



CITY OF SOUTH BEND

BOARD OF PUBLIC WORKS

February 10, 2026

Mr. Ezequias Ruiz
901 N. Elmer St.
South Bend, IN 46628
Noemi.ramirez79@gmail.com

RE: Alley/Street Vacation – 1st E/W Alley North of Prast Blvd., between Elmer St. and the 1st N/S Alley West of Elmer St. (Preliminary Review)

Dear Mr. Ruiz:

At its February 10, 2026 meeting, the Board of Public Works reviewed comments by the Engineering Division, Community Investment, Fire Department, Police Department. The following comments and recommendations were submitted:

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. If you still wish to pursue this alley vacation, please bring this BPW Recommendation Packet to the City Clerk's Office, located on the 4th floor of the County-City Building. Alley/Street vacations require a presentation to the Common Council, approval of an ordinance, and certification of the ordinance from the Mayor. The property then must be recorded with the Recorder's Office to ensure that your 50% ownership of the property is appropriately transferred to your name. If you have any questions about how the alley vacation will affect your property taxes, please contact the Auditor's Office.

In its Ordinance, the City of South Bend Common Council included the Board of Public Works' requirement that you **eliminate the alley approach by hiring a private contractor bonded with the City to tear out the approach, replace with curb, and establish a tree lawn in accordance with City standards and specifications**. These updates should be made within ninety (90) days of final approval from the Common Council. Please notify us when this work is complete. If you have any further questions, please call this office at (574) 235-9251.

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk



**INTEROFFICE MEMORANDUM
BOARD OF PUBLIC WORKS**

DATE: April 11, 2025

TO: Kyle Ludlow, Public Works
Abigail Magas, Engineering
Zach Hurst, Engineering
Chris Dressel, Community Investment
Derek Erquhart, Fire Department
Brad Rohrscheib, Police Department

FROM: Hillary Horvath, Clerk (hhorvath@southbendin.gov)

SUBJECT: REQUEST FOR RECOMMENDATIONS – ALLEY VACATION

APPLICANT: Ezequias Ruiz
LOCATION: 901 N. Elmer St.

PLEASE INSERT YOUR RECOMMENDATIONS IN THE APPROPRIATE FIELD BELOW, BASED ON THE FOLLOWING I.C. 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.

PUBLIC WORKS/ENGINEERING: Favorable, contingent on removing existing approach.

COMMUNITY INVESTMENT: Favorable, contingent on removing existing approach.

FIRE: Favorable

POLICE: Favorable recommendation



STREET/ALLEY VACATION BPW APPLICATION

City of South Bend - Board of Public Works
215 S. Dr. Martin Luther King, Jr. Blvd
Suite #400
South Bend, IN 46601

Date: 11/17/25

Phone #: 5743291476

Name: Ezequias Ruiz

E-mail: Noemi.ramirez79@gmail.com

Property Address: 901 N. Elmer St. South Bend, IN. 46628

Applicant property information: Residential Commercial Industrial

Describe the general street/alley location with boundaries (Ex: 1st East/West Alley, west of St. Peter St and north of Howard St):

~~1st East/West Alley, west of St. Peter~~ 1st. E/W alley north of Pratt, between Elmer and the 1st. N/S alley west of Elmer.

Describe the reason for the request, proposed use, and any changes made to the request following from preliminary review:

To keep all my properties together which made a significant difference in having less vandalism done around our property and less activity of dumping litter. To make an extension of the house or the current garage

The following MUST be attached to this application:

- \$300 payment (check or money order)
- Preliminary review form with staff comments

Office Use Only

Fee Paid Date: 11/17/2025

Check/Money Order #: CK#1001

BPW Recommendation: Favorable Not Favorable

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS

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Elizabeth A. Maradiak, President

Murray L. Miller

Murray L. Miller, Member

Abigail E. Magas

Abigail E. Magas, Member

Joseph R. Molnar

Joseph R. Molnar, Vice President

Breana N. Micou

Breana N. Micou, Member

Hillary R. Horvath

Attest: Hillary R. Horvath, Clerk

Date: February 10, 2026

This application expires 90 days from the BPW meeting date, which is May 11, 2026.



STREET/ALLEY VACATION PRELIMINARY REVIEW

City of South Bend – Board of Public Works
227 W. Jefferson Boulevard, Ste. 1316
South Bend, IN 46601

Date: 4/10/2025 **Phone #:** (574)329-1476
Name: Ezequias Ruiz **Email:** noemi.ramirez79@gmail.com

Property Address: 901N. Elmer street SouthBend, IN. 46628

Applicant property information: Residential Commercial Industrial

Describe the general street/alley location with boundaries (Ex: 1st East/West Alley, west of St. Peter St and north of Howard St):
1st E/W alley north of Prast, between Elmer and the 1st N/S alley west of Elmer

Is your property adjacent to the street/alley of interest? Yes No
Do any property owners currently access the street/alley? Yes No
Is there a future property development plan associated with this request? Yes No

Describe the reason for this vacation request and proposed use :
To keep all my properties together which made a significant difference in having less vandalism done around our property and less activity of dumping litter. To make an extension of the house or the current garage.

This is a request for preliminary review of alley or street vacation with regard to Board of Public Works basic criteria. Staff will review the information provided and give feedback to the applicant.

OFFICE USE ONLY:

Do less than 50% of properties on the full block have direct street access? Yes No
Is this the only midblock connection? Yes No
Is the block length greater than 600'? Yes No
Will the vacation result in: dead end alley, interference with bike route, violations of minimum traffic safety standards? Yes No
Are there public or private utilities in the alley? Yes No

Preliminary Staff Comments:

Favorable recommendation to vacate the requested row The west half of the alley should be strongly considered as part of the vacation so that a "T" intersection is not created. Continued use of the Elmer Street approach as a driveway access must be directed through the engineering office.

Alley fenced on the west and east ends.for multiple years The house / garage expansion is planned but not scheduled.

Staff visit - 4-25-25



Name	Mailing Address	Mailing City	Mailing State	Mailing Zip	Parcel ID	Property Address	Property City	Property State	Property Zip
STEWART ROOSEVELT	1222 Huey St	South Bend	IN	46628	018-2031-1031	910 N OLIVE ST	SOUTH BEND	IN	46628
RX INVESTMENTS LLC	1409 S Breckenridge Loop	Rogers	AR	72756	018-2031-1032	909 ELMER ST	SOUTH BEND	IN	46628
DENDIU RACHEL	205 Towhee Dr	Ball Ground	GA	30107	018-2032-1060	830 N OLIVE ST	SOUTH BEND	IN	46628
1 2 3 LEASE ME LLC	415 Logan St	South Bend	IN	46615	018-2032-1052	840 N OLIVE ST	SOUTH BEND	IN	46628
JASMINE RHONDA & FORREST DARION	717 Pennsylvania Ave	South Bend	IN	46601	018-2031-1036	902 N OLIVE ST	SOUTH BEND	IN	46628
FORREST JOY & IVORY CARLTON JTWROS	834 N Olive St	South Bend	IN	46628	018-2032-1056	834 N OLIVE ST	SOUTH BEND	IN	46628
PRESTON TYRONE J	838 Elmer	South Bend	IN	46628	018-2032-1054	838 ELMER ST	SOUTH BEND	IN	46628
TURNER WILEY AND ROSIE	902 N Elmer St	South Bend	IN	46628	018-2031-1043	902 ELMER ST	SOUTH BEND	IN	46628
HALM SHAFIR LLC	814 S Moon Dr	Venice	FL	34292	018-2031-1042	904 ELMER ST	SOUTH BEND	IN	46628
SFR3-020 LLC	2261 Market St	San Francisco	CA	94114	018-2031-1040	910 ELMER ST	SOUTH BEND	IN	46628
LARA MARI CRUZ	905 N Elmer	South Bend	IN	46628	018-2031-1033	905 ELMER ST	SOUTH BEND	IN	46628
JASMINE RHONDA & FORREST DARION	717 Pennsylvania Ave	South Bend	IN	46601	018-2031-1034				
WHITE ASHLEY J	908 N Elmer St	South Bend	IN	46628	018-2031-1041	908 ELMER ST	SOUTH BEND	IN	46628
PRESTON TYRONE J	838 N Elmer St	South Bend	IN	46628	018-2032-1058	834 ELMER ST	SOUTH BEND	IN	46628
PRESTON TYRONE J	838 N Elmer St	South Bend	IN	46628	018-2032-1062	830 ELMER ST	SOUTH BEND	IN	46628
RUIZ EZEQUIAS R	901 N Elmer	South Bend	IN	46628	018-2031-1035				
ACTIVE SOLUTIONS LLC	913 E 8th St	Michigan City	IN	46360	018-2032-1061	829 ELMER ST	SOUTH BEND	IN	46628
HALE DAVID	P.O. Box 172	Bristol	IN	46507	018-2032-1057	833 ELMER ST	SOUTH BEND	IN	46628
RUIZ EZEQUIAS	901 N Elmer St	South Bend	IN	46628	018-2032-1053	837 ELMER ST	SOUTH BEND	IN	46628
RUIZ EZEQUIAS R	901 N. Elmer	South Bend	IN	46628	018-2031-1037	901 ELMER ST	SOUTH BEND	IN	46628

EZEQUIAS RUIZ TORRES
901 N ELMER ST
SOUTH BEND, IN 46628

1001

Date 11/17/25

Pay to the order of Board of Public Works - Eng. US \$ 300.00

Three hundred dollars and 00/100



110 South Main Street
South Bend, Indiana 46601

⑆ 271291826⑆ 503858839⑆ 1001

RECEIPT

DATE 11-17-25

No. 100147

RECEIVED FROM Ezequias Ruiz \$ 300.00

Three hundred dollars DOLLARS

FOR RENT Alley Vacation

ACCOUNT	<u>1001</u>	<input type="radio"/> CASH
PAYMENT		<input checked="" type="radio"/> CHECK
BAL. DUE		<input type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM Ezequias TO Engineering
BY Candy