

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Wednesday, October 20th, 2021, 5:30 PM
Valparaiso City Hall – Council Chambers

1. Pledge of Allegiance
2. Roll Call
3. Adoption of Meeting Minutes
4. Old Business
5. New Business

SE21-002 – A petition filed by Kortney Waterloo. The property is located at 1205 Calvin Ave in the General Residential (GR) Zoning District. The petitioner requests the following Special Use/Special Exception:

- Section 2.201, Table 2.201(A) – To allow for a Special Use for a one (1) chair hair salon (Home Business) in the General Residential (GR) Zoning District.

VAR21-035 – A petition filed by Graham Onak & Ashley Rose c/o Todd Leeth & Katie Kopf. The property is located at 253 Chicago St in the Neighborhood Conservation – 60 (NC-60) Zoning District. The petitioner requests the following variance(s):

- Section 9.301(G)– To vary the required driveway length of twenty (20) feet to allow for a driveway length of sixteen (16) feet.

VAR21-036 – A petition filed by Tran Enterprises LLC c/o Todd Leeth & Katie Kopf. The property is located at 1604 Calumet Ave in the Commercial General (CG) Zoning District. The petitioner requests the following variance(s):

- Section 11.502(B)(1) – To vary the required projections/recesses of at least two (2) feet for buildings with horizontal dimensions of less than eighty (80) feet to allow for no projections or recesses.
- Section 11.508(A)(2) – To vary the requirement for a flat roof system to be concealed from all ground level views by a parapet wall to allow a parapet wall on all sides except the North side of the building.

- Section 11.504(B) – To vary the requirement for the principal public entrance to be located along the primary building frontage (West) to allow for a principal public entrance to be located on the south façade facing the shared drive.
- Section 11.506, Table 11.506 – To vary the required transparency along the primary façade of 60% to allow for a transparency of 25%
- Section 9.501, Table 9.501 – To vary the maximum Foot-Candle overspill onto adjacent properties of 0.5 Foot-Candle(s) to allow for a maximum Foot-Candle overspill on the adjacent property (south) of 5.7 Foot-Candle(s)

VAR21-037 – A petition filed by Anthony Moon. The property is located at 303 Lafayette St. in the Neighborhood Conservation-60 (NC-60) Zoning District. The petitioner request the following variance(s):

- Section 3.501, Table 3.501 – To vary the maximum lot coverage of 50% to allow for a maximum lot coverage of 62%.

6. Other Items

UV19-004/VAR19-019 – An amendment filed by Green Oaks of Valparaiso, LLC c/o Todd Leeth & Katie Kopf. The property is located at 2550 Morthland Dr in the Commercial General (CG) Zoning District. The petitioner requests the following amendment(s) to the approved written commitments:

- Remove the contingency for a ten (10) foot berm along the south side of the property along Frontage Rd.
- Amend Landscape Plan incorporated into Agreement for Written Commitments dated March 4, 2020.

7. Staff Items

8. Adjournment

Michael Micka, *President – Board of Zoning Appeals*

Beth Shrader, *Planning Director*

Next Meeting: **November 17th, 2021**

Interested persons can view the public hearing Live on the City of Valparaiso Website, www.valpo.us or via web conference at <https://bit.ly/3ECwxoe>.

****Requests for alternate formats please contact Beth Shrader at bshrader@valpo.us or (219) 462-1161. ****

Our City...Our Values

Honestly Accountable Surprisingly Responsive Boldly Proactive Creatively Frugal Respectfully Compassionate

PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

This application is being submitted for (Check all that apply):

- ☐ Use Variance
☐ Development Standards Variance
☒ Special Exception/Special Use
☐ Relief to Administrative Decision
☐ Conditional Use
☐ Wireless Communications Facility

For Office Use Only:

Petition #: SE 21-002Application Type: SPECIAL EXCEPTIONApplication Filing Fee: 200Date Filed: 9 / 15 / 2021Meeting: 10 / 20 / 21

CC 26179 D/KC

SUBJECT PROPERTY INFORMATION**TYPE OR PRINT IN INK**

Property Address:

1205 Calvin Avenue
Valparaiso, IN 46385

Subject property fronts on the _____

side between (streets) _____

& _____

Zoning District: GR- General Residential**PETITIONER INFORMATION**

Applicant Name:

Kortney Waterloo

Address:

1205 Calvin Avenue
Valparaiso, IN 46385

Phone:

Email:

PROPERTY OWNER INFORMATION

Applicant Name:

Eric Hopper

Address:

1205 Calvin Avenue
Valparaiso, IN 46385

Phone:

Email:

SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:Article: 2 Section: 2.201 Paragraph: Table 2.201 Item: A

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____
Item: _____ Article: _____ Section: _____
Paragraph: _____ Item: _____ Article: _____
Section: _____ Paragraph: _____ Item: _____
Article: _____ Section: _____ Paragraph: _____
Item: _____

DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. _____)

Small studio salon. Will not change footprint of the house, will not have additional cars in driveway as I will be parking in my garage. Wont park in street. Hours of operation are to be Mon-Fri 10a.m-4pm and Saturday 9 a.m to 6p.m. Sunday- closed. No change to the outward appearance of house. Small sign in window. I currently have 3 or so clients per week. I'd like to sell products to my clients during their scheduled appointment only so not to attract additional traffic. Wont need any additional building or plumbing of any kind, everything I need is already in place. Salon takes up 5% of house.

PAGE 6 | BZA APPLICATION V. 1.19.21 VALPARAISO PLANNING DEPARTMENT

Please read and sign the following statement:

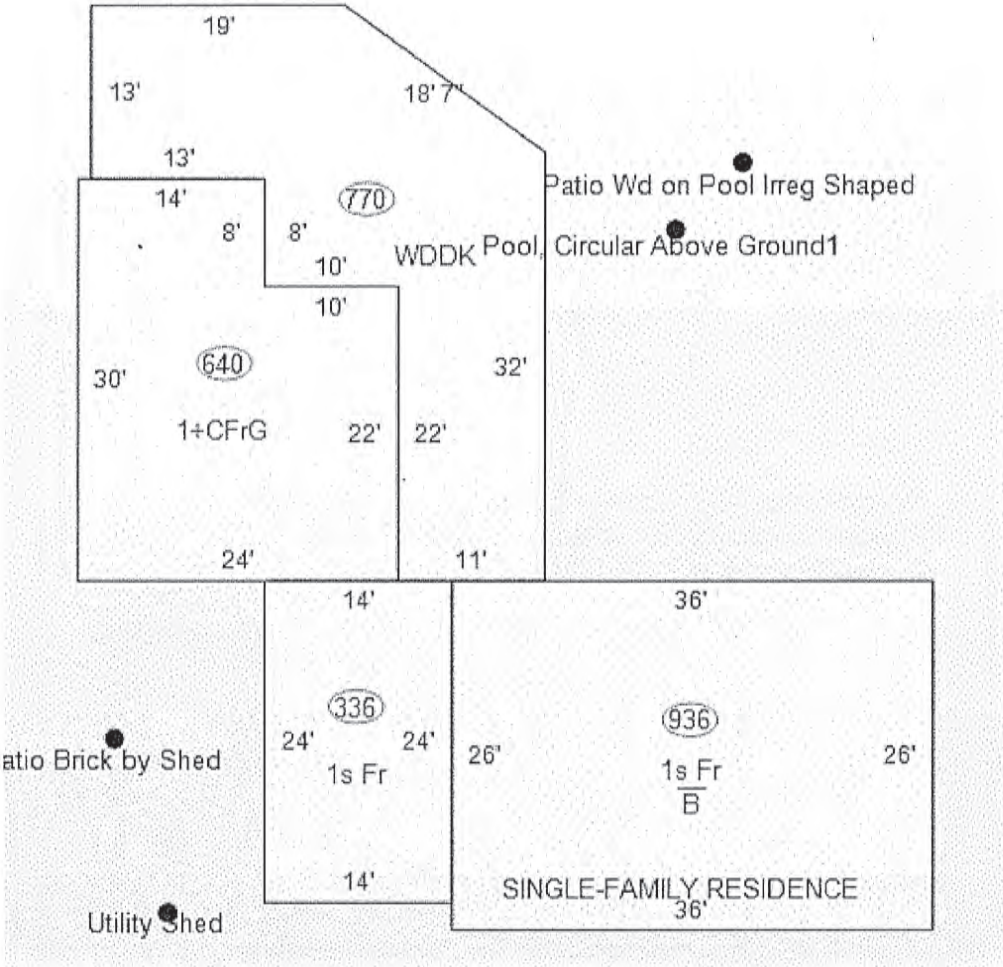
I, the Petitioner (and Property Owner, if separate), understand that I and/or my representative must be present at the public hearing. Should I fail to appear, the BZA, in my absence, may consider and take action on my Petition. If the Petitioner is not the owner of the property that is the basis of this Petition, the signature of the Property Owner(s) constitutes authorization for the Petitioner to speak and act on behalf of the Property Owner(s). The Petitioner certifies that neither the Petitioner nor any attachments or exhibits submitted contains any known intentional misrepresentations or intentionally misleading statements. All information submitted is accurate, true and correct to the best of the Petitioner's knowledge. The providing of false and/or inaccurate information on this Petition or during any proceedings before the BZA may result in the denial of the request or the revocation of the request, should a Petition be granted. Similarly, if as part of any granted Petition, the BZA places any restrictions and/or limitations, I acknowledge that my failure to comply with such restrictions/limitations shall be grounds to revoke any granted Petition. The Petitioner acknowledges that it bears the obligation to mail notice of any Public Hearing to all property owners within 300 feet of the property that is the subject of this Petition. Any errors by the Petitioner may result in the Petition being delayed, denied or revoked.

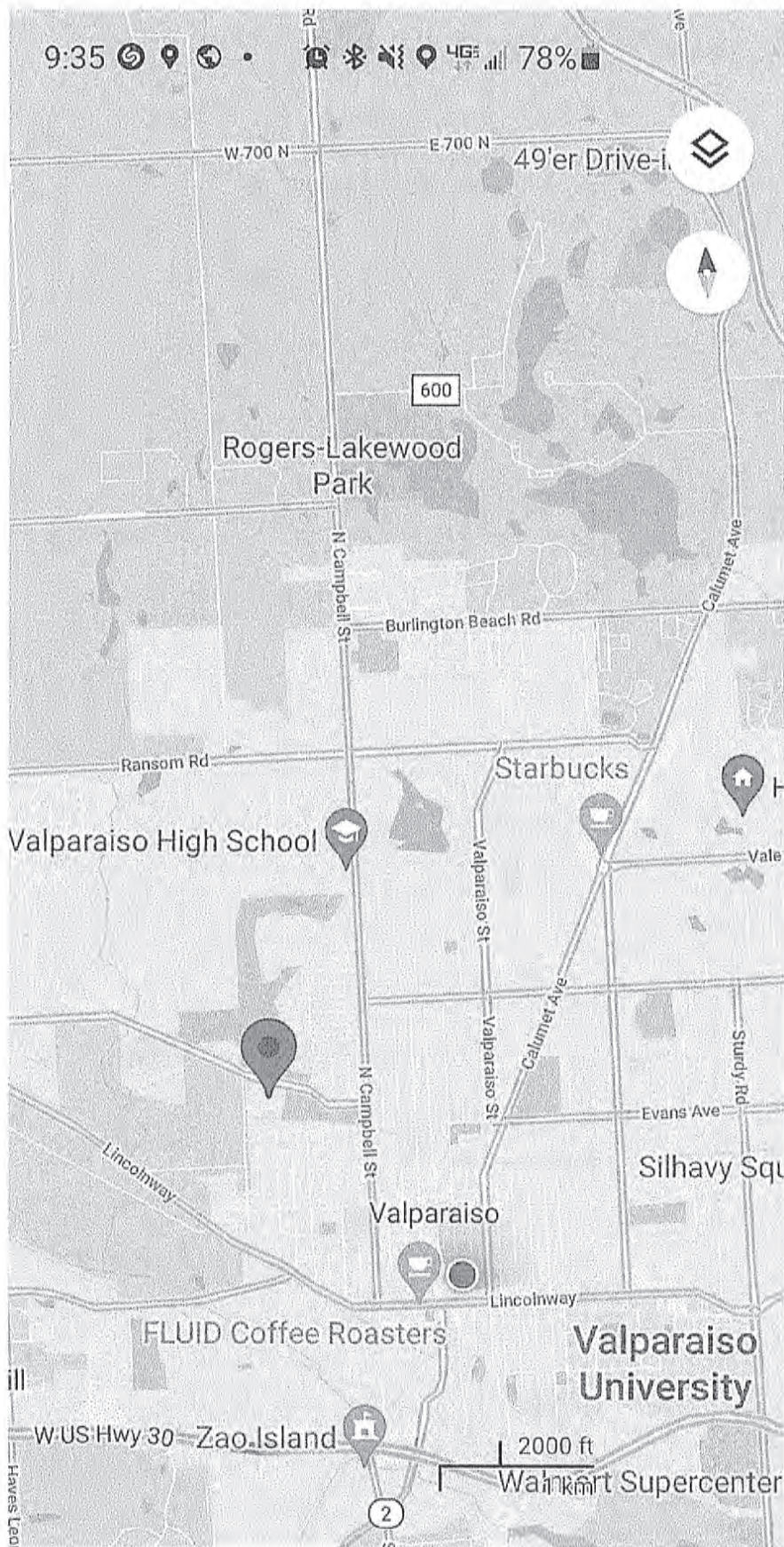
Signature of Petitioner

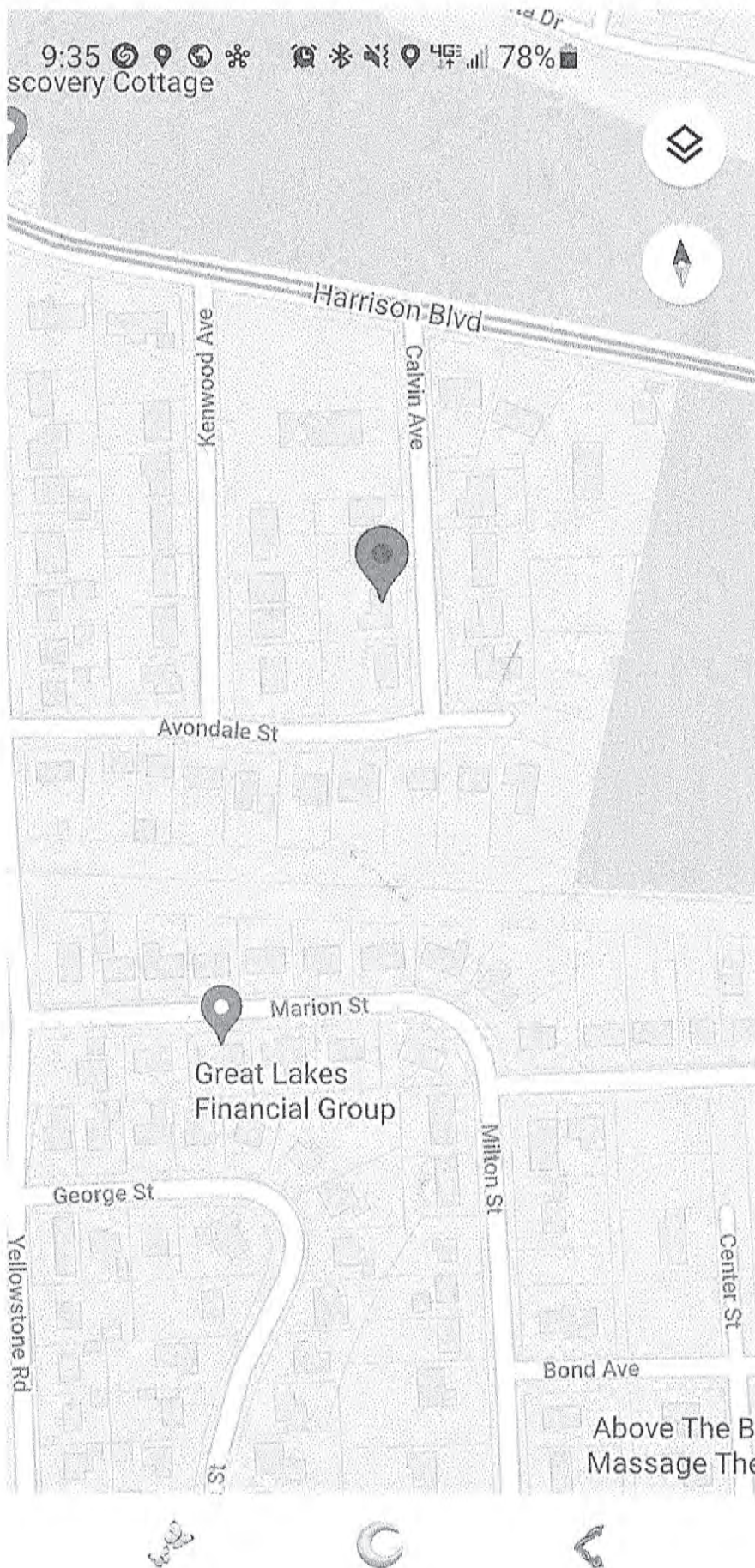
Signature of Property Owner

Signature of Property Owner

Kortney Waterloo Printed Name







Special Exception/Special Use

Petitioner's Proposed Findings of Fact

(Please use fillable pdf, print neatly, or attach printed document.)

Petitioner Submits that:

- A. The special use will not materially detract from the character of the immediate area or negatively affect the anticipated development or redevelopment trajectory because:

There will be no additional parked vehicles in my driveway or in the street. No changes will be made to the outside appearance of the house or property.

- B. There is no practicable alternative location where the use is permitted as-of-right within one-quarter mile of the parcel proposed for development, or, if such a location exists, the proposed location is more favorable in terms of providing a needed community service to a population that has limited mobility because:

There are no nearby salons currently in my neighborhood. I'm wanting this variance to stay at home with my young daughter.

- C. The approval of the special use will not create a critical mass of similar special uses that is likely to tend to discourage permitted uses by making the vicinity less desirable for them because:

No one will notice that I am conducting a business out of my house since there will be no change in outside appearance.

- D. The special use is conducted in a manner that is not materially more disruptive to adjacent properties than other permitted uses in the district unless the special use is temporary and the duration of the use is limited to minimize the impact because:

I will not be changing the outward appearance. I do not need to build or change anything. There will be no fumes or noises. No one will park in the street.

The petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each element listed above.

PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

This application is being submitted for (Check all that apply):

- ☐ Use Variance
☒ Development Standards Variance
☐ Special Exception/Special Use
☐ Relief to Administrative Decision
☐ Conditional Use
☐ Wireless Communications Facility

For Office Use Only:

Petition #: _____

Application Type: _____

Application Filing Fee: _____

Date Filed: ____/____/____

Meeting: ____/____/____

SUBJECT PROPERTY INFORMATION**TYPE OR PRINT IN INK**

Property Address:

253 Chicago Street
Valparaiso, Indiana 46383Subject property fronts on the South of Chicago Streetside between (streets) Napoleon Street& Campbell StreetZoning District: NC-60**PETITIONER INFORMATION**

Applicant Name:

Graham Onak & Blake Ashley Rose

Phone:

119-464-4961

Email:

tleeth@hwelaw.com/kkopf@hwelaw.com

Address:

c/o Todd A. Leeth and Katie L. Kopf
Hoepfner Wagner & Evans LLP
103 E. Lincolnway
Valparaiso, Indiana 46383**PROPERTY OWNER INFORMATION**

Applicant Name:

Same as Applicant

Phone:

Email:

See Attached

Address:

SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:

Article: _____ Section: _____ Paragraph: _____ Item: _____	Article: _____ Section: _____ Paragraph: _____ Item: _____
Article: _____ Section: _____ Paragraph: _____ Item: _____	Article: _____ Section: _____ Paragraph: _____ Item: _____
Article: _____ Section: _____ Paragraph: _____ Item: _____	Article: _____ Section: _____ Paragraph: _____ Item: _____
Article: _____ Section: _____ Paragraph: _____ Item: _____	Article: _____ Section: _____ Paragraph: _____ Item: _____

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (OR EXHIBIT NO. _____)

The North Half of Lot 2, Block 40, in the Original Survey of the Town, now City of Valparaiso, as shown on Plat in Deed Record "A", Page 352, in the Recorder's Office of Porter County, Indiana.

DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. _____)

Single Family Residence

CHICAGO STREET

CURB

5' SIDEWALK

ALLEY

20.0' BUILDING LINE

PROPOSED TRED. WOOD STEPS #1

5.0'

6.67'

22.0' PROPOSED CONV. DECK #1 RAISED

22.0'

PROPOSED 2 STORY RESIDENCE W/ DRIVE UNDER GARAGE

DRIVEWAY

6.0' B.L.

16.0'

20.0' B.L.

23.0'

PROPOSED COVERED WOOD DECK #2 RAISED

21.0'

10.0'

PROPOSED TRED. WOOD STEPS #2 PLATFORM #2

9.83'

4.0'

44.0'

28.0'

6.0' B.L.

66.0'

66.0'

NORTH

TOTAL LOT 4356 SQ. FT.
BUILDING COVERAGE 1122 SQ. FT.
DECK #1 110
STAIRCASE #1 33.4
DECK #2 210
STAIRCASE #2 80.2
DRIVEWAY 304

ONAK/ROSE		
SCALE: 1"=10'-0"	APPROVED BY:	DRAWN BY SUR
DATE: 9-4-21		REVISED
253 CHICAGO ST. VALPARAISO, IN		
2155		DRAWING NUMBER



**CITY OF VALPARAISO
BOARD OF ZONING APPEALS**

PETITIONER'S PROPOSED FINDINGS OF FACT

Petitioner: Graham Onak and Blake Ashley Rose

Legal Description: The North Half of Lot 2, Block 40, in the Original Survey of the Town, now City of Valparaiso, as shown on Plat in Deed Record "A", Page 352, in the Recorder's Office of Porter County, Indiana.

Location: 253 Chicago Street, Valparaiso, Indiana 46383

Current Zoning: Neighborhood Conservation District (NC-60)

Petition: Development Standards Variance:

1. Length of Driveway Table 9.301(G)

Code: 20 Feet

Proposed: 16 Feet

Case No.:

The above named Petitioner now makes the proposed Findings of Fact in support of Petitioner's petition for a development standards variance to allow for a residential driveway less than 20 feet in length, all in accordance with general plans filed with the City pursuant to the provisions set forth above and found in the Unified Development Ordinance. After conducting a public hearing pursuant to I.C. 37-7-4-920 *et seq.* and the Unified Development Ordinance, and after hearing Petitioner's arguments and evidence in support of the variances, remonstrance and opposition or the opportunity for the receipt thereof, and comments, reports or recommendations

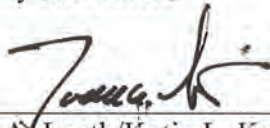
of staff and others, the Board of Zoning Appeals for the City of Valparaiso, Indiana now finds as follows:

FINDINGS:

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:
 - a. All neighboring property abutting the Petitioner's property is presently developed, and the driveway abuts an alley way.
 - b. Access to and enjoyment of all abutting property is not made difficult or frustrated by the granting of the variance.
 - c. The granting of the variance will not alter the essential character of the locality.
 - d. The granting of the variance will not adversely affect the safety of vehicular traffic by reducing or obstructing the line of sight at intersections of public or private roads or driveways.
 - e. The variance will not adversely affect the aesthetic appeal of the subject property or any neighboring property or buildings located thereon. The Petitioner's driveway connects to an alleyway.
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:
 - a. The granting of the variance will not in any recognizable way encroach on the enjoyment or use of the surrounding properties, as the driveway is connected to an alley and not a wider street or thoroughfare and a standard American vehicle will fit on the driveway.
 - b. The granting of the variance will secure or preserve adequate light, air, convenience of access, and safety from fire and other dangers.
 - c. There will be no substantial change in the use of the property that will result if the variance is granted.
 - d. The granting of the variance will preserve and enhance the scenic beauty, aesthetics, and environmental integrity of the community and City.
 - e. The granting of the variance is the most restrictive and the minimum relief available to the Petitioner.

3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties because:
- a. The lot in question is very constrained in that it is 4,356 sq. feet in size with only 66 feet of frontage.
 - b. The circumstances and conditions existing on or about Petitioner's property which prevent conformance with the Unified Development Ordinance and requiring the variance are not self-created.
 - c. Granting the variance allows for more beneficial use of the property without detrimentally affecting safety or aesthetics. The driveway is located in an alley, and is not visible from the main roads surrounding the property.

Respectfully submitted;

By: 

Todd A. Leeth/Katie L. Kopf
Hoeppner Wagner & Evans LLP
103 E. Lincolnway
Valparaiso, Indiana 46383

Attorneys for Petitioner

This Instrument Prepared By:

Todd A. Leeth
Hoeppner Wagner & Evans LLP
103 E. Lincolnway
Valparaiso, Indiana 46383

**HOEPPNER
WAGNER &
EVANS LLP**
ATTORNEYS AT LAW

X:\Onak, Graham\Documents\Findings of Fact 2021-09-17.docx

PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

This application is being submitted for (Check all that apply):

- ☐ Use Variance
☒ Development Standards Variance
☐ Special Exception/Special Use
☐ Relief to Administrative Decision
☐ Conditional Use
☐ Wireless Communications Facility

*For Office Use Only:***Petition #:** _____

Application Type: _____

Application Filing Fee: _____

Date Filed: ____ / ____ / ____

Meeting: ____ / ____ / ____

SUBJECT PROPERTY INFORMATION**TYPE OR PRINT IN INK**

Property Address:

1604 N Calumet Avenue
Valparaiso, Indiana 46383Subject property fronts on the East side of Calumet Ave.side between (streets) Glendale Blvd.& McCord Rd.Zoning District: CG- Commercial, General**PETITIONER INFORMATION**

Applicant Name:

Tran Enterprises LLC

Phone:

219-464-4961

Email:

tleeth@hwelaw.com and kkopf@hwelaw.com

Address:

c/o Todd A. Leeth and Katie L. Kopf
Hoepfner Wagner & Evans LLP
103 E. Lincolnway
Valparaiso, Indiana 46383**PROPERTY OWNER INFORMATION**

Applicant Name:

O'Reilly Automotive Stores, Inc.

Phone:

417-829-5721

Email:

See Attached List of Variances

Address:

233 S. Patterson
Springfield, Missouri**SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:**

Article: ____ Section: ____ Paragraph: ____ Item: ____

Article: ____ Section: ____ Paragraph: ____ Item: ____

Article: ____ Section: ____ Paragraph: ____ Item: ____

Article: ____ Section: ____ Paragraph: ____ Item: ____

Article: ____ Section: ____ Paragraph: ____ Item: ____

Article: ____ Section: ____ Paragraph: ____ Item: ____

Article: ____ Section: ____ Paragraph: ____ Item: ____

Article: ____ Section: ____ Paragraph: ____ Item: ____

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (OR EXHIBIT NO. _____)

See Attached Legal Description

DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. _____)

Multi-tenant commercial building.

Legal Description
Tran Enterprises by Loan Tran d/b/a LA Nails

Record Legal Description: Part of the Southeast Quarter of Section 13, Township 35 North, Range 6 West of the Second Principal Meridian in Porter County, Indiana, Commencing at the Northeast corner of said Southeast Quarter; thence West along the North line of said Southeast Quarter a distance of 667 feet; thence South along a line parallel to the East line of said Southeast Quarter a distance of 590.9 feet to the Point of Beginning; thence continuing along said parallel line a distance of 120 feet; thence West along a line parallel to the North line of said Southeast Quarter a distance of 450 feet; thence South along a line parallel to the East line of said Southeast Quarter a distance of 120 feet; thence West along a line parallel to the North line of said Southeast Quarter a distance of 466.37 feet more or less to the existing center line of Calumet Avenue (formerly the Valparaiso-Chesterton Road); thence Northeasterly along said center line a distance of 264.32 feet more or less; thence East along the line parallel to the North line of said Southeast Quarter a distance of 803.11 feet more or less to the Point of Beginning.

Measured Metes and Bounds Description: Part of the Southeast Quarter of Section 13, Township 35 North, Range 6 West of the Second Principal Meridian in Porter County, Indiana, Commencing at the Northeast corner of said Southeast Quarter; thence West along the North line of said Southeast Quarter N89°54'24"W, 667.00 feet; thence along a line parallel to the East line of said Southeast Quarter S00°04'13"W 590.9 feet to the Point of Beginning; thence continuing along said parallel line S00°04'13"W, 120 feet; thence N89°54'24"W, 450 feet; thence S00°04'13"W, 120 feet; thence N89°54'24"W, 465.69 feet to the center line of Calumet Avenue; thence Northeasterly along said center line N25°15'56"E, 265.18 feet; thence S89°54'24"E, 802.80 feet to the Point of Beginning.

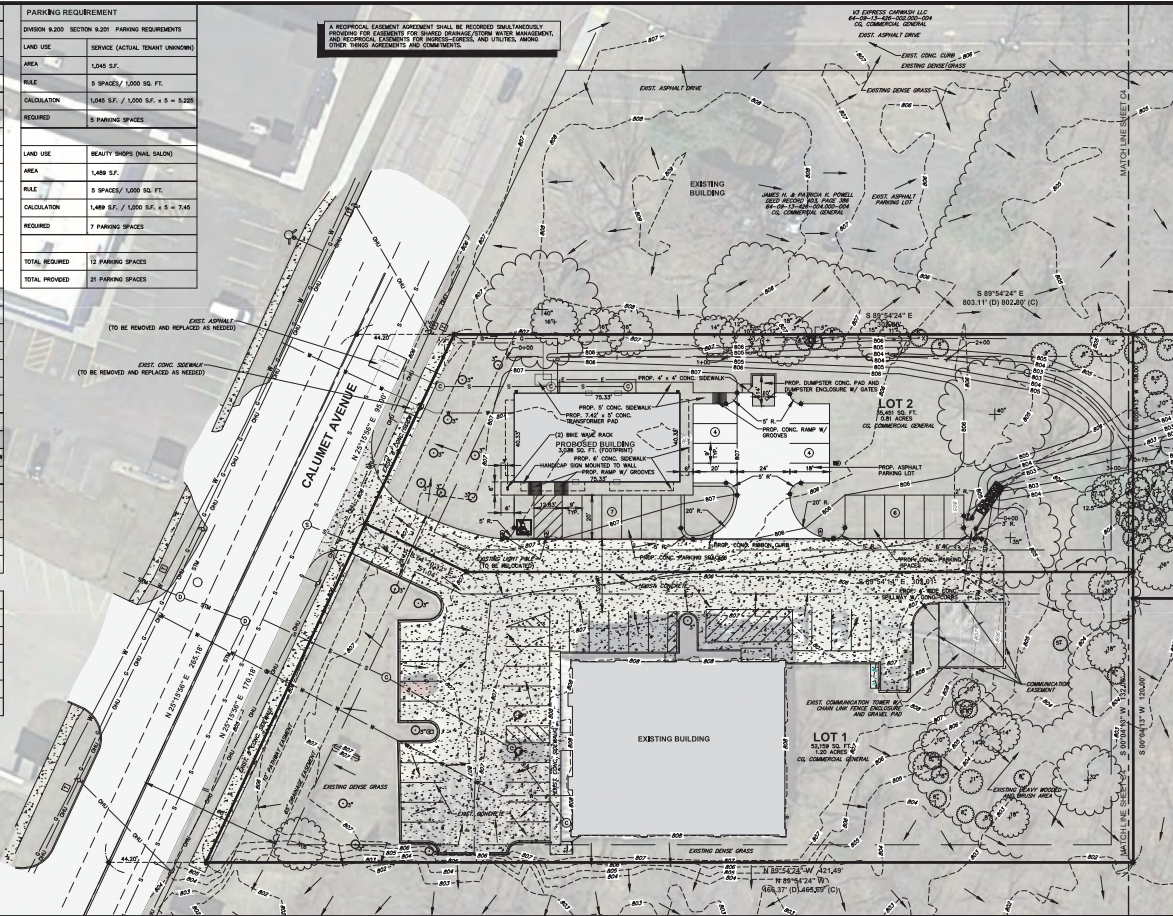
EXCEPTING THEREFROM (Dedication of Public Right of Way per document 2015-030584)

The West 40 feet of the following described parcel of land: A parcel of land in the Southeast 1/4 of Section 13, Township 35 North, Range 6 West of the Second Principal Meridian, said parcel in the City of Valparaiso, Porter County, Indiana, and more particularly described as follows: Commencing at the Northeast corner of said Southeast 1/4; thence West along the North line of said Southeast 1/4, a distance 667 feet; thence South along a line parallel to the East line of said Southeast 1/4, a distance of 590.9 feet to the Point of Beginning; thence continuing along said parallel line, a distance of 120 feet; thence West along a line parallel to the North line of said Southeast 1/4, a distance of 450 feet; thence South along a line parallel to the East line of said Southeast 1/4, a distance of 120 feet; thence West along a line parallel to the North line of said Southeast 1/4, a distance of 466.37 feet, more or less, to the existing center line of Calumet Avenue (formerly the Valparaiso and Chesterton Road); thence Northeasterly along said center line, a distance of 264.32 feet, more or less, thence East along a line parallel to the North line of said Southeast 1/4, a distance of 803.11 feet, more or less, to the Point of Beginning.

	EXISTING SANITARY MANHOLE
	EXISTING SANITARY CLEANOUT
	EXISTING STORM CATCH BASIN
	EXISTING STORM MANHOLE
	EXISTING WATER HYDRANT
	EXISTING WATER VALVE
	EXISTING ELECTRICAL PRECAST
	EXISTING TELEPHONE PRECAST
	EXISTING STORM STORM
	EXISTING SANITARY SEWER
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING WATER MAIN
	EXISTING OVERHEAD UTILITIES
	EXISTING PARKING LOT LIGHT
	EXISTING UTILITY POLE WITH LIGHT
	EXISTING UTILITY POLE
	EXISTING DRAINAGE PATTERN ARROW
	EXISTING CONTOUR LINE
	PROPOSED SANITARY CLEANOUT
	PROPOSED STORM STORMPIPE
	PROPOSED PARKING LOT LIGHT
	PROPOSED STORMPIPE LOCATION
	PROPOSED WATER SERVICE BOX
	PROPOSED DRAINAGE PATTERN ARROW
	PROPOSED SANITARY SEWER
	PROPOSED WATER SERVICE LINE
	PROPOSED GAS LINE
	PROPOSED TELEPHONE LINE WITH 4" PVC
	PROPOSED ELECTRICAL LINE WITH 4" PVC
	PROPOSED CONTOUR LINE

PARKING REQUIREMENT	
DIVISION 9.2005	SECTION 9.201 PARKING REQUIREMENTS
LAND USE	SERVICE (ACTUAL, TENANT UNKNOWN)
AREA	1,045 S.F.
RULE	5 SPACES/ 1,000 SQ. FT.
CALCULATION	1,045 S.F. / 1,000 S.F. x 5 = 5.225
REQUIRED	5 PARKING SPACES
LAND USE	BEAUTY SHOPS (NAIL SALON)
AREA	1,489 S.F.
RULE	5 SPACES/ 1,000 SQ. FT.
CALCULATION	1,489 S.F. / 1,000 S.F. x 5 = 7.45
REQUIRED	7 PARKING SPACES
TOTAL REQUIRED	12 PARKING SPACES
TOTAL PROVIDED	21 PARKING SPACES

BICYCLE RACK PARKING REQUIREMENT	
DIVISION 9.200 SECTION 9.208 BICYCLE PARKING	
PARKING SPACES	61 SPACES REQUIRED
RULE	1/10 PARKING SPACES
CALCULATION	21 PARKING SPACES / 10 = 2.1
REQUIRED	2 BICYCLE SPACES
PROVIDED	2 BICYCLE SPACES



DEVELOPED PROJECT SITE LAYOUT AND DEMOLITION PLAN



SUBMITTALS/REVISIONS	
DATE RECEIVED	
	1
	8
	9
	10
	11
	12
	13
	14

TRAN ENTERPRISES, LLC
A NEW BUILDING FOR
**OUTLOT "A" DETENTION BASIN
AND
RECONSTRUCTION**
1610 CALUMET AVENUE
LOT 2, O-BELLY MINOR SUBDIVISION
VALPARAISO, IN 46083

Ochester inc.
Architectural Services
Peter O. Barratt • Joseph M. DeCangelis
100 East of Court Street, Suite 200
P.O. Box 1270, York, PA 17405



DRAWN BY: SMD

JOB NUMBER: AR-21-17

DEVELOPED PROJECT
SITE LAYOUT AND
DEMOLITION PLAN

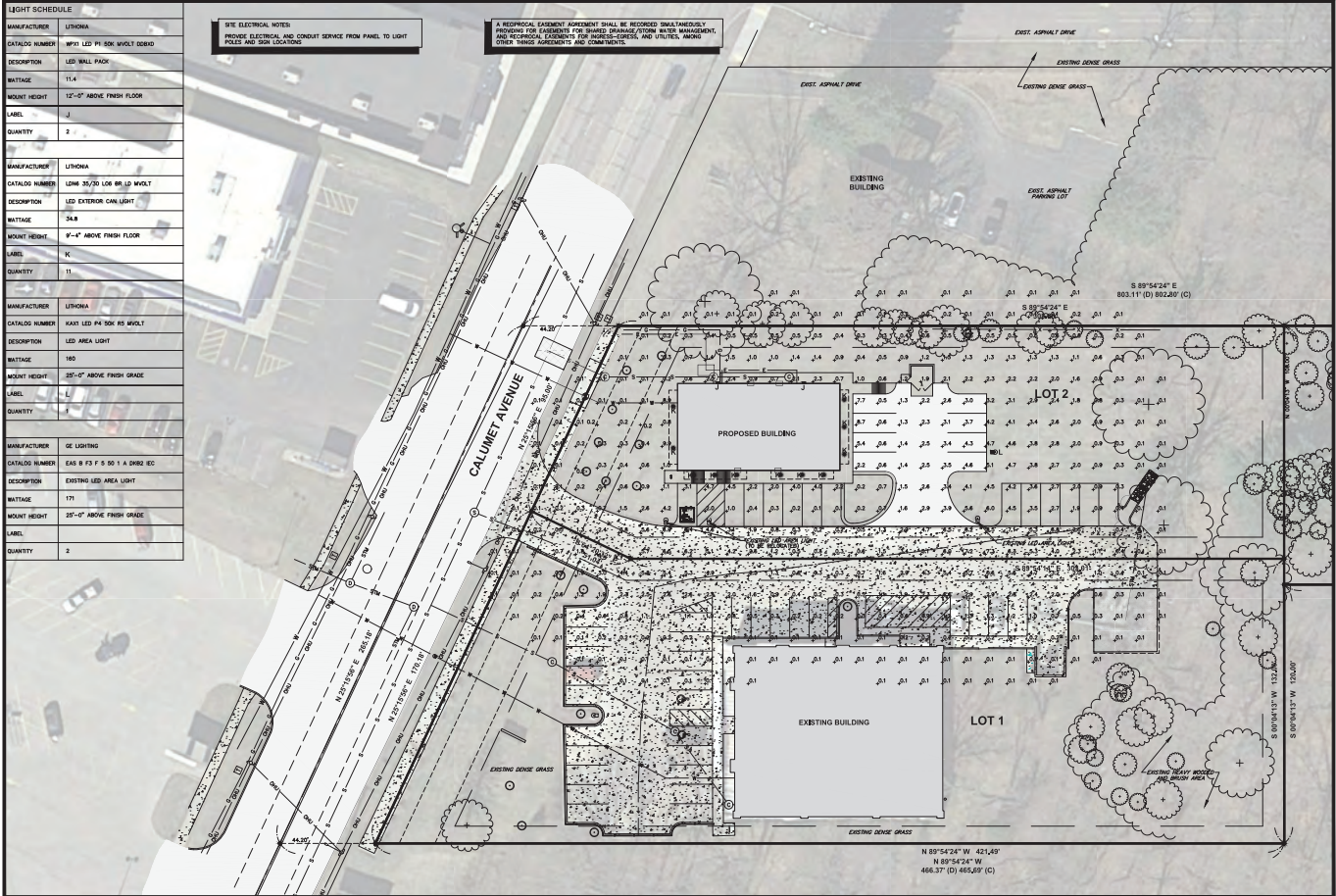
DRAWING NUMBER

C3

LIGHT SCHEDULE	
MANUFACTURER	LITHONIA
CATALOG NUMBER	WPI LED PL 500 6VOLT 5000
DESCRIPTION	LED WALL PACK
VOLTAGE	114
MOUNT HEIGHT	12'-0" ABOVE FINISH FLOOR
LABEL	J
QUANTITY	2
MANUFACTURER	LITHONIA
CATALOG NUMBER	LOME 26/30 100 WILD WOLF
DESCRIPTION	LED EXTERIOR CAN LIGHT
VOLTAGE	34.8
MOUNT HEIGHT	9'-4" ABOVE FINISH FLOOR
LABEL	K
QUANTITY	11
MANUFACTURER	LITHONIA
CATALOG NUMBER	540T LED P4 500 10 WOLF
DESCRIPTION	LED AREA LIGHT
VOLTAGE	180
MOUNT HEIGHT	35'-0" ABOVE FINISH GRADE
LABEL	L
QUANTITY	1
MANUFACTURER	GE LIGHTING
CATALOG NUMBER	EAS R F3 F 5 50 1 A 0MB EC
DESCRIPTION	EXISTING LED AREA LIGHT
VOLTAGE	171
MOUNT HEIGHT	25'-0" ABOVE FINISH GRADE
LABEL	
QUANTITY	2

SITE ELECTRICAL NOTES
 PROVIDE ELECTRICAL AND CONDUIT SERVICE FROM PANEL TO LIGHT
 POLES AND SIGN LOCATIONS

A RECIPROCAL EASEMENT AGREEMENT SHALL BE RECORDED SIMULTANEOUSLY
 PROVIDING FOR EASEMENTS FOR SHARED DRAINAGE, STORM WATER MANAGEMENT,
 AND HYDROLOGICAL EASEMENTS FOR FLOODING, CREEPS, AND UTILITIES, AMONG
 OTHER THINGS AGREED TO AND COMMANDED.



SITE PHOTOMETRIC LIGHTING PLAN 



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	
3	
4	
5	
6	
7	
8	
9	
10	

TRAN ENTERPRISES, LLC
 AND
**OUTLET "A" DETENTION BASIN
 RECONSTRUCTION**
 LOT 2, CALUMET AVENUE
 VALPARAISO, IN 46083

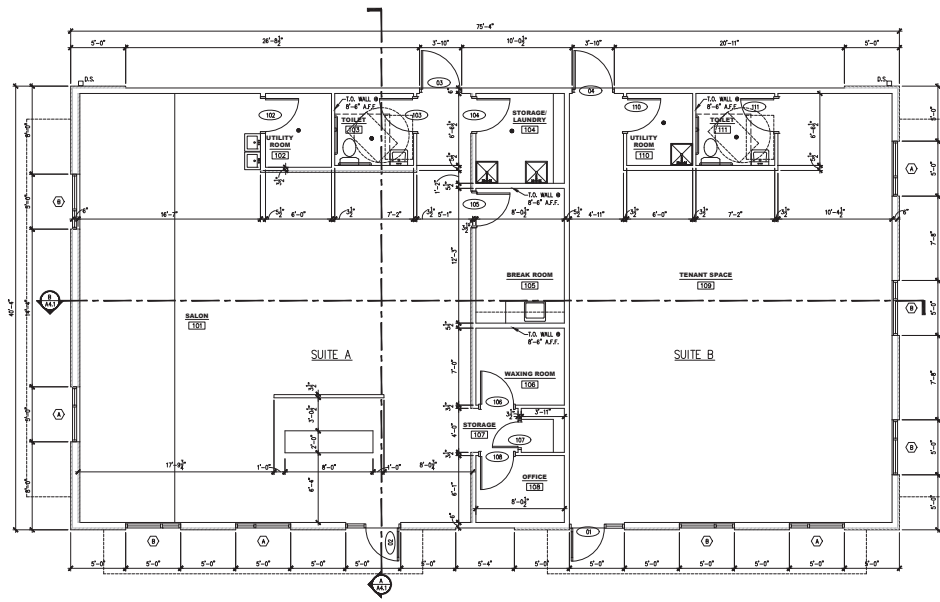
Ochester Inc.
Architectural Services
 1000 N. 10th Street
 Valparaiso, IN 46083
 Phone: (219) 462-1111
 Fax: (219) 462-1112
 Email: info@ochesterinc.com
 Website: www.ochesterinc.com

© Ochester, Inc. Architects
 10/1/2021
 8/11/2021

DRAWN BY: SMD
 JOB NUMBER: AP-21-17
 SITE PHOTOMETRIC
 LIGHTING PLAN

DRAWING NUMBER
C19

- GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS & NOTIFY ARCHITECT OF CONFLICTS WITH DRAWINGS.
 2. EXTERIOR WALL FRAMING DIMENSIONS OF 8" INCLUDE 5/16" STUD & 1/2" SHEATHING, U.L.D.
 3. INTERIOR PARTITION DIMENSIONS ARE I.O. FRAMING, U.L.D.
 4. EXTERIOR MASONRY DIMENSIONS ARE NOMINAL MASONRY DIMENSIONS, U.L.D.
 5. TYPICAL EXTERIOR WALL ASSEMBLY = 2x4 WOOD STUDS @ 16" O.C. w/ 2x8" FAS-2 R-19 BATT INSULATION, 5/8" D.B. @ INTERIOR SIDE, 1/2" OSB SHEATHING & CONTINUOUS TYPICAL BUILDING WRAP. EXTERIOR FINISH MATERIAL AS NOTED.
 6. TYPICAL INTERIOR PARTITION ASSEMBLY = 2x4 WOOD STUDS @ 16" O.C. w/ 5/8" D.B. EACH SIDE & SOUND BATT INSULATION TO U.L.S. DEAD, U.L.D.
 7. "TWOX BOARD" IS NOT TO BE USED AT ALL WET AREAS.
 8. INTERIOR DRYWALL SHALL BE HELD 3/8" ABOVE I.O. CONCRETE SLABS, WHERE OCCURS.
 9. CONTRACTOR TO FURNISH WOOD JOISTS AS REQUIRED FOR ALL TOILET ROOM ACCESSIBLE WALKWAYS, OWNER EQUIPMENT & WHERE INDICATED ON PLAN.
 10. PROVIDE CONTINUOUS FLOORING IN CONCEALED SPACES ALL FRAMED WALLS @ 10'-0" VERTICALLY & AT ALL CEILING FLOOR & ROOF/FLOOR LEVELS.
 11. ALL BRICK, STONE, OR CMU VENEER NOT DIRECTLY ADHERED TO SUBSTRATE SHALL BE PROVIDED WITH SLOTTED WEBS ABOVE BASE FLASHING & MAINTAIN 1" @ 16" O.C. EACH WAY.
 12. CONTRACTOR TO PROVIDE THE EXHAUSTION AS REQUIRED PER CODE & LOCAL FIRE MARSHAL REQUIREMENTS.



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

REVISIONS	
NO.	DESCRIPTION
1	
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14	

A NEW BUILDING FOR
TRAN ENTERPRISES, LLC
CALUMET, IL 60010
VAN HOUTEN, IL 60083

Ochester Inc.
Architectural Services
1000 N. 1st St., Suite 100
Calumet, IL 60010
Phone: 815.231.1234
Fax: 815.231.1235
Email: info@ochesterinc.com
Website: www.ochesterinc.com

DESIGNED BY MR.
JOB NUMBER: AR-21-17

FLOOR PLAN

DRAWING NUMBER
A3.1



NOTE:
MANUFACTURERS' PROPRIETARY SPECIFICATIONS FOR THE SCHEDULED PRODUCTS ABOVE SHALL ESTABLISH THE BASIS OF REQUIRED PERFORMANCE. ALTERNATE PRODUCTS/MANUFACTURERS THAT MEET OR EXCEED THESE SPECIFICATIONS WILL BE CONSIDERED FOR SUBSTITUTION PRIOR TO CONTRACT BEING AWARDED. BIDDERS SHALL SUBMIT CUT SHEETS AND ALL OTHER SUPPORTING DATA REQUIRED TO ESTABLISH EQUIVALENCY AT THE TIME OF BID SUBMISSION. ARCHITECT SHALL HAVE DISCRETION TO ACCEPT OR REJECT ANY PROPOSED SUBSTITUTIONS.



DRAWING NUMBER

A1.1

**CITY OF VALPARAISO
BOARD OF ZONING APPEALS**

PETITIONER'S PROPOSED FINDINGS OF FACT

Petitioner: Tran Enterprises LLC

Legal Description: Exhibit "A"

Location: 1604 North Calumet Avenue, Valparaiso, Indiana

Current Zoning: Commercial, General (CG) District

Petition: Development Standards Variances:

1. Maximum Horizontal Dimension Sec. 11.502(A)

Code: No more than 40% of façade length for building smaller than 15,000 square feet.

Proposed: More than 40% of façade length for building smaller than 15,000 square feet.

2. Building Dimensions – Required Offsets Sec. 11.502(B)(1)

Code: Building wall of less than 80 feet horizontal dimension requires projections or recesses of 2 feet spaced the lessor of 20 feet or 20% of the building façade.

Proposed: Varies

3. Building Entries – Frontage Sec. 11.504(B)

Code: Principal public entrance must be located within the primary building frontage.

Proposed: Principal public entrance not located within the primary building frontage.

4. Required Transparency – Street Frontages Sec. 11.506(A)

Code: 60% transparency between 3 feet and 8 feet above finished grade along street frontages.

Proposed: Less than 60% transparency between 3 feet and 8 feet above finished grade.

5. Roof Structure and Materials

Sec. 11.508(A)(2)

Code: Flat roof must contain a parapet wall.

Proposed: No parapet wall on flat roof.

6. Rear Bufferyard (East)

Sec. 10.403(B)

Code: Bufferyard equal in width and plant material to the sum of the bufferyards is required on parcel proposed for development and adjoining lot when the adjoining property is already developed and does not have the required bufferyard.

Proposed: No bufferyard.

7. Exterior Lighting Standards – Maximum Illumination

Code: Overspill of outdoor lighting onto adjacent property shall not exceed 0.5 Foot-Candle.

Proposed: Overspill of outdoor lighting onto adjacent property exceeds 0.5 Foot-Candle from existing lighting.

Case No.:

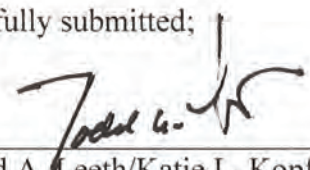
The above named Petitioner now makes the proposed Findings of Fact in support of Petitioner's petition for development standards variances to allow for the construction of a commercial building containing a nail salon in accordance with general plans filed with the City pursuant to the provisions set forth above and found in the Unified Development Ordinance. After conducting a public hearing pursuant to I.C. 37-7-4-920 *et seq.* and the Unified Development Ordinance, and after hearing Petitioner's arguments and evidence in support of the variance, remonstrance and opposition or the opportunity for the receipt thereof, and comments, reports or recommendations of staff and others, the Board of Zoning Appeals for the City of Valparaiso, Indiana now finds as follows:

FINDINGS:

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:
 - a) Access to and enjoyment of all abutting property is not made difficult or frustrated by the granting of the variances.
 - b) The granting of the variances will not alter the essential character of the locality.
 - c) The granting of the variances will not affect the aesthetic appeal or the cohesive development of the surrounding area. Neighboring developments in close proximity to the subject property are oriented internally with side building elevations facing the street frontage.
 - d) The granting of the variances will not adversely affect the safety of vehicular traffic by reducing or obstructing the line of sight at intersections of public or private roads or driveways.
2. The use and value of the area adjacent to the property included in the variances will not be affected in a substantially adverse manner because:
 - a) The granting of the variances will in no recognizable way encroach on the enjoyment or use of the surrounding properties. Additional development within an established commercial corridor is beneficial and strong economic growth.
 - b) The granting of the variances will secure or preserve adequate light, air, convenience of access, and safety from fire and other dangers.
 - c) There will be no substantial change in the use of the property that will result if the variances are granted.
3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties because:
 - a) Granting the variances allow for more beneficial use of the property without detrimentally affecting safety or aesthetics. The need for the transparency variance arises from placing the windows on the side wall (West) of the building where the UDO intent is to have transparency on the front of the building.

- b) Fenestration/Transparency on the West side (Calumet Avenue frontage) will invite the hot afternoon sunlight on the backs of customers seated in salon chairs along the western wall on the current floor plan.
- c) It is not economically feasible to comply with the Unified Development Ordinance while maintaining the quality and architectural features of the first class building proposed by Petitioner.
- d) The circumstances and conditions existing on or about Petitioner's property which prevent conformance with the Unified Development Ordinance and requiring the variances are not self-created.

Respectfully submitted;

By: 

Todd A. Leeth/Katie L. Kopf
Hoeppner Wagner & Evans LLP
103 E. Lincolnway
Valparaiso, Indiana 46383

Attorneys for Petitioner

This Instrument Prepared By:

Todd A. Leeth
Hoeppner Wagner & Evans LLP
103 E. Lincolnway
Valparaiso, Indiana 46383

**HOEPPNER
WAGNER &
EVANS LLP**
ATTORNEYS AT LAW

X:\Tran, Loan 19849\1604-1606 N. Calumet -1\Documents\FOF DSVariance 2021-09-17.docx

EXHIBIT "A"

Record Legal Description: Part of the Southeast Quarter of Section 13, Township 35 North, Range 6 West of the Second Principal Meridian in Porter County, Indiana, Commencing at the Northeast corner of said Southeast Quarter; thence West along the North line of said Southeast Quarter a distance of 667 feet; thence South along a line parallel to the East line of said Southeast Quarter a distance of 590.9 feet to the Point of Beginning; thence continuing along said parallel line a distance of 120 feet; thence West along a line parallel to the North line of said Southeast Quarter a distance of 450 feet; thence South along a line parallel to the East line of said Southeast Quarter a distance of 120 feet; thence West along a line parallel to the North line of said Southeast Quarter a distance of 466.37 feet more or less to the existing center line of Calumet Avenue (formerly the Valparaiso-Chesterton Road); thence Northeasterly along said center line a distance of 264.32 feet more or less; thence East along the line parallel to the North line of said Southeast Quarter a distance of 803.11 feet more or less to the Point of Beginning.

Measured Metes and Bounds Description: Part of the Southeast Quarter of Section 13, Township 35 North, Range 6 West of the Second Principal Meridian in Porter County, Indiana, Commencing at the Northeast corner of said Southeast Quarter; thence West along the North line of said Southeast Quarter N89°54'24"W, 667.00 feet; thence along a line parallel to the East line of said Southeast Quarter S00°04'13"W 590.9 feet to the Point of Beginning; thence continuing along said parallel line S00°04'13"W, 120 feet; thence N89°54'24"W, 450 feet; thence S00°04'13"W, 120 feet; thence N89°54'24"W, 465.69 feet to the center line of Calumet Avenue; thence Northeasterly along said center line N25°15'56"E, 265.18 feet; thence S89°54'24"E, 802.80 feet to the Point of Beginning.

EXCEPTING THEREFROM (Dedication of Public Right of Way per document 2015-030584)

The West 40 feet of the following described parcel of land: A parcel of land in the Southeast 1/4 of Section 13, Township 35 North, Range 6 West of the Second Principal Meridian, said parcel in the City of Valparaiso, Porter County, Indiana, and more particularly described as follows: Commencing at the Northeast corner of said Southeast 1/4; thence West along the North line of said Southeast 1/4, a distance 667 feet; thence South along a line parallel to the East line of said Southeast 1/4, a distance of 590.9 feet to the Point of Beginning; thence continuing along said parallel line, a distance of 120 feet; thence West along a line parallel to the North line of said Southeast 1/4, a distance of 450 feet; thence South along a line parallel to the East line of said Southeast 1/4, a distance of 120 feet; thence West along a line parallel to the North line of said Southeast 1/4, a distance of 466.37 feet, more or less, to the existing center line of Calumet Avenue (formerly the Valparaiso and Chesterton Road); thence Northeasterly along said center line, a distance of 264.32 feet, more or less, thence East along a line parallel to the North line of said Southeast 1/4, a distance of 803.11 feet, more or less, to the Point of Beginning.

PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

This application is being submitted for (Check all that apply):

- ☐ Use Variance
☒ Development Standards Variance
☐ Special Exception/Special Use
☐ Relief to Administrative Decision
☐ Conditional Use
☐ Wireless Communications Facility

For Office Use Only:

Petition #: _____

Application Type: _____

Application Filing Fee: _____

Date Filed: ____/____/____

Meeting: ____/____/____

SUBJECT PROPERTY INFORMATION**TYPE OR PRINT IN INK**

Property Address:

303 Lafayette street, Valparaiso

Subject property fronts on the westside between (streets) Institute& ErieZoning District: NC-60**PETITIONER INFORMATION**

Applicant Name:

Anthony Moon

Address:

2602 Manchester Drive
Valparaiso, IN 46385

Phone:

[REDACTED]

Email:

[REDACTED]

PROPERTY OWNER INFORMATION

Applicant Name:

David Grove

Address:

303 Lafayette Street
Valparaiso, IN 46385

Phone:

[REDACTED]

Email:

[REDACTED]

SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:Article: 3 Section: 3.59 Paragraph: 3.50 Item: _____Article: 3 Section: _____ Paragraph: 3.507 Item: _____Article: _____ Section: _____ Paragraph: 3.50 Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: 3.50 Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: 3.50 Item: _____

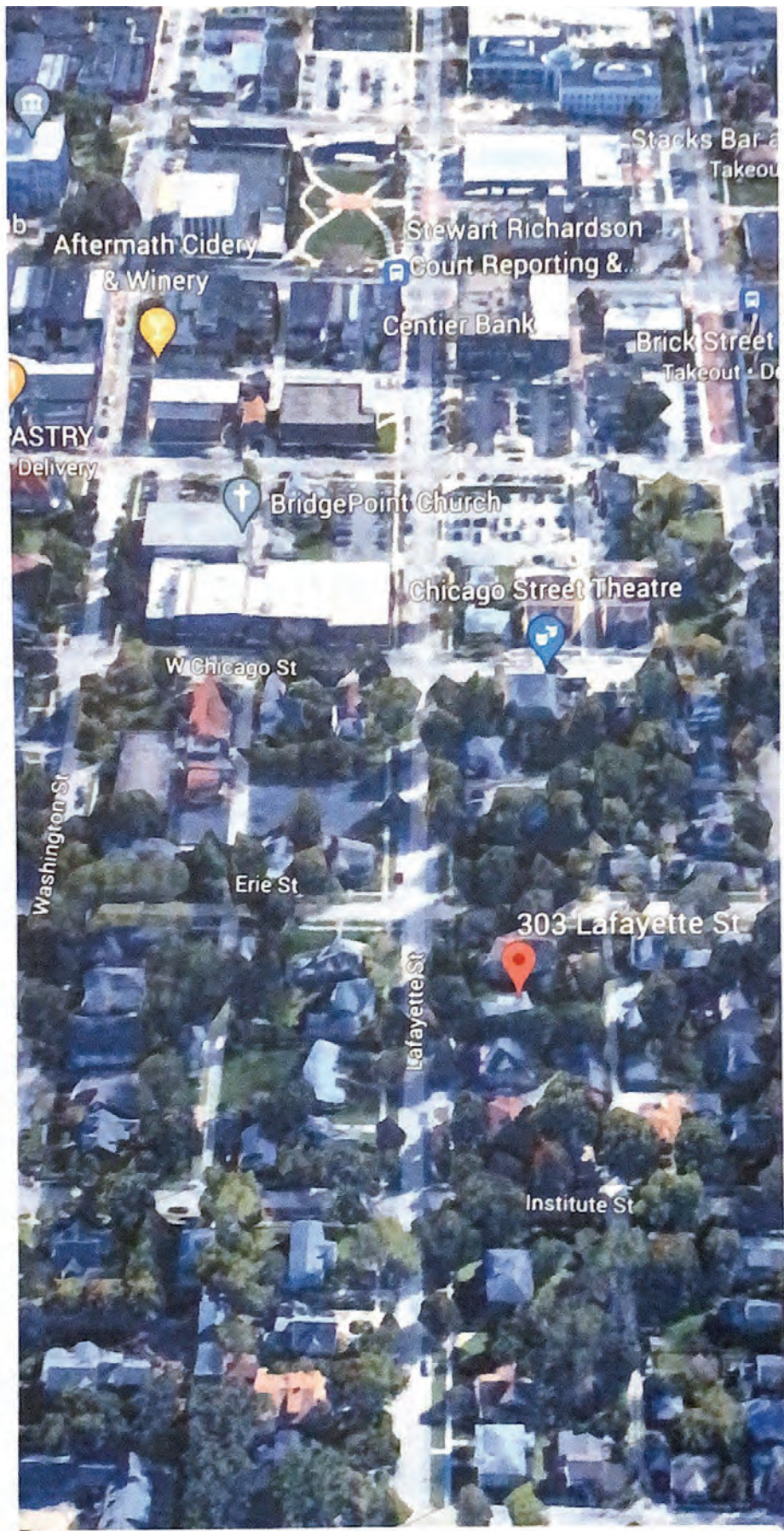
Article: _____ Section: _____ Paragraph: _____ Item: _____

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (OR EXHIBIT NO. _____)

Lot 121, IN POWELL'S ADDITION TO THE TOWN (NOW CITY) OF VALPARAISO, AS PER PLAT THERE OF RECORDED MISCELLANEOUS RECORDED "A", PAGE 255, AS DOCUMENT NO.2018-022689, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. _____)

Back yard patio project. Install a Brick "Unilock Beacon Hill Smooth" patio for purposes of table and chair space around new the new pool. A covered area is being proposed for future entertaining. The brick patio elevations will be set to keep all water draining to the same areas they had been.



Google

(41°28'30"N 87°03'44"W) 2,581 ft



Enter Map Title...

Web Print: 09/19/2021

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

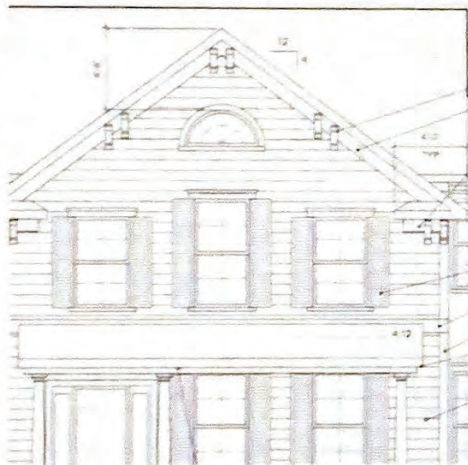


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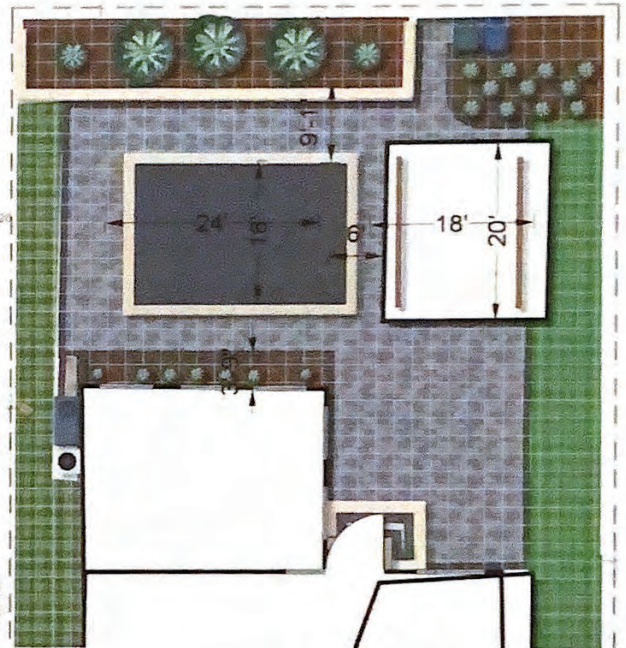
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SQUARE FOOTAGE	
MAIN FLOOR	1942 S.F.
SECOND FLOOR	1842 S.F.
BASEMENT	1627 S.F.
GARAGE	903 S.F.
FRONT PORCH	122 S.F.

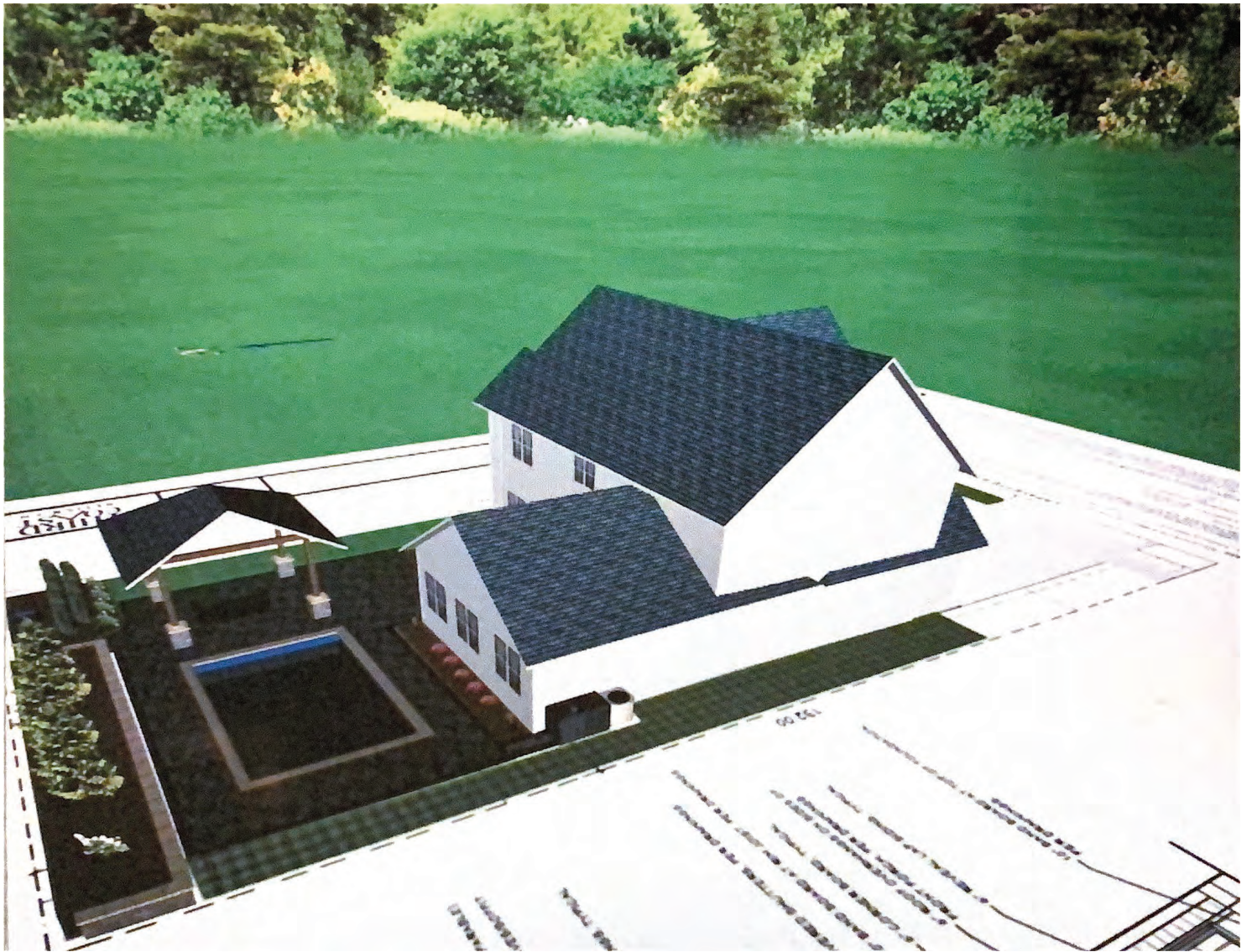
Lot Square Footage=3712
 Pool square Footage=554
 Patio square Footage=1725
 House square Footage= 2518
 Driveway square Footage=796
 Total Coverage square Footage=5420



- 11/16" BKT 1X12 (OR COMPARABLE)
- 2" FREEZE BELOW ALL EAVES/SOFFIT
- 12" ROOF OVERHANGS TYPICAL
- LOUVERED SHUTTERS FOR DRAINAGE
- 10" BANG BOARD AT NEW JOIST PER DRAWINGS
- 2" CORNER BOARD TYPICAL
- 8" ROOF OVERHANGS ON SIDES OF FRONT PORCH PER DRAWINGS
- 5" REVEAL LAP SIDING TYPICAL
- 12" BANG BOARD AT TOP OF FOUNDATION









Variance from Development Standards
Petitioner's Proposed Findings of Fact
(Please use fillable pdf, print neatly, or attach printed document.)

Petitioner submits that:

- A. The proposed variance from the Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

The improvement is solely for the enjoyment and beautification of the homeowners property and does not infringe on any neighboring properties.

- B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:

The area will be properly drained. The proposed project will result in appreciation of the owner's property value, and therefore surrounding properties.

- C. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property included in the proposed variance because:

It deprives the owner of reasonable use of the property by denying them the ability to create usable patio space on which they can have a table, grill, etc.

The petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each and every one of the elements listed above.

PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

This application is being submitted for (Check all that apply):

- ☒ Use Variance (Amend Case No. UV19-004)
☒ Development Standards Variance (Amend Case No. VAR19-019)
☐ Special Exception/Special Use
☐ Relief to Administrative Decision
☐ Conditional Use
☐ Wireless Communications Facility

For Office Use Only:

Petition #: _____

Application Type: _____

Application Filing Fee: _____

Date Filed: ____/____/____

Meeting: ____/____/____

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

150 US Highway 30
Valparaiso, Indiana 46385

Subject property fronts on the North side of US 30

side between (streets) Hayes Leonard Road

& Coolwood Drive

Zoning District: Commercial, General (CG)

PETITIONER INFORMATION

Applicant Name:

Green Oaks of Valparaiso, LLC

Phone:

Email:

Address:

c/o Todd A. Leeth/Katie L. Kopf
Hoepfner Wagner & Evans LLP
103 E. Lincolnway
Valparaiso, Indiana 46383

PROPERTY OWNER INFORMATION

Applicant Name:

Same as Applicant

Phone:

Email:

Address:

SEE ATTACHED

SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

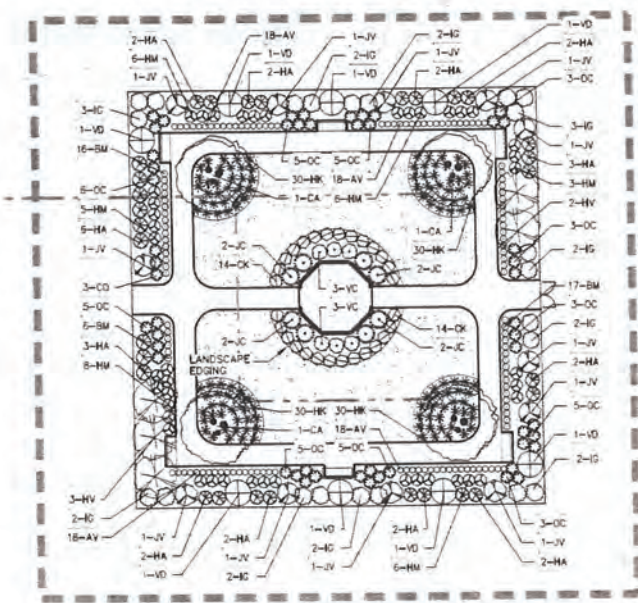
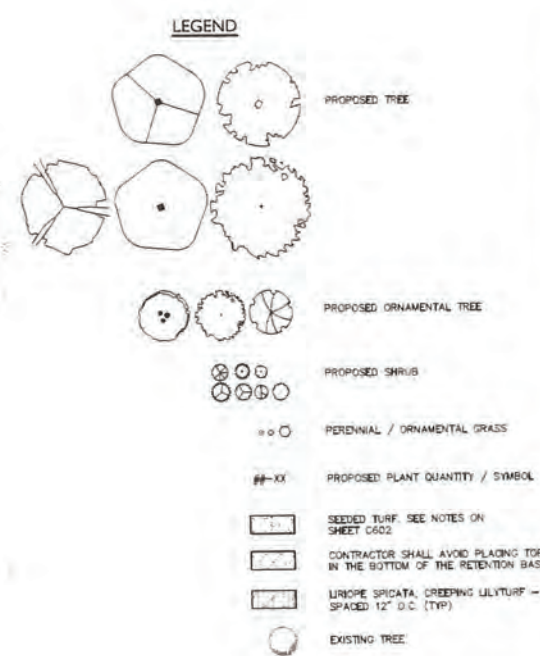
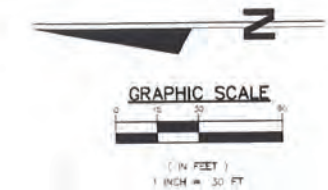
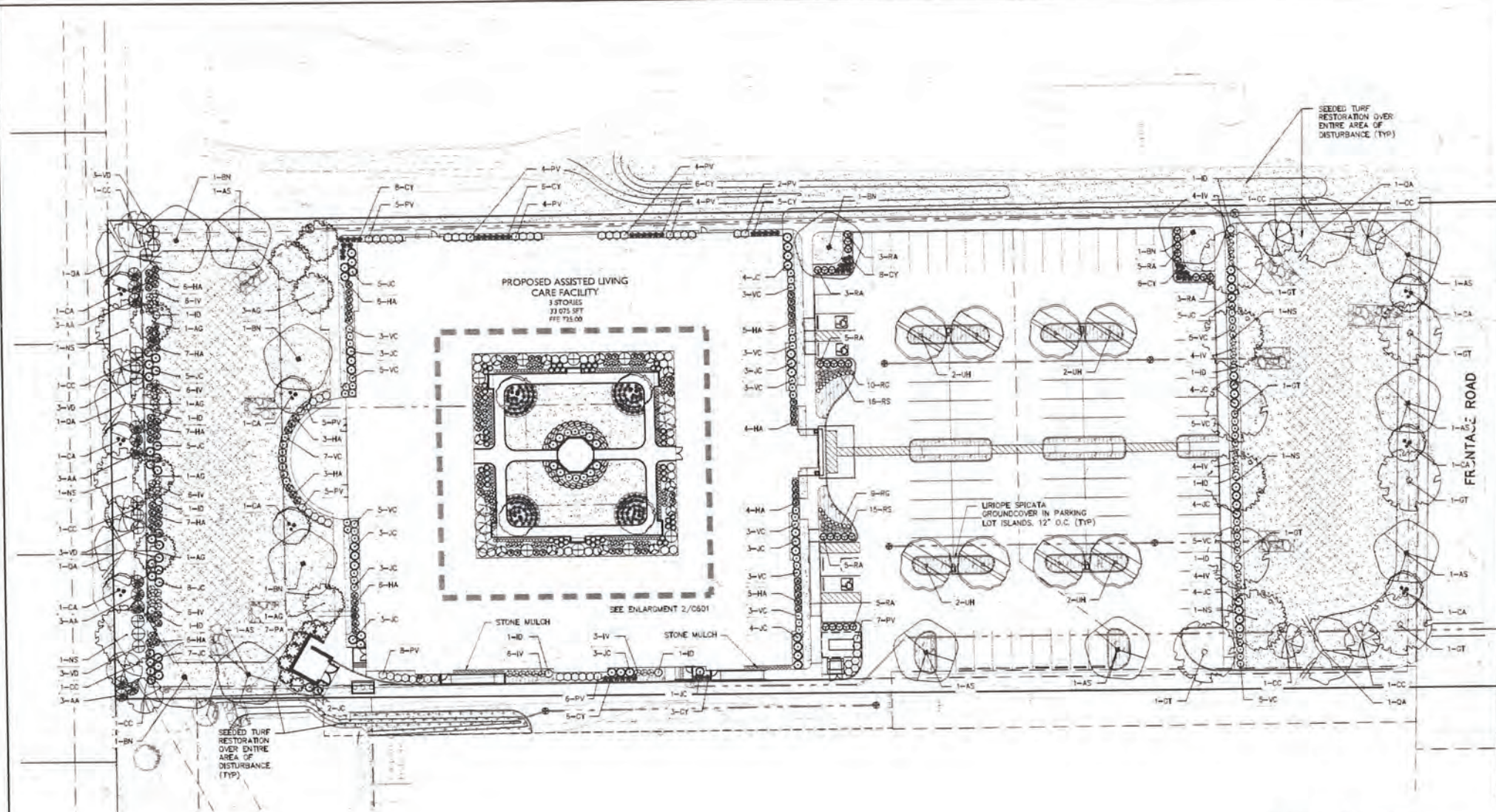
Article: _____ Section: _____ Paragraph: _____ Item: _____

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (OR EXHIBIT NO. _____)

See Attached

DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. _____)

New development of assisted living facility.



LANDSCAPE REQUIREMENTS:

NOTE: PROPERTY IS ZONED COMMERCIAL GENERAL (CG)

CLASS "C" BUFFER (240 LFT)	QTY REQUIRED	QTY PROPOSED
LARGE TREE (5/200 LFT)	6	6
SMALL TREE (5/100 LFT)	12	12
SHRUB (45/100 LFT)	108	110
PARKING LOT LANDSCAPING: 90 PARKING SPACES	QTY REQUIRED	QTY PROPOSED
LARGE TREE (1/ 8 SPACES)	12	13
SHRUB, PERENNIAL, ORNAMENTAL GRASSES (1/ 4 SPACES)	23	99
ISLANDS TO BE PLANTED W/ SHRUBS & PERENNIALS, OR GROUNDCOVER	YES, URIOPE SPICATA	
ON-LOT LANDSCAPING (93,775 SFT, 2.15 AC)	QTY REQUIRED	QTY PROPOSED
LARGE TREE (9/ACRE)	20	20
SMALL TREE (18/ACRE)	39	41
SHRUB (50/ACRE)	108	365

PLANT MATERIAL LIST

ID	BOTANICAL NAME	COMMON NAME	SIZE	QTY	ROOT	MATURE SIZE	NOTES
CANOPY TREES							
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" CAL	7	B & B	50' HIGH X 40" SPREAD	
BN	BETULA NIGRA	RIVER BIRCH	2 1/2" CAL	6	B & B	50' HIGH X 50" SPREAD	MULTI-STEMMED
GT	QUERCUS TRACANTHOS VAR INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2 1/2" CAL	7	B & B	40' HIGH X 30" SPREAD	
NS	NYSSA SILVATICA	BLACK GUM	2 1/2" CAL	6	B & B	40' HIGH X 25" SPREAD	
UH	ULMUS AMERICANA 'HOMESTEAD'	HOMESTEAD ELM	2 1/2" CAL	8	B & B	55' HIGH X 30" SPREAD	
QA	QUERCUS ALBA	WHITE OAK	2 1/2" CAL	5	B & B	65' HIGH X 65" SPREAD	
EVERGREEN & ORNAMENTAL TREES							
PA	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	6" HT MIN.	7	B & B	20' HIGH X 6" SPREAD	
AG	AMELANOMORPH GRACILIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2" CAL	8	B & B	20' HIGH X 15" SPREAD	SINGLE STEM
CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	1 1/2" CAL	12	B & B	20' HIGH X 25" SPREAD	
CC	CERIS CANADENSIS	EASTERN REDBUD	1 1/2" CAL	9	B & B	30' HIGH X 25" SPREAD	
JV	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	6" HT MIN.	12	B & B	20' HIGH X 4" SPREAD	
HV	HAMAMELIS VIRGINIANA	WITCH HAZEL	6" HT MIN.	5	B & B	15' HIGH X 10" SPREAD	
SHRUBS							
CT	CARYOPTERIS X CLANDONENSIS 'BEYOND MIDNIGHT'	BEYOND MIDNIGHT BLUEBEARD	24" SPREAD	30	3 GAL	3' HIGH X 3' SPREAD	
HA	HYDRANGEA ABRESCENS	SMOOTH HYDRANGEA	24" SPREAD	99	3 GAL	4' HIGH X 4' SPREAD	
IV	ILEX VERTICILLATA 'RED SPRITE'	WINTERBERRY	24" SPREAD	49	3 GAL	4' HIGH X 4' SPREAD	
ID	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	24" SPREAD	10	3 GAL	4' HIGH X 4' SPREAD	
JC	JUNIPERUS CHINENSIS 'GOLD LACE'	GOLD LACE JUNIPER	24" SPREAD	93	3 GAL	4' HIGH X 5' SPREAD	
RA	RHUS ARNICA 'GRO-LOW'	GRO-LOW SUMAC	24" SPREAD	29	3 GAL	2' HIGH X 6' SPREAD	
VC	VIORNIUM CARLESII 'COMPACTUM'	KOREANSPICE VIBURNUM	24" SPREAD	67	3 GAL	4' HIGH X 4' SPREAD	
IG	ILEX GLABRA 'CHAMZIN'	NORDIC INGBERRY	24" SPREAD	22	3 GAL	4' HIGH X 4' SPREAD	
VD	VIORNIUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN ARROWWOOD VIBURNUM	24" SPREAD	20	3 GAL	5' HIGH X 5' SPREAD	
AA	ARONIA ARBURIFOLIA	RED CHOCBERRY	24" SPREAD	12	3 GAL	6' HIGH X 6' SPREAD	
GRASSES & PERENNIALS							
PV	PANICUM VIRGATUM	SWITCHGRASS	NO. 1 CONT.	54	1 GAL	4' HIGH X 5' SPREAD	
RG	RUIDEOKIA FULGIDA SULLIVANTII 'GOLDSTURN'	BROWN EYED SUSAN	NO. 1 CONT.	19	1 GAL	2' HIGH X 6' SPREAD	
RS	PEROVSKIA ATRIPICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	NO. 1 CONT.	31	1 GAL	4' HIGH X 4' SPREAD	
HK	HAKONEGLOBA MACRA 'ALL GOLD'	ALL GOLD HAKONE GRASS	NO. 1 CONT.	120	1 GAL	18" HIGH X 24" SPREAD	
DC	OSMUNDA ORNAMENTA	CINNAMON FERN	NO. 1 CONT.	58	1 GAL	3' HIGH X 3' SPREAD	
AV	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	NO. 1 CONT.	72	1 GAL	15" HIGH X 15" SPREAD	
BM	BRUNNERA MACROPHYLLA 'JACK FROST'	FALSE FORGET ME NOT	NO. 1 CONT.	58	1 GAL	15" HIGH X 15" SPREAD	
HW	HOSTA 'MAJESTY'	MAJESTY HOSTA	NO. 1 CONT.	43	1 GAL	2' HIGH X 5' SPREAD	
CK	CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 1 CONT.	28	1 GAL	4' HIGH X 2' SPREAD	

DATE: 09/01/2021
BY: A. BLOMEKE
DESCRIPTION: SITE LANDSCAPE PLAN
REV: 1

DESIGNED BY: C. CHOCKLEY
DRAWN BY: A. BLOMEKE
DATE: SEPTEMBER 2021
JOB NUMBER: 2021-0232
SCALE: 1" = 30'

C601

GREEN OAKS OF VALPARAISO
2350 NORTHLAND DRIVE
CHICAGO, IL 60641
565 W. LAKE ST. #400

GREEN OAKS OF VALPARAISO LLC
CHICAGO, IL 60641
565 W. LAKE ST. #400

SITE LANDSCAPE PLAN

JONES
PETRIE
RAFINSKI
PR
8800 N. N. Ave.
P.O. Box 11762
Chicago, IL 60611
P: 312.223.7762
F: 312.223.7762

CHUCK CHOCKLEY
REGISTERED
LANDSCAPE ARCHITECT
STATE OF ILLINOIS
08-11-21

Fort Wayne, IN
P: 260.222.5222
P: 260.222.4388