



# 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](mailto: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:

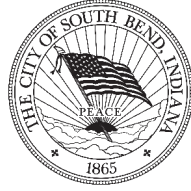
Per IC 36-7-3-13, the vacation would not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous. The vacation would not make access to the lands of the aggrieved person by means of public way difficult or inconvenient. The vacation would 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 4<sup>th</sup> 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

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**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: 8/29/25 Phone #: 574 261-7864  
 Name: Christopher Tomkiewicz E-mail: Tomkiewicz.AH@gmail.com  
 Property Address: 2801 W Colvert St

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 Colvert / 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

Elizabeth A. Maradik, President

Murray L. Miller

Murray L. Miller, Member

Abigail E. Magas, P.E.

Abigail E. Magas, Member

Joseph R. Molnar

Joseph R. Molnar, Vice President

Breana N. Micou

Breana N. Micou, Member

Hillary R. Horvath

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.

## Chris Dressel

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**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 - 2801 Calvert  
**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](mailto: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](mailto:cdressel@southbendin.gov)  
574-235-5847  
[Southbendin.gov](http://Southbendin.gov)

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

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Excellence    Accountability    Innovation    Inclusion    Empowerment



Parcel County Id: 018-8110-4170

### Quick Tools

#### Description

Owner Name: TOMKIEWICZ, CHRISTOHER A AND PEGGY F  
Property Address: 2801 W CALVERT ST  
Parcel State ID: 71-08-15-301-022.000-026  
[View to Feature](#) [Highlight Parcel](#) [Print Map](#) [Print Report](#)

#### Details

3440

018-8110-4170

018-8110-4170

018-8110-4170

018-8110-4170

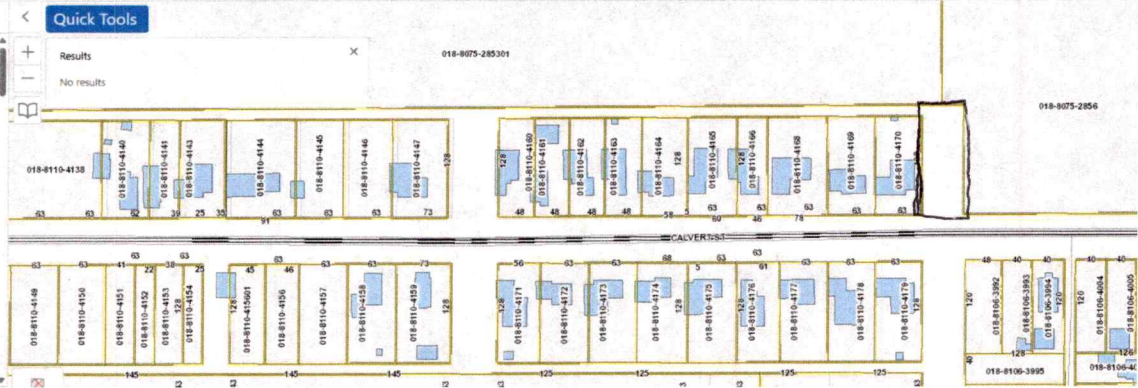
018-8110-4170

018-8110-4170

018-8110-4170

018-8110-4170

018-8110-4170



# RECEIPT

DATE 8/29/25No. 100140

RECEIVED FROM

Peggy Tomkiewicz\$ 300.00three hundred dollars 00/100

DOLLARS

☐ FOR RENT☐ FORVacation app #2

ACCOUNT

PAYMENT

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: XXXXXXXXXXXX011

TID: XXXXX223

DEBIT CARD

DEBIT SALE

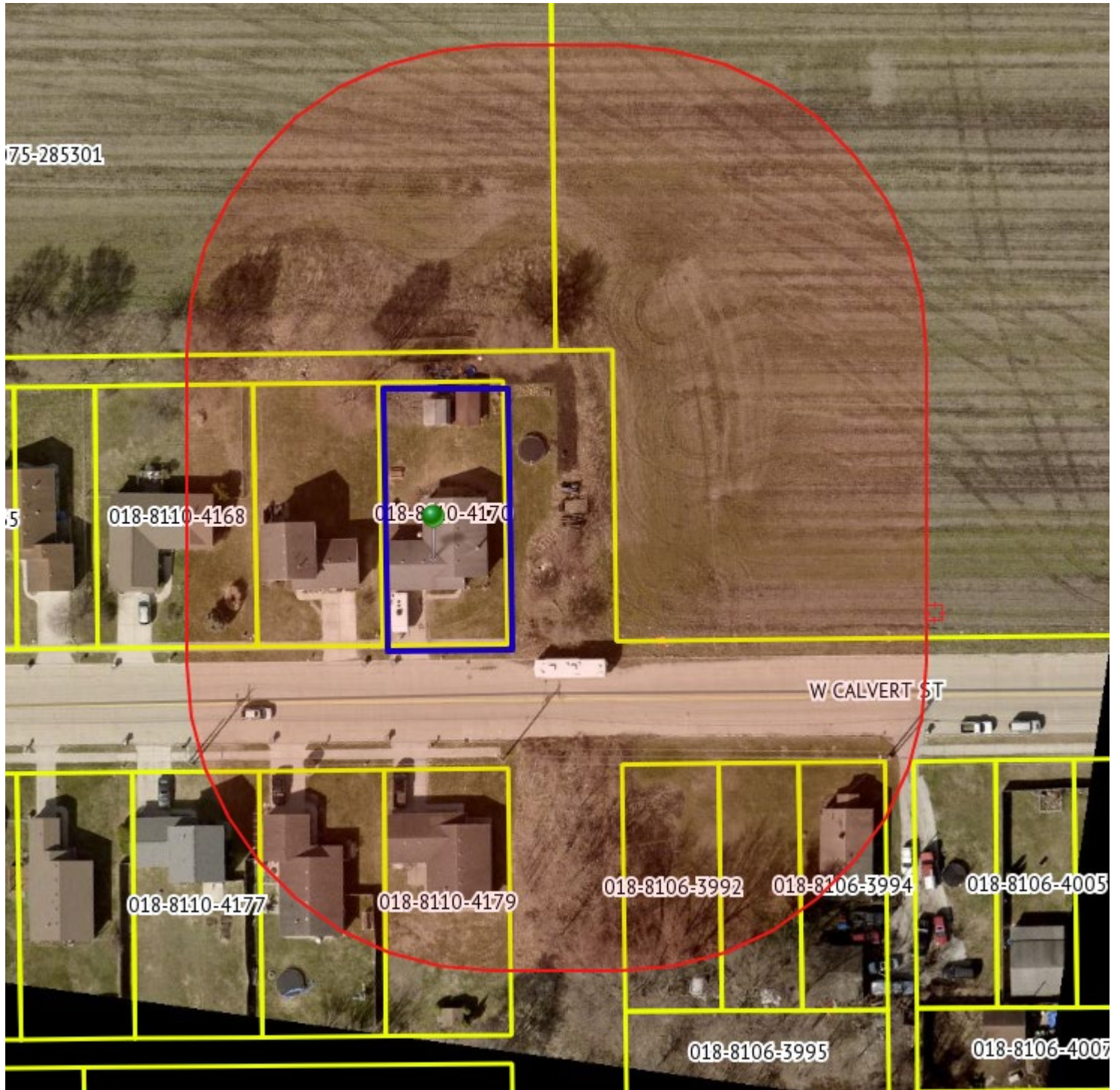
Card # XXXXXXXXXXXX7821  
Network: MASTERCARD  
Chip Card: US Debit  
AID: A0000000042203  
SEQ #: 10  
Batch #: 226  
INVOICE 11  
Approval Code: 730504  
Entry Method: Chip Read  
Mode: Issuer - PIN Bypassed

SALE AMOUNT

\$300.00

Signature Not Required  
PEGGY FAYE TOMKIEWICZ

MERCHANT COPY





Name	Mailing Address	Mailing City	Mailing State	Mailing Zip	Parcel ID	Property Address	Property City	Property State	Property 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 JTWROS	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

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**Date:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_  
**Name:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**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):**

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

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**Describe the reason for this vacation request and proposed use :**

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**OFFICE USE ONLY:**

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

**Preliminary Staff Comments:**

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## STREET/ALLEY VACATION PRELIMINARY REVIEW

City of South Bend – Board of Public Works

227 W. Jefferson Boulevard, Ste. 1316

South Bend, IN 46601

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