



City of South Bend **PLAN COMMISSION**

City Hall
215 S. Martin Luther King, Jr. Blvd.
Suite 500
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

June 1, 2026

Filed in Clerk's Office

Honorable Committee Chair Davis
Third Floor, County-City Building
South Bend, IN 46601

Jun 2, 2026

Bianca Tirado
City Clerk, South Bend, IN

RE: South Bend Heritage Rezoning of 223 SCOTT ST, 227 SCOTT ST, 705 W. WAYNE ST, 711 W. WAYNE ST, 713 W. WAYNE ST, 717 W. WAYNE ST, 723 W. WAYNE ST, 725 W. WAYNE ST, 729 W. WAYNE ST, and 710 HOOSE CT – PC#0311-26

Dear Committee Chair Davis:

Enclosed is an Ordinance for the proposed Zone Map Amendment at the above referenced locations. Please include the attached Ordinance on the Council agenda for first reading at your June 8, 2026, Council meeting, and set it for public hearing at your June 22, 2026, Council meeting. The petition is tentatively scheduled for public hearing at the June 15, 2026, South Bend Plan Commission meeting. The recommendation of the South Bend Plan Commission will be forwarded to the Office of the City Clerk by noon on the day following the public hearing.

The petitioner provided the following to describe the proposed project:

The petitioner, South Bend Heritage, intends to build multiple duplexes on these lots. As part of that effort, they are also seeking to zone the parcels Urban Neighborhood 2 (U2) which is consistent with the current Near West Side Neighborhood Plan.

If you have any questions, please feel free to contact our office.

Sincerely,

Brian Killen
Zoning Administrator

CC: Bob Palmer

Jun 2, 2026

Bianca Tirado
City Clerk, South Bend, IN

BILL NO. 30-26

ORDINANCE NO. _____

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 223 S SCOTT ST, 227 S SCOTT ST, 705 W. WAYNE ST, 711 W. WAYNE ST, 713 W. WAYNE ST, 717 W. WAYNE ST, 723 W. WAYNE ST, 725 W. WAYNE ST, 729 W. WAYNE ST, and 710 HOOSE CT (PARCEL IDs: 018-8154-5549, 018-8154-5550, 018-8154-5563, 018-8154-5556) COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Petitioner desires to rezone these properties from Urban Neighborhood 1 (U1) District to Urban Neighborhood 2 (U2) District.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of South Bend, Indiana, as follows:

SECTION I. Ordinance No. 10689-19, which ordinance is commonly known as the Zoning Ordinance of the City of South Bend, Indiana, be and the same hereby amended in order that the zoning classification of the following described real estate in the City of South Bend, St. Joseph County, State of Indiana:

223 SCOTT ST (Parcel ID 018-3051-1970) -- Lot 5 South Bend Heritage Wayne Street Minor;

227 SCOTT ST (Parcel ID 018-3051-1976) -- Lot 4 South Bend Heritage Wayne Street Minor;

705 W. WAYNE ST (Parcel ID 018-3051-1975) -- Lot 3 South Bend Heritage Wayne Street Minor;

711 W. WAYNE ST (Parcel ID 018-3051-1974) -- Lot 2 South Bend Heritage Wayne Street Minor;

713 W. WAYNE ST (Parcel ID 018-3051-1973) -- Lot 1 South Bend Heritage Wayne Street Minor;

717 W. WAYNE ST (Parcel ID 018-3051-196801) -- W 1/2 Lot 4 Hustons Sub;

723 W. WAYNE ST (Parcel ID 018-3051-1967) -- Lot 5 Hustons Sub Of Bol 72;

725 W. WAYNE ST (Parcel ID 018-3051-1966) -- Lot 6 Hustons Sub Of Bol 72;

729 W. WAYNE ST (Parcel ID 018-3051-1965) -- Lot 7 Hustons Sub Of Bol 72; and

710 HOOSE CT (Parcel ID 018-3051-1969) -- Lot 6 South Bend Heritage Wayne Street Minor .

be and the same is hereby established as Urban Neighborhood 2 (U2)

SECTION II. This ordinance is and shall be subject to commitments as provided by Chapter 21-12.07(f)(7) Commitments, if applicable.

SECTION III. This Ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the mayor, and legal publication, and full execution of any conditions or Commitments placed upon the approval.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at ____ o'clock .m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

Zoning Application

City of South Bend

What are you filing for?

Rezoning

Who will need to approve?

Plan Commission

Property Owner and Property Information

Property owner name: South Bend Heritage Foundation, Inc.

Phone number: (574) 289-1066

Email: marcomariani@sbheritage.org

Project address: 717, 723, 725, 729 W. Wayne St.
South Bend, In

Would you like to add additional property owners? No

The legal description can be found by visiting this [map](#) and typing in the address for the property. In the "Parcel" layer, the legal description is categorized as "LEGALDESCR."

The legal description can be found by visiting this [map](#) and typing in the address for the property. In the "Parcel" layer, the legal description is categorized as "LEGALDESCR."

Tax key number (more information about tax key numbers can be found below): 71-08-11-255-019.000-026; 255-020; 255-021; 255-022

The tax key(s)/parcel ID(s) can be found by visiting this [map](#) and typing in the address for the property. In the "Parcel" layer, the tax key/parcel ID is categorized as "PARCELID."

Will someone other than the property owner be the main point of contact and representative for this petition? Yes; someone else will be representing this petition on my behalf

Representative name: Chris Godlewski

Phone number: (574) 393-9804

Email: cgodlewski@abonmarche.com

Mailing address: 315 West Jefferson Blvd.
South Bend, IN, 46601

Terms and Conditions Accepted

Variance

State statutes and the Zoning Ordinance require that certain standards must be met before a variance can be approved. Please address how the project meets the following criteria:

Special Exception

A Special Exception may only be granted upon making a written determination, based upon the evidence presented at a public hearing. Please address how the project meets the following criteria:

Rezoning

Project Summary:

The request is for a rezoning of 4 parcels from a U-1 district U-2 district. The purpose of the rezoning is to provide for attached dwellings units as duplex's and stacked flats. The immediate neighborhood has a variety of housing types that mimic this dwelling type.

Current District(s):

U1 Urban Neighborhood 1

Proposed District(s):

U2 Urban Neighborhood 2

Upload a site plan to scale indicating scale used (for example 1in. on printer paper = 20ft. in real life or 1 square on graph paper = 5ft. in real life). Include property lines and all structures.



Rezoning Site plan.pdf

Subdivison

Annexation

Use Variance

A Use Variance may only be granted upon making a written determination, based upon the evidence presented at a public hearing. Please address how the project meets the following criteria:

Terms and Conditions

Terms and Conditions	Accepted
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Terms and Conditions	Accepted
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By typing my name in the boxes below, I agree that I'm electronically signing this form. I affirm that the information that I've provided is accurate and true to the best of my knowledge. I understand that my electronic signature is legally binding and equivalent to my handwritten signature.

Name:	Chris Godlewski
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Date	Wednesday, May 13, 2026 12:00
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*The project will comply with all applicable development standards not reflected on the conceptual site plan.

South Bend Heritage Foundation
Wayne Street Rezoning

 **ABONMARCHÉ**

1" : 60' 



City of South Bend PLAN COMMISSION

City Hall
215 S. Martin Luther King, Jr. Blvd.
Suite 500
South Bend, IN 46601
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www.southbendin.gov/zoning

Filed in Clerk's Office

Jun 16, 2026

Bianca Tirado
City Clerk, South Bend, IN

Tuesday, June 16, 2026

South Bend Common Council
3rd Floor, City Hall
South Bend, IN 46601

Re: Bill#30-26 - A proposed ordinance of SOUTH BEND HERITAGE FOUNDATION to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 223 S. SCOTT ST, 227 S. SCOTT ST, 705 W. WAYNE ST, 711 W. WAYNE ST, 713 W. WAYNE ST, 717 W. WAYNE ST, 723 W. WAYNE ST, 725 W. WAYNE ST, 729 W. WAYNE ST, and 710 HOOSE CT, City of South Bend - PC# 0311-26

Dear Council Members:

I hereby Certify that the above referenced ordinance of SOUTH BEND HERITAGE FOUNDATION was legally advertised on June 5, 2026 and that the South Bend Plan Commission at its public hearing on June 15, 2026 took the following action:

Upon a motion by Caitlin Stevens, being seconded by Maureen Miller and carried, a proposed ordinance of SOUTH BEND HERITAGE FOUNDATION to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 223 SCOTT ST, 227 SCOTT ST, 705 W. WAYNE ST, 711 W. WAYNE ST, 713 W. WAYNE ST, 717 W. WAYNE ST, 723 W. WAYNE ST, 725 W. WAYNE ST, 729 W. WAYNE ST, and 710 HOOSE CT, City of South Bend, is sent to the Common Council with a **FAVORABLE** recommendation, subject commitments per 21-12.07(f)(7).

The staff report is attached. The deliberations of the Plan Commission and points considered in arriving at the above decision are shown in the minutes of the public hearing. Minutes of the public hearing are available in our office and will be posted on our website once approved.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Killen".

Brian Killen
Zoning Administrator

Attachment

CC: Bob Palmer

Tim Corcoran
Planning Director

Brian Killen
Zoning Administrator

Francisco Fotia
Commission President



City of South Bend PLAN COMMISSION

City Hall
215 S. Martin Luther King, Jr. Blvd.
Suite 500
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

June 10, 2026

Filed in Clerk's Office

Jun 12, 2026

Honorable Committee Chair Davis
Third Floor, County-City Building
South Bend, IN 46601

Bianca Tirado
City Clerk, South Bend, IN

RE: South Bend Heritage Rezoning of 223 SCOTT ST, 227 SCOTT ST, 705 W. WAYNE ST, 711 W. WAYNE ST, 713 W. WAYNE ST, 717 W. WAYNE ST, 723 W. WAYNE ST, 725 W. WAYNE ST, 729 W. WAYNE ST, and 710 HOOSE CT – PC#0311-26 – First Substitute

Dear Committee Chair Davis:

Enclosed is a substitute Ordinance for the proposed Zone Map Amendment at the above referenced locations. The purpose of the substitute is to correct the bill title because the title included incorrect parcel id numbers which have been removed. Please include the attached substitute Ordinance on the Council agenda for first reading at your June 8, 2026, Council meeting, and set it for public hearing at your June 22, 2026, Council meeting. The petition is scheduled for public hearing at the June 15, 2026, South Bend Plan Commission meeting. The recommendation of the South Bend Plan Commission will be forwarded to the Office of the City Clerk by noon on the day following the public hearing.

The petitioner provided the following to describe the proposed project:

The petitioner, South Bend Heritage, intends to build multiple duplexes on these lots. As part of that effort, they are also seeking to zone the parcels Urban Neighborhood 2 (U2) which is consistent with the current Near West Side Neighborhood Plan.

If you have any questions, please feel free to contact our office.

Sincerely,

Brian Killen
Zoning Administrator

CC: Bob Palmer

Jun 12, 2026

SUBSTITUTE BILL NO. 30-26

ORDINANCE NO. _____

Bianca Tirado
City Clerk, South Bend, IN

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 223 SOUTH SCOTT STREET, 227 SOUTH SCOTT STREET, 705 WEST WAYNE STREET, 711 WEST WAYNE STREET, 713 WEST WAYNE STREET, 717 WEST WAYNE STREET, 723 WEST WAYNE STREET, 725 WEST WAYNE STREET, 729 WEST WAYNE STREET, AND 710 HOOSE COURT COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

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SECTION II. This ordinance is and shall be subject to commitments as provided by Chapter 21-12.07(f)(7) Commitments, if applicable.

SECTION III. This Ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the mayor, and legal publication, and full execution of any conditions or Commitments placed upon the approval.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at _____ o'clock .m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana