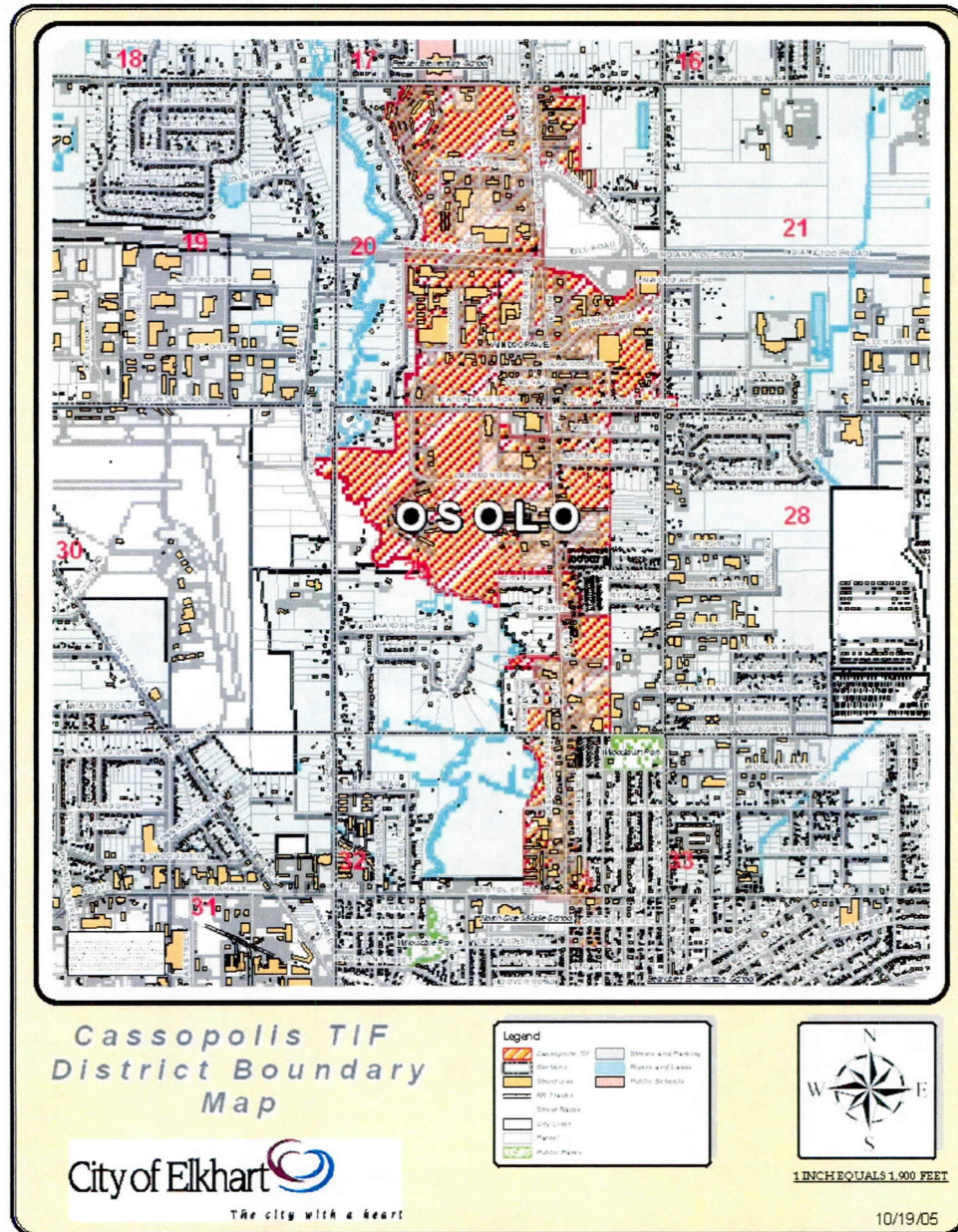


# Cassopolis Street Corridor Economic Development Area Plan



October 2005

Prepared by:  
The City of Elkhart Department of Planning and Development  
For  
The City of Elkhart Redevelopment Commission

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# **The Cassopolis Street Corridor Economic Development Area Plan**

## **Overview**

### **Introduction**

The establishment of an Economic Development Area will provide for the temporary allocation of increased property tax proceeds to the Economic Development Area. These proceeds can then be re-invested within the Economic Development Area to pay for public improvements. The proposed tax increment financing district consists of the two main North/South corridors, Cassopolis Street (S.R. 19) and Johnson Street (C.R. 9), which connect the City of Elkhart to the Indiana Toll Road and surrounding areas. The primary corridor is centered on Cassopolis Street, with the northern boundary at County Road 4 and the southern boundary just south of Bristol Street. This area consists of primarily commercial properties, with some manufacturing and multi family residential. (See Appendix 2).

### **History**

The history of this area illustrates the growth that has occurred along these corridors once the Toll Road was completed in the 1950's. After construction of the Toll Road, Cassopolis Street experienced significant commercial growth that consisted of restaurants, hotels, service stations and retailers. So much development occurred that in 1989 construction started to widen the street from two lanes to four, including a center turn lane. While this assisted with traffic flow and access to the various businesses, it did little to address traffic access issues or improve aesthetic characteristics. A drive down Cassopolis Street will illustrate numerous curb cuts, a proliferation of overhead power lines, and a lack of sidewalks and trees. Most of the area along Cassopolis Street was annexed by the City during the mid 1980's through the early 1990's. As a result, very little of the current development meets City of Elkhart development standards.

### **General Conditions**

The Cassopolis Street Corridor is characterized by a variety of mixed land uses including commercial businesses, residential dwellings, and manufacturing concerns. The predominant use is commercial, with a wide variety of commercial business represented. The Cassopolis Street corridor is home



to such “big boxes” as Wal-Mart and Menards, as well as small family owned businesses. Some of the retail uses include sales lots for large recreational vehicles and pre-manufactured homes. The Indiana Toll Road intersects the Cassopolis Street corridor at its north end, and the area surrounding the Toll Road has a number of hotels added to the retail mix. There is a large manufacturing area located just south of the Toll Road and west of Cassopolis Street. There are also isolated residential housing units sprinkled among the commercial uses, remnants of the primarily rural residential route that Cassopolis Street was prior to the construction of the Toll Road. These residential properties are expected to transition to more intense commercial uses.

Cassopolis Street has become a major north-south corridor in Elkhart County and carries a large volume of traffic. Because the area has commercial uses, including numerous restaurants, RV and manufactured housing sales, and manufacturing concerns, there is a significant percentage of truck traffic as a part of the total volume of traffic. The use of Cassopolis Street as a through corridor as well as a commercial destination has resulted in a large number of traffic accidents and conflicts.

### Zoning

There are eight zoning districts included in the Cassopolis Street corridor. The northern half of the corridor contains a number of large commercial Planned Unit Developments (PUDs) with mixed commercial uses. There are also commercial properties zoned B-1, Neighborhood Business District; B-2, Community Business District; and B-3, Service Business District. A rather large manufacturing area zoned M-1 is located on the west side of Cassopolis Street, just south of the Toll Road. The northeast corner of the Toll Road interchange as well as several properties on the north side of C.R. 6 are zoned R-1, Single-Family Residential District.

The south half of the corridor is a mix of commercial zoning classifications, with the B-3 Service Business District being the predominant category along both sides of Cassopolis Street. There is a large area zoned R-2, One Family Dwelling District, on the west side of Cassopolis Street that begins just north of North Street and extends as far south as Country Club Drive. About one half of this area fronts on Cassopolis Street. The south portion of the corridor also contains multi-family developments zoned R-3, Two-Family Dwelling District, and R-4, Multiple-Family Dwelling District.

### Property Conditions

Property conditions vary dramatically within the corridor. Many properties are well maintained and attractive, while others are in poor condition and contain numerous code violations. This is true regardless of whether the property is used for commercial, residential or manufacturing purposes.

## Infrastructure

Infrastructure in the Cassopolis Street Corridor consists of sanitary and storm sewers, water, natural gas, electric, telephone, streets and sidewalks. The City of Elkhart provides water and sewer service throughout the Cassopolis Street Corridor. Natural gas is provided by NIPSCO. Electricity is provided by AEP. Power lines are located overhead, and not underground. Telephone service is provided by Verizon.

Street conditions vary throughout the Corridor. Cassopolis Street is a state highway and is under the jurisdiction of the Indiana Department of Transportation. Most of the existing side streets developed for commercial and or manufacturing use would need to be improved to meet current city standards. Sidewalks are spotty to non-existent throughout most of the corridor.

## Existing Plans

### Corridor Study

The growth and development along the Cassopolis Street corridor has resulted in increased traffic volume and traffic conflicts between those who want to travel through the corridor and those who travel in the corridor to reach a destination located there. The City of Elkhart, together with Elkhart County, have funded the SR 19 (Cassopolis Street), CR9 and CR 17 Corridor Study to analyze the existing situation and apply the principles of access management in an effort to maintain efficient traffic flow, preserve the street's capacity and reduce the frequency and severity of crashes while maintaining reasonable access to adjacent land uses. Access management techniques include consolidation of curb cuts where possible, increasing the distance between curb cuts, guiding traffic to signalized intersections, and restricting turning movements. The recommendations for Cassopolis Street and Johnson Street can be found in Appendices 8 and 9.

### Comprehensive Land Use Plan

The City of Elkhart Comprehensive Land Use Plan calls for the entire corridor to be developed with commercial uses.

### Transportation

Cassopolis Street is a state highway and is under the jurisdiction of the Indiana Department of Transportation. No major transportation improvements are planned for this corridor in the foreseeable future. The major emphasis for transportation improvements will be to implement the access management recommendations included in the Corridor Study as redevelopment occurs. A major need throughout the Corridor is to provide sidewalks and crosswalk signals to make the area more pedestrian friendly.



## Combined Sewer Overflow (CSO)

A CSO Long-Term Control Plan (LTCP) has been prepared by the City of Elkhart Public Works Department to address combined sewer system problems in the City. The plan uses a number of methods to reduce and eliminate combined sewer discharges to the St. Joseph and Elkhart Rivers.

## Property Owners

The Cassopolis Street Corridor property owners list is contained in Appendix 7. The effective tax rate for 2004 payable 2005 for Elkhart City Osolo Township is 3.2226.

## Cassopolis Street Improvements

The following types of public improvements are needed along the entire Cassopolis Street Corridor and also along that portion of Johnson Street (CR 9) within the Redevelopment Area.

### Streetscape

Streetscape improvements are needed throughout the Cassopolis Street Corridor. The proposed improvements include provision of sidewalks and other pedestrian friendly amenities, distinctive street lighting, street trees, and a unified sign program.

There are very few sidewalks on Cassopolis Street. Proposed improvements include extending sidewalks from the south side of the Toll Road overpass, where they currently end, south to Bristol Street. This would allow pedestrian traffic to safely move along the corridor. In addition, sidewalks would be added to one or both sides of Johnson Street to create safer pedestrian movement. TIF funds may also be used to fund sidewalks in and around any future commercial development that occurs within the redevelopment area. TIF funds may also be used as a match for a T-21 grant from the State of Indiana. Indiana's Transportation Enhancement program allows funding for transportation projects to expand beyond the traditional accommodations for cars, trucks, buses and transit. Transportation enhancements (TE) are transportation-related activities that are designed to strengthen the cultural, aesthetic, and environmental aspects of the Nation's inter-modal transportation system. At least twenty percent (20%) of a project's cost must be paid for by the sponsor to show commitment by the community.



Consistent street lighting is a necessary element for creating a sense of cohesion throughout the corridor. This type of cohesion has been implemented along areas such

as Elkhart Avenue, South Main Street and Benham Avenue. Part of this plan is to create a corridor with this type of feel and distinctive identity.

A major component of the streetscape is landscaping. A unified landscape plan is necessary so that as the corridor develops, the landscape complements the lighting and helps create a pleasant environment for both pedestrians and motorists. Key landscape components include provision of sidewalks, pedestrian crossings and street trees.

#### Utility Relocation (Underground)

TIF funds from this Economic Development Area may be used to relocate utilities from overhead to underground. This would help to improve aesthetics and reduce congestion that has resulted from signage, utility poles and power lines. TIF funds may also be used to assist in the cost of burying power lines in future development areas within this district.

#### Transportation Improvements

TIF Funds may be used to assist in implementing the recommendations contained in the Corridor Study, including the provision of additional traffic lights. Additional lights may be added along Cassopolis at Emerson Drive. This will become necessary as future commercial development occurs along the eastern portion of Cassopolis Street near this intersection. Along Johnson Street, an additional traffic light may be needed at the intersection of Arlington if Arlington is realigned at Emerson and becomes an east west connector between Cassopolis and Johnson.

#### Water and Sewer

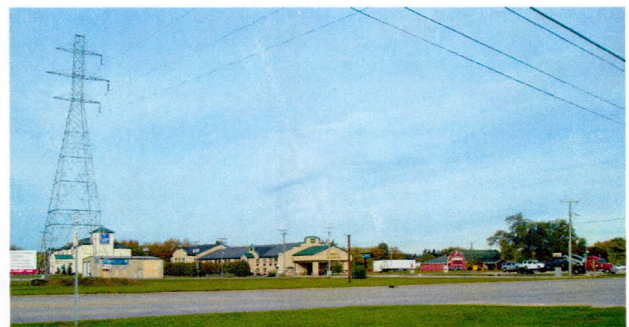
TIF funds would be used to eliminate combined sewer overflows by separating sanitary and storm sewers currently serving the area. Combined sewers are found primarily in the southern portion of the corridor.

### **Proposed Activities by Development Area**

The Cassopolis Street Corridor consists of five distinct development areas. The following paragraphs will discuss the proposed activities in each area beginning with the northernmost area south of CR 4 and proceeding south along Cassopolis to Bristol Street.

#### Northpointe Gateway

The intersection of Cassopolis Street and the Indiana Toll Road forms a major gateway to the City of Elkhart. It is commonly known as Northpointe due to the presence of the Northpointe PUD, a large mixed-use PUD that





occupies the entire corridor west of Cassopolis Street between CR 4 and the Toll Road. The area on both sides of the Toll Road and both sides of Cassopolis Street are a visitor's first impression of Elkhart when exiting the Toll Road. There are many hotels located in this area along with the Elkhart County Convention and Visitors Bureau. Currently, sidewalks extend on both sides of the Cassopolis Street bridge spanning the Toll Road, but end abruptly at grade level. Proposed improvements include providing the streetscape components discussed previously in this plan (sidewalks, landscaping, distinctive lighting), with particular emphasis on creating pedestrian connections within existing development, as well as between them. Of major importance in the Gateway is the implementation of the recommendations contained in the Corridor Study. This would include alignment of entrances to commercial developments on either side of Cassopolis Street, consolidation of existing curb cuts where possible, improving pedestrian access and providing rear service drives.

### Windsor Street/CR 6 Loop

The first signalized intersection south of the Toll Road is the intersection of Cassopolis Street and Windsor Avenue. To the east, Windsor Avenue provides access to CR 9 (Johnson Street) through a major commercial center containing restaurants, a hotel, retail and office uses. West of Cassopolis Street, Windsor Avenue provides access to commercial and industrial development and terminates in a cul-de-sac. Just south of this area is the intersection of CR 6 and Cassopolis Street, an intersection with huge traffic volumes and many automobile accidents. The Northfield Market PUD, located south of CR 6, contains both Wal-Mart and a multi-plex cinema, popular destinations in the corridor. Proposed improvements in this area include the creation of an extension of the eastern portion of Windsor Avenue south to connect with CR6. This would provide an alternate route for traffic trying to access the Northfield PUD and other commercial establishments in close proximity. The plan also calls for the addition of right-turn lanes at all four corners of the intersection. Consolidation of access points and construction of streetscape improvements are also proposed for this area.



Just south of this area is the intersection of CR 6 and Cassopolis Street, an intersection with huge traffic volumes and many automobile accidents. The Northfield Market PUD, located south of CR 6, contains both Wal-Mart and a multi-plex cinema, popular destinations in the corridor. Proposed improvements in this area include the creation of an extension of the eastern portion of Windsor Avenue south to connect with CR6. This would provide an alternate route for traffic trying to access the Northfield PUD and other commercial establishments in close proximity. The plan also calls for the addition of right-turn lanes at all four corners of the intersection. Consolidation of access points and construction of streetscape improvements are also proposed for this area.

### Emerson Arlington Connection

The area surrounding Emerson Drive on the west and Arlington Street on the east contains large areas that are poised for redevelopment. Currently, Emerson Drive and Arlington Street are not in alignment and form T intersections at Cassopolis Street. This results in





numerous traffic accidents as people try to jog from one to the other. Further development will only exacerbate this problem. It is imperative that Emerson Drive and Arlington Street be aligned with each other and the intersection signalized. Access to new commercial areas can then be provided from Emerson Drive and Arlington Street. Street improvements along Arlington will be made from Cassopolis Street to CR 9 (Johnson Street) and along CR 9 where new development occurs. Corridor Study recommendations will be implemented and streetscape improvements will be made.

#### South Drive Area

Proposed improvements include the extension of South Drive east to CR 9. The extension of South Drive east to Johnson Street would provide another connection between Cassopolis and Johnson Streets, in addition to providing access to large, currently undeveloped or underdeveloped areas. As development occurs, access management principles would be applied and construction of the streetscape would occur. Consolidated and coordinated access will be planned to accommodate the residential area to the west of Cassopolis Street as commercial development occurs.

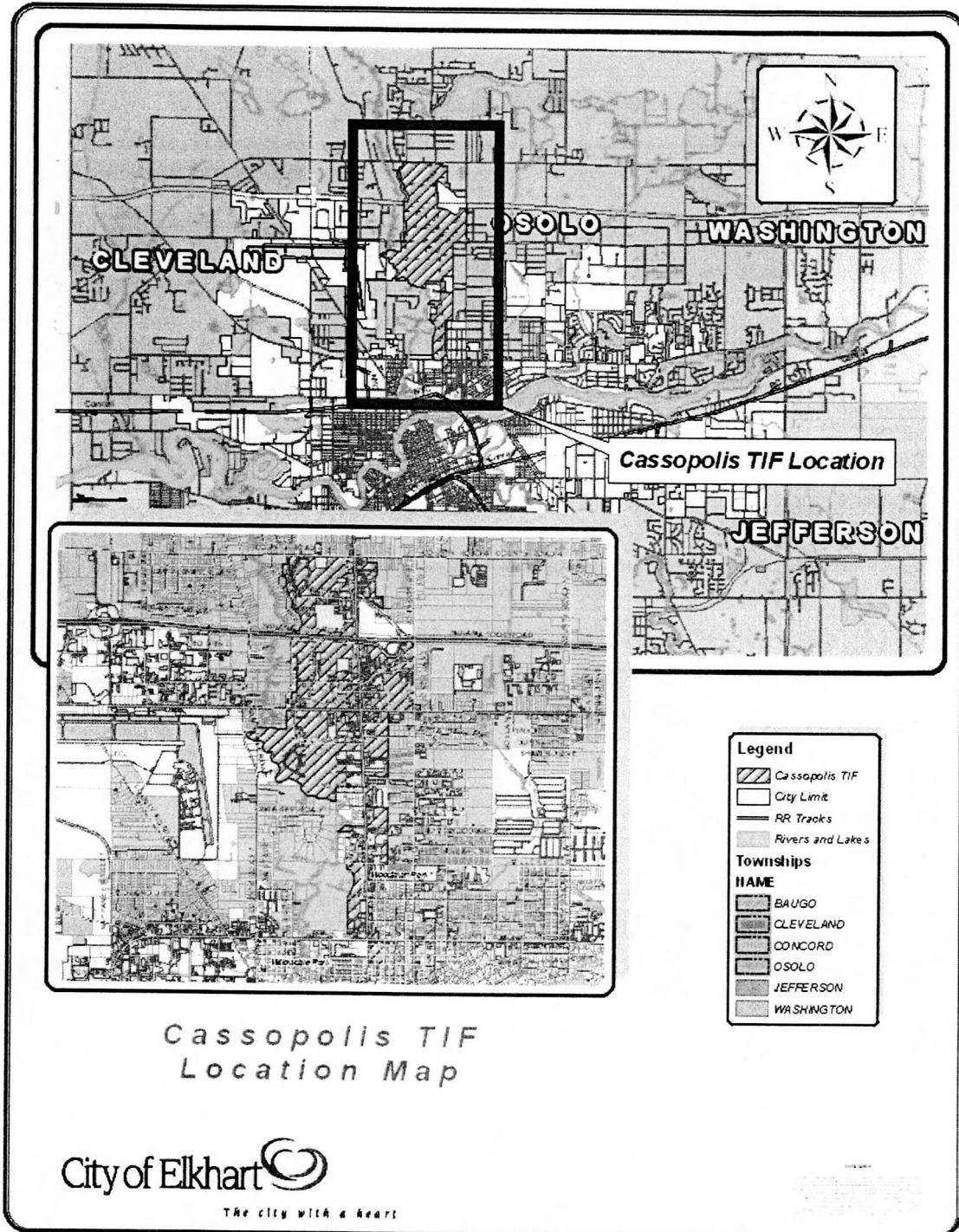


#### Country Club Drive to Bristol Street

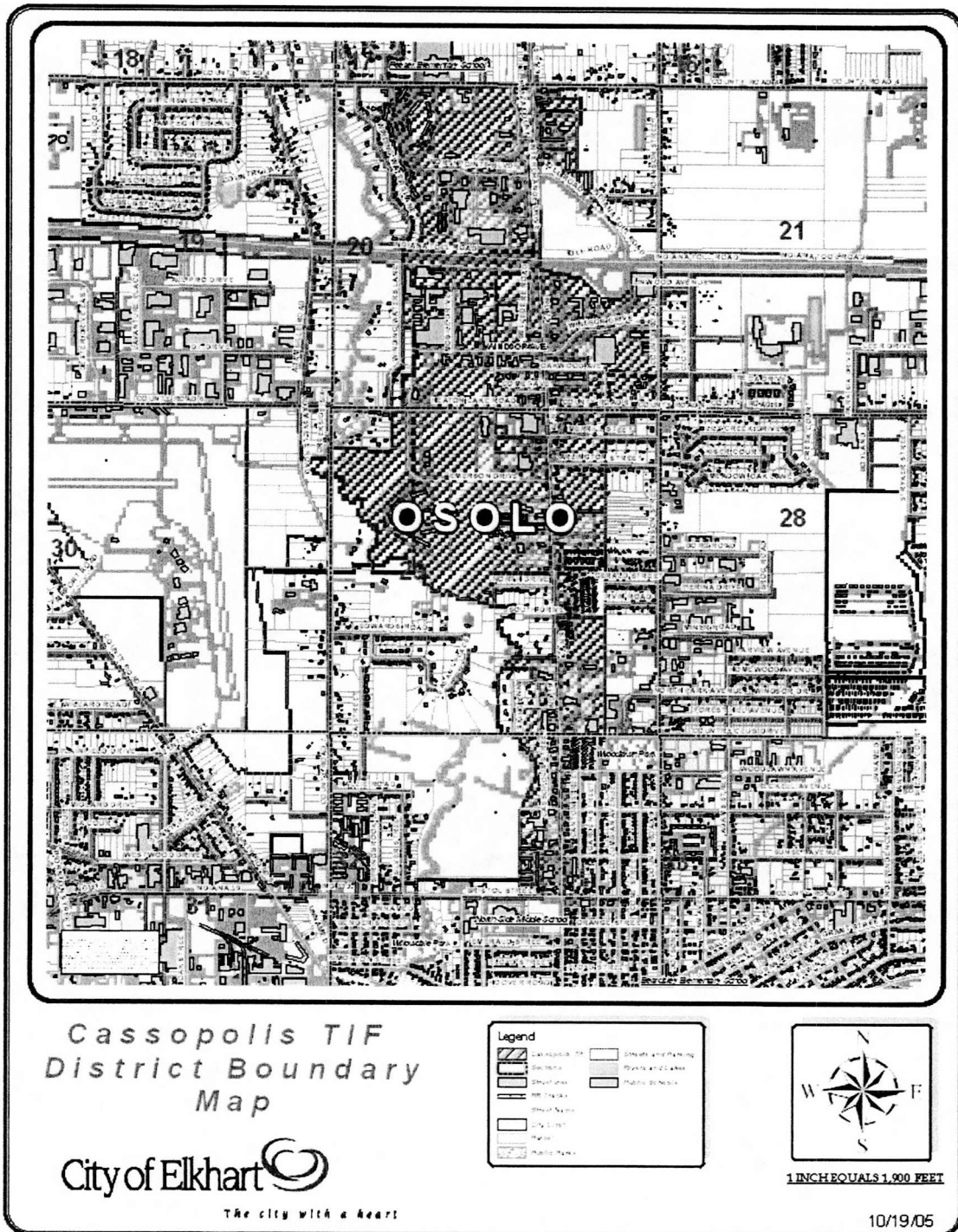
This area is characterized by a wide variety of commercial uses located on small lots with many curb cuts, lots of signs, and large volumes of traffic. There are some industrial uses west of Cassopolis Street and also some undeveloped areas large enough to accommodate a mixed-use type of development. Proposed improvements in this area include installation of the streetscape and other street improvements, and consolidation of existing curb cuts wherever possible. It is very important in this area to create a pedestrian friendly environment to connect the commercial corridor with nearby residential neighborhoods.



# Appendix 1 Location Map

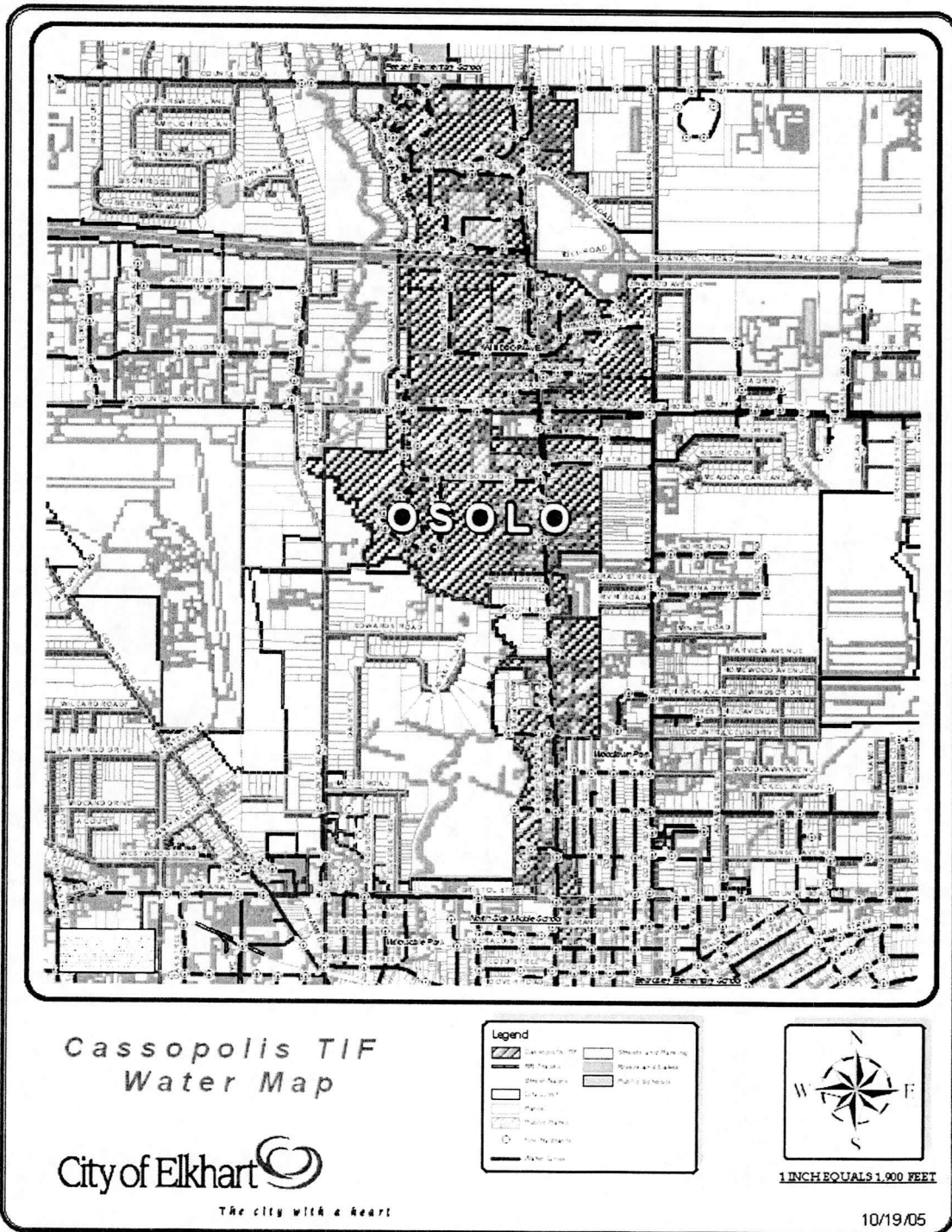


# Appendix 2 Boundary Map

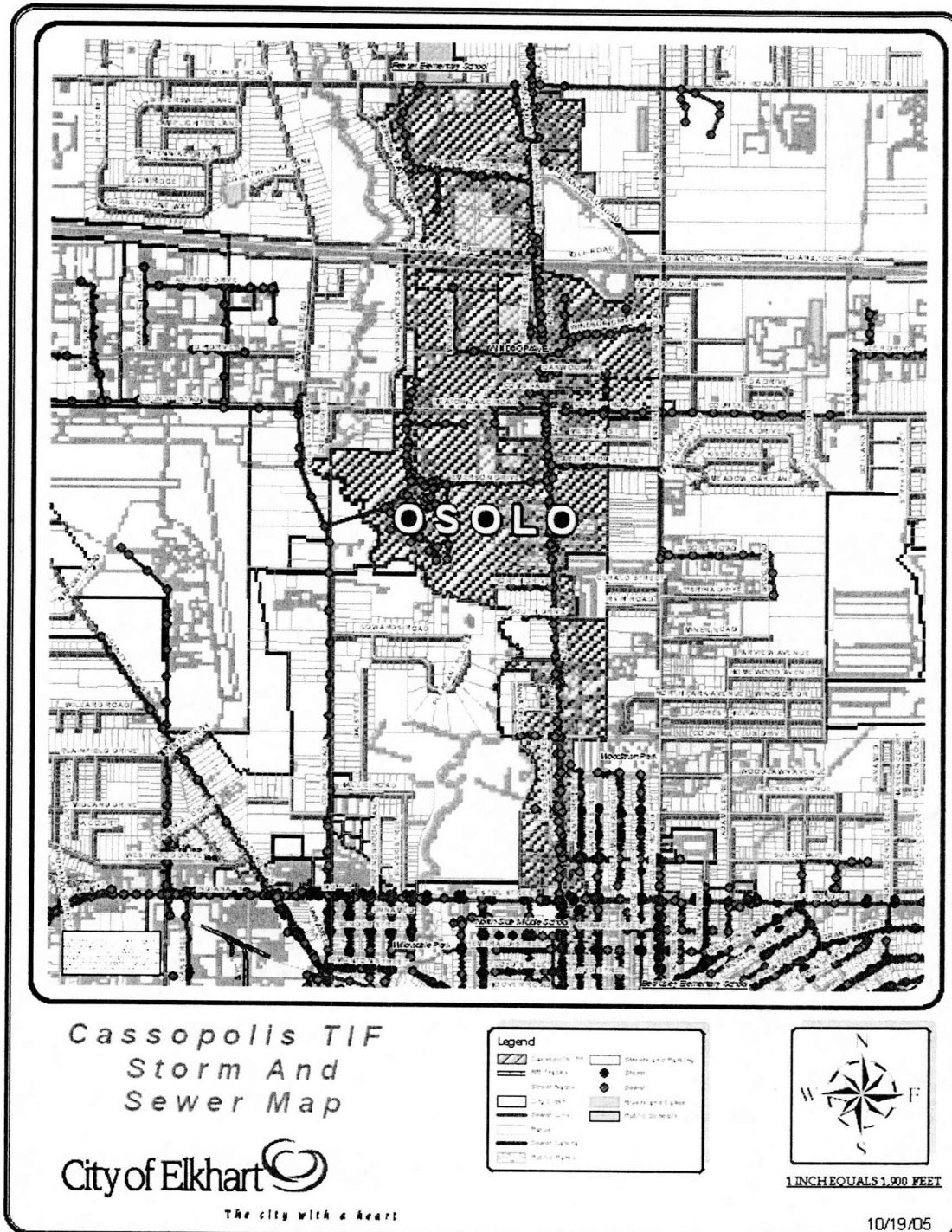




# Appendix 3 Water Map

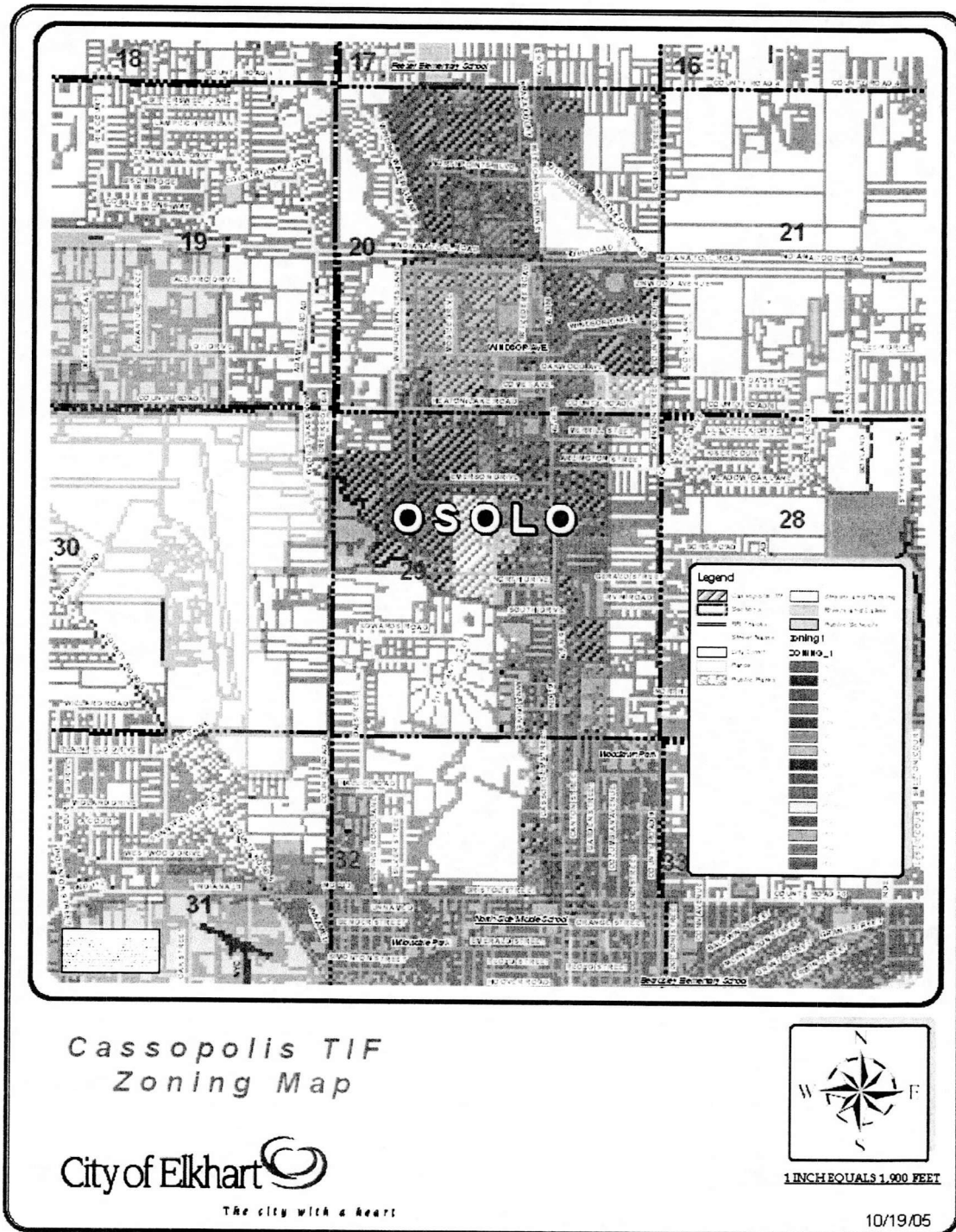


## Appendix 4 Sewer Map



## Appendix 5

### Zoning Map





## ***Cassopolis T.I.F. District Boundary Description***

A part of Sections 20, 21, 29 & 32, Township 38 North, Range 5 East, City of Elkhart, Indiana described as beginning at the intersection of the centerline of Bristol Street and Garden Street; thence southerly along the centerline of Garden Street to the centerline of Emerald Street; thence westerly along said centerline a distance of 531', more or less; thence northerly a distance of 219', more or less; thence westerly a distance of 145', more or less; thence northerly a distance of 1,196', more or less, to the centerline of Modrell Blvd. extended; thence northeasterly a distance of 37', more or less, to the northern right-of-way line of Modrell Blvd.; thence northeasterly a distance of 137', more or less; thence easterly a distance of 32', more or less; thence northeasterly a distance of 327', more or less, to the beginning of a curve; thence northwesterly along said curve to a point located 163', more or less, south of the centerline of Country Club Drive and 73', more or less, east of the centerline of Anna Drive; thence northerly a distance of 163', more or less, to the centerline of Country Club Drive; thence westerly a distance of 73', more or less, to the centerline of Anna Drive; thence northerly on said centerline to the centerline of McDowell Lane; thence easterly along said centerline to the centerline of Nevada Street; thence northerly along said centerline to the centerline of Robair Lane; thence westerly a distance of 122', more or less; thence northerly a distance of 239', more or less; thence westerly a distance of 460', more or less; thence northeasterly a distance of 56', more or less, to the center thread of Christiana Creek; thence northeasterly along said center thread to the northern line of Parcel 027-02-29-404-02; thence easterly along said line to the western right-of-way line of Cassopolis Street; thence northwesterly along said right-of-way line a distance of 1,336, more or less; thence westerly a distance of 910', more or less; thence southerly a distance of 270', more or less, to the center thread of Christiana Creek; thence northwesterly along said center thread to the 2005 City Limits; thence easterly along said line a distance of 214'; more or less; thence northerly a distance of 143', more or less; thence easterly a distance of 1,012', more or less; thence northerly a distance of 627', more or less, to the southern right-of-way line of County Road 6; thence easterly along said right-of-way line a distance of 324', more or less; thence northerly a distance of 86' more or less, to the northern right-of-way line of county Road 6; thence westerly along said right-of-way line a distance of 167'; more or less; thence northerly a distance of 527', more or less; thence easterly a distance of 174', more or less; thence northerly a distance of 751', more or less; thence westerly a distance a distance of 145', more or less; thence northerly a distance of 1,340', more or less, to the northern right-of-way line of the Indiana Toll Road; thence easterly along said right-of-way line a distance of 204', more or less; thence northwesterly along the eastern line of Winding Waters South Addition to the southern line of Parcel 026-02-20-102-001; thence easterly along said line a distance of 197', more or less; thence easterly a distance of 51', more or less; thence northerly a distance of 1125', more or less, to the centerline of County Road 4; thence easterly along said centerline a distance of 1,228', more or less; thence southerly to the southern right-of-way line of County Road 4; thence easterly along said right-of-way line a distance of 1,362', more or less; thence southerly a distance of 166', more or less; thence easterly a distance of 302', more or less; thence southerly a distance of 1,169', more or less; thence easterly a distance of 223', more or less; thence southerly a distance of 400', more or less, to the northern right-of-way line of Roger Street; thence westerly along said right-of-way line to the northern right-of-way line of the Indiana Toll Road; thence northwesterly along said right-of-way line a distance of 920', more or less; thence westerly a distance of 138', more or less, to the

centerline of Cassopolis Street; thence southerly along said centerline a distance of 1,750', more or less; thence easterly a distance of 38', more or less, to the eastern right-of-way line of Cassopolis Street; thence southeasterly a distance of 650', more or less, along the southern right-of-way line of the Indiana Toll Road; thence southeasterly along said right-of-way line a distance of 512', more or less; thence easterly along said right-of-way line a distance of 265', more or less; thence northeasterly along said right-of-way line a distance of 257', more or less; thence northerly along said right-of-way line a distance of 270', more or less; thence easterly along said right-of-way line a distance of 459', more or less, to the centerline of Johnson Street; thence southerly along said centerline a distance of 2,057', more or less; thence easterly a distance of 194', more or less; thence southerly a distance of 202', more or less, to the centerline of County Road 6; thence westerly along said centerline a distance of 1,070', more or less; thence southerly a distance of 2,276', more or less; thence westerly a distance of 679', more or less; thence southerly a distance of 228', more or less; thence southwesterly a distance of 24', more or less; thence westerly to the eastern right-of-way line of Cassopolis Street; thence southerly along said right-of-way line a distance of 91', more or less; thence easterly a distance of 255', more or less; thence southerly a distance of 631', more or less; thence westerly a distance of 250', more or less, to the eastern right-of-way line of Cassopolis Street; thence southerly along said right-of-way line a distance of 70', more or less; thence easterly a distance of 753', more or less; thence southerly a distance of 1,921', more or less, to the northern right-of-way line of Country club Drive; thence westerly along said right-of-way line a distance of 542', more or less; thence southerly a distance of 2,004', more or less, to the centerline of Sunset Avenue; thence easterly along said centerline a distance of 146', more or less, to the centerline of Canton street; thence southerly along said centerline extended a distance of 376', more or less; thence easterly a distance of 64', more or less; thence southerly a distance of 276', more or less, to the centerline of Bristol Street; thence easterly along said centerline to the centerline of Garden Street and the beginning of this description.

TWP	AREA	SEC	PCL	Property Owner(s)	Address
26	2	20	3	TSIUMAS SAM G & DORA	2917 CASSOPOLIS
26	2	21	4	720 E JACKSON BLVD LLC	402 COUNTY ROAD 6
26	2	28	15	EMILY JERRY L & JUDY	25066 DUNNY ST
26	2	28	4	NORTH PARK SUBDIVISION LAND	523 MIAMI CLUB CT
26	2	28	10	NORTH PARK SUBDIVISION LAND	523 MIAMI CLUB CT
26	2	29	4	KAJO LLC	15850 COUNTY ROAD 129
26	2	29	5	JANOWSKY-TASSELL PTR	2041 CASSOPOLIS ST
26	2	29	6	STROCK JERRY L & MARGARET A	300 ROBAIR LN
26	2	29	7	TUDOR MICHAEL A & BRENDA L	2041 ANNA DR
26	2	29	20	KILBURN DAN J & AMBER S	52075 DEL RUE DR
27	2	20	1	WINDING WATERS	26588 COUNTY ROAD 4
27	2	20	3	WINDING WATERS BRETHREN CHURCH	26588 COUNTY ROAD 4 WEST
27	2	20	7	D & S ENTERPRISES OF ELKHART	220 CARAVAN DRIVE
27	2	20	8	PALAN CORP	19636 LACEY LN
27	2	20	11	AMICKAIN LLC	19636 LACEY LANE
27	2	20	12	PALAN HOSPITALITY INC	19636 LACEY LANE
27	2	20	14	PALAN CORP	19636 LACEY LN
27	2	20	15	PALAN HOSPITALITY INC	19636 LACEY LN
27	2	20	16	AMICKAIN LLC	19636 LACEY LN
27	2	20	17	PALAN HOSPITALITY INC	19636 LACEY LANE
27	2	20	2	EDWARD ROSE OF INDIANA	PO BOX 3015
27	2	20	1	AYUSH CORPORATION	3250 NORTHVIEW BLVD
27	2	20	2	CUMMINS GARY L & JO ANN	30687 RAINTREE DR
27	2	20	10	GN INVESTMENTS LLC	PO BOX 360
27	2	20	11	HULETT MABLE LORRAINE TRUSTEE	20389 COLONY BAY DR
27	2	20	13	MARBACH CHRISTIAN F & SARA J	23274 MAY ST
27	2	20	14	DILLMAN M DWIGHT	P O BOX 205
27	2	20	15	DILLMAN M DWIGHT	P O BOX 205
27	2	20	16	GOODWILL INDUSTRIES OF MICHIANA	P O BOX 3128
27	2	20	17	SPACEMAKER SELF STORAGE INC	PO BOX 259
27	2	20	18	SCHROCK CARL L 1/4 & WAYNE O	PO BOX 259
27	2	20	20	NPP ASSOCIATES A MI LTD PTR	6960 ORCHARD LK RD STE 300
27	2	20	21	NPP ASSOCIATES A MI LTD PTR	6960 ORCHARD LK RD STE 300
27	2	20	24	NPP ASSOCIATES A MI LTD PTR	6960 ORCHARD LK RD STE 300
27	2	20	25	NPP ASSOCIATES A MI LTD PTR	6960 ORCHARD LK RD STE 300
27	2	20	27	NPP ASSOCIATES A MI LTD PTR	6960 ORCHARD LK RD STE 300
27	2	20	28	ORRICK VICKI	53936 COUNTY RD 9
27	2	20	1	SHREE RAM LLC	1501 E MARKET ST
27	2	20	4	PATEL ANANT	1610 EVERGREEN PLACE
27	2	20	9	TURK JOHN S & MICHAEL BYRD	PO BOX 1242
27	2	20	11	DANDINO MICHAEL J SR & ANGELA	51198 AQUA DR
27	2	20	13	ANANT CORP	3321 PLAZA CT
27	2	20	14	AYUSH CORPORATION	3250 NORTHVIEW BLVD
27	2	20	1	BANK ONE	PO BOX 1919
27	2	20	9	A&NN CORPORATION AN IN CORP	3440 CASSOPOLIS ST
27	2	20	10	SULT ROGER A TRUSTEE OF THE	70219 BEACH DR
27	2	20	11	SULT ROGER TRUSTEE OF THE	70219 BEACH DR
27	2	20	12	SULT ROGER TRUSTEE OF THE	70219 BEACH DR
27	2	20	19	RONSKKE KENNETH A REV TRUST	52042 STATE ROAD 19
27	2	20	24	TCMM REALTY LLC	901 STRONG AVE
27	2	20	26	TCMM REALTY LLC	901 STRONG AVE

27	2	20	27 B & D ENTERPRISES	3300 CASSOPOLIS ST
27	2	20	28 SWARTZ BRUCE A & ANNE I TRUSTEES	PO BOX 1600
27	2	20	29 GANPATI INC	4124 LINCOLNWAY WEST
27	2	20	30 RLB1 LLC	3510 PARK PLACE WEST
27	2	20	31 MITNEEP LLC	3326 CASSOPOLIS
27	2	20	1 DRIVE & SHINE DEVELOPMENT INC	5406 NORTH MAIN ST
27	2	20	2 DRIVE & SHINE EXPRESS INC	5406 NORTH MAIN STREET
27	2	20	3 ALDI INDIANA LP INDIANA	PO BOX 1398
27	2	20	4 ALDI INDIANA LP AN INDIANA	PO BOX 1398
27	2	20	1 PATEL ANANT N	1610 EVERGREEN PLACE
27	2	20	2 CRACKER BARREL OLD COUNTRY	PO BOX 787
27	2	20	3 CRACKER BARREL OLD COUNTRY	PO BOX 787
27	2	20	4 CRACKER BARREL OLD COUNTRY	PO BOX 787
27	2	20	16 PLAZA COURT REALTY INC	111 ALT DR
27	2	20	17 PLAZA COURT REALTY INC	111 ALT DR
27	2	20	31 GE CATPITAL FRANCHISE FINANCE	17207 N PERIMETER DR
27	2	20	33 SHREE RAM LLC	215 NORTHPOINTE BLVD
27	2	20	34 JCP LLC	115 NORTHPOINTE BLVD
27	2	20	35 R & E REAL ESTATE INC	107 NORTH POINTE BLVD
27	2	20	37 PLAZA COURT REALTY INC	111 ALT DR
27	2	20	39 NPP ASSOCIATES A MI LTD PTR	6960 ORCHARD LK RD STE 300
27	2	20	40 NPP ASSOCIATES A MI LTD PTR	6960 ORCHARD LK RD STE 300
27	2	20	43 AC GEENEN ASSOC CONSISTING OF	12 WEST 8TH ST STE 250
27	2	20	44 IRONMEN LLC	PO BOX 15
27	2	20	45 GE CAPITAL FRANCHISE FINANCE	17207 N PERIMETER DR
27	2	20	1 KIDS PROPERTIES LLC	PO BOX 1502
27	2	20	2 KIDS PROPERTIES LLC	PO BOX 1502
27	2	20	4 NICKELL GEORGE E & PATRICIA A	53044 SYLVAN CT
27	2	20	5 CONTINENTAL INDUSTRIES INC	PO BOX 1248
27	2	20	6 RCR INC	3012 MOBILE DR
27	2	20	9 MERCURY SWITCHES INC	3010 WINDING WATERS LANE
27	2	20	10 CARPENTERS SON FURNITURE THE	24832 REDFIELD RD
27	2	20	11 CITY OF ELKHART	229 S 2ND ST
27	2	20	12 E Z LOADER INDIANA INC	PO BOX 3263
27	2	20	1 RCR INC	3012 MOBILE DR
27	2	20	2 RCR INC	3012 MOBILE DR
27	2	20	3 MICHIANA STAR HOLDINGS LLC	3008 MOBILE DR
27	2	20	4 D & J REALTY LLC	PO BOX 2300
27	2	20	5 NIBLOCK MACHINERY INC	130 E WINDSOR AV
27	2	20	20 WC & DH LLC	30400 COUNTY ROAD 2
27	2	20	21 GREENFIELD CORPORATION	600 SKYVIEW DR
27	2	20	1 CONTINENTAL INDUSTRIES INC	PO BOX 1248
27	2	20	2 WARD HARMON C & GRAEME	18806 COUNTY RD 2
27	2	20	3 WARD HARMON C & GRAEME	18806 COUNTY RD 2
27	2	20	4 WARD HARMON C & GRAEME	18806 COUNTY RD 2
27	2	20	5 ALVEY FRANK C & BARBARA J	127 E WINDSOR AV
27	2	20	6 ALVEY FRANK C & BARBARA J	127 E WINDSOR AV
27	2	20	3 HOWELL OPAL J & BETTYE N	110 COUNTY RD 6 E
27	2	20	5 KILBURN JOE F & BETTYE N	140 COUNTY ROAD 6 W
27	2	20	7 KILBURN JOE F & BETTYE N	140 COUNTY ROAD 6 W
27	2	20	9 KILBURN JOE F & BETTY N	110 COUNTY RD 6 W
27	2	20	11 GREENFIELD CORPORATION	600 SKYVIEW DR



27	2	20	12 RYANS HOOSIER GROUP LP	4287 BELTLINE ROAD
27	2	20	4 TSUMAS SAM G & DORA	2917 CASSOPOLIS
27	2	20	11 F H I INC	PO BOX 811097
27	2	20	12 FIRST ELKHART LLC	9700 HIGGINS RD #810
27	2	20	2 STATE OF INDIANA TOLL RD DIV	P O BOX 1
27	2	20	12 SIGNATURE ELKHART LTD	8 PERIMETER CTR E STE 8050
27	2	20	17 BEF REIT INC	3776 S HIGH ST
27	2	20	3 GENERAL MILLS RESTAURANTS INC	PO BOX 593330
27	2	20	5 GENERAL MILLS RESTAURANTS INC	PO BOX 593330
27	2	20	6 GENERAL MILLS RESTAURANTS INC	PO BOX 593330
27	2	20	7 FORTY UNLIMITED	PO BOX 848
27	2	20	15 FORTY UNLIMITED	PO BOX 848
27	2	20	19 FORTY UNLIMITED	PO BOX 848
27	2	20	24 FORTY UNLIMITED	PO BOX 848
27	2	20	26 SINOFOHO REALTY LTD	PO BOX 848
27	2	20	30 SEAHAWK CORP	P O BOX 1322
27	2	20	32 SEAHAWK CORP	P O BOX 1322
27	2	20	34 FORTY UNLIMITED AN IN GEN PTR	PO BOX 848
27	2	20	36 HEETER GREG & KATHLEEN L	1333 S NAPPANEE ST
27	2	20	37 JAMESON INNS INC	8 PERIMETER CTR E STE 8050
27	2	20	1 MILLIMAN SHARON S TRUSTEE OF	13614 US HWY 12
27	2	20	2 MILLIMAN SHARON S TRUSTEE OF	13614 US HWY 12
27	2	20	3 MILLIMAN SHARON S TRUSTEE OF	13614 US HWY 12
27	2	20	4 MILLIMAN SHARON S TRUSTEE OF	13614 US HWY 12
27	2	20	5 MILLIMAN SHARON S TRUSTEE OF	13614 US HWY 12
27	2	20	6 MILLIMAN SHARON S TRUSTEE OF	13614 US HWY 12
27	2	20	7 MILLIMAN SHARON S TRUSTEE OF	13614 US HWY 12
27	2	20	8 MILLIMAN SHARON S TRUSTEE OF	13614 US HWY 12
27	2	20	9 MILLIMAN SHARON S TRUSTEE OF	13614 US HWY 12
27	2	20	15 C & J REALTY	415 NEW STREET
27	2	20	1 MILLIMAN SHARON S TRUSTEE OF	13614 US HWY 12
27	2	20	2 MILLIMAN SHARON S TRUSTEE OF	13614 US HWY 12
27	2	20	3 MILLIMAN SHARON S TRUSTEE OF	13614 US HWY 12
27	2	20	4 MILLIMAN SHARON S TRUSTEE OF	13614 US HWY 12
27	2	20	5 MILLIMAN SHARON S TRUSTEE OF	13614 US HWY 12
27	2	20	11 MILLIMAN SHARON S TRUSTEE OF	13614 US HWY 12
27	2	20	12 MILLIMAN SHARON S TRUSTEE OF	13614 US HWY 12
27	2	20	13 MILLIMAN SHARON S TRUSTEE OF	13614 US HWY 12
27	2	20	14 MILLIMAN SHARON S TRUSTEE OF	13614 US HWY 12
27	2	20	22 HIGLEY REFRIGERATION	2901 CASSOPOLIS
27	2	20	23 HIGLEY REFRIGERATION	2901 CASSOPOLIS
27	2	20	25 HIGLEY REFRIGERATION	2901 CASSOPOLIS ST
27	2	20	26 HIGLEY REFRIGERATION	2901 CASSOPOLIS ST
27	2	20	27 HIGLEY REFRIGERATION	2901 CASSOPOLIS
27	2	20	28 ELKHART HOSPITALITY CORP	38043 CENTER RIDGE RD
27	2	20	29 FRESHOUR LONNIE & VICKI	71028 BELLOWS RD
27	2	20	1 NICKELL IRENE C AS TRUSTEE OF	52142 WINDING WATERS LA
27	2	20	2 NICKELL IRENE C AS TRUSTEE OF	52142 WINDING WATERS LA
27	2	20	3 NICKELL IRENE C AS TRUSTEE OF	52142 WINDING WATERS LA
27	2	20	4 NICKELL IRENE C AS TRUSTEE OF	52142 WINDING WATERS LA
27	2	20	5 ELKHART RIFLE AND PISTOL CLUB	P O BOX 422
27	2	20	6 ELKHART RIFLE AND PISTOL CLUB	P O BOX 422

27	2	20	7 ELKHART RIFLE CLUB INC	PO BOX 422
27	2	20	8 ELKHART RIFLE CLUB INC	PO BOX 422
27	2	20	9 ELKHART RIFLE CLUB INC	PO BOX 422
27	2	20	16 BARFELL LARRY W & JEAN E	21045 RIVERBROOK LN
27	2	20	17 BARFELL LARRY W & JEAN E	21045 RIVERBROOK LN
27	2	20	18 BARFELL LARRY W & JEAN E	21045 RIVERBROOK LN
27	2	20	19 BARFELL LARRY W & JEAN E	21045 RIVERBROOK LN
27	2	20	20 BARFELL LARRY W & JEAN E	21045 RIVERBROOK LN
27	2	20	21 BARFELL LARRY W & JEAN E	21045 RIVERBROOK LN
27	2	20	22 LEUNG CHRISTOPHER & HELEN	2819 CASSOPOLIS STREET
27	2	20	23 LEUNG CHRISTOPHER & HELEN L	51937 NORTHFIELD DR
27	2	20	24 SAPNA ENTERPRISES LLC	23767 COUNTY ROAD 6
27	2	20	27 BARFELL LARRY W & JEAN E	21045 RIVERBROOK LN
27	2	20	29 GATEWAY PROPERTY DEVELOPMENT	56622 COUNTY ROAD 17
27	2	20	30 BARFELL LARRY W & JEAN E	21045 RIVERBROOK LN
27	2	20	4 GATEWAY PROPERTY DEVELOPMENT	56622 COUNTY ROAD 17
27	2	20	5 GATEWAY PROPERTY DEVELOPMENT	56622 COUNTY ROAD 17
27	2	20	6 GATEWAY PROPERTY DEVELOPMENT	56622 COUNTY ROAD 17
27	2	20	7 GATEWAY PROPERTY DEVELOPMENT	56622 COUNTY ROAD 17
27	2	20	8 VASHU MOTELS INC	2807 CASSOPOLIS ST
27	2	20	9 VASHU MOTELS INC	2807 CASSOPOLIS ST
27	2	20	11 FIRST NATIONAL BANK	PO BOX 94839
27	2	20	12 FIRST NATIONAL BANK	PO BOX 560807
27	2	20	13 FIRST NATIONAL BANK	PO BOX 94839
27	2	20	15 VASHU MOTELS INC	2807 CASSOPOLIS ST
27	2	20	16 FIRST NATIONAL BANK	PO BOX 94839
27	2	20	18 VASHU MOTELS INC	2807 CASSOPOLIS ST
27	2	20	20 GATEWAY PROPERTY DEVELOPMENT	56622 COUNTY ROAD 17
27	2	20	21 G & S ELKHART LLC	1314 WINTER SPRINGS BLVD
27	2	20	11 BEF REIT INC	3776 SO HIGH ST
27	2	20	14 MENARD INC	4777 MENARD DR
27	2	20	15 FORTY UNLIMITED AN IN GEN PTR	PO BOX 848
27	2	20	17 MENARD INC	4777 MENARD DR
27	2	20	2 LIN GUI XIONG & HUI HUA WU	26785 STONEY CREEK
27	2	20	3 ROOFTOP REMAINDER LLC	PO BOX 117508
27	2	20	1 CHAUDHRYS LLC	303 S MAIN ST SUITE 209
27	2	20	2 MCDONALDS CORPORATION	PO BOX 66207 AMF OHARE
27	2	20	3 MCDONALDS CORP	PO BOX 66207 AMF OHARE
27	2	20	4 KNUCKLES DELMER & SHIRLEY	PO BOX 96
27	2	20	10 MC DONALDS CORPORATION	PO BOX 66207 AMF OHARE
27	2	20	11 FISHLER-BIRZELE P C AN IN	516 COUNTY RD 6
27	2	20	12 MCDONALDS CORPORATION	PO BOX 66207 AMF OHARE
27	2	20	13 FISHLER-BIRZELE P C	516 COUNTY ROAD 6
27	2	20	2 KISER NORMA L TRUSTEE REV LIV	52930 COUNTY RD 9
27	2	20	6 MENARD INC	4777 MENARD DR
27	2	20	8 HFT REALTY COMPANY INC	1758 SOUTH HILL BLVD
27	2	20	12 HFT REALTY COMPANY INC	1758 SOUTH HILL BLVD
27	2	20	14 MENARD INC	4777 MENARD DR
27	2	20	17 ELKHART NORTH STORAGE	PO BOX 907
27	2	20	19 MENARDS INC	4777 MENARDS DR
27	2	20	20 HFT REALTY COMPANY INC	1758 SOUTH HILL BLVD
27	2	20	1 CHAUDHRYS LLC	303 S MAIN ST SUITE 209

27	2	20	2 CHAUDHRY'S LLC	303 S MAIN ST SUITE 209
27	2	20	3 JONES EARL W & SHIRLEY ANN	441 E BEARDSLEY
27	2	20	4 KING JERRY L	2821 CUMBERLAND AVE
27	2	20	6 FISHLER-BIRZELE P C AN IN	516 COUNTY ROAD 6 E
27	2	20	7 CAMPOLI RENALDO MARIO &	608 COUNTY ROAD 6
27	2	20	8 PLUMMER JOHN H JR & JANE A	3201 VILLAGE CT
27	2	20	9 PLUMMER JOHN H JR & JANE A	3201 VILLAGE CT
27	2	20	1 ADAMS STEVE B & BECKY S	51450 WINDING WATERS LANE
27	2	20	2 BAKER TED C & JENNIFER L	68859 BALDWIN PRAIRIE ROAD
27	2	20	3 LINTON KATHY S	2810 CUMBERLAND AV
27	2	20	4 SWINEHART ANDREW W	2806 CUMBERLAND AV
27	2	20	5 CATALDO JOSEPH D & DOMENICO	50538 PINE ROW CT
27	2	20	6 CATALDO JOSEPH D & DOMENICO	50538 PINE ROW CT
27	2	20	7 CATALDO JOSEPH D & DOMENICO	50538 PINE ROW CT
27	2	20	8 CATALDO JOSEPH D & DOMENICO	50538 PINE ROW CT
27	2	20	9 CATALDO DOMENICO & SARITA K	2807 JOHNSON ST
27	2	20	10 CATALDO PAOLO & SANTA	1000 W MARION ST
27	2	20	11 CATALDO DOMENICO & SARITA	2807 JOHNSON ST
27	2	20	12 CATALDO DOMENICO & SARITA K	2807 JOHNSON ST
27	2	29	15 TEACHERS CREDIT UNION	PO BOX 1395
27	2	29	16 WALCENT ELK IN LLC	2720 E CAMELBACK RD STE 220
27	2	29	2 COUNTY ROAD 6 LLC	22123 SUNSET LN
27	2	29	3 COUNTY ROAD 6 LLC	22123 SUNSET LN
27	2	29	9 TRINITY DEVELOPMENT GROUP LLC	5716 COVENTRY LANE
27	2	29	10 NATIONAL CITY BANK OF INDIANA	101 WEST WASHINGTON ST
27	2	29	11 DANVILLE CROSSING L P 61% &	121 NE JEFFERSON AV STE 200
27	2	29	12 DANVILLE CROSSING L P 61% &	121 NE JEFFERSON AV STE 200
27	2	29	13 DANVILLE CROSSING L P 61% &	121 NE JEFFERSON AV STE 200
27	2	29	14 BILLYBOBS OF ELKHART LLC	2644 CEDAR SAUK RD
27	2	29	15 DANVILLE CROSSING L P 61% &	121 NE JEFFERSON AV STE 200
27	2	29	16 WAL MART REAL ESTATE	1301 SE 10TH ST
27	2	29	7 COMPTON GORDON E	2406 COUNTY ROAD 7
27	2	29	9 COMPTON GORDON E	2406 COUNTY ROAD 7
27	2	29	11 DANVILLE CROSSING L P 61% &	121 NE JEFFERSON AV STE 200
27	2	29	13 DANVILLE CROSSING L P 61% &	121 NE JEFFERSON AV STE 200
27	2	29	14 OCCIDENTAL DEVELOPMENT LLC	PO BOX 3015
27	2	29	4 COMPTON GORDON E	2406 COUNTY ROAD 7
27	2	29	7 OCCIDENTAL DEVELOPMENT LLC	PO BOX 3015
27	2	29	8 GOODSENE WILLIAM E	23162 GREENLEAF BLVD
27	2	29	9 DANVILLE CROSSING L P 61% &	121 NE JEFFERSON AV STE 200
27	2	29	10 GOODSENE WILLIAM E	23162 GREENLEAF BLVD
27	2	29	11 GOODSENE WILLIAM E	23162 GREENLEAF BLVD
27	2	29	12 BARFELL JEAN E	21045 RIVERBROOK LN
27	2	29	13 BARFELL JEAN E	21045 RIVERBROOK LN
27	2	29	14 BONTRAGER NICHOLAS M	100 KAREN DR
27	2	29	15 GOODSENE WILLIAM E	23162 GREENLEAF BLVD
27	2	29	9 CITY OF ELKHART	229 S 2ND ST
27	2	29	12 IONIC HOLDINGS LLC	4555 W DICKMAN RD
27	2	29	13 SP3 AND COMPANY LLP	1806 CHARLTON CT
27	2	29	16 GKC INDIANA THEATRES	755 APPLE ORCHARD ST
27	2	29	1 P W HOLDINGS INC	2740 CASSOPOLIS
27	2	29	2 P W HOLDINGS INC	2740 CASSOPOLIS ST

27	2	29	3 P W HOLDINGS INC	2740 CASSOPOLIS ST
27	2	29	6 BAYER FEDERAL CREDIT UNION	PO BOX 1148
27	2	29	7 ELKHART COMMUNITY SCHOOLS	2720 CALIFORNIA RD
27	2	29	14 G & S MACHINE AND TOOL INC	500 MERRILL ST
27	2	29	16 BAYER FEDERAL CREDIT UNION	PO BOX 1148
27	2	29	19 P W HOLDINGS INC	2740 CASSOPOLIS ST
27	2	29	20 P W HOLDINGS INC	2740 CASSOPOLIS ST
27	2	29	5 HIGGINS BOB J	PO BOX 4831
27	2	29	6 GFS MERGER III LLC	PO BOX 1787
27	2	29	7 GFS MERGER III LLC	PO BOX 1787
27	2	29	8 GFS MERGER III LLC	420 50TH ST SW
27	2	29	9 GFS MERGER III LLC	420 50TH STREET S W
27	2	29	10 GFS MERGER III LLC	420 50TH STREET S W
27	2	29	11 GFS MERGER III LLC	420 50TH ST 4 W
27	2	29	12 GFS MERGER III LLC	420 50TH ST SW
27	2	29	13 GFS MERGER III LLC	PO BOX 1787
27	2	29	14 HIGGINS BOB J	PO BOX 4831
27	2	29	17 HERRLI CHERYL L	527 MERRILL ST
27	2	29	19 DRIVE & SHINE REAL ESTATE INC	5406 N MAIN
27	2	29	3 MICHIANA EASY LIVIN COUNTRY	P O BOX 3300
27	2	29	4 MICHIANA EASY LIVIN COUNTRY	P O BOX 3300
27	2	29	5 MICHIANA EASY LIVIN COUNTRY	PO BOX 3300
27	2	29	10 SLATER DORIS F	200 KAREN DR
27	2	29	12 RICE MARY JO	240 KAREN DR
27	2	29	13 MSI PROPERTIES LLC	2405 CASSOPOLIS STREET
27	2	29	14 MSI PROPERTIES LLC	2405 CASSOPOLIS STREET
27	2	29	15 MSI PROPERTIES LLC	2405 CASSOPOLIS STREET
27	2	29	17 GUBI CRAIG A & JOYCE J	2425 CASSOPOLIS ST
27	2	29	18 ARMSTRONG SWANK INVESTMENTS	3900 EDISON LKS PKWY STE 201
27	2	29	20 MSI PROPERTIES LLC	2405 CASSOPOLIS STREET
27	2	29	22 MSI PROPERTIES LLC	2405 CASSOPOLIS STREET
27	2	29	27 HOLLAR ANNA M	218 KAREN DR
27	2	29	29 BEST BEEF INC	3510 PARK PL W
27	2	29	30 DANVILLE CROSSING L P 61% &	121 NE JEFFERSON AV STE 200
27	2	29	31 DANVILLE CROSSING L P 61% &	121 NE JEFFERSON AV STE 200
27	2	29	32 GOODSENE WILLIAM E	23162 GREENLEAF BLVD
27	2	29	33 RICE MARY J	240 KAREN DR
27	2	29	2 MSI PROPERTIES LLC	2405 CASSOPOLIS ST
27	2	29	3 MSI PROPERTIES LLC	2405 CASSOPOLIS ST
27	2	29	4 RHOADE RANDAL R & JOAN R	2311 CASSOPOLIS ST
27	2	29	5 HAWKINS ALAN & CATHY A	211 KAREN DRIVE
27	2	29	6 MSI PROPERTIES LLC	2405 CASSOPOLIS ST
27	2	29	1 T & M REAL ESTATE INC	1801 CASSOPOLIS ST
27	2	29	2 HAWKINS WOODROW F & LEAH M	2624 CASSOPOLIS
27	2	29	3 TRAVIS GLENDA L	228 W HIGH ST
27	2	29	4 TRAVIS GLENDA L	228 W HIGH ST
27	2	29	5 MAYWELL DEVELOPMENT LLC AN	1503 MCNAUGHTON AVE
27	2	29	6 WILLIAMS RONNIE L & CLAUDINE M	2426 CASSOPOLIS ST
27	2	29	7 WILLIAMS RONNIE L &	2426 CASSOPOLIS ST
27	2	29	8 WILLIAMS RONNIE L & CLAUDINE M	2426 CASSOPOLIS ST
27	2	29	9 MSI PROPERTIES LLC	2405 CASSOPOLIS STREET
27	2	29	10 MSI PROPERTIES LLC	2405 CASSOPOLIS STREET



27	2	29	11 MSI PROPERTIES LLC	2405 CASSOPOLIS STREET
27	2	29	12 MSI PROPERTIES LLC	2405 CASSOPOLIS STREET
27	2	29	16 NELSON JOHN H & JEANNE A	802 B YORK WOODS DR
27	2	29	17 SCHLAMERSDORF JOHN M & DAWN L	66788 CONRAD RD
27	2	29	18 ADAMS CHARLES D & CHRISTIANA	547 ARLINGTON RD
27	2	29	19 LYON THOMAS J & LINDA S	607 ARLINGTON RD
27	2	29	20 WARGON ROBERT A & TERESA L	625 ARLINGTON RD
27	2	29	57 PLUS FOUR EQUITY LLC	2720 E JACKSON BLVD
27	2	29	3 HIEBER KEVIN E & TRACY	53574 COUNTY ROAD 7
27	2	29	4 KIDDER VICKIE I	150 NORTH DR
27	2	29	5 KIDDER VICKI I	150 NORTH DR
27	2	29	15 JANOWSKY TASSELL PTR	2041 CASSOPOLIS ST
27	2	29	18 JANOWSKY TASSELL PTR	2041 CASSOPOLIS ST
27	2	29	19 KILBURN DAN J & AMBER S	52075 DEL RUE DR
27	2	29	21 KAJO LLC	15850 COUNTY ROAD 129
27	2	29	26 JANOWSKY TASSELL PTR	2041 CASSOPOLIS
27	2	29	1 FRONTIER INVESTMENTS LLC	2805 OLD US 20 WEST
27	2	29	2 FRONTIER INVESTMENTS LLC	2805 OLD US 20 W
27	2	29	3 FRONTIER INVESTMENTS LLC	2805 OLD US 20 W
27	2	29	4 CASSOPOLIS STREET ASSOCIATES	89 W CHICAGO ST
27	2	29	5 CASSOPOLIS INVESTORS LLC	3212 ELKHART RD
27	2	29	4 FRONTIER INVESTMENTS LLC	2805 OLD US 20 WEST
27	2	29	5 FRONTIER INVESTMENTS LLC	2805 OLD US 20 W
27	2	29	3 MATTHEOS PETE M	108 W MCKINLEY HIGHWAY
27	2	29	4 MATTHEOS PETE M AKA PETE	108 W MCKINLEY
27	2	29	5 MATTHEOS PETE M AKA PETE	108 W MCKINLEY
27	2	29	6 HEINOLD J KEITH & SUSAN E	55 N 400 E
27	2	29	1 LONGFELLOW ARNOLD D & BANK ONE	121 W FRANKLIN ST
27	2	29	2 MILLER CHARLES L & MARY JANE	1901 ANNA DR
27	2	29	3 BEARD JEFFREY E & LINDA K	2001 S TAMiami TRAIL
27	2	29	4 BEARD JEFFREY E & LINDA K	2001 S TAMiami TRAIL
27	2	29	1 SNOW LARRY R CHARITABLE	28812 PHILLIPS ST
27	2	29	2 SNOW LARRY R CHARITABLE	PO BOX 1369
27	2	29	3 ALMEGA GROUP LLC	6910 N MAIN ST
27	2	29	4 ALMEGA GROUP LLC	6910 N MAIN ST
27	2	29	5 EMRO MARKETING CO A DEL CORP	539 S MAIN ST
27	2	29	2 RMC REALTY LLC	10451 NUTMEG DRIVE
27	2	29	4 LEER REALTY AN IND PRTNRSH	236 WATERFALL DR STE A
27	2	29	5 CHESSEY FLOYD & SANDRA K	4133 W WILSON ST SPACE 17
27	2	29	6 RMC REALTY LLC	10451 NUTMEG DRIVE
27	2	29	2 CRAFT ALONZO JR	2201 CASSOPOLIS ST
27	2	29	3 HILL TRUCK SALES INC	PO BOX 598
27	2	29	12 CRAFT ALONZO JR	2201 CASSOPOLIS ST
27	2	29	28 COUNTRY CLUB LANES LTD	1910 CASSOPOLIS ST
27	2	30	12 CITY OF ELKHART THE BD OF	P O BOX 1212
27	2	32	1 CATALDO GIOVANNA K	301 COUNTRY CLUB DR
27	2	32	2 CATALDO GIOVANNA K	301 COUNTRY CLUB DR
27	2	32	3 CATALDO JOSEPH D & AUTRY J	50538 PINE ROW CT
27	2	32	6 MAJERY JOHN & ROSE	325 COUNTRY CLUB DR
27	2	32	7 MCALLISTER MILDRED E TRUSTEE	25865 COOLIDGE AVE
27	2	32	8 MCALLISTER MILDRED E TRUSTEE	25865 COOLIDGE AVE
27	2	32	9 DEFENBAUGH BOYD E & SAMUEL B	52396 COUNTY ROAD 9

27	2	32	10 DEFENBAUGH BOYD E & SAMUEL B	52396 COUNTY ROAD 9
27	2	32	12 MCALLISTER MILDRED E TRUSTEE	25865 COOLIDGE AVE
27	2	32	13 DEFENBAUGH BOYD E & SAMUEL B	52396 COUNTY ROAD 9
27	2	32	14 WINDSOR RALPH E & MAGDALENE	28054 COUNTY ROAD 4 W
27	2	32	15 PAPES THOMAS J & ERIKA M	504 CARTER RD
27	2	32	17 HICKMAN RONALD E SR	53020 TULAIN STREET
27	2	32	18 HICKMAN RONALD E SR	53020 TULAIN STREET
27	2	32	19 HICKMAN RONALD E SR	53020 TULAIN STREET
27	2	32	20 HICKMAN RONALD E SR	53020 TULAIN STREET
27	2	32	21 T & M REAL ESTATE INC	PO BOX 4405
27	2	32	23 ARIAS MIGUEL & LUIS M ARIAS	321 COUNTRY CLUB DR
27	2	32	24 ARIAS MIGUEL & LUIS M ARIAS	321 COUNTRY CLUB DR
27	2	32	26 MCALLISTER MILDRED E TRUSTEE	25865 COOLIDGE AVE
27	2	32	27 ARIAS MIGUEL & LUIS M ARIAS	321 COUNTRY CLUB DR
27	2	32	1 MANN KENNETH L	2031 ANNA DR
27	2	32	2 MANN KENNETH L	2031 ANNA DR
27	2	32	3 ZENITH HOTELS LLC	17450 LANCASTER CT
27	2	32	1 T & M REAL ESTATE INC	PO BOX 4405
27	2	32	2 T & M REAL ESTATE INC	PO BOX 4405
27	2	32	3 T & M REAL ESTATE INC	PO BOX 4405
27	2	32	4 T & M REAL ESTATE INC	PO BOX 4405
27	2	32	5 T & M REAL ESTATE INC	PO BOX 4405
27	2	32	6 T & M REAL ESTATE INC	PO BOX 4405
27	2	32	7 T & M REAL ESTATE	PO BOX 4405
27	2	32	8 ATTILA A KOVACH PROPERETIES INC	PO BOX 4405
27	2	32	9 T & M REAL ESTATE INC	PO BOX 4405
27	2	32	10 T & M REAL ESTATE INC	PO BOX 4405
27	2	32	11 MCALLISTER MILDRED E TRUSTEE	1701 CASSOPOLIS ST
27	2	32	12 ERZSEBET REAL ESTATE INC	PO BOX 4405
27	2	32	13 T & M REAL ESTATE INC	1801 CASSOPOLIS ST
27	2	32	14 T & M REAL ESTATE INC	1801 CASSOPOLIS ST
27	2	32	15 T & M REAL ESTATE INC AN IN CO	1801 CASSOPOLIS ST
27	2	32	16 T & M REAL ESTATE INC AN IN CO	1801 CASSOPOLIS ST
27	2	32	17 KNEPP KENNETH W & JUDY M	1717 CASSOPOLIS ST
27	2	32	18 WILLIAMS DAVID A	1701 CASSOPOLIS ST
27	2	32	19 CARRIAGE CLEANERS INC	1701 CASSOPOLIS ST
27	2	32	1 T & M REAL ESTATE INC AN IN CORP	1801 CASSOPOLIS ST
27	2	32	2 T & M REAL ESTATE INC AN IND CO	1801 CASSOPOLIS ST
27	2	32	3 T & M REAL ESTATE INC	PO BOX 4405
27	2	32	5 VITE FRANK A & BARBARA A UND	2851 E BRISTOL ST STE A
27	2	32	13 LEE ALFRED L	1592 FRANKLIN ST
27	2	32	1 T & M REAL ESTATE INC	PO BOX 4405
27	2	32	2 T & M REAL ESTATE INC	PO BOX 4944
27	2	32	3 T & M REAL ESTATE INC	PO BOX 4405
27	2	32	4 T & M REAL ESTATE INC	PO BOX 4405
27	2	32	5 T & M REAL ESTATE INC	PO BOX 4405
27	2	32	6 T & M REAL ESTATE INC	PO BOX 4405
27	2	32	7 T & M REAL ESTATE INC	PO BOX 4405
27	2	32	8 SALVATION ARMY THE	510 SOUTH MAIN ST
27	2	32	14 FREEDER THOM C	1613 CASSOPOLIS ST
27	2	32	16 MERCANTILE NAT BK TRUSTEE	11639 WALNUT ST
27	2	32	17 MERCANTILE NAT BK TRUSTEE	11639 WALNUT CT

27	2	32	20 LENNOX KLOSE PROPERTIES INC	300 E BRISTOL ST
27	2	32	21 AUTOZONE INC AN NV CORP	PO BOX 2198
27	2	32	22 SPAGNULO HUGO	69654 UNION RD
27	2	32	23 AUTOZONE INC AN NV CORP	PO BOX 2198
27	2	32	24 COLUMBIA INDIANAPOLIS 4	PO BOX 4900
27	2	32	25 ELKHART OSCO INVESTORS LLC	12520 HIGH BLUFF DR STE 285
27	2	32	26 YODER OIL CO INC	PO BOX 1097
27	2	32	29 FREEDER THOM	1613 CASSOPOLIS ST
27	2	32	30 MERCANTILE NAT BK TRUSTEE	11639 WALNUT CT
27	2	32	32 YODER OIL CO INC	PO BOX 1097
27	2	32	34 BROOKSTONE INVESTMENTS LLC	4010 DORAL LANE
27	2	32	35 BROOKSTONE INVESTMENTS LLC	4010 DORAL LANE
27	2	32	37 T & M REAL ESTATE INC	PO BOX 4405
27	2	32	39 BROOKSTONE INVESTMENTS LLC	4010 DORAL LN
27	2	32	40 BERKEL RANDALL J & KIMBERLY A	1623 CASSOPOLIS ST
27	2	32	4 KOPPERT WOBEGINA	1632 CASSOPOLIS ST
27	2	32	11 WAGGONER TERRY MICHAEL	60075 SHAFER BROS RD
27	2	32	23 BENDER PIZZA INC	PO BOX 35370
27	2	32	24 BR ASSOCIATES INC	4201-A MANNHEIM RD
27	2	32	26 HAWKINS ROBERT E & NANCY E	PO BOX 1198
27	2	32	27 WEST JAMES A	PO BOX 1402
27	2	32	31 SWIFTY TRANSPORTATION INC	P O BOX 1002
27	2	32	1 HAMSTRA BUILDERS INC	12028 N 200 W
27	2	32	6 APPLE CREEK CORP AN IN CORP	1506 CASSOPOLIS ST
27	2	32	7 APPLE CREEK CORP AN IN CORP	1506 CASSOPOLIS ST
27	2	32	8 APPLE CREEK CORP AN IN CORP	1506 CASSOPOLIS ST
27	2	32	9 HAMSTRA BUILDERS INC	12028 N 200 W
27	2	32	16 HAMSTRA BUILDERS INC	12028 N 200 W
27	2	32	17 HAMSTRA BUILDERS INC	12028 N 200 W
27	2	32	19 GOOD RICHARD F & LOUJEAN	10303 COPPER CHASE DRIVE

# Corridor Recommendations Map One

IN S.R. 19  
Elkhart Corridor Study  
Elkhart, IN

Northern  
Boundary  
of Corridor

## INTERSECTION IMPROVEMENTS

### C.R. 4 Intersection:

- Reduce cycle length to 90 seconds
- Shift green time to left-turn phases

Shared drive and through alley consolidate curb cuts; Aligns w/ new drive across

Realignment allows for connection across S.R. 19 to new consolidated access drive

Connecting drive accommodates traffic from closed service drive north of S.R. 19/ Northpointe Intersection

Connecting drive and corresponding closure alleviates congestion at the S.R. 19 intersection

Eastern-most drive could be abandoned and filled in with additional commercial pad if access provided off internal drive

NORTHPOINTE  
SHOPPING CENTER



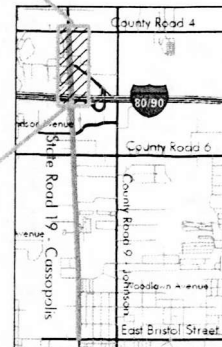
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Compact front shared drive consolidates several curb cuts into two while sharing access across front parking areas

When development occurs on parcel to east of Best Western, this new drive consolidates three curb cuts into one while providing alternate access to Best Western to the North; also aligns across S.R. 19 with new drive

Shallow cross-service drives should be eliminated

High slope approach should have no access



S.R. 19 DETAIL LOCATION MAP

## Legend

- New Edge of Pavement - Proposed
- Signalized Intersection (Red Proposed)
- Drive/Road Closure - Proposed
- New Pavement - Proposed
- Pvmt. Removal - Proposed
- Driveway Alignment Adjustments - Proposed

A Match Line -  
B Match to S.R. 19 Map 2

\*Traffic counts data from MACOG;  
2000 observed 2025 projected



City of Elkhart

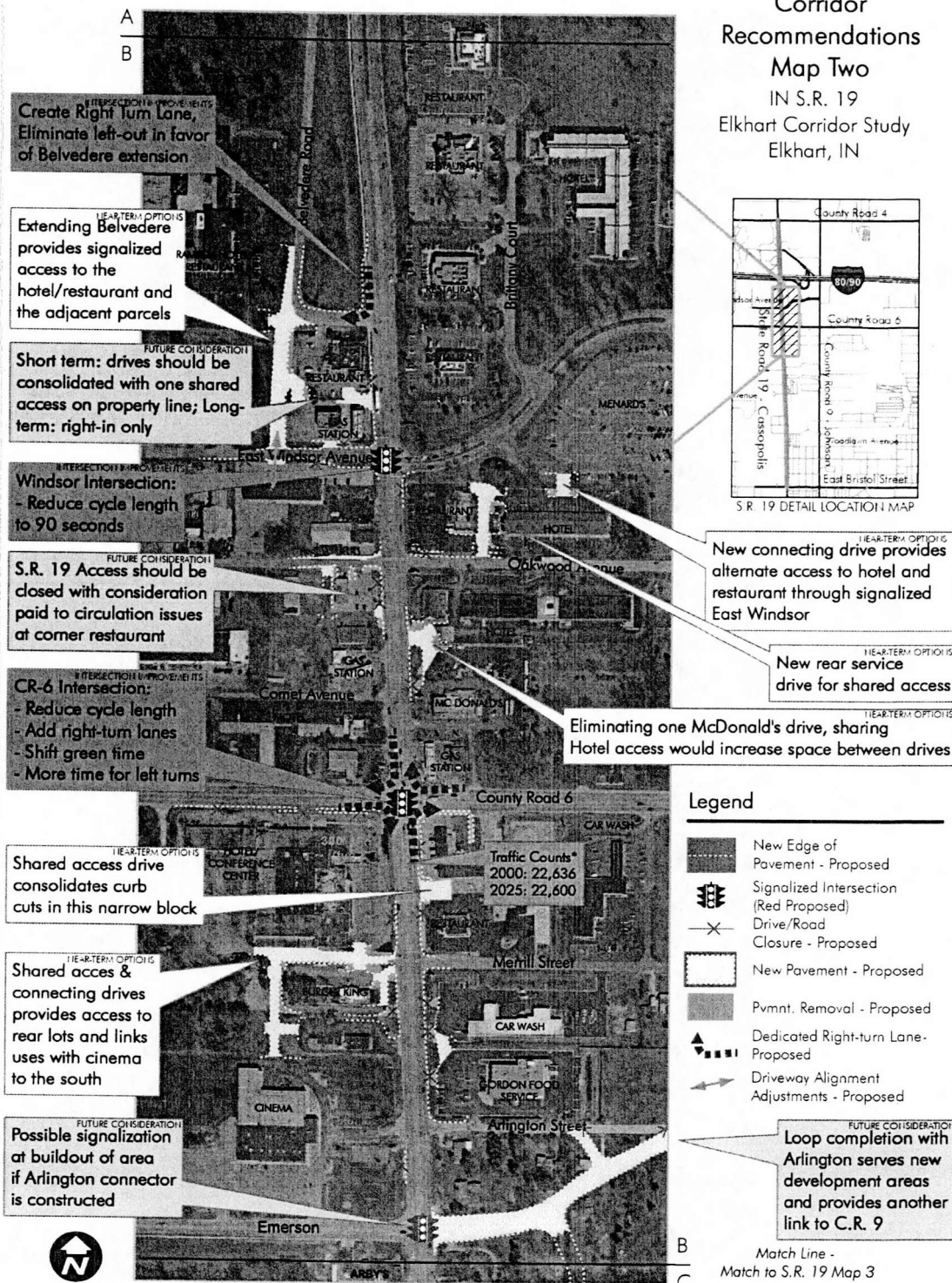
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Corridor  
Recommendations  
Map Two  
IN S.R. 19  
Elkhart Corridor Study  
Elkhart, IN



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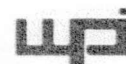
\*Traffic counts data from MACOG;  
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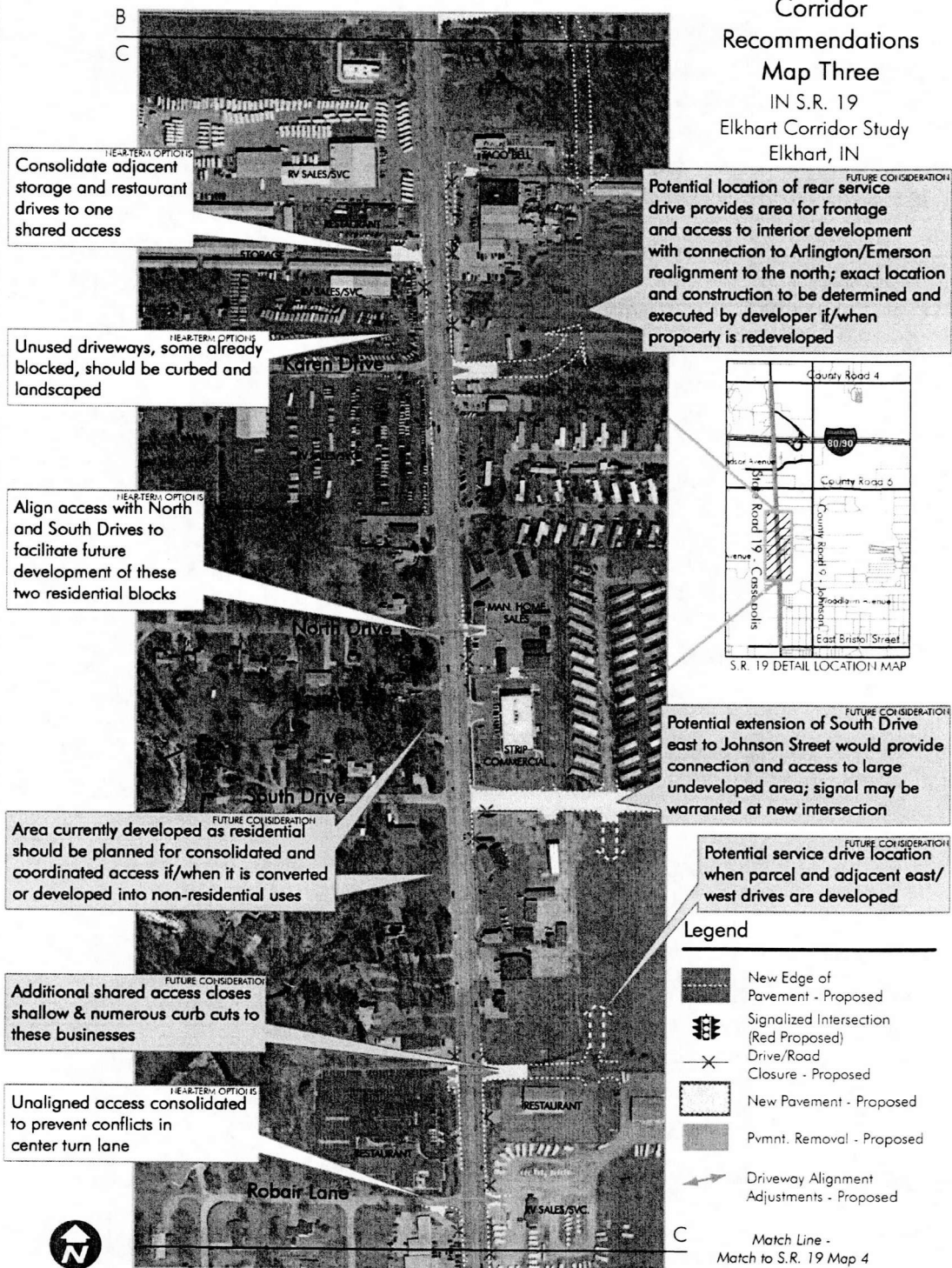
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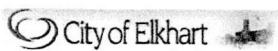


# Corridor Recommendations Map Three IN S.R. 19 Elkhart Corridor Study Elkhart, IN



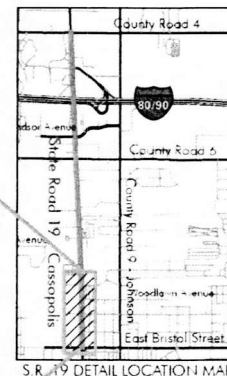
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\*Traffic counts data from MACOG;  
2000 observed 2025 projected



C  
D

# Corridor Recommendations Map Four IN S.R. 19 Elkhart Corridor Study Elkhart, IN



**Corner fast food**  
should share access  
with bowling alley

**Northern end of rear service**  
drive allows closure of several  
drives while providing access  
to a potential signal or side street  
for higher-visibility left-turns

**Potential long-term signal**  
location if Woodlawn volume  
increases; would require  
reconstruction of lot to west

**If/when this general area is**  
converted to commercial,  
internal connections/service  
drives should be developed

**Prime development area**  
and hardware could benefit  
from this connection; should  
be considered an alternative  
in the future with consideration of  
impacts to the hardware property

**Either of the two following**  
alternatives would effectively  
connect businesses in this area,  
eliminating a substantial number  
of left-in and left-out movements  
on Cassopolis St as far north as  
Country Club:  
**Alternative A:** connect all front  
parking lots from Bristol-Auto Parts  
**Alternative B:** connect the Grocery  
rear lot north to the side street and  
provide rear access to all frontage



Southern  
Boundary  
of Corridor

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**Vacant frontage and**  
relatively deep parcels allow  
for shared access drive and  
closure of open corner access

**Although too shallow for rear**  
service drives, current parking  
lots should be adapted to  
share access and allow access  
off side streets

## Legend

- New Edge of Pavement - Proposed
- Signalized Intersection (Red Proposed)
- Drive/Road Closure - Proposed
- New Pavement - Proposed
- Pvmnt. Removal - Proposed
- Driveway Alignment Adjustments - Proposed

**South corner drive closed; West**  
drive redesigned as right-in only

**Bristol Intersection:**  
- Add a 2nd NB through lane  
- Add WB right-turn phase  
- Slight shift in green times  
- Additional changes are being considered  
by the City and State

\*Traffic counts data from MACOG;  
2000 observed 2025 projected



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# Corridor Recommendations Map One

IN S.R. 19  
Elkhart Corridor Study  
Elkhart, IN

Northern  
Boundary  
of Corridor

**C.R. 4 Intersection:**  
- Reduce cycle length  
to 90 seconds  
- Shift green time to  
left-turn phases

**Shared drive and through  
alley consolidate curb cuts;  
Aligns w/ new drive across**

**Realignment allows for  
connection across  
S.R. 19 to new  
consolidated access drive**

**Connecting drive  
accommodates  
traffic from  
closed service  
drive north of  
S.R. 19/  
Northpointe  
Intersection**

**Connecting drive and  
corresponding closure  
alleviates congestion  
at the S.R. 19  
intersection**

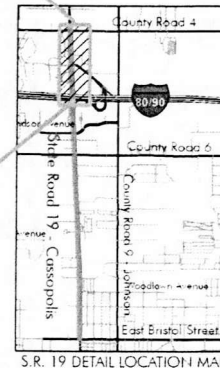
**Eastern-most drive  
could be abandoned  
and filled in with additional  
commercial pad if access  
provided off internal drive**

**Compact front shared drive  
consolidates several curb  
cuts into two while sharing  
access across front parking areas**

**When development occurs on  
parcel to east of Best Western,  
this new drive consolidates three  
curb cuts into one while providing  
alternate access to Best Western  
to the North; also aligns  
across S.R. 19 with new drive**

**Shallow cross-service  
drives should be  
eliminated**

**High slope approach  
should have no access**



## Legend

- New Edge of Pavement - Proposed
- Signalized Intersection (Red Proposed)
- Drive/Road Closure - Proposed
- New Pavement - Proposed
- Pvmnt. Removal - Proposed
- Driveway Alignment Adjustments - Proposed

A Match Line -  
Match to S.R. 19 Map 2  
B

\*Traffic counts data from MACOG,  
2000 observed 2025 projected

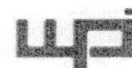
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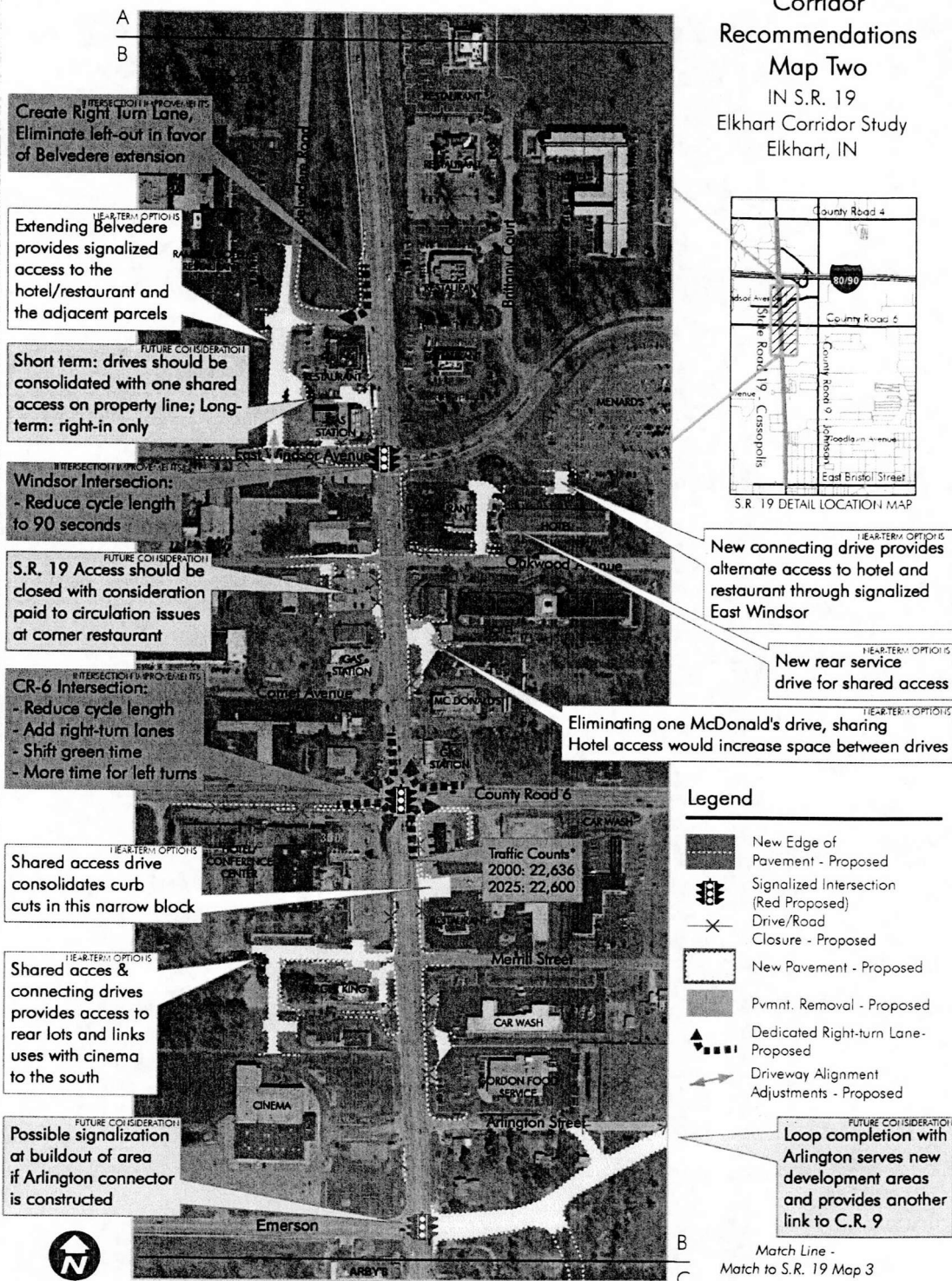
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# Corridor Recommendations Map Two IN S.R. 19 Elkhart Corridor Study Elkhart, IN



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\*Traffic counts data from MACOG;  
2000 observed 2025 projected



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