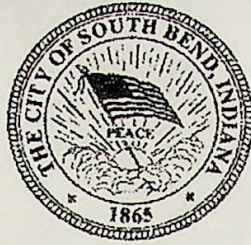


ALLEY VACATION
ORDINANCE NO. 10304-14
Status Vacated

Date: 06/26/2014

Description:

First East/West Alley South of Vine Street, from the East Right of Way of 20th Street, East to the First North/South Alley for a distance of 133.5 feet and a width of 14 feet.



Office of the City Clerk

JOHN VOORDE, CITY CLERK

June 26, 2014

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 – Jitin Kain
County Auditor – Mark
Water Works – North Station-Ed Herman

FROM: Janice Talboom, Deputy City Clerk

All proceedings with reference to Ordinance No. 10304-14 for the vacation of the following property:

THE FIRST EAST/WEST ALLEY SOUTH OF VINE STREET, FROM THE EAST RIGHT OF WAY OF 20TH STREET, EAST TO THE FIRST NORTH/SOUTH ALLEY FOR A DISTANCE OF 133.5 FEET AND A WIDTH OF 14 FEET

are closed and this area is vacated.

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 25, 2014

Shaun Cofer
American Structure Point
7260 Shadeland
Indianapolis, Indiana 46256

RE: Alley Vacation – The First East/West Alley North of North Side Blvd from 20th Street East to the First North/South Alley (Preliminary Review)

Dear Mr. Cofer:

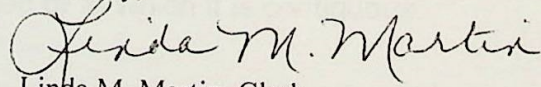
The Board of Public Works, at its February 25, 2014, meeting, reviewed comments by the Engineering Division, Area Plan Commission, Community Investment, Fire Department, and the Police Department. The following comments and recommendations were submitted:

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, and a Cross Access Agreement with all affected property owners. 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



INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS

DATE SENT: 1/22/2014

TO: Andre Price, Solid Waste
✓ Justin Kain, Community Investment
✓ Federico Rodriguez, Fire Department
✓ John Byorni, Area Plan Commission (jbyorni@co.st-joseph.in.us or 235-9813 fax)
Gene Eyster, Police Department
Cheryl Greene, City Attorney's Office
Phil Griffin, NIPSCO (pmgriffin@nisource.com) (FYI Only)
Linda M. Martin, Clerk

FROM: Linda M. Martin, Clerk

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

APPLICANT: **Kyle D Bash**

LOCATION: **The First East/West Alley North of North Side Blvd from 20th Street East to the First North/South Alley**

DATE DUE: **February 4, 2014**

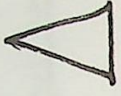
FAX OR E-MAIL TO: **235-9171 / lmartin@southbendin.gov**

**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 _____



NORTH

OWNER'S

KYLE D. BASH
ANNEX OF S.B., 4410
911 MAIN ST
INDY, IN 46220
(574) 876-2478

CONTACT:

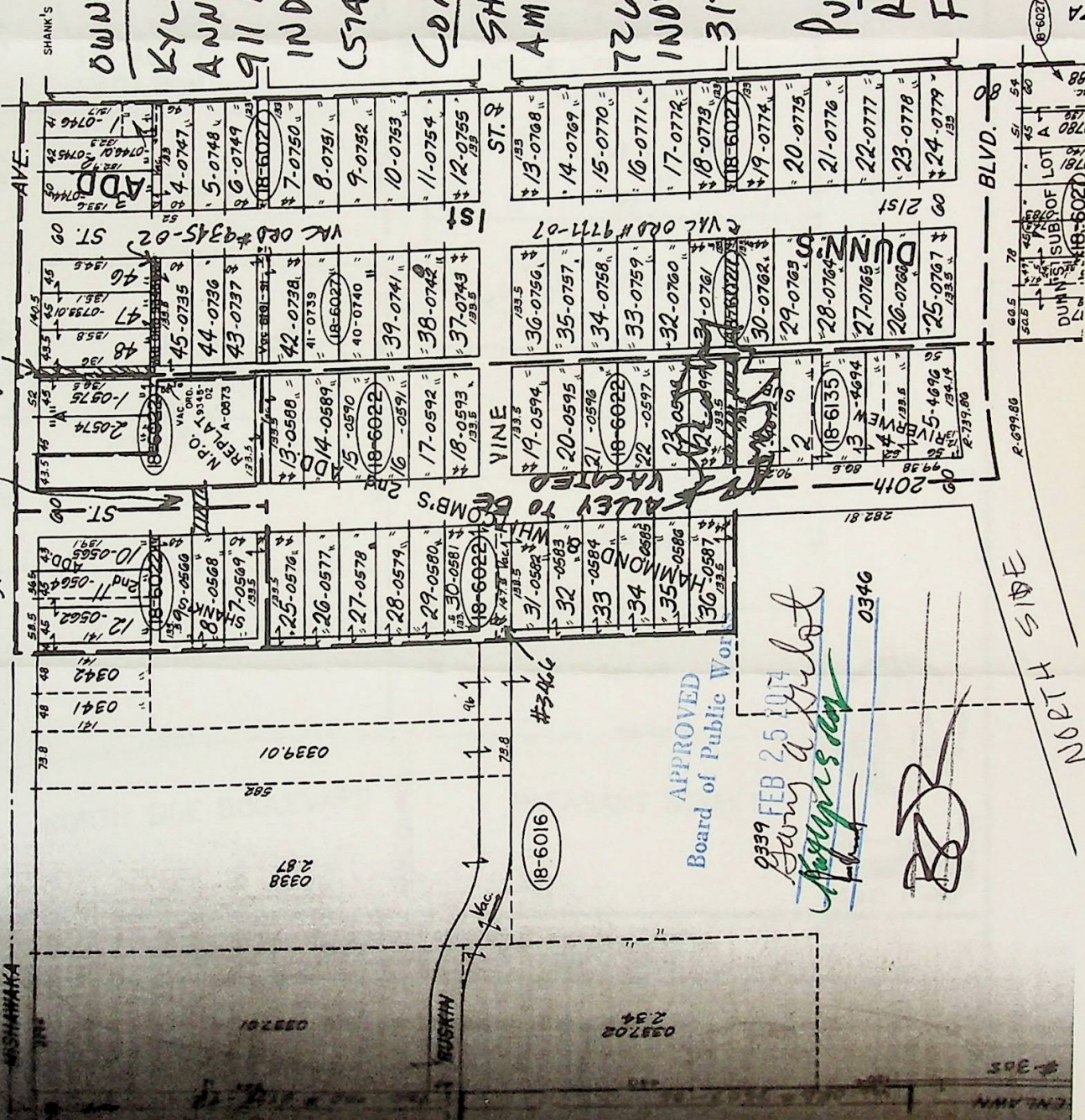
SHAUN COFER
AMER. STRUCTURE -
POINT
7200 SHADELAND STAT.
INDY, IN 46256
317-547-5580

PURPOSE:

REDEVELOP AREA
FOR APARTMENTS

1 US B
REVOCABLE
EASEMENT
9-7H 3/2111

VAC ORD #
7041-82



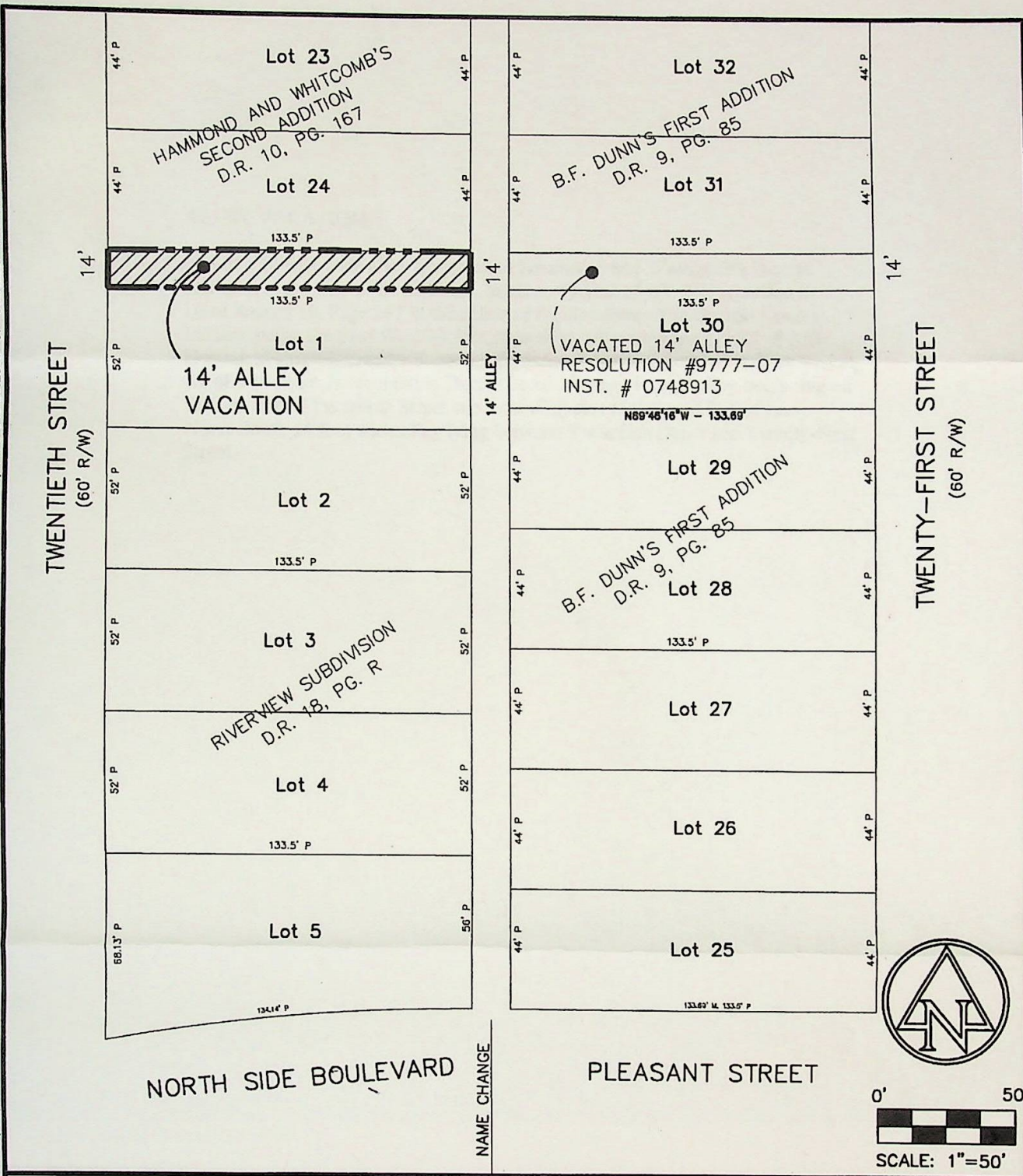
APPROVED
Board of Public Works

2399 FEB 25 1974
Guy a. Hubert
Signature

Signature

NORTH SIDE

PLOT SCALE: 1:1 EDIT DATE: 7/22/13 - 7:39 AM EDITED BY: EEVANS DRAWING FILE: P:\2013\01043\DRAWINGS\SURVEY\201301043.SV.2013-07-06.ALLEY VACATION EXHIBIT.XTP.DWG



ALLEY VACATION EXHIBIT

<p>AMERICAN STRUCTUREPOINT INC.</p>	<p>7260 SHADELAND STATION INDIANAPOLIS, IN 46256-3957 TEL 317.547.5580 FAX 317.543.0270 www.structurepoint.com</p>	DATE: 8/13/2013	SHEET NO. 2
		DRAWN BY: EE	of 2
		JOB NO. 2013.01043	

PLOT SCALE: 1:1 EDIT DATE: 7/22/13 - 7:39 AM EDITED BY: EEVANS DRAWING FILE: P:\2013\01043\D. DRAWINGS\SURVE\201301043.SV.2013-07-06-ALLEY VACATION EXHIBIT.XTP.DWG

ALLEY VACATION

Part of a 14 foot wide alley lying within Hammond and Whitcomb's Second Addition to the City of South Bend, Indiana, the plat of which is recorded in Deed Record 10, Page 167 in the office of the Recorder of St. Joseph County, Indiana, being the East-West 14 foot wide alley lying between Lot 24 of said Hammond and Whitcomb's Second Addition and Lot 1 of Riverview Subdivision, the plat of which is recorded in Deed Record 18, page R, said alley beginning on the east line of Twentieth Street and extending east to the west line of the North-South 14 foot wide alley lying between Twentieth Street and Twenty-First Street.

ALLEY VACATION EXHIBIT

AMERICAN
STRUCTUREPOINT
INC.

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

DATE: 8/13/2013

DRAWN BY: EE

JOB NO. 2013.01043

SHEET NO.

1
of
2

DESC. FILE: ALLEY VACATION



American Structurepoint
7260 Shadeland Avenue
Indianapolis, Indiana 46256
317-547-5580

To: City of South Bend
Board of Public Works
Engineering Department

Request to Vacate Alley

This letter is a formal request to your office to start the process for an alley vacation.

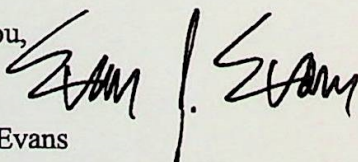
The purpose of the alley vacation is to facilitate a new development that lies on both sides of the alley. The alley will be used as additional parking area and green space for the residential apartment buildings bounded by the alley on the north and Pleasant Street on the South.

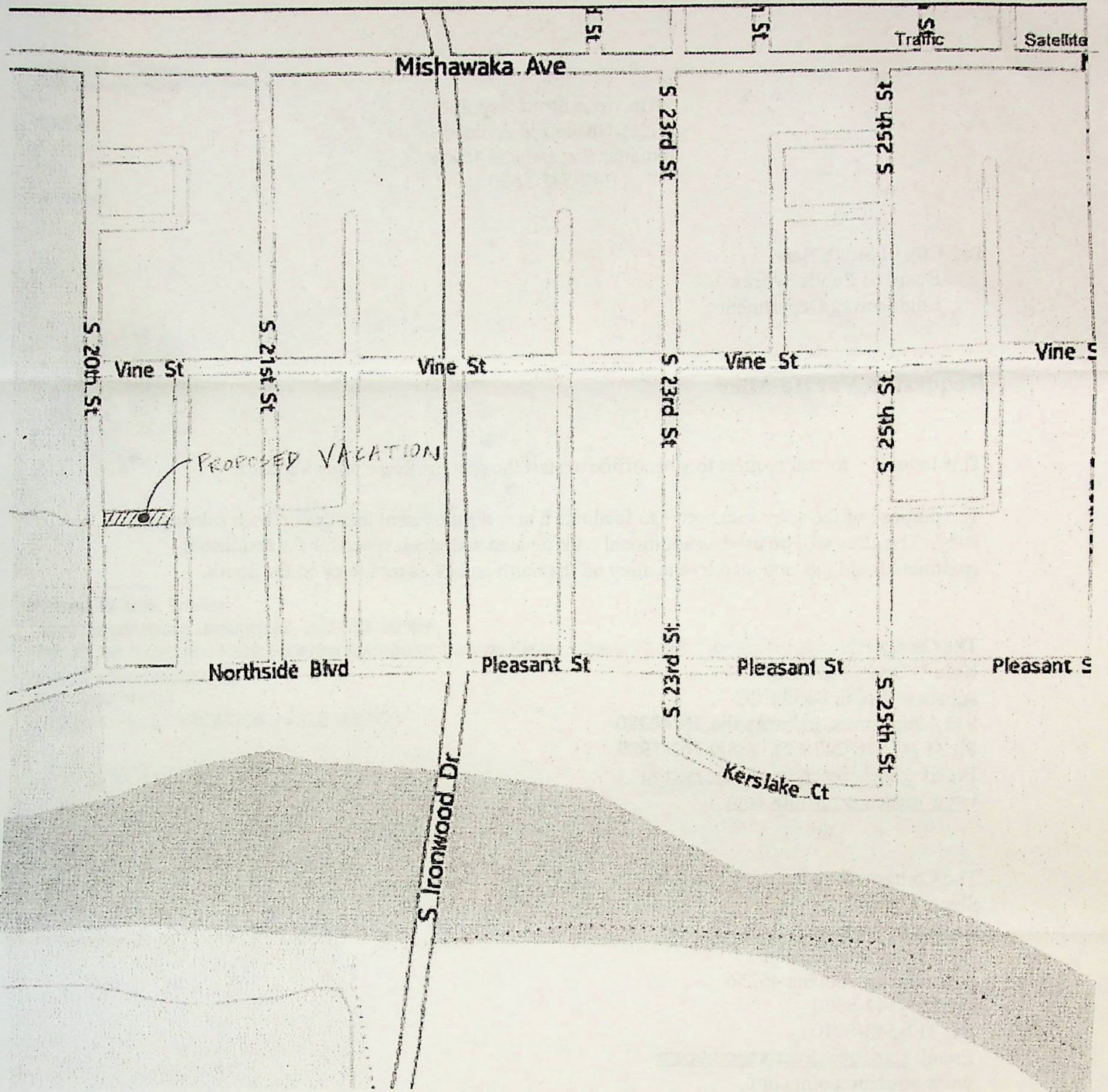
The Owner is:
Kyle D Bach, President
Annex of South Bend LLC
911 Main Street, Indianapolis, IN 46220
Ph: (574) 876-2478 | Fx: (888) 761-1989
Email: kbach@meccacompanies.com
www.meccacompanies.com

The Contact name for this project is:
Shaun Cofer, P.E.
American Structurepoint
7260 Shadeland Station
Indianapolis, Indiana 46256
Ph: 317-547-5580
Fx: 317-543-0270
Email: scoffer@structurepoint.com
www.structurepoint.com

Thank you,

Evan J. Evans

 1/21/2014



Mishawaka Ave

Traffic

Satellite

S 23rd St

S 25th St

S 20th St

S 21st St

S 23rd St

S 25th St

Vine St

Vine St

Vine St

Vine St

PROPOSED VACATION

Northside Blvd

Pleasant St

Pleasant St

Pleasant St

S 23rd St

S 25th St

S Ironwood Dr

Kerslake Ct

Willetta Brewer

From: Federico Rodriguez
Sent: Monday, January 27, 2014 10:51 AM
To: Willetta Brewer
Subject: RE: ALLEY VACATION - KYLE D BASH

Approved S.B.F.D



Federico (Chico) Rodriguez
Fire Marshal
Office: (574) 235-7564
Mobile: (574) 876-6734
1222 S. Michigan Street
City of South Bend, In 46601
frodrigu@southbendin.gov

From: Willetta Brewer
Sent: Wednesday, January 22, 2014 12:10 PM
To: Andre Price; Jitin Kain; Federico Rodriguez; Eugene Eyster; Cheryl Greene; jbyorni@co.st-joseph.in.us; pmgriffin@nisource.com
Cc: Linda Martin
Subject: ALLEY VACATION - KYLE D BASH

Please provide your recommendations.

Cheryl M. Smith 1/27/14
Area Plan Commission



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

DATE SENT: 1/22/2014

TO: Andre Price, Solid Waste
Jitin Kain, Community Investment
Federico Rodriguez, Fire Department
John Byorni, Area Plan Commission (jbyorni@co.st-joseph.in.us or 235-9813 fax)
Gene Eyster, Police Department
Cheryl Greene, City Attorney's Office
Phil Griffin, NIPSCO (pmgriffin@nisource.com) (FYI Only)
FROM: Linda M. Martin, Clerk *LM*

SUBJECT: REQUEST FOR RECOMMENDATION – ALLEY VACATION

APPLICANT: Kyle D Bash

LOCATION: The First East/West Alley North of North Side Blvd from
20th Street East to the First North/South Alley

DATE DUE: February 4, 2014

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.
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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 Angela M. Smith
Area Plan Commission

Date 1/30/14

Linda Martin

From: Elizabeth Maradik
Sent: Thursday, February 06, 2014 2:53 PM
To: Linda Martin
Subject: Kyle Bach Alley Vacation Request (Northside Blvd)

Linda –

DCI gives a favorable recommendation to the request. Please let me know if you have any questions.

Thanks,
Liz



Elizabeth Maradik
Planner
Department of Community Investment
City of South Bend
227 W. Jefferson Blvd.
South Bend, IN 46601
(574) 235-5821
emaradik@southbendin.gov