

USE VARIANCE CONDITIONS OF APPROVAL (PAGE 1 OF 2)

The Munster Board of Zoning Appeals is authorized to hear petitions for use variances and to forward the petition to the Munster Town Council with a recommendation to approve, a recommendation to deny, or no recommendation. The Board of Zoning Appeals may also recommend reasonable conditions and restrictions. Indiana Code 36-7-4-918.4 lists the legal criteria for a use variance:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:

The interior renovations to this facility will not impact above mentioned concerns. The relationship of the building itself to the overall community will not change from its former use with these interior use modifications. Any renovations will meet all code, health, and life safety requirements.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. Explain why this statement is true in this case:

The interior renovations to this facility will not impact the above mentioned concerns. The relationship of the building itself to the area adjacent to the property will not change from its former use with these interior use modifications. Site traffic activities will be similar to how they previously operated with staff and deliveries. There will be fewer vehicles entering and leaving the site throughout the day by eliminating the retail component, this should have less impact on Calumet Avenue traffic. Site drainage shall remain the same.

3. The need for the variance arises from some condition peculiar to the property involved. Explain why this statement is true in this case:

This statement is not true. There is no peculiar condition to the property. The only reason for the use change is to accommodate the office function in lieu of retail.

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4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought. Explain why this statement is true in this case:

If the retail zoning were to be strictly applied the building would not be able to be used for the function of a commercial office. This would not allow Precision Controls to operate in the manner desired for the purchase of the property and therefore would prevent them from purchasing the property.

5. The approval does not interfere substantially with the adopted comprehensive plan. Explain why this statement is true in this case:

The proposed use change does not interfere with the land use map, framework plans for transportation, housing, economic development, and community facilities and infrastructure components identified in the comprehensive plan, as the site impact does not change. While the building will no longer be retail, the economic development will still improve as the building has been unoccupied for years.

Attach additional pages if necessary



Precision Control Systems, Inc.

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May 1, 2025

Town of Munster
Community Development Department
1005 Ridge Road
Munster, IN 46321

RE: Site Plan Review Application – Precision Control Systems, Inc. – 10350 Calumet Ave.

To Whom it May Concern,

Precision Control Systems, Inc. has submitted an application for the proposed renovation and use change of the former Harley Davidson dealership facility located at 10350 Calumet Ave. Following is a description of both the planned use and related renovations.

Precision Control Systems, Inc. plans to occupy and renovate the interior of the building located at 10350 Calumet in Munster. We would like to renovate the building from the former use as a Harley Davidson dealership to an engineering and mechanical service office with warehouse storage. Precision Control Systems is a 45-year-old Northwest Indiana-based family-owned Commercial Temperature Controls and Mechanical Service Company currently located on Ridge Road in Griffith. We employ approximately 60 office employees and 60 field employees. Our office staff consists of engineers, project managers, programmers, sales, and accounting staff. Our field staff consists of union pipefitter service mechanics and union electricians.

Interior renovations to the building include remodeling the current showroom, office and training spaces into fully updated office space for our office staff. This space will consist of private offices, open office space, conference rooms, lunchroom with a kitchen, restrooms, and training/collaborative spaces. Precision plans to utilize the current warehouse space on the west side of the building for parts staging, tool storage, and inventory to support our projects at remote customer sites. Typical use for the warehouse will be receiving pallets of parts which we will sort, stage, and label for delivery by Precision staff in vans and pick-up trucks to jobsites. We typically receive deliveries via UPS, FedEx, box trucks, with limited semi-trailer deliveries (some days we have no semi deliveries and some days we have 1 to 2 deliveries).

With respect to the exterior usage of the building, on average 30-40 cars will utilize the parking lot on a daily basis during normal working hours with no more than 2-4 service vans and pick-up trucks parked overnight.

We do not plan to make any exterior renovations to the building other than the addition of Precision-branded signage and possibly the replacement of some east facing overhead doors with storefront or similar windows with aluminum framing to match existing. We do not have a design for the signage or windows at this time but will work with licensed professionals to ensure that all designs comply with local codes and submit to the Community Development Office for approval.



PRECISION

Control Systems

Precision Control Systems is very excited about the opportunity to relocate its main office to Munster. We feel connected to the Munster community. Our business provides temperature control and mechanical services to many facilities in Munster, several of our employees reside in Munster and we support community events as well as host events at venues in Munster. We believe Precision will give back to the Town of Munster through increased patronage of local restaurants and businesses and hope to continue to grow with the Munster community.

Thank you in advance for your consideration.

Precision Control Systems, Inc.

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