



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Tom Vander Woude, Planning Director

Meeting Date: February 14, 2023

Agenda Item: PC Docket No. 22-024

Application: **Zoning Amendment – Planned Unit Development Amendment**

Hearing: **PUBLIC HEARING**

Summary: OKW Architects on behalf of Simborg Development requesting approval of an amendment to the Lake Business Center Planned Unit Development to include an additional 9,000 square feet of warehouse space at 9200 Calumet Avenue.

Applicant: OKW Architects on behalf of Simborg Development

Property Address: 9200 Calumet Avenue

Current Zoning: Planned Unit Development

Adjacent Zoning: North: PUD/CD-4.A
South: SD-M
East: CD-4.A
West: SD-M

Action Requested: Favorable Recommendation

Additional Actions Required: Findings of Fact
Town Council Approval

Staff Recommendation: **Favorable Recommendation**

Attachments:

1. Lake Business Center Site Plan Review Existing Plan prepared by OKW Architects dated 02.06.2023
2. Lake Business Center Site Plan Review Proposed New Plan prepared by OKW Architects dated 02.06.2023
3. Lake Business Center Site Plan Review Existing Plan prepared by OKW Architects dated 11.21.2022
4. Approved Lake Business Center PUD site plan prepared by OKW Architects dated 03.30.2015
5. Photos of existing building and site taken 01.06.2023

BACKGROUND

OKW Architects on behalf of Simborg Development proposes to amend the Lake Business Center Planned Unit Development to include an approximately 9,000 square foot warehouse connecting two existing warehouses. The warehouse connection will allow Pepsi-Cola trucks to move between the South Warehouse, which is leased to Pepsi-Cola in its entirety, and the North Warehouse, which is partially leased to Pepsi-Cola. The applicants are not proposing to install any equipment or furnishings within the new warehouse space. This warehouse space will reestablish a connection between the two warehouses that was demolished in 2012.

In addition to the new warehouse space, the proposal includes:

- A modified dock area
- 35 additional surface parking spaces installed between the warehouses to the west of the link
- Installation of a lawn between the warehouses to the east of the link

Because the proposed building addition and other modifications are not included in the approved site plan, approval will require an amendment to the Lake Business Center Planned Unit Development.

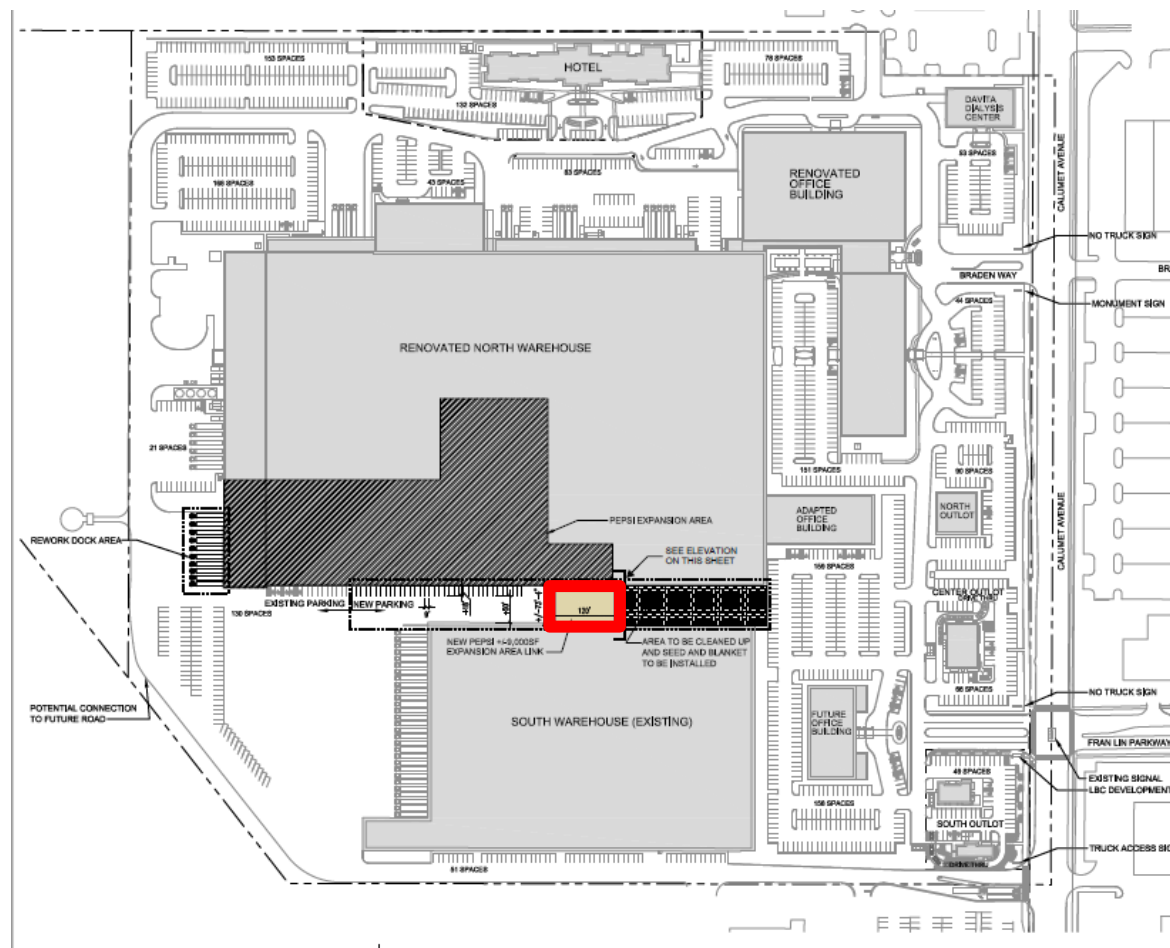


Figure 1 Proposed plans, new warehouse space outlined in red.

The subject property is located in the Lake Business Park Planned Unit Development. The PUD was established in 2006 and was amended in 2012, 2013, and 2015. The applicant, Simborg Development currently owns the two west parcels within the PUD, which are shown in the figures below. The remainder of the parcels are owned by others, but the PUD requires shared parking and ingress-egress throughout the development.

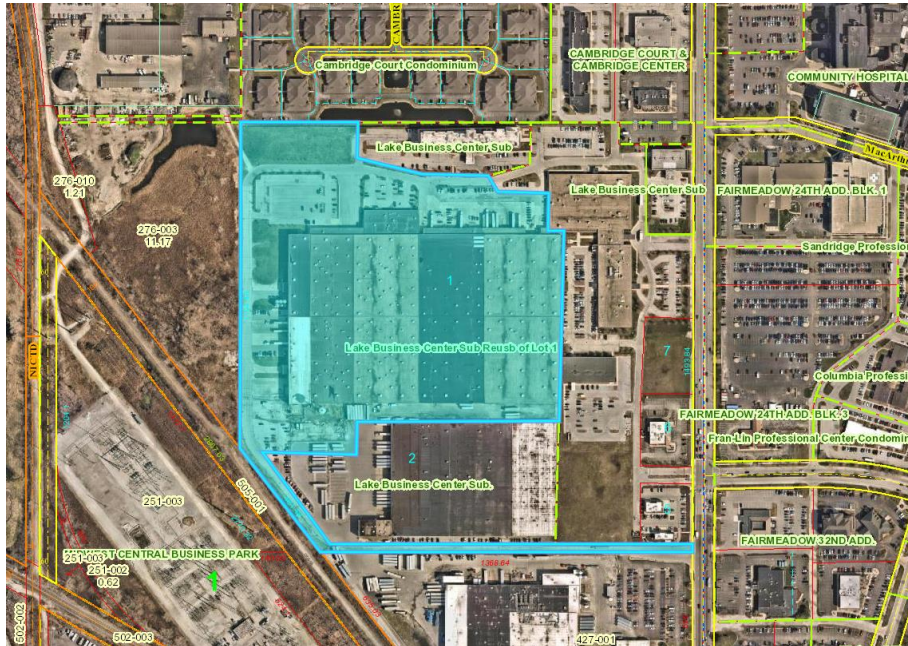


Figure 2 Subject property north lot highlighted in blue.

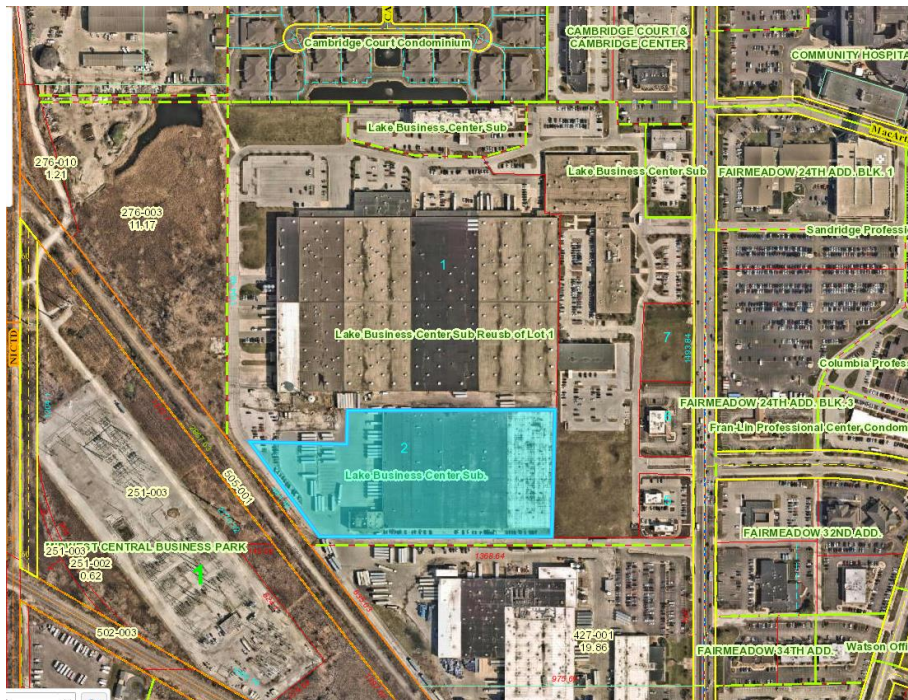


Figure 3 Subject property south lot highlighted in blue

1005 Ridge Road • Munster, IN 46321 • (219) 836-8810 • Police/Fire Emergencies 911

Police Non-Emergency (219) 836-6600 • Fire Non-Emergency (219) 836-6960

www.munster.org

The current PUD site plan depicts the subject area as a parking and loading area serving the North and South warehouse. A total of 182 parking spaces are included. The parking areas adjacent to the North warehouse are landscaped in the same manner as the rest of the development.

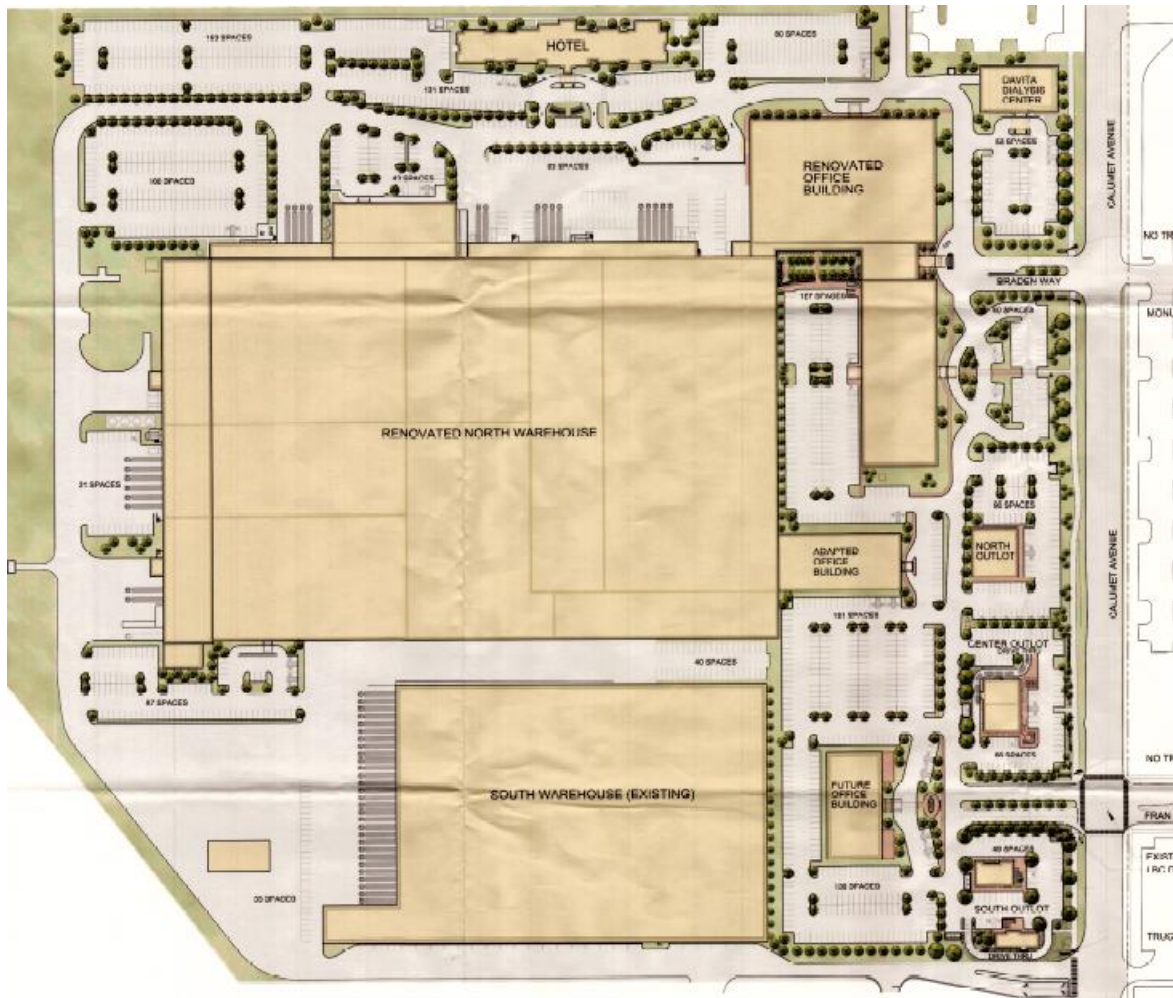


Figure 4 Currently approved PUD site plan

PLAN REVISIONS

After the January 10, 2023 preliminary hearing, the following revisions were made to the plans.

- A future landscaped buffer area is identified along the southwest edge of the property adjacent to the future Maple Leaf Boulevard.
- A future connection point to Maple Leaf Boulevard is shown along the southwest edge of the property.
- Landscape areas are shown in the automobile parking lot on the west side of the property.
- The landscape area between the north and south warehouses is shown to include shade trees in addition to grass.
- The base of the warehouse link is shown to be brick that matches adjacent buildings rather than stone.

The revisions are clouded on the plan sheets.

ANALYSIS

Parking

The existing approved PUD site plan includes 1,621 parking spaces. The proposed plan increases the total number of parking spaces to 1,625, though they are inaccessible to the east portion of the Lake Business Center.

Landscaping

The proposed plan will establish a lawn between the two buildings east of the warehouse connection in an area that is currently rubble which will improve the aesthetics of the development. A minimum of 10 shade trees will be planted in the lawn.



Figure 5 Area proposed to be lawn.

The reconfiguration of the parking lot eliminates the proposed parking lot landscaping at the southwest corner of the north warehouse. In keeping with staff recommendation, the proposed parking areas are to be landscaped in keeping with Town standards: a 5-foot-wide landscaped area along drive aisles and one landscape island for every 10 parking spaces and islands at the ends of all parking rows. No landscaping is required in the truck loading and maneuvering areas. The southwest edge of the property is identified as a future landscape buffer to be established at the time that Maple Leaf Boulevard is constructed.

Architecture and Building Materials

The materials for the east elevation facing Calumet Avenue are proposed to match the existing buildings in the development with a brick base and painted metal siding. The west (rear) elevation will be standard metal warehouse siding.

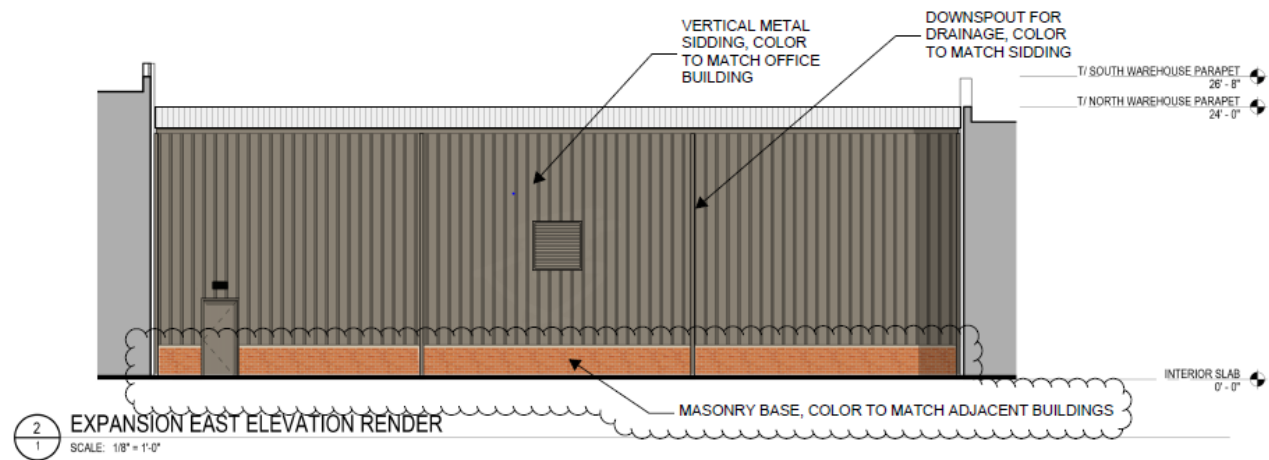


Figure 6 East elevation

Stormwater

The proposed warehouse will be constructed in an area that is currently paved. Since there is no additional impervious surfaces, no additional stormwater retention is needed.

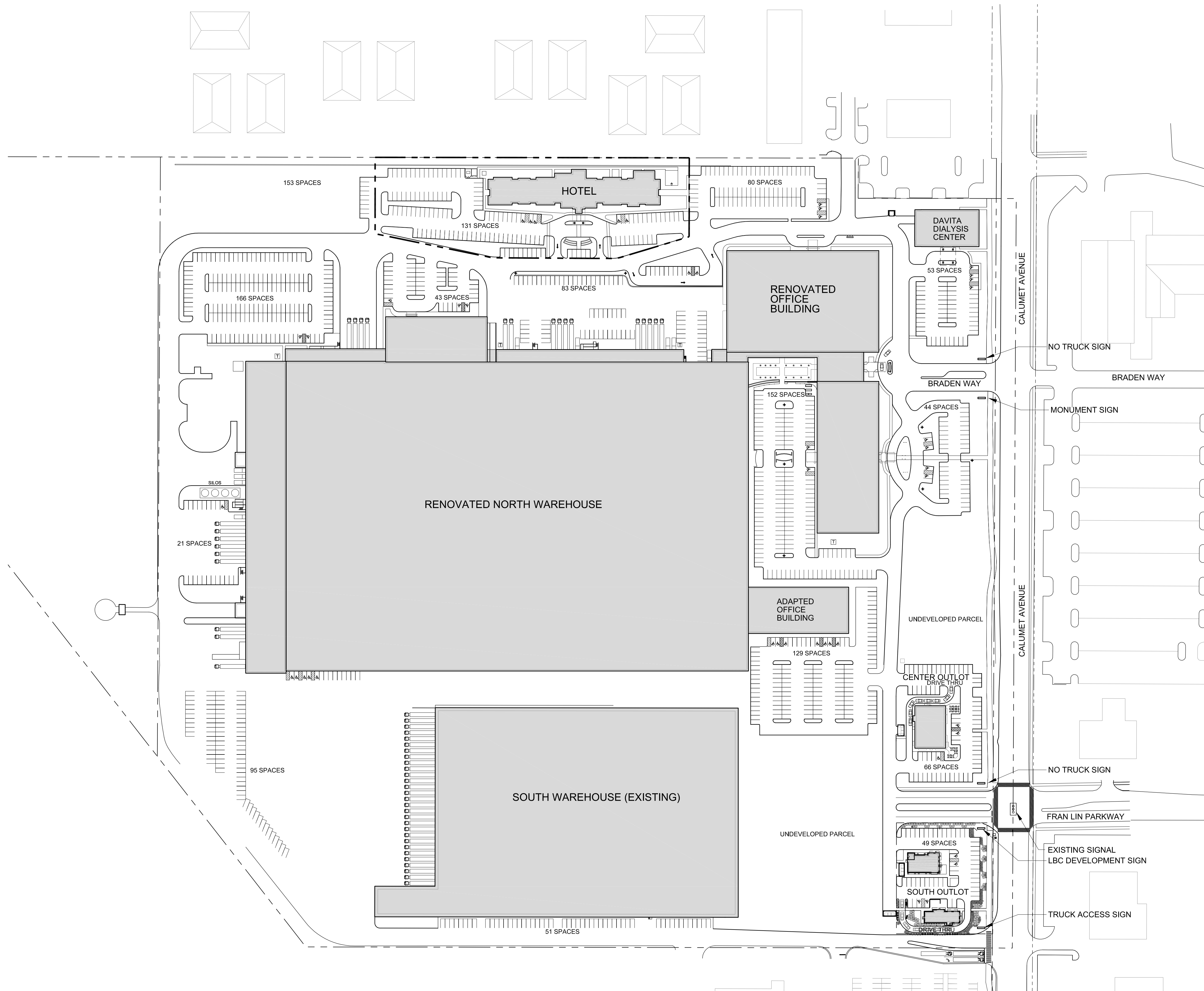
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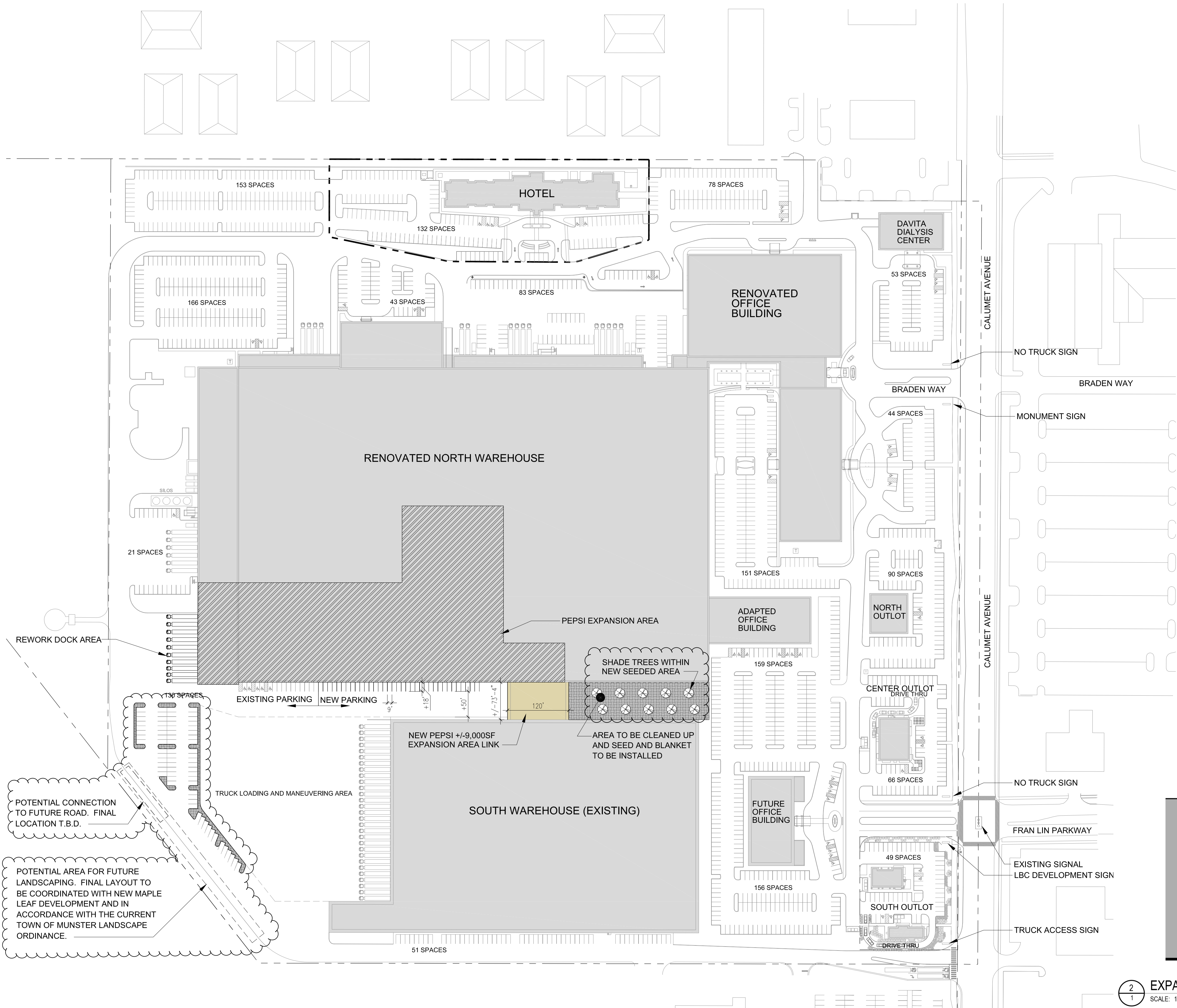
In keeping with the Town's intention to relocate truck traffic to the future Maple Leaf Boulevard, the applicant has proposed a connection to the proposed Maple Leaf Boulevard extension, which is shown on the west side of the property. The exact location is yet to be determined.

MOTION

The Plan Commission may wish to consider the following motion:

Motion to forward a favorable recommendation to the Munster Town Council for PC Docket No. 22-024 to amend the Lake Business Center Planned Unit Development to include an additional 9,000 square feet of warehouse space at 9200 Calumet Avenue, with the condition that a final development plan be approved by the Munster Plan Commission.



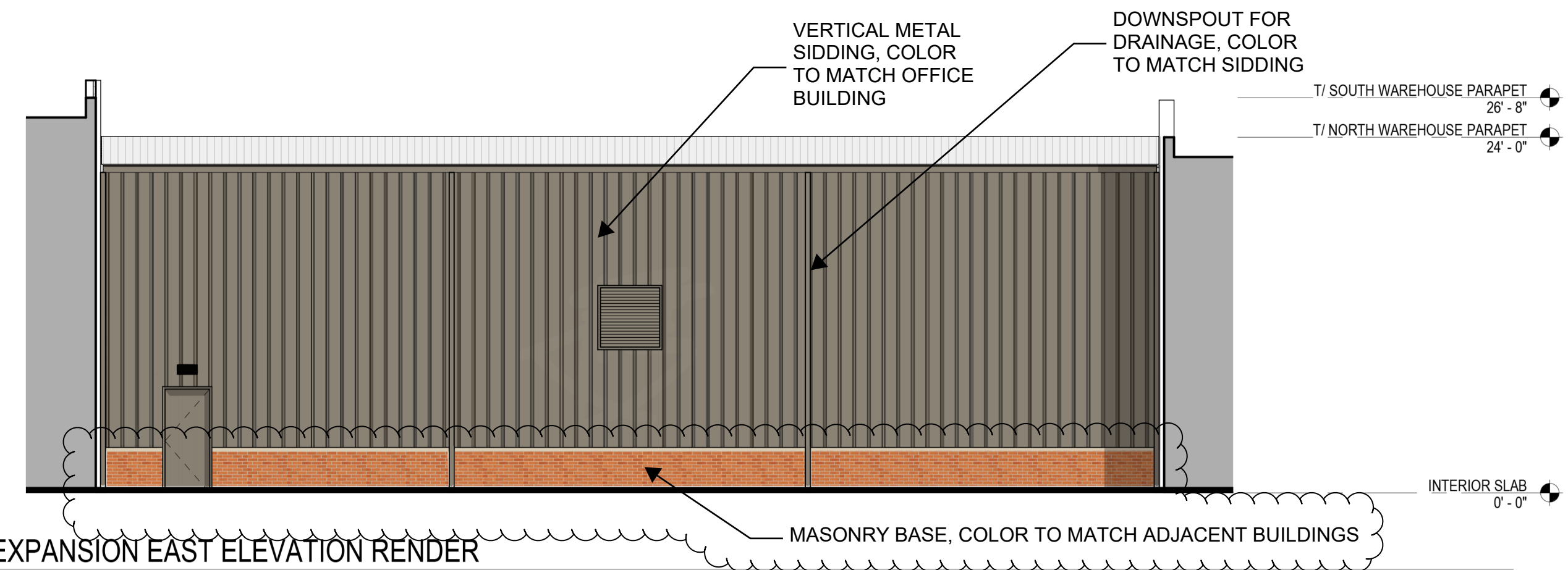


SITE TABULATION:			
BUILDING	USE(S)	AREA	PARKING REQUIRED
DAVITA DIALYSIS	MEDICAL CLINIC	8,650 SF	50 SPACES REQUIRED
HOTEL	HOTEL	99 ROOMS	124 SPACES REQUIRED
RENOVATED OFFICE BUILDING	OFFICE	16,334 SF	54 SPACES
	MEDICAL CLINIC	69,616 SF	397 SPACES
ADAPTED OFFICE BUILDING	MEDICAL CLINIC	18,430 SF	105 SPACES
RENOVATED NORTH WAREHOUSE	MANUFACTURING	188,850 SF	236 SPACES
	WAREHOUSE/STORAGE	463,030 SF	324 SPACES
SOUTH WAREHOUSE	WAREHOUSE/STORAGE	268,760 SF	188 SPACES
FUTURE OFFICE BUILDING	MEDICAL CLINIC	32,000 SF	183 SPACES
NORTH OUTLOT	RESTAURANT	6,500 SF	37 SPACES
CENTER OUTLOT	RESTAURANT(114 SEATS)	2,404 SF	40 SPACES (46)
	RESTAURANT (90 SEATS)	2,637 SF	44 SPACES (36)
SOUTH OUTLOT	NORTH RESTAURANT(50EST)	2,250 SF	38 SPACES (20)
	SOUTH RESTAURANT(50EST)	1,825 SF	30 SPACES (20)

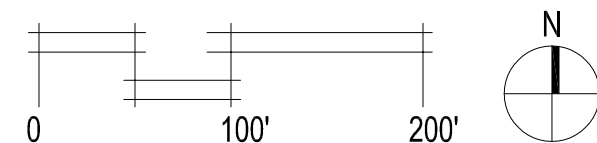
CODE REQUIRED PARKING RATIOS:	
USE	PARKING REQUIRED
HOTEL	1.25 / ROOM
RESTAURANT	5.00 / 300 SF
	1.00 / 2.5 SEATS
OFFICE	3.30 / 1,000 SF
MEDICAL CLINIC	5.70 / 1,000 SF
MANUFACTURING	1.25 / 1,000 SF
WAREHOUSE/STORAGE	0.70 / 1,000 SF

SITE PARKING ANALYSIS:		
PARKING REQUIRED	PARKING PROVIDED	DIFFERENCE
1,850 SHARE SPACES	1,625 SHARED SPACES	225 SPACES UNDER PER TOWN CODE, 1 LESS THAN PREVIOUS APPROVED PLAN

SITE SIGNAGE:
*PER TOWN APPROVED LAKE BUSINESS CENTER DEVELOPMENT SIGNAGE GUIDELINES DATED 8 APRIL 2014



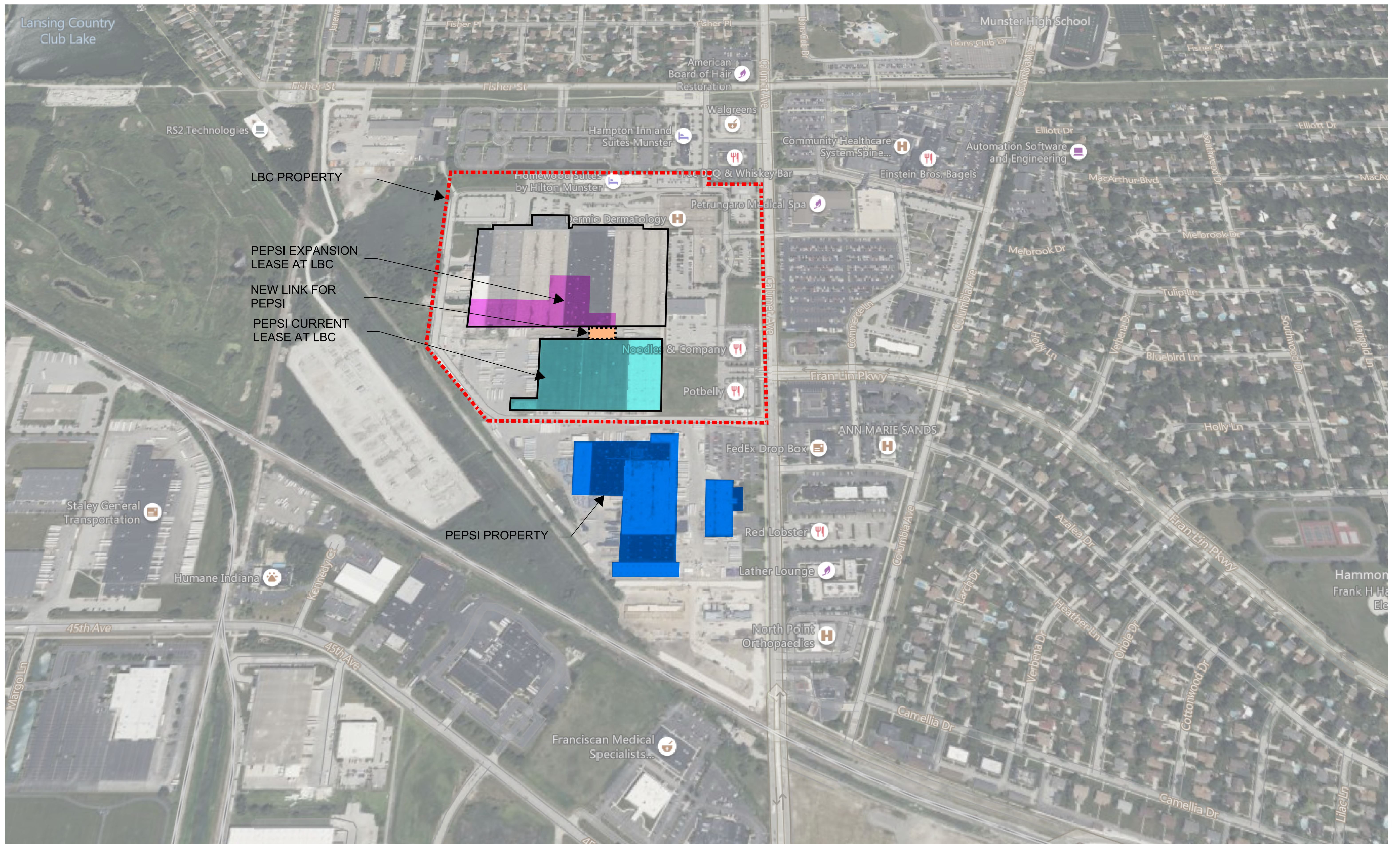
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

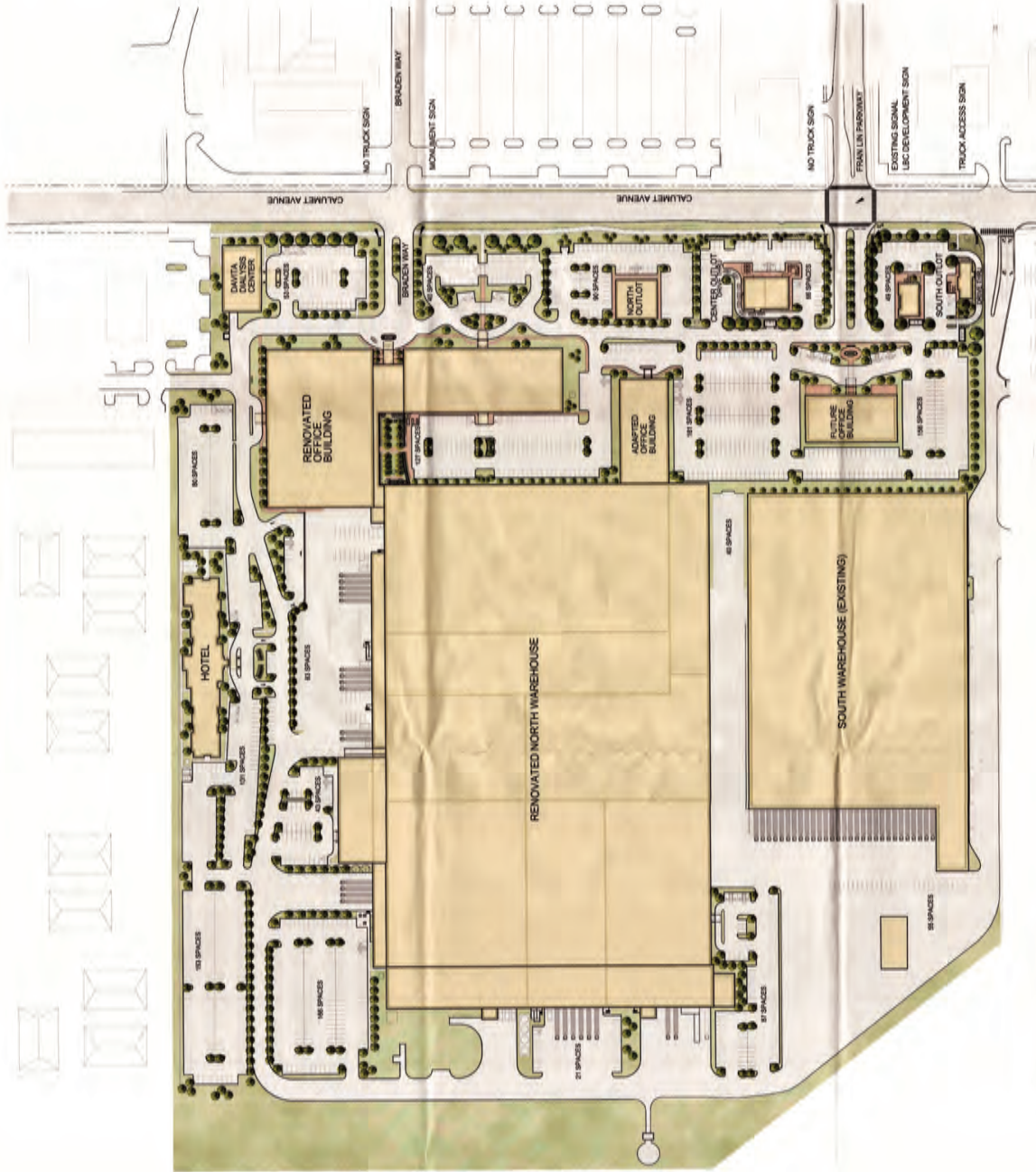


SITE PLAN REVIEW
PROPOSED NEW PLAN
9200 Calumet Ave . Munster, IN

NEW

February 06, 2023 Project #: 22079





SITE TABULATION:

BUILDING	USE(S)	AREA	PARKING REQUIRED
DAWITA CENTER	MEDICAL CLINIC	3,000 SF	52 SPACES REQUIRED
HOTEL	HOTEL	99 ROOMS	131 SPACES REQUIRED
RENOVATED OFFICE BUILDING	OFFICE	100,100 SF	199 SPACES
MEDICAL CLINIC	MEDICAL CLINIC	55,500 SF	314 SPACES
SERVICE AREAS	SERVICE AREAS	5,000 SF	NA
CIRCULATION	CIRCULATION	15,300 SF	NA
ADAPTED OFFICE BUILDING	OFFICE	18,500 SF	31 SPACES
MEDICAL CLINIC	MEDICAL CLINIC	9,250 SF	53 SPACES
RENOVATED NORTH WAREHOUSE	OFFICE	648,200 SF	102 SPACES
MANUFACTURING	MANUFACTURING	30,750 SF	113 SPACES
WAREHOUSE STORAGE	WAREHOUSE STORAGE	528,450 SF	370 SPACES
SOUTH WAREHOUSE	WAREHOUSE STORAGE	258,175 SF	182 SPACES
FUTURE OFFICE BUILDING	OFFICE	32,000 SF	52 SPACES
MEDICAL CLINIC	MEDICAL CLINIC	15,000 SF	53 SPACES
NORTH OUTLOT	RESTAURANT SERVICE	6,000 SF	57 SPACES
CENTER OUTLOT	RESTAURANT (14 SEATS) RESTAURANT (86 SEATS) SERVICE	5,240 SF 2,740 SF 2,697 SF	NA 40 SPACES (40) 44 SPACES (44)
SOUTH OUTLOT	NORTH RESTAURANT (50 SEATS) SOUTH RESTAURANT (50 SEATS) SERVICE	1,250 SF 1,250 SF 200 SF	NA 38 SPACES (38) 30 SPACES (30)

CODE REQUIRED PARKING RATIOS:

USE	PARKING REQUIRED
HOTEL	1.25 / ROOM
RESTAURANT	5.00 / 300 SF
OFFICE	1.00 / 2.5 SEATS
MEDICAL CLINIC	3.30 / 1,000 SF
WAREHOUSE STORAGE	5.70 / 1,000 SF
WAREHOUSE STORAGE	0.70 / 1,000 SF

SITE PARKING ANALYSIS:

PARKING REQUIRED	PARKING PROVIDED	DIFFERENCE
1,347 SHARE SPACES	1,471 SHARED SPACES	228 SPACES UNDER
		PER TOWN CODE

SITE SIGNAGE:
 *PER TOWN APPROVED LAKE BUSINESS CENTER DEVELOPMENT SIGNAGE
 GUIDELINES DATED 6 APRIL 2014

PROPOSED



OKW Architects

DATE: MARCH 31, 2015

PROJECT NUMBER: 11030

SIMBORG DEVELOPMENT, INC.

L B C

LAKE BUSINESS CENTER
 MASTER PLAN

MUNSTER, INDIANA



Photos of Lake Business Center North and South Warehouses



Figure 1 View from west



Figure 2 View from west

Photos of Lake Business Center North and South Warehouses



Figure 3 View from west



Figure 4 View from west

Photos of Lake Business Center North and South Warehouses



Figure 5 View from east



Figure 6 View from east