

PLAT COMMITTEE

January 14, 2026

Case Number:	2025-VAC-014
Property Address:	155 W. 16 th Street, 1550, 1518, 1516, 1524 N. Illinois Street, and 120 W. 15 th Street (<i>approximate address</i>)
Location:	Center Township, Council District #12
Petitioner:	Indiana University Health, Inc. % Faegre Drinker Biddle & Reath LLP, by Mindy Westrick Brown and Mark R. Leach
Request:	Vacation of Byram Place, being 15.03 feet wide, from the south right-of-way line of 16 th Street, 378.67 feet to the north right-of-way line of 15 th Street and the vacation of Rankin Street, being 15 feet wide, from the east right-of-way line of Byram Place 209.71 feet to the west right-of-way line of Illinois Street, with a waiver of the Assessment of Benefits.
Waiver Requested:	Assessment of Benefits
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff finds the **vacation** would be in the public interest and recommends the vacation petition be **approved**. Staff supports the **waiver of the Assessment of Benefits** and recommends **approval**.

RECOMMENDED MOTION (approval of waiver request): That the Plat Committee find that the proposed vacation is in the public interest; that a hearing upon the Assessment of Benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2025-VAC-014; that the vacation be subject to the right of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

SUMMARY

This vacation request would encompass two (2) public alleys: the first alley is 378.67 feet and runs north-south between 15th and 16th Street, and the second alley comprises 209.71 feet between the north-south alley and Illinois Street to the east, per the below vacation exhibit. The parcels surrounding these alleys are currently developed with a hospital building to the west and accessory parking areas otherwise.

The north-south alley was paved and curbing was added by the petitioner between 2022 and the present in accordance with plans approved via 2021REG029. Public alleys on both sides of the east-west alley were vacated via the petition 2010CVC833 to the west and RES 18049 to the east. Additionally, the petition 88-VAC-29 to allow for partial vacation of the north-south alley was approved by the Plat Committee but never recorded.

Findings of Fact and documentation submitted by the applicant indicate that the subject parcels and alleys are planned to be an extension of IU Health's New Downtown Hospital Program, and that the petitioner has already borne the cost of improving the north-south alley and demolishing existing structures on the subject parcels. Staff finds that vacation of these alleys to allow for hospital development would be in the public interest and recommends approval of the vacation petition.

PROCEDURE

Neither the Division of Planning nor the Plat Committee, Hearing Examiner, nor Metropolitan Development Commission determines how vacated right-of-way is divided. The approval of a vacation petition only eliminates the public right-of-way. The vacation approval does nothing more. A petitioner will not receive a deed or other document of conveyance after the approval of a vacation.

The general rule under Indiana case law is that when a street or highway is vacated or abandoned the title to the land reverts to the abutting property owners. This rule exists by virtue of the fact that the abutting landowner owns to the center of the street or highway subject only to an easement for the public to the use of the street or highway. *Gorby v. McEndarfer* 135 Ind.App. 74, *82, 191 N.E.2d 786, **791 (Ind.App.1963). However, there are possible exceptions to this general rule.

After a vacation of public right-of-way, the County Assessor determines how the vacated right-of-way will be assessed for tax purposes. Petitioners and abutters of the vacated right-of-way should consult their own attorneys for advice regarding the ownership of the vacated right-of way.

ASSESSMENT OF BENEFITS

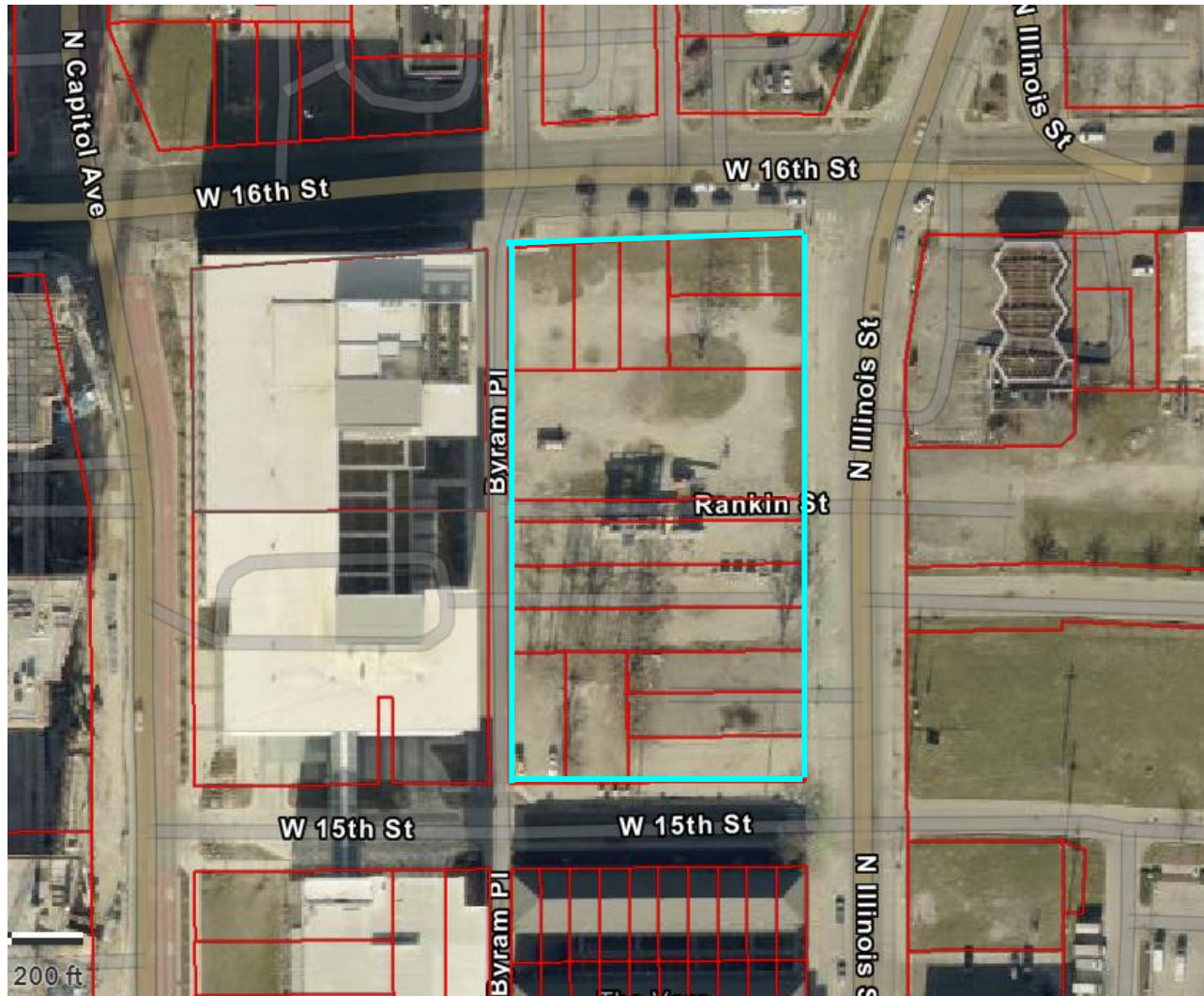
The petitioner has requested a waiver of the Assessment of Benefits. Staff notes that the north-south alley has already been improved at petitioner's expense and that a transportation easement may be placed to allow for public usage of the sidewalk nearest Illinois Street to the east of the site. For these reasons, staff recommends approval of the waiver of Assessment of Benefits.

GENERAL INFORMATION

Existing Zoning	HD-2 / C-5 (RC) (TOD)	
Existing Land Use	Undeveloped (Parking Lot)	
Comprehensive Plan	Institution-Oriented Mixed-Use	
Surrounding Context	Zoning	Land Use
North:	HD-1 / C-4	Commercial
South:	D-8	Residential
East:	C-4	Commercial
West:	HD-2	Hospital
Thoroughfare Plan		
Illinois Street	Primary Arterial	74-foot existing and 78-feet proposed
16 th Street	Primary Arterial	85-foot existing and 78-feet proposed
15 th Street	Local Street	60-foot existing and 48-feet proposed
Petition Submittal Date	December 5, 2025	

EXHIBITS

2025VAC014 ; Aerial Map

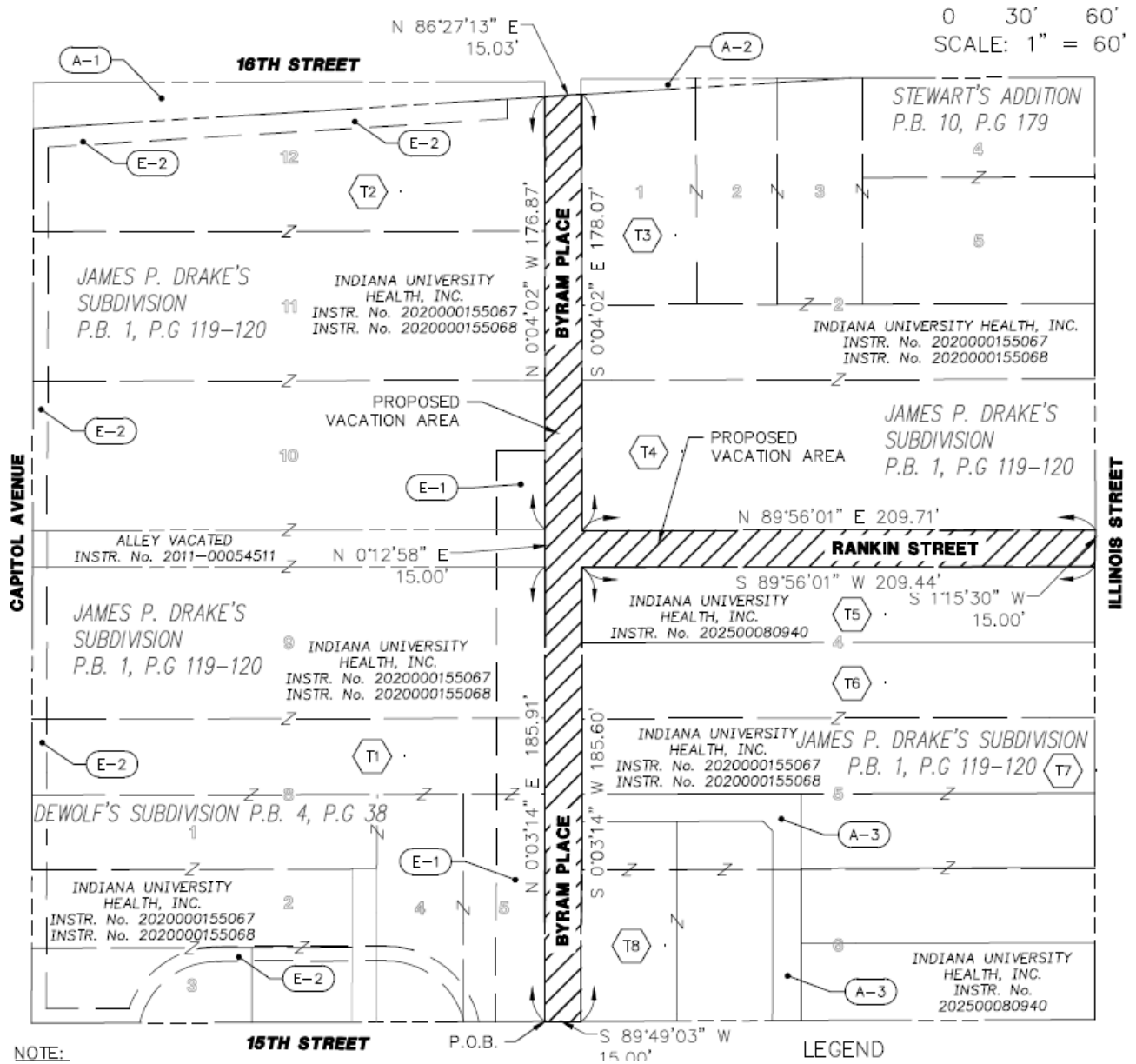


2025VAC014 ; Findings of Fact

1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:

For years, the parcel has been an eyesore for locals. Indiana University Health invested in development of the property in 2022 during the Enabling Demolition phase of the New Downtown Hospital Program. Two vacant dilapidated buildings were demolished. The goal is for this space to be an extension of the development included in the New Downtown Hospital Program, thus becoming an asset to the public.

2025VAC014 ; Exhibit



PHOTOS



Photo 1: Byram Alley Viewed from North



Photo 2: Byram Alley Viewed from South



Photo 3: Internal from Byram Alley Looking North



Photo 4: Internal from Byram Alley Looking South



Photo 5: Rankin Alley Viewed from West

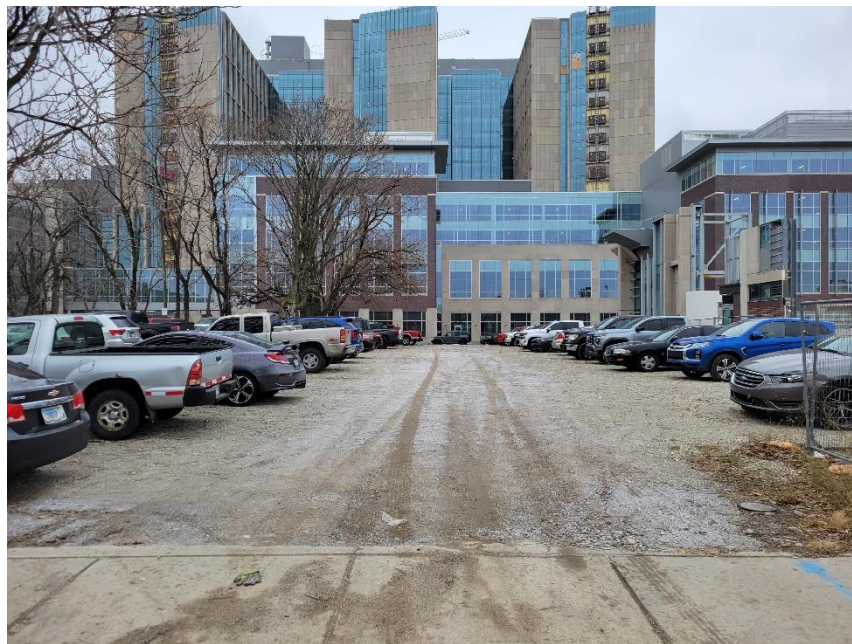


Photo 6: Rankin Alley Viewed from East



Photo 7: Adjacent Alley to North



Photo 8: Adjacent Alley to South



Photo 9: Adjacent Property to East



Photo 10: Ranking Alley Viewed from East



Photo 11: Byram Alley Viewed from South (November 2022)



Photo 12: Byram Alley Viewed from North (May 2023)