# South Bend Common Council November 24, 2025

Filed in Clerk's Office

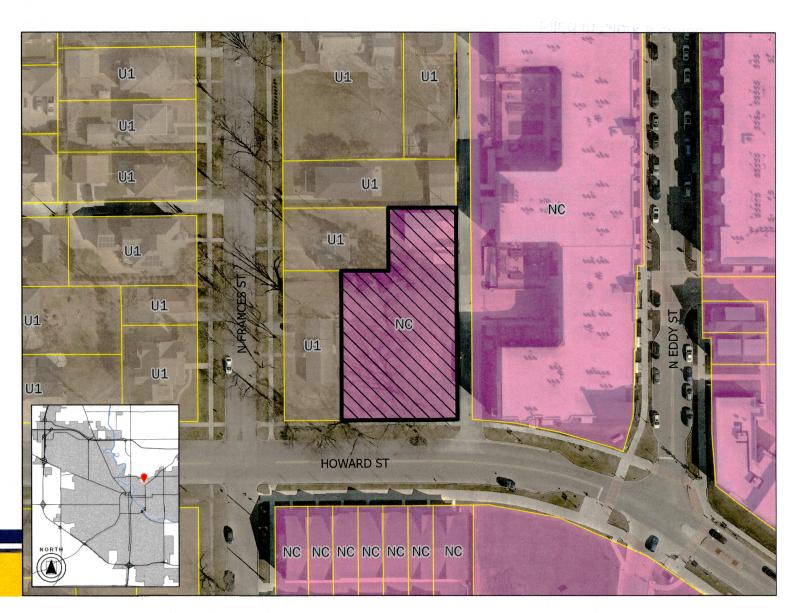
NOV 25 2025

# Oley Clerk, South Bond, 4N

## 1011 HOWARD ST

Rezoning from NC to U1

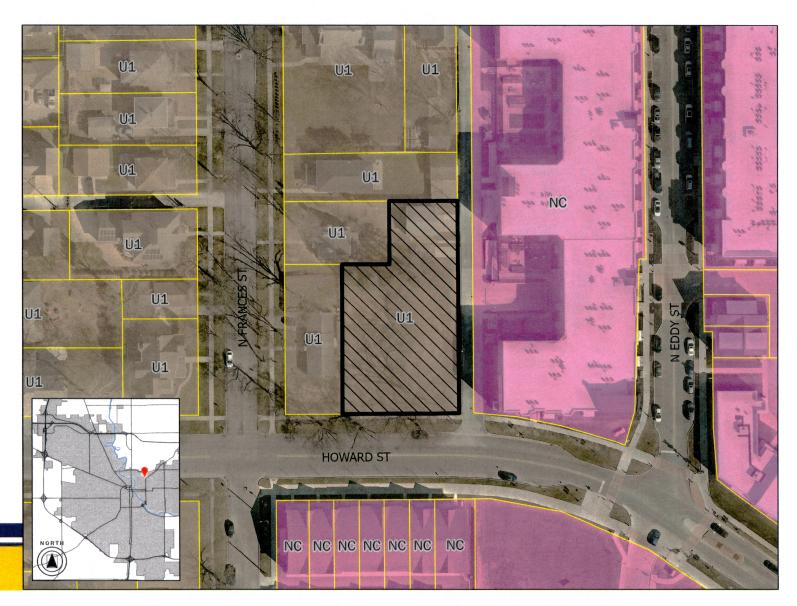
**Staff recommendation:** Send rezoning to Common Council with a favorable recommendation



## 1011 HOWARD ST

Rezoning from NC to U1

**Staff recommendation:** Send rezoning to Common Council with a favorable recommendation



	FRANCES-HOWARD MINOR SUBDIVISION BEING A REPLAT OF LOTS A, B, AND C, OF SORING SECOND ADDITION LOT LINE ANALSTMENT, LOCATED IN THE MORTH-BAST DUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP 37 LOSTH, ANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP 37 LOSTH, CAUGUSTY, INDIANAL	
	LEGAL DESCRIPTION	
	LOTS A, B, AND C OF BORING SECOND ADDITION LOT LINE ADJUSTMENT, THE PLAT OF WINCH'S INCOCKED IN NORTHWENT HO. RECEIVED UP A LOT THE ADJUSTMENT, THE OFFICE OF THE RECORDING OF ST. 2005-PH COUNTY, MODINA, CONTRAINED OF A TAXING, MORE OR	
ED OF DEDICATION	LEON.	NOTES:
WE WORKERSONED, OF THE REAL SETAILS SHOWN AND DISCREED.  THE RECORDING THE REAL SETAILS SHOWN AND DISCREED.  THE RECORDING THE REPORT OF THE REAL SETAILS SHOWN AND DISCREED.  THE RECORDING THE REPORT OF THE REPORT OF THE REPORT OF THE RECORDING THE RECOR		1. TOTAL AREA OF SUBDIVISION: 0.78 ACRES±
IN, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE THE REQUIREMENTS OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF		<ol> <li>ENGINEERING REPORT: ALL LOTS SHALL BE SERVICED BY CITY OF SOUTH BEND MUNICIPAL SANITARY SERVER AND WATER.</li> </ol>
TH BEND, INDIANA, THIS SUBUMBICH SINALL BE INFORMALL STREETS, BUALTED AS <u>PRANCESH-HOWARD MENDER SUBDIVISION,</u> ALL STREETS, TS-OF-WAYS, ALLEYS, SYTUNG: ROADWAY BASEMENTS AND PUSILG OPEN		<ol> <li>ACCORDING TO THE 1897 U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, INVENTORY MAPS, THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTIES.</li> </ol>
JES SHOWN AND NOT HERETOFORE DEDICATED NOW ARE HEREBY DEDICATED HE PUBLIC FOR THE USES DESIGNATED HEREIN THE AREA OF GROUND	(Public Virus new 2006-1647)	
Grafied on this HLJ and managed as "existing its are received for the time. As designated by the utelties, and include, but are not limited to, the allation of water and semer mans, poles, out by lines and wires,	Nerranana Pau da	<ol> <li>THERE ARE NO ENCROACHMENTS OF EXISTING PERMANENT STRUCTURES UPON LOTS LINES, BUILDING SETMACKS, OR EASEMENTS BEING CREATED IN THE PLATTING OF THIS SUBDIVISION.</li> </ol>
NAGE FACUTIES, AND ACCESS FOR PRESENT OR FUTURE DEVELOPMENT, IECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE LAGINARY IN RESERVED BY DEVELOPMENT OF CONTRIBUTE STRUKTHISES AND TO THE LAGINARY.	the service service officer order to the service officer officer could be service about models of the service about the service officer office	<ol> <li>BULDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE CITY OF SOUTH BEND ZONING ORDINANCE.</li> </ol>
LIT RESERVES. AND STRIPS OF LAND, BUT OWNERS OF THE PUBLIC UTILITIES, AND TO		
RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS BUBDIVISION.	Lot 1 0.21 Auros Ig	8. ALL NEW LOT CORNERS AND COMMON LOT CORNERS WITHOUT FOUND MONUMENTS WILL BE MARRIED WITH ANY DIMMETER REMAIL 24 INCHES IN LENGTH, WITH A PLASTIC CAP MARRIED "MARRIED TAMBRES 200006M".
WALER'S CERTIFICATION	<b>†</b>	7. THIS PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN AS PER INFORMATION CHEMICAL PROPERTY IS NOT LOCATED BY THE PROPERTY OF T
VNER'S CERTIFICATION	- No. 100 cm mg co. 100 cm co. 10	<ol> <li>THIS PROPERTY IS NOT LOCATED WITHIN THE FLOODILAM AS PER SECRIMATION CHEMBER FORMER, COMMUNICACE MATE WITHIN ARTHORNER, FORD SELECTION PROGRAM, COMMUNITY-PANE, NUMBER 1814 (CODDISC), DEFECTIVE DATE, MANUARY 6, 2011, ZONE K, AREA OF MINANE, FLOOD HAZDAND.</li> </ol>
IS, TO CENTRY THAT THE UNDERSEASED IS THE OWNER OF PROPERTY HERLIN CREEKE AND PROPERTY HERLIN CREEKE AND PROPERTY HERLIN CREEKE AND PROPERTY HERLIN CREEKE AND PROPERTY HER AND	NISSTANTATE 155.00" (Strittenship are the plat)	
TH, THEREON INDICATED.  ED THIS		
in or		
NY GROCOCK, VICE PRESIDENT FOR PINANCE	Lot 2 0.19 Acres	
ERBITY OF NOTRE DAME DU LAC		
TARY PUBLIC CERTIFICATE	MEDIANDALE HEVEL	SURVEYOR'S CERTIFICATE
TE OF INDIMA ) SS; NTY OF ST, JOSEPH )		I, JEFFREY S. BARNES, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT ALL THE MONLMENTS WILL BE
		LEMENTS, INMERI, WEIGHT CERTIFY THAT I MAN AUGU BIRRINGTON LEDINIDO IN COMPANCE WITH THE AUGU BOTH DESTRUCTION AND AND AND AUGU BOTH DESTRUCTION AND AND AUGU BOTH DESTRUCTION AND AUGUST THAT IN COLONION, SEE, TYPE WAS METTING, LOCALION, SEE AUGUST BOTH AUGUST SET OF THE RESERVE WAS AUGUST BOTH AUGUST B
DRE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND TE, PERSIONALLY APPEAUED AND MONIEDED THE DESCRIPTION OF THE INSTRUMENT.	Let 3 0.19 Acrase	WITH THE LINES OF THIS PLAT CONFORMING TO A SURVEY MADE BY BERTSCH-FRANK AND ASSOCIATES, INC., PROJECT NO. 22330,200 DATED SEPTEMBER 15, 2025 AND BEING RECORDED
NESS MY HAND AND SEAL THIS		NOVIMBER 21, 2023 IN THE OFFICE OF THE RECURDER OF ST. JUSEPH COUNTY, HUMAN IN INSTRUMENT NO. 2023-27497.
		I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW
ARY PUBLIC, RESIDING IN COUNTY	M8973930°E 165,09	0 4 10
COMMISSION EXPIRES:		May Beam warmen ( in the second of the secon
		String Sandres 19 2000000 DATE SIGNED
	Luri 4 in the state of the stat	to success
ERTIFICATE OF APPROVAL:		
SILANT TO INDIANA CODE SECTION 36-T-4, THE UNDERSIONED CERTIFY THAT THE INCER-SOMEON SILENDERSING WAS CONSIDERED AND GRAVITED SECONDARY ROOM, AS THE SUITH BRID PLAT COMMISSION ON DETERMINED COMMISSION COMPLEX WITH THE STANDARDS SET FORTH M THE CITY OF THE BRID SILENDINGS CONTROL CORNING.	27 Fps. GZ 58F412FW 144.87 5F Coper final (sketch Fred)	
NTNESS WHEREOF, WE HAVE ATTACHED OUR SIGNATURE AND THE COMMISSION'S SEAL RELIFICATION.	HOMARO STREET (SZF PH)	
CONCORAN SECRETARY OF THE COMMISSION		
		LIN JONES SOPRIES
		JR JONES PETRIE PROMOTE AND
		UNIVERSITY OF NOTRE DAME D
		415 MAIN BUILDING
Legend		NOTRE DAME, IN 46556
		Graphic Scale 415 MAIN BUILDING
P.O.C. POINT OF COMMENCEMENT P.O.B. POINT OF REGINNING		
P.O.C. POINT OF COMMENCEMENT P.O.B. POINT OF REGISHING EXISTING MANLMENT (OPEN) LUNNOWN UNLESS OTHERWISE NOTICE)	SURVEYOR JONES PETRE RAPINSKQ UNIVERSITY OF NOTRE DAME DU LAC	0 16 20 40 NOTRE DAME, IN 46556
P.O.C. POINT OF COMMENCEMENT P.O.B. POINT OF REGINNING	SURPEYOR  JOHN FIFTER JAN-MINE  JOHN FIFTER JAN-MINE  JOHN STATE JANE DU JAC  MINESTATO FOR THE DAME  MINESTATO FOR T	NOTRE DAME, IN 46556

### 725 W LASALLE AVE

Rezoning from Unzoned to U1

**Staff recommendation:** Send rezoning to Common Council with a favorable recommendation

