



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

MEMORANDUM

TO: MEMBERS OF THE COMMON COUNCIL
FROM: DAWN M. JONES, CITY CLERK
DATE: THURSDAY MAY 18, 2023
SUBJECT: COMMITTEE MEETING NOTICE

The following Common Council Committee Meetings have been scheduled for **Monday, May 22, 2023:**

Council Chambers
4th Floor County-City Building
227 W. Jefferson Blvd.
South Bend, IN 46601

The Council Chambers will be Open to the Public or Members of the Public May Attend this Meeting Virtually via Microsoft Teams Meeting app here: <https://tinyurl.com/05222023CC>.

4:00 P.M. **PUBLIC WORKS & PROPERTY** **CHAIRPERSON, NIEZGODSKI**
VACATIONS

[Bill No. 22-23](#) – Alley Vac: Alley lying West of Eddy St. South by North
Rt. of way of Quimby St.

4:10 P.M. **COMMUNITY INVESTMENT** **CHAIRPERSON, TOMAS MORGAN**

[Bill No. 23-23](#) – A Resolution Designating a 4-year Real Property Tax
Abatement for 521 N. William St.

4:25 P.M. **ZONING & ANNEXATION** **CHAIRPERSON, HAMANN**

[Bill No. 11-23](#) – An Ordinance approving a Petition for a Special
Exception for Property located at 1330 High St. and 909 E. Broadway St.
Councilmanic District No. 3

[Bill No. 17-23](#) – An Ordinance Approving a Petition of the BZ&A for property at 751 Cottage Grove Ave.

[Bill No. 18-23](#) – An Ordinance Approving the Petition of the Advisory Board of Zoning Appeals for Property Located at 630 and 632 Harrison

Council President Sharon L. McBride has called an **Informal Meeting** of the Council which will commence immediately after the adjournment of the Zoning and Annexation Committee Meeting.

INFORMAL MEETING OF THE COMMON COUNCIL

PRESIDENT, MCBRIDE

1. Discussion of Council Agenda
2. Update and Announcements
3. Adjournment

cc: Mayor James Mueller
Committee Meeting
List Media

NOTICE FOR HEARING AND SIGHT-IMPAIRED PERSONS

Auxiliary Aid or Other Services may be Available upon Request at No Charge.
Please give Reasonable Advance Request when Possible



South Bend Common Council

Meeting Agenda

Monday, May 22, 2023

7:00 PM

The South Bend Common Council meeting will be open to the public at the Council Chambers on the 4th floor of the County-City Building, 227 W. Jefferson Blvd., South Bend, IN 46601

or available by way of a virtual meeting using the Microsoft Teams Meeting App. Public access to the meeting can be granted by this Microsoft Teams Link:

<https://tinyurl.com/05222023SBCC>

1. **INVOCATION**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **REPORT FROM SUB-COMMITTEE ON MINUTES**
5. **SPECIAL BUSINESS**

A Special Resolution Honoring Aaron Perri
6. **REPORTS FROM CITY OFFICES**
7. **COMMITTEE OF THE WHOLE**
BILL NO.

[11-23](#) PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 1306, 1330 HIGH ST. AND 909 E BROADWAY ST. COUNCILMANIC DISTRICT NO. 3 IN THE CITY OF SOUTH BEND, INDIANA

[17-23](#) PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 751 COTTAGE GROVE AVE

[18-23](#) A PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 630 AND 632 HARRISON ST.

[22-23](#) PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, VACATE THE FOLLOWING DESCRIBED PROPERTY:THE FIRST NORTH-SOUTH ALLEY LYING WEST OF EDDY STREET, BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF QUIMBY STREET AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF THE FIRST EAST-WEST ALLEY LYING NORTH OF QUIMBY STREET, BEING APPROXIMATELY 99.99 LINEAL FEET

8. **RISE AND REPORT**

9. **REGULAR MEETING RECONVENED**

10. **BILLS ON THIRD READING**
BILL NO.

[11-23](#) THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 1306, 1330 HIGH ST. AND 909 E BROADWAY ST. COUNCILMANIC DISTRICT NO. 3 IN THE CITY OF SOUTH BEND, INDIANA

[17-23](#) THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 751 COTTAGE GROVE AVE

[18-23](#) THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 630 AND 632 HARRISON ST.

[22-23](#) THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, VACATE THE FOLLOWING DESCRIBED PROPERTY:THE FIRST NORTH-SOUTH ALLEY LYING WEST OF EDDY STREET, BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF QUIMBY STREET AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF THE FIRST EAST-WEST ALLEY LYING NORTH OF QUIMBY STREET, BEING APPROXIMATELY 99.99 LINEAL FEET

11. RESOLUTIONS

BILL NO.

[23-23](#) A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 521 NORTH WILLIAM STREET, SOUTH BEND, IN 46616 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A FOUR-YEAR (4) REAL PROPERTY TAX ABATEMENT

12. BILLS OF FIRST READING

BILL NO.

[23-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 3003 LINCOLNWAY WEST, COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

[24-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 1127, 1131, and 1135 WEST WESTERN

AVENUE, COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

[25-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 1436 BOWMAN. COUNCILMANIC DISTRICT NO. 3 IN THE CITY OF SOUTH BEND, INDIANA

[26-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 2402 S TWYCKENHAM DRIVE, COUNCILMANIC DISTRICT NO. 5 IN THE CITY OF SOUTH BEND, INDIANA

[27-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE AND SEEKING A SPECIAL EXCEPTION USE FOR PROPERTY LOCATED 1319, 1323, AND 1333 LINCOLN WAY WEST AND, COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

[28-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 735 AND 737 CLEVELAND, COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

[29-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 752 CLEVELAND, 1216 AND 1218 VAN BUREN, COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

[30-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 901 AND 905 BLAINE AVE COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

[31-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 909 AND 911

SHERMAN COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

[32-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 906 AND 910 LAWDALE COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

[33-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 816 AND 822 LAWDALE COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

[34-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 744 AND 746 CLEVELAND COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

[35-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 900 S FRANKLIN COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

[36-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 809 AND 813 CLEVELAND COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

[37-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 1215 AND 1217 VAN BUREN COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

[38-23](#) FIRST READING OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 1202 S LAFAYETTE COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

13. **UNFINISHED BUSINESS**

14. **NEW BUSINESS**

The next Council Committee meeting is scheduled for Monday, June 12, 2023, at 3:30 p.m.

The next Council meeting is scheduled for Monday, June 12, 2023, at 7:00 p.m.

15. **PRIVILEGE OF THE FLOOR**

16. **ADJOURNMENT**

NOTICE FOR HEARING AND SIGHT-IMPAIRED PERSONS

Auxiliary Aid or Other Services may be Available upon Request at No Charge.

Please give Reasonable Advance Request when Possible



2023 COMMON COUNCIL STANDING COMMITTEES (Rev. 04-24-2023)

COMMUNITY INVESTMENT COMMITTEE

Oversees the various activities of the Department of Community Investment. This Committee reviews all real and personal tax abatement requests and works closely with the Business Development Team.

Rachel Tomas Morgan, Chairperson
Troy Warner, Vice-Chairperson
Henry Davis, Jr., Member

Eli Wax, Member
Thomas Kurzhal, *Citizen Member*
Kaine Kanczuzewski, *Citizen Member*

COMMUNITY RELATIONS COMMITTEE

Oversees the various activities of the Engagement and Economic Empowerment, Neighborhood Development, and Community Resources Teams within the City's Department of CI and is charged with facilitating partnerships and ongoing communications with other public and private entities operating within the City.

Troy Warner, Chairperson
Lori K. Hamann, Vice-Chairperson
Citizen Member

Canneth Lee, Member
Eli Wax, Member

COUNCIL RULES COMMITTEE

Oversees the regulations governing the overall operation of the Common Council, as well as all matters of public trust. Its duties are set forth in detail in Section 2-10.1 of the *South Bend Municipal Code*.

Sharon L. McBride, Member
Sheila Niezgodski, Member

Eli Wax, Member

HEALTH AND PUBLIC SAFETY COMMITTEE

Oversees the various activities performed by the Fire and Police Departments, EMS, Department of Code Enforcement, ordinance violations, and related health and public safety matters.

Eli Wax, Chairperson
Karen L. White, Vice-Chairperson
Rachel Tomas Morgan, Member

Troy Warner, Member
Canneth Lee, Member
Desmont Upchurch, *Citizen Member*

INFORMATION AND TECHNOLOGY COMMITTEE- Innovation

Oversees the various activities of the City's Department of Innovation, which includes the Divisions of Information Technology and 311 so that the City of South Bend remains competitive and on the cutting edge of developments in this area. Reviewing and proposing upgrades to computer systems and web sites, developing availability and access to GIS data and related technologies are just some of its many activities.

Rachel Tomas Morgan, Chairperson
Lori K. Hamann, Vice-Chairperson
Matthew Coats, *Citizen Member*

Canneth Lee, Member
Maria Gibbs, *Citizen Member*

PARC COMMITTEE- Venues Parks and Arts (Parks, Recreation, Cultural Arts & Entertainment)

Oversees the various activities of the Century Center, College Football Hall of Fame, Four Winds Stadium, Morris Performing Arts Center, Studebaker National Museum, South Bend Regional Museum of Art, Potawatomi Zoo, My SB Trails, DTSB relations, and the many recreational and leisure activities offered by the Department of Venues Parks and Arts.

Canneth Lee, Chairperson
Troy Warner, Vice-Chairperson
Beth Sanford, *Citizen Member*

Henry Davis, Jr., Member
Rachel Tomas Morgan, Member
Citizen Member



PERSONNEL AND FINANCE COMMITTEE

Oversees the activities performed by the Department of Administration and Finance, and reviews all proposed salaries, budgets, appropriations, and other fiscal matters, as well as personnel policies, health benefits and related matters.

Sheila Niezgodski, Chairperson
Troy Warner, Vice-Chairperson
Rachel Tomas Morgan, Member

Eli Wax, Member
Canneth Lee, Member

PUBLIC WORKS AND PROPERTY VACATION COMMITTEE

Oversees the various activities performed by the Building Department, the Department of Public Works and related public works and property vacation issues.

Sheila Niezgodski, Chairperson
Karen L. White, Vice-Chairperson
Jason Piontek, *Citizen Member*

Lori K. Hamann, Member
Carl Littrell, *Citizen Member*

RESIDENTIAL NEIGHBORHOODS COMMITTEE

Oversees the various activities and issues related to neighborhood development and enhancement.

Karen L. White, Chairperson
Canneth Lee, Vice-Chairperson
Amika Micou, *Citizen Member*

Henry Davis, Jr., Member
Sheila Niezgodski, Member
Lakeyue Williams, *Citizen Member*

UTILITIES COMMITTEE

Oversees the activities of all enterprise entities including but not limited to the Bureau of Waterworks, Bureau of Sewers, and all related matters.

Henry Davis, Jr., Chairperson
Eli Wax, Vice-Chairperson
Citizen Member

Troy Warner, Member
Lori K. Hamann, Member
Citizen Member

ZONING AND ANNEXATION COMMITTEE

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.

Lori K. Hamann, Chairperson
Henry Davis, Jr., Vice-Chairperson
James Snodgrass, *Citizen Member*

Sheila Niezgodski, Member
Karen L. White, Member

SUB-COMMITTEE ON MINUTES

Reviews the minutes prepared by the Office of the City Clerk of the regular, special, and informal meetings of the Common Council and makes a recommendation on their approval/modification to the Council.

Troy Warner, Member

Eli Wax, Member



2023 COMMON COUNCIL STANDING COMMITTEES (Rev.01-09-2023)

CANNETH LEE, 1ST District Council Member

Chairperson, Committee of the Whole

PARC Committee, Chairperson

Residential Neighborhoods Committee, Vice-Chairperson
Community Relations Committee, Member

Health & Public Safety Committee, Member
Information & Technology Committee, Member

HENRY DAVIS, JR. 2ND District Council Member

Utilities Committee, Chairperson

Zoning & Annexation Committee, Vice-Chairperson
Community Investment Committee, Member

Residential Neighborhoods Committee, Member
PARC Committee, Member

SHARON L. MCBRIDE, 3RD District Council Member

President

Council Rules Committee, Member

TROY WARNER, 4TH District Council Member

Community Relations Committee, Chairperson

Personnel & Finance Committee, Vice-Chair
PARC Committee, Vice-Chairperson

Health & Public Safety Committee, Member
Utilities Committee, Member
Sub-Committee on the Minutes, Member

ELI WAX, 5TH District Council Member

Health & Public Safety Committee, Chairperson

Utilities, Vice-Chairperson
Community Investment, Member
Personnel & Finance, Member

Committee Relations, Member
Sub-Committee on Minutes, Member
Council Rules Committee, Member

SHEILA NIEZGODSKI, 6TH District Council Member

Vice-President

Personnel & Finance Committee, Chairperson

Public Works & Property Vacation, Chairperson
Council Rules Committee, Member

Residential Neighborhoods Committee, Member
Zoning & Annexation Committee, Member

RACHEL TOMAS MORGAN, AT LARGE Council Member

Information & Technology Committee, Chairperson

Community Investment Committee, Chairperson
Health & Public Safety Committee, Member

PARC Committee, Member
Personnel & Finance Committee, Member

KAREN L. WHITE, AT LARGE Council Member

Residential Neighborhoods Committee, Chairperson

Health & Public Safety Committee, Vice-Chairperson

Public Works & Property Vacation, Vice Chairperson
Zoning & Annexation Committee, Member

LORI K. HAMANN, AT LARGE Council Member

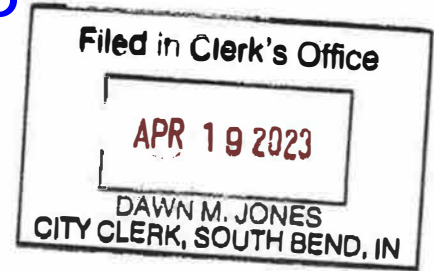
Zoning & Annexation Committee, Chairperson

Information & Technology Committee, Vice-Chairperson
Community Relations Committee, Vice-Chairperson

Public Works & Property Vacation, Member
Utilities Committee, Member



BILL NO. 22-23



April 18, 2023

City of South Bend
Common Council
455 County-City Building
227 W. Jefferson Boulevard
South Bend, Indiana 46601

RE: ALLEY VACATION – 1023 QUIMBY STREET

To the Council,

On behalf of the Owners of the above referenced property, Elliot Properties, LLC, we request the adjacent alley be vacated. The Owner owns 100% of adjacent properties. They wish to reconfigure the lot layout of these adjacent properties. Therefore, this requested alley vacation shall prove beneficial in new lot line distribution.

If you have further questions regarding this alley vacation, please contact me at the above listed phone number.

Sincerely,

Terance D. Lang, PS
tlang@gowightman.com
574-233-1841

Filed in Clerk's Office

APR 19 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

BILL NO. 22-23

ORDINANCE NO. _____

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:

THE FIRST NORTH-SOUTH ALLEY LYING WEST OF EDDY STREET, BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF QUIMBY STREET AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF THE FIRST EAST-WEST ALLEY LYING NORTH OF QUIMBY STREET, BEING APPROXIMATELY 99.99 LINEAL FEET.

STATEMENT OF PURPOSE AND INTENT

Pursuant to Indiana Code Section 36-7-3-12, the Common Council is charged with the authority to hear all petitions to vacate public ways or public places within the City. The following Ordinance vacates the above described public property.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, as follows:

SECTION I. The Common Council of the City of South Bend having held a Public Hearing on the petition to vacate the following property:

THE FIRST NORTH-SOUTH ALLEY LYING WEST OF EDDY STREET, BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF QUIMBY STREET AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF THE FIRST EAST-WEST ALLEY LYING NORTH OF QUIMBY STREET, BEING APPROXIMATELY 99.99 LINEAL FEET.

hereby determines that it is desirable to vacate said property.

SECTION II. The City of South Bend hereby reserves the rights and easements of all utilities and the Municipal City of South Bend, Indiana, to construct and maintain any facilities, including, but not limited to, the following: electric, telephone, gas, water, sewer, surface water control structures and ditches, within the vacated right-of-way, unless such rights are released by the individual utilities.

SECTION III. The following property may be injuriously or beneficially affected by such vacating:

LOT 16, 1; 18 AND 19 OF LISTER'S SUBDIVISION

Section IV. The purpose of the vacation of the real property is to eliminate the north south alley and alley approach, install 6" concrete curb and establish a tree lawn in accordance with the City standards and specifications.

SECTION V. This ordinance shall be in full force and effect from and after its Passage by the Common Council and approval by the Mayor.

Sharon McBride, Council President
South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ . m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana



Filed in Clerk's Office
APR 27 2023
DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

OFFICE OF THE CITY CLERK DAWN M. JONES, CITY CLERK

April 12, 2023

PUBLIC HEARING NOTICE

To Whom It May Concern:

You are hereby notified that a public hearing will be held at **7:00 p.m.** on **Monday, May 22, 2023** in the **Council Chambers on the 4th Floor** of the **County-City Building**, located at 227 W, Jefferson Blvd., South Bend, Indiana, 46601 or available by way of attending virtually using the Microsoft Teams Meeting App. Public access to the meeting can be granted by using the following Microsoft Team Link: <https://tinyurl.com/05222023SBCC>

This is for the purpose of hearing all interested persons concerning the vacation of the following described property:

BILL NO. 22-23

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: THE FIRST NORTH-SOUTH ALLEY LYING WEST OF EDDY STREET, BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF QUIMBY STREET AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF THE FIRST EAST-WEST ALLEY LYING NORTH OF QUIMBY STREET, BEING APPROXIMATELY 99.99 LINEAL FEET.

Should you have any questions or concerns regarding this matter, please do not hesitate to contact the City Clerk's Office at 574-235-9221 or email sbcityclerk@southbendin.gov.

Sincerely,

Dawn M. Jones, MPA
City Clerk
Office of the City Clerk

INTEGRITY | SERVICE | ACCESSIBILITY

VICTORIA A. TRUJILLO
CHIEF DEPUTY/CHIEF OF STAFF

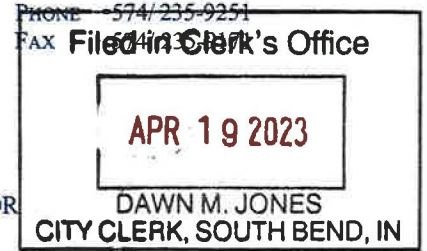
KENNETH HARDY
DEPUTY/DIRECTOR OF POLICY

SHAYLA KIMBROUGH
DIRECTOR OF SPECIAL PROJECTS

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

455 County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p 574.235.9221 | f 574.235.9173 | www.southbendin.gov

1316 COUNTY-CITY BUILDING
227 W. JEFFERSON BOULEVARD
SOUTH BEND, INDIANA 46601-1830



CITY OF SOUTH BEND JAMES MUELLER, MAYOR
BOARD OF PUBLIC WORKS

Elliot Properties, LLC
615 W. Colfax Ave.
South Bend, IN 46601
B.Emberton@outlook.com

RE: Alley/Street Vacation – Alley at 1023 Quimby St. (Preliminary Review)

Dear Mr. Emberton:

At its March 14, 2023 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 **subject to: 1) removal of the alley approach and installation of 6-inch curb per City standards; 2) no drive access from Eddy Street shall be permitted; and 3) provide a cross access agreement to the 315 S. Eddy Street.** 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/ Theresa Heffner

Theresa Heffner, Clerk

Enclosures - TH/lh

March 14, 2023



715 South Michigan Street
 South Bend, Indiana 46601
 P. 574.233.1841
WWW.GOWIGHTMAN.COM

LETTER OF TRANSMITTAL

Date	04/18/2023	Job No.	226189
Attention	<div style="border: 1px solid black; padding: 5px; text-align: center;"> Filed in Clerk's Office APR 19 2023 DAWN M. JONES CITY CLERK, SOUTH BEND, IN </div>		
RE:			
	ALLEY VACATION AT 1023 QUIMBY STREET		

TO CITY OF SOUTH BEND
CITY CLERK
4TH FLOOR

- WE ARE SENDING YOU ATTACHED
- SEPTIC DESIGN SEPTIC DESIGN SUBMITTAL FORM HO PERMIT APPLICATION
 SOIL BORINGS SUPPORT DATA SHEET HOUSE PLANS

 Under separate cover via _____ the following items:

COPIES	DATE	NO.	DESCRIPTION
1	04/18/2023		BPW Recommendation Packet
			Petition to Vacated
			Ordinance Draft
			Envelopes - 150' Radius - <i>UPDATED ON 04.17.2023</i>
			A Letter of Explanation
			\$150.00 Filing Fee

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 20 ____ PRINTS RETURNED AFTER LOAN TO US

REMARKS UPDATED 300' RAD. LIST OF OWNERS ATTACHED. 04.17.2023

COPY TO _____

SIGNED: _____

If enclosures are not as noted, kindly notify us at once



APR 19 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

Street/Alley Vacation Form

Submission Date: January 26, 2023

Applicant Name: Elliot Properties, LLC
615 W. Colfax Ave.
South Bend, Indiana 4601

Phone #: 574-286-7119

Email: B.Emberton@outlook.com

Property Address: alley lying east and adjacent to 1023 Quimby Street

Applicant property information: Residential Commercial Industrial

Describe the general alley location with boundaries (Ex: Church Pl, between E. Colfax Ave & E. LaSalle Ave):

The first north-south alley lying west of Eddy Street, bounded on the south by the north right of way line of Quimby Street and bounded on the north by the south right of way line of the first east-west alley lying north of Quimby Street, being approximately 99.99 lineal feet.

- Is your property adjacent to the alley of interest? Yes No
- Do you own all adjacent properties to the alley of interest? Yes No
- Does the existing alley provide garage access to other property owners? Yes No
- Does the alley receive daily traffic excluding your own use? Yes No
- Would the vacation hinder public access to any of the following: a church, school, or any other public building or place? Yes No

Reason for street/alley vacation and proposed use:

The alley vacation is for the reconfiguration of the 4 adjacent lots. This reconfiguration shall be done through the subdivision process. The existing driveway shall be utilized as is.

OFFICE USE ONLY:

Board Recommendation for the proposed alley vacation: Yes No

Board of Public Works Authorized Signatures:

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS

Elizabeth A. Maradik, President

Joseph R. Motnar, Vice President

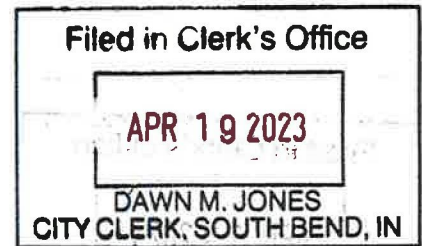
Gary A. Gilot, Member

Jordan V. Gathers, Member

Murray L. Miller, Member

Attest: Theresa M. Heffner, Clerk

Date: March 14, 2023



**INTEROFFICE MEMORANDUM
BOARD OF PUBLIC WORKS**

DATE: January 26, 2023

TO: Matt Longfellow, Public Works
Zach Hurst, Engineering
Chris Dressel, Community Investment
Gerard Ellis, Fire Department
Brad Rohrscheib, Police Department

FROM: Theresa Heffner, Clerk (theffner@southbendin.gov)

SUBJECT: REQUEST FOR RECOMMENDATIONS – ALLEY VACATION

APPLICANT: Elliot Properties, LLC
LOCATION: 1023 Quimby Street

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: Favorable. Removal of alley approach & install 6-inch curb required. Fill tree lawn to proper grade with top soil and establish grass.

COMMUNITY INVESTMENT: Favorable recommendation contingent upon the following:

- Removal of alley approach/ reestablishment of curb and sidewalk on Quimby St.
- No drive access agreement from Eddy Street
- Cross access agreement for center lot (315 S. Eddy St.)

FIRE: Favorable

POLICE: Favorable recommendation

CITY OF SOUTH BEND

DEPARTMENT OF PUBLIC WORKS
Filed in Clerk's Office

APR 19 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN



227 W. JEFFERSON BOULEVARD
SUITE 1316 COUNTY-CITY BUILDING
SOUTH BEND, INDIANA 46601

PHONE 574/ 235-9251
FAX 574/ 235-9171

Street/Alley Vacation Form

Submission Date: January 26, 2023

Applicant Name: Elliot Properties, LLC
615 W. Colfax Ave.
South Bend, Indiana 4601

Phone #: 574-286-7119

Email: B.Emberton@outlook.com

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- Is your property adjacent to the alley of interest? Yes No
- Do you own all adjacent properties to the alley of interest? Yes No
- Does the existing alley provide garage access to other property owners? Yes No
- Does the alley receive daily traffic excluding your own use? Yes No
- Would the vacation hinder public access to any of the following: a church, school, or any other public building or place? Yes No

Reason for street/alley vacation and proposed use:

The alley vacation is for the reconfiguration of the 4 adjacent lots. This reconfiguration shall be done through the subdivision process. The existing driveway shall be utilized as is.

OFFICE USE ONLY:

Board Recommendation for the proposed alley vacation: Yes No

Board of Public Works Authorized Signatures: _____

018-6006-0153
331 S EDDY OF INDIANA LLC
57177 Pine View Dr
South Bend, IN 46619

018-6108-3859
BEAM TRAVIS AND JULIA L
1102 Wayne St
South Bend, IN 46615

018-6006-0133
BERNARDO'S PROPERTIES & REMODELING LLC
1115 Autumn Trail Ct
Mishawaka, IN 46544

018-6006-0136
BODINE STEVEN C & JENNIFER L
310 S Frances St
South Bend, IN 46617

018-6108-3881
BRYAN RONALD & CONNIE
313 Tiger Ct
New Carlisle, IN 46552

018-6006-0137, 0138
BUNDY MARY E
318 Frances St
South Bend, IN 46617

018-6006-0144
CORCORAN TIMOTHY JOSEPH
16812 Edinburg Ln
South Bend, IN 46635

018-6006-0132
DMS LIVING TRUST UTD 4/2/2003
1224 Stanford Ave
Fullerton, CA 92831

018-6006-0127
ELI PROPERTIES
25875 Longwood Ct
South Bend, IN 46628

018-6006-0145 thru 0149
ELLIOT PROPERTIES LLC
615 W Colfax Ave
South Bend, IN 46601

018-6006-0124
EMBERTON DEVELOPMENT LLC
PO Box 1236
South Bend, IN 46624

018-6006-0154
FRANTZ JERRY D & BEVERLY D
1024 Quimby St
South Bend, IN 46617

018-6006-0158
HANDLEBAR PROPERTIES LLC
723 Park Ave
South Bend, IN 46616

018-6006-0160
HISCOCK JESSICA L & LORI A
1008 Quimby St
South Bend, IN 46617

018-6006-0150
JACKSON CONWAY L
329/327 S EDDY ST
South Bend, IN 46617

018-6006-0156
MILLER KYLE A
1012 Quimby
South Bend, IN 46617

018-6006-0125
PAPAGIANNIS SUSAN
16635 Bennington Ct
Granger, IN 46530

018-6006-0139
PRINCE SHERRY L
1009 E Quimby St
South Bend, IN 46617

018-6111-3975
RL MADISON LLC
16001 S 108th Place
Orland Park, IL 60467

018-6006-016403
ROBERT HENRY CORPORATION
404 S Frances St
South Bend, IN 46617

018-6006-0126
SALVAGNI RICHARD
6522 Edgemont Dr
Huntington Beach, CA 92647

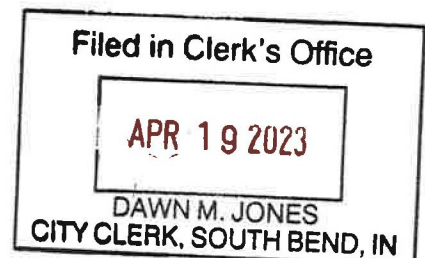
018-6006-0131
SB221 HOLDINGS LLC
1920 Ridgedale Rd
South Bend, IN 46614

018-6006-0129
SMITH JAMES
1020 Wayne St
South Bend, IN 46617

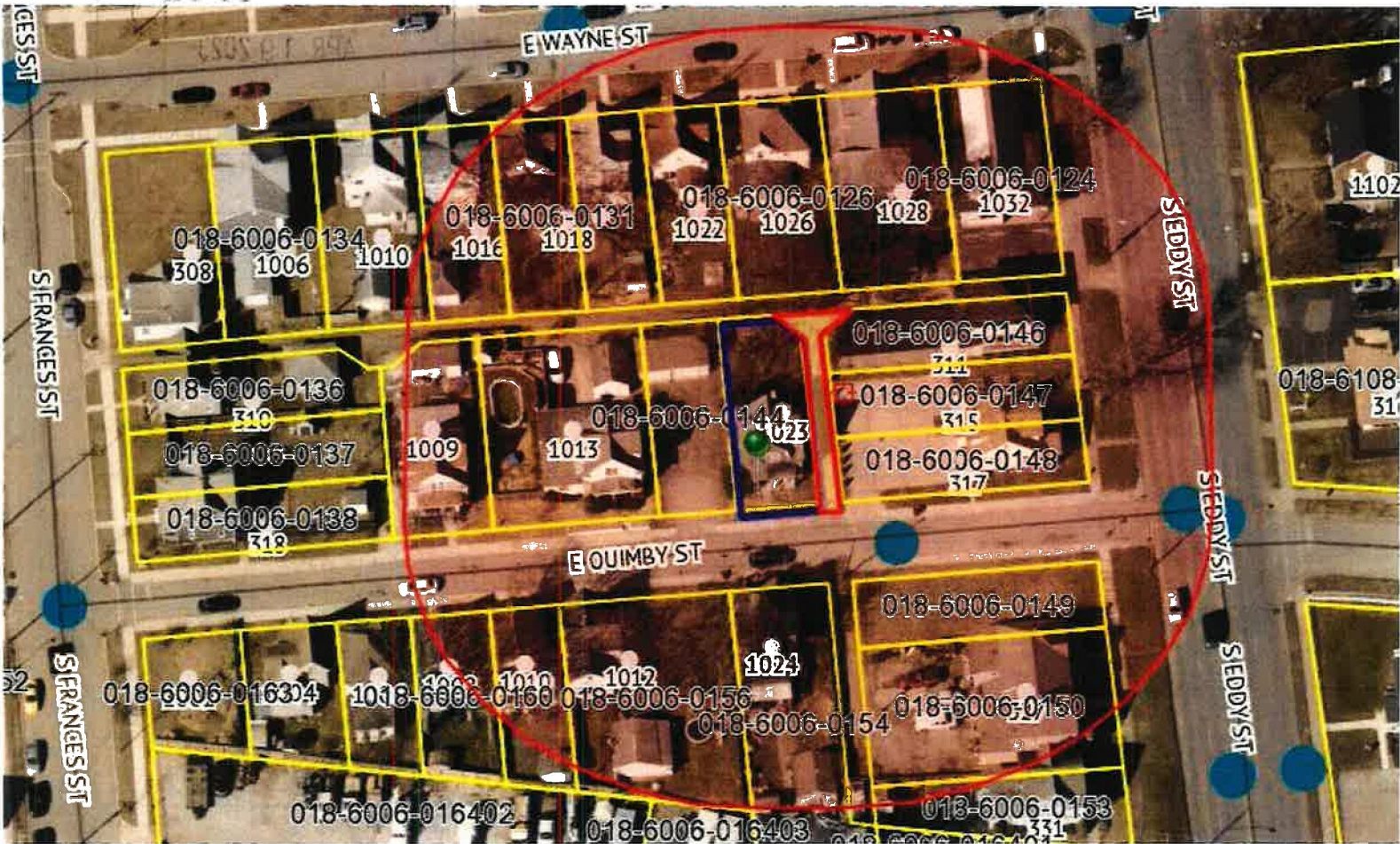
018-6006-0142
SPEELMAN DONALD RICHARD
1013 Quimby
South Bend, IN 46617

018-6006-0161
SPEELMAN TONY E
324 W 13th St
Mishawaka, IN 46544

018-6006-016402
THE ROBERT HENRY CORP
P O Box 1407
South Bend, IN 46624



Revised List: April 18, 2023



Filed in Clerk's Office

APR 19 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

APR 19 2023

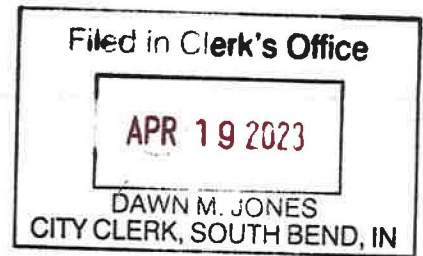
DAWN M. JONES

CITY CLERK, SOUTH BEND, IN
Proper Address

Name	Mailing Address	
Jackson Conway	327/329 Eddy St. South Bend, IN 46617	327 S. Eddy St. Parcel #018-6006-0150
Elliott Properties	PO BOX 1236 South Bend, IN 46624	315 S. Eddy St. Parcel #018-6006-0147
331 S. Eddy of Indiana LLC	57177 Pine View Dr. South Bend, IN 46619	331 S Eddy St. Parcel #018-6006-0153
Jessica & Lori Hiscock	1008 Quimby St. South Bend, IN 46617	1008 Quimby St. Parcel #018-6006-0160
Handlebar Properties LLC	723 Park Ave. South Bend, IN 46616	1010 Quimby St. Parcel #018-6006-0158
Jerry & Beverly Frantz	1024 Quimby St. South Bend, IN 46617	1024 Quimby St. Parcel #018-6006-0154
Sherry Prince	1009 Quimby St. South Bend, IN 46617	1009 Quimby St. Parcel #018-6006-0139
Donald Richard Speelman	1013 Quimby St. South Bend, IN 46617	1013 Quimby St. Parcel #018-6006-0142
Elliott Properties LLC	615 W. Colfax Ave. South Bend, IN 46601	1023 Quimby St. Parcel #018-6006-0145
Elliott Properties LLC	26230 Twin Lakes Tral South Bend, IN 46628	311 S. Eddy St. Parcel #018-6006-0146
Elliott Properties LLC	PO Box 1236 South Bend, IN 46624	317 S. Eddy St. Parcel #018-6006-0148
Bernardo's Properties & Remodeling LLC	1115 Autumn Trail Ct. Mishawaka, IN 46544	1010 E. Wayne St. Parcel #018-6006-0133
DMS Living Trust UTD 4/2/2003 W Shank Donald William Jr. & Margaret Caiedo as Trustees	1224 Stanford Ave. Fullerton, CA 92831	1016 E. Wayne St. Parcel #018-6006-0132
SB221 Holdings LLC	1920 Ridgedale Rd. South Bend, IN 46614	1018 E. Wayne St. Parcel #018-6006-0131
James Smith	1020 Wayne St. South Bend, IN 46617	1020 E. Wayne St. Parcel #018-6006-0129
Eli Properties	25875 Longwood Ct. South Bend, IN 46628	1022 E. Wayne St. Parcel #018-6006-0127
Richard Salvagni	6522 Edgemont Dr. Huntington Beach, CA 92647	1026 E. Wayne St. Parcel #018-6006-0126
Susan Papagiannis	16635 Bennington Ct. Granger, IN 46530	1028 E. Wayne St. Parcel #018-6006-0125
Emberton Development LLC	PO BOX 1236 South Bend, IN 46624	1032 E. Wayne St. Parcel #018-6006-0124
Elliott Properties LLC	PO BOX 1236 South Bend, IN 46624	325 E. Eddy St. Parcel #018-6006-0149
Timothy Corcoran	16812 Edinburg Ln. South Bend, IN 46635	1015 Quimby St. South Bend, IN 46617



January 26, 2023



City of South Bend
Common Council
455 County-City Building
227 W. Jefferson Boulevard
South Bend, Indiana 46601

RE: ALLEY VACATION – 1023 QUIMBY STREET

To the Council,

On behalf of the Owners of the above referenced property, Elliot Properties, LLC, we request the adjacent alley be vacated. The Owner owns 100% of adjacent properties. They wish to reconfigure the lot layout of these adjacent properties. Therefore, this requested alley vacation shall prove beneficial in new lot line distribution.

If you have further questions regarding this alley vacation, please contact me at the above listed phone number.

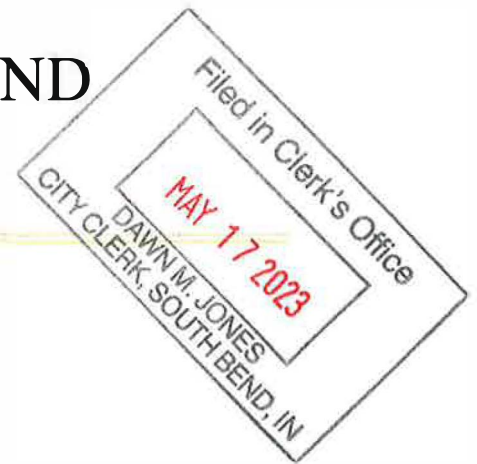
Sincerely,

Terance D. Lang, PS
tlang@gowightman.com
574-233-1841

RES. BILL NO. 23-23



CITY OF SOUTH BEND COMMUNITY INVESTMENT



May 17, 2023

Council Member Rachel Tomas Morgan
Chairperson, Community Investment Committee
South Bend Common Council
County-City Building, 4th Floor
South Bend, Indiana 46601

RE: **Declaratory Resolution:** Retail Development Real Property Tax Abatement Petition for
David A. Nufer, LLC (Burton's Laundry)

Dear Council Member Tomas Morgan:

Please find the enclosed information pertaining to a retail development real property tax abatement petition submitted by David A. Nufer, LLC, an Indiana Limited Liability Company. The petitioner plans to construct a new Burton's Laundry facility at the southwest corner of West Navarre and North William Streets in South Bend. This petition package includes:

- Department of Community Investment's summary report
- Petition for abatement
- Statement of Benefits form (SB-1 / Real Property)
- Supporting information

The report contains the Department's findings relative to the above-mentioned petition. The petitioner will construct a new 6,300 square foot Burton's Laundry facility. The site is currently a vacant lot. The total private investment for the project is \$2.37 million.

The project meets the requirements established by Sections 2-79 et seq. and would qualify for a four-year (4) retail development real property tax abatement. Representatives from David A. Nufer, LLC (Burton's Laundry) will be available to meet with the Committee on Monday, May 22, 2023.

If you or any of the other Council members have questions concerning the report or need additional information, please contact me at (574) 235-5838.

Sincerely,

Erik Glavich
Director, Growth and Opportunity

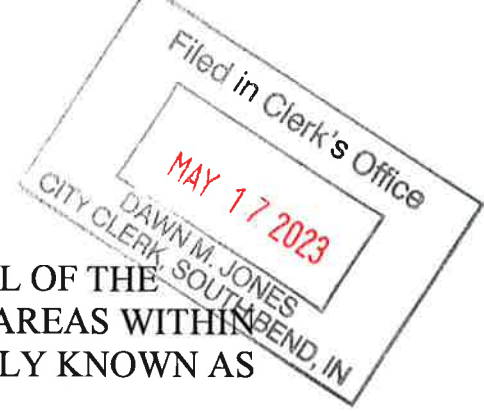
RESOLUTION NO. 23-23

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS

521 North William Street, South Bend, IN 46616

AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A FOUR-YEAR (4) REAL PROPERTY TAX ABATEMENT FOR

DAVID A. NUFER, LLC



WHEREAS, a petition for real property tax abatement has been filed with the City Clerk for consideration by the Common Council of the City of South Bend, Indiana, requesting that the areas described as:

Key Number: 71-08-02-477-016.000-026
Commonly Known As: 521 North William Street, South Bend, IN 46616
Legal Description: LOT 1 of NUFER, LLC WILLIAMS STREET MINOR SUBDIVISION

be designated as an Economic Revitalization Area under the provisions of Indiana Code 6-1.1-12.1 et seq., and South Bend Municipal Code Sections 2-76 et seq.; and

WHEREAS, the petitioner has agreed to and has accepted responsibility to report any changes in the Key Number and legal description to the Department of Community Investment and to the Office of the City Clerk; and

WHEREAS, the Department of Community Investment has concluded an investigation and prepared a report with information sufficient for the Common Council to determine that the area qualifies as an Economic Revitalization Area under Indiana Code 6-1.1-12.1 et seq. and South Bend Municipal Code Sections 2-76 et seq. and has further prepared maps and plats showing the boundaries and such other information regarding the area in question as required by law; and

WHEREAS, the Community Investment Committee of the Common Council has reviewed said report and recommended to the Common Council that the area qualifies as an Economic Revitalization Area.

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

SECTION I. The Common Council hereby determines and finds that the Petition for Real Property Tax Abatement and the Statement of Benefits form completed by the Petitioner meet the requirements of Indiana Code 6-1.1-12.1 et seq. for tax abatement.

SECTION II. The Common Council hereby determines and finds the following:

A. That the description of the proposed redevelopment or rehabilitation meets the applicable standards for such development;

B. That the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of this nature;

C. That the estimate of the number of individuals who will be employed or whose employment will be retained by the Petitioner can reasonably be expected to result from the proposed described redevelopment or rehabilitation;

D. That the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained by the Petitioner can be reasonably expected to result from the proposed redevelopment or rehabilitation;

E. That the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation; and

F. That the totality of benefits is sufficient to justify the requested deduction, all of which satisfy the requirements of Indiana Code 6-1.1-12.1-3.

SECTION III. The Common Council hereby determines and finds that the proposed described redevelopment or rehabilitation can be reasonably expected to yield benefits identified in the Statement of Benefits, Sections 1 through 3 of the Petition for Real Property Tax Abatement Consideration, and the Memorandum of Agreement between the Petitioner and the City of South Bend and that the Statement of Benefits form completed by the petitioner, said form being prescribed by the State Board of Accounts, is sufficient to justify the deduction granted under Indiana Code 6-1.1-12.1-3.

SECTION IV. The Common Council hereby accepts the report and recommendation of the Community Investment Committee that the area herein described be designated as an Economic Revitalization Area and hereby adopts a Resolution designating this area as an Economic Revitalization Area for purposes of real property tax abatement.

SECTION V. The designation as an Economic Revitalization Areas shall expire on December 31, 2026.

SECTION VI. The Common Council hereby determines that the property owner is qualified for and is granted property tax deduction for a period of four (4) years as shown by the schedule outlined below pursuant to Indiana Code 6-1.1-12.1-17.

Year 1 - 100%
Year 2 - 90%

Year 3 - 80%

Year 4 - 70%

SECTION VII. The Common Council directs the City Clerk to cause notice of the adoption of this Declaratory Resolution for Real Property Tax Abatement to be published pursuant to Indiana Code 5-3-1 and Indiana Code 6-1.1-12.1-2.5, said publication providing notice of the public hearing before the Common Council on the proposed confirming of said declaration.

SECTION VIII. This Resolution shall be in full force and effect from and after its adoption by the Common Council and approval by the Mayor.

Sharon McBride, Council President
South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock _____.m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock _____.m.

James Mueller, Mayor
City of South Bend

TAX ABATEMENT REPORT

TO: South Bend Common Council

FROM: Erik Glavich, Director, Growth and Opportunity

SUBJECT: Retail Development Real Property Tax Abatement Petition for **David A. Nufer, LLC (Burton's Laundry)**

DATE: May 17, 2023



On May 10, 2023, a petition for tax abatement from David A. Nufer, LLC was filed with the Office of the City Clerk. The petition seeks consideration for a retail development real property tax abatement for property located at 521 N. William Street in South Bend.

Pursuant to Chapter 2, Article 6, Section 2-84.9 of the Municipal Code of the City of South Bend, the petition was referred to the Department of Community Investment for purposes of investigation and preparation of a report determining whether the area qualifies as an Economic Revitalization Area pursuant to Indiana Code 6 1.1-12.1 and whether all zoning requirements have been met.

The Department of Community Investment has reviewed the petition (a copy of which is attached), investigated the area, and makes the following report.

Project Summary

- David A. Nufer, LLC purchased the property at the southwest corner of West Navarre Street and North William Street in 2022 and will build a new Burton's Laundry facility on the site (6,300 square feet).
- The expected private investment into the project is \$2.37 million, which includes \$1.60 million in costs for the new building and \$770,000 in new equipment.
- A new Burton's Laundry facility will provide residents and families of the Near Northwest Neighborhood access to needed laundry facilities and services that currently might not exist.
- The project is on the leading edge of development for the neighborhood. The developer's investment in and commitment to the Near Northwest Neighborhood will serve as a catalyst for economic growth, encourage additional investment, and enhance the vibrancy of the community.

Employment Impact

- Burton's Laundry will retain 4 employees to manage and operate the new facility.
- Burton's Laundry is committed to providing equal opportunity and diversity in their labor force. The company currently employs 51 individuals across 13 stores in South Bend and the surrounding area.

Tax Estimates

The petitioner qualifies for a four-year (4) retail development real property tax abatement.

- Estimated taxes due annually for the current property: \$156
- Estimated annual taxes after the project's completion: \$43,516
- Total estimated taxes during the four-year (4) abatement period: \$174,690
 - Estimated taxes being abated during the abatement period: \$136,442
 - Estimated total taxes to be paid during the abatement period: \$38,248

Note that the project will also include the installation of \$770,000 worth of equipment. Depending on how the equipment is depreciated, we estimate that the cumulative personal property tax liability for the new equipment over the next 10 years to be in the range of \$89,000 to \$108,000.

Abatement Qualification

1. A review of the tax abatements previously granted finds that the petitioner has not been granted or is associated with a previous abatement.
2. The property is properly zoned for the proposed project.
3. Taxes on the property have been paid in full.
4. A review of the South Bend Redevelopment designation areas finds that the property is in the River West Development Area.
5. A review of the Tax Abatement Ordinance No. 9394-03 finds that the petitioner meets the qualifications for a four-year (4) retail development real property tax abatement under Division 4 (Retail Development Real Property Tax Abatement), Section 2-79 (Retail developments in Central Business District, East Bank Development Area and Tax Abatement Impact Areas).

David A. Nufer, LLC (Burton's Laundry)

South Bend Portage Township
Commerical Development Real Property Tax Abatement Schedule *

Type of Property: Retail Establishment
Estimated Project Cost: \$ 1,600,000 New Construction

Property Address: 521 N. William Street
Tax Key Number: 71-08-02-477-016.000-026

	Current	Without Abatement	Year 1	Year 2	Year 3	Year 4
Assessed Value (AV)						
Land	\$ 4,600	\$ 4,600	\$ 4,600	\$ 4,600	\$ 4,600	\$ 4,600
Structure (AV = 80% Project Cost)	-	1,280,000	1,280,000	1,280,000	1,280,000	1,280,000
Gross Assessed Value	4,600	1,284,600	1,284,600	1,284,600	1,284,600	1,284,600
Abatement						
Abatement Deduction		-	100%	90%	80%	70%
Net Assessed Value	4,600	1,284,600	4,600	132,600	260,600	388,600
Property Taxes						
Assume constant tax rate of 5.2897%						
Gross Tax (Tax Rate x Net AV)	243	67,951	243	7,014	13,785	20,556
Local Tax Credit (8.7112% of GT-DS)	(20)	(5,472)	(20)	(565)	(1,110)	(1,655)
Circuit Breaker Credit	(67)	(18,807)	-	-	-	-
Taxes Due	\$ 156	\$ 43,673	\$ 224	\$ 6,449	\$ 12,675	\$ 18,900
	3%	3%	3%	3%	3%	3%
Circuit Breaker Cap	138	38,538	38,538	38,538	38,538	38,538
Debt Service (0.3997% of Net AV)	18	5,135	18	530	1,042	1,553
Max Tax Under the Cap	156	43,673	38,556	39,068	39,580	40,091

Year	Abatement	Current Taxes Due	New Projected Tax	Combined Current & New Taxes	Taxes Abated	Net Taxes Paid
1	100%	\$ 156	\$ 43,516	\$ 43,673	\$ (43,449)	\$ 224
2	90%	156	43,516	43,673	(37,223)	6,449
3	80%	156	43,516	43,673	(30,998)	12,675
4	70%	156	43,516	43,673	(24,772)	18,900
Total:		626	174,065	174,690	(136,442)	38,248

* This schedule is for estimation purposes only and assumes constant tax rates equal to those for 2022 Payable 2023.
The true tax values will ultimately be determined by the actual assessed valuation and the then current tax rates.



Department of Community Investment
City of South Bend

Scanned on 5-4-23

Filed in Clerk's Office
 MAY 11 2023
 CITY CLERK
 DAWN M. JONES
 CITY CLERK, SOUTH BEND, IN

City of South Bend Petition for Incentives

Petition must include a \$250 filing fee payable to the City Clerk's Office before processing can be complete

Instructions: Complete pages 1-3 AND the proper Form SB-1 for the type of abatement (real property or personal property) for which you are applying.

General Information		Project Name	Burton's Laundry	Project Number	
Legal name as registered with Secretary of State		David A Nufer, LLC			
Business structure		Limited Liability Company			
Company website		https://burtonslaundry.com/			
Proposed Project Information					
Proposed project address		521 N. William Street	Parent company name	David A Nufer, LLC	
City, State, Zip	South Bend, IN 46616		Legal owner	David A Nufer, LLC	
Site acreage or acreage required	1 acre	Is the real estate owned or leased?	Owned		
Square feet of facility	6,304	If leased, by whom?			
Primary Contact Information					
Primary company contact name		David A Nufer	Title	Owner	
Address of company contact		2409 Mishawaka Ave.		Phone	(574) 340-9750
City, State, Zip	South Bend, IN 46615		Email	davidanufer@gmail.com	
Senior Official Information					
Company senior official name		Same as above		Title	
Address of company contact (If different from above)				Phone	
City, State, Zip			Email		
Consultant Information/Agent					
Hired business consultant/agent name		Mike Danch		Consultant release? (Y/N)	
Address		1643 Commerce Drive		Local economic development partners approval? (Y/N)	
City, State, Zip	South Bend, IN 46628		Email	mdanch@danchharner.com	
Project Overview					
Brief description of your company, project, and why the property is necessary for economic growth		We have owned laundry facilities in South Bend since 1976. By reviewing the demographics we feel the location would be a great fit for the residents of the Near Northwest side of the city of South Bend. If we are fortunate to receive a tax abatement, it would enable us to reduce the cost for our customers by a minimum of 10% of the average price in our community throughout the abatement. We believe it would be an asset for this area and hopefully other investments by other individuals would continue for future growth.			
Certified Technology Park appropriate		N/A			
Is the project in a Tax Incremental Financing (TIF) area? If so, which?		No			
Have Building Permits been issued? (Y/N) (Note-Not eligible for abatement if Yes)		No	Number of residential units created by project	0	
If this is a petition for personal property tax abatement, has the equipment been installed?		NO			
Investment Details					
Public Infrastructure needs (Off-site of project in dollars)	Has any 504 funding been received?	What is the value of any equipment being purchased in Indiana for the project?		What is the value of any equipment being purchased from out of state for the project?	
0	No	\$20,000		\$750,000	

New Project Investments								
Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029
Land Acquisition	\$ 235,000.00							
Building Lease Payments								
Building Purchase Costs								
New Building Construction		\$ 1,600,000.00						
Existing Building Improvements								
New Machinery & Equipment		\$ 770,000.00						
Special Tooling/Retrofitting								
New Furniture/Fixtures								
New Computer/IT Hardware								
New Software								
On-site Roll Infrastructure								
On-site Fiber Infrastructure								
TOTAL	\$ 235,000.00	\$ 2,370,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Full-Time Permanent Indiana-Resident Positions by Calendar Year						
Calendar Year	Jobs retained	Hourly average wage, w/o benefits or bonuses	Cumulative # of net NEW full time permanent jobs created at project	Hourly average wage, w/o benefits or bonuses, of cumulative net new jobs	Total training expenditure - not cumulative	Total # to be trained - not cumulative
2023	4	\$ 12.00	0	\$ 12.00	\$ 0	0
2024						
2025						
2026						
2027						
2028						
2029						
2030						
2031						
2032						
2033						
2034						

Provide hourly wage information for new employees in the following positions.		
	Full time	Part time
Laborers	\$ 12.00	
Technical		
Managerial		
Administrative		

Who will be the individual responsible for coordinating with WorkOne on recruiting? **Susan M Nufer**

Does your company have an EEO hiring policy? **Yes** Are you an EEO employer?

Please list the number of full time and part time minority and/or female employees for the following years:							Please describe your commitment to diversity and inclusion by detailing your outreach and recruitment efforts for the last three years as well as current policies.
Year	2023		2022		2021		
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time	
Black		10					Burton's Laundry has a commitment to provide equal opportunity and diversity in our labor force. Presently Burton's Laundry has 51 part time employees, 45 women and 6 men. We have 13 stores within South Bend, Mishawaka, and Elkhart. Each store has a manager and 3 of the stores have a Black Female Manager.
Hispanic		1					
Asian							
Indian		1					
Female		45					
Other		38					

**Complete below for Real or Personal Property Tax Abatement only.
Please sign for all requested incentives.**

Public Benefit Item:

Information is required on both the construction companies and the companies which will provide materials purchased for this project. Please complete the table below with the appropriate information. If you qualify for the points, please enter the full amount of available points.		Qualify (Yes or No)	Earned Points	Available Points	
1	Construction Related (Contractors):				
	A.	Employ Local Companies (75%)	Y	20	20
	B.	Purchase Materials from Local Companies (75%)	Y	20	20
	C.	Require Employees vs. Independent Contractors	Y	19	19
	D.	Require Prevailing Wage (Davis Bacon)	Y	22	22
	E.	Require Health Benefits	Y	22	22
	F.	Require Retirement Benefits	N	0	18
	G.	Maintain Affirmative Action Plan	Y	20	20
		Sub-total Construction Related:		123	141
2	Wage & Benefit Related (Owner):				
	A.	Pay Target Wage Levels	N	0	33
	B.	Provide Health Benefits	N	0	34
	C.	Provide Retirement Benefits	N	0	29
	D.	Provide Training	Y	28	28
	E.	Provide Child Care	N	0	15
	F.	Provide Transportation Assistance	N	0	14
	G.	Provide Employer Assisted Housing program	N	0	9
	Sub-total Wage & Benefit Related:		28	162	
3	Workforce Related:				
	A.	Create New Jobs	N	0	42
	B.	Retain Existing Jobs	Y	41	41
	C.	Maintain Affirmative Action Plan	Y	35	35
	D.	Provide Targeted Hiring Preference	N	0	34
	Sub-total Workforce Related:		76	152	
4	Support a Municipal Facility:				
	A.	Support a 5B Municipal Facility (donations to the zoo, conservatory, museum, etc.)	Yes	84	84
		Name of Facility	Potawatomi Zoo Board of Directors		
	Sub-total Municipal Facility:		84	84	
Sub-total from Above:			311	539	

The undersigned owner(s) of real property, located within the City of South Bend, hereby petition the Common Council of the City of South Bend for a real and/or personal property tax abatement consideration and pursuant to I.C., 6-1.1-12.1-1, et seq., and South Bend Municipal Code Sec. 2-76 et seq., for this petition state the above.

Submitted By: Susan M. Muffert **Date:** 5.5.2023

For Staff Use Only Below This Line				
What is the current assessed value?	Real Property:	0	Personal Property:	-
What is the projected assessed value?	Real Property:	1,280,000	Personal Property:	-
What is the tax key number for this project?	71-08-02-477-016.000-026			
What is the six digit NAICS code?	812310			
Please attach a Google map and street view of the location.				
Please list the amount of real and personal property taxes paid for the last five years when applicable.		Real Property Taxes:	Personal Property Taxes:	
Tax Year	Year			
	2022	7394.36		
	2021	6725.80		
	2020	6724.62		
	2019	5934.00		
	2018	6700.65		
Please fill out the following Public Benefit Summary Information and add to total from above.				
		(Y or N)	Points	Points
Public Benefit Item:				
Project Related:				
5	A.	Redevelop a Site that has Special Needs		49
	B.	Develop Based on Local University Research		35
	C.	Achieve a Physical Element of a Plan		36
	Sub-total Project Related:			120
6	Super Size Projects (point values are cumulative):			
	A.	100% to 199%		25
	B.	200% to 299%		68
	C.	300% to 399%		65
	D.	400% and Over		52
Sub-total Super Size Projects:			210	
7	Pay for Municipal Infrastructure:			
	A.	Pay for Oversizing or Upgrading		14
	B.	Pay for 26-50% of Extension Cost		26
	C.	Pay for 51-75% of Extension Cost		39
	D.	Pay for 76-100% of Extension Cost		52
Sub-total Infrastructure Related:			131	
Total from Applicant Section:			311	539
Total from Staff Section:			0	461
Total Public Benefit Points:			311	1000

Filed in Clerk's Office
MAY 10 2023
DAWN M. JONES
CITY CLERK, SOUTH BEND, IN



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)
Prescribed by the Department of Local Government Finance

City Clerk's Office
MAY 17 2023
DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

2023 PAY 2024

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer: **David A Nufer LLC**

Address of taxpayer:
 Number and Street: **2409 Mishawaka Ave** City: **South Bend** State: **IN** ZIP: **46615**

Name of contact person:
 First Name: **David** Last Name: **Nufer** Telephone number: **(574) 340-9750** E-mail address: **davidanufer@gmail.com**

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: **Common Council of the City of South Bend** Resolution number: _____

Location of property:
 Number and Street: **521 N. William Street** City: **South Bend** State: **IN** ZIP: **46616** County: **St. Joseph** DLGF taxing district number: **026 (South Bend-Portage)**

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary):
New 6,304 sq ft building for laundry and retail space

Estimated start date (month, day, year): **6/1/2023**
 Estimated completion date (month, day, year): **12/31/2023**

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
4	\$ 80,000	4	\$ 80,000	0	\$ 0

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	\$ 0	\$ 0
Plus estimated values of proposed project	\$ 1,600,000	\$ 1,280,000
Less values of any property being replaced	\$ 0	\$ 0
Net estimated values upon completion of project	\$ 1,600,000	\$ 1,280,000

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) **0** Estimated hazardous waste converted (pounds) **0**

Other benefits

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative: *Susan M. Nufer* Date signed (month, day, year): **5-5-23**

Printed name of authorized representative: **Susan M. Nufer** Title: **Member**

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
 1. Redevelopment or rehabilitation of real estate improvements Yes No
 2. Residentially distressed areas Yes No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
 Yes No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

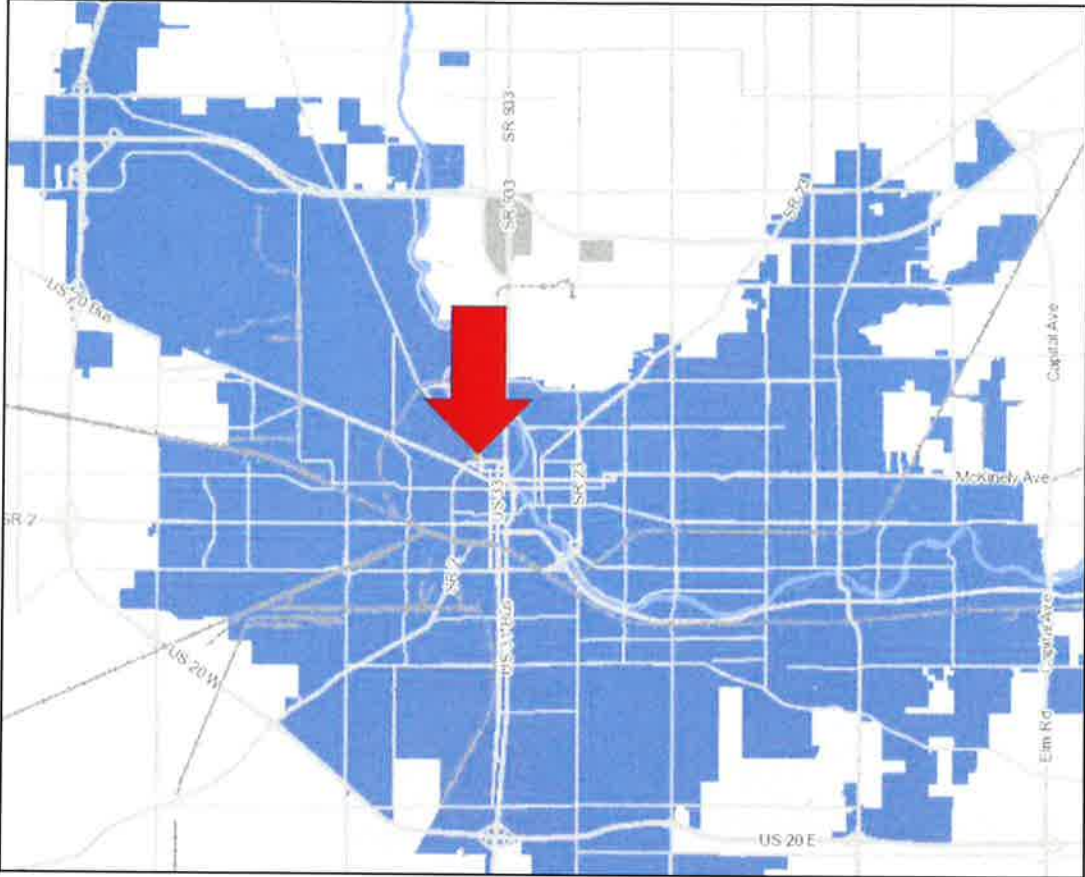
Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

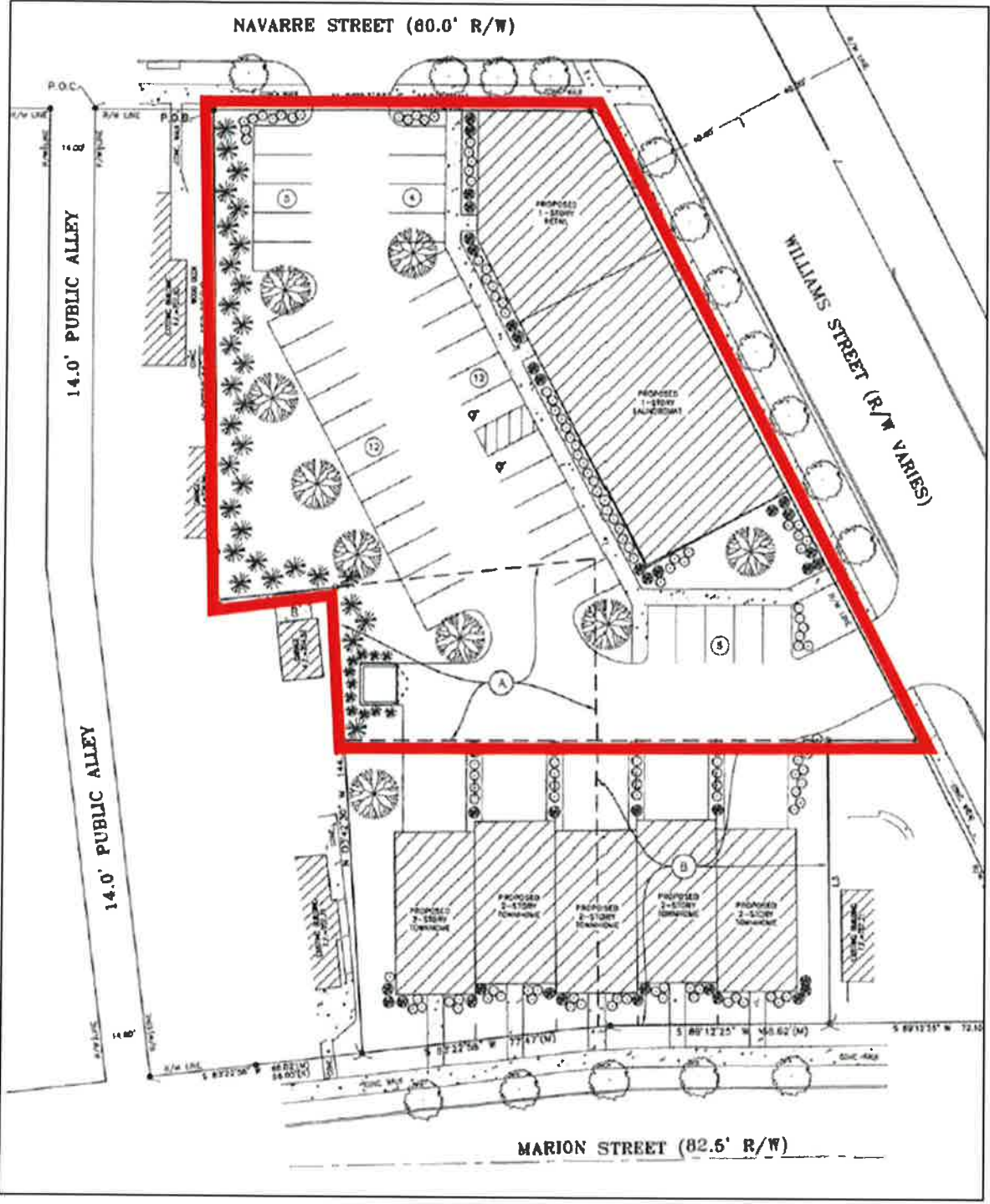
- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Aerial Views





View Looking Northwest from North Williams Street



View Looking West from North Williams Street



View Looking South from West Navarre Street



Project Renderings



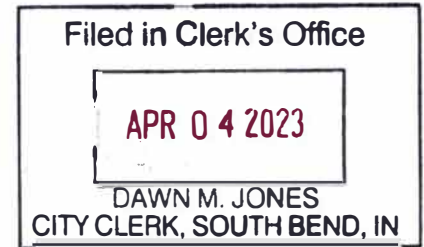
BILL NO. 11-23

City of South Bend BOARD OF ZONING APPEALS

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627

April 4, 2023

Common Council of South Bend
227 W. Jefferson Blvd, 4th Floor
South Bend, IN 46601



Re: The petition of RED TAIL PROPERTIES LLC seeking a Special Exception for Heavy Industrial in the I Industrial for property located at 1306, 1330 HIGH ST, & 909 E BROADWAY ST, Bill#11-23

Dear Council Members:

I hereby Certify that the above referenced petition of RED TAIL PROPERTIES LLC was legally advertised on March 24, 2023 and that the South Bend Board of Zoning Appeals at its public hearing on April 3, 2023 took the following action:

Upon a motion by Caitlin Stevens, being seconded by Mark Burrell and unanimously carried, a petition by RED TAIL PROPERTIES LLC seeking a Special Exception for Heavy Industrial for property located at 1306, 1330 HIGH ST, & 909 E BROADWAY ST, City of South Bend, is sent to the Common Council with an **unfavorable recommendation**, and will issue written Findings of Fact.

The staff comments related to this petition and exhibits received prior to the meeting are attached. The Findings of Fact will be adopted at the next South Bend Board of Zoning Appeals meeting. The recording of the meeting is available on our website. Official minutes of the public hearing will be posted on our website once approved.

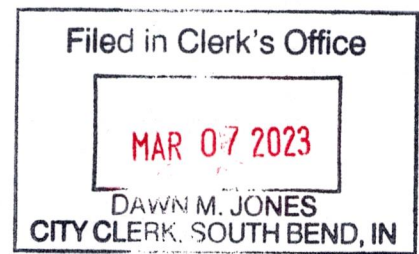
If you have any questions, please feel free to contact our office.

Sincerely,

Angela M. Smith
Zoning Administrator

Attachment

CC: RED TAIL PROPERTIES LLC
Bryan Cook



BILL NO. 11-23

ORDINANCE NO. 10926-23

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 1306, 1330 HIGH ST. AND 909 E BROADWAY ST. COUNCILMANIC DISTRICT NO. 3 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Request a Special Exception for Heavy Industrial to allow for a salvage yard.

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

SECTION I. The Common Council has provided notice of the hearing on the Petition from the Advisory Board of Zoning Appeals pursuant to Indiana Code Section 5-14-1.5-5, requesting that a Special Exception be granted for property located at:

1306, 1330 High St. and 909 E Broadway St. South Bend, IN 46618. 018-7017-072604, 018-7017-072601, and 018-7010-037101

In order to permit Heavy Industrial

SECTION II. Following a presentation by the Petitioner, and after proper public hearing, the Common Council hereby approves the petition of the Advisory Board of Zoning Appeals, a copy of which is on file in the Office of the City Clerk.

SECTION III. The Common Council of the City of South Bend, Indiana, hereby finds that:

1. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience, or general welfare;
2. The proposed use will not injure or adversely affect the use of adjacent area of property values therein;
3. The proposed use will be consistent with the character of the district in which it is located, and the land uses authorized therein;

4. The proposed use is compatible with the recommendations of the City of South Bend Comprehensive Plan;

SECTION IV. Approval is subject to the Petitioner complying with the reasonable conditions, if any, established by the Advisory Board of Zoning Appeals which are on file in the Office of the City Clerk.

SECTION V. 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.

Sharon McBride, Council President
South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ . m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

Property Information

Location: 1306, 1330 HIGH ST, & 909 E BROADWAY ST
Owner: RED TAIL PROPERTIES LLC

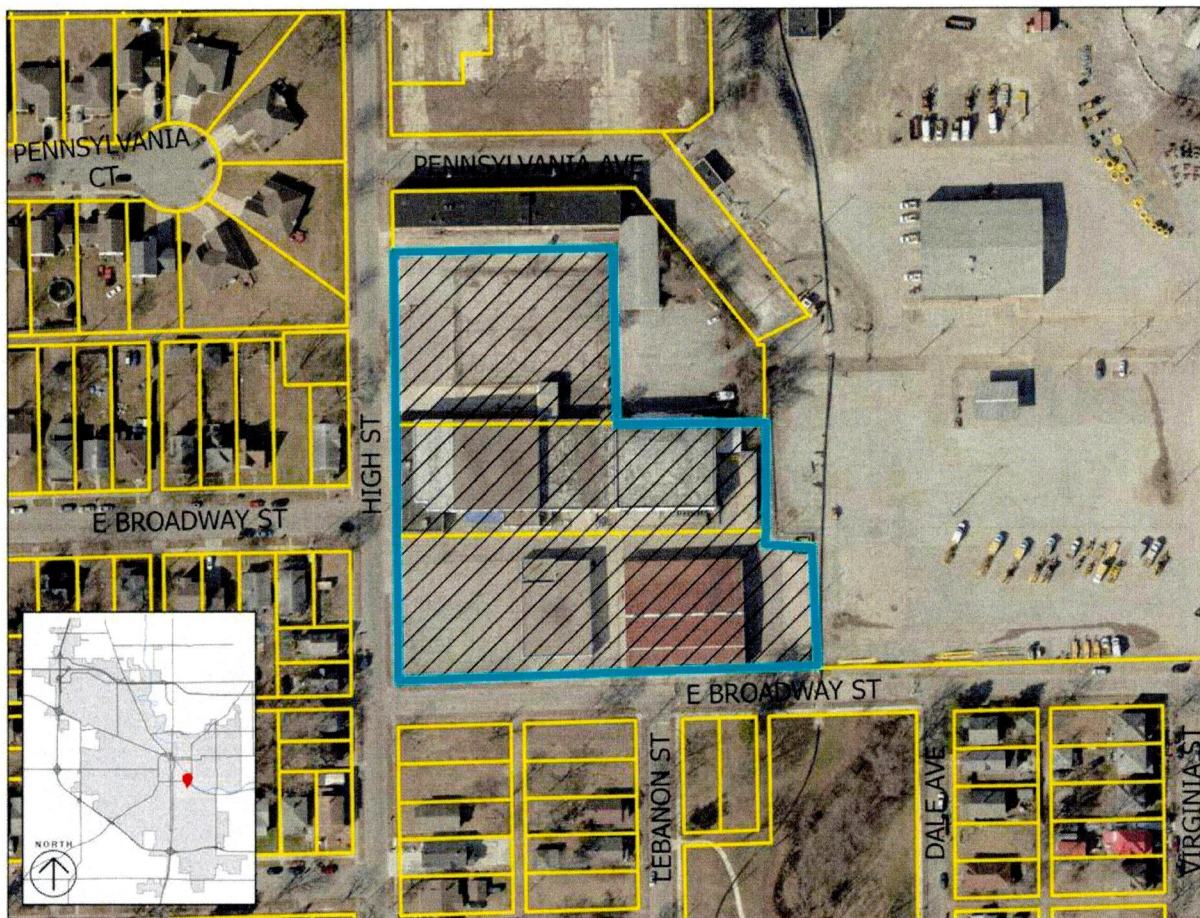
Project Summary

Vehicle towing, dismantling and auto repair. 2 fenced in lots on property for storage of vehicles.

Requested Action

Special Exception: Heavy Industrial

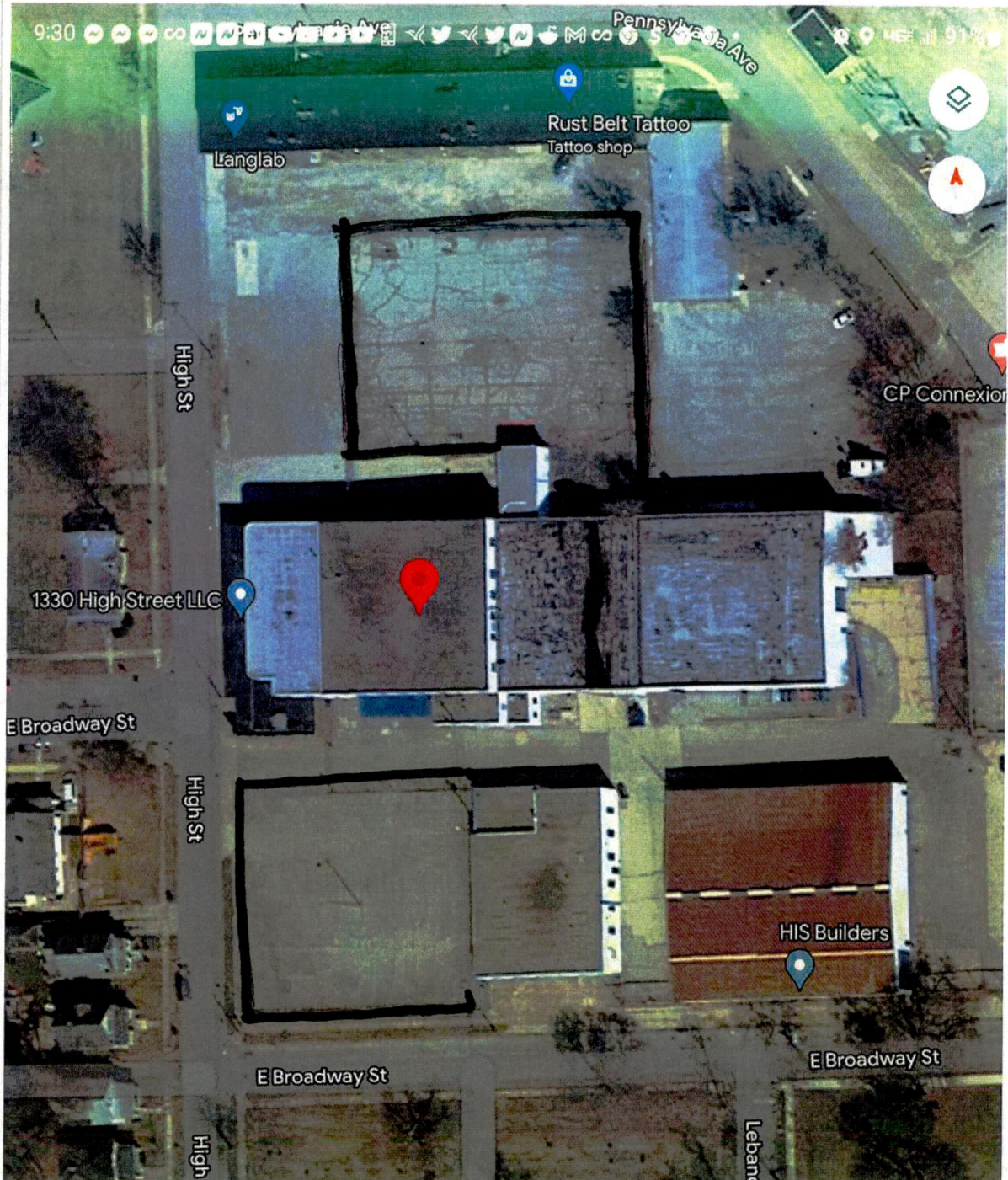
Site Location



Staff Recommendation

Based on the information provided prior to the public hearing, the Staff recommends the Board send the petition to the Common Council with an unfavorable recommendation.

Proposed Site Plan



Criteria for Decision Making: Special Exception

A Special Use may only be granted upon making a written determination, based upon the evidence presented at a public hearing, that:

(1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;

The proposed use could be injurious to the public healthy, safety and general welfare of the community. The area is largely residential with small scale commercial surrounding the immediate property. Auto services and repair would be allowed by right, however, those services would be performed inside the buildings with restrictions on how long vehicles can remain on the lot.

(2) The proposed use will not injure or adversely affect the use of the adjacent area or property values therein;

The proposed use could adversely affect the use and values of the adjacent properties and area. Heavy Industrial uses are not appropriate when adjacent to or located within a residential neighborhood. Heavy Industrial uses can have a negative impact on future residential development.

(3) The proposed use will be consistent with the character of the district in which it is located and the land uses authorized therein;

The proposed use of Heavy Industrial is not consistent with the character of the surrounding neighborhood. The site is zoned I Industrial but Heavy Industrial is not appropriate located in the middle of a neighborhood.

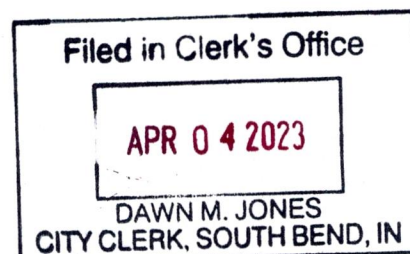
(4) The proposed use is compatible with the recommendations of the Comprehensive Plan.

The proposed use is not compatible with the recommendations of the Comprehensive Plan. The Southeast Neighborhood Master Plan (2015) specifically states this location should be a mixed use community center to expand upon LangLab and the amenities offered to the neighborhood.

Analysis & Recommendation

Analysis: Heavy Industrial uses are not appropriate when adjacent to, or located within, a residential neighborhood. The area is largely residential with small scale commercial surrounding the immediate property

Staff Recommendation: Based on the information provided prior to the public hearing, the Staff recommends the Board send the petition to the Common Council with an unfavorable recommendation.





Filed in Clerk's Office
APR 04 2023
DAWN M. JONES
CITY CLERK SOUTH BEND, IN

Southeast Organized Area Residents, Inc.
1412 South Carroll Street
South Bend, Indiana 46613

February 25, 2023

Dear Tim Corcoran:

Although I talked with you about this issue at the talk to the mayor session at Riley High School, at our monthly SOAR meeting on February 14, it was decided that I should write an official letter of concern and assistance for the city to close the "junk yard" which has been established at the former site of the Pepsi Cola Bottling Plant.

This eyesore should not be allowed in a predominantly residential neighborhood. We know that light industrial is the official zoning of the area north of Broadway, east of High, south of Sample, and west of Miami, but there must be some limits. In addition, was the buyer honest about his intention for this property at the time he purchased it, and would the sale have been finalized with this intent? What can we do about this?

Stephenie at LangLab told me that you called her the next day expressing concern. We are grateful for that. We hope LangLab can thrive, but its surrounding area will need to be attractive to their customers. Especially as they plan to make major improvements to their building and parking lot.

Please do whatever the city can to end this use, and the abuse of our residential area. And please keep us informed of what is going on, and let us know if there is anything we can do to help.

Thank you.

Sincerely,

Conrad Damian, President

Kate Bolze

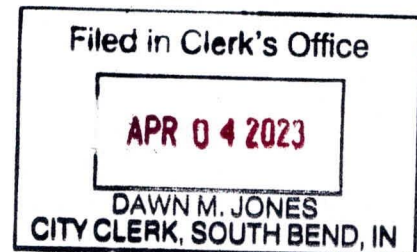
From: Rahman Johnson <rocknd9393@gmail.com>
Sent: Monday, April 3, 2023 1:28 PM
To: Zoning
Subject: BZA#0183-23 RED TAIL PROPERTIES LLC 1330 and 1306 High St.

Dear Board of Zoning Appeals,

Please accept this letter as opposition to the requested action of **Special Exemption for Heavy Industrial** at the location referenced above. My name is Rahman Johnson and I reside at the following address: 728 Pennsylvania Ave. , South Bend, IN 46601.

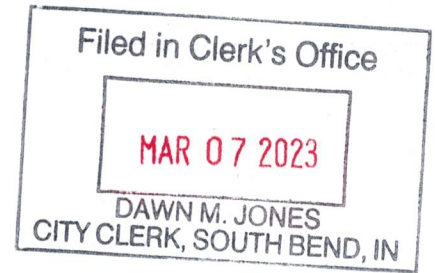
I believe this site or Junkyard poses a serious threat to the health of the residents and environment that live near this site. This threat includes hazardous materials such as lead batteries, mercury from light switches, anti-freeze, freon from cooling systems, polychlorinated Biphenyls (PCBs) Chlorofluorocarbons (CFCs), asbestos found in brake pads, motor oil, and heavy other metals. These toxins pose real health risks and can be linked to kidney disease, possible brain damage, problems with the blood and damage to the reproductive and nervous systems. In addition, PCBS and asbestos are carcinogenic. The environmental concerns include plant contamination, endanger animals, soil and groundwater. These heavy metals and other contaminants may enter drinking water and pose risk to everyone living near this site.

Again, my name is Rahman J



City of South Bend

BOARD OF ZONING APPEALS



March 7, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE: Special Exception at 1306, 1330 High St. and 909 E Broadway St.

Dear Committee Chair Hamann:

Enclosed is an Ordinance for the proposed Special Exception at the above referenced location. Please include the attached Ordinance on the Council agenda for **first reading** at your **March 13, 2023**, Council meeting and set it for public hearing at your **April 10th, 2023** Council meeting. The petition is tentatively scheduled for public hearing at the April 3rd, 2023 South Bend Board of Zoning Appeals meeting. The staff report and recommendation of the South Bend Board of Zoning Appeals will be forwarded to the Office of the City Clerk by noon on the Wednesday following the public hearing.

The petitioner provided the following to describe the proposed project:
A Special Exception for Heavy Industrial to allow for a salvage yard.

The full petition is attached for your reference. Changes may occur between the filing and the public hearing. Any substantial changes will be identified at the Council meeting.

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

Sincerely,

A handwritten signature in black ink that reads "Rachel Boyles".

Rachel Boyles
Zoning Specialist

CC: Bob Palmer

City of South Bend
BOARD OF ZONING APPEALS

RECEIVED MAR 03 2023

Petition for Variance - Special Exception

Property Information

018-7017-072604, 018-7017-072601, 018-7010-037101

Tax Key Number:

Address: 1330 High St South Bend, IN 46601

Owner: Redtail Properties LLC

Zoning: I

Project Summary:

Vehicle Towing, Dismantling, and Auto repair. I need 2 fenced in lots on the property for storage of vehicles.

Requested Action

Special Exception – complete and attach Criteria for Decision Making

Use requested: Industrial, Heavy - Salvage Yard

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested:

Required Documents

Completed Application (including Criteria for Decision Making and Contact Information)

Site Plan drawn to scale

Filing Fee

PAID

MAR 05 2023

Per KB
\$300 - cash

Criteria for Decision Making

Special Exception - If applicable

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.

(1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare, because:

I intend to follow all rule and regulations required by the city, County, and state.

(2) The proposed use will not injure or adversely affect the use of the adjacent area or property values therein, because:

I will keep areas clean and neat. I will comply with all requirments for landscaping and fence Height.

(3) The proposed use will be consistent with the character of the district in which it is located and the land uses authorized therein, because:

I follow all Zoning regulation.

(4) The proposed use is compatible with the recommendations of the Comprehensive Plan, because:

I will follow the character of the District.

Contact Information

Property owner(s) of the petition site:

X Name: REDTAIL PROPERTIES, LLC
Address: 4100 EDISON LAKES PARKWAY SUITE 350
MISHAWAKA, IN 46545

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Bryan Cook

Address: 5308 Miami St
South Bend, IN. 46614

Phone Number: 870 456 3882

E-mail: BryanCook77@gmail.com

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:

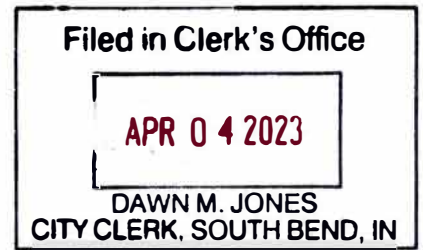
X Sarah Pusek as agent for Red Tail Properties, LLC



Filed in Clerk's Office
MAR 07 2023
DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

BILL NO. 17-23

City of South Bend BOARD OF ZONING APPEALS



April 4, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE: Use Variance at 751 Cottage Grove Ave.

Dear Committee Chair Hamann:

Enclosed is an Ordinance for the proposed Special Exception Use at the above referenced location. Please include the attached Ordinance on the Council agenda for **first reading** at your **April 10, 2023**, Council meeting and set it for public hearing at your **May 8th, 2023** Council meeting. The petition is tentatively scheduled for public hearing at the May 1st, 2023, South Bend Board of Zoning Appeals meeting. The staff report and recommendation of the South Bend Board of Zoning Appeals will be forwarded to the Office of the City Clerk by noon on the Wednesday following the public hearing.

The petitioner provided the following to describe the proposed project:

A Use Variance to establish a large fruit and vegetable garden, in the Near Northwest Neighborhood of South Bend.

The full petition is attached for your reference. Changes may occur between the filing and the public hearing. Any substantial changes will be identified at the Council meeting.

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

Sincerely,

A handwritten signature in black ink that reads "Rachel Boyles".

Rachel Boyles
Zoning Specialist

CC:

Filed in Clerk's Office

APR 04 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

BILL NO. 17-23

ORDINANCE NO. _____

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND,
INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING
APPEALS FOR THE PROPERTY LOCATED AT 751 COTTAGE GROVE AVE**

STATEMENT OF PURPOSE AND INTENT

**A Use Variance to establish a large fruit and vegetable garden, in the Near Northwest
Neighborhood of South Bend.**

Petitioners desire to seek a Use Variance for Urban Agricultural for property located at 751 Cottage Grove Ave.

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

SECTION I. The Common Council has provided notice of the hearing on the Petition from the Advisory Board of Zoning Appeals pursuant to Indiana Code Section 36-7-4-605, requesting that a Use Variance be granted for property located at:

751 Cottage Grove Ave. South Bend, IN 46616. 018-1070-2991

In order to permit a Use Variance for Urban Agricultural

SECTION II. Following a presentation by the Petitioner, and after proper public hearing, the Common Council hereby approves the petition of the Advisory Board of Zoning Appeals, a copy of which is on file in the Office of the City Clerk.

SECTION III. The Common Council of the City of South Bend, Indiana, hereby finds that:

1. The approval will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
2. The use and value of the area adjacent to the lot included in the variance will not be affected in a substantially adverse manner;
3. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the lot for which the variances is sought;

4. The approval does not interfere substantially with the comprehensive plan;

SECTION IV. Approval is subject to the Petitioner complying with the reasonable conditions, if any, established by the Advisory Board of Zoning Appeals which are on file in the Office of the City Clerk.

SECTION V. 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.

Sharon McBride, Council President
South Bend Common Council

Attest:

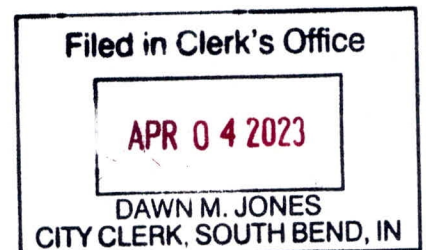
Dawn M. Jones, City Clerk
Office of the City Clerk

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 _____, 2023, at _____ o'clock ____ .m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana



City of South Bend
BOARD OF ZONING APPEALS

227 W. Jefferson Suite 1406
South Bend, IN 46601
zoning@southbendin.gov
RECEIVED MAR 31 2023

Petition for Variance - Special Exception

Property Information

Tax Key Number: 71-08-02-407-023.000-026
Address: 751 Cottage Grove
Owner: Sunchoke Farms, LLC
Zoning: U1 Urban Neighborhood 1

Project Summary:

Growing Fruits and/or Vegetables for human consumption.

Requested Action

- Special Exception – complete and attach Criteria for Decision Making
Use requested: _____
- Variance(s) - List variances below, complete and attach Criteria for Decision Making
Variance(s) requested:
Use Variance for Urban Agriculture

Required Documents

- Completed Application (including Criteria for Decision Making and Contact Information)
- Site Plan drawn to scale
- Filing Fee

PAID
MAR 31 2023
Per KB
\$ 300

Criteria for Decision Making

Variance(s) - if applicable

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:

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community, because:

Communities that have and support urban agriculture benefit in many ways environmentally, economically and socially. By growing fruits and vegetables in urban areas, it places the food closer to the consumer and helps reduce the transport costs and carbon footprint. In my situation, urban agricultural is in a food desert where food insecurity is prevalent.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner, because:

Integrating urban farming to an existing neighborhood creates value. Once unused or underutilized areas, these ground spaces now have the opportunity to become a green oasis, where fresh and healthy food grows. In addition to positioning cities and neighborhoods as innovative and sustainable, urban agriculture initiatives benefit not only the occupants of these neighborhoods, but the whole society.

(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property, because:

No permanent changes to the property will take place by using the property for urban agriculture.

(4) The variance granted is the minimum necessary, because:

The city of South Bend has not yet approved Urban Agriculture Zoning Ordinances.

(5) The variance does not correct a hardship caused by a former or current owner of the property, because:

not applicable

Contact Information

Property owner(s) of the petition site:

Name: Sunchoke Farms, LLC

Address: 824 Lindsey St.
South Bend, IN 46616

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Susan Greutman

Address: 824 Lindsey St.
South Bend, IN 46616

Phone Number: 574-367-0050

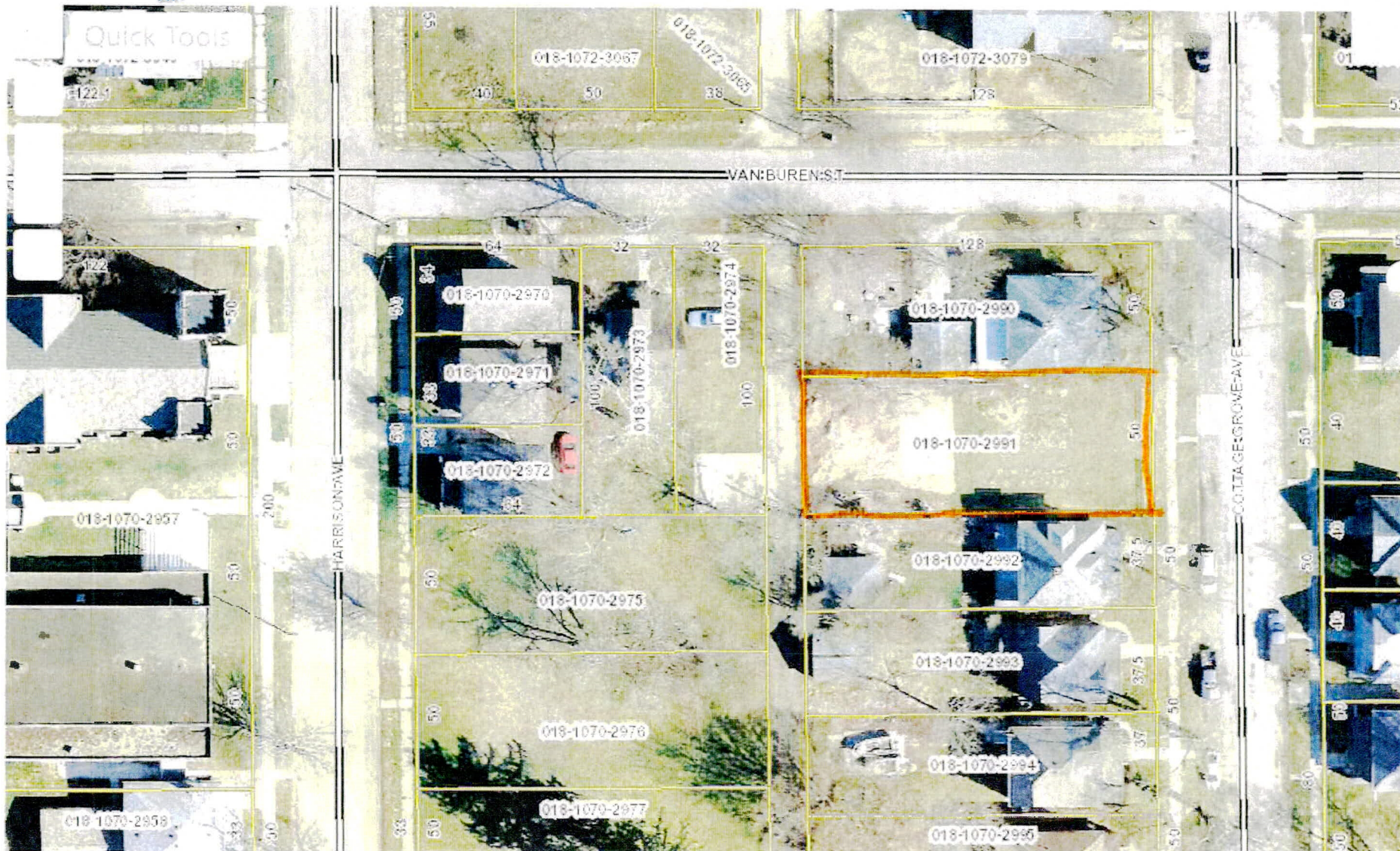
E-mail: luczek4him@hotmail.com

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:

Susan M. Greutman



2019 Aeria...



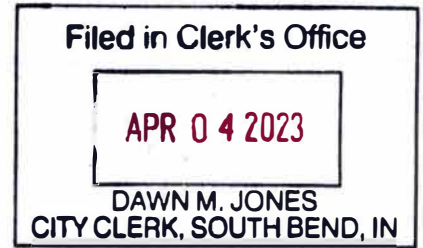
Filed in Clerk's Office

APR 04 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

BILL NO. 18-23

City of South Bend BOARD OF ZONING APPEALS



April 4, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE: Use Variance at 630 and 632 Harrison St.

Dear Committee Chair Hamann:

Enclosed is an Ordinance for the proposed Special Exception Use at the above referenced location. Please include the attached Ordinance on the Council agenda for **first reading** at your **April 10, 2023**, Council meeting and set it for public hearing at your **May 8th, 2023** Council meeting. The petition is tentatively scheduled for public hearing at the May 1st, 2023, South Bend Board of Zoning Appeals meeting. The staff report and recommendation of the South Bend Board of Zoning Appeals will be forwarded to the Office of the City Clerk by noon on the Wednesday following the public hearing.

The petitioner provided the following to describe the proposed project:

A Use Variance to establish a large fruit and vegetable garden, in the Near Northwest Neighborhood of South Bend.

The full petition is attached for your reference. Changes may occur between the filing and the public hearing. Any substantial changes will be identified at the Council meeting.

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

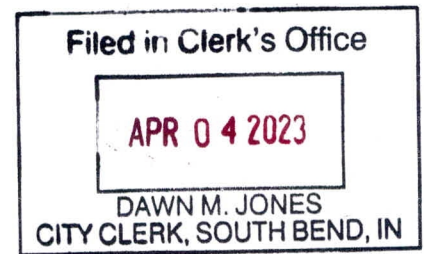
Sincerely,

A handwritten signature in black ink that reads "Rachel Boyles".

Rachel Boyles
Zoning Specialist

CC:

BILL NO. 18-23
ORDINANCE NO.



**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND,
INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING
APPEALS FOR THE PROPERTY LOCATED AT 630 AND 632 HARRISON ST.**

STATEMENT OF PURPOSE AND INTENT

**A Use Variance to establish a large fruit and vegetable garden, in the Near Northwest
Neighborhood of South Bend.**

Petitioners desire to seek a Use Variance for Urban Agricultural for property located at 630 and 632 Harrison St.

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

SECTION I. The Common Council has provided notice of the hearing on the Petition from the Advisory Board of Zoning Appeals pursuant to Indiana Code Section 36-7-4-605, requesting that a Use Variance be granted for property located at:

630 and 632 Harrison St. South Bend, IN 46616. 018-018-1068-2895. 018-1068-2894.

In order to permit a Use Variance for Urban Agricultural

SECTION II. Following a presentation by the Petitioner, and after proper public hearing, the Common Council hereby approves the petition of the Advisory Board of Zoning Appeals, a copy of which is on file in the Office of the City Clerk.

SECTION III. The Common Council of the City of South Bend, Indiana, hereby finds that:

1. The approval will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
2. The use and value of the area adjacent to the lot included in the variance will not be affected in a substantially adverse manner;
3. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the lot for which the variances is sought;

4. The approval does not interfere substantially with the comprehensive plan;

SECTION IV. Approval is subject to the Petitioner complying with the reasonable conditions, if any, established by the Advisory Board of Zoning Appeals which are on file in the Office of the City Clerk.

SECTION V. 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.

Sharon McBride, Council President
South Bend Common Council

Attest:

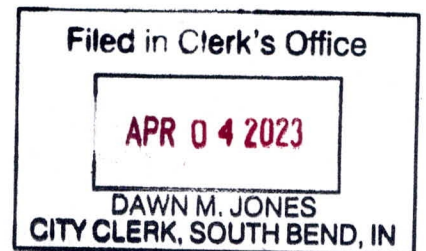
Dawn M. Jones, City Clerk
Office of the City Clerk

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 _____, 2023, at _____ o'clock ____ .m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana



City of South Bend
BOARD OF ZONING APPEALS

227 W. Jefferson - Suite 1400
South Bend, IN 46601
zoning@southbendin.gov

RECEIVED MAR 31 2023

Petition for Variance - Special Exception

Property Information

Tax Key Number: 71-08-02-452-002.000-026
Address: 632 Harrison
Owner: Civil City of South Bend
Zoning: U2 Urban Neighborhood 2

Project Summary:

Requested Action

- Special Exception – *complete and attach Criteria for Decision Making*
Use requested: _____
- Variance(s) - *List variances below, complete and attach Criteria for Decision Making*
Variance(s) requested:
Use Variance for Urban Agriculture

Required Documents

- Completed Application (including Criteria for Decision Making and Contact Information)**
- Site Plan drawn to scale**
- Filing Fee**

Criteria for Decision Making

Variance(s) - if applicable

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:

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community, because:

Communities that have and support urban agriculture benefit in many ways environmentally, economically and socially. By growing fruits and vegetables in urban areas, it places the food closer to the consumer and helps reduce the transport costs and carbon footprint. In my situation, urban agricultural is in a food desert where food insecurity is prevalent.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner, because:

Integrating urban farming to an existing neighborhood creates value. Once unused or underutilized areas, these ground spaces now have the opportunity to become a green oasis, where fresh and healthy food grows. In addition to positioning cities and neighborhoods as innovative and sustainable, urban agriculture initiatives benefit not only the occupants of these neighborhoods, but the whole society.

(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property, because:

No permanent changes to the property will take place by using the property for urban agriculture.

(4) The variance granted is the minimum necessary, because:

The city of South Bend has not yet approved Urban Agriculture Zoning Ordinances.

(5) The variance does not correct a hardship caused by a former or current owner of the property, because:

not applicable

Contact Information

Property owner(s) of the petition site:

Name: Civil City of South Bend

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Susan Greutman

Address: 824 Lindsey St.

South Bend, IN 46616

Phone Number: 574-367-0050

E-mail: luczek4him@hotmail.com

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:

City of South Bend
BOARD OF ZONING APPEALS

227 W. Jefferson - Suite 1400
South Bend, IN 46601
zoning@southbendin.gov

RECEIVED MAR 31 2023

Petition for Variance - Special Exception

Property Information

Tax Key Number: 71-08-02-452-003.000-026
Address: 630 Harrison
Owner: Civil City of South Bend
Zoning: U2 Urban Neighborhood 2

Project Summary:

Requested Action

- Special Exception – *complete and attach Criteria for Decision Making*
Use requested: _____
- Variance(s) - *List variances below, complete and attach Criteria for Decision Making*
Variance(s) requested:
Use Variance for Urban Agriculture

Required Documents

- Completed Application (including Criteria for Decision Making and Contact Information)
- Site Plan drawn to scale
- Filing Fee

Criteria for Decision Making

Variance(s) - if applicable

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:

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community, because:

Communities that have and support urban agriculture benefit in many ways environmentally, economically and socially. By growing fruits and vegetables in urban areas, it places the food closer to the consumer and helps reduce the transport costs and carbon footprint. In my situation, urban agricultural is in a food desert where food insecurity is prevalent.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner, because:

Integrating urban farming to an existing neighborhood creates value. Once unused or underutilized areas, these ground spaces now have the opportunity to become a green oasis, where fresh and healthy food grows. In addition to positioning cities and neighborhoods as innovative and sustainable, urban agriculture initiatives benefit not only the occupants of these neighborhoods, but the whole society.

(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property, because:

No permanent changes to the property will take place by using the property for urban agriculture.

(4) The variance granted is the minimum necessary, because:

The city of South Bend has not yet approved Urban Agriculture Zoning Ordinances.

(5) The variance does not correct a hardship caused by a former or current owner of the property, because:

not applicable

Contact Information

Property owner(s) of the petition site:

Name: Civil City of South Bend

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Susan Greutman

Address: 824 Lindsey St.
South Bend, IN 46616

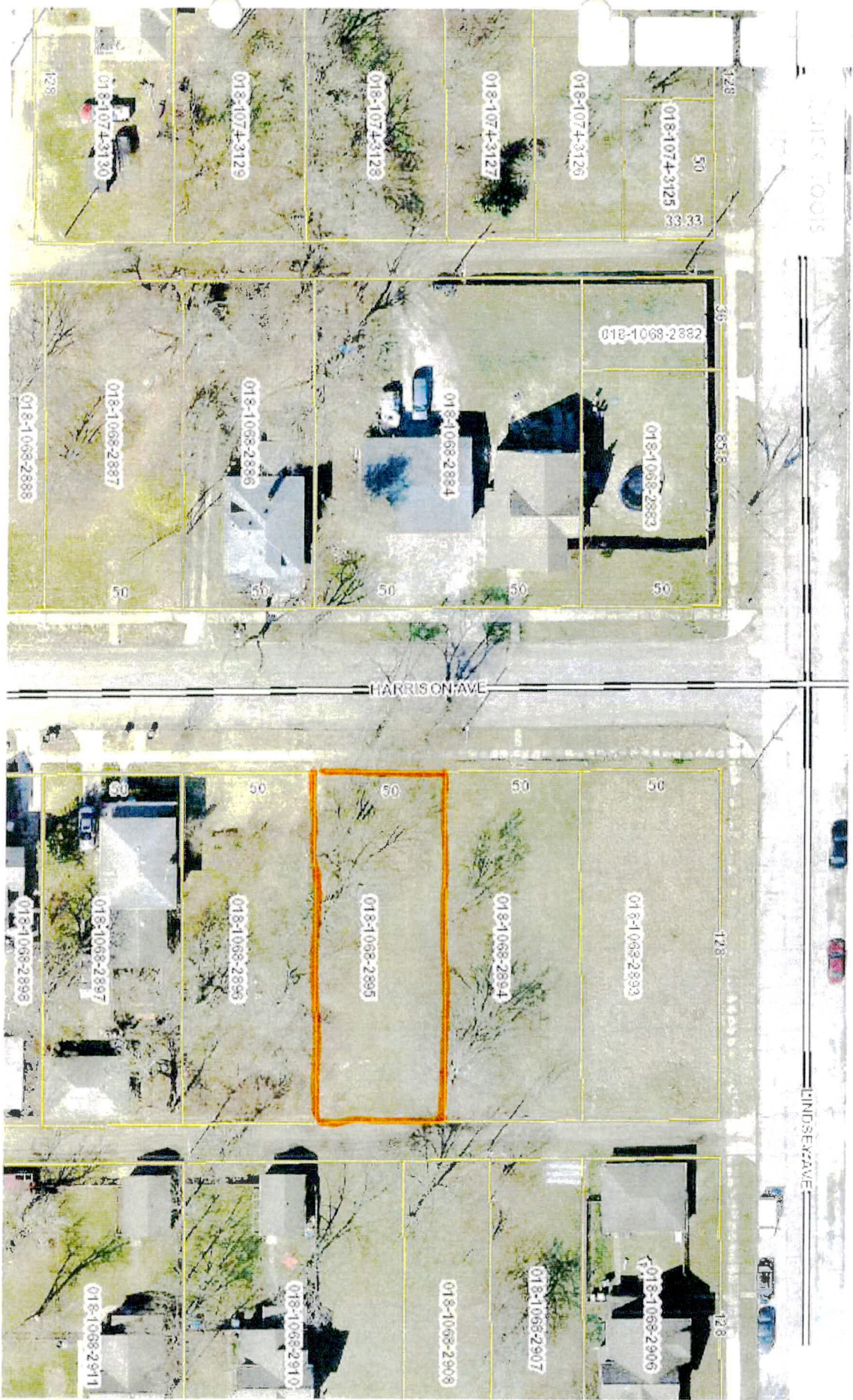
Phone Number: 574-367-0050

E-mail: luczek4him@hotmail.com

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:



Quick Tools



2019 Aeria...



Filed in Clerk's Office

APR 04 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

ORD. BILL NO. 23-23

City of South Bend

BOARD OF ZONING APPEALS

May 16, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE: Special Exception at 3003 Lincolnway West

Dear Committee Chair Hamann:

Enclosed is an Ordinance for the proposed Special Exception Use at the above referenced location. Please include the attached Ordinance on the Council agenda for **first reading** at your **May 22, 2023**, Council meeting and set it for public hearing at your **June 12th, 2023** Council meeting. The petition is tentatively scheduled for public hearing at the June 5, 2023, South Bend Board of Zoning Appeals meeting. The staff report and recommendation of the South Bend Board of Zoning Appeals will be forwarded to the Office of the City Clerk by noon on the Wednesday following the public hearing.

The petitioner provided the following to describe the proposed project:

A Special Exception for vehicle sales and rental.

The full petition is attached for your reference. Changes may occur between the filing and the public hearing. Any substantial changes will be identified at the Council meeting.

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

Sincerely,



Kari Myers
Zoning Specialist

CC: Bob Palmer

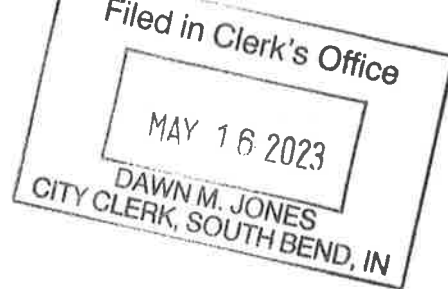
Filed in Clerk's Office

MAY 16 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

BILL NO. 23-23

ORDINANCE NO. _____



AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 3003 LINCOLNWAY WEST, COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Request a Special Exception to allow for the use of Vehicle Sales or Rental

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

SECTION I. The Common Council has provided notice of the hearing on the Petition from the Advisory Board of Zoning Appeals pursuant to Indiana Code Section 5-14-1.5-5, requesting that a Special Exception be granted for property located at:

3003 Lincolnway West, South Bend, IN 46628 018-2042-1457, 018-2042-145701

In order to permit vehicle sales or rental

SECTION II. Following a presentation by the Petitioner, and after proper public hearing, the Common Council hereby approves the petition of the Advisory Board of Zoning Appeals, a copy of which is on file in the Office of the City Clerk.

SECTION III. The Common Council of the City of South Bend, Indiana, hereby finds that:

1. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience, or general welfare;
2. The proposed use will not injure or adversely affect the use of adjacent area of property values therein;
3. The proposed use will be consistent with the character of the district in which it is located, and the land uses authorized therein;
4. The proposed use is compatible with the recommendations of the City of South Bend Comprehensive Plan;

SECTION IV. Approval is subject to the Petitioner complying with the reasonable conditions, if any, established by the Advisory Board of Zoning Appeals which are on file in the Office of the City Clerk.

SECTION V. 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.

Sharon McBride, Council President
South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ . m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

City of South Bend
BOARD OF ZONING APPEALS

227 W. Jefferson - Suite 1400S
South Bend, IN 46601
zoning@southbendin.gov

RECEIVED APR 03 2023

Petition for Variance - Special Exception

Property Information

Tax Key Number: 018-2042-1457, 018-2042-145701

Address: 3003 Lincolnway West South Bend

Owner: Salamen Remaden And Tami Lynn

Zoning: Choose the current district NC

Project Summary: put a five foot buffer in between the parking lot and sidewalk, for the length of the lot, between both front entrances. I will also add shrubs for curb appeal. It is my hope to use Vibrant places grant to assist with project.

Requested Action

Special Exception – complete and attach Criteria for Decision Making

Use requested: Whool rental lot

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested:

Required Documents

Completed Application (Including Criteria for Decision Making and Contact Information)

Site Plan drawn to scale

Filing Fee

PATD
APR 03 2023 @ 2 pm
Per KB
\$300

Criteria for Decision Making

Special Exception - if applicable

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.

(1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare, because: we will only use the lot to park and rent wheel trucks and trailers. We have no chemicals and vehicles are locked and in good condition.

(2) The proposed use will not injure or adversely affect the use of the adjacent area or property values therein, because: there are no machines, noises or anything to disturb adjacent properties.

(3) The proposed use will be consistent with the character of the district in which it is located and the land uses authorized therein, because: only businesses are in the area including 3 auto parts stores.

(4) The proposed use is compatible with the recommendations of the Comprehensive Plan, because: It is needed in community. Other businesses complement the Lincolnway area.

Criteria for Decision Making

Variance(s) - *if applicable*

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:

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community, because:

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner, because:

(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property, because:

(4) The variance granted is the minimum necessary, because:

(5) The variance does not correct a hardship caused by a former or current owner of the property, because:

Contact Information

Property owner(s) of the petition site:

Name: Sahameh Ramadan And Temi-Lyn

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Terry Vaughn

Address: 2506 Bergen Street
South Bend In

Phone Number: 616 466 6886

E-mail: terryvaughn@live.com

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:

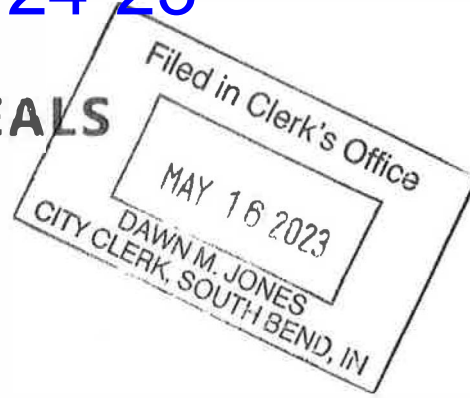
Terry Vaughn

[Signature]

BILL NO. 24-23

City of South Bend

BOARD OF ZONING APPEALS



May 16, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE: Special Exception at 1127, 1131 and 1135 West Western Avenue

Dear Committee Chair Hamann:

Enclosed is an Ordinance for the proposed Special Exception Use at the above referenced location. Please include the attached Ordinance on the Council agenda for **first reading** at your **May 22, 2023**, Council meeting and set it for public hearing at your **June 12th, 2023** Council meeting. The petition is tentatively scheduled for public hearing at the June 5, 2023, South Bend Board of Zoning Appeals meeting. The staff report and recommendation of the South Bend Board of Zoning Appeals will be forwarded to the Office of the City Clerk by noon on the Wednesday following the public hearing.

The petitioner provided the following to describe the proposed project:
A Special Exception for major vehicle service.

The full petition is attached for your reference. Changes may occur between the filing and the public hearing. Any substantial changes will be identified at the Council meeting.

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

Sincerely,

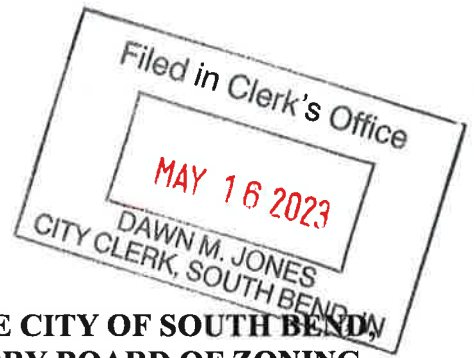
A handwritten signature in cursive script that reads "Kari Myers".

Kari Myers
Zoning Specialist

CC: Bob Palmer

BILL NO. 24-23

ORDINANCE NO. _____



AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 1127, 1131, and 1135 WEST WESTERN AVENUE, COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Request a Special Exception to allow for the use of Major Vehicle Service

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

SECTION I. The Common Council has provided notice of the hearing on the Petition from the Advisory Board of Zoning Appeals pursuant to Indiana Code Section 5-14-1.5-5, requesting that a Special Exception be granted for property located at:

1127, 1131, and 1135 West Western Avenue, South Bend, IN 46601. 018-3072-2825, 018-3072-2826, and 018-3072-2828

In order to permit major vehicle service

SECTION II. Following a presentation by the Petitioner, and after proper public hearing, the Common Council hereby approves the petition of the Advisory Board of Zoning Appeals, a copy of which is on file in the Office of the City Clerk.

SECTION III. The Common Council of the City of South Bend, Indiana, hereby finds that:

1. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience, or general welfare;
2. The proposed use will not injure or adversely affect the use of adjacent area of property values therein;
3. The proposed use will be consistent with the character of the district in which it is located, and the land uses authorized therein;

4. The proposed use is compatible with the recommendations of the City of South Bend Comprehensive Plan;

SECTION IV. Approval is subject to the Petitioner complying with the reasonable conditions, if any, established by the Advisory Board of Zoning Appeals which are on file in the Office of the City Clerk.

SECTION V. 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.

Sharon McBride, Council President
South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ m.

James Mueller, Mayor
City of South Bend, Indiana

City of South Bend
BOARD OF ZONING APPEALS

227 W. Jefferson - Suite 1400S
South Bend, IN 46601
zoning@southbendin.gov

RECEIVED APR 04 2023

Petition for Variance - Special Exception

Property Information 018-3072-2825, 018-3072-2826, 018-3072-2828

Tax Key Number: _____

Address: 1135 Western Ave South Bend IN 46619

Owner: David Farhan

Zoning: Choose the current district NC

Project Summary:

Requested Action

- Special Exception – complete and attach Criteria for Decision Making
Use requested: Auto Repair
- Variance(s) - List variances below, complete and attach Criteria for Decision Making
Variance(s) requested:

Required Documents

- Completed Application (including Criteria for Decision Making and Contact Information)
- Site Plan drawn to scale
- Filing Fee

P A I D
APR 04 2023
Per KB
\$300

Criteria for Decision Making

Special Exception - if applicable

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.

(1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare, because:

Its going to be fixing on cars. No public safety will be happening.

(2) The proposed use will not injure or adversely affect the use of the adjacent area or property values therein, because:

The current building been used for the same uses and will not affect the adjacent properties in the area.

(3) The proposed use will be consistent with the character of the district in which it is located and the land uses authorized therein, because:

Same use been there since the building was built.

(4) The proposed use is compatible with the recommendations of the Comprehensive Plan, because:

Building type, has two over head doors.

Criteria for Decision Making

Variance(s) - *if applicable*

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:

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community, because:

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner, because:

(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property, because:

(4) The variance granted is the minimum necessary, because:

(5) The variance does not correct a hardship caused by a former or current owner of the property, because:

Contact Information

Property owner(s) of the petition site:

Name: Fargo LLC / David Farhan

Address: P.O. Box 11664
South Bend IN 46634

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: David Farhan

Address: P.O. Box 11664
South Bend IN 46634

Phone Number: 574-217-2182

E-mail: david.217.2182@yahoo.com

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:

 4/3/2023

BILL NO. 25-23

City of South Bend BOARD OF ZONING APPEALS



May 9, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE: Use Variance at 1436 Bowman

Dear Committee Chair Hamann:

Enclosed is an Ordinance for the proposed Special Exception Use at the above referenced location. Please include the attached Ordinance on the Council agenda for **first reading** at your **May 22, 2023** meeting and set it for public hearing at your **June 12, 2023**, Council meeting. The petition is tentatively scheduled for public hearing at the June 5, 2023, South Bend Board of Zoning Appeals meeting. The staff report and recommendation of the South Bend Board of Zoning Appeals will be forwarded to the Office of the City Clerk by noon on the Wednesday following the public hearing.

The petitioner provided the following to describe the proposed project:
To allow urban agriculture

The full petition is attached for your reference. Changes may occur between the filing and the public hearing. Any substantial changes will be identified at the Council meeting.

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

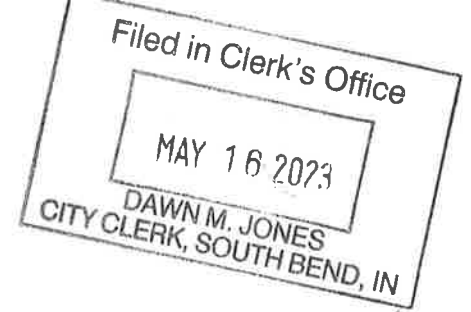
Sincerely,

Angela M. Smith
Zoning Administrator

CC: Bob Palmer

BILL NO. 25-23

ORDINANCE NO. _____



AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 1436 BOWMAN. COUNCILMANIC DISTRICT NO. 3 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

A Use Variance for Urban Agriculture

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

SECTION I. The Common Council has provided notice of the hearing on the Petition from the Advisory Board of Zoning Appeals pursuant to Indiana Code Section 36-7-4-605, requesting that a Use Variance be granted for property located at:

1436 Bowman – 018-7096-3446

In order to permit a Use Variance for Urban Agriculture

SECTION II. Following a presentation by the Petitioner, and after proper public hearing, the Common Council hereby approves the petition of the Advisory Board of Zoning Appeals, a copy of which is on file in the Office of the City Clerk.

SECTION III. The Common Council of the City of South Bend, Indiana, hereby finds that:

1. The approval will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
2. The use and value of the area adjacent to the lot included in the variance will not be affected in a substantially adverse manner;
3. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the lot for which the variances is sought;
4. The approval does not interfere substantially with the comprehensive plan;

SECTION IV. Approval is subject to the Petitioner complying with the reasonable conditions, if any, established by the Advisory Board of Zoning Appeals which are on file in the Office of the City Clerk.

SECTION V. 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.

Sharon McBride, Council President
South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ .m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

BILL NO. 26-23

City of South Bend BOARD OF ZONING APPEALS



May 9, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE: Special Exception at 2402 S Twyckenham

Dear Committee Chair Hamann:

Enclosed is an Ordinance for the proposed Special Exception Use at the above referenced location. Please include the attached Ordinance on the Council agenda for **first reading** at your **May 22, 2023** meeting and set it for public hearing at your **June 12, 2023**, Council meeting. The petition is tentatively scheduled for public hearing at the June 5, 2023, South Bend Board of Zoning Appeals meeting. The staff report and recommendation of the South Bend Board of Zoning Appeals will be forwarded to the Office of the City Clerk by noon on the Wednesday following the public hearing.

The petitioner provided the following to describe the proposed project:

Replacing Fire Station #8 with a new Fire Station to service this portion of the City.

The full petition is attached for your reference. Changes may occur between the filing and the public hearing. Any substantial changes will be identified at the Council meeting.

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

Sincerely,

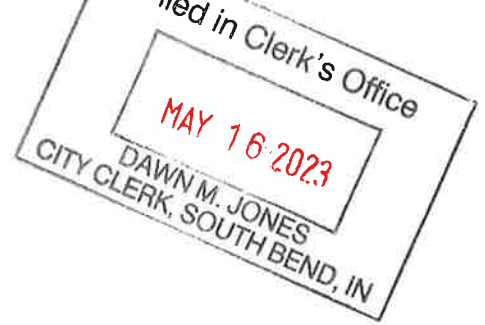
A handwritten signature in cursive script that reads "Angela M. Smith".

Angela M. Smith
Zoning Administrator

CC: Bob Palmer

BILL NO. 26-23

ORDINANCE NO. _____



AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 2402 S TWYCKENHAM DRIVE, COUNCILMANIC DISTRICT NO. 5 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Request a Special Exception to allow for the use of a Fire Station

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

SECTION I. The Common Council has provided notice of the hearing on the Petition from the Advisory Board of Zoning Appeals pursuant to Indiana Code Section 5-14-1.5-5, requesting that a Special Exception be granted for property located at:

2402 S Twyckenham Drive 018-7173-6156

In order to permit a fire station.

SECTION II. Following a presentation by the Petitioner, and after proper public hearing, the Common Council hereby approves the petition of the Advisory Board of Zoning Appeals, a copy of which is on file in the Office of the City Clerk.

SECTION III. The Common Council of the City of South Bend, Indiana, hereby finds that:

1. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience, or general welfare;
2. The proposed use will not injure or adversely affect the use of adjacent area of property values therein;
3. The proposed use will be consistent with the character of the district in which it is located, and the land uses authorized therein;
4. The proposed use is compatible with the recommendations of the City of South Bend Comprehensive Plan;

SECTION IV. Approval is subject to the Petitioner complying with the reasonable conditions, if any, established by the Advisory Board of Zoning Appeals which are on file in the Office of the City Clerk.

SECTION V. 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.

Sharon McBride, Council President
South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ . m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana



BILL NO. 27-23

City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning



May 16, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE: 1319, 1323, and 1333 Lincoln Way West
PC# 0152-23

Dear Ms. Hamann:

Enclosed is an Ordinance for the proposed Zone Map Amendment and Special Exception at the above referenced location. Please include the attached Ordinance on the Council agenda for first reading at your May 22nd, 2023 Council meeting, and set it for public hearing at your June 26th, 2023 Council meeting. The petition is tentatively scheduled for public hearing at the May 20th, 2023 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:

Petitioners desire to rezone the property from U3 Urban Neighborhood 3 to NC Neighborhood Center District and seeking a Special Exception Use for Major Vehicle Repair.

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

Sincerely,

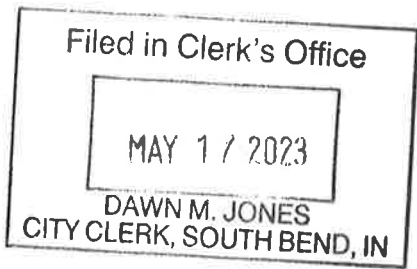
Angela Smith
Zoning Administrator

CC: Bob Palmer

Tim Corcoran
Planning Director

Angela Smith
Zoning Administrator

Scott Ford
Commission President



BILL NO. 27-23

ORDINANCE NO. _____

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE AND SEEKING A SPECIAL EXCEPTION USE FOR PROPERTY LOCATED 1319, 1323, AND 1333 LINCOLN WAY WEST AND , COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Petitioners desire to rezone the property from U3 Urban Neighborhood 3 to NC Neighborhood Center District and seeking a Special Exception Use for Major Vehicle Repair.

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:

LOT 31 AND 32, EXCLUDING THE 33' OF THE NORTH END OF SAID LOTS, OF CUSHING'S ADDITION TO THE CITY OF SOUTH BEND, INDIANA COMMONLY KNOWN AS 1333 LINOLN WAY WEST, SOUTH BEND, INDIANA

be and the same is herby established as NC Neighborhood Center District

SECTION II. That a Special Exception Use for Major Vehicle Repair is herby granted subject to a site development plan hereby attached and made a part of this Ordinance and which site plan contains and lists all conditions, if any, by the Advisory Plan Commission.

SECTION III. The Common Council of the City of South Bend, Indiana, hereby finds that:

1. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
2. The proposed use will not injure or adversely affect the use of adjacent area of property values therein;

3. The proposed use will be consistent with the character of the district in which it is located and the land uses authorized therein;
4. The proposed use is compatible with the recommendations of the City of South Bend Comprehensive Plan;

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

SECTION V. 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.

Sharon McBride, Council President
South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ .m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number: _____

Address: 1333 Lincoln Way West

Owner: _____

Legal Description:

*Repair shop on the ~~was~~ northeast corner
of Laundale & Lincoln Way West
* See Attached*

Project Summary

Filed in Clerk's Office
MAY 17 2023
DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

Requested Action

Application includes (check all that apply)

Rezoning

UB to NC

Current District: Choose the current district

Additional Districts, if applicable

Proposed District Choose the proposed district

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;
- (2) Current conditions and the character of the current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

Subdivision - complete and attach subdivision application

Special Exception - complete and attach Criteria for Decision Making

Use requested: Major Auto Repair

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested:

- 1.) Parking in the established front yard
- 2.) From the required transparency to ~~none~~ existing none.

Required Documents

Completed Application (including Contact Information)

Site Plan drawn to scale

Filing Fee - \$400 + 625

Additional documents as noted above

*RZ = \$1675
SE = \$300
2 Var = \$100*

*should have
been
\$1075*

PAID

MAY 15 2023

Per KBI/AS

\$1150.00
over paid \$75

Criteria for Decision Making

Special Exception - if applicable

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.

(1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare, because:

It's been in operation for 20 years and it's continued use as a major repair is an amenity utilized for the convenience and general welfare of neighborhood car owners.

(2) The proposed use will not injure or adversely affect the use of the adjacent area or property values therein, because:

Currently, there are only residential properties to the west and north of the property. The use has not been sighted as an injury or adversity to the residents or commercial tenants surrounding the repair shop.

(3) The proposed use will be consistent with the character of the district in which it is located and the land uses authorized therein, because:

As a major city corridor, this shop represents one of only 3 repair shops between the airport and downtown area.

(4) The proposed use is compatible with the recommendations of the Comprehensive Plan, because:

Keeping and recruiting businesses to South Beach.

Criteria for Decision Making

Variance(s) - if applicable

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:

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community, because:

Parking -
Transparency -

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner, because:

(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property, because:

(4) The variance granted is the minimum necessary, because:

(5) The variance does not correct a hardship caused by a former or current owner of the property, because:

Contact information

Property owner(s) of the petition site:

Signature

Name: Aurora Yaw

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Keith Giden Sr.

Address: 1121 Goodland Ave
South Bend, IN 46628

Phone Number: (574) 383 8655

E-mail: _____

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:

(see above) _____



BILL NO. 28-23

City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

May 16, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE:735 and 737 Cleveland
PC#0153-23

Dear Ms. Hamann:

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 May 22, 2023, Council meeting, and set it for public hearing at your June 26, 2023 Council meeting. The petition is tentatively scheduled for public hearing at the June 20, 2023 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:

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2 to allow new residential development.

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

Sincerely,

Angela Smith
Zoning Administrator

CC: Bob Palmer



Tim Corcoran
Planning Director

Angela Smith
Zoning Administrator

Scott Ford
Commission President

BILL NO. 28-23

ORDINANCE NO. _____



AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 735 AND 737 CLEVELAND, COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2.

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:

A TRACT OF LAND 40 FEET IN WIDTH NORTH AND SOUTH TAKEN OFF OF AND FROM THE ENTIRE NORTH END OF LOT NUMBERED NINETY-SIX (96) AS SHOWN ON THE RECORDED PLAT OF A.G.CUSHINGS FOURTH ADDITION TO THE CITY OF SOUTH BEND IN ST. JOSEPH COUNTY, INDIANA
COMMONLY KNOWN AS 735 N. CLEVELAND, SOUTH BEND, INDIANA

LOT 95 OF A.G. CUSHINGS FOURTH ADDITION TO THE CITY OF SOUTH BEND IN ST. JOSEPH COUNTY, INDIANA
COMMONLY KNOWN AS 737 N. CLEVELAND, SOUTH BEND, INDIANA

be and the same is hereby established as Urban Neighborhood 2.

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.

Sharon McBride, Council President
South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ . m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

Not buildable
City of South Bend
PLAN COMMISSION

RECEIVED MAY 12 2023
227 W. Jefferson - Suite 1400S
South Bend, IN 46601
zoning@southbendin.gov

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number 018-1080-3351
Address: 735 N CLEVELAND AVE
Owner: Civil City of South Bend
Legal Description:
Lot 96 40'N Side A G Cushings 4th Add



Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1 Additional Districts, if applicable
Proposed District U2 Urban Neighborhood 2 Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;
- (2) Current conditions and the character of the current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Civil City of South Bend

Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Joseph Molnar

Address: 227 W Jefferson South Bend IN 46601

Phone Number: 574-245-6022

E-mail: jrmolnar@southbendin.gov

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:



Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number 018-1080-3350

Address: 737 CLEVELAND AVE

Owner: Civil City of South Bend

Legal Description:

Lot 95 A G CUSHINGS 4TH

Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1

Additional Districts, if applicable

Proposed District U2 Urban Neighborhood 2

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;*
- (2) Current conditions and the character of the current structures and uses in each district;*
- (3) The most desirable use for which the land in each district is adapted;*
- (4) The conservation of property values throughout the jurisdiction; and*
- (5) Responsible development and growth.*

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Civil City of South Bend

Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Joseph Molnar

Address: 227 W Jefferson South Bend IN 46601


Phone Number: 574-245-6022

E-mail: jrmolnar@southbendin.gov

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:





BILL NO. 29-23

City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning



May 16, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE:752 Cleveland, 1216 and 1218 Van Buren
PC#0154-23

Dear Ms. Hamann:

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 May 22, 2023, Council meeting, and set it for public hearing at your June 26, 2023 Council meeting. The petition is tentatively scheduled for public hearing at the June 20, 2023 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:

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2 to allow new residential development.

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

Sincerely,

Angela Smith
Zoning Administrator

CC: Bob Palmer

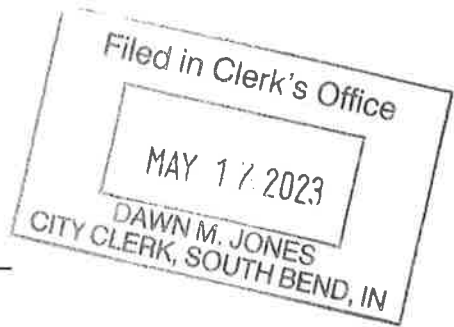
Tim Corcoran
Planning Director

Angela Smith
Zoning Administrator

Scott Ford
Commission President

BILL NO. 29-23

ORDINANCE NO. _____



AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 752 CLEVELAND, 1216 AND 1218 VAN BUREN, COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2.

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:

A PART OF A LOT NUMBERED SEVENTY-NINE (79) AND EIGHTY AS SHOWN ON THE RECORDED PLAT OF A.G. CUSHING'S FOURTH ADDITION TO THE CITY OF SOUTH BEND, WHICH PART IS BOUNDED BY A LINE AS FOLLOWS, VIZ: BEGINNING ON THE WEST LINE OF SAID LOT NUMBERED 79 AT A POINT 28 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT NUMBERED 79 AT A POINT 28 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT; THENCE RUNNING NORTH ON THE WEST LINE OF SAID LOT NUMBERED 79 AND 80, A DISTANCE OF 40 FEET, THENCE RUNNING EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT NUMBERED 80 A DISTANCE OF 100 FEET THENCE SOUTH 40 FEET THENCE WEST 100 FEET TO THE PLACE OF BEGINNING.
COMMONLY KNOWN AS 752 CLEVELAND

A PART OF LOTS NUMBERED SEVENTY-NINE (79) AND EIGHTY (80) AS SHOWN ON THE RECORDED PLAT OF A.G. CUSHING'S FOURTH ADDITION TO THE CITY OF SOUTH BEND, DESCRIBED AS FOLLOWS, VIZ: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT NUMBERED EIGHTY (80) RUNNING THENCE WEST WITH THE SOUTH LINE OF VAN BUREN STREET, 34 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOTS 76 FEET THENCE EAST TO A PUBLIC ALLEY, THENCE NORTH WITH THE WEST LINE OF SAID ALLEY TO THE PLACE OF BEGINNING.
COMMONLY KNOWN AS 1216 W. VAN BUREN ST

A LOT OR PARCEL OF LAND 36 FEET IN WIDTH, NORTH AND SOUTH AND 100 FEET IN LENGTH EAST AND WEST, TAKEN OUT OF AND FROM THE NORTHWEST CORNER OF LOT NUMBERED EIGHTY (80) AS SHOWN ON THE RECORDED PLAT OF A.G.CUSHINGS FOURTH ADDITION TO THE CITY OF SOUTH BEND, IN ST. JOSEPH COUNTY, INDIANA.
COMMONLY KNOWN AS 1218 VAN BUREN ST.

.be and the same is hereby established as Urban Neighborhood 2.

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.

Sharon McBride, Council President
South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ m.

James Mueller, Mayor
City of South Bend, Indiana

Not buildable

City of South Bend
PLAN COMMISSION

RECEIVED MAY 12 2023
227 W. Jefferson - Suite 1400S
South Bend, IN 46601
zoning@southbendin.gov

Petition for Rezoning or Combined Public Hearing

Property Information

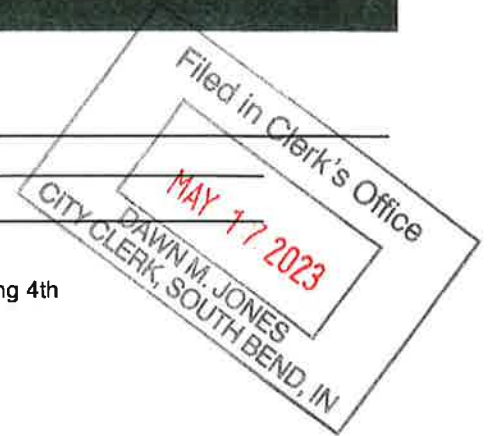
Tax Key Number 018-1080-3365

Address: 752 CLEVELAND AVE

Owner: Civil City of South Bend

Legal Description:

12 Ft S Side 100 Ft W End Lot 80 & 28 Ft N Side 100 Ft W End Lot 79 A G Cushing 4th



Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1

Additional Districts, if applicable

Proposed District U2 Urban Neighborhood 2

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;
- (2) Current conditions and the character of the current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested:

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Civil City of South Bend

Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Joseph Molnar

Address: 227 W Jefferson South Bend IN 46601

Phone Number: 574-245-6022

E-mail: jrmolnar@southbendin.gov

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:



Not buildable

City of South Bend
PLAN COMMISSION

RECEIVED MAY 12 2023
227 W. Jefferson - Suite 1400S
South Bend, IN 46601
zoning@southbendin.gov

Petition for Rezoning or Combined Public Hearing

Property Information

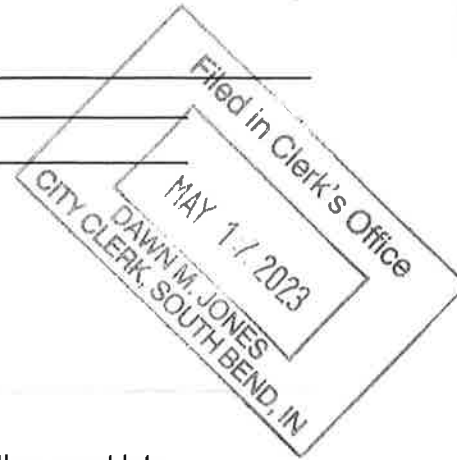
Tax Key Number: 018-1080-3366

Address: 1216 VAN BUREN ST

Owner: Civil City of South Bend

Legal Description:

Lot 80 34'E End & 34'E End 28'N Side Lot 79 A G Cushings 4th Add



Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1

Additional Districts, if applicable

Proposed District U2 Urban Neighborhood 2

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;
- (2) Current conditions and the character of the current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Civil City of South Bend

Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Joseph Molnar

Address: 227 W Jefferson South Bend IN 46601

Phone Number: 574-245-6022

E-mail: jrmolnar@southbendin.gov

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:



Buildable

City of South Bend
PLAN COMMISSION

RECEIVED MAY 12 2023
227 W. Jefferson - Suite 1400S
South Bend, IN 46601
zoning@southbendin.gov

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number 018-1080-3364
Address: 1218 VAN BUREN ST
Owner: Civil City of South Bend
Legal Description:
36 Ft X 100 Ft Nw Cor Lot 80 A G Cushings 4th

Filed in Clerk's Office
MAY 17 2023
DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1 Additional Districts, if applicable

Proposed District U2 Urban Neighborhood 2 Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;
- (2) Current conditions and the character of the current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Civil City of South Bend

Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Joseph Molnar

Address: 227 W Jefferson South Bend IN 46601


Phone Number: 574-245-6022

E-mail: jrmolnar@southbendin.gov

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:





Maxar, Microsoft, Esri Co.
Historical Imagery

Lincoln Way W



BILL NO. 30-23

City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

May 16, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE:901 and 905 Blaine Ave
PC#0157-23



Dear Ms. Hamann:

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 May 22, 2023, Council meeting, and set it for public hearing at your June 26, 2023 Council meeting. The petition is tentatively scheduled for public hearing at the June 20, 2023 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:

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2 to allow new residential development.

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

Sincerely,

Angela Smith
Zoning Administrator

CC: Bob Palmer

Tim Corcoran
Planning Director

Angela Smith
Zoning Administrator

Scott Ford
Commission President

BILL NO. 30-23

ORDINANCE NO. _____



AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 901 AND 905 BLAINE AVE COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2.

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:

LOT 115 AND LOT 116 OF MUESSELS 2ND ADDITION TO THE CITY OF SOUTH BEND, INDIANA. COMMONLY KNOWN AS 901 AND 905 BLAINE AVENUE

COMMONLY KNOWN AS 901 AND 905 BLAINE AVE, SOUTH BEND, IN

be and the same is hereby established as Urban Neighborhood 2.

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.

Sharon McBride, Council President
South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ . m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

Buidable

City of South Bend
PLAN COMMISSION

RECEIVED MAY 12 2023

227 W. Jefferson - Suite 1400S
South Bend, IN 46601
zoning@southbendin.gov

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number 018-1086-3652

Address: 901 BLAINE AVE

Owner: Civil City of South Bend

Legal Description:

Lot 115 Muessels 2nd



Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1

Additional Districts, if applicable

Proposed District U2 Urban Neighborhood 2

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;
- (2) Current conditions and the character of the current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Civil City of South Bend
Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____
Address: _____

Name: _____
Address: _____

Contact Person:

Name: Joseph Molnar
Address: 227 W Jefferson South Bend IN 46601

Phone Number: 574-245-6022

E-mail: jrmolnar@southbendin.gov

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:



Buichle

City of South Bend
PLAN COMMISSION

RECEIVED MAY 12 2023
227 W. Jefferson - Suite 1400S
South Bend, IN 46601
zoning@southbendin.gov

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number 018-1086-3651

Address: 905 BLAINE AVE

Owner: Civil City of South Bend

Legal Description:

Lot 116 Muessels 2nd



Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1

Additional Districts, if applicable

Proposed District U2 Urban Neighborhood 2

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;
- (2) Current conditions and the character of the current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Civil City of South Bend

Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Joseph Molnar

Address: 227 W Jefferson South Bend IN 46601

Phone Number: 574-245-6022

E-mail: jrmolnar@southbendin.gov

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:





Allen St

California St

Allen St

Van Buren St

Blaine Ave

Blaine Ave

Cleveland Ave

Cleveland Ave

Cleveland Ave

California St

Van Buren St

Diamond Ave

Diamond Ave

Diamond Ave

Lawndale Ave

California St

Lawndale Ave

Van Buren St

Lincoln Way W



BILL NO. 31-23

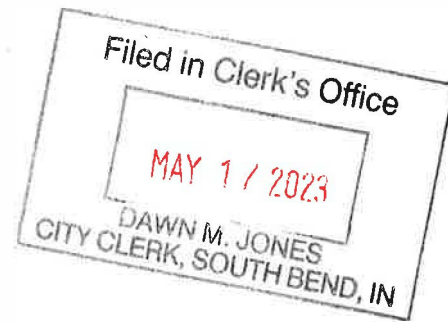
City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

May 16, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE:909 and 911 Sherman
PC#0158-23



Dear Ms. Hamann:

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 May 22, 2023 Council meeting, and set it for public hearing at your June 26, 2023 Council meeting. The petition is tentatively scheduled for public hearing at the June 20, 2023 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:

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2 to allow new residential development.

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

Sincerely,

Angela Smith
Zoning Administrator

CC: Bob Palmer

Tim Corcoran
Planning Director

Angela Smith
Zoning Administrator

Scott Ford
Commission President

BILL NO. 31-23

ORDINANCE NO. _____



AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 909 AND 911 SHERMAN COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2.

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:

LOT 115 AND LOT 116 OF MUESSELS 2ND ADDITION TO THE CITY OF SOUTH BEND, INDIANA.

COMMONLY KNOWN AS 909 AND 911 SHERMAN AVE

be and the same is hereby established as Urban Neighborhood 2.

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.

Sharon McBride, Council President
South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ . m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number: 018-1085-3590

Address: 909 SHERMAN AVE

Owner: Civil City of South Bend

Legal Description:

Lot 22 Muessels 1st



Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1

Additional Districts, if applicable

Proposed District U2 Urban Neighborhood 2

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;
- (2) Current conditions and the character of the current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Civil City of South Bend

Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Joseph Molnar

Address: 227 W Jefferson South Bend IN 46601

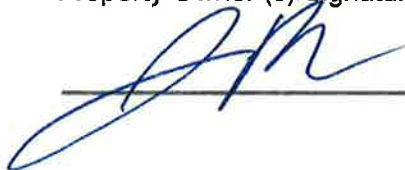
Phone Number: 574-245-6022

E-mail: jrmolnar@southbendin.gov

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:



City of South Bend
PLAN COMMISSION

227 W. Jefferson - Suite 1400S
South Bend, IN 46601
zoning@southbendin.gov

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number 018-1085-3589

Address: 911 SHERMAN AVE

Owner: Civil City of South Bend

Legal Description:

Lot 23 Muessels 1st



Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1

Additional Districts, if applicable

Proposed District U2 Urban Neighborhood 2

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;
- (2) Current conditions and the character of the current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Civil City of South Bend

Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Joseph Molnar

Address: 227 W Jefferson South Bend IN 46601

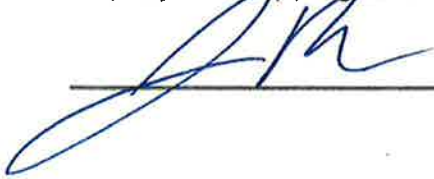
Phone Number: 574-245-6022

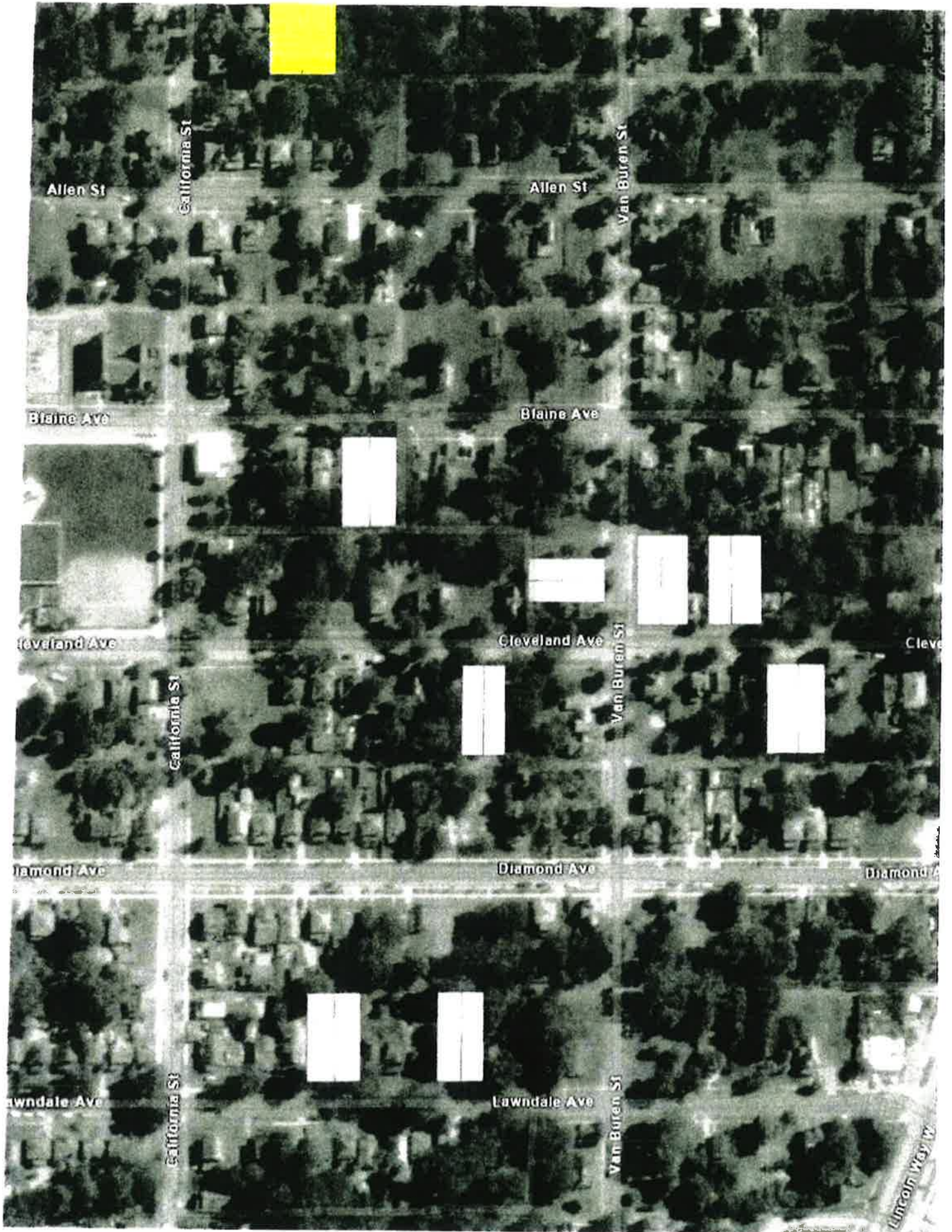
E-mail: jrmolnar@southbendin.gov

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:







BILL NO. 32-23

City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 14005
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

May 16, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE:906 and 910 Lawndale
PC#0159-23

Dear Ms. Hamann:

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 May 22, 2023, Council meeting, and set it for public hearing at your June 26, 2023 Council meeting. The petition is tentatively scheduled for public hearing at the June 20, 2023 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:

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2 to allow new residential development.

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

Sincerely,

Angela Smith
Zoning Administrator

CC: Bob Palmer



Tim Corcoran
Planning Director

Angela Smith
Zoning Administrator

Scott Ford
Commission President

BILL NO. 32-23

ORDINANCE NO. _____



AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 906 AND 910 LAWDALE COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2.

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:

LOT 240 AND LOT 241 VASSAR PARK; CITY OF SOUTH BEND, INDIANA.
COMMONLY KNOWN AS 906 AND 910 LAWDALE

be and the same is hereby established as Urban Neighborhood 2.

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.

Sharon McBride, Council President
South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ m.

James Mueller, Mayor
City of South Bend, Indiana

Petition for Rezoning or Combined Public Hearing

Property Information

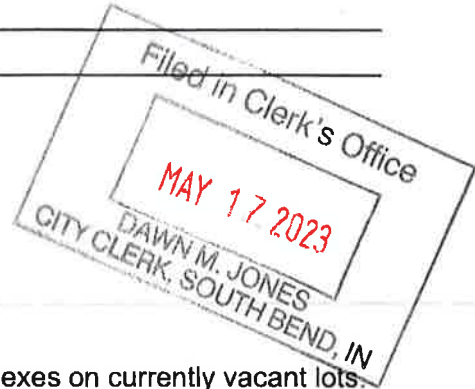
Tax Key Number 018-1089-3768

Address: 906 LAWNDALE AVE

Owner: Civil City of South Bend

Legal Description:

Lot 241 Vassar Pk



Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1

Additional Districts, if applicable

Proposed District U2 Urban Neighborhood 2

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;
- (2) Current conditions and the character of the current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Civil City of South Bend

Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Joseph Molnar

Address: 227 W Jefferson South Bend IN 46601


Phone Number: 574-245-6022

E-mail: jrmolnar@southbendin.gov

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:



Petition for Rezoning or Combined Public Hearing

Property Information

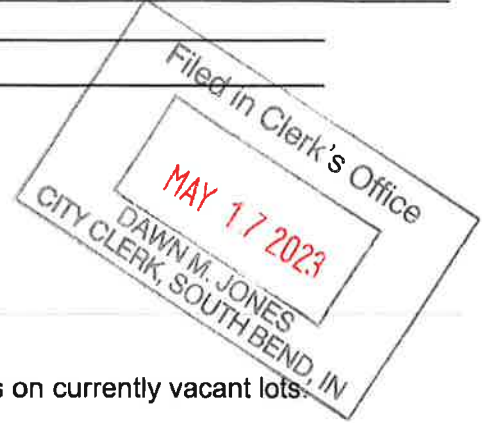
Tax Key Number 018-1089-3767

Address: 910 LAWNDALE AVE

Owner: Civil City of South Bend

Legal Description:

Lot 240 Vassar Pk



Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1

Additional Districts, if applicable

Proposed District U2 Urban Neighborhood 2

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) *The comprehensive Plan;*
- (2) *Current conditions and the character of the current structures and uses in each district;*
- (3) *The most desirable use for which the land in each district is adapted;*
- (4) *The conservation of property values throughout the jurisdiction; and*
- (5) *Responsible development and growth.*

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Civil City of South Bend

Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Joseph Molnar

Address: 227 W Jefferson South Bend IN 46601

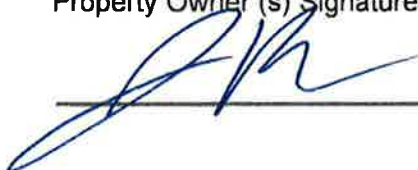
Phone Number: 574-245-6022

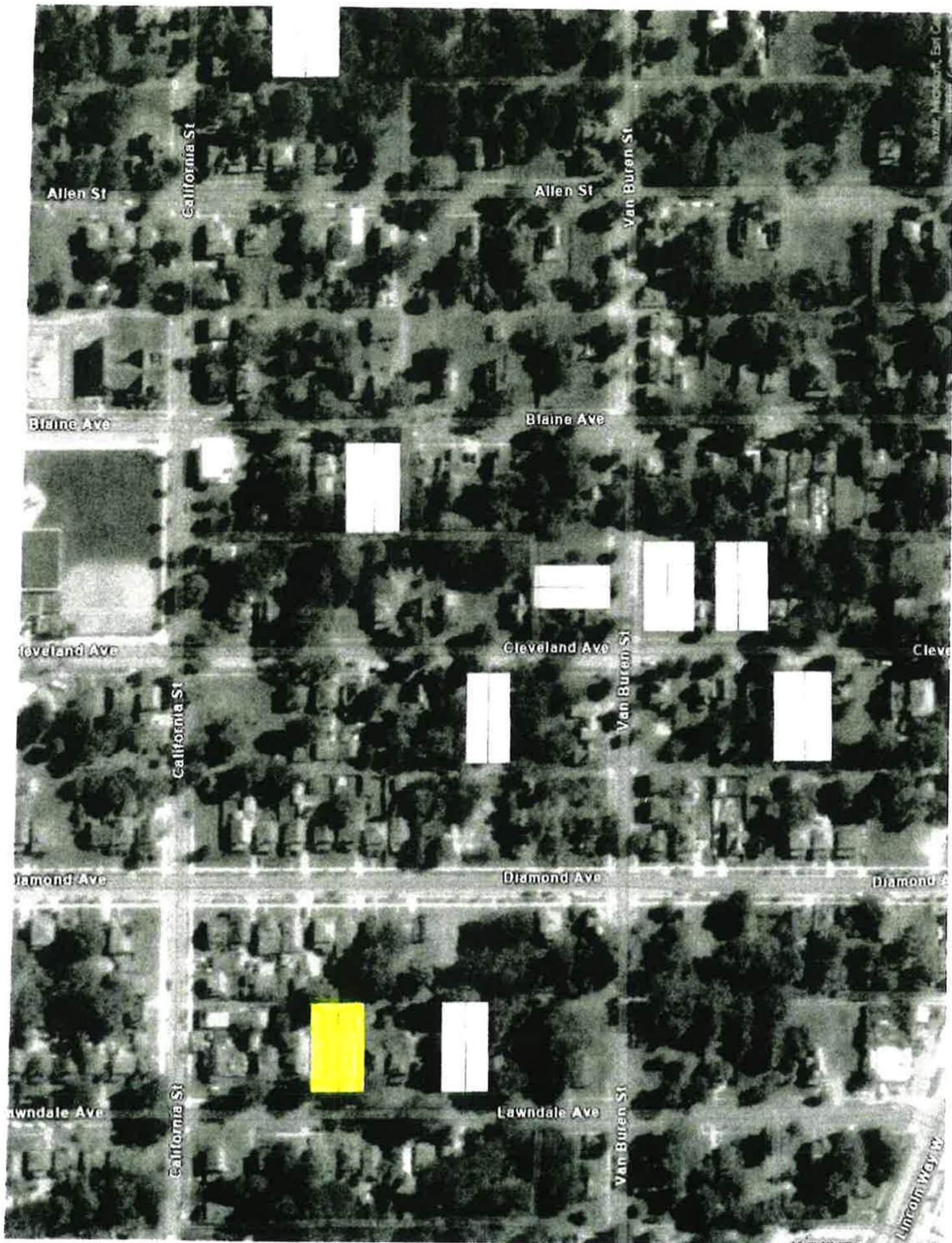
E-mail: jrmolnar@southbendin.gov

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:





BILL NO. 33-23



City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

May 16, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE: 816 and 822 Lawndale
PC#0160-23

Dear Ms. Hamann:



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 May 22, 2023 Council meeting, and set it for public hearing at your June 26, 2023 Council meeting. The petition is tentatively scheduled for public hearing at the June 20, 2023 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:

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2 to allow new residential development.

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

Sincerely,

Angela Smith
Zoning Administrator

CC: Bob Palmer

Tim Corcoran
Planning Director

Angela Smith
Zoning Administrator

Scott Ford
Commission President

BILL NO. 33-23

ORDINANCE NO. _____



AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 816 AND 822 LAWDALE COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2.

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:

LOT 1 AND LOT 2 OF MENDENHALL & WARDS SUBDIVISION OF THE CITY OF SOUTH BEND, INDIANA.

COMMONLY KNOWN AS 816 AND 822 LAWDALE, CITY OF SOUTH BEND.

be and the same is hereby established as Urban Neighborhood 2.

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.

Sharon McBride, Council President
South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ .m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

BILL NO. 34-23



City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning



May 16, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE: 744 and 746 Cleveland Ave
PC#0161-23

Dear Ms. Hamann:

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 May 22, 2023, Council meeting, and set it for public hearing at your June 26, 2023 Council meeting. The petition is tentatively scheduled for public hearing at the June 20, 2023 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:

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2 to allow new residential development.

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

Sincerely,

Angela Smith
Zoning Administrator

CC: Bob Palmer

Tim Corcoran
Planning Director

Angela Smith
Zoning Administrator

Scott Ford
Commission President

BILL NO. 34-23

ORDINANCE NO. _____



AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 744 AND 746 CLEVELAND COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2.

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:

LOT 77 IN A.G. CUSHING'S FOURTH (4TH) ADDITION TO THE CITY OF SOUTH BEND, INDIANA. COMMONLY KNOWN AS 744 N. CLEVELAND AVE

A LOT THIRTY-FIVE (35) FEET IN WIDTH TAKEN OFF AND FROM THE ENTIRE LENGTH OF THE SOUTH SIDE OF LOT NUMBERED SEVENTY-EIGHT (78) IN A.G. CUSHING'S FOURTH (4TH) ADDITION TO THE CITY OF SOUTH BEND. COMMONLY KNOWN AS 746 N. CLEVELAND AVE.

be and the same is hereby established as Urban Neighborhood 2.

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.

Sharon McBride, Council President

South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ . m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

City of South Bend
PLAN COMMISSION

RECEIVED MAY 12 2023
227 W. Jefferson - Suite 1400S
South Bend, IN 46601
zoning@southbendin.gov

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number 018-1080-3369

Address: 744 N CLEVELAND AVE

Owner: Civil City of South Bend

Legal Description:

Lot 77 A G Cushings 4th



Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1

Additional Districts, if applicable

Proposed District U2 Urban Neighborhood 2

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;
- (2) Current conditions and the character of the current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

Completed Application (including Contact Information)

Site Plan drawn to scale

Filing Fee

Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Civil City of South Bend

Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Joseph Molnar

Address: 227 W Jefferson South Bend IN 46601

Phone Number: 574-245-6022

E-mail: jrmolnar@southbendin.gov

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:



Not bound

RECEIVED MAY 12 2023

City of South Bend
PLAN COMMISSION

227 W. Jefferson - Suite 1400S
South Bend, IN 46601
zoning@southbendin.gov

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number 018-1080-3368

Address: 746 N CLEVELAND AVE

Owner: Civil City of South Bend

Legal Description:

35 Ft S Side Lot 78 A G Cushings 4th



Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1

Additional Districts, if applicable

Proposed District U2 Urban Neighborhood 2

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) *The comprehensive Plan;*
- (2) *Current conditions and the character of the current structures and uses in each district;*
- (3) *The most desirable use for which the land in each district is adapted;*
- (4) *The conservation of property values throughout the jurisdiction; and*
- (5) *Responsible development and growth.*

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

Completed Application (including Contact Information)

Site Plan drawn to scale

Filing Fee

Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Civil City of South Bend

Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Joseph Molnar

Address: 227 W Jefferson South Bend IN 46601

Phone Number: 574-245-6022

E-mail: jrmolnar@southbendin.gov

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:







BILL NO. 35-23

City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

May 16, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE:900 S Franklin
PC#0162-23

Dear Ms. Hamann:

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 May 22, 2023, Council meeting, and set it for public hearing at your June 26, 2023 Council meeting. The petition is tentatively scheduled for public hearing at the June 20, 2023 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:

Petitioners desire to rezone the property from I Industrial District to U3 Urban Neighborhood 3 to allow new residential development.

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

Sincerely,

Angela Smith
Zoning Administrator

CC: Bob Palmer



BILL NO. 35-23

ORDINANCE NO. _____



AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 900 S FRANKLIN COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2.

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:

LOT 1 SAMPLE & LAFAYETTE MINOR SUBDIVISION. CITY OF SOUTH BEND, INDIANA.

COMMONLY KNOWN AS 900 S FRANKLIN

be and the same is hereby established as Urban Neighborhood 2.

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.

Sharon McBride, Council President
South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ . m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

Buildable

RECEIVED MAY 12 2023

City of South Bend
PLAN COMMISSION

227 W. Jefferson - Suite 1400S
South Bend, IN 46601
zoning@southbendin.gov

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number 018-8002-0061

Address: 900 S FRANKLIN

Owner: DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND

Legal Description:

Lot 1 Sample & Lafayette Minor Sub 21/22 NP #1072 6/22/2020



Project Summary

Rezoning of multiple properties for infill development.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: 1 Industrial

Additional Districts, if applicable

Proposed District U3 Urban Neighborhood 3

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;*
- (2) Current conditions and the character of the current structures and uses in each district;*
- (3) The most desirable use for which the land in each district is adapted;*
- (4) The conservation of property values throughout the jurisdiction; and*
- (5) Responsible development and growth.*

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND

Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Joseph Molnar

Address: 227 W Jefferson South Bend IN 46601

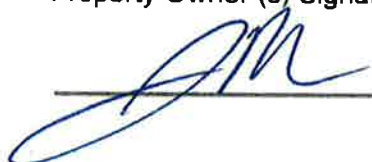
Phone Number: 574-245-6022

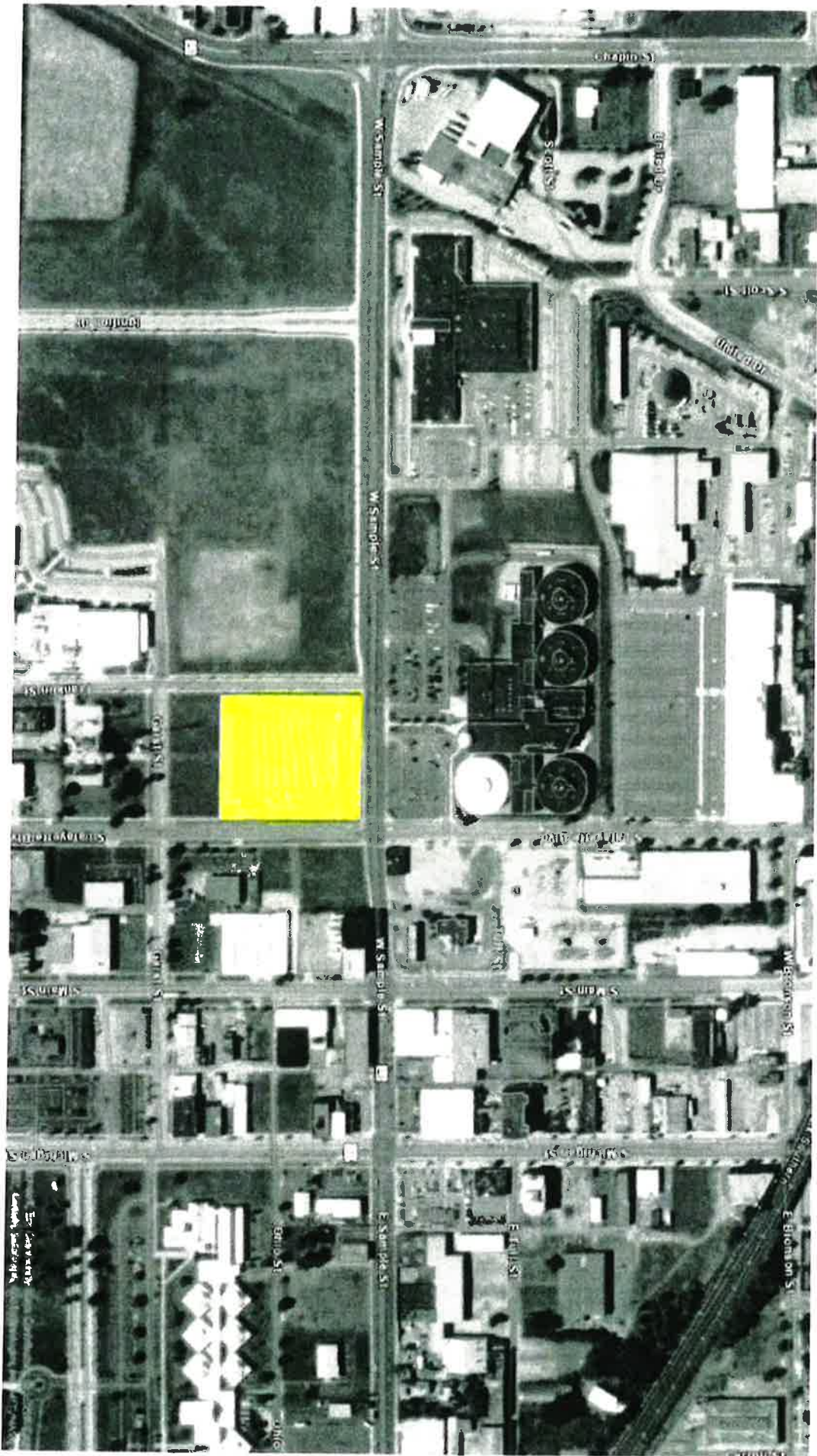
E-mail: jrmolnar@southbendin.gov

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:





BILL NO. 36-23



City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

May 16, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE:809 and 813 Cleveland Ave
PC#0155-23

Dear Ms. Hamann:

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 May 22, 2023 Council meeting, and set it for public hearing at your June 26, 2023 Council meeting. The petition is tentatively scheduled for public hearing at the June 20, 2023 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:

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2 to allow new residential development.

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

Sincerely,

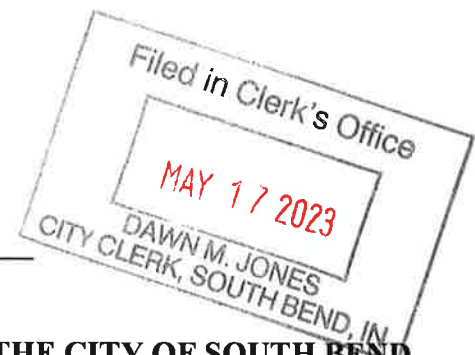
Angela Smith
Zoning Administrator

CC: Bob Palmer



BILL NO. 36-23

ORDINANCE NO. _____



AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 809 AND 813 CLEVELAND COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2.

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:

16 2/3 FT OF THE SOUTH SIDE OF LOT 86 AND 16 2/3 FT OF THE NORTH OF LOT 87 IN A.G. CUSHING'S 4TH ADDITION TO THE CITY OF SOUTH BEND.
COMMONLY KNOWN AS 813 N. CLEVELAND, SOUTH BEND, IN

33 1/3 FT OF THE SOUTH SIDE OF LOT 87 IN A.G. CUSHING'S 4TH ADDITION TO THE CITY OF SOUTH BEND.
COMMONLY KNOWN AS 809 N. CLEVELAND

be and the same is hereby established as Urban Neighborhood 2.

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.

Sharon McBride, Council President

South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ . m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

Not buildable

City of South Bend
PLAN COMMISSION

RECEIVED MAY 12 2023
227 W. Jefferson - Suite 1400S
South Bend, IN 46601
zoning@southbendin.gov

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number: 018-1080-3339

Address: 809 N CLEVELAND AVE

Owner: Civil City of South Bend

Legal Description:

33 1/3 Ft S Side Lot 87 A G Cushings 4th Add



Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1

Additional Districts, if applicable

Proposed District U2 Urban Neighborhood 2

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) *The comprehensive Plan;*
- (2) *Current conditions and the character of the current structures and uses in each district;*
- (3) *The most desirable use for which the land in each district is adapted;*
- (4) *The conservation of property values throughout the jurisdiction; and*
- (5) *Responsible development and growth.*

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

Completed Application (including Contact Information)

Site Plan drawn to scale

Filing Fee

Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Civil City of South Bend

Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Joseph Molnar

Address: 227 W Jefferson South Bend IN 46601

Phone Number: 574-245-6022

E-mail: jrmolnar@southbendin.gov

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:



Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number 018-1080-3338
Address: 813 N CLEVELAND AVE
Owner: Civil City of South Bend
Legal Description:
16 2/3 Ft S Side Lot 86 & 16 2/3 Ft N Side Lot 87 A G Cushings 4th



Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

- Rezoning
Current District: U1 Urban Neighborhood 1 Additional Districts, if applicable
Proposed District U2 Urban Neighborhood 2 Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;*
- (2) Current conditions and the character of the current structures and uses in each district;*
- (3) The most desirable use for which the land in each district is adapted;*
- (4) The conservation of property values throughout the jurisdiction; and*
- (5) Responsible development and growth.*

- Subdivision – complete and attach subdivision application
- Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

- Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Civil City of South Bend
Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____
Address: _____

Name: _____
Address: _____

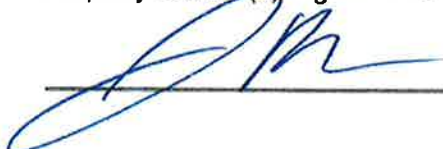
Contact Person:

Name: Joseph Molnar
Address: 227 W Jefferson South Bend IN 46601
Phone Number: 574-245-6022
E-mail: jrmolnar@southbendin.gov

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The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:





BILL NO. 37-23



City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

May 16, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE: 1215 and 1217 Van Buren
PC#0156-23

Dear Ms. Hamann:

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 May 22, 2023, Council meeting, and set it for public hearing at your June 26, 2023 Council meeting. The petition is tentatively scheduled for public hearing at the June 20, 2023 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:

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2 to allow new residential development.

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

Sincerely,

Angela Smith
Zoning Administrator

CC: Bob Palmer



BILL NO. 37-23

ORDINANCE NO. _____



AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 1215 AND 1217 VAN BUREN COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2.

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:

33 FT E SIDE 66 FT W END OF LOTS 81 & 82 & 33 FT E SIDE 66 FT W END 15 FT S SIDE OF LOT 83 A.G. CUSHINGS 4TH
COMMONLY KNOWN AS 1217 VANBUREN ST, SOUTH BEND, INDIANA.

33 FT W SIDE 68 FT E END LOTS 81 & 82 & 33 FT W SIDE 69 FT E SIDE OF 15 FT S SIDE LOT 83 A.G. CUSHINGS 4TH.
COMMONLY KNOWN AS 1215 W. VANBUREN, SOUTH BEND, INDIANA.

be and the same is hereby established as Urban Neighborhood 2.

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.

Sharon McBride, Council President

South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ . m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

Not Buildable?

RECEIVED MAY 12 2023

City of South Bend
PLAN COMMISSION

227 W. Jefferson - Suite 1400S
South Bend, IN 46601
zoning@southbend.in.gov

Petition for Rezoning or Combined Public Hearing

Property Information

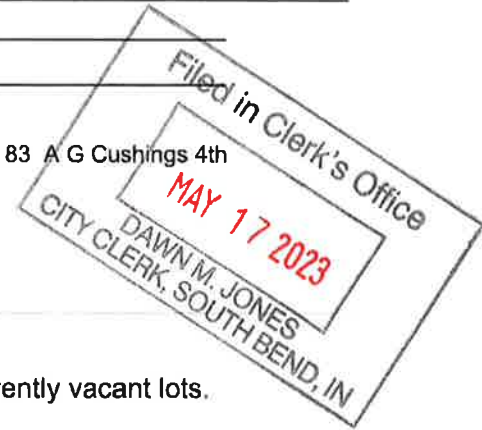
Tax Key Number 018-1080-3362

Address: 1215 VAN BUREN ST

Owner: Civil City of South Bend

Legal Description:

33 Ft W Side 68 Ft E End Lots 81-82 & 33 Ft W Side 68 Ft E Side Of 15 Ft S Side Lot 83 A G Cushings 4th



Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1

Additional Districts, if applicable

Proposed District U2 Urban Neighborhood 2

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;
- (2) Current conditions and the character of the current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Civil City of South Bend
Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____
Address: _____

Name: _____
Address: _____


Contact Person:

Name: Joseph Molnar
Address: 227 W Jefferson South Bend IN 46601
Phone Number: 574-245-6022
E-mail: jrmolnar@southbendin.gov

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:



City of South Bend
PLAN COMMISSION

227 W Jefferson - Suite 1400S
South Bend, IN 46601
zoning@southbendin.gov

Petition for Rezoning or Combined Public Hearing

Property Information

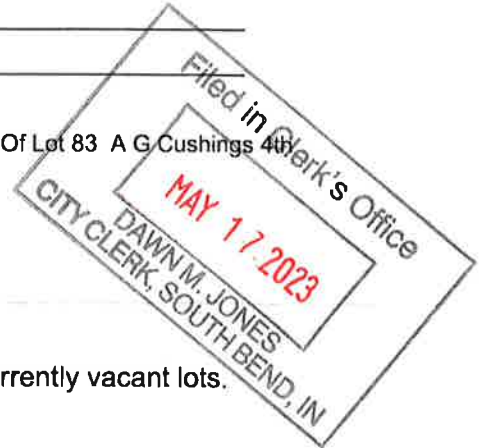
Tax Key Number: 018-1080-3361

Address: 1217 VAN BUREN ST

Owner: Civil City of South Bend

Legal Description:

33 Ft E Side 66 Ft W End Of Lots 81 & 82 & 33 Ft E Side 66 Ft W End 15 Ft S Side Of Lot 83 A G Cushings 4th



Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1

Additional Districts, if applicable

Proposed District U2 Urban Neighborhood 2

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;
- (2) Current conditions and the character of the current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Civil City of South Bend

Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Joseph Molnar

Address: 227 W Jefferson South Bend IN 46601


Phone Number: 574-245-6022

E-mail: jrmolnar@southbendin.gov

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:







BILL NO. 38-23

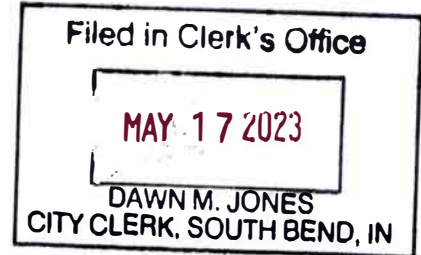
City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

May 16, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE: 1202 S Lafayette
PC#0163-23



Dear Ms. Hamann:

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 May 22, 2023, Council meeting, and set it for public hearing at your June 26, 2023 Council meeting. The petition is tentatively scheduled for public hearing at the June 20, 2023 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:

Petitioners desire to rezone the property from I Industrial District to U3 Urban Neighborhood 3 to allow new residential development.

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

Sincerely,

Angela Smith
Zoning Administrator

CC: Bob Palmer

South Bend Common Council

Attest:

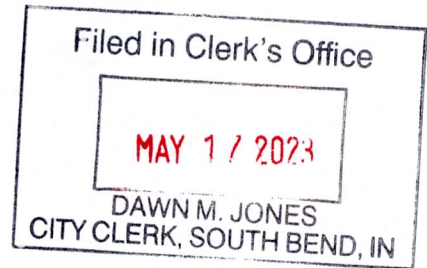
Dawn M. Jones, City Clerk
Office of the City Clerk

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 _____, 2023, at _____ o'clock ____ . m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana



Buiddable?

City of South Bend
PLAN COMMISSION

RECEIVED MAY 12 2023
227 W. Jefferson - Suite 1400S
South Bend, IN 46601
zoning@southbendin.gov

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number: 018-8004-0162 / 018-8004-0164

Address: 1202 S LAFAYETTE

Owner: DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND

Legal Description:

LOTS 18 & 19 STULLS 1ST / LOT 17 & NORTH 44' LOT 16 STULLS 1ST ADDN

Project Summary

Rezoning of former industrial property for the possible construction of a multi-family building.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: I Industrial

Additional Districts, if applicable

Proposed District U3 Urban Neighborhood 3

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) *The comprehensive Plan;*
- (2) *Current conditions and the character of the current structures and uses in each district;*
- (3) *The most desirable use for which the land in each district is adapted;*
- (4) *The conservation of property values throughout the jurisdiction; and*
- (5) *Responsible development and growth.*

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND

Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Joseph Molnar

Address: 227 W Jefferson South Bend IN 46601

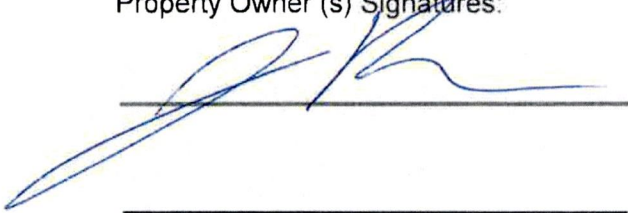
Phone Number: 574-245-6022

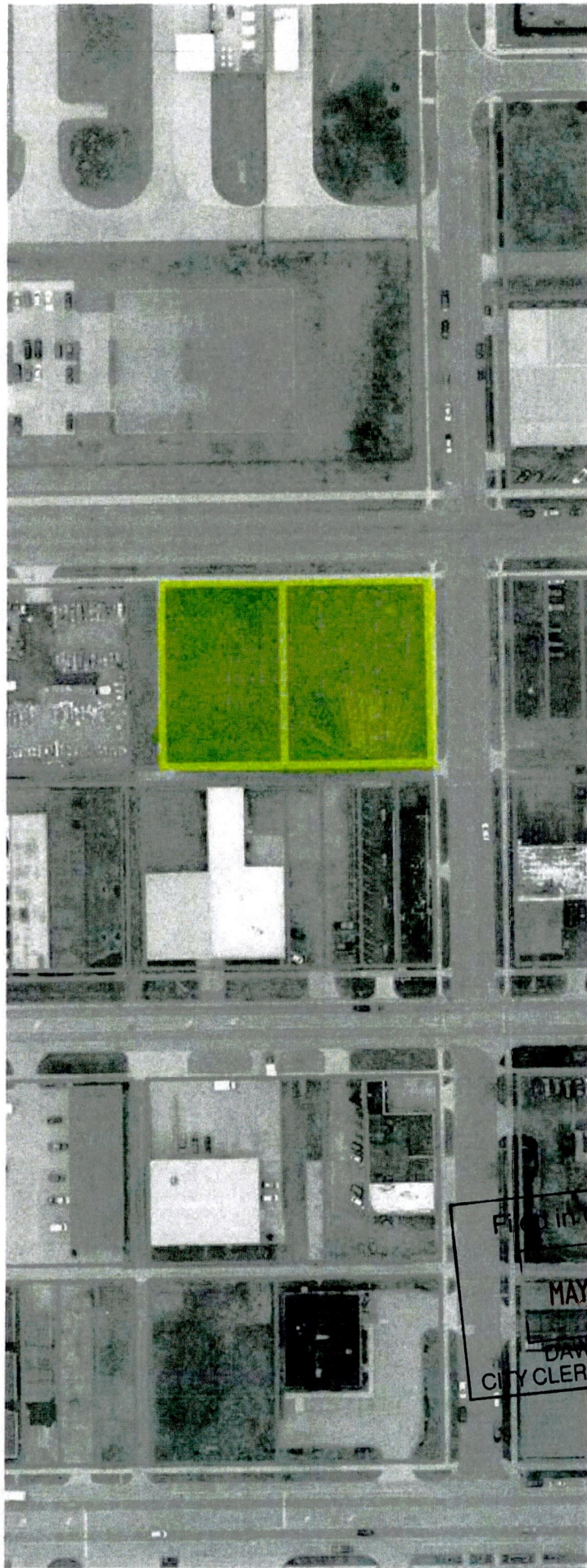
E-mail: jrmolnar@southbendin.gov

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The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:





Filed in Clerk's Office
MAY 17 2023
DAWN M. JONES
CITY CLERK, SOUTH BEND, IN