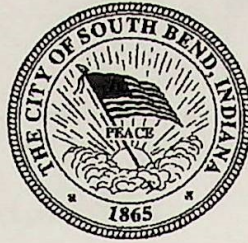


ALLEY VACATION
ORDINANCE NO. 10086-11
Status Vacated

Date 7/12/011

Description:

First East/West Alley South of Cedar Street between
Hill Street and St. Louis Boulevard (Approx 344 ft) the
First North/South Alley East of Hill Street between
Cedar Street and Madison Street (Approx 410 ft)
Situated In Original Town of Lowell



Office of the City Clerk

John Voorde, City Clerk

July 12, 2011

MEMORANDUM

TO: Area Plan Commission
Board of Public Works/Engineering Dept.
Building Department
Fire Department
Northern Indiana Public Service Company
Police Department
Street Department
Bureau of Traffic & Lighting – Mark
Community & Economic Development – Pam Meyer
County Auditor – Paula
Water Works – North Station-Ed Herman

FROM: John Voorde, City Clerk

All proceedings with reference to Ordinance No. 10086-11 for the vacation of the following property:

THE ALLEYS TO BE VACATED ARE DESCRIBED AS: THE FIRST EAST/WEST ALLEY SOUTH OF CEDAR STREET BETWEEN HILL STREET AND ST. LOUIS BLVD. (APPROX 344 FT.) THE FIRST NORTH-SOUTH ALLEY EAST OF HILL STREET BETWEEN CEDAR STREET AND MADISON STREET (APPROX 410 FT.) SITUATED IN ORIGINAL TOWN OF LOWELL TO THE CITY OF SOUTH BEND, INDIANA

is closed and this area is vacated.

Filed in Clerk's Office

APR - 5 2011

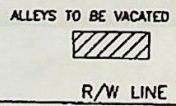
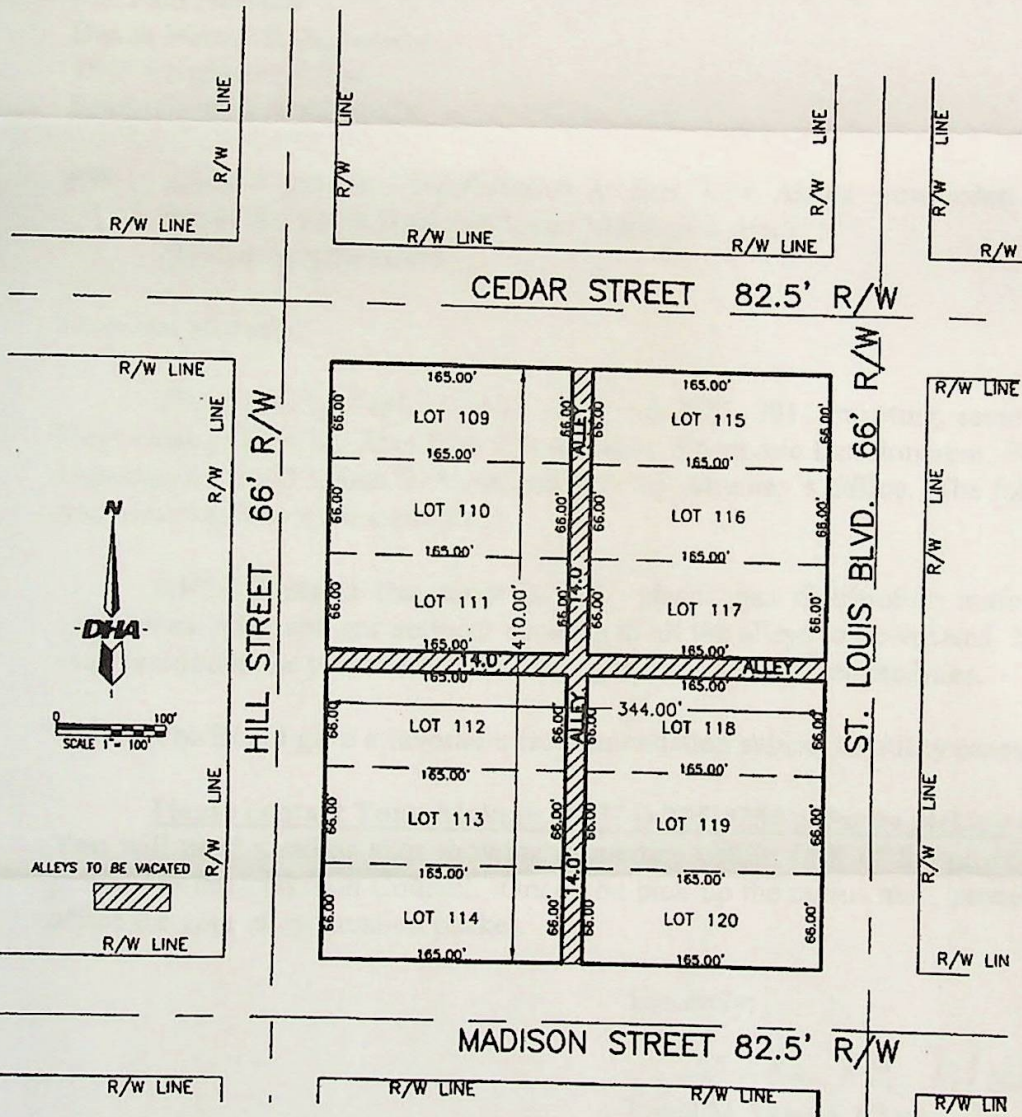
JOHN VOORDE
CITY CLERK, SOUTH BEND, IN

ALLEY VACATION DIAGRAM

SURVEY ORDERED BY: DLZ
SURVEY DATED: 3/28/11
PROJECT NO.: 110113

LEGAL DESCRIPTION

THE ALLEYS TO BE VACATED ARE DESCRIBED AS: THE FIRST EAST-WEST ALLEY SOUTH OF CEDAR STREET BETWEEN HILL STREET AND ST. LOUIS BLVD. (APPROX 344 FT.) THE FIRST NORTH-SOUTH ALLEY EAST OF HILL STREET BETWEEN CEDAR STREET AND MADISON STREET (APPROX 410 FT.) SITUATED IN ORIGINAL TOWN OF LOWELL TO THE CITY OF SOUTH BEND, INDIANA.



110113/VACATION
03/28/11
DHA

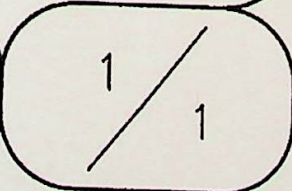
Danch, Harner & Associates, Inc.



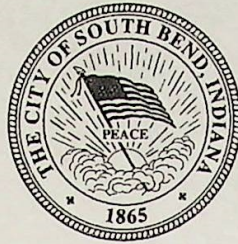
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners

Office: (574)234-4003 / (800)594-4003 • Fax: (574)234-4119
1843 Commerce Drive • South Bend, IN 46628

© Copyright 2009 Danch, Harner & Associates, Inc.



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 STEPHEN J. LUECKE, MAYOR

BOARD OF PUBLIC WORKS

April 25, 2011

Ms. Pam Horvath
Danch Harner & Associates
1643 Commerce Drive
South Bend, Indiana 46628

RE: Alley Vacation – North/South & East/West Alleys surrounded by Hill Street, Cedar Street, St. Louis Boulevard, and Madison Avenue
(Preliminary Review)

Dear Ms. Horvath:

The Board of Public Works, at its April 25, 2011, meeting, reviewed comments by the Engineering Division, Area Plan Commission, Economic Development, Fire Department, Police Department, Solid Waste Division and the City Attorney's Office. The following comments and recommendations were submitted:

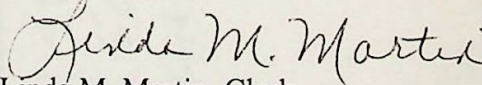
NIPSCO stated that there is a 6" plastic gas distribution main running through the north/south alley and gas services running in all the alleys to be vacated. NIPSCO objects to the vacation due to the presence of this large gas main and service facilities.

The Board gave a favorable recommendation subject to utility easements.

Please contact Tony Molnar 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
Tony Molnar, Engineering
Janice Talboom, City Clerk's Office
Carl Littrell, Engineering



NORTH

PETITIONER:

ST. JOSEPH HOSP

CONTACT:

DANCH/HARNER

234-A003

PURPOSE:

NEW ST JOSEPH
HIGH SCHOOL
PARKING

PORTAGE TWP
SEC. 1
W/2 SE 1/4

Revised Copyright 2002.

Copyright 1987
THE SIDWELL COMPANY

SCALE: 1" = 100'

8-16

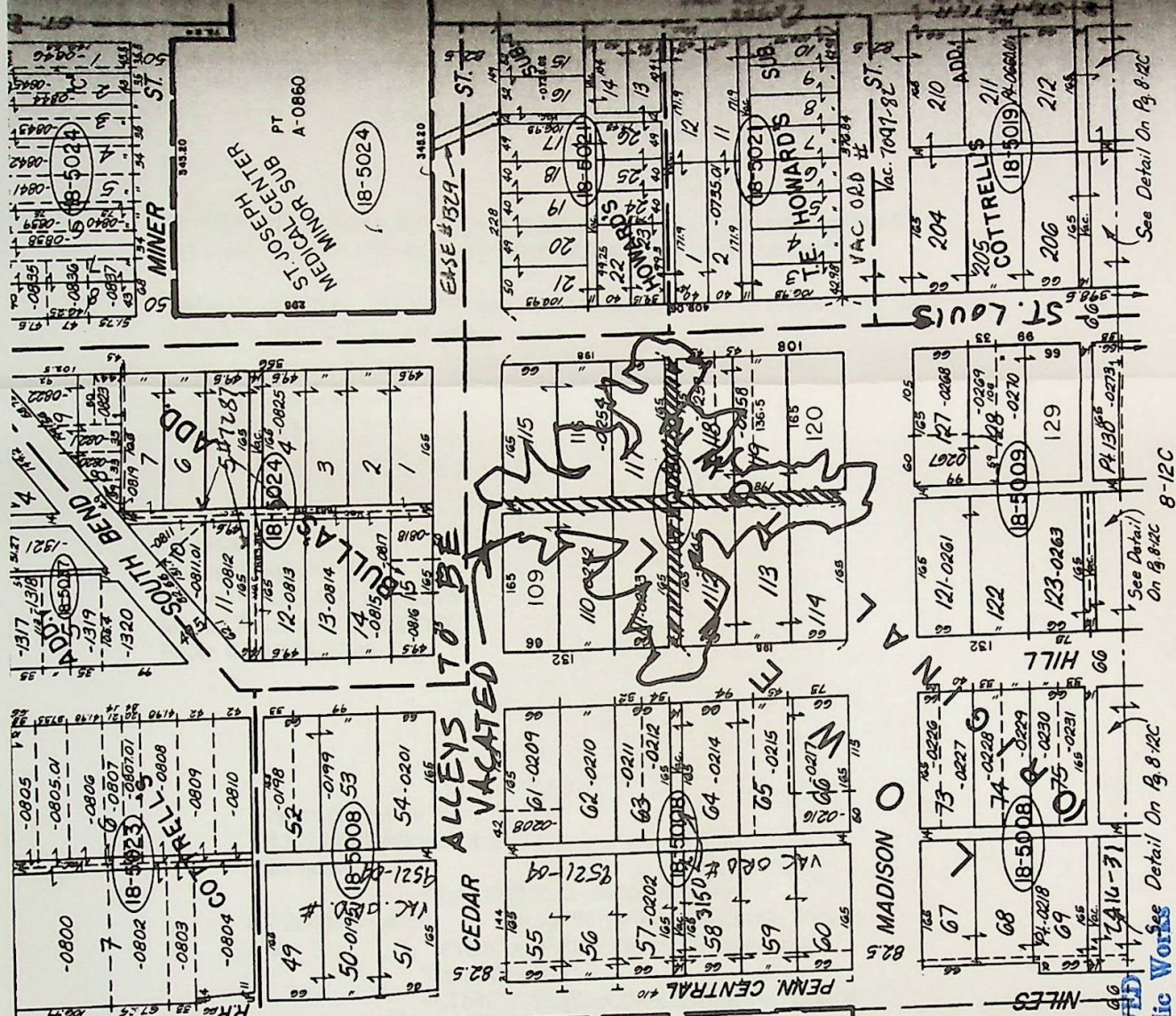
APR 25 2011

George A. ...

Carl ...

APPROVED

Board of Public Works Detail On Pg. 8-12C



VAC 020 #

From: <pmgriffin@NiSource.com>
To: "Nancy Schrader" <NJSCHRAD@southbendin.gov>
Date: 3/28/2011 9:31 AM
Subject: Re: Alley Vacation Recommendation - Cedar-Madison and Hill-St. Louis
Attachments: S45C-511032808550.pdf

CC: <lmartin@southbendin.gov>

Nancy,

NIPSCO does have a 6-inch plastic gas distribution main running thru the N-S alley and gas services running in all the alleys to be vacated.

Recommendation: NIPSCO objects alley vacation due to presence of large gas main and gas service facilities.

Thank-you,

Phil G

Philip M. Griffin
NIPSCO
Project Engineer II
Office Phone: 574-284-2214
Mobile Phone: 574-220-3804
FAX: 574-284-2220

"Nancy Schrader"
<NJSCHRAD@southbendin.gov>
To
<jbyorni@co.st-joseph.in.us>,
03/28/2011 08:58 AM <pmgriffin@nisource.com>, "Andre Price" <APRICE@southbendin.gov>,
"Chris Dressel" <CDRESSEL@southbendin.gov>, "Cheryl Greene" <CGREENE@southbendin.gov>,
"Carl Littrell" <CLITTREL@southbendin.gov>,
"Federico Rodriguez" <frodrigu@southbendin.gov>, "Jeff Gibney" <jgibney@southbendin.gov>,
"Robert Mathia" <RMATHIA@southbendin.gov>, "Stephen Goen" <SGOEN@southbendin.gov>
cc
"Nancy Schrader" <NJSCHRAD@southbendin.gov>
Subject
Alley Vacation Recommendation - Cedar-Madison and Hill-St. Louis



INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS

DATE SENT: 3/25/2011

TO: Andre Price, Solid Waste
Bob Mathia, Community & Economic Development
Carl Littrell, Engineering Department
Chris Dressel, Community & Economic Development
Federico Rodriguez, Fire Department
Jeff Gibney, Community & Economic Development
John Byorni, Area Plan Commission (jbyorni@co.st-joseph.in.us or 235-9813 fax)
Stephen Goen, Police Department
Cheryl Greene, City Attorney's Office
Phil Griffin, NIPSCO (pmgriffin@nisource.com) (FYI Only)
Linda M. Martin, Clerk *LM*

FROM: *LM*

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

APPLICANT: **St. Joseph Hospital**

LOCATION: **North/South and East/West Alleys From Cedar to Madison and Hill to St. Louis**

DATE DUE: **April 8, 2011**

FAX OR E-MAIL TO: **235-9171 / lmartin@southbendin.gov**

RECOMMENDATIONS AND COMMENTS:

I have no objection to this vacation request so long as the needs of adjoining property owners are met.

By *Robert P. Mathia* Date *3/28/11*

From: Stephen Goen
To: Nancy Schrader
Date: 3/29/2011 7:18 AM
Subject: Re: Alley Vacation Recommendation - Cedar-Madison and Hill-St. Louis

No Objections

This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was original addressed. Any use by others is strictly prohibited.

Lt. Stephen Goen
Traffic Commander
St Joe Co. Fatal Alcohol Crash Team
South Bend Police Department - Traffic Investigations
701 W. Sample St
South Bend, IN 46601
(574) 235-7515
(574) 235-7538

>>> Nancy Schrader 3/28/2011 8:58 AM >>>
Please provide your recommendation.

Thank you.

Nancy Schrader
City of South Bend
Department of Engineering and Board of Public Works
227 West Jefferson, Room 1316
South Bend, Indiana 46601
Office: (574) 235-9251
Fax: (574) 235-9171

This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited.



INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS

DATE SENT: 3/25/2011

TO: Andre Price, Solid Waste
Bob Mathia, Community & Economic Development
✓ Carl Littrell, Engineering Department
Chris Dressel, Community & Economic Development
Federico Rodriguez, Fire Department
Jeff Gibney, Community & Economic Development
John Byorni, Area Plan Commission (jbyorni@co.st-joseph.in.us or 235-9813 fax)
Stephen Goen, Police Department
Cheryl Greene, City Attorney's Office
Phil Griffin, NIPSCO (pmgriffin@nisource.com) (FYI Only)
Linda M. Martin, Clerk *LM*

FROM: Linda M. Martin, Clerk *LM*

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

APPLICANT: St. Joseph Hospital

LOCATION: North/South and East/West Alleys From Cedar to Madison and Hill to St. Louis

DATE DUE: April 8, 2011

FAX OR E-MAIL TO: 235-9171 / lmartin@southbendin.gov

RECOMMENDATIONS AND COMMENTS:

No objection

By *Carl P. Littrell* Date *3/28/2011*

From: Chris Dressel
To: Nancy Schrader
Date: 4/8/2011 8:06 AM
Subject: Re: Alley Vacation Recommendation - Cedar-Madison and Hill-St. Louis
Attachments: Chris Dressel.vcf

Recommended for approval.

Christopher D. Dressel
Planner
Bicycle Coordinator
Weed and Seed Coordinator
City of South Bend
Division of Community Development
1200 County-City Building
227 W. Jefferson
South Bend, IN 46601
Phone: 574-235-5847
Fax: 574-235-9469
cdressel@southbendin.gov

>>> Nancy Schrader 3/28/2011 8:58 AM >>>
Please provide your recommendation.

Thank you.

Nancy Schrader
City of South Bend
Department of Engineering and Board of Public Works
227 West Jefferson, Room 1316
South Bend, Indiana 46601
Office: (574) 235-9251
Fax: (574) 235-9171

This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited.

From: Andre Price
To: Nancy Schrader
Date: 4/8/2011 7:57 AM
Subject: Re: Alley Vacation Recommendation - Cedar-Madison and Hill-St. Louis

This will not affect city of South Bend trash collection

Andre Price
City of South Bend Solid Waste Dept.
Manager of Operation
574-277-8823

From: Federico Rodriguez
To: Nancy Schrader
Date: 4/5/2011 2:30 PM
Subject: Re: Alley Vacation Recommendation - Cedar-Madison and Hill-St. Louis

Approved S.B.F.D

Federico "Chico" Rodriguez
Fire Marshal
South Bend Fire Dept.
1222 S. Michigan Street
South Bend, In.
574-235-7564(O)
574-235-9305(F)
frdriqu@southbendin.gov

>>> Nancy Schrader 3/28/2011 8:58 AM >>>
Please provide your recommendation.

Thank you.

Nancy Schrader
City of South Bend
Department of Engineering and Board of Public Works
227 West Jefferson, Room 1316
South Bend, Indiana 46601
Office: (574) 235-9251
Fax: (574) 235-9171

This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited.



AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

JOHN W. BYORNI

EXECUTIVE DIRECTOR

LARRY MAGLIOZZI

DEPUTY DIRECTOR

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

April 7, 2011

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

RE: Alley Vacation
Applicant: St. Joseph Hospital
Vacation of the North/South and East/West Alleys from Cedar Street to Madison Street and Hill Street to St. Louis Boulevard

Dear Board Members:

The staff has reviewed this petition. It is the staff's opinion that:

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

The alleys will be vacated in order to construct a new parking area for St. Joseph High School, which will be located immediately to the east across St. Louis Boulevard. According to the current plans, the new parking area will be accessed from Madison Street; and therefore, the current access provided by the existing alleys will no longer be needed.

- (2) The vacation *would not* make access to the lands of the aggrieved person by means of public way difficult or inconvenient.

Current plans show two access points for the new parking area along Madison Street. The entire block will be eventually be owned by the high school so no additional accesses will be necessary.

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

Access to the new St. Joseph High School to the east will be maintained via the adjacent public rights-of-way.

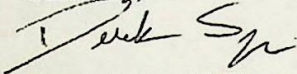
- (4) The vacation *would not* hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.

As previously mentioned, the alleys will no longer be needed since access will be provided to the new parking area directly from the Madison Street right-of-way.

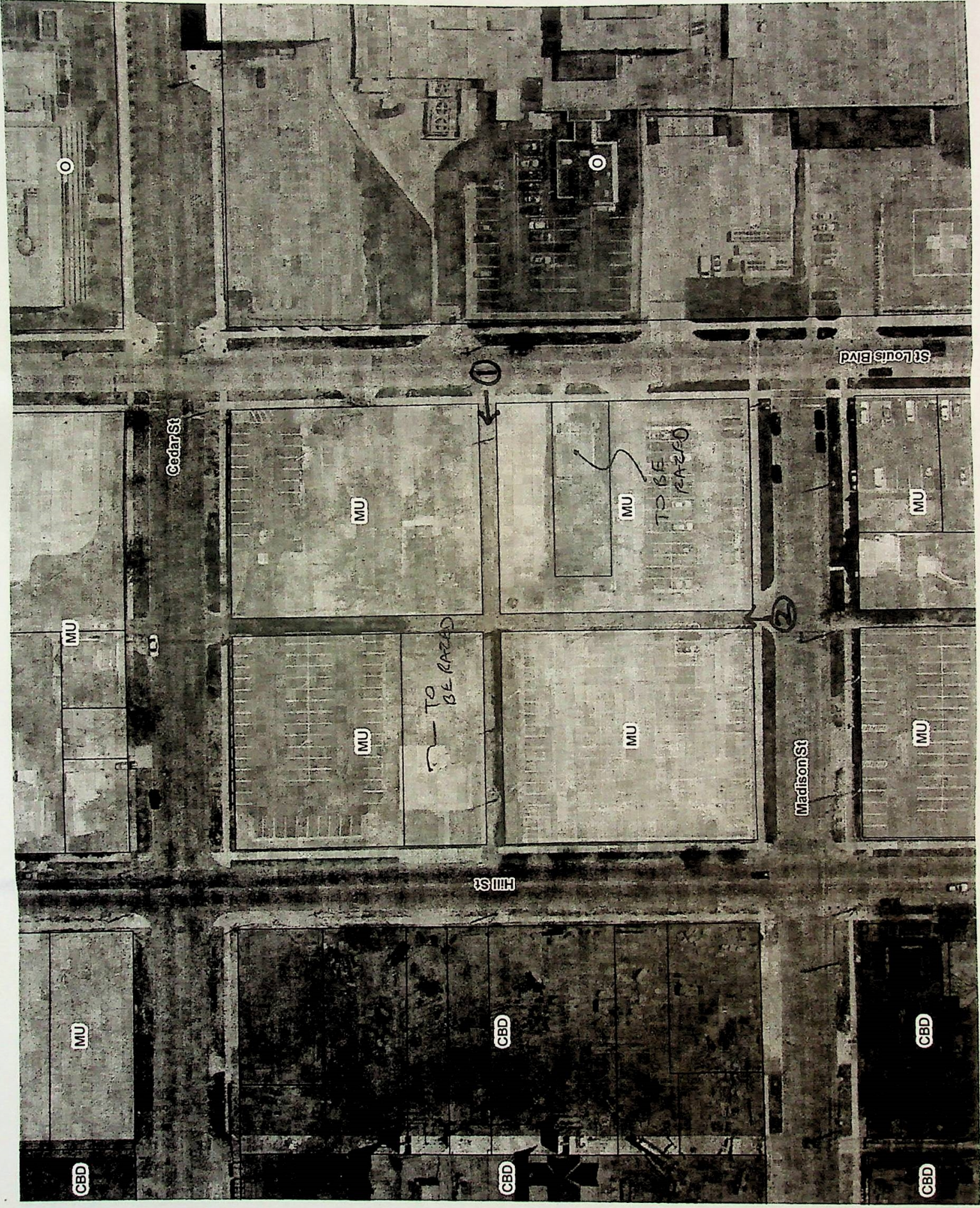
Due to the above stated reasons, the staff recommends that the proposed alley vacation be approved.

Please contact our office if you have any questions or need any additional information.

Sincerely,



Derek Spier, AICP
Planner



St Louis Blvd

Cedar St

Madison St

15TH ST

MU

MU

MU

MU

MU

MU

MU

MU

CBD

CBD

CBD

CBD

CBD

TO BE RAZED

TO BE RAZED

1

2



① LOOKING WESTEALY ALONG EAST-WEST ALLEY TO BE VACATED FROM ST. LOUIS BLVD.

ONE OF TWO
BUILDINGS WITHIN
BLOCK TO BE RAZED



② LOOKING NORTHERLY ALONG NORTH-SOUTH ALLEY TO BE VACATED FROM MADISON ST.

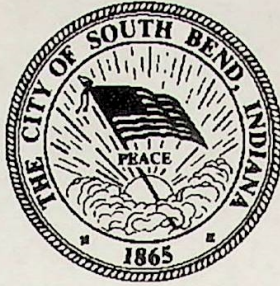
From: Nancy Schrader
To: Memo-Vacations
Date: 3/28/2011 8:59 AM
Subject: Alley Vacation Recommendation - Cedar-Madison and Hill-St. Louis
Attachments: S45C-511032808550.pdf

Please provide your recommendation.

Thank you.

Nancy Schrader
City of South Bend
Department of Engineering and Board of Public Works
227 West Jefferson, Room 1316
South Bend, Indiana 46601
Office: (574) 235-9251
Fax: (574) 235-9171

This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited.



INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS

DATE SENT: 3/25/2011

TO: ✓ Andre Price, Solid Waste
✓ Bob Mathia, Community & Economic Development
✓ Carl Littrell, Engineering Department
✓ Chris Dressel, Community & Economic Development
✓ Federico Rodriguez, Fire Department
Jeff Gibney, Community & Economic Development
✓ John Byorni, Area Plan Commission (jbyorni@co-st-joseph.in.us or 235-9813 fax)
✓ Stephen Goen, Police Department
Cheryl Greene, City Attorney's Office
✓ Phil Griffin, NIPSCO (pmgriffin@nisource.com) (FYI Only)
Linda M. Martin, Clerk *LM*

FROM: Linda M. Martin, Clerk *LM*

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

APPLICANT: **St. Joseph Hospital**

LOCATION: **North/South and East/West Alleys From Cedar to Madison and Hill to St. Louis**

DATE DUE: **April 8, 2011**

FAX OR E-MAIL TO: **235-9171 / lmartin@southbendin.gov**

RECOMMENDATIONS AND COMMENTS:

By _____ Date _____