

ORDINANCE NO. 10518-17

Alley Vacation

Date Vacated: July 1, 2017

Description: North/South Alley South of St. Vincent Street, East of Eddy Street Including Two (2) East/West Alleys North of Howard Street, South of St. Vincent and Non-Vacated Right-of-Way West of SR 23 at South End of Former Georgiana Street



OFFICE OF THE CITY CLERK

KAREEMAH FOWLER, CITY CLERK

MEMORANDUM

TO: Larry Magliozzi, Area Plan Commission
Kara Boyles, Board of Public Works
Donna Hanson, Engineering Department
Charles Bulot, Building Department
Federico Rodriguez, Fire Department
Phil Griffin, Northern Indiana Public Service Co.
Lt. Christopher Voros, Police Dept.

Michael Divita, Community Investment
County Auditor, Plat Room
Ed Herman, Water Works
Linda Martin, Board of Public Works
Derick Robert, Streets and Sewer
Rene Casiano, Innovation and Technology
Ed Gleckler, Traffic & Lighting
Elizabeth Horvath, Public Works

FROM: Kareemah Fowler, City Clerk

DATE: 7/10/2017

SUBJECT: Effective Alley Vacation Notice Eddy Street Commons Phase II

To Whom it May Concern:

All proceedings with reference to Ordinance Nos. 10518-17, 10519-17, 10520-17, 10521-17 for the vacation of the following described properties:

- 10518-17 AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: NORTH/SOUTH ALLEY SOUTH OF ST. VINCENT STREET, EAST OF EDDY STREET INCLUDING TWO (2) EAST/WEST ALLEYS NORTH OF HOWARD STREET, SOUTH OF ST. VINCENT AND NON-VACATED RIGHT-OF-WAY WEST OF SR 23 AT SOUTH END OF FORMER GEORGIANA STREET
- 10519-17 AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: NORTHWEST CORNER OF HOWARD STREET AND EDDY STREET INCLUDING EXCESS RIGHT-OF-WAY FROM FORMER HOWARD STREET ALIGNMENT
- 10520-17 AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: EASTERN 170+ FEET OF EAST/WEST ALLEY WEST OF EDDY STREET BETWEEN ST. VINCENT STREET AND HOWARD STREET
- 10521-17 AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: NORTH/SOUTH ALLEY MAKING UP FORMER EDDY STREET, SOUTH OF HOWARD STREET AND NORTH OF CORBY BLVD. INCLUDING ALL RIGHT-OF-WAY TO SOUTH BEND AVENUE AND FORMER SOUTH BEND AVENUE

are closed and this area is vacated as of July 1, 2017. All Common Council proceedings regarding the vacation are public information and available electronically at southbendin.gov, or by hard copy in the City Clerk's Office. Should you have any queries or concerns regarding this property vacation, feel free to contact the City Clerk's Office at your convenience.

Sincerely,

Kareemah Fowler
City Clerk, City of South Bend

455 County-City Building • 227 W. Jefferson Boulevard • South Bend, Indiana 46601
Phone 574-235-9221 • Fax 574-235-9173 • TDD 574-235-5567 • www.SouthBendIN.gov

JENNIFER M. COFFMAN
CHIEF DEPUTY/DIRECTOR OF
OPERATIONS

ALKEYNA M. ALDRIDGE
DEPUTY/DIRECTOR OF POLICY

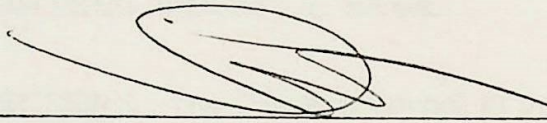
JOSEPH MOLNAR
ORDINANCE VIOLATIONS BUREAU
CLERK

ORDINANCE No. 10518-17

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

_____ May 22, _____ 20 _____ 17

Attest: _____ *Karenal M. Fowler* _____ City Clerk

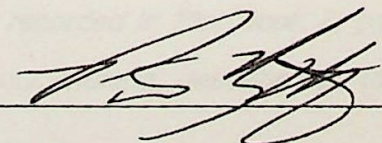
Attest: _____  _____ President of Common Council

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

_____ May 23, _____ 20 _____ 17

_____ *Karenal M. Fowler* _____ City Clerk

Approved and signed by me May 22 _____ 20 _____ 17

_____  _____ Mayor

ORDINANCE NO. 10518-17

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:
NORTH/SOUTH ALLEY SOUTH OF ST. VINCENT STREET, EAST OF EDDY STREET
INCLUDING TWO (2) EAST/WEST ALLEYS NORTH OF HOWARD STREET, SOUTH OF
ST. VINCENT AND NON-VACATED RIGHT-OF-WAY WEST OF SR 23 AT SOUTH END
OF FORMER GEORGIANA STREET

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:

(Georgiana Avenue)

Part of 50 foot wide Georgiana Avenue as platted in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, described as follows:

Beginning on the North line of South Bend Avenue; thence North to the North line of the first East/West alley North of South Bend Avenue. Containing 4,531 square feet, more or less.

AND

(12' Alley North/South between Eddy Street and Georgiana Avenue)

Part of the first 12 foot wide North/South alley lying East of Eddy Street, as platted in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, described as follows:

Beginning at the South line of St. Vincent Street; thence South to the North line of Howard Street, said Howard Street being as relocated per the State of Indiana Project STP-S050(007). Containing 7,020 square feet, more or less.

AND

(12' Alley between Lots 5 and 6)

Part of 12 foot wide East/West alley lying between Lots 5 and 6, as platted in Hartman and Miller's Plat recorded as Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, described as follows:

Beginning at the northeast corner of Lot 5; thence South 89 degrees 42 minutes 07 seconds West 110.09 feet; thence North 09 degrees 04 minutes 10 seconds East 12.16 feet; thence North 89 degrees 42 minutes 07 seconds East 108.10 feet to the southeast corner of Lot 6; thence South 00 degrees 20 minutes 43 seconds East 12.0 feet to the Point of Beginning. Containing 1,309 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.

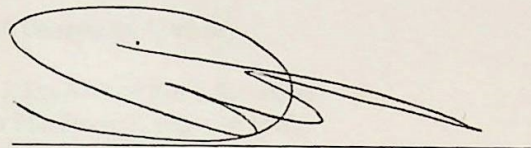
SECTION III. The following property may be injuriously or beneficially affected by such vacating:

018-5098-3455	018-5098-3468	018-5098-3484
		018-5098-3485
018-5098-3456	018-5098-3469	018-5098-3486
		018-5099-3517
018-5098-3457	018-5098-3470	
018-5098-3458	018-5098-3471	
018-5098-3459	018-5098-3473	
018-5098-3460	018-5098-3474	

018-5098-3461	018-5098-3475
018-5098-3462	018-5098-347701
018-5098-3463	018-5098-3478
018-5098-3464	018-5098-3481
018-5098-3465	018-5098-3482
018-5098-3466	
018-5098-3467	

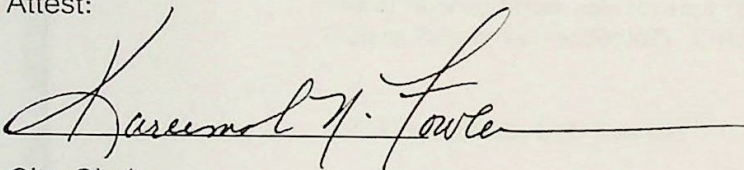
Section IV. The purpose of the vacation of the real property is to allow for construction of Eddy Street Commons, Phase II, a mixed-use retail and residential development.

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.



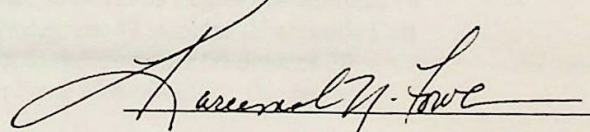
Member of the Common Council

Attest:



City Clerk

Presented by me to the Mayor of the City of South Bend, Indiana on the 23rd day of May, 2017, at 9:30 o'clock a. m.



City Clerk

Approved and signed by me on the 26th day of May, 2017, at 4:00 o'clock p. m.



Mayor, City of South Bend, Indiana

Filed in
MAY 04 2017
KAREEM
CITY CLERK

1st READING 5/8/17
PUBLIC HEARING 5/22/17
3rd READING 5/24/17
NOT APPROVED
REFERRED 5/8/17
PASSED 5/22/17

AA

PLOT SCALE: 1:1 EDIT DATE: 4/7/17 - 1:09 PM EDITED BY: EEVANS DRAWING FILE: P:\2016\02695\D. DRAWINGS\SURVEY\201602695.SV.2017-04-05.STREET VACATION.DWG

Filed in Clerk's Office
MAY 03 2017
KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

(Georgiana Avenue)

Part of 50 foot wide Georgiana Avenue as platted in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, described as follows:

Beginning on the North line of South Bend Avenue; thence North to the North line of the first East/West alley North of South Bend Avenue. Containing 4,531 square feet, more or less.

(12' Alley North/South between Eddy Street and Georgiana Avenue)

Part of the first 12 foot wide North/South alley lying East of Eddy Street, as platted in Hartman and Miller's Plat recorded in Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, described as follows:

Beginning at the South line of St. Vincent Street; thence South to the North line of Howard Street, said Howard Street being as relocated per the State of Indiana Project STP-S050(007). Containing 7,020 square feet, more or less.

(12' Alley between Lots 5 and 6)

Part of 12 foot wide East/West alley lying between Lots 5 and 6, as platted in Hartman and Miller's Plat recorded as Plat Book 7, page 29 in the Office of the Recorder of St. Joseph County, Indiana, described as follows:

Beginning at the northeast corner of Lot 5; thence South 89 degrees 42 minutes 07 seconds West 110.09 feet; thence North 09 degrees 04 minutes 10 seconds East 12.16 feet; thence North 89 degrees 42 minutes 07 seconds East 108.10 feet to the southeast corner of Lot 6; thence South 00 degrees 20 minutes 43 seconds East 12.0 feet to the Point of Beginning. Containing 1,309 square feet more or less.

VACATION EXHIBIT

AREAS D & E

AMERICAN
STRUCTUREPOINT
INC.

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

DATE: 04/07/2017

DRAWN BY: EE

JOB NO. 2016.02695

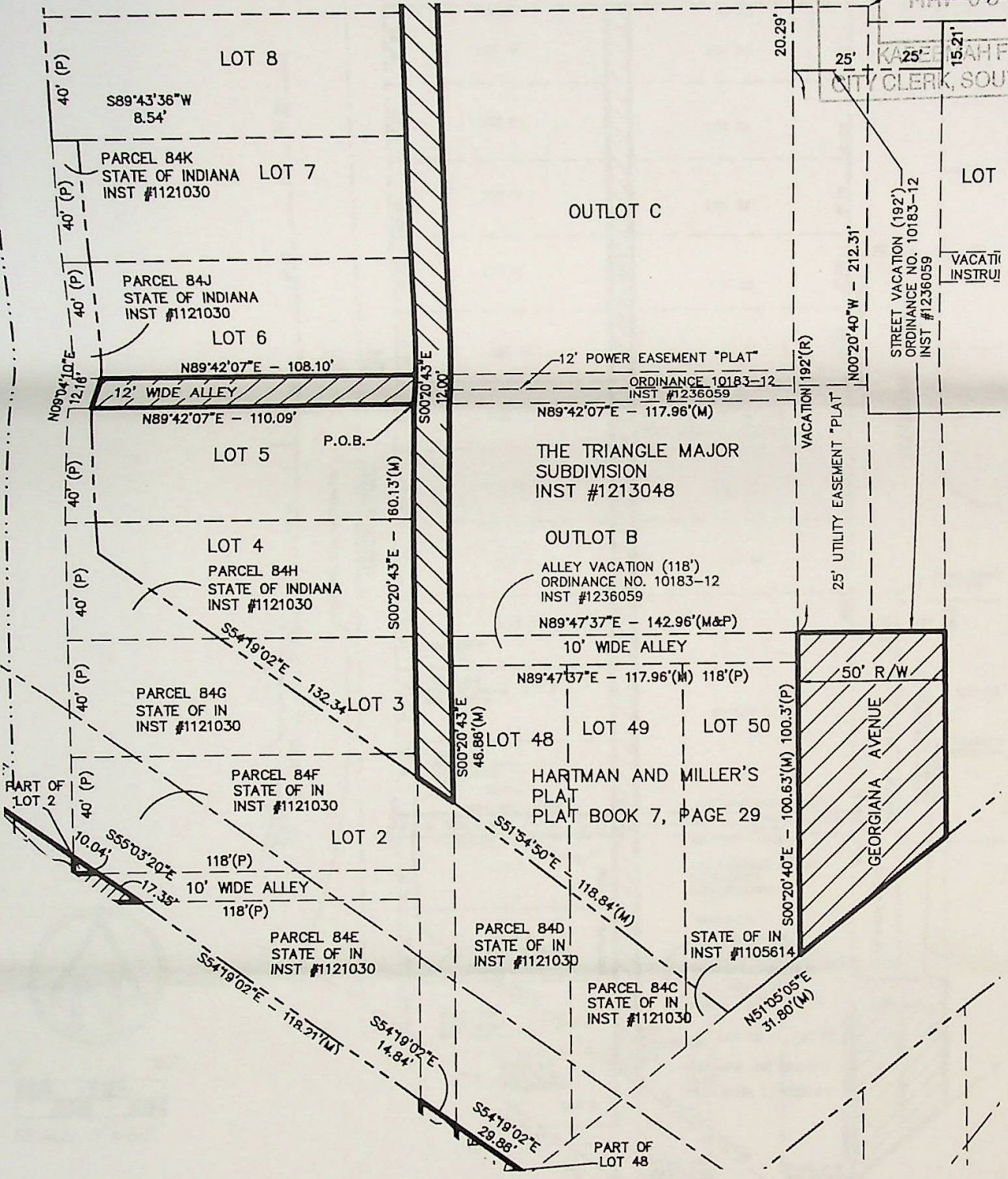
SHEET NO.

1
of
3

MAY 03 2017

KAZEM AH FOWLER
CITY CLERK, SOUTH BEND, IN

PLOT SCALE: 1:1 EDIT DATE: 4/7/17 - 1:09 PM EDITED BY: EEVANS DRAWING FILE: P:\2016\02695\DRAWINGS\SURVEY\201602695\SV\2017-04-05\STREET VACATION.DWG



VACATION EXHIBIT

AREAS D & E

AMERICAN
STRUCTUREPOINT
INC.

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

DATE: 04/07/2017

SHEET NO.

DRAWN BY: EE

2

of

JOB NO. 2016.02695

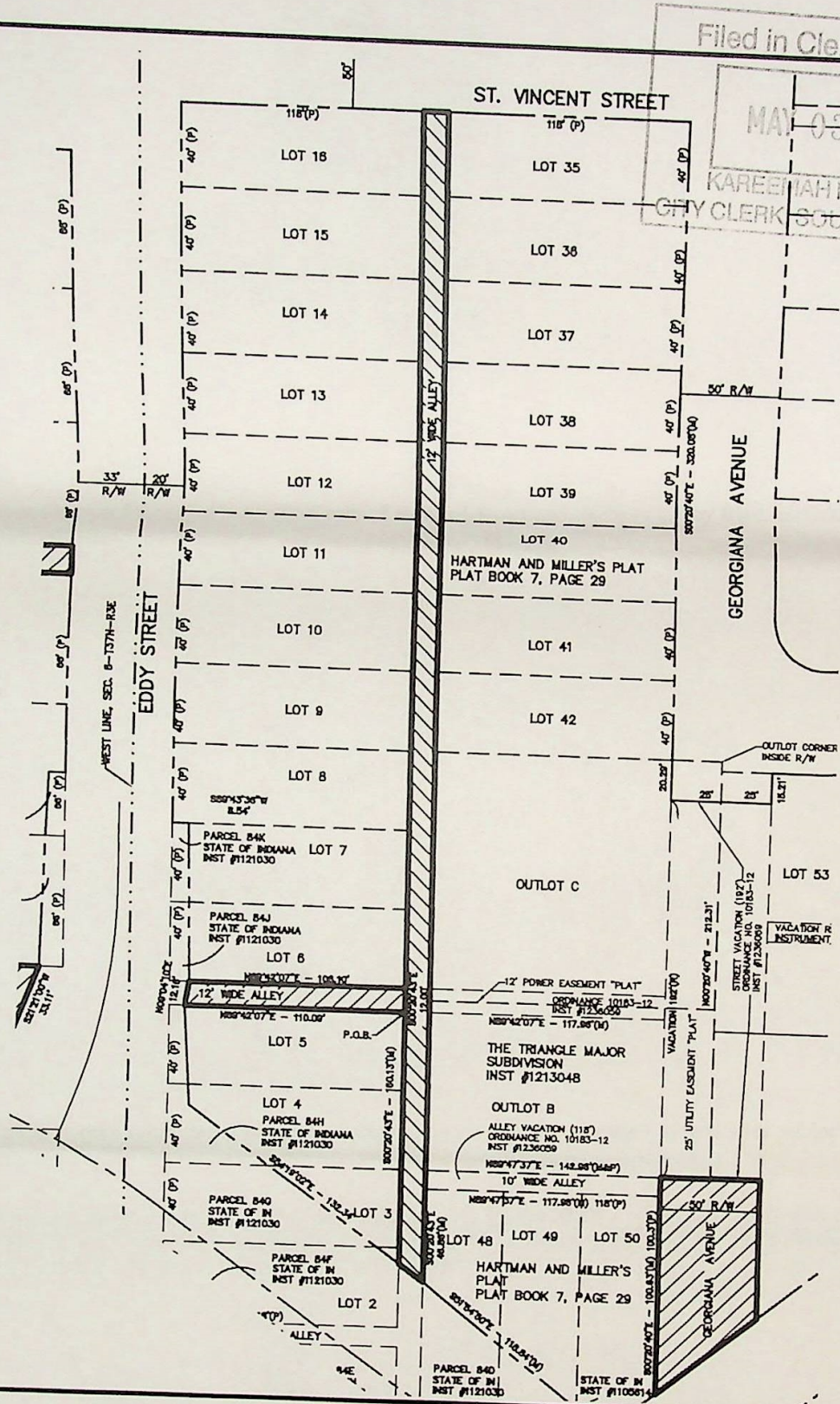
3

PLOT SCALE: 1:1 EDIT DATE: 4/7/17 - 1:05 PM EDITED BY: EVANS DRAWING FILE: P:\2016\02695\DRAWINGS\SURVEY\201602695\SV.2017-04-05\STREET VACATION.DWG

Filed in Clerk's Office

MAY 03 2017

KAREENIAH FOWLER
CITY CLERK SOUTH BEND, IN



0' 80'
SCALE: 1"=80'

VACATION EXHIBIT

AREAS D & E

AMERICAN
STRUCTUREPOINT
INC.

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

DATE: 04/07/2017
DRAWN BY: EE
JOB NO. 2016.02695

SHEET NO.
3
of
3

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 14, 2017

Tony Halsey
Kite Realty Group
30 South Meridian Street
Indianapolis, IN 46204

RE: *Alley Vacations* –
North/South Alley making up former Eddy Street, South of Howard Street and North of Corby Blvd. including all Right-of-Way to South Bend Avenue and former South Bend Avenue

North/South Alley South of St. Vincent Street, East of Eddy Street including Two (2) East/West Alleys North of Howard Street, South of St. Vincent Street and Non-Vacated Right-of-Way West of SR 23 at South End of former Georgiana Street

Eastern 170+ Feet of the East/West Alley West of Eddy Street between St. Vincent Street and Howard Street

Northwest Corner of Howard Street and Eddy Street including Excess Right-of-Way from Former Howard Street Alignment (Preliminary Review)

Dear Mr. Halsey:

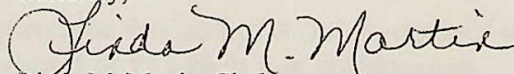
The Board of Public Works, at its February 14, 2017, meeting, reviewed comments by the Engineering Division, Area Plan Commission, Community Investment, Fire Department, Police Department, and the Solid Waste Division. The following comments and recommendations were submitted:

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 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 subject to utility easements for existing water and sewer mains.

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



INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS

DATE SENT: 1/23/2017

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 (lmagloz@co.st-joseph.in.us or 235-9813 fax)
✓ Gene Eyster, Police Department
FROM: Phil Griffin, NIPSCO (pmgriffin@nisource.com) (FYI Only)
Linda M. Martin, Clerk *LM*

SUBJECT: REQUEST FOR RECOMMENDATION – STREET/ALLEY VACATION

APPLICANT: Tony Halsey – Kite Realty Group

LOCATION: N/S Alley S of St Vincent St. East of Eddy St., including (2) E/W Alleys North of Howard St. South of St. Vincent St. and previously non-vacated right-of-way West of SR 23 at the South End of Former Georgiana St.

DATE DUE: February 7, 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:

CITY OF SOUTH BEND
DEPARTMENT OF PUBLIC WORKS
Street/Alley Vacation Form



W
 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:	01/04/2016 ⁷		
Applicant Name:	Tony Halsey Kite Realty Group 30 South Meridian Street Indianapolis, IN 46204	Phone #:	317-713-5653
		Email:	thalsey@kiterealty.com
Property Address:	Various - between Eddy St. and Georgiana St., south of St. Vincent St. and north of Howard St.		
Applicant property information:	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
Describe the general alley location with boundaries (ex. Church Pl, between E. Colfax Ave & E. LaSalle Ave):	North/South Alley south of St. Vincent Street east of Eddy Street, including (2) East/West Alleys north of Howard Street south of St. Vincent Street and previously non-vacated right of way west of SR 23 at the south end of former Georgiana Street.		
	See (1) on attached Right of Way Vacation exhibit		
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: See attached.			
Reason for street/alley vacation and proposed use: Redevelopment for residential and mixed use development. See attached Right of Way Vacation Exhibit.			
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:

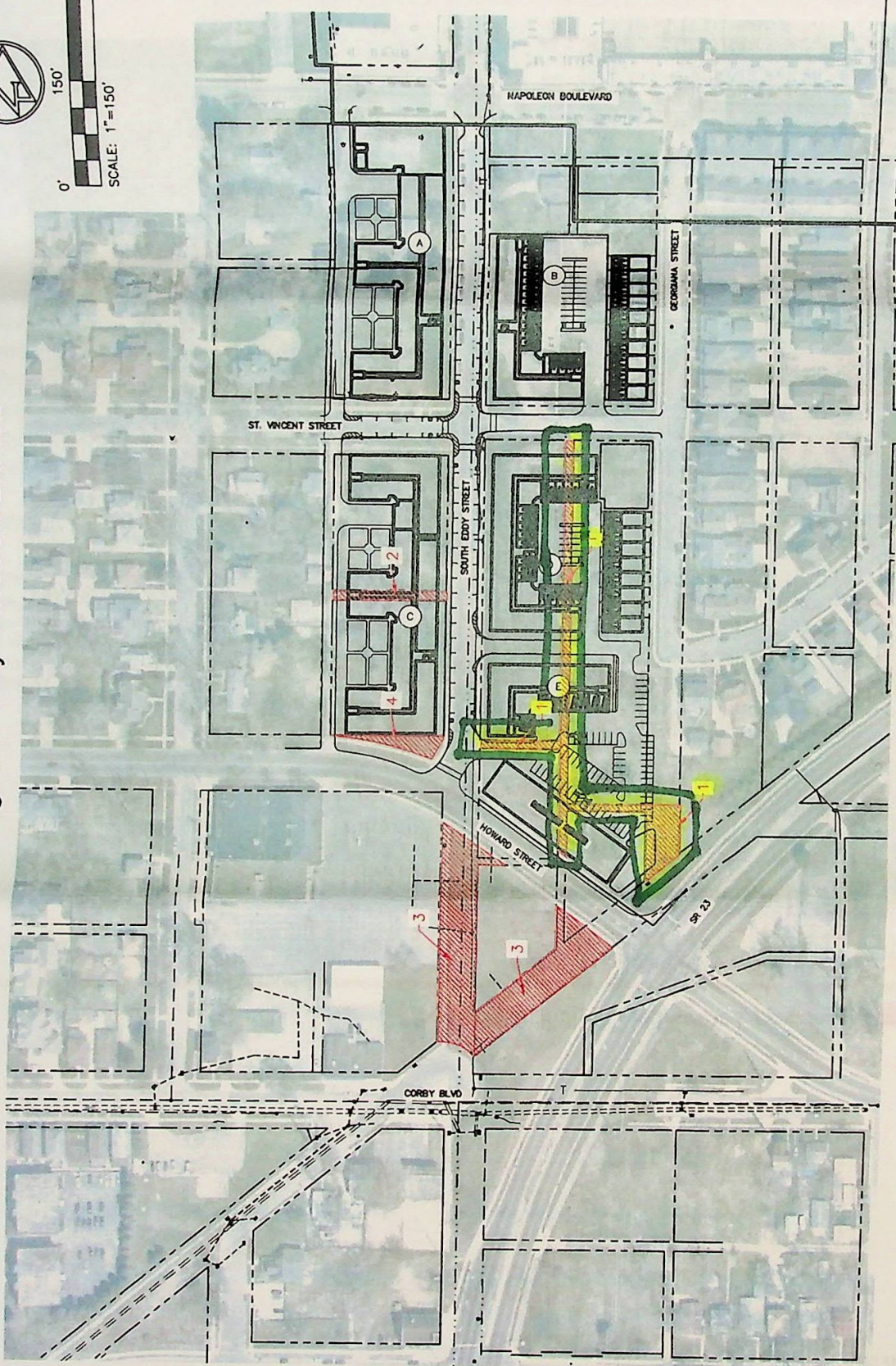
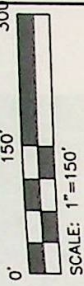
Board Recommendation for the proposed alley vacation: Yes No

Board of Public Works Authorized Signatures:


Tony Halsey

[Signature]

Right-of-Way Vacation Exhibit



PROPOSED LEGEND

 RIGHT OF WAY TO BE VACATED

AMERICAN STRUCTUREPOINT INC.
 1710 Woodchuck Manor Indianapolis, Indiana 46214
 TEL: 317.587.0198 FAX: 317.587.0779
www.structurepoint.com

EDDY STREET
 PHASE II
 VARIANCE EXHIBITS
 SOUTH BEND,
 INDIANA

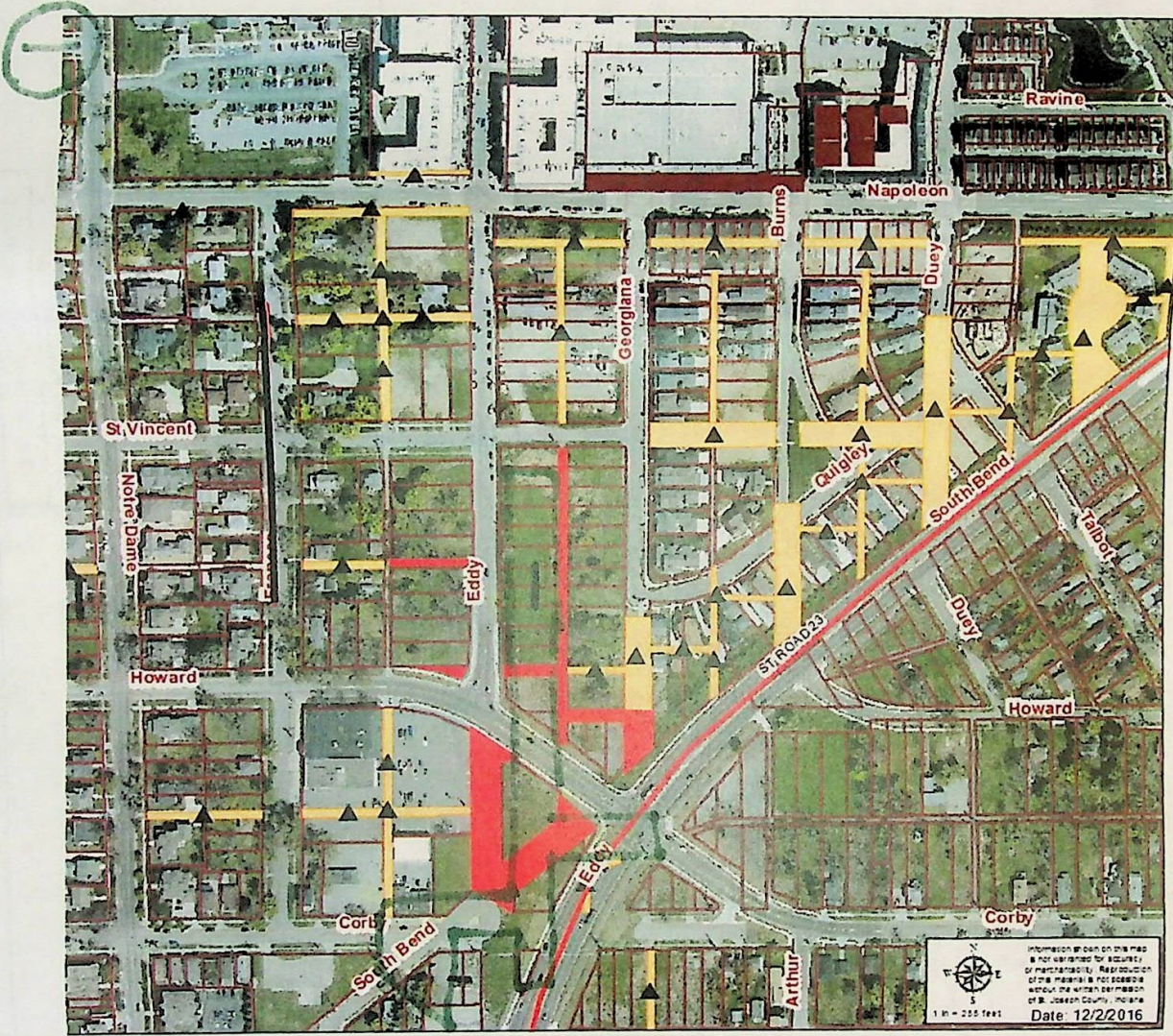
CERTIFIED BY	
ISSUANCE INDEX	
DATE	12/28/2016
PROJECT PHASE	



REVISION SCHEDULE	
NO.	DESCRIPTION DATE

Project Number 2016.02695
**RIGHT OF WAY
 VACATION EXHIBIT**
 01/04/2016
 2 of 2

Right-of-Way Vacation Exhibit

Vacated Public Rights-of-Way / Eddy Street Commons



-  - Already Vacated Rights-of-Way
-  - Proposed Vacation of Public Right-of-Way

Elizabeth Horvath

From: Eugene Eyster
Sent: Monday, January 23, 2017 11:53 AM
To: Elizabeth Horvath; Pete Kaminski; Michael Bronstetter; Matt Longfellow; Chris Dressel; Federico Rodriguez; Larry Magliozzi
Subject: RE: Vacation - North-South Alley S of St. Vincent Street East of Eddy Street

Ms. Horvath,
The Police Department would have no recommendation regarding this request.

Lt. Eyster

From: Elizabeth Horvath
Sent: Monday, January 23, 2017 10:54 AM
To: Pete Kaminski <pkaminsk@southbendin.gov>; Michael Bronstetter <mbronste@southbendin.gov>; Matt Longfellow <mlongfel@southbendin.gov>; Chris Dressel <cdressel@southbendin.gov>; Federico Rodriguez <frodriagu@southbendin.gov>; Larry Magliozzi <lmaglio@co.st-joseph.in.us>; Eugene Eyster <eeyster@southbendin.gov>
Subject: Vacation - North-South Alley S of St. Vincent Street East of Eddy Street

Please provide your recommendations.

Lizzy Horvath
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: Michael Bronstetter
Sent: Tuesday, January 24, 2017 7:34 AM
To: Elizabeth Horvath
Subject: RE: Vacation - North-South Alley S of St. Vincent Street East of Eddy Street

This vacation would not hinder Solid Waste operations.

Thank you,



Mike Bronstetter
Director of Solid Waste Operations
(574) 235-5795
mbronste@southbendin.gov
City of South Bend
3113 Riverside Dr.
South Bend, IN 46628

We deliver services that empower everyone to thrive.
Excellence | Accountability | Innovation | Inclusion | Empowerment

From: Elizabeth Horvath
Sent: Monday, January 23, 2017 10:54 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: Vacation - North-South Alley S of St. Vincent Street East of Eddy Street

Please provide your recommendations.

Lizzy Horvath
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: Tuesday, January 24, 2017 9:11 AM
To: Elizabeth Horvath
Subject: RE: Vacation - North-South Alley S of St. Vincent Street East of Eddy Street

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.
Excellence | Accountability | Innovation | Inclusion | Empowerment

From: Elizabeth Horvath
Sent: Monday, January 23, 2017 10:54 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: Vacation - North-South Alley S of St. Vincent Street East of Eddy Street

Please provide your recommendations.

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



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 24, 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: Kite Realty Group
Location: N/S alley Between Eddy & Georgiana, S of St. Vincent; E/W alleys Between Eddy & Georgiana S & St. Vincent & Howard

Dear Board Members:

The staff has reviewed this petition, and would note that in our opinion:

- (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 neighborhood is fully developed and traffic patterns established.

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

Alley access is no longer required for the adjacent properties, as alternative access will be provided for the redeveloped sites.

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

The alleys do not currently provide access to a church, school, or other public building or place.

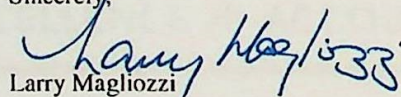
- (4) The vacation **would not** hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.

The requested alley vacations are a result of the reconfiguration of the former "Five Points" intersection, which improved the overall circulation pattern of the area.

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

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

Sincerely,


Larry Magliozzi

Elizabeth Horvath

From: Chris Dressel
Sent: Saturday, January 28, 2017 9:06 AM
To: Elizabeth Horvath
Cc: Tim Corcoran
Subject: RE: Vacation - North-South Alley S of St. Vincent Street East of Eddy Street

Recommended for approval.

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: Monday, January 23, 2017 10:54 AM
To: Pete Kaminski; Michael Bronstetter; Matt Longfellow; Chris Dressel; Federico Rodriguez; Larry Magliozzi; Eugene Eyster
Subject: Vacation - North-South Alley S of St. Vincent Street East of Eddy Street

Please provide your recommendations.

Lizzy Horvath
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: Matt Longfellow
Sent: Wednesday, February 01, 2017 1:02 PM
To: Elizabeth Horvath
Cc: Toy Villa; Roger Nawrot; Kara Boyles; Donna C. Hanson
Subject: RE: Vacation - North-South Alley S of St. Vincent Street East of Eddy Street
Attachments: engineering response.pdf

Engineering has no objections to this vacation, pending an easement is created for the existing sanitary and storm sewer running up Georgiana Street.

-Matt



Matt Longfellow
Permits Inspector
Department of Public Works
Division of Engineering
(574) 235-5929
mlongfel@southbendin.gov
City of South Bend
227 W. Jefferson Blvd.
South Bend, IN 46601
www.southbendin.gov

From: Elizabeth Horvath
Sent: Monday, January 23, 2017 10:54 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: Vacation - North-South Alley S of St. Vincent Street East of Eddy Street

Please provide your recommendations.

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