



CITY OF SOUTH BEND

BOARD OF PUBLIC WORKS

January 13, 2026

Mr. Christopher Tomkiewicz
2801 W. Calvert St.
South Bend, IN 46613
Tomkiewicz.tt@gmail.com

RE: ROW Vacation – ROW East of 2801 W. Calvert St. (Preliminary Review)

Dear Mr. Tomkiewicz:

At its January 13, 2026 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 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 vacation will affect your property taxes, please contact the Auditor's Office.

In its Ordinance, the City of South Bend Common Council included the Board of Public Works' requirement that you **eliminate the alley approach by hiring a private contractor bonded with the City to tear out the approach, replace with curb, and establish a tree lawn in accordance with City standards and specifications**. These updates should be made within ninety (90) days of final approval from the Common Council. Please notify us when this work is complete. If you have any further questions, please call this office at (574) 235-9251.

Sincerely,

/s/ Hillary Horvath
Hillary Horvath, Clerk



**INTEROFFICE MEMORANDUM
BOARD OF PUBLIC WORKS**

DATE: August 29, 2025

TO: Kyle Ludlow, Public Works
Eric Horvath, Public Works
Chris Dressel, Community Investment
Derek Erquhart, Fire Department
Brad Rohrscheib, Police Department

FROM: Hillary Horvath, (hhorvath@southbendin.gov)

SUBJECT: REQUEST FOR RECOMMENDATIONS – ROW VACATION

APPLICANT: Christopher Tomkiewicz

LOCATION: Unimproved ROW East of 2801 W. Calvert St

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

COMMUNITY INVESTMENT: Favorable Recommendation

FIRE: Favorable Recommendation

POLICE: Favorable recommendation



STREET/ALLEY VACATION BPW APPLICATION

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

Date: 8/29/25Phone #: 574 261-7864Name: Christopher Tomkiewicz E-mail: Tomkiewicz.A@Gmail.comProperty Address: 2801 W Covert StApplicant 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):

West Covert / Railroad owned field around me.

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

Bigger yard

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: 8/29/2025

Check/Money Order #: _____

BPW Recommendation: Favorable Not Favorable

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS

Elizabeth A. Maradik, President

Murray L. Miller, Member

Abigail E. Magas, Member

Joseph R. Molnar, Vice President

Breana N. Micou, Member

Attest: Hillary R. Horvath, Clerk

Date: January 13, 2026

This application expires 90 days from the BPW meeting date, which is April 13, 2026.



STREET/ALLEY VACATION PRELIMINARY REVIEW

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

Date: June 6, 1995

Phone #: 574-261-7864

Name: Chris Tomkiewicz

Email: tomkiewicz45@gmail.com

Property Address: 2801 W. Calvert

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):
West Calvert / rail road own field around me. (Unimproved ROW east of 2801 W. Calvert)

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 :

For a bigger yard.

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 recommendation for a partial vacation that includes the western 1/2 (approx. 26 ft) of the unimproved N-S ROW north of Calvert and immediately east of 2801 Calvert

Partial vacation allows for continued access to underground utilities.

From: Chris Dressel
Sent: Wednesday, August 6, 2025 1:03 PM
To: tomkiewicz45@gmail.com
Cc: Gemma Stanton; Kyle Ludlow; Diane Stauffer
Subject: RE: Your ROW vacation request - 2801Calvert
Attachments: Public Right of Way Vacation Procedure_Current.pdf; ROW Vacation Application - 2801 W. Calvert St. - Final Preliminary Review.pdf

Hello Chris,

Please find attached a completed City of South Bend preliminary review form in response to your request to vacate the Public Right of Way immediately east of 2801 W. Calvert.

Your request has received a FAVORABLE RECOMMENDATION for a partial vacation.

- Following a site visit on 7-11-2025 and further staff review, your request has received a favorable recommendation for a vacation of the western ½ of the ROW (approximately 26') The eastern ½ of the ROW should be preserved to maintain access to existing utilities.
- Next steps are attached as part of the Public Right of Way Vacation procedure. If you wish to continue your request, please send the same attached completed preliminary review form to PWEngineering@southbendin.gov and pay the \$300 filing fee – processing for the Board of Public Works follows.

Please let me know if you have any questions. I will mail the attached documents per your earlier request.

Chris



Chris Dressel
Senior Planner

City of South Bend
Department of Community Investment
Division of Planning and Community Resources

cdressel@southbendin.gov
574-235-5847
Southbendin.gov

County-City Building
227 W. Jefferson Blvd
South Bend, IN 46615



RECEIPT

DATE

8/29/25

No. 100140

RECEIVED FROM

Peggy Tomkiewicz

\$ 300.00

Three Hundred dollars 00/100

DOLLARS

FOR RENT

FOR Vacation app pt 2

ACCOUNT	10111
PAYMENT	MC 7/21
BAL. DUE	

CASH
 CHECK
 MONEY ORDER
 CREDIT CARD

FROM _____ TO _____

BY

Maddie H

3-11

BOARD OF PUBLIC WORKS
 227 W JEFFERSON 13TH FL
 SOUTH BEND, IN 46601000

08/29/2025 11:41:57
 MID: XXXXXXXXXX011 TID: XXXXX223

DEBIT CARD

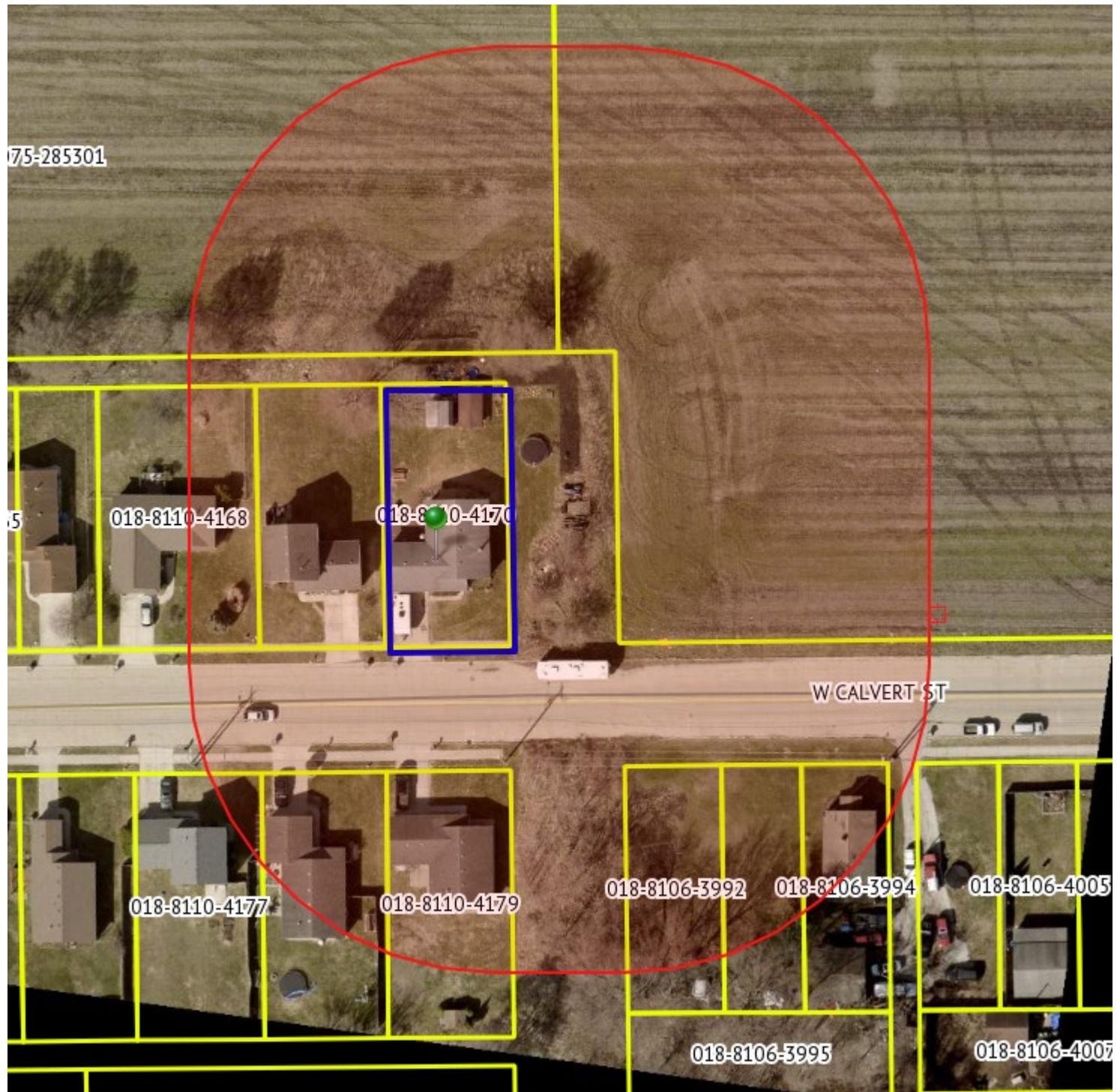
DEBIT SALE

Card # XXXXXXXXXX7821
 Network: MASTERCARD
 Chip Card: US Debit
 AID: A0000000042203
 SEQ #: 10
 Batch #: 226
 INVOICE 11
 Approval Code: 730504
 Entry Method: Chip Read
 Mode: Issuer - PIN Bypassed

SALE AMOUNT \$300.00

Signature Not Required
 PEGGY FAYE TOMKIEWICZ

MERCHANT COPY



Name	Mailing Address	Mailing City	Mailin	Mailing Zi	Parcel ID	Property Address	Property City	Proper	Zip
KIDDER MARK A & LORRIE J	2814 West Calvert St	South Bend	IN	46613 018-8110-4177		2814 W CALVERT ST	SOUTH BEND	IN	46613
RECENDIZ ALEJANDRO DIAZ	2714 W Calvert St	South Bend	IN	46613 018-8106-3994		2714 W CALVERT ST	SOUTH BEND	IN	46613
SHELTON BROOKE UND 1/4									
INT & THOMAS NIA UND 1/4									
INT & CANTU BRYCE UND 1/4									
INT & THOMAS ESSA UND 1/4									
INT JT WROS	2808 W Calvert St	South Bend	IN	46613 018-8110-4178		2808 W CALVERT ST	SOUTH BEND	IN	46613
ALLEN CRAIG	2802 W Calvert St	South Bend	IN	46613 018-8110-4179		2802 W CALVERT ST	SOUTH BEND	IN	46613
WASHINGTON CATHERINE	2813 W Calvert St	South Bend	IN	46613 018-8110-4168		2813 W CALVERT ST	SOUTH BEND	IN	46613
GILLS LENNIE P	2807 West Calvert St	South Bend	IN	46613 018-8110-4169		2807 W CALVERT ST	SOUTH BEND	IN	46613
TOMKIEWICZ CHRISTOHER A									
AND PEGGY F	2801 W Calvert St	South Bend	IN	46613 018-8110-4170		2801 W CALVERT ST	SOUTH BEND	IN	46613
RECENDIZ ALEJANDRO DIAZ	2714 W Calvert St	South Bend	IN	46613 018-8106-3993					
RECENDIZ ALEJANDRO DIAZ	2714 W Calvert St	South Bend	IN	46613 018-8106-3992					
NEW JERSEY IND AND ILL RR									
CO % NORFOLK SOUTHERN									
CORP	Taxation Department	Atlanta	GA	30308 018-8075-2856					
NEW JERSEY IND AND ILL RR									
CO % NORFOLK SOUTHERN									
CORP	Taxation Department	Atlanta	GA	30308 018-8075-285301					



STREET/ALLEY VACATION PRELIMINARY REVIEW

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

Date: _____

Phone #: _____

Name: _____

Email: _____

Property

Address: _____

Applicant property information: Residential Commercial Industrial

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Are there public or private utilities in the alley? Yes No

Preliminary Staff Comments:



STREET/ALLEY VACATION PRELIMINARY REVIEW

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

Date: June 6, 1995

Phone #: 574-261-7864

Name: Chris Tomkiewicz

Email: tomkiewicz45@gmail.com

Property Address: 2801 W. Calvert

Applicant property information: Residential Commercial Industrial

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