



# South Bend Common Council

**Dr. Oliver Davis**

At-Large Council Member

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To: South Bend Common Council  
Office of the City Clerk  
From: Council Member Dr. Oliver Davis Zoning & Annexation Committee Chairperson  
Date: December 16, 2025

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## 2025 Annual Report of the Zoning & Annexation Committee

Dear Council Members,

As Chairperson of the Zoning and Annexation Committee, I am filing this report pursuant to § 2-10(i) of the South Bend Municipal Code. It highlights some of the Committee's activities involving zoning and special exception requests affecting the land use decisions in the City of South Bend.

**Duties:** As noted in the South Bend Municipal Code, the Zoning and Annexation Committee is charged with the following duties:

*“Oversees the activities related to the Board of Zoning Appeals, recommendations from the Area Plan Commission and the Historic Preservation Commission, as well as all related matters addressing annexation and zoning.”*

**Members:** There were four (4) Council Members and two (2) Citizen Member this year that served on the Committee, namely:

1. Councilmember Dr. Oliver Davis, Chairperson
2. Council Vice President Rachel Tomas Morgan, Vice-Chairperson
3. Councilmember Karen L. White, Member
4. Councilmember Troy Warner, Member
5. Mr. Henry Davis Jr., Citizen Member
6. Ms. Stacey Odom, Citizen Member

**Meetings:** As of the date of this Annual Report, the Zoning and Annexation Committee met twenty (20) times this year. Many of the Committee meetings focused on several rezoning and special exception requests. The following is a summary of some of the items referred to this Committee for an advisory review and recommendation:

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## MEETING DATES

## BUSINESS DISCUSSED

January 13<sup>th</sup>, hybrid

Bill No. 63-24 — Annexation of Land South of Lafayette Falls Phase One Annexation Area and West of South US-31 Highway  
*(Public Hearing Only)*

January 27<sup>th</sup>, hybrid

Bill No. 01-25 — Amending the Zoning Ordinance for Property Located at 1408 Elwood Avenue  
Bill No. 02-25 — Amending the Zoning Ordinance for Property Located at 616 Sherman Avenue  
Bill No. 03-25 — Amending the Zoning Ordinance for Property Located at 4022 Old Cleveland Road

February 10<sup>th</sup>, hybrid

Organizational Meeting

March 24<sup>th</sup>, hybrid

Bill No. 05-25 — Amending the Zoning Ordinance for Property Located at 3527 Lincolnway West

April 3<sup>rd</sup>, hybrid

Joint Meeting with Utilities Committee — Presentation by Ms. Denise Abdul-Rahman (Blackburn) BS, MBA, HCM, HIS, "Black Sun Light Sustainability Solar Equity for All Project with respect to the City of South Bend."

April 14<sup>th</sup>, hybrid

Bill No. 06-25 — Special Exception at 411 Cottage Grove Avenue  
Bill No. 15-25 — Special Exception at 1335 Corby Boulevard  
Bill No. 16-25 — Special Exception at 1253 Corby Boulevard  
Bill No. 18-25 — Special Exception and Use Variance at 1701 Hickory Road

April 28<sup>th</sup>, hybrid

Bill No. 14-25 — Annexation of Two (2) Properties Located at the Intersection of Edison Road and Sundown Road (24355 Edison Road) *(Public Hearing Only)*  
Bill No. 25-24 — Resolution Adopting a Written Fiscal Plan and Establishing a Policy for the Provision of Services to the Edison Sundown Annexation Area

May 12<sup>th</sup>, hybrid

Bill No. 19-25 — Special Exception at 906, 912, 914, and 918

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	Dubail Avenue and 1703, 1705, and 1711 Dale Avenue Bill No. <u>24-25</u> — Special Exception at 1702 Western Avenue
June 23 <sup>rd</sup> , hybrid	Bill No. <u>31-25</u> — Amending the Zoning Ordinance for Property Located at 314 West Chippewa Avenue Bill No. <u>32-25</u> — Amending the Zoning Ordinance for Property Located at 1037 West Colfax Avenue Bill No. <u>37-25</u> — Amending the Zoning Ordinance for Property Located at 2018 South Main Street and 2020 South Main Street
July 14 <sup>th</sup> , hybrid	Bill No. <u>29-25</u> — Amending the Zoning Ordinance for Property Located at 1144 and 1148 Sorin Street Bill No. <u>30-25</u> — Special Exception at 1114 Mayflower Road Bill No. <u>31-25</u> — Amending the Zoning Ordinance for Property Located at 314 West Chippewa Avenue Bill No. <u>32-25</u> — Amending the Zoning Ordinance for Property Located at 1037 West Colfax Avenue Bill No. <u>39-25</u> — Special Exception at 1039 Lincoln Way West <i>(Substitute)</i> Bill No. <u>40-25</u> — Special Exception at 1527 South Michigan Street Bill No. <u>41-25</u> — Special Exception at 1024 West Thomas Street
July 28 <sup>th</sup> , hybrid	Bill No. <u>30-25</u> — Special Exception at 1114 Mayflower Road Bill No. <u>39-25</u> — Special Exception at 1039 Lincoln Way West <i>(Substitute)</i> Bill No. <u>40-25</u> — Special Exception at 1527 South Michigan Street Bill No. <u>42-25</u> — Amending the Zoning Ordinance for Property Located at 740 North Brookfield Street
August 11 <sup>th</sup> , hybrid	Bill No. <u>44-25</u> — Special Exception at 221 North Ironwood Drive
August 25 <sup>th</sup> , hybrid	Bill No. <u>39-25</u> — Special Exception at 1039 Lincoln Way West <i>(Substitute)</i> Bill No. <u>40-25</u> — Special Exception at 1527 South Michigan Street

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	Bill No. <u>46-25</u> — Amending the Zoning Ordinance for Property Located at 1432 South Bend Avenue Bill No. <u>47-25</u> — Special Exception and Amending the Zoning Ordinance for Property Located at 431 Dundee Street
September 8 <sup>th</sup> , hybrid	Bill No. <u>39-25</u> — Special Exception at 1039 Lincoln Way West <i>(Substitute)</i> Bill No. <u>52-25</u> — Special Exception at 1133 Harvey Street & 522 Blaine Avenue
September 22 <sup>nd</sup> , hybrid	Bill No. <u>47-25</u> — Special Exception and Amending the Zoning Ordinance for Property Located at 431 Dundee Street
October 13 <sup>th</sup> , hybrid	Bill No. <u>52-25</u> — Special Exception at 1133 Harvey Street & 522 Blaine Avenue Bill No. <u>65-25</u> — Special Exception and Use Variance at 628 Western Avenue Bill No. <u>67-25</u> — Special Exception at 307-321 Hill Street and 523-529 East Lasalle Avenue
October 27 <sup>th</sup> , hybrid	Bill No. <u>47-25</u> — Special Exception and Amending the Zoning Ordinance for Property Located at 431 Dundee Street Bill No. <u>69-25</u> — Amending the Zoning Ordinance for Property Located at 1011 Howard Street
November 10 <sup>th</sup> , hybrid	Bill No. <u>45-25</u> — Annexation of Properties located at the Southeast Corner of Willis Avenue and Dunn Road Bill No. <u>25-40</u> — Adopting a Written Fiscal Plan and Establishing a Policy for the Provision of Services to the Willis Dunn Annexation Area in Clay Township Bill No. <u>70-25</u> — Special Exception at 1417 West Indiana Avenue Bill No. <u>71-25</u> — Special Exception at 1409 West Indiana Avenue Bill No. <u>72-25</u> — Special Exception at 1101 Elliott Street
November 24 <sup>th</sup> , hybrid	Bill No. <u>69-25</u> — Amending the Zoning Ordinance for Property Located at 1011 Howard Street

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Bill No. 73-25 — Amending the Zoning Ordinance for Property  
Located at 725 West LaSalle Avenue  
Update — Zoning Ordinance Amendment Package Review

December 8<sup>th</sup>, hybrid

Bill No. 74-25 — Special Exception at 1005 White Oak Drive

Respectfully submitted,

Dr. Oliver Davis  
Zoning and Annexation Committee, Chairperson  
At-Large Councilmember  
South Bend Common Council

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