

ALLEY VACATION10157-12

Status Vacated

Date 6/4/2012

The Street to be Vacated is a Portion of United Drive (Prairie Avenue) from the East Right of Way Line of Scott Street to the South Right of Way Line of the Norfolk and Southern Railroad Overpass. A Second Portion to be Vacated is Said United Drive Beginning at the North Right of Way Line of Said Norfolk and Southern Railroad Overpass thence North to the Right of Way Line of South Street



Office of the City Clerk

John Voorde, City Clerk

June 4, 2012

MEMORANDUM

TO: Area Plan Commission
Board of Public Works/Engineering Dept.
Building Department
Fire Department
Northern Indiana Public Service Company – Phil Griffin
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. 10157-12 for the vacation of the following property:

THE STREET TO BE VACATED IS A PORTION OF UNITED DRIVE (PRAIRIE AVENUE) FROM THE EAST RIGHT-OF-WAY LINE OF SCOTT STREET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORFOLK AND SOUTHERN RAILROAD OVERPASS. A SECOND PORTION TO BE VACATED IS SAID UNITED DRIVE BEGINNING AT THE NORTH RIGHT-OF-WAY LINE OF SAID NORFOLK AND SOUTHERN RAILROAD OVERPASS THENCE NORTH TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTH STREET

are closed and this area is vacated.

cc: South Bend Community School Corporation
Transportation Department

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



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

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

January 31, 2012

Mr. Mike Currier
c/o Wightman Petrie
412 South Lafayette Boulevard
South Bend, Indiana 46601

RE: Street Vacation – United Drive from Scott Street Northeast to Penn Central Railroad
(Preliminary Review)

Dear Mr. Currier:

The Board of Public Works, at its January 31, 2012 meeting, reviewed comments and recommendations from the Engineering Division, Area Plan Commission, Economic Development, Fire Department, and Solid Waste Division.

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

The Board recommended approval of the street vacation subject to finalization and approval of a Memorandum of Understanding between the property owner, Kevin Smith, and the City of South Bend. **Once the Memorandum of Understanding is approved, 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 street vacation packet.

Sincerely,

A handwritten signature in cursive script that reads "Linda M. Martin".

Linda M. Martin, Clerk

c: Federico Rodriguez, Fire Department
Tony Molnar, Engineering
Janice Talboom, City Clerk's Office

Nancy Schrader - Re: Urgent - Street Vacation Recommendation - United Drive

From: Bill Schalliol
To: Nancy Schrader
Date: 1/27/2012 9:09 AM
Subject: Re: Urgent - Street Vacation Recommendation - United Drive

Good project. We [CED] are working with the developer master planning ways to approve traffic circulation event thought we are seeking to shut down United Drive.

Bill S

Bill Schalliol
Assistant Director of C&ED
Community and Economic Development
City of South Bend
1200 County-City Building
227 West Jefferson Blvd.
South Bend, IN 46601
574-235-5842 Phone
574-235-9021 Fax
bschalli@southbendin.gov
www.southbendin.gov

>>> Nancy Schrader 1/27/2012 9:06 AM >>>

Please provide your recommendation to the attached **today**. Important redevelopment project must be done quickly.

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*

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INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS

DATE SENT: 1/27/2012

TO: Andre Price, Solid Waste
Rob Nichols, Engineering Department
Chris Dressel, Community & Economic Development
Federico Rodriguez, Fire Department
Bill Schalliol, 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 – STREET VACATION**

APPLICANT: **Community and Economic Development**

LOCATION: **United Drive from Scott Street Northeast to Penn Central Railroad**

DATE DUE: **ASAP – 1/27/12**

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

RECOMMENDATIONS AND COMMENTS:

- No OBJECTIONS. MUST PROVIDE ACCESS TO FORMER MEI SITE FOR DEMOLITION.

By *R+AND II* Date *1/27/12*

From: Federico Rodriguez
To: Nancy Schrader
Date: 1/27/2012 10:28 AM
Subject: Re: Urgent - Street Vacation Recommendation - United Drive

Street Vacation approved by 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)
frodrigo@southbendin.gov

>>> Nancy Schrader 1/27/2012 9:06 AM >>>

Please provide your recommendation to the attached **today**. Important redevelopment project must be done quickly.

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*

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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 BUILDING, SOUTH BEND, INDIANA 46601 (574) 235-9571

January 30, 2012

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

RE: Street Vacation
Petitioner: Community & Economic Development
Location: United Drive from Scott Street to the Penn Central Railroad

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.
It is our understanding that the alley is purposed to be vacated for future development.
- (2) The vacation *would not* make access to the lands of the aggrieved person by means of public way difficult or inconvenient.
Access will continue to be provided from Sample Street or Lafayette Blvd.
- (3) The vacation *would not* hinder the public's access to a church, school, or other public building or place.
This alley does not access a church, school, or other public building or place.
- (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.
The use of adjacent public ways will not be hindered by this vacation. Lafayette Blvd and Scott Street will continue to provide north-south access.

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

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

Sincerely,

A handwritten signature in cursive script that reads "Christa Nayder".

Christa Nayder, Planner

From: Chris Dressel
To: Nancy Schrader
Date: 1/27/2012 4:51 PM
Subject: Re: Urgent - Street Vacation Recommendation - United Drive
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 1/27/2012 9:06 AM >>>

Please provide your recommendation to the attached **today**. Important redevelopment project must be done quickly.

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*

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From: Andre Price
To: Bill Schalliol; Cheryl Greene; Chris Dressel; Federico Rodriguez; jb...
Date: 1/30/2012 7:47 AM
Subject: Re: Urgent - Street Vacation Recommendation - United Drive

This will not affect trash collection.

Andre Price
Manager of Operations
City Of South Bend
Solid Waste Dept.
235-5796

From: <pmgriffin@NiSource.com>
To: "Nancy Schrader" <NJSCHRAD@southbendin.gov>
Date: 1/30/2012 8:18 AM
Subject: Re: Urgent - Street Vacation Recommendation - United Drive
Attachments: pic11840.gif; S45C-512012710090.pdf

CC: <lmartin@southbendin.gov>

NIPSCO has no objections

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

"Nancy Schrader"
<NJSCHRAD@southbendin.gov>
01/27/2012 09:06 AM
To
<jbyorni@co.st-joseph.in.us>,
<pmgriffin@nisource.com>, "Andre Price" <APRICE@southbendin.gov>,
"Bill Schalliol" <BSCHALLI@southbendin.gov>, "Chris Dressel" <CDRESSEL@southbendin.gov>, "Cheryl Greene" <CGREENE@southbendin.gov>,
"Federico Rodriguez" <frodrigu@southbendin.gov>, "Rob Nichols" <RNICHOLS@southbendin.gov>,
"Stephen Goen" <SGOEN@southbendin.gov>
cc
"Nancy Schrader" <NJSCHRAD@southbendin.gov>
Subject
Urgent - Street Vacation Recommendation - United Drive

Please provide your recommendation to the attached today. Important redevelopment project must be done quickly.

From: Stephen Goen
To: Nancy Schrader
Date: 1/31/2012 10:25 AM
Subject: Re: Urgent - Street Vacation Recommendation - United Drive

approved

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

>>> Nancy Schrader 1/27/2012 9:06 AM >>>

Please provide your recommendation to the attached **today**. Important redevelopment project must be done quickly.

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*

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

DATE SENT: 1/27/2012

TO: ✓ Andre Price, Solid Waste
✓ Rob Nichols, Engineering Department
✓ Chris Dressel, Community & Economic Development
✓ Federico Rodriguez, Fire Department
✓ Bill Schalliol, 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*

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APPLICANT: Community and Economic Development

LOCATION: United Drive from Scott Street Northeast to Penn Central Railroad

DATE DUE: ASAP – 1/27/12

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

RECOMMENDATIONS AND COMMENTS:

By _____ Date _____

Nancy Schrader - Urgent - Street Vacation Recommendation - United Drive

From: Nancy Schrader
To: Memo-Vacations
Date: 1/27/2012 9:07 AM
Subject: Urgent - Street Vacation Recommendation - United Drive
Attachments:

Please provide your recommendation to the attached **today**. Important redevelopment project must be done quickly.

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
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