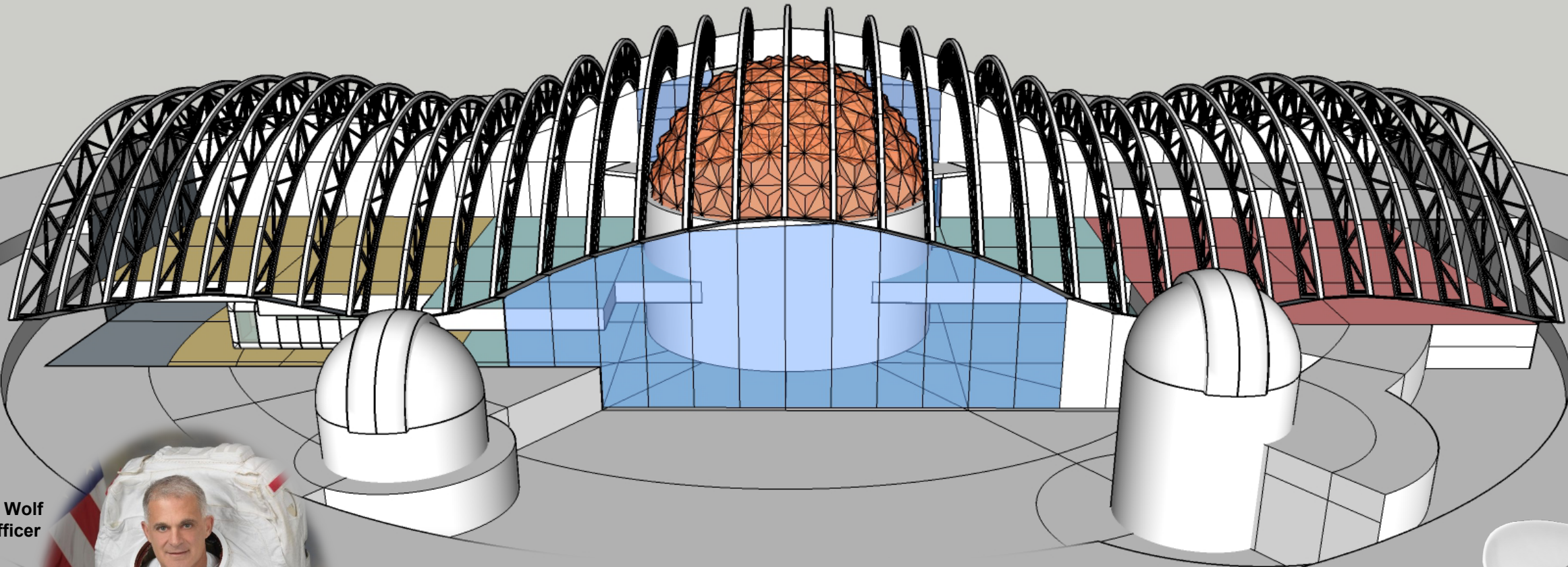


- Total 105,000 sq. ft.
- 70 ft Diameter Digital Planetarium – Largest in Indiana
- 50,000 sq. ft. Exhibit Areas
- 25,000 sq. ft. STEM Education Center



- Large STEM Makerspace Areas for Elementary and Middle School Students
- NASA Hubble Space Telescope Exhibit
- NASA Discovering New Worlds Exhibit
- NASA Artimus Mission to the Moon and Mars
- Expansive Solar System Exhibit
- And More...

Rear View



Astronaut David Wolf
Chief Science Officer
Link Institute



Astronaut David Wolf Observatory

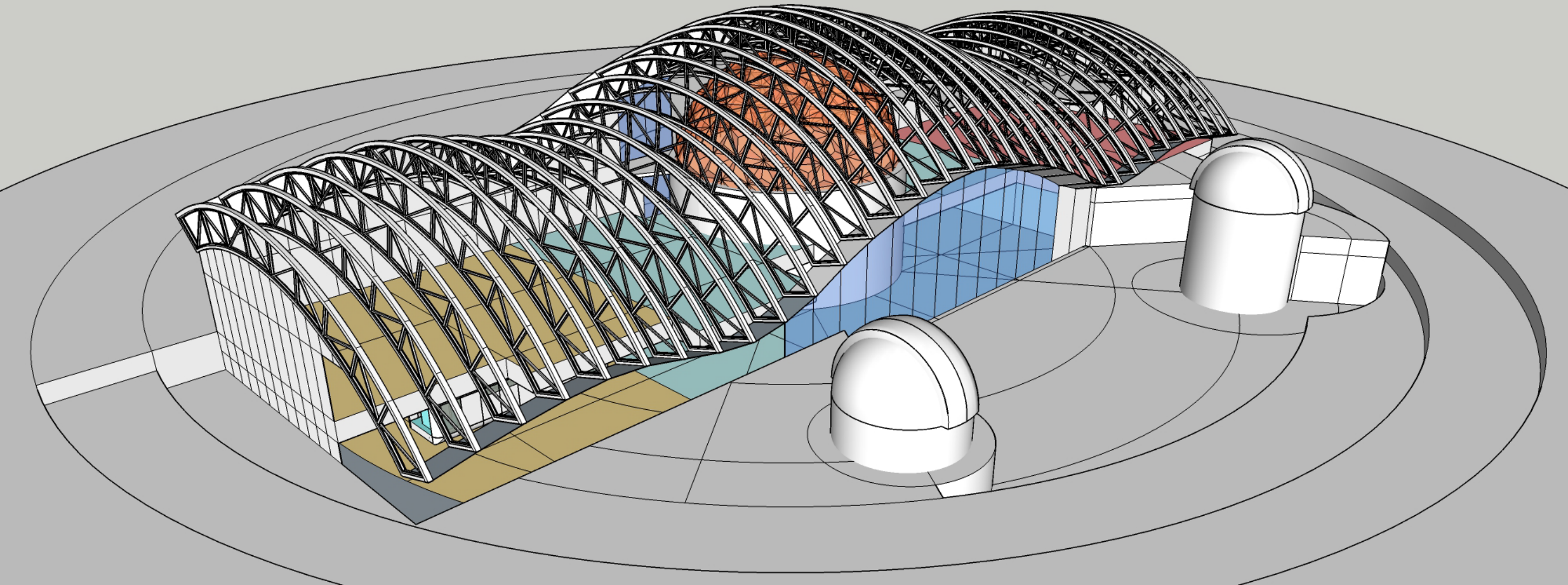
- Twin Domes are the Largest Public Observatories in the US
- Both Night Time Celestial and Day Time Solar Telescopes
- Largest Radio Telescope in the US Dedicated to STEM Education
- Mission Control Rooms for High School STEM Science Programs





Projected Outcomes

- **Help Westfield take a leadership role in STEM education in Indiana**
- **Promote economic development in high-tech industries**
- **Help create Westfield's high-tech workforce**
- **Help enhance Westfield tourism and economic growth**



ORDINANCE 19-55

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

WHEREAS, the Westfield City Council (the “Council”) has the authority and desires to annex lands into the municipality as defined by Indiana Code 36-4-3; and,

WHEREAS, one hundred percent (100%) of the owners of the parcels proposed for annexation as identified in **Exhibit A** and **Exhibit B** (the “Annexation Area”) have filed a petition with the Council; and,

WHEREAS, the Council has conducted a public hearing on October 14, 2019, as required by law with regard to the annexation of the Annexation Area; and,

WHEREAS, the Council has adopted a fiscal plan for the annexation of the Annexation Area in accordance with Indiana Code 36-4-3-3.1 (Resolution 19-124); and,

WHEREAS, the Annexation Area meets the contiguity requirements of Indiana Code 36-4-3-1.5; and,

WHEREAS, the Council now finds that the statutory criteria for annexation have been met; and,

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE OFFICIAL CITY MAP ADOPTED BY REFERENCE IN SECTION 2-515 OF THE WESTFIELD CODE BE MODIFIED AS FOLLOWS:

Section 1. The Annexation Area, generally located south of 203rd Street along Tomlinson Road, and adjacent to the existing corporate limits along the southern, eastern, and western boundaries of the Annexation Area, is hereby annexed to and declared to be a part of the City.

Section 2. The Annexation Area is to further include the contiguous public highways and rights-of-way of the public highways which are adjacent to the annexation area per Indiana Code 36-4-3-2.5.

Section 3. The Annexation Area is hereby assigned to City Council District 3 and shall become a part thereof immediately upon the effective date of this Ordinance.

Section 4. This Ordinance shall be in full force and effect on January 1, 2020 (pursuant to IC 36-4-3-7(b)), upon its passage by the Council, its publication, and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinances or parts thereof in conflict herewith are hereby repealed. Any portion of the Ordinance later to be found void or invalid shall not affect the remaining portions of this Ordinance.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF NOVEMBER, 2019.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 19-55** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 19-55
this _____ day of _____, 2019.

I hereby VETO Ordinance 19-55
this _____ day of _____, 2019.

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: Pam Howard

Prepared by: Pam Howard, Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A
ANNEXATION AREA



EXHIBIT LEGEND

- | | |
|--|---|
|  ANNEXATION AREA |  PARCELS |
|  EXISTING CITY LIMITS |  STREETS |

Not To Scale

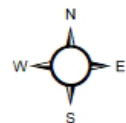


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes twenty-three (23) parcels of land:

Parcel Nos. 08-05-24-00-01-028.000
08-05-24-00-01-027.000
08-05-24-00-01-029.000
08-05-24-00-01-009.000
08-05-24-00-01-013.000
08-05-24-00-01-010.000
08-05-24-00-01-018.000
08-05-24-00-01-024.000
08-05-24-00-01-025.000
08-05-24-00-01-022.000
08-05-24-00-01-023.000
08-05-24-00-01-026.000
08-05-24-00-01-021.000
08-05-24-00-01-014.000
08-05-24-00-01-016.000
08-05-24-00-01-015.000
08-05-24-00-01-017.000
08-05-24-00-01-007.000
08-05-24-00-01-019.000
08-05-24-00-01-020.000
08-05-24-00-01-012.000
08-05-24-00-01-008.000
08-05-24-00-01-011.000

Lots 5-27 inclusive in Style-Rite Meadows, an addition in Hamilton County, Indiana, as per plat thereof recorded in plat book 7, pages 23-25, in the Office of the Recorder of Hamilton County, Indiana.

Also including:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code 36-4-3-2.5, including the relevant portions of Tomlinson Road, Meadows Drive, and Meadows Court.



Westfield City Council Report

Ordinance Number:	19-51
APC Petition Number:	1910-PUD-34
Petitioner:	Henke Development Group, LLC
Requested Action:	An amendment to incorporate an additional 252.44 acres +/- into the Chatham Hills PUD District and establish standards for the new acreage.
Current Zoning:	AG-SF1: Agriculture / Single-Family Rural District GB: General Business District GB-PD: General Business / Planned Development District Chatham Commons PUD District
Current Land Use:	Business / Agriculture
Acreage:	252.44 acres +/-
Exhibits:	1. Staff Report & APC Certification 2. Location Map 3. Concept Plan 4. Character Exhibit 5. Preservation Areas 6. Proposed Ord. 19-51—clean 7. Proposed Ord. 19-51—redlined 8. Petitioner's Narrative 9. Neighbor Meeting Summary (9/24/19) 10. Neighbor Meeting Summary (9/25/19)
Staff Reviewer:	Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the [September 9, 2019](#), City Council meeting. The petition will receive a public hearing at the [October 7, 2019](#), Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner hosted 2 neighbor meetings on September 24, 2019, and September 25, 2019. A summary of each meeting has been provided by the petitioner and included as **Exhibit 8** and **Exhibit 9**, respectively.

PROJECT OVERVIEW

Location: This subject real estate is approximately 252 acres in size and is located at the southwest corner of US 31 and 203rd Street (see **Exhibit 2**). The Property currently contains 4 zoning districts: AG-SF1: Agriculture / Single-Family Rural District, GB: General Business District, GB-PD: General Business / Planned Development District, and the Chatham Commons PUD. Adjacent zoning includes AG-SF1 and the Chatham Hills PUD to the north, the Chatham Hills PUD, SF2, and AG-SF1 to the west, SF2 to the west, Chatham Commons PUD to the south, and AG-SF1, EI, GB, and the Northpoint PUD to the east.

Project Description: The petitioner is requesting a change in zoning from the existing zoning districts to the Chatham Hills PUD District to accommodate mixed use development, as described in the Petitioner's Narrative (see **Exhibit 7**).

Original Ordinance: The Chatham Hills PUD District (Ord. 13-24, the "Original Ordinance") was adopted on January 13, 2014. The ordinance included two subdistricts; District I: Residential District and District II: Mixed-Use Area. Since that time, several amendments to the ordinance have been approved, all of which added land to District I only.

Definitions: The proposed amendment includes four (4) defined terms which are not included in the UDO. These terms are External Façade, Primary Street, Secondary Street, and Existing Neighborhood.

Concept Plan: The proposed amendment incorporates a Concept Plan (see **Exhibit 3**), which divides the real estate into four (4) subdistricts, and permits the size and configuration of each subdistrict to increase or decrease so long as they remain as they are generally depicted on the Concept Plan.

Underlying Zoning: As proposed, the PUD amendment assigns an underlying zoning district for each of the subdistricts. SF-4: Single-Family High Density District is proposed for the Single-Family Subdistrict, GB: General Business for the Village Center and Southern Subdistricts, and GO: General Office is proposed for the Campus Office Subdistrict.

Permitted Uses: The proposed amendment would permit all uses that are permitted in the underlying zoning districts, as well as additional uses for some of the subdistricts. Additionally, the proposed ordinance prohibits Adult Entertainment Establishments, Helipads, and Special Exception Uses (unless they are individually listed as a permitted use). The permitted uses for each subdistrict are listed below.

Single Family Subdistrict: All uses permitted in District I of the Original Ordinance, the SF4 and SFA Districts, with the addition of Townhouse Dwellings. The amendment prohibits townhomes along Tomlinson Road.

Village Center Subdistrict: All uses permitted in the GB and SFA Districts, with the addition of: Townhouse Dwelling; Assisted Living Facility; Nursing Home; Hospice; Bed and Breakfast; Amusement Parks; and Public or Private Parks.

Campus Office Subdistrict: All uses permitted in the GB and GO Districts, with the addition of: Engineering, Research, and Testing Laboratories; Assisted Living Facility; Nursing Home; Hospice; Professional Trade or Business School; and Multi-Family Dwelling.

Southern Subdistrict: All uses permitted in the GB, SF4, and SFA Districts, with the addition Multi-Family Dwelling; Assisted Living Facility; Nursing Home; Hospice; Educational Intuition with Dormitory Accommodations; Professional Trade or Business School.

Overlay Districts: The proposed amendment discusses two (2) overlay districts, which are further detailed below:

US Highway 31 Overlay District: As proposed, the US Highway 31 Overlay District would not apply to the real estate.

State Highway 32 Overlay District: The proposed amendment would apply the Architectural Design Requirements of the State Highway 32 Overlay District in some instances, as outlined in the Development Standards section of the proposed ordinance. Additionally, any references in the overlay to the State Highway 32 Right-of-Way line would apply to the Chad Hittle Right-of-Way line.

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

Minimum Lot Area: The PUD amendment proposes no Minimum Lot Area for any of the subdistricts. This is consistent with the underlying zoning of GB; however, is a reduction from the requirements of the SF4 and GO, which would require 9,000 square feet and three (3) acres, respectively..

Minimum Lot Frontage: The PUD amendment proposes no Minimum Lot Frontage for any of the subdistricts; however, all lots would be required to have vehicular access to a street. This is a reduction from the 40 feet, 250 feet, and 80 feet required by the SF4, GO, and GB Districts, respectively.

Minimum Lot Width:

Single-Family Subdistrict: As proposed, the PUD Amendment would require a fifty (50) foot Minimum Lot Width for detached homes, which is consistent with the underlying zoning district. The amendment would require a Minimum Lot Width of twenty-four (24) foot for attached lots. The UDO does not contain a Minimum Lot Width standard for Single-Family Attached lots.

All other Subdistricts: The PUD amendment proposes no Minimum Lot Width for the remaining subdistricts, which is consistent with the underlying zoning districts of GO and GB.

Maximum Lot Coverage: The PUD amendment proposes no Maximum Lot Coverage for any of the subdistricts. This is consistent with the underlying zoning of GB; however, is an increase from the eighty percent (80%) maximum in the GO district.

Minimum Front Yard Building Setback Lines: As proposed, the PUD amendment establishes setbacks which are based on the abutting street or zoning district. These setbacks, and the underlying zoning requirements, are listed in the chart below.

	PUD	GO (UDO)	GB (UDO)
US 31	30 feet	60 feet	60 feet
Tomlinson Road	30 feet	60 feet	60 feet
Chad Hittle Blvd (Campus Office subdistrict)	10 feet	60 feet	60 feet
Chad Hittle Blvd (Village Center & Southern subdistricts)	No minimum	60 feet	60 feet
196th Street	20 feet	60 feet	60 feet
203rd Street	20 feet	60 feet	60 feet
All other internal Streets	10 feet	60 feet	60 feet

Minimum District Perimeter Setbacks: The PUD amendment proposes a district perimeter setback of 20 feet. If the lot is in the Campus Office Subdistrict and a tree preservation area overlaps the setback, then the setback will be the greater width. If the lot is not abutting a residential district, then the 20 foot requirement would be consistent with the side and rear setback requirements of the Underlying Zoning Districts. However, both the GB and GO Districts would require a 60 foot setback against residential districts, which would not apply with this modification.

Minimum Side Yard Setbacks (internal to district):

Single-Family Subdistrict: The proposed amendment requires a Minimum Side Yard Setback of five (5) feet, which is a reduction from the eight (8) feet required by the UDO in the SF4 District.

Village Center Subdistrict: The PUD amendment proposes Minimum Side Yard Setback of five (5) feet, but increases the minimum to twenty (20) feet if the lot abuts a residential district. Both of these are a reduction from the GB District requirements of 20 feet generally and 60 feet against residential.

Campus Office and Southern Subdistricts: The PUD amendment proposes minimum Side Yard Setback of twenty (20) feet for these subdistricts. This is consistent with the general setback for the GB and GO Districts; however, both the GB and GO Districts would require a sixty (60) foot setback against residential districts, which would not apply with this modification.

Maximum Building Height:

Single-Family Subdistrict: The proposed amendment sets a Maximum Building Height of forth-five (45) feet or three (3) stories for attached units only, no maximum is included for other uses (including detached units) in this Subdistrict. The UDO standard for the Underlying Zoning District of SF4 is twenty-five (25) feet.

Village Center: The PUD amendment proposes no Maximum Building Height for this subdistrict. This is a reduction from the UDO requirement of sixty (60) feet in the GB District.

Campus Office Subdistrict: As proposed, the PUD amendment includes a Maximum Building Height of seventy (70) feet for Multi-Family Dwellings only, no maximum is included for other uses in this Subdistrict. This is an increase of the UDO's maximum of fifty (50) feet in the GO District.

Southern Subdistrict: The proposed amendment sets a Maximum Building Height of forth-five (45) feet or three (3) stories, whichever is less. This is a reduction from the UDO requirement of sixty (60) feet in the GB District.

Maximum Number of Dwelling Units:

Single-Family Subdistrict: The proposed amendment utilizes the number of units permitted in District I of the Original Ordinance, and increase that number by 95 units.

Other Subdistricts: The proposed amendment permits a maximum of 300 Single-Family Attached dwelling Units in the Village Center Subdistrict. The amendment also proposed a maximum of 250 Multi-Family units each in the Campus Office and Southern Subdistricts.

Variations: The proposed amendment would permit the Plan Commission to approve a 15% reduction of a minimum standard or a 15% increase in a maximum standard, excluding density.

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

Accessory Use and Building Standards: The proposed amendment modifies Article 6.1(H)(2) of the UDO which prohibits dumpster enclosures in Established Front Yards. The modification would only prohibit them the in Established Front Yard of a Primary Street, as defined in the PUD Ordinance.

Architectural Standards: The PUD Amendment proposes Architectural Standards for each subdistrict which differ from the underlying zoning. The standards a further outlined below.

Character Imagery Exhibit: The PUD Amendment incorporates a Character Imagery Exhibit to establish a benchmark for the quality of buildings, and provide examples of desired design elements and development patterns for the district.

Single-Family Subdistrict: As proposed, the standards of District I, as outlined in the Original Ordinance, will apply to this subdistrict. Additionally, all homes facing Chatham Hills Blvd will be required to incorporate one of four (4) listed design elements: front porch, perennial flower boxes, porch swing, or hanging flowers.

Village Center Subdistrict: The proposed amendment exempts this subdistrict from the 32 Overlay, but instead outlines Architectural Standards related to entrances, drive-throughs, building materials, and amenities. Any Single-Family uses in the subdistrict would be subject to the standard of the Single-Family Subdistrict.

Campus Office Subdistrict: The proposed amendment applies the 32 Overlay architectural standards to this subdistrict, with some modifications related to building materials.

Southern Subdistrict: As proposed, the PUD amendment applies the 32 Overlay architectural standards to this subdistrict, with some modifications related to building materials.

Fence Standards: As proposed, the PUD Amendment defaults to Article 6.5 of the UDO, with two (2) additions. The first addition requires that all walls and fences be architecturally compatible with the associated building, except for activity-areas for Childcare Centers which are permitted to be non-decorative. The second addition would permit low decorative fences or wall, with a maximum height of thirty (30) inches, in the Established Front Yard.

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

Single-Family Subdistrict: As proposed, the standards of District I, as outlined in the Original Ordinance, will apply to this subdistrict. Additionally, all dwellings in Subarea 1-J would be required to have a minimum of three (3) Street Trees.

All Other Subdistricts:

Detention and Retention Areas: The PUD Amendment defaults to the standards of UDO Article 6.8(l) with the addition of permitting plantings in the perimeter easement so long as intermittent access areas are provided.

Minimum Lot Landscaping: As proposed, the Village Center Subdistrict would be exempt from the Minimum Lot Landscaping Requirements of the UDO.

Foundation Plantings: PUD Amendment proposes only requiring Foundation Plantings on the Front Building Façade, whereas the UDO would also require them on any façade over eighty (80) feet in length.

External Street Frontage Landscaping: As proposed, External Street Frontage Landscaping would not be required if the Front Façade of the Lot's Principal Building is oriented towards External Street. Additionally, the Village Center Subdistrict would be exempt from the External Street Frontage Landscaping requirements.

Parking Area Landscaping: The proposed amendment defaults to the Parking Area Landscaping requirements of the UDO, with the exception of exempting the Village Center Subdistrict from the Internal Parking Area requirements.

Perimeter Drainage and Utility Easements: As proposed, the PUD Amendment would permit plantings that would be required in restrictive easements to be relocated elsewhere on the same lot.

Village Center: The proposed amendment states that specific numbers and locations of plants do not apply in the Subdistrict. It encourages grouping of plantings that relate to the pedestrian scale of the site. Additionally, the PUD Amendment encourages Street Trees within the ROW of Chad Hittle Blvd.

Preservation Areas: As proposed, the PUD Amendment outlines four (4) areas for tree preservation on the Concept Plan, and requires Tree Preservation Easements to be created for these areas during the platting process.

Buffer Yard Requirements: As proposed, the PUD Amendment defaults to the Buffer Yard Requirements of the UDO, with some modifications. The first modification is requiring a twenty (20) foot buffer, landscaped in accordance with the UDO minus the mounding, between district residential uses and adjoining GB district uses. This is an increase from the UDO since the less intense use is not typically responsible for installation of buffers. The second modification is requiring a twenty (20) foot buffer, landscaped in accordance with the UDO minus the mounding, between district residential uses and adjoining AG-SF1 Districts. This is a decrease in the UDO's requirement of a forty (40) foot wide buffer with mounding. The Last modification is permitting a masonry wall, or combination wall and opaque fence, to replace any required buffer. The fence would be required to be landscaped with foundation plantings.

Lighting Standards The proposed amendment defaults to the Lighting Standards of the UDO, while adding some additional requirement for the District. First, decorative fixtures, which are architecturally integrated with the building style, material, and color, are required to be consistent throughout the District. Second, all light fixtures, with the exception of sign lighting and low intensity architectural lighting, are required to be fully shielded and direct light downwards. Next, the proposed ordinance reduces the maximum foot candle reading on a property lines shared with an Existing Neighborhood

to 0.1 FC, from the 0.5 FC maximum in the UDO. The proposed amendment also requires parking area lighting to be reduced by at least 35% no later than 11 pm if the lot abuts an Existing Neighborhood. This is an increase from the UDO's requirement of 30%. Lastly, the proposed ordinance prohibits neon lighting.

Outdoor Storage and Display: As proposed, outdoor storage would only be permitted in the Village Center Subdistrict.

Parking and Loading Standards: As proposed, the PUD Amendment defaults to the Parking and Loading standards of the UDO, with two modifications. The first modification is to allow golf cart parking spaces to count towards off-street requirement requirements; however, they can only count towards fifty percent (50%) of required spaces. The second modification is to allow on-street parking to count towards the required spaces as well.

Sign Standards: As proposed, the PUD Amendment defaults to the Sign Standards of the UDO, with two (2) modifications. The first modification proposes permitting outlots two (2) square feet of sign area per one (1) linear foot of Building Façade. This is an increase from the UDO standard of one (1) square foot of sign area per one (1) linear foot of building fronting on a Public Right-of-way. The other modification proposes increasing the Maximum Sign Height for Nonresidential Real Estate Signs from six (6) feet to twelve (12) feet.

Noise and Event Standards: As proposed, the PUD Amendment modifies the Temporary Use and Event permit requirements for the Village Center Subdistrict. Events that utilize a tent or other temporary structure will still require a permit from our department. Event that do not utilize tents or temporary structures will not require a permit unless they are part of a planned series, in which case that series will require an annual permit. Additionally, the amendment proposes a change to the noise limitations included in the Nuisance Standards of the Municipal Code. This change is eliminating the standard that noise not be clearly audible forty (40) feet outside of the property. The standard that requires that the decibel level not exceed ninety (90) decibels at a point six (6) feet off the property line is not proposed to change; however, since it is being included in the PUD that standard will remain in place for the Property even if the standards of the Municipal Code are altered in the future.

Design Standards: The proposed amendment defaults to the standards of Article 8 of the UDO with one exception. The amendment proposes delaying the construction of the Chad Hittle Drive at the intersection of 203rd Street.

Vacation of Rights-of-Way: The proposed amendment permits the vacation of right-of-way for the area platted as the Style-Rite Meadows Subdivision upon vacation of said plat.

Annexation: The proposed amendment requires annexation prior to the approval and recording of a secondary plat.

CHANGES SINCE THE INTRODUCTION

Several changes have been made to the text of the Proposed Ordinance since the [October 7, 2019](#), public hearing. Many of the changes relate to areas adjacent to the Existing Neighborhood including: adding a Maximum Building Height and increasing setbacks to match the width of the tree preservation areas. Additional changes of note include modifying the Temporary Use and Event permit requirements and the noise limitations of the Nuisance Standards.

COMPREHENSIVE PLAN

The Property falls within the area identified in the [Family Sports Capital Addendum II](#) of the Westfield-Washington Township Comprehensive Plan, which provides the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments;
- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already-developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: US 31; (ii) Proposed Secondary Arterial: Chad Hittle Drive; (iii) Collector: Tomlinson Road and 196th Street; (iv) Local: 203rd Street; (v) Proposed Local: other proposed streets internal to the development; and (vi) 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 7, 2019](#), 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 9, 2019](#), City Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its [November 6, 2019](#), meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 7 in favor, 0 opposed).

City Council

Introduction:	September 9, 2019
Eligible for Adoption:	November 11, 2019
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 Tuesday, October 7, 2019, 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.	1910-PUD-34
Ordinance No.	19-51
Petitioner	Henke Development Group, LLC
Description	An amendment to incorporate an additional 252.44 acres +/- into the Chatham Hills PUD District and establish standards for the new acreage.

On November 6, 2019, a motion was made and passed to send a favorable recommendation (Vote: 7 in favor, 0 opposed) of the proposal to the City Council with the following conditions:

1. That a standard be added to the ordinance requiring a fifty foot (50') buffer along the Bokeelia Bend properties,
2. That the following language be added to the Ordinance:
 - a. Maximum Building Height for Southern Subdistrict Adjacent to Bokeelia Bend Neighborhood
 - i. Any buildings, or portions of a building, along the East property line adjacent to Bokeelia Bend neighborhood shall be limited to two (2) stories within the first one hundred (100) feet from the property line;
 - ii. No building along the East property line adjacent to Bokeelia Bend neighborhood shall be greater than Sixty (60) feet in height.

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



Kevin Todd, Secretary

November 7, 2019

Date



Westfield City Council Report

Ordinance Number:	19-38
APC Petition Number:	1909-PUD-26
Petitioner:	Wrights Property Group
Requested Action:	A change in zoning for of 4 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wrights Property Group at Grand Park PUD District to accommodate a Commercial Recreational Facility.
Current Zoning:	AG-SF1: Agriculture / Single-Family Rural District
Current Land Use:	Undeveloped
Acreage:	4 acres +/-
Exhibits:	1. Staff Report & APC Certification 2. Location Map 3. Concept Plan 4. Character Exhibits 5. Proposed Ord. 19-39—Clean 6. Proposed Ord. 19-39—Redlined 7. Petitioner’s Narrative 8. Proposed Voluntary Commitment
Staff Reviewer:	Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the [August 12, 2019](#), City Council meeting. The petition received a public hearing at the [September 3, 2019](#), Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: This subject property is approximately 4 acres in size and is located on the north side of 186th Street, west of Grand Park Blvd. (see [Exhibit 2](#)). The Property is currently zoned AG-SF1:

Agriculture / Single-Family Rural District. Adjacent properties are also zoned AG-SF1 to the east, Grand Park PUD to the north and west, and Grand Park Village PUD to the south.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Wrights Property Group at Grand Park PUD District to accommodate a Commercial Recreational Facility, as described in the Petitioner's Narrative (see **Exhibit 5**). The ordinance proposes the GB: General Business District as the Underlying Zoning District.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**) to guide the development of the Property.

Permitted Uses: As proposed, the PUD Ordinance limits the use of the property to indoor multi-sport athletic, fitness, health, and exercise facilities, as well as outdoor gymnastics and playground equipment.

General Regulations: The proposed ordinance modifies three (3) of the General Regulations of the AG-SF1 District. First, it reduces the Minimum Side Yard Setback to ten (10) feet from the twenty (20) required by the Underlying Zoning District. Second, it reduces the Minimum Lot Frontage to 247 feet from the 250 feet required in the AG-SF1 District. Lastly, it permits Major Subdivisions which would otherwise be prohibited in the Underlying Zoning District.

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

Accessory Use and Building Standards: The proposed ordinance defaults to Article 6.1 of the UDO with the exception of permitting trash receptacles in the Established Front Yard, subject to a 250 foot Front Yard Setback.

Architectural Standards: The proposed ordinance requires construction in substantial compliance with the Illustrative Character Exhibit.

Landscaping Standards: As proposed, the PUD Ordinance defaults to the landscaping standards of the UDO, with the following exceptions:

Minimum Lot Landscaping: The proposed ordinance would reduce the number for ornamental or evergreen trees required per acre from ten (10) to five (5).

Buffer Yard Requirements: As proposed, the PUD ordinance exempts the property from *Article 6.8(N) Buffer Yard Requirements*, of the UDO.

Parking Area Landscaping: The proposed ordinance defaults to the standards of *Article 6.8(O)*, with the following exceptions:

Interior Parking Area Landscaping: As proposed, the PUD Ordinance would require one (1) Parking Area island per twenty (20) Parking Spaces. The UDO requires a certain percentage of the Parking Area to be islands based on the number of spaces proposed.

Perimeter Parking Area Landscaping: The proposed ordinances reduces the number of trees and shrubs required in perimeter parking areas by half, resulting in one (1) tree and ten(10) shrubs per sixty (60) feet.

Foundation Plantings: As proposed, the installation of the required plating on the rear façade would be delayed until the future building expansion has been completed.

Outside Storage and Display: The proposed ordinance defaults to Article 6.12 of the UDO with the exception of permitting outdoor gymnastics, playground equipment, and athletic-related facilities in the Established Front Yard.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has made a few changes since the [September 3, 2019](#), Public Hearing. These change were made in response to Department comments during the Development Plan Review process. First, the petitioner has added a Minimum Lot Frontage requirement since the proposed lot does not meet the AG-SF1 standard. Second, a standard was added exempting the district from Article 4.2(I) of the UDO, which would prohibit a Major Subdivision from occurring. Third, a standard was added permitting trash receptacles in the Established Front Yard, subject to a 250 foot setback. Lastly, a standard was added permitting outdoor gymnastics, playground equipment, and athletic-related facilities in the Established Front Yard.

COMPREHENSIVE PLAN

The Property falls within the area identified in the [Family Sports Capital Addendum II](#) of the Westfield-Washington Township Comprehensive Plan, which provides the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments;
 - Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
 - Pursue economic development opportunities to capitalize on Westfield's already-developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.
-

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 [September 3, 2019](#), 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 [August 12, 2019](#), City Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its [October 7, 2019](#), meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 9 in favor, 0 opposed).

City Council

Introduction:	August 12, 2019
Eligible for Adoption:	November 11, 2019
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 Tuesday, September 3, 2019, 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.	1909-PUD-26
Ordinance No.	19-39
Petitioner	Wrights Property Group
Description	A change of zoning of 4 acres +/- from the AG-SF1: Agriculture / Single-Family Rural to the Wrights Property Group at Grand Park PUD District.

On October 7, 2019, 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 a standard be added requiring Masonry Materials to a height of three to four (3 – 4) feet up the building façade.

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



Kevin Todd, Secretary

October 8, 2019

Date

EWING
COLE

Illustrative
Character
Exhibits

ABBOTT

WESTFIELD, INDIANA

31-OCT-2019



ILLUSTRATIVE CHARACTER EXHIBIT - VIEW FROM NORTHWEST
Project Heartland | Westfield, IN





Project Heartland | Westfield, IN





ILLUSTRATIVE CHARACTER EXHIBIT - EXTERIOR ELEVATIONS

Project Heartland | Westfield, IN



WEST ELEVATION



NORTH ELEVATION



ILLUSTRATIVE CHARACTER EXHIBIT - EXTERIOR ELEVATIONS

Project Heartland | Westfield, IN

