



SOUTH BEND COMMON COUNCIL

MEETING AGENDA

Monday, May 8, 2017
7:00 P.M.

1. **INVOCATION- PASTOR THOMAS 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**

17-23 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, PUBLICLY COMMENDING AND HONORING THE RILEY HIGH SCHOOL 2016-2017 BOYS' SWIM TEAM ON A SUCCESSFUL SEASON AS CITYWIDE, NORTHERN INDIANA CONFERENCE (NIC), AND SECTIONAL CHAMPIONS

6. **REPORTS FROM CITY OFFICES**

7. **COMMITTEE OF THE WHOLE**

TIME: _____

BILL NO.

21-17 PUBLIC HEARING ON AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: FIRST EAST/WEST ALLEY NORTH OF WESTERN AND SOUTH OF WAYNE RUNNING APPROXIMATELY 118' FROM THE EAST RIGHT-OF-WAY OF SOUTH TAYLOR STREET

23-17 PUBLIC HEARING ON AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: FIRST NW ALLEY RUNNING N APPROXIMATELY 170' AND 14' WIDE FROM INDIANA AVE., W. OF HIGH STREET AND E. OF MARIETTA STREET

24-17 PUBLIC HEARING ON AN ORDINANCE TO AMEND, CORRECT, AND REPLACE ORDINANCE NO. 10497-17 TO VACATE THE FOLLOWING DESCRIBED PROPERTY: E/W ALLEY FROM EAST RIGHT OF WAY OF LAUREL STREET A DISTANCE OF 144 FEET AND WIDTH OF 49.5 FEET, NORTH OF THOMAS STREET AND SOUTH OF WASHINGTON STREET

8. **BILLS ON THIRD READING**

TIME:_____

BILL NO.

[21-17](#) THIRD READING ON AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: FIRST EAST/WEST ALLEY NORTH OF WESTERN AND SOUTH OF WAYNE RUNNING APPROXIMATELY 118' FROM THE EAST RIGHT-OF-WAY OF SOUTH TAYLOR STREET

[23-17](#) THIRD READING ON AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: FIRST NW ALLEY RUNNING N APPROXIMATELY 170' AND 14' WIDE FROM INDIANA AVE., W. OF HIGH STREET AND E. OF MARIETTA STREET

[24-17](#) THIRD READING ON AN ORDINANCE TO AMEND, CORRECT, AND REPLACE ORDINANCE NO. 10497-17 TO VACATE THE FOLLOWING DESCRIBED PROPERTY: E/W ALLEY FROM EAST RIGHT OF WAY OF LAUREL STREET A DISTANCE OF 144 FEET AND WIDTH OF 49.5 FEET, NORTH OF THOMAS STREET AND SOUTH OF WASHINGTON STREET

9. **RESOLUTIONS**

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

[17-20](#) A RESOLUTION RECONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION 4467-15 DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 122 CALLANDER ST. SOUTH BEND, IN 46614 AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A SIX (6) YEAR REAL PROPERTY TAX ABATEMENT FOR JSK DEVELOPMENT, INC./IRELAND HOSPITALITY, LLC

[17-21](#) A RESOLUTION RECONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION 4457-15 DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 121 SOUTH ST. JOSEPH ST., SOUTH BEND, IN 46601 AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A NINE (9) YEAR REAL PROPERTY TAX ABATEMENT FOR JSK DEVELOPMENT, INC./SOUTHHOLD, LLC

[17-22](#) A RESOLUTION RECONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION 4456-15 DESIGNATING CERTAIN

AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 111 SOUTH ST. JOSEPH ST., SOUTH BEND, IN 46601 AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A TWO (2) YEAR VACANT BUILDING TAX ABATEMENT FOR JSK DEVELOPMENT, INC./SOUTHOLD, LLC

10. **BILLS ON FIRST READING**

BILL NO.

- [25-17](#) FIRST READING ON AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 1405 & 1505 HOWARD STREET, COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA
- [26-17](#) FIRST READING ON AN ORDINANCE TO AMEND, CORRECT, AND REPLACE ORDINANCE NO. 10431-16 TO VACATE THE FOLLOWING DESCRIBED PROPERTY: THE FIRST NORTH/SOUTH ALLEY EAST OF CUSHING STREET FROM LINCOLN WAY WEST TO THE FIRST EAST/WEST ALLEY FOR A DISTANCE OF 193 FEET AND A WIDTH OF 14 FEET. SAID ALLEY BEING A PART HEINTZMAN'S ADDITION AND KUNSTMAN'S ADDITION, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA
- [27-17](#) FIRST READING ON AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 3015 WESTERN AVENUE, COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA
- [28-17](#) FIRST READING ON AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: NORTH/SOUTH ALLEY SOUTH OF ST. VINCENT STREET, EAST OF EDDY STREET INCLUDING TWO (2) EAST/WEST ALLEYS NORTH OF HOWARD STREET, SOUTH OF ST. VINCENT AND NON-VACATED RIGHT-OF-WAY WEST OF SR 23 AT SOUTH END OF FORMER GEORGIANA STREET
- [29-17](#) FIRST READING ON AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: NORTHWEST CORNER OF HOWARD STREET AND EDDY STREET INCLUDING EXCESS RIGHT-OF-WAY FROM FORMER HOWARD STREET ALIGNMENT
- [30-17](#) FIRST READING ON AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: EASTERN 170+ FEET OF EAST/WEST ALLEY WEST OF EDDY STREET BETWEEN ST. VINCENT STREET AND HOWARD STREET

[31-17](#) FIRST READING ON AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: NORTH/SOUTH ALLEY MAKING UP FORMER EDDY STREET, SOUTH OF HOWARD STREET AND NORTH OF CORBY BLVD. INCLUDING ALL RIGHT-OF-WAY TO SOUTH BEND AVENUE AND FORMER SOUTH BEND AVENUE

11. UNFINISHED BUSINESS

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, 4th 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: MAY 4, 2017
SUBJECT: COMMITTEE MEETING NOTICE

The following Common Council Committee Meetings have been scheduled for **MONDAY, MAY 8, 2017** at:

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

4:00 P.M. **PUBLIC WORKS & PROPERTY VACATION** **JOHN VOORDE, CHAIRPERSON**

1. [Bill No. 21-17](#)- Alley Vacation North of Western Ave. and South of Wayne Street (Baumgartner)
2. [Bill No. 23-17](#)- Alley Vacation at Indiana and High Street (Pich)
3. [Bill No. 24-17](#)- Replacing Ordinance 10497-17

4:15 P.M. **COMMUNITY INVESTMENT** **GAVIN FERLIC, CHAIRPERSON**

1. [Bill No. 17-17](#)- Special Exception for 226 E. Indiana Ave.

4:25 P.M. **UTILITIES** **DR. DAVID VARNER, CHAIRPERSON**

1. CSO Update, Dr. Varner (*15 minutes*)
2. City Long Term Control Plan, Mayor Pete Buttigieg & Eric Horvath

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

INFORMAL MEETING OF THE COMMON COUNCIL **TIM SCOTT, PRESIDENT**

1. Discussion of Council Agenda
2. Update and Announcements
3. 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



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

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, 1ST District Council Member

PRESIDENT

Information and Technology, Chairperson

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

REGINA WILLIAMS-PRESTON 2nd 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, 3rd 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, 4TH 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, 5TH 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, 6TH 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, PUBLICLY COMMENDING AND HONORING THE RILEY HIGH SCHOOL 2016-2017 BOYS’ SWIM TEAM ON A SUCCESSFUL SEASON AS CITYWIDE, NORTHERN INDIANA CONFERENCE (NIC), AND SECTIONAL CHAMPIONS

Whereas, the Common Council proudly recognizes the **2016–2017** Riley High School Boys’ Swim Team on a successful swim season wherein they won the Citywide, NIC and Sectional Champions. Stripping the perennial regional champion, Penn High School, and securing the regional NIC title for the first time in 10 years.

Whereas, the Riley Wildcats have amassed an amazing dual meet record of **154-21** under the tutelage of Head Coach John VanDriessche. Under Coach John’s instruction, they have also placed in the top 10 at the State Championships five (5) times; including, as state runner-ups in 2002 and 2003. Coach John is also the head coach/owner of the South Bend Swim Club, a team he founded in 2006 to serve as the feeder program for Riley High School. There have been as many as 150 current and future Wildcats in the swim club.

Whereas, on behalf of our entire community, the South Bend Common Council is honored to recognize the hard work and dedication of the team, coaches, manager, athletic director and school principal. The Council extends their appreciation to the coaches, athletic director, and principal for their time, dedication and guidance: John VanDriessche (Head Coach), Ted Meck (Assistant Coach), Ryan Moser (Diving Coach), Marie Doan (Athletic Director) and Francois Bayingana (Principal). The members of the 2016-2017 Riley High School Varsity Boys’ Swim Team include:

<u>Seniors</u>	<u>Juniors</u>	<u>Sophomores</u>	<u>Freshmen</u>
Carter Baker	Adam Broadstreet	Isaac Baker	Gabe Falcone
Noah DeBew	Kyle Kirkpatrick	Tyler Bates	Spencer Houghton
Coby Frame	Kyle Kytta	Joey Gomes	Bryce Knight
Brett Maurer	Alex Paluszewski	Aiden Maurer	Dieter Ruskowski
Brandon Schwing	Errol Thomas	Bryce Schwing	
Eduardo Sostero	Garrett Woodbury	Kyle Szalai	
Jon Stutzman		Reuben Velazquez	
		Andrew Walkowski	

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

Section I. The Common Council of the City of South Bend, Indiana, publicly honors and congratulates the **2016-2017 Riley High School Boys’ Swim Team** for winning the Citywide Championship, Northern Indiana Conference (NIC) Conference and Sectional Championship. The Council extends a special thank you to all the parents, family and friends who support and encourage these amazing athletes.

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

Tim Scott, 1st District

Oliver J. Davis, 6th District

Regina Williams Preston, 2nd District

John Voorde, At Large

Randy Kelly, 3rd District

Gavin Ferlic, At Large

Jo M. Broden, 4th District

Karen L. White, At Large

Dr. David Varner, 5th District

Aladean DeRose, Interim Council Attorney

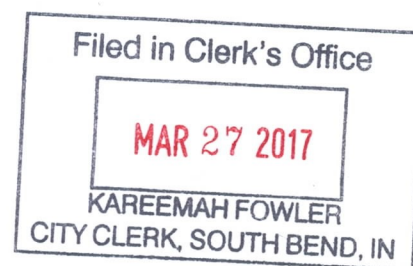
Attest:

Approved this _____ day of May 2017

Kareemah N. Fowler, City Clerk

Pete Buttigieg, Mayor of South Bend

December 30, 2016



City Engineering Department

We, Kevin and Shelly Baumgartner would like to submit a Petition for Closure (Vacation) of Pubic Rights-of Way. This is pertaining to the alley between our property at 316 South Taylor Street and the property owned by CS&L The Communication REIT.

The alley runs approximately three feet from our house. We would like to obtain rights to the alley in order to put a gate at the east entrance. Our reason for doing this is a matter of safety and privacy. The alley is often used by people attending baseball games at Four Winds Field because the surrounding vacant lots are used as parking even though cones are placed at the entrance to prevent this. It is also used as a street for traffic on a near daily basis. Another concern is the heavy amount of pedestrian traffic which again is an issue of privacy and safety.

Gating in this area would provide much needed safety and privacy. It would prevent the alley from being used as a short cut for auto and pedestrian traffic. Its extremely close proximity to our property is a true cause for concern.

The alley crosses another alley which runs north and south. There would still be a T shape alley access behind our property. By gating rather than fencing the rear portion of the alley would keep it accessible if necessary.

CS&L has agreed to our request. Please see the attached copy of our most recent correspondence which is a signed agreement from the Senior Vice President of Operations. Also attached is a photo of the the properties.

Thank you for your consideration in this matter.

Sincerely,

Shelly Baumgartner
Kevin Baumgartner

Kevin and Shelly Baumgartner
315 South Taylor Street
South Bend, IN 46601
574-234-6182

ORDINANCE NO. _____

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:

*FIRST EAST/WEST ALLEY NORTH OF WESTERN AND SOUTH OF WAYNE RUNNING
APPROXIMATELY 118' FROM THE EAST RIGHT-OF-WAY OF SOUTH TAYLOR STREET*

STATEMENT OF PURPOSE AND INTENT

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

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

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

*FIRST EAST/WEST ALLEY NORTH OF WESTERN AND SOUTH OF WAYNE RUNNING
APPROXIMATELY 118' FROM THE EAST RIGHT-OF-WAY OF SOUTH TAYLOR STREET*

hereby determines that it is desirable to vacate said property.

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

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

018-3012-0409	018-3012-0412	018-3048-184101
018-3012-0422	018-3012-0408	018-3012-0406
018-3012-0411	018-3012-0424	018-3012-0421
018-3012-041101	018-3012-041201	018-3048-1842
018-3012-0407	018-3012-042001	018-3012-0410

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

A concern for public safety and property protection along the alley as the home is positioned extremely close to the alley.

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

Tim Scott, Council President
South Bend Common Council

Attest:

Kareemah N. Fowler, City Clerk
Office of the City Clerk

*Presented by me to the Mayor of the City of South Bend, Indiana, on
the _____ day of _____, 2016 at ____ o'clock ____ M*

Kareemah N. Fowler, City Clerk
Office of the City Clerk

*Approved and signed by on the _____ day of _____,
2016 at ____ o'clock ____ M*

Pete Buttigieg, Mayor
City of South Bend, Indiana

Filed in Clerk's Office

MAR 27 2017

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

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

Filed in Clerk's Office

MAR 27 2017

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

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

DATE: 12-30-16

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

A. THE ALLEY DESCRIBED AS:

Between 316 S. Taylor St and 318 S. Taylor St South Bend
Alley 3012/E. 1/2 N.E. 1/4 Sec. 11 T. 37 N. R. 2 E

B. THE STREET DESCRIBED AS:

NAME (signed & printed)

ADDRESS

LOT #

Shelly Baumgartner

316 S. Taylor St. /South Bend/46601

0411

Shelly Baumgartner

Jeff Small

318 S Taylor St/South Bend/46601

0412

signature attached

CONTACT PERSON (S)

NAME:

Shelly Baumgartner

ADDRESS:

315 S. Taylor St

South Bend, IN 46601

PHONE:

234-6182 hm

288-9800 wk

340-4445 cell

RETURN TO:

OFFICE OF THE CITY CLERK
JOHN VOORDE, CITY CLERK
ROOM 455-COUNTY-CITY BUILDING
SOUTH BEND, IN 46601
574-235-8221

November 30, 2015

CITY OF SOUTH BEND
OFFICE OF THE CITY CLERK
ROOM 455, COUNTY-CITY BUILDING
SOUTH BEND, INDIANA 46601

Attn: City Engineering Office

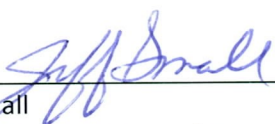
To whom it may concern:

CS&L The Communications REIT has agreed to vacate rights to our portion of the alley way between our property at 318 South Taylor Street and 316 South Taylor Street, giving all rights to Kevin and Shelly Baumgartner.

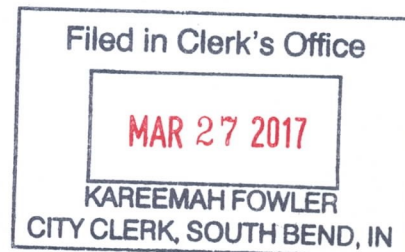
We have agreed to do so in order to make it possible for Kevin and Shelly Baumgartner to construct a gate in the alley between the two properties at the rear of the Baumgartner's property. This will result in more security and privacy for both properties.

We have no reservations regarding the vacating of our portion of the alley rights.

Sincerely,



Jeff Small
Senior Vice President of Operations
CS&L The Communications REIT



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

April 25, 2017

Kevin and Shelley Baumgartner
315 S Taylor
South Bend, IN 46601

RE: Alley Vacation – First East/West Alley North of Western Avenue, South of Wayne St., Crossing Over the Intersection with the North/South Alley (Preliminary Review)

Dear Mr. and Mrs. Baumgartner:

The Board of Public Works, at its April 25, 2017, meeting, reviewed comments by the Engineering Division, Area Plan Commission, Community Investment, Fire Department, Police Department, and the Solid Waste Division. The following comments and recommendations were submitted:

Community Investment gave an unfavorable recommendation based on the vacation would hinder the growth or orderly development of the unit or neighborhood in which it is located. As predominant land owner within the block, the City wishes to preserve each of the current alley accesses for future redevelopment.

Engineering noted the vacation would make access to the lands of the aggrieved person by means of public way difficult or inconvenient, as there may not be adequate space to access the west side of the back garage if the alley is vacated.

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

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

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

Sincerely,

Linda M. Martin, Clerk

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



INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS

DATE SENT: 4/6/2017

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

SUBJECT: REQUEST FOR RECOMMENDATION – STREET/ALLEY
VACATION

APPLICANT: Kevin and Shelly Baumgartner

LOCATION: 1st E/W Alley N. of Western and S of Wayne running
approximately 118' from e Row to S. Taylor Street

DATE DUE: April 18, 2017

FAX OR E-MAIL TO: 235-9171 / 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 _____

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:	4/4/17		
Applicant Name:	Kevin and Shelly Baumgartner	Phone #:	574-234-6182
		Email:	skgambit@gmail.com
Property Address:	316 S. Taylor		
Applicant property information: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial			
Describe the general alley location with boundaries (ex. Church Pl, between E. Colfax Ave & E. LaSalle Ave):		1St EW Alley N of Western and S of Wayne running approximately 118' from the E ROW of S. Taylor Street	
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 checked="" type="checkbox"/> Yes	<input 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:			
Traffic is very close to house and is dangerous. Alley is unused.			
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 of board members

10802 Executive Center Drive
Benton Building, Suite 300
Little Rock, AR 72211



November 30, 2015

CITY OF SOUTH BEND
OFFICE OF THE CITY CLERK
ROOM 455, COUNTY-CITY BUILDING
SOUTH BEND, INDIANA 46601

Attn: City Engineering Office


To whom it may concern:

CS&L The Communications REIT has agreed to vacate rights to our portion of the alley way between our property at 318 South Taylor Street and 316 South Taylor Street, giving all rights to Kevin and Shelly Baumgartner.

We have agreed to do so in order to make it possible for Kevin and Shelly Baumgartner to construct a gate in the alley between the two properties at the rear of the Baumgartner's property. This will result in more security and privacy for both properties.

We have no reservations regarding the vacating of our portion of the alley rights.

Sincerely,



Jeff Small
Senior Vice President of Operations
CS&L The Communications REIT



8-11H

VAC ORD # 7868-88

PORTAGE TWP.

46601
E. 1/2 N.E. 1/4 SEC. II T.37N. R.2E.

574-234-6182

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

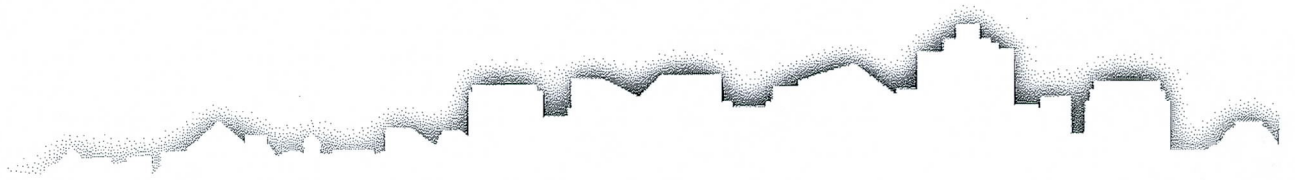
THIS FORM MUST BE REVIEWED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO GRANTING A RADIUS MAP

Submission Date:	4/4/17		
Applicant Name:	Kevin and Shelly Baumgartner	Phone #:	574-234-6182
		Email:	skgambit@gmail.com
Property Address:	316 S. Taylor		
Applicant property information: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial			
Describe the general alley location with boundaries (ex. Church Pl, between E. Colfax Ave & E. LaSalle Ave):		1st EW Alley N of Western and S of Wayne running approximately 118' from the E ROW of S. Taylor Street	
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 checked="" type="checkbox"/> Yes <input 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:			
Traffic is very close to house and is dangerous. Alley is unused.			
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:



EXCELLENCE ✦ ACCOUNTABILITY ✦ INNOVATION ✦ INCLUSION ✦ E



City of South Bend
 Dept. of Public Works
 227 W Jefferson Blvd. #1316
 South Bend, IN 46601
 Phone: (574) 235-9251



150' Buffer

Date Prepared: 4/4/2017

Alley Vacation Radius Map

Properties within 150'

Kevin and Shelly Baumgartner

1st EW Alley N of Western and S of Wayne running
 approximately 118' from the E ROW of S. Taylor Street.

Raschelle Beckwith

From: Eugene Eyster
Sent: Thursday, April 06, 2017 10:36 AM
To: Raschelle Beckwith
Subject: Re: Request For Recommendation-Street/Alley Vacation

Ms. Beckwith,
The Police Department would have no recommendation regarding this request.

Lt. E. Eyster

Sent from my iPad

On Apr 6, 2017, at 10:16, Raschelle Beckwith <rbeckwit@southbendin.gov> wrote:

Raschelle Beckwith

Department of Public Works, Engineering Division
227 W Jefferson Blvd Ste 1316
South Bend, IN 46601
(574) 235-3168
Rbeckwit@southbendin.gov



EXCELLENCE ✦ ACCOUNTABILITY ✦ INNOVATION ✦ INCLUSION

<AV Baumgartner western wayne.pdf>

Raschelle Beckwith

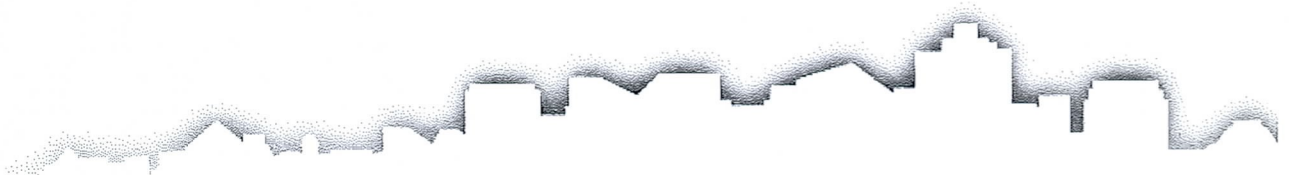
From: Matt Longfellow
Sent: Friday, April 14, 2017 10:27 AM
To: Raschelle Beckwith
Cc: Toy Villa; Roger Nawrot; Kara Boyles; Donna C. Hanson
Subject: RE: Request For Recommendation-Street/Alley Vacation
Attachments: Engineering response.pdf

Engineering has **no objections** to this vacation request; however, the petitioner must understand they may not have adequate space to access the West side of their back garage with a vehicle if the alley is vacated. They will still have garage access off of the N/S alley (East side of garage) though.

From: Raschelle Beckwith
Sent: Thursday, April 06, 2017 10:17 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>; Eugene Eyster <eeyster@southbendin.gov>; Imalioz@co.st-joseph.in.us; pmgriffin@nisource.com
Subject: Request For Recommendation-Street/Alley Vacation

Raschelle Beckwith

Department of Public Works, Engineering Division
227 W Jefferson Blvd Ste 1316
South Bend, IN 46601
(574) 235-3168
Rbeckwit@southbendin.gov



EXCELLENCE ✦ ACCOUNTABILITY ✦ INNOVATION ✦ INCLUSION ✦ E

Linda Martin

From: Chris Dressel
Sent: Tuesday, April 18, 2017 3:00 PM
To: Raschelle Beckwith
Cc: Linda Martin; Tim Corcoran
Subject: RE: Request For Recommendation-Street/Alley Vacation

This request receives an unfavorable recommendation based on it would hinder the growth or orderly development of the unit or neighborhood in which it is located. At this time, the City of South Bend as the predominant land owner within the Wayne/William/Western/Taylor block wishes to preserve each of the current alley accesses for future redevelopment.

Christopher D. Dressel, AICP
Planner
Brownfields Coordinator
Bicycle Coordinator
Department of Community Investment
(574) 235-5847
cdressel@southbendin.gov
City of South Bend
227 W. Jefferson Blvd.
South Bend, IN 46601
<http://www.southbendin.gov>

From: Raschelle Beckwith
Sent: Thursday, April 06, 2017 10:17 AM
To: Pete Kaminski; Michael Bronstetter; Matt Longfellow; Chris Dressel; Federico Rodriguez; Eugene Eyster; Imalioz@co.st-joseph.in.us; pmgriffin@nisource.com
Subject: Request For Recommendation-Street/Alley Vacation

Raschelle Beckwith
Department of Public Works, Engineering Division
227 W Jefferson Blvd Ste 1316
South Bend, IN 46601
(574) 235-3168
Rbeckwit@southbendin.gov



EXCELLENCE ✦ ACCOUNTABILITY ✦ INNOVATION ✦ INCLUSION ✦ E

ORDINANCE NO. _____

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:

1st NW alley running N approximately 170' and 14' wide from Indiana Ave., W. of High Street and E. of Marietta Street.

STATEMENT OF PURPOSE AND INTENT

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

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

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

1st NW alley running N approximately 170' and 14' wide from Indiana Ave., W. of High Street and E. of Marietta Street.

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:

LOTS 018-7029-1145, 018-7029-1144, 018-7029-1131, 018-7029-1130

Section IV. The purpose of the vacation of the real property is to conjoin the property owners two properties.

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

Tim Scott, Council President
South Bend Common Council

Attest:

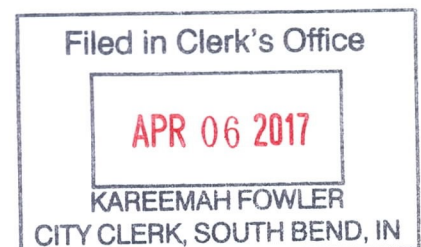
Kareemah N. Fowler, City Clerk
Office of the City Clerk

*Presented by me to the Mayor of the City of South Bend, Indiana, on
the _____ day of _____, 2016 at ____ o'clock ____ M*

Kareemah N. Fowler, City Clerk
Office of the City Clerk

*Approved and signed by on the _____ day of _____,
2016 at ____ o'clock ____ M*

Peter Buttigieg, Mayor
City of South Bend, Indiana





SOUTH BEND COMMON COUNCIL

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

DATE: 4/6/17

To the Common Council of the City of South Bend, Indiana. I (we), the undersigned property owner(s), petition you to vacate:

1. THE ALLEY DESCRIBED AS:

first Northwest alley running north
approximately 170' and 14' wide from Indiana ave
west of High Street and east of Marietta Street

2. THE STREET DESCRIBED AS:

Indiana Ave.

Abutting Property Owner(s) Signatures:

Name (print):	Signature	Address	Lot Number
---------------	-----------	---------	------------

1.

N/A

2.

3.

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

JENNIFER M. COFFMAN
CHIEF DEPUTY/ CHIEF OF STAFF

ALKEYNA M. ALDRIDGE
DEPUTY/ DIRECTOR OF POLICY

JOSEPH R. MOLNAR
ORDINANCE VIOLATION CLERK

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

February 14, 2017

Andrew Pich
717 E Indiana
South Bend, IN 46613

RE: Alley Vacation – 1st Half of the North/South Alley West of High Street, North of East Indiana
Avenue, East of Marietta (Preliminary Review)

Dear Mr. Pich:

The Board of Public Works, at its February 14, 2017, meeting, reviewed comments by the Engineering Division, Area Plan Commission, Community Investment, Fire Department, Police Department, and the Solid Waste Division. The following comments and recommendations were submitted:

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

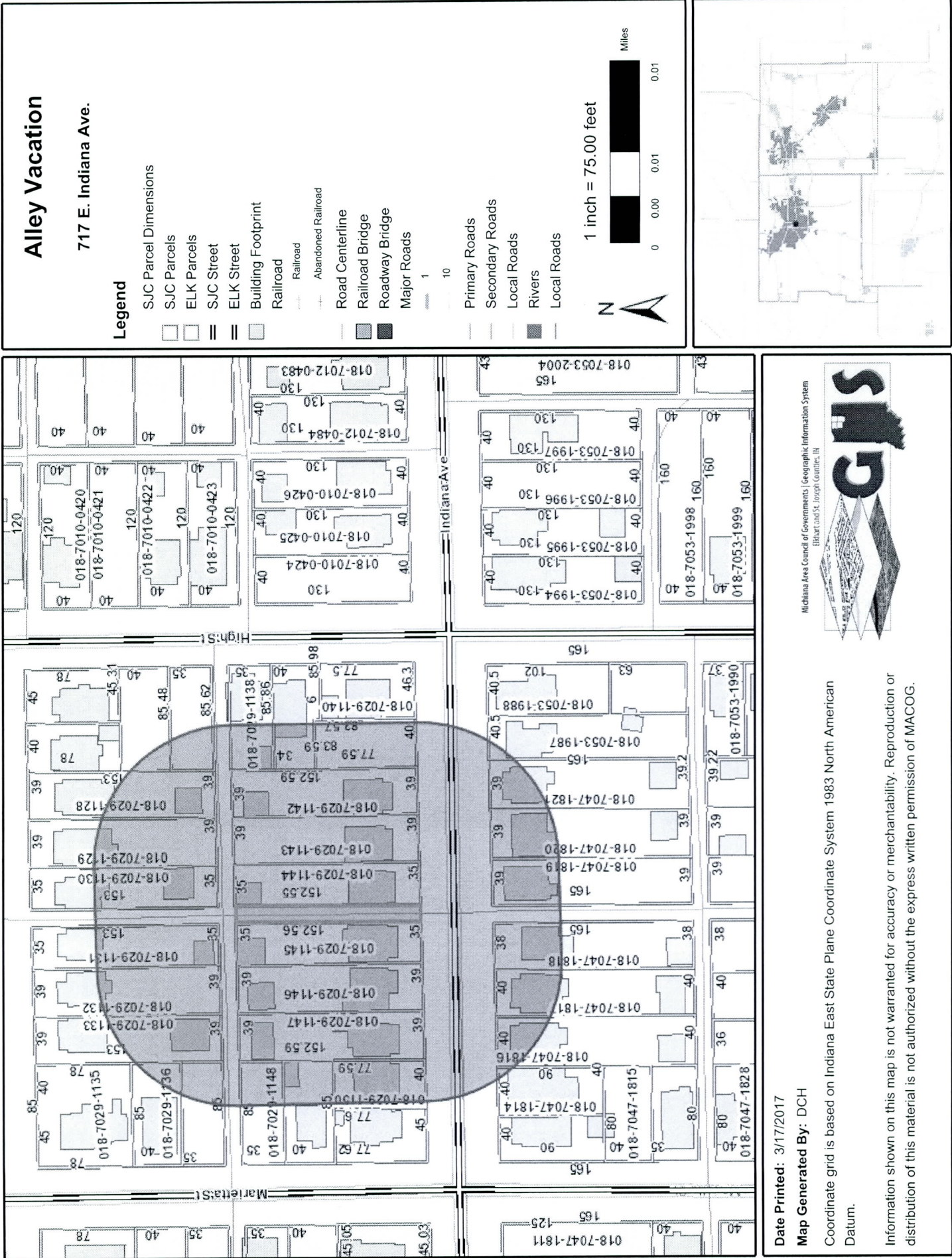
The Board noted the vacation would create a "t" intersection with the east/west alley and a taper needs to be installed to allow for turning radius. Therefore, the Board of Public Works submitted a favorable recommendation for the vacation of this partial alley subject to you installing a taper at the intersection of the two alleys.

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



Alley Vacation

717 E. Indiana Ave.

Legend

SJC Parcel Dimensions

SJC Parcels

ELK Parcels

SJC Street

ELK Street

Building Footprint

Railroad

Railroad

Abandoned Railroad

Road Centerline

Railroad Bridge

Roadway Bridge

Major Roads

1

10

Primary Roads

Secondary Roads

Local Roads

Rivers

Local Roads

1 inch = 75.00 feet



Miles

0 0.00 0.01 0.01

N

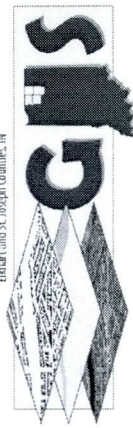
Date Printed: 3/17/2017

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.

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



1200 COUNTY-CITY BUILDING
227 W. JEFFERSON BOULEVARD
SOUTH BEND, INDIANA 46601-1830



PHONE 574/235-9241
FAX 574/235-7670
TTY 574/235-5567

CITY OF SOUTH BEND PETE BUTTIGIEG, MAYOR

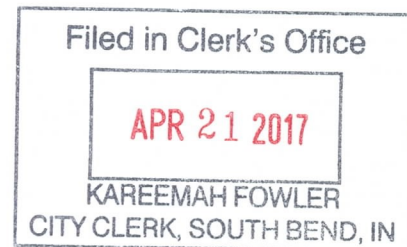
DEPARTMENT OF LAW

CRISTAL C. BRISCO
CORPORATION COUNSEL

ALADEAN M. DEROSE
CITY ATTORNEY

April 21, 2017

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



Re: Bill # 23-17—Ordinance Amending And Replacing Ordinance #10497-17

Dear Council President Scott:

On February 13, 2017 the South Bend Common Council passed Ordinance No. 10497-17 vacating a portion of an alley North of Thomas Street and South of Washington Street in South Bend, Indiana, pursuant to request of the Petitioner Northern Indiana Historic Society. The intent and purpose of this alley vacation was “to move a historic building to the site and to interpret its history for the benefit of the public.” In that Ordinance the portion of the alley to be vacated was described as “a distance of 144 feet and width of 12 feet, north of Thomas Street and south of Washington Street.”

The City Clerk’s office has recently learned from the St. Joseph County Auditor’s office that the area described within Ordinance 10497-17 does not encompass the total actual area to be vacated. Therefore, an ordinance correcting and replacing Ordinance 10497-17 is needed so that the County land records reflect the entire dimensions of the alley being vacated. The actual dimensions are “a distance of 144 feet and width of **49.5 feet** north of Thomas Street and south of Washington Street.” For that corrective purpose, this ordinance is being submitted.

I am available to present this ordinance to the Common Council at the appropriate Council meetings.

Sincerely,

Aladean M. DeRose
City Attorney and Interim Council Attorney

c: Eric Horvath
Donna Hanson

ORDINANCE NO. _____**AN ORDINANCE TO AMEND, CORRECT, AND REPLACE ORDINANCE NO. 10497-17 TO VACATE THE FOLLOWING DESCRIBED PROPERTY:**

E/W alley from east right of way of Laurel Street a distance of 144 feet and width of 49.5 feet, north of Thomas Street and south of Washington Street

STATEMENT OF PURPOSE AND INTENT

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

On February 13, 2017 this Council Passed Ord. No. 10497-17 to vacate an alley right of way. However, the legal description of the described property was subsequently discovered to be incomplete, describing only a portion of the property to be vacated. This ordinance amends and corrects the legal description by including the complete legal description of the alley to be vacated and it replaces Ordinance No. 10497-17 by vacating the correctly described 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:

E/W alley from east right of way of Laurel Street a distance of 144 feet and width of 49.5 feet, north of Thomas Street and south of Washington Street

hereby determines that it is desirable to vacate said property.

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

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

018-3054-2091 – Northern Indiana Historical Society, 018-3054-2092 – Northern Indiana Historical Society, 018-3054-2085 – Northern Indiana Historical Society, 018-3054-2085 – Northern Indiana Historical Society

SECTION IV. The purpose of the vacation of the real property is for the Northern Indiana Historical Society, Inc. to ultimately assemble the land to move a historic building to the site and to interpret its history for the benefit of the public.

SECTION V. This Ordinance supersedes and replaces Ordinance No. 10497-17.

SECTION VI. 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

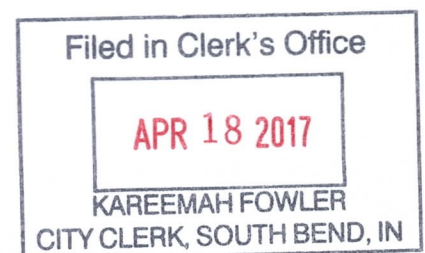
Presented by me to the Mayor of the City of South Bend, Indiana on the
_____ day of _____, 2_____, at _____ o'clock _____.m.

Attest:

City Clerk

Mayor, City of South Bend, Indiana

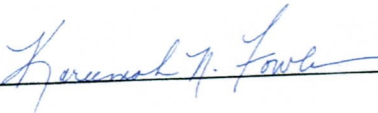
1st READING
PUBLIC HEARING
3rd READING
NOT APPROVED
REFERRED
PASSED




ORDINANCE No. 10497-17

Passed by the Common Council of the City of South Bend, Indiana _____

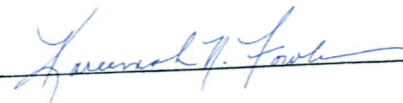
February 13, 20 17

Attest:  City Clerk


Attest:  President of Common Council

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

February 14, 20 17

 City Clerk

Approved and signed by me February 17 20 17

 Mayor

ORDINANCE NO. 10497-17

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:

*EW ALLEY FROM EAST RIGHT OF WAY OF LAUREL STREET A DISTANCE OF 144
FEET AND WIDTH OF 12 FEET, NORTH OF THOMAS STREET AND SOUTH OF
WASHINGTON STREET*

STATEMENT OF PURPOSE AND INTENT

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

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

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

*EW ALLEY FROM EAST RIGHT OF WAY OF LAUREL STREET A DISTANCE OF 144
FEET AND WIDTH OF 12 FEET, NORTH OF THOMAS STREET AND SOUTH OF
WASHINGTON STREET*

hereby determines that it is desirable to vacate said property.

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

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

018-3054-2091

018-3054-2092

018-3054-2085

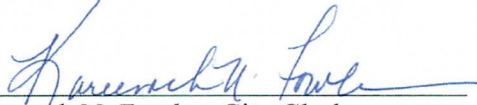
018-3054-2085

Section IV. The purpose of the vacation of the real property is *for the Northern Indiana Historical Society, Inc. to ultimately assemble land to move a historic building to the site and to interpret its history for the benefit of the public.*

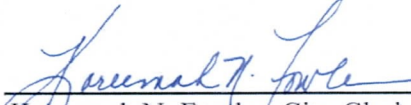
SECTION V. This ordinance shall be in full force and effect from and after its Passage by the Common Council and approval by the Mayor.


Tim Scott, Council President
South Bend Common Council

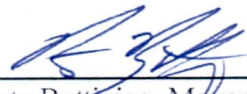
Attest:


Kareemah N. Fowler, City Clerk
Office of the City Clerk

*Presented by me to the Mayor of the City of South Bend, Indiana, on
the 14th day of February, 2016 at 9 o'clock a. M*


Kareemah N. Fowler, City Clerk
Office of the City Clerk

*Approved and signed by on the 17th day of February,
2016 at 10 o'clock a. M*


Pete Buttigieg, Mayor
City of South Bend, Indiana

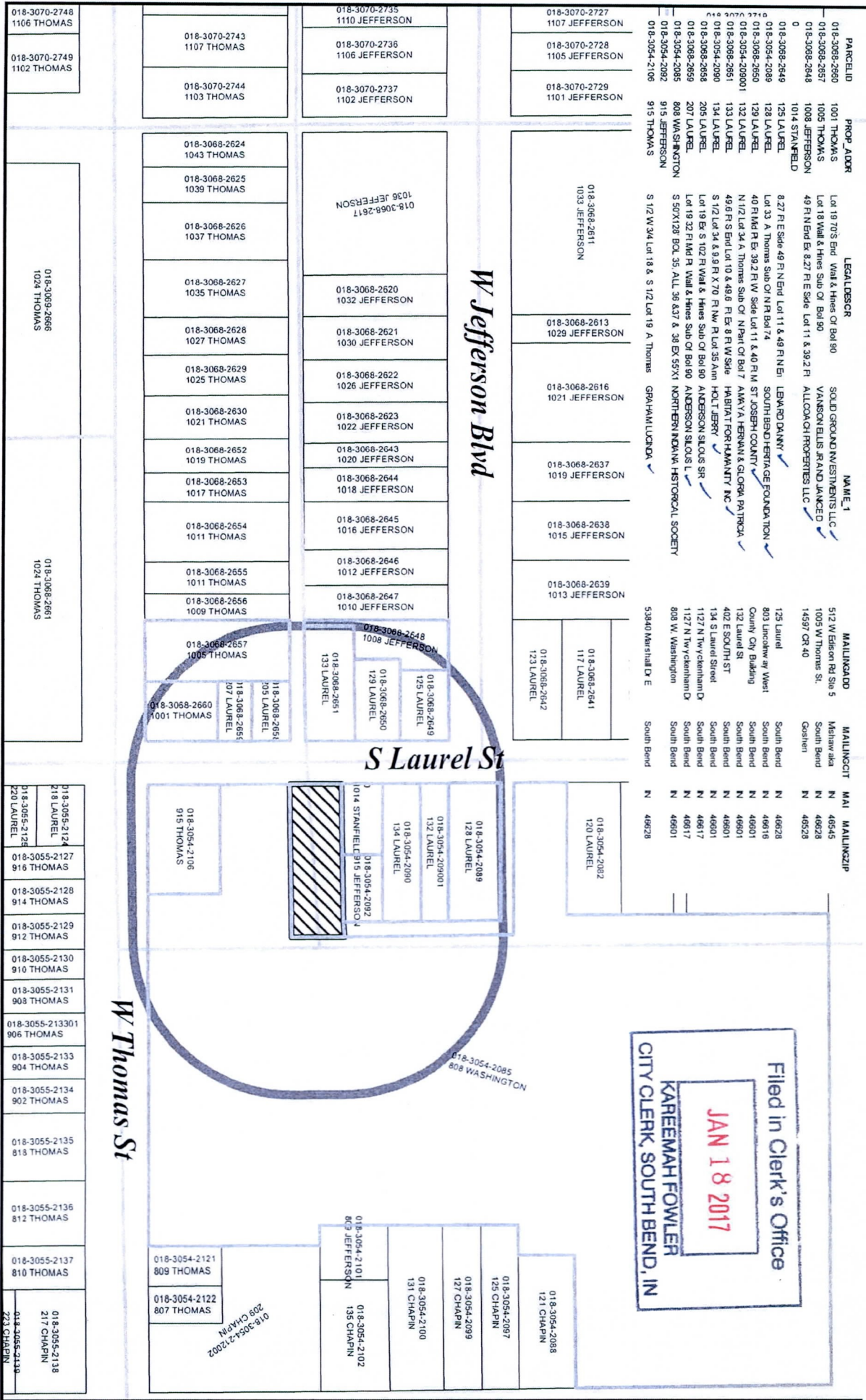
1st READING 1/23/17
PUBLIC HEARING 2/13/17
3rd READING 2/13/17
NOT APPROVED
REFERRED 1/23/17
PASSED 2/13/17

Filed in Clerk's Office

JAN 19 2017

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

Filed in Clerk's Office
JAN 18 2017
 KAREEMAH FOWLER
 CITY CLERK, SOUTH BEND, IN



Legend

Vacated Area

Buffer (150')

Street Centerline

Parcel

Date Prepared: 12/8/2016

City of South Bend
 Dept. of Public Works
 227 W Jefferson Blvd. #1316
 South Bend, IN 46601
 Phone: (574) 235-9251
 Fax: (574) 235-9171

Alley Vacation
 Properties within 150'

DESCRIPTION:
 E/W Alley Adjacent West of Parcel: 018-3054-2085

APPLICANT Parcel ID: 018-3054-2085

City of South Bend
 Dept. of Public Works
 227 W Jefferson Blvd. #1316
 South Bend, IN 46601
 Phone: (574) 235-9251
 Fax: (574) 235-9171



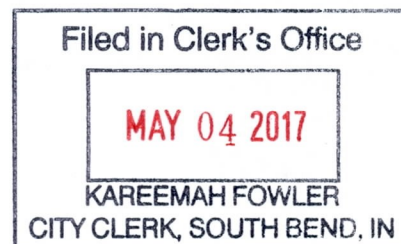
AREA BOARD OF ZONING APPEALS

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

May 4, 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
Dora Cruz
05/03/17



Dear Council Members:

The above referenced petition of Dora Cruz was legally advertised on April 8, 2017. The Area Board of Zoning Appeals gave it a public hearing on May 3, 2017, at which time the following action was taken:

Upon a motion by Mr. Urbanski, being seconded by Mr. Young and by a unanimous vote, the petition for Special Exception to allow a two family dwelling, on property located at 226 E. Indiana Avenue, Portage 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

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

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

1. THE PROPOSED *USE* WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, COMFORT, COMMUNITY MORAL STANDARDS, CONVENIENCE OR GENERAL WELFARE BECAUSE:
Once completed, the rehabbed site will add to the general welfare of the neighborhood.
2. THE PROPOSED *USE* WILL NOT INJURE OR ADVERSELY AFFECT THE *USE* OF THE ADJACENT AREA OR PROPERTY VALUES THEREIN BECAUSE:
Improvements to the site would not lead to any increased safety concerns
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:
Improvements are being made to the building at this site which are consistent with the character of the neighborhood.
4. THE PROPOSED *USE* IS COMPATIBLE WITH THE RECOMMENDATIONS OF THE CITY OF SOUTH BEND *COMPREHENSIVE PLAN* BECAUSE:
This petition is consistent with City Plan. South Bend Comprehensive Plan (November 2006) Policy H 1. 1 Encourage residential developments to contain a mix of housing types, densities, price ranges, and amenities.

Click here to enter text.

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**

[illegible]

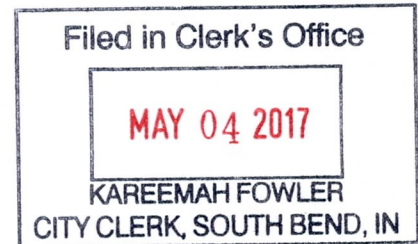
AREA BOARD OF ZONING APPEALS

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

May 4, 2017

GMS Realty
P.O. Box 4056
South Bend, IN 46634

RE: Petition for Special Use
ABZA 5/3/17



Dear Petitioner:

This letter is to inform you that the Area Board of Zoning Appeals held a public hearing on your petition seeking a Special Exception to allow automotive sales & service, on property located at 3575 Portage Road, German Township. Zoned "CB".

At your written request dated April 20, 2017, a motion was made and seconded and unanimously carried to withdraw your petition.

There is a three (3) month waiting period before you may file another petition for this property.

If you have any questions regarding this matter, feel free to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Carolyn A. Henry".

Carolyn A. Henry
Secretary to the Board

SPECIAL EXCEPTION PURSUANT 21-09.3(D)
AREA BOARD OF ZONING APPEALS
GMS REALTY, INC

MAY 04 2017

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

1. THE PROPOSED *USE* WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, COMFORT, COMMUNITY MORAL STANDARDS, CONVENIENCE OR GENERAL WELFARE BECAUSE:
Choose an item.
2. THE PROPOSED *USE* WILL NOT INJURE OR ADVERSELY AFFECT THE *USE* OF THE ADJACENT AREA OR PROPERTY VALUES THEREIN BECAUSE:
Choose an item.
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:
Choose an item.
4. THE PROPOSED *USE* IS COMPATIBLE WITH THE RECOMMENDATIONS OF THE CITY OF SOUTH BEND *COMPREHENSIVE PLAN* BECAUSE:
Choose an item.

DECISION

ADOPTED this 3rd Day of May, 2017

[illegible]

PETITION FOR A SPECIAL EXCEPTION
FOR PROPERTY LOCATED AT
226 E INDIANA AVENUE
SOUTH BEND IN 46619

I Dora, owner of 226 E Indiana Avenue, am requesting a special Exception seeking a special exception for a two family dwelling in a "SF2" District in order to permit rehabilitation of a duplex.

The proposed use will not be injurious to the public health, safety, comfort, community moral standard, convenience or general welfare as the property will be restored to its original condition or better as the rehabilitation will be done to the current city codes.

The proposed use will not injure or adversely affect the use of the adjacent area or property values therein as I desire to provide housing that is attractive, safe and comfortable.

The proposed use will be consistent with the character of the district in which it is located and the land used authorized therein. I would like to improve the concept of the neighborhood to attract families to attractive housing. I commit to follow each step of City of South Bend.

Furthermore, the proposed use is compatible and follows the City of South Bend recommendations of the Comprehensive Plan.

The property is zoned SF2 in portage Township.

Thank you for your consideration in this matter,

Dora Cruz
574-339-4319
725 Birchwood
South Bend, IN 46619

NOTICE OF PUBLIC HEARING

Notice is hereby given to all interested persons that the Area Board of Zoning Appeals will hold a public hearing in the Council Chambers on the 4th Floor of the County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana on the 3 day of May, 2017, at 1:30 p.m. or as soon thereafter as the matter can be heard. This hearing is for the purpose of considering a petition that was

Filed by: Dora M Cruz

Seeking: a special exception for a duplex in an
area that is currently zoned single family residential

On real estate commonly described as:

226 E Indiana Ave. South Bend, IN 46613

and is legally described as follows:

W 1/2 Lot 69 Bowman Place Addition

Dated this 31st day of March, 2017.

Area Board of Zoning Appeals

Carolyn A. Henry
Carolyn A. Henry
Secretary to the Board

Date:

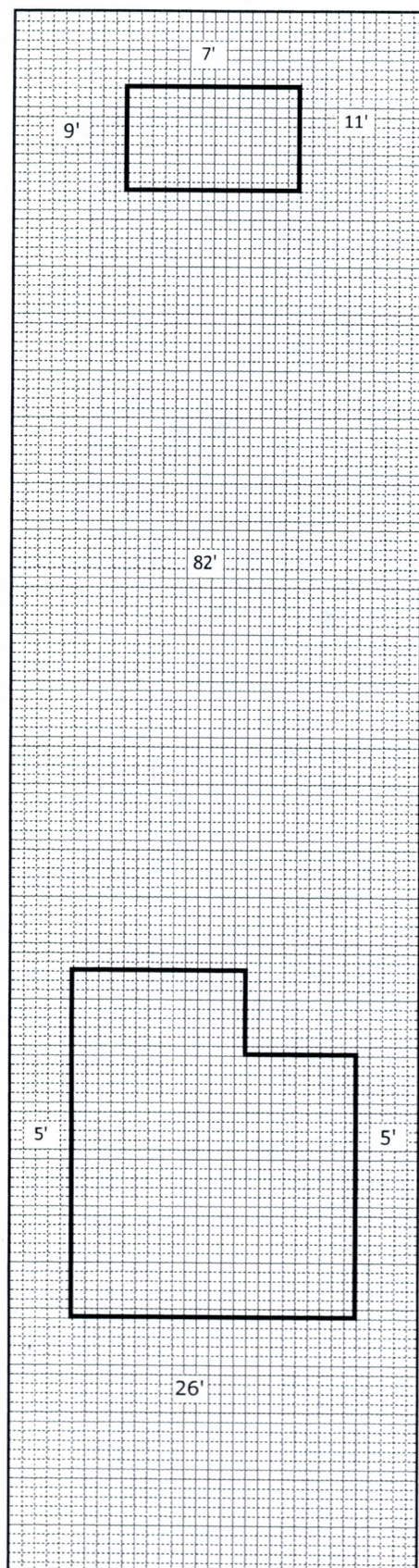
3/31/17

AREA BOARD OF ZONING APPEALS
FILED

TO THE PETITIONER: It is your responsibility to complete this form correctly and deliver it to the Secretary of the Board of Zoning Appeals with the other papers at the time of original filing. Once it is signed by the Secretary, then it is your responsibility to make arrangements to have publication of notice made in a local newspaper having general circulation in St. Joseph County. Such notice must be published one (1) time, being at least ten (10) days prior to the date on which the public hearing is to be held. Proof of publication must be presented to the Board at the time of public hearing.

226 E Indiana
plan
Square = 1'

Site
Each



Indiana



ASSOCIATED UNDERWRITERS, Inc.

JOHN J. BRASSEUR - ALBERT J. BRASSEUR, JR.
INSURANCE COUNSELORS and PLANNING SERVICE - SPECIALIZING IN BUSINESS INSURANCE
PROFIT SHARING PLANS - ESTATE PLANNING - LIFE INSURANCE (BUSINESS and PERSONAL)

621 E. JEFFERSON BLVD., SOUTH BEND, INDIANA 46617

TEL. 289-2461

111

ILLINOIS ST.—Contd

114 Vacant
117 Brooks Luther A @ 289-3675
118 Miles Calvin @ 287-0725
121 Adams R B @ 288-2184
122 Jettie @ 288-9459
123 Lee James L @
124 Johnson Cynthia @ 288-3854
125 Hugins Georgia @ 287-0554
126 Johnson Walter V Jr @ 287-2427
127 Ingram Robt @ 288-1013
128 Eppenger Albert L @ 289-5696
129 Lee Terry @ 289-8105
130 Cannady Geary @ 289-9874
131 Johnson Cornelia A Mrs @ 289-9874
W JEFFERSON BLVD INTERSECTS

206 Love Willie @
207 Vacant
208 Harris Albert @ 289-1864
210 Phillips Alice Mrs @ 288-0318
213 Vacant
214 Dockery Rebecca Mrs @ 287-4674
217 Zurawski Alex 289-7541

228 Vacant
229 Phillips Victor @ 287-9169
230 Owens Berniece Mrs 288-6622
231 Tucker James @ 287-3054
232 Martin James
233 Mack Eddie @ 288-3580
234 Mosley Chas I @ 287-5476
235 Clark Louis L @
236 Jones Roberta 287-0854
237 Sanders Iredell @ 288-0215
238 Kirkland Hugh J @ 287-9954
239 Mc Kinney Margt A Mrs @ 287-4808
240 Mc Elvene Therrel J @ 287-7154
241 De Bel Henrietta @ 288-9703
W WESTERN AV INTERSECTS

242 Hans Barbara A Mrs @ 287-6319
243 Van De Sample Alidor J @ 287-7144
244 Magdalinski Joseph W @ 288-1961
245 Holt James D @ 287-7337
246 Young Owen 288-1380
247 Vacant
248 Vacant
249 Dokey Orville @
250 Graczyk Casimer @ 289-1945
251 Grabarz Stanley A @ 287-4996
252 Heritz Charles Q @ 287-9107
253 Vacant
254 Vermesse Henry A @ 288-1026
255 Bureau James @
256 Boone Paul N @ 288-5993
257 Fox Lester J @ 289-4279
258 King Landers 287-0928
259 Chwalek Stanley J @ 288-3584
260 Vacant
261 Miller Laura E Mrs @ 287-7634
262 Mattens Geo N @ 288-7654

IRON INTERSECTS
263 Orr Vante @ 288-8516
264 Villanueva Melchor @ 287-4739
265 Sims Darlene 288-5439
266 Horvath Julius S @ 288-1192
267 Apt Orville @ 289-1541
268 Turza Chester E @ 289-3398
269 Mc Curdy Walter @ 288-2102
270 Ciesiolka Raymond @ 287-6724
271 Vacant
272 Wynegar Grant T @ 287-1348
273 Harker Jerry W
274 Escobedo Javier @
275 Vacant
276 Josok Louis @ 282-1670
277 Hock Anna Mrs @ 287-3605
278 Pierce Gene @
279 Murphy Alma Mrs 287-8166

601 Spears Peter Jr @ 288-1645
602 Dowlut James @ 288-4221
605 Pierce Sam G @ 287-9814
606 Cozort Edna C Mrs @ 288-2956
609 Cenkuish John E 288-4132
610 Jaskowiak Donald M @ 289-8574
613 Rose Shellie @ 287-8406
614 Tranberg Ernest @ 287-7877

FORD INTERSECTS

703 Meszegeto Joseph A @ 288-3972
704 Rzepnicki A John @ 288-6696
707 Maahs Ernest A @ 288-3186
708 Miller Le Roy @ 287-2657
711 Seward Evamae Mrs @ 287-1742
712 Fredericks Frank A @ 289-3891
715 Gazler Edw F @ 287-9185
716 Bartosiak Frank @ 288-2963
719 Bosch Joseph S @ 287-2698
720 Myers Randy J
723 Zultanski Walter S @ 287-3933
724 Powell Wm A @ 287-1445
727 Waslicki Ernest S @ 288-2338
728 Phillips Wiley @
732 Kucharski Eug N @
738 Leach Mary R Mrs @ 287-9686

BELLE VISTA INTERSECTS

752 Denson Maceo 232-8761
753 Williams Eug @
756 Gonzalez Guadalupe @ 289-8124
759 Lee John W @ 288-2283
760 Jersak Edw Jr 287-6605

DUNHAM INTERSECTS

801 Zielinski Raymond C @ 288-3743
802 Loutzenhiser Jack O @ 287-3113
805 Pryke Cecil C @ 282-2455
806 Crowl Robt E @
809 Vacant
810 Boyd Joseph L @
813 Weeks David A @ 289-8916
814 Mc Fadden Bonnie Mrs @ 287-2792
817 Kovacs Steve A @ 288-2242
818 Mc Cullough Darlene
821 Magee Sanders @ 287-6967
822 Schenck Robt F 287-0271
825 Brown L Jr @ 289-6890
826 Osterhouse Larry 289-3319
829 Kershner Verling G @
833 Palka Carrie B Mrs @ 287-9182
837 Jones Larry @
W SAMPLE INTERSECTS

INDIA CT —FROM 1015 W LA SALLE AV NORTH

ZIP CODE 46601
309 Mc Collum Robbie L @ 232-3168
312 Alexander Robt E @ 233-2897

INDIANA AV E —FROM 1600 S MICHIGAN EAST

ZIP CODE 46613
112 Runyan Leonard C 289-4495
114 Vacant
114½ Henning Mary A Mrs 287-1251
118 Berkeypile Ralph
119 Vacant
119½ Vacant
122 Lorenc Joseph P @ 289-3284
125 Vacant
126 Apartments
No Return
2 Vacant
3 Vacant
4 No Return

127 Vacant
130 Ganger Goldia Mrs @ 288-5827
130½ Dalhoefer Walter P 289-8624
133 Indiana Avenue United Pentecostal Ch
(Sch Bldg)
136 Sharrer Anna M @ 287-7918
137 Indiana Avenue United Pentecostal
Church 288-6833

140 Vacant
S ST JOSEPH INTERSECTS
201 Kollar Norman B @ 289-8346
202 Gregory Jan
202½ Winston John 289-5994
205 Mitchell Verne E @ 289-8164
206 Frauli Roger
★ Sanders David
207 Brown Lila Mrs 287-9346
208 Vacant
208½ Vacant
209 Vacant
209½ Vacant
210 Moran Waymen A @ 287-5678
216 Williams Verdell @ 288-7643
★ Jennings Pearl

217 Rizer Chester A @ 287-0506
218 Mitchell Isaac @ 288-7637
219 Reng John
219½ Corr Audrey
220 Carey Kathryn @ 289-2301
221 Verse Robt
221½ Vacant
226★ George Don
226½ Vacant
227 Hernandez Louis @
229 Stout Orville E @ 289-7229
★ Corbin Melody
230 Diggins Willa M Mrs
230½ Aikins Elmer 289-1206
233 Strauch Charles J Jr @ 287-6075
234 Shidler Paul
234½ Porter Henry
235 Vacant
236 Wood Janice
★ Mc Farland Mary-Sue
237 Norris Geo E 288-8228
240 Hill Lillie
241 Parker Victor H @
242 Gabbard Patsy 288-9362
242½ Mehring R
CARROLL INTERSECTS
301 Weaver Stella Mrs @ 288-5542
301½ Summit Richd
302 Berlow Charles Mrs @ 289-2744
304 Palmer Albert @ 289-3507
306 Dennis Emery E @ 287-4181
307 Vacant
307½ Vacant
308 Overmyer Everett R @ 289-3549
310 Langfeldt Frank F @ 289-3297
311 Keiser Nora M Mrs @ 289-8672

COLUMBIA ENDS
315 Gordon Walter W @ 289-2051
317 Partritz Lucille Mrs @
COLUMBIA INTERSECTS
401 Tidey Eileen D 288-8652
404 Lintz Wm T 287-6346
405 Myers Herman L @ 289-8855
408 Eisele John @ 287-2677
411 Berndt Otto J @ 289-4515
412 Lorence Vince M @ 289-4105
414 Hostettler Charlotte J Mrs @ 289-3091
415 Lang Bradley
416 Pettit Laura @ 289-9044
417 Wilson Joel F @ 289-8173
FELLOWS INTERSECTS
502 Hodges Jessie J @ 288-3369
503 Chrapliwy Chester V @ 287-1307

760 W. Colter St., 46613



THE MCCAFFERY CO.

Distributors of: Westinghouse Appliances
Sony TV - Stereo - Radio and Electrical Apparatus

Phone 232-4821

WICKES
ESTABLISHED 1834

**LUMBER
& BUILDING
SUPPLY CENTER**

Phone 255-4761
Mishawaka, Ind.
46544
14130
McKinley Road.
(U.S. 20)

GATES CHEVROLET CORP.

CHEVROLET AUTHORIZED SALES AND SERVICE

Your One-Stop Center, For New Chevrolets

Used Cars, Parts and Authorized Service! - 24 Hour Wrecker Service

33 W. Western Av. 46601



Call 288-1421

BUTLER'S BOLT & NUT, INC.

- METRIC
- BOLTS
- NUTS
- SCREWS
- WASHERS
- SAW BLADES

"Your Michiana Fastener Specialists For More Than 15 Years"

3922 W. Cleveland Rd.
South Bend, IN 46628
Tel. 282-1853
In Indiana 1-800-882-9237



Casteel
CONSTRUCTION CORPORATION

General Contractors

(219) 289-6347

P.O. Box 628, 46624

23086 West Ireland Rd., South Bend

Acoustic-Audio Services

* Most Major Brands and Styles Of Hearing Aids,
Including-In-The-Ear, In-The-Canal & Behind-The-Ear
* Participating BCBS • Medicaid • PCS • UAW • Teamsters • Audiologist On Staff
National WATS Tel. 1-800-288-7221, TOLL FREE INDIANA 1-800

808 S. Michigan St., South Bend, IN, 287-7221

106

• HOMEOWNER

N ILLINOIS ST-Contd

- 1513 No Return
- 1514 Panowicz John • 289-6849
- 1517 Good La Veta C Mrs • 289-1811
- 1518 Stalker Gilbert J • 233-7518
- 1521 Fuller Robt B • 234-4388
- 1522 No Return
- BULLA ST INTERSECTS
- 1601*Jorzewski E 234-5113
- 1602 Schaefer Robt L • 288-5067
- 1603 Burkus Wm C • 233-7966
- 1606 Sleeter Geo A • 233-4015
- 1607 Skodinski Clem • 233-4980
- 1610 Rapallo
- 1611 Grontkowski Jerome P • 288-7296
- 1614*Romanowski Anne M • 234-1066
- 1615 Enfield Gordon E • 232-2241
- 1618 Keirman Marita L Mrs • 288-9825
- 1619 Cohan Mark D • 288-1991
- 1622 Beres Patricia M Mrs • 232-2626
- 1623 Wujcik Allen J • 233-9097
- 1626 Shroyer Scott • 288-7380
- 1627 Benassi Donna T Mrs •
- 1630 Fish Shirley E
- 1634 Czerna Dan L • 234-5816
- 1637 Sutherland Jeffrey 287-7874
- 1638*Blansfield Carole A • 287-5405
- 1642 Troutmiller Lea A Mrs
- 1646*Baker Jonie
- 1649 Vacant

KELLER INTERSECTS

ILLINOIS ST S -FROM 3800 W WASHINGTON AV SOUTH

- ZIP CODE 46619
- 105*Flenoy Myron •
- 106 No Return
- 109 Hayes Lenex L • 287-7320
- 110 No Return
- 113 Stuckey Winnie D Mrs • 233-6999
- 114 Townsend S D 287-1085
- 117 Vacant
- 118*Dodd Leon • 234-0521
- 125 Gunn Jettie • 233-9264
- 126 Laflore Chrisine
- 129*Cobb Chris 232-2010
- 130 Weaver Robt C Jr 287-7494
- 133 Johnson Walter V Jr • 287-0554
- 134*King Ralph 287-7460
- 137 Mc Gill Freddie 288-7941
- 138*Taylor Brenda
- 141 Thomas Victor W • 289-4347
- 142 Johnson Jas L • 287-6854
- W JEFFERSON BLVD INTERSECTS
- 206 Vacant
- 209 Harris Albert • 289-1864
- 210 Gillespie Lee E • 288-0318
- 214 Dockery Ralph • 232-8078
- 217 Vacant
- 222*Switzer Barbara L 289-4405
- 226*Jenkins Yolanda S
- 301 Tucker James • 287-3054
- 302 No Return
- 305 No Return
- 306 Johnson Eddie 232-3658
- 309 Powell Reatha M • 233-7050
- 310 Jones Roberta • 232-7567
- 314*Hunt John D 234-7473
- 322*Phillips Wm
- 326*Hetteson Sandra J 234-4235
- 329*Dhoker Frank I •
- W WESTERN AV INTERSECTS
- 411 Hatfield Doyle A •
- 412 Van De Sample Charles J • 287-7144
- 415 Magdalinski Joseph W • 288-1961
- 419 Holt James D • 287-7337
- 423 Vacant
- 427 Dokey M Maxine Mrs •
- 428 Royce Sandra J • 280-1542
- 431 Grabarz Stanley A •
- 432 Heritz Chas O • 287-9107

- 435*Yoder Sherry 233-5720
- 436 Versmesse Henry A • 288-1026
- 439*Laard Kevin R •
- 443 Fox Lester J • 289-4279
- 444*Harvath Brenda
- 447 Chwalek Stanley J • 288-3584
- 448 Harris David • 288-8213
- 451 No Return
- 452*Rogers Kenneth D
- HURON INTERSECTS
- 502 Orr Vante • 288-2740
- 505 Villanueva Armondo 287-9037
- 506*Johnson Cindy
- 509 Horvath Julius S • 288-1192
- 510*Belcher R 287-6348
- 513 Turza Florence A Mrs • 289-3308
- 514*Silva Laura
- 517 Ciesiolka Raymond • 287-6724
- 518*Harris Felicia
- 521 Katona Michl
- 522 Vacant
- 525 Yarbrough Joe • 234-5404
- 526*Pruitt Jerry
- 529 Jasok Louis S • 282-1670
- 530 Mitchell Kathy
- 533 Fritz Paul J • 288-5503
- 534 Magee Sanders 288-0415
- 601 Spears Worrie Mrs • 288-2208
- 602 Anderson Cordella Mrs •
- 605 Pierce Veatrice • 287-9814
- 606 Krol Jos • 289-0624
- 609 Cenkush John E • 288-4132
- 610 Jaskowiak Rose M Mrs • 289-8574
- 613 Salazar Benito •
- 614 Tranberg Ernest T • 287-8710
- FORD INTERSECTS
- 703 Meszegeto Joseph A • 288-3972
- 704 Rzepnicki A John • 288-1396
- 707 Maahs Dotty A Mrs • 288-3186
- 708 Young Stella I • 288-6322
- 711 Seward Cindy J 288-2475
- 712*Mangus Tim G
- 715 Gazler Edw F • 287-9185
- 716 Miller Alice
- 719 Claromont Evelyn B Mrs • 288-2111
- 720 Brown A Sally 289-4482
- 723 Zultanski Walter S • 287-3933
- 724 Powell Wm A • 233-4820
- 727 Jaskowiak Geo A • 288-2338
- 728 Garner Deric 289-0345
- 732 Kucharski Eug •
- 738 Leach Mary R Mrs • 287-9686
- BELLE VISTA INTERSECTS
- 752 Lee Eric D 288-4752
- 753*Allen Larry T 287-1137
- 756 Gonzalez Guadalupe L • 289-8124
- 759 No Return
- 760 Mc Cauley Johnny P •
- DUNHAM INTERSECTS
- 801 Zielinski Raymond 288-3743
- 802 Lancaster Richd W •
- 805 Hawkins Patricia •
- 806 Moore Treena A • 232-6196
- 809 Carter Joe G • 234-2372
- 810 Boyd Jos L •
- 813 Weeks David A • 234-4643
- 814 Mc Fadden Bonnie L Mrs • 287-2792
- 817*Amadar Arnulfo •
- 821 Cockfield Timothy M
- 822 Schenck Mary A Mrs • 287-9504
- 825 Brown Lee Jr • 233-7524
- 826 No Return
- 829 Vacant
- 833 Palka Carrie P • 287-9182
- 837 Persifull Faye
- W SAMPLE INTERSECTS

INDIA CT -FROM 301 LA PORTE AV EAST

- ZIP CODE 46601
- 309 Vacant
- 312 Alexander Robt E • 233-2897

INDIANA AV E -FROM 1600 S MICHIGAN EAST

- ZIP CODE 46613
- 112 Vacant
- 114½ Vacant
- 118 No Return
- 119 Franklin Georgie M 289 8075
- Vacant
- 122 Lorenc Jos P Jr • 289 3284
- 126*Bratley Anne
- 127 Miller Rodney L • 287-5405
- 130*Martin Rita 288 0607
- 130½ Copper Chris 233 8145
- 136 No Return
- 137 Mt Carmel Baptist Church (Add)
- 287-1451
- 140 No Return
- S ST JOSEPH INTERSECTS
- 201 No Return
- 202 Vacant
- 205*Evans Columbus
- 206 Markham Udell Jr 287-5053
- 208½*Ramos Natlen
- 207 Vacant
- 208 No Return
- 210*Walker Cornelius 289-7743
- 216 Malone Tony
- 218 Vacant
- 219 Schmalkuche Wendell C 289-20
- 219½ Vacant
- 220*Owens Salem • 234-1024
- 221 Vacant
- 226 George Don • 289-0906
- 226½ Galbraith W
- 227 Vacant
- 229 Gomez Victor •
- 230 Vacant
- 230½ Vacant
- 233 Strauch Charles J • 287-6075
- 235 No Return
- 241 Warfield Ruth
- 242 No Return
- CARROLL INTERSECTS
- 301 Vacant
- 302*Homan Edw • 232-8627
- 306*Pierce Peter E 234-4574
- 307 Matthews Wayne 289-1838
- 308 Overmyer Alice C • 289-3549
- *Whiteman Jeff
- 308½*Poorman Helen 288-5447
- 310 Langfeldt Frank F • 289-3297
- 311 No Return
- 315 No Return
- 317 No Return
- COLUMBIA INTERSECTS
- 401 Clark Rodney
- 404 Simpson K D 288-5061
- 405*Selky Reba •
- 411 Berndt Joan G • 289-4515
- 412 Vacant
- 414 Vacant
- 415 No Return
- 416 Pettit Laura L • 289-8274
- 417 No Return
- FELLOWS INTERSECTS
- 502 Hodges Christine Mrs • 288-336
- 503 Hill Hazel 287-5672
- 507 Vacant
- 509*Henderson Helen •
- 510 Szabo Sophia E Mrs • 289-6770
- 511 O'Hara Pat •
- 514 No Return
- 518 No Return
- 519 Motts Paul W • 289-8756
- Roca Shawn 287-2927
- 521 Hayden David A carp • 288-43
- 522 No Return
- 525 Godwin John • 233-0102
- 526 Mann Maxine J Mrs • 289-3286
- 529*Brothers Ruth
- 532 Trujillo Juan • 282-2130
- 533 Haney Chas 234-7972
- 537 Basker Hazel F • 288-0674

S ILLINOIS ST Cont'd
 817 No Current Listing
 821 Kimbrough Cleaster [E] 574-232-0665
 822 No Current Listing
 825 Brown Sonya D [E] 574-246-9514
 Brown Liz J [E] 574-246-9514
 826 No Current Listing
 829 Mungia Jorge [E] 574-234-3801
 833 Alba Guadalupe M [E] 574-287-4623
 Alba Cruz J [E] 574-287-4623
 837 Valentine Ronald E Sr & Michele D [E] 574-232-3548
 + W SAMPLE ST INTERSECTS

HOUSEHOLDS 121

IMUS CT (MISHAWAKA)-FROM 305 IMUS DR WEST
 * ZIP CODE 46545 CAR-RT C037
 309 Davis Kirk L [E] 574-256-9313
 Davis Heather M [E] 574-256-9313
 313 No Current Listing
 317 Palnaude Terrence A [E] 574-256-5448
 Palnaude Michael J [E] 574-256-5448
 321 Butz Robert E & Marcelina A [E] 574-256-7516
 325 Mason Randy L & Jimena [E] 574-254-0809
 329 Mason Robert A Jr [E] 574-255-2450
 Mason Tony F [E] 574-255-2450
 HOUSEHOLDS 6

IMUS DR (MISHAWAKA)-FROM 301 IMUS CT NORTHWEST
 + SCHUMACHER DR CONTINUES
 + W LEYTE AVE INTERSECTS
 * ZIP CODE 46545 CAR-RT C037
 215 Heeter Darrell C Jr [E] 574-255-6502
 Heeter Mridkarr [E] 574-255-6502
 216 No Current Listing Sr
 221 No Current Listing
 227 No Current Listing Jr
 232 Beckwith Julie A [E] 574-257-1745
 Beckwith Carl L [E] 574-257-1745
 233 Heidi Carolyn J [E] 574-257-0207
 Heidi Matthew R [E] 574-257-0207
 + SCHUMACHER DR BEGINS
 + SCHUMACHER DR CONTINUES
 301 Claxton Harold D & Lyda L [E] 574-259-3612
 304 Moore Lee A [E] 574-257-8288
 305 Freeman Renae D [E] 574-256-2701
 Freeman Albert L [E] 574-256-2701
 + IMUS CT BEGINS
 312 - 320 No Current Listing (2 Hses)
 328 Pickens Ernest L & Michelle L [E] 574-259-6227
 333 De Vault Michael R [E] 574-259-6227
 De Vault Chad M [E] 574-259-6227
 + LENOIR DR BEGINS
 337 McDougal Alvis C [E] 574-259-1234
 McDougal Mamie P [E] 574-259-1234
 341 No Current Listing
 342 Herbison Monica J [E] 574-289-0557
 Herbison Robin C [E] 574-287-8710
 345 Fuller James F Sr & Lois V [E] 574-259-8760
 346 Wilson Roberta & Robert M [E] 574-255-2520
 349 No Current Listing
 350 De Morris Michelle M [E] 574-256-6867
 353 Dooms Manjorie E [E] 574-255-3710
 354 Rodriguez Angel [E] 574-254-1744
 + GRAPE RD INTERSECTS
 409 Hamey Robert G [E] 574-259-4015
 410 Chapman Harold W [E] 574-259-2744
 Chapman Edward R [E] 574-259-2744
 415 - 416 No Current Listing (2 Hses)
 421 Sellorik Tyrone J [E] 574-257-0594
 Sellorik Sarah E [E] 574-257-0594
 427 Badman Dottie [E] 574-259-6729
 428 Torres Francisco J & Kellie J [E] 574-255-2603
 + CHARLOTTE ST INTERSECTS
 503 Kennedy Susan E [E] 574-259-5818
 504 No Current Listing
 509 Pontius Barry [E] 574-259-2571
 Pontius Jay A [E] 574-259-2571
 510 No Current Listing
 515 Rivera Genaro A [E] 574-259-5818
 Rivera Lorana I [E] 574-259-5818
 516 Demskie Sherry L [E] 574-254-9045
 521 - 527 No Current Listing (3 Hses)
 528 Shlapentok Dmitry & Natalia [E] 574-257-2715
 533 B & B APPLIANCE appliances-hold-major-used 574-256-6668
 534 - 539 No Current Listing (2 Hses)
 540 Miller David L & Rosie M [E] 574-257-1091
 + FOREST AVE INTERSECTS
 603 Bingham Ryan [E] 574-257-1788
 Bingham Debra A [E] 574-257-1788
 604 Martin Gerald S & Beverly M [E] 574-255-4551

IMUS DR Cont'd
 609 No Current Listing
 610 Kuessert Josephine K [E] 574-255-1987
 Kuessert Larry M [E] 574-255-1987
 615 Bradley Sharon L [E] 574-259-6328
 Bradley Hayee S [E] 574-259-6328
 616 Haggitt Matt [E] 574-259-6328
 Haggitt Vivian [E] 574-259-6328
 621 No Current Listing
 622 Palo Constance M [E] 574-259-4809
 Palo Shannon M [E] 574-259-4809
 627 Eli John E [E] 574-259-2532
 628 Carrillo Sylvia A [E] 574-255-7593
 703 Colburn Paul J [E] 574-255-7593
 Colburn Wanda J [E] 574-255-7593
 704 W Minzey Ronald W [E] 574-255-7413
 709 Gieseking Mary M [E] 574-257-9301
 710 No Current Listing
 + PIN OAK CIR ENDS
 BUSINESSES 1

HOUSEHOLDS 56

INDEPENDENCE DR (SOUTH BEND)-FROM 249 E PENDEL ST SOUTH
 * ZIP CODE 46637 CAR-RT C051
 117 Grauel Timothy O [E] 574-243-7618
 200 ROSELAND POLICE DEPT police department 574-272-8241
 ROSELAND TOWN BOARD government offices 574-272-8485
 BUSINESSES 2

INDIA CT (SOUTH BEND)-FROM 298 LA PORTE AVE NORTH
 + W LA SALLE AVE INTERSECTS
 * ZIP CODE 46601 CAR-RT C003
 309 Bailey K [E] 574-288-4969
 312 No Current Listing

HOUSEHOLDS 2

INDIAN RIDGE BLVD (GRANGER)-FROM 6699 N MAIN ST WEST
 + GRAPE RD INTERSECTS

INDIAN RIDGE BLVD (MISHAWAKA)
 * ZIP CODE 46545 CAR-RT C046
 120 SAM'S CLUB who clubs 574-243-8048
 WIRELESS RETAIL INC cellular telephones 574-273-8941
 316 REGAL NAILS manicuring 574-273-8199
 Rhodes Troy [E] 574-243-9714
 SMART STYLE beauty salons 574-273-1042
 STANDARD FEDERAL BANK banks 574-271-8237
 WAL-MART SUPERCENTER department stores 574-243-9714
 BUSINESSES 6

HOUSEHOLDS 1

INDIAN SCHOOL RD (LAKEVILLE)
 * ZIP CODE 46536 CAR-RT R001
 20149 Moon James K & Victoria [E] 574-784-7976
 20160 Limerick Ken J & Rhonda L [E] 574-784-2437
 20175 No Current Listing
 20176 Eggbrecht Scott E & Teresa J [E] 574-784-2177
 20190 Johnson Michael W [E] 574-784-2678
 20191 Urbanski Joseph P [E] 574-784-2250
 20200 Ralstin Donald C & Dorothy J [E] 574-784-3545
 20215 Baker Robert L & Judin A [E] 574-784-3914
 20230 No Current Listing

HOUSEHOLDS 9

INDIANA AVE (MISHAWAKA)-FROM 1026 LINCOLN WAY E NORTH
 * ZIP CODE 46544 CAR-RT C009
 111 Woodward Joseph F [E] 574-258-1118
 115 No Current Listing
 119 Custard Shaun [E] 574-255-6604
 1 No Current Listing
 2 Stewart Linda [E] 574-255-6594
 3 No Current Listing
 123 Shide Jeffrey N [E] 574-257-4974
 Shide Marsha L [E] 574-257-4974
 127 May Barry [E] 574-255-0719
 201 Farmer J [E] 574-255-3184
 203 Trethaway Brian [E] 574-259-1489
 205 Johnson Craig K [E] 574-259-3687
 209 Closson Dana M [E] 574-258-5007
 213 Ford Joe M [E] 574-258-5007
 214 Leuthold Kenneth K [E] 574-255-4657
 217 Wood Ruth A [E] 574-255-1946
 Wood Melissa A [E] 574-255-1946
 218 Winterrowd Richard J & Annette L [E] 574-259-0688
 223 Eller Barbie [E] 574-257-8328
 224 Platz Ralph J Jr & Phyllis J [E] 574-256-2497
 + HOMEWOOD AVE INTERSECTS
 301 Squadroni Lou A [E] 574-259-0951
 302 - 305 No Current Listing (2 Hses)
 308 Cuellar Julie L [E] 574-259-2784

INDIANA AVE Cont'd
 Cuellar Jose [E] 574-259-2784
 309 Timbrell Joseph R & Elvira E [E] 574-255-8351
 310 No Current Listing
 314 Reaker Robert D & Barry J [E] 574-255-4965
 315 Florikowski James A & Christine M [E] 574-256-1934
 317 Durr Timothy L [E] 574-259-2821
 Durr Annette S [E] 574-259-2821
 322 No Current Listing
 323 Wilcox Donna L [E] 574-257-4347
 324 Courtney Angela L [E] 574-256-9510
 325 Gopin Brett A [E] 574-254-9804
 326 Schroeder Lisa S [E] 574-254-9804
 Schroeder Mark F [E] 574-254-9804
 329 Campbell Brian J & Stacey R [E] 574-256-1330
 331 - 332 No Current Listing (2 Hses)
 + LINDEN AVE INTERSECTS
 403 Hinton Gerald L & Dolores C [E] 574-259-1305
 404 Fuller Robert J & Charmagne F [E] 574-259-6569
 407 Murrey Andrew I [E] 574-257-1020
 408 Davis Barbara A [E] 574-259-8993
 411 No Current Listing
 414 McWhitt Jeffrey R & Laura A [E] 574-256-5234
 415 Cunningham George R Jr & Lori R [E] 574-256-7098
 417 No Current Listing
 420 Adams Daniel E [E] 574-259-6069
 421 Hall Danielle T [E] 574-255-5339
 422 Sebastian Sam H & Sandra K [E] 574-258-0694
 424 No Current Listing
 425 Dilley Catherine J [E] 574-259-9801
 Dilley Michael R [E] 574-259-9801
 429 No Current Listing
 430 Mahler Kathy J [E] 574-255-8665
 Mahler Melvin [E] 574-255-8665
 432 Tudor Basil W & Arlene G [E] 574-255-3064
 433 Koonitz Jeffrey A & Nancy J [E] 574-259-4503
 435 No Current Listing
 436 Carlson Dale H [E] 574-255-2344
 + JOSEPH ST ENDS
 502 Moran Teresa L [E] 574-259-5183
 506 Ronald Marsha A & Carl G [E] 574-255-0793
 + E MISHAWAKA AVE INTERSECTS
 602 Duerksen Matthew D [E] 574-258-0146
 Duerksen Jessica T [E] 574-258-0146
 612 Wilkinson Randy S [E] 574-255-5878
 618 Lattimer Daniel A & Ruth A [E] 574-255-4232
 626 Brown Patrick S & Karen S [E] 574-256-6948
 630 Bennet Richard L [E] 574-254-0711
 Bennet Peggy J [E] 574-254-0711
 636 Barron Kirk J & Susan M [E] 574-256-0575
 640 Cannott Gerald A & Christine L [E] 574-259-5832
 + GROVE ST INTERSECTS
 702 Emmert Kristin E [E] 574-255-5365
 706 Brady Leland H [E] 574-255-8615
 710 Danner Arnold A & Irma J [E] 574-255-2804
 718 Lanning Joyce C [E] 574-259-4672
 724 Delprete Lucio V [E] 574-255-3803
 Delprete Mary A [E] 574-255-3803
 730 Grover David N [E] 574-257-1056
 Grover Melissa A [E] 574-257-1056
 736 Hess Brendan F [E] 574-259-6083
 740 Hess Mickey S [E] 574-258-0592
 742 No Current Listing
 + PROSPECT DR BEGINS

HOUSEHOLDS 72

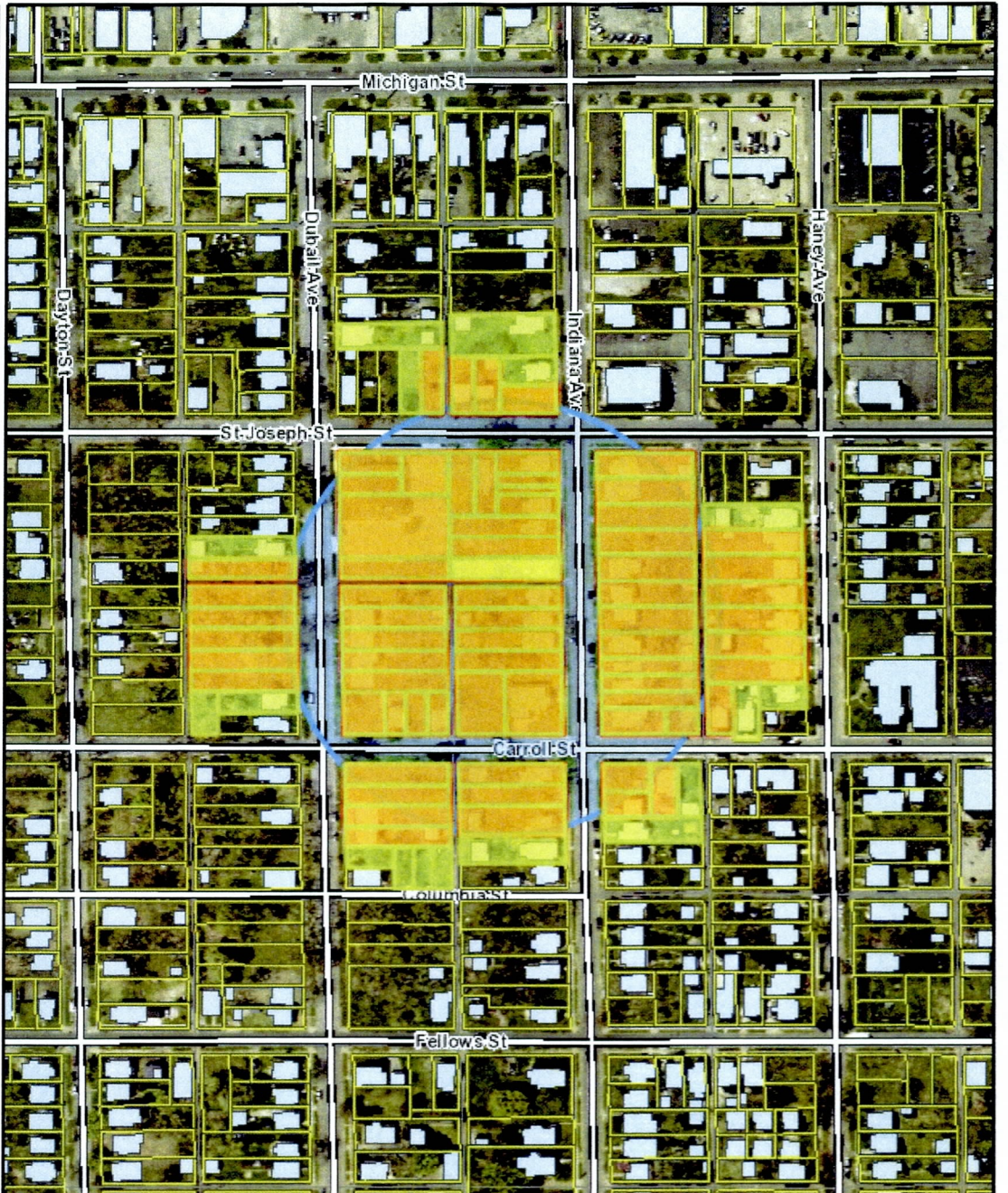
E INDIANA AVE (SOUTH BEND)-FROM 1601 HIGH ST EAST
 + S MICHIGAN ST CONTINUES
 + W INDIANA AVE INTERSECTS
 * ZIP CODE 46613 CAR-RT C005
 112 Parnelle Georgia R [E] 574-289-5563
 Parnelle Vernon E [E] 574-289-5563
 118 Bacardo Daniel Jr [E] 574-289-5563
 Bacardo Melissa [E] 574-289-5563
 Castleton Ted Sr [E] 574-233-7254
 Castleton Teodoro Jr [E] 574-233-7254
 119 Munillo Maria B [E] 574-289-3284
 122 Lorenz Joseph P Jr [E] 574-288-1180
 127 Tamez Jose H [E] 574-288-1180
 Tamez Amelia [E] 574-288-1180
 130 Smith Nathaniel [E] 574-233-7593
 136 Buller Annette [E] 574-287-1451
 137 MT CARMEL MISSIONARY BAPTIST churches 574-287-1451
 140 Santamaria Isela [E] 574-246-0140
 140 1/2 Frazier Raina [E] 574-246-0140

E INDIANA AVE Cont'd
 + S SAINT JOSEPH ST INTERSECTS
 201 DANCERFIT dancing instruction 574-251-0799
 Love Henneke L [E] 574-239-0021
 202 No Current Listing
 205 Evans Columbus [E] 574-289-8067
 208 Barksdale Antoinette [E] 574-251-0689
 210 No Current Listing
 218 Love Christine [E] 574-251-0689
 219 1/2 - 220 No Current Listing (2 Hses)
 221 Roma Jorge R [E] 574-287-3390
 Roma Gloria [E] 574-287-3390
 226 1/2 No Current Listing
 227 Jackson Gloria D [E] 574-233-1852
 Rogers Paul E [E] 574-287-7179
 229 No Current Listing
 230 Ibarra Jose [E] 574-287-7179
 Ibarra Maria [E] 574-287-7179
 233 - 235 No Current Listing (2 Hses)
 241 Brumfield Jessie B [E] 574-289-6609
 Brumfield Lashelle [E] 574-289-6609
 + CARROLL ST INTERSECTS
 302 Homan Edward T Jr [E] 574-232-8627
 Homan Terri L [E] 574-232-8627
 306 - 307 1/2 No Current Listing (2 Hses)
 308 Beatty Renae [E] 574-283-0654
 Flannery Dan I [E] 574-472-1849
 Flannery Robert T Jr [E] 574-472-1849
 310 Smith Danny & Debra S [E] 574-287-9130
 311 Gatson S [E] 574-288-3164
 315 Taylor B L [E] 574-287-8533
 317 No Current Listing
 + COLUMBIA ST INTERSECTS
 401 Clark Louis L Sr [E] 574-251-9242
 404 - 411 No Current Listing (4 Hses)
 412 Gonzales M [E] 574-287-6203
 415 - 417 No Current Listing (3 Hses)
 + FELLOWS ST INTERSECTS
 * ZIP CODE 46613 CAR-RT C011
 502 - 507 No Current Listing (3 Hses)
 509 Henderson Helen L [E] 574-289-8069
 510 Burton Fred [E] 574-287-4923
 511 O'Hara Patrick L [E] 574-282-2986
 O'Hara Tracy A [E] 574-282-2986
 514 - 518 No Current Listing (2 Hses)
 519 Rand Coy R & Pamela K [E] 574-289-5761
 521 Meagher Timothy M [E] 574-251-9427
 Meagher Calla D [E] 574-251-9427
 522 - 525 No Current Listing (2 Hses)
 526 Mann G A [E] 574-289-3288
 529 No Current Listing
 532 Trujillo Maria J [E] 574-472-0433
 Trujillo Alejandra [E] 574-472-0433
 533 Foreman Mark L [E] 574-289-2107
 Foreman Dossa L [E] 574-289-2107
 537 No Current Listing
 + RUSH ST INTERSECTS
 601 No Current Listing
 605 Feingold Bruce G [E] 574-289-2001
 609 Otrbridge Maurice D Sr [E] 574-232-0896
 Otrbridge Charlotte M [E] 574-232-0896
 614 No Current Listing
 615 Ludwig Michael [E] 574-289-9010
 618 Johnson Vilisie N [E] 574-234-5639
 Johnson Elvis T [E] 574-234-5639
 620 - 622 No Current Listing (2 Hses)
 625 Fisher Elijah & Wila M [E] 574-234-3724
 628 - 633 No Current Listing (4 Hses)
 634 Cathey Isaiah J Jr [E] 574-288-7564
 Cathey H [E] 574-288-7564
 637 Martinez Johnny G [E] 574-283-0664
 Martinez Jamie G [E] 574-283-0664
 + MARIETTA ST BEGINS
 701 - 704 No Current Listing (3 Hses)
 707 Willis Quantel & Rashunda R [E] 574-232-3782
 709 Swanson Bessie L [E] 574-233-3201
 710 Brazier Lonzo L [E] 574-233-3201
 Brazier Irene [E] 574-233-3201
 714 - 725 No Current Listing (7 Hses)
 726 Wallace Linda & Kenneth J [E] 574-289-2981
 727 No Current Listing
 728 Sanders Charlie M [E] 574-251-9309
 730 Simmons Pandora L [E] 574-287-7463
 732 Maribley Vanessa L & Dennis M [E] 574-288-3646
 737 No Current Listing
 + HIGH ST INTERSECTS
 802 Cuneo Bernice M [E] 574-234-5809
 Cuneo Elsie [E] 574-234-5809
 803 - 806 No Current Listing (2 Hses)
 809 Carine Raymon Jr [E] 574-246-0551
 Carine Angela M [E] 574-246-0551
 813 English Scarlett R [E] 574-240-9082
 817 Williams Carl [E] 574-240-9082
 Williams Bonnie [E] 574-240-9082
 + LEBANON ST ENDS
 822 Navarro Jorge G [E] 574-235-0024

Michiana Regional GIS Website txtSubTitle

Legend

- SJC Parcel Dimensions
- SJC Parcels
- ELK Parcels
- SJC Street
- ELK Street
- Building Footprint
- Railroad
- Abandoned Railroad
- Road Centerline
- Railroad Bridge
- Roadway Bridge



Date Printed: 1/18/2017
Map Generated By: Public
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.

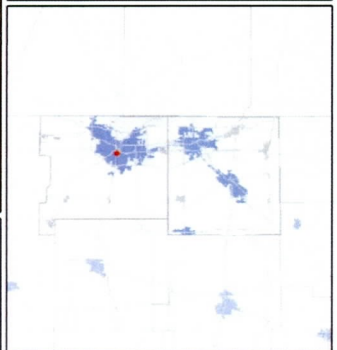


Legend

- SJC Parcel Dimensions
- SJC Parcels
- ELK Parcels
- SJC Street
- ELK Street
- Building Footprint
- Railroad
- Abandoned Railroad
- Road Centerline
- Railroad Bridge
- Roadway Bridge



1 inch = 100.00 feet



Date Printed: 1/18/2017

Map Generated By: Public

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.



**MOUNT CARMEL MISSIONARY
BAPTIST CHURCH**

137 E Indiana Ave
South Bend IN 46613

CRUZ DORA MARIA

230 E INDIANA ST
South Bend IN 46613

PADILLA JUAN

1214 W Dubail St
South Bend IN 46613

**WATKINS JOANNA AND BRUMFIELD
LINDA**

241 E Indiana
South Bend IN 46613

**MOUNT CARMEL MISSIONARY
BAPTIST CHURCH**

137 E Indiana Ave
South Bend IN 46613

**SOUTH BEND HERITAGE FOUNDATION
INC**

803 LWW
South Bend IN 46616

BUENO FIDENCIO AND ESPERANZA

210 E Haney St
South Bend IN 46613

REO LOGIC INDIANA HOLDINGS LLC

555 Middle Creek Pkwy #100
Colorado Springs CO 80921

BROWN-JONES TANYA R

234 E Haney Avenue
South Bend IN 46613

CRUZ DORA MARIE

725 Birchwood
South Bend IN 46619

ORTIZ LUCIO & DIANA

P O Box 1215
Weslaco TX 78599

**PADILLA JUAN & ORTIZ MARTHA JT
W/ROS**

1314 DUBAIL ST
South Bend IN 46613

MARSH HARRY T & MICHELE V

1520 S Carroll St
South Bend IN 46613

**MT CARMEL MISSIONARY BAPTIST
CHURCH INC**

137 E Indiana Ave
South Bend IN 46613

HARPER LEE DORA E

1514 S Carroll St
South Bend IN 46613

BUENO ESPERANZA

210 E Haney Ave
South Bend IN 46613

CALDERON LAURA H

226 Haney St
South Bend IN 46613

BROWN ROBERT KEITH

5 S Elm St Unit B
Fellsmere FL 32948

CRUZ DORA MARIA

230 E Indiana Ave
South Bend IN 46613

HOMAN EDWARD T JR & TERRI L

302 E Indiana
South Bend IN 46614

**SIRUS WILLIAM AND RICH-SIRUS
YVONNE P LIVING TRUSTS UND 1/2 INT**

308 E Indiana Ave
South Bend IN 46613

**MOUNT CARMET MISSIONARY
BAPTIST CHURCH**

137 E Indiana Ave
South Bend IN 46613

**MT CARMEL MISSIONARY BAPTIST
CHURCH INC**

137 E Indiana Ave
South Bend IN 46613

SINGH JOGINDER

311 INDIANA AVE
South Bend IN 46613

THE JOHNSON FAMILY TRUST

2205 S Michigan Blvd
South Bend IN 46613

STUDIO ZELLA LLC

60598 Crown Ridge Dr
South Bend IN 46614

**MOUNT CARMEL MISSIONARY
BAPTIST CHURCH**

137 E Indiana Ave
South Bend IN 46613

GALVAN JIMMY & IRAIS M

242 E Indiana Ave
South Bend IN 46613

MARSH HARRY T

1520 S Carroll
South Bend IN 46613

**MT CARMEL MISSIONARY BAPTIST
CHURCH INC**

137 E Indiana Ave
South Bend IN 46613

FORREST ERIC

29122 Lantz Blvd.
Elkhart IN 46516

BATTLE BERNICE D

P O BOX 2901
South Bend IN 46680

**MT CARMEL MISSIONARY BAPTIST
CHURCH**

137 E Indiana
South Bend IN 46613

CORIA HECTOR

2101 S OLIVE ST
South Bend IN 46613

**MOUNT CARMEL MISSIONARY
BAPTIST CHURCH**

137 E Indiana Ave
South Bend IN 46613

GROVES EFFIE AND L J

1509 Carroll
South Bend IN 46613

HERNANDEZ JOSE LUIS

53393 Peggy Ave
South Bend IN 46635

ROMO JORGE & GLORIA

221 E Indiana Avenue
South Bend IN 46613

ZARI ITAMAR

2043 South Bend Ave Ste 208
South Bend IN 46637

PTD PROPERTIES INC

1330 Echo Dr
South Bend IN 46614

CIVIL CITY OF SOUTH BEND

227 W Jefferson Blvd Ste 1200
South Bend IN 46601

CIVIL CITY OF SOUTH BEND

227 W Jefferson Blvd Ste 1200
South Bend IN 46601

CORIA HECTOR

2101 S OLIVE ST
South Bend IN 46613

EATON BRENDA G

22555 Stanton Rd
Lakeville IN 46536

**MOUNT CARMEL MISSIONARY
BAPTIST CHURCH**

137 East Indiana Ave
South Bend IN 46613

MARTIN MARY

201 E. Broadway
South Bend IN 46601

ACRES INVESTMENTS LLC

330 Cochituate Rd #1479
Framingham MA 01701

**ROGERS PAUL E & JACKSON GLORIA
JOINT TENANTS W/FROS & NOT AS**

227 E Indiana Ave
South Bend IN 46613

BELL MARKITA

1611 S St Joseph
South Bend IN 46613

ANDERSON ETHEL

55871 Orange Rd
South Bend IN 46619

MARTINEZ EPIFANIA

1145 Thomas St
South Bend IN 46601

CIVIL CITY OF SOUTH BEND

227 W Jefferson Blvd Ste 1200
South Bend IN 46601

CORIA HECTOR

2101 S OLIVE ST
South Bend IN 46613

**MOUNT CARMEL MISSIONARY
BAPTIST CHURCH**

137 E Indiana Ave
South Bend IN 46613

SIRUS WILLIAM

308 E Indiana Ave
South Bend IN 46613

ORTIZ NORA

229 E Indiana Av
South Bend IN 46613

**WATKINS JOANA & ALLEN ADRIAN 1/2
INTEREST EACH**

241 E INDIANA AVE
South Bend IN 46613

ALLEN ADRIAN

1515 S Carroll St
South Bend IN 46613

BROOKS LINDA AND DEWEY

317 E Dubail St
South Bend IN 46613

ESCOBAR CLAUDIO

225 E Dubail
South Bend IN 46613

DUNN STEPHAN J & PATRICIA

227 DUBAIL ST
South Bend IN 46619

DOTSON KAREN KAY

229 E Dubail St
South Bend IN 46613

FLORANCE CHARLES W

802 S Ironwood Dr
South Bend IN 46615

ADAMS LELAND J AND CAROLYN S

4888 Rocky Point Rd
Cookeville TN 38506

ALLIED INDIANA INVESTMENTS LLC

105 Canterbury Dr #1216
Bolingbrook IL 60440

ERIN REAL ESTATE INC

3019 S Michigan
South Bend IN 46614

CIVIL CITY OF SOUTH BEND

227 W Jefferson Blvd Ste 1200
South Bend IN 46601

MT CARMEL MISSIONARY BAPTIST CHURCH

137 E Indiana
South Bend IN 46613

MT CARMEL MISSIONARY BAPTIST CHURCH

137 E Indiana
South Bend IN 46613

MOUNT CARMEL MISSIONARY BAPTIST CHURCH

137 E Indiana
South Bend IN 46613

ESCOBAR CLAUDIO

225 Dubail Ave
South Bend IN 46613

WHITMER SARAH L & DAWN J

309 E Dubail
South Bend IN 46613

WHITMER SARAH L & DAWN J

309 E Dubail Av
South Bend IN 46613

MOUNT CARMEL MISSIONARY BAPTIST

137 E Indiana Ave
South Bend IN 46613

IVACIC JEROME P

%The Omega Group
South Bend IN 46614

MOUNT CARMEL MISSIONARY BAPTIST CHURCH

137 E Indiana Ave
South Bend IN 46613

COOPERRIDER CHARLES S & EMMA IRENE % COOPERRIDER CHARLES

29966 Hickory Lane
Elkhart IN 46514

DICKSON THERESA M

3324 Texas St
Lake Station IN 46405

REYES MARIA L

529 E Indiana Ave
South Bend IN 46613

MOUNT CARMEL MISSIONARY BAPTIST CHURCH

137 E Indiana
South Bend IN 46613

MOUNT CARMEL MISSIONARY BAPTIST CHURCH

137 E Indiana Ave
South Bend IN 46613

MOUNT CARMEL MISSIONARY BAPTIST CHURCH

137 E Indiana Ave
South Bend IN 46613

THAUMATURGUS INC

3019 S Michigan
South Bend IN 46614

THAUMATURGUS INC

3019 S Michigan
South Bend IN 46614

MOUNT CARMEL MISSIONARY BAPTIST CHURCH

137 E Indiana Ave
South Bend IN 46613

MOUNT CARMEL MISSIONARY BAPTIST CHURCH

137 E Indiana Ave
South Bend IN 46613

MOUNT CARMEL MISSIONARY BAPTIST CHURCH

137 E Indiana Ave
South Bend IN 46613

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**

226 E. INDIANA AVE.

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:

226 E. INDIANA AVE.

in order to permit

A DUPLEX IN A "SF2" DISTRICT

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.

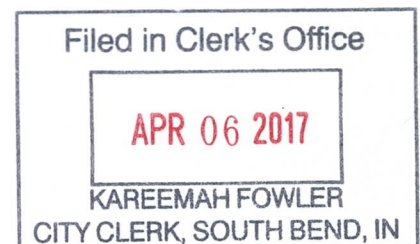
SECTION III. The Common Council of the City of South Bend, Indiana, hereby finds that:

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



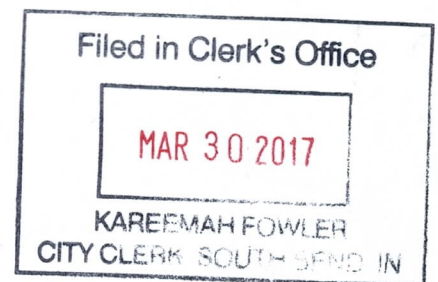
1. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
2. The proposed use will not injure or adversely affect the use of the adjacent area or property values therein;

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



227 W. JEFFERSON BOULEVARD
SUITE 1400 S.
SOUTH BEND, IN 46601-1830

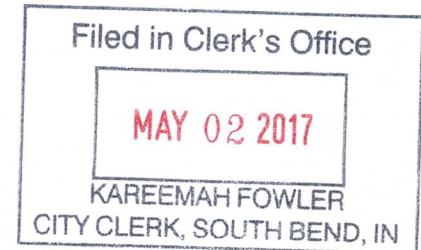


PHONE: 574/235-9371
FAX: 574/235-9021

CITY OF SOUTH BEND PETE BUTTIGIEG, MAYOR
COMMUNITY INVESTMENT

May 2, 2017

Council Member Gavin Ferlic, Chairperson
Community Investment Committee
South Bend Common Council
4th Floor, County City Building
South Bend, IN 46601



RE: Personal Property Tax Abatement Extension for: **JSK Development, Inc.**

Dear Council Member Ferlic:

On June 22, 2015, JSK Development, Inc. was granted declaratory resolution number 4457-15 for a 9 year real property tax abatement for development to be completed in an economic revitalization area. Per Section V of the original resolution # 4457-15: **"The designation as an Economic Revitalization Area shall be limited to two (2) calendar years from the date of the adoption of this Resolution by the Common Council."**

Due to unforeseen delays in the design stage, led primarily by the Department of Community Investment to look at the overall site plan and building elevation. The results of this additional design time will deliver a product that both the Developer and City feel is far superior to the original design and be a tremendous asset for the community for years to come. We kindly request a one (1) year extension be granted, enabling the work to be completed and for the abatement to remain active.

A representative from JSK Development, Inc. will be available to meet with the Committee on May 8, 2017.

Should you or any of the other Council members have any questions concerning the report, or need additional information, please feel free to contact me at 235-9278.

Sincerely,

Aaron Kobb
Director of Economic Resources

RESOLUTION NO. _____

A RESOLUTION RECONFIRMING THE ADOPTION OF A
DECLARATORY RESOLUTION 4467-15 DESIGNATING CERTAIN
AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA,
COMMONLY KNOWN AS

122 Callander St. South Bend, IN 46614

AS AN ECONOMIC REVITALIZATION AREA FOR
PURPOSES OF A SIX (6) YEAR REAL
PROPERTY TAX ABATEMENT FOR

JSK Development, Inc./Ireland Hospitality, LLC

WHEREAS, the Common Council of the City of South Bend, Indiana, has adopted a Declaratory Resolution designating certain areas within the City as Economic Revitalization Areas for the purpose of tax abatement consideration; and

WHEREAS, a Declaratory Resolution designated the area commonly known as 122 Callander St., South Bend, IN 46614 and which is more particularly described as follows:

Key Number 023-1035-1759 – Lots 1&2 & N1/2 Vac Callander St S & Adj N Pt SW E of Hwy 029/10 Vac Ord 9885-08

Key Number 023-1035-1760 – 74.48 x 179.15' Beg 430'S Ireland Rd & E Line US 31 Ex W 10' to State & N1/2 Vac Callander St S & Adj 09/10 Vac Ord 9885-08

Key Number 023-1035-1761 – 60 x 135' On Callander E of US 31 & N ½ Vac Callander S & Adj 09/10 Vac Ord 9885-08

Key Number 023-1035-1767 – 110 x 141.32' Beg 420.17' E of E Line US 31 & S1/2 Vac Callander St N & Adj 09/10 Vac Ord 9885-08

Key Number 023-1035-1768 – Irr Tr Beg 174.94' E & 673.04' S of Inter Us 31 & E & W C/L & S1/2 Vac Callander St N & Adj

Key Number 023-1035-1769 – Irr Tr 118.25' E Side US 31 Beg 673.04' S of Ireland C/L & S1/2 Vac Callander St N & Adj

and which has Key Numbers listed above be designated as an Economic Revitalization Area; and

WHEREAS, notice of the adoption of a Declaratory Resolution and the public hearing before the Council has been published pursuant to Indiana Code 6-1.1-12.1-2.5; and

WHEREAS, the Council held a public hearing for the purposes of hearing all remonstrances and objections from interested persons; and

WHEREAS, the Council has determined that the qualifications for an economic revitalization area have been met.

WHEREAS, the Council issues a Confirming Resolution confirming the adoption of a Declaratory Resolution as Resolution No. 4467-15 on July 13, 2015

WHEREAS, the petitioner will not have the project completed within the two year designation period granted in the Confirming Resolution, which will expire on June 23, 2017.

WHEREAS, the Petitioner has requested an additional period of time to complete construction of the planned project. The project experienced unforeseen delays in the design stage which led to an overall delay in the construction timeline.

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

SECTION I. The Petitioner acknowledges that they will not have the project completed within the two year designation period granted in the Confirming Resolution due to the following:

- A. The project experienced unforeseen delays in the design stage which led to an overall delay in the construction timeline.

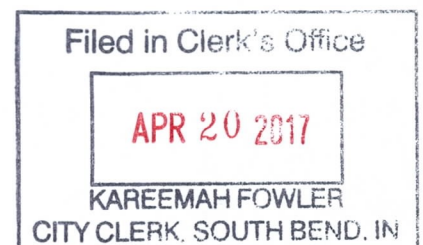
The Common Council hereby finds that the extension of the designation is appropriate in light of the aforementioned reason noted above.

SECTION II. The Common Council hereby reconfirms its Declaratory Resolution and its Confirming Resolution designating the area described herein as an Economic Revitalization Area for the purposes of tax abatement. Such designation is for real property tax abatement only and is limited to three (3) calendar years from the date of adoption of the Declaratory Resolution by the Common Council.

SECTION III. The Common Council hereby determines that the property owner is qualified for and is granted a real property tax deduction for a period of six (6) years pursuant to Indiana Code 6-1.1-12.1-17 and further determines that the petition, The Memorandum of Agreement between the Petitioner and the City of South Bend, and the Statement of Benefits comply with Chapter 2, Article 6, of the Municipal Code of the City of South Bend and Indiana Code 6-1.1-12 et seq.

SECTION IV. This Resolution shall be in full force and effect from and after its adoption by the Common Council and approved by the Mayor.

Member of the Common Council



RESOLUTION NO. _____

A RESOLUTION RECONFIRMING THE ADOPTION OF A
DECLARATORY RESOLUTION 4457-15 DESIGNATING CERTAIN
AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA,
COMMONLY KNOWN AS

121 South St. Joseph St., South Bend, IN 46601

AS AN ECONOMIC REVITALIZATION AREA FOR
PURPOSES OF A NINE (9) YEAR REAL
PROPERTY TAX ABATEMENT FOR

JSK Development, Inc./Southhold, LLC

WHEREAS, the Common Council of the City of South Bend, Indiana, has adopted a Declaratory Resolution designating certain areas within the City as Economic Revitalization Areas for the purpose of tax abatement consideration; and

WHEREAS, a Declaratory Resolution designated the area commonly known as 121 South St. Joseph St., South Bend, IN 46601 and which is more particularly described as follows:

LOT 38A HALL OF FAME & CHOCOLATE CAFÉ MINOR SUB AND THE
ORIGINAL TOWN OF SOUTH BEND 1ST RP RP6363 09-30-08 09/10

and which has Key Numbers 018-3001-0024 be designated as an Economic Revitalization Area; and

WHEREAS, notice of the adoption of a Declaratory Resolution and the public hearing before the Council has been published pursuant to Indiana Code 6-1.1-12.1-2.5; and

WHEREAS, the Council held a public hearing for the purposes of hearing all remonstrances and objections from interested persons; and

WHEREAS, the Council has determined that the qualifications for an economic revitalization area have been met.

WHEREAS, the Council issues a Confirming Resolution confirming the adoption of a Declaratory Resolution as Resolution No. 4457-15 on June 22, 2015

WHEREAS, the petitioner will not have the project completed within the two

year designation period granted in the Confirming Resolution, which will expire on May 26, 2017.

WHEREAS, the Petitioner has requested an additional period of time to complete construction of the planned project. The project experienced unforeseen delays in the design stage which led to an overall delay in the construction timeline.

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

SECTION I. The Petitioner acknowledges that they will not have the project completed within the two year designation period granted in the Confirming Resolution due to the following:

- A. The project experienced unforeseen delays in the design stage, led primarily by the Department of Community Investment to look at the overall site plan and building elevation. The results of this additional design time will deliver a product that both the Developer and City feel is far superior to the original design and be a tremendous asset for the community for years to come.

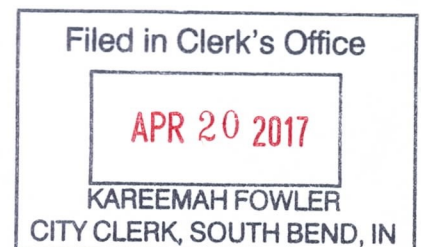
The Common Council hereby finds that the extension of the designation is appropriate in light of the aforementioned reason noted above.

SECTION II. The Common Council hereby reconfirms its Declaratory Resolution and its Confirming Resolution designating the area described herein as an Economic Revitalization Area for the purposes of tax abatement. Such designation is for real property tax abatement only and is limited to three (3) calendar years from the date of adoption of the Declaratory Resolution by the Common Council.

SECTION III. The Common Council hereby determines that the property owner is qualified for and is granted a real property tax deduction for a period of nine (9) years pursuant to Indiana Code 6-1.1-12.1-17 and further determines that the petition, The Memorandum of Agreement between the Petitioner and the City of South Bend, and the Statement of Benefits comply with Chapter 2, Article 6, of the Municipal Code of the City of South Bend and Indiana Code 6-1.1-12 et seq.

SECTION IV. This Resolution shall be in full force and effect from and after its adoption by the Common Council and approved by the Mayor.

Member of the Common Council



RESOLUTION NO. _____

A RESOLUTION RECONFIRMING THE ADOPTION OF A
DECLARATORY RESOLUTION 4456-15 DESIGNATING CERTAIN
AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA,
COMMONLY KNOWN AS

111 South St. Joseph St., South Bend, IN 46601

AS AN ECONOMIC REVITALIZATION AREA FOR
PURPOSES OF A TWO (2) YEAR VACANT BUILDING TAX
ABATEMENT FOR

JSK Development, Inc./Southhold, LLC

WHEREAS, the Common Council of the City of South Bend, Indiana, has adopted a Declaratory Resolution designating certain areas within the City as Economic Revitalization Areas for the purpose of tax abatement consideration; and

WHEREAS, a Declaratory Resolution designated the area commonly known as 111 South St. Joseph St., South Bend, IN 46601 and which is more particularly described as follows:

LOT AB HALL OF FAME & CHOCOLATE CAFÉ MINOR SUB AND THE
ORIGINAL TOWN OF SOUTH BEND 1ST RP RP6363 09-30-08 09/10

and which has Key Numbers 018-3091-347405 be designated as an Economic Revitalization Area; and

WHEREAS, notice of the adoption of a Declaratory Resolution and the public hearing before the Council has been published pursuant to Indiana Code 6-1.1-12.1-2.5; and

WHEREAS, the Council held a public hearing for the purposes of hearing all remonstrances and objections from interested persons; and

WHEREAS, the Council has determined that the qualifications for an economic revitalization area have been met.

WHEREAS, the Council issues a Confirming Resolution confirming the adoption of a Declaratory Resolution as Resolution No. 4456-15 on June 22, 2015

WHEREAS, the petitioner will not have the project completed within the two

year designation period granted in the Confirming Resolution, which will expire on May 26, 2017.

WHEREAS, the Petitioner has requested an additional period of time to complete construction of the planned project. The project experienced unforeseen delays in the design stage which led to an overall delay in the construction timeline.

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

SECTION I. The Petitioner acknowledges that they will not have the project completed within the two year designation period granted in the Confirming Resolution due to the following:

- A. The future use of the former College Football Hall of Fame Building (CFHOF) is directly tied to the construction and subsequent opening of the hotel that will sit adjacent to building. The hotel project experienced unforeseen delays in the design stage, led primarily by the Department of Community Investment to look at the overall site plan and building elevation. With the hotel project now under construction, the Developer is better able to target potential uses for the former CFHOF and looks forward to creating an overall project that will be a tremendous asset for the City for years to come.

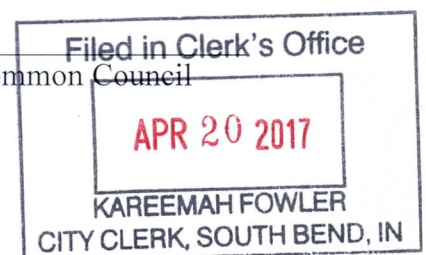
The Common Council hereby finds that the extension of the designation is appropriate in light of the aforementioned reason noted above.

SECTION II. The Common Council hereby reconfirms its Declaratory Resolution and its Confirming Resolution designating the area described herein as an Economic Revitalization Area for the purposes of tax abatement. Such designation is for real property tax abatement only and is limited to three (3) calendar years from the date of adoption of the Declaratory Resolution by the Common Council.

SECTION III. The Common Council hereby determines that the property owner is qualified for and is granted a vacant building property tax deduction for a period of two (2) years pursuant to Indiana Code 6-1.1-12.1-17 and further determines that the petition, The Memorandum of Agreement between the Petitioner and the City of South Bend, and the Statement of Benefits comply with Chapter 2, Article 6, of the Municipal Code of the City of South Bend and Indiana Code 6-1.1-12 et seq.

SECTION IV. This Resolution shall be in full force and effect from and after its adoption by the Common Council and approved by the Mayor.

Member of the Common Council





LAWRENCE P. MAGLIOZZI
EXECUTIVE DIRECTOR

Angela M. Smith
Deputy Director

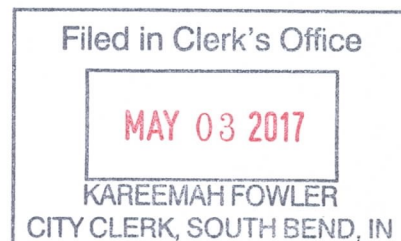
AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

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

May 2, 2017

South Bend Common Council
4th Floor, County-City Building
South Bend, IN 46601

RE: Rezoning for 1405 & 1505 E. Howard Street
APC# 2827-17



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 May 8, 2017 Council meeting, and set it for public hearing at your June 26, 2017 Council meeting. The petition is tentatively scheduled for public hearing at the June 20, 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 black ink, appearing to read 'DMS', written over a horizontal line.

David M. Stanton, Jr.
Planner

CC: Aladean DeRose

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR PROPERTY
LOCATED AT 1405 & 1505 HOWARD STREET, COUNCILMANIC DISTRICT NO. 4 IN
THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

RESIDENTIAL USES

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:

PARCEL "A": THAT PART OF THE NORTHEAST QUARTER OF SECTION 6.
TOWNSHIP 37 NORTH, RANGE 3 EAST, PORTAGE TOWNSHIP CITY OF SOUTH
BEND, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS; BEGINNING AT
A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HOWARD STREET WHICH IS
WEST 107 FEET MORE OR LESS FROM A POINT OF INTERSECTION OF THE
NORTH RIGHT-OF-WAY LINE OF HOWARD STREET WITH THE WEST RIGHT OF
WAY LINE OF TWYCKENHAM DRIVE; THENCE CONTINUING WEST ALONG SAID
NORTH LINE A DISTANCE OF 513 FEET MORE OR LESS; THENCE NORTH A
DISTANCE OF 330 FEET MORE OR LESS; THENCE EAST A DISTANCE OF 463
FEET MORE OR LESS; THENCE SOUTH A DISTANCE OF 181 FEET MORE OR
LESS; THENCE EAST A DISTANCE OF 50 FEET MORE OR LESS; THENCE SOUTH
A DISTANCE OF 134 FEET MORE OR LESS TO THE POINT OF BEGINNING

be and the same is hereby established as MF1 URBAN CORRIDOR MULTIFAMILY
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

Filed in Clerk's Office

MAY 03 2017

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

DHA

Danch, Harner & Associates, Inc.

Land Surveyors ■ Professional Engineers

Landscape Architects ■ Land Planners

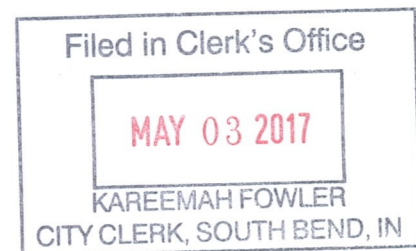
Office: (574)234-4003 / (800)594-4003 ■ Fax: (574)234-4009

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

April 29, 2017

RE: Rezoning Petition for 1405 and 1505 East Howard Street,
South Bend, Indiana 46617.



Dear Council Members:

Our clients are requesting the approval of a Rezoning Petition for the properties located at 1405 and 1505 East Howard Street, South Bend, Indiana 46617.

This requested Rezoning would allow for the approval of a multi-family apartment complex that is intended for Married Student Housing for students attending the University of Notre Dame. This project is located on Howard Street and backs up to the City's Fredrickson Park property. This proposed development has an ideal location with a proposed sidewalk connection thru the City Park to the University Campus.

Our clients believe the improvements proposed for the properties would be a compatible use in the surrounding mixed use neighborhood.

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. 170134 "C" Md



- (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: *N/A*
- 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:
 - (b) The proposed *use* will not injure or adversely affect the *use* of the adjacent area or property values therein:
 - (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:
 - (d) The proposed use is compatible with the recommendations of the City of South Bend Comprehensive Plan.

* 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:

Name: *Danch, Harner & Associates, Inc.*
Address: *1643 Commerce Drive*
South Bend, Indiana 46628
574-234-4003 mdanch@danchharner.com

Stephen Studer- Attorney - Kreig Devault
4101 Edison Lakes Parkway, Suite 100
Mishawaka, Indiana 46545 (574) 277-1207

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):

Charles D. Harner
Managing Member



Filed in Clerk's Office

MAY 03 2017

FILED

MAY 01 2017

AREA PLAN COMMISSION

Requested Variances from the MF1 Zoning District/NNZO Overlay District for Parcel "A":

- 1). From the requirement that the height and massing of new multi-family buildings shall be no more than twice the massing of the immediately abutting building, including buildings on the same lot a maximum of fourteen and half times.
- 2). From the maximum allowed building height of 40 feet to 49 feet.
- 3). From the maximum allowed building setback of 10 feet to 20 feet for buildings along Howard Street and allowing buildings to be on the interior of the site.
- 4). From the requirement that building facades be oriented towards and parallel to the Primary Street.
- 5). From the requirement that all front doors, mailboxes be oriented towards, visible from or facing the primary street frontage for the building located at the rear of the site and allowed to have a stand- alone mailbox for all units.
- 6). From the required decorative fence maximum allowed height of 3 feet along a Primary Street and from maximum allowed height of 5 foot fencing along the side and rear property lines to allow a maximum of a 6 feet high decorative fencing along the Primary Street and vinyl, chain link or wood fencing along the side and rear property lines as shown.
- 7). From the requirement that off-street parking spaces be located behind buildings and that access be allowed only from a Secondary Street or Alley.
- 8). From the requirement that parking spaces be located a minimum of 15 feet from any building façade to a minimum of 5 feet as shown.
- 9). From the requirement of providing two (2) parking spaces per dwelling unit to a minimum of One and quarter (1.25) spaces per dwelling unit.

Requested Variance information:

The owners are in the process of developing the petition site to have a total of hundred and four (104) apartments placed in five (5) buildings along with one (1) community building. The proposed buildings would be two and three stories with the two story buildings located along Howard Street. Access to the site would be from Howard Street. The property backs up to City owned property which is known as Fredrickson Park. The proposed apartment complex is intended to replace the existing Married Student Housing apartments for the University of Notre Dame. The apartment complex is proposed to have a pedestrian walk which will cross the existing City Park property to create an access way to the University.

One of the owners and their representative met with the Area Plan Commission and Community Investment staffs to review the project and the process required for allowing the development to be approved as proposed. Based on those discussions it was determined that the best way to proceed with the project would be to request a rezoning of the property shown as Parcel "A" to the "MF1" Urban Corridor Multifamily zoning classification. This would allow for the proposed apartment buildings and community building. As part of the rezoning process for Parcel "A", variances would

FILED

MAY 01 2017

ASTORIA PLANNING COMMISSION

2827-17

also be required from the "MF1" Urban Corridor Multifamily zoning classification and the NNZO Overlay District for the project as shown.

More specifically the owners are requesting variances from certain standards from the MF1 Zoning District and the NNZO Overlay District standards:

1). From the requirement that the height and massing of new multi-family buildings shall be no more than twice the massing of the immediately abutting building, including buildings on the same lot to a maximum of fourteen and half times. This request is needed due to the existing homes which are located to the East and West of the project site. Those homes are some of the original dwellings which were built several decades ago on smaller lots. The intent is to add new apartment style buildings of various sizes and orientations in the neighborhood on property which front onto a residential street.

There are a variety of sizes of homes in the area from one story modest dwelling to medium sized two story homes. The homes closest to the project site are on the small to modest size. The home to the East faces onto Twyckenham Drive which leaves a smaller side building façade facing Howard Street. The proposed project consists of several apartment style buildings which contain facades of varying sizes and heights as viewed from Howard Street. The buildings along Howard Street range from one (1) story for the community building on the East to two (2) stories along the remaining portion of the frontage of the project site. This placement of buildings allows for the one closest to the existing single family home to the east to be one (1) story which matches that homes height. The building on the West has its smallest façade facing the street which again helps to blend with the single family home to the West of the site.

The proposed project will blend with the mixture of dwelling styles, sizes and architecture in existence. The owners do not believe the approval of the proposed new apartment buildings will have a negative impact in the neighborhood. The Petitioners do not believe approval of this request will have a negative impact on surrounding properties.

2). From the maximum allowed building height of 40 feet to 49 feet. This request is to allow for the proposed three (3) buildings to have a gambel style roof which is in scale with the building. The taller buildings were placed at the rear of the project site to lessen the impact of their height in relation to the existing homes in the neighborhood. The Petitioners do not believe approval of this request will have an adverse affect on any surrounding property.

3). From the maximum allowed building setback of 10 feet to 20 feet for buildings along Howard Street and allowing buildings to be on the interior of the site. In order to help maintain the existing streetscape for Howard Street, it is desired to be able to place the building further back from the street at a distance of 20 feet instead of the required 10 feet. This allows for more open space along the front of the property and provides a more consistent vista across the streetscape from one property to the next. Allowing building to be located on the interior of the site instead of just along the street frontage permits a more efficient use of the property and creates a sense of place. The Petitioners do not believe placing the buildings back ten additional feet along the street frontage and allowing buildings on the interior of the site will negatively impact any surrounding property.

4). From the requirement that building facades be oriented towards and parallel to the Primary Street. Unless the property in question is linear in configuration, placing buildings so they are oriented towards and parallel to the Primary Street is not practical. It does not allow for an efficient use of a property which has as much depth as it has frontage. The layout of the project site as proposed allows for the best placement of buildings and the parking areas. It also creates a

FILED

MAY 01 2017

AREA PLAN COMMISSION

2827-17

space that works for the proposed community building and outside recreational area for children. The owners do not believe approval of this request would have a detrimental effect on any surrounding property.

5). From the requirement that all front doors, mailboxes be oriented towards, visible from or facing the primary street frontage for the building located at the rear of the site and allowed to have a stand- alone mailbox for all units. The NNZO Ordinance requires all building front doors, mailboxes and facades to be visible to and oriented towards the primary street frontage of the project. This requirement does not allow for the efficient placement of buildings, parking areas or driveways on sites of varying configuration and size. This does not allow for the postal service to provide mail service they usually require for apartment developments. The owners do not believe approval of this request would have a negative impact on any surrounding property.

6). From the required decorative fence maximum allowed height of 3 feet along a Primary Street and from maximum allowed height of 5 foot fencing along the side and rear property lines to allow a maximum of a 6 feet high decorative fencing along the Primary Street and vinyl, chain link or wood fencing along the side and rear property lines as shown. This request is to allow flexibility from both the MF1 standard and the NNZO Overlay District standards. The ordinance limits decorative fencing to a height of 4 ft. in the front yard area and the overlay district limits said fencing to a height of 3 ft. in the front yard area. The Petitioners desire to place a decorative fence along the Howard Street frontage which functions as a limit to where children of the complex can play on the property outside the recreational area by the community building. It also would help to secure the boundary of the project site from unwanted visits of non-residents of the complex. The fencing would be open style with brick columns located between fence sections. This would still allow for an open feel to the property. Along the side and rear property lines again there is an inconsistency between the ordinance and the Overlay District. The ordinance allows for a 6 ft. high fence while the overlay district limits the height to 5 feet. As mentioned above the intent to the fencing is to limit access around the perimeter of the site from non-residents and to limit the area where children of the complex can play without a concern of them leaving the property without adult supervision. The Petitioners desire to have a 6 ft. high fence along the property lines. They have listed the types of fencing they would place along said property lines. . The Petitioners do not believe approval of this request will adversely impact any surrounding property.

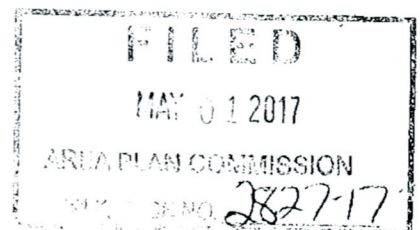
7). From the requirement that off-street parking spaces be located behind buildings and that access be allowed only from a Secondary Street or Alley. This property does not have a Secondary Street or Alley which can be used for access as required by the Overlay District. The only available public access point is onto Howard Street. The building orientation within the site does not allow for the parking spaces to be located behind the buildings. Again this requirement does not allow for the efficient use of the property for buildings, parking and open space. The parking shown will be screened from the public street through the use landscaping with small shrubs. The Petitioners do not believe approval of this request will have an adverse affect on any surrounding property.

8). From the requirement that parking spaces be located a minimum of 15 feet from any building façade to a minimum of 5 feet as shown. This requirement of the Overlay District would force the buildings shown to be moved closer to the boundary of the project site and closer to the existing adjacent single family homes for the only propose of increasing the landscape area in front of the buildings. It would also have the affect of requiring additional variances to allow buildings to be

placed in the rear yard setback area. The plan as proposed will create landscape areas between the buildings and the parking spaces. The owners do not believe approval of this request would have a negative impact on any surrounding property.

9). From the requirement of providing two (2) parking spaces per dwelling unit to a minimum of One and quarter (1.25) spaces per dwelling unit. The ordinance requires two parking spaces per dwelling unit. The experience with the existing married student housing apartments the University presently maintains does not show that two spaces are required. Providing 0.80 spaces per dwelling unit is reasonable based on the existing apartments provided to married students. This allows for open parking spaces for the residents' visitors. Providing too many spaces, results in unused parking and a greater amount of impervious surface and increased heat island affect. It is believe the proposed amount of parking of 1.25 spaces per dwelling unit should provide more than adequate parking for the 104 apartment dwelling units and for visitors. The Petitioners do not believe approval of this request will have a detrimental effect on any surrounding properties.

The Petitioners would ask the Commission members to agree that the approval of the above requested Variances, will not be injurious to the public health, safety, morals and general welfare of the community and 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, that the strict application of the terms of this Ordinance would result in practical difficulties in the use of the property.



PETITION FOR ZONE MAP AMENDMENT

City of South Bend, Indiana

I (we) the undersigned make application to the City of South Bend Common Council to amend the zoning ordinance as herein requested.

- 1) The property sought to be rezoned is located at:

Address(es) -, 1405 & 1505 East Howard Street, South Bend, Indiana 46617.

- 2) The property Tax Key Number(s) is/are: *Enter property tax key number(s):018-5102-3598, 018-5102-359702*

- 3) Legal Descriptions: *Enter full legal description: See attached.*

- 4) Total Site Area: *Enter total acres to be rezoned: 3.66 Acres.*

- 5) Name and address of property owner(s) of the petition site:

*Howard Street Land Trust
814 Marietta Street
South Bend, Indiana 46601
Ph. No. 574-233-1296
E-Mail Address N/A*

*Five CornersLLC
814 Marietta Street
South Bend, Indiana 46601
Ph. No.574-233-1296
E-Mail Address N/A*

Name and address of additional property owners, if applicable:

- 6) Name and address of contingent purchaser(s), if applicable:

*Patrick Matthews
P.O. Box 6397
South Bend, Indiana 46660-6397
Ph. No. 1-574-315-9668
E-mail N/A*

Name and address of additional property owners, if applicable:

- 7) It is desired and requested that this property be rezoned:

From: SF2 Single Family Two Family District N/A

To: MF1 Urban Corridor Multifamily District

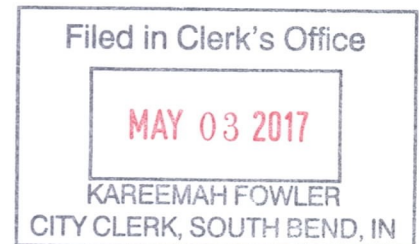
- 8) This rezoning is requested to allow the following use(s): *Insert intended use(s): Residential Uses.*

IF VARIANCE(S) ARE BEING REQUESTED (if not, please skip to next section):

- 1) *List each variance being requested. See attached.*

- 2) A statement on how each of the following standards for the granting of variances is met:

- (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: *N/A*
- 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:
 - (b) The proposed *use* will not injure or adversely affect the *use* of the adjacent area or property values therein:
 - (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:
 - (d) The proposed use is compatible with the recommendations of the City of South Bend Comprehensive Plan.

* 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:

Name: *Danch, Harner & Associates, Inc.*
Address: *1643 Commerce Drive*
South Bend, Indiana 46628
574-234-4003 mdanch@danchharner.com

Stephen Studer- Attorney - Kreig Devault
4101 Edison Lakes Parkway, Suite 100
Mishawaka, Indiana 46545 (574) 277-1207

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):

Chad F. Lajoie
Managing Member



also be required from the "MF1" Urban Corridor Multifamily zoning classification and the NNZO Overlay District for the project as shown.

More specifically the owners are requesting variances from certain standards from the MF1 Zoning District and the NNZO Overlay District standards:

1). From the requirement that the height and massing of new multi-family buildings shall be no more than twice the massing of the immediately abutting building, including buildings on the same lot to a maximum of fourteen and half times. This request is needed due to the existing homes which are located to the East and West of the project site. Those homes are some of the original dwellings which were built several decades ago on smaller lots. The intent is to add new apartment style buildings of various sizes and orientations in the neighborhood on property which front onto a residential street.

There are a variety of sizes of homes in the area from one story modest dwelling to medium sized two story homes. The homes closest to the project site are on the small to modest size. The home to the East faces onto Twyckenham Drive which leaves a smaller side building façade facing Howard Street. The proposed project consists of several apartment style buildings which contain facades of varying sizes and heights as viewed from Howard Street. The buildings along Howard Street range from one (1) story for the community building on the East to two (2) stories along the remaining portion of the frontage of the project site. This placement of buildings allows for the one closest to the existing single family home to the east to be one (1) story which matches that homes height. The building on the West has its smallest façade facing the street which again helps to blend with the single family home to the West of the site.

The proposed project will blend with the mixture of dwelling styles, sizes and architecture in existence. The owners do not believe the approval of the proposed new apartment buildings will have a negative impact in the neighborhood. The Petitioners do not believe approval of this request will have a negative impact on surrounding properties.

2). From the maximum allowed building height of 40 feet to 49 feet. This request is to allow for the proposed three (3) buildings to have a gambel style roof which is in scale with the building. The taller buildings were placed at the rear of the project site to lessen the impact of their height in relation to the existing homes in the neighborhood. The Petitioners do not believe approval of this request will have an adverse affect on any surrounding property.

3). From the maximum allowed building setback of 10 feet to 20 feet for buildings along Howard Street and allowing buildings to be on the interior of the site. In order to help maintain the existing streetscape for Howard Street, it is desired to be able to place the building further back from the street at a distance of 20 feet instead of the required 10 feet. This allows for more open space along the front of the property and provides a more consistent vista across the streetscape from one property to the next. Allowing building to be located on the interior of the site instead of just along the street frontage permits a more efficient use of the property and creates a sense of place. The Petitioners do not believe placing the buildings back ten additional feet along the street frontage and allowing buildings on the interior of the site will negatively impact any surrounding property.

4). From the requirement that building facades be oriented towards and parallel to the Primary Street. Unless the property in question is linear in configuration, placing buildings so they are oriented towards and parallel to the Primary Street is not practical. It does not allow for an efficient use of a property which has as much depth as it has frontage. The layout of the project site as proposed allows for the best placement of buildings and the parking areas. It also creates a

placed in the rear yard setback area. The plan as proposed will create landscape areas between the buildings and the parking spaces. The owners do not believe approval of this request would have a negative impact on any surrounding property.

9). From the requirement of providing two (2) parking spaces per dwelling unit to a minimum of One and quarter (1.25) spaces per dwelling unit. The ordinance requires two parking spaces per dwelling unit. The experience with the existing married student housing apartments the University presently maintains does not show that two spaces are required. Providing 0.80 spaces per dwelling unit is reasonable based on the existing apartments provided to married students. This allows for open parking spaces for the residents' visitors. Providing too many spaces, results in unused parking and a greater amount of impervious surface and increased heat island affect. It is believe the proposed amount of parking of 1.25 spaces per dwelling unit should provide more than adequate parking for the 104 apartment dwelling units and for visitors. The Petitioners do not believe approval of this request will have a detrimental effect on any surrounding properties.

The Petitioners would ask the Commission members to agree that the approval of the above requested Variances, will not be injurious to the public health, safety, morals and general welfare of the community and 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, that the strict application of the terms of this Ordinance would result in practical difficulties in the use of the property.



ORDINANCE NO. _____**AN ORDINANCE TO AMEND, CORRECT, AND REPLACE ORDINANCE NO. 10431-16 TO VACATE THE FOLLOWING DESCRIBED PROPERTY:**

THE FIRST NORTH/SOUTH ALLEY EAST OF CUSHING STREET FROM LINCOLN WAY WEST TO THE FIRST EAST/WEST ALLEY FOR A DISTANCE OF 193 FEET AND A WIDTH OF 14 FEET. SAID ALLEY BEING A PART HEINTZMAN'S ADDITION AND KUNSTMAN'S ADDITION, 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.

On April 11, 2016 this Council Passed Ord. No. 10431-16 to vacate an alley right of way. However, the legal description of the described property was subsequently discovered to be incorrect, describing the wrong property to be vacated. This ordinance amends and corrects the legal description by including the correct legal description of the alley to be vacated and it replaces Ordinance No. 10431-16 by vacating the correctly described 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 FIRST NORTH/SOUTH ALLEY EAST OF CUSHING STREET FROM LINCOLN WAY WEST TO THE FIRST EAST/WEST ALLEY FOR A DISTANCE OF 193 FEET AND A WIDTH OF 14 FEET. SAID ALLEY BEING A PART HEINTZMAN'S ADDITION AND KUNSTMAN'S ADDITION, 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:

Lot Number	County Parcel ID Number	Current Owner
1 & 2	018-1028-1259	Wadad El- Ammori
3	018-1028-1260	Wadad El- Ammori
3	018-1028-1261	Lincoln Park Development, LLC
4	018-1028-1262	George Kalafat
6	018-1028-1282	Wadad El- Ammori

SECTION IV. The purpose of the vacation of the real property is to allow for the development of such property.

SECTION V. This Ordinance supersedes and replaces Ordinance No. 10431-16.

SECTION VI. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor, retroactive to April 12, 2016 per the original ordinance 10431-16.

Member of the Common Council

Attest:

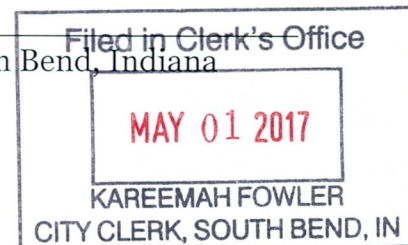
City Clerk


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


Attest:

City Clerk

Mayor, City of South Bend, Indiana



 = portion to be vacated if go by the legal description on ord. ("West" of ~~on~~ Cushing)

 = portion to be vacated using the map and tax ids on ord. (should be "east" of Cushing)



N
S
W
E

EFFECTIVE 2017 TAXES
PAYABLE 2018



018-1028-1259

8-26



OFFICE OF THE CITY CLERK

KAREEMAH FOWLER, CITY CLERK

MEMORANDUM

TO:

Larry Magliozzi, Area Plan Commission
P. Corblitt Kerr, Board of Public Works
Tony Molnar, Engineering Department
Charles Bulot, Building Department
Federico Rodriguez, Fire Department
Phil Griffin, Northern Indiana Public Service Co.
Lt. Christopher Voros, Police Dept.

Pete Kaminski, Street Department
Ed Gleckler, Traffic & Lighting
Michael Divita, Community Investment
Mark Runnion, County Auditor
Ed Herman, Water Works

FROM: Kareemah Fowler, City Clerk

DATE: May 12, 2016

SUBJECT: Effective Alley Vacation Notice

To Whom it May Concern:

All proceedings with reference to Ordinance No. 10431-16 for the vacation of the following property:

PUBLIC HEARING ON AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: THE ALLEY TO BE VACATED IS THE FIRST NORTH/SOUTH ALLEY **WEST** OF CUSHING STREET FROM LINCOLN WAY WEST TO THE FIRST EAST/WEST ALLEY FOR A DISTANCE OF 193 FEET AND A WIDTH OF 14 FEET. SAID ALLEY BEING A PART HEINTZMAN'S ADDITION AND KUNSTMAN'S ADDITION, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

are closed and this area is vacated -- effective March 15, 2016. All Common Council proceedings regarding the vacation are public information and available electronically at southbendin.gov, or by hard copy in the City Clerk's Office. Should you have any queries or concerns regarding this property vacation, feel free to contact the City Clerk's Office at your convenience.

Sincerely,

Kareemah Fowler, IAMC
City Clerk, Office of the City Clerk
City of South Bend

455 County-City Building • 227 W. Jefferson Blvd. • South Bend, Indiana 46601
Phone 574-235-9221 • Fax 574-235-9173 • TDD 574-235-5567 • www.SouthBendIN.gov

JENNIFER M. COFFMAN
CHIEF DEPUTY/ CHIEF OF STAFF

ALKFYNA M. ALDRIDGE
DEPUTY/ DIRECTOR OF POLICY

EMILY SEXTON
ORDINANCE VIOLATION CLERK

The "west" should be "east?"



LAWRENCE P. MAGLIOZZI
EXECUTIVE DIRECTOR

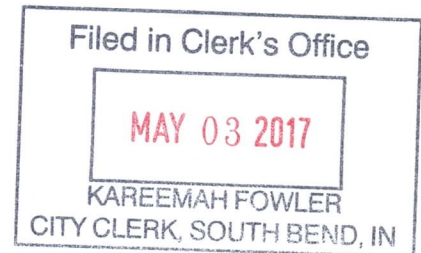
Angela M. Smith
Deputy Director

AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

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

May 2, 2017

South Bend Common Council
4th Floor, County-City Building
South Bend, IN 46601



RE: Rezoning for 3015 Western Avenue
APC# 2828-17

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 May 8, 2017 Council meeting, and set it for public hearing at your June 26, 2017 Council meeting. The petition is tentatively scheduled for public hearing at the June 20, 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 black ink, appearing to read 'DMS'.

David M. Stanton, Jr.
Planner

CC: Aladean DeRose

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR PROPERTY
LOCATED AT 3015 WESTERN AVENUE, COUNCILMANIC DISTRICT NO. 2 IN THE
CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT
Retail and Wholesale Store

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:

Lot 118 and West 20 Feet of lot 117 of LaSalle Park Subdivision

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:

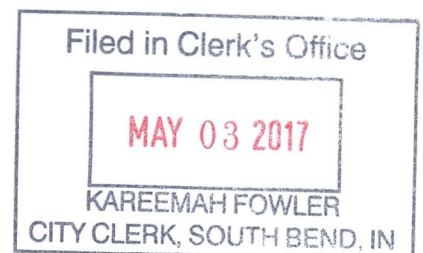
City Clerk

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

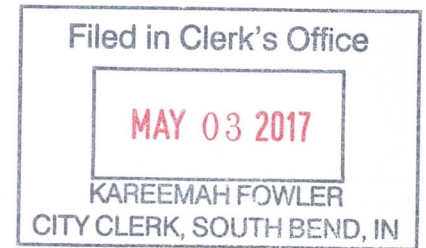


PETITION FOR ZONE MAP AMENDMENT
City of South Bend, Indiana

I (we) the undersigned make application to the City of South Bend Common Council to amend the zoning ordinance as herein requested.

- 1) The property sought to be rezoned is located at:

3015 W Western Ave
South Bend, In 46619



- 2) The property Tax Key Number(s) is/are: 018-4056-2079

- 3) Legal Descriptions: ~~Lot 118 & 117 & 1/2 vac. lasalle park alley~~ + west 20ft of lot 117
of lasalle park sub division

- 4) Total Site Area: ~~approx. 1.000~~ 0.24.

- 5) Name and address of property owner(s) of the petition site:

PBS Properties LLC / Don Walker
6139 parkland dr
South Bend, In 46628

574-340-9208
Don Dwalker @power-brake.com

Name and address of additional property owners, if applicable:

- 6) Name and address of contingent purchaser(s), if applicable:

Richard Brooks
55900 orchid rd
South Bend, In 46619
574-289-8944
Templestar2016@gmail.com

Name and address of additional property owners, if applicable:

- 7) It is desired and requested that this property be rezoned:

From: GB

To: CB



- 8) This rezoning is requested to allow the following use(s): *Retail and wholesale store with new and used items, refurbished electronics and new clothing.*

IF VARIANCE(S) ARE BEING REQUESTED (if not, please skip to next section):

- 1) *List each variance being requested. Contact Commission Staff if you need assistance with wording.*

- 2) A statement on how each of the following standards for the granting of variances is met:

- (a) The approval will not be injurious to the public health, safety, morals and general welfare of the community: *Insert text*
- (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: *Insert text*
- (c) The strict application of the terms of this Ordinance would result in practical difficulties in the use of the property: *Insert text*

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:

*Ciera Ewing
55900 Orchid Rd
South Bend, In 46619
574-289-8944 / 574-703-4005
templstar2016@gmail.com*

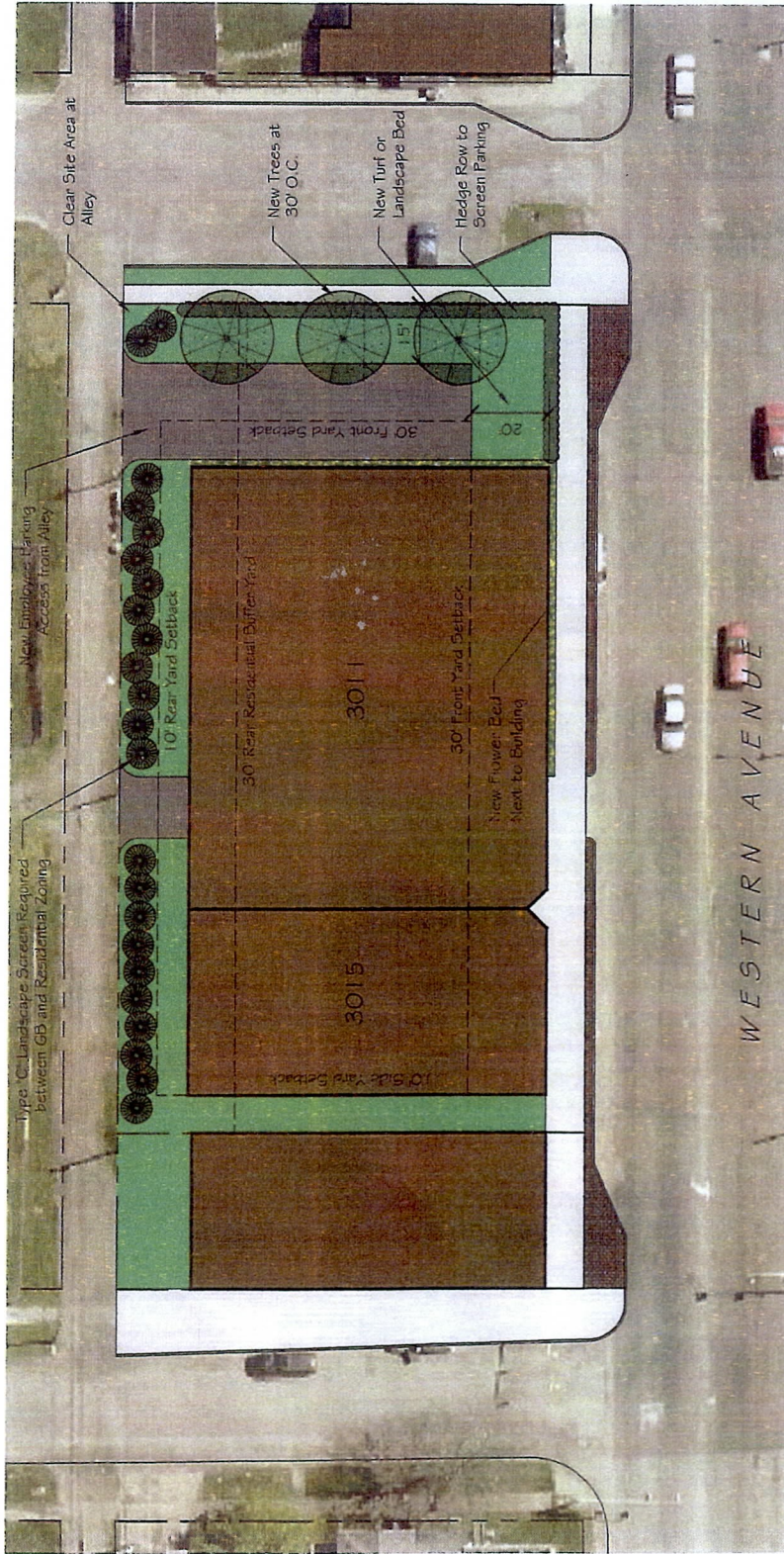


BY SIGNING THIS PETITION, THE PETITIONERS/PROPERTY OWNERS OF THE ABOVE-DESCRIBED REAL ESTATE AUTHORIZE THAT THE CONTACT PERSON LISTED ABOVE MAY REPRESENT THIS PETITION BEFORE THE AREA PLAN COMMISSION AND COMMON COUNCIL AND TO ANSWER ANY AND ALL QUESTIONS THEREON.

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

Ciera Ewing *[Signature]*

4



CONCEPT SITE PLAN

SCALE: +/- 1" = 30'-0"

Filed in Clerk's Office

MAY 03 2017

KAREEMAH FOWLER

CITY OF INDIANAPOLIS
West Side Corridor
SMG, LLC - Richard Brooks III
3011-3015 W Western Ave
South Bend, Indiana 46619

John Mellor Design
Traditional Architecture & Urbanism

FILED
MAY 01 2017
AREA PLAN COMMISSION
APPLICATION NO. 2828-17

#	Date	Issue
01	09/08/16	Design Concepts
02	09/13/16	Revisions

- Property is zoned "GB" General Business. Zoning requires a 30' front yard setback and 10' side and rear yard setbacks. Parking and driveways are allowed in the required yards.
- Zoning also requires a 30' Rear Residential Buffer Yard. Parking is NOT permitted in the buffer yard.
- Given the width of the existing lot, and the required parking setbacks, no standard parking configuration fits along side 3011 W Western. Drawing indicates a paved pad that would be suitable for employee use only, but is not sufficient for customers.
- Provide a 36" high hedgerow along the front and side of the parking area to screen vehicles from view.



Filed in Clerk's Office

MAY 03 2017

KAREEMAH FOWLER
CITY CLERK SOUTH BEND, IN

FILED

MAY 02 2017

AREA PLAN COMMISSION

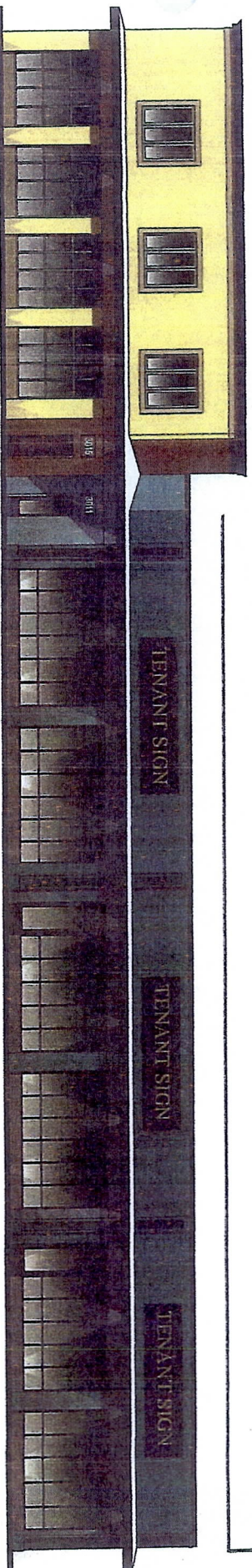
APPLICATION NO.

2828-19

EXISTING ELEVATION

NO SCALE

- Remove stone and lap siding from the building and replace with new stucco finish. Use two different color schemes to differentiate between 3011 and 3015.
- Remove the existing fabric canopy and its support structure. Repair the original canopy structure underneath, including a new aluminum fascia, soffit, and waterproofing and flashing where required. Add recessed lighting to underside of canopy connected to a photocell so that the building is illuminated from dusk to dawn. Color suggestion for new aluminum fascia = dark gray.
- Maintain existing windows on second story. Add a 4" wide stucco trim around each. Add stucco trim / extruded aluminum coping at top of building. Coping color to match fascia.
- Add new recessed stucco panels above doors as location for building address numbers.
- Remove existing first floor windows at 3015. Add additional block and stucco as indicated to divide into (4) equal openings. Install new aluminum storefront window system in pattern indicated to minimize size of glass lites. Use clear glass.
- Add new matching aluminum doors to 3015 and 3011 - medium stile, larger bottom rail for kick plate, and clear glass.
- Reconfigure 3011 window openings as indicated for three new shop fronts. Install new aluminum storefront window system in pattern indicated to minimize size of glass lites. Use clear glass. Incorporate matching aluminum doors into storefront system.
- Add vertical stucco pilasters to 3011 as indicated to visually separate building into three distinct units. Include new signage above repaired canopy.



CONCEPT ELEVATION

SCALE: +/- 3/32" = 1'-0"

<div>John Mellor Design</div> <div>Traditional Architecture & Urbanism</div>		<div>West Side Corridors Matching Grant Program</div> <div>SMG, LLC - Richard Brooks III</div> <div>3011-3015 W Western Ave</div> <div>South Bend, Indiana 46619</div>		
#	Date	Issue		
01	09/09/16	Design Concepts		
02	02/27/17	Revision #1		
			2	

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

February 14, 2017

Tony Halsey
Kite Realty Group
30 South Meridian Street
Indianapolis, IN 46204

Filed in Clerk's Office

MAY 04 2017

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

RE: Alley Vacations –
North/South Alley making up former Eddy Street, South of Howard Street and North of Corby Blvd. including all Right-of-Way to South Bend Avenue and former South Bend Avenue

North/South Alley South of St. Vincent Street, East of Eddy Street including Two (2) East/West Alleys North of Howard Street, South of St. Vincent Street and Non-Vacated Right-of-Way West of SR 23 at South End of former Georgiana Street

Eastern 170+ Feet of the East/West Alley West of Eddy Street between St. Vincent Street and Howard Street

Northwest Corner of Howard Street and Eddy Street including Excess Right-of-Way from Former Howard Street Alignment (Preliminary Review)

Dear Mr. Halsey:

The Board of Public Works, at its February 14, 2017, meeting, reviewed comments by the Engineering Division, Area Plan Commission, Community Investment, Fire Department, Police Department, and the Solid Waste Division. The following comments and recommendations were submitted:

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

Therefore, the Board of Public Works submitted a favorable recommendation for the vacation of this alley subject to utility easements for existing water and sewer mains.

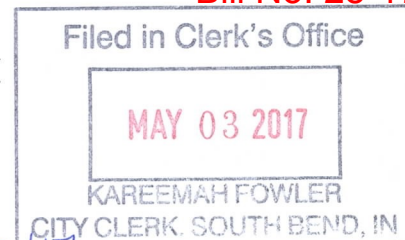
Please contact Donna Hanson at (574) 235-9254 prior to picking up your radius map. You will need a radius map showing properties within 150' of the proposed vacation for your petition to the Common Council. Once you pick up the radius map, proceed to the City Clerk's office for your alley vacation packet.

Sincerely,


Linda M. Martin, Clerk

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

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



DATE: 5/2/17

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

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

A. THE ALLEYS DESCRIBED AS: (12' ALLEY NORTH/SOUTH BETWEEN EDDY STREET AND GEORGIANA AVENUE):

Part of the first 12 foot wide North/South alley lying East of Eddy Street, as platted in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, described as follows: Beginning at the South line of St. Vincent Street; thence South to the North line of Howard Street, said Howard Street being as relocated per the State of Indiana Project STP-S050(007). Containing 7,020 square feet, more or less.

AND (12' ALLEY BETWEEN LOTS 5 AND 6):

Part of 12 foot wide East/West alley lying between Lots 5 and 6, as platted in Hartman and Miller's Plat recorded as Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, described as follows: Beginning at the northeast corner of Lot 5; thence South 89 degrees 42 minutes 07 seconds West 110.09 feet; thence North 09 degrees 04 minutes 10 seconds East 12.16 feet; thence North 89 degrees 42 minutes 07 seconds East 108.10 feet to the southeast corner of Lot 6; thence South 00 degrees 20 minutes 43 seconds East 12.0 feet to the Point of Beginning. Containing 1,309 square feet more or less.

B. THE STREET DESCRIBED AS: (GEORGIANA AVENUE)

Part of 50 foot wide Georgiana Avenue as platted in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, described as follows: Beginning on the North line of South Bend Avenue; thence North to the North line of the first East/West alley North of South Bend Avenue. Containing 4,531 square feet, more or less.

NAME (signed & printed)

ADDRESS


LOT #

University of Notre Dame du Lac

725 Grace Hall, Notre

Dame, IN 46556

018-5098-3486

Shannon B. Cullinan, 

(Lot 50 Hartman & Millers

Addition)


Vice President for Finance

University of Notre Dame du Lac

725 Grace Hall, Notre

Dame, IN 46556

018-5098-3475

Shannon B. Cullinan, 

Vice President for Finance

(Lot 6 Hartman

& Millers Add, Except for part

sold for Street cont, Split #5545

08-17-11 12/13)

CONTACT PERSON (S)

NAME:

Tony Halsey, Kite Realty Group

RETURN TO:

OFFICE OF THE CITY CLERK

ADDRESS:

30 South Meridian Street

KAREEMAH FOWLER, CITY CLERK

ROOM 455-COUNTY-CITY BUILDING
SOUTH BEND, IN 46601

574-235-9221

Indianapolis, IN 46204

PHONE: (317) 713-5653

ORDINANCE NO. _____

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:

NORTH/SOUTH ALLEY SOUTH OF ST. VINCENT STREET, EAST OF EDDY STREET
INCLUDING TWO (2) EAST/WEST ALLEYS NORTH OF HOWARD STREET, SOUTH OF
ST. VINCENT AND NON-VACATED RIGHT-OF-WAY WEST OF SR 23 AT SOUTH END
OF FORMER GEORGIANA STREET

STATEMENT OF PURPOSE AND INTENT

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

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

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

(Georgiana Avenue)

*Part of 50 foot wide Georgiana Avenue as platted in Hartman and Miller's
Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St.
Joseph County, Indiana, described as follows:*

*Beginning on the North line of South Bend Avenue; thence North to the North line
of the first East/West alley North of South Bend Avenue. Containing 4,531 square
feet, more or less.*

AND

(12' Alley North/South between Eddy Street and Georgiana Avenue)

*Part of the first 12 foot wide North/South alley lying East of Eddy Street, as platted
in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the
Recorder of St. Joseph County, Indiana, described as follows:*

Beginning at the South line of St. Vincent Street; thence South to the North line of Howard Street, said Howard Street being as relocated per the State of Indiana Project STP-S050(007). Containing 7,020 square feet, more or less.

AND

(12' Alley between Lots 5 and 6)

Part of 12 foot wide East/West alley lying between Lots 5 and 6, as platted in Hartman and Miller's Plat recorded as Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, described as follows:

Beginning at the northeast corner of Lot 5; thence South 89 degrees 42 minutes 07 seconds West 110.09 feet; thence North 09 degrees 04 minutes 10 seconds East 12.16 feet; thence North 89 degrees 42 minutes 07 seconds East 108.10 feet to the southeast corner of Lot 6; thence South 00 degrees 20 minutes 43 seconds East 12.0 feet to the Point of Beginning. Containing 1,309 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:

018-5098-3455	018-5098-3468	018-5098-3484
		018-5098-3485
018-5098-3456	018-5098-3469	018-5098-3486
		018-5099-3517
018-5098-3457	018-5098-3470	
018-5098-3458	018-5098-3471	
018-5098-3459	018-5098-3473	
018-5098-3460	018-5098-3474	

018-5098-3461	018-5098-3475
018-5098-3462	018-5098-347701
018-5098-3463	018-5098-3478
018-5098-3464	018-5098-3481
018-5098-3465	018-5098-3482
018-5098-3466	
018-5098-3467	

Section IV. The purpose of the vacation of the real property is to allow for construction of Eddy Street Commons, Phase II, a mixed-use retail and residential development.

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:

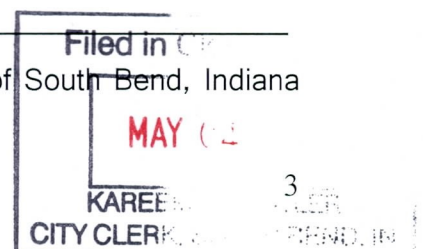
City Clerk

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

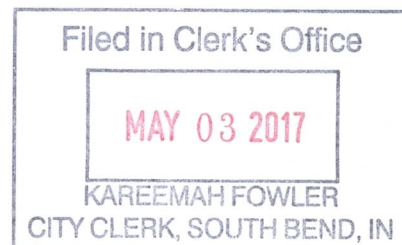
City Clerk

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

Mayor, City of South Bend, Indiana



PLOT SCALE: 1:1 EDIT DATE: 4/7/17 - 1:09 PM EDITED BY: EEVANS DRAWING FILE: P:\2016\02695\DRAWINGS\SURVEY\201602695.SV.2017-04-05.STREET VACATION.DWG



(Georgiana Avenue)

Part of 50 foot wide Georgiana Avenue as platted in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, described as follows:

Beginning on the North line of South Bend Avenue; thence North to the North line of the first East/West alley North of South Bend Avenue. Containing 4,531 square feet, more or less.

(12' Alley North/South between Eddy Street and Georgiana Avenue)

Part of the first 12 foot wide North/South alley lying East of Eddy Street, as platted in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, described as follows:

Beginning at the South line of St. Vincent Street; thence South to the North line of Howard Street, said Howard Street being as relocated per the State of Indiana Project STP-S050(007). Containing 7,020 square feet, more or less.

(12' Alley between Lots 5 and 6)

Part of 12 foot wide East/West alley lying between Lots 5 and 6, as platted in Hartman and Miller's Plat recorded as Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, described as follows:

Beginning at the northeast corner of Lot 5; thence South 89 degrees 42 minutes 07 seconds West 110.09 feet; thence North 09 degrees 04 minutes 10 seconds East 12.16 feet; thence North 89 degrees 42 minutes 07 seconds East 108.10 feet to the southeast corner of Lot 6; thence South 00 degrees 20 minutes 43 seconds East 12.0 feet to the Point of Beginning. Containing 1,309 square feet more or less.

VACATION EXHIBIT

AREAS D & E

AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

DATE: 04/07/2017

DRAWN BY: EE

JOB NO. 2016.02695

SHEET NO.

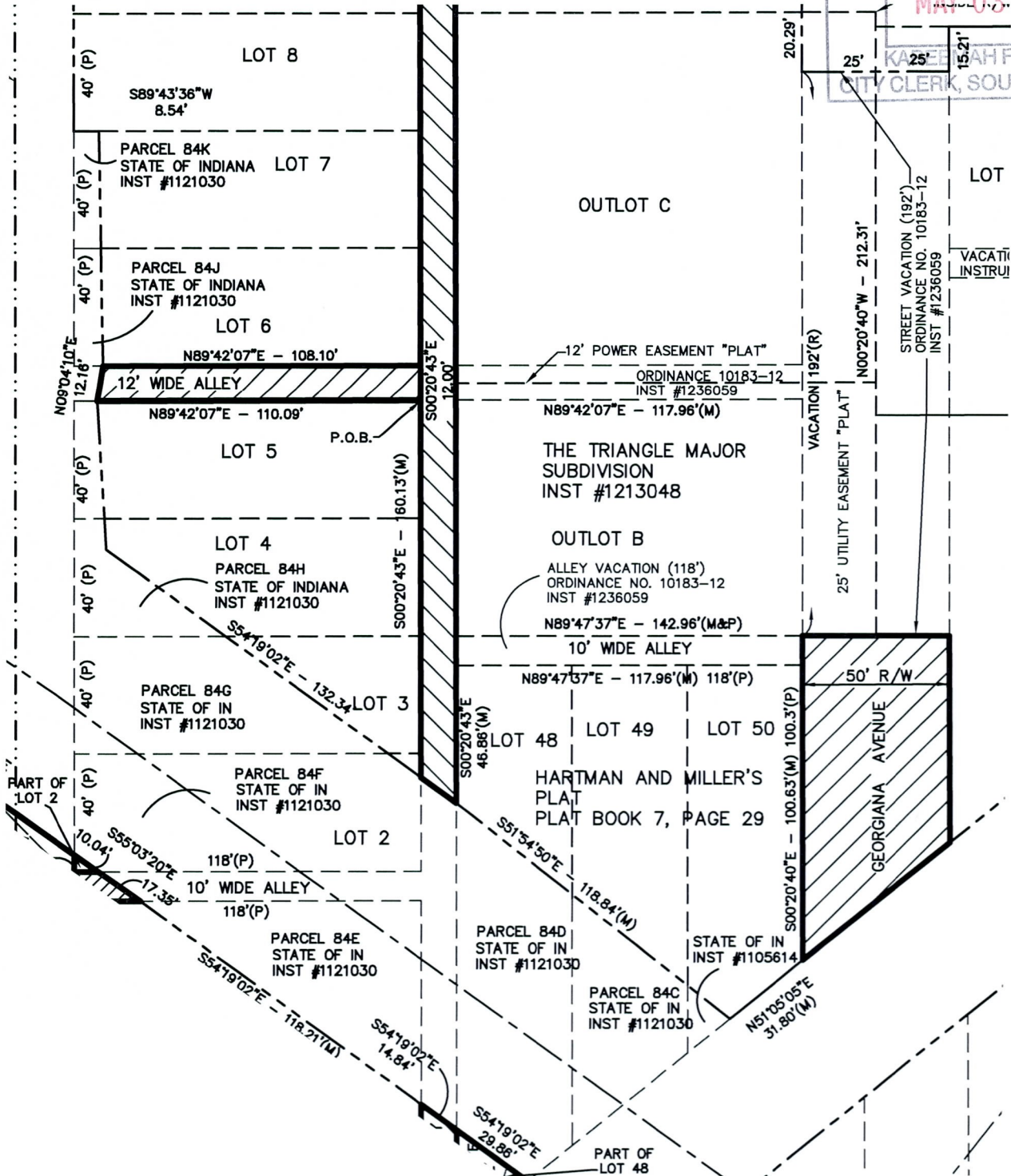
1
of
3

PLOT SCALE: 1:1 EDIT DATE: 4/7/17 - 1:09 PM EDITED BY: EEVANS DRAWING FILE: P:\2016\02695\DRAWINGS\SURVEY\201602695.SV.2017-04-05\STREET VACATION.DWG

Filed in Clerk's Office

MAY 03 2017

KAREN FOWLER
CITY CLERK, SOUTH BEND, IN



VACATION EXHIBIT

AREAS D & E

AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

DATE: 04/07/2017

DRAWN BY: EE

JOB NO. 2016.02695

SHEET NO.

2

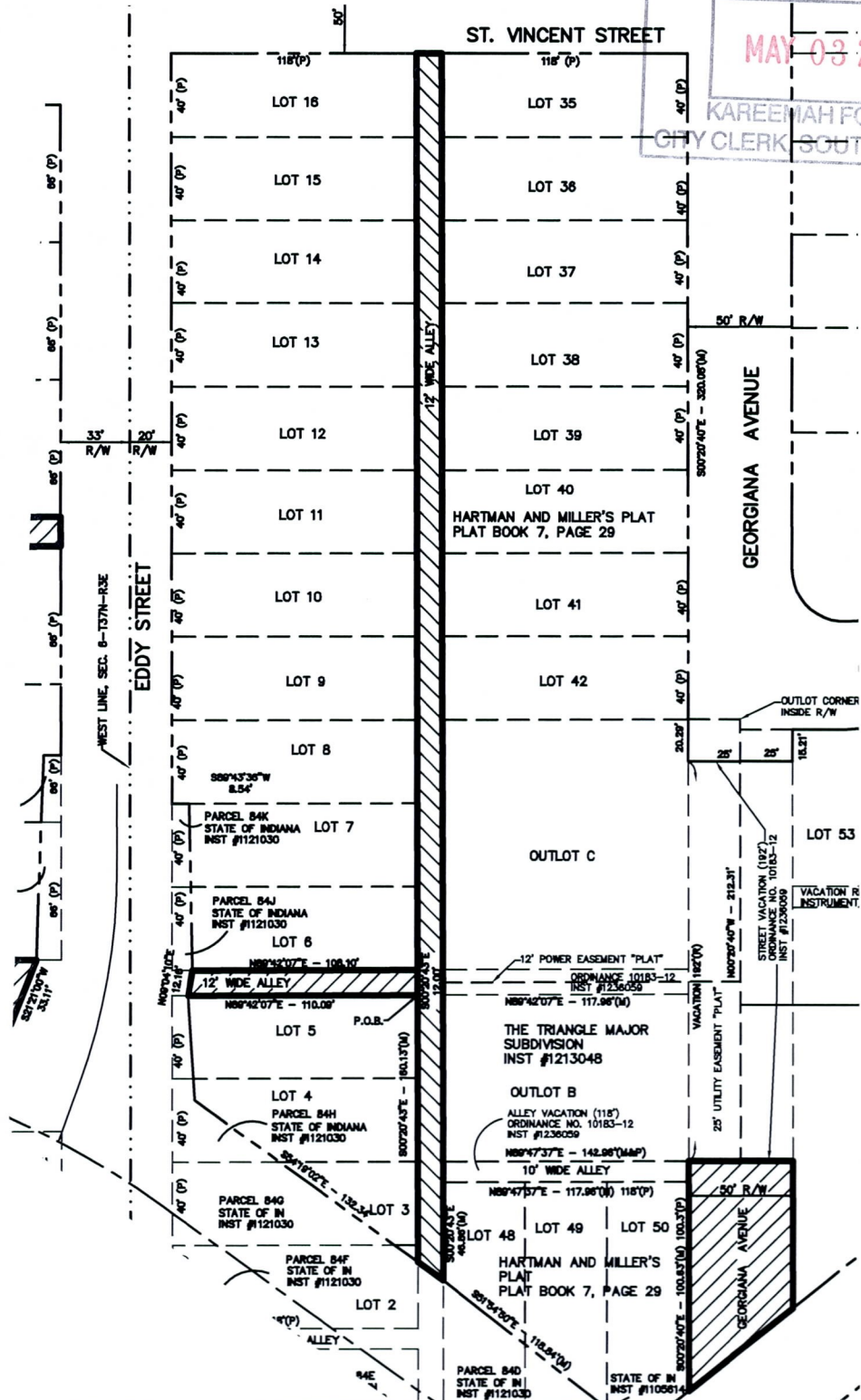
of

3

PLOT SCALE: 1:1 EDIT DATE: 4/7/17 - 1:05 PM EDITED BY: EEVANS DRAWING FILE: P:\2016\02695\DRAWINGS\SURVEY\201602695.SV.2017-04-05.STREET VACATION.DWG



0' 80'
SCALE: 1"=80'



Filed in Clerk's Office

MAY 03 2017

KAREEMAH FOWLER
CITY CLERK SOUTH BEND, IN

VACATION EXHIBIT

AREAS D & E

AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

DATE: 04/07/2017

DRAWN BY: EE

JOB NO. 2016.02695

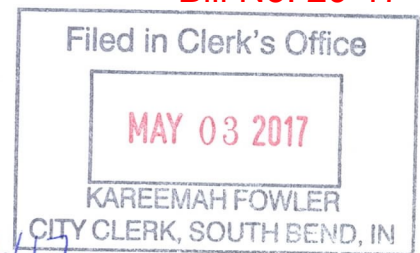
SHEET NO.

3

of

3

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



DATE: 5/2/17

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

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

A. THE ALLEYS DESCRIBED AS: N/A

B. THE STREET DESCRIBED AS: (HOWARD STREET)

Part of Howard Street, as platted in Sorin's Second Addition to the Town of Lowell recorded in Plat Book 1, page 10 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:

Beginning at the southwest corner of Lot 100 in said Sorin's Second Addition; thence along the south line of Lot 100 North 89 degrees 38 minutes 13 seconds East 152.96 feet to the southwest corner of Parcel 84M as deeded to the State of Indiana by Warranty Deed recorded as Instrument number 1121030; thence South 21 degrees 21 minutes 00 seconds West 33.11 feet to a point on a curve, said curve having a radius of 441.83 feet and concave to the southwest; thence northwesterly along the curve to the left an arc distance of 144.68 feet, said curve being subtended by a chord bearing North 78 degrees 01 minutes 50 seconds West 144.03 feet, to the Point of Beginning. Containing 1,785 square feet, more or less.

NAME (signed & printed)

ADDRESS

LOT #

University of Notre Dame du Lac

725 Grace Hall, Notre

Dame, IN 46556

018-5105-3701

Office of Asset Management


(Lot

100 Sorins 2nd Add, Except for

18' North Side and Except for

part sold for Street cont,

Split #5545 08-17-11 12/13)

Shannon B. Cullinan, 

Vice President for Finance

CONTACT PERSON (S)

NAME: Tony Halsey, Kite Realty Group

RETURN TO:

OFFICE OF THE CITY CLERK

KAREEMAH FOWLER, CITY CLERK

ROOM 455-COUNTY-CITY BUILDING

SOUTH BEND, IN 46601

574-235-9221

ADDRESS: 30 South Meridian Street

Indianapolis, IN 46204

PHONE: (317) 713-5653

ORDINANCE NO. _____

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:

NORTHWEST CORNER OF HOWARD STREET AND EDDY STREET INCLUDING EXCESS RIGHT-
OF-WAY FROM FORMER HOWARD STREET ALIGNMENT

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:

Part of Howard Street, as platted in Sorin's Second Addition to the Town of Lowell recorded in Plat Book 1, page 10 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:

Beginning at the southwest corner of Lot 100 in said Sorin's Second Addition; thence along the south line of Lot 100 North 89 degrees 38 minutes 13 seconds East 152.96 feet to the southwest corner of Parcel 84M as deeded to the State of Indiana by Warranty Deed recorded as Instrument number 1121030; thence South 21 degrees 21 minutes 00 seconds West 33.11 feet to a point on a curve, said curve having a radius of 441.83 feet and concave to the southwest; thence northwesterly along the curve to the left an arc distance of 144.68 feet, said curve being subtended by a chord bearing North 78 degrees 01 minutes 50 seconds West 144.03 feet, to the Point of Beginning. Containing 1,785 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:

018-5105-3701

Section IV. The purpose of the vacation of the real property is to allow for construction of Eddy Street Commons, Phase II, a mixed-use retail and residential development.

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:

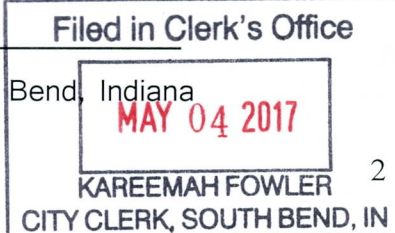
City Clerk

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

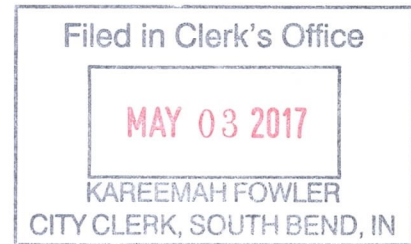
City Clerk

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

Mayor, City of South Bend, Indiana



PLOT SCALE: 1:1 EDIT DATE: 4/7/17 -- 11:58 AM EDITED BY: EVANS DRAWING FILE: P:\2016\02695\0. DRAWINGS\ SURVEY\ 201602695.SV.2017-04-05.STREET VACATION.DWG



Vacation Areas

(14' Alley)

All of the 14 foot wide East/West alley lying between Lots 97 and 98 in Sorin's Second Addition to the Town of Lowell recorded in Plat Book 1, page 10 in the Office of the Recorder of St. Joseph County, Indiana, said alley is bordered on the East by Eddy Street and on the West by the first alley West of Eddy Street. Containing 2,310 square feet, more or less.

(Howard Street)

Part of Howard Street, as platted in Sorin's Second Addition to the Town of Lowell recorded in Plat Book 1, page 10 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:

Beginning at the southwest corner of Lot 100 in said Sorin's Second Addition; thence along the south line of Lot 100 North 89 degrees 38 minutes 13 seconds East 152.96 feet to the southwest corner of Parcel 84M as deeded to the State of Indiana by Warranty Deed recorded as Instrument number 1121030; thence South 21 degrees 21 minutes 00 seconds West 33.11 feet to a point on a curve, said curve having a radius of 441.83 feet and concave to the southwest; thence northwesterly along the curve to the left an arc distance of 144.68 feet, said curve being subtended by a chord bearing North 78 degrees 01 minutes 50 seconds West 144.03 feet, to the Point of Beginning. Containing 1,785 square feet, more or less.

VACATION EXHIBIT

AREA C

AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

DATE: 04/07/2017

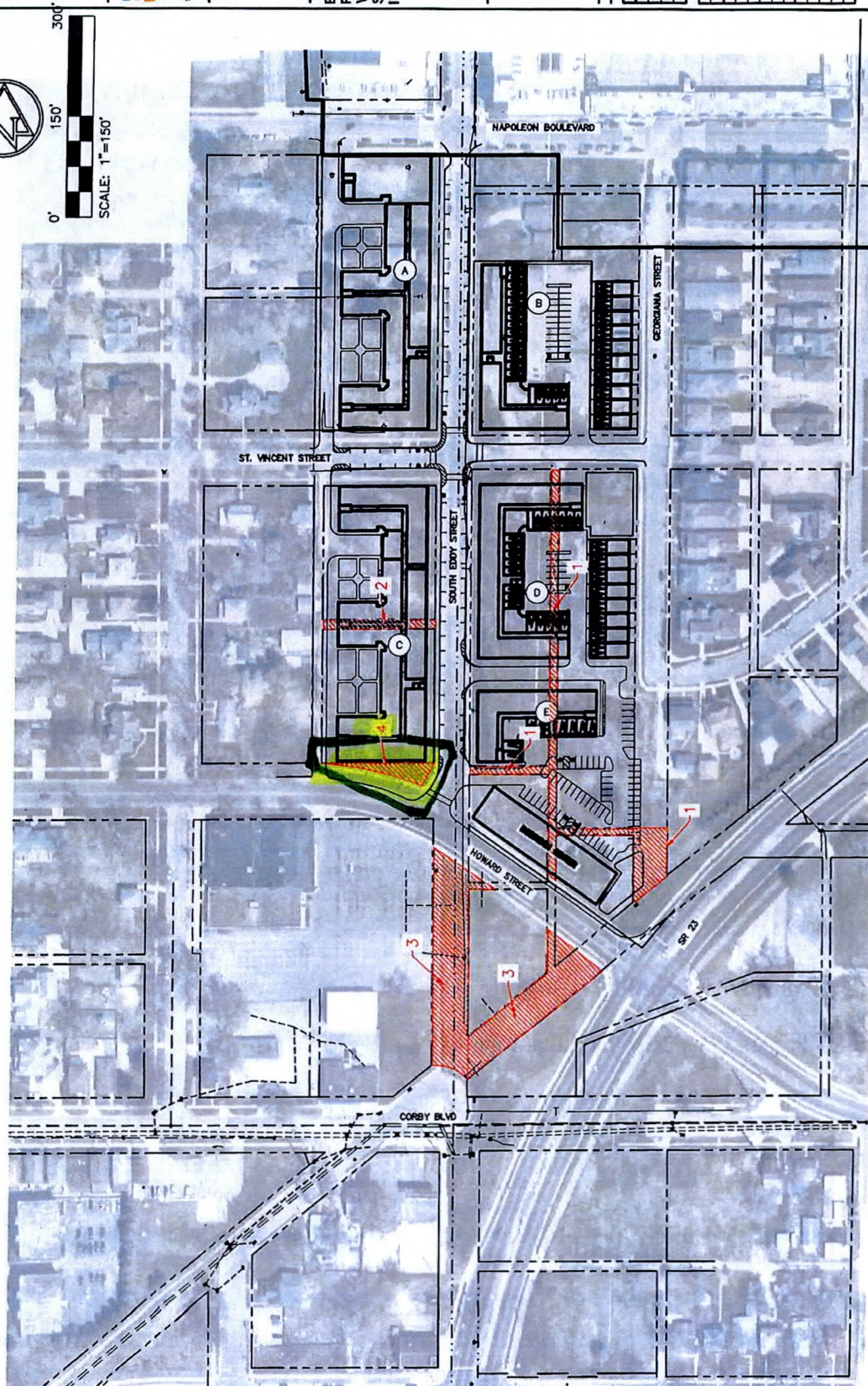
DRAWN BY: EE

JOB NO. 2016.02695

SHEET NO.

1
of
2

2




PROPOSED LEGEND

RIGHT OF WAY TO BE VACATED

Project Number 2016.02695

**RIGHT OF WAY
VACATION EXHIBIT
01/04/2016**

2 of 2



AMERICAN
STRUCTUREPOINT
INC.

7240 Standard Union | Hyderabad, India 500016
TEL 317.547.5349 | FAX 317.543.8278
www.317standard.com

EDDY STREET
PHASE II
VARIANCE EXHIBITS
SOUTH BEND,
INDIANA

CERTIFIED BY

CLASSIFICATION

ISSUANCE INDEX

5	
---	--

PHASE:	
--------	--

1111

DESCRIPTION DATE

CONFIRMATION	DATE

Number 2016.02695

MT DE WIAV

HOW TO USE THIS EXHIBIT

1/04/2016

545

210

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

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

Bill No. 30-17
Filed in Clerk's Office

MAY 03 2017

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

DATE: 5/2/17

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

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

A. THE ALLEYS DESCRIBED AS: (14' ALLEY):

All of the 14 foot wide East/West alley lying between Lots 97 and 98 in Sorin's Second Addition to the Town of Lowell recorded in Plat Book 1, page 10 in the Office of the Recorder of St. Joseph County, Indiana, said alley is bordered on the East by Eddy Street and on the West by the first alley West of Eddy Street. Containing 2,310 square feet, more or less.

B. THE STREET DESCRIBED AS: N/A

NAME (signed & printed)

ADDRESS

LOT #

University of Notre Dame du Lac

725 Grace Hall, Notre
Dame, IN 46556

018-5105-3699

(Lot 98 Sorins

2nd Add, Except for 16' South
Side

Shannon B. Cullinan,



Vice President for Finance

CONTACT PERSON (S)

NAME: Tony Halsey, Kite Realty Group

RETURN TO:

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

ADDRESS: 30 South Meridian Street

Indianapolis, IN 46204

PHONE: (317) 713-5653

PETITION TO VACATE PUBLIC RIGHTS-OF-WAY

(STREETS/ALLEYS)

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

DATE: _____

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

A. THE ALLEYS DESCRIBED AS: (14' ALLEY):

All of the 14 foot wide East/West alley lying between Lots 97 and 98 in Sorin's Second Addition to the Town of Lowell recorded in Plat Book 1, page 10 in the Office of the Recorder of St. Joseph County, Indiana, said alley is bordered on the East by Eddy Street and on the West by the first alley West of Eddy Street. Containing 2,310 square feet, more or less.

B. THE STREET DESCRIBED AS:N/A

NAME (signed & printed)

ADDRESS

LOT #

University of Notre Dame du Lac

725 Grace Hall, Notre Dame, IN 46556

018-5105-3699

(Lot 98 Sorins 2nd Add, Except for
16' South Side

Shannon B. Cullinan, _____

Vice President for Finance

CONTACT PERSON (S)

NAME: Tony Halsey, Kite Realty Group

RETURN TO:

OFFICE OF THE CITY CLERK
KAREEMAH FOWLER, CITY CLERK
ROOM 455-COUNTY-CITY BUILDING
SOUTH BEND, IN 46601

574-235-9221

ADDRESS: 30 South Meridian Street

Indianapolis, IN 46204

PHONE: (317) 713-5653

ORDINANCE NO. _____

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:

EASTERN 170+ FEET OF EAST/WEST ALLEY WEST OF EDDY STREET BETWEEN ST. VINCENT STREET AND HOWARD STREET

STATEMENT OF PURPOSE AND INTENT

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

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

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

All of the 14 foot wide East/West alley lying between Lots 97 and 98 in Sorin's Second Addition to the Town of Lowell recorded in Plat Book 1, page 10 in the Office of the Recorder of St. Joseph County, Indiana, said alley is bordered on the East by Eddy Street and on the West by the first alley West of Eddy Street. Containing 2,310 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:

018-5105-3698

018-5105-3699

Section IV. The purpose of the vacation of the real property is to allow for construction of Eddy Street Commons, Phase II, a mixed-use retail and residential development.

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:

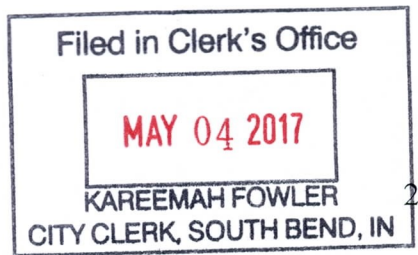
City Clerk

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

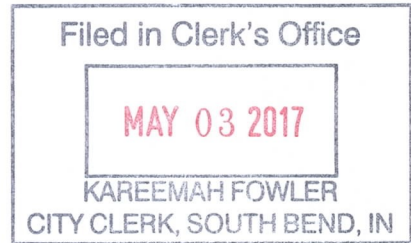
City Clerk

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

Mayor, City of South Bend, Indiana



PLOT SCALE: 1:1 EDIT DATE: 4/7/17 - 11:58 AM EDITED BY: EEVANS DRAWING FILE: P:\2016\02695\D. DRAWINGS\SURVEY\201602695.SV.2017-04-05.STREET VACATION.DWG



Vacation Areas

(14' Alley)

All of the 14 foot wide East/West alley lying between Lots 97 and 98 in Sorin's Second Addition to the Town of Lowell recorded in Plat Book 1, page 10 in the Office of the Recorder of St. Joseph County, Indiana, said alley is bordered on the East by Eddy Street and on the West by the first alley West of Eddy Street. Containing 2,310 square feet, more or less.

(Howard Street)

Part of Howard Street, as platted in Sorin's Second Addition to the Town of Lowell recorded in Plat Book 1, page 10 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:

Beginning at the southwest corner of Lot 100 in said Sorin's Second Addition; thence along the south line of Lot 100 North 89 degrees 38 minutes 13 seconds East 152.96 feet to the southwest corner of Parcel 84M as deeded to the State of Indiana by Warranty Deed recorded as Instrument number 1121030; thence South 21 degrees 21 minutes 00 seconds West 33.11 feet to a point on a curve, said curve having a radius of 441.83 feet and concave to the southwest; thence northwesterly along the curve to the left an arc distance of 144.68 feet, said curve being subtended by a chord bearing North 78 degrees 01 minutes 50 seconds West 144.03 feet, to the Point of Beginning. Containing 1,785 square feet, more or less.

VACATION EXHIBIT

AREA C

AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

DATE: 04/07/2017
DRAWN BY: EE
JOB NO. 2016.02695

SHEET NO.
1
of
2

PLOT SCALE: 1:1 EDIT DATE: 4/7/17 - 11:58 AM EDITED BY: EEVANS DRAWING FILE: P:\2016\02695\02695.D. DRAWINGS\SURVEY\201602695.SV.2017-04-05 STREET VACATION.DWG

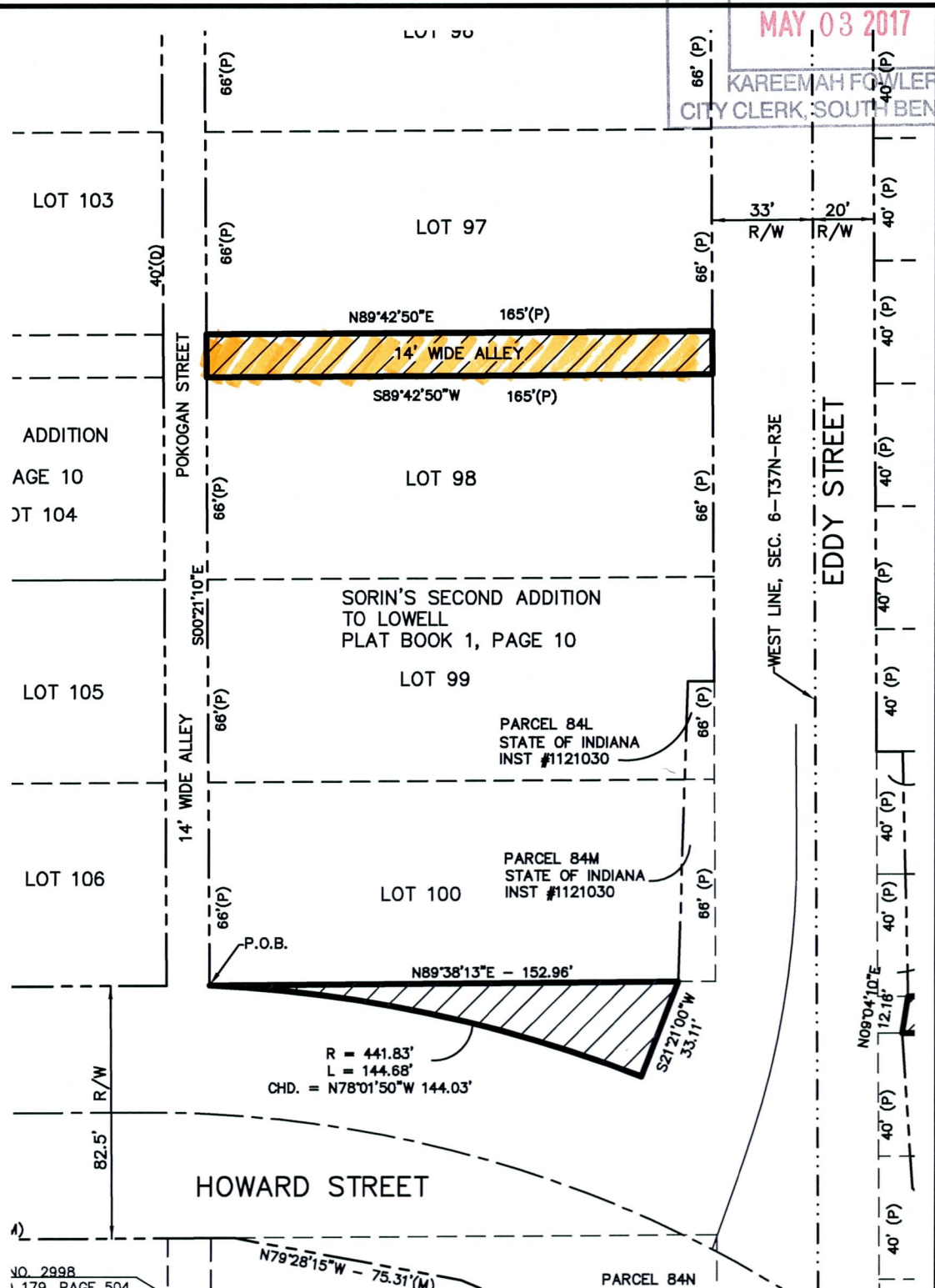
Filed in Clerk's Office

MAY 03 2017

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN



0' 50'
SCALE: 1"=50'



VACATION EXHIBIT

AREA C

AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

DATE: 04/07/2017

DRAWN BY: EE

JOB NO. 2016.02695

SHEET NO.

2

of

2

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:	01/04/2016/7		
Applicant Name:	Tony Halsey Kite Realty Group 30 South Meridian Street Indianapolis, IN 46204	Phone #: 317-713-5653	
		Email: thalsey@kiterealty.com	
Property Address:	1021 and 1013 North Eddy Street, South Bend, IN 46617		
Applicant property information: <input checked="" 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):		The eastern 170± feet of the East/West alley west of Eddy Street between St. Vincent Street and Howard Street. See (2) on attached Right of Way Vacation exhibit	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If no, use the attached table to provide the following information for all affected property owners:			
Reason for street/alley vacation and proposed use: Redevelopment for residential and mixed use development. See attached Right of Way Vacation Exhibit.			
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:

Gary A. Zlot
Bill Kite
[Signature]

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

Filed in Clerk's Office

MAY 03 2017

DATE: 5/2/17 KAREEMAH FOWLER
 CITY CLERK, SOUTH BEND, IN

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

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

A. THE ALLEYS DESCRIBED AS: (10' ALLEY, LYING ON EAST SIDE OF EDDY STREET):

Part of a 10-foot-wide alley lying between Lots 1 and 2 in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:

Beginning at the northwest corner of Lot 1 in said Hartman and Miller's Plat; thence North 00 degrees 20 minutes 45 seconds West along the east line of Eddy Street 10.00 feet to the southwest corner of Lot 2 in said Hartman and Miller's Plat; thence North 89 degrees 44 minutes 46 seconds East along the north line of said alley 8.20 feet; thence South 55 degrees 03 minutes 20 seconds East 17.35 feet to the south line of said alley; thence along said south line South 89 degrees 44 minutes 46 seconds West 22.36 feet to the Point of Beginning. Containing 153 square feet, more or less.

AND (Part of Lot 2, lying on East side of Eddy Street)

Part of Lot 2 in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:

Beginning at the southwest corner of Lot 2 in said Hartman and Miller's Plat, said corner also being the southwest corner of Parcel 84F as deeded to the State of Indiana by Warranty Deed recorded as Instrument number 1121030; thence North 00 degrees 20 minutes 45 seconds West along the west line of Lot 2 a distance of 5.79 feet; thence South 55 degrees 03 minutes 20 seconds East 10.04 feet to the south line of Lot 2; thence along said south line South 89 degrees 44 minutes 46 seconds West 8.20 feet to the Point of Beginning. Containing 24 square feet, more or less.

AND (12' Alley lying on North side of South Bend Avenue)

Part of a 12-foot-wide alley in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:

Beginning at the southeast corner of Lot 1 of said Hartman and Miller's Plat, said corner being on the northwest line of South Bend Avenue; thence along the west line of a 12-foot-wide alley North 00 degrees 20 minutes 45 seconds West 55.12 feet to the southeast corner of Parcel 84E as deeded to the State of Indiana by Warranty Deed recorded

in Instrument number 1121030; thence South 54 degrees 19 minutes 02 seconds East on the southeasterly extension of the southwest line of said Parcel 84E a distance of 14.84 feet to the east line of said 12 foot alley; thence along the east line of said alley South 00 degrees 20 minutes 45 seconds East 36.82 feet to the northwest line of South Bend Avenue; thence along the northwest line of South Bend Avenue 15.35 feet to the Point of Beginning. Containing 552 square feet, more or less.

AND (Part of Lot 48, lying on North side of South Bend Avenue)

Part of Lot 48 in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:

Beginning at the southwest corner of Lot 48 of said Hartman and Miller's Plat, said corner also being the southwest corner of Parcel 84D as deeded to the State of Indiana by Warranty Deed recorded in Instrument number 1121030; thence North 00 degrees 20 minutes 45 seconds West along the west line of Lot 48 a distance of 36.82 feet; thence South 54 degrees 19 minutes 02 seconds East 29.86 feet to the northwest line of South Bend Avenue; thence along said northwest line South 51 degrees 05 minutes 05 seconds West 30.89 feet to the Point of Beginning. Containing 445 square feet, more or less.

B. THE STREET DESCRIBED AS: (EDDY STREET)

Part of 53 foot wide Eddy Street, as platted in Sorin's Second Addition to the Town of Lowell recorded in Plat Book 1, page 10 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows: Commencing at the southeast corner of Lot 112 in Sorin's Second Addition; thence North 00 degrees 20 minutes 46 seconds West along the east line of Lot 112 a distance of 46.09 feet to the intersection of the west line of Eddy Street and the north line of Corby Street, being the Point of Beginning; thence North 00 degrees 20 minutes 45 seconds West along the west line of Eddy Street 313.98 feet to the southeast corner of Parcel 84N as deeded to the State of Indiana by Warranty Deed recorded as Instrument number 1121030; thence South 55 degrees 03 minutes 20 seconds East 64.93 feet to the east line of Eddy Street; thence South 00 degrees 20 minutes 45 seconds East 297.85 feet to the intersection with the southeast line of South Bend Avenue; thence North 68 degrees 22 minutes 31 seconds West 57.15 feet to the Point of Beginning. Containing 16,214 square feet, more or less.

AND (SOUTH BEND AVENUE)


Part of South Bend Avenue, as platted in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:

Beginning at the southwest corner of Lot 1 in said Hartman and Miller's Plat; thence North 51 degrees 05 minutes 05 seconds East along the northwest line of South Bend Avenue 197.11 feet; thence South 34 degrees 12 minutes 09 seconds East 49.67 feet to northwest corner of Parcel 82B as deeded to the State of Indiana by Warranty Deed recorded as Instrument 1431646, being on the southeast line of South Bend Avenue; thence South 51 degrees 05

minutes 05 seconds West along said southeast line 232.50 feet to the east line of Eddy Street; thence North 00 degrees 20 minutes 45 seconds East along said east line 63.31 feet to the Point of Beginning. Containing 10,633 square feet, more or less.

NAME (signed & printed)	ADDRESS	LOT #
<u>University of Notre Dame du Lac</u>		<u>725 Grace Hall, Notre</u> <u>Dame, IN 46556</u> <u>018-5098-3483</u>

(Lot 100
Hartman & Millers Add, Except
for part sold for Street cont
0.494 ac±
Split #5545 08-17-11 12/13)

Shannon B Cullinan, 
Vice President for Finance

CONTACT PERSON (S)

NAME: Tony Halsey, Kite Realty Group

RETURN TO:

OFFICE OF THE CITY CLERK
KAREEMAH FOWLER, CITY CLERK
ROOM 455-COUNTY-CITY BUILDING
SOUTH BEND, IN 46601

ADDRESS: 30 South Meridian Street
Indianapolis, IN 46204

574-235-9221

PHONE:

(317) 713-5653

ORDINANCE NO. _____

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:

NORTH/SOUTH ALLEY MAKING UP FORMER EDDY STREET, SOUTH OF HOWARD STREET AND NORTH OF CORBY BLVD. INCLUDING ALL RIGHT-OF-WAY TO SOUTH BEND AVENUE AND FORMER SOUTH BEND AVENUE

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:

(Eddy Street)

Part of 53 foot wide Eddy Street, as platted in Sorin's Second Addition to the Town of Lowell recorded in Plat Book 1, page 10 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:

Commencing at the southeast corner of Lot 112 in Sorin's Second Addition; thence North 00 degrees 20 minutes 46 seconds West along the east line of Lot 112 a distance of 46.09 feet to the intersection of the west line of Eddy Street and the north line of Corby Street, being the Point of Beginning; thence North 00 degrees 20 minutes 45 seconds West along the west line of Eddy Street 313.98 feet to the southeast corner of Parcel 84N as deeded to the State of Indiana by Warranty Deed recorded as Instrument number 1121030; thence South 55 degrees 03 minutes 20 seconds East 64.93 feet to the east line of Eddy Street; thence South 00 degrees 20 minutes 45 seconds East 297.85 feet to the intersection with

the southeast line of South Bend Avenue; thence North 68 degrees 22 minutes 31 seconds West 57.15 feet to the Point of Beginning. Containing 16,214 square feet, more or less.

AND (10' ALLEY, LYING ON EAST SIDE OF EDDY STREET)

Part of a 10-foot-wide alley lying between Lots 1 and 2 in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows: Beginning at the northwest corner of Lot 1 in said Hartman and Miller's Plat; thence North 00 degrees 20 minutes 45 seconds West along the east line of Eddy Street 10.00 feet to the southwest corner of Lot 2 in said Hartman and Miller's Plat; thence North 89 degrees 44 minutes 46 seconds East along the north line of said alley 8.20 feet; thence South 55 degrees 03 minutes 20 seconds East 17.35 feet to the south line of said alley; thence along said south line South 89 degrees 44 minutes 46 seconds West 22.36 feet to the Point of Beginning. Containing 153 square feet, more or less.

AND (Part of Lot 2, lying on East side of Eddy Street)

Part of Lot 2 in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows: Beginning at the southwest corner of Lot 2 in said Hartman and Miller's Plat, said corner also being the southwest corner of Parcel 84F as deeded to the State of Indiana by Warranty Deed recorded as Instrument number 1121030; thence North 00 degrees 20 minutes 45 seconds West along the west line of Lot 2 a distance of 5.79 feet; thence South 55 degrees 03 minutes 20 seconds East 10.04 feet to the south line of Lot 2; thence

along said south line South 89 degrees 44 minutes 46 seconds West 8.20 feet to the Point of Beginning. Containing 24 square feet, more or less.

AND (SOUTH BEND AVENUE)

*Part of South Bend Avenue, as platted in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:
Beginning at the southwest corner of Lot 1 in said Hartman and Miller's Plat; thence North 51 degrees 05 minutes 05 seconds East along the northwest line of South Bend Avenue 197.11 feet; thence South 34 degrees 12 minutes 09 seconds East 49.67 feet to northwest corner of Parcel 82B as deeded to the State of Indiana by Warranty Deed recorded as Instrument 1431646, being on the southeast line of South Bend Avenue; thence South 51 degrees 05 minutes 05 seconds West along said southeast line 232.50 feet to the east line of Eddy Street; thence North 00 degrees 20 minutes 45 seconds East along said east line 63.31 feet to the Point of Beginning. Containing 10,633 square feet, more or less.*

AND (12' Alley lying on North side of South Bend Avenue)

*Part of a 12-foot-wide alley in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:
Beginning at the southeast corner of Lot 1 of said Hartman and Miller's Plat, said corner being on the northwest line of South Bend Avenue; thence along the west line of a 12-foot-wide alley North 00 degrees 20 minutes 45 seconds West 55.12 feet to the southeast corner of Parcel 84E as deeded to the State of Indiana by Warranty Deed recorded in Instrument number 1121030; thence South 54 degrees 19 minutes 02 seconds East on the southeasterly extension of the southwest line of said Parcel 84E a*

distance of 14.84 feet to the east line of said 12 foot alley; thence along the east line of said alley South 00 degrees 20 minutes 45 seconds East 36.82 feet to the northwest line of South Bend Avenue; thence along the northwest line of South Bend Avenue 15.35 feet to the Point of Beginning. Containing 552 square feet, more or less.

AND (Part of Lot 48, lying on North side of South Bend Avenue)

Part of Lot 48 in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:

Beginning at the southwest corner of Lot 48 of said Hartman and Miller's Plat, said corner also being the southwest corner of Parcel 84D as deeded to the State of Indiana by Warranty Deed recorded in Instrument number 1121030; thence North 00 degrees 20 minutes 45 seconds West along the west line of Lot 48 a distance of 36.82 feet; thence South 54 degrees 19 minutes 02 seconds East 29.86 feet to the northwest line of South Bend Avenue; thence along said northwest line South 51 degrees 05 minutes 05 seconds

West 30.89 feet to the Point of Beginning. Containing 445 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:

018-5098-3483	018-5094-3311
018-5106-3740	018-5094-3313
018-5106-3747	

Section IV. The purpose of the vacation of the real property is to allow for construction of Eddy Street Commons, Phase II, a mixed-use retail and residential development.

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

Filed in Clerk's Office

MAY 04 2017

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

Filed in Clerk's Office
MAY 03 2017
KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

(Eddy Street)

Part of 53 foot wide Eddy Street, as platted in Sorin's Second Addition to the Town of Lowell recorded in Plat Book 1, page 10 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:

Commencing at the southeast corner of Lot 112 in Sorin's Second Addition; thence North 00 degrees 20 minutes 46 seconds West along the east line of Lot 112 a distance of 46.09 feet to the intersection of the west line of Eddy Street and the north line of Corby Street, being the Point of Beginning; thence North 00 degrees 20 minutes 45 seconds West along the west line of Eddy Street 313.98 feet to the southeast corner of Parcel 84N as deeded to the State of Indiana by Warranty Deed recorded as Instrument number 1121030; thence South 55 degrees 03 minutes 20 seconds East 64.93 feet to the east line of Eddy Street; thence South 00 degrees 20 minutes 45 seconds East 297.85 feet to the intersection with the southeast line of South Bend Avenue; thence North 68 degrees 22 minutes 31 seconds West 57.15 feet to the Point of Beginning. Containing 16,214 square feet, more or less.

(10' Alley, lying on East side of Eddy Street)

Part of a 10 foot wide alley lying between Lots 1 and 2 in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:

Beginning at the northwest corner of Lot 1 in said Hartman and Miller's Plat; thence North 00 degrees 20 minutes 45 seconds West along the east line of Eddy Street 10.00 feet to the southwest corner of Lot 2 in said Hartman and Miller's Plat; thence North 89 degrees 44 minutes 46 seconds East along the north line of said alley 8.20 feet; thence South 55 degrees 03 minutes 20 seconds East 17.35 feet to the south line of said alley; thence along said south line South 89 degrees 44 minutes 46 seconds West 22.36 feet to the Point of Beginning. Containing 153 square feet, more or less.

(Part of Lot 2, lying on East side of Eddy Street)

Part of Lot 2 in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:

Beginning at the southwest corner of Lot 2 in said Hartman and Miller's Plat, said corner also being the southwest corner of Parcel 84F as deeded to the State of Indiana by Warranty Deed recorded as Instrument number 1121030; thence North 00 degrees 20 minutes 45 seconds West along the west line of Lot 2 a distance of 5.79 feet; thence South 55 degrees 03 minutes 20 seconds East 10.04 feet to the south line of Lot 2; thence along said south line South 89 degrees 44 minutes 46 seconds West 8.20 feet to the Point of Beginning. Containing 24 square feet, more or less.

VACATION EXHIBIT

AREA 3

AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

DATE: 04/07/2017

DRAWN BY: EE

JOB NO. 2016.02695

SHEET NO.

1
of
3

PLOT SCALE: 1:1 EDIT DATE: 4/7/17 - 1:02 PM EDITED BY: EVANS DRAWING FILE: P:\2016\02695\DRAWINGS\SURVEY\201602695.SV.2017-04-05\STREET VACATION.DWG

(South Bend Avenue)

Part of South Bend Avenue, as platted in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:

Beginning at the southwest corner of Lot 1 in said Hartman and Miller's Plat; thence North 51 degrees 05 minutes 05 seconds East along the northwest line of South Bend Avenue 197.11 feet; thence South 34 degrees 12 minutes 09 seconds East 49.67 feet to northwest corner of Parcel 82B as deeded to the State of Indiana by Warranty Deed recorded as Instrument 1431646, being on the southeast line of South Bend Avenue; thence South 51 degrees 05 minutes 05 seconds West along said southeast line 232.50 feet to the east line of Eddy Street; thence North 00 degrees 20 minutes 45 seconds East along said east line 63.31 feet to the Point of Beginning. Containing 10,633 square feet, more or less.

(12' Alley lying on North side of South Bend Avenue)

Part of a 12 foot wide alley in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:

Beginning at the southeast corner of Lot 1 of said Hartman and Miller's Plat, said corner being on the northwest line of South Bend Avenue; thence along the west line of a 12 foot wide alley North 00 degrees 20 minutes 45 seconds West 55.12 feet to the southeast corner of Parcel 84E as deeded to the State of Indiana by Warranty Deed recorded in Instrument number 1121030; thence South 54 degrees 19 minutes 02 seconds East on the southeasterly extension of the southwest line of said Parcel 84E a distance of 14.84 feet to the east line of said 12 foot alley; thence along the east line of said alley South 00 degrees 20 minutes 45 seconds East 36.82 feet to the northwest line of South Bend Avenue; thence along the northwest line of South Bend Avenue 15.35 feet to the Point of Beginning. Containing 552 square feet, more or less.

(Part of Lot 48, lying on North side of South Bend Avenue)

Part of Lot 48 in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, more particularly described as follows:

Beginning at the southwest corner of Lot 48 of said Hartman and Miller's Plat, said corner also being the southwest corner of Parcel 84D as deeded to the State of Indiana by Warranty Deed recorded in Instrument number 1121030; thence North 00 degrees 20 minutes 45 seconds West along the west line of Lot 48 a distance of 36.82 feet; thence South 54 degrees 19 minutes 02 seconds East 29.86 feet to the northwest line of South Bend Avenue; thence along said northwest line South 51 degrees 05 minutes 05 seconds West 30.89 feet to the Point of Beginning. Containing 445 square feet, more or less.

VACATION EXHIBIT

AREA 3

AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

DATE: 04/07/2017

DRAWN BY: EE

JOB NO. 2016.02695

SHEET NO.

2
of
3

KAREEMAH FOWLER
LOT 49 LOT 5

HARTMAN AND MILLER'S
PLAT
PLAT BOOK 7, PAGE 21

STATE 0
INST #11

PARCEL 84C
STATE OF IN
INST #1121030

HARTMAN AND MILLER'S PLAT
PLAT BOOK 7, PAGE 29

PART OF
—LOT 48

LOT 2

LOT 1

PARCEL 82B
STATE OF IN
INST #1431646

M.E LISTENBERGER'S
FIRST ADDITION
PLAT BOOK 6, PAGE 73



0' 50'

SCALE: 1"=50'

AREA 3

AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

DATE: 04/07/2017

DRAWN BY: EE

JOB NO. 2016.02695

SHEET NO.

3

of

3

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:	01/04/2016/7		
Applicant Name:	Tony Halsey Kite Realty Group 30 South Meridian Street Indianapolis, IN 46204	Phone #: 317-713-5653	
		Email: thalsey@kiterealty.com	
Property Address:	Various – West corner of Howard Street and South Bend Ave, south of Howard, NW of South Bend Ave		
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):		North/South alley making up former Eddy Street south of Howard Street and north of Corby Blvd including all right of way to the South Bend Avenue right of way. Also including former South Bend Avenue right of way See (3) on attached Right of Way Vacation exhibit	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If no, use the attached table to provide the following information for all affected property owners:			
Reason for street/alley vacation and proposed use: Redevelopment for retail use.			
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:

Gary A. Grubel
Edith R. Ruk
1/6/16
smj

