

## MEMORANDUM

**TO: Zionsville Redevelopment Commission**  
**FROM: Edward J. Mitro, Town Manager**  
**RE: Update for October 24, 2011 Zionsville Redevelopment Commissions Meeting**

Below is an update on Redevelopment / TIF District properties and projects:

**Wal-Mart Real Estate Business Trust Project located approximately Bennet Parkway and Michigan Road/421:** Nothing new to report.

**CITGO/410 & 420 South Main Street:** The Town of Zionsville Enforcement Authority for Hazardous and Unsafe Buildings has issued an order for the removal of all structures from the site to the owners. Pursuant to law a public hearing was held by the Hearing Authority (Town Council), September 26 at 9:30 a.m. in Town Hall concerning this directive with the owners. After hearing the matter the Hearing Authority confirmed the order and extended demolition of the structures deadline to November 3, 2011. The owners have since filed a Complaint for Judicial Review, Stay of Demolition, Damages, and Trial by Jury of the Boone County Circuit Court. The Court has set a hearing on the owner's Motion for Stay of Demolition on October 31, 2011.

**Hoosier Village:** The project is moving forward with excavation and site preparation for construction. There is a great deal of infrastructure work which needs to be completed before the building construction can begin which is not expected to commence for about two months. Grading and Sanitary Sewer Permits have been issued.

**The Domain/REI Apartment Development Plan:** Zoning Map Amendment/Rezone and Development Plan request for 219 apartment Units on approximately 12 acres. The property is located in the Tax Increment Finance District and is bounded by Bennett Parkway to the north; Lennox Court to the west; Wal-Mart property to the south.

This project has received Rezone, Development Plan, and all Development Standards Variances approved. Town Staff has had meetings to discuss the permit process. Construction should commence in early October, 2011.

Pre-Construction meetings have been conducted and Grading permits have been issued.

**Noah Grant's Restaurant:** Noah Grant's Restaurant has filed a Development Plan Application to construct a 2,699 sq.ft. two-story addition to 345 South Main Street (the old Grill Master Building) for relocation. The

proposal received Plan Commission approval for the Development Plan on September 19, 2011. The project appeared before the Board of Zoning Appeals September 27, 2011 and received approval for parking requirement Development Standards Variances.

Cc: Matt Price, Zionsville Town Council President  
Allan Rachles, Zionsville Advisory Plan Commission President  
Andrew Buroker, Counsel for the Zionsville Redevelopment Commission  
Terry J. Jones, Director of Planning