



## **SOUTH BEND COMMON COUNCIL**

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### **MEETING AGENDA**

Monday, April 10, 2017

7:00 P.M.

1. **INVOCATION- PASTOR THOMAS M. THEWS, ST. PAUL'S MEMORIAL UNITED METHODIST CHURCH**
2. **PLEDGE TO THE FLAG**
3. **ROLL CALL**
4. **REPORT FROM THE SUB-COMMITTEE ON MINUTES**
5. **SPECIAL BUSINESS**

**BILL NO.**

17-14 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, CONGRATULATING THE JOHN ADAMS HIGH SCHOOL TEAM "NOT NECESSARILY": THE 2017 INDIANA HIGH SCHOOL MOCK TRIAL COMPETITION STATE CHAMPIONS

6. **REPORTS FROM CITY OFFICES**

7. **COMMITTEE OF THE WHOLE**

**TIME:** \_\_\_\_\_

**BILL NO.**

18-17 PUBLIC HEARING ON AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: THE PORTION OF W. MONROE STREET THAT LIES APPROXIMATELY 179 FEET WEST OF S. LAFAYETTE BLVD.

19-17 PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 2, ARTICLE 5, SECTION 2-52 OF THE SOUTH BEND MUNICIPAL CODE TO INCLUDE ADDITIONAL FACILITIES TO BE OPERATED, MAINTAINED AND MANAGED BY THE SOUTH BEND CIVIC CENTER BOARD OF MANAGERS

20-17 PUBLIC HEARING ON AN ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA, CORRECTING A SCRIVENER'S ERROR IN ORDINANCE NO. 9717-06 AS TO THE DESCRIPTION OF REAL PROPERTY FOR THE VACATION OF CERTAIN PARTS OF FRANCES STREET

**8. BILLS ON THIRD READING**

BILL NO.

[18-17](#) THIRD READING ON AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: THE PORTION OF W. MONROE STREET THAT LIES APPROXIMATELY 179 FEET WEST OF S. LAFAYETTE BLVD.

[19-17](#) THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 2, ARTICLE 5, SECTION 2-52 OF THE SOUTH BEND MUNICIPAL CODE TO INCLUDE ADDITIONAL FACILITIES TO BE OPERATED, MAINTAINED AND MANAGED BY THE SOUTH BEND CIVIC CENTER BOARD OF MANAGERS

[20-17](#) THIRD READING ON AN ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA, CORRECTING A SCRIVENER'S ERROR IN ORDINANCE NO. 9717-06 AS TO THE DESCRIPTION OF REAL PROPERTY FOR THE VACATION OF CERTAIN PARTS OF FRANCES STREET

**9. RESOLUTIONS**

BILL NO.

[17-12](#) A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE AREA BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 3701 PORTAGE RD. SOUTH BEND, IN 46628

[17-18](#) A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING THE ISSUANCE OF SCRAP METAL/JUNK DEALERS/RECYCLING OPERATION LICENSES FOR CALENDAR YEAR 2017 PURSUANT TO SECTION 4-51 OF THE SOUTH BEND MUNICIPAL CODE

**10. BILLS ON FIRST READING**

BILL NO.

[22-17](#) FIRST READING ON AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF IRELAND ROAD AND LAFAYETTE BLVD., COUNCILMANIC DISTRICT NO. 5 IN THE CITY OF SOUTH BEND, INDIANA



**11. UNFINISHED BUSINESS**

BILL NO.

[17-17](#) A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE AREA BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 226 E. INDIANA

**12. NEW BUSINESS**

**13. PRIVILEGE OF THE FLOOR**

**14. ADJOURNMENT**

**TIME:** \_\_\_\_\_

**Notice for Hearing and Sight Impaired Persons**

**Auxiliary Aid Or Other Services Are Available Upon Request At No Charge.**

**Please Give Reasonable Advance Request When Possible.**

*In the interest of providing greater public access and to promote greater transparency, the South Bend Common Council agenda has been translated into Spanish. All agendas are available online from the Council's website, and also in paper format in the Office of the City Clerk, 4<sup>th</sup> Floor County-City Building. Reasonable efforts have been taken to provide an accurate translation of the text of the agenda, however, the official text is the English version. Any discrepancies which may be created in the translation, are not binding. Such translations do not create any right or benefit, substantive or procedural, enforceable at law or equity by a party against the Common Council or the City of South Bend, Indiana.*





## OFFICE OF THE CITY CLERK

KAREEMAH FOWLER, CITY CLERK

### MEMORANDUM

**TO:** MEMBERS OF THE COMMON COUNCIL  
**FROM:** KAREEMAH FOWLER, CITY CLERK  
**DATE:** APRIL 6, 2017  
**SUBJECT:** COMMITTEE MEETING NOTICE

The following Common Council Committee Meetings have been scheduled for **MONDAY, APRIL 10, 2017** at:

Council Informal Meeting Room  
4<sup>th</sup> Floor County-City Building  
227 W. Jefferson Blvd.  
South Bend, IN 46601

<b><u>3:30 P.M.</u></b>	<b><u>ZONING &amp; ANNEXATION</u></b>	<b>OLIVER DAVIS, CHAIRPERSON</b>
	1. <a href="#">Bill No. 17-12</a> - Special Exception petition for property located at 3701 Portage Ave.	
<b><u>3:35 P.M.</u></b>	<b><u>PUBLIC WORKS &amp; PROPERTY VACATION</u></b>	<b>JOHN VOORDE, CHAIRPERSON</b>
	1. <a href="#">Bill No. 18-17</a> - South Bend Cubs Alley Vacation	
	2. <a href="#">Bill No. 20-17</a> - Correcting Scrivener's Error Ord. No. 9717-06	
<b><u>3:45 P.M.</u></b>	<b><u>HEALTH &amp; PUBLIC SAFETY</u></b>	<b>JO M. BRODEN, CHAIRPERSON</b>
	1. <a href="#">Bill No. 17-18</a> - Scrap Metal Dealer Licenses	
<b><u>3:50 P.M.</u></b>	<b><u>PARC</u></b>	<b>RANDY KELLY, CHAIRPERSON</b>
	1. <a href="#">Bill No. 19-17</a> - Amending code to include additional facilities under Civic Center Board Management	

Council President Tim Scott has called an **Informal Meeting** of the Council which will commence immediately after the adjournment of the PARC Committee.

<b><u>INFORMAL MEETING OF THE COMMON COUNCIL</u></b>	<b>TIM SCOTT, COUNCIL PRESIDENT</b>
1. Discussion of Council Agenda	
2. Update and Announcements	
3. Officer Interviews for MBE/WBE & SBACC	
4. Adjournment	

cc: Mayor Pete Buttigieg  
Committee Meeting List  
News Media

**NOTICE FOR HEARING AND SIGHT IMPAIRED PERSONS**  
Auxiliary Aid or Other Services may be Available upon Request at No Charge.  
Please give Reasonable Advance Request when Possible

455 County-City Building • 227 W. Jefferson Boulevard • South Bend, Indiana 46601  
Phone 574-235-9221 • Fax 574-235-9173 • TDD 574-235-5567 • [www.SouthBendIN.gov](http://www.SouthBendIN.gov)

JENNIFER M. COFFMAN  
CHIEF DEPUTY  
DIRECTOR OF OPERATIONS

ALKEYNA M. ALDRIDGE  
DEPUTY CLERK  
DIRECTOR OF POLICY

JOSEPH R. MOLNAR  
ORDINANCE VIOLATION CLERK



## 2017 COMMON COUNCIL STANDING COMMITTEES (Rev. 01-4-17)

### COMMUNITY INVESTMENT COMMITTEE

Oversees the various activities of the Department of Community Investment. This Committee reviews all real & personal tax abatement requests.

Gavin Ferlic, Chairperson

Regina Williams-Preston, Vice-Chairperson

Oliver Davis, Member

Randy Kelly, Member

### COMMUNITY RELATIONS COMMITTEE

Oversees the various activities of the Office of Community Affairs and is charged with facilitating partnerships & ongoing communications with other public and private entities operating within the City.

Regina Williams-Preston, Chairperson

Randy Kelly, Vice-Chairperson

Gavin Ferlic, Member

Karen White, Member

### COUNCIL RULES COMMITTEE

Oversees the regulations governing the overall operation of the Common Council, as well as all matters of public trust. Its duties are set forth in detail in Section 2-10.1 of the *South Bend Municipal Code*.

Tim Scott, Member

Jo Broden, Member

Dr. David Varner, Member

Karen White, Member

### HEALTH AND PUBLIC SAFETY COMMITTEE

Oversees the various activities performed by the Fire and Police Departments, EMS, Department of Code Enforcement, ordinance violations, and related health and public safety matters.

Jo Broden, Chairperson

John Voorde, Vice-Chairperson

Oliver Davis, Member

Karen L. White, Member

### INFORMATION AND TECHNOLOGY COMMITTEE

Oversees the various activities of the City's Division of Information Technologies in the Department of Administration & Finance so that the City of South Bend remains competitive and on the cutting edge of developments in this area. Reviewing and proposing upgrades to computer systems and web sites, developing availability & access to GIS data and related technologies are just some of its many activities.

Tim Scott, Chairperson

Gavin Ferlic, Vice-Chairperson

Dave Varner, Member

Randy Kelly, Member

### PARC COMMITTEE (Parks, Recreation, Cultural Arts & Entertainment)

Oversees the various activities of the Century Center, College Football Hall of Fame, Coveleski Regional Stadium, Morris Performing Arts Center, Studebaker National Museum, South Bend Regional Museum of Art, Potawatomi Zoo, and the many recreational and leisure activities offered by the Department of Parks and Recreation.

Randy Kelly, Chairperson

Dr. Dave Varner, Vice-Chairperson

Oliver Davis, Member

John Voorde, Member



## 2017 COMMON COUNCIL STANDING COMMITTEES (Rev. 01-4-17)

### **PERSONNEL AND FINANCE COMMITTEE**

Oversees the activities performed by the Department of Administration and Finance, and reviews all proposed salaries, budgets, appropriations & other fiscal matters, as well as personnel policies, health benefits & related matters.

Karen L. White, Chairperson  
Gavin Ferlic, Vice-Chairperson

Regina Williams-Preston, Member  
John Voorde, Member

### **PUBLIC WORKS AND PROPERTY VACATION COMMITTEE**

Oversees the various activities performed by the Building Department, the Department of Public Works & related public works & property vacation issues.

John Voorde, Chairperson  
Randy Kelly, Vice-Chairperson

Jo M. Broden, Member  
Gavin Ferlic, Member

### **RESIDENTIAL NEIGHBORHOODS COMMITTEE**

Oversees the various activities & issues related to neighborhood development & enhancement.

Karen White, Chairperson  
Jo Broden, Vice-Chairperson

Regina Williams-Preston, Member  
John Voorde, Member

### **UTILITIES COMMITTEE**

Oversees the activities of all enterprise entities including but not limited to the Bureau of Waterworks, Bureau of Sewers and all related matters.

Dr. David Varner, Chairperson  
Oliver Davis, Vice-Chairperson

Randy Kelly, Member  
Regina Williams-Preston, Member

### **ZONING AND ANNEXATION COMMITTEE**

Oversees the activities related to the Board of Zoning Appeals, recommendations from the Area Plan Commission and the Historic Preservation Commission, as well as all related matters addressing annexation and zoning.

Oliver Davis, Chairperson  
John Voorde, Vice-Chairperson

Gavin Ferlic, Member  
Jo Broden, Member

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### **SUB-COMMITTEE ON MINUTES**

Reviews the minutes prepared by the Office of the City Clerk of the regular, special and informal meetings of the Common Council and makes a recommendation on their approval/modification to the Council

Tim Scott  
Dr. David Varner



## 2016 COMMON COUNCIL STANDING COMMITTEES (Rev.01-4-17)

### **TIM SCOTT, 1<sup>ST</sup> District Council Member**

#### **PRESIDENT**

Information and Technology, Chairperson

Council Rules Committee, Member  
Sub-Committee on Minutes, Member

### **REGINA WILLIAMS-PRESTON 2<sup>nd</sup> District Council Member**

Community Relations Committee, Chairperson  
Community Investment Committee, Vice-Chairperson

Residential Neighborhood Committee, Member  
Personnel & Finance Committee, Member  
Utilities Committee, Member

### **RANDY KELLY, 3<sup>rd</sup> District Council Member**

PARC Committee, Chairperson  
Community Relations Committee, Vice Chairperson  
Public Works & Property Vacation, Vice Chair

Community Investment Committee, Member  
Information & Technology Committee, Member  
Utilities Committee, Member

### **JO BRODEN, 4<sup>TH</sup> District Council Member**

Health and Public Safety Committee, Chairperson  
Residential Neighborhood Committee, Vice-Chairperson

Council Rules Committee, Member  
Public Works & Property Vacation, Member  
Zoning & Annexation Committee, Member

### **DR. DAVID VARNER, 5<sup>TH</sup> District Council Member**

Utilities Committee, Chairperson  
PARC Committee, Vice-Chairperson

Information & Technology Committee, Member  
Council Rules Committee, Member  
Sub-Committee on Minutes, Member

### **OLIVER DAVIS, 6<sup>TH</sup> District Council Member**

Zoning & Annexation Committee, Chairperson  
Utilities Committee, Vice-Chairperson

Community Investment Committee, Member  
Health & Public Safety Committee, Member  
PARC Committee, Member

### **GAVIN FERLIC, AT LARGE Council Member**

#### **Chairperson, Committee of the Whole**

Community Investment Committee, Chairperson  
Information & Technology Committee, Vice-Chairperson  
Personnel & Finance Committee, Vice-Chairperson

Community Relations Committee, Member  
Public Works & Property Vacation, Member  
Zoning & Annexation Committee, Member

### **KAREN L. WHITE, AT LARGE Council Member**

Residential Neighborhood Committee, Chairperson  
Personnel & Finance Committee, Chairperson

Community Relations Committee, Member  
Council Rules Committee, Member  
Health & Public Safety Committee, Member

### **JOHN VOORDE, AT LARGE Council Member**

Public Works & Property Vacation, Chairperson  
Health and Public Safety, Vice-Chairperson  
Zoning & Annexation Committee, Vice-Chairperson

Residential Neighborhood Committee, Member  
PARC Committee, Member  
Personnel & Finance Committee, Member



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, CONGRATULATING THE JOHN ADAMS HIGH SCHOOL TEAM “NOT NECESSARILY”: THE 2017 INDIANA HIGH SCHOOL MOCK TRIAL COMPETITION STATE CHAMPIONS**

*Whereas*, one of the many programs sponsored by the Indiana Bar Foundation is the Annual Indiana High School Mock Trial Competition, held on March 4-5, in Indianapolis, Indiana, included teams from high schools in northeast, northwest and central Indiana; and

*Whereas*, the purpose of the Indiana Mock Trial program is “to stimulate and encourage a deeper understanding and appreciation of the American legal system, by providing students the opportunity to learn the judicial system through a hands-on experience. Through mock trials, students gain an understanding of society’s approach to dispute resolution and justice through an experiential learning opportunity”; and

*Whereas*, the South Bend Common Council is especially proud to congratulate each and every John Adams High School student who participated this year in the Indiana High School Mock Trial Competition. The John Adams’ Mock Trial Program has won 18 State Mock Trial Championships and 2 National Titles. The school’s program was founded by Mike Szucs and is the largest mock trial program in the country. This year’s roster included 87 students, 16 coaches, 2 sponsors, and 1 mentor, and the championship round versus Carmel High School was presided by Indiana Supreme Court Justice Steven H. David.

*Now, Therefore, be it resolved, by the Common Council of the City of South Bend, Indiana, as follows:*

Section I. On behalf of the residents of the City of South Bend, the South Bend Common Council is proud to publicly commend, honor, and sincerely congratulate all of the John Adams High School students who participated in the 2017 Indiana High School Mock Trial Competition; Principal James Seitz; Teacher Sponsors: Donna Sharp and Nicholas Leatherman; Coaches; all of the volunteer attorneys; and the family and friends who helped to prepare and support all of these competing high school students who have brought honor to themselves, John Adams High School, and the South Bend Community.

Section II. The 2017 Indiana High School Mock Trial Competition State Champions: (Not Necessarily) composed of eight (8) John Adams High School students: **Amanda Brewster, Ana Marie Broden, Alice Goulding, Elijah Grammer, Brendan Hayner-Slattery, Robert Howard, Douglas Moody and Abi Trzaskowski; and their Coaches: Judge John Broden and Judy Shroyer** will now represent the City of South Bend, Indiana, in the national competition to be held this May in Hartford, Connecticut. *Congratulations for a job extremely well done and good luck at Nationals!!*

Section III. This Resolution shall be in full force and effect from and after its adoption by the Common Council and approval by the Mayor.

\_\_\_\_\_  
Tim Scott, 1<sup>st</sup> District

\_\_\_\_\_  
Oliver J. Davis, 6<sup>th</sup> District

\_\_\_\_\_  
Regina Williams Preston, 2<sup>nd</sup> District

\_\_\_\_\_  
John Voorde, At Large

\_\_\_\_\_  
Randy Kelly, 3<sup>rd</sup> District

\_\_\_\_\_  
Gavin Ferlic, At Large

\_\_\_\_\_  
Jo M. Broden, 4<sup>th</sup> District

\_\_\_\_\_  
Karen L. White, At Large

\_\_\_\_\_  
Dr. David Varner, 5<sup>th</sup> District

\_\_\_\_\_  
Council Attorney

**Attest:**

**Approved this \_\_\_ day of April, 2017.**

\_\_\_\_\_  
Kareemah N. Fowler, City Clerk

\_\_\_\_\_  
Pete Buttigieg, Mayor of South Bend







March 21, 2017  
Common Council  
City of South Bend  
Room 455 County-City Building  
South Bend, IN 46601

Re: Vacation Petition – Monroe Street Vacation

To the Common Council,

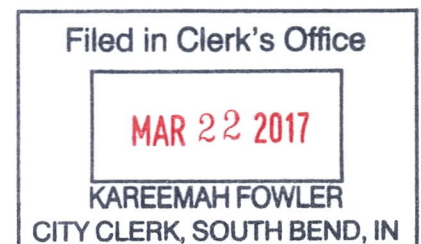
Heading for Home, LLC. / South Bend Cubs wishes to vacate the following described alley to accommodate future development for apartment units as part of the Berlin Place Mixed use project adjacent to Four Winds Field: A part of the Southwest Quarter of Section 12, Township 37 North, Range 2, East, City of South Bend, Portage Township, St. Joseph County, Indiana, and described as follows: Beginning at the southeast corner of Lot 3 of the Coveleski park Minor Subdivision, the plat of which is recorded in Instrument No. 1503430, in the Office of the Recorder of St. Joseph County, Indiana; thence South 0 degrees 56 minutes 17 seconds East 82.50 feet to the northeast corner of Lot 4 in said Subdivision and being on the south right-of-way line of Monroe Street; thence South 89 degrees 13 minutes 50 seconds West 178.75 feet along the south right-of-way line of Monroe Street to the southwest corner of the Monroe Street right-of-way and being on the east line of Lot 1 in said Subdivision; thence North 0 degrees 59 minutes 56 seconds West 82.50 feet along the east line of said Lot 1 to the northwest corner of the Monroe Street right-of-way; thence North 89 degrees 13 minutes 50 seconds East along the north right-of-way line of Monroe Street 178.84 feet to the point of beginning and containing 14,750 square feet, more or less.

The approval of this vacation shall not be injurious to the use of other property in the immediate vicinity. It shall not be detrimental to or endanger the public health, safety, morals, or general welfare. This vacation also shall not constrict the use or deter the value of adjacent church as access will be maintained at all times.

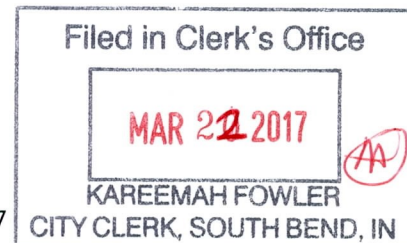
Sincerely,

A handwritten signature in black ink, appearing to read "Joe Hart".

Joe Hart  
President  
Heading for Home, Inc. / South Bend Cubs



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



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

DATE: \_3-23-17

I (WE), THE UNDERSIGNED PROPERTY OWNER(S), PETITION YOU TO VACATE:

A. THE ALLEY DESCRIBED AS:

N/A

B. THE STREET DESCRIBED AS:

A part of the Southwest Quarter of Section 12, Township 37 North, Range 2, East, City of South Bend, Portage Township, St. Joseph County, Indiana, and described as follows: Beginning at the southeast corner of Lot 3 of the Coveleski park Minor Subdivision, the plat of which is recorded in Instrument No. 1503430, in the Office of the Recorder of St. Joseph County, Indiana; thence South 0 degrees 56 minutes 17 seconds East 82.50 feet to the northeast corner of Lot 4 in said Subdivision and being on the south right-of-way line of Monroe Street; thence South 89 degrees 13 minutes 50 seconds West 178.75 feet along the south right-of-way line of Monroe Street to the southwest corner of the Monroe Street right-of-way and being on the east line of Lot 1 in said Subdivision; thence North 0 degrees 59 minutes 56 seconds West 82.50 feet along the east line of said Lot 1 to the northwest corner of the Monroe Street right-of-way; thence North 89 degrees 13 minutes 50 seconds East along the north right-of-way line of Monroe Street 178.84 feet to the point of beginning and containing 14,750 square feet, more or less.

NAME (signed & printed)	ADDRESS	LOT #
 _____ City of South Bend Department of Community Investment	(signature) 227 E. Jefferson Blvd., Suite 1400S South Bend, IN 46601	018-3014-051503 018-3014-051502 018-3015-056301

By TIM CORCORAN (print name)

CONTACT PERSON (S)

NAME: Joe Hart

RETURN TO:

OFFICE OF THE CITY CLERK  
JOHN VOORDE, CITY CLERK  
ROOM 455-COUNTY-CITY BUILDING  
SOUTH BEND, IN 46601  
574-235-9221

ADDRESS: 501 W. South Street  
South Bend, IN 46601  
PHONE: 574-235-9988 ext. 201

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:

*The portion of W. Monroe Street that lies approximately 179 feet west of S. Lafayette Blvd.*

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:

*A part of the Southwest Quarter of Section 12, Township 37 North, Range 2, East, City of South Bend, Portage Township, St. Joseph County, Indiana, and described as follows: Beginning at the southeast corner of Lot 3 of the Coveleski park Minor Subdivision, the plat of which is recorded in Instrument No. 1503430, in the Office of the Recorder of St. Joseph County, Indiana; thence South 0 degrees 56 minutes 17 seconds East 82.50 feet to the northeast corner of Lot 4 in said Subdivision and being on the south right-of-way line of Monroe Street; thence South 89 degrees 13 minutes 50 seconds West 178.75 feet along the south right-of-way line of Monroe Street to the southwest corner of the Monroe Street right-of-way and being on the east line of Lot 1 in said Subdivision; thence North 0 degrees 59 minutes 56 seconds West 82.50 feet along the east line of said Lot 1 to the northwest corner of the Monroe Street right-of-way; thence North 89 degrees 13 minutes 50 seconds East along the north right-of-way line of Monroe Street 178.84 feet to the point of beginning and containing 14,750 square feet, more or less.*

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:

*County Tax ID No. (no lot numbers)*

018-3014-051503;    018-3014-051502;    018-3014-0515;    018-3015-0544

SECTION IV. The purpose of the vacation of the real property is  
Heading for Home, LLC. / South Bend Cubs wishes to vacate the following described alley to accommodate future development for apartment units as part of the Berlin Place mixed use project adjacent to Four Winds Field

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.

\_\_\_\_\_  
Member of the Common Council

Attest:

\_\_\_\_\_  
City Clerk

Presented by me to the Mayor of the City of South Bend, Indiana on the

\_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_. m.

\_\_\_\_\_

City Clerk

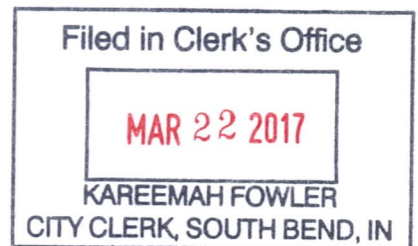
Approved and signed by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_, at

\_\_\_\_\_ o'clock \_\_\_\_\_. m.

\_\_\_\_\_

Mayor, City of South Bend, Indiana

1st READING  
PUBLIC HEARING  
3rd READING  
NOT APPROVED  
DEFERRED  
PASSED



## Exhibit "A"

Project: Monroe Street Vacation

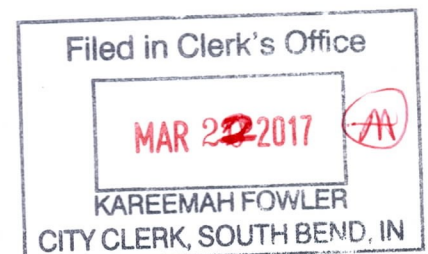
Sheet 1 of 1

A part of the Southwest Quarter of Section 12, Township 37 North, Range 2, East, City of South Bend, Portage Township, St. Joseph County, Indiana, and being that part of the grantors' land lying within the right-of-way lines depicted on the attached Vacation Sketch, marked EXHIBIT "B", described as follows: Beginning at the southeast corner of Lot 3 of the Coveleski park Minor Subdivision, the plat of which is recorded in Instrument No. 1503430, in the Office of the Recorder of St. Joseph County, Indiana; thence South 0 degrees 56 minutes 17 seconds East 82.50 feet to the northeast corner of Lot 4 in said Subdivision and being on the south right-of-way line of Monroe Street; thence South 89 degrees 13 minutes 50 seconds West 178.75 feet along the south right-of-way line of Monroe Street to the southwest corner of the Monroe Street right-of-way and being on the east line of Lot 1 in said Subdivision; thence North 0 degrees 59 minutes 56 seconds West 82.50 feet along the east line of said Lot 1 to the northwest corner of the Monroe Street right-of-way; thence North 89 degrees 13 minutes 50 seconds East along the north right-of-way line of Monroe Street 178.84 feet to the point of beginning and containing 14,750 square feet, more or less.

Reference Document and bearing basis: Coveleski Park Minor Subdivision, recorded in Instrument No. 1503430

This description was written from information obtained from the St. Joseph County Recorder's Office and other sources that were not necessarily checked by a field survey.

Prepared for: City of South Bend  
By: Jeffrey S. Barnes, PS JSB 03/22/17  
Firm: Jones Petrie Rafinski  
Date: March 21, 2017  
Job Number: 2016-0269



Parcel No: na  
Des. No.: na  
Project: na  
Road: Monroe Street  
Sec:12 Town: 37N Range: 2E

# Vacation Sketch EXHIBIT "B"

Prepared for: City of South Bend  
Owner: City of South Bend

Code: na

Drawn: jsb  
Checked: phs  
County: St. Joseph

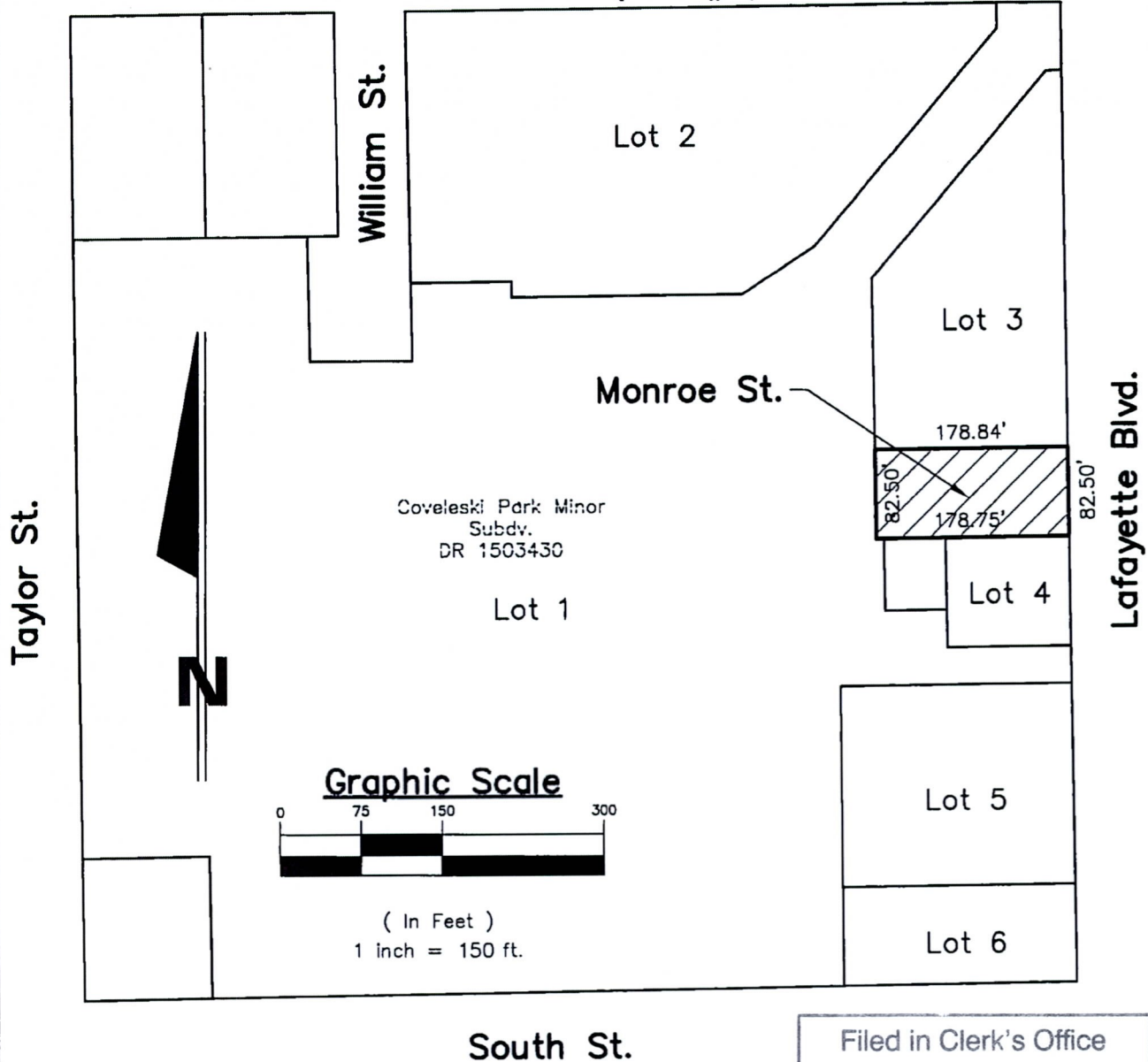


Hatched area is approximate vacation

Deed Rec.: na  
Key Number: na

This plat was prepared from information obtained from the recorder's office and other sources which were not necessarily checked by a field survey. Dimensions shown are from listed record documents.

## Western Ave. (Ind. #2)



Coveleski Park Minor Subdv.  
DR 1503430

Filed in Clerk's Office

MAR 22 2017

KAREEMAH FOWLER  
CITY CLERK, SOUTH BEND, IN



**JONES PETRIE RAFINSKI**  
your one single source  
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GIS • Environmental • Renewable Energy • Landscape Architecture

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South Bend, IN  
p: 574.232.4388  
Fort Wayne, IN  
p: 260.422.2522

JSB 03/22/17



# Monroe Street Alley Vacation

Berlin Place

## Legend

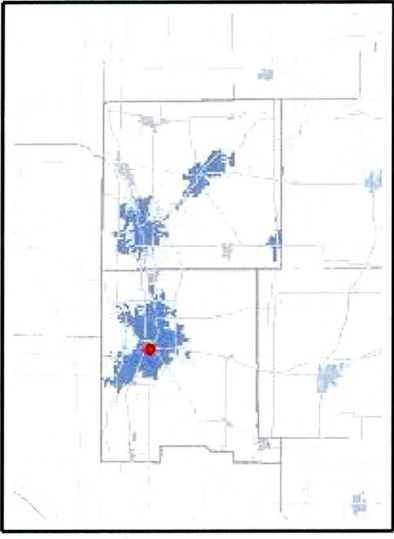
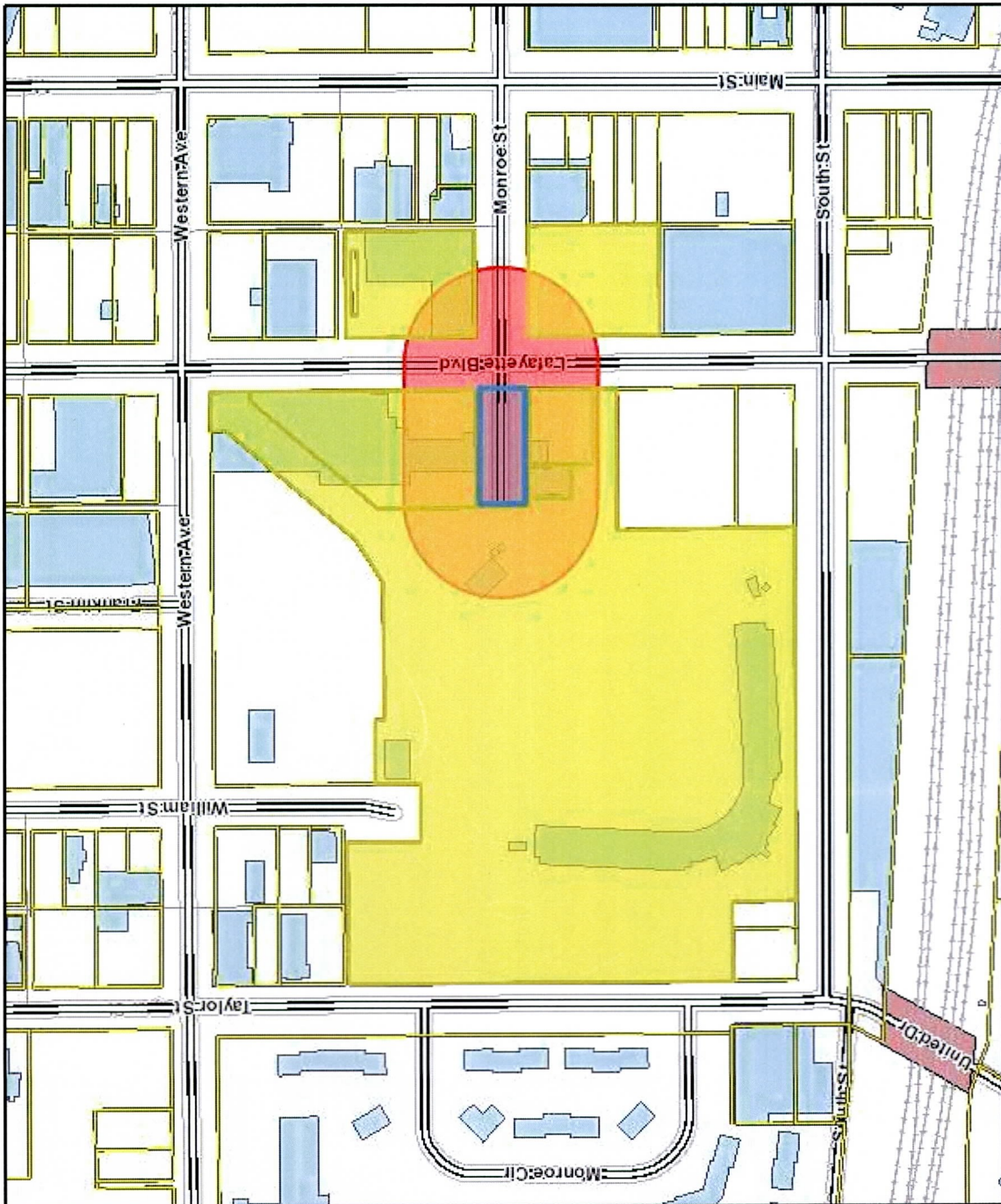
- SJC Parcel Dimensions
- SJC Parcels
- ELK Parcels
- SJC Street
- ELK Street
- Building Footprint
- Railroad
- Abandoned Railroad
- Road Centerline
- Railroad Bridge
- Roadway Bridge
- Major Roads
- Primary Roads
- Secondary Roads
- Local Roads
- Rivers
- Local Roads

Filed in Clerk's Office

**MAR 22 2017**

KAREEMAH FOWLER  
CITY CLERK, SOUTH BEND, IN

1 inch = 187.50 feet



Date Printed: 3/17/2017

Map Generated By: DCH

Coordinate grid is based on Indiana East State Plane Coordinate System 1983 North American Datum.

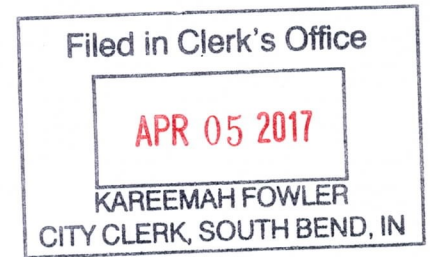
Information shown on this map is not warranted for accuracy or merchantability. Reproduction or distribution of this material is not authorized without the express written permission of MACOG.

Michiana Area Council of Governments | Geographic Information System  
Elkhart and St. Joseph Counties, IN





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



PHONE 574/235-9251  
FAX 574/235-9171

CITY OF SOUTH BEND PETE BUTTIGIEG, MAYOR  
**BOARD OF PUBLIC WORKS**

January 24, 2017

Mr. Joe Hart  
South Bend Cubs/ Heading for Home LLC  
501 W South Street  
South Bend, IN 46601

RE: Street Vacation – West Monroe Street from Lafayette Boulevard to Dead-End at Four Winds Field (Preliminary Review)

Dear Mr. Hart:

The Board of Public Works, at its January 24, 2017, meeting, reviewed the following comments by the Engineering Division, Area Plan Commission, Community Investment, Fire Department, Police Department, and the Solid Waste Division regarding the above request:

Area Plan stated, per IC 36-7-3-13, 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 hinder the use of a public right of way by the neighborhood in which it is located or to which it is contiguous.

Engineering, Area Plan, and Community Investment stated the vacation **would** make access to the lands of the aggrieved person by means of public way difficult or inconvenient and the vacation **would** hinder the public's access to a church, school or other public building or place, both violations of Indiana Statute.

Therefore, the Board of Public Works submitted a favorable recommendation for the vacation of this street **subject to completion of a signed and recorded permanent access agreement** between the owner of the Zion Missionary Baptist Church, Inc. and the South Bend Cubs received prior to submittal of the application for vacation to the Common Council. A copy of the signed and recorded document shall be provided to the Board of Public Works.

**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

Filed in Clerk's Office  
**APR 05 2017**  
 KAREEMAH FOWLER  
 CITY CLERK, SOUTH BEND, IN

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



227 W. JEFFERSON BOULEVARD PHONE 574/235-9251  
 SUITE 1316 COUNTY-CITY BUILDING FAX 574/235-9171  
 SOUTH BEND, INDIANA 46601 TDD 574/235-5567

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

Submission Date:	12-21-16	
Applicant Name:	Heading for Home, LLC	Phone #: 574-235-7988
		Email: jhart@southbend.cubs.com
Property Address:	Approximately 307-499 W. Main St. (Lot 3 on attached survey)	
Applicant property information:	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial	
Describe the general alley location with boundaries (ex. Church Pl, between E. Colfax Ave & E. LaSalle Ave):	W. Monroe St. at S. Lafayette Blvd. that dead ends into Fox Works Field	
Is your property adjacent to the alley of interest?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Do you own all adjacent properties to the alley of interest?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If no, use the attached table to provide the following information for all affected property owners: Name, Address, Consent for the proposed alley vacation		
Reason for street/alley vacation and proposed use:		
Multi-family, mixed use development of approximately 120 apartment units and 12,000 sq ft of commercial space. Only half of alley required for future development		
Does the existing alley provide garage access to other property owners?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does the alley receive daily traffic excluding your own use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the vacation hinder public access to any of the following: a church, school, or any other public building or place?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**OFFICE USE ONLY:**

Board Recommendation for the proposed alley vacation:  Yes  No

Board of Public Works Authorized Signatures:

*[Handwritten signatures]*

Filed in Clerk's Office  
APR 05 2017  
KAREEMAH FOWLER  
CITY CLERK, SOUTH BEND, IN



AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

227 W. JEFFERSON BLVD., ROOM 1140 COUNTY-CITY BUILDING, SOUTH BEND, INDIANA 46601 (574) 235-9571

JOHN W. BYORNI  
EXECUTIVE DIRECTOR

LARRY MAGLIOZZI  
DEPUTY DIRECTOR

January 3, 2017

City of South Bend  
Board of Public Works  
13<sup>th</sup> Floor, County-City Building  
South Bend, Indiana 46601

RE: Street and/or Alley Vacation  
Applicant: Heading for Home, LLC  
Location: Monroe Street, west of Lafayette Boulevard.

Dear Board Members:

The staff has reviewed this petition, and would note that in its opinion, the ROW in question is a street and not an alley. It is further the staff's opinion that:

- (1) 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 general street pattern has been re-aligned, causing the continuation of Monroe west of Lafayette to no longer being needed for the redevelopment of the parcels adjacent to it.

- (2) The vacation **would** make access to the lands of the aggrieved person by means of public way difficult or inconvenient.

The staff notes that the vacation of Monroe Street will effectively land-lock the parcel owned by Zion Missionary Baptist Church, Inc. Property owners should have a reasonable guarantee that they have access to a dedicated public right-of-way without having to rely on a private agreement.

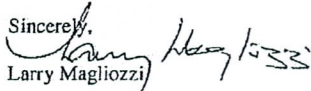
- (3) The vacation **would** hinder the public's access to a church, school, or other public building or place.

The staff is not aware if the building that would potentially be landlocked is still used as a church. If so, this petition cannot meet Criteria #3.

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

Monroe Street is already a dead-end street. Vacating the balance would not hinder its use.

Due to the above stated reasons, the staff recommends that the proposed street/alley vacation not be approved.

Sincerely,  
  
Larry Magliozzi



Filed in Clerk's Office

APR 05 2017

KAREEMAH FOWLER  
CITY CLERK, SOUTH BEND, IN





Filed in Clerk's Office  
**APR 05 2017**  
KAREEMAH FOWLER  
CITY CLERK, SOUTH BEND, IN



**INTER-OFFICE MEMORANDUM  
BOARD OF PUBLIC WORKS**

**DATE SENT:** 12/22/2016

**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 ([lmagliz@co.st-joseph.in.us](mailto:lmagliz@co.st-joseph.in.us) or 235-9813 fax)  
✓ Gene Eyster, Police Department  
Phil Griffin, NIPSCO ([pmgriffin@nisource.com](mailto:pmgriffin@nisource.com)) (FYI Only)  
Linda M. Martin, Clerk *LM*

**FROM:**

**SUBJECT:** **REQUEST FOR RECOMMENDATION – ALLEY VACATION**

**APPLICANT:** Heading for Home, LLC *grow*

**LOCATION:** ~~Alley West of Monroe St. at Lafayette Blvd.~~ *to* ~~that Dead-Ends into Four Winds Field~~

**DATE DUE:** January 3, 2016 *at*

**FAX OR E-MAIL TO:** 235-9171 / [lmartin@southbendin.gov](mailto:lmartin@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 would/would not 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:**

By \_\_\_\_\_ Date \_\_\_\_\_

## Elizabeth Horvath

---

**From:** Pete Kaminski  
**Sent:** Tuesday, January 03, 2017 11:54 AM  
**To:** Elizabeth Horvath; Michael Bronstetter; Matt Longfellow; Chris Dressel; Federico Rodriguez; Larry Magliozzi; Eugene Eyster  
**Cc:** Derick Roberts; Ed Gleckler  
**Subject:** RE: Alley Vacation - Heading for Home LLC

Hi Lizzy, Streets has no objection to the vacate, but to prevent any confusion, the request is stating for an alley vacate, when the actual property to vacate is part of Monroe street.

**From:** Elizabeth Horvath  
**Sent:** Tuesday, January 03, 2017 8:53 AM  
**To:** Pete Kaminski <pkaminsk@southbendin.gov>; Michael Bronstetter <mbronste@southbendin.gov>; Matt Longfellow <mlongfel@southbendin.gov>; Chris Dressel <cdressel@southbendin.gov>; Federico Rodriguez <frodriгу@southbendin.gov>; Larry Magliozzi <lmagliz@co.st-joseph.in.us>; Eugene Eyster <eeyster@southbendin.gov>  
**Subject:** Alley Vacation - Heading for Home LLC

Please provide your recommendations. Thank you.

*Lizzy Horvath*

Secretary  
Department of Public Works  
227 W. Jefferson Blvd., Suite 1316  
South Bend, IN 46601  
574-235-9251 Ex. 3168  
[lhovath@southbendin.gov](mailto:lhovath@southbendin.gov)



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INTER-OFFICE MEMORANDUM  
BOARD OF PUBLIC WORKS

DATE SENT: 12/22/2016

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 ([lmagliz@co.st-joseph.in.us](mailto:lmagliz@co.st-joseph.in.us) or 235-9813 fax)  
Gene Eyster, Police Department  
Phil Griffin, NIPSCO ([pmgriffin@nisource.com](mailto:pmgriffin@nisource.com)) (FYI Only)  
Linda M. Martin, Clerk *LM*

FROM:

SUBJECT: REQUEST FOR RECOMMENDATION – ALLEY VACATION

APPLICANT: Heading for Home, LLC

LOCATION: Alley West of Monroe St. at Lafayette Blvd. that Dead-Ends into Four Winds Field

DATE DUE: January 3, 2016

FAX OR E-MAIL TO: 235-9171 / [lmartin@southbendin.gov](mailto:lmartin@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 would/would not 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:**

This alley vacation will not hinder Solid Wastes operation.

By *Mike Bronstetter* Date 1-3-2017

**Elizabeth Horvath**

---

**From:** Eugene Eyster  
**Sent:** Tuesday, January 03, 2017 10:26 AM  
**To:** Elizabeth Horvath; Pete Kaminski; Michael Bronstetter; Matt Longfellow; Chris Dressel; Federico Rodriguez; Larry Magliozzi  
**Subject:** RE: Alley Vacation - Heading for Home LLC

Ms. Horvath,  
The Police Department would have no objection to this request.

Lt. Eyster

**From:** Elizabeth Horvath  
**Sent:** Tuesday, January 03, 2017 8:53 AM  
**To:** Pete Kaminski <pkaminsk@southbendin.gov>; Michael Bronstetter <mbronste@southbendin.gov>; Matt Longfellow <mlongfel@southbendin.gov>; Chris Dressel <cdressel@southbendin.gov>; Federico Rodriguez <frodriagu@southbendin.gov>; Larry Magliozzi <lmagloz@co.st-joseph.in.us>; Eugene Eyster <eeyster@southbendin.gov>  
**Subject:** Alley Vacation - Heading for Home LLC

Please provide your recommendations. Thank you.

*Lizzy Horvath*

Secretary  
Department of Public Works  
227 W. Jefferson Blvd., Suite 1316  
South Bend, IN 46601  
574-235-9251 Ex. 3168  
[lhovath@southbendin.gov](mailto:lhovath@southbendin.gov)



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## Elizabeth Horvath

---

**From:** Federico Rodriguez  
**Sent:** Thursday, January 05, 2017 10:12 AM  
**To:** Elizabeth Horvath  
**Subject:** RE: Alley Vacation - Heading for Home LLC

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  
[frodrigo@southbendin.gov](mailto:frodrigo@southbendin.gov)



*We deliver services that empower everyone to thrive.*  
Excellence | Accountability | Innovation | Inclusion | Empowerment

**From:** Elizabeth Horvath  
**Sent:** Tuesday, January 03, 2017 8:53 AM  
**To:** Pete Kaminski <pkaminsk@southbendin.gov>; Michael Bronstetter <mbronste@southbendin.gov>; Matt Longfellow <mlongfel@southbendin.gov>; Chris Dressel <cdressel@southbendin.gov>; Federico Rodriguez <frodrigo@southbendin.gov>; Larry Magliozzi <lmagliz@co.st-joseph.in.us>; Eugene Eyster <eeyster@southbendin.gov>  
**Subject:** Alley Vacation - Heading for Home LLC

Please provide your recommendations. Thank you.

*Lizzy Horvath*

Secretary  
Department of Public Works  
227 W. Jefferson Blvd., Suite 1316  
South Bend, IN 46601  
574-235-9251 Ex. 3168  
[lhovath@southbendin.gov](mailto:lhovath@southbendin.gov)

**Elizabeth Horvath**

---

**From:** Matt Longfellow  
**Sent:** Tuesday, January 10, 2017 11:35 AM  
**To:** Elizabeth Horvath  
**Cc:** Roger Nawrot; Toy Villa; Donna C. Hanson  
**Subject:** RE: Alley Vacation - Heading for Home LLC  
**Attachments:** engineering recommednation.pdf

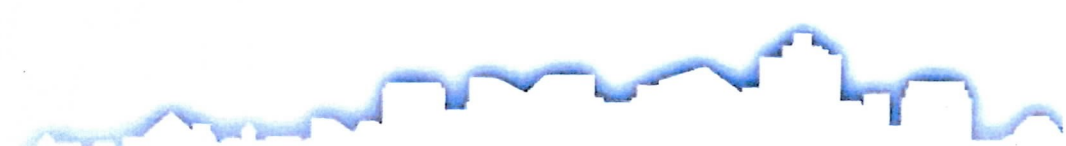
Engineering has no objections to this vacation request, pending the following actions are performed:

1. Establish a Permanent Access Agreement between the owner of the Church and the S.B. Cubs, and have it recorded with the St. Joseph County Recorder's Office. The applicant shall provide a copy of the signed & recorded agreement document to the Engineering Department.

**From:** Elizabeth Horvath  
**Sent:** Tuesday, January 03, 2017 8:53 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 <lmagliz@co.st-joseph.in.us>; Eugene Eyster <eeyster@southbendin.gov>  
**Subject:** Alley Vacation - Heading for Home LLC

Please provide your recommendations. Thank you.

*Lizzy Horvath*  
Secretary  
Department of Public Works  
227 W. Jefferson Blvd., Suite 1316  
South Bend, IN 46601  
574-235-9251 Ex. 3168  
[lhovath@southbendin.gov](mailto:lhovath@southbendin.gov)

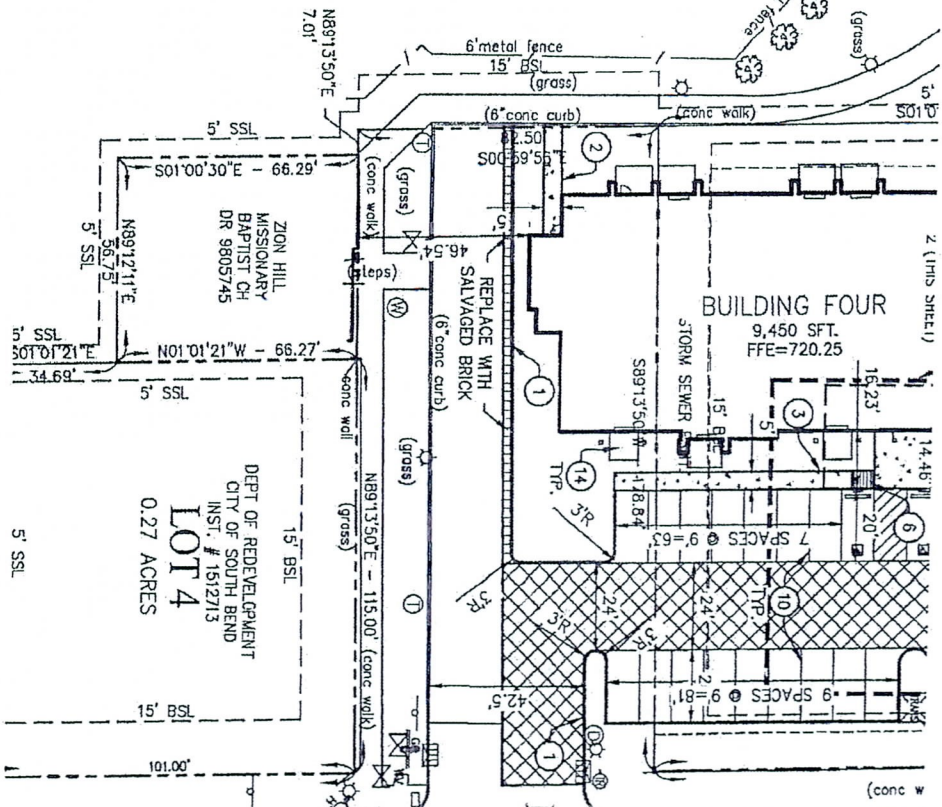
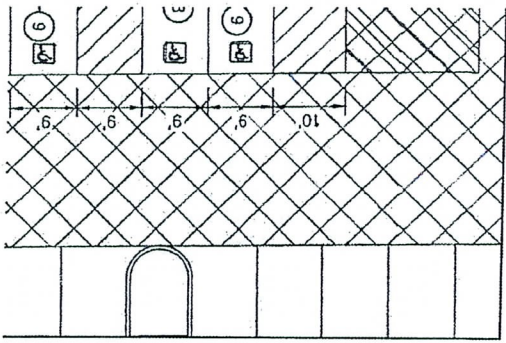


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11.20 ACRES  
 LOT 1  
 CITY OF SOUTH BEND, INDIANA  
 PARKS & RECREATION DEPARTMENT  
 INST. # 1504027

1-story ticket booth  
 bldg ht = 10'



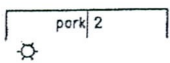
ZION HILL  
 MISSIONARY  
 BAPTIST CH  
 DR 9805745

DEPT OF REDEVELOPMENT  
 CITY OF SOUTH BEND  
 INST. # 1512713  
 LOT 4  
 0.27 ACRES

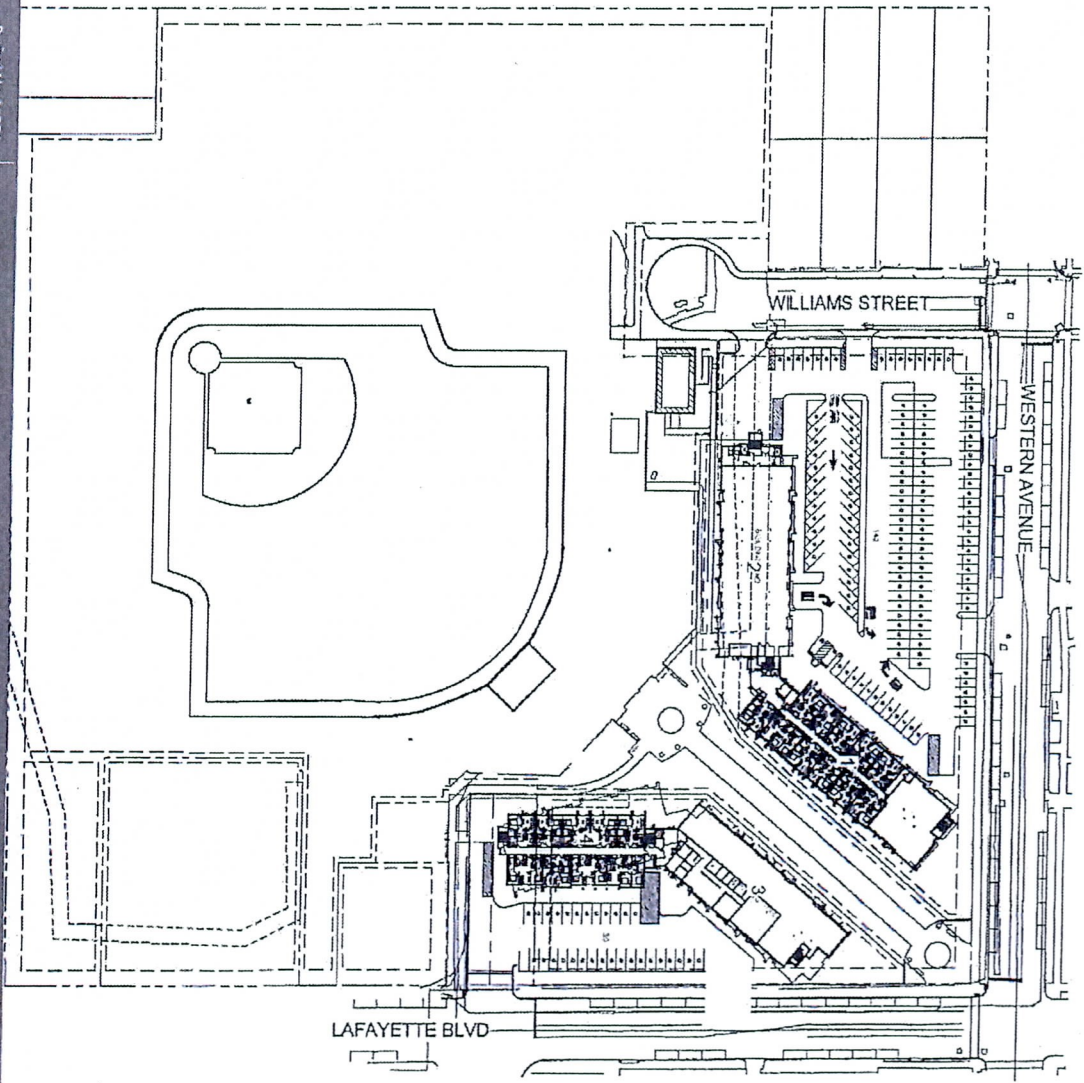
MONROE STREET  
 82.5' R/W

single white  
 (10" water main approx. locati  
 single white  
 double yellow

5-story brick building



Project No. 10036







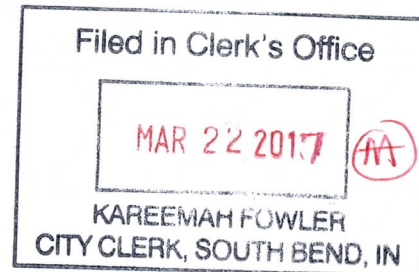
321 E. Walter St  
South Bend, IN 46614  
O: 574.299.4765  
F: 574.299.4783  
sbvpa.org

PETE BUTTIGIEG  
Mayor

AARON PERRI  
Executive Director

March 22, 2017

Mr. Tim Scott, President  
South Bend Common Council  
4<sup>th</sup> Floor County-City Building  
South Bend IN 46601



RE: Civic Center Board of Managers

Dear President Scott,

Attached for the Common Council's consideration is an amendment to Chapter 2, Article 5, Section 2-52 of the South Bend Municipal Code. In fall of 2016, the Common Council created the City Department of Venues, Parks & Arts through both the budget approval process and a vote to amend Chapter 2, Article 4, Section 2-13. Among other duties, the Department of Venues, Parks & Arts is responsible for the Morris Performing Arts Center, Palais Royale and the Century Center.

Indiana Code 36-10-10 creates the Civic Center Board of Managers to oversee the Century Center and also grants this board the ability to have authority over "any other public facility owned or leased by the city or by an agency of it." The amendment before you extends general management authority of the Civic Center Board of Managers to include the facilities of the Morris Performing Arts Center and the Palais Royale.

This amendment is consistent with the Venues, Parks & Arts Department's expressed organizational goal to unite the Century Center, Morris Performing Arts Center and the Palais Royale under one management structure. This change has the broad support of the Civic Center Board of Managers as discussed at its public meeting on February 15, 2017 and empowers the body to change their by-laws accordingly.

Thank you for your consideration. I will attend the Committee and Council meeting to address any questions.

Cordially,

Aaron Perri  
Executive Director,  
Venues, Parks & Arts





Bill No. \_\_\_\_\_

Ordinance No. \_\_\_\_\_-17

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 2, ARTICLE 5, SECTION 2-52 OF THE SOUTH BEND MUNICIPAL CODE TO INCLUDE ADDITIONAL FACILITIES TO BE OPERATED, MAINTAINED AND MANAGED BY THE SOUTH BEND CIVIC CENTER BOARD OF MANAGERS**

**STATEMENT OF PURPOSE AND INTENT**

Indiana law at Ind. Code § 36-10-10, and more particularly §36-10-10-29, specifically grants to the city of South Bend, Indiana, the authority to create a nine-member Board of managers to operate, maintain, and manage its civic center, which is known as the Century Center. That authority extends to “any other public facility owned or leased by the city or by an agency of it” IC §36-10-10-29(a) (2). Pursuant to that statute, the City of South Bend designated the South Bend Civic Center Board of Managers to manage, operate, and maintain “Century Center and its programs.” (*South Bend Municipal Code*, Chapter 2, Article 5, Section 2-52). As identified at IC 36-10-2-5, city facilities include “neighborhood centers, community centers, civic centers, convention centers, auditoriums, arenas and stadiums.” At this time the general management authority of the Civic Center Board of Managers should be expanded to include the facilities of the Morris Performing Arts Center and the Palais Royale.

As downtown South Bend continues to grow as an entertainment and convention center with increased hotel and tourist options, and with local population growth, and more restaurant/entertainment facilities, the success of the City’s Century Center, Morris Performing Arts Center, and Palais Royale become increasingly intertwined. Uniting these entities under one management board with the goal of maximizing overall benefit will improve the ability of each entity to thrive. This ordinance is a critical step toward that goal and is in the best interest of the City of South Bend and its citizens.

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AS FOLLOWS:**

SECTION I. Chapter 2, Article 5, Section 2-52 of the South Bend Municipal Code is amended to read in its entirety as follows:

The South Bend Civic Center Board of Managers, a board of managers for the purpose of supervising, managing, operating, and maintaining Century Center, the Morris Performing Arts Center, the Palais Royale and ~~its-~~ their programs, is hereby continued pursuant to IC 36-10-2-5.

Section II. This Ordinance shall be in full force and effect upon its passage by the Common Council and approval by the Mayor.

\_\_\_\_\_  
Member of the Common Council

ATTEST:

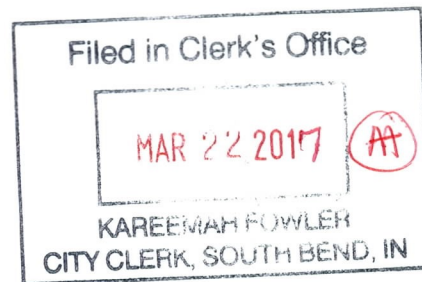
\_\_\_\_\_  
Kareemah Fowler, City Clerk

Presented by me to Pete Buttigieg, the Mayor of the City of South Bend, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_ .m.

\_\_\_\_\_  
Approved and signed by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_ .m.

\_\_\_\_\_  
Pete Buttigieg  
Mayor of the City of South Bend, Indiana

1st READING  
PUBLIC HEARING  
3rd READING  
NOT APPROVED  
REFERRED  
PASSED



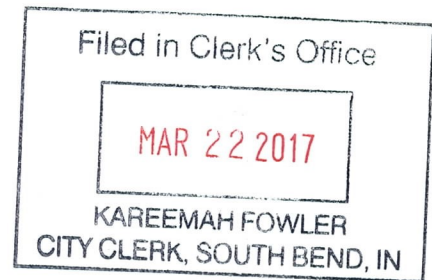




CITY OF SOUTH BEND PETE BUTTIGIEG, MAYOR  
**DEPARTMENT OF PUBLIC WORKS**  
Eric Horvath, Director

March 22, 2017

Mr. Tim Scott  
President, South Bend Common Council  
4<sup>th</sup> Floor, County-City Building  
South Bend, IN 46601



Re: AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA CORRECTING A SCRIVENER'S ERROR WHILE OTHERWISE REAFFIRMING ORDINANCE 9717-06 FOR THE VACATION OF CERTAIN PARTS OF FRANCES STREET

Dear President Scott:

The purpose and intent of this ordinance is to correct a scrivener's error in Ordinance 9717-06 which addressed the vacation of certain parts of Frances Street. The previous iteration of the Ordinance referred to a non-existent North/South alley. The alley in question is correctly identified as East/West alley which is now reflected in the updated Ordinance. Ordinance 9717-06 is otherwise reaffirmed in its entirety.

I look forward to discussing this ordinance at the Council's Committee meeting and at the public hearing. If you have any further questions or need additional information, please let me know.

As always, thank you for your consideration.

Sincerely,

Eric C. Horvath  
City of South Bend  
Executive Director Public Works



BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE COMMON COUNCIL OF THE  
CITY OF SOUTH BEND, INDIANA, CORRECTING A  
SCRIVENER'S ERROR IN ORDINANCE NO. 9717-06 AS  
TO THE DESCRIPTION OF REAL PROPERTY FOR THE  
VACATION OF CERTAIN PARTS OF FRANCES STREET**

**STATEMENT OF PURPOSE AND INTENT**

The purpose and intent of this ordinance is to correct a scrivener's error in Ordinance 9717-06 (vacating certain parts of Frances Street) which was adopted by this Council on November 29, 2006, a copy of which is attached for reference. Ordinance 9717-06 is otherwise reaffirmed in its entirety.

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AS FOLLOWS:**

SECTION I. The caption of Ordinance No. 9717-06 is amended to read in its entirety as follows:

**AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:**

The street to be vacated is Frances Street from the North right of way line of Colfax Avenue to the first East/West North/South alley North of Colfax Avenue for a distance of 198 feet and a width of 66 feet. Additionally, an area 45 feet north of the south right of way of Luther Court and 23 feet west of the east right of way line of Frances Street. Being a part of the Original Town of Lowell, now City of South Bend, Portage Township, St. Joseph County, Indiana.

SECTION II. Section I of Ordinance Numbered 9717-06 shall be corrected to read in its entirety as follows:

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

The street to be vacated is Frances Street from the North right of way line of Colfax Avenue to the first East/West North/South alley North of Colfax Avenue for a distance of 198 feet and a width of 66 feet. Additionally, an area 45 feet north of the south right of way of Luther Court and 23 feet west of the east right of way line of Frances Street. Being a part of the Original Town of Lowell, now City of South Bend, Portage Township, St. Joseph County, Indiana.

hereby determines that it is desirable to vacate said property.

SECTION III. The rest and remainder of Ordinance No. 9717-06 is hereby and in all ways reaffirmed, a copy of which is attached hereto for informational purposes.

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

\_\_\_\_\_  
Member, South Bend Common Council

ATTEST:

\_\_\_\_\_  
Kareemah Fowler, City Clerk

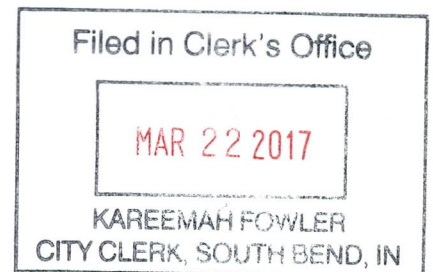
Presented by me, to Pete Buttigieg the Mayor of the City of South Bend, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
Kareemah Fowler, City Clerk

Approved and signed by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
Pete Buttigieg, Mayor

1st READING  
PUBLIC HEARING  
3rd READING  
NOT APPROVED  
REFERRED  
PASSED



Filed in Clerk's Office  
MAR 22 2017  
KAREEMAH FOWLER  
CITY CLERK, SOUTH BEND, IN

ORDINANCE No. 9717-06

Passed by the Common Council of the City of South Bend, Indiana \_\_\_\_\_

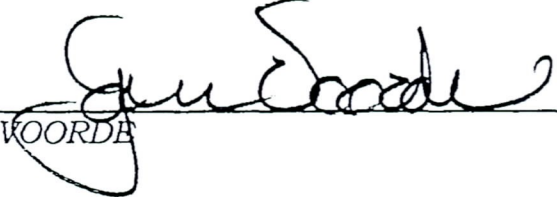
\_\_\_\_\_ November 27, 2006

Attest:  City Clerk  
JOHN VOORDE

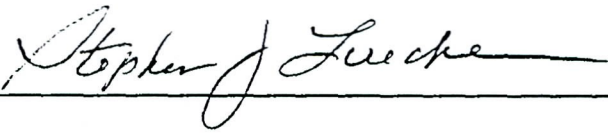
Attest: Timothy A. Rouse President of Common Council

Presented by me to the Mayor of the City of South Bend, Indiana \_\_\_\_\_

\_\_\_\_\_ November 28, 2006

 City Clerk  
JOHN VOORDE

Approved and signed by me \_\_\_\_\_ November 29, 2006

 Mayor



MAR 22 2017

ORDINANCE NO. 9717-06

KAREEMAH FOWLER  
CITY CLERK, SOUTH BEND, IN

**AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:**

The street to be vacated is Frances Street from the North right of way line of Colfax Avenue to the first North/South alley North of Colfax Avenue for a distance of 198 feet and a width of 66 feet. Additionally, an area 45 feet north of the south right of way of Luther Court and 23 feet west of the east right of way line of Frances Street. Being a part of the Original Town of Lowell, now City of South Bend, Portage Township, St. Joseph County, Indiana.

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:

The street to be vacated is Frances Street from the North right of way line of Colfax Avenue to the first North/South alley North of Colfax Avenue for a distance of 198 feet and a width of 66 feet. Additionally, an area 45 feet north of the south right of way of Luther Court and 23 feet west of the east right of way line of Frances Street. Being a part of the Original Town of Lowell, now City of South Bend, Portage Township, St. Joseph County, Indiana.

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:

- |                 |                   |           |                   |
|-----------------|-------------------|-----------|-------------------|
| 18-5016-0516-01 | South Bend Clinic | 18-5016-1 | South Bend Clinic |
| 18-5016-0516-02 | South Bend Clinic | 18-5016-4 | South Bend Clinic |
| 18-5016-0564    | South Bend Clinic | 18-5016-5 | South Bend Clinic |
| 18-5016-0564    | South Bend Clinic | 18-5016-6 | South Bend Clinic |

SECTION IV. The purpose of the vacation of the real property is:

To allow the property owner of all the adjacent properties, South Bend Clinic to construct an addition to their medical clinic and add additional parking without patients and staff having to cross a public street.

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.

Timothy A. Rouse  
Member of the Common Council

Attest:

John Voorde  
City Clerk

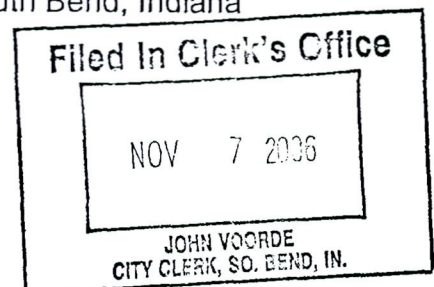
Presented by me to the Mayor of the City of South Bend, Indiana on the 28th day of November, 2006, at 3:00 o'clock p. .m.

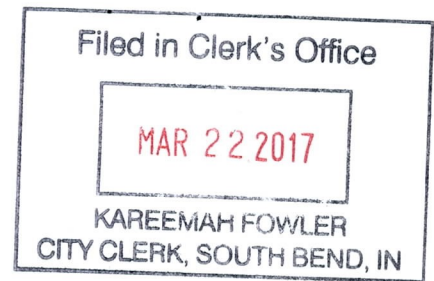
Jamie Tallon  
City Clerk Deputy

Approved and signed by me on the 29<sup>th</sup> day of Nov, 2006, at 9:30 o'clock a. .m.

Stephen J. Truex  
Mayor, City of South Bend, Indiana

1st READING 11-13-06  
PUBLIC HEARING 11-27-06  
3rd READING 11-27-06  
NOT APPROVED  
DEFERRED  
PASSED 11-27-06





TO THE COMMON COUNCIL OF THE CITY OF SOUTH BEND:

Your Committee of the Whole, to whom was referred:

**BILL NO.**

80-06      A BILL TO VACATE THE FOLLOWING DESCRIBED PROPERTY: THE STREET TO BE VACATED IS FRANCES STREET FROM THE NORTH RIGHT OF WAY LINE OF COLFAX AVENUE TO THE FIRST NORTH/SOUTH ALLEY NORTH OF COLFAX AVENUE FOR A DISTANCE OF 198 FEET AND A WIDTH OF 66 FEET. ADDITIONALLY, AN AREA 45 FEET NORTH OF THE SOUTH RIGHT OF WAY OF LUTHER COURT AND 23 FEET WEST OF THE EAST RIGHT OF WAY LINE OF FRANCES STREET. BEING A PART OF THE ORIGINAL TOWN OF LOWELL, NOW CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

Respectfully report that they have examined the matter and that in their opinion, this bill is being recommended to the full Council with a favorable recommendation.

Karen L. White  
Chairperson



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

Filed in Clerk's Office  
**MAR 22 2017**  
KAREEMAH FOWLER  
CITY CLERK, SOUTH BEND, IN

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

**DATE:** 10/11/06

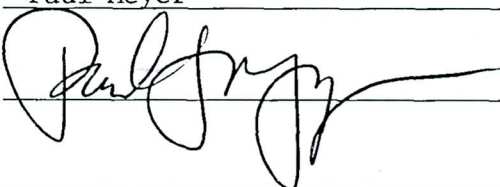
**I (WE), THE UNDERSIGNED PROPERTY OWNER(S), PETITION YOU TO VACATE:**

**A. THE ALLEY DESCRIBED AS:**

N/A

**B. THE STREET DESCRIBED AS:**

South portion of Frances Street from the South R.O.W. of Luther Court to Colfax  
Street, plus an area 45 feet North of the South R.O.W. of Luther Court and  
23 feet West of the East R.O.W. line of Frances Street.

<b>NAME (signed &amp; printed)</b>	<b>ADDRESS</b>	<b>LOT #</b>
<u>Paul Meyer</u> 	<u>211 N. Eddy Street</u>	<u>                    </u>
<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>                    </u>	<u>                    </u>	<u>                    </u>

Filed In Clerk's Office  
**NOV 7 2006**  
JOHN VOORDE  
CITY CLERK, SO. BEND, IN.

**CONTACT PERSON (S)**

**NAME:** Paul Meyer

**RETURN TO:**  
**OFFICE OF THE CITY CLERK**  
**JOHN VOORDE, CITY CLERK**  
**ROOM 455-COUNTY-CITY BUILDING**  
**SOUTH BEND, IN 46601**  
**574-235-9221**

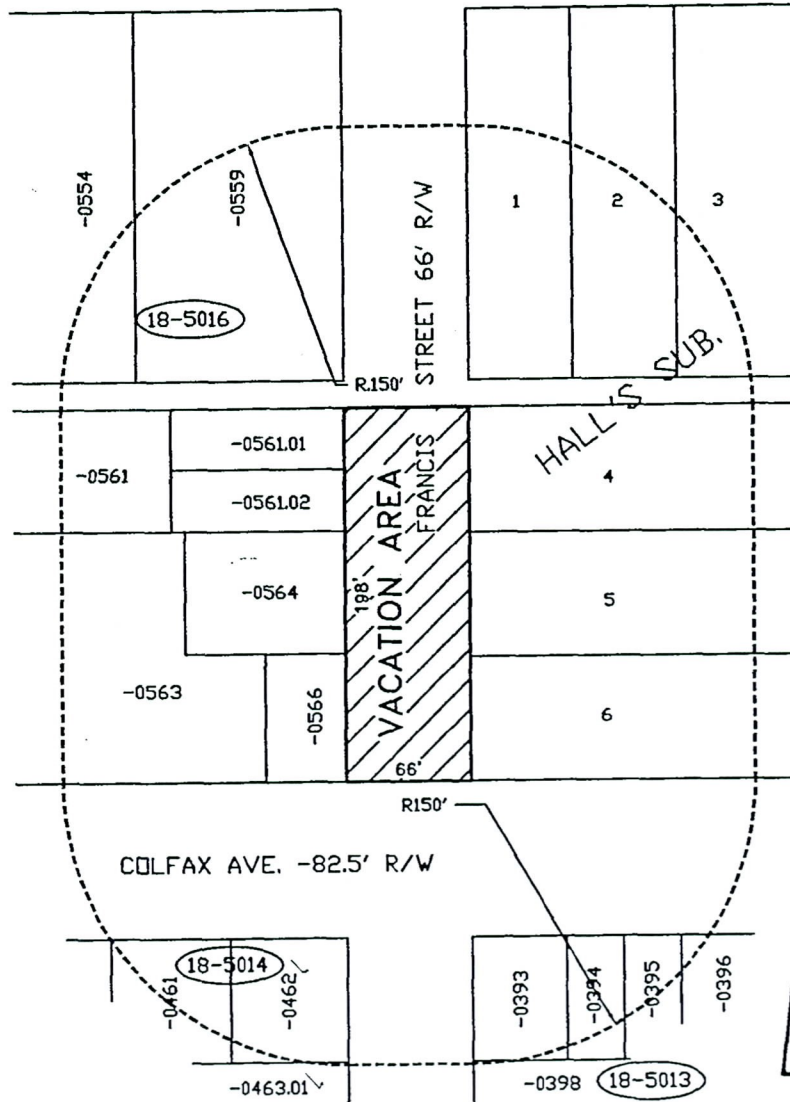
**ADDRESS:** 211 N. Eddy Street  
South Bend, IN 46617  
**PHONE:** (574) 234-8161

Filed in Clerk's Office

MAR 22 2017

KAREEMAH FOWLER  
CITY CLERK, SOUTH BEND, IN

LASALLE ST. -82.5' R/W



Filed In Clerk's Office

NOV 7 2006

JOHN VOORDE  
CITY CLERK, SO. BEND, IN.

**LEGAL DESCRIPTION:**

The street to be vacated is Frances Street from the North right of way line of Colfax Avenue to the first North/South alley North of Colfax Avenue for a distance of 198 feet and a width of 66 feet. Being a part of the Original Town of Lowell, now City of South Bend, Portage Township, St. Joseph County, Indiana.



DEPARTMENT OF PUBLIC WORKS  
CITY OF SOUTH BEND, INDIANA

- DIVISION
- CIVIL
  - TRAFFIC
  - WATER
  - WASTEWATER

SOUTH BEND CLINIC  
FRANCIS STREET VACATION



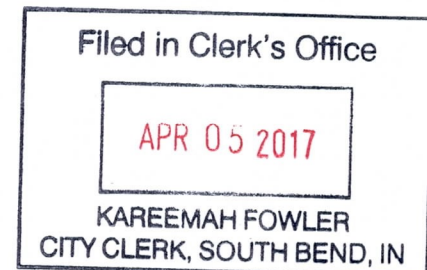
## OFFICE OF THE CITY CLERK

KAREEMAH FOWLER, CITY CLERK

April 5, 2017

Tim Scott, President  
South Bend Common Council

Dear Mr. Scott



Renewal applications for the operation of Scrap Metal /Junk Dealers/Recycling Operations have been received. In accordance with procedure for the renewal of city business licenses, these applications were submitted to the Police Department, Fire Inspection Bureau, and Department of Code Enforcement for inspection.

The following properties were inspected:

Green Tech Transfer & Recycling, LLC; 2900 S. Main /2500 Green Tech Dr. Lot4  
Steve & Genes; 3109 Gertrude  
LKQ Self Service Auto Parks; 1602 S. Lafayette Blvd  
Paul's Auto Yard; 3300 S. Main  
Republic Services of Indiana; 2500 Green Tech Dr.  
Alternative Two, LLC; 700 West Chippewa  
OmniSource Corporation; 1305 Prairie  
U.S. Scrap & Recycling Division; 1610 Circle Ave.  
U.S. Scrap & Recycling Division; 1700 W Washington St.  
U.S. Scrap & Recycling Division; 2014-2016 W Washington St.

In addition, have received favorable recommendations regarding Police, Fire, Code enforcements' Environmental compliance; also for proper maintenance of the premises and areas outside the fences and the height and condition of the fencing, I will be present at both the committee meeting and the public hearing; I can be reached 574-245-6052 or [jrmolnar@southbendin.gov](mailto:jrmolnar@southbendin.gov) if there are any questions or concerns before that time.

Sincerely,

Joseph Molnar

Ordinance Violations Bureau Clerk  
Office of the City Clerk  
227 W. Jefferson Blvd.  
South Bend, IN 46601  
Office: 245-6052  
Voice: 235-5935  
TDD: 235-5567

455 County-City Building • 227 W. Jefferson Boulevard • South Bend, Indiana 46601  
Phone 574-235-9221 • Fax 574-235-9173 • TDD 574-235-5567 • [www.SouthBendIN.gov](http://www.SouthBendIN.gov)





RESOLUTION NO.

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING THE ISSUANCE OF SCRAP METAL/JUNK DEALERS/RECYCLING OPERATION LICENSES FOR CALENDAR YEAR 2017 PURSUANT TO SECTION 4-51 OF THE SOUTH BEND MUNICIPAL CODE

WHEREAS, Section 4-51 of the South Bend Municipal Code sets forth the regulations addressing the licensing of scrap metal dealers, junk dealers and recycling operations; and

WHEREAS, on April 4, 2017 the Ordinance Violations Bureau Clerk provided written notice to the City Clerk that the following businesses:

- Green Tech Transfer & Recycling, LLC; 2900 S. Main /2500 Green Tech Dr. Lot4 Steve & Genes; 3109 Gertrude
- LKQ Self Service Auto Parks; 1602 S. Lafayette Blvd
- Paul's Auto Yard; 3300 S. Main
- Republic Services of Indiana; 2500 Green Tech Dr.
- Alternative Two, LLC; 700 West Chippewa
- OmniSource Corporation; 1305 Prairie
- U.S. Scrap & Recycling Division; 1610 Circle Ave.
- U.S. Scrap & Recycling Division; 1700 W Washington St.
- U.S. Scrap & Recycling Division; 2014-2016 W Washington St.

have been approved for Scrap Metal Dealer, Junk Dealer, Transfer Station, Recycling Operations Licenses for the year 2017.

WHEREAS, the license applications for all above-referenced businesses received favorable recommendations from the Department of Code Enforcement, Police Department, and the Fire Prevention Bureau.

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

Section I. The license applications for the following businesses:

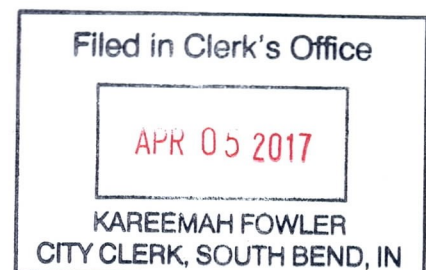
- Green Tech Transfer & Recycling, LLC; 2900 S. Main /2500 Green Tech Dr. Lot4 Steve & Genes; 3109 Gertrude
- LKQ Self Service Auto Parks; 1602 S. Lafayette Blvd
- Paul's Auto Yard; 3300 S. Main
- Republic Services of Indiana; 2500 Green Tech Dr.
- Alternative Two, LLC; 700 West Chippewa
- OmniSource Corporation; 1305 Prairie
- U.S. Scrap & Recycling Division; 1610 Circle Ave.
- U.S. Scrap & Recycling Division; 1700 W Washington St.
- U.S. Scrap & Recycling Division; 2014-2016 W Washington St.

Are approved in conformity with South Bend Municipal Code Section 4-51 and based upon the satisfactory review and inspection of the properties by the Department of Code Enforcement, Police Department, and the Fire Prevention Bureau as evidenced by the Ordinance Violation Bureau Clerk's communication to the City Clerk dated April 4th, 2017.

Section II. This Resolution shall be in full force and effect from and after its adoption by the Council and approval by the Mayor.

\_\_\_\_\_  
Member of the Common Council

PRESENTED  
NOT APPROVED  
ADOPTED







## OFFICE OF THE CITY CLERK

KAREEMAH FOWLER, CITY CLERK

April 5, 2017

Councilmembers:

Following are all ten (10) applications submitted to the Ordinance Violations Bureau. They are organized with the original application first, the site map second, and third an individual sheet from each of the three approving entities (Fire, Police, and Code Enforcement) marking their approval at the bottom.

Sincerely,

Joseph Molnar

Ordinance Violations Bureau Clerk

Office of the City Clerk

227 W. Jefferson Blvd.

South Bend, IN 46601

Office: 245-6052

Voice: 235-5935

TDD: 235-5567

455 County-City Building • 227 W. Jefferson Boulevard • South Bend, Indiana 46601  
Phone 574-235-9221 • Fax 574-235-9173 • TDD 574-235-5567 • [www.SouthBendIN.gov](http://www.SouthBendIN.gov)

JENNIFER M. COFFMAN  
CHIEF DEPUTY/ CHIEF OF STAFF

ALKEYNA M. ALDRIDGE  
DEPUTY/ DIRECTOR OF POLICY

JOSEPH R. MOLNAR  
ORDINANCE VIOLATION CLERK

LICENSE APPLICATION FOR  
**SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**  
CITY OF SOUTH BEND, INDIANA  
South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:

SCRAP METAL DEALER

TRANSFER STATION  
 JUNK DEALER

RECYCLING OPERATION

B. Business Name Green Tech Transfer & Recycling LLC

C. Business Address 2900 S. MAIN / 2500 Green Tech DR. LOT 4

City South Bend State IN Zip 46613

D. Mailing Address (If different from above) PO Box 2288

City South Bend State IN Zip 46680

E. Business Telephone Number 574-340-8408  
~~574-271-8888~~ ~~not~~

F. Business Fax Number 574-271-8888

G. E-mail Address MMORRIS@RecycleToday.com

H. Zoning of proposed location \_\_\_\_\_

I. Lot size of premises \_\_\_\_\_

J. Type of fencing used Renewal

Please Continue to Page 2 (back of sheet)

For Office Use Only

Application Filed \_\_\_\_\_

Water Works \_\_\_\_\_

Application Fee Paid \_\_\_\_\_

Police Dept. - Records \_\_\_\_\_

Sent to Departments \_\_\_\_\_

Police Dept. - Crime Prev. \_\_\_\_\_

Fire Department \_\_\_\_\_

Common Council Approval \_\_\_\_\_

Code Enforcement \_\_\_\_\_

License Fee Paid \_\_\_\_\_

Building Dept. \_\_\_\_\_

License Number \_\_\_\_\_

Not Approved \_\_\_\_\_

Reason: \_\_\_\_\_



Scrap Metal Dealer/Junk Dealer/Recycling Operation License Application  
Page 2

K. Are premises: \_\_\_\_\_ Leased by applicant  owned by applicant?  
If leased: Name of owner MIKE MORRIS  
Business address PO Box 2288, SBN 46680

III. PERSONAL DATA

A. Applicant's Legal Name Michael MORRIS  
B. Residential Address PO Box 2288  
City South Bend State IN Zip 46680  
C. Residential Telephone Number 574-340-8408  
D. SSN ON file E. Date of Birth ON file

IV. INCLUDE, WITH APPLICATION, A SITE PLAN OF THE FACILITY SHOWING PROPERTY LINES, BUILDINGS, PARKING SPACES, LOADING DOCKS, FUEL STORAGE, AND LANDSCAPING.

V. INCLUDE, WITH APPLICATION, A \$5.00 PROCESSING FEE

VI. AFFIRMATION

I, hereby, certify and affirm that all of the information I have given in this application is true and accurate to the best of my knowledge. I further certify and affirm that I have in no way attempted to mislead the City in this application by omitting facts known to me. I have read and understand the regulations of the Scrap Metal Dealer/Junk Dealer/Recycling Operation/Transfer Station license found in the City of South Bend Municipal Code, Section 4-51.

Mike Morris  
Signature

1-5-17  
Date





Police Approved

LICENSE APPLICATION FOR  
**SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**  
CITY OF SOUTH BEND, INDIANA  
South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:  
 SCRAP METAL DEALER  JUNK DEALER  
 RECYCLING OPERATION  TRANSFER STATION

B. Business Name Green Tech Transfer + Recycling LLC

C. Business Address 2900 S. MAIN / 2500 Green Tech DR. LOT 4  
City South Bend State IN Zip 46613

D. Mailing Address (If different from above) PO Box 2288  
City South Bend State IN Zip 46680

E. Business Telephone Number 574-340-8408 ~~574-271-8888~~ ~~not~~

F. Business Fax Number 574-271-8888

G. E-mail Address MMORRIS@RecycleToday.com

H. Zoning of proposed location \_\_\_\_\_

I. Lot size of premises \_\_\_\_\_

J. Type of fencing used Renewal

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records <u>RR 02.20.17</u>
Sent to Departments _____	Police Dept. - Crime Prev. <u>RR 02.20.17</u>
Fire Department _____	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	

#6

LICENSE APPLICATION FOR  
**SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**  
CITY OF SOUTH BEND, INDIANA  
South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:

SCRAP METAL DEALER

TRANSFER STATION  
 JUNK DEALER

RECYCLING OPERATION

B. Business Name Green Tech Transfer & Recycling LLC

C. Business Address 2900 S. MAIN / 2500 Green Tech DR. LOT 4  
City South Bend State IN Zip 46613

D. Mailing Address (If different from above) PO Box 2288  
City South Bend State IN Zip 46680

E. Business Telephone Number 574-340-8408

F. Business Fax Number 574-271-8888

G. E-mail Address MMORRIS@RecycleToday.com

H. Zoning of proposed location \_\_\_\_\_

I. Lot size of premises \_\_\_\_\_

J. Type of fencing used \_\_\_\_\_

*Renewal*

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records _____
Sent to Departments _____	Police Dept. - Crime Prev. _____
Fire Department _____	Common Council Approval _____
Code Enforcement <u>JK 7.10.17</u>	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	



**LICENSE APPLICATION FOR  
SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS  
 CITY OF SOUTH BEND, INDIANA  
 South Bend Municipal Code Section 4-51**

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:  
 SCRAP METAL DEALER  JUNK DEALER  
 RECYCLING OPERATION  TRANSFER STATION

B. Business Name Green Tech Transfer & Recycling LLC

C. Business Address 2900 S. MAIN / 2500 Green Tech DR. Lot 4  
 City South Bend State IN Zip 46613

D. Mailing Address (If different from above) PO Box 2288  
 City South Bend State IN Zip 46680

E. Business Telephone Number 574-340-8408

F. Business Fax Number 574-271-8888

G. E-mail Address MMORRIS@RecycleToday.com

H. Zoning of proposed location \_\_\_\_\_

I. Lot size of premises \_\_\_\_\_

J. Type of fencing used Renewal

DAVE'S GARAGE

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records _____
Sent to Departments _____	Police Dept. - Crime Prev. _____
Fire Department <u>Dot Kingman</u> _____	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	

**LICENSE APPLICATION FOR**  
**SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**  
**CITY OF SOUTH BEND, INDIANA**  
South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:

SCRAP METAL DEALER                       JUNK DEALER  
 RECYCLING OPERATION

B. Business Name Steve Genes

C. Business Address 3109 BERTHOLD

City So Bend State Ind Zip 46614

D. Mailing Address (If different from above) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E. Business Telephone Number 2881565

F. Business Fax Number \_\_\_\_\_

G. E-mail Address \_\_\_\_\_

H. Zoning of proposed location Industrial Site Zone E Heavy Industrial A- Heavy J

I. Lot size of premises 18.75 Acre

J. Type of fencing used Chain Link & Metal

**Please Continue to Page 2 (back of sheet)**

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records _____
Sent to Departments _____	Police Dept. - Crime Prev. _____
Fire Department _____	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	

Scrap Metal Dealer/Junk Dealer/Recycling Operation License Application  
Page 2

K. Are premises: \_\_\_\_\_ Leased by applicant  owned by applicant?

If leased: Name of owner E

Business address \_\_\_\_\_

III. PERSONAL DATA

A. Applicant's Legal Name E. U. Gene Hancz

B. Residential Address 22350 JACKSON TRAIL

City So Bend State Ind Zip 46614

C. Residential Telephone Number 287 8559

D. SSN 4122 E. Date of Birth 9-17-28

IV. INCLUDE, WITH APPLICATION, A SITE PLAN OF THE FACILITY SHOWING PROPERTY LINES, BUILDINGS, PARKING SPACES, LOADING DOCKS, FUEL STORAGE, AND LANDSCAPING.

V. INCLUDE, WITH APPLICATION, A \$5.00 PROCESSING FEE

VI. AFFIRMATION

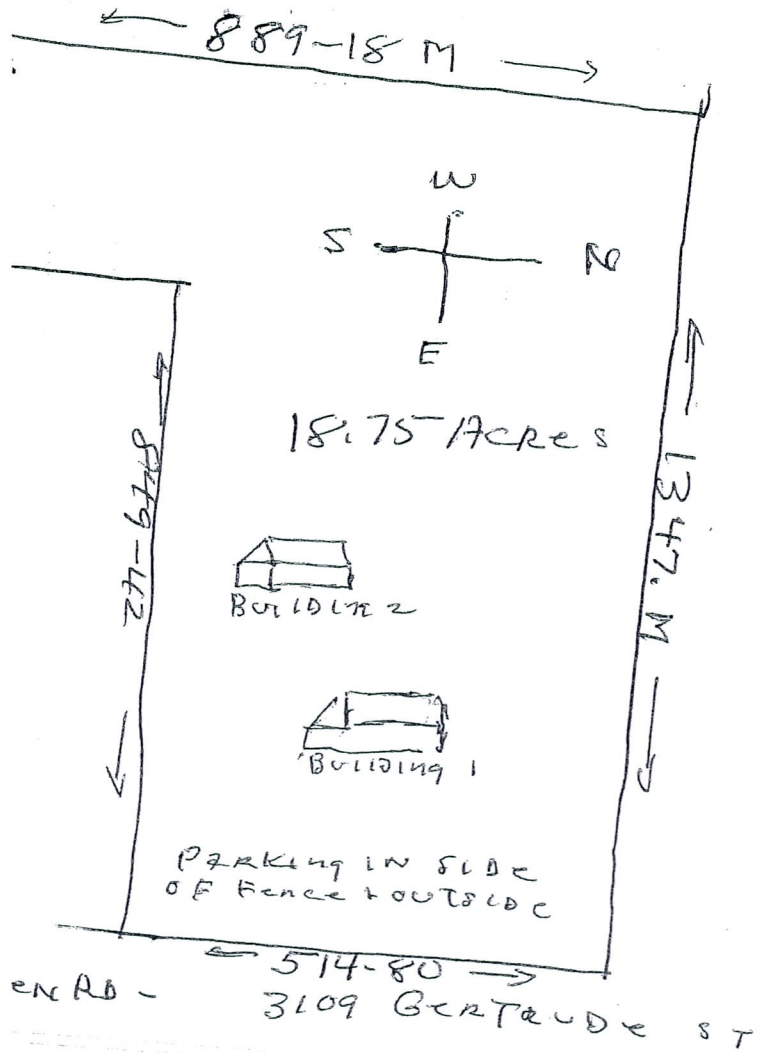
I, hereby, certify and affirm that all of the information I have given in this application is true and accurate to the best of my knowledge. I further certify and affirm that I have in no way attempted to mislead the City in this application by omitting facts known to me. I have read and understand the regulations of the Scrap Metal Dealer/Junk Dealer/Recycling Operation/Transfer Station license found in the City of South Bend Municipal Code, Section 4-51.

E. U. Gene Hancz  
Signature

1-12-2017  
Date



# Steve and Genes





Police Approved

All Approved

LICENSE APPLICATION FOR  
**SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**  
CITY OF SOUTH BEND, INDIANA  
South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:  
 SCRAP METAL DEALER  JUNK DEALER

RECYCLING OPERATION

B. Business Name Steve Genes

C. Business Address 3109 Gertrude

City So Bend State Ind Zip 46614

D. Mailing Address (If different from above) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E. Business Telephone Number 2881565

F. Business Fax Number \_\_\_\_\_

G. E-mail Address \_\_\_\_\_

H. Zoning of proposed location INDUSTRIAL SITE ZONE E Heavy Industrial A- Height

I. Lot size of premises 18.75 Acre

J. Type of fencing used Chain Link & Metal

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records <u>BZ 02.20.17</u>
Sent to Departments _____	Police Dept. - Crime Prev. <u>BZ 02.20.17</u>
Fire Department _____	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	

File - Approved 2-8-10

LICENSE APPLICATION FOR  
**SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**  
CITY OF SOUTH BEND, INDIANA  
South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:

SCRAP METAL DEALER

JUNK DEALER

RECYCLING OPERATION

B. Business Name Steve Genes

C. Business Address 3109 GERTKUDE

City So Bend State Ind Zip 46614

D. Mailing Address (If different from above)

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E. Business Telephone Number 2881565

F. Business Fax Number \_\_\_\_\_

G. E-mail Address \_\_\_\_\_

H. Zoning of proposed location INDUSTRIAL SITE ZONE E Heavy Industrial A - Heavy

I. Lot size of premises 18.75 Acres

J. Type of fencing used Chain Link & Metal

Please Continue to Page 2 (back of sheet)

For Office Use Only

Application Filed \_\_\_\_\_

Application Fee Paid \_\_\_\_\_

Sent to Departments \_\_\_\_\_

Fire Department [Signature]

Code Enforcement [Signature]

Building Dept. \_\_\_\_\_

Water Works \_\_\_\_\_

Police Dept. - Records \_\_\_\_\_

Police Dept. - Crime Prev. \_\_\_\_\_

Common Council Approval \_\_\_\_\_

License Fee Paid \_\_\_\_\_

License Number \_\_\_\_\_

Not Approved \_\_\_\_\_

Reason:



#6

**LICENSE APPLICATION FOR  
SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**  
CITY OF SOUTH BEND, INDIANA  
South Bend Municipal Code Section 4-51

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SCRAP METAL DEALER  JUNK DEALER  
 RECYCLING OPERATION

B. Business Name Steve Genes

C. Business Address 3109 Gertrude

City So Bend State Ind Zip 46614

D. Mailing Address (If different from above) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E. Business Telephone Number 2881565

F. Business Fax Number \_\_\_\_\_

G. E-mail Address \_\_\_\_\_

H. Zoning of proposed location INDUSTRIAL SITE ZONE E Heavy Industrial H- Heavy J

I. Lot size of premises 18.75 Acre

J. Type of fencing used Chain Link & Metal

Please Continue to Page 2 (back of sheet)

**For Office Use Only**

Application Filed \_\_\_\_\_  
Application Fee Paid \_\_\_\_\_  
Sent to Departments \_\_\_\_\_  
Fire Department \_\_\_\_\_  
Code Enforcement JK 7-10-17-05  
Building Dept. \_\_\_\_\_

Water Works \_\_\_\_\_  
Police Dept. - Records \_\_\_\_\_  
Police Dept. - Crime Prev. \_\_\_\_\_  
Common Council Approval \_\_\_\_\_  
License Fee Paid \_\_\_\_\_  
License Number \_\_\_\_\_

Not Approved \_\_\_\_\_

Reason: \_\_\_\_\_

**LICENSE APPLICATION FOR**  
**SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**  
**CITY OF SOUTH BEND, INDIANA**  
South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:

SCRAP METAL DEALER                       JUNK DEALER  
 RECYCLING OPERATION

B. Business Name LKA SELF SERVICE AUTO PARTS

C. Business Address 1602 S. LAFAYETTE BLVD.

City SOUTH BEND State IN Zip 46613

D. Mailing Address (If different from above) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E. Business Telephone Number 574-233-2277

F. Business Fax Number 574-233-4099

G. E-mail Address dephabus@LKAcorp.com

H. Zoning of proposed location \_\_\_\_\_

I. Lot size of premises 9 ACRES

J. Type of fencing used CHAIN LINK

**Please Continue to Page 2 (back of sheet)**

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. – Records _____
Sent to Departments _____	Police Dept. – Crime Prev. _____
Fire Department _____	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	



Scrap Metal Dealer/Junk Dealer/Recycling Operation License Application  
Page 2

K. Are premises:  Leased by applicant \_\_\_\_\_ owned by applicant?  
If leased: Name of owner FRANK HECKENAST  
Business address 14200 87TH AVE. ORLAND PARK, IL 60462

III. PERSONAL DATA

A. Applicant's Legal Name WALTER HANLEY  
B. Residential Address 198 MICHAUX RD.  
City RIVERSIDE State IL Zip 60546  
C. Residential Telephone Number 708-447-1461  
D. SSN 331-62-3195 E. Date of Birth 3/13/66

IV. INCLUDE, WITH APPLICATION, A SITE PLAN OF THE FACILITY SHOWING PROPERTY LINES, BUILDINGS, PARKING SPACES, LOADING DOCKS, FUEL STORAGE, AND LANDSCAPING.

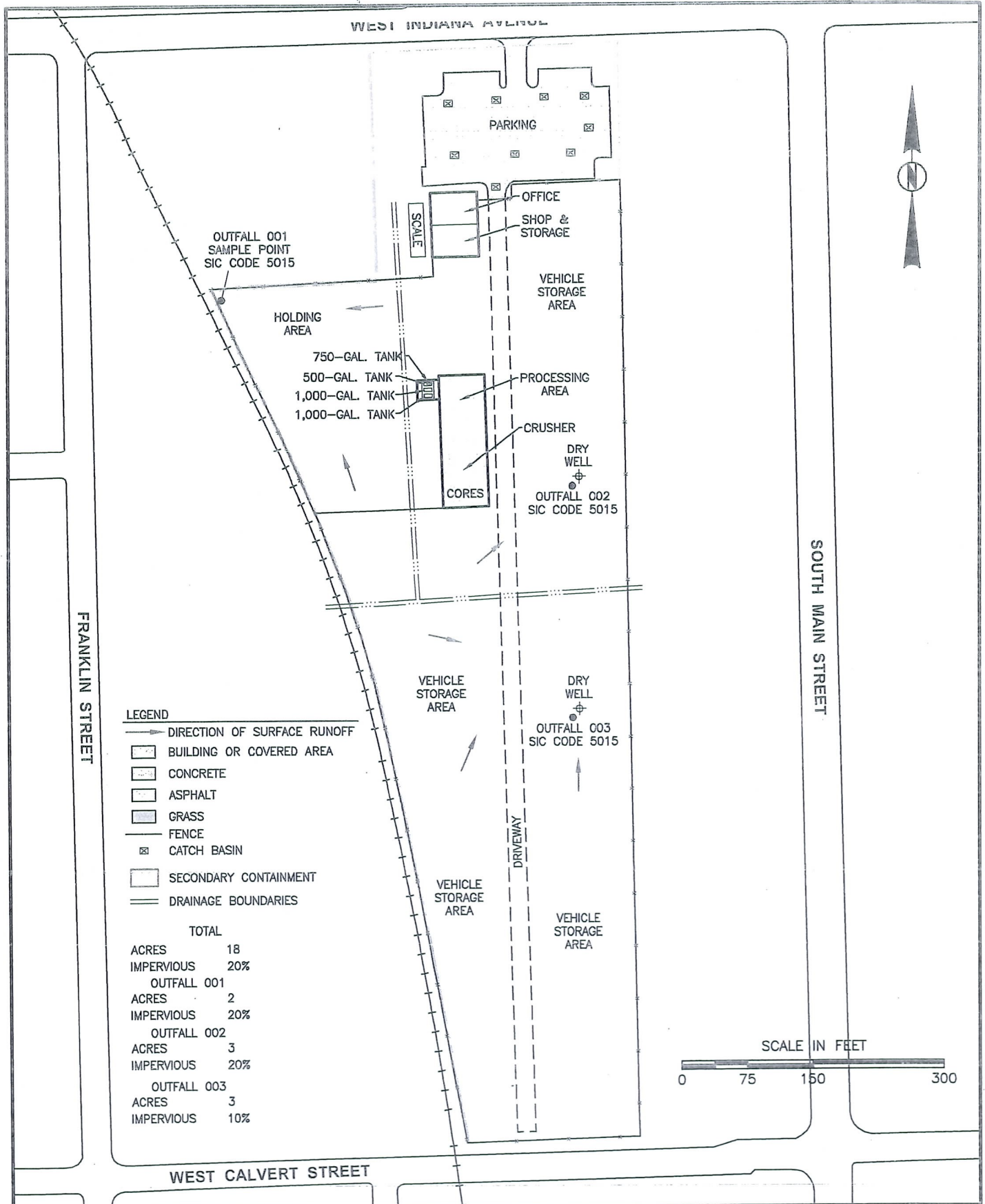
V. INCLUDE, WITH APPLICATION, A \$5.00 PROCESSING FEE

VI. AFFIRMATION

I, hereby, certify and affirm that all of the information I have given in this application is true and accurate to the best of my knowledge. I further certify and affirm that I have in no way attempted to mislead the City in this application by omitting facts known to me. I have read and understand the regulations of the Scrap Metal Dealer/Junk Dealer/Recycling Operation/Transfer Station license found in the City of South Bend Municipal Code, Section 4-51.

 WALTER HANLEY  
Signature

1-13-2017  
Date



**LEGEND**

- > DIRECTION OF SURFACE RUNOFF
- [Hatched Box] BUILDING OR COVERED AREA
- [Dotted Box] CONCRETE
- [Horizontal Line Box] ASPHALT
- [Vertical Line Box] GRASS
- [Dashed Line] FENCE
- [Square with X] CATCH BASIN
- [Double Line] SECONDARY CONTAINMENT
- [Double Line] DRAINAGE BOUNDARIES

**TOTAL**

ACRES	18
IMPERVIOUS	20%
OUTFALL 001	
ACRES	2
IMPERVIOUS	20%
OUTFALL 002	
ACRES	3
IMPERVIOUS	20%
OUTFALL 003	
ACRES	3
IMPERVIOUS	10%



CHECK BY	SL
DRAWN BY	OS
DATE	8-28-15
SCALE	AS SHOWN
CAD NO.	LKQ1255.0715A
PRJ NO.	LKQ1255.0715

**SITE PLAN**

LKQ SELF SERVICE OF SOUTH BEND - 255  
 1602 SOUTH LAFAYETTE  
 SOUTH BEND, INDIANA



FIGURE

2



File Approved

All Approved

LICENSE APPLICATION FOR  
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CITY OF SOUTH BEND, INDIANA  
South Bend Municipal Code Section 4-51

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 RECYCLING OPERATION

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City SOUTH BEND State IN Zip 46613

D. Mailing Address (if different from above) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E. Business Telephone Number 574-233-2277

F. Business Fax Number 574-233-4099

G. E-mail Address Josephus@LKACORP.COM

H. Zoning of proposed location \_\_\_\_\_

I. Lot size of premises 9 ACRES

J. Type of fencing used CHAIN LINK

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records _____
Sent to Departments _____	Police Dept. - Crime Prev. _____
Fire Department <u>FOR FILE</u>	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	

Police Approved

LICENSE APPLICATION FOR  
**SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**  
CITY OF SOUTH BEND, INDIANA  
South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

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 SCRAP METAL DEALER       JUNK DEALER  
 RECYCLING OPERATION
- B. Business Name LKQ SELF SERVICE AUTO PARTS
- C. Business Address 1602 S. LAFAYETTE BLVD.  
City SOUTH BEND State IN Zip 46613
- D. Mailing Address (If different from above) \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
- E. Business Telephone Number 574-233-2277
- F. Business Fax Number 574-233-4099
- G. E-mail Address dephabus@LKQcorp.com
- H. Zoning of proposed location \_\_\_\_\_
- I. Lot size of premises 9 ACRES
- J. Type of fencing used CHAIN LINK

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records <u>02-20-17</u>
Sent to Departments _____	Police Dept. - Crime Prev. <u>02-20-17</u>
Fire Department _____	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	



#6

**LICENSE APPLICATION FOR  
SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS  
CITY OF SOUTH BEND, INDIANA  
South Bend Municipal Code Section 4-51**

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- C. Business Address 1602 S. LAFAYETTE BLVD.  
City SOUTH BEND State IN Zip 46613
- D. Mailing Address (If different from above) \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
- E. Business Telephone Number 574-233-2277
- F. Business Fax Number 574-233-4099
- G. E-mail Address dephebus@LKAcorp.com
- H. Zoning of proposed location \_\_\_\_\_
- I. Lot size of premises 9 ACRES
- J. Type of fencing used CHAIN LINK

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records _____
Sent to Departments _____	Police Dept. - Crime Prev. _____
Fire Department _____	Common Council Approval _____
Code Enforcement <u>JK 2.15.17</u>	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	

**LICENSE APPLICATION FOR  
SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS  
 CITY OF SOUTH BEND, INDIANA  
 South Bend Municipal Code Section 4-51**

**Filed in Clerk's Office**  

**JAN 31 2017**

**KAREEMAH FOWLER  
 CITY CLERK, SOUTH BEND, IN**

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

- A. Type of license applied for:  
 SCRAP METAL DEALER  JUNK DEALER  
 RECYCLING OPERATION
- B. Business Name PAULS AUTO YARD
- C. Business Address 3300 S. MAIN  
 City SOUTH BEND State IN Zip 46614
- D. Mailing Address (If different from above) P.O. BOX 50  
 City WESTVILLE State IN Zip 46391
- E. Business Telephone Number 574-231-0611
- F. Business Fax Number 219-785-2272
- G. E-mail Address Huntsman@frontier.com
- H. Zoning of proposed location \_\_\_\_\_
- I. Lot size of premises \_\_\_\_\_
- J. Type of fencing used 8 FEET

Please Continue to Page 2 (back of sheet)

For Office Use Only	
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Application Fee Paid _____	Police Dept. - Records _____
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Fire Department _____	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	



Scrap Metal Dealer/Junk Dealer/Recycling Operation License Application  
Page 2

K. Are premises: \_\_\_\_\_ Leased by applicant \_\_\_\_\_ owned by applicant?  
If leased: Name of owner Shaffer Properties (Paul Shaffer)  
Business address PO Box 50  
Westville In 46391

III. PERSONAL DATA

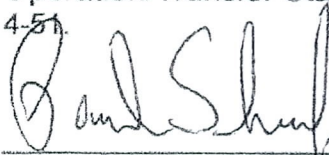
A. Applicant's Legal Name Paul Shaffer  
B. Residential Address 2336 Samuelson Rd  
City Portage State IN Zip 46368  
C. Residential Telephone Number 219 406-0067  
D. SSN 303-62-6567 E. Date of Birth 3/6/1954

IV. INCLUDE, WITH APPLICATION, A SITE PLAN OF THE FACILITY SHOWING PROPERTY LINES, BUILDINGS, PARKING SPACES, LOADING DOCKS, FUEL STORAGE, AND LANDSCAPING.

V. INCLUDE, WITH APPLICATION, A \$5.00 PROCESSING FEE

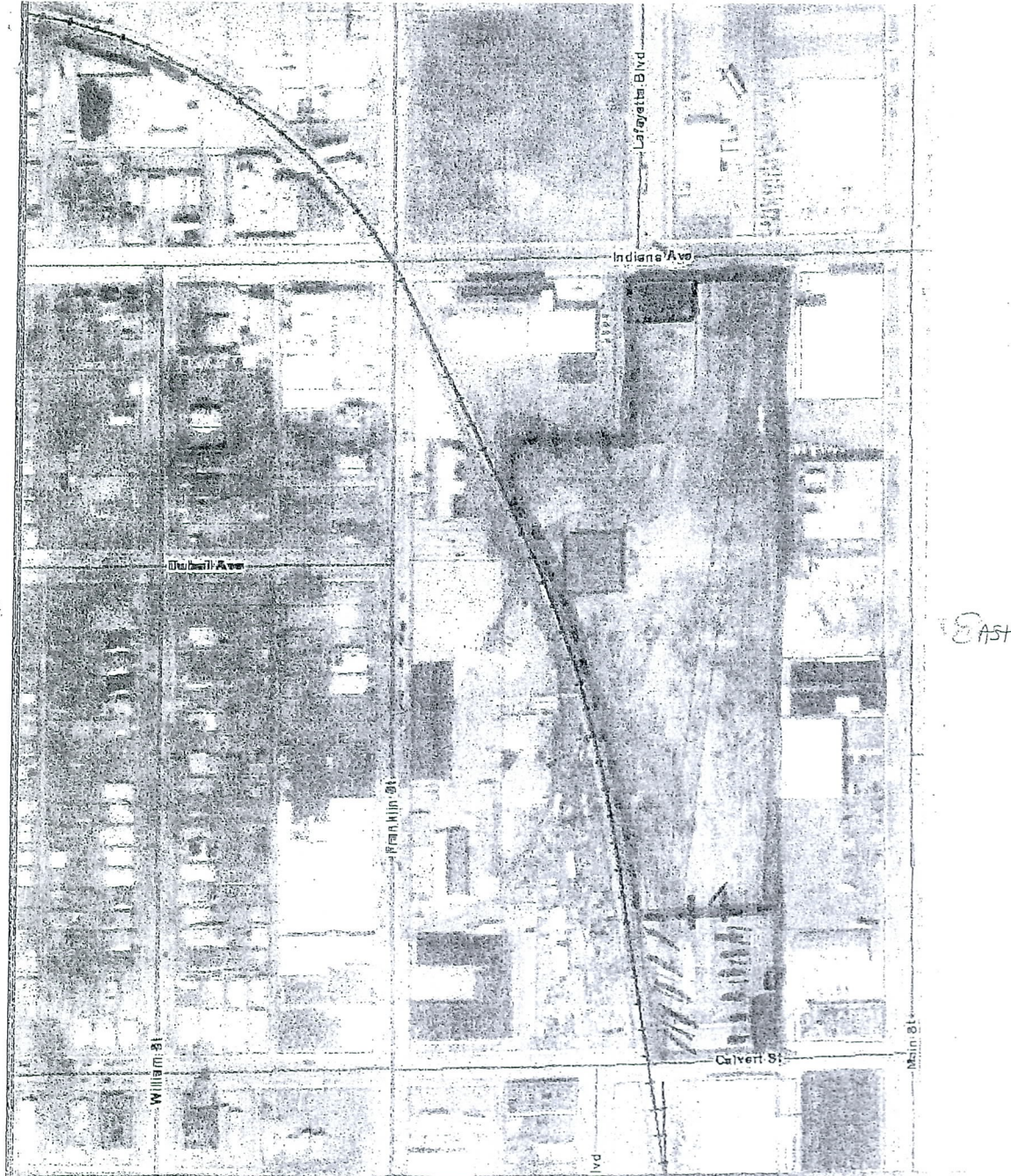
VI. AFFIRMATION

I, hereby, certify and affirm that all of the information I have given in this application is true and accurate to the best of my knowledge. I further certify and affirm that I have in no way attempted to mislead the City in this application by omitting facts known to me. I have read and understand the regulations of the Scrap Metal Dealer/Junk Dealer/Recycling Operation/Transfer Station license found in the City of South Bend Municipal Code, Section 4-51.

  
Signature

\_\_\_\_\_  
Date





- ☐ New fences
  - ☐ New building - customers (off Calvert)
  - ▨ New parking
  - ☐ Parking Storage only  
Batteries - to be picked up every 2 weeks.
  - ☐ Fuel Storage  
Diesel - 225 gallons contained in cement.
  - ☐ Crasher area (contained by cement)  
Also, excess fluids pumped MONTHLY
- No tanks in ground  
(Now or in future)



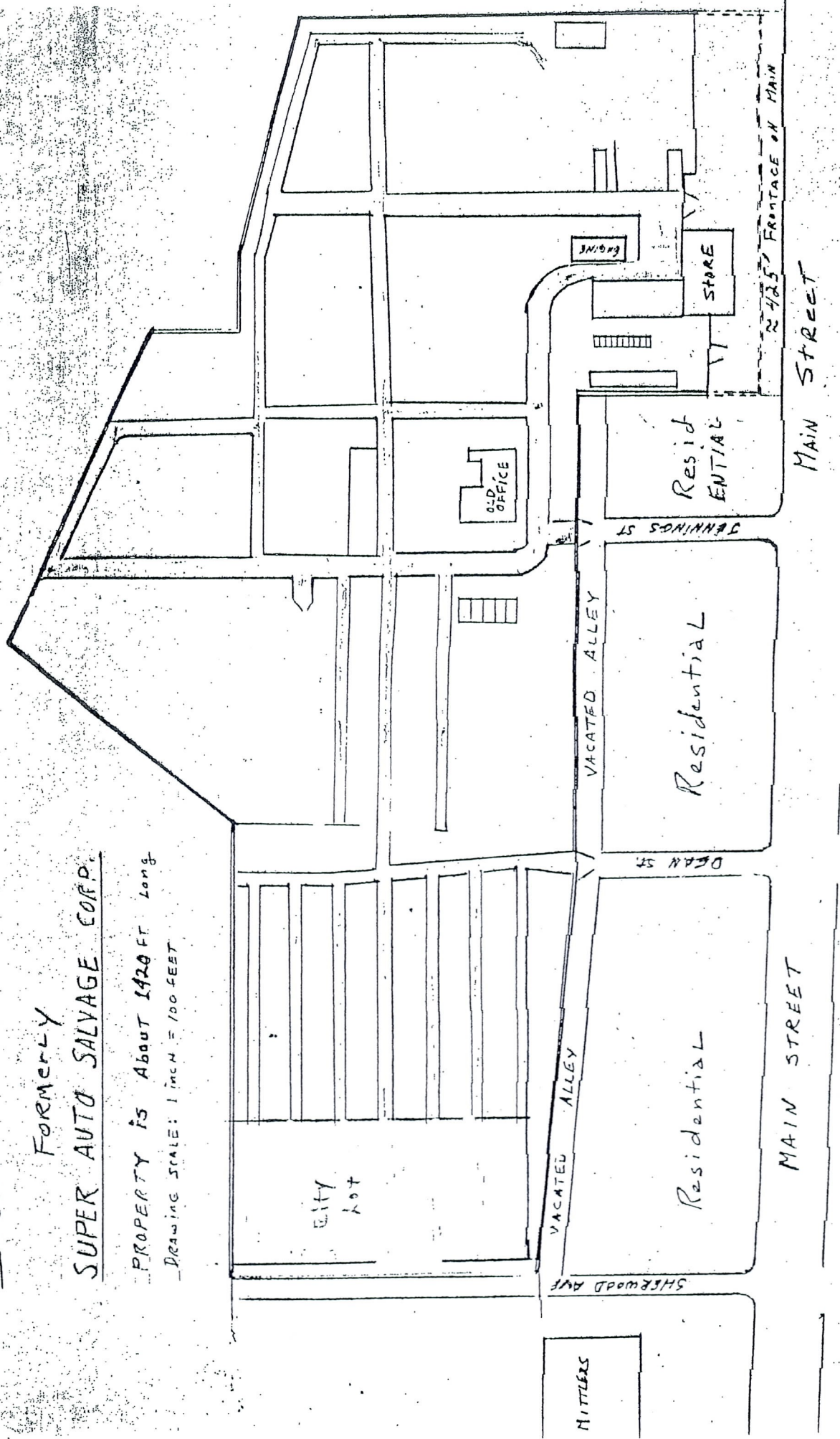
INDIANA Auto Parts, Inc.

FORMERLY

SUPER AUTO SALVAGE CORP.

PROPERTY IS ABOUT 1420 FT LONG

DRAWING SCALE: 1 INCH = 100 FEET



Lafayette Blvd 1017-150-5541

Landscaping →

Public Parking

Speds & es impv

Gate ↓

FENCE

Covered Pool  
Oil Drain + Crushy

New  
OFFICE

Scale →

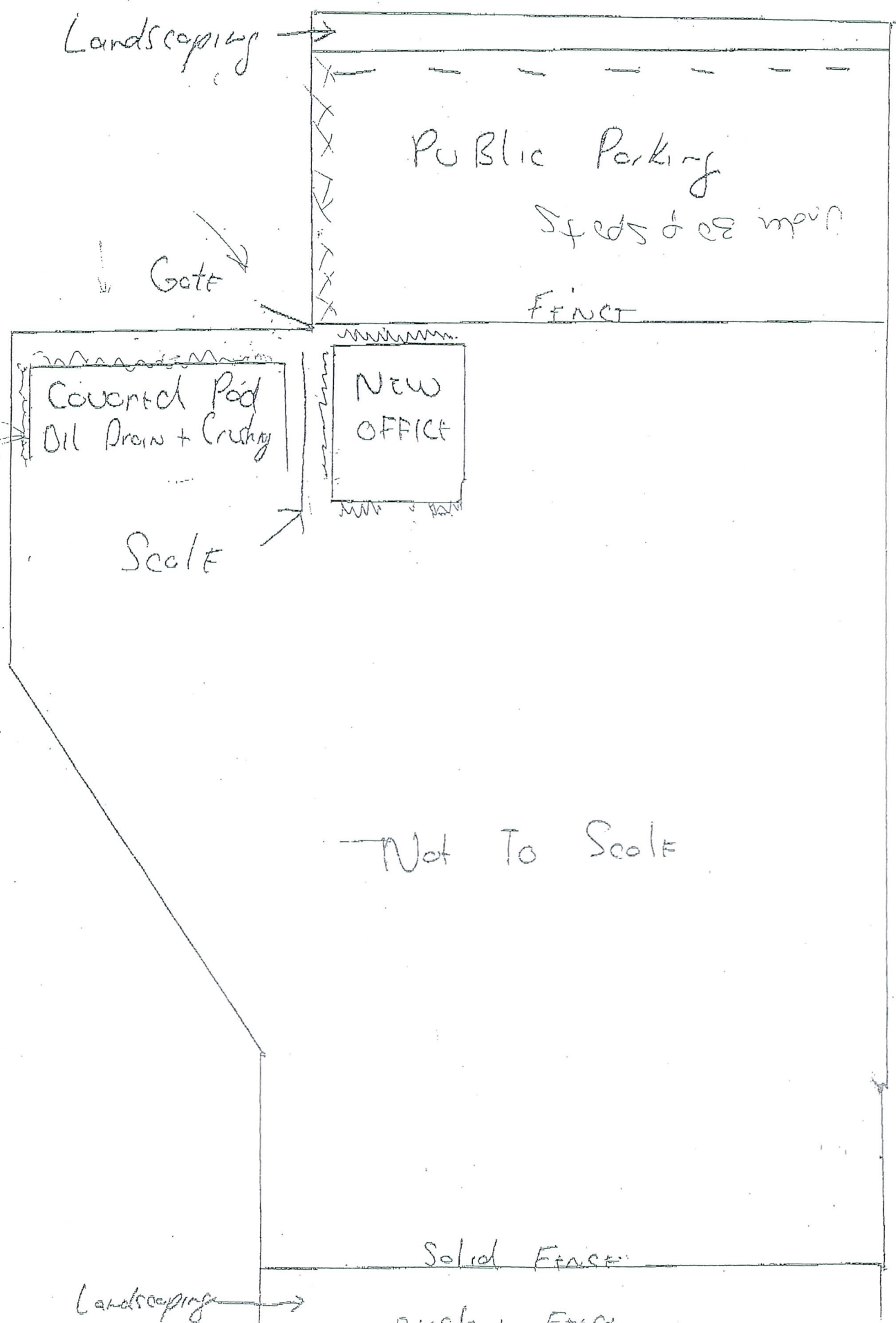
Type B Screening ↓

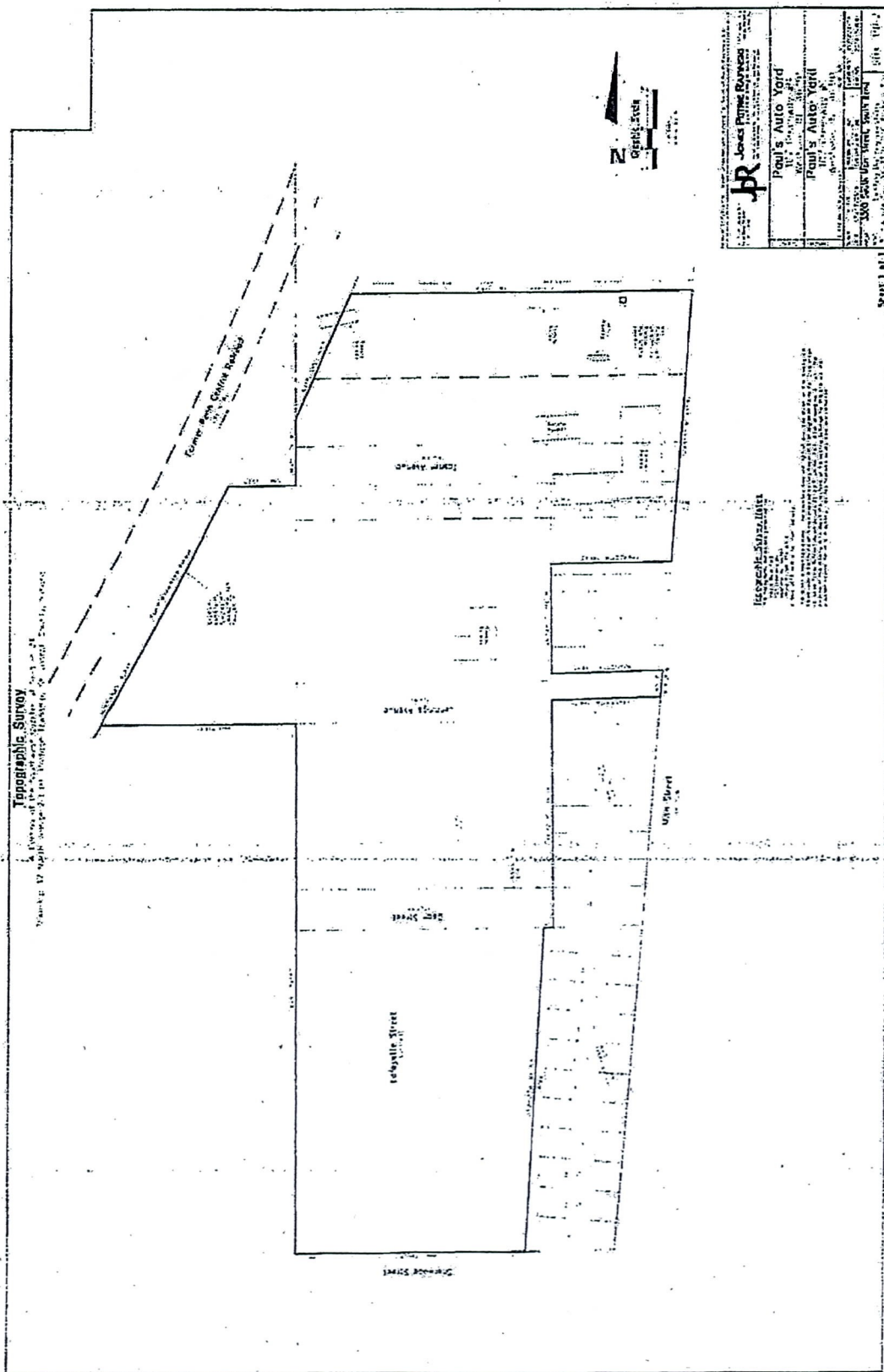
Not To Scale

Solid Fence

Landscaping →

push, FENCE





**Topographic Survey**

Property of Paul's Auto Yard, Inc. - 11  
 2500 Main Street, Parkersburg, West Virginia

**Corner Park Drive Road**

**Main Street**



**LEGEND**  
 Dashed lines indicate the location of existing structures. The area within the dashed lines is shown as a topographic plan. The area outside the dashed lines is shown as a topographic plan. The area within the dashed lines is shown as a topographic plan. The area outside the dashed lines is shown as a topographic plan.

<b>Paul's Auto Yard</b> 2500 Main Street, Parkersburg, WV	
<b>Paul's Auto Yard</b> 2500 Main Street, Parkersburg, WV	
<b>Site Plan Reference:</b> 2500 Main Street, Parkersburg, WV	<b>Site Plan Reference:</b> 2500 Main Street, Parkersburg, WV

Fire Appraiser All Appraiser

LICENSE APPLICATION FOR  
SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS  
CITY OF SOUTH BEND, INDIANA  
South Bend Municipal Code Section 4-51

Filed in Clerk's Office  
JAN 31 2017  
KAREEMAH FOWLER  
CITY CLERK, SOUTH BEND, IN

I. Check One:  NEW  RENEWAL

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 RECYCLING OPERATION
- B. Business Name PAULS AUTO YARD
- C. Business Address 3300 S. MAEN  
City SOUTH BEND State IN Zip 46614
- D. Mailing Address (If different from above) PO. BOX 50  
City Westville State IN Zip 46391
- E. Business Telephone Number 574-231-6611
- F. Business Fax Number 219-785-2272
- G. E-mail Address Huntsman@frontier.com
- H. Zoning of proposed location \_\_\_\_\_
- I. Lot size of premises \_\_\_\_\_
- J. Type of fencing used 8 FEET

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records _____
Sent to Departments _____	Police Dept. - Crime Prev. _____
Fire Department <u>2-22-2017</u> <u>[Signature]</u>	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	



Police Approved

LICENSE APPLICATION FOR  
SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS  
CITY OF SOUTH BEND, INDIANA  
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JAN 31 2017  
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CITY CLERK, SOUTH BEND, IN

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- E. Business Telephone Number 574-231-0611
- F. Business Fax Number 219-785-2272
- G. E-mail Address Huntsman@Frontier.com
- H. Zoning of proposed location \_\_\_\_\_
- I. Lot size of premises \_\_\_\_\_
- J. Type of fencing used 8 FEET

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records <u>RR 03.20.17</u>
Sent to Departments _____	Police Dept. - Crime Prev. <u>RR 02.20.17</u>
Fire Department _____	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	

#6

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 South Bend Municipal Code Section 4-51

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Code Enforcement <u>JK 2.10.17</u> <i>JK</i>	License Fee Paid _____
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**LICENSE APPLICATION FOR  
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**CITY OF SOUTH BEND, INDIANA**

South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:

SCRAP METAL DEALER  JUNK DEALER

RECYCLING OPERATION

B. Business Name Republic Services of INDIANA

C. Business Address 2500 Green Tech Drive

City South Bend State IN Zip 46613

D. Mailing Address (If different from above) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E. Business Telephone Number 574-232-6000

F. Business Fax Number 574-233-7554

G. E-mail Address bdiaz@republicservices.com

H. Zoning of proposed location Heavy Industry

I. Lot size of premises 29 acres

J. Type of fencing used Chain Link

**Please Continue to Page 2 (back of sheet)**

**For Office Use Only**

Application Filed \_\_\_\_\_

Application Fee Paid \_\_\_\_\_

Sent to Departments \_\_\_\_\_

Fire Department \_\_\_\_\_

Code Enforcement \_\_\_\_\_

Building Dept. \_\_\_\_\_

Water Works \_\_\_\_\_

Police Dept. – Records \_\_\_\_\_

Police Dept. – Crime Prev. \_\_\_\_\_

Common Council Approval \_\_\_\_\_

License Fee Paid \_\_\_\_\_

License Number \_\_\_\_\_

Not Approved \_\_\_\_\_

Reason:



BOWMAN CREEK

FACILITY ENTRANCE

OLD LOADING DOCK

M.R.F.

TRANSFER STATION

1500 GALLON CLEANOUT TOP FLOW PIPE DRAINS TO SOUTH BEND COMBINED SEWERS

TRUCK DOCK CLEANOUT

LOAD OUT DRIVE THRU

STORAGE BUILDING

1500 GALLON DRY WELLS

DRAIN

INBOUND SCALE

OUTBOUND SCALE

HOUSE/OFFICE

- A1 - 1000 GAL DIESEL FUEL
- A2 - 4000 GAL DIESEL FUEL
- A3 - 200 GAL MOTOR OIL
- A4 - 200 GAL HYD OIL
- A5 - 500 GAL USED OIL
- A6 to A-11 55 GALLON DRUMS
- WATER OIL, GEAR OIL, ANTI FREEZE

FLOOR DRAINS

A-8 - A-11  
A-7  
A-6

A-3  
A-4  
A-2  
A-5



LEGEND

- APPROXIMATE PROPERTY LINE
- FENCE
- ~ DIRECTION OF STORMWATER FLOW
- ⊠ FIRE EXTINGUISHER
- ▲ SPILL KIT
- ⊗ FLOOR DRAIN

DRAWING NOT TO SCALE

PREPARED FOR  
**REPUBLIC SERVICES, INC.**

**FACILITY SITE PLAN**  
GREEN TECH TRANSFER & RECYCLING, LLC.  
SOUTH BEND, INDIANA

THESE DOCUMENTS AND THE DESIGN INFORMATION HEREIN ARE AN INHERENT PART OF THE PROJECT AND ARE THE PROPERTY OF WEAVER BOOS CONSULTANTS. ANY REUSE OR REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF WEAVER BOOS CONSULTANTS IS STRICTLY PROHIBITED.

**WEAVER BOOS CONSULTANTS**

NAPERVILLE, ILLINOIS  
(630) 717-8888 • www.weaverboos.com

DRAWN BY: NPM  
DESIGNED BY: BED  
CHECKED BY: BED  
DATE: 10/21/2011  
FILE: 0120-208-10  
JOB: SITE PLAN.DWG

**FIGURE 1**

E:\PROJECTS\2011\Green Tech\Site Plan.dwg

111

**LICENSE APPLICATION FOR  
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RECYCLING OPERATION

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C. Business Address 2500 Green Tech Drive

City South Bend State IN Zip 46613

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City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E. Business Telephone Number 574-232-6000

F. Business Fax Number 574-233-7554

G. E-mail Address bdiaz@republicservices.com

H. Zoning of proposed location Heavy Industry

I. Lot size of premises 29 acres

J. Type of fencing used Chain Link

**Please Continue to Page 2 (back of sheet)**

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records <u>[Signature]</u> 02.22.17
Sent to Departments _____	Police Dept. - Crime Prev. <u>[Signature]</u> 02.22.17
Fire Department _____	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	



11

**LICENSE APPLICATION FOR  
SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS  
CITY OF SOUTH BEND, INDIANA  
South Bend Municipal Code Section 4-51**

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:

SCRAP METAL DEALER  JUNK DEALER

RECYCLING OPERATION

B. Business Name Republic Services of INDIANA

C. Business Address 2500 Green Tech Drive

City South Bend State IN Zip 46613

D. Mailing Address (If different from above) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E. Business Telephone Number 574-232-6000

F. Business Fax Number 574-233-7554

G. E-mail Address bdjaz@republicservices.com

H. Zoning of proposed location Heavy Industry

I. Lot size of premises 29 acres

J. Type of fencing used Chain Link

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records _____
Sent to Departments _____	Police Dept. - Crime Prev. _____
Fire Department <u>2-14-2017 pdt</u>	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	





REPUBLIC SERVICES

Chris Schlaubaugh

Peter Callan

Residential Sales Representative

2500 Green Tech Drive South Bend, IN 46613  
pcallan@republicservices.com  
574.232.6000  
574.343.4093  
republicservices.com

APPLICATION FOR  
**JUNK DEALERS/RECYCLING OPERATIONS**  
SOUTH BEND, INDIANA  
and Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:

SCRAP METAL DEALER

JUNK DEALER

RECYCLING OPERATION

B. Business Name Republic Services of INDIANA

C. Business Address 2500 Green Tech Drive

City South Bend

State IN

Zip 46613

D. Mailing Address (If different from above) \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

E. Business Telephone Number 574-232-6000

F. Business Fax Number 574-233-7554

G. E-mail Address bdjaz@republicservices.com

H. Zoning of proposed location Heavy Industry

I. Lot size of premises 29 acres

J. Type of fencing used Chain Link

Please Continue to Page 2 (back of sheet)

For Office Use Only

Application Filed \_\_\_\_\_

Application Fee Paid \_\_\_\_\_

Sent to Departments \_\_\_\_\_

Fire Department \_\_\_\_\_

Code Enforcement OK 3/10/17

Building Dept. \_\_\_\_\_

Water Works \_\_\_\_\_

Police Dept. - Records \_\_\_\_\_

Police Dept. - Crime Prev. \_\_\_\_\_

Common Council Approval \_\_\_\_\_

License Fee Paid \_\_\_\_\_

License Number \_\_\_\_\_

Not Approved \_\_\_\_\_

Reason: \_\_\_\_\_

OK  
3/10/17  
STA

**LICENSE APPLICATION FOR  
SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**

**CITY OF SOUTH BEND, INDIANA**

South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:

SCRAP METAL DEALER  JUNK DEALER  
 RECYCLING OPERATION

B. Business Name Alternative Two L.L.C

C. Business Address 700 West Chippewa

City South Bend State IN Zip 46614

D. Mailing Address (If different from above) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E. Business Telephone Number 574-299-0559

F. Business Fax Number 574-299-0323

G. E-mail Address mashelle00@yahoo.com

H. Zoning of proposed location Industrial

I. Lot size of premises 14 Acres

J. Type of fencing used Square Farm Fencing

Please Continue to Page 2 (back of sheet)

**For Office Use Only**

Application Filed \_\_\_\_\_  
Application Fee Paid \_\_\_\_\_  
Sent to Departments \_\_\_\_\_  
Fire Department \_\_\_\_\_  
Code Enforcement \_\_\_\_\_  
Building Dept. \_\_\_\_\_

Water Works \_\_\_\_\_  
Police Dept. - Records \_\_\_\_\_  
Police Dept. - Crime Prev. \_\_\_\_\_  
Common Council Approval \_\_\_\_\_  
License Fee Paid \_\_\_\_\_  
License Number \_\_\_\_\_

Not Approved \_\_\_\_\_  
Reason: \_\_\_\_\_



Scrap Metal Dealer/Junk Dealer/Recycling Operation License Application  
Page 2

K. Are premises: \_\_\_\_\_ Leased by applicant  owned by applicant?  
If leased: Name of owner Alternative Two LLC  
Business address 700 West Chippewa SB 46614

III. PERSONAL DATA

A. Applicant's Legal Name Kenneth Schumacher  
B. Residential Address 700 WEST Chippewa  
City South BEND State IN Zip 46614  
C. Residential Telephone Number (989) 621-4687  
D. SSN 378 508237 E. Date of Birth 12-24-52

IV. INCLUDE, WITH APPLICATION, A SITE PLAN OF THE FACILITY SHOWING PROPERTY LINES, BUILDINGS, PARKING SPACES, LOADING DOCKS, FUEL STORAGE, AND LANDSCAPING. map Enclosed Also on file

V. INCLUDE, WITH APPLICATION, A \$5.00 PROCESSING FEE

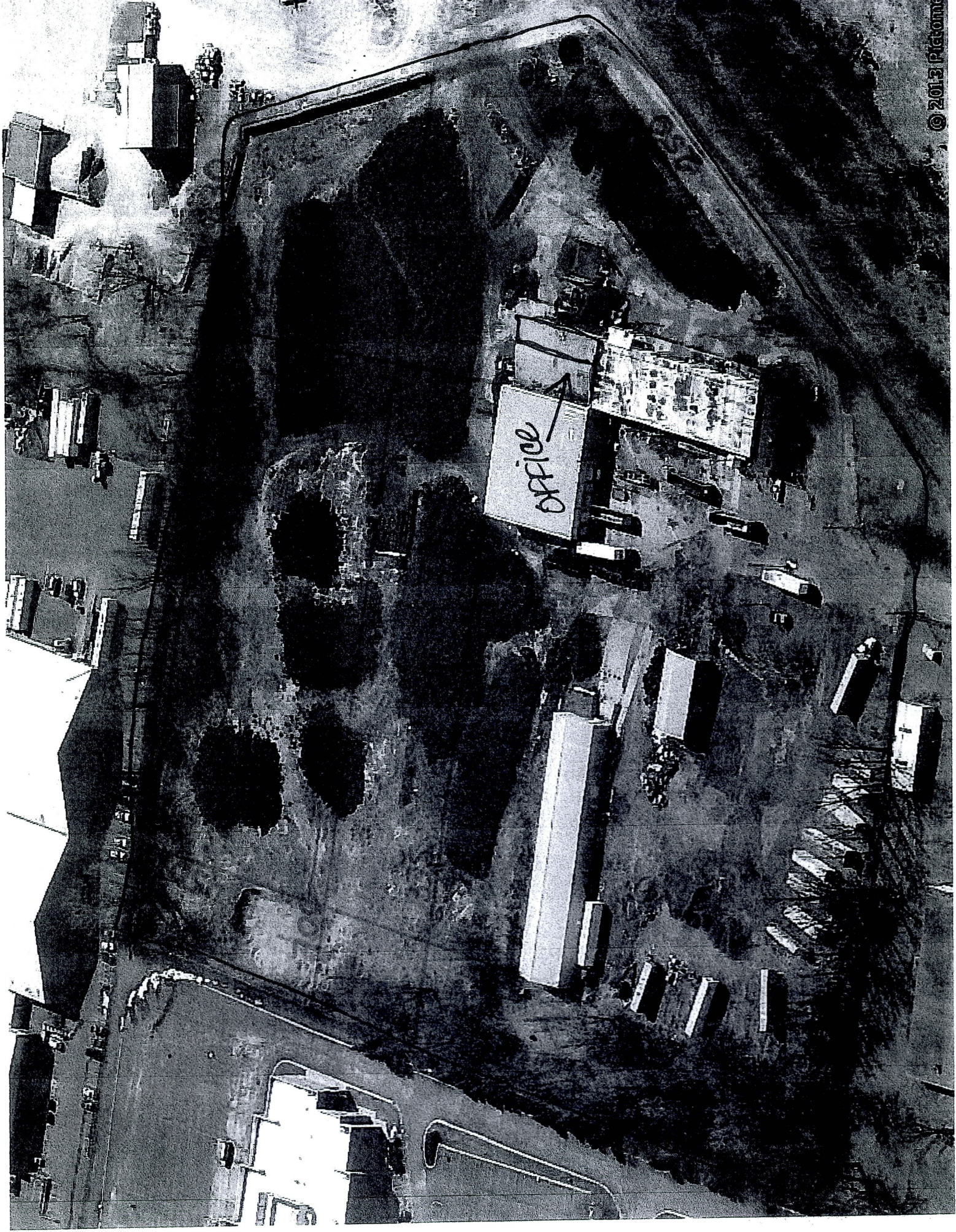
VI. AFFIRMATION

I, hereby, certify and affirm that all of the information I have given in this application is true and accurate to the best of my knowledge. I further certify and affirm that I have in no way attempted to mislead the City in this application by omitting facts known to me. I have read and understand the regulations of the Scrap Metal Dealer/Junk Dealer/Recycling Operation/Transfer Station license found in the City of South Bend Municipal Code, Section 4-51.

Ken Schumacher  
Signature

1/12/17  
Date







Power 111

All Approv

**LICENSE APPLICATION FOR  
SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS  
CITY OF SOUTH BEND, INDIANA  
South Bend Municipal Code Section 4-51**

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:

SCRAP METAL DEALER  JUNK DEALER  
 RECYCLING OPERATION

B. Business Name Alternative Two L.L.C

C. Business Address 700 West Chippewa

City South Bend State IN Zip 46614

D. Mailing Address (If different from above) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E. Business Telephone Number 574-299-0559

F. Business Fax Number 574-299-0323

G. E-mail Address mashelle00@yahoo.com

H. Zoning of proposed location Industrial

I. Lot size of premises 14 Acres

J. Type of fencing used Square Farm Fencing

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records <u>02-20-17</u>
Sent to Departments _____	Police Dept. - Crime Prev. <u>02-20-17</u>
Fire Department _____	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	

File Approval  
2-13-17

LICENSE APPLICATION FOR  
**SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**  
CITY OF SOUTH BEND, INDIANA  
South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:

SCRAP METAL DEALER  JUNK DEALER  
 RECYCLING OPERATION

B. Business Name Alternative Two L.L.C

C. Business Address 700 West Chippewa  
City South Bend State IN Zip 46614

D. Mailing Address (if different from above) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E. Business Telephone Number 574-299-0559

F. Business Fax Number 574-299-0323

G. E-mail Address mashelle00@yahoo.com

H. Zoning of proposed location Industrial

I. Lot size of premises 14 Acres

J. Type of fencing used Square Farm Fencing

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records _____
Sent to Departments _____	Police Dept. - Crime Prev. _____
Fire Department <u>2-13-2017 Bob Kenney</u>	Common Council Approval _____
Code Enforcement <u>passed</u>	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	



#6

LICENSE APPLICATION FOR  
**SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**  
CITY OF SOUTH BEND, INDIANA  
South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

- A. Type of license applied for:  
 SCRAP METAL DEALER                       JUNK DEALER  
 RECYCLING OPERATION
- B. Business Name Alternative Two L.L.C
- C. Business Address 700 West Chippewa  
 City South Bend State IN Zip 46614
- D. Mailing Address (If different from above) \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
- E. Business Telephone Number 574-299-0559
- F. Business Fax Number 574-299-0323
- G. E-mail Address mashelle00@yahoo.com
- H. Zoning of proposed location Industrial
- I. Lot size of premises 14 Acres
- J. Type of fencing used Square Farm Fencing

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records _____
Sent to Departments _____	Police Dept. - Crime Prev. _____
Fire Department _____	Common Council Approval _____
Code Enforcement <u>JFK 2-10-12/d</u>	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	

**LICENSE APPLICATION FOR**  
**SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**  
**CITY OF SOUTH BEND, INDIANA**  
South Bend Municipal Code Section 4-51

*1305 Prairie  
South Bend, IN 46613*

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

- A. Type of license applied for:  
 SCRAP METAL DEALER                       JUNK DEALER  
 RECYCLING OPERATION
- B. Business Name OmniSource Corporation
- C. Business Address 7575 W. Jefferson Blvd.  
City Fort Wayne State IN Zip 46804
- D. Mailing Address (If different from above) \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
- E. Business Telephone Number (260) 422-5541
- F. Business Fax Number \_\_\_\_\_
- G. E-mail Address mschreck@omnisource.com
- H. Zoning of proposed location M-1
- I. Lot size of premises ≈ 45 acres
- J. Type of fencing used chainlink

**Please Continue to Page 2 (back of sheet)**

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records _____
Sent to Departments _____	Police Dept. - Crime Prev. _____
Fire Department _____	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	



Scrap Metal Dealer/Junk Dealer/Recycling Operation License Application  
Page 2

K. Are premises: \_\_\_\_\_ Leased by applicant  owned by applicant?  
If leased: Name of owner \_\_\_\_\_  
Business address \_\_\_\_\_

III. PERSONAL DATA

A. Applicant's Legal Name OmniSource Corporation  
B. Residential Address 7575 W. Jefferson Blvd.  
City Fort Wayne State IN Zip 46804  
C. Residential Telephone Number (260) 422-5541  
D. ~~SSN~~ <sup>FID #</sup> 35-0809317 E. Date of Birth —

IV. INCLUDE, WITH APPLICATION, A SITE PLAN OF THE FACILITY SHOWING PROPERTY LINES, BUILDINGS, PARKING SPACES, LOADING DOCKS, FUEL STORAGE, AND LANDSCAPING.

V. INCLUDE, WITH APPLICATION, A \$5.00 PROCESSING FEE

VI. AFFIRMATION

I, hereby, certify and affirm that all of the information I have given in this application is true and accurate to the best of my knowledge. I further certify and affirm that I have in no way attempted to mislead the City in this application by omitting facts known to me. I have read and understand the regulations of the Scrap Metal Dealer/Junk Dealer/Recycling Operation/Transfer Station license found in the City of South Bend Municipal Code, Section 4-51.

Mike Schreck  
Signature

12/30/16  
Date





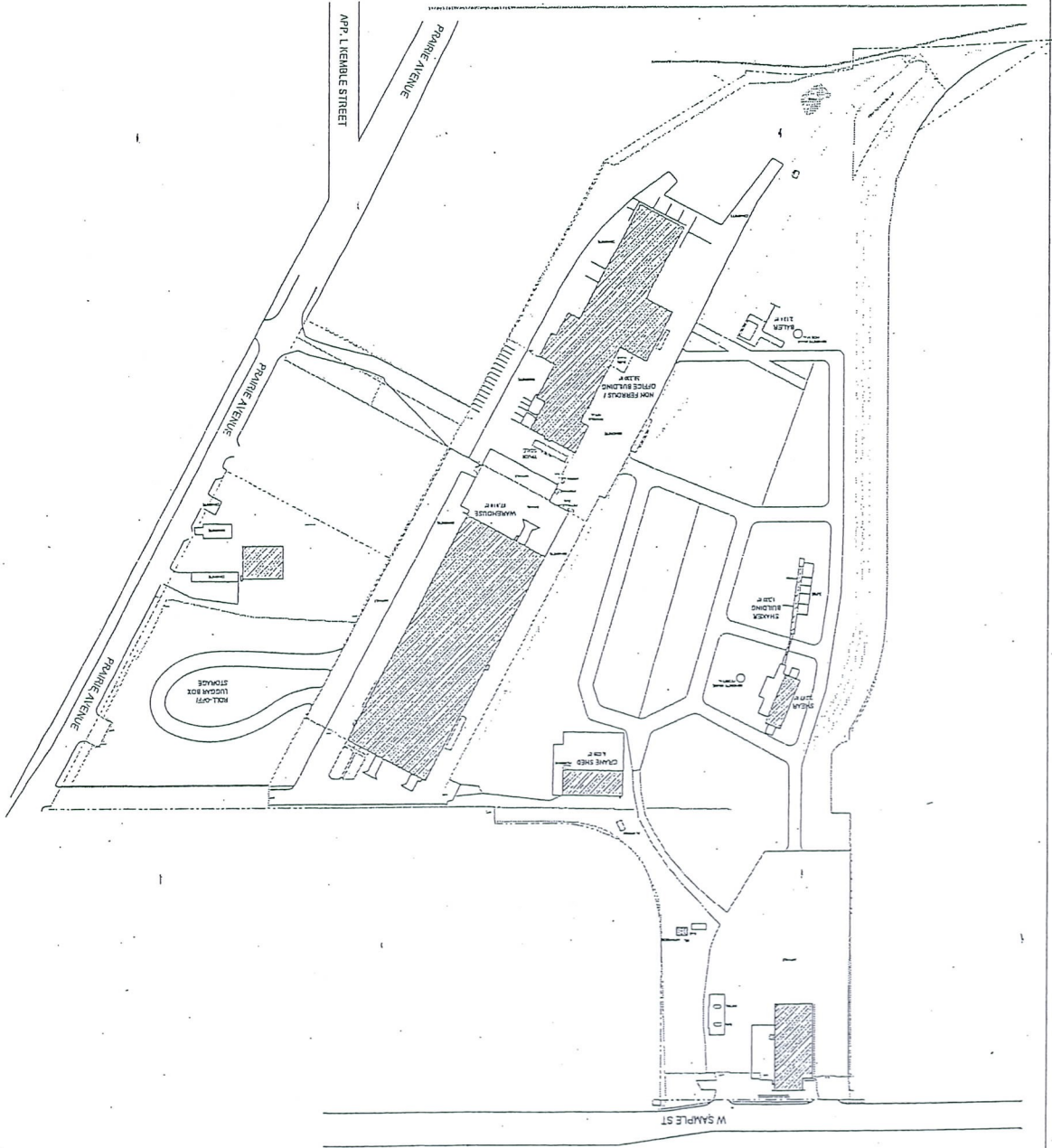
The Best in Metals Recycling

ISSUE RECORD	
NO.	DATE
1	07/06/09
2	11/20/09
3	02/10/10
4	08/09/10

C CONSTRUCTION  
 R REVISION  
 P PERMIT  
 I MATERIAL ORDERING  
 A MATERIAL ORDERING  
 B BOILING  
 FOR APPROVAL  
 H HAZARDOUS  
 W WASTE  
 T TREATMENT

PROJECT NO. K.A.S.  
 SHEET NO. S.O.F.  
 SCALE 1" = 100'

Updated Yard Map  
 OmniSource Northern Indiana Division  
 1305 Prairie Avenue, South Bend, IN 46880  
 A1



**LICENSE APPLICATION FOR  
SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS  
CITY OF SOUTH BEND, INDIANA  
South Bend Municipal Code Section 4-51**

I. Check One:  NEW  RENEWAL 1305 Prairie  
South Bend, IN 46613

II. BUSINESS DATA

- A. Type of license applied for:  
 SCRAP METAL DEALER                       JUNK DEALER  
 RECYCLING OPERATION
- B. Business Name OmniSource Corporation
- C. Business Address 7575 W. Jefferson Blvd.  
City Fort Wayne State IN Zip 46804
- D. Mailing Address (if different from above) \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
- E. Business Telephone Number (260) 422-5541
- F. Business Fax Number \_\_\_\_\_
- G. E-mail Address mschrecka@omnisource.com
- H. Zoning of proposed location M-1
- I. Lot size of premises ≈ 45 acres
- J. Type of fencing used chainlink

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records _____
Sent to Departments _____	Police Dept. - Crime Prev. _____
Fire Department _____	Common Council Approval _____
Code Enforcement <u>OK - 3/14/10 (CB#)</u>	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	



**LICENSE APPLICATION FOR**  
**SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**  
**CITY OF SOUTH BEND, INDIANA**  
South Bend Municipal Code Section 4-51

*1305 Prairie  
South Bend, IN 46613*

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

- A. Type of license applied for:  
 SCRAP METAL DEALER       JUNK DEALER  
 RECYCLING OPERATION
- B. Business Name OmniSource Corporation
- C. Business Address 7575 W. Jefferson Blvd.  
City Fort Wayne State IN Zip 46804
- D. Mailing Address (if different from above) \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
- E. Business Telephone Number (260) 422-5541
- F. Business Fax Number \_\_\_\_\_
- G. E-mail Address mscheckk@omnisource.com
- H. Zoning of proposed location M-1
- I. Lot size of premises ~ 45 acres
- J. Type of fencing used chainlink

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records _____
Sent to Departments _____	Police Dept. - Crime Prev. _____
Fire Department <u>Dir. Prynor</u> 5/20/17	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	



**LICENSE APPLICATION FOR  
SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS  
CITY OF SOUTH BEND, INDIANA  
South Bend Municipal Code Section 4-51**

*1305 Prairie  
South Bend, IN 46613*

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

- A. Type of license applied for:  
 SCRAP METAL DEALER       JUNK DEALER  
 RECYCLING OPERATION
- B. Business Name OmniSource Corporation
- C. Business Address 7575 W. Jefferson Blvd.  
City Fort Wayne State IN Zip 46804
- D. Mailing Address (If different from above) \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
- E. Business Telephone Number (260) 422-5541
- F. Business Fax Number \_\_\_\_\_
- G. E-mail Address mschreck@omnisource.com
- H. Zoning of proposed location M-1
- I. Lot size of premises ≈ 45 acres
- J. Type of fencing used chainlink

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records <u>22.17</u>
Sent to Departments _____	Police Dept. - Crime Prev. <u>22.17</u>
Fire Department _____	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	

**LICENSE APPLICATION FOR  
SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**

**CITY OF SOUTH BEND, INDIANA**

South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:

SCRAP METAL DEALER       JUNK DEALER  
 RECYCLING OPERATION

B. Business Name US SCRAP & Recycling Division

C. Business Address 1610 Circle Ave

City South Bend State IN Zip 46628

D. Mailing Address (If different from above) PO Box 2288

City South Bend State IN Zip 46680

E. Business Telephone Number 574-340-8408

F. Business Fax Number 574-272-8888

G. E-mail Address MMORRIS@RecycleToday.com

H. Zoning of proposed location GI

I. Lot size of premises ± 10 ac

J. Type of fencing used Metal

**Please Continue to Page 2 (back of sheet)**

**For Office Use Only**

Application Filed \_\_\_\_\_  
Application Fee Paid \_\_\_\_\_  
Sent to Departments \_\_\_\_\_  
Fire Department \_\_\_\_\_  
Code Enforcement \_\_\_\_\_  
Building Dept. \_\_\_\_\_

Water Works \_\_\_\_\_  
Police Dept. - Records \_\_\_\_\_  
Police Dept. - Crime Prev. \_\_\_\_\_  
Common Council Approval \_\_\_\_\_  
License Fee Paid \_\_\_\_\_  
License Number \_\_\_\_\_

Not Approved \_\_\_\_\_  
Reason: \_\_\_\_\_



Scrap Metal Dealer/Junk Dealer/Recycling Operation License Application

Page 2

K. Are premises: \_\_\_\_\_ Leased by applicant \_\_\_\_\_  owned by applicant?  
If leased: Name of owner \_\_\_\_\_  
Business address \_\_\_\_\_

III. PERSONAL DATA

A. Applicant's Legal Name Michael P. Morris  
B. Residential Address PO Box 2288  
City South Bend State IN Zip 46680  
C. Residential Telephone Number 574-340-8408  
D. SSN on file E. Date of Birth on file

IV. INCLUDE, WITH APPLICATION, A SITE PLAN OF THE FACILITY SHOWING PROPERTY LINES, BUILDINGS, PARKING SPACES, LOADING DOCKS, FUEL STORAGE, AND LANDSCAPING. - on file -

V. INCLUDE, WITH APPLICATION, A \$5.00 PROCESSING FEE

VI. AFFIRMATION

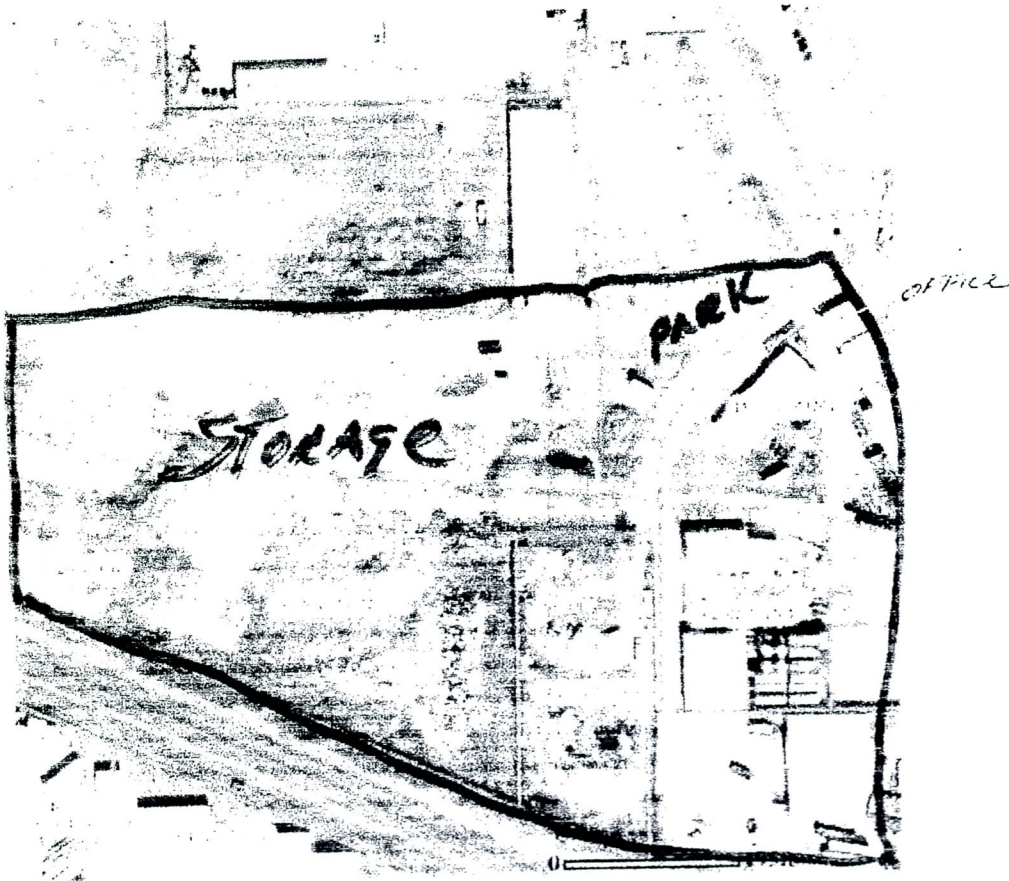
I, hereby, certify and affirm that all of the information I have given in this application is true and accurate to the best of my knowledge. I further certify and affirm that I have in no way attempted to mislead the City in this application by omitting facts known to me. I have read and understand the regulations of the Scrap Metal Dealer/Junk Dealer/Recycling Operation/Transfer Station license found in the City of South Bend Municipal Code, Section 4-51.

Michael P. Morris  
Signature

1/5/17  
Date



### ArcIMS Viewer Map



- Legend**
- St. Joseph#County Boundary
  - Exempt#County Boundary
  - Exempt#City Townships
  - St. Joseph#City Townships
  - Exempt#County Boundary
  - St. Joseph#County Boundary
- Aerial Photography 2004  
Black and White

Information shown on this map is not warranted for accuracy or merchantability. Reproduction of this material is not possible without the written permission of the Michiana Area Council of Governments.

*No real estate*

**LICENSE APPLICATION FOR**  
**SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**  
**CITY OF SOUTH BEND, INDIANA**  
South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:

SCRAP METAL DEALER                       JUNK DEALER  
 RECYCLING OPERATION

B. Business Name US SCRAP & Recycling Division

C. Business Address 1610 Circle Ave

City South Bend State IN Zip 46628

D. Mailing Address (if different from above) PO Box 2288

City South Bend State IN Zip 46680

E. Business Telephone Number 574-340-8408

F. Business Fax Number 574-272-8888

G. E-mail Address MMORRIS@RecycleToday.com

H. Zoning of proposed location GI

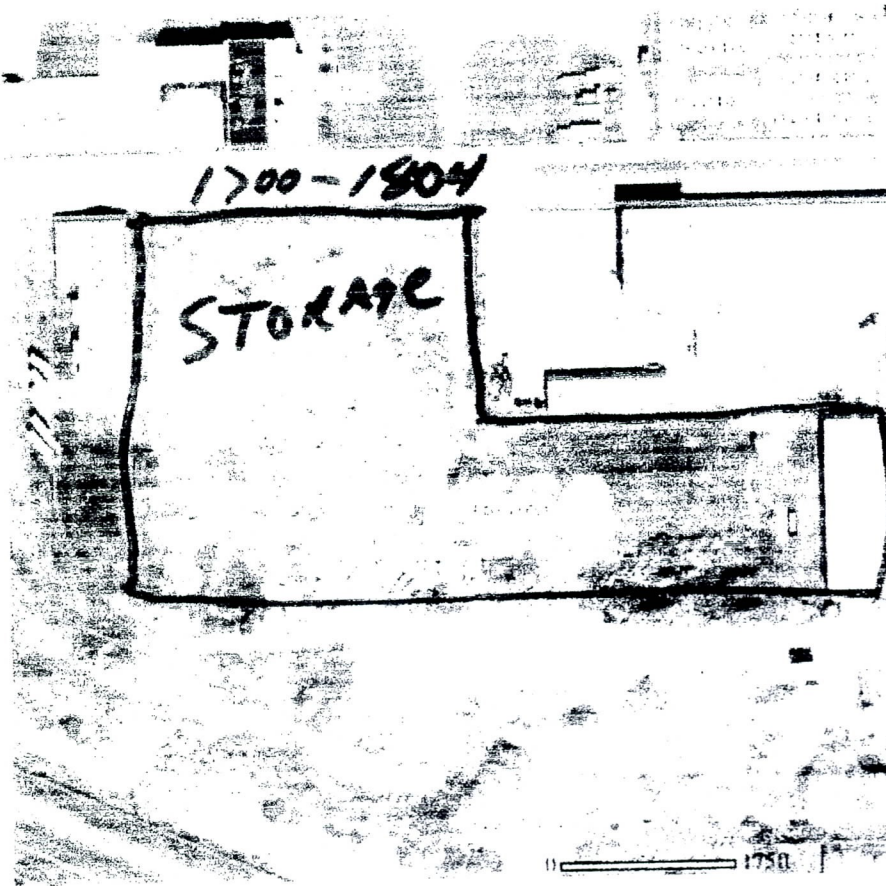
I. Lot size of premises ± 10 ac

J. Type of fencing used Metal

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records _____
Sent to Departments _____	Police Dept. - Crime Prev. _____
Fire Department <u>3/31/17 OK Per 115</u>	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	

ArcIMS Viewer Map



- Legend
- St. Joseph Parishes County Parishes
  - Elkhart Incorporated Cities
  - St. Joseph Incorporated Cities
  - Elkhart County Townships
  - Elkhart County Boundary
  - St. Joseph County Boundary
- Aerial Photography 4200s  
Background White

Information shown on this map is not warranted for accuracy or merchantability. Reproduction of this material is not possible without the written permission of the Michiana Area Council of Governments.

*No Fuel Storage  
All of Property is open Storage & Parking.*



**LICENSE APPLICATION FOR**  
**SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**  
**CITY OF SOUTH BEND, INDIANA**  
 South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:

SCRAP METAL DEALER       JUNK DEALER  
 RECYCLING OPERATION

B. Business Name US SCRAP + Recycling division

C. Business Address 1700 W WASHINGTON ST.

City South Bend State IN Zip 46628

D. Mailing Address (If different from above) PO Box 2288

City South Bend State IN Zip 46628

E. Business Telephone Number 574-340-8408

F. Business Fax Number 574-271-8888

G. E-mail Address MMORRIS@RecycleToday.com

H. Zoning of proposed location GJ

I. Lot size of premises ± 10 AC

J. Type of fencing used METAL

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records <u>Ref 02.20.17</u>
Sent to Departments _____	Police Dept. - Crime Prev. <u>Ref 02.20.17</u>
Fire Department _____	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	

**LICENSE APPLICATION FOR**  
**SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**  
**CITY OF SOUTH BEND, INDIANA**  
South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

- A. Type of license applied for:  
 SCRAP METAL DEALER  JUNK DEALER  
 RECYCLING OPERATION
- B. Business Name US SCRAP + Recycling division
- C. Business Address 1700 W WASHINGTON ST.  
City South Bend State IN Zip 46628
- D. Mailing Address (if different from above) PO Box 2288  
City South Bend State IN Zip 46628
- E. Business Telephone Number 574-340-8408
- F. Business Fax Number 574-271-8888
- G. E-mail Address MMORRIS@RecycleToday.com
- H. Zoning of proposed location GJ
- I. Lot size of premises ± 10 AC
- J. Type of fencing used METAL

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records _____
Sent to Departments _____	Police Dept. - Crime Prev. _____
Fire Department _____	Common Council Approval _____
Code Enforcement <u>OK - 3/9/17 (26#2)</u>	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	

**LICENSE APPLICATION FOR**  
**SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**  
**CITY OF SOUTH BEND, INDIANA**  
South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:

SCRAP METAL DEALER  JUNK DEALER  
 RECYCLING OPERATION

B. Business Name US SCRAP + Recycling division

C. Business Address 1700 W WASHINGTON ST.

City South Bend State IN Zip 46628

D. Mailing Address (If different from above) PO Box 2288

City South Bend State IN Zip 46628

E. Business Telephone Number 574-340-8408

F. Business Fax Number 574-271-8888

G. E-mail Address MMORRIS@RecycleToday.com

H. Zoning of proposed location G-I

I. Lot size of premises ± 10 \* C

J. Type of fencing used METAL

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records _____
Sent to Departments _____	Police Dept. - Crime Prev. _____
Fire Department <u>3/31/17 o/c Prall</u>	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	



**LICENSE APPLICATION FOR  
SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**

**CITY OF SOUTH BEND, INDIANA**

South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

A. Type of license applied for:

SCRAP METAL DEALER       JUNK DEALER  
 RECYCLING OPERATION

B. Business Name U.S. Scrap & Recycling Division

C. Business Address 2014-2016 W. WASHINGTON ST.

City South Bend State IN Zip 46628

D. Mailing Address (If different from above) PO BOX 2288

City South Bend State IN Zip 46680

E. Business Telephone Number 574-340-8408

F. Business Fax Number 574-271-8888

G. E-mail Address MMORRIS@RecycleToday.com

H. Zoning of proposed location GT

I. Lot size of premises 1.10 ac

J. Type of fencing used metal

**Please Continue to Page 2 (back of sheet)**

**For Office Use Only**

Application Filed \_\_\_\_\_  
Application Fee Paid \_\_\_\_\_  
Sent to Departments \_\_\_\_\_  
Fire Department \_\_\_\_\_  
Code Enforcement \_\_\_\_\_  
Building Dept. \_\_\_\_\_

Water Works \_\_\_\_\_  
Police Dept. - Records \_\_\_\_\_  
Police Dept. - Crime Prev. \_\_\_\_\_  
Common Council Approval \_\_\_\_\_  
License Fee Paid \_\_\_\_\_  
License Number \_\_\_\_\_

Not Approved \_\_\_\_\_  
Reason: \_\_\_\_\_

Scrap Metal Dealer/Junk Dealer/Recycling Operation License Application  
Page 2

K. Are premises: \_\_\_\_\_ Leased by applicant  owned by applicant?

If leased: Name of owner \_\_\_\_\_

Business address \_\_\_\_\_

III. PERSONAL DATA

A. Applicant's Legal Name Michael P. Morris

B. Residential Address PO Box 2288

City South Bend State IN Zip 46680

C. Residential Telephone Number 574-340-8408

D. SSN on file E. Date of Birth on file

IV. INCLUDE, WITH APPLICATION, A SITE PLAN OF THE FACILITY SHOWING PROPERTY LINES, BUILDINGS, PARKING SPACES, LOADING DOCKS, FUEL STORAGE, AND LANDSCAPING. - on file -

V. INCLUDE, WITH APPLICATION, A \$5.00 PROCESSING FEE

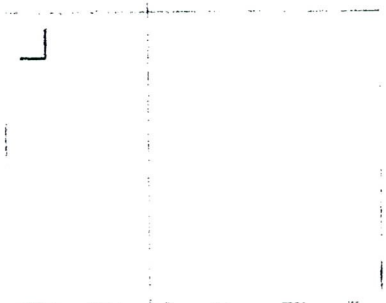
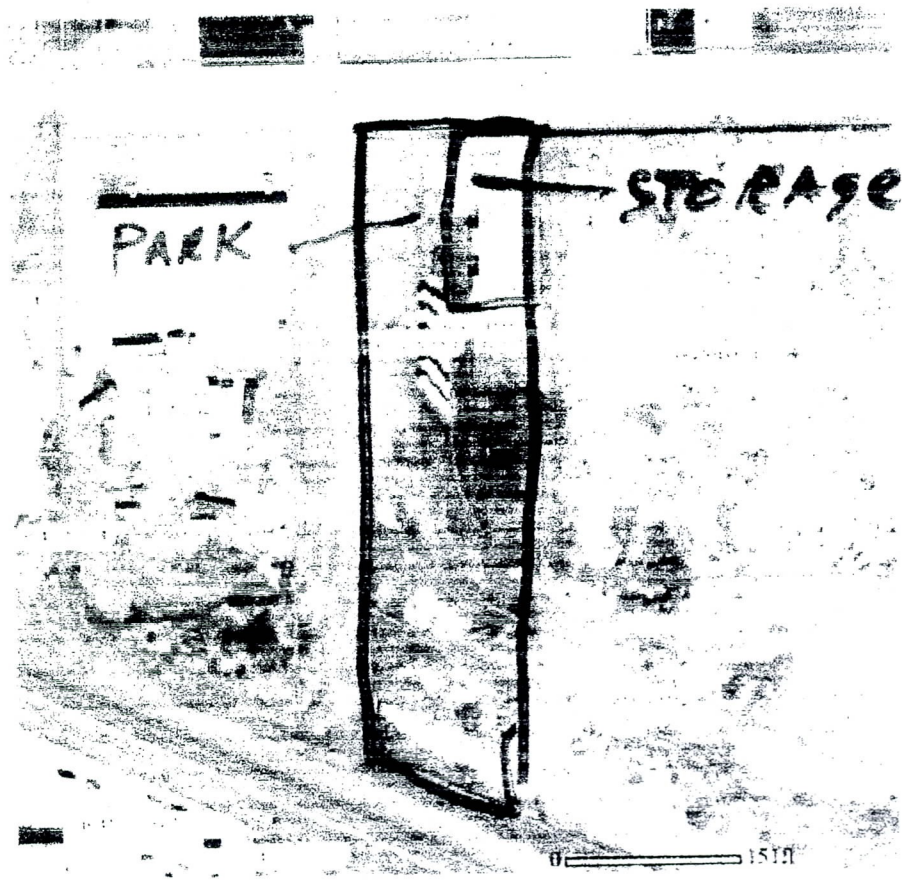
VI. AFFIRMATION

I, hereby, certify and affirm that all of the information I have given in this application is true and accurate to the best of my knowledge. I further certify and affirm that I have in no way attempted to mislead the City in this application by omitting facts known to me. I have read and understand the regulations of the Scrap Metal Dealer/Junk Dealer/Recycling Operation/Transfer Station license found in the City of South Bend Municipal Code, Section 4-51.

  
Signature

1-5-17  
Date

2016 - 2017 W. Washington  
ArcIMS Viewer Map



Legend  
St. Joseph Parish  
Parish

- Leitchfield Township
- St. Joseph Township
- Leitchfield County Boundary
- St. Joseph County Boundary

Aerial Photography  
Black and White

Information shown on this map is not warranted for accuracy or merchantability. Reproduction of this material is not possible without the written permission of the Michiana Area Council of Governments.

No Post Change on Site



Police Approval

**LICENSE APPLICATION FOR  
SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS  
CITY OF SOUTH BEND, INDIANA  
South Bend Municipal Code Section 4-51**

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

- A. Type of license applied for:  
 SCRAP METAL DEALER       JUNK DEALER  
 RECYCLING OPERATION
- B. Business Name V.S. Scrap & Recycling Division
- C. Business Address 2014-2016 W. Washington St.  
 City South Bend State IN Zip 46628
- D. Mailing Address (If different from above) Po Box 2288  
 City South Bend State IN Zip 46680
- E. Business Telephone Number 574-340-8408
- F. Business Fax Number 574-271-8888
- G. E-mail Address MMORRIS@RecycleToday.com
- H. Zoning of proposed location G2
- I. Lot size of premises 1.10 ac
- J. Type of fencing used metal

Please Continue to Page 2 (back of sheet)

For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records <u>APR 02 2017</u>
Sent to Departments _____	Police Dept. - Crime Prev. <u>APR 02 2017</u>
Fire Department _____	Common Council Approval _____
Code Enforcement _____	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	

**LICENSE APPLICATION FOR**  
**SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS**  
**CITY OF SOUTH BEND, INDIANA**  
South Bend Municipal Code Section 4-51

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

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SCRAP METAL DEALER

JUNK DEALER

RECYCLING OPERATION

B. Business Name U.S. Scrap & Recycling Division

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City South Bend State IN Zip 46628

D. Mailing Address (if different from above) PO BOX 2288

City South Bend State IN Zip 46680

E. Business Telephone Number 574-340-8408

F. Business Fax Number 574-271-8888

G. E-mail Address MMORRIS@RecycleToday.com

H. Zoning of proposed location G2

I. Lot size of premises 1.10 ac

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For Office Use Only	
Application Filed _____	Water Works _____
Application Fee Paid _____	Police Dept. - Records _____
Sent to Departments _____	Police Dept. - Crime Prev. _____
Fire Department _____	Common Council Approval _____
Code Enforcement <u>OK- 3/9/17 CE#2</u>	License Fee Paid _____
Building Dept. _____	License Number _____
Not Approved _____	
Reason: _____	



**LICENSE APPLICATION FOR  
SCRAP METAL DEALERS/JUNK DEALERS/RECYCLING OPERATIONS  
 CITY OF SOUTH BEND, INDIANA  
 South Bend Municipal Code Section 4-51**

I. Check One:  NEW  RENEWAL

II. BUSINESS DATA

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SCRAP METAL DEALER       JUNK DEALER  
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B. Business Name V.S. Scrap & Recycling Division

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G. E-mail Address MMORRIS@RecycleToday.com

H. Zoning of proposed location GT

I. Lot size of premises 1.10 ac

J. Type of fencing used metal

Please Continue to Page 2 (back of sheet)

**For Office Use Only**

Application Filed \_\_\_\_\_  
 Application Fee Paid \_\_\_\_\_  
 Sent to Departments \_\_\_\_\_  
 Fire Department 3/31/17 via File 115  
 Code Enforcement \_\_\_\_\_  
 Building Dept. \_\_\_\_\_

Water Works \_\_\_\_\_  
 Police Dept. - Records \_\_\_\_\_  
 Police Dept. - Crime Prev. \_\_\_\_\_  
 Common Council Approval \_\_\_\_\_  
 License Fee Paid \_\_\_\_\_  
 License Number \_\_\_\_\_

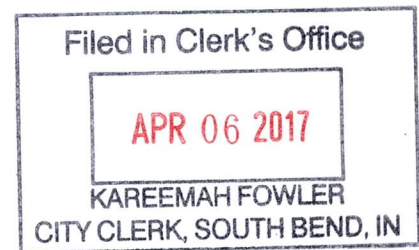
Not Approved \_\_\_\_\_  
 Reason: \_\_\_\_\_





AREA BOARD OF ZONING APPEALS

125 S. Lafayette Blvd.  
Suite 100  
South Bend, Indiana 46601  
(574)235-9554  
FAX: (574)235-5541



April 6, 2017

The Honorable Common Council South Bend  
Of the City of South Bend  
4th Floor, County-City Building  
South Bend, Indiana 46601

RE: Petition for Special Exception  
Dan Falk-Auto Park South Bend  
04/05/2017

Dear Council Members:

The above referenced petition of Dan Falk-Auto Park South Bend was legally advertised on April 15, 2017. The Area Board of Zoning Appeals gave it a public hearing on April 5, 2017, at which time the following action was taken:

Upon a motion by Mr. Leszczynski, being seconded by Mr. Hawley and by a unanimous vote, the petition for Special Exception to allow temporary auto sales in a "CB" District, on property located at 3701 Portage Ave., German Township, zoned "CB" sent to the Common Council with a **Favorable Recommendation.**

The deliberations of the Area Board of Zoning Appeals and points considered in arriving at the above decision as shown in the Minutes of the Public Hearing, and will be forwarded to you at a later date, to be made part of this report.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles C. Bulot".

Charles C. Bulot, C.B.O. Building  
Commissioner

CCB/cah

PETITION

SPECIAL EXCEPTION PURSUANT 21-09.3(D)  
AREA BOARD OF ZONING APPEALS

**DAN FALK/AUTO PARK SOUTH BEND**

FINDINGS OF FACT

1. THE PROPOSED *USE* WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, COMFORT, COMMUNITY MORAL STANDARDS, CONVENIENCE OR GENERAL WELFARE BECAUSE:  
The uses is being conducted in a parking lot consistent with the standards established in the zoning ordinance to ensure the protection of the general welfare of the community.
2. THE PROPOSED *USE* WILL NOT INJURE OR ADVERSELY AFFECT THE *USE* OF THE ADJACENT AREA OR PROPERTY VALUES THEREIN BECAUSE:  
The site is located in a commercial area already approved for large numbers of vehicles. Approval should not affect the use or value of adjacent properties.
3. THE PROPOSED *USE* WILL BE CONSISTENT WITH THE CHARACTER OF THE *DISTRICT* IN WHICH IT IS LOCATED AND THE LAND USES AUTHORIZED THEREIN BECAUSE:  
The use is consistent with the commercial character of the area.
4. THE PROPOSED *USE* IS COMPATIBLE WITH THE RECOMMENDATIONS OF THE CITY OF SOUTH BEND *COMPREHENSIVE PLAN* BECAUSE:  
The comprehensive plan makes no reference to this specific use.

CONDITIONS OR REVISIONS:  
Click here to enter text.

DECISION

IT IS THEREFORE the decision of the Board that this request for Special Exception shall be passed onto the City of South Bend Common Council with a **FAVORABLE RECOMMENDATION**

ADOPTED this 5th Day of April, 2017

<u>MOTION</u>	<u>SECOND</u>	<u>RECUSED</u>	<u>ABSENT</u>	<u>YES</u>	<u>NO</u>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MICHAEL URBANSKI
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	RANDALL MATTHYS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KATHY SCHUTH
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	JOHN LESZCZYNSKI
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	JACK YOUNG
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ROBERT HAWLEY
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BRENDAN CRUMLISH



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COMMON COUNCIL OF  
THE CITY OF SOUTH BEND, INDIANA,  
APPROVING A PETITION OF THE  
AREA BOARD OF ZONING APPEALS  
FOR THE PROPERTY LOCATED AT

3701 Portage Rd., South Bend, IN 46628

**WHEREAS**, Indiana Code Section 36-7-4-918.6, requires the Common Council to give notice pursuant to Indiana Code Section 5-14-1.5-5, of its intention to consider Petitions from the Board of Zoning Appeals for approval or disapproval; and

**WHEREAS**, the Common Council must take action within sixty (60) days after the Board of Zoning Appeals makes its recommendation to the Council; and

**WHEREAS**, the Common Council is required to make a determination in writing on such requests pursuant to Indiana Code Section 36-7-4-918.4, and

**WHEREAS**, the Area Board of Zoning Appeals has made a recommendation, pursuant to applicable state law.

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

**SECTION I.** The Common Council has provided notice of the hearing on the Petition from the Area Board of Zoning Appeals pursuant to Indiana Code Section 5-14-1.5-5, requesting that a Special Exception be granted for the property located at:

3701 Portage Rd.                                  South Bend                                  IN                                  46628

in order to permit  
a special exception to allow temporary vehicles sale in a CB zone.

**SECTION II.** Following a presentation by the Petitioner, and after proper public hearing, the Common Council hereby approves the petition of the Area Board of Zoning Appeals, a copy of which is on file in the Office of the City Clerk.

**SECTION III.** The Common Council of the City of South Bend, Indiana, hereby finds that:

1. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
2. The proposed use will not injure or adversely affect the use of the adjacent area or property values therein;

3. The proposed use will be consistent with the character of the district in which it is located and the land uses authorized therein;
4. The proposed use is compatible with the recommendations of the City of South Bend Comprehensive plan;

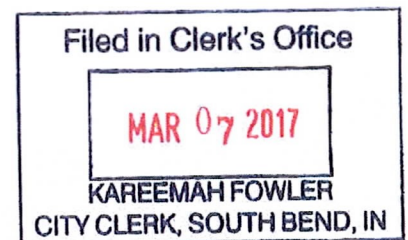
**SECTION IV.** Approval is subject to the Petitioner complying with the reasonable conditions established by the Area Board of Zoning Appeals which are on file in the office of the City Clerk.

**SECTION V.** The Resolution shall be in full force and effect from and after its adoption by the Common Council and approval by the Mayor.

---

Member of the Common Council

PRESENTED  
NOT APPROVED  
ADOPTED



**AREA BOARD OF ZONING APPEALS**

125 S. Lafayette Blvd. Suite 100, South Bend, Indiana 46601  
574-235-9554 · (Fax)574-235-5541 ·  
[building@southbendin.gov](mailto:building@southbendin.gov)  
[www.southbendin.gov](http://www.southbendin.gov)

**SPECIAL EXCEPTION PETITION**

ABZA DATE: **Wednesday, April 5, 2017**

**PETITIONER**

Dan Falk-Auto Park South Bend	(574) 855-4025	Dfalk@autopark.com	
_____	_____	_____	
Name	Phone	Email	
6302 US 31 South	South Bend	IN	46614
_____	_____	_____	_____
Address	City	ST	Zip

**PROPERTY OWNER (IF DIFFERENT THAN PETITIONER)**

Walmart Stores Inc.-Jesse Danielson	(800) 925-6278	jesse.danielson@walmart.com	
_____	_____	_____	
Name	Phone	Email	
702 SW 9th St.	Bentonville	AR	72716
_____	_____	_____	_____
Address	City	ST	Zip

**PRESENTER (IF DIFFERENT THAN PETITIONER)**

Renee Pieper	(513) 965-6322	Rpieper@gamarketing.com	
_____	_____	_____	
Name	Phone	Email	
1001 Ford Circle	Milford	OH	45150
_____	_____	_____	_____
Address	City	ST	Zip

**PROPERTY INFORMATION**

CB	German		
_____	_____	_____	
Zoning	Township		
3701 Portage Rd.	South Bend	IN	46628
_____	_____	_____	_____
Address	City	ST	Zip
Lot 1 Murphy Oil Minor Sub RP 10954 1-16-08 08/09			

Legal Description



**SPECIAL EXCEPTION**

Seeking:  
a special exception to allow temporary vehicles sale in a CB zone.

**REASON FOR REQUEST(S)**

Auto Park South Bend would like to hold a temporary 5 day sales event.

**APPROVAL STANDARDS**

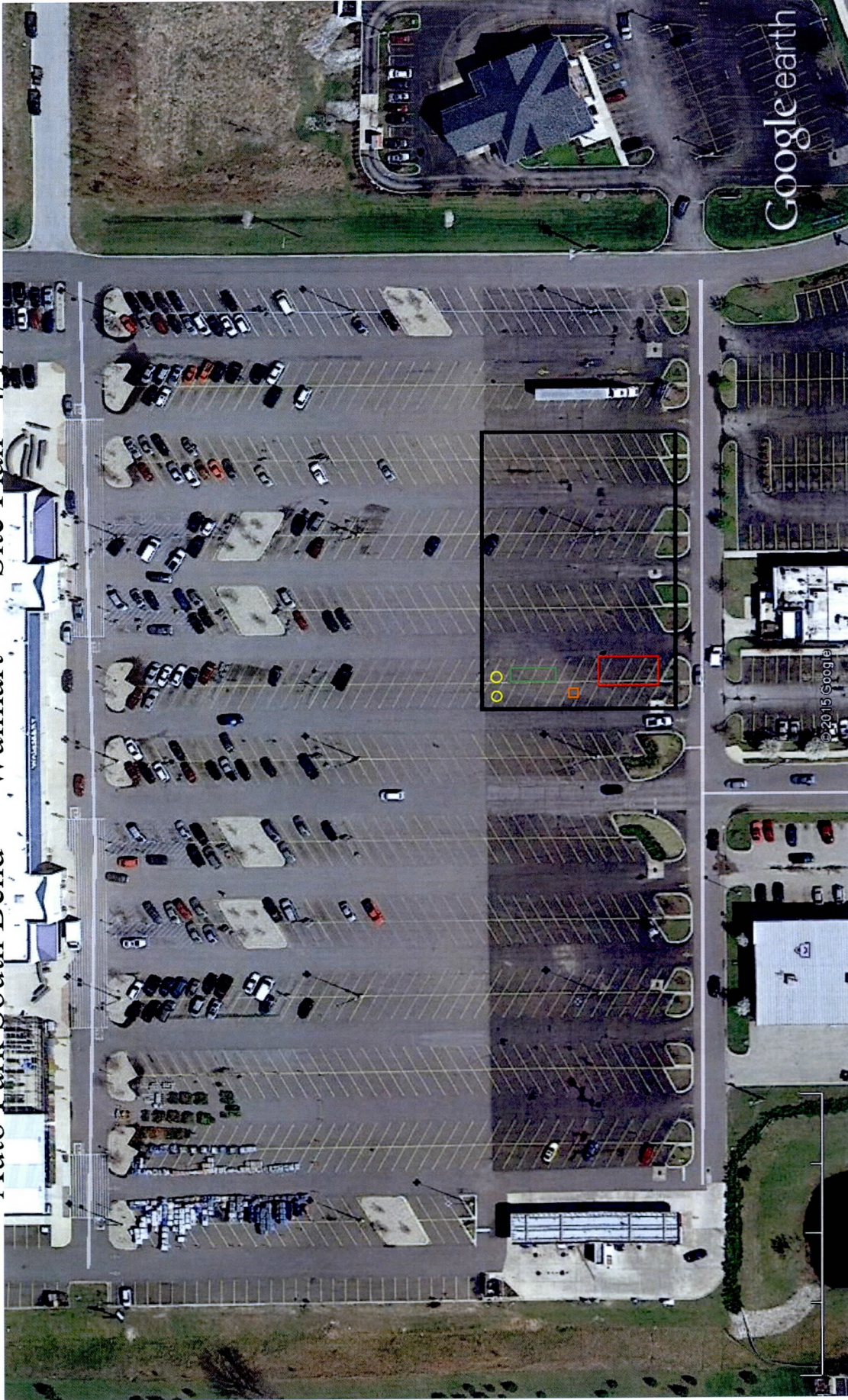
1. The approval will not be injurious to the public health, safety, morals and general welfare of the community because:  
Auto Park South Bend was formerly Tim Martin US 31 Auto Sales. Tim Martin did events twice in 2015 (8/11-8/15 & 9/22-9/26) and we had no complaints. Also, 97% of the vehicles sold were to South Bend residents.
2. The proposed use will not injure or adversely affect the use of the adjacent area or property values therein because:  
Walmart sees approximately a 4% increase in sales while our event is going on due to the advertising that the dealership does. It is my belief that the other local businesses will actually benefit from the additional traffic.
3. The proposed use will be consistent with the character of the district in which is located and the land uses authorized therein because:  
Motor Vehicle Sales are permitted in a commercial zone for a permanent business.
4. The proposed use is compatible with the recommendations of the City of South Bend Comprehensive Plan because:  
Our event promotes growth of local businesses.

  
\_\_\_\_\_  
APPLICANT SIGNATURE  
  
\_\_\_\_\_  
Name

  
\_\_\_\_\_  
Date



Auto Park South Bend Walmart Site Plan 4/17



Google earth

20 x 40 Tent

25K Generator

8 x 40 Mobile Office

2 Portable Toilets (1 ADA)

feet  
meters

600  
200

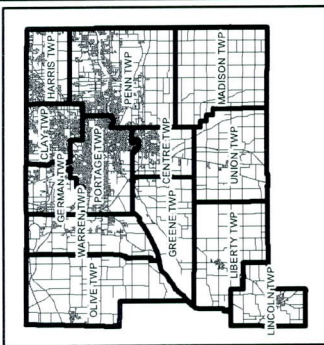






Information shown on this map is not warranted for accuracy or merchantability. Reproduction of this material is not possible without written permission of St. Joseph County, Indiana.

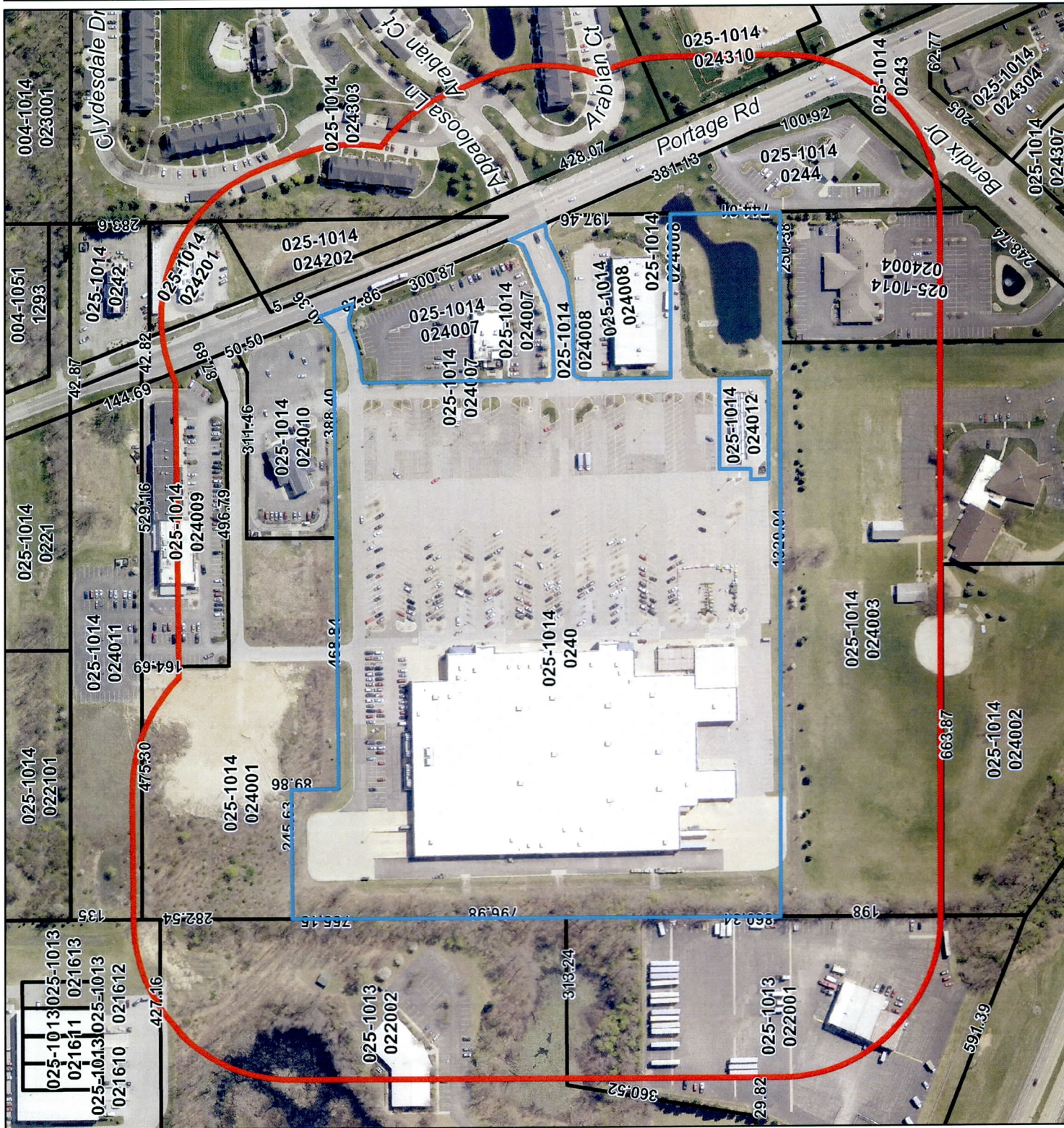
1 inch = 250 feet



Date Printed: 2015  
Photography: Spring 2015



Prepared by:  
St. Joseph County Auditor's Office  
227 W. Jefferson Blvd.  
South Bend, Indiana 46601  
Phone: (574) 235-9463

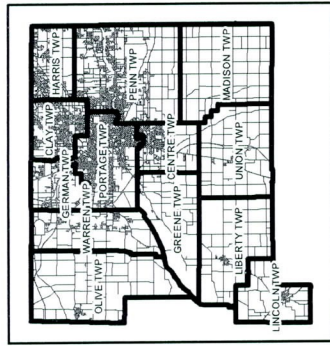






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1 inch = 166.666667 feet



Date Printed: 2015  
Photography: Spring 2015



Prepared by:  
St. Joseph County Auditor's Office  
227 W. Jefferson Blvd.  
South Bend, Indiana 46601  
Phone: (574) 235-9463





ParcelIdCounty	OwnerName	OwnerAddress	OwnerCity	OwnerState	OwnerZIP	PropAddress	PropCity	PropState	PropZIP
025-1014-024007	STORE MASTER FUNDING II LLC	c/o CJ Apple I Inc	Crestview Hills	KY	41017	3703 PORTAGE	SOUTH BEND	IN	46628
025-1014-024009	DFZ PORTAGE PROPERTIES LLC	PO Box 540	South Bend	IN	46624	3903 PORTAGE	SOUTH BEND	IN	46628
025-1014-024004	KANE PROPERTIES LLC	3545 N Bendix Dr	South Bend	IN	46628	3545 BENDIX	SOUTH BEND	IN	46628
025-1013-022002	CORVILLA INC	3231 Sugar Maple Business Ct	South Bend	IN	46628	3620 DEAHL	SOUTH BEND	IN	46628
025-1014-024007	STORE MASTER FUNDING II LLC	c/o CJ Apple I Inc	Crestview Hills	KY	41017	3703 PORTAGE	SOUTH BEND	IN	46628
025-1014-024201	SRI REAL ESTATE PROPERTIES LLC	300 Johnny Bench Dr	Oklahoma City	OK	73102	3928 PORTAGE	SOUTH BEND	IN	46628
	BARNES DEVELOPMENT COMPANY LLC								
025-1014-024310	SEE TRANSFER NOTE	1000 Enterprise Dr	Allen Park	MI	48101	3660 PORTAGE	SOUTH BEND	IN	46628
025-1014-0244	1ST SOURCE CORPORATION	P O Box 1602	South Bend	IN	46634	3655 PORTAGE	SOUTH BEND	IN	46628
025-1014-024303	EDWARD ROSE OF INDIANA	P.o. Box 3015	Kalamazoo	MI	49003	2697 ARABIAN	SOUTH BEND	IN	46628
025-1014-024007	STORE MASTER FUNDING II LLC	c/o CJ Apple I Inc	Crestview Hills	KY	41017	3703 PORTAGE	SOUTH BEND	IN	46628
025-1014-024008	SFP POOL SIX LLC	17800 Laurel Park Dr N Ste200C	Livonia	MI	48152	3697 PORTAGE	SOUTH BEND	IN	46628
025-1014-024012	MURPHY OIL USA INC	P.O. Box 7300	El Dorado	AR	71731	3701 PORTAGE	SOUTH BEND	IN	46628
025-1014-0240	WAL MART REAL ESTATE BUSINESS TRUST #2680 PROPERTY TAX DEPTH#0555	PO BOX 8031	Bentonville	AR	72712	3701 PORTAGE	SOUTH BEND	IN	46628
025-1014-024011	DFZ PORTAGE PROPERTIES LLC	PO Box 540	South Bend	IN	46624				
025-1014-024008	SFP POOL SIX LLC	17800 Laurel Park Dr N Ste200C	Livonia	MI	48152	3697 PORTAGE	SOUTH BEND	IN	46628
025-1014-024003	CALVARY BAPTIST CHURCH	21941 Cleveland Rd	South Bend	IN	46628	3001 CLEVELAND	SOUTH BEND	IN	46628
025-1014-0243	MEIJER STORES LIMITED PARTNERSHIP ATTN: PROPERTY TAX DEPT	2929 Walker Ave Nw	Grand Rapids	MI	49544	3600 PORTAGE	SOUTH BEND	IN	46628
025-1014-024001	STARBEST HOTELS LLC ATTN: DR CHAUDHRY	303 S Main St Ste 209	Mishawaka	IN	46544				

025-1014-024202	PHOENIX DEVELOPMENT GROUP LLC	6079 E 300 S	Franklin	IN	46131					
025-1014-024008	SFP POOL SIX LLC	17800 Laurel Park Dr N Ste200C	Livonia	MI	48152	3697 PORTAGE	SOUTH BEND	IN	46628	
025-1013-022001	GAST THOMAS J & GAST JOSEPH M JT W/SURVIVORSHIP	P.o. Box 1815	Murfreesboro	TN	37133	3610 DEAHL	SOUTH BEND	IN	46628	
025-1014-024010	TEACHERS CREDIT UNION	P O Box 1395	South Bend	IN	46624	3915 PORTAGE	SOUTH BEND	IN	46628	





# DHA

## ***Danch, Harner & Associates, Inc.***

Land Surveyors ■ Professional Engineers

Landscape Architects ■ Land Planners

Office: (574)234-4003 / (800)594-4003 ■ Fax: (574)234-4009

1643 Commerce Drive ■ South Bend, IN 46628

Honorable Members of the City of  
South Bend Common Council  
4th Floor County-City Building  
South Bend, Indiana 46601

March 27, 2017

RE: Rezoning Petition for vacant land Northeast of Ireland Rd. and Lafayette Blvd.  
South Bend, Indiana 46614

Dear Council Members:

Our clients are requesting the approval of a Rezoning Petition for the properties located north along Ireland Road between Lafayette Blvd. and Main Street. This requested Rezoning would allow for the approval of a financial services/bank facility to be built on Parcel "A" shown on the attached site plan. Parcel "B" as shown, will allow for future commercial development. This property is located at the intersection of two busy commercial corridors, Ireland Road and Main Street.

Our clients believe the proposed commercial zoning for this property would be compatible with the surrounding existing commercial developments.

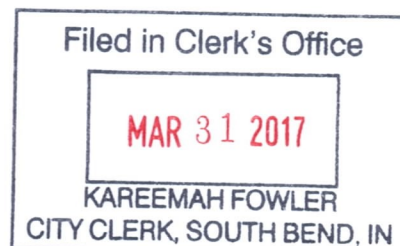
If you have any questions concerning this matter, please feel free to give me a call at 234-4003.

Sincerely,

*Michael J. Danch*

Michael J. Danch  
President  
Danch, Harner & Associates, Inc.

File No. 170128 "C" Md





AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

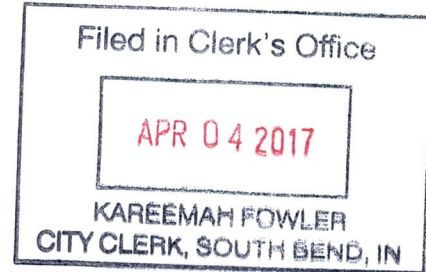
LAWRENCE P. MAGLIOZZI  
EXECUTIVE DIRECTOR

Angela M. Smith  
Deputy Director

227 W. JEFFERSON BLVD., ROOM 1140 COUNTY-CITY BUILDING, SOUTH BEND, INDIANA 46601 (574) 235-9571

April 4, 2017

South Bend Common Council  
4<sup>th</sup> Floor, County-City Building  
South Bend, IN 46601



RE: Rezoning for West Ireland Road and Lafayette Blvd.  
APC# 2821-17

Dear Council Members:

Enclosed is an Ordinance for the proposed Zone Map Amendment at the above referenced location. Please include the attached Ordinance on the Council agenda for first reading at your April 10, 2017 Council meeting, and set it for public hearing at your May 22, 2017 Council meeting. The petition is tentatively scheduled for public hearing at the May 16, 2017 Area Plan Commission meeting. The recommendation of the Area Plan Commission will be forwarded to your office by noon on the day following the public hearing.

If you have any questions, please feel free to contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Stanton, Jr.".

David M. Stanton, Jr.  
Planner

CC: Aladean DeRose



- (a) The approval will not be injurious to the public health, safety, morals and general welfare of the community: *SEE ATTACHED*
- (b) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and: *SEE ATTACHED*
- (c) The strict application of the terms of this Ordinance would result in practical difficulties in the use of the property: *SEE ATTACHED*

IF A SPECIAL EXCEPTION USE IS BEING REQUESTED, (if not, please skip to next section):

- 1) A detailed description and purpose of the Special Exception Use(s) being requested: *Insert text*
- 2) A statement on how each of the following standards for the granting of a Special Exception Use is met:
  - (a) The proposed *use* will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare: *Insert text*
  - (b) The proposed *use* will not injure or adversely affect the *use* of the adjacent area or property values therein: *Insert text*
  - (c) The proposed *use* will be consistent with the character of the *district* in which it is located and the land uses authorized therein; and: *Insert text*
  - (d) The proposed use is compatible with the recommendations of the City of South Bend Comprehensive Plan. *Insert text*

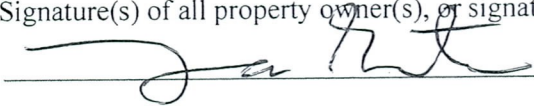
\* In the case of a Special Exception Use, the petitioner shall be held to the representations made on the Preliminary Site Plan included with this petition.

CONTACT PERSON:

*DANCH, HARNER & ASSOCIATES  
 1643 COMMERCE DRIVE  
 SOUTH BEND, IN 46628  
 574-234-4003  
 mdanch@dachharnar.com*

**BY SIGNING THIS PETITION, THE PETITIONERS/PROPERTY OWNERS OF THE ABOVE-DESCRIBED REAL ESTATE AUTHORIZE THAT THE CONTACT PERSON LISTED ABOVE MAY REPRESENT THIS PETITION BEFORE THE AREA PLAN COMMISSION AND COMMON COUNCIL AND TO ANSWER ANY AND ALL QUESTIONS THEREON.**

Signature(s) of all property owner(s), or signature of Attorney for all property owner(s):

  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- (a) The approval will not be injurious to the public health, safety, morals and general welfare of the community: *SEE ATTACHED*
- (b) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and: *SEE ATTACHED*
- (c) The strict application of the terms of this Ordinance would result in practical difficulties in the use of the property: *SEE ATTACHED*

IF A SPECIAL EXCEPTION USE IS BEING REQUESTED, (if not, please skip to next section):

- 1) A detailed description and purpose of the Special Exception Use(s) being requested: *Insert text*
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  - (b) The proposed *use* will not injure or adversely affect the *use* of the adjacent area or property values therein: *Insert text*
  - (c) The proposed *use* will be consistent with the character of the *district* in which it is located and the land uses authorized therein; and: *Insert text*
  - (d) The proposed use is compatible with the recommendations of the City of South Bend Comprehensive Plan. *Insert text*

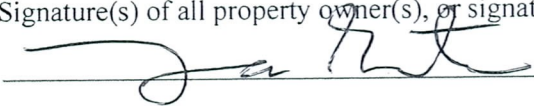
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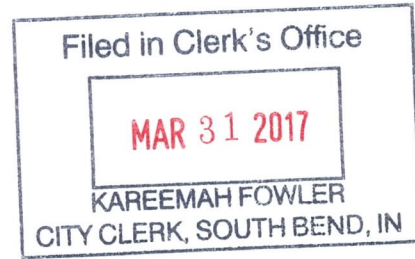
  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PETITIONERS/OWNERS:

GATES AND GATES REALTY, LLC  
640 IRELAND ROAD  
SOUTH BEND, IN 46614

LAND SURVEYOR:

DANCH, HARNER & ASSOCIATES, INC.  
1643 COMMERCE DRIVE  
SOUTH BEND, INDIANA 46628



PARCEL "A" (NW CORNER OF IRELAND RD. AND LAFAYETTE BLVD.)

REQUESTED VARIANCES FOR PARCEL "A":

1). *FROM SECTION 21-03.11(G)(vi) PROVIDE AT LEAST FIVE (5) WAITING SPACES PRIOR TO THE FIRST OCCURRENCE OF ANY ORDERING, PICK-UP OR SERVICE FACILITY.*

REQUESTING A VARIANCE FROM REQUIRED MINIMUM FIVE (5) CAR STACKING PER DRIVE-UP LANE TO A MINIMUM OF THREE (3) CAR STACKING PER DRIVE-UP LANE AS SHOWN ON THE PRELIMINARY SITE PLAN.

2). *FROM SECTION 21-07.04(E)(17) FINANCIAL INSTITUTIONS / BANKS: ONE (1) PARKING SPACE PER TWO-HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA, PLUS PARKING SPACES AS REQUIRED FOR EACH WALK-UP, DRIVE THROUGH OR FREESTANDING BANK MACHINE.*

REQUESTING A VARIANCE FROM THE REQUIRED FORTY-ONE (41) PARKING SPACES TO A MINIMUM OF THIRTY-FOUR (34) PARKING SPACES.

REQUESTED VARIANCE INFORMATION:

THE PETITIONERS/OWNERS DESIRE TO SALE APPROXIMATELY 1.60 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF IRELAND ROAD AND LAFAYETTE BOULEVARD. THIS 1.60 ACRE OF LAND, PARCEL "A", IS PART OF A LARGER PARCEL OF LAND OF APPROXIMATELY 3.12 ACRES LOCATED BETWEEN LAFAYETTE BOULEVARD AND MAIN STREET THAT THE PETITIONERS/OWNERS HAD RECENTLY SUBDIVIDED INTO TWO LOTS KNOWN AS GATES LAFAYETTE BLVD. MINOR SUBDIVISION. THE 3.12 ACRES OF LAND IS CURRENTLY ZONED "SF2" SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICT. THE PETITIONERS/OWNERS ARE REQUESTING TO REZONE THESE TWO LOTS OF THE GATES LAFAYETTE BLVD. MINOR SUBDIVISION FROM "SF2" SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICT TO "CB" COMMUNITY BUSINESS DISTRICT. THE REZONING TO "CB" COMMUNITY BUSINESS DISTRICT WILL ALLOW THE CONTINGENT PURCHASER OF PARCEL "A" TO DEVELOP A BANK FACILITY ON THIS PROPERTY. THE PROPOSED DEVELOPMENT WILL CONSIST OF A 1-STORY, APPROXIMATE 7,716 SQUARE-FOOT BANK BUILDING WITH A THREE LANE DRIVE-UP SERVICE WINDOWS AND A TOTAL OF 34 PARKING SPACES. AS PART OF THE PROPOSED BANK DEVELOPMENT THE PETITIONERS/OWNERS ARE REQUESTING THE FOLLOWING VARIANCES:

1). *FROM SECTION 21-03.11(G)(vi) PROVIDE AT LEAST FIVE (5) WAITING SPACES PRIOR TO THE FIRST OCCURRENCE OF ANY ORDERING, PICK-UP OR SERVICE FACILITY.*

REQUESTING A VARIANCE FROM REQUIRED MINIMUM FIVE (5) CAR STACKING PER DRIVE-UP LANE TO A MINIMUM OF THREE (3) CAR STACKING PER DRIVE-UP LANE AS SHOWN ON THE PRELIMINARY SITE PLAN.



*2). FROM SECTION 21-07.04(E)(17) FINANCIAL INSTITUTIONS / BANKS: ONE (1) PARKING SPACE PER TWO-HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA, PLUS PARKING SPACES AS REQUIRED FOR EACH WALK-UP, DRIVE THROUGH OR FREESTANDING BANK MACHINE.*

REQUESTING A VARIANCE FROM THE REQUIRED FORTY-ONE (41) PARKING SPACES TO A MINIMUM OF THIRTY-FOUR (34) PARKING SPACES.

THE PETITIONERS/OWNERS WOULD ASK THE COMMISSION MEMBERS TO AGREE THAT THE APPROVAL OF THE ABOVE REQUESTED VARIANCES BASED ON THE FOLLOWING FINDINGS OF FACT:

THE APPROVAL WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE COMMUNITY BECAUSE THE PROPOSED WILL ADHERE TO ALL LOCAL AND STATE BUILDING CODES AND REQUIREMENTS.

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 AMPLE PARKING AND DRIVE-UP VEHICULAR STACKING WILL BE PROVIDED BASED ON SIMILAR FINANCIAL SERVICES/BANK FACILITIES THE PETITIONER HAS DEVELOPED IN THE PAST.

THE STRICT APPLICATIONS OF THE TERMS OF THIS ORDINANCE WOULD RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY. THE DRIVE-UP STACKING REQUIREMENTS AS IDENTIFIED IN THE ORDINANCE ARE DESIGNED TO FACILITATE HIGH INTENSITY USES SUCH AS FAST-FOOD RESTAURANTS. THE ORDINANCE DOES NOT IDENTIFY SEPARATE VEHICULAR STACKING REQUIREMENTS FOR LOW INTENSITY DRIVE-UP USES SUCH AS BANKING. FURTHERMORE, MANY FINANCIAL AND BANKING TRANSACTIONS OCCUR DIGITALLY OR OVER THE INTERNET. THE NEED FOR PERSON TO PERSON BANKING HAS DECREASE OVER THE YEARS ALONG WITH THE NEED FOR ADDITIONAL PARKING AT THESE FACILITIES. THE PROPOSED PARKING IS SUFFICIENT TO MEET THE NEEDS OF SUCH USE.

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 2 EAST, CENTRE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS: A LOT # 1 AND LOT #2 OF THE PLAT OF "GATES LAFAYETTE BLVD. MINOR SUBDIVISION" AS RECORDED BY DOCUMENT NO. 1705854 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE.

CONTAINING 3.12 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.





ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF IRELAND ROAD AND LAFAYETTE BLVD., COUNCILMANIC DISTRICT NO. 5 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Use permitted in CB Community Business District, including but not limited to: financial services/bank and for future retail development.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of South Bend, Indiana as follows:

SECTION 1. Ordinance No. 9495-04, is amended, which ordinance is commonly known as the Zoning Ordinance of the City of South Bend, Indiana, be and the same hereby is amended in order that the zoning classification of the following described real estate in the City of South Bend, St. Joseph County, State of Indiana:

A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 2 EAST, CENTRE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS: LOT #1 AND 2 OF THE PLAT OF "GATES LAFAYETTE BLVD. MINOR SUBDIVISION" AS RECORDED BY DOCUMENT NO. 1705854 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDERS OFFICE. CONTAINING 3.12 ACRES MORE OR LESS AND CONSISTING OF TWO LOTS.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

be and the same is hereby established as CB Community Business District.

SECTION II.

This ordinance is and shall be subject to commitments as provided by Chapter 21-09.02(d) Commitments, if applicable.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council, approval by the Mayor, legal publication, and full execution of any conditions or Commitments placed upon the approval.

\_\_\_\_\_  
Member of the Common Council

Attest:

\_\_\_\_\_  
City Clerk

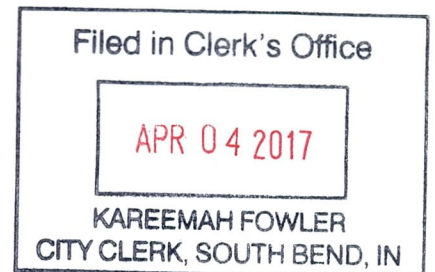
Presented by me to the Mayor of the City of South Bend, Indiana on the \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_. m.

\_\_\_\_\_  
City Clerk

Approved and signed by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_. m.

\_\_\_\_\_  
Mayor, City of South Bend, Indiana

1st READING  
PUBLIC HEARING  
3rd READING  
NOT APPROVED  
REFERRED  
PASSED







3. The proposed use will be consistent with the character of the district in which it is located and the land uses authorized therein;
4. The proposed use is compatible with the recommendations of the City of South Bend Comprehensive plan;

**SECTION IV.** Approval is subject to the Petitioner complying with the reasonable conditions established by the Area Board of Zoning Appeals which are on file in the office of the City Clerk.

**SECTION V.** The Resolution shall be in full force and effect from and after its adoption by the Common Council and approval by the Mayor.

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Member of the Common Council

