



BOARD OF ZONING APPEALS STAFF REPORT

To: Board of Zoning Appeals

From: Sergio Mendoza, Planning Director

Meeting Date: August 12, 2025

Agenda Item: BZA 25-004

Hearing: Public Hearing

Application Type: Use Variance

Summary: Applicant is requesting a Use Variance from Table 26-6.405. A -6 DISTRICT STANDARDS, PRINCIPAL USE, LIGHT INDUSTRIAL USE CATEGORY, to allow an existing 29,754 SF Office/Showroom/Warehouse building to be used as a Building Systems / Construction Business.

Applicant: Andrew Syrios with Precision Controls System for Munster Properties LLC

Property Address: 10350 Calumet Avenue

Current Zoning: CD-4.A General Urban Character District

Adjacent Zoning: North: CD-4.B General Urban Character District
South: CD-4.A General Urban Character District
East: CD-4.A General Urban Character District
West: CD-4.A General Urban Character District

Applicant Requesting: Favorable Recommendation

Additional Actions Required: Review Conditions of Approval Form
Review of Zoning Code Criteria

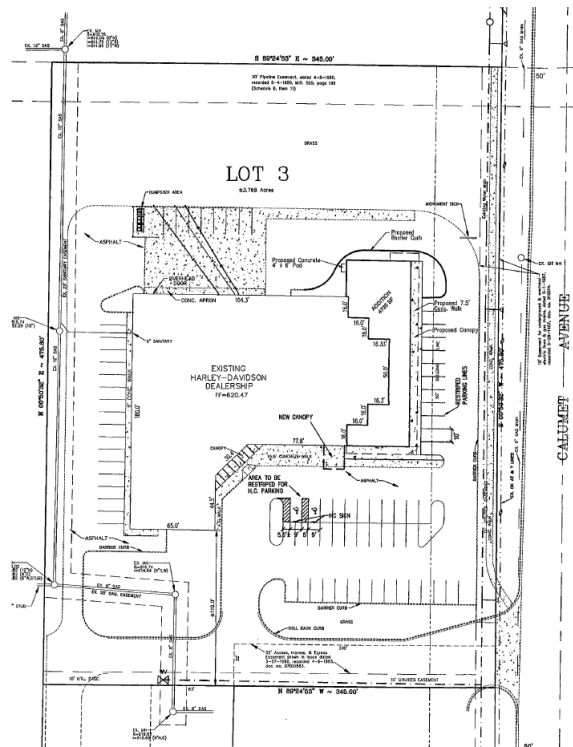
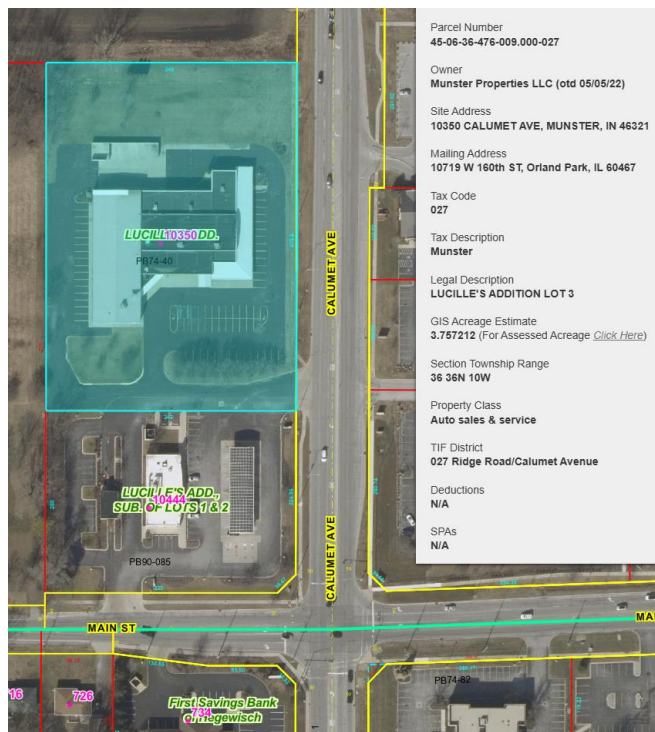
Staff Recommendation: Favorable Recommendation with conditions

Attachments:

- EXHIBIT A: Application with narrative
- EXHIBIT B: Narrative
- EXHIBIT C: Use Variance Conditions of Approval Questions
- EXHIBIT D: Site Plans and existing Building Images
- EXHIBIT E: Conceptual Interior Space and Use

SITE LOCATION/CONDITIONS:

The subject property is located at 10350 Calumet Avenue, approximately 250 linear feet north of the northwest corner of Calumet Avenue and Main Street and immediately north of the current BP Fueling Station, currently known as Graham's Convenience Store. The property is a Lot of Record: LUCILLE'S ADDITION, LOT 3, signed by the Plan Commission on May 25, 1993, and recorded with Lake County, Indiana on June 9, 1993, Doc. No. 93037374. (PB 74, P 40). The subject lot is approximately 3.75 acres with an approximate 30,000 SF single-story warehouse, office, and showroom space building. The original building was construction in 2001, which consisted of a warehouse and showroom for automobile sales and service. In 2014 a 7,000 SF addition was constructed to the front of the building, which included a combination of a flat roof and angled metal roof; brick façade; and 15 oversized openings for clear translucent doors, windows, and garage doors. Access to the property would occur from Calumet Avenue through a 32' recorded Access, Ingress, and Egress Easement (DOC NO. 93021563, dated 3/27/1992 and recorded with Lake County, Indiana on 4/6/1993). A Site Plan created by Torrenga Engineering (Job No 2013-5069) dated 10/18/2016 has been provided with the proposed Use Variance. At the July 23, 2025 special meeting of the BZA Mr. Andrew Syrios stated that they recently received updated site plans and that the total number of on-site parking spaces is 74 parking stalls.



**PROJECT BRIEFING:**

The existing building was home to the former Harley-Davidson Motorcycle Showroom and Repair Use from 2002 to 2020.

In 2022 the site was presented to the Plan Commission (PC 22-025) for a medical office use, which included the expansion of the parking lot, new light fixtures, modified landscaping, access upgrades; façade recladding, door/window replacements, and painting. In addition, a variance for parking requirements was presented to the BZA (BZA 22- 016). A PC and BZA Findings of Fact were presented on March 14, 2023. However, the proposed medical office use project did not manifest due to financial interests.

Mr. Andrew Syrios (applicant) is now requesting a Building Systems Use for Precision Controls System, a commercial HVAC commercial contractor. The proposed changes identified are for interior space remodel to create offices and conference/training rooms. As well as use of the existing warehouse space for storage of equipment and supplies. He has also indicated there will be no need to expand the existing parking lot, change light fixtures, modify landscaping or building façade, except for converting some of the clear translucent garage doors to shopfront widows and installing signage in compliance with the current sign codes.

Precision Control Systems as identified itself a 45-year-old family-owned Commercial Temperature Controls and Mechanical Service Company based in Griffith, Indiana with satellite offices throughout Northwest Indiana and Southeast Illinois. They further have described they uses consist of:

- 60 office employees (engineers, project managers, programmers, sales, and accounting)
- 60 field employees (union pipefitter, mechanics and electricians)
- 30-40 parking stalls used daily (employee and customer)
- 2-4 service vans and overnight pick-up parking
- 1 to 2 daily deliveries (UPS, FedEx, box trucks, limited semi-trailer deliveries)

Mr. Syrios also identified that the existing warehouse space will be used for receiving equipment and parts to be sorted and stored for field employees can collect as needed to be installed at jobs site.

ZONING CODE REVIEW

(MCBZC pages 110, 118, 247, 417)

The Munster Zoning Code states that the BZA may hear and make recommendations upon petitions for use variances after holding a public hearing. The BZA may then recommend one of the following actions: approve the requested variances; approve the requested variances with conditions; or deny the requested variances. The final decision to grant a use variance lies with the Town Council

CD-4.A

**TABLE 26-6.405.A-6 DISTRICT STANDARDS:
GENERAL URBAN – A CHARACTER DISTRICT**

LIGHT INDUSTRIAL USE CATEGORY

Brewery without tap room, bar or tasting room	NP
Building Systems / Construction Business	NP
Catering Service or Catering Events Establishment	CU

Building Systems Business: a Use or an establishment that installs, services, maintains, and/or repairs Building systems, such as heating, ventilation, air conditioning, electrical, and plumbing contractors.

LIGHT INDUSTRIAL USE CATEGORY

Brewery	Parking equivalent to the total ground coverage of the use, with a minimum of 1 improved space per 2 employees on premises at one time, but no fewer than 2 spaces
Building Systems / Construction Business	3.5 space per 1,000 square feet of customer floor area
Catering Service or Catering Events Establishment	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided

Variance Standards, The Use Variance process is established to provide relief to a property owner when, due to unique circumstances, compliance with the zoning code imposes a hardship on a property owner. The BZA is under no obligation to recommend a variance. It is the petitioner's responsibility to prove a hardship. The BZA should ask the petition to address the criteria listed below.

IC 36-7-4-918.4 reads that the BZA shall approve or deny variance and may impose reasonable conditions as part of its approval.

ZONING CODE REVIEW, Cont.

Sec. 26-6.804.I of the Munster Zoning Code states that the basis for a variance is as follows:

g. General Standards.

(MCBZC page 392)

A Variance may be granted only if the Decision-Making Authority has made the following determinations for such Variance:

- i. the practical difficulties or unnecessary hardships that would be incurred by strict application of the Use or Development standard, as applicable, are unique and not shared by all properties in the vicinity and are not self-imposed;
- ii. such Variance is the minimum Variance that will relieve such practical difficulties or unnecessary hardships, as applicable;
- iii. such Variance is in the spirit of the general purposes and intent of this Article as stated in Division 1; and
- iv. such Variance is so designed as to provide reasonable consideration to, among other things, the character of the neighborhood, District, or Civic Zone, the conservation of property values in the vicinity, and the guidance of Development in accordance with the Comprehensive Plan.

i. Specific to Use Variances:

(MCBZC page 393)

- i. The Decision-Making Authority may impose reasonable conditions as a part of its approval of a Use Variance.
- ii. A Use Variance may be approved or approved with conditions only upon a determination by the Decision-Maker in writing that *(see Exhibit B)*:
 - I. it will not be injurious to the public health, safety, morals, and general welfare of the community;
 - II. the use and value of the area Adjacent to the property included in the Variance will not be affected in a substantially adverse manner;
 - III. the need for the Variance arises from some condition peculiar to the property involved;
 - IV. the strict application of the terms of this Article will constitute an unnecessary hardship if applied to the property for which the Variance is sought; and
 - V. it will not interfere substantially with the Comprehensive Plan.

FINDINGS AND RECOMMENDATION

Staff finds that the proposed use, with appropriate storage conditions, will not be injurious to the public health, safety, morals, and general welfare of the community. As well as the installation of manufacturing required landscape and screening buffer conditions will not affect adjacent properties in a substantially adverse manner. In addition, staff finds that the need for the variance arises from the peculiarity of the site's development which was constructed with a warehouse and showroom for automobile related maintenance and sales in 2001 and then expanded in 2014. Finally, the comprehensive plan addressed the concerns of traffic circulation with the installation of the traffic median whereby making the site a controlled right-in and right-out from Calumet Avenue, and a recorded easement from Main street through the automobile service station south of the property. See recorded document and plat excerpt below:



SS# 3804
N.W.C. Calumet & Main
Munster, Indiana
Amoco Oil Company
93021563

465548 Pkg
Amoco Oil Co.
90 S. W. 1st, Bldg. 10 BND
Chicago, IL 60601-3294

This Lease, made this 27th day of March, 1992, by and between Mercantile National Bank of Indiana T/U/T No. 2195, whose address is 5243 Hohman Avenue, Hammond, IN: 46325, Lessor, and the Amoco Oil Company, a Maryland corporation, with its main business office at 200 E. Randolph Drive, Chicago, Illinois, 60601, Lessee:

Witnesseth:

1. The Lessor hereby demises and leases to Lessee, the following described premises situated in the City of Munster, County of Lake, State of Indiana, more particularly described as follows: to-wit:

TRACT 1: The East 250.0 of the South 300.0 feet, except the East 50 feet thereof, of that part of the South 80 acres of Township 36 North, Range 10 West of the 2nd P.M. in the Town of Munster, Lake County, Indiana, lying East of the highway known as Columbia Avenue.

TRACT 2: A non-exclusive easement for access, ingress and egress to Tract 1 over and across the Northerly 32.00 feet of the East 250.0 of the South 300.0 feet, except the East 50 feet thereof, of that part of the South 80 acres of Section 36, Township 36 North, Range 10 West of the 2nd P.M. in the Town of Munster, Lake County, Indiana, lying East of the highway known as Columbia Avenue.

TRACT 3: A non-exclusive easement for access, ingress and egress to Tract 1 over and across the Westerly 63.0 feet of the East 313.0 of the South 300.0 feet, except the East 50 feet thereof, of that part of the South 80 acres of Section 36, Township 36 North, Range 10 West of the 2nd P.M. in the Town of Munster, Lake County, Indiana, lying East of the highway known as Columbia Avenue.

Document is the property of Chicago Title Insurance Company

MOTION

The Board of Zoning Appeals may consider the following motion:

Motion to send a favorable recommendation for BZA25-004, a Use Variances request for a Building Systems / Construction Business in a CD-4.A. Zone with the following conditions: no outside open or covered storage of business equipment, materials, and supplies; all company vehicles must be stored from in the rear of the property and comply with the manufacturing zone landscape and screening buffer standards from adjacent property, including all discussion and findings:



Petition BZA _25_- _004_

Date: _____

Application Fee: \$_____

Sign Fee: \$_____

Town of Munster Board of Zoning Appeals Petition Application

OWNER INFORMATION:

Munster Properties LLC	
Name of Owner	Phone Number
10719 W. 160th Street, Orland Park, IL 60467	rraftery@orthoexperts.com
Street address, City, ST, ZIP Code	Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

Andrew Syrios	219-513-3401
Name of Applicant/Petitioner	Phone Number
405 E. Ridge Road, Griffith, IN 46319	asyrios@pcsog.com
Street address, City, ST, ZIP Code	Email address

PROPERTY INFORMATION:

Precision Controls Systems, Inc. (Currently Harley-Davidson)	
Business or Development Name (if applicable)	
10350 Calumet Ave, Munster, IN 46321	Retail
Address of Property or Legal Description	Current Zoning

APPLICATION INFORMATION:

Please select what this Application is for:

- ☒ **Variance** If yes, select one of the following: ☒ **Use** ☐ **Developmental Standards**
- ☐ **Conditional Use**
- ☐ **Administrative Appeal**

Brief Description of Project and List of Variances or Conditional Uses Being Requested (if applicable):

We plan 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 retail use as a Harley Davidson dealership to a commercial office use as an engineering and mechanical service office with warehouse storage. Interior renovations to the building include remodeling the current showroom, office and training spaces into fully updated office space for our office staff. 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 job sites. 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.

Edward Wright	847-742-4063
Name of Registered Engineer, Architect or Land Surveyor	Phone Number
2 Pierce Place, Ste 1300, Itasca IL, 60143	e.wright@dla-ltd.com
Street address, City, ST, ZIP Code	Email address

REQUIRED ATTACHMENTS

Required Attachments for Board of Zoning Appeals Applications

To ensure that adequate information is provided to the BZA, 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	
Plat of Survey depicting current conditions	X	
Site Plan containing the following:	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
Infrastructure improvements		X
Conditions of Approval Form (Note: complete the form specific to your petition)*	X	
Any other information that the BZA may find useful in determining whether the application is merited.		

* Unique conditions have been established for special use permits for public garages, gas filling stations, used car lots, garden centers, massage parlors, adult bookstores, tattoo parlors, adult cabarets, and outdoor dining areas. Community Development staff will advise potential applicants of these at the pre-application meeting.

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

We do not plan to make any alterations to the exterior site. There are no new proposed curb cuts, no changes to drainage/detention, no changes to traffic circulation, topography, infrastructure from what the property is currently approved with.



Petition BZA 25 - 004

Town of Munster Board of Zoning Appeals Application Signature Page

I hereby authorize Precision Control Systems 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

6/13/25
Date


Signature of Applicant

6/13/2025
Date



Lake County, Indiana - Property Tax Division Services

PROPERTY TAX ▶ TAX SEARCH ▶ ACCOUNT

\$0.00

CHECK OUT

- Return
- New Search
- Property Assessment Information
- Print
- GIS

Account Information

Parcel Number: 45-06-36-476-009.000-027	Property Type: Real Property	Taxing Unit: Munster	Tax Year: 2024 Pay 2025
Name / Address: Munster Properties LLC 10719 W 160th ST Orland Park IL 60467	Location: 10350 CALUMET AVE, MUNSTER IN. 46321		Last Update: 6/13/2025 09:53:47 AM
Legal Description: LUCILLE'S ADDITION LOT 3			

Summary of Your Taxes

Assessed Value And Tax Summary:	2024 Pay 2025
1a. Gross Assessed Value (AV) of homestead property (capped at 1%):	0
1b. Gross AV of residential property and farmland (capped at 2%):	0
1c. Gross AV of all other property, including personal property (capped at 3%):	4,757,300
2. Equals Total Gross Assessed Value of Property:	4,757,300
2a. Minus Deductions:	0
3. Equals Subtotal of Net Assessed Value of Property:	4,757,300
3a. Multiplied by Your Local Tax Rate:	2.89620
4. Equals Gross Tax Liability:	\$137,780.92
4a. Minus Local Property Tax Credits:	(\$19,691.38)
4b. Minus Savings Due to Property Tax Cap:	\$0.00
4c. Minus Savings Due to 65 Years & Older Cap:	\$0.00
4d. Minus Savings Due to County Option Circuit Breaker Credit:	\$0.00
5. Total Property Tax Liability:	\$118,089.54

Property Tax Cap Information

Property Tax Cap (Equal to 1%, 2% or 3% of Line 2, Depending on Type of Property):	\$142,719.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum):	\$27,226.02
Maximum Tax That May Be Imposed Under Cap:	\$169,945.02

Gross Property Tax Distribution Amounts

TAXING AUTHORITY:	2024 Pay 2025
County:	\$28,467.69
Township:	\$3,491.86
School District:	\$60,360.62
City:	\$30,755.94
Library:	\$3,801.08
Tax Increment:	\$0.00
Special District:	\$10,903.73
Total:	\$137,780.92

Other Applicable Charges

Applicable Deductions

Levying Authority:	2024 Pay 2025	Type of Deduction:	2024 Pay 2025
-	\$0.00	Blind/Disabled:	0
-	\$0.00	Geothermal:	0
-	\$0.00	Homestead/Standard:	0
-	\$0.00	Over 65:	0
-	\$0.00	Veterans:	0
-	\$0.00	Abatement:	0
-	\$0.00	Enterprise Zone:	0
-	\$0.00	Investment:	0
-	\$0.00	Supplemental Standard:	0
TOTAL OTHER CHARGES:	\$0.00	Other:	0
	\$0.00	TOTAL DEDUCTIONS:	0

Total Due

Total Due for 2024 pay 2025: \$118,089.54

Tax Bills

☐ Current Tax Year Bill Information

2025 45-06-36-476-009.000-027 Real Property Our records indicate that the property taxes were billed to a lender						
?						
Status	Due Date/Time	Installment	Taxes And Charges	Less Prepayments	Amount Due	Payment Options
<div><div></div> Paid</div>	May 12 2025	Spring	<div><div></div> \$59,044.77</div> <div>Current Property Tax: \$59,044.77</div> <div>Other Charges: \$0.00</div> <div>Delinquent Tax: \$0.00</div> <div>Delinquent Penalty: \$0.00</div>	-\$59,044.77	\$0.00	
<div><div></div> Due</div>	Nov 10 2025	Fall	<div><div></div> \$59,044.77</div> <div>Current Property Tax: \$59,044.77</div> <div>Other Charges: \$0.00</div> <div>Delinquent Tax: \$0.00</div> <div>Delinquent Penalty: \$0.00</div>	\$0.00	\$59,044.77	

If there are no prior delinquencies, a five percent (5%) penalty will be added if the installment of the tax bill is paid within thirty (30) calendar days after the due date. A ten percent (10%) penalty will be added if an installment of the tax bill is not paid within thirty (30) calendar days after the due date or there are prior delinquencies.

Previous Year Tax Information

PREVIOUS YEAR TAX INFORMATION FOR 2023 PAY 2024 (*As of Nov 12, 2024)	
Gross Assessed Value of Land:	882,200
Gross Assessed Value of Improvements:	2,859,700
Total Deduction Amount:	0
Tax Rate:	3.05710
Gross Tax Liability:	\$114,393.62
Minus Total Credit Amount (State, Local and Circuit Breaker):	\$15,347.96
Net Tax:	\$99,045.66

Previous Year First Installment (Spring)		Previous Year Second Installment (Fall)	
Property Tax Amount:	\$49,522.83	Property Tax Amount:	\$49,522.83
Other Charges:	\$180.00	Other Charges:	\$0.00
Delinquent Tax:	\$0.00	Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00	Delinquent Penalty:	\$0.00
Amount Paid:	\$49,702.83	Amount Paid:	\$49,522.83
Balance Due At Year End*:	\$0.00	Balance Due At Year End*:	\$0.00



Contact Phone Numbers

Lake County Treasurer: (219) 755-3760
Lake County Assessor: (219) 755-3100
Lake County Auditor: (219) 755-3120

To contact someone in regards to your bill:

✉ kirripx@lakecountyin.org

Little Calumet River Watershed/Maint Fee

Little Calumet River Basin DevCom: (219) 595-0599

MS4 Storm Water Mgmt Fees

Gary:	219-882-3000
Merrillville:	219-472-8668
Lake Station:	219-962-2081
Hammond:	219-853-6413
St. John:	219-365-6465
Hobart:	219-942-3619
East Chicago:	219-391-8466
Lowell:	219-696-7794
Highland:	219-972-5083
Schererville:	219-322-2211
Unincorporated Lake County:	219-755-3753



Precision Control Systems, Inc.

405 E. Ridge Road - Griffith, Indiana 46319
(219) 838-1177 – (708) 862-1177 – Fax (219) 838-6717

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.

Andrew Syrios, PE
219.513.3401
asyrios@pcsog.com



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.

Andrew Syrios, PE
219.513.3401
asyrios@pcsog.com



Precision Control Systems, Inc.

405 E. Ridge Road - Griffith, Indiana 46319
(219) 838-1177 – (708) 862-1177 – Fax (219) 838-6717

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.

Andrew Syrios, PE
219.513.3401
asyrios@pcsog.com

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.

USE VARIANCE CONDITIONS OF APPROVAL (PAGE 2 OF 2)

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.

405 E. Ridge Road - Griffith, Indiana 46319
(219) 838-1177 – (708) 862-1177 – Fax (219) 838-6717

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

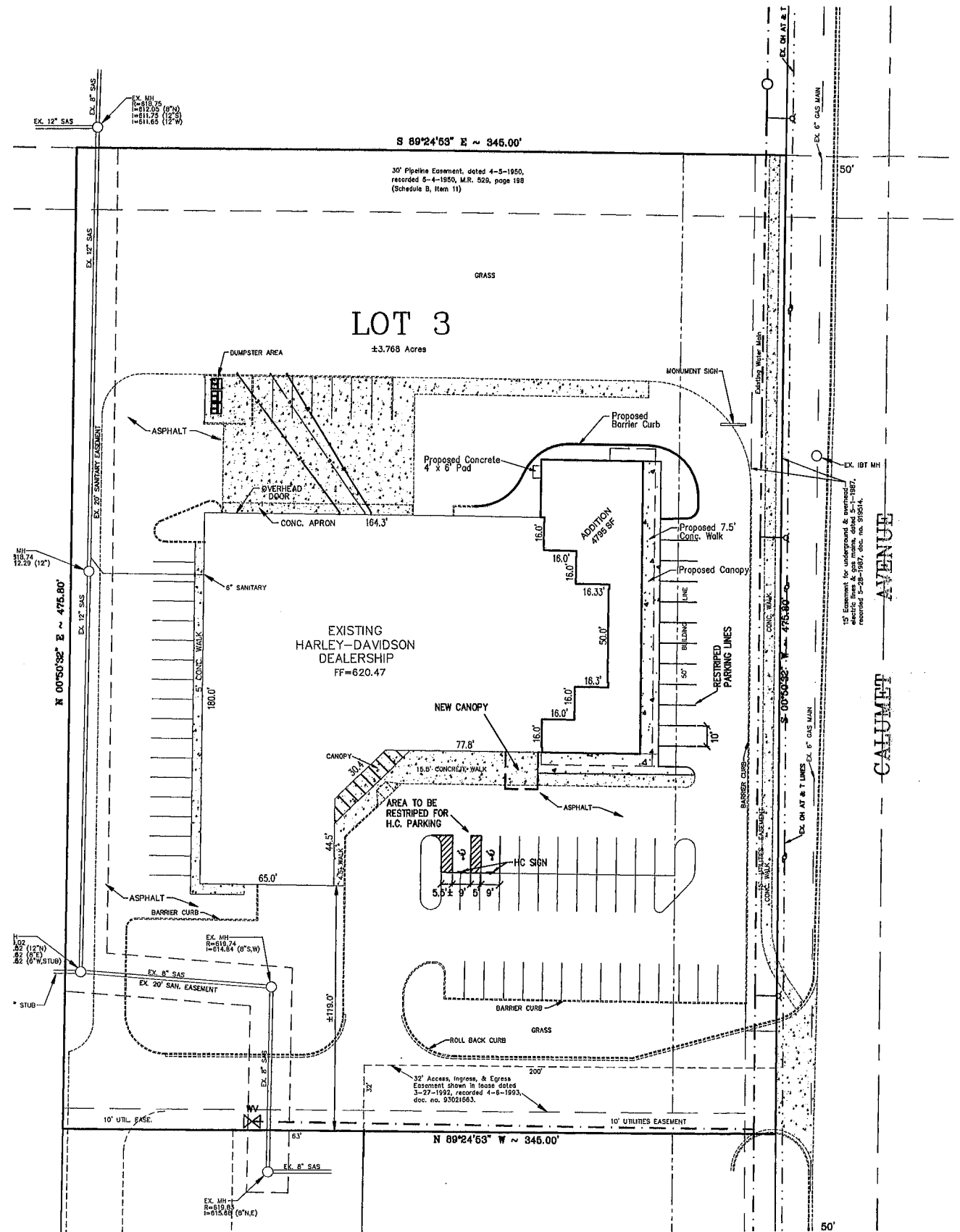
Precision Control Systems is very excited about the opportunity to relocate its main office to Munster. We feel connected to the Munster community. Our business provides temperature control and mechanical services to many facilities in Munster, several of our employees reside in Munster and we support 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.

Andrew Syrios, PE
219.513.3401
asyrios@pcsog.com

FILE NO: Z:\2013-5069 Harley Davidson\dwg\2013-5069 Harley Davidson.dwg 10/21/2013 3:32:03 PM CDT



CALUMET HARLEY-DAVIDSON BUILDING ADDITION

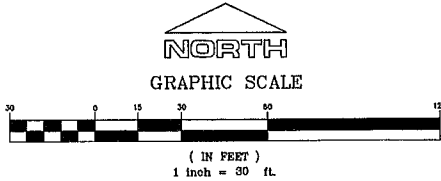
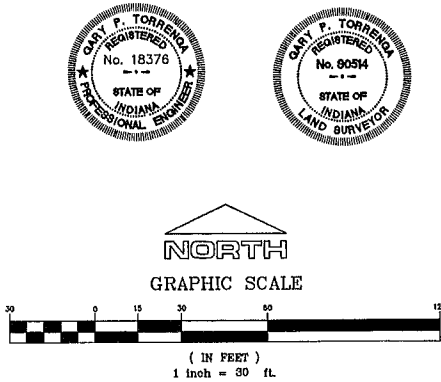
10350 CALUMET AVENUE
MUNSTER, IN 46321-2922

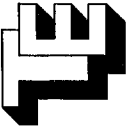
DESCRIPTION: Lot 3, Lucille's Addition to the Town of Munster as shown in
Plot Book 74, page 40 in the Office of the Recorder of Lake County, Indiana.

Most recent available site plan from 2014
building addition.

Precision does not expect to make any
changes, however updates and modifications
will be made if required.

- Precision Control Systems (5/1/2025)





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

SITE PLAN

CALUMET HARLEY DAVIDSON
MUNSTER, INDIANA

CLIENT: Hase Construction Co., Inc.
10 Lincoln Avenue
Calumet City, IL 60409
(219) 932-1611

JOB NO: 2013-5069
SCALE: 1" = 30'

REVISIONS:
DATE: 10-18-2013

SHEET
3 of 5

10350 CALUMET AVENUE
MUNSTER, IN 46321-2922

Most recent available site plan from 2014 building addition.

Precision does not expect to make any changes, however updates and modifications will be made if required.

- Precision Control Systems (5/1/2025)


LEGEND:

- ① Existing Concrete Sidewalk
(To be removed)
- ② Existing Concrete Barrier Curb
(To be removed)
- ③ Existing Asphalt/Concrete Pavement
(To be removed)
- ④ Existing Asphalt Pavement Limits
(To be surface milled)
- ⑤ Existing Storm Sewer
(To be removed)
- ⑥ Proposed Sawcut Line



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 838-8918
website: www.torrengea.com

DRAINAGE & GRADING PLAN
CALUMET HARLEY DAVIDSON
MUNSTER, INDIANA

07-17-2014 REVISED
DATE: 10-18-

CLIENT: Hasse Construction Co., Inc.
10 Lincoln Avenue
Calumet City, IL 60409
(219)932-1611

JOB NO: 2013-5069

SCALE: 1"=20'

SHEET
4 of 5

FILE NO: Z:\2013-5069 Harley Davidson\dwg\2013-5069 Harley Davidson.dwg 10/21/2013 3:32:03 PM CDT





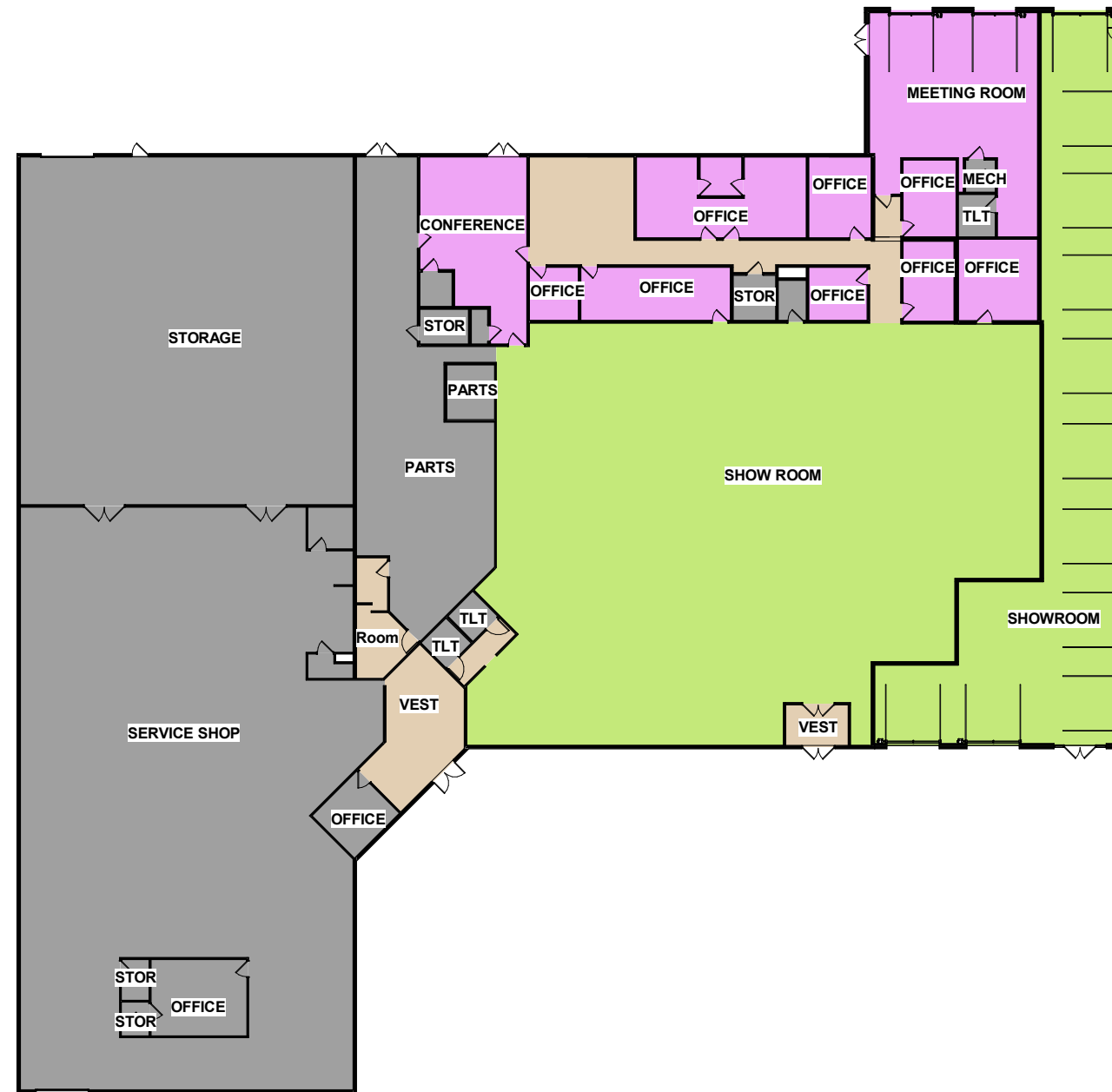





ADAPTIVE REUSE STUDY

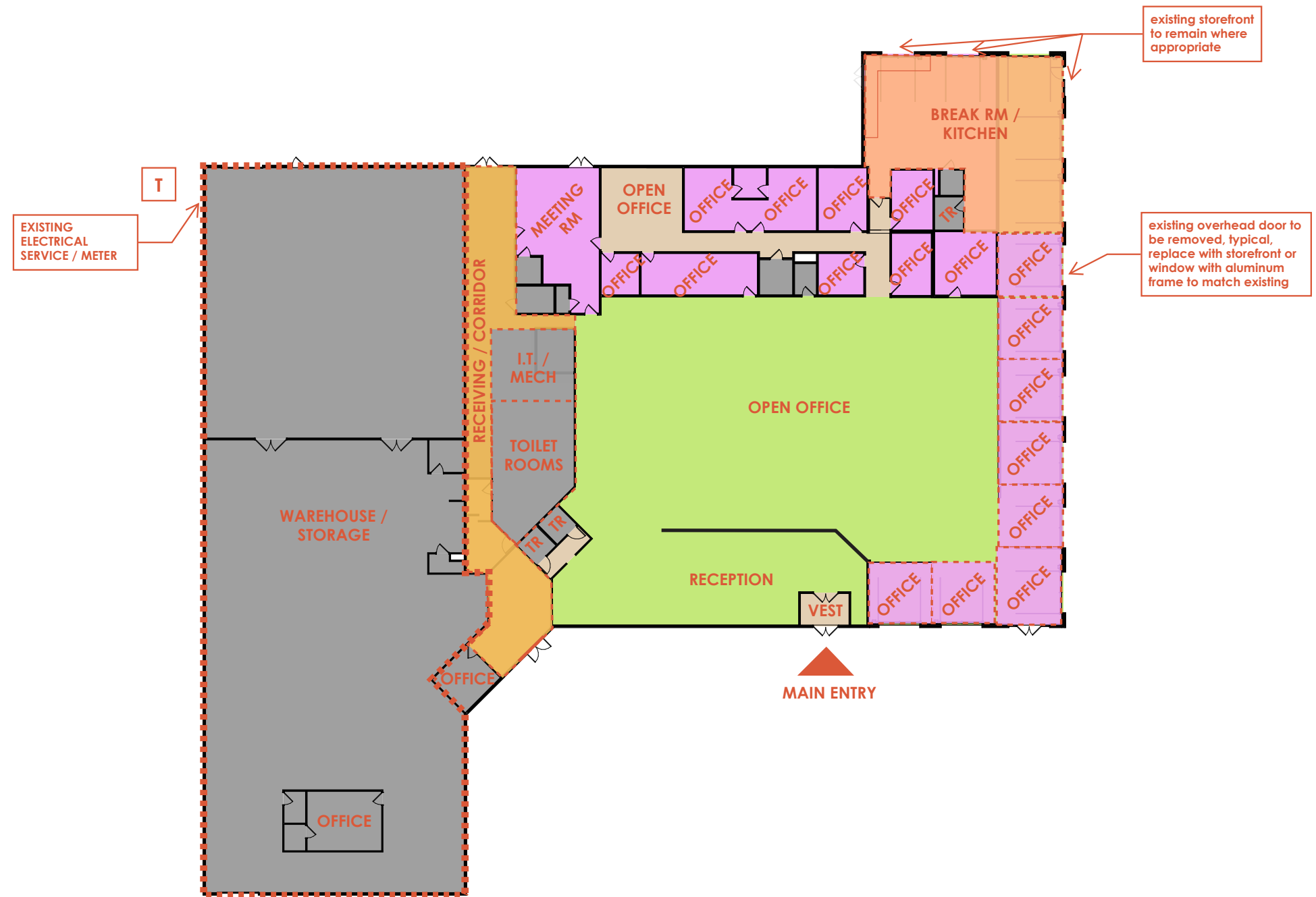
PERCISION CONTROL SYSTEMS, INC
APRIL 30, 2025







FLOOR PLAN - EXISTING
 1/32" = 1'-0"






POTENTIAL FLOOR PLAN
 1/32" = 1'-0"

