



**To:** Jim Marino, Town Manager

**From:** Sergio Mendoza, Planning Director

**Date:** July 28, 2025

**Re:** Ordinance 1988: Amending the LAKE BUSINESS CENTER PLANNED UNIT DEVELOPMENT DISTRICT, to identify LOT 4 and to establish the Standards for Bulk, Design, and Uses, (PC25-008).

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### **Briefing**

Munster MOB I LLC is seeking an amendment to the Lake Business Center Planned Unit Development (PUD) District Ordinance to establish Standards for Bulk, Design, and Uses on LOT 4, to be commonly known as 9260 Calumet Ave., Munster, IN 46321. The Property is currently part of Lot 3 of the Lake Business Center PUD, located at 9200 Calumet Ave., and identified by Parcel No. 45-06-25-276-014.000-027.

The Petitioner proposes Lot 4 of Lake Business Center PUD will include a new 30,000 ft.<sup>2</sup>, two story medical office building on the 2.5-acre site. The building will have various medical services, including the lobby, physical therapy, gym, occupational therapy, advanced imaging, clinics, durable medical equipment, shop, and staff support. The project will also include related parking and infrastructure requirements. This orthopedic outpatient building will be the future site of Midwest Orthopedics at Rush.

Representatives of the applicant appeared before the Plan Commission on May 13, 2025 and on June 10, 2025 the Town of Munster Plan Commission held a public hearing to consider the proposed amendment to Lake Business Center PUD. No remonstrances were heard in favor of or against the proposed amendment and based upon the testimony and evidence presented by the Petitioner, the Plan Commission voted seven (7) in favor and zero (0) opposed to forward a favorable recommendation to the Town Council to approve the PUD amendment.

The Munster Town Council must now take final action to adopt, reject, or amend the proposal. An amendment to the proposed PUD amendment would require further consideration by the Plan Commission.

Additional details regarding the amendment are provided in the attached Ordinance, Findings of Fact, Certification of Decision, Plan Commission Minutes, and Staff Report.

The Munster Plan Commission recommends the following:

Approve the amendment to the Lake Business Center Planned Unit Development (PUD) and the proposed Ordinance (PC Docket No. 25-008).

**Attachments**

1. Ordinance
2. PC Docket No. 25-008 Findings of Fact
3. PC Docket No. 25-008 Certification of Decision
4. Plan Commission minutes of June 10, 2025
5. PC Docket No. 25-008 Staff Report dated June 10, 2025