

City of South Bend
**Zoning & Annexation
Committee**
July 27, 2026

Filed in Clerk's Office

JUL 28 2026

Bianca Tirado
City Clerk, South Bend, IN

203-205 Johnson St,
2013 Orange St, 2014
Parallel St

Petition for a rezoning from
U1 to U2

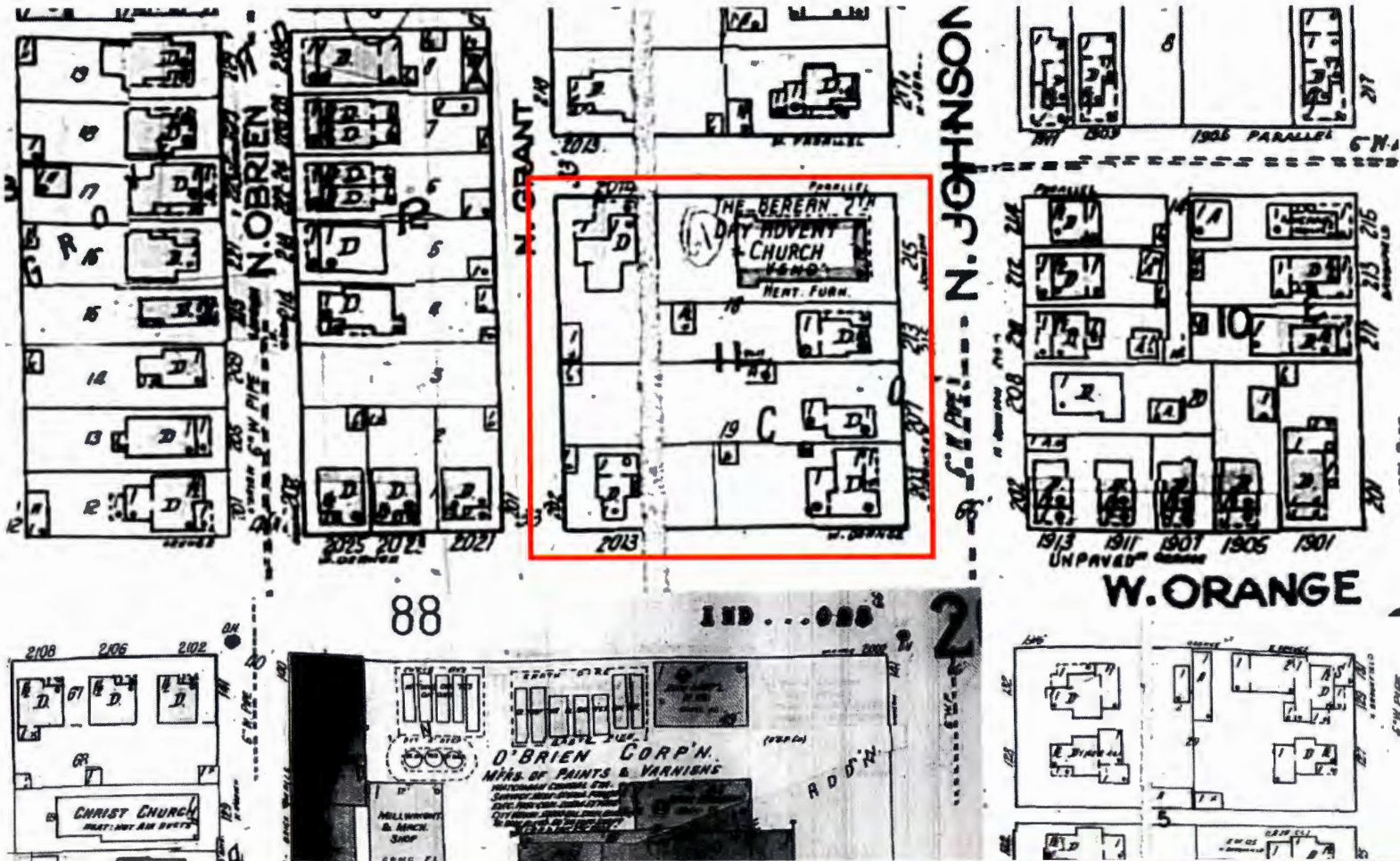
Recommendation: Plan
Commission sends this to
the Common Council with a
favorable recommendation



Proposed Zoning Map



1945



The map shows a grid of streets in the O'Brien area of Chicago. The vertical streets from left to right are N. Grant, N. Johnson, and N. Orange. The horizontal streets from top to bottom are W. Orange and W. Grant. A red rectangle highlights a specific area in the center of the map, containing the following text:

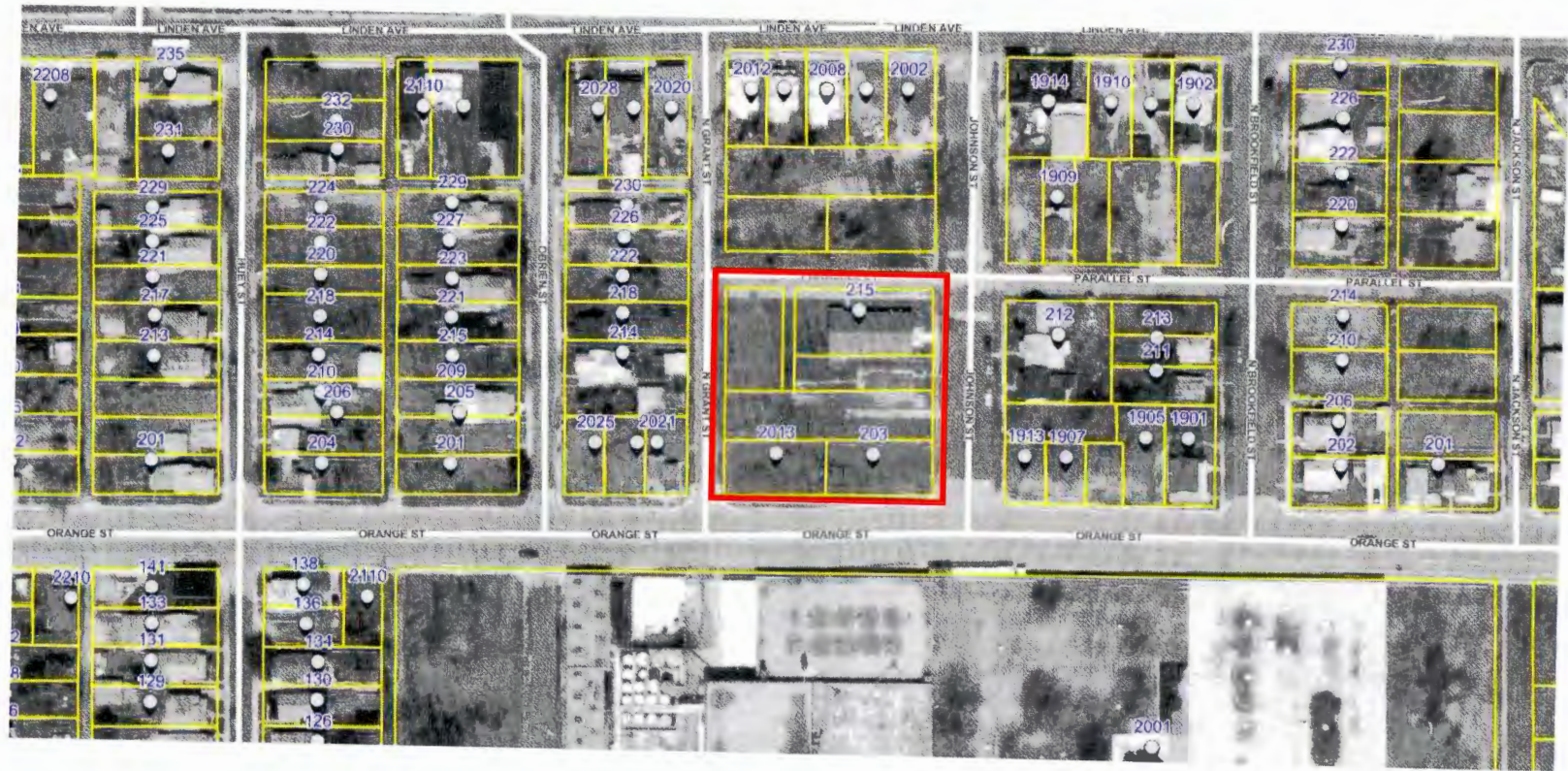
- THE BERENSON ADVENT CHURCH
- BETHEL TABERNACLE

The map also shows various lot numbers and building footprints. The area is labeled with 'O'BRIEN' and 'W. ORANGE'.

1987



1993



2010





























215 N Johnson St
South Bend, IN

Proposed Development



Proposed Development



 PROPOSED SITE PLAN

Existing Conditions



Existing Conditions



Existing Conditions



1933

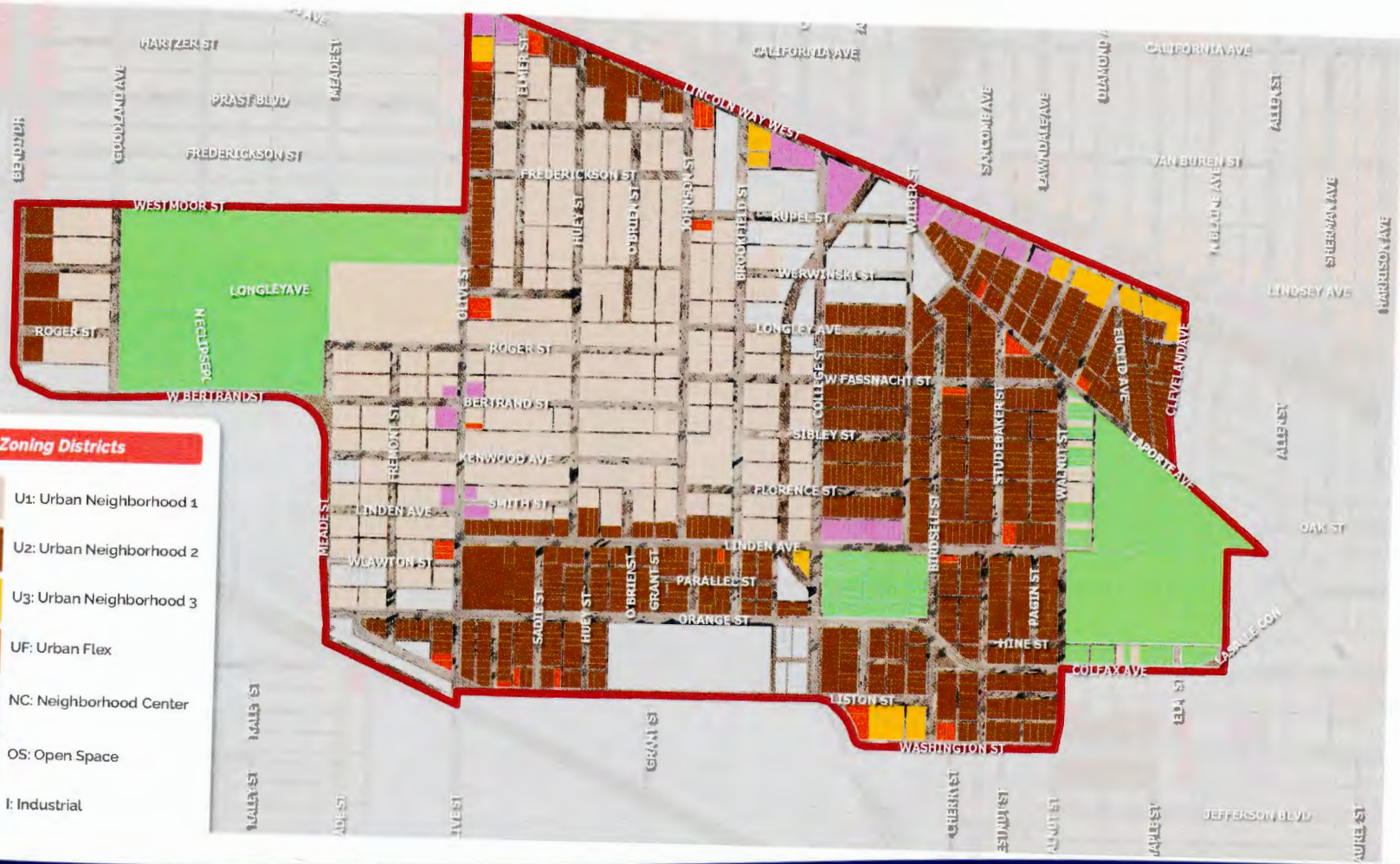


Existing Conditions



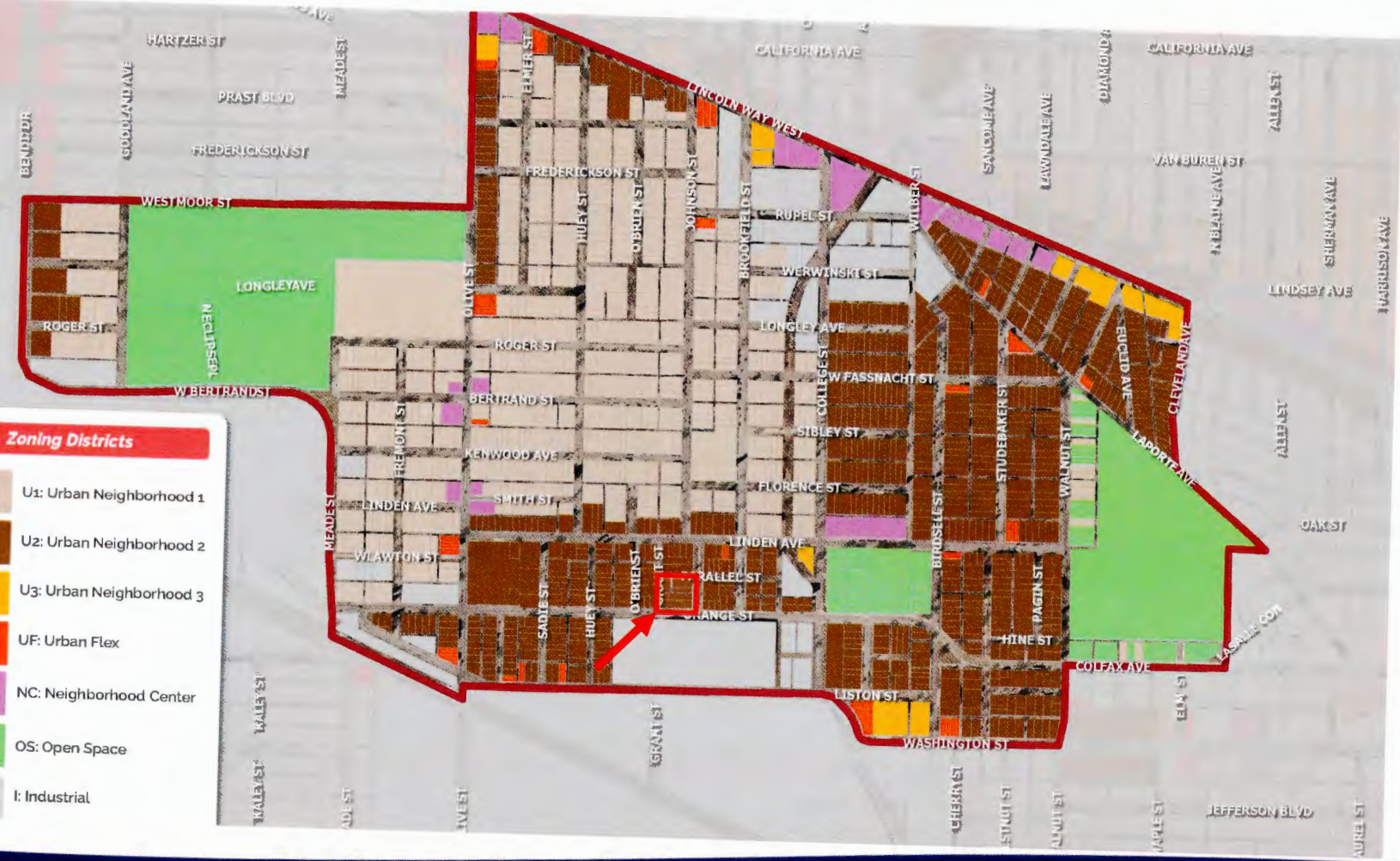
Zoning Districts

	U1: Urban Neighborhood 1
	U2: Urban Neighborhood 2
	U3: Urban Neighborhood 3
	UF: Urban Flex
	NC: Neighborhood Center
	OS: Open Space
	I: Industrial



Zoning Districts

- U1: Urban Neighborhood 1
- U2: Urban Neighborhood 2
- U3: Urban Neighborhood 3
- UF: Urban Flex
- NC: Neighborhood Center
- OS: Open Space
- I: Industrial



Proposed Zoning Map

