



# OFFICE OF THE CITY CLERK

## BIANCA L. TIRADO, CITY CLERK

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### MEMORANDUM

**TO:** MEMBERS OF THE COMMON COUNCIL  
**FROM:** BIANCA L. TIRADO, CITY CLERK  
**DATE:** THURSDAY, MAY 21, 2026  
**SUBJECT:** COMMITTEE MEETING NOTICE

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The following Common Council Committee Meetings have been scheduled for **Tuesday, May 26, 2026:**

Council Chambers  
3<sup>rd</sup> Floor City Hall  
215 S. Dr. Martin Luther King Jr. 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/052626CC>

**5:00 P.M.**      **ZONING & ANNEXATION**      **CHAIRPERSON, DR. DAVIS**

1. [Bill No. 19-26](#) - Amending the Zoning Ordinance for the Unaddressed Parcels at the Southern Terminus of South Glen Street and South Dorothy Street
2. [Bill No. 27-26](#) - Amending the Zoning Ordinance for Property Located at 604 Scott Street, 606 Scott Street, 616 Scott Street, 618 Scott Street, and 620 Scott Street

**5:15 P.M.**      **RESIDENTIAL NEIGHBORHOODS**      **CHAIRPERSON, WHITE**

1. [Bill No. 26-15](#) - Resolution Acknowledging the Completion of the Final Report of the South Bend Reparatory Justice Commission and Inviting the Commission to Make a Formal Presentation to the Common Council in an Upcoming Meeting

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

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

1. Discussion of Council Agenda
2. Update and Announcements
3. Adjournment

INTEGRITY | SERVICE | ACCESSIBILITY

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Jasmine Jackson  
CHIEF DEPUTY CITY CLERK / CHIEF OF STAFF

Matthew Neal  
DEPUTY CITY CLERK / DIRECTOR OF POLICY

Veronica Pitt-Payne  
DIRECTOR OF SPECIAL PROJECTS

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

300 City Hall | 215 S. Martin Luther King, Jr. Blvd. | South Bend, Indiana 46601 | p. 574.235.9221 | f. 574.235.9173 | [www.southbend.in.gov](http://www.southbend.in.gov)



cc: Mayor James Mueller  
Committee Meeting List  
Media

**NOTICE FOR VIRTUAL ATTENDEES**

Virtual attendees wishing to speak during the public portion of the meeting must activate their camera, displaying the speaker, to be recognized by the Chair.

**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



## **SOUTH BEND COMMON COUNCIL**

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### **MEETING AGENDA**

Tuesday, May 26, 2026

7:00 P.M.

The South Bend Common Council meeting will be open to the public at the Council Chambers on the 3<sup>rd</sup> floor of the South Bend City Hall, 215 South Dr. Martin Luther King Jr. 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/SBCC052626>

1. **INVOCATION**

FR. HERMAN MAJKRZAK, PARISH ADMINISTRATOR | ST. MICHAEL  
UKRAINIAN GREEK CATHOLIC CHURCH

2. **PLEDGE TO THE FLAG**

3. **ROLL CALL**

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

MAY 11, 2026

5. **SPECIAL BUSINESS**

6. **REPORTS FROM CITY OFFICES**

7. **COMMITTEE OF THE WHOLE**

**TIME:** \_\_\_\_\_

BILL NO.

19-26 PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT THE UNADDRESSED PARCELS AT SOUTHERN TERMINUS OF GLEN AND DOROTHY STREET (PARCEL IDs: 018-8154-5549, 018-8154-5550, 018-8154-5563, 018-8154-5556) COUNCILMANIC DISTRICT NO. 6 IN THE CITY OF SOUTH BEND, INDIANA

[27-26](#) PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 604 SCOTT STREET AND 606 SCOTT STREET AND 616 SCOTT STREET AND 618 SCOTT STREET AND 620 SCOTT STREET (PARCEL IDS: 018-1054-2320, 018-1056-2397, 018-1056-2399, 018-1056-2400, 018-1056-2403, 018-1056-240001, 018-1056-240002) COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

8. **BILLS ON THIRD READING**

**TIME:** \_\_\_\_\_

BILL NO.

[19-26](#) THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT THE UNADDRESSED PARCELS AT SOUTHERN TERMINUS OF GLEN AND DOROTHY STREET (PARCEL IDS: 018-8154-5549, 018-8154-5550, 018-8154-5563, 018-8154-5556) COUNCILMANIC DISTRICT NO. 6 IN THE CITY OF SOUTH BEND, INDIANA

[27-26](#) THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 604 SCOTT STREET AND 606 SCOTT STREET AND 616 SCOTT STREET AND 618 SCOTT STREET AND 620 SCOTT STREET (PARCEL IDS: 018-1054-2320, 018-1056-2397, 018-1056-2399, 018-1056-2400, 018-1056-2403, 018-1056-240001, 018-1056-240002) COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

9. **RESOLUTIONS**

BILL NO.

[26-15](#) A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA ACKNOWLEDGING THE COMPLETION OF THE FINAL REPORT OF THE SOUTH BEND REPARATORY JUSTICE COMMISSION AND INVITING THE COMMISSION TO MAKE A FORMAL PRESENTATION TO THE COMMON COUNCIL IN AN UPCOMING MEETING

10. **BILLS ON FIRST READING**

BILL NO.

[28-26](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, TO VACATE THE FOLLOWING DESCRIBED PROPERTY: THE SOUTHERN 3.7 FEET OF NAPOLEON STREET BETWEEN ST. LOUIS BOULEVARD AND ST. PETER STREET

- 11. UNFINISHED BUSINESS
- 12. NEW BUSINESS
- 13. PRIVILEGE OF THE FLOOR
- 14. ADJOURNMENT

TIME: \_\_\_\_\_

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**NOTICE FOR HEARING AND SIGHT IMPAIRED PERSONS**

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*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, 4<sup>th</sup> 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.*





**2026 COMMON COUNCIL STANDING COMMITTEES** (Rev. 05-21-2026)

**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.

\_\_\_\_\_, Chairperson  
Karen L. White, Vice-Chairperson  
Thomas Gryp, *Citizen Member*

Sherry Bolden-Simpson, Member  
Ophelia Gooden-Rodgers, Member  
Kevin Upton, *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  
Alice Pickens, *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  
Sheila Niezgodski, Member

\_\_\_\_\_, 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  
\_\_\_\_\_, Vice-Chairperson  
Sheila Niezgodski, Member  
Savino Rivera Jr., *Citizen Member*

Sharon McBride, Member  
Dr. Oliver Davis, Member  
Brittney Erp, *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  
Maria Gibbs, *Citizen Member*

Sharon McBride, Member  
Dr. Oliver Davis, Member  
Joshua Walters, *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  
Aaron Nichols, *Citizen Member*

Ophelia Gooden-Rogers, Member  
Frances Schmuhl, *Citizen 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  
Caz Margenau, *Citizen Member*

Ophelia Gooden-Rodgers, 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.

Ophelia Gooden-Rodgers, Chairperson  
Sheila Niezgodski, Vice-Chairperson

Dr. Oliver Davis, Member  
Abel Gonzalez, *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  
Sherry Bolden-Simpson  
Jessie Whitaker, *Citizen Member*

Ophelia Gooden-Rodgers, Member  
Sharon McBride, Member  
Angela Smith, *Citizen 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  
Rachel Tomas Morgan, Vice-Chairperson  
Dr. Oliver Davis, Member  
Joseph Mayer, *Citizen Member*

Sheila Niezgodski, Member  
Ophelia Gooden-Rodgers, Member  
Sharon McBride, Member  
Doris McEwen, *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  
Kesha Farlow, *Citizen Member*

Karen L. White, Member  
Stacey Odom, *Citizen Member*

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#### **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.

\_\_\_\_\_, Member

Sherry Bolden-Simpson, Member



## 2026 COMMON COUNCIL STANDING COMMITTEES (Rev.05-21-2026)

### **CANNETH LEE, 1<sup>st</sup> District Council Member**

#### **President**

Council Rules Committee, Member

### **OPHELIA GOODEN-RODGERS, 2<sup>nd</sup> District Council Member**

**Community Relations Committee, Chairperson**

**Public Works & Property Vacation Committee, Chairperson**

Community Investment Committee, Member

PARC Committee, Member

Personnel & Finance Committee, Member

Residential Neighborhoods Committee, Member

Utilities Committee, Member

### **SHARON L. MCBRIDE, 3<sup>rd</sup> District Council Member**

**PARC Committee, Chairperson**

Health & Public Safety Committee, Member

Information & Technology Committee, Member

Residential Neighborhoods Committee, Member

Utilities Committee, Member

### **HEIDI BEIDINGER, 4<sup>th</sup> District Council Member**

### **SHERRY BOLDEN-SIMPSON, 5<sup>th</sup> District Council Member**

**Utilities Committee, Chairperson**

Community Relations Committee, Member

Information & Technology, Vice-Chairperson

Community Investment Committee, Member

Residential Neighborhoods Committee, Member

Sub-Committee on Minutes, Member

### **SHEILA NIEZGODSKI, 6<sup>th</sup> District Council Member**

#### **Vice-President**

**Personnel & Finance Committee, Chairperson**

Community Relations Committee, Member

Council Rules Committee, Member

Health & Public Safety Committee, Member

Public Works & Property Vacation, Vice-Chairperson

Utilities Committee, Member

Residential Neighborhoods Committee, Vice-Chairperson

### **DR. OLIVER DAVIS, AT LARGE Council Member**

**Zoning & Annexation Committee, Chairperson**

Health & Public Safety Committee, Member

Information & Technology Committee, Member

Utilities Committee, Member

Public Works & Property Vacation Committee, Member

### **RACHEL TOMAS MORGAN, AT LARGE Council Member**

**Health & Public Safety Committee, Chairperson**

Personnel & Finance Committee, Member

**Information & Technology Committee, Chairperson**

Utilities, Vice-Chairperson

Zoning & Annexation Committee, Vice-Chairperson

### **KAREN L. WHITE, AT LARGE Council Member**

**Residential Neighborhoods Committee, Chairperson**

Community Relations Committee, Vice-Chairperson

Community Investment Committee, Vice-Chairperson

PARC Committee, Vice-Chairperson

Personnel & Finance Committee, Vice-Chairperson

Zoning & Annexation Committee, Member





**19-26**

# City of South Bend PLAN COMMISSION

City Hall  
215 S. Martin Luther King, Jr. Blvd.  
Suite 500  
South Bend, IN 46601  
(574) 235-7627  
[www.southbendin.gov/zoning](http://www.southbendin.gov/zoning)

March 31, 2026

Filed in Clerk's Office

**Mar 31, 2026**

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

Bianca Tirado  
City Clerk, South Bend, IN

RE: Unaddressed parcels at the southern terminus of S. Glen St. and S. Dorothy St. – PC#0302-26

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 April 13, 2026, Council meeting, and set it for public hearing at your April 27, 2026, Council meeting. The petition is tentatively scheduled for public hearing at the April 20, 2026, 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:

The petitioner, the City of South Bend Venue Parks and Arts, owns the subject parcels and is seeking a subdivision to adjoin the parcels with the existing park space. As part of that effort, they are also seeking to zone the parcels Open Space to be consistent with the existing park and district intent.

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

Sincerely,

Brian Killen  
Zoning Administrator

CC: Bob Palmer

Mar 31, 2026

Bianca Tirado  
City Clerk, South Bend, IN

**BILL NO. 19-26**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT THE UNADDRESSED PARCELS AT SOUTHERN TERMINUS OF GLEN AND DOROTHY STREET (PARCEL IDs: 018-8154-5549, 018-8154-5550, 018-8154-5563, 018-8154-5556) COUNCILMANIC DISTRICT NO. 6 IN THE CITY OF SOUTH BEND, INDIANA**

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**STATEMENT OF PURPOSE AND INTENT**

Petitioners desire to rezone the property from Suburban Neighborhood (S1) District to Open Space (OS) District.

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**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:

Parcel 018-8154-5563 -- 207 Ft E & W X 228.1 Ft N & S Beg 187 Ft W & 1076 Ft S Of Ne Cor E1/2 Ne 1/4 Sec 22-37-2e;

Parcel 018-8154-5550 -- 300' E & W X 57' N & S Beg 1132.9' S Of Nw Cor Ne Ne Being Lots 78 & 85 Rum Village Hts Pro. 22-37-2e;

Parcel 018-8154-5549 -- 300' E & W X 171' N & S Beg 1303.9' S & 338.2' E Of Nw Cor E1/2 Ne 1.18 Ac Sec 22-27-2e; and

Parcel 018-8154-5556 -- 1.60 Ac In Ne 1/4 Sec 22-37-2e

be and the same is hereby established as Open Space (OS)

**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 J. 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 \_\_\_\_\_, 2026, at \_\_\_\_\_ o'clock .m.

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

Approved and signed by me on the \_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_ o'clock  
\_\_\_\_.m.

\_\_\_\_\_  
James Mueller, Mayor  
City of South Bend, Indiana



Land Surveying · Civil Engineering · Planning · Architecture · Project Funding · GIS · Environmental · Renewable Energy · Landscape Architecture

March 10, 2026

Department of Community Investment  
Attn: Brian Killen  
215 S. Dr. Martin Luther King Jr Blvd  
South Bend, IN 46601

Filed in Clerk's Office

**Mar 31, 2026**

Bianca Tirado  
City Clerk, South Bend, IN

**RE: REZONING AND SUBDIVISION PETITION FOR PORTION OF RUM VILLAGE**

Enclosed, please find the following item for the above referenced project:

- Cover letter to the City of South Bend Plan Commission
- Petition for Rezoning and Combined Public Hearing
- Minor Subdivision Application
- Subdivision Plat
- Subdivision Support Data Sheet
- Filing Fee

Should you have any questions please contact me at 574-232-4388.

Sincerely,

Angela M. Smith  
Senior Planner

enclosures

J:\Projects\2025 Projects\2025-01744 Rum Village\08\_Permitting and Submittals\Transmittal Sheet.docx



Land Surveying · Civil Engineering · Planning · Architecture · Project Funding · GIS · Environmental · Renewable Energy · Landscape Architecture

March 10, 2026

South Bend Plan Commission  
215 S. Dr. Martin Luther King Jr Blvd  
South Bend, IN 46601

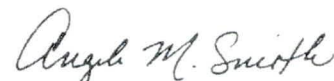
**RE: REZONING AND SUBDIVISION PETITION FOR PORTION OF RUM VILLAGE**

Dear Commission Members:

Attached please find a combined hearing petition for property owned by the South Bend Venue Parks and Arts. The property is the portion of Rum Village Park that lies west of Gertrude Street. The proposed rezoning petition will bring all the property currently owned by VPA to a single, appropriate district of OS Open Space. The subdivision consolidates the parcels to a single lot, including the appropriate dedication of the right-of-way along Gertrude Street.

We look forward to the opportunity to present this project to the City of South Bend Plan Commission and Common Council. Please schedule this petition for the next regularly scheduled Plan Commission meeting and subsequent meetings with the South Bend Common Council.

Sincerely,

  
Angela M. Smith  
Senior Planner

j:\projects\2025 projects\2025-01744 rum village\08\_permitting and submittals\submittal letter.docx

## Petition for Rezoning or Combined Public Hearing

### Property Information

Tax Key Number 018-8154-5549, 018-8154-5550, 018-8154-5563, 018-8154-55556,

Address: Unaddressed parcels at the southern terminus of S. Glen St. and S. Dorothy St.

Owner: City Of South Bend Indiana For Department Of Public Parks

Legal Description:

See attached

### Project Summary

The City of South Bend Venue Parks and Arts owns the subject parcels and is seeking a subdivision to adjoin the parcels with the existing park space. As part of that effort, they are also seeking to zone the parcels OS to be consistent with the existing park and district intent.

### Requested Action

Application includes (check all that apply)

Rezoning

Current District: S1 Suburban Neighborhood 1  Additional Districts, if applicable

Proposed District OS - Open Space  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

## Subdivision Application

### Property Information

Tax Key Number: 018-8154-5549, 018-8154-5550, 018-8154-5563, and 018-8154-5556  
and 018-8154-5573

### Project Summary

Subdivision Name: RUM VILLAGE PARK - GERTRUDE STREET MINOR SUBDIVISION

Total Area of Subdivision: 44.13 acres Number of Buildable Lots: 1

Average Lot Size: 44.13 Number of Lots in original plat: \_\_\_\_\_

Linear Feet of New Streets: 0'

### Requested Action

Application includes (check all that apply)

Subdivision

Subdivision Type: Choose the current district

Waivers from Chapter 21-11 - *List waivers below*

Rezoning – *complete and attach rezoning 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
- Plat Containing all information shown on pages 3 and 4 of this application
- Proof of Ownership
- Filing Fee
- Additional documents as noted above
- Approved drainage plan verification (for major subdivision only)

**Contact information**

**Property owner(s) of the petition site:**

Name: City Of South Bend Indiana For Department Of Public Parks

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

**Contact Person:**

Name: Jones Petrie Rafinski - Attn: Angela Smith

Address: 325 S. Lafayette Blvd  
South Bend, IN 46601

Phone Number: 574-232-4388

E-mail: asmith@jpr1source.com

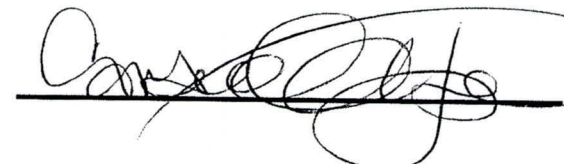
**By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement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

  
\_\_\_\_\_

  
\_\_\_\_\_

  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

## Plat Contents

### Drawing Format:

An original drawing on twenty-four-inch by thirty-six-inch paper with a 1" border, at a scale not to exceed one-inch equals 200 feet, unless otherwise approved by staff. All printed numbers, letters and typed information shall be a minimum size of a 11-point font. The drawing shall be adaptable to photographic reduction and will maintain complete legibility. The drawing shall be formatted so that all information appears on 11" x 17" paper when reproduced at 50% reduction.

### Plat Drawing with the following contents:

- Name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision within the incorporated and unincorporated areas of the *County*.
- Legal description of the subdivision which shall include section, township, range and governmental township.
- Township, range or section line accurately tied to the subdivision by bearing and distances in feet and hundredths thereof.
- Boundary of subdivision, based on accurate traverse survey with angular and lineal dimensions in feet and hundredths thereof. The traverse survey shall be closed to a minimum accuracy of 1:10,000. A boundary closure sheet shall be provided.
- Lot* dimensions in feet and hundredths thereof, angles or bearings expressed in degrees, minutes and seconds. For Major Primary subdivision, the lot layout and dimensions can be approximate.
- Lot* numbers. For Administrative Lot Line Adjustments, new lots shall be designated by letters with original lot lines shown with dotted lines.
- All *easements* dimensioned and labeled as for their specific uses.
- All right-of-way lines and widths of rights-of-way, existing and required for dedication.
- Elevation of the one hundred-year *flood*, when applicable.
- A note, when applicable, to indicate existing predevelopment soil conditions contain historical wetness indicators and therefore that when building a structure below grade, special consideration should be given to soil conditions.
- The location of all public wells and delineation of any wellhead protection area, when applicable.
- Delineation of wetlands identified by the National Wetlands Inventory, when applicable.
- Delineation of airport noise sensitive zone, when applicable.
- Name, address, seal and certification of the *registered land surveyor* preparing the subdivision, in a manner prescribed by the *Commission*.
- Deed of dedication, in a manner prescribed by the *Commission*. Not required for Major Primary Subdivisions.
- Notarized *Owner's* certification, in a manner prescribed by the *Commission*.
- Scale, graphic bar scale, north point and date.
- An area four (4) inches vertical by nine (9) inches horizontal within which the *Commission* may affix its certificate of approval without obscuring or obliterating any other items on the subdivision.
- Any additional information requested by staff.

### Support Data Drawing with the following contents:

- Natural features such as wooded areas, swamps, wetlands and marshes.

- Existing man-made structures and improvements within the proposed subdivision.
- Existing topographic contours at vertical intervals of five (5) feet or less from available data. United States Geological Survey data may be used.
- Existing street patterns within a three-hundred-foot area adjacent to the proposed subdivision.
- Future access plan of the entire property which is being subdivided.
- The adjacent roads and the nearest major intersection.
- Existing and proposed sewers, water mains, culverts, or other underground facilities within and adjacent to the tract, indicating pipe sizes, grades and exact locations as obtained from public records. If water mains and sewers are not adjacent to the tract, the direction to and distance to the nearest ones, and their size shall be shown.
- Scale, graphic bar scale, north point and date.
- Name and address of the *subdivider*.
- Name and address of the *registered land surveyor*.
- A vicinity key map at a scale of one (1) equals two thousand (2,000) or three thousand (3,000) feet showing the location of the subdivision, *major streets* and physical features, such as rivers and creeks, within a distance of two (2) miles.

### Major Subdivisions:

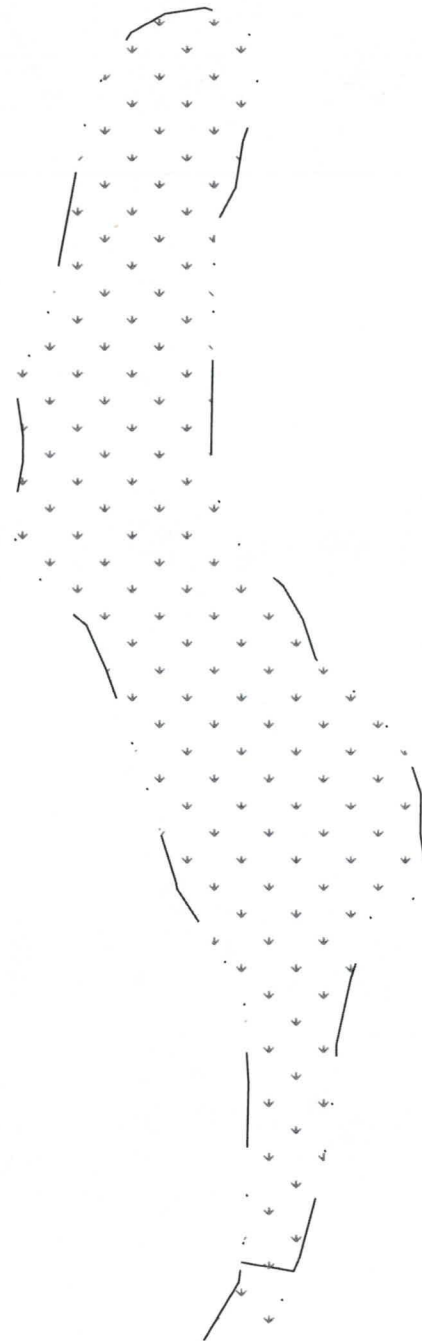
A drainage plan approval letter shall be submitted at the time of application for primary approval of a Major Subdivision.

A report from the *City Engineer* shall be submitted to the *Staff* prior to secondary approval of a Major Subdivision. The report shall indicate that the requirements of Section 21-14.08 Improvements have been satisfactorily completed or that plans and specifications for improvements have been approved and *performance guarantees* for the improvements have been filed and approved. These guarantees shall:

- i. Run to the *City*; and
- ii. Provide satisfactory surety as required by the latest *standards* adopted by the *Board*. The surety shall be foreclosed if improvements and installations have not been completed within twelve (12) months from the date of the *Committee's* granting of the secondary approval of the subdivision; however, an extension of time may be granted by the *Board* at their public meeting, provided a request for such extension has been petitioned to the *Board* by the applicant or his successor in title prior to the time surety would lapse as defined above.

### Digital Submissions:

At the time of application, an electronic copy of the plat and support data drawings shall be submitted to staff. All Major Subdivision plats shall submit a digital copy of the approved subdivision in accordance with the requirements set forth in the "Digital Data Submission Standards" as adopted by St. Joseph County.



**LOT 1**  
44.13 ACRES±  
(EXCLUDING ROAD R/W)

0.04  
"X" IN C  
BETM  
FEN

CAPPED REBAR FND.  
(LANG FEENEY)  
CAPPED REBAR IS  
S47°45'05"E 1.95' FROM  
SW CORNER

4" IRON PIPE, +0.6'  
PE IS 3.24' EAST OF  
NE

Hkpc2

Hkka

MfaC2

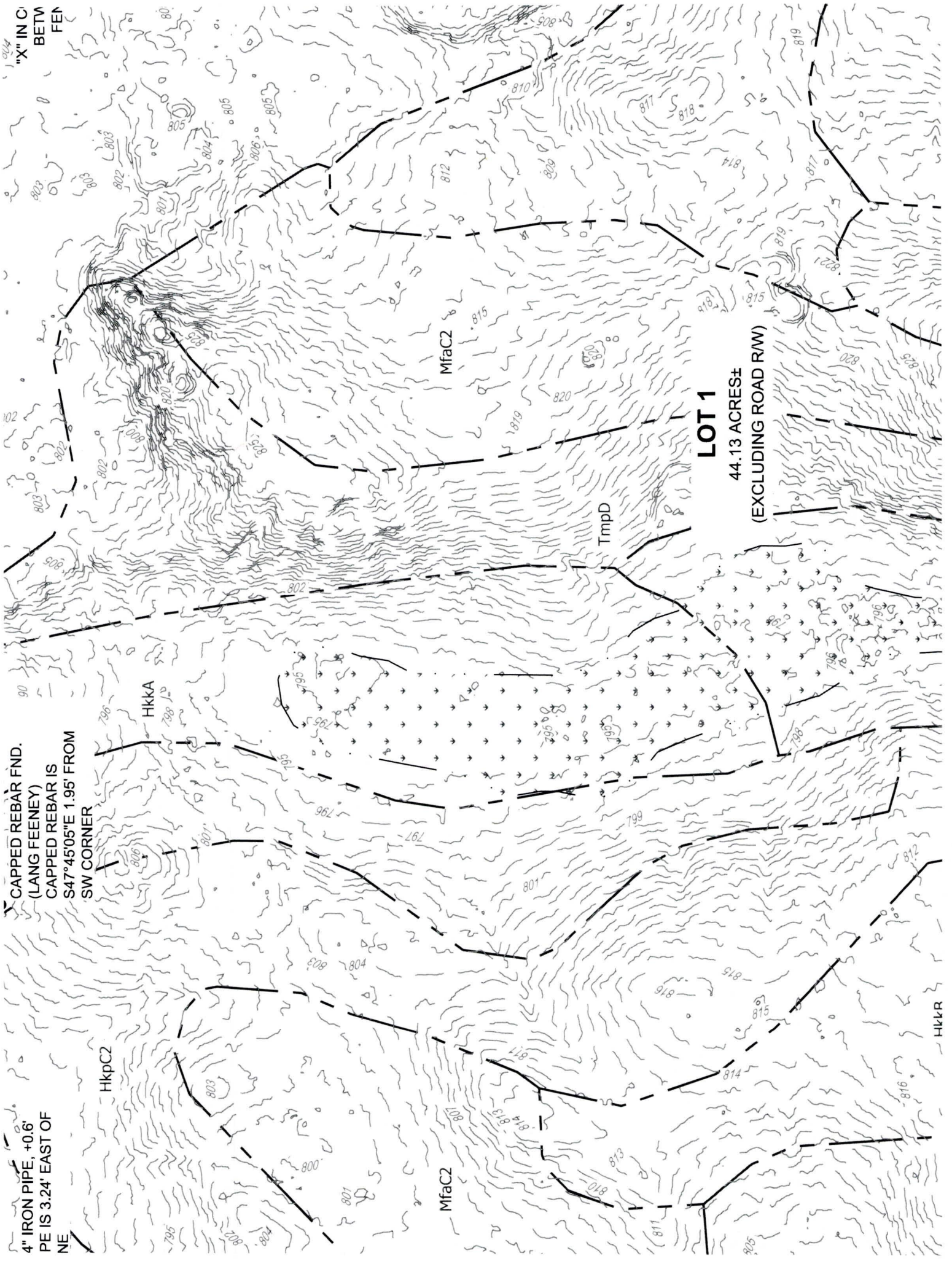
MfaC2

TmpD

**LOT 1**

44.13 ACRES±  
(EXCLUDING ROAD RW)

Hkkr





# City of South Bend PLAN COMMISSION

City Hall  
215 S. Martin Luther King, Jr. Blvd.  
Suite 500  
South Bend, IN 46601  
(574) 235-7627  
[www.southbendin.gov/zoning](http://www.southbendin.gov/zoning)

Wednesday, April 22, 2026

Filed in Clerk's Office

**Apr 22, 2026**

South Bend Common Council  
3rd Floor, City Hall  
South Bend, IN 46601

Bianca Tirado  
City Clerk, South Bend, IN

Re: Bill#19-26 - A proposed ordinance of CITY OF SOUTH BEND INDIANA FOR DEPARTMENT OF PUBLIC PARKS to zone from S1 Suburban Neighborhood 1 to OS Open Space, property located at 0 GLEN and 0 GLEN and 0 DOROTHY and 0 GLEN and 0 GERTRUDE ST, City of South Bend - PC# 0302-26

Dear Council Members:

I hereby Certify that the above referenced ordinance of CITY OF SOUTH BEND INDIANA FOR DEPARTMENT OF PUBLIC PARKS was legally advertised on April 10, 2026 and that the South Bend Plan Commission at its public hearing on April 20, 2026 took the following action:

Upon a motion by John Martinez, being seconded by Rebecca Plantz and unanimously carried, a proposed ordinance of CITY OF SOUTH BEND INDIANA FOR DEPARTMENT OF PUBLIC PARKS to zone from S1 Suburban Neighborhood 1 to OS Open Space, property located at 0 GLEN and 0 GLEN and 0 DOROTHY and 0 GLEN and 0 GERTRUDE ST, City of South Bend is **TABLED.**

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,

Brian Killen  
Zoning Administrator

Attachment

CC: CITY OF SOUTH BEND INDIANA FOR DEPARTMENT OF PUBLIC PARKS  
Bob Palmer

---

**Tim Corcoran**  
*Planning Director*

**Brian Killen**  
*Zoning Administrator*

**Francisco Fotia**  
*Commission President*

**Property Information**

Location: Unaddressed parcels at the southern terminus of S. Glen Street and S. Dorothy Street  
- 0 GLEN and 0 GLEN and 0 DOROTHY and 0 GLEN and 0 GERTRUDE  
Owner: CITY OF SOUTH BEND INDIANA FOR DEPARTMENT OF PUBLIC PARKS

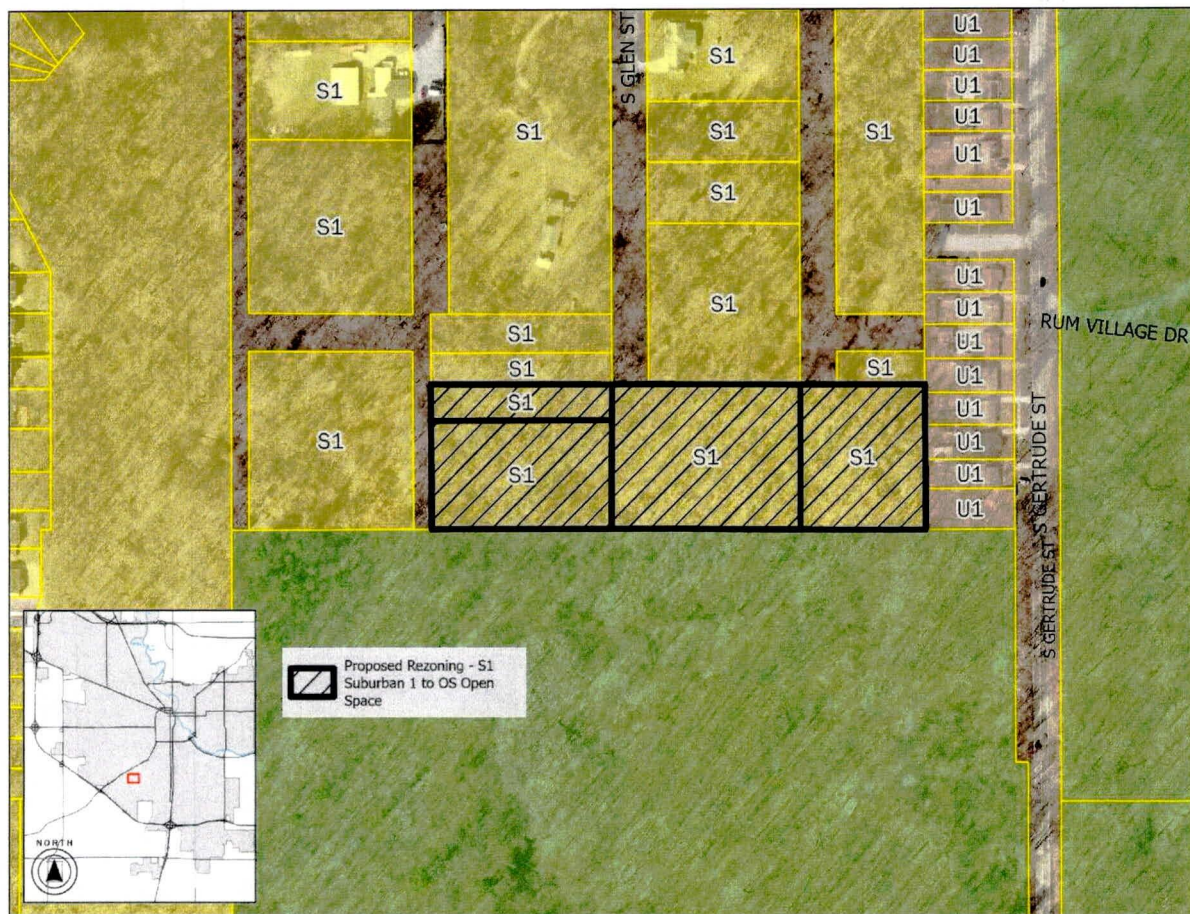
**Requested Action**

Rezone from S1 Suburban Neighborhood 1 to OS Open Space

**Project Summary**

The City of South Bend Venues Parks and Arts owns the subject parcels and is seeking a subdivision to adjoin the parcels with the existing park space. As part of that effort, they are also seeking to zone the parcels OS to be consistent with the existing park and district intent.

**Location Map**



Proposed Site Plan

**RUM VILLAGE PARK - GERTRUDE STREET MINOR SUBDIVISION**  
A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 2 EAST,  
PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

**SUBDIVISION LEGAL DESCRIPTION**

... (text) ...

**NOTES:**

1. TOTAL AREA OF SUBDIVISION IS 44.11 ACRES.
2. RECORDING REPORT NO. 1273 SHALL BE PROVIDED BY CITY OF SOUTH BEND AT PUBLIC HEARING BEFORE ANY OTHER ACTION IS TAKEN TO REZONE THIS PROPERTY.
3. THERE ARE NO ENCUMBRANCES OF EASEMENTS, PERMANENT STRUCTURES OR UTILITIES, AND BUILDING NETWORKS OR EASEMENTS SHOWN ON THE PLATTING OF THIS SUBDIVISION.
4. ALL LOTS OF THIS SUBDIVISION SHALL BE CONVEYED TO THE OFFICIALS AND PERSONNEL OF THE CITY OF SOUTH BEND FOR THE PURPOSE OF PUBLIC UTILITIES.
5. THE PROPERTY IS BEING OFFERED FOR SALE TO THE CITY OF SOUTH BEND FOR THE PURPOSE OF PUBLIC UTILITIES.

**PARCEL IDENTIFICATION**

**STREET CLASSIFICATION**

**CERTIFICATE OF APPROVAL:**

... (text) ...

**LEGEND**

- POINT OF COMMENCEMENT
- CORNER
- ... (other symbols) ...

**DEED OF DEDICATION**

... (text) ...

**OWNER'S CERTIFICATION**

... (text) ...

**NOTARY PUBLIC CERTIFICATE**

... (text) ...

**SURVEYOR'S CERTIFICATE**

... (text) ...

**SUBDIVISION**

**COSB VENUES, PARKS & ARTS**

**CITY OF SOUTH BEND, INDIANA**

**DEPARTMENT OF PUBLIC PARKS**

**SOUTH BEND, INDIANA**

**RUM VILLAGE - GERTRUDE STREET**

**PORTAGE TWP**

**X-3334P**

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.

## Site & Context

### Land Uses and Zoning:

On site: Park land zoned S1 Suburban Neighborhood 1  
 North: Undeveloped forest zoned S1 Suburban Neighborhood 1  
 East: One unit dwellings zoned U1 Urban Neighborhood 1  
 South: Park land zoned OS Open Space  
 West: Undeveloped forest zoned S1 Suburban Neighborhood 1

### District Intent:

The OS District is established to promote the development of a range of public shared open spaces dispersed through the City.

### Site Plan Description:

These properties are part of Rum Village Park. The petitioner wishes to rezone these properties to bring them under the same zoning designation as the rest of the park.

### Zoning and Land Use History and Trends:

The land appears to have been cleared and reforested a few times since the early-to-mid 1900s, but has never been formally developed and has been forested since about the 1980s.

### Traffic and Transportation Considerations:

The properties cannot be accessed directly by a vehicle, as they are internal to a large park. They can be accessed by foot and potentially by bicycle. Users can get to these properties by first passing through the property to the south, which is located on S Gertrude St. This is a 27' wide two-way street that runs north and south with one lane of traffic going in each direction.

## Agency Comments

### Agency Comments:

No comments at this time.

### Staff Comments:

No additional 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:

In the city's comprehensive plan, Objective LU 8 calls upon the city to "preserve green space land uses." More specifically, policy LU 8.2 says to "encourage the retention of open spaces for recreational purposes."

##### Land Use Plan:

These properties fall within the Rum Village neighborhood. In the 2022 neighborhood plan, the future zoning map shows them as remaining S1.

##### Plan Implementation/Other Plans:

Strategy 2.4 in the Rum Village neighborhood plan outlines a plan to "complete park improvements following a park master planning process," which is currently being implemented by the city's Venues, Parks, and Arts department.

#### 2. Current Conditions and Character:

These properties are surrounded by undeveloped, forested park land to the south, west, and north. To the east, there are one-story residential structures fronting on S Gertrude St.

**3. Most Desirable Use:**

The most desirable use for these properties would be to maintain them as city-owned park land.

**4. Conservation of Property Values:**

Rezoning these properties to OS should not significantly affect their property values or those of neighboring properties. The primary goal behind rezoning these properties is simply to bring them under the same zoning designation as the rest of Rum Village Park, which is already zoned as OS.

**5. Responsible Development and Growth:**

No development is being proposed on these properties.

## Analysis & Recommendation

**Commitments:** No commitments are proposed.

**Analysis:** Although the Rum Village neighborhood plan calls for these properties to remain S1 in the future zoning map, a rezoning to OS also makes sense. These properties are part of the city-owned Rum Village Park and will be staying as such. Also, the rest of the park is already zoned as OS. Therefore, it makes sense to bring these properties under the same zoning designation as the rest of the park.

**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.

**Property Information**

Subdivision Name: **Rum Village Park - Gertrude Street Minor Subdivision**

Location: Unaddressed parcels at the southern terminus of S. Glen Street and S. Dorothy Street - 0 GLEN and 0 GLEN and 0 DOROTHY and 0 GLEN and 0 GERTRUDE

**Requested Action**

The total area of the subdivision is 44.13 acres and will consist of 1 building lot.

**Location Map**



**Recommendation**

**Staff Recommendation:** The Staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted approval.



---

**Project Details**

**Environmental Data:** A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.

**Drainage:** No comments at this time.

**Rights-Of-Way:** The rights-of-way are correct as shown.

**Utilities:** The site will be served by Municipal Water and Municipal Sewer.

**Agency Comments:** No comments at this time.

---

**Recommendation**

**Staff Recommendation:** The staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted approval.



# City of South Bend PLAN COMMISSION

City Hall  
215 S. Martin Luther King, Jr. Blvd.  
Suite 500  
South Bend, IN 46601  
(574) 235-7627  
www.southbendin.gov/zoning

Wednesday, May 20, 2026

Filed in Clerk's Office

May 20, 2026

South Bend Common Council  
Third Floor, City Hall  
South Bend, IN 46601

Bianca Tirado  
City Clerk, South Bend, IN

Re: Bill#19-26 - A proposed ordinance of CITY OF SOUTH BEND INDIANA FOR DEPARTMENT OF PUBLIC PARKS to zone from S1 Suburban Neighborhood 1 to OS Open Space, property located at 0 GLEN and 0 GLEN and 0 DOROTHY and 0 GLEN and 0 GERTRUDE ST, City of South Bend - PC# 0302-26

Dear Council Members:

I hereby Certify that the above referenced ordinance of CITY OF SOUTH BEND INDIANA FOR DEPARTMENT OF PUBLIC PARKS was legally advertised on April 10, 2026 and that the South Bend Plan Commission at its public hearing on May 18, 2026 took the following action:

Upon a motion by Dr. Oliver Davis, being seconded by Caitlin Stevens and unanimously carried, a proposed ordinance of CITY OF SOUTH BEND INDIANA FOR DEPARTMENT OF PUBLIC PARKS to zone from S1 Suburban Neighborhood 1 to OS Open Space, property located at 0 GLEN and 0 GLEN and 0 DOROTHY and 0 GLEN and 0 GERTRUDE ST, 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,

A handwritten signature in black ink that reads "Brian Killen".

Brian Killen  
Zoning Administrator

Attachment

CC: CITY OF SOUTH BEND INDIANA FOR DEPARTMENT OF PUBLIC PARKS  
Bob Palmer

---

Tim Corcoran  
Planning Director

Brian Killen  
Zoning Administrator

Francisco Fotia  
Commission President

**Property Information**

Location: Unaddressed parcels at the southern terminus of S. Glen Street and S. Dorothy Street  
- 0 GLEN and 0 GLEN and 0 DOROTHY and 0 GLEN and 0 GERTRUDE  
Owner: CITY OF SOUTH BEND INDIANA FOR DEPARTMENT OF PUBLIC PARKS

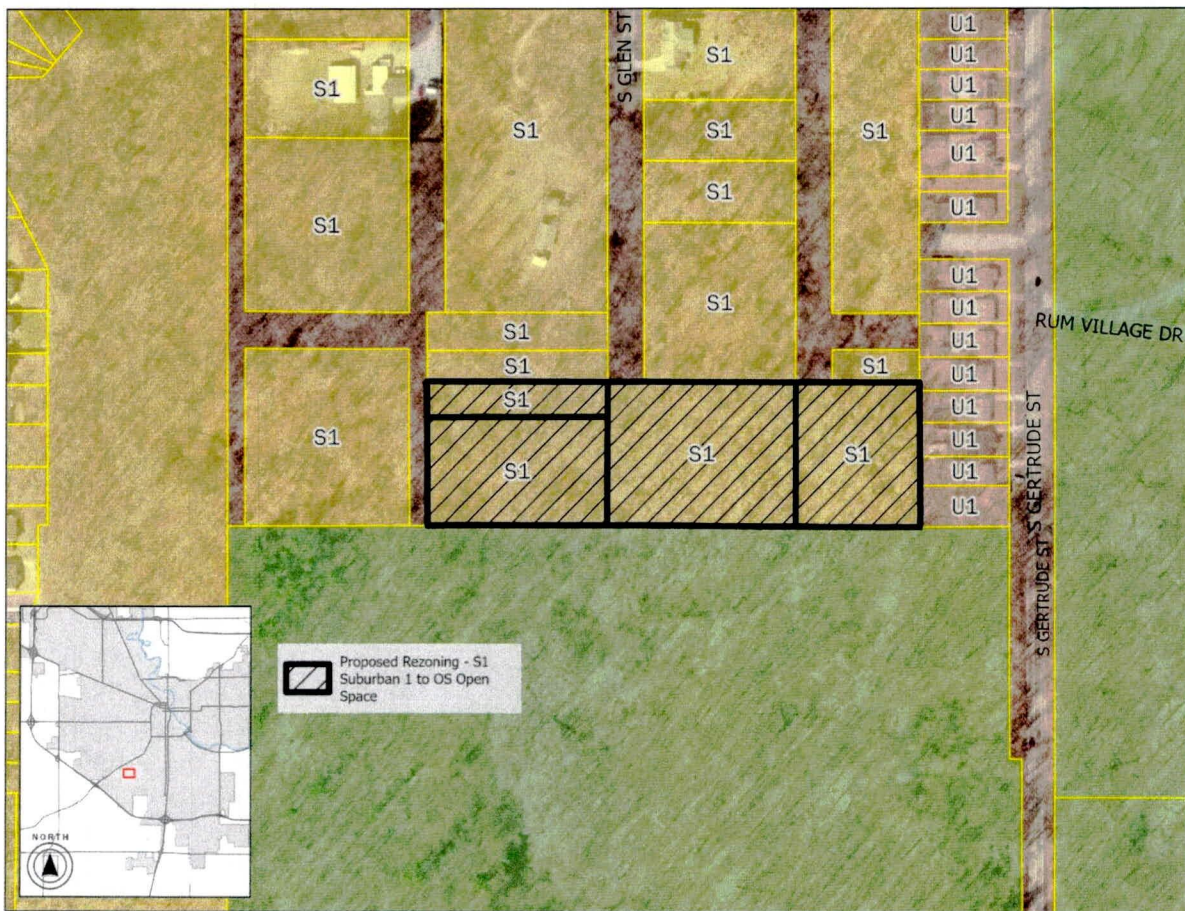
**Requested Action**

Rezone from S1 Suburban Neighborhood 1 to OS Open Space

**Project Summary**

The City of South Bend Venue Parks and Arts owns the subject parcels and is seeking a subdivision to adjoin the parcels with the existing park space. As part of that effort, they are also seeking to zone the parcels OS to be consistent with the existing park and district intent.

**Location Map**



Filed in Clerk's Office

May 20, 2026

Bianca Tirado  
City Clerk, South Bend, IN



**Site & Context**

**Land Uses and Zoning:**

- On site: Park land zoned S1 Suburban Neighborhood 1
- North: Undeveloped forest zoned S1 Suburban Neighborhood 1
- East: One unit dwellings zoned U1 Urban Neighborhood 1
- South: Park land zoned OS Open Space
- West: Undeveloped forest zoned S1 Suburban Neighborhood 1

**District Intent:**

The OS District is established to promote the development of a range of public shared open spaces dispersed through the City.

**Site Plan Description:**

These properties are part of Rum Village Park. The petitioner wishes to rezone these properties to bring them under the same zoning designation as the rest of the park.

**Zoning and Land Use History and Trends:**

The land appears to have been cleared and reforested a few times since the early-to-mid 1900s, but has never been formally developed and has been forested since about the 1980s.

**Traffic and Transportation Considerations:**

The properties cannot be accessed directly by a vehicle, as they are internal to a large park. They can be accessed by foot and potentially by bicycle. Users can get to these properties by first passing through the property to the south, which is located on S Gertrude St. This is a 27' wide two-way street that runs north and south with one lane of traffic going in each direction.

**Agency Comments**

**Agency Comments:**

No comments at this time.

**Staff Comments:**

No additional 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:**

In the city's comprehensive plan, Objective LU 8 calls upon the city to "preserve green space land uses." More specifically, policy LU 8.2 says to "encourage the retention of open spaces for recreational purposes."

**Land Use Plan:**

These properties fall within the Rum Village neighborhood. In the 2022 neighborhood plan, the future zoning map shows them as remaining S1.

**Plan Implementation/Other Plans:**

Strategy 2.4 in the Rum Village neighborhood plan outlines a plan to "complete park improvements following a park master planning process," which is currently being implemented by the city's Venues, Parks, and Arts department.

**2. Current Conditions and Character:**

These properties are surrounded by undeveloped, forested park land to the south, west, and north. To the east, there are one-story residential structures fronting on S Gertrude St.

**3. Most Desirable Use:**

The most desirable use for these properties would be to maintain it as city-owned park land.

**4. Conservation of Property Values:**

Rezoning these properties to OS should not significantly affect their property values or those of neighboring properties. The primary goal behind rezoning these properties is simply to bring them under the same zoning designation as the rest of Rum Village Park, which is already zoned as OS.

**5. Responsible Development and Growth:**

No development is being proposed on these properties.

## Analysis & Recommendation

**Commitments:** No commitments are proposed.

**Analysis:** Although the Rum Village neighborhood plan calls for these properties to remain S1 in the future zoning map, a rezoning to OS also makes sense. These properties are part of the city-owned Rum Village Park and will be staying as such. Also, the rest of the park is already zoned as OS. Therefore, it makes sense to bring these properties under the same zoning designation as the rest of the park.

**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.



27-26



# City of South Bend PLAN COMMISSION

City Hall  
215 S. Martin Luther King, Jr. Blvd.  
Suite 500  
South Bend, IN 46601  
(574) 235-7627  
[www.southbendin.gov/zoning](http://www.southbendin.gov/zoning)

Filed in Clerk's Office

**May 6, 2026**

Bianca Tirado  
City Clerk, South Bend, IN

May 5, 2026

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

RE: 604 SCOTT ST and 606 SCOTT ST and 616 SCOTT ST and 618 SCOTT ST and 620 SCOTT ST –  
PC#0303-26

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 May 11, 2026, Council meeting, and set it for public hearing at your May 26, 2026, Council meeting. The petition is tentatively scheduled for public hearing at the May 18, 2026, 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:

Petition to rezone from U1 to U2 to allow for Building Use of Townhouse. Proposed series of single family 1 and 1/2 story townhomes, with maximum run of three townhomes per build, in an area of the neighborhood adjacent to other U2 zoning districts, leading to Lincolnway West and Portage Ave.

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

Sincerely,

A handwritten signature in black ink that reads "Brian Killen".

Brian Killen  
Zoning Administrator

CC: Bob Palmer

---

**Tim Corcoran**  
Planning Director

**Brian Killen**  
Zoning Administrator

**Francisco Fotia**  
Commission President

May 6, 2026

Bianca Tirado  
City Clerk, South Bend, IN

**BILL NO. 27-26**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 604 SCOTT STREET AND 606 SCOTT STREET AND 616 SCOTT STREET AND 618 SCOTT STREET AND 620 SCOTT STREET (PARCEL IDS: 018-1054-2320, 018-1056-2397, 018-1056-2399, 018-1056-2400, 018-1056-2403, 018-1056-240001, 018-1056-240002) COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA**

---

**STATEMENT OF PURPOSE AND INTENT**

Petitioners desire to rezone the property from Urban Neighborhood (U1) District to Urban Neighborhood (U2) District.

---

**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:

604 N Scott St (Parcel 018-1054-2320) -- Lot 6 Kents Sub Of Bol 113 & 114 17/18 Cons w/018-1054-2321 Per Owners Req;

606 N Scott St (Parcel 018-1056-2403) -- Lot 8 Miller'S Sub 113-114;

616 N Scott St (Parcel 018-1056-2400) -- Lot 10 Ex 76.8ft W Side & Ex 36.5ft E Side Wm Millers Sub Of BOL 113-114 State Bank & Also S 1/2 Vac Alley 01-02 Vac Order 9106-00

616 N Scott St (Parcel 018-1056-240001) -- 76.8ft W Side Lot 10 Millers Sub Of 113 & 114 & S 1/2 Vac Alley 01-02 Vac Ord 9106-00

616 N Scott St (Parcel 018-1056-240002) -- 36.5' E Side Lot 10 Wm Millers Sub Of BOL 113-114 State Bank & S 1/2 Vac Alley 01-02 Vac Ord 9106-00

618 N Scott St (Parcel 018-1056-2399) -- 25.5' Off Entire S Side Lot 11 Wm Millers Sub Of B O L 113 & N 1/2 Vac Alley 01-02 Vac Order 9106-00; and

620 N Scott St (Parcel 018-1056-2397) -- 25.5' Off Entire S Side Lot 11 Wm Millers Sub  
Of B O L 113 & N 1/2 Vac Alley 01-02 Vac Order 9106-00;

be and the same is hereby established as Urban Neighborhood (U2) District

**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 J. 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 \_\_\_\_\_, 2026, at \_\_\_\_\_ o'clock .m.

---

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

Approved and signed by me on the \_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_ o'clock  
\_\_\_\_.m.

---

James Mueller, Mayor  
City of South Bend, Indiana

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number: Multiple, see attached

Address: 604, 606, 616, 618, 620 N. Scott Street, South Bend, IN

Owner: Department of Redevelopment of the City of South Bend

Legal Description:

Multiple, see attached

PAID  
4/22/26  
Per. km

Project Summary

Petition to rezone from U1 to U2 to allow for Building Use of Townhouse. Proposed series of single family 1 and 1/2 story townhomes, with maximum run of three townhomes per build, in an area of the neighborhood adjacent to other U2 zoning districts, leading to Lincolnway West and Portage Ave.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1

U1 Urban Neighborhood 1

Proposed District U2 Urban Neighborhood 2

U2 Urban Neighborhood 2

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

Filed in Clerk's Office

May 6, 2026

Bianca Tirado  
City Clerk, South Bend, IN

**Triplex 1: 616-620 Scott Street**

616 N. Scott (3 lots to combine)

018-1056-240001

Department of Redevelopment of the City of South Bend

Legal Desc: 76.8ft W Side Lot 10 Millers Sub Of 113 & 114 & S 1/2 Vac Alley 01-02 Vac Ord 9106-00

018-1056-2400

Department of Redevelopment of the City of South Bend

Legal Desc: Lot 10 Ex 76.8ft W Side & Ex 36.5ft E Side Wm Millers Sub Of BOL 113-114 State Bank & Also S 1/2 Vac Alley 01-02 Vac Order 9106-00

018-1056-240002

Department of Redevelopment of the City of South Bend

Legal Desc: 36.5' E Side Lot 10 Wm Millers Sub Of BOL 113-114 State Bank & S 1/2 Vac Alley 01-02 Vac Ord 9106-00

618 N. Scott

018-1056-2399

Department of Redevelopment of the City of South Bend

Legal Desc: 25.5' Off Entire S Side Lot 11 Wm Millers Sub Of B O L 113 & N 1/2 Vac Alley 01-02 Vac Order 9106-00

620 N. Scott

018-1056-2397

Department of Redevelopment of the City of South Bend

Legal Desc: 24' Off Ent N Side Lot 11 Wm Millers Sub Of B O L 113

**Triplex 2: 604-606 Scott Street**

604 N. Scott

018-1054-2320

Department of Redevelopment of the City of South Bend

Legal Desc: Lot 6 Kents Sub Of Bol 113 & 114 17/18 Cons w/018-1054-2321 Per Owners Req

606 N. Scott

018-1056-2403

Department of Redevelopment of the City of South Bend

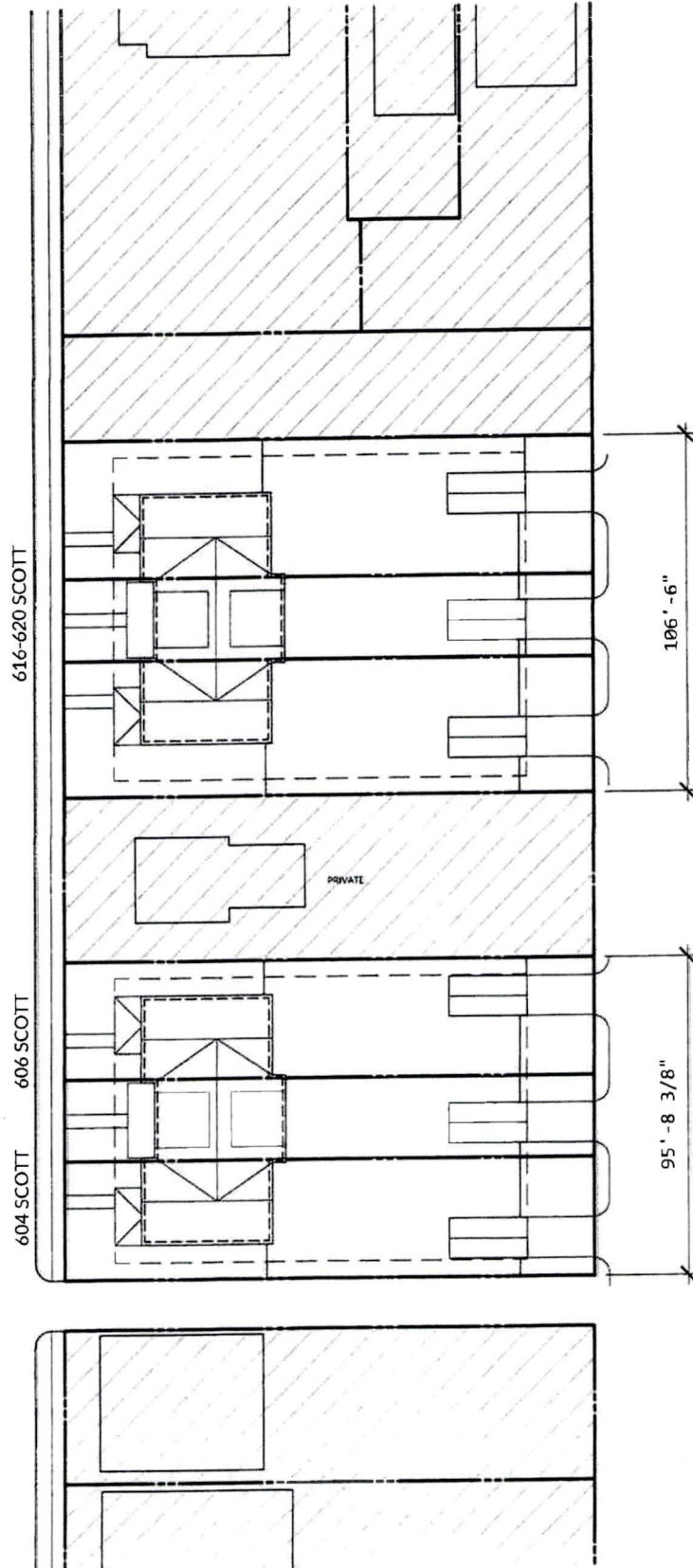
Legal Desc: Lot 8 Miller'S Sub 113-114

NOTES:

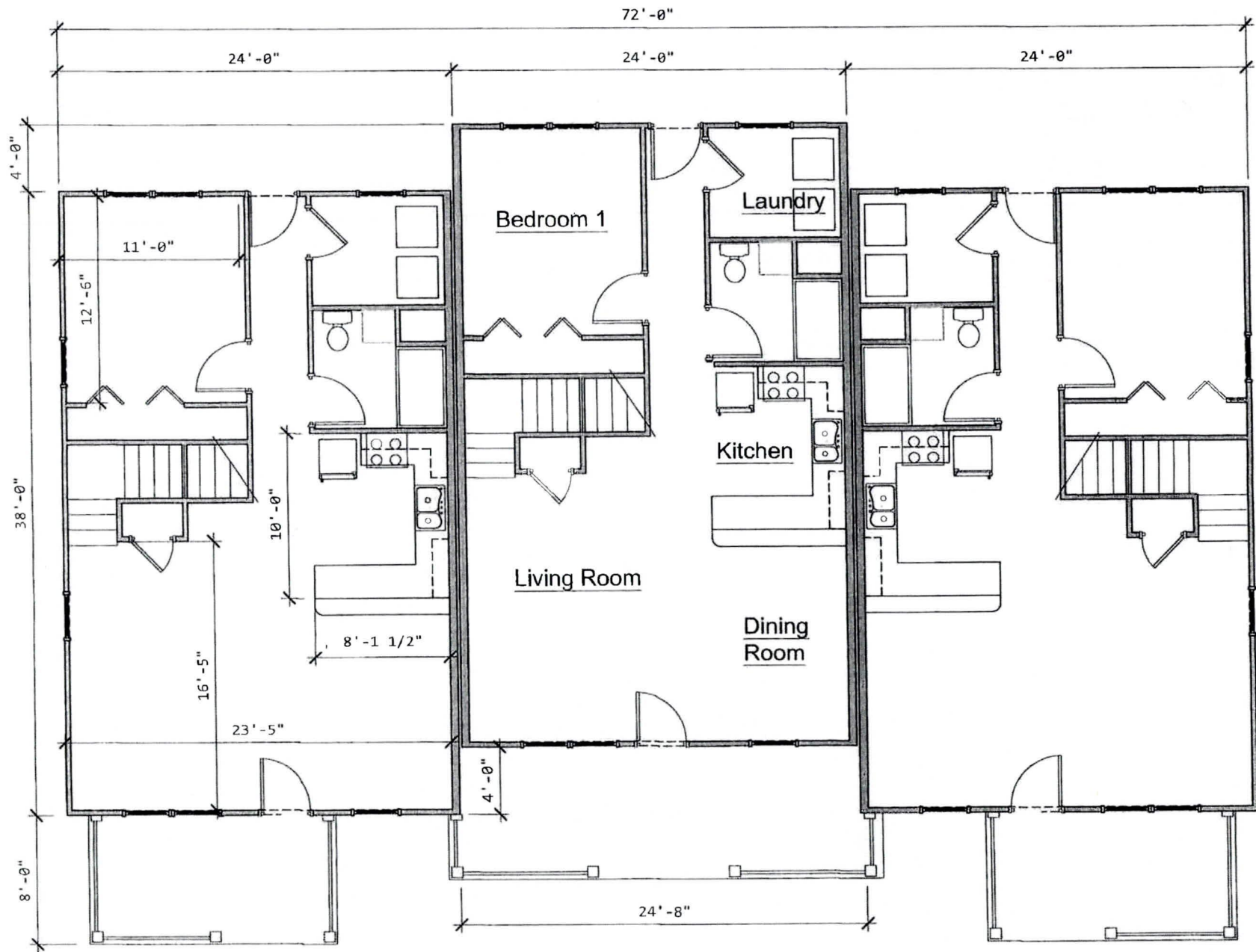
PROJECT IS ON N. SCOTT STREET, BETWEEN LINCOLNWAY AND LINDSEY, SOUTH BEND, IN

PROPOSED BUILDINGS:

TWO, THREE-UNIT "TRIPLEXES" - ATTACHED TOWNHOMES.





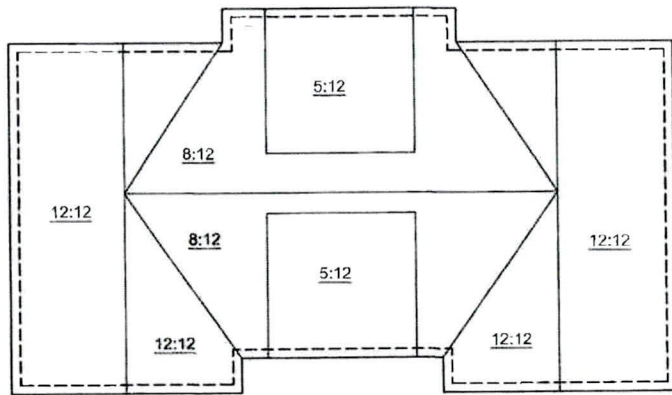
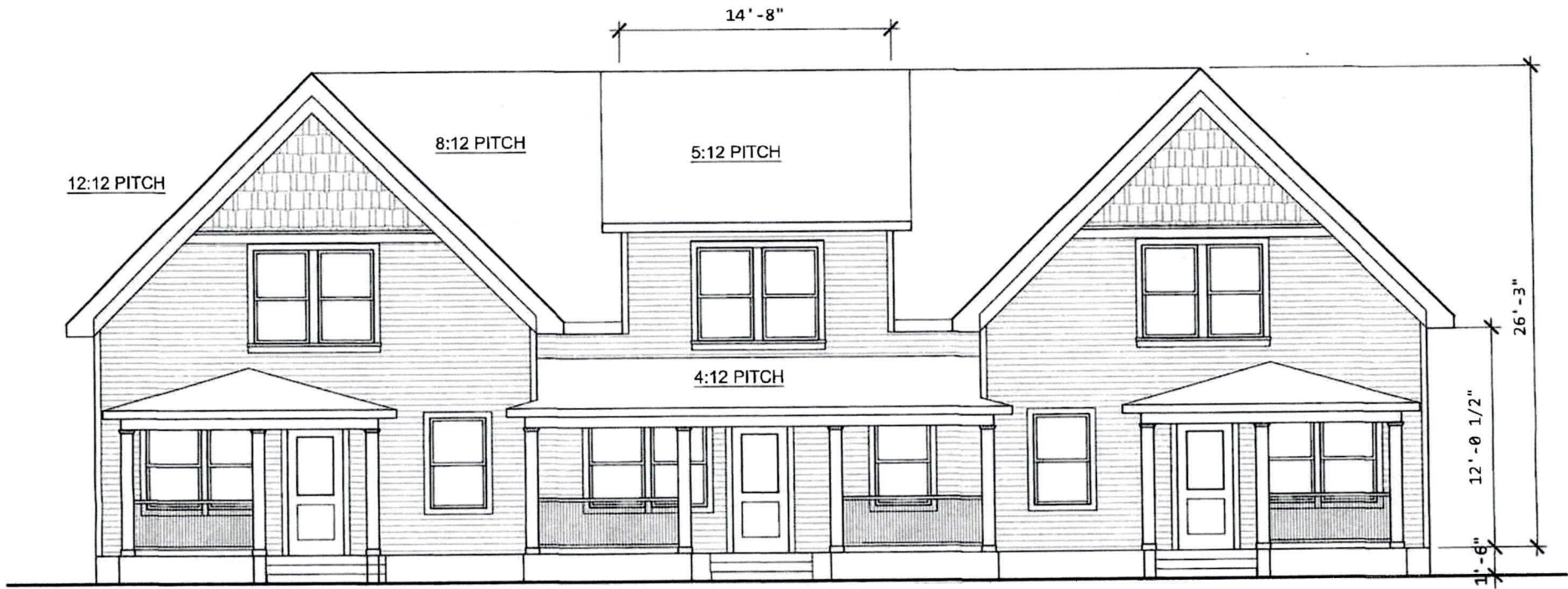


2  
A-0

TRIPLEX 1st FLOOR PLAN - DRAFT 4/17/2026

SCALE 1/8" = 1'

NEAR NORTHWEST NEIGHBORHOOD, INC.



ROOF PLAN



City of South Bend  
**PLAN COMMISSION**

City Hall  
215 S. Martin Luther King, Jr. Blvd.  
Suite 500  
South Bend, IN 46601  
(574) 235-7627  
[www.southbendin.gov/zoning](http://www.southbendin.gov/zoning)

Filed in Clerk's Office

Wednesday, May 20, 2026

**May 20, 2026**

South Bend Common Council  
Third Floor, City Hall  
South Bend, IN 46601

Bianca Tirado  
City Clerk, South Bend, IN

Re: Bill#27-26 - A proposed ordinance of DEPARTMENT OF REDEVELOPMENT OF THE CITY OF SOUTH BEND to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 604 SCOTT ST and 606 SCOTT ST and 616 SCOTT ST and 618 SCOTT ST and 620 SCOTT ST, City of South Bend - PC# 0303-26

Dear Council Members:

I hereby Certify that the above referenced ordinance of DEPARTMENT OF REDEVELOPMENT OF THE CITY OF SOUTH BEND was legally advertised on May 8, 2026 and that the South Bend Plan Commission at its public hearing on May 18, 2026 took the following action:

Upon a motion by Dr. Oliver Davis, being seconded by Scott Ford and unanimously carried, a proposed ordinance of DEPARTMENT OF REDEVELOPMENT OF THE CITY OF SOUTH BEND to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 604 SCOTT ST and 606 SCOTT ST and 616 SCOTT ST and 618 SCOTT ST and 620 SCOTT ST, 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,

Brian Killen  
Zoning Administrator

Attachment

CC: DEPARTMENT OF REDEVELOPMENT OF THE CITY OF SOUTH BEND  
Bob Palmer

---

**Tim Corcoran**  
Planning Director

**Brian Killen**  
Zoning Administrator

**Francisco Fotia**  
Commission President

**Property Information**

Location: 604 SCOTT ST and 606 SCOTT ST and 616 SCOTT ST and 618 SCOTT ST and 620 SCOTT ST  
Owner: DEPARTMENT OF REDEVELOPMENT OF THE CITY OF SOUTH BEND

**Requested Action**

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

**Project Summary**

The Redevelopment Commission owns the subject parcels and intends on transferring them to the Near Northwest Neighborhood, Inc., who is planning on building two separate groups of townhomes.

**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

May 20, 2026

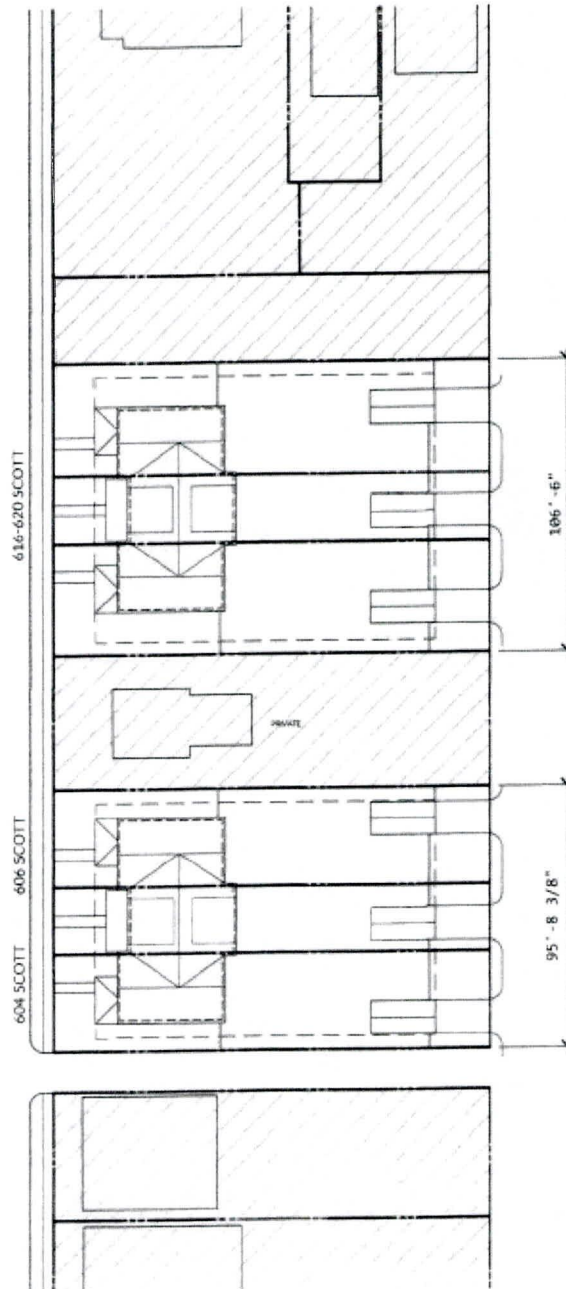
Proposed Site Plan

NOTES:

PROJECT IS ON N. SCOTT STREET, BETWEEN LINCOLNWAY AND LINDSEY, SOUTH BEND, IN

PROPOSED BUILDINGS:

TWO, THREE-UNIT "TRIPLEXES" - ATTACHED TOWNHOMES.



1  
A-0

SITE PLAN - DRAFT 4/17/2026  
SCALE 1" = 50'-0"

NEAR NORTHWEST NEIGHBORHOOD, INC.



## Site & Context

### Land Uses and Zoning:

On site: Vacant land zoned U1 Urban Neighborhood 1  
 North: One unit dwellings zoned U1 Urban Neighborhood 1  
 East: One unit dwellings and vacant land zoned U2 Urban Neighborhood 2  
 South: A multi-unit dwelling zoned U2 Urban Neighborhood 2  
 West: One unit dwellings zoned U1 Urban Neighborhood 1

### District Intent:

The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in core and outlying areas of the City.

### Site Plan Description:

The petitioner wishes to rezone these properties to U2 to allow for the townhouse building type, with the intention of building two groups of three townhomes.

### Zoning and Land Use History and Trends:

Although all of these parcels are now vacant, there were originally developed with a mixture of one- and two-unit dwellings. The earliest homes were built in the late 1800s, with all of them being completed by 1917. They all remained until at least 1972, after which it appears that the homes were demolished in a piecemeal fashion until they were all gone by 2022.

### Traffic and Transportation Considerations:

These properties are located on N. Scott Street, a 30' wide two-way street that runs north and south with one lane of traffic going in each direction, between Lincoln Way West and Lindsey Street. They are served by an alley at the rear of each property, and there is also an east-west alley that runs along the southern property line of 604.

## Agency Comments

### Agency Comments:

No 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:

In the city's comprehensive plan, Objective H 1 calls upon the city to "ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of households now and in the future."

##### Land Use Plan:

This property falls within the Near Northwest neighborhood. In the 2019 neighborhood the future zoning map shows these parcels as remaining U1, but the plan recommends more intense housing in areas near Lincoln Way West.

##### Plan Implementation/Other Plans:

These properties were specifically identified as future development sites in the 2019 Near Northwest Neighborhood plan. More generally, Strategies 2 and 3 in the neighborhood plan call

for housing development and vacant lot activation, two objectives which this project would achieve.

**2. Current Conditions and Character:**

These properties are surrounded by low-density, one and two-story structures and vacant lots on all sides. The structures are all residential in character.

**3. Most Desirable Use:**

The most desirable use for these properties would be small-scale multi-family development.

**4. Conservation of Property Values:**

Rezoning these properties should not negatively affect their own property values, or the value of neighboring properties. This project will raise the values of the properties being rezoned, as a developed property will have a higher value than a vacant one. U2 also allows for denser development than U1, meaning that the rezoning could allow for higher property values to be generated on site.

**5. Responsible Development and Growth:**

Rezoning these properties to U2 aligns with the principles of responsible development and growth, as it will allow for denser infill development in an established neighborhood on a street with existing city utilities.

## Analysis & Recommendation

**Commitments:** No commitments are proposed.

**Analysis:** Although the Near Northwest Neighborhood plan calls for these parcels to remain U1 in the future zoning map, a rezoning to U2 also makes sense. They are bordered by U2 parcels to the east and south, and they are in close proximity to two major corridors in Lincoln Way West and Portage Avenue. Additionally, the townhomes being proposed will match the scale and character of the surrounding neighborhood, including neighboring one- and two-unit dwellings in U1.

**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.



26-15



# City of South Bend Common Council

300 City Hall • 215 S. Martin Luther King, Jr. Blvd.  
South Bend, Indiana 46601

May 19, 2026

Canneth Lee  
President

Sheila Niezgodski  
Vice President

Chairperson, Committee  
of the Whole

Canneth Lee  
First District

Ophelia Gooden-Rodgers  
Second District

Sharon L. McBride  
Third District

Fourth District

Sherry Bolden-Simpson  
Fifth District

Sheila Niezgodski  
Sixth District

Dr. Oliver Davis  
At Large

Rachel Tomas Morgan  
At Large

Karen L. White  
At Large

South Bend Common Council

Attn: Karen White

215 S. Dr. Martin Luther King, Jr. Blvd. Suite 300  
South Bend, IN 46601

Filed in Clerk's Office

May 19, 2026

Bianca Tirado  
City Clerk, South Bend, IN

**Re: A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA ACKNOWLEDGING THE COMPLETION OF THE FINAL REPORT OF THE SOUTH BEND REPARATORY JUSTICE COMMISSION AND INVITING THE COMMISSION TO MAKE A FORMAL PRESENTATION TO THE COMMON COUNCIL IN AN UPCOMING MEETING**

Dear Chairperson White:

As you know, the Reparatory Justice Commission has completed and released its final report. That report has not yet been formally presented to the Common Council. This proposed resolution acknowledges the completion of the report and invites the Commission to make a formal presentation to the Common Council under the agenda item "Special Business" at an upcoming Council meeting.

I realize that some aspects of the report fall within the purview of other standing committees, however, since the resolution creating the Commission came out of the Residential Neighborhood Committee, I am requesting that this proposed resolution be heard in that committee only for purposes of presenting the report to Council.

Please schedule this proposed resolution for the Residential Neighborhood Committee meeting on May 26, 2026 and place it on the full Council agenda for later that night.

Thank you for your consideration.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Canneth Lee". The signature is written in a cursive style with a large initial "C".

Canneth Lee, President

South Bend Common Council



May 19, 2026

Bianca Tirado  
City Clerk, South Bend, IN

**BILL NO. 26-15**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND,  
INDIANA ACKNOWLEDGING THE COMPLETION OF THE FINAL REPORT OF  
THE SOUTH BEND REPARATORY JUSTICE COMMISSION AND INVITING THE  
COMMISSION TO MAKE A FORMAL PRESENTATION TO THE COMMON  
COUNCIL IN AN UPCOMING MEETING**

**WHEREAS**, on September 25, 2023, the Common Council, under then President Sharon McBride passed Resolution No. 5053-23 announcing the formation of a Reparatory Justice Commission to study various aspects of Reparatory Justice in South Bend; and

**WHEREAS**, the resolution stated that the Commission would operate independently of the Common Council, would select its own chairperson, determine its own direction in the discussion of reparatory justice in South Bend and related matters; and

**WHEREAS**, the original members of the Commission were David Buggs, Wilner Cusic, Conrad Damian, Aladean DeRose, John Duffy, Judith Fox, Darryl Heller, James Lewis, Cordell Martin, Alma Powell, Trina Robinson, Gilbert C. Washington, Cassandra White, and Regina Williams-Preston with Takisha Jacobs and Richard Warfield subsequently added; and

**WHEREAS**, the Commission recently completed its assigned mission by submitting its final report consisting of 138 pages detailing the history of racial discrimination in South Bend and identifying possible remedies by individual subcommittees addressing: Employment/Economic Opportunity/Wealth Gap, Housing, Education, and Health and Mental Health; and

**WHEREAS**, the Common Council invites the Commission to make a formal presentation of its final report to the Common Council at the June 8, 2026, Council meeting under the “Special Business” agenda item.

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

**Section I.** The South Bend Common Council acknowledges and appreciates the work performed by the South Bend Reparatory Justice Commission in completing its final report.

**Section II.** The Common Council looks forward to an opportunity to engage with Commission members during a Common Council meeting.

**Section III.** The Commission is invited to formally present its final report at the June 8, 2026, Council meeting under the “Special Business” agenda item.

**Section IV.** This resolution shall be in full force and effect immediately upon passage by the Common Council and approval by the Mayor.

Dated this 26<sup>th</sup> day of May 2026

\_\_\_\_\_  
Canneth J. 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 \_\_\_\_\_, 2026, at \_\_\_\_ o'clock .m.

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

Approved and signed by me on the \_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_ o'clock \_\_\_\_ .m.

\_\_\_\_\_  
James Mueller, Mayor  
City of South Bend, Indiana

Filed in Clerk's Office

May 18, 2026

May 1, 2026

South Bend Common Council  
300 City Hall  
215 S. Martin Luther King, Jr. Blvd  
South Bend, Indiana 46601

Bianca Tirado  
City Clerk, South Bend, IN

Dear Members of the South Bend Common Council,

We respectfully submit this request for the Common Council's consideration and acceptance of an ordinance vacating 3.7' of public right-of-way located at 710 & 718 Napoleon St. The requested right-of-way vacation supports plans to subdivide our lot at 718 Napoleon St. into a corner lot with a home facing St. Peter St. and a lot with a home facing Napoleon St. Construction of two zoning compliant, single-family homes would commence upon completion of all required permitting. The right-of-way vacation would increase the 718 Napoleon St. lot size by approximately 6% to facilitate the subdivision of the lot into two lots that each accommodate a newly constructed home.

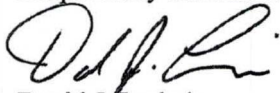
The community benefits of this project include:

- The replacement of a rental home at the end of its useful life with two new owner-occupied homes for full-time residents and ongoing members of the South Bend community, including ourselves and another local family seeking to live near downtown and Notre Dame.
- A new sidewalk along 718 Napoleon St.
- Replacement of the existing non-ADA compliant curbs with ADA accessible ramps on Napoleon St., both at the corner at St. Peter St. (our property) and the corner at St. Louis Blvd. (the neighboring church's property).
- Replacement of the older and heaving sidewalk all along St. Peter St.

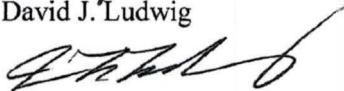
Required exhibits, legal descriptions and supporting documentation are included for your review. Thank you for your time and consideration of this request. Please do not hesitate to contact us should additional information be required.

We appreciate the Council's service to the City of South Bend and its residents.

Respectfully submitted,



David J. Ludwig



Jennifer L. Ludwig

15700 Lake Forest Ct.  
Granger, IN 46530  
(574) 386-2563

May 18, 2026

Bianca Tirado  
City Clerk, South Bend, IN

**BILL NO. 28-26**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND,  
INDIANA, TO VACATE THE FOLLOWING DESCRIBED PROPERTY:  
THE SOUTHERN 3.7 FEET OF NAPOLEON STREET BETWEEN ST. LOUIS  
BOULEVARD AND ST. PETER STREET**

---

**STATEMENT OF PURPOSE AND INTENT**

**Petitioner requests the vacation in order to subdivide the lot located at 718 Napoleon St. into one corner lot facing St. Peter St. and one lot facing Napoleon St., create a tree lawn more consistent with neighboring parcels, and create lots which each accommodate a new home.**

---

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 southern 3.7 feet of Napoleon Street between St. Louis Boulevard and St. Peter Street, 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:

718 Napoleon Street – Parcel ID 018-5104-3617  
710 Napoleon Street - Parcel ID 018-5104-360301

**SECTION IV.** The purpose of the vacation of the real property is to subdivide the lot located at 718 Napoleon St. into one corner lot facing St. Peter St. and one lot facing Napoleon

St., create a tree lawn more consistent with neighboring parcels, and create lots which each accommodate a new home.

**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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
Canneth J. 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 \_\_\_\_\_, 2026, at \_\_\_\_\_ o'clock .m.

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

Approved and signed by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_ o'clock  
\_\_\_\_.m.

\_\_\_\_\_  
James Mueller, Mayor  
City of South Bend, Indiana

315 W. Jefferson Boulevard  
 South Bend, IN 46601  
 T 574.232.8700  
 F 574.251.4440  
 abonmarche.com

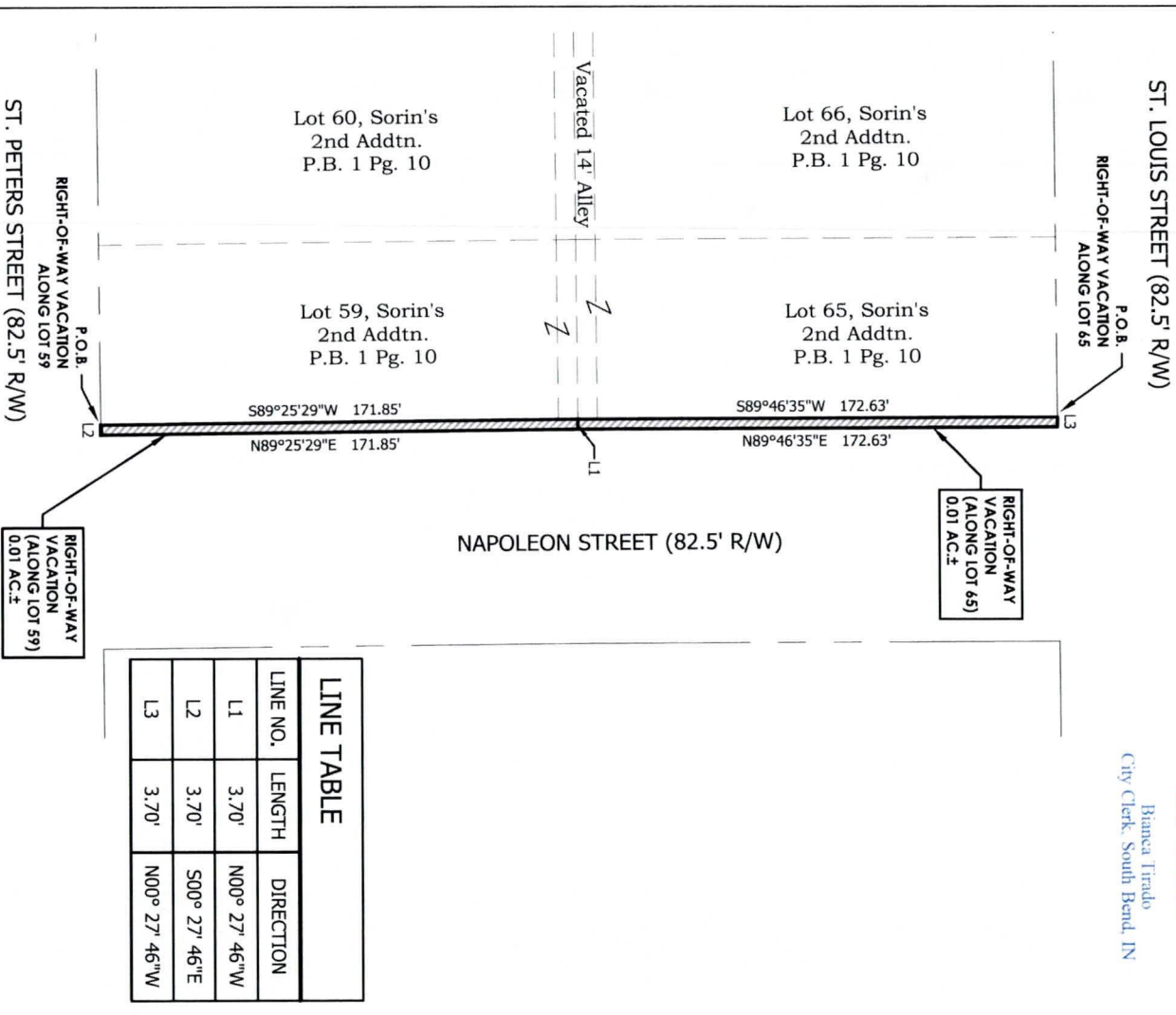
Benton Harbor      Hobart  
 Ft. Wayne          Kalamazoo  
 Goshen                Lafayette  
 Grand Haven        South Bend  
 Grand Rapids        Valparaiso  
 Engineering · Architecture · Land Surveying

## EXHIBIT

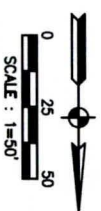
### RIGHT-OF-WAY VACATION

Filed in Clerk's Office  
**May 18, 2026**

Bianca Tirado  
 City Clerk, South Bend, IN



| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE NO.   | LENGTH | DIRECTION     |
| L1         | 3.70'  | N00° 27' 46"W |
| L2         | 3.70'  | S00° 27' 46"E |
| L3         | 3.70'  | N00° 27' 46"W |



NOTE: THIS IS NOT A BOUNDARY SURVEY

PREPARED FOR:

**DAVE LUDWIG & HOLY TEMPLE  
 CHURCH OF GOD IN CHRIST INC.**

DRAWN BY: CMR

NORTHEAST QUARTER, SECTION 1

APPROVED BY: MJR

TOWNSHIP 37 NORTH, RANGE 2 EAST

DATE: 6/4/2025 REVISED 5/11/2026

PORTAGE TOWNSHIP

SCALE: 1"=50'

SHEET 2 OF 2

RIGHT-OF-WAY VACATION ALONG LOT 59, SORIN'S 2ND ADDITION

A TRACT OF LAND BEING IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

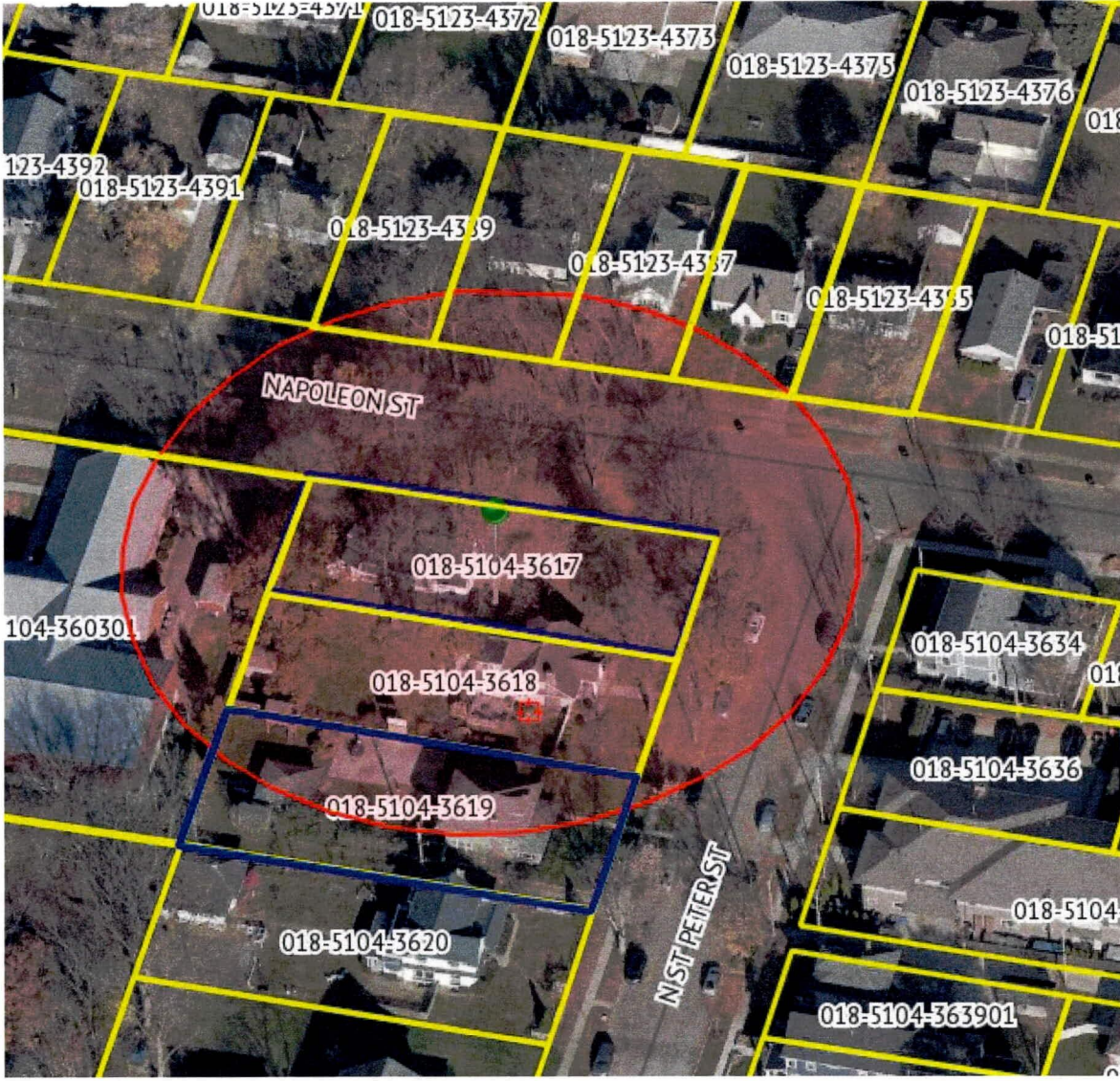
BEGINNING AT A FOUND 5/8-INCH IRON PIPE AT THE NORTHEAST CORNER OF LOT 59 OF SORIN'S SECOND ADDITION, RECORDED IN PLAT BOOK 1, PAGE 10 OF THE RECORDER'S OFFICE OF SAID COUNTY AND STATE; THENCE SOUTH 89 DEGREES 25 MINUTES 29 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 59, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET, AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE ACROSS A VACATED 14-FOOT ALLEY RUNNING NORTH-SOUTH AND BEING ADJACENT TO THE WEST LINE OF SAID LOT 59, 171.85 FEET TO A FOUND 3/4-INCH IRON PIPE ON THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET AND THE CENTERLINE OF THE SAID VACATED ALLEY; THENCE NORTH 00 DEGREES 27 MINUTES 46 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF THE CENTERLINE OF SAID VACATED ALLEY, 3.70 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 29 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID LOT 59 AND SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET, 171.85 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LOT LINE OF LOT 59, AND THE WEST RIGHT-OF-WAY LINE OF ST. PETER STREET; THENCE SOUTH 00 DEGREES 27 MINUTES 46 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 59 AND THE WEST RIGHT-OF-WAY LINE OF ST. PETER STREET, 3.70 FEET TO THE POINT OF BEGINNING; CONTAINING 0.01 ACRES, MORE OR LESS.

RIGHT-OF-WAY VACATION ALONG LOT 65, SORIN'S 2ND ADDITION

A TRACT OF LAND BEING IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON PIPE AT THE NORTHWEST CORNER OF LOT 65 OF SORIN'S SECOND ADDITION, RECORDED IN PLAT BOOK 1, PAGE 10 OF THE RECORDER'S OFFICE OF SAID COUNTY AND STATE; THENCE NORTH 00 DEGREES 27 MINUTES 46 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 65 AND THE EAST RIGHT-OF-WAY LINE OF ST. LOUIS STREET, 3.70 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 35 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID LOT 65 AND THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET, 172.63 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTERLINE OF A VACATED 14-FOOT ALLEY RUNNING NORTH AND SOUTH ADJACENT TO THE EAST LINE OF SAID LOT 65; THENCE SOUTH 00 DEGREES 27 MINUTES 46 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF SAID CENTERLINE OF THE VACATED ALLEY, 3.70 FEET TO A FOUND 3/4-INCH IRON PIPE AT THE INTERSECTION OF SAID CENTERLINE OF THE VACATED ALLEY AND THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET; THENCE SOUTH 89 DEGREES 46 MINUTES 35 SECONDS WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET AND THE NORTH LINE OF SAID LOT 65, 172.63 FEET TO THE POINT OF BEGINNING; CONTAINING 0.01 ACRES, MORE OR LESS.







# CITY OF SOUTH BEND

## BOARD OF PUBLIC WORKS

April 28, 2026

Filed in Clerk's Office

May 18, 2026

Mr. & Mrs. Dave and Jennifer Ludwig  
718 Napoleon Street  
South Bend, IN 46617  
[dludwig@nd.edu](mailto:dludwig@nd.edu)

Bianca Tirado  
City Clerk, South Bend, IN

RE: Right of Way – 710 & 718 Napoleon St. (Preliminary Review)

Dear Ludwigs,

At its April 28, 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 right-of-way 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 right-of-way vacation will affect your property taxes, please contact the Auditor's Office.



# CITY OF SOUTH BEND

## BOARD OF PUBLIC WORKS

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk



**INTEROFFICE MEMORANDUM  
BOARD OF PUBLIC WORKS**

**DATE:** February 13, 2026

**TO:** Kyle Ludlow, Public Works  
Abigail Magas, Public Works  
Chris Dressel, Community Investment  
Derek Erquhart, Fire Department  
Brad Rohrscheib, Police Department

**FROM:** Hillary Horvath, Clerk; [PWengineering@southbendin.gov](mailto:PWengineering@southbendin.gov)

**SUBJECT:** REQUEST FOR RECOMMENDATIONS - ROW VACATION

**APPLICANT:** David & Jennifer Ludwig

**LOCATION:** The ROW Vacation covers 3.7' off the south end of Napoleon Street between St. Louis Blvd and St. Peter 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 - subject to sidewalk being entirely within newly established Right-of-Way and installation of ADA ramps.

**COMMUNITY INVESTMENT:** Favorable Recommendation - subject to new sidewalk remaining to the south of the existing established trees and including installation of ADA ramps.

**FIRE:** Favorable Recommendation

**POLICE:** Favorable recommendation



# STREET/ALLEY VACATION BPW APPLICATION

City of South Bend - Board of Public Works

215 S. Dr. Martin Luther King, Jr. Blvd

Suite #400

South Bend, IN 46601

Date: 2/13/26

Phone #: 574-631-6593

Name: David & Jennifer Ludwig

E-mail: dludwig@nd.edu

Property Address: 718 Napoleon St. (Ludwig's property) & 710 Napoleon St. (Holy Temple Church)

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 ROW Vacation covers 3.7' off the south end of Napoleon Street between St. Louis Blvd and St. Peter St.

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

The ROW Vacation staff report and packet was filed in person on 1/20/26 and emailed. The original vacation request was 15', thence modified to 8' and then this final application of 3.7'. The request assures an appropriate buildable lot width of 70' (with the ROW vacation), a second lot, 2 new constructed owner occupied homes, a relcoated sidewalk over both properties with an alignment to the east sidewalk, tree replacement and sidewalk ramp upgrades for safety.

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: 01/20/2026

Check/Money Order #: Ck#33068

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: April 28, 2026

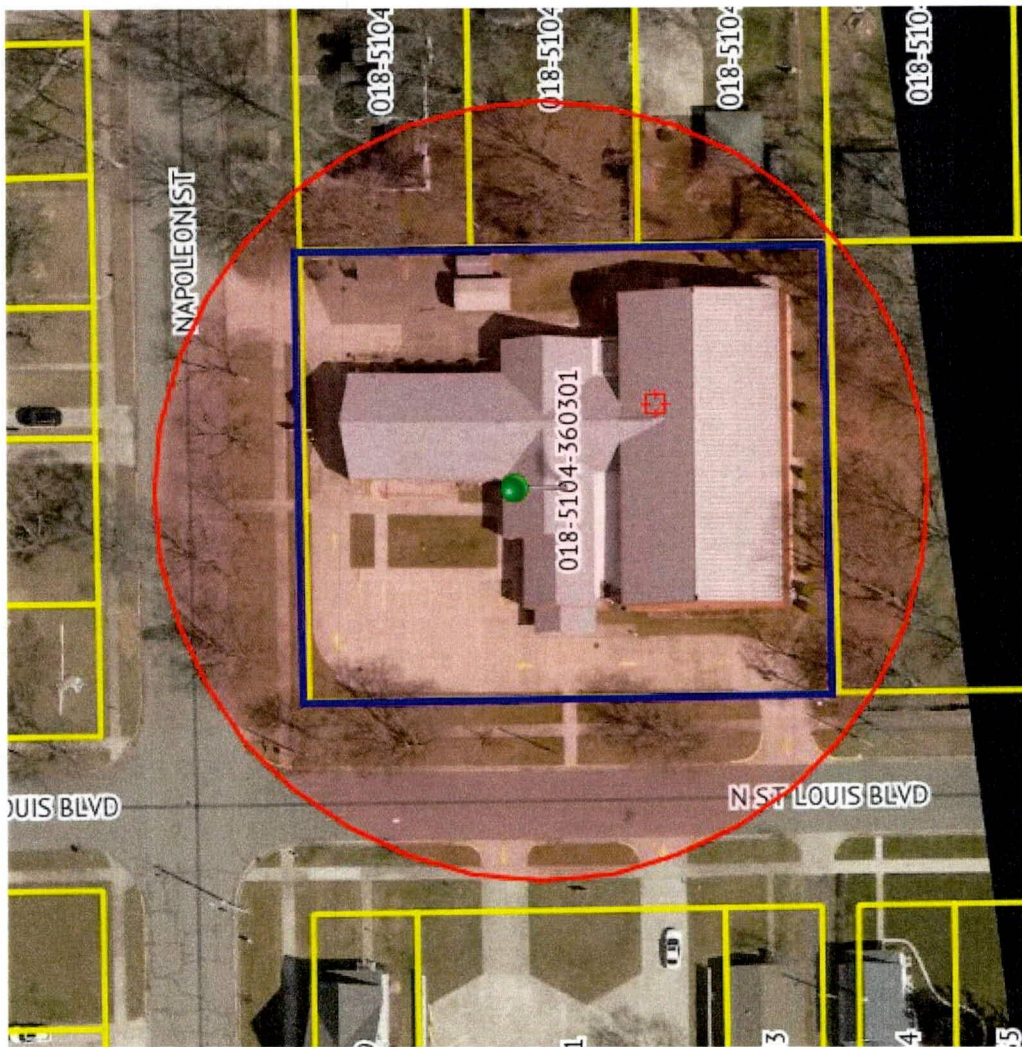
This application expires 90 days from the BPW meeting date, which is July 27, 2026.

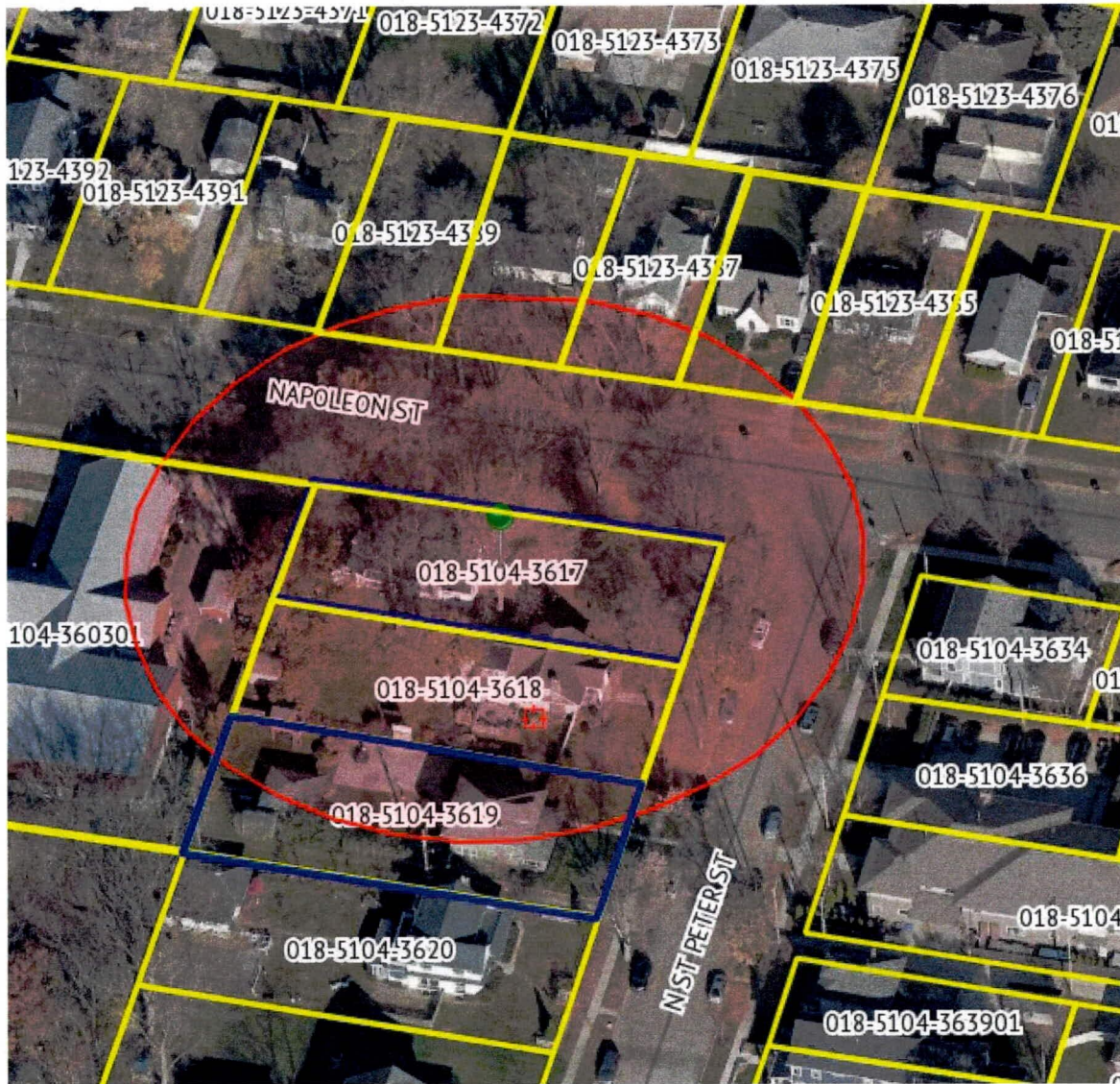
**710 NAPOLEAN**

| <b>name_1</b>   | <b>mailingadd</b>     | <b>mailingcit</b> | <b>mailingsta</b> | <b>mailingzip</b> |
|---|-----------------------|-------------------|-------------------|-------------------|
| MILLER JOSEPH B & JENNIFER L  | 1115 N Saint Peter St | South Bend        | IN                | 46617             |
| KLOSKA PROTECTION TRUST W KLOSKA ROBERT L & MARGARET M AS TRUSTEES W LIFE ESTATES | 1121 N Saint Peter St | South Bend        | IN                | 46617             |
| BUFILL JOSE A   | 1121 N NOTRE DAME     | South Bend        | IN                | 46617             |
| HOLY TEMPLE CHURCH OF GOD IN CHRIST INC   | 710 E Napoleon St     | South Bend        | IN                | 46617             |
| KYKENSky PARTNERS LLC   | 15700 Lake Forest Ct  | Granger           | IN                | 46530             |
| NOLAN DENIS AND CATHERINE   | 701 St Vincent        | South Bend        | IN                | 46617             |

**718 NAPOLEAN**

| <b>name_1</b>   | <b>mailingadd</b>     | <b>mailingcit</b> | <b>mailingsta</b> | <b>mailingzip</b> |
|---|-----------------------|-------------------|-------------------|-------------------|
| KLOSKA PROTECTION TRUST W KLOSKA ROBERT L & MARGARET M AS TRUSTEES W LIFE ESTATES | 1121 N Saint Peter St | South Bend        | IN                | 46617             |
| BUFILL JOSE A   | 1121 N NOTRE DAME     | South Bend        | IN                | 46617             |
| HOLY TEMPLE CHURCH OF GOD IN CHRIST INC   | 710 E Napoleon St     | South Bend        | IN                | 46617             |
| KYKENSky PARTNERS LLC   | 15700 Lake Forest Ct  | Granger           | IN                | 46530             |
| CONSERVATION PROPERTIES IND LLC   | PO Box 468            | Ada               | MI                | 49301             |
| STEDS LLC   | 335 Campus Dr         | Bluffton          | OH                | 45817             |
| THISTLETHWAITE MARY AGNES   | 713 Napoleon St       | South Bend        | IN                | 46617             |
| DARNELL HEDY L  | 721 Napoleon          | South Bend        | IN                | 46617             |
| STEDS LLC   | 335 Campus Dr         | Bluffton          | OH                | 45817             |





**RECEIPT**

DATE 1/20/16

No. 100151

RECEIVED FROM Abonmarche

\$ 300.00

Three hundred DOLLARS

FOR RENT

FOR Holiday vacation

|          |        |
|----------|--------|
| ACCOUNT  |        |
| PAYMENT  | 300.00 |
| BAL. DUE |        |

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM Lyndy TO [Signature]

BY [Signature]

| name_1  | mailingadd              | mailingcit     | mailingsta | mailingzip |
|---|-------------------------|----------------|------------|------------|
| MILLER JOSEPH B & JENNIFER L  | 1115 N Saint Peter St   | South Bend     | IN         | 46617      |
| ALEXANDER BRIAN & MICHELLE  | 903 Mohawk Rd           | Franklin Lakes | NJ         | 7417       |
| MACRI VINCENT & LIFE ESTATE FOR KOVACS EUGENE L                                   | 728 Peashway St         | South Bend     | IN         | 46617      |
| MACRI VINCENT   | 3317 N Kenmore Ave      | Chicago        | IL         | 60657      |
| TAYLOR KEITH D & SHARITA D  | 608 Napoleon St         | South Bend     | IN         | 46619      |
| MUELLER TRUST UND 2/3 INT & MUELLER LIVING TRUST UND 1/3 INT                      | 720 Peashway St         | South Bend     | IN         | 46617      |
| FIGHTING IRISH LLC  | 206 East 19th Ave       | Covington      | LA         | 70433      |
| MANDRICI ROSEMARY R   | 819 Peashway            | South Bend     | IN         | 46617      |
| KERESZTES ERNEST B & MARY G REV TRUST & AS TRUSTEES W LIFE ESTATES                | 1217 Notre Dame Ave     | South Bend     | IN         | 46617      |
| OLSON GREGORY W AND OR ASSIGNS  | 5165 Breckenridge Dr    | Cincinnati     | OH         | 45247      |
| HOUSING AUTHORITY OF SOUTH BEND   | 501 S Scott St          | South Bend     | IN         | 46601      |
| GREATER HOLY TEMPLE INC   | 710 E Napoleon          | South Bend     | IN         | 46617      |
| RYAL JOHN MICHAEL & ERIN LEE  | 1105 N Saint Peter St   | South Bend     | IN         | 46617      |
| NOLAN DENIS AND CATHERINE   | 701 St Vincent          | South Bend     | IN         | 46617      |
| HUBBARD MARK O & FRANCES BRIDGET  | 616 St Vincent St       | South Bend     | IN         | 46617      |
| CUNNINGHAM CASE & KRISANNE HW   | 1128 N Hill St          | South Bend     | IN         | 46617      |
| WINDMOOR FOUNDATION INC   | 1121 N Notre Dame Ave   | South Bend     | IN         | 46617      |
| WINDMOOR FOUNDATION INC   | 1121 N Notre Dame Ave   | South Bend     | IN         | 46617      |
| ALAVANJA BRANKO & LAUREN ELIZABETH  | 1135 N Notre Dame Ave   | South Bend     | IN         | 46617      |
| ALEXANDER JOHN R & DEBRA E  | 1117 N St Louis Blvd    | South Bend     | IN         | 46617      |
| ODOZOR PAULINUS I   | 1116 N St Peter St      | South Bend     | IN         | 46617      |
| MATOVINA TIMOTHY M & ELIDA  | 1115 N Notre Dame Ave   | South Bend     | IN         | 46617      |
| KLOSKA PROTECTION TRUST W KLOSKA ROBERT L & MARGARET M AS TRUSTEES W LIFE ESTATES | 1121 N Saint Peter St   | South Bend     | IN         | 46617      |
| BUFILL JOSE A   | 1121 N NOTRE DAME       | South Bend     | IN         | 46617      |
| HOLY TEMPLE CHURCH OF GOD IN CHRIST INC   | 710 E Napoleon St       | South Bend     | IN         | 46617      |
| KYKENS KY PARTNERS LLC  | 15700 Lake Forest Ct    | Granger        | IN         | 46530      |
| BUILDND LLC   | 3566 Douglas Rd         | South Bend     | IN         | 46635      |
| CHATHAMND LLC   | 1206 N Saint Louis Blvd | South Bend     | IN         | 46617      |
| EAKINS CHRISTOPHER T THE REVOCABLE TRUST  | 3301 W Lykes Ave        | Tampa          | FL         | 33609      |
| CONSERVATION PROPERTIES IND LLC   | PO Box 468              | Ada            | MI         | 49301      |
| STEDS LLC   | 335 Campus Dr           | Bluffton       | OH         | 45817      |
| STEDS LLC   | 335 Campus Dr           | Bluffton       | OH         | 45817      |
| SEAMON MICHAEL D  | 1203 N Notre Dame Ave   | South Bend     | IN         | 46617      |
| WUTE LLC  | 13260 Falmouth St       | Leawood        | KS         | 66209      |
| FRESE J MATTHEW & DAWN  | 26424 Eunice St         | South Bend     | IN         | 46628      |
| SWEENEY RYAN M & SUSAN M  | 9363 Highmeadow Rd      | Allison Park   | PA         | 15101      |
| DARNELL HEDY L  | 721 Napoleon            | South Bend     | IN         | 46617      |
| FREMANTLE PARTNERS LLC  | 51720 Bluffsides Ct     | Granger        | IN         | 46530      |
| MANDRICI ROSEMARY R & RAPPELLI LEONA N TIC  | 704 Peashway St         | South Bend     | IN         | 46617      |
| MARIETTA JASON AND CRYSTAL  | 3204 Grand Oaks Ct      | Pittsburg      | KS         | 66762      |
| MURPHY TIMOTHY J TRUST & AS TRUSTEE   | 1209 N Notre Dame Ave   | South Bend     | IN         | 46617      |
| THISTLETHWAITE MARY AGNES   | 713 Napoleon St         | South Bend     | IN         | 46617      |
| STEDS LLC   | 335 Campus Dr           | Bluffton       | OH         | 45817      |
| SHEEHAN DANIEL & KRISTIN  | 1127 N Notre Dame Ave   | South Bend     | IN         | 46617      |
| HOPKINS WILLIAM & NANCY HW  | 1132 N Saint Peter St   | South Bend     | IN         | 46617      |
| WINDMOOR FOUNDATION INC   | 1121 N Notre Dame Ave   | South Bend     | IN         | 46617      |
| MUNOZ VINCENT PHILLIP & JENNIFER C  | 51815 Lake Knoll Ct     | Granger        | IN         | 46530      |
| ALEXANDER JOHN & DEBRA  | 1117 N St Louis Blvd    | South Bend     | IN         | 46617      |
| MANDRICI ROSEMARY R & RAPPELLI LEONA N TIC  | 704 Peashway St         | South Bend     | IN         | 46617      |
| NORTON DONALD J & CLARE R HW  | 340 E 80th St           | New York       | NY         | 10075      |
| MUNOZ VINCENT PHILLIP & JENNIFER C  | 51815 Lake Knoll Ct     | Granger        | IN         | 46530      |
| REINEKE FAMILY TRUST REINEKE JAN RICHARD & MARY E CO TRUSTEES W LIFE ESTATE       | 3431 S Twyckenham Dr    | South Bend     | IN         | 46614      |
| SWEENEY LIVING TRUST & SWEENEY RYAN J & JENNIFER L AS CO-TRUSTEES                 | 53 Barry Ln             | Atherton       | CA         | 94027      |
| LUTRY LLC   | 940 Lawrence Ave        | Westfield      | NJ         | 7090       |
| JONES VICTOR  | 621 Napoleon St         | South Bend     | IN         | 46617      |
| RAPPELLI LEONA & JOHN JT W/ROS  | 704 Peashway            | South Bend     | IN         | 46617      |



# STREET/ALLEY VACATION PRELIMINARY REVIEW

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

Date: 6-27-05 Phone #: 574-386-2563  
Name: Dave & Jennifer Ludwig Email: dludwig@nd.edu

Property Address: 710 & 718 Napoleon St., South Bend, IN 46617

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):

A 8' X 172.61' proposed right of way vacation south of Napoleon Street and east of St. Louis Blvd AND a 8' X 171.85' proposed right of way vacation south of Napoleon Street and west of S

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 :

The project will have removal of the home at the SW corner of Napoleon & St. Peters Street, split the property into 2 lots, erect 2 new homes on the site, relocate the sidewalk further north towards the curb on Napoleon, reconstruct the curb ramp at the SW corner of Napoleon/St. Peter

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:

Unfavorable Recommendation.

The vacation would result in a relocated sidewalk. While consistent with the block immediately to the east,(St Peter to Notre Dame) that block has historically had a narrower tree lawn, preexisting the vacation request granted in 2019.

**RIGHT-OF-WAY VACATION LEGAL DESCRIPTION LOT 59 SORIN'S SECOND ADDITION  
LUDWIG PROPERTY – REQUEST 3.70'**

A TRACT OF LAND BEING IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON PIPE AT THE NORTHEAST CORNER OF LOT 59 OF SORIN'S SECOND ADDITION, RECORDED IN PLAT BOOK 1, PAGE 10 OF THE RECORDER'S OFFICE OF SAID COUNTY AND STATE; THENCE SOUTH 89 DEGREES 25 MINUTES 29 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 59, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET, AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE ACROSS A VACATED 14-FOOT ALLEY RUNNING NORTH-SOUTH AND BEING ADJACENT TO THE WEST LINE OF SAID LOT 59, 171.86 FEET TO A FOUND 3/4-INCH IRON PIPE ON THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET AND THE CENTERLINE OF THE SAID VACATED ALLEY; THENCE NORTH 00 DEGREES 23 MINUTES 58 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF THE CENTERLINE OF SAID VACATED ALLEY, 3.70 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 29 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID LOT 59 AND SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET, 171.81 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LOT LINE OF LOT 59, AND THE WEST RIGHT-OF-WAY LINE OF ST. PETER STREET; THENCE SOUTH 00 DEGREES 34 MINUTES 31 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 59 AND THE WEST RIGHT-OF-WAY LINE OF ST. PETER STREET, 3.70 FEET TO THE POINT OF BEGINNING.

**RIGHT-OF-WAY VACATION LEGAL DESCRIPTION LOT 65 SORIN'S SECOND ADDITION  
LUDWIG PROPERTY – REQUEST 3.70'**

A TRACT OF LAND BEING IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON PIPE AT THE NORTHWEST CORNER OF LOT 65 OF SORIN'S SECOND ADDITION, RECORDED IN PLAT BOOK 1, PAGE 10 OF THE RECORDER'S OFFICE OF SAID COUNTY AND STATE; THENCE NORTH 00 DEGREES 25 MINUTES 33 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 65 AND THE EAST RIGHT-OF-WAY LINE OF ST. LOUIS STREET, 3.70 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 35 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID LOT 65 AND THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET, 172.63 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTERLINE OF A VACATED 14-FOOT ALLEY RUNNING NORTH AND SOUTH ADJACENT TO THE EAST LINE OF SAID LOT 65; THENCE SOUTH 00 DEGREES 23 MINUTES 58 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF SAID CENTERLINE OF THE VACATED ALLEY, 3.70 FEET TO A FOUND 3/4-INCH IRON PIPE AT THE INTERSECTION OF SAID CENTERLINE OF THE VACATED ALLEY AND THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET; THENCE SOUTH 89 DEGREES 46 MINUTES 35 SECONDS WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET AND THE NORTH LINE OF SAID LOT 65, 172.63 FEET TO THE POINT OF BEGINNING.

January 20, 2026

Attn: City of South Bend, Indiana  
Board of Public Works  
227 W. Jefferson Boulevard, Ste. 1316  
South Bend, Indiana 46601

From: Chris Godlewski  
Abonmarche Consultants  
315 West Jefferson Boulevard  
South Bend, Indiana 46601

C/O: Dave & Jennifer Ludwig (applicant)  
718 Napoleon Street  
South Bend, Indiana 46617

Re: 710 & 718 Napoleon St. - Right of Way Vacation

Dear South Bend Board of Public Works,

The applicant has developed plans to subdivide their lot at 718 Napoleon St. into a corner lot with a home facing St. Peter St. and a lot with a home facing Napoleon St. Construction of zoning compliant, single-family homes would commence upon completion of all required permitting. Please see *Attachment 1 - Site Drawings* of the proposed lots and home footprints.

Related to this planned development project please accept this updated request, along with the City Staff report, for a Right of Way (ROW) Vacation on Napoleon St. between St. Peter St. and St. Louis Boulevard. The proposed vacation is **3.70'** in width and extends the length of the applicant's property at 718 Napoleon St. and the property of the adjoining church, Greater Holy Temple Church of God in Christ Inc.

The purpose for this request is twofold:

- To relocate the Napoleon St. sidewalk such that the resultant tree lawn mimics the tree lawns immediately north and east of the property.
- To increase the 718 Napoleon St. lot size by approximately 6% to facilitate the subdivision of the lot into two lots that each accommodate a newly constructed home.

The relocation of the sidewalk and ROW vacation have the combined effect of a more fitting and aesthetically pleasing sidewalk location in relation to the planned locations and footprints of the new homes.

The overall community benefits of this project include:

- The replacement of a rental home at the end of its useful life with two new homes that will be owned and occupied by full-time residents and ongoing members of the South Bend community who wish to live nearer to downtown and Notre Dame.
- A new sidewalk and renewed tree lawn area along Napoleon St., aligned with the recently renewed sidewalk and tree lawn east of the property on the south side of Napoleon.
- Replacement of the existing ADA non-compliant curbs with ADA accessible ramps on Napoleon St., both at the corner at St. Peter St. (the applicant's property) and the corner at St. Louis Blvd. (the church's property).
- Replacement of the old and heaving sidewalk all along the applicant's frontage on St. Peter St.
- All expenses, including the new tree lawn, new sidewalks, and ADA ramps will be funded by the applicant for the Ludwig and church properties.

The staff has provided a recommendation with concern, and a continued review by the Ludwig's and their home builder & engineer, concluded an additional reduction of the ROW ask to 3.7' fits a better aesthetic and lot size for the home development. Continuation of this petition incorporates feedback from City officials, also representation from the Northeast Neighborhood Revitalization Organization and the Northeast Neighborhood Community association, as well as the University of Notre Dame. Please see the attached letter of support from Mr. Greg Hakenan.

In addition to the community benefits, we note the history of recent ROW vacations along Napoleon St., as shown in *Attachment 2 - Area Right of Way Vacations*.

The request to vacate the ROW along the entire length of the block has to do with aligning the two homes on the property in a manner that can fit both two street frontages, maintaining an appropriate distance to a proposed public sidewalk, improving the sidewalk accessibility where two new ADA curb ramps will exist on St. Louis Blvd. and St. Peter St., providing for a new manicured tree lawn with approved South Bend trees, and generally creating a clean aesthetic streetscape. The proposed sidewalk is suggested to move 8' closer to the curb on Napoleon and properly align with the tree lawn size/sidewalk placement to the north and the east. A consideration like this is common in this neighborhood to realign the public space to fit current development patterns and use of the Right of Way.


The regulatory review looks at right of way vacation in terms of aesthetics and appeal, assures this does not hinder or diminish access to either of the properties in any way and each parcel enjoys full access to dedicated streets, does not hinder the public's access to a church, school or other public building and does not hinder a public way and allows vehicle, pedestrian, and bike traffic to continue.



This vacation does not hinder the order growth of the neighborhood and matches existing ROW location and sidewalk placement and will be harmonious in aesthetics and appeal. This ROW vacation does not hinder or diminish access to either of the properties in any way, and each parcel enjoys full access to dedicated streets. This ROW vacation does not hinder the public's access to a church, school or other public building as current access is maintained and does not restrict any additional access points. The vacation does not hinder a public way and allows vehicle, pedestrian, and bike traffic to continue, and improves the crosswalk and makes it more accessible to mobility-impaired users. Additional ease of travel will occur with the tree lawn replacement and increased quality and accessibility of a new sidewalk.

We ask that this petition be reviewed, and we respectfully request a favorable recommendation from the board of public works for consideration.

Best Regards,



Chris Godlewski  
c/o Dave and Jennifer Ludwig









NOTE: THIS PAGE IS FOR CONCEPTUAL ONLY  
AND NOT AN ARCHITECTURAL DRAWING



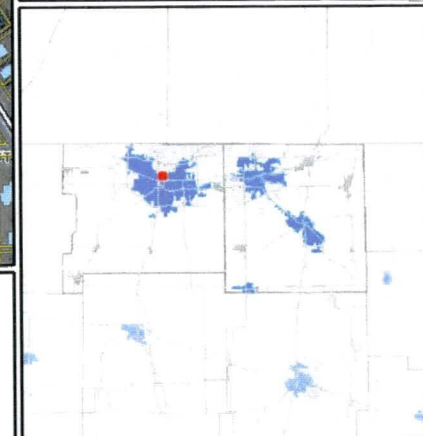
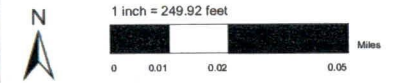


### Area Right of Way Vacations

txtSubTitle

#### Legend

- SJC Parcel Dimensions
- SJC Parcels
- ELK Parcels
- SJC Street
- ELK Street
- Building Footprint
- Railroad
- Railroad
- Abandoned Railroad
- Road Centerline
- Railroad Bridge
- Roadway Bridge
- Vacated portions Ord. #'s 10694-19 & 9123-00
- Similar size corresponding ROW's/sidewalk placement
- Proposed Ludwig Vacation



Date Printed: 6/9/2025  
 Map Generated By: Public

Coordinate grid is based on Indiana East State Plane Coordinate System 1983 North American Datum.

Information shown on this map is not warranted for accuracy or merchantability. Reproduction or distribution of this material is not authorized without the express written permission of MACOG.



**Greg Hakanen**  
51801 Waterford Green Drive  
Granger, Indiana 46530  
(574) 850-3981

January 16, 2026

Board of Public Works  
South Bend City Hall  
215 S. Dr. Martin Luther King Jr. Blvd.  
South Bend, Indiana 46601

Re: Support for Vacation Petition for 710 & 718 Napoleon Street

To the Members of the Board:

I am writing in support of the petition by Dave and Jennifer Ludwig for 1) vacation of 3.7 feet of City right-of-way along Napoleon Street and 2) relocation of the existing sidewalk on the south side of Napoleon between St. Peter Street and St. Louis Blvd.

I write as a private citizen with a great deal of experience in the physical transformation that has taken place in the Northeast Neighborhood over the last 20+ years:

- I served as the University of Notre Dame's Director of Northeast Neighborhood Redevelopment from June 2004 until September 2019.
- In that capacity I represented the University in the development of Eddy Street Commons, oversaw the Notre Dame Avenue Housing Program, and represented the University and the NNRO in the redevelopment of The Triangle.
- From 2004 to 2019 I was one of Notre Dame's two voting representatives to the Northeast Neighborhood Revitalization Organization. I continue to serve the NNRO as a volunteer member of the Board of Directors and the Executive Committee.

In one capacity or another, my entire focus for the last 21 years has been the thoughtful, environmentally-sensitive, high-quality redevelopment of the Northeast Neighborhood.

Dave and Jennifer have shared with me their plans to build two homes on what is currently a single lot at 718 Napoleon Street. To accomplish this, they are requesting that the City 1) vacate a small (3.7 feet) strip of right-of-way on the south side of Napoleon and 2) allow them to rebuild/relocate the Napoleon/St. Peter sidewalk. Based on my experience in the neighborhood, I believe that this request is consistent with long-established revitalization objectives in the Northeast Neighborhood (NEN):

- It replaces a single old rental property with two new, high-quality, owner-occupied homes. Promoting owner-occupied homes has been central to the collective mission in the NEN since I arrived in 2004. The initial problem was the existence of student rentals in what had originally been family homes, negatively affecting quality of life for family residents. As the neighborhood improved, it became attractive to out-of-town Notre Dame alumni/ae to buy/build “football houses,” residences that are only occupied on football weekends and other limited times during the year, which can lead to a vacant, lifeless neighborhood.

The proposed homes will be occupied by two families that have long standing in South Bend and who intend to remain in residence for many years to come. This not only displaces a rental property but modestly enhances housing density in the NEN. Building the two proposed homes on this site legitimately requires some flex on the part of the City.

- The requested changes improve, rather than detract from, the physical environment. The Ludwigs have proposed to replace *at their own cost* the existing sidewalks along Napoleon and St. Peter. Both sidewalks are deteriorated and will benefit visually and functionally by new construction. In addition, the Napoleon sidewalk does not align where it crosses St. Peter, and relocation will align those sidewalk segments. To their credit, the Ludwigs have reached out to secure the cooperation of the church to the west and will cover the cost of construction for that portion of sidewalk as well. Finally, new construction will allow for ADA-compliant curb cuts at both St. Peter and St. Louis.

For the above reasons, I support the Ludwig’s petition.

Sincerely,



Greg Hakanen

LOT 59, SORIN'S SECOND ADDITION  
 SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST,  
 PORTAGE TOWNSHIP, ST. JOSEPH COUNTY,  
 INDIANA

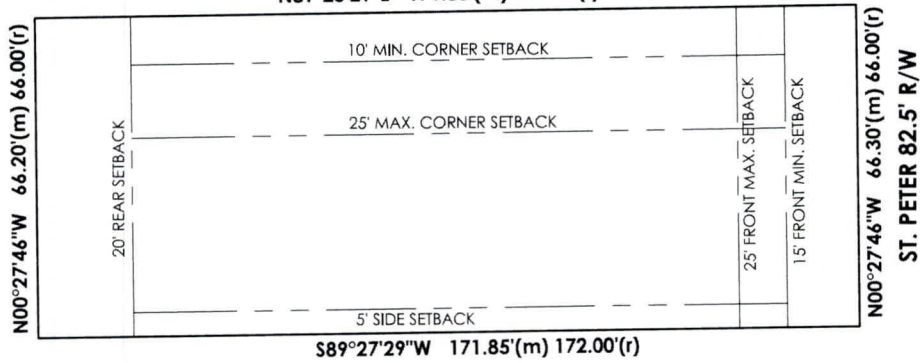


CURRENT SITE

11,385 SQ. FT.  
 (0.26 ACRES)

**NAPOLEON 82.5' R/W**

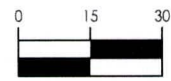
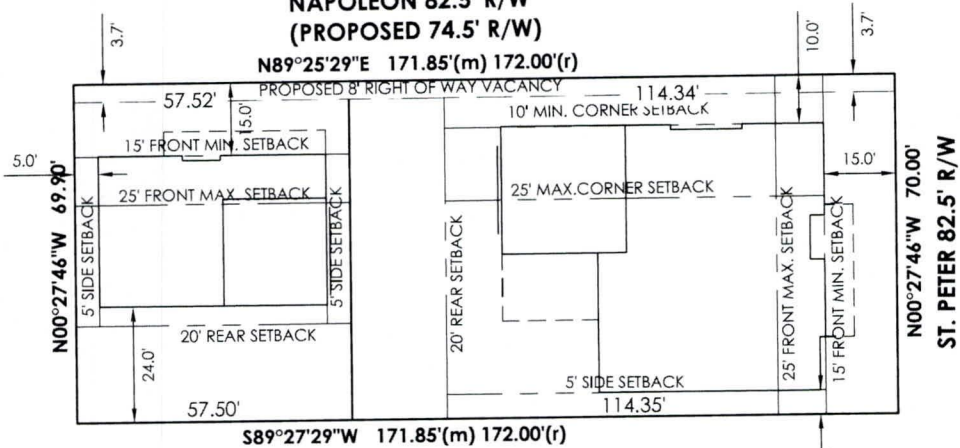
**N89°25'29"E 171.85'(m) 172.00'(r)**



PROPOSED SITE

**NAPOLEON 82.5' R/W  
 (PROPOSED 74.5' R/W)**

**N89°25'29"E 171.85'(m) 172.00'(r)**



SCALE: 1" = 30'  
 BAR SCALE IN FEET

O:\Projects\2025\25-0196 Capstone Building & Remodeling - Master Misc Services\CAD\_Survey\Drawings\Mapbook & St. Peter.dwg SITE: 12/23/2025 3:00:36 PM Legal 1:1

DRAWING FOR: BUILDING PERMITS ONLY  
 PREPARED FOR: CAPSTONE

DATE OF FIELDWORK:

DATE: 12/18/2025

FIELDBOOK:

ZONING: RESIDENTIAL

REVIEWED BY:

DRAWN BY: EMR

SCALE: 1"=30'

SHEET 1 OF 1



# STREET/ALLEY VACATION PRELIMINARY REVIEW

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

**Date:** 06/27/2025 **Phone #:** 574-386-2563  
**Name:** Dave & Jennifer Ludwig **Email:** dludwig@nd.edu

**Property Address:** 710 & 718 Napoleon St., South Bend, IN 46617

**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):**  
 A 15' X 172.61' proposed right of way vacation south of Napoleon Street and east of St. Louis Blvd AND a 15' X 171.85' proposed right of way vacation south of Napoleon Street and west of St. Peters Street.

**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 :**  
 The project will have removal of the home at the SW corner of Napoleon & St. Peters Street, split the property into 2 lots, erect 2 new homes on the site, relocate the sidewalk further north towards the curb on Napoleon, reconstruct the curb ramp at the SW corner of Napoleon/St. Peter Street and redo tree lawn with new tree plantings/lawn.

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:**  
 Unfavorable recommendation.

The proposal to relocate the sidewalk and narrowed tree lawn will reduce opportunities for mature street trees and although it does match the neighboring block to the east, the majority of the blocks to the west have the same width of tree lawn.



# STREET/ALLEY VACATION PRELIMINARY REVIEW

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

Date: 6-27-05 Phone #: 574-386-2563  
Name: Dave & Jennifer Ludwig Email: dludwig@nd.edu

Property Address: 710 & 718 Napoleon St., South Bend, IN 46617

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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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

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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:**

Unfavorable Recommendation.

The vacation would result in a relocated sidewalk. While consistent with the block immediately to the east,(St Peter to Notre Dame) that block has historically had a narrower tree lawn, preexisting the vacation request granted in 2019.



June 27, 2025

Attn: City of South Bend, Indiana  
Board of Public Works  
227 W. Jefferson Boulevard, Ste. 1316  
South Bend, Indiana 46601

From: Chris Godlewski  
Abonmarche Consultants  
315 West Jefferson Boulevard  
South Bend, Indiana 46601

C/O: Dave & Jennifer Ludwig  
718 Napoleon Boulevard  
South Bend, Indiana 46617

Re: 710 & 718 Napoleon Boulevard - Right of Way Vacation

To whom it may concern,

Please accept this application for a Right of Way (ROW) Vacation on Napoleon Street between St. Louis Boulevard and St. Peter Street. The proposed vacation is 15' in width and extends the length of the Ludwig's property and the adjoining church, Holy Temple Church of God in Christ Inc. The proposed vacation would mimic certain spacing on the north side of Napoleon Boulevard and would be matched to what is proposed and existing on the south side of Napoleon. The attached graphic shows two separate vacations immediately east of the Ludwig's property and would match the ROW line and sidewalk location, this development would create ADA ramps where they do not exist now and line up with adjoining sidewalks. The Ludwig's, are in regular communication with the church and have requested the church to accompany this petition and details for a joint application are herein located.

This vacation does not hinder the order growth of the neighborhood and matches existing ROW location and sidewalk placement and will be harmonious in aesthetics and appeal. This ROW vacation does not hinder or diminish access to either of the properties in any way and each parcel enjoys full access to dedicated streets. This ROW vacation does not hinder the public's access to a church, school or other public building as current access is maintained and does not restrict any additional access points. The vacation does not hinder a public way and allows vehicle, pedestrian, and bike traffic to continue. Additional ease of travel will occur with the tree lawn replacement and increased quality and accessibility of a new sidewalk.

We ask that this petition be reviewed and sent on with a favorable recommendation to the board of public works for consideration.

Best Regards,

A handwritten signature in black ink that reads 'Chris Godlewski'.

Chris Godlewski  
c/o Dave and Jennifer Ludwig



# STREET/ALLEY VACATION PRELIMINARY REVIEW

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

Date: 6-27-05 Phone #: 574-386-2563  
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Describe the reason for this vacation request and proposed use :

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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:**

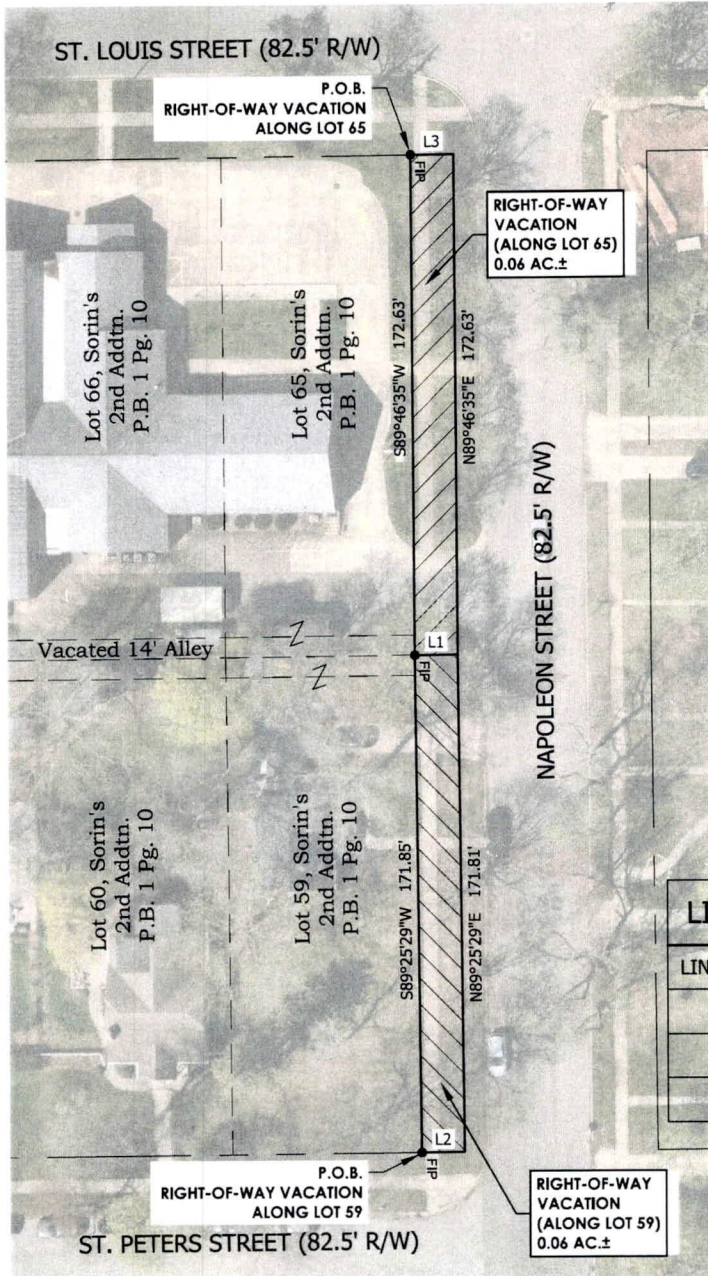
Do less than 50% of properties on the full block have direct street access?  Yes  No  
Is this the only midblock connection?  Yes  No  
Is the block length greater than 600'?  Yes  No  
Will the vacation result in: dead end alley, interference with bike route, violations of minimum traffic safety standards?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

**Preliminary Staff Comments:**

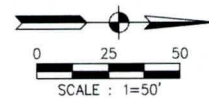
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The vacation would result in a relocated sidewalk. While consistent with the block immediately to the east, (St Peter to Notre Dame) that block has historically had a narrower tree lawn, preexisting the vacation request granted in 2019.

## EXHIBIT RIGHT-OF-WAY VACATION



| LINE TABLE |        |                |
|------------|--------|----------------|
| LINE NO.   | LENGTH | DIRECTION      |
| L1         | 15.00' | N00° 23' 58" W |
| L2         | 15.00' | S00° 34' 31" E |
| L3         | 15.00' | N00° 25' 33" W |



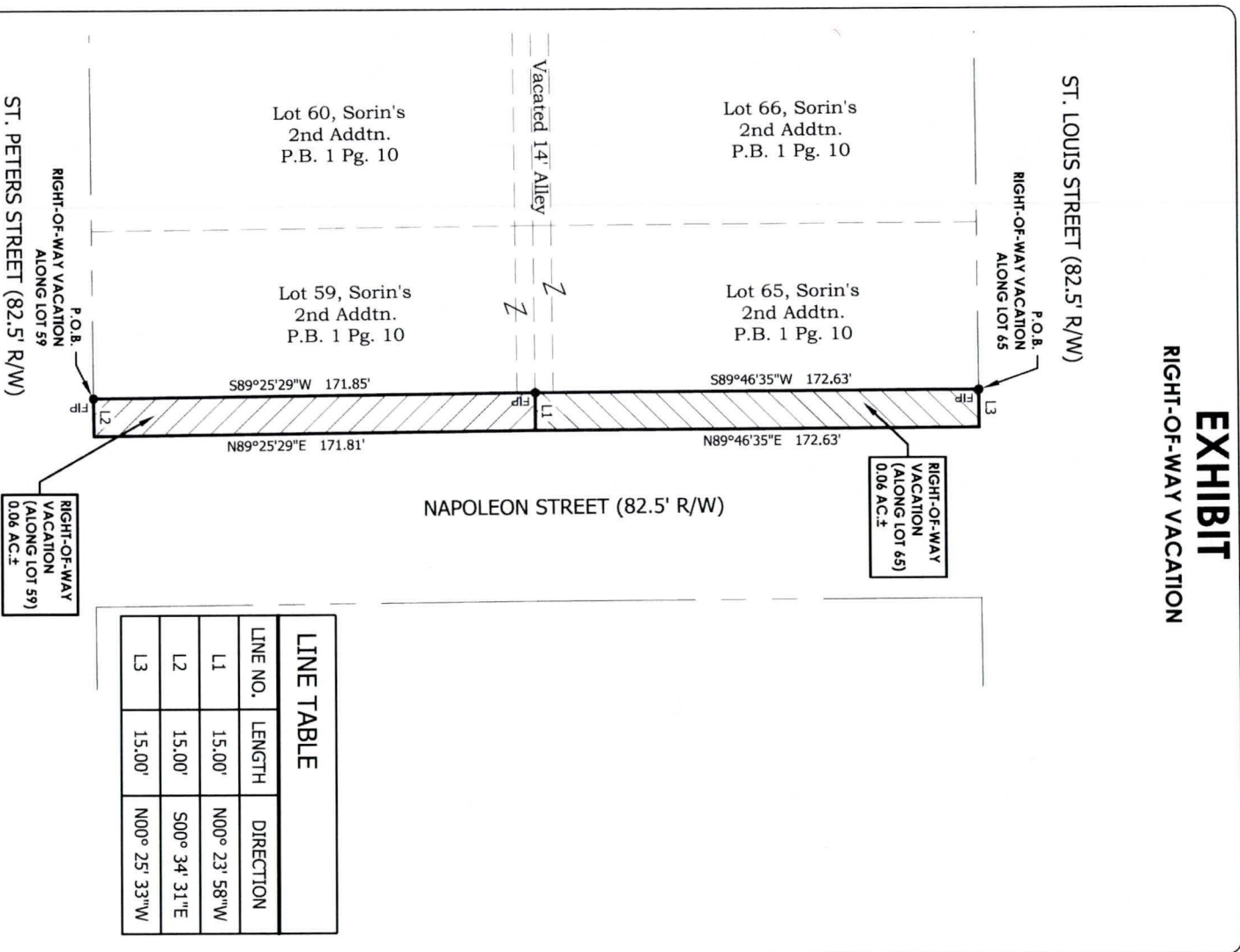
NOTE: THIS IS NOT A BOUNDARY SURVEY

|   |                  |                                 |
|---|------------------|---------------------------------|
| PREPARED FOR:<br><br><b>DAVE LUDWIG &amp; HOLY TEMPLE<br/>                 CHURCH OF GOD IN CHRIST INC.</b> | DRAWN BY: CMR    | NORTHEAST QUARTER, SECTION 1    |
|   | APPROVED BY: MJR | TOWNSHIP 37 NORTH, RANGE 2 EAST |
|   | DATE: 2/25/2025  | PORTAGE TOWNSHIP                |
|   | SCALE: 1"=100'   | SHEET 2 OF 2                    |

O:\Projects\2025\25-0559 Ludwig, Minor Subdivision\10 SURVEY\18 CAD\BASE\25-0559 easement row vacation.dwg, 2/25/2025 3:25:02 PM, Legal (14x4.5), 1:1

**JOB NO. 25-0559**

## EXHIBIT RIGHT-OF-WAY VACATION



NOTE: THIS IS NOT A BOUNDARY SURVEY

PREPARED FOR:

**DAVE LUDWIG & HOLY TEMPLE  
 CHURCH OF GOD IN CHRIST INC.**

DRAWN BY: CMR

NORTHEAST QUARTER, SECTION 1

APPROVED BY: MJR

TOWNSHIP 37 NORTH, RANGE 2 EAST

DATE: 6/4/2025

PORTAGE TOWNSHIP

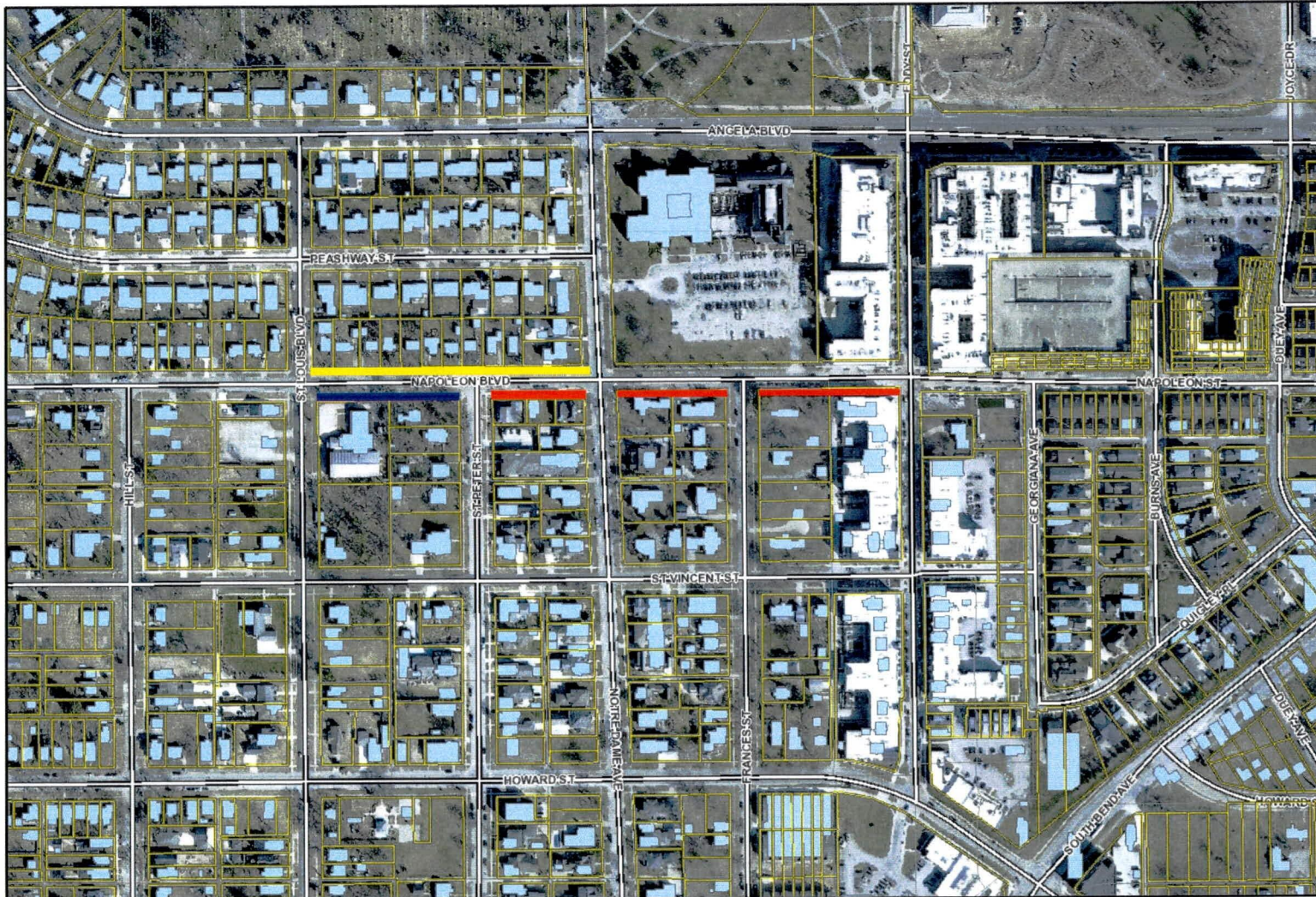
SCALE: 1" = 50'

SHEET 2 OF 2

RIGHT-OF-WAY VACATION ALONG LOT 59, SORIN'S 2ND ADDITION

A TRACT OF LAND BEING IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON PIPE AT THE NORTHEAST CORNER OF LOT 59 OF SORIN'S SECOND ADDITION, RECORDED IN PLAT BOOK 1, PAGE 10 OF THE RECORDER'S OFFICE OF SAID COUNTY AND STATE; THENCE SOUTH 89 DEGREES 25 MINUTES 29 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 59, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET, AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE ACROSS A VACATED 14-FOOT ALLEY RUNNING NORTH-SOUTH AND BEING ADJACENT TO THE WEST LINE OF SAID LOT 59, 171.86 FEET TO A FOUND 3/4-INCH IRON PIPE ON THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET AND THE CENTERLINE OF THE SAID VACATED ALLEY; THENCE NORTH 00 DEGREES 23 MINUTES 58 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF THE CENTERLINE OF SAID VACATED ALLEY, 15.00 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 29 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID LOT 59 AND SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET, 171.81 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LOT LINE OF LOT 59, AND THE WEST RIGHT-OF-WAY LINE OF ST. PETER STREET; THENCE SOUTH 00 DEGREES 34 MINUTES 31 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 59 AND THE WEST RIGHT-OF-WAY LINE OF ST. PETER STREET, 15.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.06 ACRES, MORE OR LESS.



### Area Right of Way Vacations

txtSubTitle

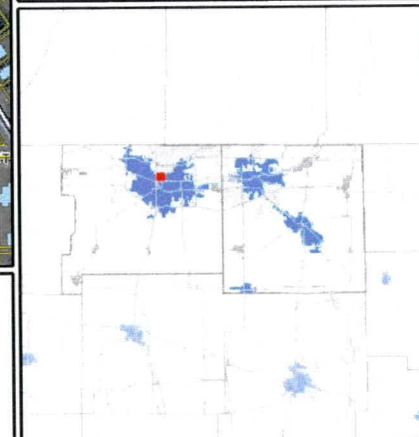
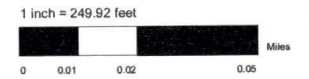
#### Legend

- SJC Parcel Dimensions
- SJC Parcels
- ELK Parcels
- SJC Street
- ELK Street
- Building Footprint
- Railroad
- Railroad
- Abandoned Railroad
- Road Centerline
- Railroad Bridge
- Roadway Bridge

■ Vacated portions Ord. #'s 10694-19 & 9123-00

■ Similar size corresponding ROW's/sidewalk placement

■ Proposed Ludwig Vacation



Date Printed: 6/9/2025  
 Map Generated By: Public

Coordinate grid is based on Indiana East State Plane Coordinate System 1983 North American Datum.

Information shown on this map is not warranted for accuracy or merchantability. Reproduction or distribution of this material is not authorized without the express written permission of MACOG.



May 13, 2025

Permit #94

David Ludwig  
15700 Lake Forest Ct  
Granger, IN 46530



Department of Public *Parks of South Bend, Indiana*

Permission is hereby granted to **remove (4) Sugar Maple Trees** in the tree lawn on the property at:

**718 Napoleon St**

Department of Public Parks

***Brent Thompson***

Brent Thompson, City Forester

Sec. 19-19. Removal of hazardous trees by property owner; order, notice; emergency. removal.

- (a) Every owner of real estate within the City shall remove or trim any tree or shrub or any part thereof located on such real estate or in the tree and lawn area in front of such real estate which may be dead, diseased, unsightly, in a condition which is injurious or detrimental to the public health and safety or the growth of adjacent trees or which may project over the public street on which such real estate abuts in such manner as to obstruct the free passage of pedestrians and vehicular traffic on such public streets.
- (b) The Board of Park Commissioners shall have the power and the authority to order and require such owner to remove any such tree or shrub by first causing notice to be served on such owner in the manner provided in section 19-21 not less than ten (10) days prior to the time designated in such notice for the removal or trimming of such tree or shrub.
- (c) In case of an immediate necessity for any such removal or trimming by reason of storm or other emergency, such removal or trimming may be done by the Board of Park Commissioners or its Superintendent of Parks, and no notice whatever need be given thereof.

Sec. 19-15. The Board of Park Commissioners shall have the right, power and authority to:

- (1) Require the owners of parcels of land bordering on any public street of the City to grade, sod, plant, and maintain in proper condition the tree lawn area and the street centers in front of the parcels of land. (2) Require such owners to plant and maintain shade or ornamental trees in such areas.

Any obstruction of the right-of-way for tree maintenance work of two hours or more or are closing a travel lane and obstructing traffic would need a traffic control and occupancy request permit from the Engineering office  
[rowpermitsoffice@southbendin.gov](mailto:rowpermitsoffice@southbendin.gov).

If a travel lane needs to be blocked for any amount of time, a permit would be required with a traffic control sketch showing how they plan to divert traffic safely.