



Petition PC 25 - 006

Date: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

Sign Fee: \$ \_\_\_\_\_

**Town of Munster** Plan Commission Petition Application

**OWNER INFORMATION:**

REFUGE PRODUCTIONS, INC.

Name of Owner

219-933-6500

Phone Number

340 45TH STREET MUNSTER, INDIANA 46321

Street address, City, ST, ZIP Code

smunsey@refugeproductions.com

Email address

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

E. ANTHONY, INC. - (MARC SMITH)

Name of Applicant/Petitioner

708-802-8230

Phone Number

18521 SPRING LAKE DRIVE, UNIT F TIMLEY PARK,  
ILLINOIS 60477

Street address, City, ST, ZIP Code

ms@eanthonyinc.com

Email address

**PROPERTY INFORMATION:**

Business or Development Name (if applicable)

FAMILY CHRISTIAN CENTER

Address of Property or Legal Description

45-06-25-300.000-027

Current Zoning

340 45TH STREET MUNSTER, INDIANA 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:

PROPOSED ADDITIONS TO THE EAST (PHASE 1) AND  
NORTH (PHASE 2) ELEVATIONS OF THE EXISTING  
FACILITY.

RIDGELAND ASSOCIATES INC.

Name of Registered Engineer, Architect or Land Surveyor

708-435-0300

Phone Number

1 RIVERSIDE ROAD

Street address, City, ST, ZIP Code

zenon@ridgelandassociates.com

Email address

RIVERSIDE, ILLINOIS 60546



Petition PC 25 - 006

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

I hereby authorize E. Anthony, Inc. 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] 4/16/25  
Signature of Owner Date

Maclw. Smith 04/16/2025  
Signature of Applicant Date  
Sr. Project Manager  
E. ANTHONY, INC.

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**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.

<b>ALL APPLICATIONS</b>	Included	N/A
Narrative statement describing project	✓	
Property owner consent (Signature page)	✓	
Proof of Ownership (e.g. copy of tax bill)		✓
Current ALTA Survey	✓	
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)	✓	

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.

<b>SUBDIVISION - PRELIMINARY PLAT</b>	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		✓

## PC25-006

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

REZONING (including PLANNED UNIT DEVELOPMENT amendments)	Included	N/A
Preliminary Development Plan containing at a minimum:		✓
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		✓
Proposed Use table		✓
Stormwater report		✓
Special Studies as Required– see Site Plan Review Committee minutes		✓

DEVELOPMENT PLAN	Included	N/A
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)	✓	

PC25-006

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:

*NO CURB CUTS. NO SITE LIGHTING OR LANDSCAPING SUBMITTED AT THIS TIME.*

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**E. ANTHONY, INC.**  
Complete Construction Services

18521 Spring Creek Drive, Unit F  
Tinley Park, IL 60477  
708.802.8230  
eanthonyinc.com

LETTER of TRANSMITTAL	
<b>Date:</b> 04/16/2025	<b>Project:</b> Family Christian Church Expansion 340 45 <sup>th</sup> Street Munster, Indiana 46321
<b>EAI #:</b> 224-004	

**PC25-006**

**To:** Town of Munster  
1005 Ridge Road  
Munster, Indiana 46321

**Attn:** Denise Core  
**Re:** Plan Commission Petition Application –  
Family Christian Church 340 45<sup>th</sup> Street  
(Page 1)

**We Are Sending:**  Attached  Via E-Mail:  To E-Mail Address:  
 Via Electronic Transfer  Via Fax

**The Following Items:**  Shop Drawings  Submittals  Prints / Plans  As-Built Documents  
 Samples  Specifications  Correspondence  Guarantee  
 Contract  Change Order  Invoice  Other (see below)

Copies	Date	Rev./No.	Description
2	02/06/25		Site Plan Review Application
2	02/05/25		Site Plan Space Summary
2	02/05/25		Zoning Analysis
2	02/06/25		Alta Survey
2	02/05/25		DD0-1, DD0-2, DD1-1, DD1-2
2	02/06/25		Preliminary Civil Engineering Drawings
1	03/11/25		Permit & Plan Application
4	10/15/24		Color Renderings & Perspectives

**These are Transmitted** (as checked below):

- For your use  As Requested  For Approval  For Review & Comment  
 For your  Reviewed (no comments)  Reviewed as Noted  Revise & Resubmit  
 FOR BIDS DUE: \_\_\_\_\_  RETURN PRINTS AFTER BID  Other Sign & Return

<b>Remarks:</b>

**Copies To:** File

**Signed:**   
Marc W. Smith

*If enclosures are not as noted, please notify us upon receipt.*



**E. ANTHONY, INC.**  
Complete Construction Services

18521 Spring Creek Drive, Unit F  
Tinley Park, IL 60477  
708.802.8230  
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<b>LETTER of TRANSMITTAL</b>	
<b>Date:</b> 04/16/2025	<b>Project:</b> Family Christian Church Expansion 340 45 <sup>th</sup> Street Munster, Indiana 46321
<b>EAI #:</b> 224-004	

**To:** Town of Munster  
1005 Ridge Road  
Munster, Indiana 46321

**Attn:** Denise Core **PC25-006**  
**Re:** Plan Commission Petition Application –  
Family Christian Church 340 45<sup>th</sup> Street  
(Page 2)

**We Are Sending:**  Attached  Via E-Mail:  To E-Mail Address:

Via Electronic Transfer  Via Fax

**The Following Items:**  Shop Drawings  Submittals  Prints / Plans  As-Built Documents  
 Samples  Specifications  Correspondence  Guarantee  
 Contract  Change Order  Invoice  Other (see below)

Copies	Date	Rev./No.	Description
2	03/19/25		Phase 1 New East Addition – Proposed First Floor Plan
2	03/19/25		Phase 1 New East Addition – Proposed Second Floor Plan
2	03/26/25		Phase1 New East Addition – 2D Building Layout (PEMB)
2	03/26/25		Phase 1 New East Addition – Frame Cross Section B5 (PEMB)
2	03/19/25		Phase 1 New East Addition – Cross Sections
1	04/16/25		Plan Commission Petition Application
2	03/11/25		Phase 1 Plans
2	03/11/25		Phase 2 Plans

**These are Transmitted** (as checked below):

- For your use  As Requested  For Approval  For Review & Comment  
 For your  Reviewed (no comments)  Reviewed as Noted  Revise & Resubmit  
 FOR BIDS DUE: \_\_\_\_\_  RETURN PRINTS AFTER BID  Other Sign & Return

<b>Remarks:</b>

**Copies To:** File

**Signed:**   
Marc W. Smith

*If enclosures are not as noted, please notify us upon receipt.*



**E. ANTHONY, INC.**  
Complete Construction Services

18521 Spring Creek Drive, Unit F  
Tinley Park, IL 60477  
708.802.8230  
eanthonyinc.com

## LETTER of TRANSMITTAL

<b>Date:</b> 05/14/2025	<b>Project:</b> Family Christian Church Expansion 340 45 <sup>th</sup> Street Munster, Indiana 46321
<b>EAI #:</b> 224-004	

**To:** Town of Munster  
1005 Ridge Road  
Munster, Indiana 46321

**Attn:** Denise Core  
  
**Re:** Plan Commission Petition Application –  
Family Christian Church 340 45<sup>th</sup> Street  
(Clarifications Per Meeting 5/13/2025)

**We Are Sending:**     Attached     Via E-Mail:     To E-Mail Address:  
  
 Via Electronic Transfer     Via Fax

**The Following Items:**     Shop Drawings     Submittals     Prints / Plans     As-Built Documents  
 Samples     Specifications     Correspondence     Guarantee  
 Contract     Change Order     Invoice     Other (see below)

Copies	Date	Rev./No.	Description
2	02/20/25		Site Plan Space Summary
2	02/05/25		DD0-1 Existing Site Plan Model
2	02/05/25		DD0-2 Existing Second Floor Model
2	02/05/25		DD1-1 Proposed Site Plan Model
2	02/20/25		DD1-2 Proposed Second Floor Model

**These are Transmitted** (as checked below):

- For your use     As Requested     For Approval     For Review & Comment  
 For your     Reviewed (no comments)     Reviewed as Noted     Revise & Resubmit  
 FOR BIDS DUE: \_\_\_\_\_     RETURN PRINTS AFTER BID     Other Sign & Return

**Remarks:**

**Copies To:** File

**Signed:**   
Marc W. Smith

*If enclosures are not as noted, please notify us upon receipt.*

ADDITIONAL NOTES

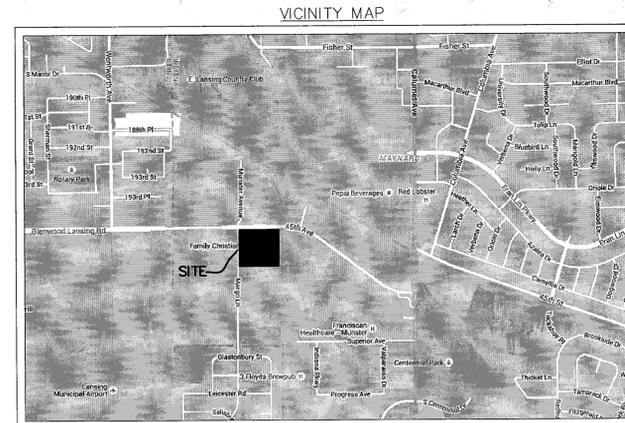
- 1) AT THE TIME THE SURVEY WAS BEING CONDUCTED, THERE WAS NO OBSERVED EVIDENCE OF ANY EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 2) AT THE TIME THE SURVEY WAS BEING CONDUCTED, THERE WAS NO EVIDENCE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NOR WAS THERE ANY OBSERVED EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 3) AT THE TIME THE SURVEY WAS BEING CONDUCTED, THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 4) THE SUBJECT PARCEL CONTAINS 774 STANDARD PARKING SPACES AND 16 HANDICAP PARKING SPACES FOR A TOTAL OF 790 PARKING SPACES.



# ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION (AS PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-699968-INDY DATED FEBRUARY 6, 2015 AND REVISED MARCH 6, 2015)

LOT 1, EXCEPTING THEREFROM THE WEST 50 FEET BY PARALLEL LINES, IN FAMILY CHRISTIAN CENTER ADDITION TO THE TOWN OF MUNSTER, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 83, PAGE 71 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (SHADED) & X (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0117E, EFFECTIVE JANUARY 18, 2012.

**THEORY OF LOCATION:**

This Survey is based on the locations of called-for and uncalled-for monuments found at or near the corners of the subject parcel, and at or near the corners of adjacent parcels, and on information contained on the Record Plat of Family Christian Center Addition recorded in Plat Book 83, page 71. The existing monumentation matched the existing right of way improvements as shown on this survey.

**SURVEYOR'S REPORT:**

- A.) AVAILABILITY OF MONUMENTS: Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade.
- B.) OCCUPATION AND POSSESSION: No apparent uncertainties resulted due to occupation or possession lines, unless specifically shown on the plat.
- C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS: No apparent ambiguity in the record description of the subject parcel.
- D.) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements): The survey performed met the requirements of a URBAN SURVEY according to title 865 IAC 1.1-1.2 et seq. The allowable relative positional accuracy is not less than 0.07 feet for set monuments.

**LEGEND:**

- CATCH BASIN/INLET
- CURB DRAIN
- MANHOLE
- BEEHIVE CATCH BASIN
- CLEAN OUT
- END SECTION
- POWER POLE
- GUY WIRE W/ANCHOR
- LIGHT POLE
- GAS VALVE
- GAS METER
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TRAFFIC MANHOLE
- ELECTRIC JUNCTION BOX
- STOP SIGN
- FOUND IRON BAR
- SET SCRIBED CROSS
- SET IRON BAR
- NUMBER IN BUBBLE CORRESPONDS TO SCHEDULE B - SECTION II EXCEPTION ITEMS AS FOUND IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-699968-INDY DATED FEBRUARY 6, 2015 AND REVISED MARCH 6, 2015.
- OVERHEAD LINES

**SCHEDULE B - SECTION II EXCEPTION ITEMS AS FOUND IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-699968-INDY DATED FEBRUARY 6, 2015 AND REVISED MARCH 6, 2015**

- 12) Terms and provisions, covenants, conditions and restrictions of an Agreement to Provide road Easement by and between Mercantile National Bank of Indiana as Trustee under Trust Number 5237 and Mercantile National Bank of Indiana as Trustee under Trust Number 4865, dated August 7, 1990 and recorded October 31, 1990 as Instrument Number 90-132039. (AS SHOWN ON SURVEY)
- 13) Covenants, conditions, restrictions, easements and rights contained in the Trustee's Deed from Mercantile National Bank of Indiana, as Trustee under Trust Agreement dated February 1, 1990, and known as Trust Number 5237. Grantor, to Family Christian World, Inc., Grantee, reserving for the Grantor and its successors and assigns, easements and rights, in perpetuity and running with the land, over the land therein described for the construction, installation, maintenance, repair and replacement of streets and roadways and the right to the use of same for ingress and egress to and from 45th street; construction, installation, maintenance, repair and replacement of water mains and lines, sanitary sewer lines, storm water drainage lines and other facilities, gas and electric lines, telephone, cable and all other utility service facilities; the right to grant further and additional easements and rights in the Easement Parcel to other owners and occupants of real estate located to the South of 45th Street, without regard to number; and the right to dedicate the Easement parcel to the Town of Munster, the County of Lake, the State of Indiana, to any public utility company, or to the public generally, for the uses described above, dated March 7, 1996 and recorded April 3, 1996 as instrument Number 96-21616. (AS SHOWN ON SURVEY)
- 19) Covenants, Conditions, Restrictions, Utility and Drainage easements and setback lines and any amendments thereto as disclosed on the recorded plat of subdivision. (AS SHOWN ON SURVEY)

We delete any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC3604(c).

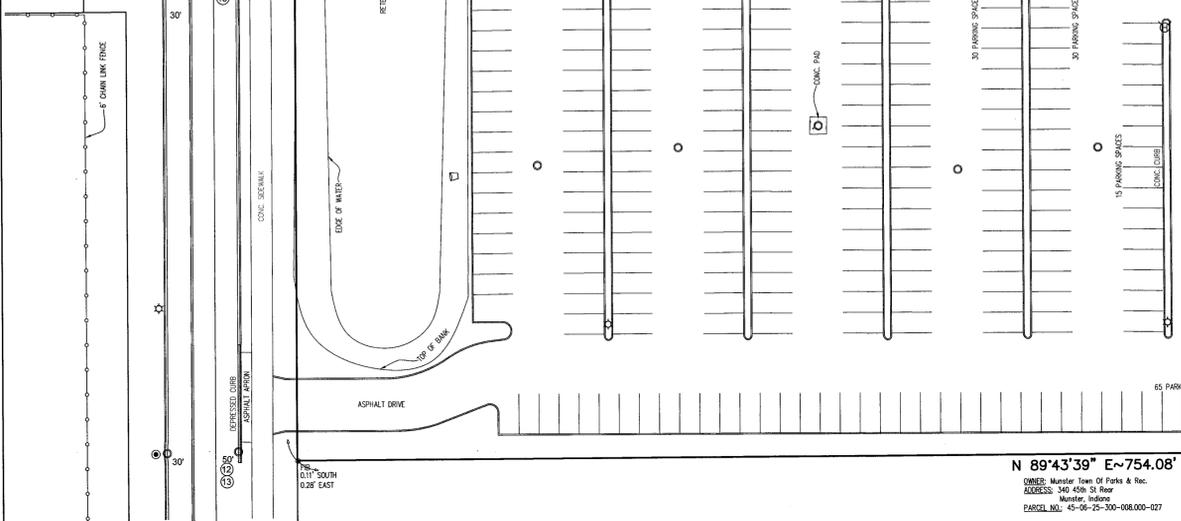
CERTIFY TO:  
 Family Christian World  
 Evangelical Christian Credit Union  
 First American Title Insurance Company

STATE OF INDIANA }  
 COUNTY OF LAKE }

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 20a and 21 (with 2,000,000 in coverage) of Table A thereof. The field work was completed on August 17, 2015.

DATE: August 20, 2015

TORRENGA SURVEYING, LLC  
 JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



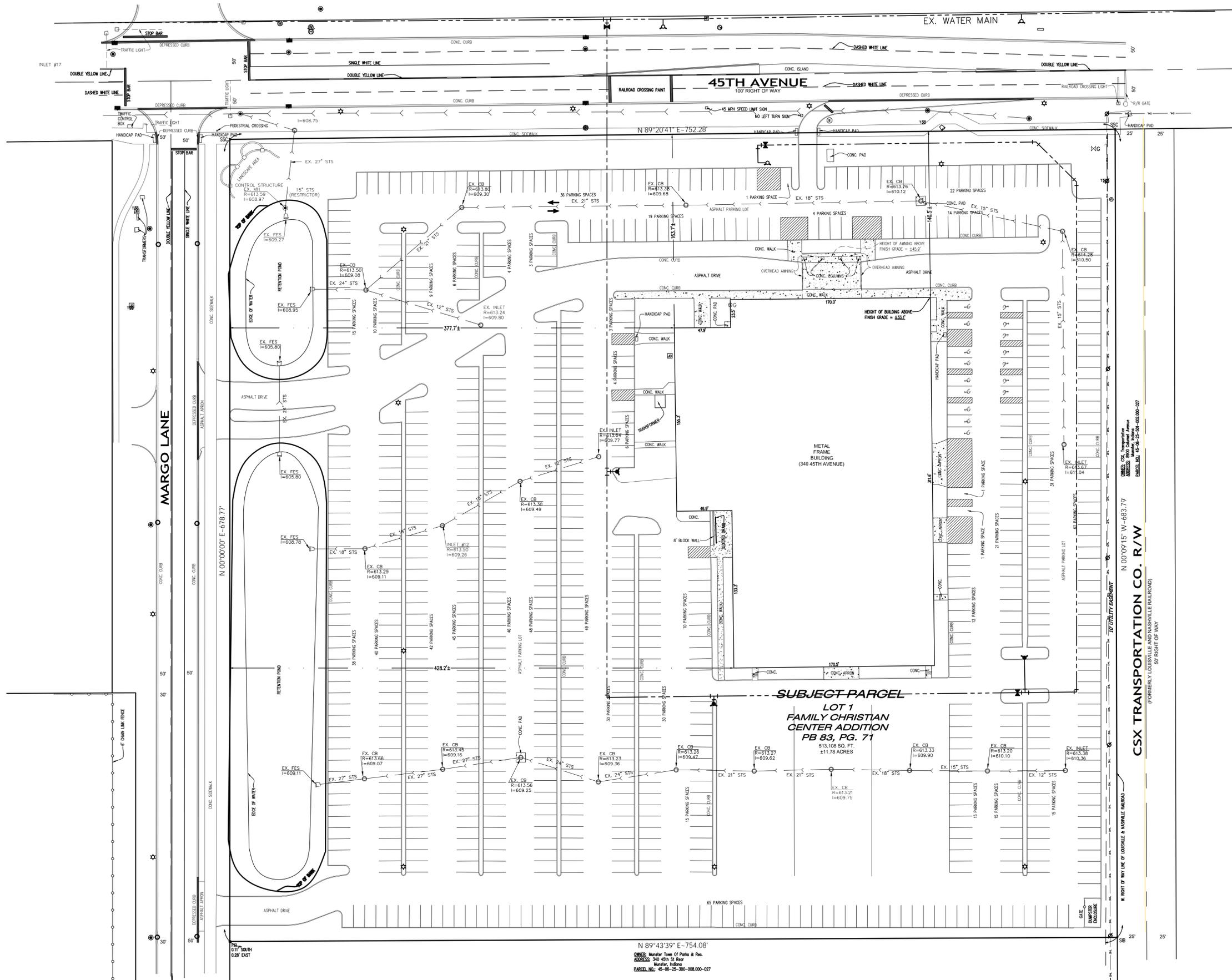
**SUBJECT PARCEL**  
 LOT 1  
 FAMILY CHRISTIAN  
 CENTER ADDITION  
 PB 83, PG. 71  
 513,108 SQ. FT.  
 ±11.78 ACRES

N 89°43'39" E ~754.08'  
 OWNER: Munster Town of Parks & Rec.  
 ADDRESS: 340 45th St  
 Munster, Indiana  
 PARCEL NO.: 45-06-25-10-000-000-027

**TORRENGA SURVEYING, LLC**  
 PROFESSIONAL LAND SURVEYORS  
 907 RIDGE ROAD, MUNSTER, INDIANA 46321  
 TEL. NO.: (219) 836-8918  
 WEBSITE: WWW.TORRENGA.COM

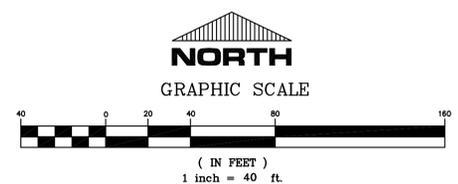
**ALTA/ACSM LAND TITLE SURVEY**  
 PART OF LOT 1 IN FAMILY CHRISTIAN CENTER ADDITION  
 340 45TH AVENUE  
 MUNSTER, INDIANA  
 LAKE COUNTY

DATE: August 20, 2015  
 CLIENT: Evangelical Christian Credit Union  
 JOB NO: 2015-0551  
 DRAWN: AJF  
 SCALE: 1" = 40'  
 SHEET 1 OF 1



- EXISTING
- CATCH BASIN/INLET
  - CURB DRAIN
  - MANHOLE
  - BEEHIVE CATCH BASIN
  - CLEAN OUT
  - END SECTION
- ★ LIGHT POLE
- WATER SERVICE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TRAFFIC MANHOLE
- ELECTRIC JUNCTION BOX
- STOP SIGN

— OVERHEAD LINES



**TORRENGA ENGINEERING, INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
Tel. No.: (219) 836-8918  
website: www.torrenge.com

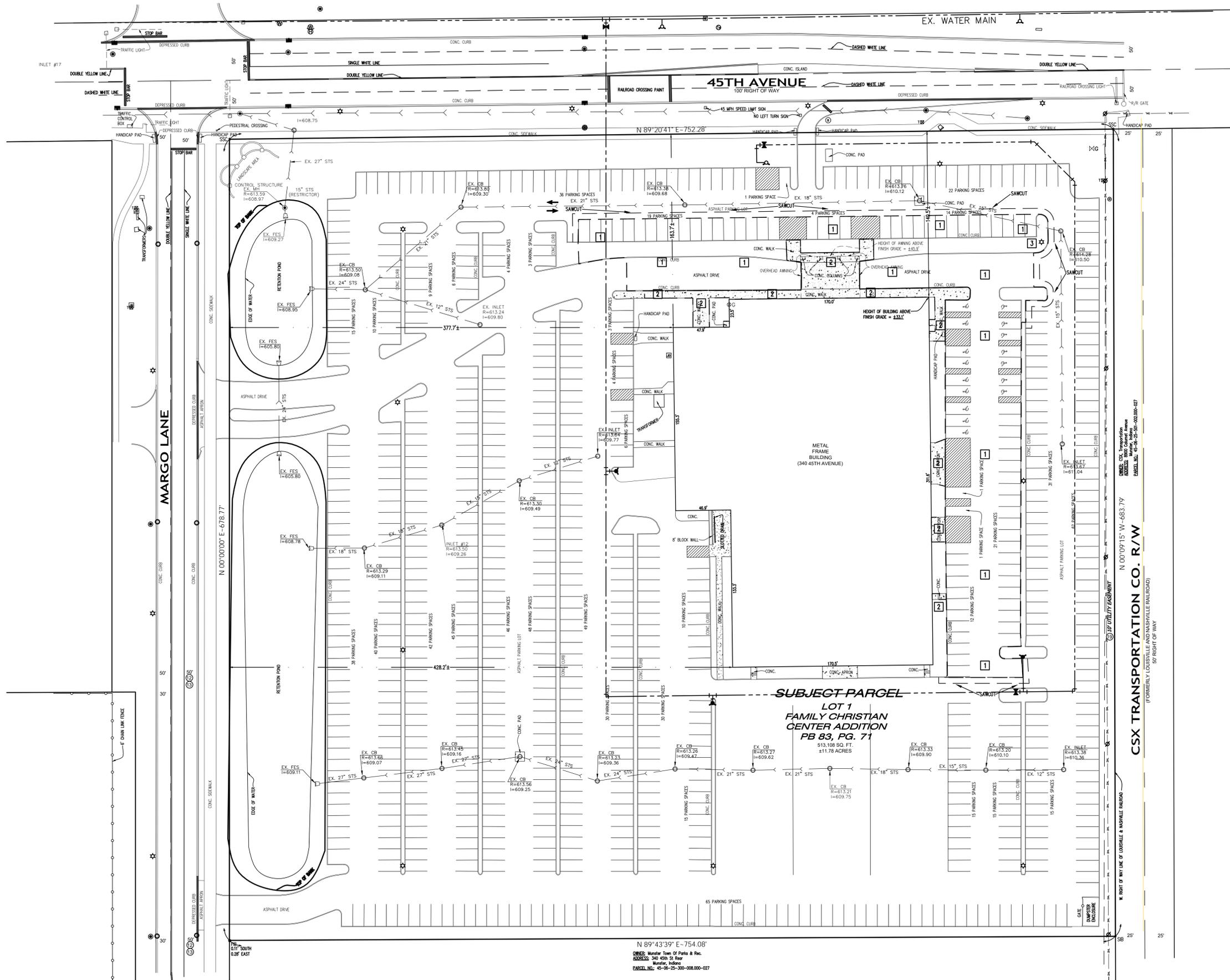
Family Christian Center Additions  
Topography and Existing Conditions

CLIENT:  
E. Anthony, Inc.  
18521 Spring Creek Drive  
Tinley Park, IL 60477

JOB NO: 2025-5006  
SCALE: 1" = 40'

REVISIONS:  
DATE: 02-06-2025

SHEET  
C-1.0

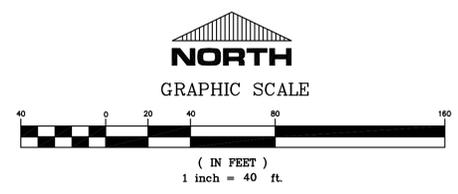


- EXISTING**
- CATCH BASIN/INLET
  - CURB DRAIN
  - MANHOLE
  - BEEHIVE CATCH BASIN
  - CLEAN OUT
  - END SECTION
- LIGHT POLE**
- ☆ LIGHT POLE
- WATER SERVICE MANHOLE**
- TELEPHONE PEDESTAL
  - TELEPHONE MANHOLE
  - TRAFFIC MANHOLE
  - ELECTRIC JUNCTION BOX
  - STOP SIGN
- OVERHEAD LINES**
- OVERHEAD LINES

- DEMOLITION NOTES**
- 1 REMOVE EXISTING ASPHALT, GREENSPACE, AND CONCRETE CURB
  - 2 REMOVE CONCRETE WALK / CONCRETE PAVEMENT / CONCRETE PAD
  - 3 REMOVE POWER POLE
- SAWCUT

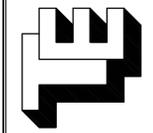
**NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING SITE CONDITIONS AND SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND ALL PROPOSED IMPROVEMENTS IN THE CONSTRUCTION DRAWINGS.
2. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH NIPSCO, AT&T, COMCAST AND ANY OTHER UNDERGROUND OR OVERHEAD UTILITIES FOR THE REMOVAL OF THE EXISTING AND INSTALLATION OF THE NEW UTILITIES THAT SERVICE THE BUILDINGS.



N 89°43'39" E-754.08'  
 OWNER: Master Team Of Parks & Rec.  
 ADDRESS: 340 45th St. Rear  
 Muncie, Indiana  
 PARCEL No.: 45-06-25-300-008-000-027

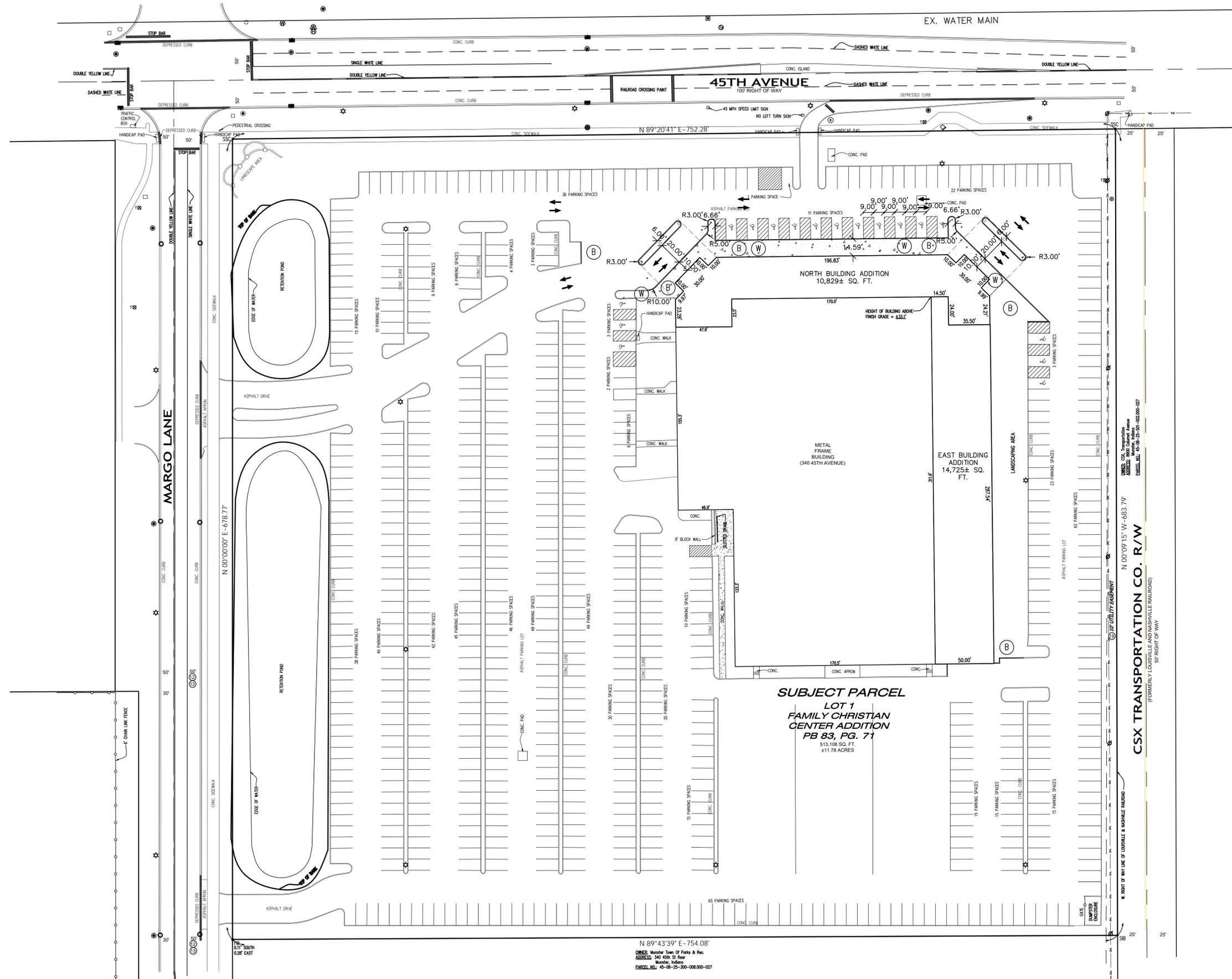
N 00°09'15" W-663.79'  
**CSX TRANSPORTATION CO. R/W**  
 (FORMERLY COLUMBIA AND NASHVILLE RAILROAD)  
 50' RIGHT OF WAY



**TORRENGA ENGINEERING, INC.**  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 907 RIDGE ROAD, MUNCIE, INDIANA 46321  
 Tel. No.: (317) 836-8918  
 website: www.torrenga.com

Family Christian Center Additions  
 Demolition Plan

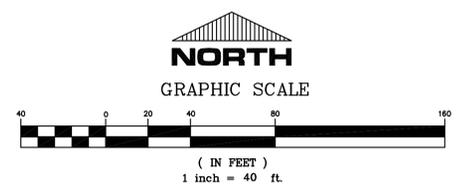
CLIENT:  
 E. Anthony, Inc.  
 18521 Spring Creek Drive  
 Unit F Park, IL 60477  
 JOB NO: 2025-5006  
 SCALE: 1" = 40'  
 REVISIONS:  
 DATE: 02-06-2025

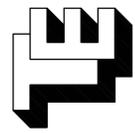


**LEGEND:**  
**PROPOSED**

(W) [Symbol] - CONCRETE SIDEWALK  
 (B) [Symbol] - BARRIER CURB  
 [Symbol] - TRAFFIC FLOW ARROW

- NOTES:**
- PARKING PROVIDED**  
 TYPICAL PARKING SPACES: 702  
 ADA SPACES: 17
  - PROPOSED BUILDING ADDITIONS**  
 NORTH ADDITION: 10,829± SQ. FT.  
 EAST ADDITION: 14,725± SQ. FT.
  - PROPOSED IMPERVIOUS AREAS:**  
 9,864± SQ. FT. ASPHALT PAVEMENT  
 25,554± SQ. FT. BUILDING AREA  
 5,486± SQ. FT. CONCRETE CURB/SIDEWALK  
 40,904± SQ. FT. PROP. IMPERVIOUS AREA





**TORRENGA ENGINEERING, INC.**  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 907 RIDGE ROAD, MUNSTER, INDIANA 46321  
 Tel. No.: (219) 836-8918 website: www.torrenge.com

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**Family Christian Center Additions**

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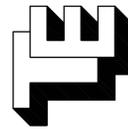
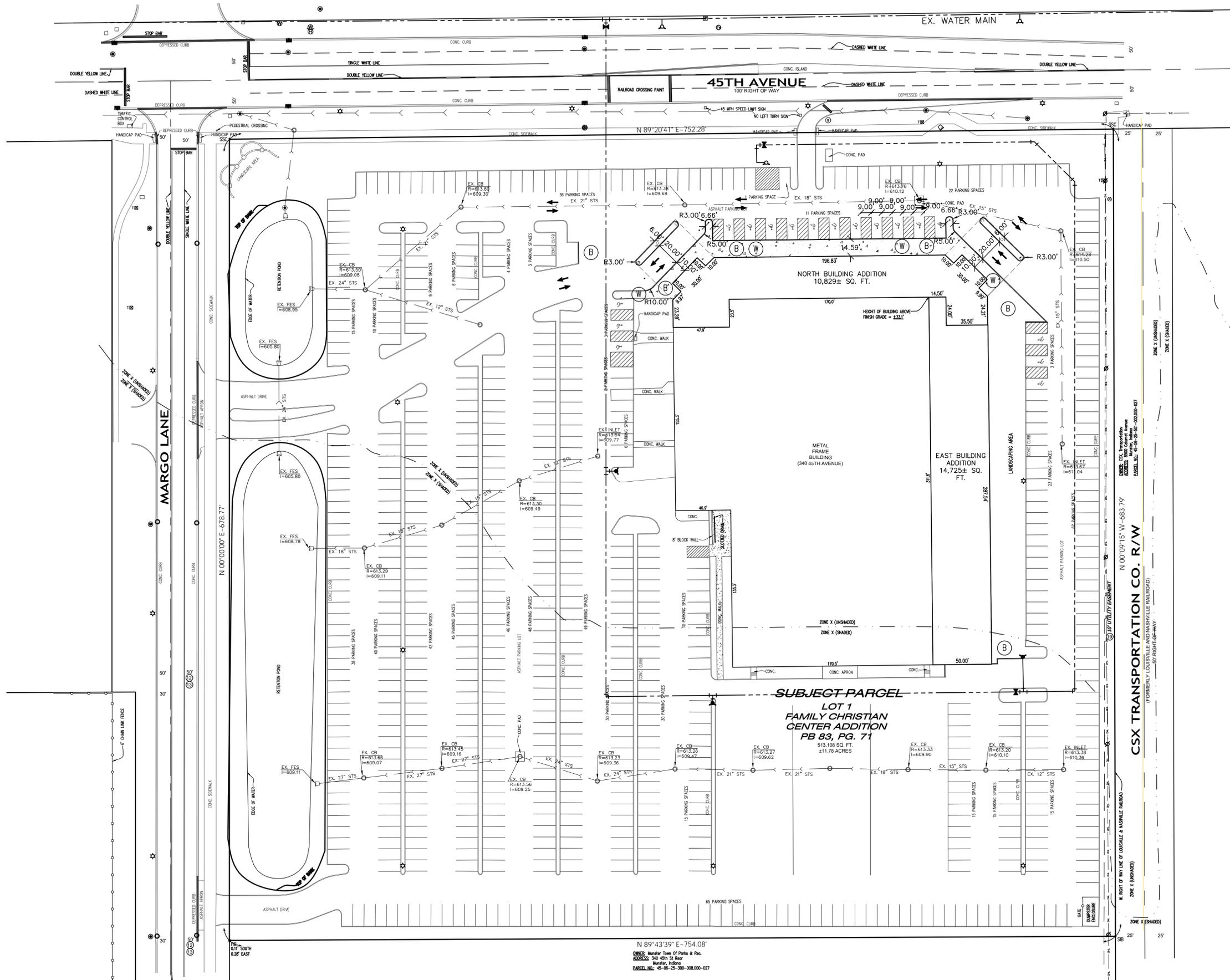
**Site Plan**

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CLIENT: E. Anthony, Inc. 18521 Spring Creek Drive Tinley Park, IL 60477	REVISIONS: DATE: 02-06-2025
JOB NO: 2025-5006 SCALE: 1" = 40'	

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SHEET  
 C-2.0



**TORRENGE ENGINEERING, INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
Tel. No.: (219) 836-8918  
website: www.torrenge.com

Family Christian Center Additions  
Drainage Plan

CLIENT:  
E. Anthony, Inc.  
18521 Spring Creek Drive  
Tinley Park, IL 60477

JOB NO: 2025-5006  
SCALE: 1" = 40'

REVISIONS:  
DATE: 02-06-2025

SHEET  
C-3.0

FAMILY CHRISTIAN CENTER  
340 45<sup>TH</sup> STREET, MUNSTER, INDIANA 46321  
SITE PLAN SPACE SUMMARY 02-05-2025

**BUILDING**

Existing

First Floor	60,457 sf +/-
Second Floor	38,516 sf +/-
Existing Total	98,977 sf +/-

updated sheet

see below

Proposed

First Floor	86,000 sf +/-
Second Floor	71,499 sf +/-
Proposed Total	157,499 sf +/-

**PARKING**

Existing

Existing Parking Spaces	774
Existing ADA Spaces	16
Total Existing Parking	790 Parking Spaces

Facility Staging and Overflow Parking = 90 Parking Spaces

Required

Vehicular Parking Requirement	Table 26-6.405.O-1 page 257	1 per 3 auditorium seats + adequate bus space for activities of institution + passenger loading space
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Seating count as based on drawings

Retractable seats – 1 <sup>st</sup> floor =	1,282 seats
Retractable seats – 2 <sup>nd</sup> floor =	211 seats
Total retractable seats =	1,495 seats
Interlocking chairs – 2 <sup>nd</sup> floor	416 seats
Total Seating Capacity	1,909 seats

Required number of parking spaces =  
1,909 x .33 = 635.69 parking spaces required

Proposed

Parking Spaces	703
ADA Spaces	17
Total Proposed Parking	720 spaces

Facility Staging and Overflow Parking = 90 Parking Spaces

FAMILY CHRISTIAN CENTER  
 340 45<sup>TH</sup> STREET, MUNSTER, INDIANA 46321  
 SITE PLAN SPACE SUMMARY 02-20-25

BUILDING

Existing		Proposed	Total
First Floor	60,457 sf +/-	East Addition – 14,758 sf +/- North Addition – 10,785 sf +/-	
		25,543 sf +/-	86,000 sf +/-
Second Floor	38,516 sf +/-	East Addition – 10,293 sf +/- North Addition – 749 sf +/-	
		11,042 sf +/-	49,558 sf +/-
Existing Total	98,977 sf +/-	36,585 sf +/-	135,588 sf +/-

PARKING

Existing

Existing Parking Spaces 774  
 Existing ADA Spaces 16  
 Total Existing Parking 790 Parking Spaces  
 Facility Staging and Overflow Parking = 90 parking spaces

Proposed

Parking Spaces 703`  
 ADA Spaces 17  
 Total Proposed Parking 720 spaces  
 Facility Staging and Overflow Parking = 90 parking spaces

Required Parking

Vehicular Parking Requirement Table 26-6.405.O-1 page 257 1 per 3 auditorium seats

Seating count as based on drawings

Retractable seats – 1<sup>st</sup> flr = 1,282 seats  
 Retractable seats – 2<sup>nd</sup> flr = 211 seats  
 Total retractable seats = 1,495 seats  
 Interlocking chairs – 2<sup>nd</sup> flr 416 seats  
 Total Seating Capacity 1,909 seats

Required number of parking spaces =  
 1,909 x .33 = 635.69 parking spaces required

Gas Station – Family Christian Center  
340 45<sup>th</sup> St.  
Munster, Ind.

Lot Area 752.28' (east west) by 683.79' (north-south) = 513,108 sf (per plat of survey)  
= 11.78 acres

Zoned CZ – Civic Zone

Principal Use Table 26-6.405.B District Standards Civic Zone Page 195 Place of Worship

Setbacks Table 26-6.405.B District Standards Civic Zone Page 189  
Front Setback (Principal Frontage) 0 ft.  
Front Setback (Secondary Frontage) 0 ft.  
Side Setback 0 ft.  
Rear Setback 0 ft.

Building Height Plat of Survey Highest elevation of building can not exceed 682.00 as per the FAA Aeronautical Study, Number 95-AGL – 2741-OE  
Existing first floor elevation = 617.85'  
(So, maximum building height = 681' – 617.85' = 64.15')

Percentage of Lot Coverage 5.96% (513,108 sf divided by 86,000 sf)

Parking

Parking Space Dimensions Table 26-405.O-3 page 254  
90 degree parking  
stall width - 9'-0"  
stall length - 18'-0"  
aisle width - 21'-0"

Vehicular Parking Requirement Table 26-6.405.O-1 page 257  
1 per 3 auditorium seats + adequate bus space for activities of institution + passenger loading space

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Retractable seats – 1<sup>st</sup> floor = 1,282 seats  
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