

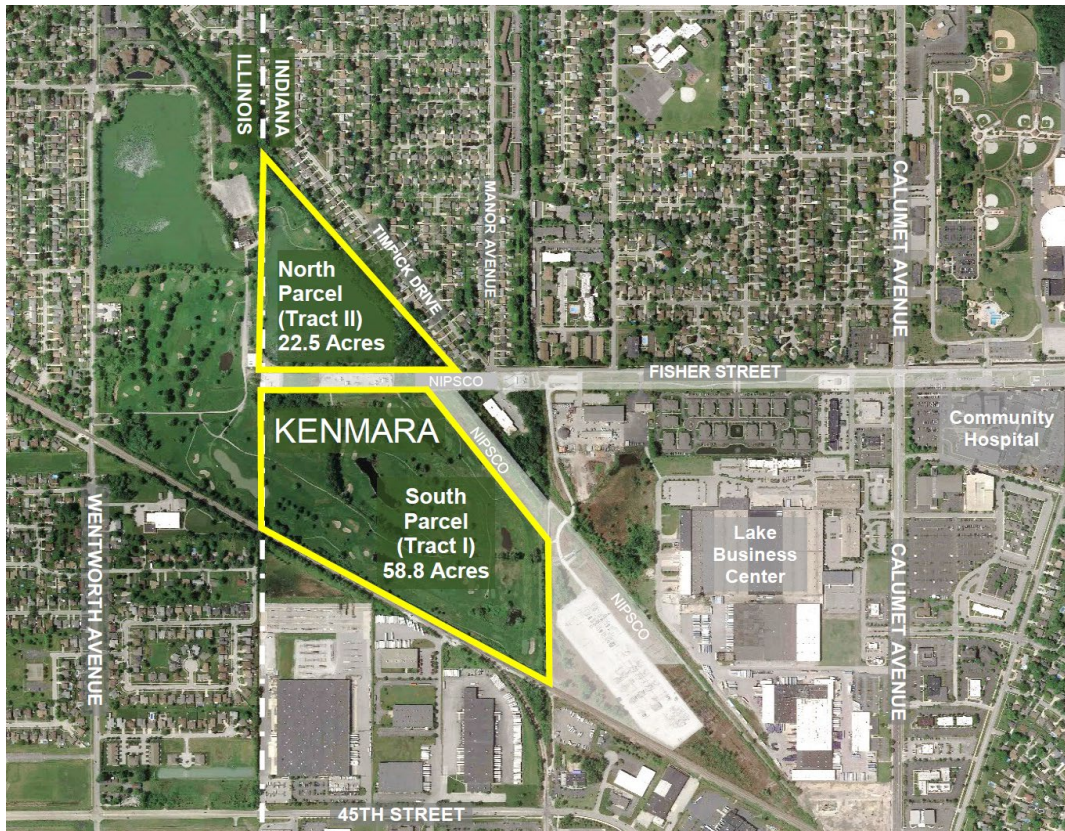
EXHIBIT "F"

# REVISED DEVELOPMENT PLAN

For:

## KENMARA

Indiana Tract I (North Parcel) – 59 Acres  
Indiana Tract II (South Parcel) – 22 Acres  
Munster, Indiana



Presented To:

Town of Munster, Indiana  
Munster Redevelopment Commission  
Munster Economic Development Commission

By:

Saxon Partners, LLC

July 1, 2025  
Revised

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## Exhibits (Separate Attachments)

- A ALTA Survey of the Project Site
- B Kenmara Preliminary Site Plan for Proposed PUD (Kimley Horn)
- C Existing Zoning Variance Table
- D Phase 1A Infrastructure Plans & Specifications\*

\*via electronic link only

# 1.0 Summary

<i>Revised Development Plan</i>	This Plan outlines revisions to a previous Development Plan ("2023 Development Plan") submitted to the Town of Munster on January 24, 2023, and incorporated into the Development Agreement executed between the Town of Munster and SPIN Munster, LLC on July 17, 2023.	
<i>Property</i>	Two tracts of land in the Town of Munster, Indiana totaling approximately 82-acres. Indiana Tract I is targeted for commercial development, while Indiana Tract II is being considered for open space with accessibility to Town residents. The combined development is known as "Kenmara".	
<i>Ownership</i>	Saxon Partners acquired the Property in December 2020 under the Saxon Partners Indiana entity, SPIN Munster, LLC	
<i>Zoning</i>	Existing: CD-4.B Proposed: SD-PUD	
<i>Phased Development Plan</i>	Phase 1A	Off-Site Infrastructure – Fisher Street Extension
	Phase 1B	Potential Extension of Maple Leaf Blvd (The extension is subject to abutter agreements and a Future Phase Development Agreement)
	Phase 2	Commercial PUD and Potential Open Space
<i>Positioning and Market Strategy</i>	The transformation of a unique tract of vacant land in the Town of Munster into a campus for innovation and technology consistent with the Certified Technology Park program established by Indiana Code 36-7-32.	
<i>Unique Location Characteristics</i>	The Project Site has unique characteristics: <ul style="list-style-type: none"><li>▪ Located within the Ridge Road/ Calumet Avenue EDA.</li><li>▪ Located within the Transit Development District (TDD) created by the NICTD West Lake Rail Extension connecting Munster to Downtown Chicago in 40-minutes.</li><li>▪ Southern parcel abuts large industrial uses and utility infrastructure.</li><li>▪ Northern parcel has potential for 22-acres of open space with lakes and trails that could have community access.</li></ul>	

<i>Off-Site Infrastructure</i>	<u>Phase 1A</u> . The extension of Fisher Street west of Manor Avenue, including redesign of Timrick Drive and Evergreen Park, consistent with the Phase 1A Development Agreement between the Town of Munster and SPIN Munster, LLC.
<i>Off-Site Infrastructure, Cont.</i>	<u>Phase 1B</u> . A potential connection to Maple Leaf Blvd and Calumet Avenue. Subject to abutter agreements and a Future Phase Development Agreement as outlined in the Phase 1A Development Agreement.
<i>Greenway Connectivity</i>	The Future Phase Development Agreement will expand the Pennsy Greenway improvements designed in the Phase 1A Off-Site Infrastructure plan.
<i>Project Cost Estimates</i>	The phased cost projection under the 2023 Development Plan was \$162 million. Current cost estimates for this Revised Development Plan are being prepared and will exceed original cost projections.
<i>Economic Impact Analysis</i>	An Economic Impact Analysis completed by Baker Tilly in June 2023 projected a 30-year net fiscal benefit of \$320 million for state and local jurisdictions related to the 2023 Development Plan. An updated Economic Impact Analysis is being prepared with projected fiscal benefits exceeding the original projections.
<i>Development Agreements</i>	The Phase 1A Development Agreement executed between the Town of Munster and SPIN Munster, LLC on July 17, 2023, will be amended to reflect new zoning and planning outlined in this Revised Development Plan. A Future Phase Development Agreement will be forthcoming as defined in the Phase 1A Development Agreement.
<i>Roadway Improvements</i>	There are no changes to the Phase 1A Infrastructure Plan for the Fisher Street Extension. Phase 1B roadways are subject to abutter agreements and will be detailed under the Future Phase Development Agreement.
<i>Roadway and Subdivision Platting</i>	There are no changes to preliminary platting for roadway access and general lot lines from the 2023 Development Plan; however, this Revised Development Plan does propose to combine certain lots to accommodate tenants that may require larger building footprints.
<i>Impervious Coverage</i>	This Revised Development Plan proposed lot coverage ratios below 70% on each proposed building lot and less than 40% in the aggregate.

## 2.0 Project Site

The Project Site:

- The Project Site described in the 2023 Development Plan and the Phase 1A Development Agreement includes approximately 59-acres of vacant land in Munster, Indiana, known as "Indiana Tract I".
- The Project Site for rezoning consideration is expanded to include the 22-acre parcel to the north of the 59-acre commercial site and is part of this proposed revision to PUD.
- The proposed PUD totals 81-acres.

The site location is shown in **Figure 1**; the Project Site is shown in **Figure 2**. An ALTA survey of the Property is attached as **Exhibit "A"**.

## 3.0 Market Observations

The demand for real estate to support innovation, research & development, and technology is growing in northern Indiana and is supported by the Indiana Economic Development Corporation (IEDC) Certified Technology Park program, which was established by Indiana Code 36-7-32. The Revised Development Plan is designed to attract tenants requiring technology and innovation space. Compared to the prior plan, a technology park offers the opportunity to generate higher revenues for Munster, while placing fewer demands on municipal services.

## 4.0 Development Plan

### 4.1 Revised Development Plan

This Plan outlines minor revisions to the previous Development Plan ("2023 Development Plan") submitted to the Town of Munster on January 24, 2023, and incorporated into the Development Agreement executed between the Town of Munster and SPIN Munster, LLC on July 17, 2023.

The Revised Development Plan is being filed for the purpose of requested rezoning from CD-4.B to PUD. Revisions to the Plan are summarized:

- Combined subdivision parcels from the previously approved Preliminary Subdivision Plat to achieve larger lots.
- Larger building footprints to accommodate a potential single tenant use for the site.
- Relocation of the central stormwater detention feature.
- Inclusion of Indiana Tract II into the PUD. This parcel offers the potential for 22-acres of open space with lakes and trails that could have community access.



## 4.2 Zoning Revision

Current zoning for the site is CD-4.B, "General Urban B Character District" as shown in **Figure 3**. This Revised Development Plan includes uses and site planning that is commensurate with a Special District – Planned Unit Development (SD-PUD). The proposed revision to the Town Zoning Map with PUD zoning on the Kenmara site is shown on **Figure 4**.

## 4.3 Conceptual Plan for Preliminary PUD Approval

The proposed preliminary plan for PUD with open space delineated is shown in **Figure 6**. A scaled plan for the proposed PUD prepared by Kimley Horn is attached as **Exhibit "B"**.

## 4.3 Roadway Access

Preliminary platting for off-site infrastructure is complete and has been approved by the Town of Munster.

Phase 1A Preliminary Roadway Plat – Fisher Street Extension is proposed without change. NIPSCO is granting a Deed for the Fisher Street Extension across NIPSCO Right-of-Way to the Town of Munster as outlined in the Memorandum of Agreement between NIPSCO, the Town of Munster, and Saxon.

Phase 1B Preliminary Roadway Plat – Maple Leaf Blvd platting is also complete. The extension of Maple Leaf Blvd remains subject to abutter agreements and a Future Phase Development Agreement.

## 4.4 Subdivision Platting

The original Phase 2 and Phase 3 Preliminary Subdivision Plat from the 2023 Development Plan is being combined into a single Phase 2 with larger subdivided lots in the Preliminary Site Plan for the Proposed PUD. An illustration of the combined lots revised from the 2023 Development Plan subdivision plat is shown in **Figure 5**.

## 4.5 Site Utilities

Site utility design is complete as indicated on the Phase 1A Infrastructure Plans.

## 4.6 Wetland Mitigation

Wetland mitigation permits have been received from the Indiana Department of Natural Resources (IDNR). All wetlands have been delineated and mitigated.

## 4.7 Stormwater Management

The central stormwater detention facility is being relocated to the western part of the site and combined with a parcel of land on the Illinois side of the Stateline. Kimley-Horn has completed an updated stormwater engineering as follows:

Property to be detained:	58.82 acres
Concept Curve No.:	95
Basin Depth:	4.0'
Allowable Release Rate:	11.76 CFS (0.2 CFS/Acre)
Surface Area of Basin:	6.2 Acres at high water level

Tentative agreements with interstate detention permitting have been reached with engineers representing the Metropolitan Water Reclamation District (MWRD) of Cook County and the Indiana Department of Environmental Management (IDEM). Drainage and maintenance easements will be drafted between parcels.

## 4.8 Traffic Impact

A Traffic Impact Study was prepared by Kimley-Horn for the 2023 Development Plan. In that plan, Phase 2 of the Project included 300,000 sq.ft. of commercial space that could be supported by existing traffic infrastructure in the area. For the proposed Phase 3 of the 2023 Development Plan, an additional 420,000 sq.ft. of commercial space triggered additional traffic improvements at Fisher Street and Calumet Avenue.

As part of the final rezoning and PUD Site Plan approval process, an amendment to the Traffic Impact Study will be completed to confirm proposed vehicle density, parking requirements, traffic circulation, and impact on local traffic infrastructure. Based on a preliminary analysis, the Revised Development Plan is anticipated to generate significantly less traffic than the prior plan.

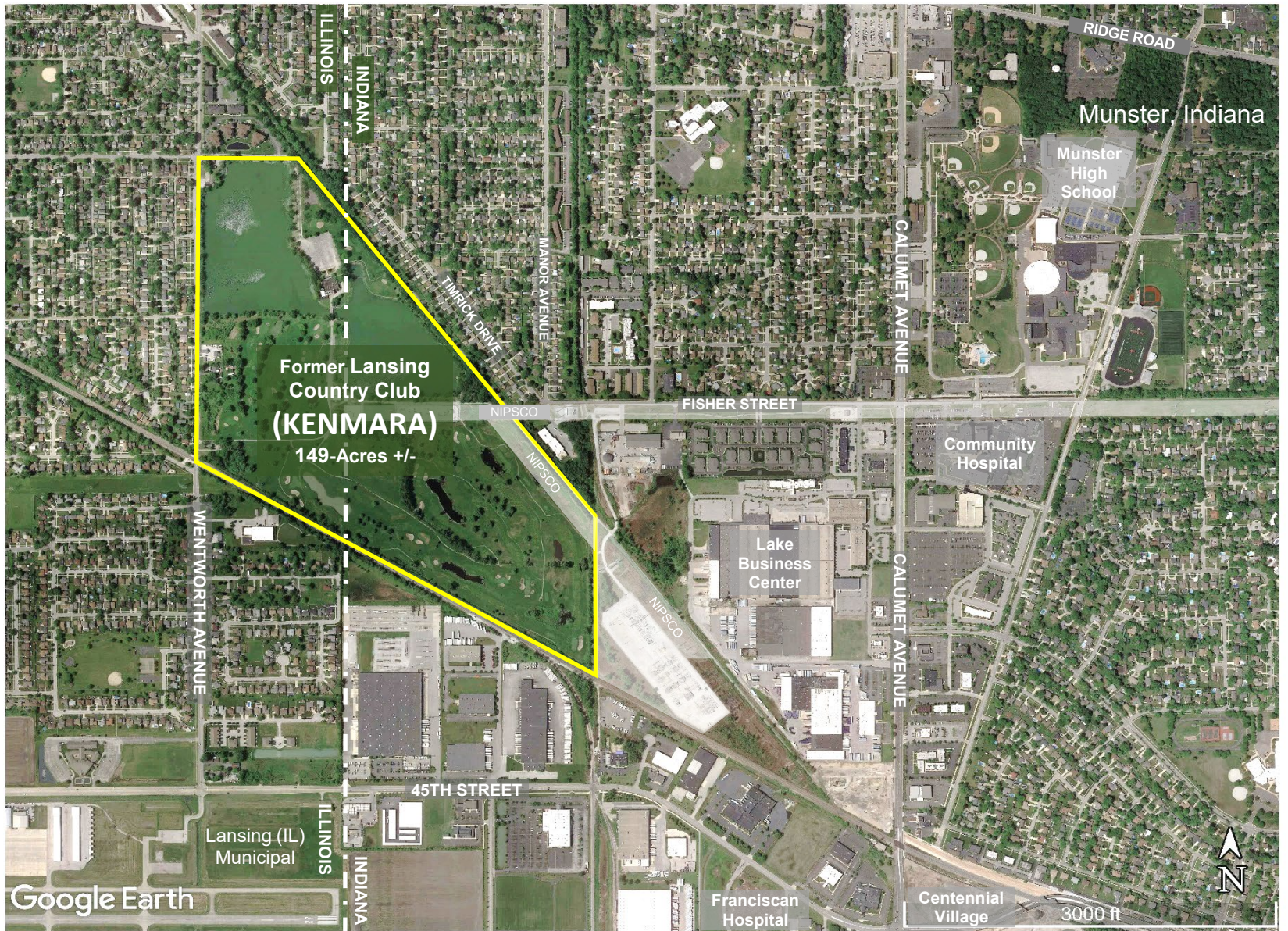
## 4.9 Architectural Design

The conceptual design for the buildings in the proposed PUD will generally be characterized as modern with reasonable façade articulation that use a combination of glass, concrete, cast stone, and metal pane. The theme is intended to evoke high technology and innovation not only in use, but in architectural design. Sample façade design being considered for the buildings is illustrated in **Figure 7**.

## 5.0 Project Team (Updated)

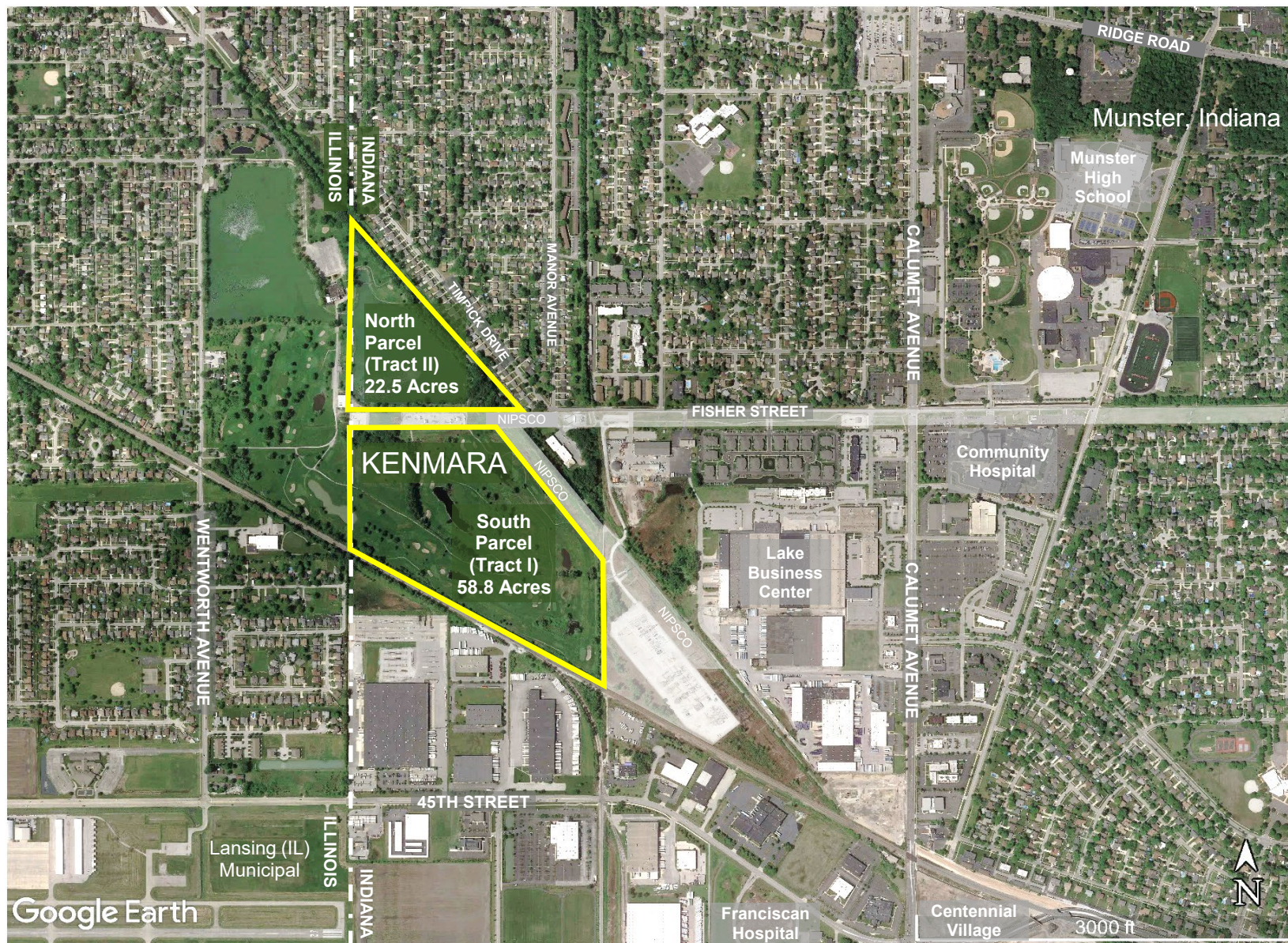
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	Town Planner	Sergio Mendoza	smendoza@munster.org
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	Town Attorney (Town Council)	Dave Westland	dwestland@munster.org
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		Phil Patrick	ppatrick@nisource.com
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**Figure 1** Site Location



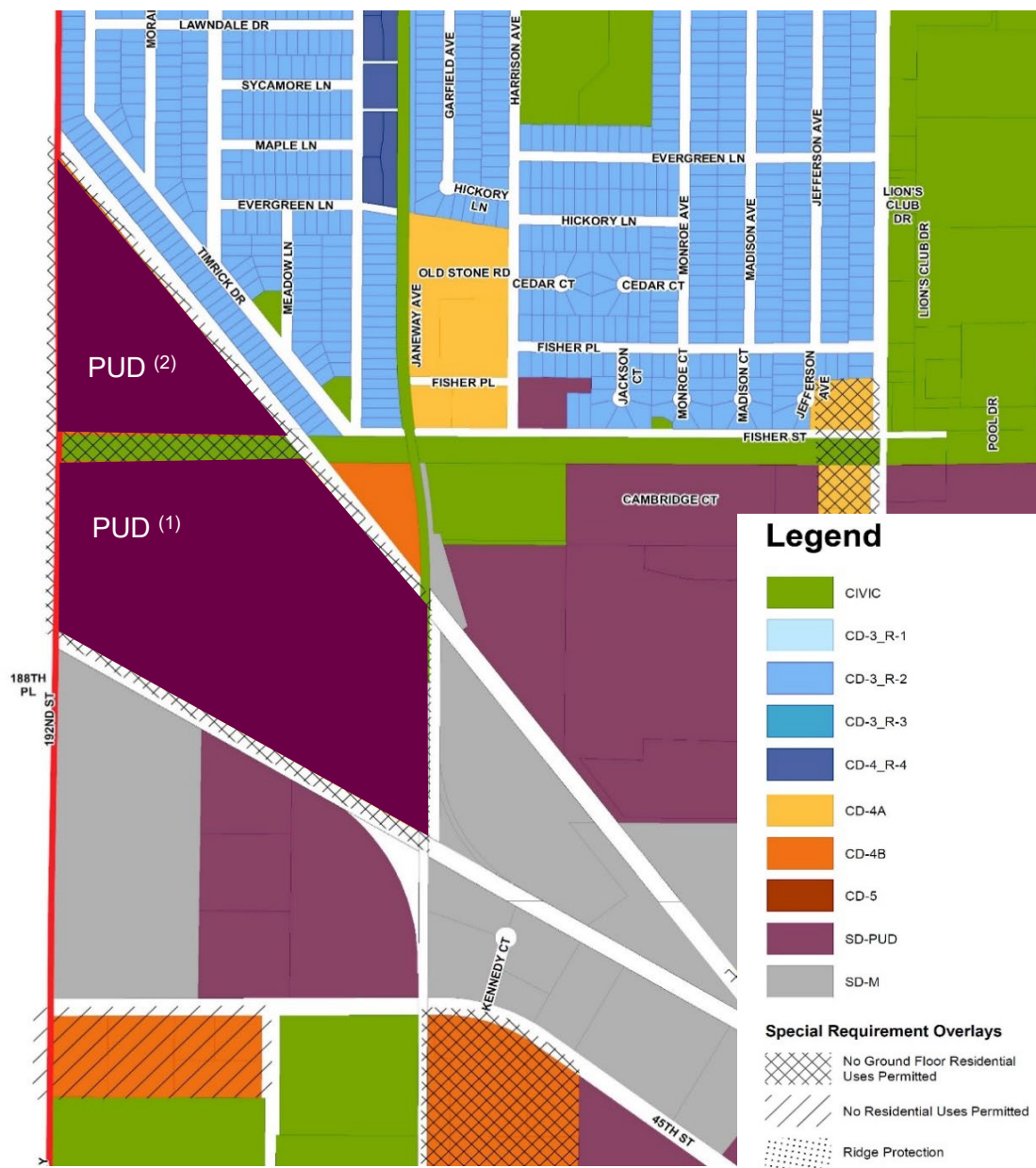


**Figure 2** Project Site



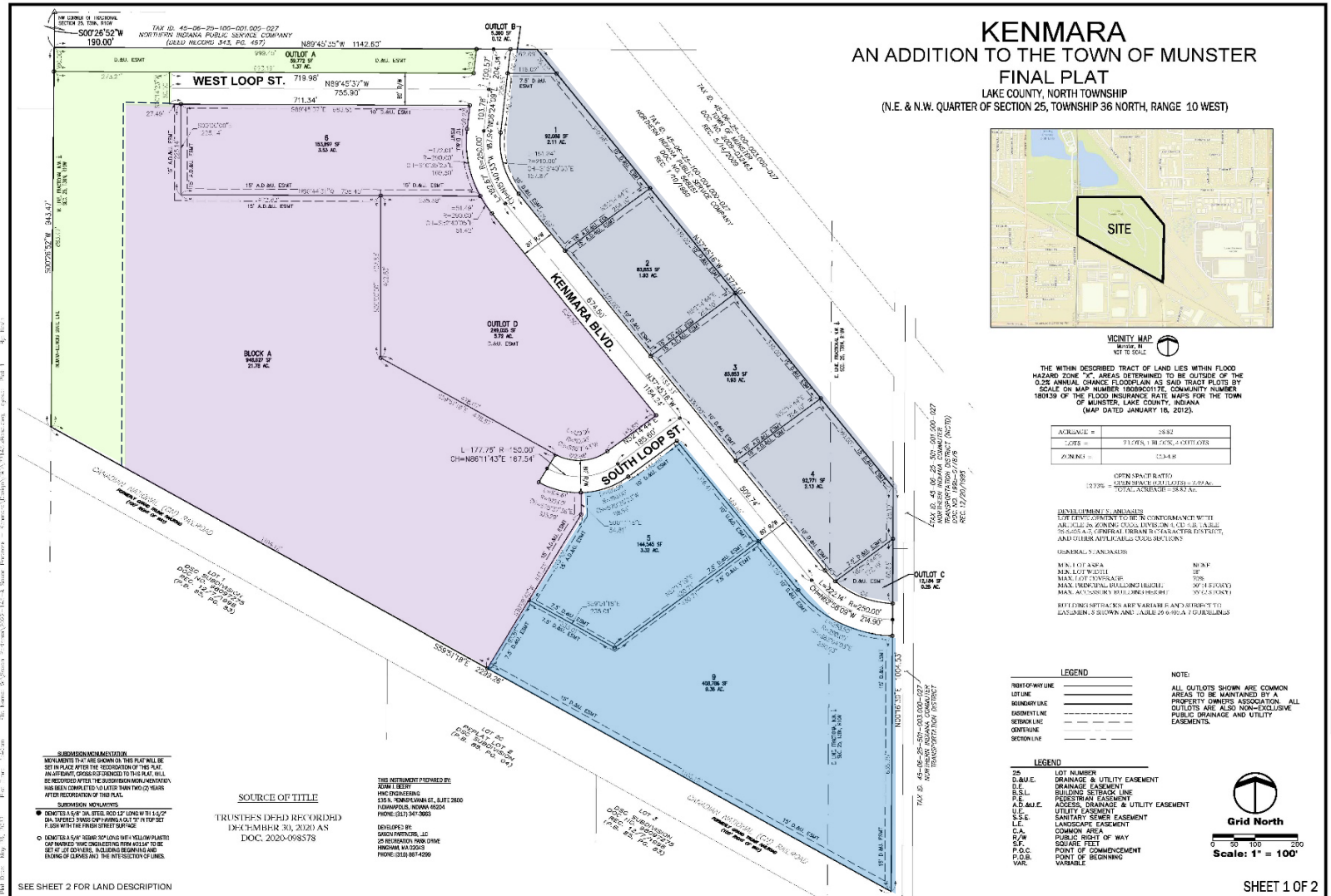


**Figure 3** Existing Zoning (CD-4.B)



PUD <sup>(1)</sup> South Parcel (Tract I) - Commercial Use  
PUD <sup>(2)</sup> North Parcel (Tract II) - Open Space

**Figure 4** Proposed Zoning (SD-PUD)



- Combined Lots (Previous Subdivision)
- New Stormwater and Landscape Buffer Parcel
- Roadway Parcel (Subject to Revision)

NOTE: The Proposed PUD combines existing lots under the previously approved Subdivision Plat (Phase 1A Development Agreement) indicated above.

**Figure 5** Combined Subdivision Lots (Proposed)



LEGEND

PROPOSED PUD BOUNDARY

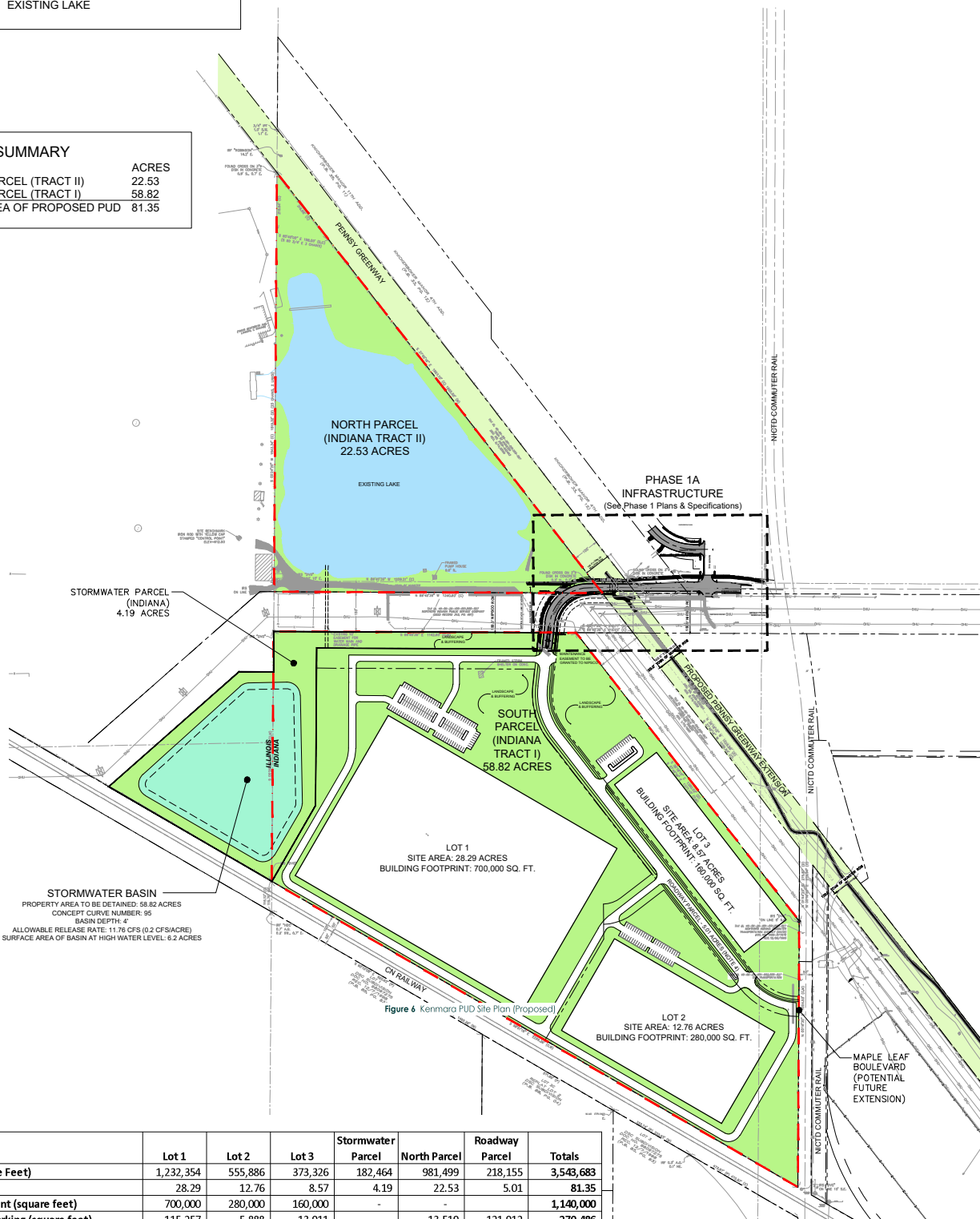
LANDSCAPED AREA AND OPEN SPACE

STORMWATER BASIN

EXISTING LAKE

TRACT SUMMARY

	ACRES
NORTH PARCEL (TRACT II)	22.53
SOUTH PARCEL (TRACT I)	58.82
TOTAL AREA OF PROPOSED PUD	81.35



SITE DATA

	Lot 1	Lot 2	Lot 3	Stormwater Parcel	North Parcel	Roadway Parcel	Totals
Lot Area (Square Feet)	1,232,354	555,886	373,326	182,464	981,499	218,155	3,543,683
Lot Area (Acres)	28.29	12.76	8.57	4.19	22.53	5.01	81.35
Building Footprint (square feet)	700,000	280,000	160,000	-	-	-	1,140,000
Roadway and Parking (square feet)	115,257	5,888	13,911	-	13,519	121,912	270,486
Open Space and Landscape (square feet)	417,096.65	269,997.89	199,414.75	182,464.20	967,980.16	96,243.00	2,133,197
Total Impervious (square feet)	815,256.85	285,887.81	173,910.85	-	13,518.78	121,912.00	1,410,486.29
Total Impervious (percentage)	66%	51%	47%	0%	1%	56%	40%
Quantity of Parking Spaces	124	50	29	N/A	N/A	N/A	203
Approximate Office Space (square feet)	35,000	14,000	8,000	N/A	N/A	N/A	57,000
Parking Ratio (spaces per 1,000 square feet)	3.54	3.57	3.63	N/A	N/A	N/A	3.56

FULL SIZE SCALED SITE PLAN IS ATTACHED AS EXHIBIT "B", PREPARED BY KIMLEY-HORN JULY 14, 2025

Figure 6 Kenmara PUD Site Plan (Proposed)





**Figure 7** Proposed Architectural Style