



# OFFICE OF THE CITY CLERK

## BIANCA L. TIRADO, CITY CLERK

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### ZONING & ANNEXATION

JUNE 23, 2025, 4:45 P.M.

Committee Members Present:

Dr. Oliver Davis, Rachel Tomas Morgan,  
Karen L. White, Troy Warner, Henry Davis  
Jr. \*, Stacey Odom

Committee Members Absent:

None

Other Council Members Present:

Sherry Bolden-Simpson, Ophelia Gooden-  
Rodgers

Others Present:

Bianca L. Tirado, Jasmine Jackson,  
Matthew Neal, Margaret Gotsch, Lari'onna  
Green, Bob Palmer

Presenters:

Timothy Staub, Mark Dellostritto, Caleb  
Bauer, Joe Molnar, Megan Schuetz

Agenda:

Bill No. 31-25 - Special Exception at 906,  
912, 914, and 918 Dubail Avenue and 1703,  
1705, and 1711 Dale Avenue

Bill No. 32-25 - Amending the Zoning  
Ordinance for Property Located at 1037  
West Colfax Avenue

Bill No. 37-25 - Amending the Zoning  
Ordinance for Property Located at 2018  
South Main Street and 2020 South Main  
Street

Members marked with an asterisk (\*) are in virtual attendance.

**Please note the attached link for the meeting recording:**

**<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=396494>**

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Jasmine Jackson  
CHIEF DEPUTY CITY CLERK / CHIEF OF STAFF

Matthew Neal  
DEPUTY CITY CLERK / DIRECTOR OF POLICY

Margaret Gotsch  
DIRECTOR OF SPECIAL PROJECTS

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Committee Chair Dr. Oliver Davis called to order the Zoning and Annexation Committee meeting at 4:45 P.M.

**Bill No. 31-25 - Special Exception at 906, 912, 914, and 918 Dubail Avenue and 1703, 1705, and 1711 Dale Avenue**

Committee Chair Dr. Oliver Davis stated that the petitioner has requested that the Committee table Bill No. 31-25 until July 14, 2025. Committee Member Henry Davis, Jr., moved to table Bill No. 31-25 until July 14, 2025, which was seconded by Committee Vice Chair Rachel Tomas Morgan and carried by a vote of six (6) ayes.

Committee Chair Dr. Oliver Davis - <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Aye</i>
Committee Member Troy Warner - <i>Aye</i>	Committee Member Karen L. White – <i>Aye</i>
Citizen Member Stacey Odom - <i>Aye</i>	Citizen Member Henry Davis Jr. - <i>Aye</i>

**Bill No. 32-25 - Amending the Zoning Ordinance for Property Located at 1037 West Colfax Avenue**

Committee Chair Dr. Oliver Davis stated that the petitioner has requested that the Committee table Bill No. 31-25 until July 14, 2025. Committee Member Henry Davis, Jr., moved to table Bill No. 31-25 until July 14, 2025, which was seconded by Committee Member Karen L. White and carried by a vote of six (6) ayes.

Committee Chair Dr. Oliver Davis - <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Aye</i>
Committee Member Troy Warner - <i>Aye</i>	Committee Member Karen L. White – <i>Aye</i>
Citizen Member Stacey Odom - <i>Aye</i>	Citizen Member Henry Davis Jr. - <i>Aye</i>

**Bill No. 37-25 - Amending the Zoning Ordinance for Property Located at 2018 South Main Street and 2020 South Main Street**

Tim Corcoran, Director of Planning, with offices on the fourteenth (14<sup>th</sup>) floor of the County-City Building, South Bend, IN 46601, introduced Mark Dellostritto, who is a new Zoning Specialist with the City of South Bend.

Timothy Staub, Zoning Specialist, with offices on the 14<sup>th</sup> floor of the County-City Building, South Bend, IN 46601, indicated that Bill No. 37-25 requests rezoning of properties located at 2018 South Main Street and 2020 South Main Street, South Bend, IN, from Industrial (I) to Urban Neighborhood Three (U3), which will allow for the construction of four (4) story, stacked flats that will hold fifty (50) units of one (1), two (2), and three (3) bedroom units, and that will be eligible for low-income housing tax credit. The property is a vacant lot, which is in Council District Three (3) and is on South Main Street, bounded by Donald Street to the South and a vacant property to the North. The project comes with a favorable recommendation from the South Bend Area Plan Commission.

Joe Molnar, Assistant Director of Growth and Opportunity, with offices on the 14<sup>th</sup> floor of the County-City Building, South Bend, IN 46601, noted that this project is a partnership between the



City of South Bend Redevelopment Commission, the current owner of the property, and KCG Development from Indianapolis, IN. Immediately across from the property is property zoned as Neighborhood Center (NC), which would allow multi-family developments and East and South is a more residential neighborhood. Even if this project would not pan out, the rezoning would make the property more attractive for other developers. KCG Development is a mixed-use and multi-family housing developer that intends to invest at least fourteen million dollars (\$14,000,000) developing this site. KCG will be seeking low-income housing tax credits (LIHTC) from the State of Indiana, and will have opportunities in both 2025 and 2026 to be awarded the credits in order to meet the project construction deadlines. Hopefully, project will develop a long-vacant lot and will lead to other improvements in the neighborhood.

Megan Schuetz, Vice President of Development, KCG Development, with office at 9311 N. Meridian Street, Suite 100, Indianapolis, IN 46260, stated that they are looking forward to bringing low-income housing units to the City of South Bend.

Committee Chair Dr. Davis asked what was KCG experience in obtaining tax credits in other locations.

Megan Schuetz stated that this will be the first time that KCG has sought LIHTC in Indiana, but has developed sites in ten (10) other states.

Joe Molnar noted that if KCG is not awarded the LIHTC then the Redevelopment Commission would retain ownership of the property.

Committee Member Davis asked if there has been an internal discussion about low-income housing developments throughout the City of South Bend because zoning requirements are not being enforced aggressively in multi-family developments.

Caleb Bauer, Executive Director of Community Investment, with offices of the fourteenth (14th) floor of the County-City Building, South Bend, IN 46601, stated that the City requires a rent safety verification requirement and encourages tenants to reach out for inspection of housing units. Additionally, on larger multi-family dwellings, the City engages in a random sampling of twenty percent (20%) of units under the International Property Maintenance Code to certify compliance. Projects, like KCG Development, that are receiving LIHTC will also be subject to inspection by the Indiana Housing and Community Development (IHCD).

Committee Vice Chair Tomas Morgan asked if neighbors had expressed concerns at the Area Plan Commission hearing.

Joe Molnar stated that two neighbors from the South had expressed concerns about the project, specifically environmental concerns. The City had performed the demolition through the Redevelopment Commission and there was no indication that the demolition was done poorly. However, as part of the KCG due diligence, they will perform environmental testing and would remediate the site.

Council Member Sherry Bolden Simpson thanked Community Investment for this project because it will have an important impact on her District and it is beneficial that we do not have additional industrial development in these areas.

Joe Molnar stated, while this development is in the Third (3<sup>rd</sup>) District, it is adjacent to both the Fifth (5<sup>th</sup>) and the Sixth (6<sup>th</sup>) Districts.





Committee Chair Dr. Davis held the public hearing, and nobody spoke.

Committee Member Warner moved to send Bill No. 37-25 to the Full Council with a favorable recommendation, which was seconded by Committee Vice Chair Tomas Morgan and carried by a vote of six (6) ayes.

Committee Chair Dr. Oliver Davis - <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Aye</i>
Committee Member Troy Warner - <i>Aye</i>	Committee Member Karen L. White – <i>Aye</i>
Citizen Member Stacey Odom - <i>Aye</i>	Citizen Member Henry Davis Jr. - <i>Aye</i>

With no further business, Committee Chair Dr. Oliver Davis adjourned the Zoning and Annexation Committee meeting at 5:08 P.M.

Respectfully Submitted,

Dr. Oliver Davis, Committee Chair

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