



CITY OF SOUTH BEND

BOARD OF PUBLIC WORKS

May 12, 2026

Mr. John Emmons
R. Yoder Construction
jemmons@ryoderconstruction.com

RE: Long Term Occupancy Permit – 100 W. Monroe St.

Dear Mr. Emmons:

At its May 12, 2026 meeting, the Board of Public Works approved the Long-Term Occupancy Permit for 100 W. Monroe St. This permit will be valid from April 1, 2026 to February 1, 2027 and cost will be in the amount of \$6,160. Please submit this payment with the Permit Manager at rowpermitsoffice@southbendin.gov.

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk

Enclosures
HH/cb



Application and Permit Long Term Occupancy of City Right-of-Way

Applicant: John Emmons Date: 1/12/26

Applicant Address: 27453 cr 150 Nappanee, Indiana 46550

Project Site Address: 100 W Monroe St. South Bend, Indiana 46601

Note: Occupancy limited to street(s) immediately in front of construction site.

Nature and extent of Occupancy (e.g.: proposed construction activities, equipment proposed to occupy public right-of-way, construction deliveries, etc.):

Construction activities including, underground utilities, overhead crane work and new construction on apartment building .

Duration of Occupancy: 4/1/26-2/1/27 (10 months)

Signature of Applicant:

THE TERMS AND PROVISIONS OF CHAPTER 6, ARTICLE 5 and CHAPTER 18, ARTICLE 7, Sec 18-62 OF THE SOUTH BEND MUNICIPAL CODE ARE INCORPORATED HEREIN IN THEIR ENTIRETY. FAILURE TO COMPLY WITH THESE PROVISIONS SHALL RESULT IN CANCELLATION OF THIS PERMIT.

THIS PERMIT SHALL BE CONDITIONED UPON THE EXECUTION AND FILING WITH THE BOARD OF PUBLIC WORKS OF A BOND IN AN AMOUNT APPROVED BY THE BOARD OF PUBLIC WORKS, CONDITIONED TO INDEMNIFY, SAVE AND KEEP HARMLESS THE CITY OF SOUTH BEND, INDIANA, FROM ANY AND ALL LOSS, EXPENSE, COST OR LIABILITY OF ANY KINDS WHATSOEVER WHICH THE CITY MAY SUFFER OR BE PUT TO FROM OR BY REASON OF ANY ACT OR THING DONE OR NEGLECT TO BE DONE, OR BY VIRTUE OF THE AUTHORITY GIVEN IN SUCH PERMIT.

TO BE COMPLETED BY CITY STAFF ONLY: **Bond provided with Dedicated Improvements Agreement**

Bond/Fee Amount: \$ _____ Date Bond/Fee Filed: _____

- Compliance with CH 6, ART 5 and CH18, ART 7, Sec 18-62 of the South Bend Municipal Code
- Fee Paid

Date Issued: _____ Issued By: _____

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS

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Joseph R. Molnar, Vice President

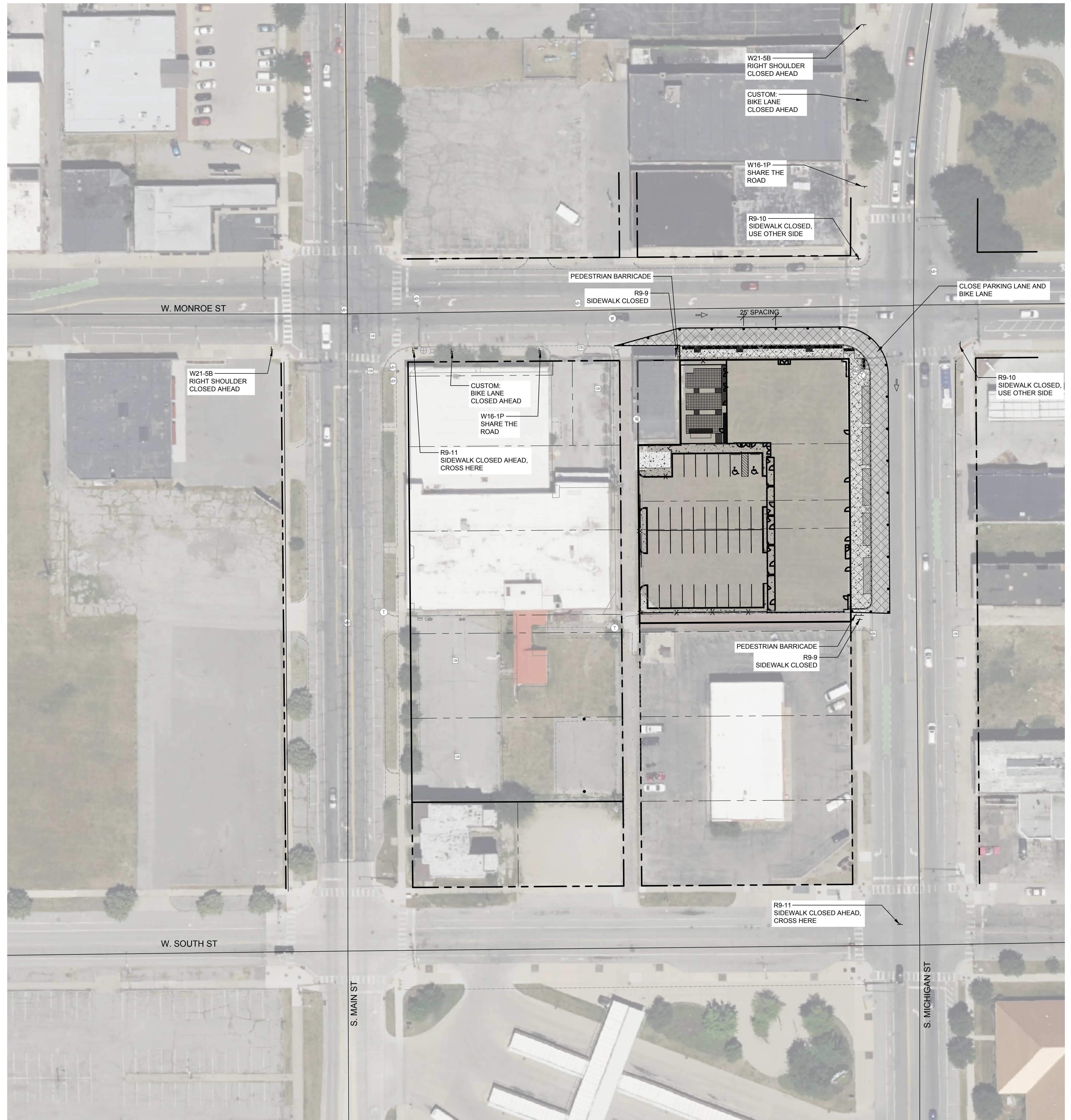
Murray L. Miller, Member

Breana N. Micou, Member




Abigail E. Magas, Member

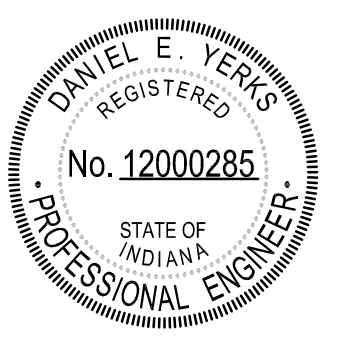
Attest: Hillary R. Horvath, Clerk

Date: May 7, 2026



LEGEND

-  WORK AREA
-  CHANNELIZING DEVICES
-  TRAFFIC FLOW



PROJECT NAME:
THE MONREAUX
100 W. MONROE ST
SOUTH BEND, IN

CHATEAUX 14
DEVELOPMENT
 DEVELOPER

REVISIONS
DATE: APRIL 2026
SCALE: 1" = 40'

MAINTENANCE OF
 TRAFFIC

