

ALLEY VACATION 10164-12
Status Vacated

Date 8/17/2012

Description: ALLEY VACATION 10170-12 ✓
Property - The Street (Ordinance 3994-10) is a Clarification

Date 9/12/2012

Description: The First East?West Alley North of
LaSalle Street from Hill Street West to the First
North/South Alley



Office of the City Clerk

John Voorde, City Clerk

September 12, 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. 10170-12 for the vacation of the following property:

THE FIRST EAST/WEST ALLEY NORTH OF LASALLE STREET
FROM HILL STREET WEST TO THE FIRST NORTH/SOUTH
ALLEY

are closed and this area is vacated.

455 County-City Building • 227 W. Jefferson Blvd. South Bend, Indiana 46601 • 574/235-9221 • Fax 574/235-9173

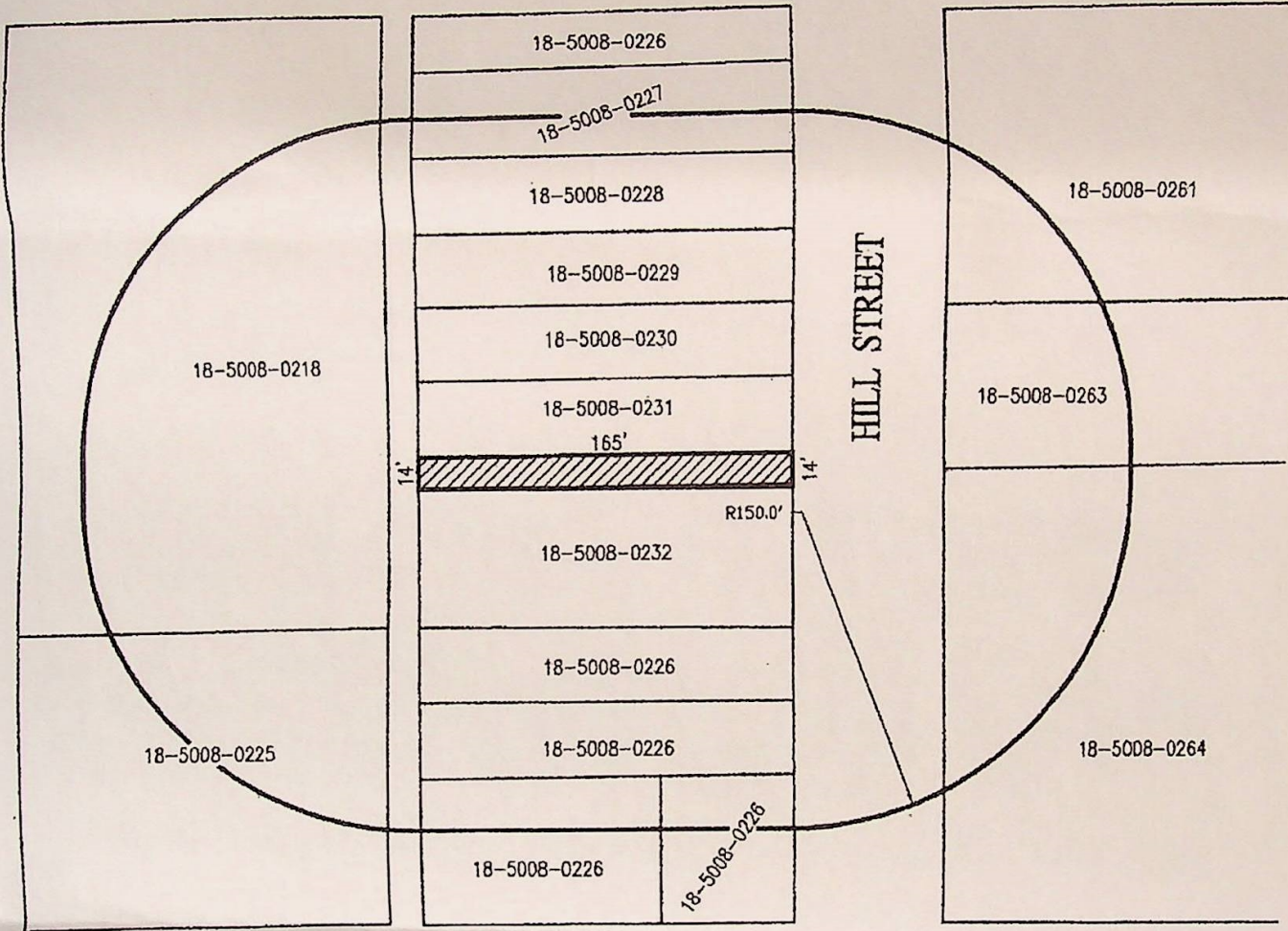
Mary Beth Wisniewski
Chief Deputy

Janice Talboom
Deputy

Kareemah Fowler
Ordinance Violation Clerk

NILES AVE.

MADISON STREET



LaSALLE ST.

Filed in Clerk's Office

JUL - 3 2012

JOHN VOONCE
CITY CLERK, SOUTH BEND

LEGAL DESCRIPTION:

The alley to be vacated is the first East/West alley North of LaSalle Street from Hill Street West to the first North/South alley for a distance of 165 feet and a width of 14 feet. Said alley is a part of the Original Town of Lowell (now the City of South Bend), Portage Township, St Joseph County, Indiana.

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

June 12, 2012

Mr. & Mrs. Joseph and Suzanne Gelchion
1007 North Frances Street
South Bend, Indiana 46617

RE: Alley Vacation – East Half of the East/West Alley between the First North/South Alley and Hill Street
North of LaSalle Street and South of Madison Street
(Preliminary Review)

Dear Mr. and Mrs. Gelchion:

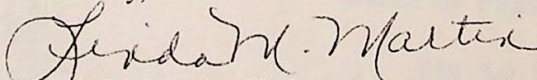
The Board of Public Works, at its June 12, 2012, meeting, reviewed comments by the Engineering Division, Area Plan Commission, Economic Development, Fire Department, Police Department, Solid Waste Division and the City Attorney's Office. The following comments and recommendations were submitted:

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.

Therefore, the Board of Public Works submitted a favorable recommendation for the vacation of this alley.

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

JOSEPH
and
SUSANNE
NORTH
GELCHION



ALLEY VAC
ORD # 10112-11

PETITIONER:

Joseph & Suzanne
GELCHION

1007 No. FRANCES ST.
SOUTH BEND, IN

46617

W. 1/2 S.E. 1/4 SEC. 1 T. 37N. R. 2E.

Copyright 2002
Copyright 1987
THE SIDWELL COMPANY
NEDDO'S SUB.
RIVER BEND ADD.
JEFFERSON & HILL MINOR SUB OF LOTS 167-168-169
COTTRELL'S 1st TO LOWELL
UNITED HEALTH SERVICES REPLAT
"F"
JTG - BOYER MINOR SUB
COTTRELL'S ADDN 1ST REPLAT.

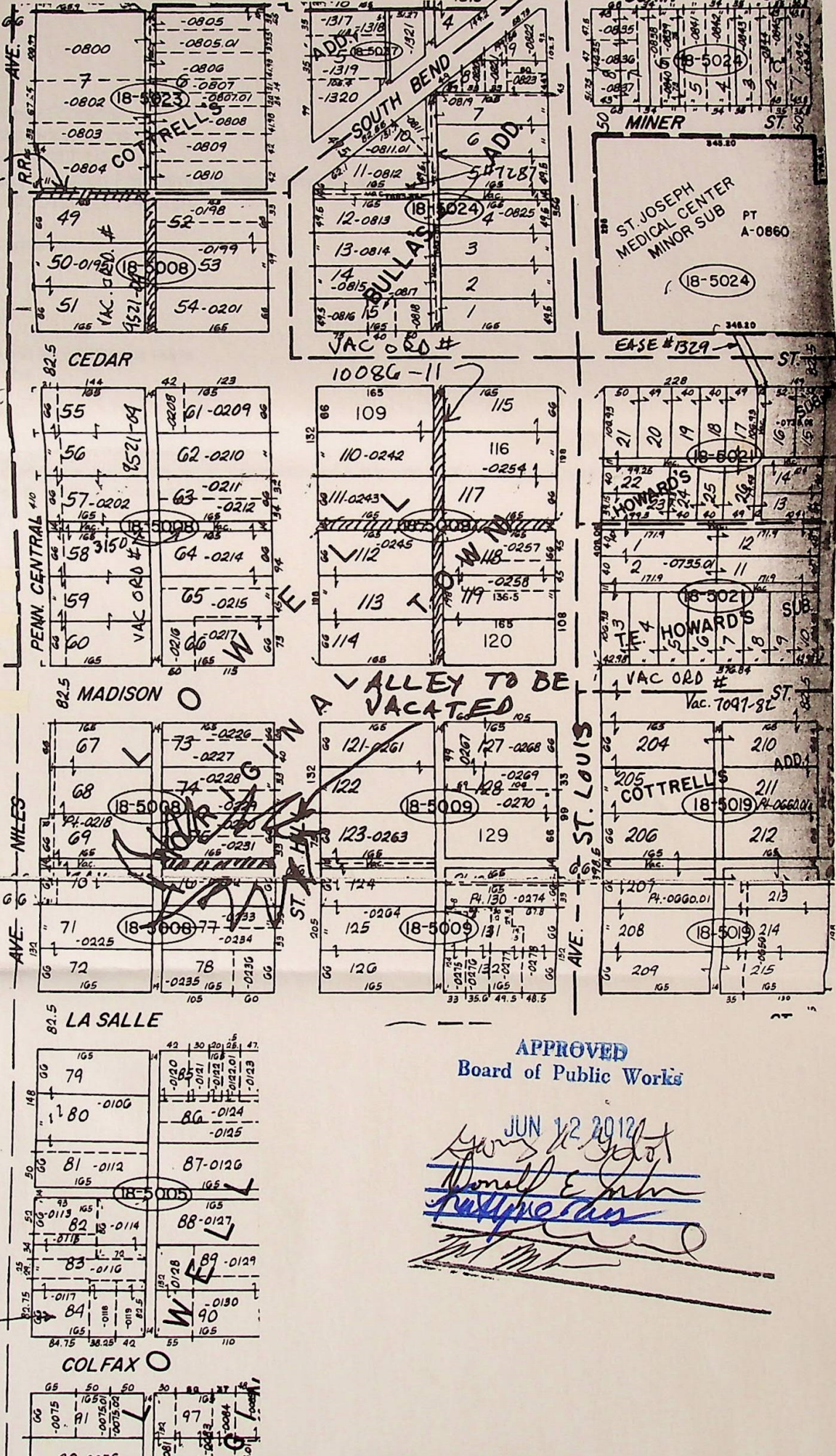
PURPOSE:

REDEVELOPMENT

ENCROACHMENT
3175

CONTACT:

STEVE MATZ
876-8432



From: Nancy Schrader
To: Memo-Vacations
Date: 5/17/2012 1:54 PM
Subject: Alley Vacation Recommendation - Hill/LaSalle/Madison
Attachments: S45C-512051713420.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*

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From: <pmgriffin@NiSource.com>
To: "Nancy Schrader" <NJSCHRAD@southbendin.gov>
Date: 5/18/2012 7:40 AM
Subject: Re: Alley Vacation Recommendation - Hill/LaSalle/Madison
Attachments: pic00170.gif; S45C-512051713420.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>
To
<jbyorni@co.st-joseph.in.us>,
05/17/2012 01:54 PM <pmgriffin@nisource.com>, "Andre Price" <APRICE@southbendin.gov>,
"Bill Schalliol" <BSCHALLI@southbendin.gov>, "Chris Dressel" <CDRESSEL@southbendin.gov>, "Cheryl Greene" <CGREENE@southbendin.gov>,
"Carl Littrell" <clittrel@southbendin.gov>,
"Federico Rodriguez" <frodrigu@southbendin.gov>,
"Michael Mecham" <mmecham@southbendin.gov>, "Stephen Goen" <SGOEN@southbendin.gov>
cc
"Nancy Schrader" <NJSCHRAD@southbendin.gov>
Subject
Alley Vacation Recommendation - Hill/LaSalle/Madison

Please provide your recommendation.

From: Bill Schalliol
To: Nancy Schrader
Date: 5/17/2012 3:58 PM
Subject: Re: Alley Vacation Recommendation - Hill/LaSalle/Madison

Appears to be a reasonable request and will allow for development potential at the site. Does not appear to hamper traffic movement in the alley.

Bill Schalliol

>>> Nancy Schrader 5/17/2012 1:54 PM >>>
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

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From: Stephen Goen
To: Nancy Schrader
Date: 5/18/2012 9:54 AM
Subject: Re: Alley Vacation Recommendation - Hill/LaSalle/Madison

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 5/17/2012 1:54 PM >>>
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*

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Nancy Schrader - Re: Alley Vacation Recommendation - Hill/LaSalle/Madison

From: Andre Price
To: Nancy Schrader
Date: 5/18/2012 11:09 AM
Subject: Re: Alley Vacation Recommendation - Hill/LaSalle/Madison

Nancy, This will not change trash collection.

Andre Price
Manager of Operations
City Of South Bend
Solid Waste Department
574-235-5796

Nancy Schrader - Re: Alley Vacation Recommendation - Hill/LaSalle/Madison

From: Federico Rodriguez
To: Nancy Schrader
Date: 5/18/2012 1:45 PM
Subject: Re: Alley Vacation Recommendation - Hill/LaSalle/Madison

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)
frodrigo@southbendin.gov

>>> Nancy Schrader 5/17/2012 1:54 PM >>>
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*

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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

May 22, 2012

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

RE: Alley Vacation
Petitioner: Joseph and Deana Kamboc
Location: East half of E/W alley between first N/S alley and Hill Street, north of LaSalle Street and south of Madison Street

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.
The east/west alleys on either side no longer exist.
- (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. Madison Street and LaSalle Avenue will continue to provide east-west access. The north-south alley remains.

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

Nancy Schrader - Re: Alley Vacation Recommendation - Hill/LaSalle/Madison

From: Chris Dressel
To: Nancy Schrader
Date: 5/24/2012 5:49 PM
Subject: Re: Alley Vacation Recommendation - Hill/LaSalle/Madison
Attachments:

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 5/17/2012 1:54 PM >>>
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*

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~~~~~

From: Carl Littrell
To: Michael Mecham
Date: 5/29/2012 9:13 AM
Subject: Fwd: Alley Vacation Recommendation - Hill/LaSalle/Madison
Attachments: S45C-512051713420.pdf; Carl Littrell1.vcf

CC: Nancy Schrader
Mike,

I believe this alley can be vacated, with the concurrence of the neighbors and the petitioner's understanding about rights of existing utilities.

Carl

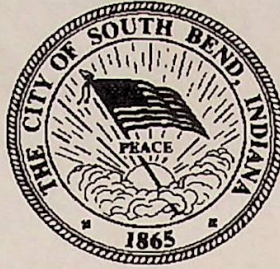
Carl P. Littrell, PE.
1316 County-City Building
227 West Jefferson Blvd
South Bend, Indiana 46601
phone (574) 235-5937
www.SouthBendIN.gov (<http://www.southbendin.gov/>)

>>> Nancy Schrader 5/17/2012 1:54 PM >>>
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

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

DATE SENT: 5/17/2012

TO:

- ✓ Andre Price, Solid Waste
- ✓ Carl Littrell, Engineering Department
- Michael Mecham, 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:

SUBJECT:

REQUEST FOR RECOMMENDATION – ALLEY VACATION

APPLICANT:

~~Joseph and Deanna Kamboc~~ *Suzanne Gelchion*

LOCATION:

East Half of East/West Alley Between First North/South Alley and Hill Street, North of LaSalle Street and South of Madison Street

DATE DUE:

5/25/12

FAX OR E-MAIL TO:

235-9171 / lmartin@southbendin.gov

RECOMMENDATIONS AND COMMENTS:

By _____

Date _____