South Bend
COMMON COUNCIL
April 14, 2025

Filed in Clerk's Office

APR 11 2025

Bianca Tirado
City Clerk, South Bend, IN

411 Cottage Grove Ave

Oak St
Fuerbringer St
Fuerbringer St
Fuerbringer St
430
429

LOT B
119.780'
10.03'
14.03'
56.93'
15.07'
PUBLIC ALLEY
LOT A
22.00'
DUPLEX
PORCH
20.00'
48.980'
50.040'
8.00'
40.00'
13.95'
119.980'
COTTAGE GROVE AVE

South Bend Neighborhood Infill | Stacked Duplex
The Stacked Duplex
ZONING DISTRICTS ALLOWED
Building Type Overview
Building Dimensions
Building Height
2 story
Building Width
22'
Building Depth (incl. porch)
48'
Program
Unit Configuration
2 bed / 1 bath
Unit Size (finished gross)
1,760 sq. ft.
Basement (unfinished)
880 sq. ft.
Porch (unconditioned)
176 sq. ft.
1st Floor
880 sq. ft.
2nd floor
880 sq. ft.
Lot Dimensions
Lot Width (min.)
22'
Lot Width (max.)
70'
Cost Assumptions
Preliminary Construction Estimates*
$280,000 - $310,000
Financing Options
30-yr mortgage
Ground Floor
Second Floor

1335 Corby Blvd

Howard St
Howard St
Howard St
Corby Blvd
Corby Blvd
Corby Blvd
Corby Blvd
1307
1311
1315
1323
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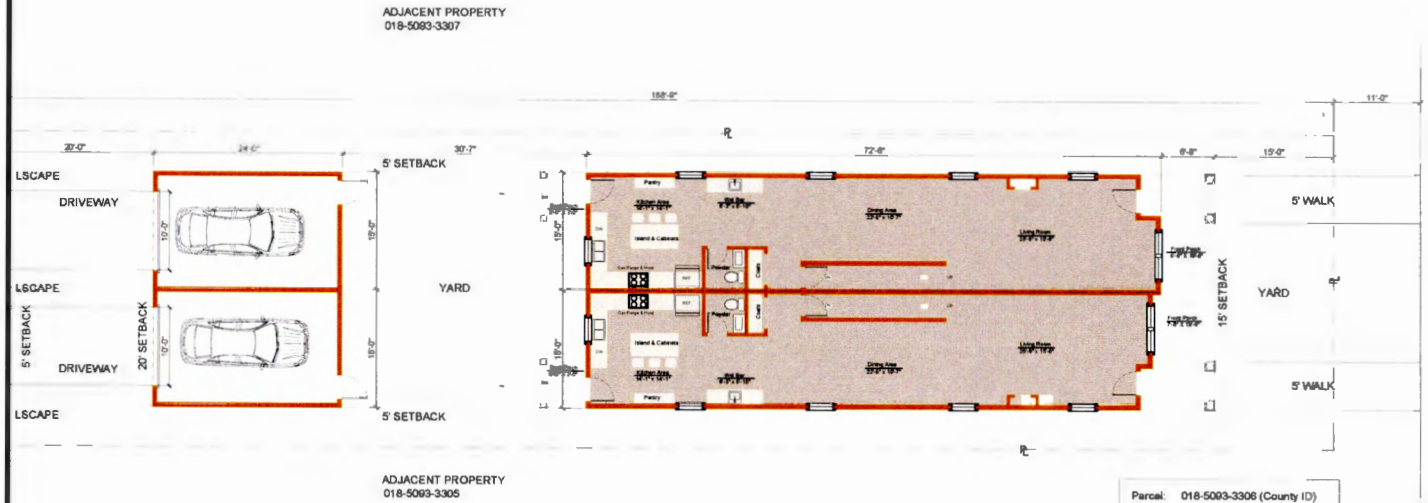
1342
1346



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

0 4' 8' 16'

NORTH

Parcel:	018-5093-3306 (County ID)	
Address:	1335 CORBY Blvd.	
Area	6750.0 S.F. (0.155 AC)	
Lot Coverage		
Duplex:	2140.0 S.F.	31.70%
Porch Area:	320.0 S.F.	04.74%
Garage:	720.0 S.F.	10.68%
Total:	3088.8 S.F.	47.10%

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

DESIGN
DEVELOPMENT
03/07/25

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

OWNER / DEVELOPER
ECO IN Investments LLC
Elissa Gunsorek
7821 Morse Rd
New Albany, OH 43054

Duplex Residence
1335 Corby Blvd
South Bend, IN 46617

SEAL
Thomas Keri
No. AR10800008
STATE OF INDIANA
REGISTERED ARCHITECT
EXPIRES 11/30/2026

DATE	ISSUE

JOB NUMBER

SHEET TITLE
SITE PLAN

SHEET NUMBER
A0.1

1 **FRONT (SOUTH) ELEVATION**
Scale: 1/4" = 1'-0"

2 **LEFT SIDE (WEST) ELEVATION**
Scale: 1/4" = 1'-0"

DESIGN DEVELOPMENT 03/07/25

Thomas Keri, Architect
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Travelers Rest, SC 29690
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tkeriarch@gmail.com

OWNER / DEVELOPER

ECO IN Investments LLC
Elissa Gunsorek
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New Albany, OH 43054

Duplex Residence
1335 Corby Blvd.
South Bend, IN 46617

SEAL

EXPIRES 11/30/2026

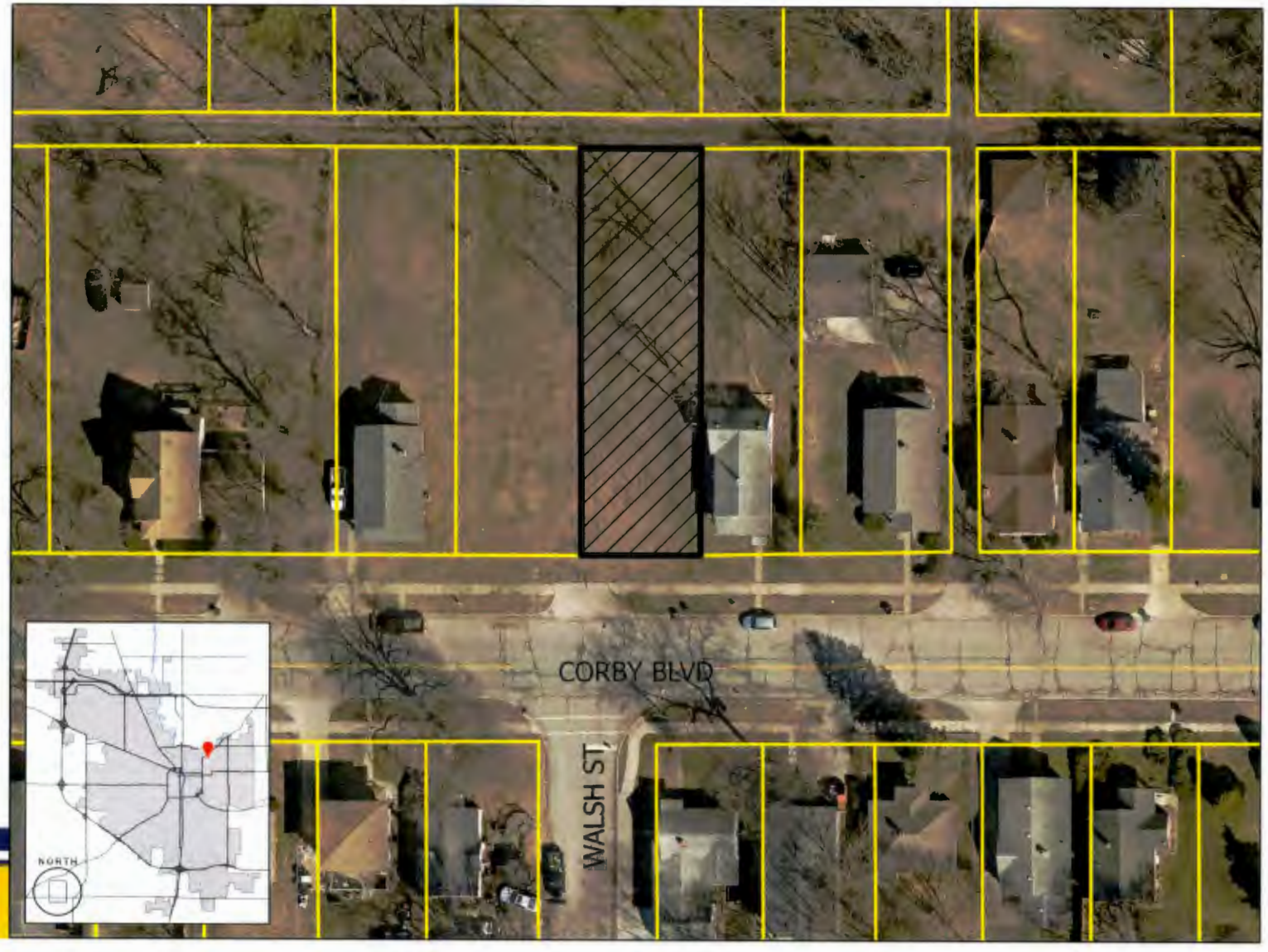
DATE	ISSUE

JOB NUMBER

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A2.1

1253 Corby Blvd



Cypress Bayou Drive
Cypress Bayou Drive
Cypress Bayou Drive
Cypress Bayou Drive
1240
1248
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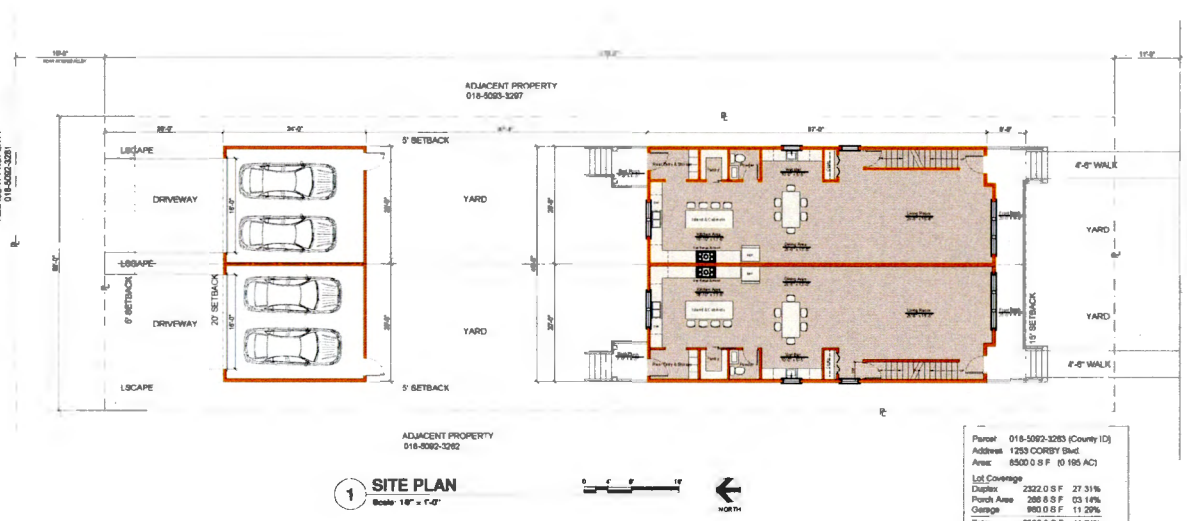

1 **SITE PLAN**
Scale: 1/8" = 1'-0"

0 4' 8' 16'

NORTH

Parcel	018-5092-3283 (County ID)
Address	1253 CORBY Blvd.
Area:	8500.0 S F (0.195 AC)
Lot Coverage	
Duplex	2322.0 S F 27.31%
Porch Area	288.8 S F 03.14%
Garage	960.0 S F 11.29%
Total	3568.8 S F 41.74%

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

DESIGN
DEVELOPMENT
03/05/25

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tkrideacon@gmail.com

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Elissa Gunsorek
7821 Morse Rd
New Albany, OH 43054

Duplex Residence
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South Bend, IN 46617

SEAL

Thomas Keri
No. ARCH00007
STATE OF
INDIANA
REGISTERED ARCHITECT

EXPIRES 11/30/2026

DATE	ISSUE

JOB NUMBER

SHEET TITLE
SITE PLAN

SHEET NUMBER
A1.0

1 **FRONT (SOUTH) ELEVATION**
Scale: 1/4" = 1'-0"

2 **LEFT SIDE (WEST) ELEVATION**
Scale: 1/4" = 1'-0"

DESIGN DEVELOPMENT 03/05/25

Thomas Keri, Architect
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OWNER / DEVELOPER

ECO IN Investments LLC
Elissa Gunsorek
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New Albany, OH 43054

Duplex Residence
1253 Corby Blvd.
South Bend, IN 46617

SEAL

EXPIRES 11/30/2026

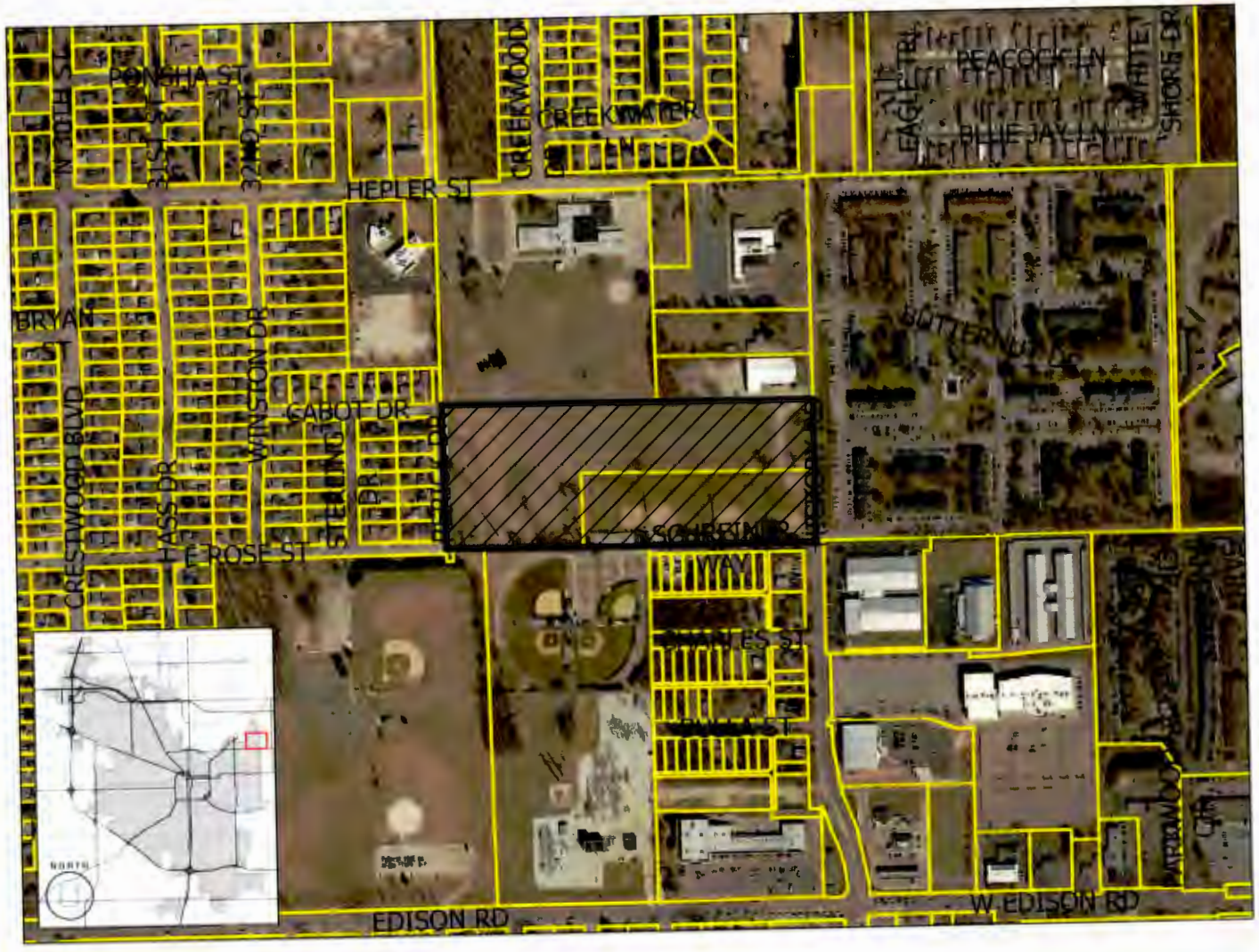
DATE	ISSUE

JOB NUMBER

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A2.1

1701 Hickory Rd



BITE LEGEND

- PRIMARY BUILDING
- SECONDARY BUILDING
- SIDEWALK
- PARKING
- EXIST. / UNSTRIPED PARKING AREA
- GREEN SPACE / TREE LAWN
- CONTROLLED ACCESS PARK DRIVE
- DECIDUOUS TREE
- COMPEROUS TREE
- AREA OF WORK / AREA OF IMPACT
- PROPERTY LINE
- SETBACK LINE
- FIELD FOUL LINE

ON-SITE PARKING

EXISTING COUNT:

1 SCHREINER LOT - APPX 64 SP
2 E/BLL FIELD LOT(B) - APPX 131 SP
3 N BOEHM LOT - APPX 94 SP
4 S BOEHM LOT - 120 SP

TOTAL EXIST APPX 409 SP +/-

PROPOSED COUNT:

1 TARRINGTON LOT - 184 SP

TOTAL PROP: 184 SP

TOTAL ON-SITE: APPX 593 SP. +/-

PARCEL & ZONING DATA

1708 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'

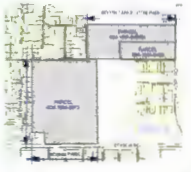
1701 HICKORY ROAD:

- PARCEL #: 024-1001-0439
- ZONING: S1 SUBURBAN NEIGHBORHOOD 1
- MIN. SETBACKS (Non-Residential)
  a. FRONT: 25'
  b. CORNER: 15'
  c. SIDE: 20'
  d. REAR: 25'

2801 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'

CONTEXT KEY PLAN



1 SD MASTER PLAN
SCALE 1" = 100'-0"

0 50' 100' 200'
SCALE: 1" = 100'-0"

N

KIL
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1128 LINCOLNWAY EAST
SOUTH BEND, IN 46601
574.286.2854
kilarchitecture.com

PRELIMINARY NOT FOR CONSTRUCTION

ESBSA MASTER PLAN

BOOTH TARKINGTON PARK
South Bend, IN 46635
&
BOEHM PARK
South Bend, IN 46617

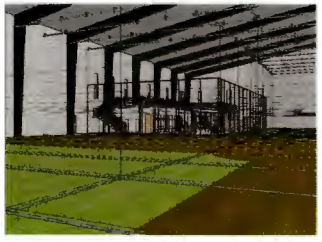
Project Number
KAP 24009

ARCHITECTURAL SITE PLAN

Schematic Design
DATE: December 09, 2024

No.	Description	Date

A1.00

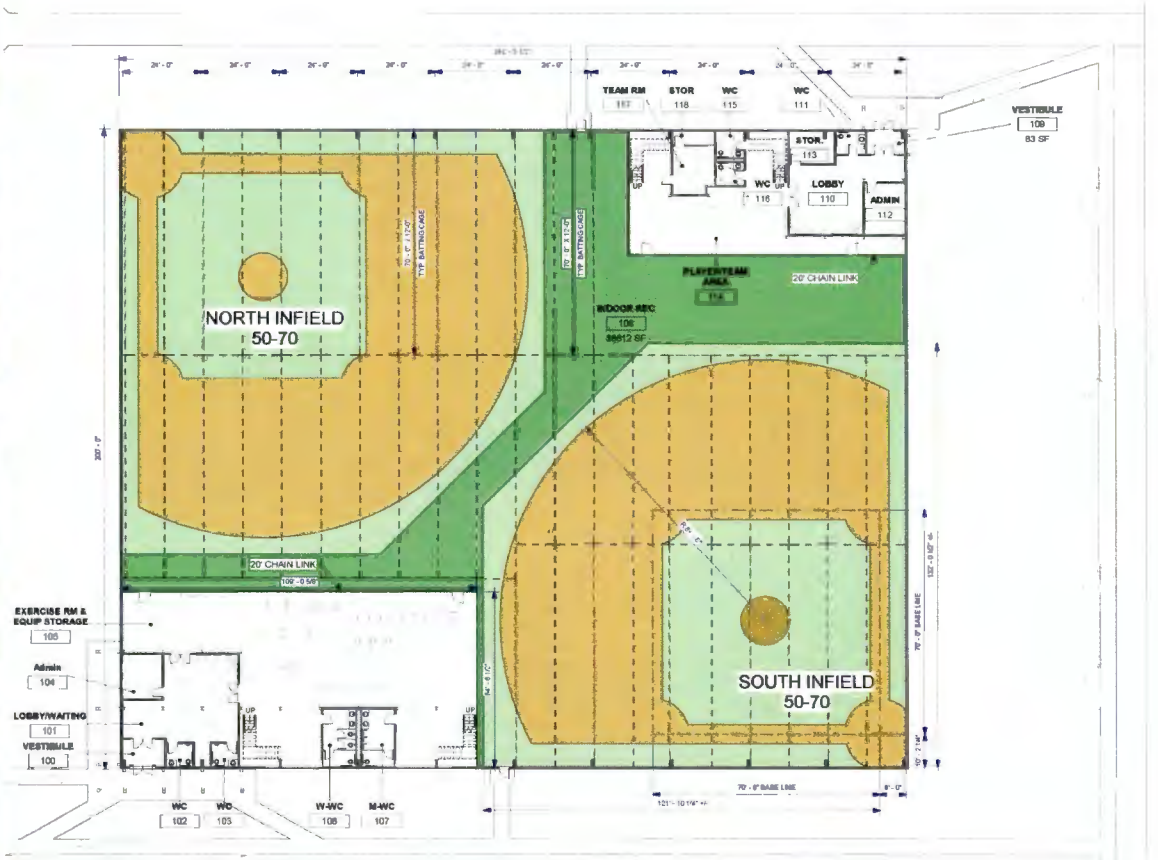


D VIEW FROM SOUTH INFIELD
NOT TO SCALE

C VIEW FROM NORTH INFIELD
NOT TO SCALE

B VIEW LOOKING SOUTHWEST
NOT TO SCALE

A VIEW FROM LOBBY
NOT TO SCALE



1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

SCALE 1/16" = 1'-0"

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kilarchitecture.com

PRELIMINARY
NOT FOR CONSTRUCTION

ESBSA
INDOOR
RECREATION
FACILITY

BOOTH TARKINGTON PARK
South Bend, IN
46635

Project Number
KAP. 24009

GROUND FLOOR
PLAN

Schematic Design
DATE: December 09, 2024

No.	Description	Date

A1.10

GENERAL ELEVATION NOTES

1. ARCHITECTURAL FINISH FLOOR ELEVATION OF 100'-0" = 850.62' REFER TO CIVIL DWGS

2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

KIL ARCHITECTURE PLANNING
1128 LINCOLNWAY EAST
SOUTH BEND, IN 46601
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kilarchitecture.com

PRELIMINARY NOT FOR CONSTRUCTION

ESBSA INDOOR RECREATION FACILITY

BOOTH TARKINGTON PARK
South Bend, IN
46635

Project Number
KAP 24009

EXTERIOR ELEVATIONS

Schematic Design
DATE: December 09, 2024

No.	Description	Date

A2.10

STERLING DR
LABOTEUR
PARK ST
Pickleball
Parking
104 Stalls
Softball
Access
Playground
T-Ball
CHAMPIONSHIP
40-60
50-70
PB
Indoor Recreation
48,300 SF
Parking
74 SP