



**Town of Munster** Plan Commission Petition Application  
**OWNER INFORMATION:**

Petition PC \_\_\_\_\_ - \_\_\_\_\_  
Date: \_\_\_\_\_  
Application Fee: \$ \_\_\_\_\_  
Sign Fee: \$ \_\_\_\_\_

Dean Mazzoni (219) 933-2595  
Name of Owner Phone Number  
701 Superior Ave, Munster, IN 46321 dean.mazzoni@franciscanalliance.org  
Street address, City, ST, ZIP Code Email address

**APPLICANT OR PETITIONER INFORMATION (if different than above):**

Timothy Lentz - Tonn and Blank Construction 219-336-4874  
Name of Applicant/Petitioner Phone Number  
1623 Greenwood Avenue, Michigan City, IN 46360 timothy.lentz@tonnandblank.com  
Street address, City, ST, ZIP Code Email address

**PROPERTY INFORMATION:**

Business or Development Name (if applicable) SD-PUD  
Franciscan Hospital - Munster Campus  
Address of Property or Legal Description Current Zoning  
701 Superior Ave, Munster, IN 46321

**APPLICATION INFORMATION:**

Please select what this Application is for:

- ☐ Subdivision If yes, select one of the following: ☐ Preliminary Plat ☐ Final Plat  
☐ Development Plan Review  
☒ Rezoning (including Planned Unit Development) – Proposed Zoning District

**Brief Description of Project:**

Franciscan will be seeking a PUD revision due newly revised height restrictions on the existing Hospital Campus PUD.


Lou Oswald 312-782-1000  
Name of Registered Engineer, Architect or Land Surveyor Phone Number  
333 South Wabash Avenue, 14th Floor Chicago, IL 60604 lou.oswald@hok.com  
Street address, City, ST, ZIP Code Email address



Petition PC \_\_\_\_\_

***Town of Munster*** Plan Commission Application Signature Page

I hereby authorize Timothy Lentz/Tonn and Blank to act on my behalf as my agent in this petition and to furnish, upon request, supplemental information in support of this petition application.

  
Signature of Owner

7/18/2023  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_

## REQUIRED ATTACHMENTS

### Required Attachments for Plan Commission Applications

To ensure that adequate information is provided to the Plan Commission, please check off each of these items and provide documentation to the Community Development Department at the time of submittal of the application.

ALL APPLICATIONS	Included	N/A
Narrative statement describing project	X	
Property owner consent (Signature page)	X	
Proof of Ownership (e.g. copy of tax bill)	X	
Current ALTA Survey	X	
Vicinity Plan (A dimensioned drawing to scale of the planned building(s)/improvements in the context of the surrounding properties, including existing buildings and driveways at least one block in every direction)	X	

The following pages list the additional attachments required for specific applications. Please refer to your type of petition request and provide the additional required attachments.

SUBDIVISION - PRELIMINARY PLAT	Included	N/A
<b>Single-Family Residential Subdivision</b>		
Preliminary Plat		
Engineering Plans		
Storm Water Report		
<b>Commercial or Multi-Family Residential Subdivision</b>		
Preliminary Plat		
Engineering Plans		
Storm Water Reports		
Preliminary Development Plan containing:		
Boundary identification		
Fire hydrant locations		
Accessory structures		
Parking lot design		
Utility location		
Building footprints		
Proposed curb cuts		
Drainage/detention plans		
Traffic circulation		
Ingress/egress locations		
Major topographic information		
Infrastructure improvements		

<b>SUBDIVISION - FINAL PLAT</b>	<b>Included</b>	<b>N/A</b>
Final Plat		
Engineering Plans		
Stormwater report		
Special Studies as required – see Site Plan Review Committee minutes		

<b>REZONING (including PLANNED UNIT DEVELOPMENT amendments)</b>	<b>Included</b>	<b>N/A</b>
Preliminary Development Plan containing at a minimum:	X	
Boundary Identification	X	
Fire hydrant locations		X
Accessory structures	X	
Parking lot design	X	
Utility location		X
Building footprints	X	
Proposed curb cuts	X	
Drainage/detention plans		X
Traffic circulation	X	
Ingress/egress locations	X	
Major topographic information	X	
Proposed Use table	X	
Stormwater report		X
Special Studies as Required– see Site Plan Review Committee minutes		X

<b>DEVELOPMENT PLAN</b>	<b>Included</b>	<b>N/A</b>
Detailed Site plan including:		
Boundary identification		
Fire hydrant locations		
Accessory structures		
Parking lot design		
Utility location		
Building footprints		
Proposed curb cuts		
Drainage/detention plans		
Traffic circulation		
Ingress/egress locations		
Major topographic information		
Infrastructure improvements		
Square footage of:		
Lot or parcel		
Existing impervious surface		
Proposed total impervious (existing plus current proposal)		
Existing building		
Proposed total building (existing plus current proposal)		

Existing parking and pavement		
Proposed total parking and pavement (existing plus current proposal)		
Relevant dimensions including:		
Buildings		
Parking stalls		
Driveway widths		
Setbacks to buildings and other improvements		
Parking lot aisles, turnarounds, turning radii, etc.		
Distance from driveway to street corner if less than 200'		
Sidewalk, walkway and handicap ramp widths and locations		
Widths of abutting R.O.W.'s, roadways, and terraces.		
Full color architectural renderings of all building elevations with materials identified		
Proposed lighting for site, including:		
Photometric Plan		
Location of all light fixtures		
Pole height		
Luminaire type and manufacturer's specifications for all exterior light fixtures		
Landscaping plan drawn to scale including:		
Common and Latin plant names		
Planting specifications		
Total number of trees provided		
Total square footage of landscaped area on site and internal to the parking lot		
Identification of area used to calculate internal parking lot landscaping		
Fence detail drawing		
Dumpster enclosure detail drawing		
Sign detail drawing		
Special studies as required– see Site Plan Review Committee minutes		

**NOTE: If you checked any exhibits "N/A", please explain:**

Hydrant metering to be addressed at time of permitting for additions, parking garage, and medical office buildings

Storm Water Management includes an estimated volume of onsite detention for anticipated volumes.

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