

Cobb Funeral Home

3525 S. Michigan Street South Bend, Indiana 46614 Tel.: **574**) 291-6500

Fax: **579** 291-909

ROOSEVELT COBB, JR., Director

December 8, 2016

Office of the City Clerk City of South Bend, Indiana County-City Building South Bend, Indiana 46601 Filed in Clerk's Office

DEC 08 2016

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

RE: Petition to Vacate Alley

I am submitting a Petition to Vacate an alley adjacent to my business located at 3525/3533 South Michigan Street, South Bend, Indiana 46614. The description of the alley I'd like vacated is as follows: N/S Alley Between Parcels 018-8019-0825 (my property) and; 018-8019-079708. My interest is to obtain the necessary "setback" for construction of a garage; The alley will remain open and unencumbered.

Thank you, in advance, for your consideration towards my petition.

Sincerely

Roosevelt Cobb, Jr.

COBB FUNERAL HOME

3525 South Michigan Street

South Bend, Indiana 46614

(574) 291-6500

1316 COUNTY-CITY BUILDING 227 W. JEFFERSON BOULEVARD SOUTH BEND. INDIANA 46601-1830



PHONE 574/235-9251 574/235-9171

CITY OF SOUTH BEND PETE BUTTIGIEG, MAYOR

BOARD OF PUBLIC WORKS

November 22, 2016

Filed in Clerk's Office CITY CLERK, SOUTH BEND, IN

Roosevelt Cobb Jr. Cobb Funeral Homes 3525 S Michigan South Bend, IN 46614

Alley Vacation - First North/South Alley South of Sherwood between Michigan St. and Main St. RE: (Preliminary Review)

Dear Mr. Cobb:

The Board of Public Works, at its November 22, 2016, meeting, reviewed comments by the Engineering Division, Area Plan Commission, Community Investment, Fire Department, Police Department, and the Solid Waste Division. The following comments and recommendations were submitted:

Area Plan stated that the vacation would not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous. The vacation would not make access to the lands of the aggrieved person by means of public way difficult or inconvenient. The vacation would not hinder the public's access to a church, school or other public building or place. The vacation would not hinder the use of a public right of way by the neighborhood in which it is located or to which it is contiguous.

Engineering states they recommend unfavorable recommendations for a partial alley vacation that creates a dead-end and an easement would be needed for utility lines and poles if vacated.

Therefore, the Board of Public Works submitted an unfavorable recommendation for the vacation of this alley.

Please contact Donna Hanson at (574) 235-9254 prior to picking up your radius map. You will need a radius map showing properties within 150' of the proposed vacation for your petition to the Common Council. Once you pick up the radius map, proceed to the City Clerk's office for your alley vacation packet.

Sincerely.

Linda M. Martin, Clerk

c: Federico Rodriguez, Fire Department Donna Hanson, Engineering Alkeyna Aldridge, City Clerk's Office



INTER-OFFICE MEMORANDUM BOARD OF PUBLIC WORKS

	DATE SENT: 10/28/2016
TO:	Pete Kaminski, Street Department
	Mike Bronstetter, Solid Waste Matt Longfellow, Engineering Department
	V.Chris Dressel, Community Investment
	Federico Rodriguez, Fire Department
	J Larry Magliozzi, Area Plan Commission (Imaglioz@co.st-
	joseph.in.us or 235-9813 fax)
	Gene Eyster, Police Department
FROM:	Phil Griffin, NIPSCO (pmgriffin@nisource.com) (FYI Only) Linda M. Martin, Clerk
SUBJECT:	REQUEST FOR RECOMMENDATION - ALLEY VACATION
APPLICANT:	Roosevelt Cobb dba Cobb Funeral Home
LOCATION:	First N/S Alley S of Sherwood between Michigan and Main St.
DATE DUE:	November 1, 2016
FAX OR E-MAIL TO:	235-9171 / Imartin@southbendin.gov
PLEASE MAKE YOUR	R RECOMMENDATIONS BASED ON THE FOLLOWING
IC 36-7-3-13 CRITERI	
unit or neighbor	ould/would not hinder the growth or orderly development of the nood in which it is located or to which it is contiguous.
The vacation wo	ould/would not make access to the lands of the aggrieved person
by means of pub	olic way difficult or inconvenient.
3. The vacation wo	uld/would not hinder the public's access to a church, school or
other public build 4. The vacation wo	uld/would not hinder the use of a public right-of-way by the
neighborhood in	which it is located or to which it is contiguous.
COMMENTS:	
Ву	Date

CITY OF SOUTH BEND **DEPARTMENT OF PUBLIC WORKS Street/Alley Vacation Form**



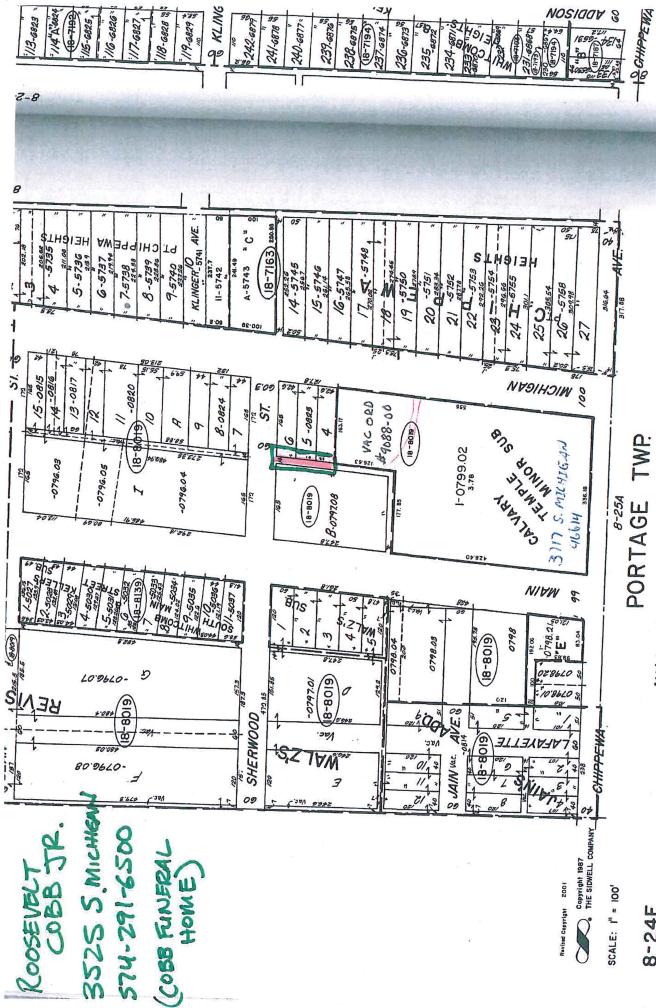
227 W. JEFFERSON BOULEVARD SUITE 1316 COUNTY-CITY BUILDING FAX SOUTH BEND, INDIANA 46601

PHONE TDD

574/235-9251 574/235-9171 574/235-5567

THIS FORM MUST BE REVIEWED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO GRANTING A RADIUS MAP

Submission Date:	10/26/2016	P.
Applicant Name:	Roosevelt Cobb aba Cobb Funeral Phi	one #(574) 291-6500
	Em	rail: cotto foreral home G201. com
Property Address:	3525 S. Michigan St. South Bo	Y 2
Applicant property in	nformation: Residential X Com	mercial Industrial
the second secon	alley location with boundaries (ex. Alley South	of Shenwood; west of Michigan st
		of Main st.
	cent to the alley of interest?	Yes No
	ent properties to the alley of interest?	☐ Yes 🔣 No
	ed table to provide the following information for all affe	
Name, Address, Cons	ent for the proposed alley vacation Col vary Temple	Church (SouthGate Church) Lot
Reason for street/alle	ey vacation and proposed use: To obtain the	necessary "Set back" for
construction	of a garage, The Alby will re,	man open and unemumbered.
Does the existing alle	y provide garage access to other property owners?	Yes 🕅 No
Does the alley receive	e daily traffic excluding your own use?	☐ Yes 团 No
Would the vacation hother public building	inder public access to any of the following: a church, so or place?	hool, or any Yes 🙀 No
OFFICE USE ONLY: Board Recom	mendation for the proposed alley vacation:	☐ Yes No
Board of Publi	ic Works Authorized Signatures:	y a Hot



R.ZE SEC. 24 T.37N. PORTAGE S.W.1/4 W.1/2

8-24E

From:

Federico Rodriguez

Sent:

Friday, October 28, 2016 9:50 AM

To:

Elizabeth Horvath

Subject:

RE: Alley Vacation - Roosevelt Cobb dba Cobb Funeral Home

Favorable S.B.F.D

Federico (Chico) Rodriguez

Fire Marshal

Office: (574) 235-7564 Mobile: (574) 876-6734 1222 S. Michigan Street

City of South Bend, In 46601

frodrigu@southbendin.gov





We deliver services that empower everyone to thrive.

Excellence | Accountability | Innovation | Inclusion | Empowerment

From: Elizabeth Horvath

Sent: Friday, October 28, 2016 9:01 AM

To: Pete Kaminski < pkaminsk@southbendin.gov>; Michael Bronstetter < mbronste@southbendin.gov>; Matt Longfellow

<mlongfel@southbendin.gov>; Chris Dressel <cdressel@southbendin.gov>; Federico Rodriguez

<frodrigu@southbendin.gov>; Larry Magliozzi <lmaglioz@co.st-joseph.in.us>; Eugene Eyster

<eeyster@southbendin.gov>

Subject: Alley Vacation - Roosevelt Cobb dba Cobb Funeral Home

Please provide your recommendations.

Lizzy Horvath

Secretary
Department of Public Works
227 W. Jefferson Blvd.,Suite 1316
South Bend, IN 46601
574-235-9251 Ex. 3168
lhorvath@southbendin.gov

From:

Eugene Eyster

Sent:

Friday, October 28, 2016 12:31 PM

To:

Elizabeth Horvath

Subject:

RE: Alley Vacation - Roosevelt Cobb dba Cobb Funeral Home

Ms. Horvath,

The Police Department would have no objection to the approval of this submission.

Lt. E. Eyster

From: Elizabeth Horvath

Sent: Friday, October 28, 2016 9:01 AM

To: Pete Kaminski <pkaminsk@southbendin.gov>; Michael Bronstetter <mbronste@southbendin.gov>; Matt Longfellow

<mlongfel@southbendin.gov>; Chris Dressel <cdressel@southbendin.gov>; Federico Rodriguez <frodrigu@southbendin.gov>; Larry Magliozzi <lmaglioz@co.st-joseph.in.us>; Eugene Eyster

<eeyster@southbendin.gov>

Subject: Alley Vacation - Roosevelt Cobb dba Cobb Funeral Home

Please provide your recommendations.

Lizzy Horvath

Secretary
Department of Public Works
227 W. Jefferson Blvd., Suite 1316
South Bend, IN 46601
574-235-9251 Ex. 3168
Ihorvath@southbendin.gov

From:

Michael Bronstetter

Sent:

Monday, October 31, 2016 9:56 AM

To:

Elizabeth Horvath

Subject:

RE: Alley Vacation - Roosevelt Cobb dba Cobb Funeral Home

This would not hinder Solid Waste's operation.

Thanks,



Mike Bronstetter
Manager of Solid Waste Operations
(574) 235-5795
mbronste@southbendin.gov
City of South Bend
3113 Riverside Dr.
South Bend, IN 46628

We deliver services that empower everyone to thrive.

Excellence | Accountability | Innovation | Inclusion | Empowerment

From: Elizabeth Horvath

Sent: Friday, October 28, 2016 9:01 AM

To: Pete Kaminski <pkaminsk@southbendin.gov>; Michael Bronstetter <mbronste@southbendin.gov>; Matt Longfellow <mlongfel@southbendin.gov>; Chris Dressel <cdressel@southbendin.gov>; Federico Rodriguez

<frodrigu@southbendin.gov>; Larry Magliozzi <lmaglioz@co.st-joseph.in.us>; Eugene Eyster

<eeyster@southbendin.gov>

Subject: Alley Vacation - Roosevelt Cobb dba Cobb Funeral Home

Please provide your recommendations.

Lizzy Horvath

Secretary
Department of Public Works
227 W. Jefferson Blvd., Suite 1316
South Bend, IN 46601
574-235-9251 Ex. 3168
lhorvath@southbendin.gov

From:

Chris Dressel

Sent:

Tuesday, November 01, 2016 4:37 PM

To:

Elizabeth Horvath

Subject:

RE: Alley Vacation - Roosevelt Cobb dba Cobb Funeral Home

Recommended for approval.

Christopher D. Dressel, AICP

Planner

Brownfields Coordinator

Bicycle Coordinator

Department of Community Investment

(574) 235-5847

cdressel@southbendin.gov

City of South Bend 227 W. Jefferson Blvd.

South Bend, IN 46601 http://www.southbendin.gov

From: Elizabeth Horvath

Sent: Friday, October 28, 2016 9:01 AM

To: Pete Kaminski; Michael Bronstetter; Matt Longfellow; Chris Dressel; Federico Rodriguez; Larry Magliozzi; Eugene

Eyster

Subject: Alley Vacation - Roosevelt Cobb dba Cobb Funeral Home

Please provide your recommendations.

Lizzy Horvath

Secretary
Department of Public Works
227 W. Jefferson Blvd.,Suite 1316
South Bend, IN 46601
574-235-9251 Ex. 3168
lhorvath@southbendin.gov

From:

Matt Longfellow

Sent:

Thursday, November 10, 2016 11:02 AM

To:

Elizabeth Horvath

Cc:

Patrick C. Kerr; Toy Villa; Roger Nawrot

Subject:

RE: Alley Vacation - Roosevelt Cobb dba Cobb Funeral Home

Attachments:

engineering checklist.pdf

Engineering gives this request an unfavorable recommendation, primarily because:

- 1. We do not typically approve partial alley vacations. In this case it would create a dead-end alley. Even if entire N/S alley was vacated, it would still create a dead-end alley coming E/W off Main St.
- 2. Additional concerns include:
 - a. Does trash service utilize this alley?
 - b. An easement will be needed for the overhead utility lines and poles if alley is vacated.

From: Elizabeth Horvath

Sent: Friday, October 28, 2016 9:01 AM

To: Pete Kaminski <pkaminsk@southbendin.gov>; Michael Bronstetter <mbronste@southbendin.gov>; Matt Longfellow

<mlongfel@southbendin.gov>; Chris Dressel <cdressel@southbendin.gov>; Federico Rodriguez

<frodrigu@southbendin.gov>; Larry Magliozzi <lmaglioz@co.st-joseph.in.us>; Eugene Eyster

<eeyster@southbendin.gov>

Subject: Alley Vacation - Roosevelt Cobb dba Cobb Funeral Home

Please provide your recommendations.

Lizzy Horvath

Secretary
Department of Public Works
227 W. Jefferson Blvd., Suite 1316
South Bend, IN 46601
574-235-9251 Ex. 3168
lhorvath@southbendin.gov



INTER-OFFICE MEMORANDUM BOARD OF PUBLIC WORKS

DATE SENT: 10/28/2016 TO: Pete Kaminski, Street Department Mike Bronstetter, Solid Waste Matt Longfellow, Engineering Department Chris Dressel, Community Investment Federico Rodriguez, Fire Department Larry Magliozzi, Area Plan Commission (Imaglioz@co.stjoseph.in.us or 235-9813 fax) Gene Eyster, Police Department Phil Griffin, NIPSCO (pmgriffin@nisource.com) (FYI Only) FROM: Linda M. Martin, Clerk SUBJECT: REQUEST FOR RECOMMENDATION - ALLEY VACATION APPLICANT: Roosevelt Cobb dba Cobb Funeral Home First N/S Alley S of Sherwood between Michigan and Main LOCATION: St. DATE DUE: November 1, 2016 FAX OR E-MAIL TO: 235-9171 / Imartin@southbendin.gov

PLEASE MAKE YOUR RECOMMENDATIONS BASED ON THE FOLLOWING IC 36-7-3-13 CRITERIA:

1. The vacation would/would not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.

2. The vacation <u>would/would not</u> make access to the lands of the aggrieved person by means of public way difficult or inconvenient.

3. The vacation would/would not hinder the public's access to a church, school or other public building or place.

4. The vacation would/would not hinder the use of a public right-of-way by the neighborhood in which it is located or to which it is contiguous.

COMMENTS:

The Church to the south is still potentially using	the alley. We encourage the City and property	owners to var	cate
the remainder if no longer in use.	J J P P P P P	<u></u>	Jule

Ву	Keith Chapman, Planner	Date	11/22/16	

PETITION TO VACATE PUBLIC RIGHTS-OF-WAY (STREETS/ALLEYS)

TO THE COMMON COUNCIL
OF THE CITY OF SOUTH BEND, INDIANA

DATE: 12/08 2016

OF THE CITY OF SOUTH BEND, INDIANA				
(WE), THE UNDERSIGNED PROPERTY OWNER	(S), PETITION YOU TO) VACATE:		
A. THE ALLEY DESCRIBED AS: NIS ALLEY BETWEEN PARCE	s 018-8019-0825	· E 018-8019	-079708	
		,		
B. THE STREET DESCRIBED AS:				
ABUTTIALY 3525 /3533 SOUTH	MICHIGAN STREET	SOUTH BENT	-	
1				
NAME (signed & printed) ADDRESS			LOT#	
MAURICE McGO / 3525 S.M.	CHIGAN ST. SOUTH	SEND 46614	018-8019-0825	
DBB FUNERAL HOME				
			*	
	· ·			
			· · · · · · · · · · · · · · · · · · ·	
	CONTACT PERSOI	· · /		
	NAME: M_A	JURILOR Mc GET	ROOSEVELT LOBB	
RETURN TO: OFFICE OF THE CITY CLERK JOHN VOORDE, CITY CLERK		15 S. MICHTGAN		
ROOM 455-COUNTY-CITY BUILDING SOUTH BEND, IN 46601 574-235-9221	_	<u>unt Beda, IN (</u> 1832-1483 (574)		

ORDINANCE NO.

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:

The first North/South Alley South of Sherwood between Michigan Street and Main Street

STATEMENT OF PURPOSE AND INTENT

Pursuant to Indiana Code Section 36-7-3-12, the Common Council is charged with the authority to hear all petitions to vacate public ways or public places within the City. The following Ordinance vacates the above described public property.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, as follows:

SECTION I. The Common Council of the City of South Bend having held a Public Hearing on the petition to vacate the following property:

N/S Alley Between Parcels: 018-8019-0825 & 018-8019-079708 Applicant Parcel ID: 018-8019-0825

hereby determines that it is desirable to vacate said property.

SECTION II. The City of South Bend hereby reserves the rights and easements of all utilities and the Municipal City of South Bend, Indiana, to construct and maintain any facilities, including, but not limited to, the following: electric, telephone, gas, water, sewer, surface water control structures and ditches, within the vacated right-of-way, unless such rights are released by the individual utilities.

SECTION III. The following property may be injuriously or beneficially affected by such vacating:

018-8019-079902 3717 Michigan 018-8019-079708 3717 Michigan 018-8019-0825 3533 Michigan

Section IV. The purpose of the vacation of the real property is

To obtain the necessary "setback" for construction of a garage. The alley will remain open and unencumbered.

SECTION V. This ordinance shall be in full force and *effect* from and after its Passage by the Common Council and approval by the Mayor.

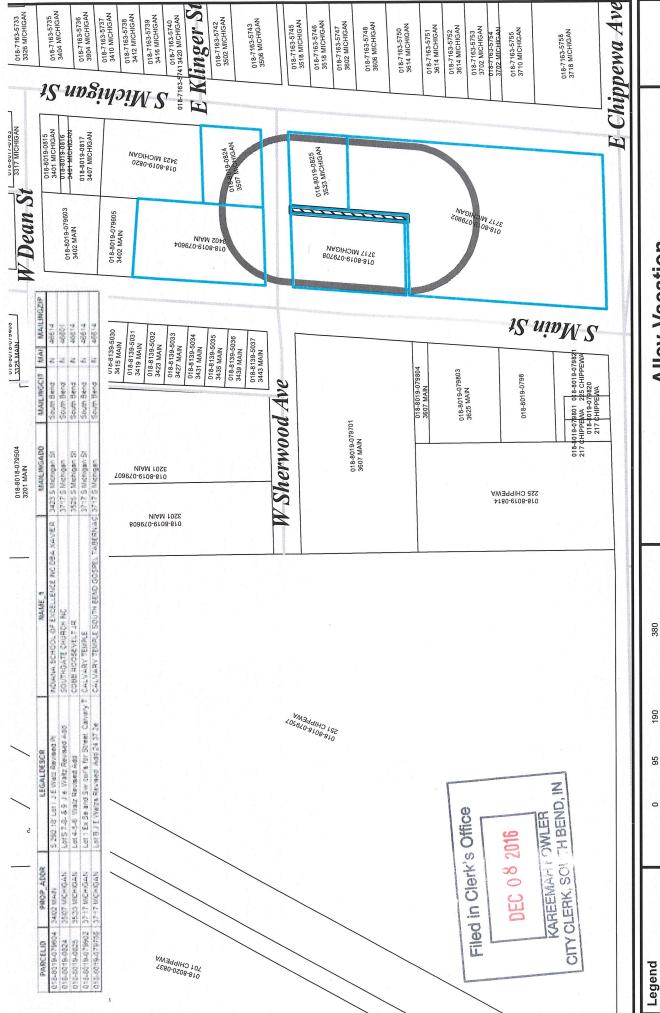
Tim Scott, Council President South Bend Common Council

SALTEST:	
Kareemah N. Fowler, City Clerk Office of the City Clerk	
Presented by me to the Mayor the day of	r of the City of South Bend, Indiana, or , 2016 at o'clock M
	Kareemah N. Fowler, City Clerk Office of the City Clerk
Approved and signed by on to 2016 at o'clock M	•
	Pete Buttigieg, Mayor
	City of South Bend, Indiana

Filed in Clerk's Office

DEC 08 2016

KAREEMAH FOWLER CITY CLERK, SOUTH BEND, IN



018-7163-5735 3404 MICHIGAN

018-7163-5733 3326 MICHIGAN

3325 MAIN

018-7163-5736 3904 MICHIGAN 018-7163-5737 3410 MICHIGAN 018-7163-5738 3412 MICHIGAN

018-7163-5739 3416 MICHIGAN

018-7163-5740 7413420 MICHIGAN

018-7163-5742 3502 MICHIGAN

018-7163-5743 3506 MICHIGAN

018-7163-5745 3518 MICHIGAN 018-7163-5746 3518 MICHIGAN 018-7163-5747 3602 MICHIGAN

018-7163-5748 3606 MICHIGAN

018-7163-5750 3614 MICHIGAN

018-7163-5751 3614 MICHIGAN 018-7163-5752 3614 MICHIGAN 018-7163-5753 3702 MICHIGAN

018-7163-5755 3710 MICHIGAN

3702 MICHIGAN



Feet

190

95

N/S Alley Between Parcels: 018-8019-0825 & 018-8019-079708 **DESCRIPTION:**

227 W Jefferson Blvd. #1316 Dept. of Public Works

Though the state of the state o

Street Centerline Vacated_Area

Buffer (150')

City of South Bend

South Bend, IN 46601 Phone: (574) 235-9251

Fax: (574) 235-9171

Date Prepared: 12/7/2016

Parcel

APPLICANT Parcel ID: 018-8019-0825



parcel_Clip22

NAME_1	MAILINGADD	MAILINGCIT	MAI	L MAILINGZIP	
WIEGER JULIE A	3506 S Michigan St	South Bend	IN	46601	
INDIANA N DISTRICT WESLEYAN CHURCH	3702 S Michigan St	South Bend	IN	46614	
PARMLEE CRAIG D	3606 S Michigan St	South Bend	IN	46614	
SOUTHGATE CHURCH INC	3717 S Michigan	South Bend	IN	46601	
MCCARTY CHRISTINA & TRENT W	3602 S Michigan St	South Bend	IN	46614	
YOST JOHN E	3518 S Michigan St	South Bend	IN	46614	
CALVARY TEMPLE SOUTH BEND GOSPEL TABERNACLE INC	3717 S Michigan	South Bend	IN	46614	
COBB ROOSEVELT JR	3525 S Michigan St	South Bend	IN	46614	
YOST JOHN E	3518 S Michigan St	South Bend	IN	46614	
INDIANA SCHOOL OF EXCELLENCE INC DBA XAVIER SCHOOL OF EXCELLANCE	3423 S Michigan St	South Bend	IN	46614	
CALVARY TEMPLE	3717 S Michigan St	South Bend	IN	46614	

Filed in Clerk's Office

DEC 08 2016

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN