



EXHIBIT I

Petition PC 25 - 014

Date: _____

Application Fee: \$ 805.00

Sign Fee: \$ 25.00

Town of Munster Plan Commission Petition Application

OWNER INFORMATION:

| | |
|--|----------------------------|
| SPIN Munster, LLC c/o Saxon Partners | 310-867-4299 |
| Name of Owner | Phone Number |
| 25 Recreation Park Drive, Suite 204, Hingham, MA 02043 | gwarfel@saxon-partners.com |
| Street address, City, ST, ZIP Code | Email address |

APPLICANT OR PETITIONER INFORMATION (if different than above):

| | |
|------------------------------------|---------------|
| Name of Applicant/Petitioner | Phone Number |
| Street address, City, ST, ZIP Code | Email address |

PROPERTY INFORMATION:

| | |
|--|----------------|
| Business or Development Name (if applicable) | CD-4.B |
| Kenmara | Current Zoning |
| Address of Property or Legal Description | |
| S OF 400-440 FISHER RD, MUNSTER, IN 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**

Rezone from CD-4.B to SD-PUD

Brief Description of Project:

A proposed technology park consisting of larger scale buildings consistent with a Certified Technology Park established under Indiana Code Section 36-7-32. Similar use to the 2023 Kenmara Development Plan and Kenmara Phase 1A Development Agreement with the following exceptions:

- PUD application for larger lot size and increased block perimeter
- Proposed PUD site plan does not include residential, retail, or personal service use
- Reduced parking and reduced traffic

| | |
|---|------------------------------|
| Daniel Grove PLA AICP LEED AP | 630-487-3415 |
| Name of Registered Engineer, Architect or Land Surveyor | Phone Number |
| 4201 Winfield Road, Ste. 600, Warrenville, IL 60555 | daniel.grove@kimley-horn.com |
| Street address, City, ST, ZIP Code | Email address |



Petition PC 25 - 014

Town of Munster Plan Commission Application Signature Page

I hereby authorize N/A 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

July 15, 2025

Date



Signature of Applicant

July 15, 2025

Date

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.

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

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.

| SUBDIVISION - PRELIMINARY PLAT | Included | N/A |
|---|----------|-----|
| Single-Family Residential Subdivision | | |
| Preliminary Plat | | |
| Engineering Plans | | |
| Storm Water Report | | |
| Commercial or Multi-Family Residential Subdivision | | |
| 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 | | |

| 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 | 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 | |
| Proposed Use table | X | |
| Stormwater report | X | |
| Special Studies as Required– see Site Plan Review Committee minutes | | N/A |

| DEVELOPMENT PLAN | Included | N/A |
|---|----------|-----|
| Detailed Site plan including: <i>(Revised Development Plan based on 2023 Plan attached)</i> | | |
| Boundary identification | X | |
| Fire hydrant locations | X | |
| Accessory structures | | N/A |
| Parking lot design | | N/A |
| Utility location <i>Refer to Phase 1A and Phase 1B Infrastructure on record</i> | 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 | |
| Square footage of: | | |
| Lot or parcel | X | |
| Existing impervious surface <i>(vacant undisturbed land)</i> | | N/A |
| Proposed total impervious (existing plus current proposal) | X | |
| Existing building | | N/A |
| Proposed total building (existing plus current proposal) | X | |

| | | |
|--|---|-----|
| Existing parking and pavement | | N/A |
| Proposed total parking and pavement (existing plus current proposal) | X | |
| Relevant dimensions including: | | |
| Buildings | X | |
| Parking stalls | X | |
| Driveway widths | X | |
| Setbacks to buildings and other improvements | X | |
| Parking lot aisles, turnarounds, turning radii, etc. | X | |
| Distance from driveway to street corner if less than 200' | | N/A |
| Sidewalk, walkway and handicap ramp widths and locations | | N/A |
| Widths of abutting R.O.W.'s, roadways, and terraces. | X | |
| Full color architectural renderings of all building elevations with materials identified | | N/A |
| Proposed lighting for site, including: | | |
| Photometric Plan | | N/A |
| Location of all light fixtures | | N/A |
| Pole height | | N/A |
| Luminaire type and manufacturer's specifications for all exterior light fixtures | | N/A |
| Landscaping plan drawn to scale including: | | |
| Common and Latin plant names | | N/A |
| Planting specifications | | N/A |
| Total number of trees provided | | N/A |
| Total square footage of landscaped area on site and internal to the parking lot | | N/A |
| Identification of area used to calculate internal parking lot landscaping | | N/A |
| Fence detail drawing | | N/A |
| Dumpster enclosure detail drawing | | N/A |
| Sign detail drawing | | N/A |
| Special studies as required– see Site Plan Review Committee minutes | | N/A |

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

This application for Preliminary PUD Site Plan approval includes a zoning change from CD-4.B to SD-PUD

The Development Plan is a revision to a previous 2023 Development Plan that increases building lot sizes by combining individual subdivided lots to accommodate fewer and larger scale buildings.

Fully engineered site plans for off-site infrastructure were completed under a Phase 1A Development Agreement and a separate Phase 1B infrastructure drawing package was submitted.

The purpose of this Application is to request Preliminary PUD approval based on a Revised Site Plan and a revision to the 2023 Development Plan related to the Phase 1A Development Agreement between the Town of Munster and SPIN Munster, LLC executed on July 17, 2023. It is anticipated that an Amended PUD Site Plan will be filed when more data is obtained from the proposed tenant. A Preliminary PUD is required to further develop detailed on-site engineered site plans to marry up to Phase 1A infrastructure plans and to facilitate leasing and future development.

Kenmara

Munster, Indiana

Attachments to Plan Commission Petition Application, July 15, 2025

Narrative Statement Describing the Project (see below)

| | |
|-------------|--|
| Exhibit "A" | Kenmara Vicinity Plan |
| Exhibit "B" | Preliminary PUD Site Plan |
| Exhibit "C" | ALTA Survey |
| Exhibit "D" | Proof of Ownership – Tax Bills |
| Exhibit "E" | Proposed Use Tables 1 and 2 (CD-4.B Variance and SD-PUD Conformance) |
| Exhibit "F" | Revised Development Plan |
| Exhibit "G" | Architectural Concept |

Other Notes Related to this Application (see below)

- Section 36-7-32-7 of Indiana Code for use established in a Certified Technology Park
- Notes Regarding Utilities, Fire Protection, and Stormwater
- Notes Regarding Traffic and Parking
- Notes Regarding Economic Impact

Narrative Statement Describing the Project

Kenmara refers to the property previously known as the Lansing Country Club, containing approximately 149-acres spanning the Stateline between the Town of Munster, Indiana and the Village of Lansing, Illinois. Two parcels in Munster contain approximately 81-acres (the "Property").

- North Parcel. A 21-acre existing lake and surrounding greenspace and trails that abuts the Pennsy Greenway north of Fisher Street, with a total acreage of 22.53 acres.
- South Parcel. A tract of land south of Fisher Street and west of the NICTD Commuter Rail line that is planned for development, with a total acreage of 58.82 acres.

A Vicinity Plan (**Exhibit "A"**) identifies the Property tax parcels and adjacent parcels of land.

The Property is owned by SPIN Munster, LLC which is the Saxon Partners (Indiana) ownership entity. Site location details and parcel plans are illustrated in a **Revised Development Plan** dated July 1, 2025, attached to this Plan Commission Petition Application. An original Development Plan for Kenmara was submitted to the Town of Munster in 2023 as part of a Phase 1A Development Agreement executed between the Town of Munster and SPIN Munster, LLC.

The current zoning for the Kenmara site is designated as CD-4.B, a "General Urban B Character District" consisting of medium density areas that have a mix of building types primarily designated for residential, retail, personal service, office, and light industrial uses with variable private and public open spaces and landscaping. Thoroughfares typically have curbs, sidewalks, and trees. Blocks may vary in size to accommodate a variety of uses.

This Plan Commission Petition Application requests a rezoning of the Property from CD-4.B to SD-PUD "Planned Unit Development Special District" which is intended for areas in which diverse uses may be brought together with innovative planning and design as a compatible and unified plan of development that is in the interest of the general welfare of the public.

Preliminary PUD Plan

A Preliminary PUD Plan is attached to this Application (**Exhibit "B"**). The proposed PUD includes both the North and South Parcel of the Property. The North Parcel is proposed for open public space and the South Parcel is being considered for uses commensurate with qualified use as an Indiana **Certified Technology Park** established by Indiana Code 36-7-32. The Certified Technology Park program was created as a tool to support the attraction and growth of high-technology business in Indiana and promote technology transfer opportunities. Designation as a Certified Tech Park allows for the local recapture of certain state and local tax revenue which can be invested in the development of the park. Section 36-7-32-7 of Indiana Code for that details land use associated with a Certified Technology Park is outlined below.

ALTA Survey

An ALTA/NSPS LAND TITLE SURVEY completed by DVG Group dated September 3, 2020, and certified by Patrick H. Nejman is attached at **Exhibit “C”**.

Proof of Ownership

Tax bills for both the North and South Parcel are attached (**Exhibit “D”**) indicating proof of ownership by the Applicant, SPIN Munster, LLC.

Proposed Use Tables

Two tables are attached (**Exhibit “E”**) showing proposed use. **Table 1 “CD-4.B Zoning Variance Table for Transition to SD-PUD”** shows where the planned PUD varies from existing CD-4.B zoning and **Table 2 “SD-PUD Land Use Compliance”** shows how the proposed PUD complies with Town of Munster zoning standards for a Special District - Planned Unit Development.

Revised Development Plan

A Revised Development Plan (**Exhibit “F”**) dated July 1, 2025, was submitted to the Site Plan Review Committee on July 10, 2025.

Indiana Certified Technology Park (Exhibit III)

Section 36-7-32 of the Indiana Code establishes Certified Technology Park with the following uses identified:

IC 36-7-32-7 "High technology activity"

Sec. 7. As used in this chapter, "high technology activity" means one (1) or more of the following:

(1) Advanced computing, which is any technology used in the design and development of any of the following:

- (A) Computer hardware and software.
- (B) Data communications.
- (C) Information technologies.

(2) Advanced materials, which are materials with engineered properties created through the development of specialized process and synthesis technology.

(3) Biotechnology, which is any technology that uses living organisms, cells, macromolecules, microorganisms, or substances from living organisms to make or modify a product, improve plants or animals, or develop microorganisms for useful purposes. Biotechnology does not include human cloning or stem cell research with embryonic tissue.

(4) Electronic device technology, which is any technology that involves:

- (A) microelectronics, semiconductors, or electronic equipment;
- (B) instrumentation, radio frequency, microwave, and millimeter electronics;
- (C) optical and optic electrical devices; or
- (D) data and digital communications and imaging devices.

(5) Engineering or laboratory testing related to the development of a product.

(6) Technology that assists in the assessment or prevention of threats or damage to human health or the environment, including environmental cleanup technology, pollution prevention technology, or development of alternative energy sources.

(7) Medical device technology, which is any technology that involves medical equipment or products other than a pharmaceutical product that has therapeutic or diagnostic value and is regulated.

(8) Product research and development.

(9) Advanced vehicles technology, which is any technology that involves:

- (A) electric vehicles, hybrid vehicles, or alternative fuel vehicles; or
- (B) components used in the construction of electric vehicles, hybrid vehicles, or alternative fuel vehicles.

Note Regarding Site Utilities, Fire Protection, and Stormwater

Engineering for site utilities, fire hydrant locations, and stormwater management was previously completed for both Phase 1A Fisher Street Roadway Improvements and Phase 1B Maple Leaf Blvd.

Site Utilities. Municipal water is provided to the site via two separate mains: an 8-inch connection at the Fisher Street entrance to the site and a separate 8-inch connection at the southeast corner of the South Parcel near Maple Leaf Blvd. The Hammond Sanitary District has confirmed adequate wastewater service at the Evergreen Park Lift Station to accommodate up to 720,000 sq.ft. of occupied commercial office space. Electricity and natural gas are provided by NIPSCO.

Fire Protection. All roadways in the Proposed PUD Site Plan will include fire protection water and fire hydrants in locations established to Town of Munster code requirements.

Stormwater. A stormwater management report was completed by Kimley-Horn engineers as part of the Phase 1A Development Plan and Development Agreement. The proposed PUD Site Plan uses the same basis for stormwater engineering with the exception that the proposed stormwater detention basin will be moved from the center of the South Parcel to a location at the west portion of the South Parcel that spans the Illinois-Indiana Stateline. Coordination has taken place with engineers for the Metropolitan Water Reclamation District (MWRD) of Cook County, Illinois and engineers working closely with the Indiana Department of Environmental Management (IDEM).

Note Regarding Traffic and Parking

The proposed use outlined in the PUD Site Plan reduces traffic significantly over the initial Development Plan that had a first phase of 300,000 sq.ft. of commercial office and a second phase of 420,000 sq.ft. The anticipated traffic counts for the proposed PUD Site Plan will be far less based on a lower number of anticipated employees and less required parking spaces.

The parking plan for the Preliminary PUD Site Plan anticipates only 57,000 sq.ft. of office parked at 3.56 per 1,000 sq.ft., or 203 spaces, which is a small fraction of the spaces forecast in the original Development Plan.





A revised Traffic Study will be completed after the site is rezoned to SD-PUD.





Note Regarding Economic Impact (Exhibit IV)

The original Kenmara Development Plan included a forecast of economic impact resulting from commercial development. Subsequent studies completed by Baker Tilly for the Town of Munster further refined those forecasts by projecting a net financial benefit of \$319 million over the next 30 years resulting from the project. Based on new estimates of assessed valuation projected under the proposed PUD Plan, the projected net financial benefit of the project could double or triple¹. A revised Economic Impact Study for projected use as a Certified Technology Park will be completed.

¹ Rough estimates based on increase in assessed valuation for high technology use and greater square footage proposed in the PUD Site Plan

LEGEND

| | |
|---|--------------------------------|
|  | PROPOSED PUD BOUNDARY |
|  | LANDSCAPED AREA AND OPEN SPACE |
|  | STORMWATER BASIN |
|  | EXISTING LAKE |

-  PROPOSED PUD BOUNDARY
 LANDSCAPED AREA AND OPEN SPACE
 STORMWATER BASIN
 EXISTING LAKE

| | ACRES |
|-----------------------------------|--------------|
| NORTH PARCEL (TRACT II) | 22.53 |
| SOUTH PARCEL (TRACT I) | 58.82 |
| <u>TOTAL AREA OF PROPOSED PUD</u> | <u>81.35</u> |

ACRES

NORTH PARCEL (TRACT II)

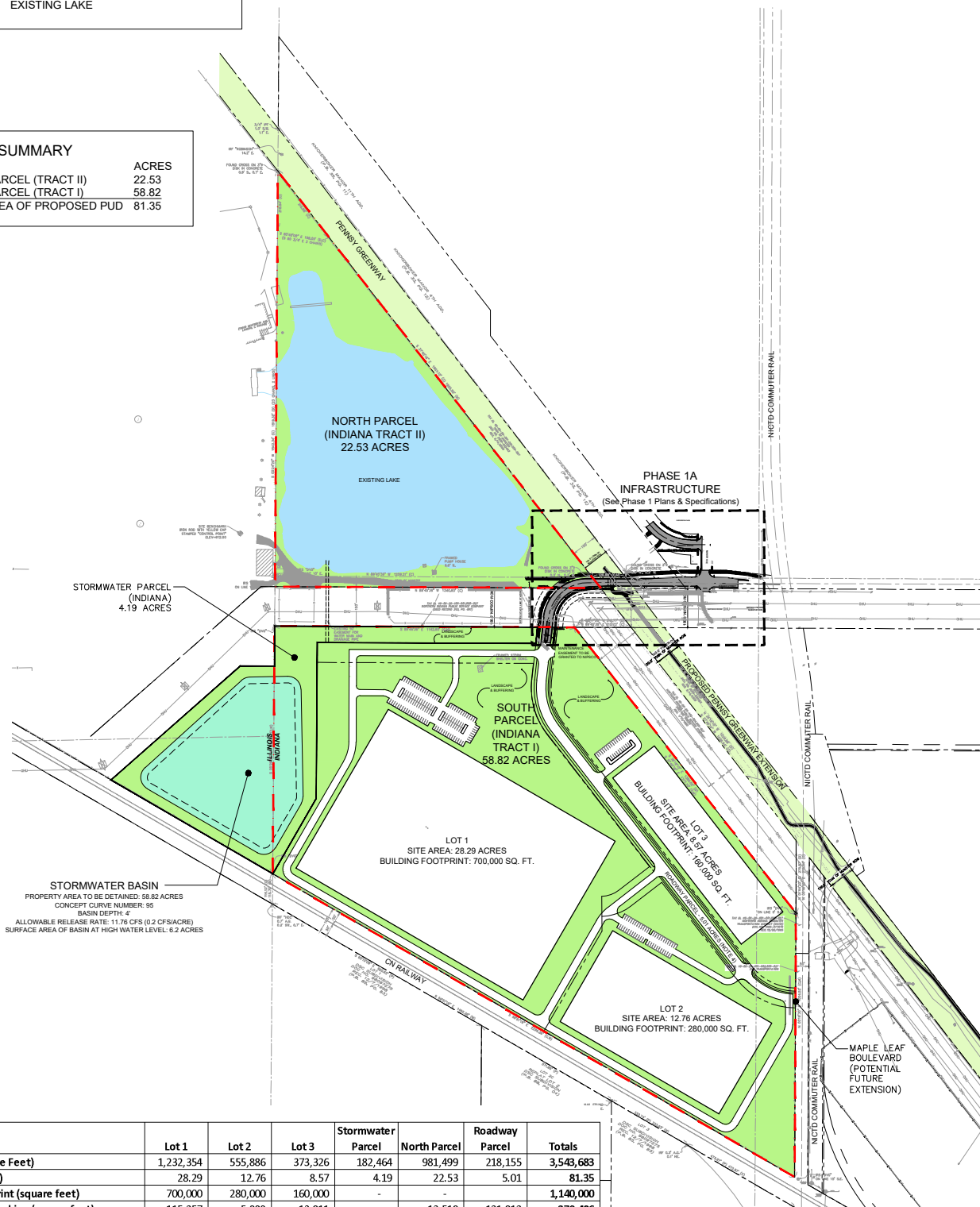
22.53

SOUTH PARCEL (TRACT I)

58.82

| | |
|----------------------------|-------|
| TOTAL AREA OF PROPOSED PUD | 81.35 |
|----------------------------|-------|

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 |

Kimley»Horn

KENMARA PUD SITE PLAN (PROPOSED)

JULY 14, 2024





Figure 7 Proposed Architectural Style