



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

MEMORANDUM

TO: MEMBERS OF THE COMMON COUNCIL
FROM: BIANCA L. TIRADO, CITY CLERK
DATE: THURSDAY, MARCH 20, 2025
SUBJECT: COMMITTEE MEETING NOTICE

The following Common Council Committee Meetings have been scheduled for **Monday, March 24, 2025:**

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

The Council Chambers will be Open to the Public. Members of the Public may Attend this Meeting Virtually via Microsoft Teams Meeting app here: <https://tinyurl.com/032425CC>

6:40 P.M. **ZONING & ANNEXATION** **CHAIRPERSON, DR. DAVIS**
1. [Bill No. 05-25](#) - Amending the Zoning Ordinance for Property Located at 3527
Lincolnway West

Council President Canneth Lee has called an **Informal Meeting** of the Council which will commence immediately after the adjournment of the Zoning & Annexation Committee Meeting.

INFORMAL MEETING OF THE COMMON COUNCIL **PRESIDENT, C. LEE**
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

INTEGRITY | SERVICE | ACCESSIBILITY

Elivet Quijada-Navarro
CHIEF OF STAFF / CHIEF DEPUTY CITY CLERK

Matthew Neal
DEPUTY CITY CLERK / DIRECTOR OF POLICY

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



SOUTH BEND COMMON COUNCIL

MEETING AGENDA

Monday, March 24, 2025
7:00 P.M.

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/SBCC032425>

1. **INVOCATION**

FATHER ARTHUR JOSEPH SSEMBAJJA | ST. ANTHONY DE PADUA CATHOLIC PARISH

2. **PLEDGE TO THE FLAG**

3. **ROLL CALL**

4. **REPORT FROM THE SUB-COMMITTEE ON MINUTES**

MARCH 10, 2025

5. **SPECIAL BUSINESS**

6. **REPORTS FROM CITY OFFICES**

MAJOR PROJECTS UPDATE & 2025 PRIORITIES - DEPARTMENT OF INNOVATION & TECHNOLOGY

7. **COMMITTEE OF THE WHOLE**

TIME: _____

BILL NO.

05-25 PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 3527 LINCOLNWAY WEST

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

8. **BILLS ON THIRD READING**

TIME: _____

BILL NO.

05-25 THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 3527 LINCOLNWAY WEST COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

9. **RESOLUTIONS**

10. **BILLS ON FIRST READING**

BILL NO.

15-25 FIRST READING ON 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 1335 CORBY BOULEVARD COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

16-25 FIRST READING ON 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 1253 CORBY BOULEVARD COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

17-25 FIRST READING ON 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 3401 WESTERN AVENUE COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

18-25 FIRST READING ON 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 1701 HICKORY ROAD COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

19-25 FIRST READING ON 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 PROPERTIES LOCATED AT 906, 912, 914, 918 DUBAIL AVENUE AND 1703, 1705, 1711 DALE AVENUE COUNCILMANIC DISTRICT NO. 3 IN THE CITY OF SOUTH BEND, INDIANA

20-25 FIRST READING ON AN ORDINANCE OF THE SOUTH BEND COMMON COUNCIL CREATING THE 2024 RDA TAXABLE LEASE RENTAL REVENUE BOND CAPITAL FUND (#457)

21-25 FIRST READING ON AN ORDINANCE OF THE SOUTH BEND COMMON COUNCIL CREATING THE 2024 RDA LEASE RENTAL REVENUE BOND CAPITAL FUND (#458)

22-25 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, TO VACATE THE FOLLOWING DESCRIBED PROPERTY: THE PORTION OF THE RIGHT-OF-WAY ALONG THE SOUTH SIDE OF MARION STREET AND EAST SIDE OF MAIN STREET FROM THE ROUNDABOUT AT MICHIGAN STREET AND MARION STREET SOUTHWESTERLY TO MADISON STREET

11. UNFINISHED BUSINESS

12. NEW BUSINESS

13. PRIVILEGE OF THE FLOOR

14. ADJOURNMENT

TIME: _____

Notice for Hearing and Sight Impaired Persons
Auxiliary Aid Or Other Services Are Available Upon Request At No Charge.
Please Give Reasonable Advance Request When Possible.

In the interest of providing greater public access and to promote greater transparency, the South Bend Common Council agenda has been translated into Spanish. All agendas are available online from the Council's website, and also in paper format in the Office of the City Clerk, 4th Floor County-City Building. Reasonable efforts have been taken to provide an accurate translation of the text of the agenda, however, the officiate is the English version. Any discrepancies which may be created in the translation are not binding. Such translations do not create any right or benefit, substantive or procedural, enforceable at law or equity by a party against the Common Council or the City of South Bend, Indiana.



2025 COMMON COUNCIL STANDING COMMITTEES (Rev. 03-10-2025)

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.

Troy Warner, Chairperson
Karen L. White, Vice-Chairperson
Ophelia Gooden-Rodgers., Member

Sherry Bolden-Simpson, Member
Thomas Gryp, *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.

Ophelia Gooden-Rodgers, Chairperson
Karen L. White, Vice-Chairperson
Citizen Member

Sheila Niezgodski, Member
Sherry Bolden-Simpson, 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*.

Canneth Lee, Member
Rachel Tomas Morgan, Member

Troy Warner, 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.

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

Sharon McBride, Member
Dr. Oliver Davis, Member
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
Sherry Bolden-Simpson, Vice-Chairperson
Dr. Oliver Davis, Member

Sharon McBride, Member
Citizen Member
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.



Sharon L. McBride, Chairperson
Karen L. White, Vice- Chairperson
Citizen Member

Ophelia Gooden-Rogers, Member
Troy Warner, 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
Karen L. White, Vice-Chairperson

Dr. Oliver Davis, Member
Rachel Tomas Morgan, 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
Ophelia Gooden-Rodgers, Vice-Chairperson
Carl Littrell, Citizen Member

Dr. Oliver Davis, Member
Troy Warner, Member
Jason Piontek, Citizen Member

RESIDENTIAL NEIGHBORHOODS COMMITTEE

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

Karen L. White, Chairperson
Sheila Niezgodski, Vice-Chairperson
Gabriel Murei, *Citizen Member*

Ophelia Gooden-Rodgers, Member
Sharon McBride, 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.

Sherry Bolden-Simpson, Chairperson
Dr. Oliver Davis, Vice-Chairperson
Firdia Johnson, Citizen Member

Sheila Niezgodski, Member
Ophelia Gooden-Rodgers, Member
Joseph Mayer, 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.

Dr. Oliver Davis, Chairperson
Rachel Tomas Morgan, Vice-Chairperson
Henry Davis Jr., Citizen Member

Troy Warner, Member
Karen L. White, Member
Stacey Odom, Citizen 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

Sherry Bolden-Simpson, Member



2025 COMMON COUNCIL STANDING COMMITTEES (Rev.03-10-2025)

CANNETH LEE, 1ST District Council Member

President

Council Rules Committee, Member

OPHELIA GOODEN-RODGERS, 2ND District Council Member

Community Relations Committee, Chairperson

Public Works & Property Vacation Committee, Vice-Chairperson

Community Investment Committee, Member PARC Committee, Member

Residential Neighborhoods Committee, Member Utilities Committee, Member

SHARON L. MCBRIDE, 3RD District Council Member

PARC Committee, Chairperson

Residential Neighborhoods Committee, Member

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

TROY WARNER, 4TH District Council Member

Chairperson, Committee of the Whole

Community Investment Committee, Chairperson

Health and Public Safety, Vice-Chairperson

Council Rules Committee, Member

Public Works & Property Vacation, Member

PARC Committee, Member

Sub-Committee on the Minutes, Member

Zoning & Annexation Committee, Member

SHERRY BOLDEN-SIMPSON, 5TH District Council Member

Utilities Committee, Chairperson

Community Relations Committee, Member

Information & Technology, Vice-Chairperson

Community Investment Committee, Member

Sub-Committee on Minutes, Member

SHEILA NIEZGODSKI, 6TH District Council Member

Personnel & Finance Committee, Chairperson

Public Works & Property Vacation, Chairperson

Health & Public Safety Committee, Member

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

Utilities Committee, Member

DR. OLIVER DAVIS, AT LARGE Council Member

Zoning & Annexation Committee, Chairperson

Public Works & Property Vacation Committee, Member

Utilities Committee, Vice-Chairperson

Information & Technology Committee, Member

Personnel & Finance Committee, Member

Health & Public Safety Committee, Member

RACHEL TOMAS MORGAN, AT LARGE Council Member

Vice-President

Health & Public Safety Committee, Chairperson

Personnel & Finance Committee, Member

Information & Technology Committee, Chairperson

Zoning & Annexation Committee, Vice-Chairperson

Council Rules Committee, Member

KAREN L. WHITE, AT LARGE Council Member

Residential Neighborhoods Committee, Chairperson

Personnel & Finance Committee, Vice-Chairperson

Community Investment Committee, Vice-Chairperson

Zoning & Annexation Committee, Member

Community Relations Committee, Vice-Chairperson

PARC Committee, Vice-Chairperson

05-25



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

Filed in Clerk's Office

March 18, 2025

MAR 18 2025

**Bianca Tirado
City Clerk, South Bend, IN**

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

Re: Bill#05-25 - A proposed ordinance of CECILIA BROWN to zone from S1 Suburban Neighborhood I to UF Urban Neighborhood Flex, property located at 3527 LINCOLNWAY, City of South Bend - PC# 0244-25

Dear Council Members:

I hereby Certify that the above referenced ordinance of CECILIA BROWN was legally advertised on February 7, 2025, and that the South Bend Plan Commission at its public hearing on March 17, 2025, took the following action:

Upon a motion by Francisco Fotia, being seconded by Scott Ford and unanimously carried, a proposed ordinance of CECILIA BROWN to zone from S1 Suburban Neighborhood I to UF Urban Neighborhood Flex, property located at 3527 LINCOLNWAY, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

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

Sincerely,

Kari Myers
Zoning Specialist

Attachment

CC: CECILIA BROWN
Bob Palmer

Tim Corcoran
Planning Director

Tim Corcoran
Interim Zoning Administrator

Jason Piontek
Commission President

Property Information

Location: 3527 LINCOLNWAY
Owner: CECILIA BROWN

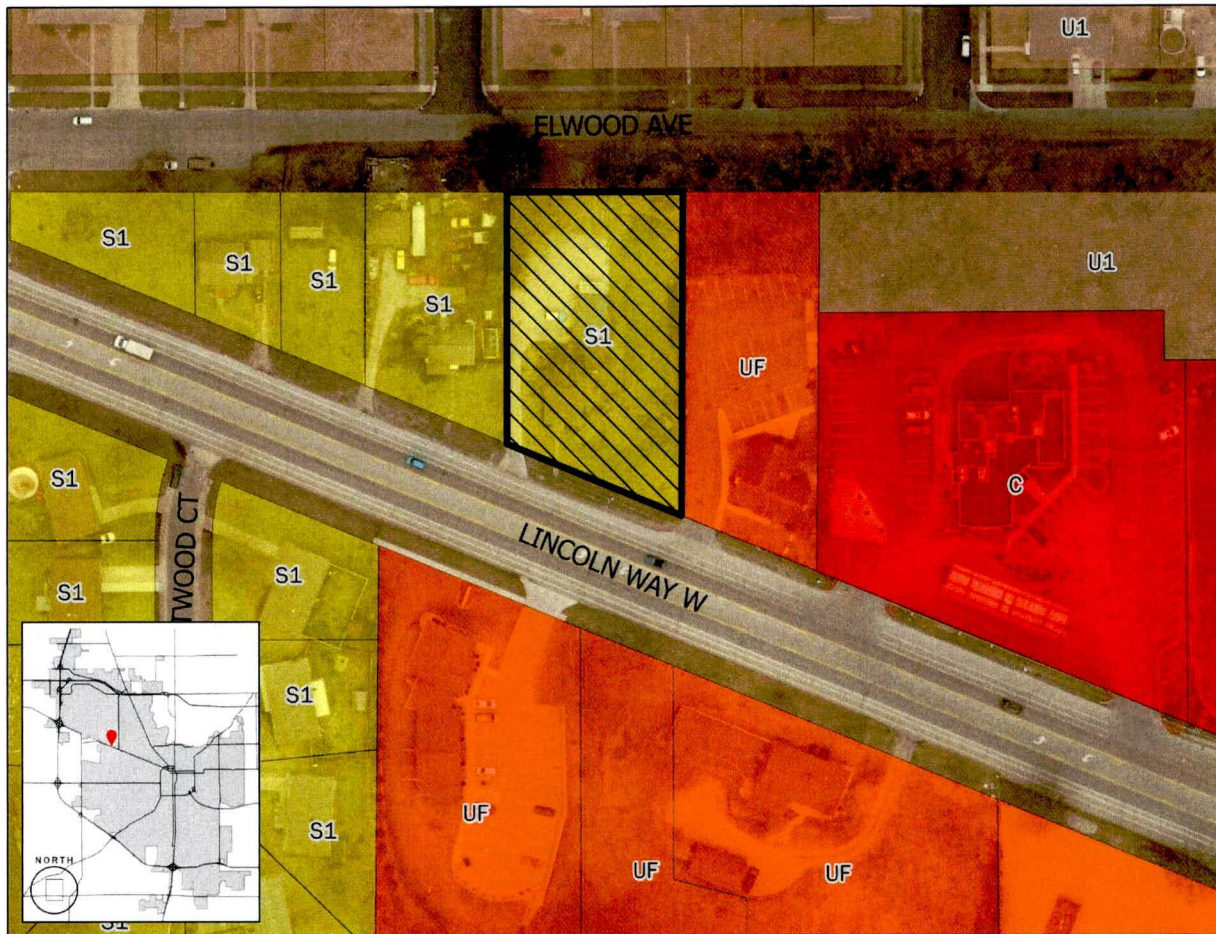
Requested Action

Rezone from S1 Suburban Neighborhood 1 to UF Urban Neighborhood Flex

Project Summary

Utilize an existing house as a day spa.

Location Map



Recommendation

Staff Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission send the rezoning petition to the Common Council with a favorable recommendation.

Filed in Clerk's Office

Proposed Site Plan



Site & Context

Land Uses and Zoning:

- On site: A 2,355 square foot house
- North: Across Elwood Avenue, residential dwellings zoned U1 Urban Neighborhood 1
- East: An office zoned UF Urban Neighborhood Flex
- South: Across Lincoln Way West, an office zoned UF Urban Neighborhood Flex
- West: A residential dwelling zoned S1 Suburban Neighborhood 1

District Intent:

The UF District is established to enhance and support a full range of housing types and small-scale commercial uses found outside neighborhood centers in core and outlying areas of the City.

Site Plan Description:

No substantial exterior work is proposed at this time. The interior of the house will be used as a day spa.

Zoning and Land Use History and Trends:

A one unit dwelling was constructed on the site in 1916. Most recently, the house was utilized as an office space and as a rental property.

Traffic and Transportation Considerations:

At this site, Lincoln Way West is a 64' wide street with one lane of traffic in each direction, a center two-way left turn lane, and bike lanes.

Agency Comments

Agency Comments:

- There are no additional comments at this time.
- There are no Engineering comments at this time.

Criteria for Decision Making

Rezoning

Per State Law, the Plan Commission and Common Council shall pay reasonable regard to:

1. Comprehensive Plan:

Policy Plan:

The petition is consistent with the City Plan, South Bend Comprehensive Plan (2006), Objective LU 2.2: Pursue a mix of land uses along major corridors and other locations identified on the Future Land Use Map

Land Use Plan:

The Future Land Use Plan identifies this area for Low Density Residential, though the property is adjacent to areas identified for Commercial (Office & Retail) and is proximal to an intersection highlighted as a future Regional Commercial Node

Plan Implementation/Other Plans:

There are no other plans specific to this area.

2. Current Conditions and Character:

A 2,355 square foot one unit dwelling was constructed on the site in 1916.

3. Most Desirable Use:

The most desirable use, at this time, is one that is consistent with the built form and uses of the surrounding area.

4. Conservation of Property Values:

Lincoln Way West is a major mixed-use corridor. The proposed use of the property as a day spa should not have a negative impact on property values throughout the area.

5. Responsible Development and Growth:

It is responsible development and growth to allow for the site to be developed consistently with the built form and uses of the surrounding area.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Lincoln Way West is a major mixed-use corridor. Rezoning the property to UF would allow for a small scale commercial use that is consistent with the built form and land use of the surrounding area. The UF rezoning would still allow the property to host a full range of residential uses, offering flexibility to respond to the needs of the community.

Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission send the rezoning petition to the Common Council with a favorable recommendation.



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

February 18, 2025

Filed in Clerk's Office

FEB 18 2025

Bianca Tirado
City Clerk, South Bend, IN

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

Re: Bill #05-25 – A proposed ordinance of CECILIA BROWN to zone from S1 Suburban Neighborhood 1 to UF Urban Neighborhood Flex, property located at 3527 LINCOLNWAY, City of South Bend - #0244-25

Dear Council Members:

Please be advised that the February 17, 2025, Plan Commission meeting was cancelled. The above referenced item was scheduled for public hearing at your February 24, 2025, Council meeting.

The petition is scheduled for public hearing at the March 17, 2025, Plan Commission meeting. Please set it for public hearing at your March 24, 2025, Council meeting.

Feel free to contact our office if you have any questions.

Sincerely,

Kari Myers
Zoning Specialist

cc: Bob Palmer

Tim Corcoran
Planning Director

Tim Corcoran
Interim Zoning Administrator

Jason Piontek
Commission President



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

January 22, 2025

Filed in Clerk's Office

Honorable Committee Chair Davis
4th Floor, County-City Building
South Bend, IN 46601

JAN 22 2025

Bianca Tirado
City Clerk, South Bend, IN

RE: 3527 Lincolnway West – PC #0244-25

Dear Committee Chair Davis:

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 January 27, 2025, Council meeting, and set it for public hearing at your February 24, 2025, Council meeting. The petition is tentatively scheduled for public hearing at the February 17, 2025, 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:

Rezone from S1 Suburban Neighborhood 1 to UF Urban Flex

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

Sincerely,

Kari Myers
Zoning Specialist

CC: Bob Palmer

JAN 27 2025

Bianca Tirado
City Clerk, South Bend, IN

BILL NO. 05-25

ORDINANCE NO. _____

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 3527 LINCOLNWAY WEST COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Rezone from S1 Suburban Neighborhood 1 to UF Urban Flex

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:

Beginning at a point Ninety-one feet six inches (91.6) West of the Northeast corner of the West Half of the Northeast Quarter (NE ¼) of Section Four (4) Township Thirty-seven (37) North, Range Two (2) East; thence running South parallel with the East line of the West Half (W ½) of the Northeast Quarter (NE ¼) of said Section Four (4) to the Northerly line of Lincolnway West, formerly Michigan Road, thence Northwesterly along the Northerly line of said Road Two Hundred Thirty-nine feet (239); thence North to the North line of said Section; thence East along the North line of said Section, Two Hundred Twenty-four (224) feet to the place of beginning; Excepting Therefrom a parcel of land described at a point Ninety-one and five tenths (91.5) feet West of the Northeast corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Four (4), Township and Range aforesaid; thence running due South to the Northerly line of Lincolnway West, formerly Michigan Road; thence Northwesterly along the Northerly line of said road, One Hundred Eight and Twenty-six hundredths (108.26) feet; thence in a due Northerly direction to the North line of said Section; thence East along the Northline of said Section, 100 feet to the place of beginning, all in St. Joseph County, Indiana.

be and the same is hereby established as UF Neighborhood Flex

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

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

Canneth Lee, Council President
South Bend Common Council

Attest:

Bianca Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the _____ day of _____, 2025, at _____ o'clock ____ . m.

Bianca Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2025, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number: 618-2193-7244
Address: 3527 Lincoln Way West South Bend, IN 46624
Owner: Cecilia Brown
Legal Description:

PAID
1/16/25
Km

Project Summary I would like rezone 3527 Lincoln Way West, South Bend, IN. 46624 from S1 (Suburban neighborhood one) to UF (urban neighborhood flex). I would like to open a day Spa in this house.

Requested Action

Application includes (check all that apply)

- Rezoning
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: _____
- 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: Cecilia Brown

Address: 56827 Sundown Rd
South Bend, IN 46619

Name: /

Address: /

Name: /

Address: /

Contact Person:

Name: Cecilia Brown

Address: 56827 Sundown Rd
South Bend, IN 46619

Phone Number: 727 543 0260

E-mail: monatmyday@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:

C.B. _____

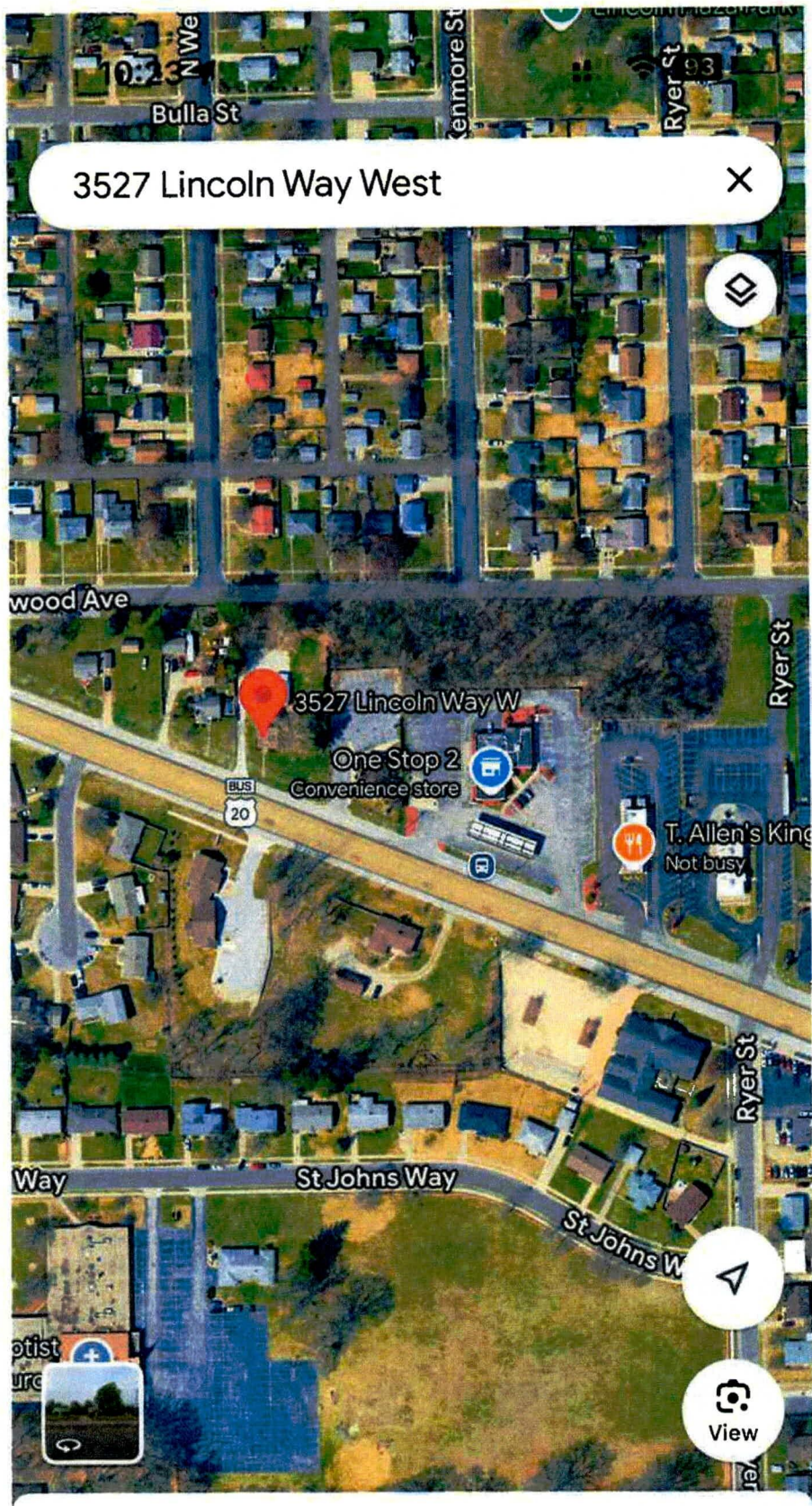
EXHIBIT "A"
Property Description

Closing Date: December 4, 2024
Buyer(s): Cecilia Brown
Property Address: 3527 Lincoln Way West, South Bend, IN 46628

PROPERTY DESCRIPTION:

Beginning at a point Ninety-one feet six inches (91.6) West of the Northeast corner of the West Half of the Northeast Quarter (NE 1/4) of Section Four (4) Township Thirty-seven (37) North, Range Two (2) East; thence running South parallel with the East line of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of said Section Four (4) to the Northerly line of Lincolnway West, formerly Michigan Road, thence Northwesterly along the Northerly line of said Road Two Hundred Thirty-nine feet (239); thence North to the North line of said Section; thence East along the North line of said Section, Two Hundred Twenty-four (224) feet to the place of beginning; Excepting Therefrom a parcel of land described at a point Ninety-one and five tenths (91.5) feet West of the Northeast corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section Four (4), Township and Range aforesaid; thence running due South to the Northerly line of Lincolnway West, formerly Michigan Road; thence Northwesterly along the Northerly line of said road, One Hundred Eight and Twenty-six hundredths (108.26) feet; thence in a due Northerly direction to the North line of said Section; thence East along the North line of said Section, 100 feet to the place of beginning, all in St. Joseph County, Indiana.

Parcel ID #71-08-04-202-002.000-026



3527 Lincoln Way W

- [Directions](#)
- [Start](#)
- [Save](#)
- [Add label](#)

15-25

City of South Bend
BOARD OF ZONING APPEALS

Filed in Clerk's Office

March 11, 2025

Honorable Dr. Oliver Davis
4th Floor, County-City Building
South Bend, IN 46601

MAR 18 2025
Bianca Tirado
City Clerk, South Bend, IN

RE: Special Exception at 1335 Corby Boulevard

Dear Committee Chair Dr. Davis:

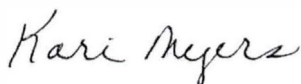
Enclosed is an Ordinance for the proposed Special Exception at the above referenced location. Please include the attached Ordinance on the Council agenda for **first reading** at your March 24, 2025, Council meeting and set it for public hearing at your April 14, 2025, Council meeting. The petition is tentatively scheduled for public hearing at the April 7, 2025, 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 to allow for the use of a duplex.

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

BILL NO. 15-25

MAR 18 2025

ORDINANCE NO. _____

Bianca Tirado
City Clerk, South Bend, IN

**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 1335 CORBY BOULEVARD
COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA**

STATEMENT OF PURPOSE AND INTENT

Request a Special Exception to allow a two-unit dwelling

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:

1335 Corby Boulevard, South Bend, IN 46617. 018-5093-3306

In order to permit a two-unit dwelling.

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.

Canneth Lee, Council President
South Bend Common Council

Attest:

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

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ___ day of _____, 2025, at _____ o'clock p.m.

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

Approved and signed by me on the _____ day of _____, 2025, at ___ o'clock
____.m.

James Mueller, Mayor
City of South Bend, Indiana

City of South Bend
BOARD OF ZONING APPEALS

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

Petition for Variance - Special Exception

Property Information

Tax Key Number: ~~018-5092-3283~~ 018-5093-3306

Address: 1335 Corby Blvd, South Bend, IN 46617

Owner: ECO IN Investments LLC

Zoning: U1 Urban Neighborhood 1

Project Summary:

Owner is seeking approval to build a two family dwelling. The style will be consistent with the scale and character of the surrounding neighborhood.

Requested Action

- Special Exception/ Use Variance – *complete and attach Criteria for Decision Making*

Use requested: Two family dwelling

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

Variance(s) requested:

Filed in Clerk's Office

MAR 18 2025

Bianca Tirado
City Clerk, South Bend, IN

Required Documents

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



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:

The proposed two unit dwelling will be constructed in a manner that is consistent with the surrounding area. The new two unit dwelling will eliminate a currently vacant lot and provide more residents to the neighborhood, thus increasing safety and improving the overall general welfare.

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

The proposed two unit dwelling will not injure or adversely affect the use of the adjacent area or property values because it is in keeping with the residential feel of the surrounding neighborhood, while offering gentle density on a currently vacant lot.

(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:

The two unit dwelling will match the scale and character of the surrounding residential neighborhood. The architectural style of the two unit dwelling will be consistent with the neighborhood and will complement the existing housing stock.

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

The proposed use is consistent with the Comprehensive Plan because it follows objective H1.1: encourage residential developments to contain a mix of housing types, densities, price ranges, and amenities.

Contact Information

Property owner(s) of the petition site:

Name: ECO IN Investments LLC, Elissa Gunsorek

Address: 7821 Morse Rd
New Albany, OH 43054

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Elissa Gunsorek

Address: 7821 Morse Rd
New Albany, OH 43054

Phone Number: 513-225-3421

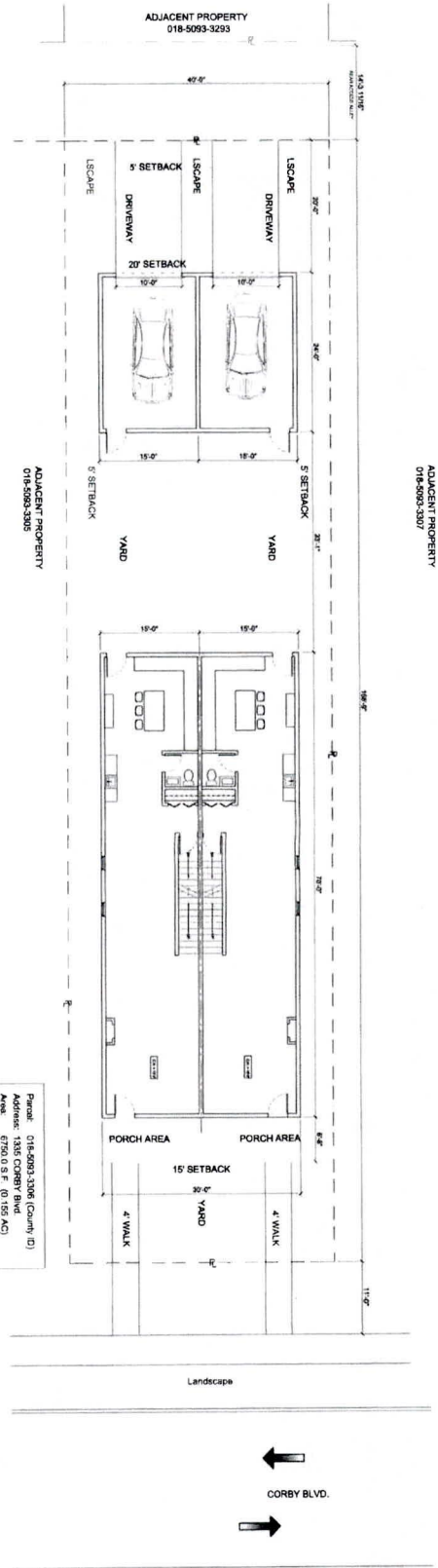
E-mail: egunsorek@eco-gv.com

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:

Elissa Gunsorek



1 SITE PLAN
Scale: 1/8" = 1'-0"



Parcel: 018-5093-3306 (County ID)
Address: 1335 CORBY BLVD
Acre: 0.7500 S.F. (0.155 AC)
Lot Coverage: 21.60 S.F. - 31.10%
Lot Area: 3688 S.F. - 03.95%
Pool Area: 720.0 S.F. - 10.66%
Total: 3096.8 S.F. - 45.71%

Owner / Developer
ECO IN Investments LLC
Elissa Gainsorek
7821 Morse Rd
New Albany, OH 43054

<p>SEAL</p> <p>DATE _____ ISSUE _____</p>	<p>Duplex Residence 1335 Corby Blvd. South Bend, IN 46617</p>	<p>OWNER / DEVELOPER ECO IN Investments LLC Elissa Gainsorek 7821 Morse Rd New Albany, OH 43054</p>
<p>JOB NUMBER _____</p> <p>SHEET TITLE SITE PLAN</p> <p>SHEET NUMBER A0.1</p>	<p>Thomas Keri, Architect 118 Pinelands Pl Travelers Rest, SC 29690 (864) 800-3420 tkodescon@gmail.com</p>	

16-25

Filed in Clerk's Office

MAR 18 2025

Bianca Tirado
City Clerk, South Bend, IN

City of South Bend
BOARD OF ZONING APPEALS

March 11, 2025

Honorable Dr. Oliver Davis
4th Floor, County-City Building
South Bend, IN 46601

RE: Special Exception at 1253 Corby Boulevard

Dear Committee Chair Dr. Davis:

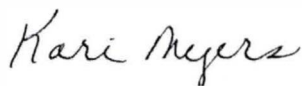
Enclosed is an Ordinance for the proposed Special Exception at the above referenced location. Please include the attached Ordinance on the Council agenda for **first reading** at your March 24, 2025, Council meeting and set it for public hearing at your April 14, 2025, Council meeting. The petition is tentatively scheduled for public hearing at the April 7, 2025, 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 to allow for the use of a duplex.

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

BILL NO. 16-25

MAR 18 2025

ORDINANCE NO. _____

Bianca Tirado
City Clerk, South Bend, IN

**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 1253 CORBY BOULEVARD
COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA**

STATEMENT OF PURPOSE AND INTENT

Request a Special Exception to allow a two-unit dwelling

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:

1253 Corby Boulevard, South Bend, IN 46617. 018-5092-3283

In order to permit a two-unit dwelling.

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.

Canneth Lee, Council President
South Bend Common Council

Attest:

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

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ___ day of _____, 2025, at ___ o'clock p.m.

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

Approved and signed by me on the _____ day of _____, 2025, at ___ o'clock
____.m.

James Mueller, Mayor
City of South Bend, Indiana

Petition for Variance - Special Exception

Property Information

Tax Key Number: 018-5092-3283
Address: 1253 Corby Blvd, South Bend, IN 46617
Owner: ECO IN Investments LLC
Zoning: U1 Urban Neighborhood 1

Project Summary:

Owner is seeking approval to build a two family dwelling. The style will be consistent with the scale and character of the surrounding neighborhood.

Requested Action

- Special Exception/ Use Variance – *complete and attach Criteria for Decision Making*
Use requested: Two family dwelling
- Variance(s) - *List variances below, complete and attach Criteria for Decision Making*
Variance(s) requested:

Filed in Clerk's Office

MAR 18 2025

Bianca Tirado
City Clerk, South Bend, IN

Required Documents

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



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:

The proposed two unit dwelling will be constructed in a manner that is consistent with the surrounding area. The new two unit dwelling will eliminate a currently vacant lot and provide more residents to the neighborhood, thus increasing safety and improving the overall general welfare.

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

The proposed two unit dwelling will not injure or adversely affect the use of the adjacent area or property values because it is in keeping with the residential feel of the surrounding neighborhood, while offering gentle density on a currently vacant lot.

(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:

The two unit dwelling will match the scale and character of the surrounding residential neighborhood. The architectural style of the two unit dwelling will be consistent with the neighborhood and will complement the existing housing stock.

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

The proposed use is consistent with the Comprehensive Plan because it follows objective H1.1: encourage residential developments to contain a mix of housing types, densities, price ranges, and amenities.

Contact Information

Property owner(s) of the petition site:

Name: ECO IN Investments LLC, Elissa Gunsorek

Address: 7821 Morse Rd
New Albany, OH 43054

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Elissa Gunsorek

Address: 7821 Morse Rd
New Albany, OH 43054

Phone Number: 513-225-3421

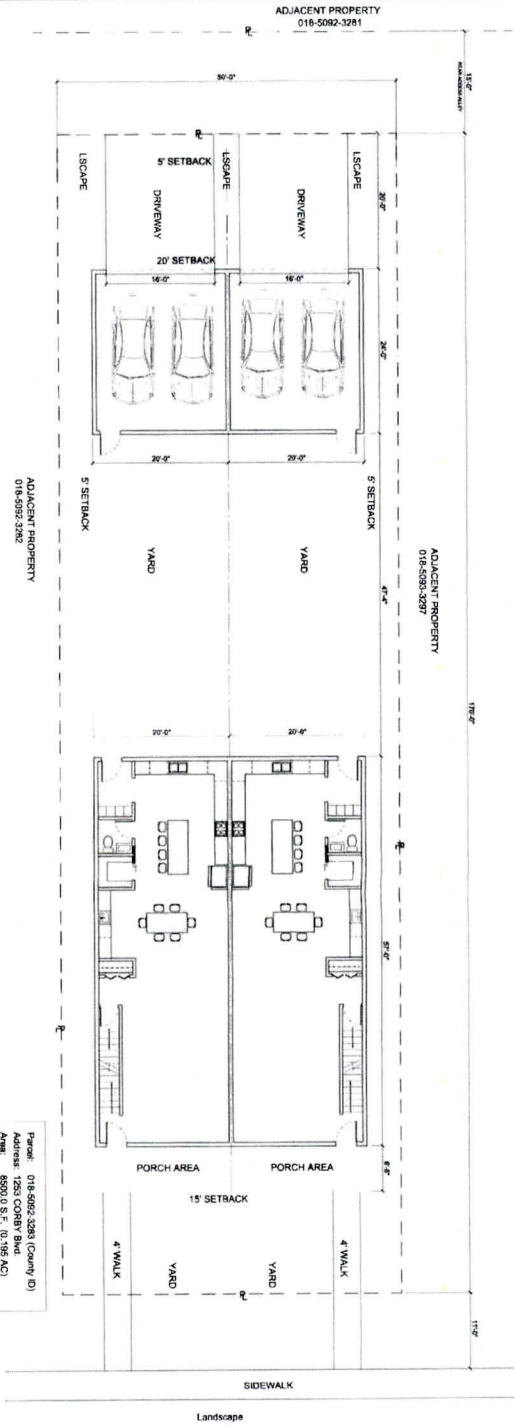
E-mail: egunsorek@eco-gv.com

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:

Elissa Gunsorek



ADJACENT PROPERTY
018-5092-3281

ADJACENT PROPERTY
018-5093-3287

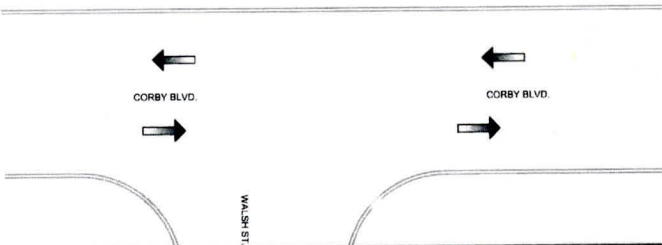
ADJACENT PROPERTY
018-5092-3282

1 SITE PLAN
Scale: 1/8" = 1'-0"



Parcel: 018-5092-3283 (County D)
Address: 1253 CORBY Blvd
Acre: 6500.0 S.F. (0.186 AC)
Lot Coverage: 2200.0 S.F. 28.82%
Duplex: 860.0 S.F. 11.23%
Garage: 860.0 S.F. 11.23%
Total: 5500.0 S.F. 41.28%

Owner / Developer:
ECO Investments, LLC
Elsa Gumsorek
7821 Morse Rd
New Albany, OH 43054



Thomas Keri, Architect
118 Pinelands Pl
Travelers Rest, SC 29690
(864) 800-3420 tkodescon@gmail.com

OWNER / DEVELOPER
ECO Investments, LLC
Elsa Gumsorek
7821 Morse Rd
New Albany, OH 43054

Duplex Residence
1253 Corby Blvd.
South Bend, IN 46617



DATE	ISSUE

SEAL

EXPIRES 11/30/2026

SHEET NUMBER

SHEET TITLE

SITE PLAN

SHEET NUMBER

A0.1

17-25

Filed in Clerk's Office

MAR 18 2025

Bianca Tirado
City Clerk, South Bend, IN

City of South Bend
BOARD OF ZONING APPEALS

March 12, 2025

Honorable Dr. Oliver Davis
4th Floor, County-City Building
South Bend, IN 46601

RE: Special Exception at 3401 Western Avenue

Dear Committee Chair Dr. Davis:

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 24, 2025, Council meeting and set it for public hearing at your April 14, 2025, Council meeting. The petition is tentatively scheduled for public hearing at the April 7, 2025, 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 to allow beer/wine/liquor sales.

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

MAR 18 2025

Bianca Tirado
City Clerk, South Bend, IN

BILL NO. 17-25

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 3401 WESTERN AVENUE
COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA**

STATEMENT OF PURPOSE AND INTENT

Request a Special Exception to permit beer/wine/liquor sales

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:

3401 Western Avenue, South Bend, IN 46619. 018-4061-2284

In order to permit beer/wine/liquor sales.

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.

Canneth Lee, Council President
South Bend Common Council

Attest:

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

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ___ day of _____, 2025, at _____ o'clock p.m.

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

Approved and signed by me on the _____ day of _____, 2025, at ___ o'clock
____.m.

James Mueller, Mayor
City of South Bend, Indiana

Petition for Variance - Special Exception

Property Information

Tax Key Number: 018-4061-2284
Address: 3401 Western Ave, South Bend, IN 46619
Owner: Lakshmi Priya and Kaur Ravneet
Zoning: NC Neighborhood Center

Project Summary:

The premise was used as Bar and serve liquor at the premise. This use of premise is recently changed to sell liquor which is taken out of the premise for consumption, assuming the original use permit is valid to sell. So we apply for a special exception in the NC district to sell the liquor.

Requested Action

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

Filed in Clerk's Office

MAR 18 2025

Bianca Tirado
City Clerk, South Bend, IN

Required Documents

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

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:

This site was operated as Liquor Bar earlier, was operated without injurious to the public health, confort, community moral standards, convenience of general welfare, now we want to add liquor sale so customer could buy and take it out of the facility to consume (retailing)

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

Adjacent properties are also in retail business, on the right side is Gas station and convenience store, and on the left side is Dollar General retail merchant store so will not affect the use of the adjacent area or propery value.

(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:

It is commerically zoned and allowed for retail business purpose, and bring economic activity to the neighborehood and convenience to the public.

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

We have all the occupancy and permits conforming to city business functions and met all the safety requirements in the building.

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: Lakshmi Priya

Address: 6520 Lake Crest Cir
South Bend, IN 46628

Name: Kaur Ravneet

Address: 6520 Lake Crest Cir
South Bend, IN 46628

Name: _____

Address: _____

Contact Person:

Name: Palwinder Singh

Address: 53114 Turning Leaf Dr
South Bend, IN 46628

Phone Number: 574 209 1637

E-mail: contact@expoempires.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:





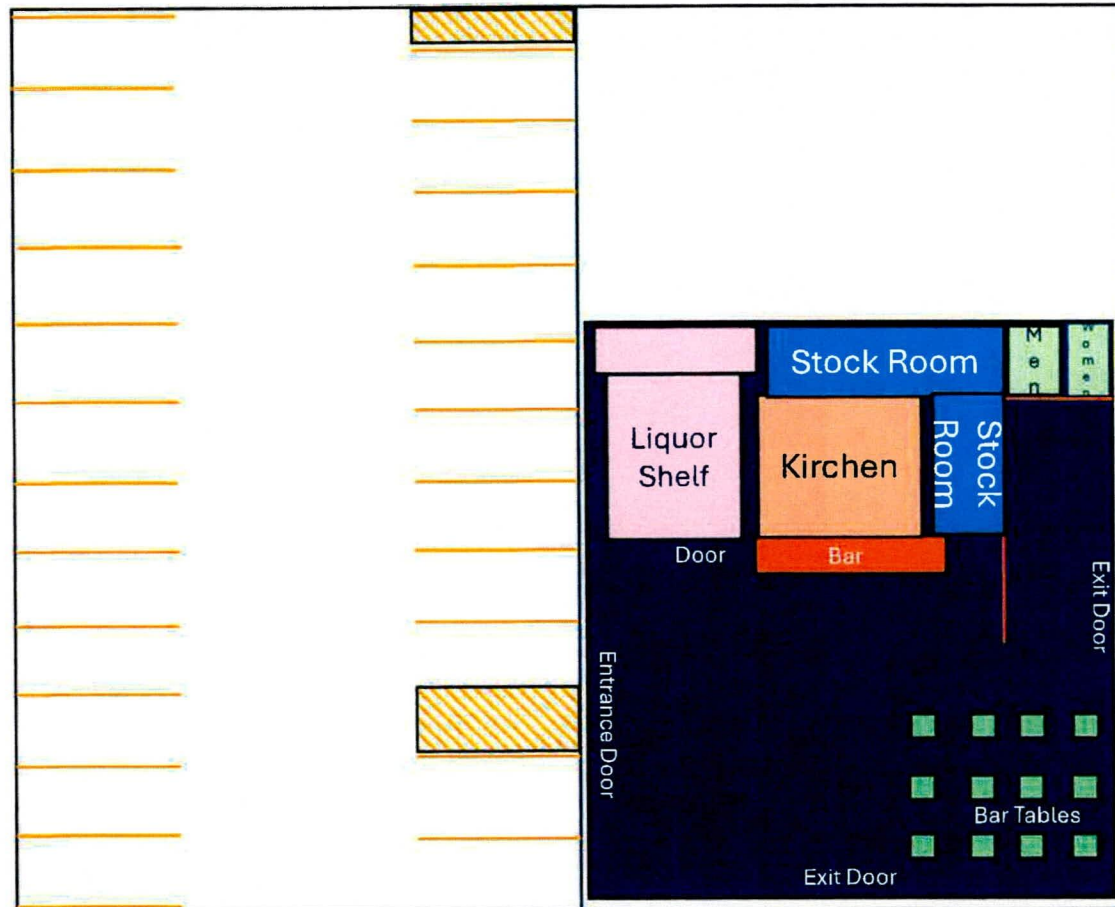
Lakshmi Priya

Kaur Ravneet



Mr. Discount Grill and Liquor – 3401 Western Ave, South Bend, In 46619-

Site Plan – Mr Discount Grill and Liquor – 3401 Western Ave, South Bend, In 46619- Parcel ID:



Western Avenue

18-25

City of South Bend
BOARD OF ZONING APPEALS

Filed in Clerk's Office

MAR 18 2025

Bianca Tirado
City Clerk, South Bend, IN

March 17, 2025

Honorable Dr. Oliver Davis
4th Floor, County-City Building
South Bend, IN 46601

RE: Special Exception at 1701 Hickory Road
Use Variance at 1701 Hickory Road

Dear Committee Chair Dr. Davis:

Enclosed is an Ordinance for the proposed Special Exception and Use Variance at the above referenced location. Please include the attached Ordinance on the Council agenda for **first reading** at your March 24, 2025, Council meeting and set it for public hearing at your April 14, 2025, Council meeting. The petition is tentatively scheduled for public hearing at the April 7, 2025, 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:

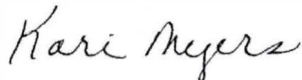
A Special Exception to allow Park and Open Space use in S1 Suburban Neighborhood 1

A Use Variance to allow Entertainment and Recreation, Indoor use in Suburban Neighborhood 1

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

BILL NO. 18-25

MAR 18 2025

ORDINANCE NO. _____

Bianca Tirado
City Clerk, South Bend, IN

**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 1701 HICKORY ROAD
COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA**

STATEMENT OF PURPOSE AND INTENT

**Special Exception to allow Park and Open Space Uses in S1 Suburban Neighborhood 1
Use Variance to allow Entertainment and Recreation, Indoor Use in S1 Suburban
Neighborhood 1**

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 and Use Variance be granted for property located at:

1701 Hickory Road, South Bend, IN 46635. 024-1001-0439

In order to permit Park and Open Space Use, and to allow Entertainment and Recreation, Indoor Use in S1 Suburban Neighborhood 1

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. As to the Special Exception, 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. As to the Use Variance, 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, morals, and general welfare of the community;
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 variance is sought; and
4. The approval does not interfere substantially with the Comprehensive Plan.

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

Canneth Lee, Council President
South Bend Common Council

Attest:

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

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ___ day of _____, 2025, at _____ o'clock p.m.

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

Approved and signed by me on the _____ day of _____, 2025, at ___ o'clock
____.m.

James Mueller, Mayor
City of South Bend, Indiana

Petition for Variance - Special Exception

Property Information

Tax Key Number: 024-1001-0439 and 024-1001-043601

Address: 1701 & 1709 Hickory Road

Owner: East Side Baseball Softball Association and Department of Public Parks

Zoning: S1 Suburban Neighborhood 1

Project Summary:

East Side Baseball Softball Association is partnering with Venue Parks & Arts to develop a baseball & softball complex with multiple fields and an indoor training facility. The new development will allow for the hosting of regional tournaments and offer improved opportunities to the area youth.

Requested Action

Special Exception Requested: Park & Open Space

Use variance requested: Entertainment & Recreation, Indoor

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

Variance(s) requested:

- 1) From the required Building Type or Frontage Type
- 2) From the 20' Minimum side setback to 0' (S1 Parcel)
- 3) From the 35' maximum building height in S1 to 56'
- 4) From the 20' Minimum parking setback abutting OS District to 0'
- 5) From the 10' Minimum parking setback to 0' (OS Parcel)

Filed in Clerk's Office

MAR 18 2025

Bianca Tirado
City Clerk, South Bend, IN

Required Documents

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

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:

The proposed uses will not be injurious to the public health, safety, or general welfare of the community. The proposed development will be a public-private partnership designed to serve the community and offer valuable amenities to the general public.

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

The proposed uses will allow for the development of a park facilities that will compliment the use and value of adjacent areas. The park is located in close proximity to indoor recreation spaces. In addition to the nearby recreational facilities, the proposed development is in close proximity to multifamily and commercial development. The active park space will create a new amenity for the the multifamily to the east and single family to the west.

(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:

The existing baseball and softball facilities are located on a mix of properties zoned OS Open Space and S1 Suburban Neighborhood 1. The proposed development is primarily located on the portion of the property zoned OS Open Space, which allows for the use. The portion of the development zoned S1 Suburban Development 1 is surrounding by similar and supporting developments consistent with the proposed use.

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

The proposed use is consistent with City Plan (2006) Object PF5.1: Provide and maintain a range of parks and recreational facilities through the City; Policy PF5.1.2 Provide a balance of active and passive recreation opportunities in the City park system; and Policy PF5.1.3 Partner with schools, colleges, private organizations, and neighboring jurisdictions to provide adequate recreation facilities for the general public.

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:

The proposed variances will not be injurious to the public health, safety, and general welfare of the community. The variances requested are along a common lot line, interior to the project.

(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:

The use and value of adjacent properties should not be impacted by the variances requested because they are interior to the development.

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

The strict application of the Ordinance would require setbacks on the interior of the project, which would result in the development being constructed in a manner that is not cohesive. The Ordinance recognizes the development of multiple parcels as a singular zoning lot, but only if under common ownership. The Ordinance does not recognize a common development under a public-private partnership.

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

The variances proposed relate only to the interior lot lines. The development meets the requirements of the Zoning Ordinance on all exterior lot lines, providing the appropriate buffering and setbacks impacting surrounding properties.

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

The variance requested does not correct a hardship caused by the current or former owner. The Ordinance does not anticipate a public-private partnership such as the one proposed.

Contact Information

Property owner(s) of the petition site:

Name: East Side Baseball Softball Association

Address: PO Box 6112
South Bend, IN 46660

Name: Department of Public Parks

Address: 301 S St. Louis Blvd
South Bend, IN 46617

Name: City of South Bend Public Parks

Address: 321 E Walter St
South Bend, IN 46614

Contact Person:

Name: Danch, Harner & Associates - Attn: Angela Smith

Address: 1643 Commerce Drive
South Bend, IN 46628


Phone Number: 574-234-4003


E-mail: asmith@danchharner.com

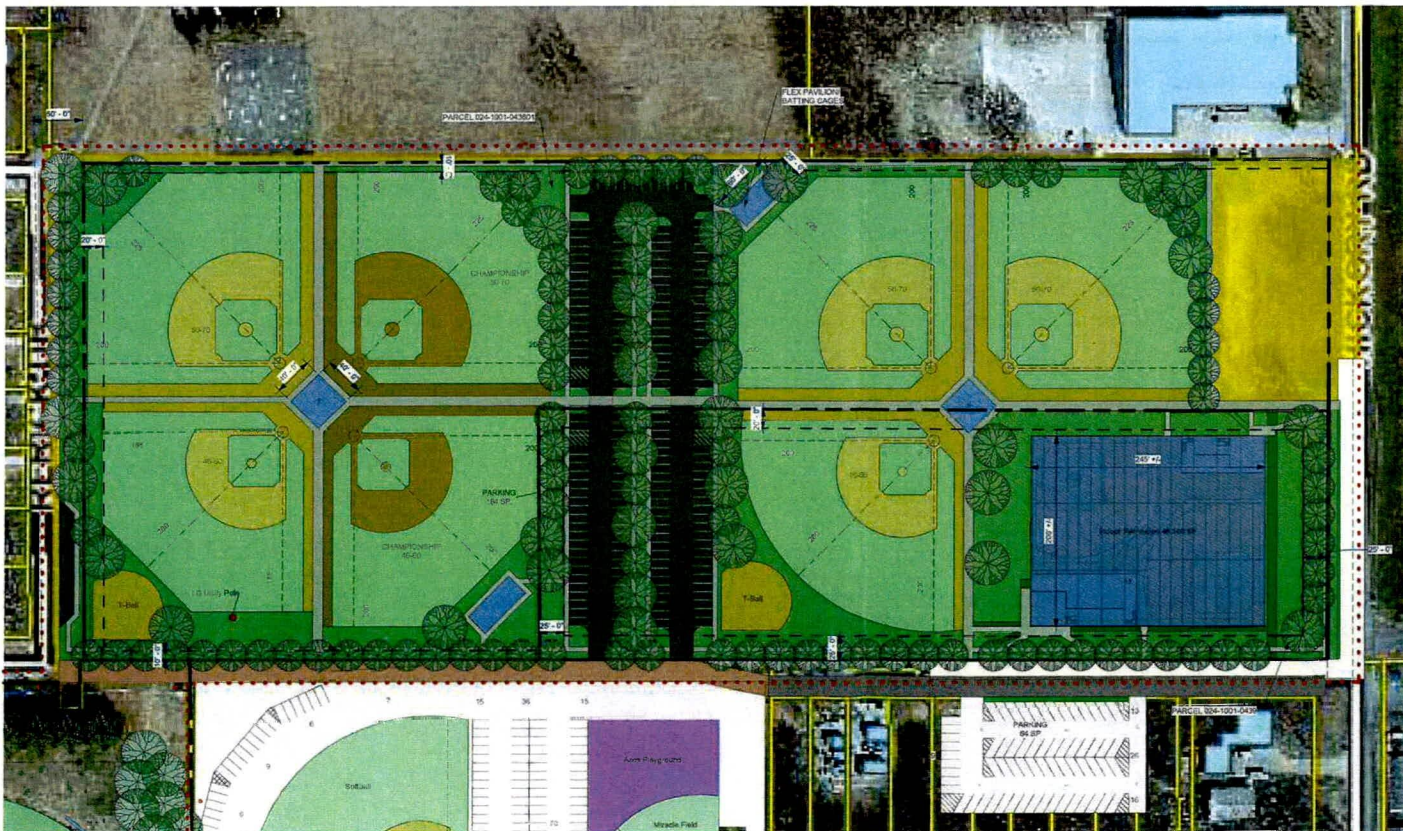
By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement 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:


Mark W. Neil, President City of South Bend of
Park Commission


ESBSA, Trustee



SITE LEGEND

- PRIMARY BUILDING
- SECONDARY BUILDING
- SIDEWALK
- PARKING
- EXIST. UNSTIPPLED PARKING AREA
- GREEN SPACE / TREE CANOPY
- CONTROLLED ACCESS PARK DRIVE
- DECIDUOUS TREE
- CONIFEROUS TREE
- AREA OF WORK / AREA OF IMPACT
- PROPERTY LINE
- SETBACK LINE
- FIELD POST LINE



KIL
ARCHITECTURE
PLANNING

1125 LINCOLNWAY EAST
SOUTH BEND, IN 46701
574.266.2654
kilarchitecture.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

ON-SITE PARKING

EXISTING COUNT:

1. SCHREINER LOT - APPX 84 SP.
2. ESLL FIELD LOT(S) - APPX 131 SP.
3. N. BOEHM LOT - APPX 94 SP.
4. S. BOEHM LOT - 120 SP.

TOTAL EXST APPX 409 SP. +/-

PROPOSED COUNT:

1. TARKINGTON LOT - 184 SP.

TOTAL PROP. 184 SP.

TOTAL ON-SITE APPX 593 SP. +/-

PARCEL & ZONING DATA

1705 HICKORY ROAD:

- PARCEL #: 024-1001-043601
- ZONING: OS OPEN SPACE
- MIN. SETBACKS (Adjacent to S1, S2, U1, U2):
 - a. FRONT: 0'
 - b. CORNER: 0'
 - c. SIDE: 10'
 - d. REAR: 20'

1701 HICKORY ROAD:

- PARCEL #: 024-1001-0439
- ZONING: S1 SUBURBAN NEIGHBORHOOD
- MIN. SETBACKS (Non-Residential):
 - a. FRONT: 20'
 - b. CORNER: 15'
 - c. SIDE: 20'
 - d. REAR: 25'

3061 EDISON ROAD:

- PARCEL #: 024-1004-0572
- ZONING: OS OPEN SPACE
- SETBACKS (Adjacent to S1, S2, U1, U2):
 - a. FRONT: 0'
 - b. CORNER: 0'
 - c. SIDE: 10'
 - d. REAR: 20'

**ESBSA
MASTER
PLAN**

BOOTH TARKINGTON PARK
South Bend, IN 46605
&
BOEHM PARK
South Bend, IN 46617

Project Number
KAP, 24039



**ARCHITECTURAL
SITE PLAN -
TARKINGTON
PARK**

Schematic Design
DATE: December 09, 2024

No.	Description	Date

1 TARKINGTON SD MASTER PLAN
SCALE: 1" = 50'-0"

SCALE: 1" = 100'-0"

A1.00B

© COPYRIGHT 2024
KIL ARCHITECTURE PLANNING

19-25

City of South Bend
BOARD OF ZONING APPEALS

Filed in Clerk's Office

March 13, 2025

Honorable Dr. Oliver Davis
4th Floor, County-City Building
South Bend, IN 46601

MAR 18 2025

Bianca Tirado
City Clerk, South Bend, IN

RE: Special Exception at 906, 912, 914, 918 Dubail Avenue and 1703, 1705, 1711 Dale Avenue

Dear Committee Chair Dr. Davis:

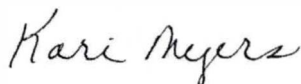
Enclosed is an Ordinance for the proposed Special Exception at the above referenced locations. Please include the attached Ordinance on the Council agenda for **first reading** at your March 24, 2025, Council meeting and set it for public hearing at your April 14, 2025, Council meeting. The petition is tentatively scheduled for public hearing at the April 7, 2025, 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 to allow for the use of a duplex on each lot.

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

BILL NO. 19-25

ORDINANCE NO. _____

MAR 18 2025

Bianca Tirado
City Clerk, South Bend, IN

**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 PROPERTIES LOCATED AT 906, 912, 914, 918 DUBAIL
AVENUE AND 1703, 1705, 1711 DALE AVENUE COUNCILMANIC DISTRICT NO. 3
IN THE CITY OF SOUTH BEND, INDIANA**

STATEMENT OF PURPOSE AND INTENT

Request a Special Exception to allow a two-unit dwelling on each lot

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:

906 Dubail Avenue, South Bend, IN 46613. 018-7054-2032

912 Dubail Avenue, South Bend, IN 46613. 018-7054-2033

914 Dubail Avenue, South Bend, IN 46613. 018-7054-2034

918 Dubail Avenue, South Bend, IN 46613. 018-7054-203501

1703 Dale Avenue, South Bend, IN 46613. 018-7054-2036

1705 Dale Avenue, South Bend, IN 46613. 018-7054-2037

1711 Dale Avenue, South Bend, IN 46613. 018-7054-2039

Vacant lot, Dale Avenue, South Bend, IN 46613. 018-7054-2035

In order to permit a two-unit dwelling on each lot.

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.

Canneth Lee, Council President
South Bend Common Council

Attest:

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

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ___ day of _____, 2025, at _____ o'clock p.m.

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

Approved and signed by me on the _____ day of _____, 2025, at ___ o'clock
____.m.

James Mueller, Mayor
City of South Bend, Indiana

Petition for Variance - Special Exception

Property Information

Tax Key Number: see attached list

Address: corner of Dale and Dubail - see attached list

Owner: 2010 Investment Group llc

Zoning: U1 Urban Neighborhood 1

Project Summary:

The plan involves constructing a duplex along with an accessory dwelling unit (ADU) on the lots situated at the corner of Dale and Dubail. The project aims to develop approximately 18 to 20 apartment units. Additionally, it will feature 20 to 28 parking spaces. Please refer to the attached site plan

Requested Action

- Special Exception/ Use Variance – *complete and attach Criteria for Decision Making*

Use requested: Duplex + ADU

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

Variance(s) requested:

- 1) For Building 1 and 2 in siteplan, From the minimum rear setback of 20' to 8'
- 2) To allow an ADU in a U1 zoning district when the owner does not occupy a dwelling on the premises

Filed in Clerk's Office

MAR 18 2025

**Bianca Tirado
City Clerk, South Bend, IN**

Required Documents

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

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:

The project will follow local building codes. In addition, follow the guidelines set under U1 zoning standards.

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

The minimum rear setback variance request only applies to 2 empty lots that do not have access to alley. There will be a 5' or more set back all around the new building. The project also provides plenty of parking. The extra parking prevents overcrowding Dale and Dubail Streets

(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:

The proposed use will be new and bold but consistent with the character of the district. The proposed use will also compliment the surrounding houses, schools, churches and businesses.

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

it fills in existing empty lots

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:

The project will follow local building codes. In addition, follow the guidelines set under U1 zoning standards.

(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:

The minimum rear setback variance request only applies to 2 empty lots that do not have access to alley. There will be a 5' or more set back all around the new building. The project also provides plenty of parking. The extra parking prevents overcrowding Dale and Dubail Streets

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

it will not. Just seeking the best use of the two empty lot's that do not have alley access.

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

- *Keep the design consistent.
- *Maximize the use two lot's that do not have alley access.

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

Construction has not started.

Contact Information

Property owner(s) of the petition site:

Name: David Njoroge _____

Address: 3131 Springbrook Drive _____
South Bend, IN 46614 _____

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: David Njoroge _____

Address: 3131 Springbrook Drive _____
South Bend, IN 46614 _____

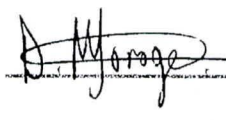
Phone Number: 5742109633 _____

E-mail: dnjoroge55@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:

 3/6/2025 _____

_____ N/A

_____ N/A

_____ N/A

List of properties – Special Exception Petition – 2010 Investment Group llc

Corner or Dubail and Dale

912 E Dubail, South Bend, IN 46613
ParcelID - 018-7054-2033
LegalDesc - Lot 81 Oak Park 2nd Add

914 E Dubail, South Bend, IN 46613
ParcelID - 018-7054-2034
LegalDesc - Lot 80 Oak Park 2nd Add

918 E Dubail, South Bend, IN 46613
ParcelID - 018-7054-203501
LegalDesc - N 108 Ft. Lot 79 Oak Park 2nd Add.

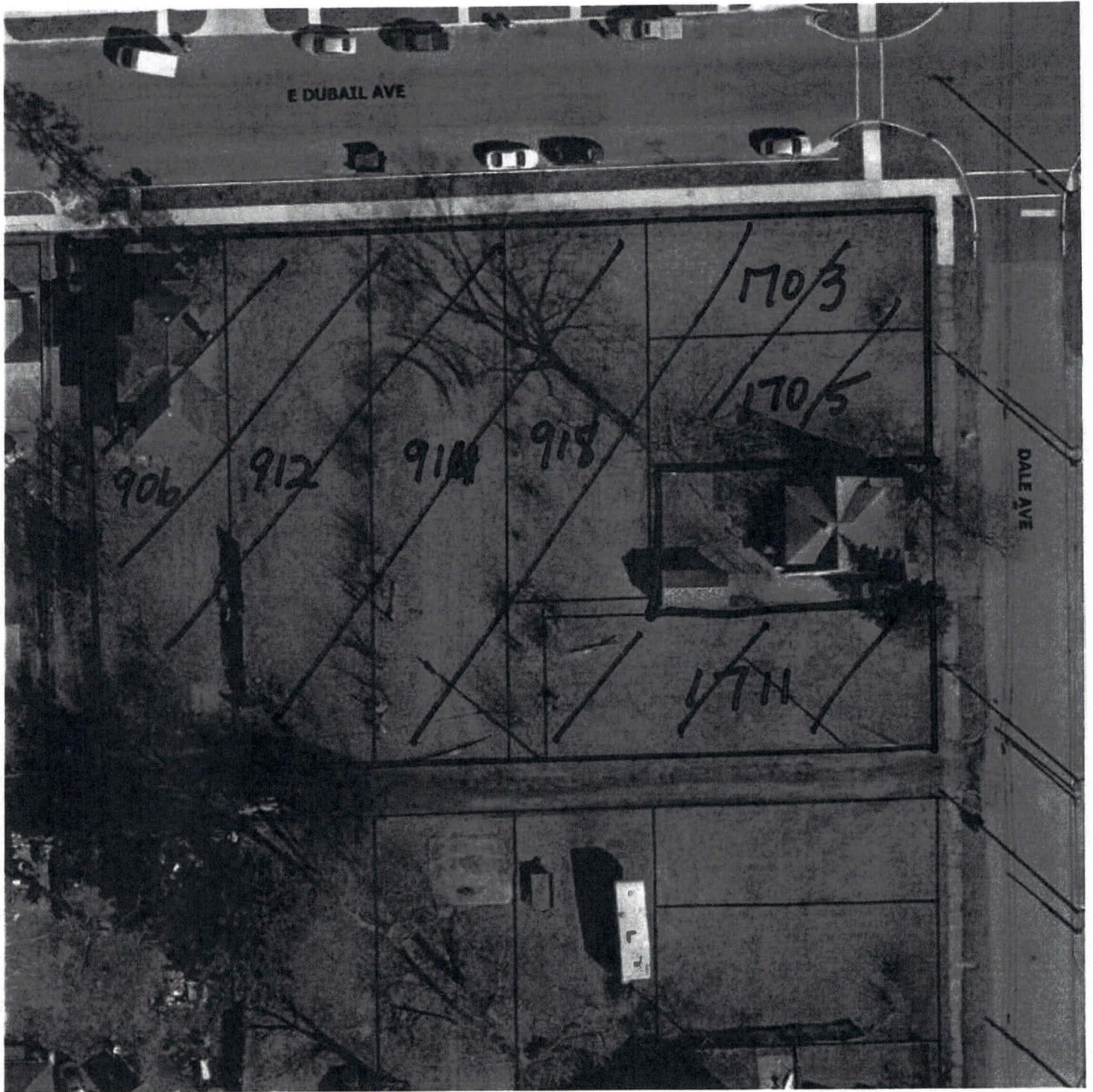
1703 Dale, South Bend, IN 46613
ParcelID - 018-7054-2036
LegalDesc - N End Lots 77-78 Oak Park 2nd Add

1705 Dale, South Bend, IN 46613
ParcelID - 018-7054-2037
LegalDesc - S 36 Of N 72 Lot 77-78 Oak Park 2nd

1711 Dale, South Bend, IN 46613
ParcelID - 018-7054-2039
LegalDesc - 40.5' S End Lots 77 78 & 79 Ex 10' W End S 40' Lot 79 Oak Park 2nd

906 E Dubail Ave, South Bend, IN 46613
ParcelID - 018-7054-2032
LegalDesc - Lot 82 Oak Pk 2nd Add

ParcelID - 018-7054-2035
LegalDesc - Lot 79 Ex 108 Ft N End & Ex 30 X 40.5 Ft Se Cor Oak Park 2nd Add



E DUBAIL AVE

DALE AVE

906

912

914

918

170/3

170/5

1711

20-25

County-City Building
227 W Jefferson Blvd Suite, 1200 N
South Bend, IN 46601

James Mueller, Mayor



Phone 311 inside City limits
Email 311@southbendin.gov
Website Southbendin.gov

Filed in Clerk's Office

MAR 19 2025

Bianca Tirado
City Clerk, South Bend, IN

City of South Bend

*Department of Administration & Finance
Division of Human Resources*

March 19th, 2025

Canneth Lee, President
City of South Bend Common Council
227 W. Jefferson Boulevard, 4th Floor
South Bend, Indiana 46601

RE: Creation of Fund 457 Ordinance

Dear President Lee,

During the past several years, it has been the practice of the Controller's Office to have the Common-Council approve the creation of a new fund as required by our internal policies. Fund 457 is being created for the purpose of receiving and disbursing the bond proceeds of the 2024 South Bend Redevelopment Authority Lease Rental Revenue Bonds, Series B that were issued to fund the Madison Lifestyle District project.

I will present this bill to the Common Council at the appropriate committee and Council meetings. It is requested that this bill be filed for 1st reading on March 24th, 2025, with 2nd reading, public hearing and 3rd reading scheduled for April 14th, 2025.

Thank you for your attention to this request. If you should have any questions, please feel to contact me at 574-235-9822.

Regards,

A handwritten signature in blue ink that reads "Kyle Willis".

Kyle Willis
City Controller

BILL NO. 20-25

MAR 19 2025

ORDINANCE NO. _____

Bianca Tirado
City Clerk, South Bend, IN

**AN ORDINANCE OF THE SOUTH BEND COMMON COUNCIL
CREATING THE 2024 RDA TAXABLE LEASE
RENTAL REVENUE BOND CAPITAL FUND (#457)**

STATEMENT OF PURPOSE AND INTENT

On February 6, 2023, the South Bend Common Council approved Resolution No. 4998-23 (the "Bond Resolution"), which approved the issuance of the South Bend Redevelopment Authority Taxable Lease Rental Revenue Bonds 2024, Series B (the "Bond") and approved the execution of a lease between the South Bend Redevelopment Authority and the South Bend Redevelopment Commission in connection with the Bonds. On July 18, 2024, the Redevelopment Authority issued the Series B Bonds to finance the cost of the Madison Lifestyle District project (as defined in the Bond Resolution).

It is in the best interests of the City to establish a new fund to account for the receipt and disbursement of the proceeds of the Series B Bonds.

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

SECTION I. The 2024 RDA Taxable Lease Rental Revenue Bond Capital Fund (#457) is hereby established as a non-reverting fund for the purpose of accounting for the proceeds of the Series B Bonds and any interest earnings thereon.

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

Canneth Lee, Council President
South Bend Common Council

Attest:

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

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ___ day of _____, 2025, at _____ o'clock p.m.

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

Approved and signed by me on the _____ day of _____, 2025, at ___ o'clock
____.m.

James Mueller, Mayor
City of South Bend, Indiana

21-25

County-City Building
227 W Jefferson Blvd Suite, 1200 N
South Bend, IN 46601

James Mueller, Mayor



Phone 311 inside City limits
Email 311@southbendin.gov
Website Southbendin.gov

Filed in Clerk's Office

MAR 19 2025

Bianca Tirado
City Clerk, South Bend, IN

City of South Bend

*Department of Administration & Finance
Division of Human Resources*

March 19th, 2025

Canneth Lee, President
City of South Bend Common Council
227 W. Jefferson Boulevard, 4th Floor
South Bend, Indiana 46601

RE: Creation of Fund 458 Ordinance

Dear President Lee,

During the past several years, it has been the practice of the Controller's Office to have the Common-Council approve the creation of a new fund as required by our internal policies. Fund 458 is being created for the purpose of receiving and disbursing the bond proceeds of the 2024 South Bend Redevelopment Authority Lease Rental Revenue Bonds, Series B that were issued to fund the renovation and construction projects at Four Winds Field.

I will present this bill to the Common Council at the appropriate committee and Council meetings. It is requested that this bill be filed for 1st reading on March 24th, 2025, with 2nd reading, public hearing and 3rd reading scheduled for April 14th, 2025.

Thank you for your attention to this request. If you should have any questions, please feel to contact me at 574-235-9822.

Regards,

Kyle Willis
City Controller

MAR 19 2025

Bianca Tirado
City Clerk, South Bend, IN

BILL NO. 21-25

ORDINANCE NO. _____

**AN ORDINANCE OF THE SOUTH BEND COMMON COUNCIL
CREATING THE 2024 RDA LEASE RENTAL
REVENUE BOND CAPITAL FUND (#458)**

STATEMENT OF PURPOSE AND INTENT

On April 8, 2024, the South Bend Common Council approved Resolution No. 5073-24 (the "Bond Resolution"), which approved the issuance of the South Bend Redevelopment Authority Lease Rental Revenue Bonds of 2024 (the "Bond") and approved the execution of a lease between the South Bend Redevelopment Authority and the South Bend Redevelopment Commission in connection with the Bonds. On July 12, 2024, the Redevelopment Authority issued the Bonds to finance the cost of renovations and improvements to Four Winds Field at Coveleski Stadium (as defined in the Bond Resolution).

It is in the best interests of the City to establish a new fund to account for the receipt and disbursement of the proceeds of the Bonds.

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

SECTION I. The 2024 RDA Lease Rental Revenue Bond Capital Fund (#458) is hereby established as a non-reverting fund for the purpose of accounting for the proceeds of the Bonds and any interest earnings thereon.

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

Canneth Lee, Council President
South Bend Common Council

Attest:

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

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ___ day of _____, 2025, at _____ o'clock p.m.

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

Approved and signed by me on the _____ day of _____, 2025, at ___ o'clock
____.m.

James Mueller, Mayor
City of South Bend, Indiana

MAR 19 2025

Bianca Tirado
City Clerk, South Bend, IN

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, TO VACATE THE FOLLOWING DESCRIBED PROPERTY: THE PORTION OF THE RIGHT-OF-WAY ALONG THE SOUTH SIDE OF MARION AND EAST SIDE OF MAIN FROM THE ROUNDABOUT AT MICHIGAN AND MARION SOUTHWESTERLY TO MADISON

STATEMENT OF PURPOSE AND INTENT

Petitioner requests the vacation between the current property lines and the existing right-of-way in order to allow for a more cohesive development on the property.

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 Ordinances 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 portion of the right-of-way along the South side of Marion and East side of Main from the roundabout at Michigan and Marion southwesterly to Madison, more particularly described as set forth in Exhibit A.

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 properties may be injuriously or beneficially affected by such vacating:

- 425 N Dr. Martin Luther King Jr Drive – Parcel ID # 018-1003-0095
- 416 N Main Street – Parcel ID # 018-1003-0089

SECTION IV. The purpose of the vacation of the real property is to allow for a more cohesive development on the property as a result of vacating the area between the current property lines and the existing right-of-way.

SECTION V. This Ordinance shall be in full force and effect after adoption by the Common Council, approval by the Mayor, and any publication required by law, with an effective date of _____, 2025.

Canneth Lee, President,
South Bend Common Council

ATTEST:

Bianca Tirado, City Clerk

Presented by me to the Mayor of the City of South Bend, Indiana on the _____ day of _____, 2025, at _____ o'clock __.m.

Bianca Tirado, City Clerk

Approved and signed by me on the _____ day of _____, 2025, at _____ o'clock __.m.

James Mueller, Mayor, City of South Bend, Indiana

EXHIBIT A

LEGAL DESCRIPTION FOR VACATION AREA:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT # 164, OF THE RECORDED PLAT OF "THE TOWN, NOW CITY OF SOUTH BEND", AS SHOWN IN PLAT BOOK #1, PAGE #1; THENCE NORTH 00°28'51" WEST ALONG THE ORIGINAL EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET, A DISTANCE OF 20.63 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE MAIN-MARION STREET CONNECTOR FOR THE NEXT SIX (6) COURSES: ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 278.31 FEET, AN ARC LENGTH OF 189.94 FEET, WITH A CHORD BEARING OF NORTH 18°25'45" EAST, AND A CHORD LENGTH OF 186.28 FEET, AND THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 211.78 FEET, AN ARC LENGTH OF 86.06 FEET, WITH A CHORD BEARING OF NORTH 52°27'43" EAST, A CHORD LENGTH OF 85.47 FEET; AND THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 73.99 FEET, WITH A CHORD BEARING OF NORTH 74°42'09" EAST, AND A CHORD LENGTH OF 73.57 FEET; AND THENCE NORTH 85°18'04" EAST, A DISTANCE OF 40.85 FEET; AND THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 58.46 FEET, WITH A CHORD BEARING OF SOUTH 77°57'07" EAST, AND A CHORD LENGTH OF 57.63 FEET; AND THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 104.80 FEET, AN ARC LENGTH OF 78.12 FEET, WITH A CHORD BEARING OF SOUTH 39°50'55" EAST, AND A CHORD LENGTH OF 76.33 FEET, TO A POINT ON THE ORIGINAL WESTERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. BOULEVARD (FORMERLY KNOWN AS MICHIGAN STREET); THENCE SOUTH 00°34'56" EAST ALONG SAID WESTERLY-RIGHT-OF-WAY, A DISTANCE OF 19.89 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF LOT # 158 IN SAID PLAT; THENCE NORTH 40°47'35" WEST, A DISTANCE OF 43.37 FEET TO A POINT ON THE NORTH LINE OF SAID LOT # 158; THENCE NORTH 57°55'12" WEST, A DISTANCE OF 55.85 FEET; THENCE SOUTH 89°35'33" WEST PARALLEL WITH SAID NORTH LINE OF LOT # 158, A DISTANCE OF 50.00 FEET; THENCE SOUTH 53°01'11" WEST, A DISTANCE OF 50.35 FEET TO THE NORTHWEST CORNER OF SAID LOT # 158; THENCE SOUTH 59°35'02" WEST, A DISTANCE OF 16.15 FEET TO A POINT ON THE EAST LINE OF LOT # 167 IN SAID PLAT OF "THE TOWN, NOW CITY OF SOUTH BEND"; THENCE SOUTH 49°29'24" WEST, A DISTANCE OF 90.04 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT # 167; THENCE SOUTH 38°14'39" WEST, A DISTANCE OF 84.63 FEET, TO A POINT ON THE SOUTH LINE OF LOT # 166 IN SAID PLAT; THENCE SOUTH 31°25'21" WEST, A DISTANCE OF 16.48 FEET TO A POINT ON THE NORTH LINE OF LOT # 165 IN SAID PLAT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 328.10 FEET, AND AN ARC LENGTH OF 71.29 FEET, WITH A CHORD BEARING OF SOUTH 21°19'32" WEST, AND A CHORD LENGTH OF 71.15 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT # 164; THENCE SOUTH 89°35'01" WEST, ALONG SAID NORTH LINE OF SAID LOT # 164, A DISTANCE OF 8.52 FEET, TO THE POINT OF BEGINNING.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.
CONTAINING 0.46 ACRES, MORE OR LESS.

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



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

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

March 11, 2025

Filed in Clerk's Office

Ms. Angela Smith
Danch, Harner & Associates
1643 Commerce Drive
South Bend, IN 46628
asmith@danchharner.com

MAR 19 2025

Bianca Tirado
City Clerk, South Bend, IN

RE: ROW Vacation – 416 N. Main St & 425 N. Dr. Martin Luther King Jr. Dr. (Preliminary Review)

Dear Ms. Smith:

At its March 11, 2025 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 Right-of-way. If you still wish to pursue this street 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 Right-of-way vacation will affect your property taxes, please contact the Auditor's Office.

Sincerely,

/s/ Theresa Heffner

Theresa Heffner, Clerk

Enclosures
TH/hh



STREET/ALLEY VACATION BPW APPLICATION

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

Date: 02/11/2025

Phone #: 574-234-4003

Name: Danch, Harner & Associates

E-mail: asmith@danchharner.com

Property Address: 416 N. Main and 425 N. Dr. Martin Luther King Jr. Dr.

Applicant property information: Residential Commercial Industrial

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

The Portion of the right-of-way along the South side of Marion and East side of Main from the round-about at Michigan and Marion southwesterly to Madison. More particularly described in the attached legal description.

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

When the State re-routed Main Street, the process to clean-up the right-of-way was not completed. The property owner is seeking to vacate the area between the current property lines and the existing right-of-way in order to allow for a more cohesive development on the property.

The following MUST be attached to this application:

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

Office Use Only

Fee Paid Date: 02/11/2025

Check/Money Order #: #48401

BPW Recommendation: Favorable

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS

Elizabeth A. Maradik, President

Joseph R. Molnar, Vice President

Gary A. Gilot, Member

Breana Micou, Member

Murray L. Miller, Member

Attest: Theresa M. Heffner, Clerk

Date: March 11, 2025

This application expires 90 days from the BPW meeting date, which is June 9, 2025.



**INTEROFFICE MEMORANDUM
BOARD OF PUBLIC WORKS**

DATE: February 11, 2025

TO: Kyle Ludlow, Public Works
Kara Boyles, Engineering
Chris Dressel, Community Investment
Derek Erquhart, Fire Department
Brad Rohrscheib, Police Department

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

SUBJECT: REQUEST FOR RECOMMENDATIONS – ROW VACATION

APPLICANT: Danch, Harner & Associates

LOCATION: 416 N. Main and 425 N. Dr. Martin Luther King Jr. Dr.

PLEASE INSERT YOUR RECOMMENDATIONS IN THE APPROPRIATE FIELD BELOW, BASED ON THE FOLLOWING I.C. 36-7-3-13 CRITERIA:

1. The vacation would/would not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
2. The vacation would/would not make access to the lands of the aggrieved person by means of public way difficult or inconvenient.
3. The vacation would/would not hinder the public's access to a church, school or other public building or place.
4. The vacation would/would not hinder the use of a public right-of-way by the neighborhood in which it is located or to which it is contiguous.

PUBLIC WORKS/ENGINEERING: Favorable recommendation, subject to relocation of utilities and release of easements.

COMMUNITY INVESTMENT: Favorable Recommendation.

FIRE: Favorable Recommendation

POLICE: Favorable recommendation



STREET/ALLEY VACATION PRELIMINARY REVIEW

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

Date: January 22, 2025 Phone #: 574-234-4003
 Name: Danch, Harner & Associates Email: asmith@danchharner.com

Property Address: 416 N. Main and 425 N. Dr. Martin Luther King Jr. Dr.

Applicant property information: Residential Commercial Industrial

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

The portion of the right-of-way along the South side of Marion and East side of Main from the round-about at Michigan and Marion southwesterly to Madison. More particularly described in the attached legal description.

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

Describe the reason for this vacation request and proposed use :

When the State re-routed Main Street, the process to clean-up the right-of-way was not completed. The property owner is seeking to vacate the area between the current property lines and the existing right-of-way in order to allow for a more cohesive development on the property.

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

OFFICE USE ONLY:

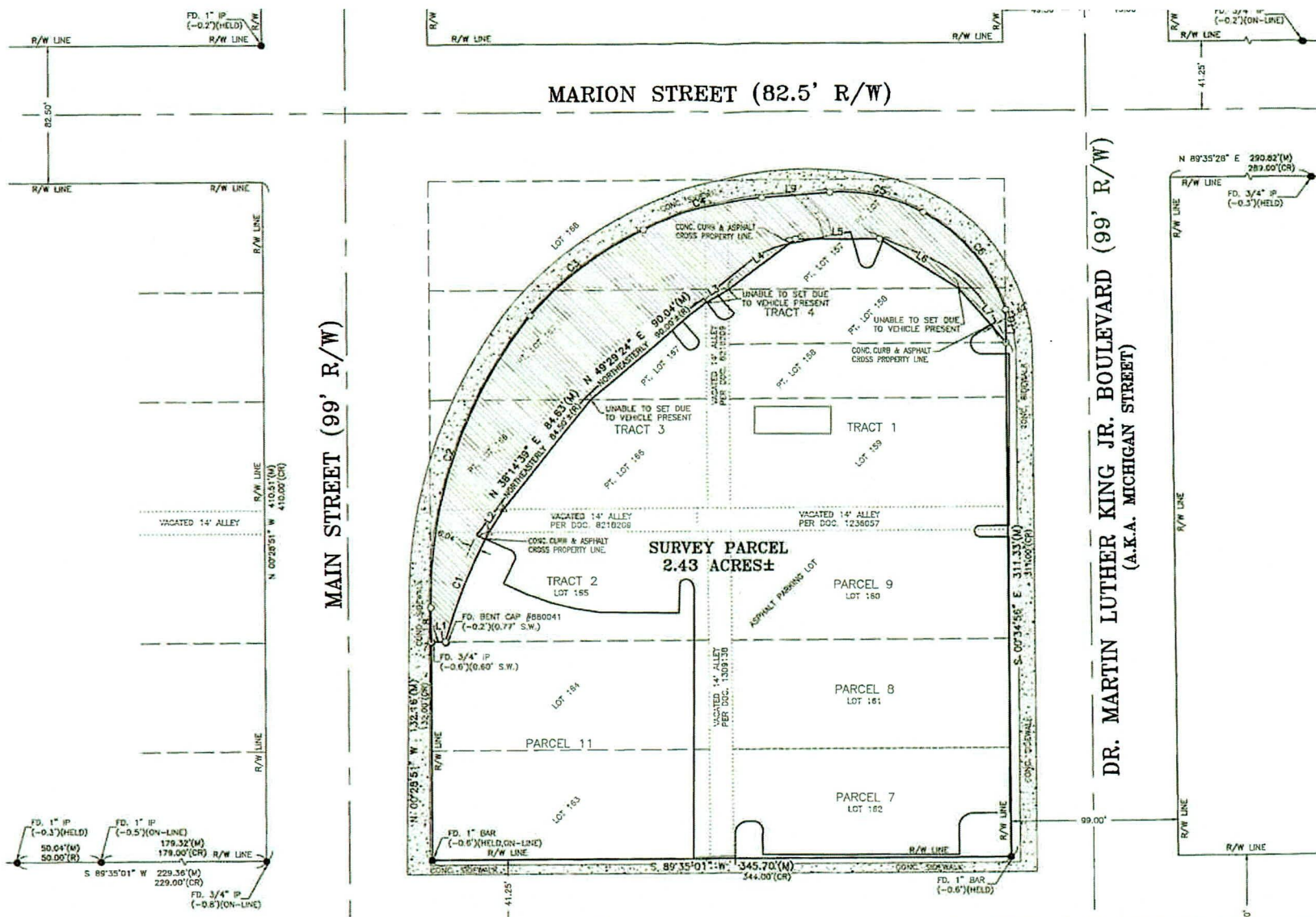
Do less than 50% of properties on the full block have direct street access? Yes No
 Is this the only midblock connection? Yes No
 Is the block length greater than 600'? Yes No
 Will the vacation result in: dead end alley, interference with bike route, violations of minimum traffic safety standards? Yes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

Preliminary Staff Comments:

Favorable response for this vacation request.

ER OF SECTION 1,
ITY OF SOUTH BEND,
RIBED AS FOLLOWS:
THE RECORDED PLAT
LAT BOOK #1, PAGE
ORIGINAL EASTERLY
0.63 FEET; THENCE
AIN-MARION STREET
RIVE TO THE RIGHT
9.94 FEET, WITH A
LENGTH OF 186.28
RADIUS OF 211.78
BEARING OF NORTH
ICE ALONG A CURVE
GTH OF 73.99 FEET,
CHORD LENGTH OF
ICE OF 40.85 FEET;
OF 100.00 FEET, AN
UTH 77°57'07" EAST,
S A CURVE TO THE
76.12 FEET, WITH A
LENGTH OF 76.33
-WAY LINE OF DR.
; MICHIGAN STREET);
-RIGHT-OF-WAY, A
HE NORTH HALF OF
DISTANCE OF 43.37
158; THENCE NORTH
TH 89°35'33" WEST
ICE OF 50.00 FEET;
TO THE NORTHWEST
ST, A DISTANCE OF
7 IN SAID PLAT OF
49°29'24" WEST, A
OF SAID LOT # 167;
T, TO A POINT ON
JTH 31°25'21" WEST,
E OF LOT # 165 IN
RADIUS OF 328.10
BEARING OF SOUTH
O A POINT ON THE
WEST, ALONG SAID
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RESTRICTIONS OF



EXISTIN

- ▲ SET W/L W/L
- ▲ FOUND W/L W/L
- TO
- TO
- PINE TREE
- TREE
- BUSH/TREE ROW
- F.W. V.L.
- BELLETA/PAVE
- LIGHT POLE
- UTILITY POLE
- CUT ANCHOR
- SIGN
- WELL
- F.W. BOXES
- FIRE HYDRANT
- CURB INLET
- DRIVEWELL/COIN BIN
- SANITARY MANHOLE
- STORM MANHOLE
- CLEAN-OUT
- SEE SECTION

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1(N)	N 89°35'01" E	85.52			71.29	71.15	N 21°19'32" E	12°20'57"
L1(R)	N 89°00'00" E	85.52			71.29	71.15	N 21°19'32" E	12°20'57"
L2(N)	N 31°25'21" E	18.48						
L2(R)	N 29°55'01" E	18.15						
L3(N)	N 59°50'01" E	50.00						
L3(R)	N 59°50'01" E	50.00						
L4(N)	N 89°35'33" E	50.00						
L4(R)	N 89°35'33" E	50.00						
L5(N)	N 77°57'07" E	76.33			65.80	65.80	N 77°57'07" E	0°00'00"
L5(R)	N 77°57'07" E	76.33			65.80	65.80	N 77°57'07" E	0°00'00"
L6(N)	S 09°28'51" E	20.63						
L6(R)	S 09°28'51" E	20.63						
L7(N)	S 09°28'51" E	20.63						
L7(R)	S 09°28'51" E	20.63						
L8(N)	S 85°18'04" W	40.85						
L8(R)	S 85°18'04" W	40.85						
L9(N)	N 02°34'55" W	19.69						
L9(R)	N 02°34'55" W	19.69						

NT ONLY, ANY REUSE
FOR THE SPECIFIC
ABILITY OR LEGAL
THE CLIENT MUST FIELD
LAND SURVEYOR
EXISTING UTILITIES
LIMITS OR STRUCTURES.
IE, FIELD
COMMENCEMENT OF
THEIR RESTRICTIONS NOT
ACTS AND LOCAL
RT TO INDICATE THE
TALLY INACCURUS

