



LAWRENCE P. MAGLIOZZI
EXECUTIVE DIRECTOR

Angela M. Smith
Deputy Director

AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

227 W. JEFFERSON BLVD., ROOM 1140 COUNTY-CITY BUILDING, SOUTH BEND, INDIANA 46601 (574) 235-9571

April 6, 2016

South Bend Common Council
4th Floor, County-City Building
South Bend, IN 46601

RE: APC#2777-16 – Rezoning for 2724 Lincolnway West

Dear Council Members:

Enclosed is an Ordinance for the proposed Zone Map Amendment at the above referenced location. Please include the attached Ordinance on the Council agenda for first reading at your April 11, 2016 Council meeting, and set it for public hearing at your May 23, 2106 Council meeting. The petition is tentatively scheduled for public hearing at the May 17, 2016 Area Plan Commission meeting. The recommendation of the Area Plan Commission will be forwarded to your office by noon on the day following the public hearing.

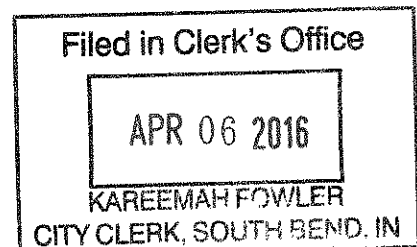
If you have any questions, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Chappuies'.

Matthew P. Chappuies
Planner

CC: Kathy Cekanski-Farrand



SERVING ST. JOSEPH COUNTY, SOUTH BEND, LAKEVILLE, NEW CARLISLE, NORTH LIBERTY, OSCEOLA & ROSELAND

BLESSED GOSPEL Magazine

March 29, 2016

Area Plan Commission of St. Joseph County, Indiana
1140 County-City Bldg.
227 W. Jefferson Blvd.
South Bend, Indiana 46601

Re: Rezoning Petition for 2724 Lincoln Way West, South Bend, IN
46628

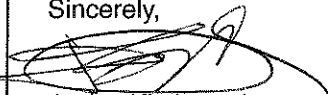
Dear Council Members,

I am requesting the Rezoning of my property located at 2724 Lincoln Way West, South Bend, Indiana for business activities to be conducted by BLESSED Gospel Magazine including publishing, marketing, general office, and retail. Retail activities would include sale of magazine subscriptions, single copy sales, antiques, and the sale of donor bricks for back yard gathering area.

Planned site improvements would include drive way upgrades and parking for at least five (5) automobiles, an outdoor patio, a monument sign with a variable message reader board in the front yard, and two (2) benches within or abutting the right-of-way of Lincoln Way with advertisements on the back panel of the benches. The improvements will be a compliment to the existing neighborhood.

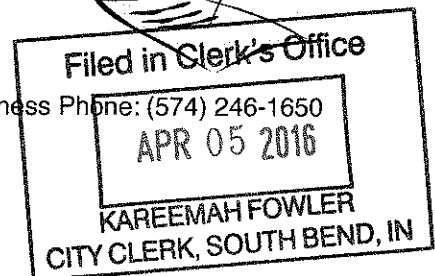
If you have any questions concerning this matter, please feel free to give me a call at (574) 246-1650

Sincerely,



Janice Kimbrough

1701 West Linden Street • South Bend, Indiana 46628 • Business Phone: (574) 246-1650



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 2724 LINCOLNWAY WEST, COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

TO REZONE FROM SF2 SINGLE FAMILY & TWO FAMILY DISTRICT TO MU MIXED USE DISTRICT FOR AN ADVERTISING BUSINESS

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

SECTION I. Ordinance No. 9495-04, is amended, which ordinance is commonly known as the Zoning Ordinance of the City of South Bend, Indiana, be and the same hereby is 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:

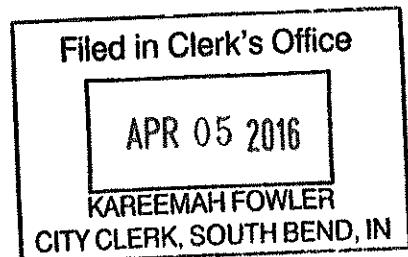
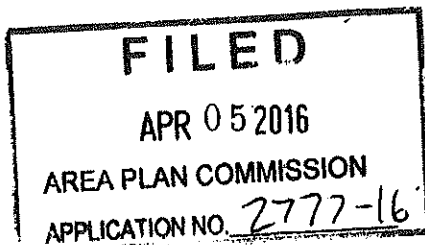
LOT NUMBERED THIRTY-THREE (33) AS SHOWN ON THE RECORDED PLAT OF KALEY'S SECOND LINCOLN HIGHWAY ADDITION TO THE CITY OF SOUTH BEND, EXCEPTING THEREFROM 120 FEET OFF OF THE SOUTHERLY END THEREOF, AS PER PLAT THEREOF RECORDED MAY 20, 1919 IN PLAT BOOK 10, PAGES 80 - 81 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY INDIANA

be and the same is hereby established as MU Mixed Use District

SECTION II. This ordinance shall be in full force and effect from and after its passage by the Common Council, approval by the Mayor, and legal publication.

Member of the Common Council

1st READING
PUBLIC HEARING
3rd READING
NOT APPROVED
REFERRED
PASSED



PETITION FOR ZONE MAP AMENDMENT
City of South Bend, Indiana

I (we) the undersigned make application to the City of South Bend Common Council to amend the zoning ordinance as herein requested.

- 1) The property sought to be rezoned is located at:
2724 Lincoln Way West
South Bend, Indiana 46628
- 2) The property Tax Key Number(s) is/are: 71-08-03-18-00-02-00-00-26
- 3) Legal Descriptions: *LOT NUMBERED THIRTY-THREE (33) AS SHOWN ON THE RECORDED PLAT OF KALEY'S SECOND LINCOLN HIGHWAY ADDITION TO THE CITY OF SOUTH BEND, EXCEPTING THEREFROM 120 FEET OFF OF THE SOUTHERLY END THEREOF, AS PER PLAT THEREOF RECORDED MAY 20, 1919 IN PLAT BOOK 10, PAGES 80-81 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA.*
- 4) Total Site Area: 0.48
- 5) Name and address of property owner(s) of the petition site:
JANICE KIMBROUGH
121 N. CARLISLE STREET
SOUTH BEND, INDIANA 46628
(574) 246-1650
bgmmagazine@gmail.com

Name and address of additional property owners, if applicable:
- 6) Name and address of contingent purchaser(s), if applicable:
NA

Name and address of additional property owners, if applicable: NA
- 7) It is desired and requested that this property be rezoned:

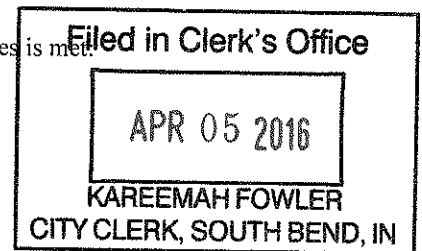
From: Residential SF1 SINGLE FAMILY AND SF2 SINGLE FAMILY & TWO FAMILY DISTRICT

To: MU MIX USE DISTRICT
- 8) This rezoning is requested to allow the following use(s): *TO ALLOW BUSINESS ACTIVITIES FOR BLESSED GOSPEL MAGAZINE.*

IF VARIANCE(S) ARE BEING REQUESTED (if not, please skip to next section):

1) *List each variance being requested. Contact Commission Staff if you need assistance.*

2) A statement on how each of the following standards for the granting of variances is met.



- (a) The approval will not be injurious to the public health, safety, morals and general welfare of the community: *Insert text*
- (b) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and: *Insert text*
- (c) The strict application of the terms of this Ordinance would result in practical difficulties in the use of the property: *Insert text*

IF A SPECIAL EXCEPTION USE IS BEING REQUESTED, (if not, please skip to next section):

- 1) A detailed description and purpose of the Special Exception Use(s) being requested: *Insert text*
- 2) A statement on how each of the following standards for the granting of a Special Exception Use is met:
 - (a) The proposed *use* will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare: *Insert text*
 - (b) The proposed *use* will not injure or adversely affect the *use* of the adjacent area or property values therein: *Insert text*
 - (c) The proposed *use* will be consistent with the character of the *district* in which it is located and the land uses authorized therein; and: *Insert text*
 - (d) The proposed use is compatible with the recommendations of the City of South Bend Comprehensive Plan. *Insert text*

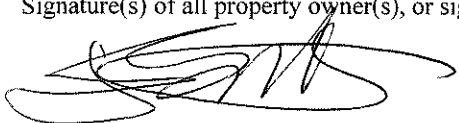
* In the case of a Special Exception Use, the petitioner shall be held to the representations made on the Preliminary Site Plan included with this petition.

CONTACT PERSON:

JANICE KIMBROUGH
121 N. CARLISLE STREET
SOUTH BEND, INDIANA 46628
(574) 246-1650
bgmmagazine@gmail.com

BY SIGNING THIS PETITION, THE PETITIONERS/PROPERTY OWNERS OF THE ABOVE-DESCRIBED REAL ESTATE AUTHORIZE THAT THE CONTACT PERSON LISTED ABOVE MAY REPRESENT THIS PETITION BEFORE THE AREA PLAN COMMISSION AND COMMON COUNCIL AND TO ANSWER ANY AND ALL QUESTIONS THEREON.

Signature(s) of all property owner(s), or signature of Attorney for all property owner(s):



March 29, 2016

I, the undersigned, make an application to the Common Council of the City of South Bend, Indiana, to amend the zoning ordinance as herein requested:

1. The subject property is a 0.48 - acre lot situated in the City of South Bend, St. Joseph County, Indiana and having a 2-story residential structure on it at the present time located at: 2724 Lincoln Way West, South Bend, Indiana 46628.

2. Name and address of property Owner:
Janice Kimbrough
121 N. Carlisle Street
South Bend, Indiana 46628

3. It is desired and requested that the property be Rezoned from SF2 Single Family & Two Family District to MU Mixed Use District to allow business activities for BLESSED Gospel Magazine. **(Adjacent and contiguous to the subject property is the Palmer Funeral Home, which is zoned "Local Business" by the City).**

4. Attached is a copy of:

A.) Legal description of the property.

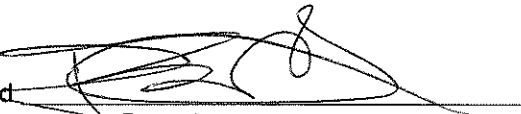
B) A list of names and addresses of all property owners within 300 feet of the petition property

C) Seven (7) Site Plans

D) Addressed, stamped envelopes for all property owners within 300 feet of the petition property.

Signed

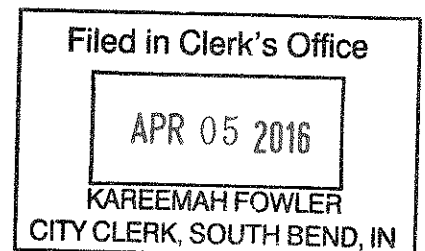
Date:



3-29-16
Janice Kimbrough
Publisher BLESSED Gospel Magazine

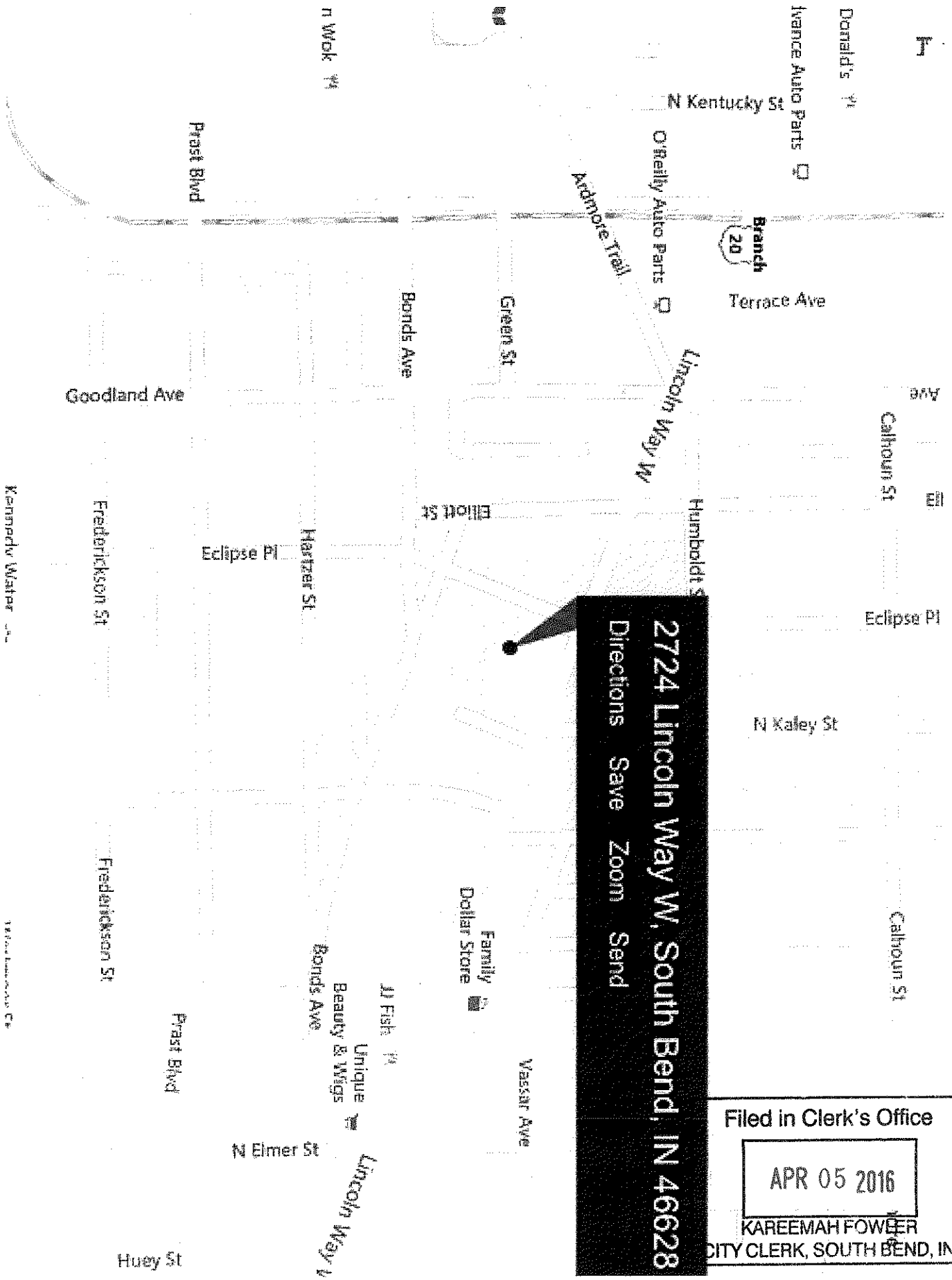
Petitioned Prepared By:

Janice Kimbrough (574) 246-1650



parcelid	name 1	mailingadd	mailingcit	mailingsta	mailingzip
018-2071-260401	ABBOTT TIMOTHY A	1044 Eclipse	South Bend	IN	46628
018-2061-2222	ALBAN AMPARO	2710 Bonds Ave	South Bend	IN	46628
018-2046-1596	CANNADY TONI E	1116 N Kaley St	South Bend	IN	46628
018-2062-2281	CASTELLANOS SANTA	1103 Eclipse	South Bend	IN	46628
018-2071-260301	DOUGLAS ARMON E	2813 Lincolnway West	South Bend	IN	46628
018-2071-2616	E AND L ASSOCIATES LLC	1921 S Lafayette	South Bend	IN	46613
018-2062-2278	FOSTER ERIC T	52060 Carriage Hills Dr	South Bend	IN	46635
018-2071-2621	G & DEE FINANCIAL LLC	15 W 319 Concord St	Elmhurst	IL	60126
018-2046-1625	GANSTROM NORRIS AND SUSAN	2766 Owyhee St	Pocatello	ID	83201
018-2062-228101	GAPCZYNSKI NORBERT I AND MARY A	1104 Elliott	South Bend	IN	46628
018-2061-2221	GONZALES RICHARD	2714 Bonds Ave	South Bend	IN	46628
018-2062-2269	HALE YOLANDA J AND PRESTON DESMC	18571 S Cypress Circle	South Bend	IN	46637
018-2071-2614	HIGGINBOTHAM CARLTON	1015 N Meade St	South Bend	IN	46628
018-2071-262001	JONES OSCAR B JR & MAE MANUEL	2618 Lincolnway West	South Bend	IN	46628
018-2061-2216	KETTLE EVERETT R REVOCABLE TRUST V	2730 Bonds Ave	South Bend	IN	46628
018-2071-2607	KIMBROUGH JANICE D	2724 Lincolnway West	South Bend	IN	46628
018-2046-1612	MARKS BLUIE	2733 Lincoln Way W	South Bend	IN	46628
018-2071-2619	MARTINO DANIELLE	2617 Bonds	South Bend	IN	46624
018-2071-260701	MCCAULEY MARY ANN	2725 BONDS AVE	South Bend	IN	46628
018-2061-2219	MENDOZA PABLO	5215 Mayfair Place	South Bend	IN	46619
018-2071-2615	MFC SOUTH BEND HOLDINGS II LLC	309 S Logan St	South Bend	IN	46615
018-2046-1595	NUVO VISION LLC	19648 NE 79th Court Road	Citra	FL	32113
018-2071-260902	OLIVA ENRIQUE	2705 Bonds Ave	South Bend	IN	46628
018-2071-2606	ONEAL DARNELL & MARY I	2730 Lincolnway W	South Bend	IN	46628
018-2071-2610	PALMER FUNERAL HOMES INC	2528 Mishawaka Ave	South Bend	IN	46615
018-2071-2603	PATRICK KELLY L	2801 Lincolnway West	South Bend	IN	46628
018-2046-1594	PRESNELL GEORGE R	1124 N Kaley St	South Bend	IN	46628
018-2071-260802	PRESTON WARREN W & CYNTHIA M	2717 Bonds Avenue	South Bend	IN	46628
018-2062-227801	PROPERTY TECH LLC	250 W Wilson St	Elmhurst	IL	60126
018-2071-260901	QUINN MAE A	2703 Bonds	South Bend	IN	46628
018-2062-2292	REYGAERT STEVEN R JR	1050 Elliott St	South Bend	IN	46628
018-2071-2611	RIDGE COMPANY	1535 South Main St	South Bend	IN	46680

018-2071-2605	RIGBY BRANDON S	1102 Eclipse Place	South Bend	IN	46628
018-2046-1602	RL CALEY LLC	16001 S 108th Ave	Orland Park	IL	60467
018-2071-2620	SCHMIDT JAMES E & JULIE C	53330 Nadine St	South Bend	IN	46637
018-2061-2223	SCHROEDER ERNEST A JR	2706 Bonds	South Bend	IN	46628
018-2061-2224	SCHROEDER ERNIE K & LOUANN	2626 BONDS AVE	South Bend	IN	46628
018-2071-262101	SMITH DOUGLAS E	2610 Lincolnway West	South Bend	IN	46628
018-2071-2618	SMITH FLOYD M & LILLIE A	2620 Lincolnway West	South Bend	IN	46628
018-2071-260801	SMITH GEORGE E UND 1/3 INT & SMITH	2715 Bonds Ave	South Bend	IN	46628
018-2062-2294	SMITH VALLONIA	1045 Eclipse Place	South Bend	IN	46628
018-2062-2271	ST JOSEPH COUNTY MINORITY HEALTH	2806 Lincoln Way W	South Bend	IN	46628
018-2071-2613	SWOPE JACK L	1009 N Meade St	South Bend	IN	46628
018-2046-1624	TMQ PROPERTIES LLC	3423 W 228th St	Torrance	CA	90505
018-2071-2604	TREK INVESTMENTS LLC	623 E LaSalle	South Bend	IN	46617
018-2046-1613	TUESLEY MAE TRUSTEE	6438 Bennington Dr	Fort Wayne	IN	46815
018-2046-1623	WELCH JAMES L JR & DEBORAH J WELCH	2823 Lincolnway West	South Bend	IN	46628
018-2060-2182	WILDERNESS MARILYN A	1019 N Eclipse Pl	South Bend	IN	46628
018-2062-2268	WILLIAMS CARL & JAYNE S	2135 Riverside Dr	South Bend	IN	46616



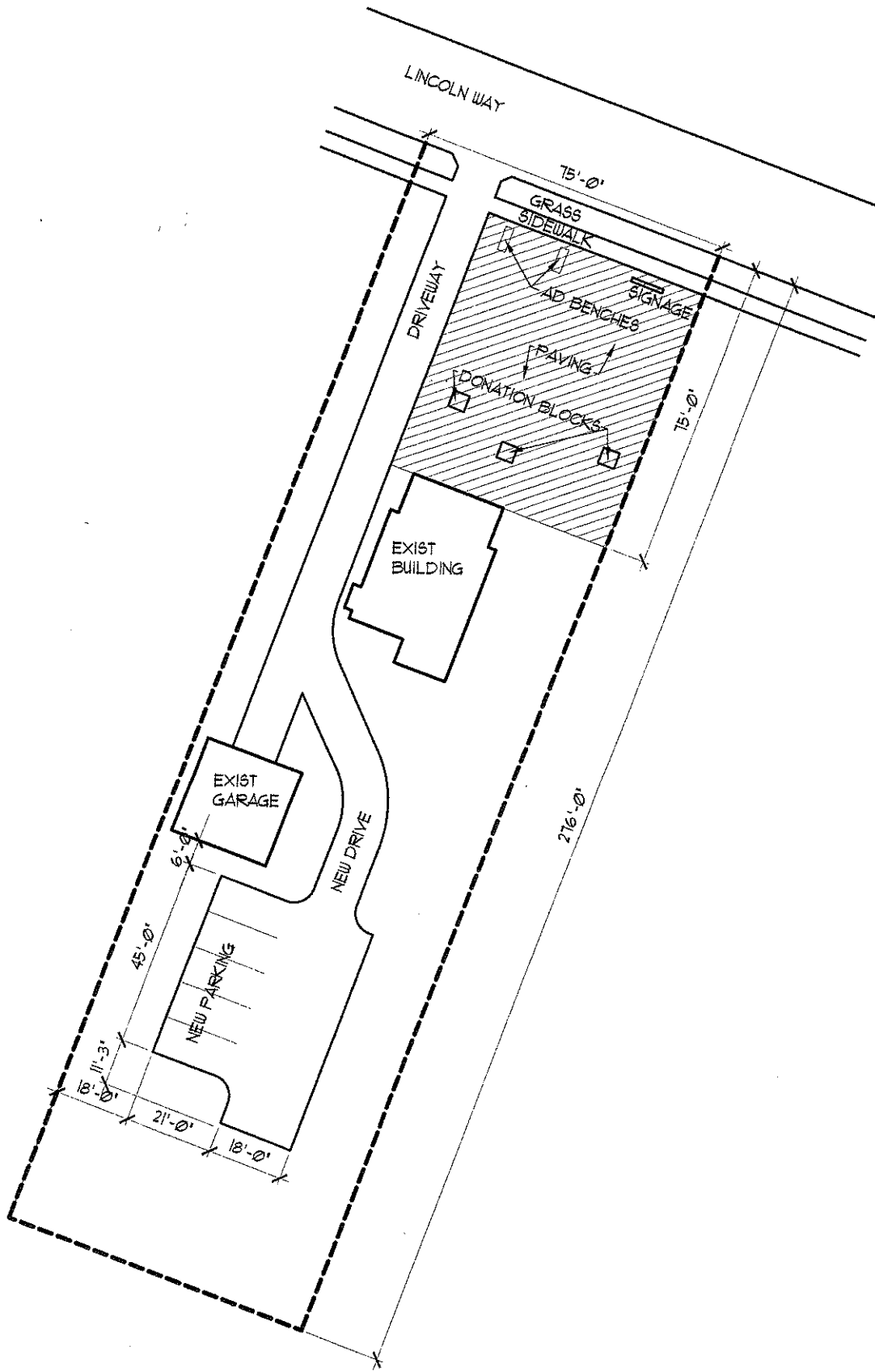
2724 Lincoln Way W, South Bend, IN 46628

Directions Save Zoom Send

Filed in Clerk's Office

APR 05 2016

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN



2724 LINCOLN WAY WEST
 SOUTH BEND, INDIANA 466228

SITE PLAN
 SCALE 1" = 40'-0"



Filed in Clerk's Office
 APR 05 2016
 KAREEMAH FOWLER
 CITY CLERK, SOUTH BEND, IN