

ORDINANCE #10508-17

Alley Vacation

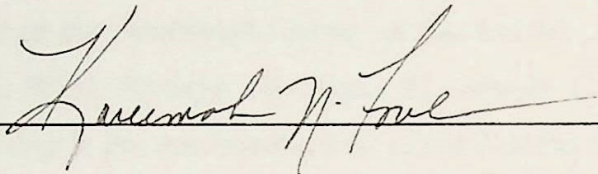
Date Vacated: April 10, 2017

Description: The Portion of West Monroe Street that lies approximately 179 feet West of S. Lafayette Blvd.

ORDINANCE No. 10508-17

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

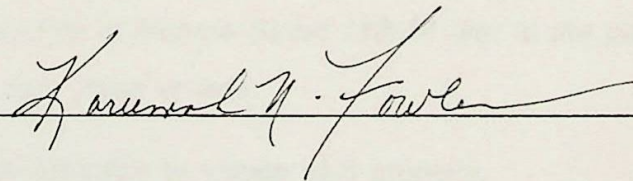
April 10, 20 17

Attest:  City Clerk

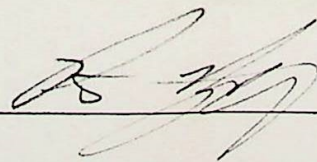
Attest:  President of Common Council

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

April 11, 20 17

 City Clerk

Approved and signed by me April 19 20 17

 Mayor

ORDINANCE NO. 10508-17

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:

The portion of W. Monroe Street that lies approximately 179 feet west of S. Lafayette Blvd.

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:

A part of the Southwest Quarter of Section 12, Township 37 North, Range 2, East, City of South Bend, Portage Township, St. Joseph County, Indiana, and described as follows: Beginning at the southeast corner of Lot 3 of the Coveleski park Minor Subdivision, the plat of which is recorded in Instrument No. 1503430, in the Office of the Recorder of St. Joseph County, Indiana; thence South 0 degrees 56 minutes 17 seconds East 82.50 feet to the northeast corner of Lot 4 in said Subdivision and being on the south right-of-way line of Monroe Street; thence South 89 degrees 13 minutes 50 seconds West 178.75 feet along the south right-of-way line of Monroe Street to the southwest corner of the Monroe Street right-of-way and being on the east line of Lot 1 in said Subdivision; thence North 0 degrees 59 minutes 56 seconds West 82.50 feet along the east line of said Lot 1 to the northwest corner of the Monroe Street right-of-way; thence North 89 degrees 13 minutes 50 seconds East along the north right-of-way line of Monroe Street 178.84 feet to the point of beginning and containing 14,750 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.

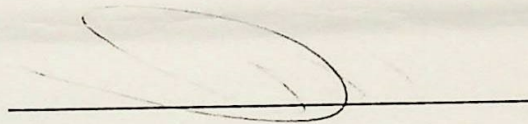
SECTION III. The following property may be injuriously or beneficially affected by such vacating:

County Tax ID No. (no lot numbers)

018-3014-051503; 018-3014-051502; 018-3014-0515; 018-3015-0544

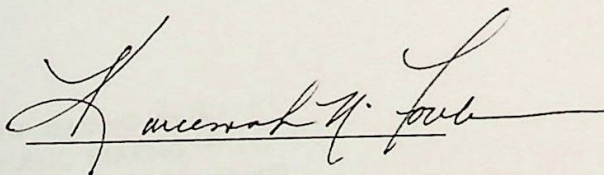
SECTION IV. The purpose of the vacation of the real property is Heading for Home, LLC. / South Bend Cubs wishes to vacate the following described alley to accommodate future development for apartment units as part of the Berlin Place mixed use project adjacent to Four Winds Field

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

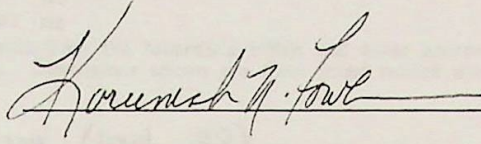
Attest:



City Clerk

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

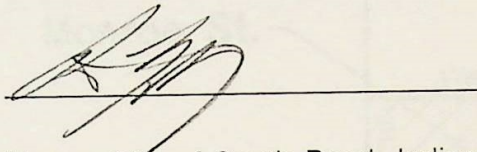
11th day of April, 2017, at 11:00 o'clock va. m.



City Clerk

Approved and signed by me on the 19th day of April, 2017, at

3:00 o'clock 4. m.



Mayor, City of South Bend, Indiana

1st READING 3-27-17
PUBLIC HEARING 4-10-17
3rd READING 4-10-17
NOT APPROVED
REFERRED 3-27-17
PASSED 4-10-17
Updated 6/22/12

Filed in Clerk's Office
MAR 22 2017
KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

Parcel No: na
Des. No.: na
Project: na
Road: Monroe Street
Sec: 12 Town: 37N Range: 2E

Vacation Sketch EXHIBIT "B"

Code: na

Prepared for: City of South Bend
Owner: City of South Bend

Drawn: jsb
Checked: phs
County: St. Joseph

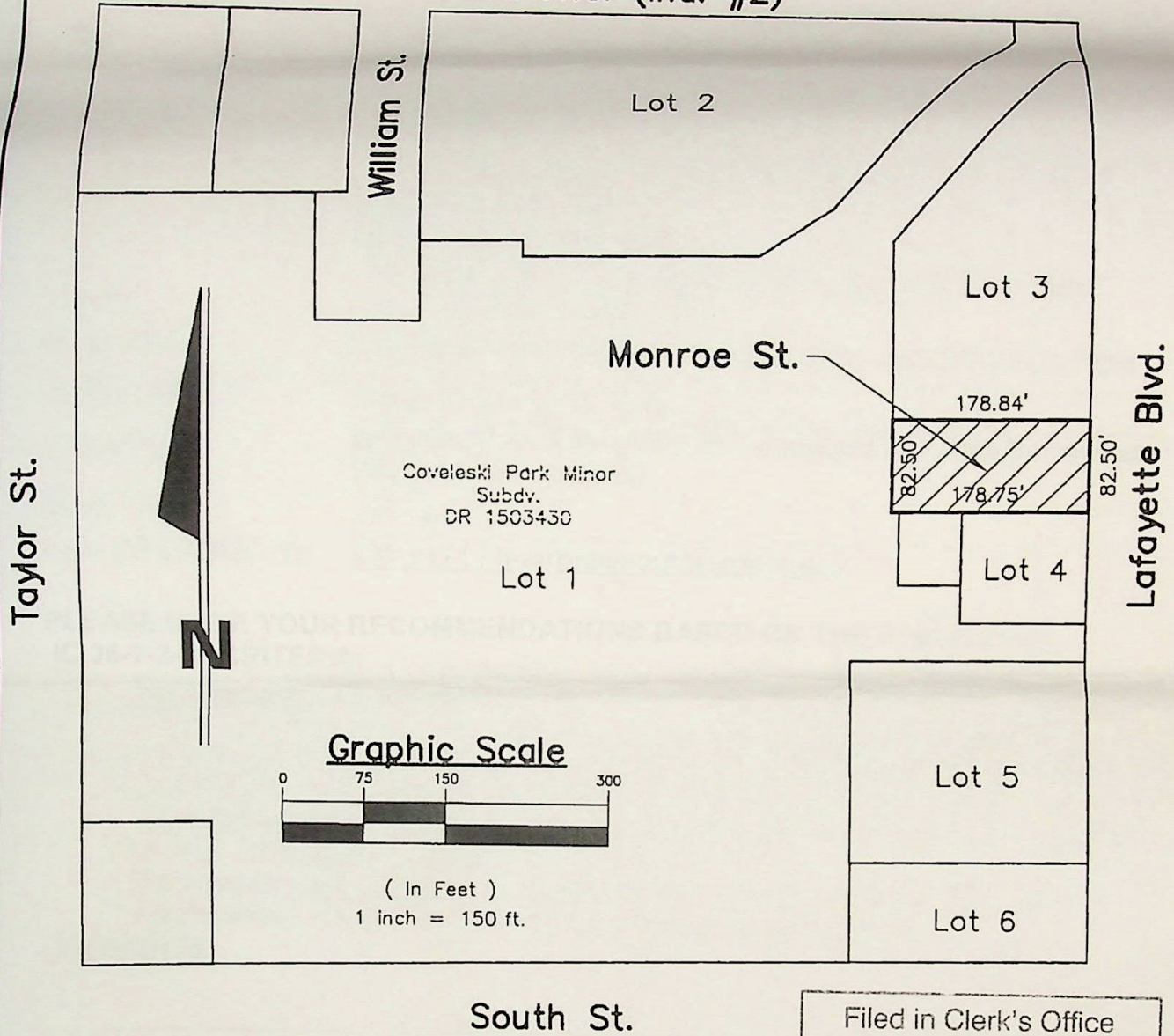


Hatched area is approximate vacation

Deed Rec.: na
Key Number: na

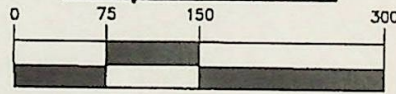
This plat was prepared from information obtained from the recorder's office and other sources which were not necessarily checked by a field survey. Dimensions shown are from listed record documents.

Western Ave. (Ind. #2)



Coveleski Park Minor Subdv.
DR 1503430

Graphic Scale



(In Feet)
1 inch = 150 ft.

South St.

Filed in Clerk's Office

MAR 22 2017

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN



JONES PETRIE RAFINSKI
your one single source

Surveying • Engineering • Planning • Architecture • Utility Management
GIS • Environmental • Renewable Energy • Landscape Architecture

Elkhart, IN
p: 574.293.7762
South Bend, IN
p: 574.232.4388
Fort Wayne, IN
p: 260.422.2522

JSB 03/22/17



INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS

DATE SENT: 12/22/2016

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)
Linda M. Martin, Clerk *LM*

FROM: _____

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

APPLICANT: **Heading for Home, LLC** *FROM*

LOCATION: ~~Alley West of Monroe St. at Lafayette Blvd. that Dead-Ends~~
to
into Four Winds Field *to*

DATE DUE: **January 3, 2016** *out*

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 _____

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 24, 2017

Mr. Joe Hart
South Bend Cubs/ Heading for Home LLC
501 W South Street
South Bend, IN 46601

RE: *Street Vacation – West Monroe Street from Lafayette Boulevard to Dead-End at Four Winds Field (Preliminary Review)*

Dear Mr. Hart:

The Board of Public Works, at its January 24, 2017, meeting, reviewed the following comments by the Engineering Division, Area Plan Commission, Community Investment, Fire Department, Police Department, and the Solid Waste Division regarding the above request:

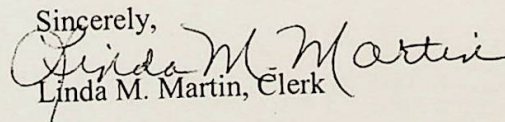
Area Plan stated, per IC 36-7-3-13, the vacation would not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous. The vacation would not hinder the use of a public right of way by the neighborhood in which it is located or to which it is contiguous.

Engineering, Area Plan, and Community Investment stated the vacation **would** make access to the lands of the aggrieved person by means of public way difficult or inconvenient and the vacation **would** hinder the public's access to a church, school or other public building or place, both violations of Indiana Statute.

Therefore, the Board of Public Works submitted a favorable recommendation for the vacation of this street **subject to completion of a signed and recorded permanent access agreement** between the owner of the Zion Missionary Baptist Church, Inc. and the South Bend Cubs received prior to submittal of the application for vacation to the Common Council. A copy of the signed and recorded document shall be provided to the Board of Public Works.

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

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

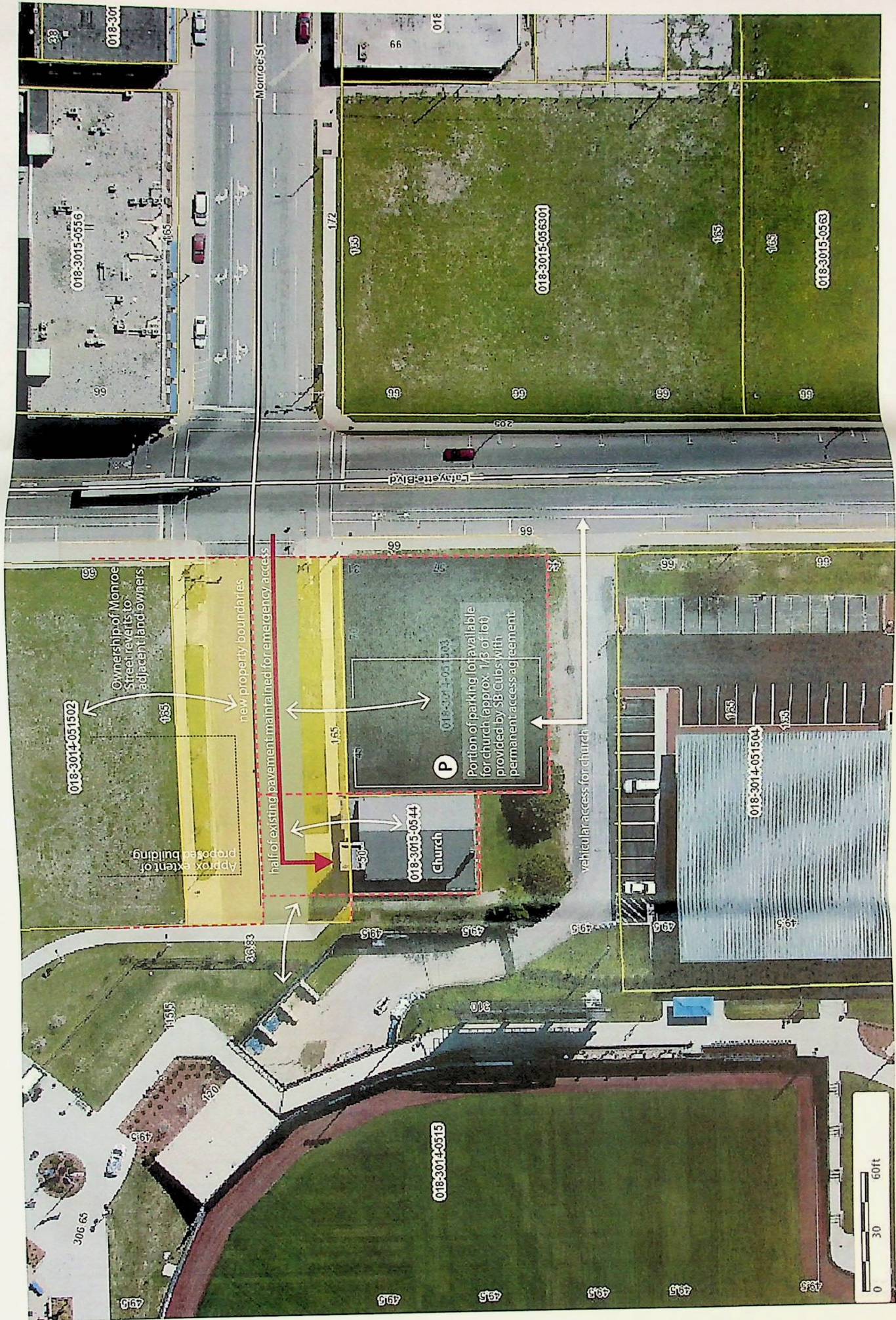
Submission Date:	12-21-16	
Applicant Name:	Heading for Home, LLC	Phone #: 574-235-9988
		Email: jhart@Southbend.cubs.com
Property Address:	Approximately 301-499 W. Monroe St. (Lot 3 on attached survey)	
Applicant property information:	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial	
Describe the general alley location with boundaries (ex. Church Pl, between E. Coffax Ave & E. LaSalle Ave):	W. Monroe St. at S. Lafayette Blvd. that dead ends into Fair Winds Field	
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 type="checkbox"/> Yes <input checked="" 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:		
Multi-family, mixed use development of approximately 120 apartment units and 10,000 sf of commercial space. Only half of alley required for future development		
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]



018-3014-051502

Ownership of Monroe Street reverts to adjacent landowners.

new property boundaries

Approx. extent of proposed building

half of existing pavement maintained for emergency access

018-3015-0544
Church

018-3014-051503

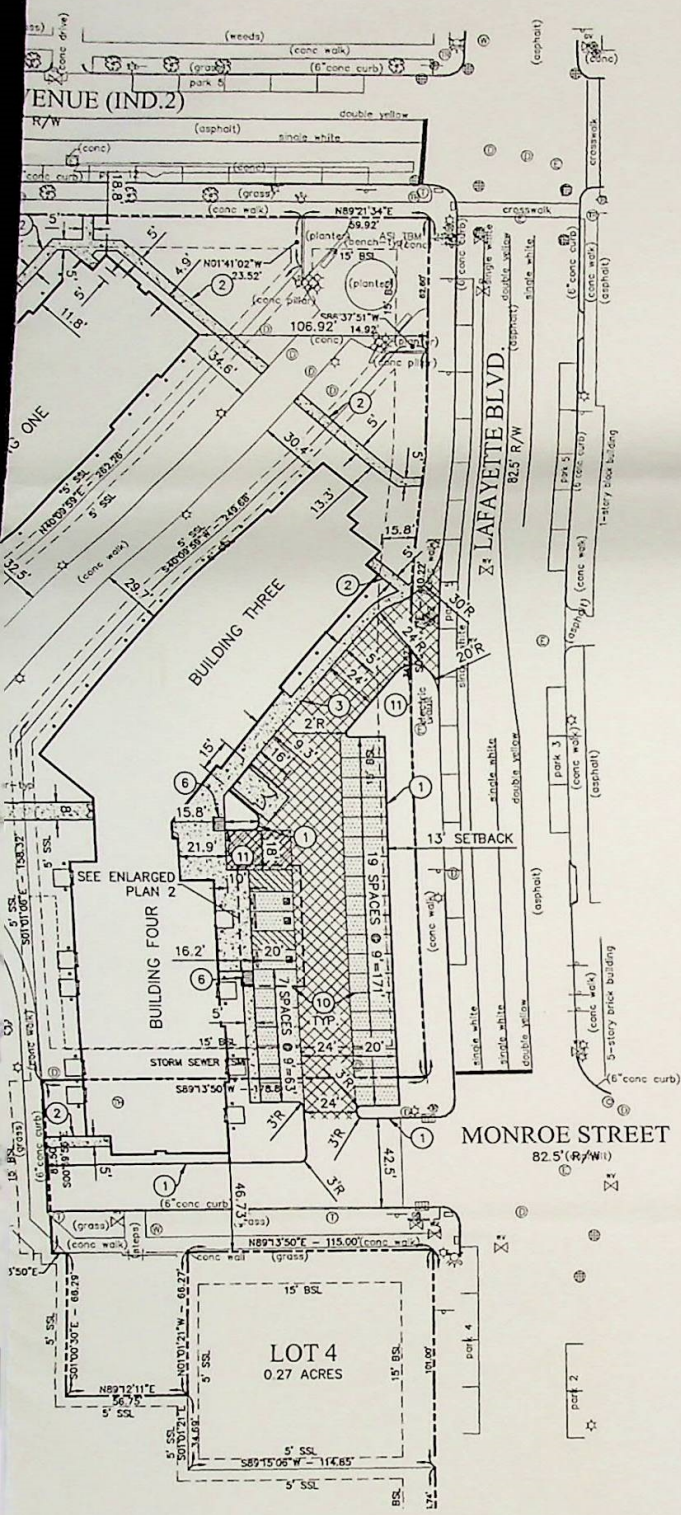
P

Portion of parking lot available for church (approx. 1/3 of lot) provided by SB Clubs with permanent access agreement.

vehicular access for church

018-3014-051504





EXISTING LEGEND

⊠ AIR CONDITIONER	⊠ SIGN
⊠ BUSH	⊠ SANITARY MANHOLE
⊠ CURB INLET	⊠ TEMPORARY BENCH MARK
⊠ CLEAN OUT	⊠ TELEPHONE MANHOLE
⊠ DRAINAGE MANHOLE	⊠ TELEPHONE MANHOLE
⊠ ELECTRIC MANHOLE	⊠ TELEPHONE PEDESTAL
⊠ ELECTRIC METER BOX	⊠ TRANSFORMER
⊠ ELECTRIC MANHOLE	⊠ TREE
⊠ FIRE HYDRANT	⊠ TRAFFIC MANHOLE
⊠ GAS METER	⊠ TRAFFIC POLE
⊠ GAS MARKER SIGN	⊠ WATER MANHOLE
⊠ GAS VALVE	⊠ WATER VALVE
⊠ GUY WIRE	⊠ YARD LIGHT
⊠ INLET	⊠ BURIED ELECTRIC LINE
⊠ LD	⊠ OVERHEAD ELECTRIC LINE
⊠ LIGHT POLE	⊠ BURIED FIBER OPTIC LINE
⊠ MANHOLE	⊠ BURIED GAS LINE
⊠ PINE	⊠ BURIED TELEPHONE LINE
⊠ POST	⊠ BURIED WATER LINE
⊠ POWER POLE	⊠ TOP OF FIN ELEVATION
⊠ SPRINKLER CONTROL VALVE	⊠ INVERT ELEVATION
	⊠ PLASTIC PIPE
	⊠ REINFORCED CONCRETE PIPE
	⊠ CLAY PIPE

SITE LEGEND

	LIGHT DUTY PAVEMENT
	HEAVY DUTY PAVEMENT
	CONCRETE

- ### KEYNOTES
- 6" CONCRETE CURB
 - CONCRETE SIDEWALK
 - COMBINED CONCRETE CURB & WALK
 - "DO NOT ENTER" SIGN
 - ADA PARKING SIGN
 - ADA ACCESSIBLE RAMP, TYPE 'K'
 - ADA ACCESSIBLE RAMP, TYPE 'A'
 - PRECAST CONCRETE PARKING BARRIER
 - 4" SOLID BLUE, PAINT LINE (A.D.A. SPACE)
 - 4" SOLID WHITE, PAINT LINE
 - CURB TAPER
 -

SITE DATA TABLE

SITE ZONING	CB0
PROJECT AREA	3.77 ACRES
BUILDING AREA	50807 SFT.
STANDARD PARKING (9x20)	138
ANGLED PARKING (8.5x18)	28
GARAGE PARKING	23
HANDICAP PARKING PROVIDED (INCLUDES 2 VAN ACCESSIBLE)	6
TOTAL PROPOSED PARKING	195
REQUIRED PARKING	XXX

BENCHMARK DATA

NAVD '88

F 20 1934 BENCH MARK DISK
AT SOUTH BEND, ABOUT 100 YARDS EAST OF THE EAST END OF UNION STATION AT THE NEW YORK CENTRAL RAILROAD BRIDGE OVER LAFAYETTE BOULEVARD IN THE TOP OF THE NORTHWEST CORNER OF THE NORTHEAST RETAINING WALL; 57' NORTH OF THE NORTH RAIL OF THE NORTH MAIN TRACK; 16' NORTH OF THE NORTHEAST CORNER OF THE BRIDGE AND ABOUT LEVEL WITH THE TRACK.
ELEV: 737.37

ASI TBM 120
CUT SQUARE IN SE CORNER OF CONCRETE BASE OF TRAFFIC PEDESTAL AT SW CORNER OF WESTERN AVE. AND WILLIAMS STREET.
ELEV: 720.42

ASI TBM 121
CUT "X" IN SE FLANGE BOLT OF FIRE HYDRANT ON SW CORNER OF LAFAYETTE BLVD AND WESTERN AVE.
ELEV: 719.57

ASI TBM 122
CUT SQUARE IN SW CORNER OF CONCRETE BASE OF TRAFFIC PEDESTAL AT SE CORNER OF LAFAYETTE BLVD AND MONROE STREET AND 473' EAST OF E LAFAYETTE BLVD.
ELEV: 720.35

ASI TBM 123
CUT "X" IN NE BOLT OF TRAFFIC POLE ON SE CORNER OF LAFAYETTE STREET AND SOUTH STREET.
ELEV: 721.00

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

**AMERICAN
STRUCTUREPOINT
INC.**

7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structuredpoint.com

BERLIN PLACE

SOUTH BEND, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:
10/24/2016
PROJECT PHASE:
SCHEMATIC DESIGN

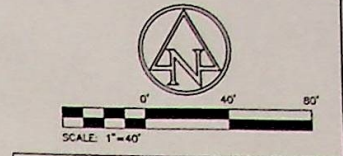
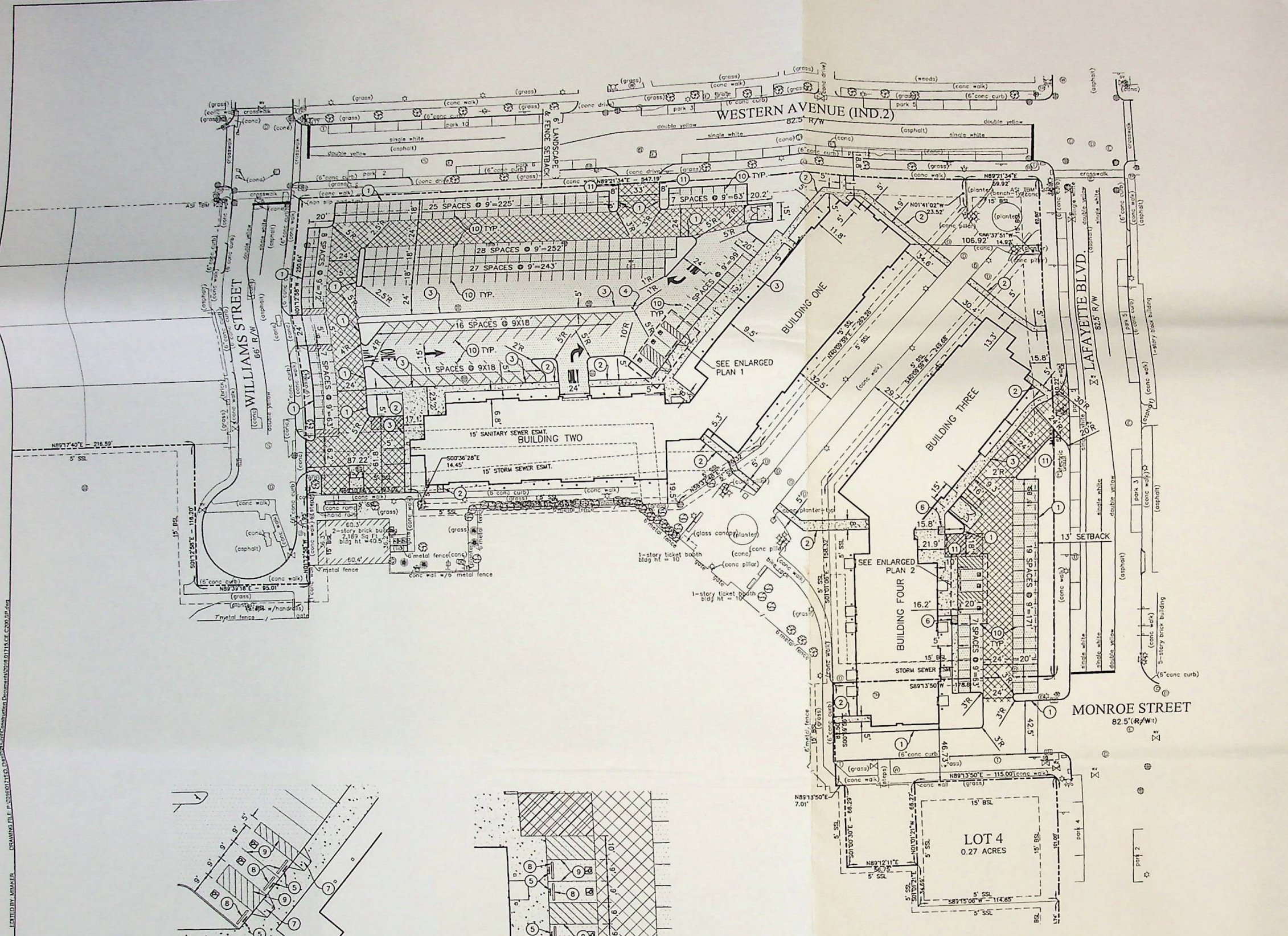
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2016.01715

SITE PLAN

C200



EXISTING LEGEND

	AIR CONDITIONER		SANITARY MANHOLE
	BUSH		TEMPORARY BENCH MARK
	CLEAN OUT		TELEPHONE MANHOLE
	DRAINAGE MANHOLE		TELEPHONE PEDESTAL
	ELECTRIC MANHOLE		TRANSFORMER
	ELECTRIC METER BOX		TREE
	FIRE HYDRANT		TRAFFIC MANHOLE
	GAS METER		TRAFFIC POLE
	GAS MARKER SIGN		WATER MANHOLE
	GAS VALVE		WATER VALVE
	GUY WIRE		YARD LIGHT
	INLET		BURIED ELECTRIC LINE
	L&L		OVERHEAD ELECTRIC LINE
	LIGHT POLE		BURIED FIBER OPTIC LINE
	MANHOLE		BURIED GAS LINE
	PIPE		BURIED TELEPHONE LINE
	POST		BURIED WATER LINE
	POWER POLE		TOP OF RIM ELEVATION
	SPRINKLER CONTROL VALVE		INVERT ELEVATION
			REINFORCED CONCRETE PIPE
			CLAY PIPE

SITE LEGEND

	LIGHT DUTY PAVEMENT
	HEAVY DUTY PAVEMENT
	CONCRETE

- ### KEYNOTES
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 - CONCRETE SIDEWALK
 - COMBINED CONCRETE CURB & WALK
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 - ADA ACCESSIBLE RAMP, TYPE "K"
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 - CURB TAPER
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APPROVAL PENDING NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE: 10/24/2016

PROJECT PHASE: SCHEMATIC DESIGN

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

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SITE PLAN

C200

AMERICAN
STRUCTUREPOINT
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7269 Shadeland Station | Indianapolis, Indiana 46254
TEL 317.547.5590 FAX 317.543.0270
www.structurepoint.com

BERLIN PLACE

SOUTH BEND, IN

DATE: 11/10/16 BY: AM
PROJECT: C200

ENLARGED PLAN 1

ENLARGED PLAN 2

GENERAL NOTES

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

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CALL TOLL FREE
811 OR 1-800-382-5544
INDIANA UNDERGROUND

Elizabeth Horvath

From: Chris Dressel
Sent: Wednesday, January 04, 2017 4:33 PM
To: Elizabeth Horvath
Subject: RE: Alley Vacation - Heading for Home LLC

This street vacation is favorably recommended provided that there will be a property access agreement for the church. It's our understanding that the City is negotiating such an agreement. If no such agreement, then the vacation would be in violation of state statute by (1) making access by means of public way difficult of inconvenient and by (2) hindering public access to a church, school, or other public building or place.

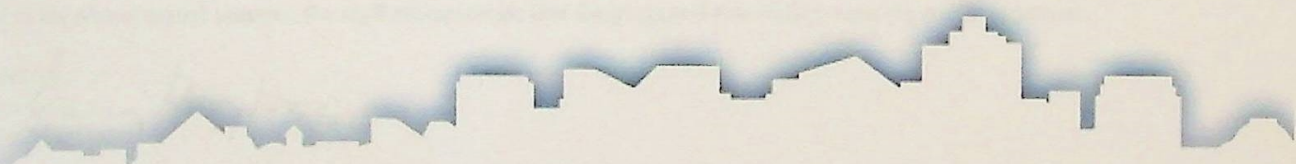
Christopher D. Dressel, AICP
Planner
Brownfields Coordinator
Bicycle Coordinator
Department of Community Investment
(574) 235-5847
cdressel@southbendin.gov
City of South Bend
227 W. Jefferson Blvd.
South Bend, IN 46601
<http://www.southbendin.gov>

From: Elizabeth Horvath
Sent: Tuesday, January 03, 2017 8:53 AM
To: Pete Kaminski; Michael Bronstetter; Matt Longfellow; Chris Dressel; Federico Rodriguez; Larry Magliozzi; Eugene Eyster
Subject: Alley Vacation - Heading for Home LLC

Please provide your recommendations. Thank you.

Lizzy Horvath

Secretary
Department of Public Works
227 W. Jefferson Blvd., Suite 1316
South Bend, IN 46601
574-235-9251 Ex. 3168
lhovath@southbendin.gov



EXCELLENCE ✦ ACCOUNTABILITY ✦ INNOVATION ✦ INCLUSION ✦ E



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 3, 2017

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

RE: *Street and/or Alley Vacation*
Applicant: Heading for Home, LLC
Location: Monroe Street, west of Lafayette Boulevard.

Dear Board Members:

The staff has reviewed this petition, and would note that in it's opinion, the ROW in question is a street and not an alley. It is further 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 general street pattern has been re-aligned, causing the continuation of Monroe west of Lafayette to no longer being needed for the redevelopment of the parcels adjacent to it.

- (2) The vacation **would** make access to the lands of the aggrieved person by means of public way difficult or inconvenient.

The staff notes that the vacation of Monroe Street will effectively land-lock the parcel owned by Zion Missionary Baptist Church, Inc. Property owners should have a reasonable guarantee that they have access to a dedicated public right-of-way without having to rely on a private agreement.

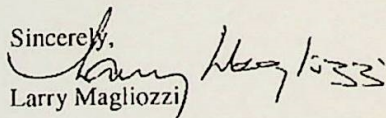
- (3) The vacation **would** hinder the public's access to a church, school, or other public building or place.

The staff is not aware if the building that would potentially be landlocked is still used as a church. If so, this petition cannot meet Criteria #3.

- (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.

Monroe Street is already a dead-end street. Vacating the balance would not hinder its use.

Due to the above stated reasons, the staff recommends that the proposed street/alley vacation not be approved.

Sincerely,

Larry Magliozzi

SERVING ST. JOSEPH COUNTY, SOUTH BEND, LAKEVILLE, NEW CARLISLE, NORTH LIBERTY, OSCEOLA, & ROSELAND

WWW.STJOSEPHCOUNTYINDIANA.COM

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:	12-21-16	
Applicant Name:	Heading for Home, LLC	Phone #: 574-235-9988
		Email: jhart@southbendcubs.com
Property Address:	Approximately 301-499 W. Mann St. (Lot 3 on attached survey)	
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. Coffax Ave & E. LaSalle Ave):	W. Monroe St. at S. Lafayette Blvd. Just dead ends into Fox Winds Field	
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 type="checkbox"/> Yes <input checked="" 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:		
Multi-family, mixed use development of approximately 120 apartment units and 10,000 sq ft of commercial space. Only half of alley required for future development		
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:

Elizabeth Horvath

From: Pete Kaminski
Sent: Tuesday, January 03, 2017 11:54 AM
To: Elizabeth Horvath; Michael Bronstetter; Matt Longfellow; Chris Dressel; Federico Rodriguez; Larry Magliozzi; Eugene Eyster
Cc: Derick Roberts; Ed Gleckler
Subject: RE: Alley Vacation - Heading for Home LLC

Hi Lizzy, Streets has no objection to the vacate, but to prevent any confusion, the request is stating for an alley vacate, when the actual property to vacate is part of Monroe street.

From: Elizabeth Horvath
Sent: Tuesday, January 03, 2017 8:53 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>; Larry Magliozzi <lmagloz@co.st-joseph.in.us>; Eugene Eyster <eeyster@southbendin.gov>
Subject: Alley Vacation - Heading for Home LLC

Please provide your recommendations. Thank you.

Lizzy Horvath

Secretary
Department of Public Works
227 W. Jefferson Blvd., Suite 1316
South Bend, IN 46601
574-235-9251 Ex. 3168
lhovath@southbendin.gov



EXCELLENCE ✦ ACCOUNTABILITY ✦ INNOVATION ✦ INCLUSION ✦ E

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Lizzy Horvath

Secretary
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South Bend, IN 46601
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INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS

DATE SENT: 12/22/2016

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 (Imaglio@co.st-joseph.in.us or 235-9813 fax)
Gene Eyster, Police Department
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: **Heading for Home, LLC**

LOCATION: **Alley West of Monroe St. at Lafayette Blvd. that Dead-Ends into Four Winds Field**

DATE DUE: **January 3, 2016**

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:

This alley vacation will not hinder Solid Wastes operation.

By *Mike Bronstetter* Date 1-3-2017

Elizabeth Horvath

From: Eugene Eyster
Sent: Tuesday, January 03, 2017 10:26 AM
To: Elizabeth Horvath; Pete Kaminski; Michael Bronstetter; Matt Longfellow; Chris Dressel; Federico Rodriguez; Larry Magliozzi
Subject: RE: Alley Vacation - Heading for Home LLC

Ms. Horvath,
The Police Department would have no objection to this request.

Lt. Eyster

From: Elizabeth Horvath
Sent: Tuesday, January 03, 2017 8:53 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>; Larry Magliozzi <lmagliz@co.st-joseph.in.us>; Eugene Eyster <eeyster@southbendin.gov>
Subject: Alley Vacation - Heading for Home LLC

Please provide your recommendations. Thank you.

Lizzy Horvath

Secretary
Department of Public Works
227 W. Jefferson Blvd., Suite 1316
South Bend, IN 46601
574-235-9251 Ex. 3168
lhovath@southbendin.gov



EXCELLENCE ✦ ACCOUNTABILITY ✦ INNOVATION ✦ INCLUSION ✦ E

Elizabeth Horvath

From: Federico Rodriguez
Sent: Thursday, January 05, 2017 10:12 AM
To: Elizabeth Horvath
Subject: RE: Alley Vacation - Heading for Home LLC

Favorable 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



We deliver services that empower everyone to thrive.

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Subject: Alley Vacation - Heading for Home LLC

Please provide your recommendations. Thank you.

Lizzy Horvath

Secretary

Department of Public Works

227 W. Jefferson Blvd., Suite 1316

South Bend, IN 46601

574-235-9251 Ex. 3168

lhovath@southbendin.gov

Elizabeth Horvath

From: Matt Longfellow
Sent: Tuesday, January 10, 2017 11:35 AM
To: Elizabeth Horvath
Cc: Roger Nawrot; Toy Villa; Donna C. Hanson
Subject: RE: Alley Vacation - Heading for Home LLC
Attachments: engineering recommednation.pdf

Engineering has no objections to this vacation request, pending the following actions are performed:

1. Establish a Permanent Access Agreement between the owner of the Church and the S.B. Cubs, and have it recorded with the St. Joseph County Recorder's Office. The applicant shall provide a copy of the signed & recorded agreement document to the Engineering Department.

From: Elizabeth Horvath

Sent: Tuesday, January 03, 2017 8:53 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>; Larry Magliozzi <lmaglioz@co.st-joseph.in.us>; Eugene Eyster <eeyster@southbendin.gov>

Subject: Alley Vacation - Heading for Home LLC

Please provide your recommendations. Thank you.

Lizzy Horvath

Secretary

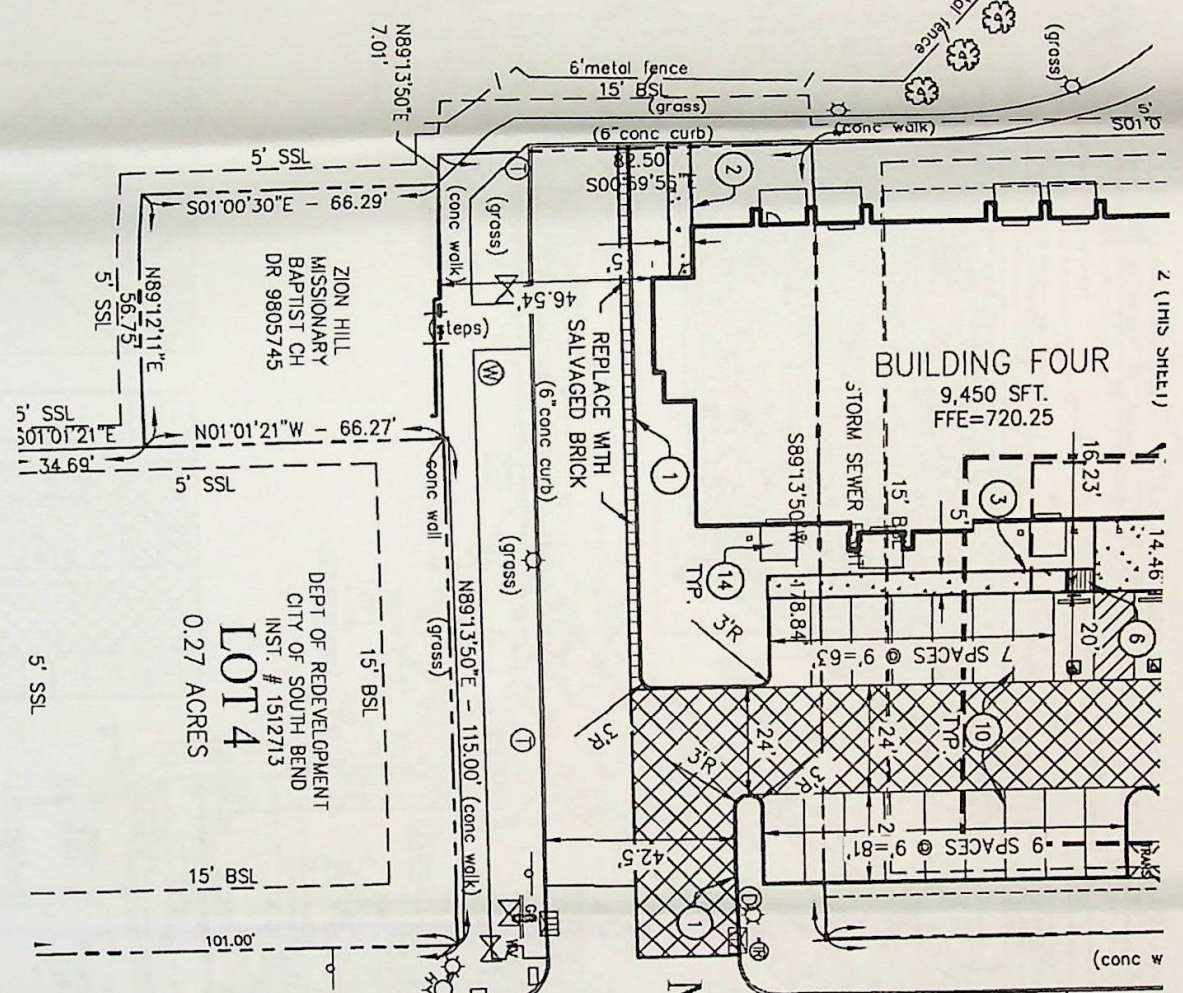
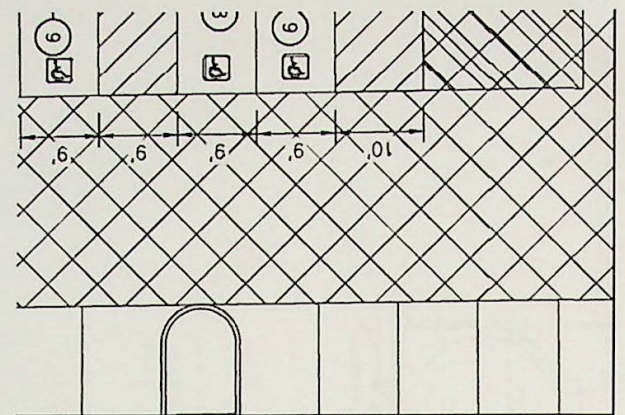
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LOT 1
 11.20 ACRES
 CITY OF SOUTH BEND, INDIANA
 PARKS & RECREATION DEPARTMENT
 INST. # 1504027

1-story ticket booth
 bldg ht = 10'

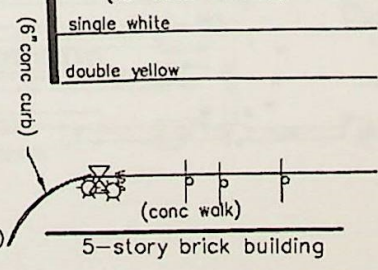


2 (THIS SHEET)

BUILDING FOUR
 9,450 SFT.
 FFE=720.25

MONROE STREET
 82.5' R/W

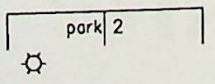
- single white (10" water main approx. locati
- single white
- double yellow



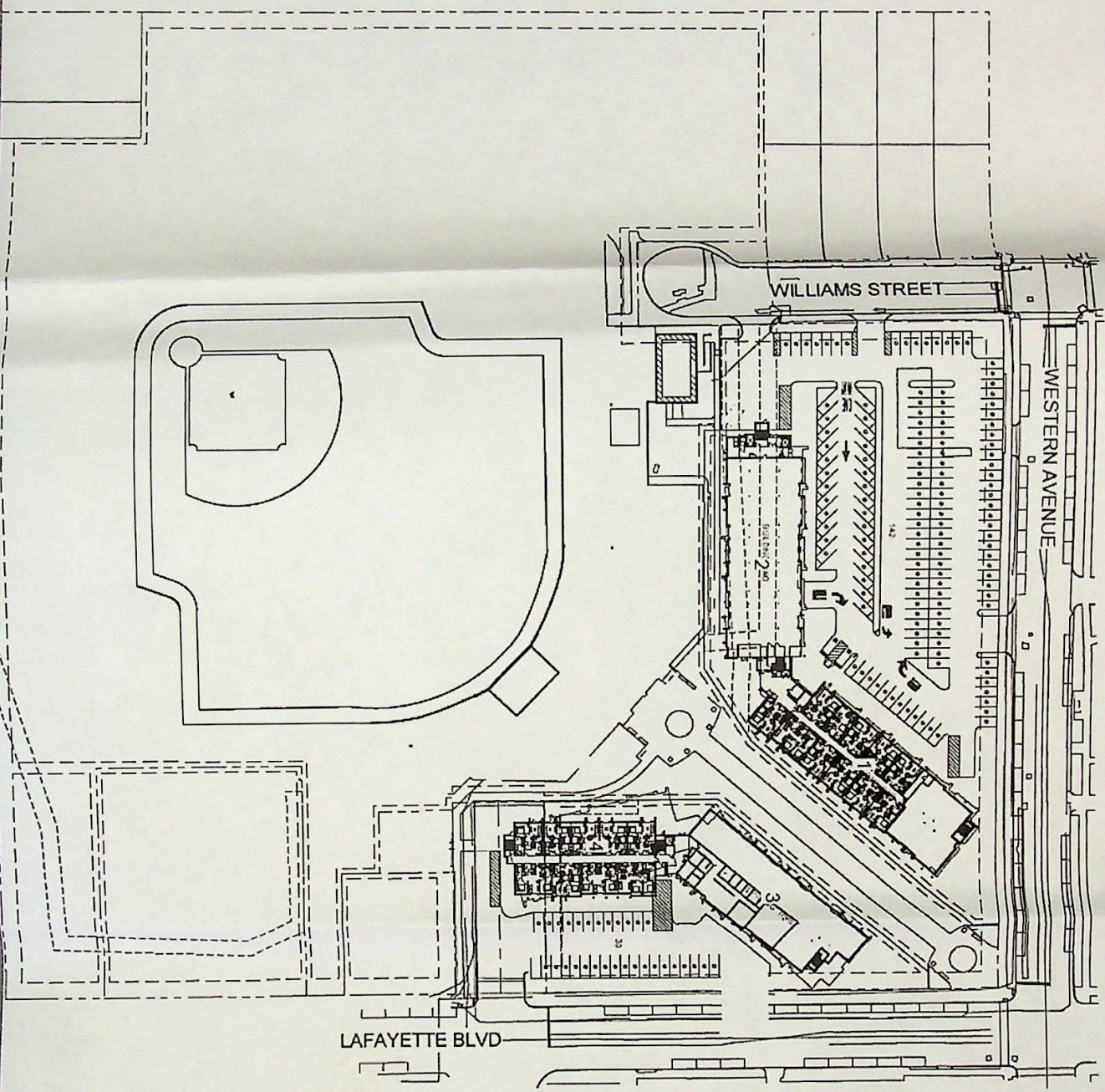
ZION HILL
 MISSIONARY
 BAPTIST CH
 DR 9805745

DEPT OF REDEVELOPMENT
 CITY OF SOUTH BEND
 INST. # 1512713

LOT 4
 0.27 ACRES



Project No. 16056



LAFAYETTE BLVD

WILLIAMS STREET

WESTERN AVENUE