

ORDINANCE NO. 1377

AN ORDINANCE RECLASSIFYING CERTAIN REAL ESTATE IN THE TOWN OF MUNSTER, INDIANA, FOR ZONING PURPOSES AND AMENDING THE TOWN OF MUNSTER ZONING ORDINANCE.

WHEREAS, the Town Council of the Town of Munster, Indiana (hereinafter the "Council"), did previously adopt an Ordinance known as the Munster Municipal Code, Chapter 29, and also known as the Town of Munster, Indiana, Zoning Ordinance of 1961, (hereinafter the "Zoning Ordinance"); and

WHEREAS, the Town Council of the Town of Munster, Indiana, did adopt and approve Ordinance No. 1165 on July 9, 2001, which recodified the Munster zoning ordinance within Chapter 26 of the Munster Town Code as the land development code; and

WHEREAS, pursuant to said zoning ordinance, the Town of Munster has from time to time adopted a zoning district map and amendments thereto; and

WHEREAS, Boyer Properties, Inc. (hereinafter the Petitioner) filed a petition with the Plan Commission with the Town of Munster, Indiana (hereinafter referred to as the Plan Commission) in order to cause certain real estate located within the Town of Munster to be rezoned as a commercial planned unit development described as follows:

Parcel 1: Lot 1, Meyer's Addition, to the Town of Munster, as per plat thereof, recorded in Plat Book 40 page 69, and amended by Corrected Plat recorded November 16, 1972 as Document No. 176388 in Plat Book 42, page 97, in the Office of the Recorder of Lake Co., IN. Parcel 2: Lot 1, except the N 162' thereof, Meyer's Second Addition, to the Town of Munster, as per plat thereof, recorded in Plat Book 43, page 11, in the Office of the Recorder of Lake Co., IN.

(The Real Estate)

WHEREAS, following notice by publication and notice to interested parties, as required by Indiana Code 36-7-4-604(b) and Indiana Code 5-3-1-2(b), a public hearing was held by the Plan Commission on November 27, 2007; and

WHEREAS, the Plan Commission, after public hearing, has approved the Petitioner's Development Plan submitted under Section 26-752 of the Munster Town Code and the Plan Commission has recommended that the zoning ordinance be amended pursuant to Sections 26-751 through 26-755 of the Munster Town Code so as to provide that the real estate shall be classified as a commercial planned unit development and has made the following findings as required by Section 26-754 of the Munster Town Code:

1. The uses proposed will not be detrimental to present and potential surrounding uses but will have a beneficial effect which could not be achieved by changing the zoning to any other district.
2. Any amendment to the requirements of the zoning ordinance is warranted by design and amenities incorporated in the development plan.
3. Land surrounding the proposed development either can be planned in coordination with the proposed development or will be compatible in use.
4. The proposed change to the PUD district is in conformance with the general intent of the comprehensive master plan.
5. Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.
6. Existing and proposed utility services are adequate to service the proposed development.
7. Each phase of the proposed development contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.
8. The proposed PUD planned unit development district and all proposed buildings, parking spaces, and landscape and utility areas can be completely developed within five years of the establishment of the district.

NOW, THEREFORE, BE IT ORDAINED by the Town Council that the Zoning Ordinance is hereby amended and modified and that the Real Estate, described above, all lying within the municipal corporate limits of the Town of Munster, Lake County, Indiana, be zoned as a Commercial Planned Unit Development as follows:

SECTION 1. ZONING. The Real Estate is hereby zoned as a Commercial Planned Unit Development District (hereinafter the "District") subject to the use restriction herein provided.

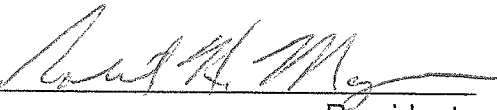
SECTION 2. USE RESTRICTIONS. Use of the District shall be limited to the Development of and construction of four commercial buildings which shall be constructed in accordance with the plans and specifications submitted by Petitioner, designated as Munster shops, 8201 Calumet Avenue, and either the plan or configuration set out in designated sheet number PRI.2.2 or in accordance with the plans and specifications set out in the configuration contained in a plan labeled Munster Shops, 8201 Calumet Avenue, sheet number PRI.5.2.

SECTION 3. CONDITIONS OF THE DEVELOPMENT PLAN. All other plans and specifications including but not limited to landscaping plan, engineering, parking and utility configurations submitted by the Petitioner are incorporated herein and made a condition of Petitioner's development plan.


The Munster Zoning map is ordered amended to conform to the provisions of this ordinance.

ORDAINED AND ENACTED by the Town Council for the Town of Munster, Lake County, Indiana, this 10TH day of DECEMBER, 2007 by a vote of 5 in favor and 0 opposed.

TOWN COUNCIL OF THE TOWN OF
MUNSTER, INDIANA

By: 
President

ATTEST:

By: 
Clerk-Treasurer

PC 07-010
DATE 10-17-7
FEE \$ 300.00

TOWN OF MUNSTER
APPLICATION FOR PLAN UNIT DEVELOPMENT APPROVAL

NOTE: APPLICATION MUST BE COMPLETED AND FILED WITH THE CLERK-TREASURERS OFFICE, 1005 RIDGE ROAD, MUNSTER INDIANA, AT LEAST 10 DAYS PRIOR TO PLAN COMMISSION MEETING AT WHICH THE COMMISSION IS TO CONSIDER SUCH APPLICATION. IF THE APPLICANT IS OTHER THAN THE OWNER OF THE PROPERTY, OWNER MUST ALSO SIGN THE APPLICATION, OR SUBMIT A LETTER AUTHORIZING APPLICANT TO ACT ON OWNER'S BEHALF.

DEVELOPMENT NAME MUNSTER SHOPS

PETITIONER BOYER PROPERTIES, INC. PHONE 219-924-9922

ADDRESS 9901 EXPRESS DRIVE HIGHLAND, IN 46322

PROPERTY OWNER MS PARTNERS, LLC PHONE _____

OWNER'S C/O SUGAR, FRIEDBERG, & FELSENTHAL, LLP

ADDRESS 30 NORTH LAVALLE ST, SUITE 3000 CHICAGO, IL 60602

GENERAL LOCATION OF SUBJECT PROPERTY 8201 CALUMET AVE.

AREA 2.16 ACRES NO. OF LOTS 1 CURRENT ZONING C-1

ARE MODIFICATIONS TO THE SUBDIVISION OR ZONING REGULATIONS BEING REQUESTED? YES NO

IF SO, PLEASE EXPLAIN VARIOUS SETBACK, YARD, & PARKING MODIFICATIONS

PLEASE PROVIDE A BRIEF DESCRIPTION OF PROPOSED IMPROVEMENTS:

DRAINAGE ON SITE STORM SEWERS & WATER QUALITY CONTROL

STREET CUTS THREE (3) FULL ACCESS DRIVES

SANITARY SEWERS ON SITE UNDERGROUND DISTRIBUTION TO MUNIC. SEWER

WATER SUPPLY ON SITE DISTRIBUTION FROM CITY MAIN

LANDSCAPING EXTENSIVE SOFT AND HARDCAPE LANDSCAPING

SIGNAGE BUILDING SIGNAGE FREESTANDING MONUMENT SIGNS FOR SINGLE USE BUILDINGS

NAME OF REGISTERED ENGINEER OR LAND SURVEYOR TORRENDA ENGINEERING

ADDRESS 907 RIDGE ROAD, MUNSTER, IN PHONE 219-836-8912

ATTACHMENTS: APPLICANT MUST SUBMIT TEN (10) COPIES OF THE PROPOSED PLAT IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN THE TOWN OF MUNSTER SUBDIVISION AND ZONING ORDINANCES.

SIGNATURE OF APPLICANT Bruce E. Boyer, P.E. DATE 10-17-07
BRUCE E. BOYER

MUNSTER SHOPS

8201 CALUMET AVENUE

MUNSTER, INDIANA

LAND

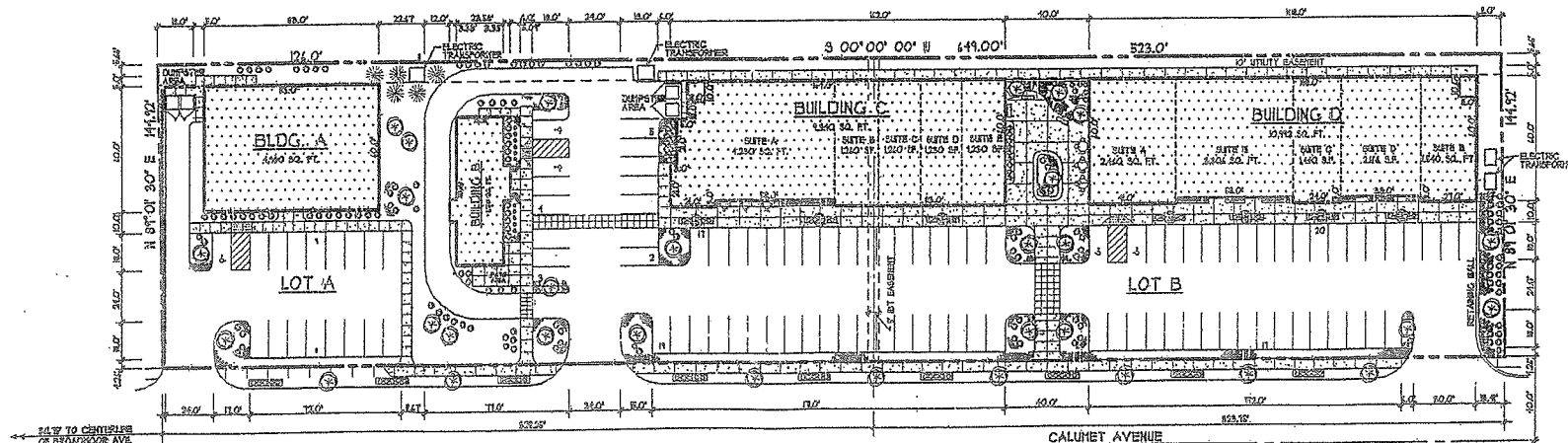
LOT A 18,210 SQ. FT. (.42 AC.)
LOT B 16,198 SQ. FT. (.37 AC.)

BUILDINGS

BUILDING A 4,180 SQ. FT.
BUILDING B 1,750 SQ. FT.
BUILDING C 9,340 SQ. FT.
BUILDING D 10,112 SQ. FT.
TOTAL 25,382 SQ. FT.

PARKING

RESTAURANT 14
RETAIL 17
TOTAL 31
PARKING RATIO 3.84/1000



PROPOSED SITE PLAN

1" = 20'-0"

BOYER
construction group corp.

BOYER
Proprietor, Inc.

MUNSTER SHOPS
8201 CALUMET AVENUE
MUNSTER, INDIANA

PROJECT NO.
07104

DATE
OCT. 11, 2001

REVISIONS

SHEET NO.

PRI.5.2

MUNSTER SHOPS

8201 CALUMET AVENUE

MUNSTER, INDIANA

LAND

LOT A 18,260 SQ. FT. (0.42 AC.)
LOT B 15,193 SQ. FT. (0.34 AC.)

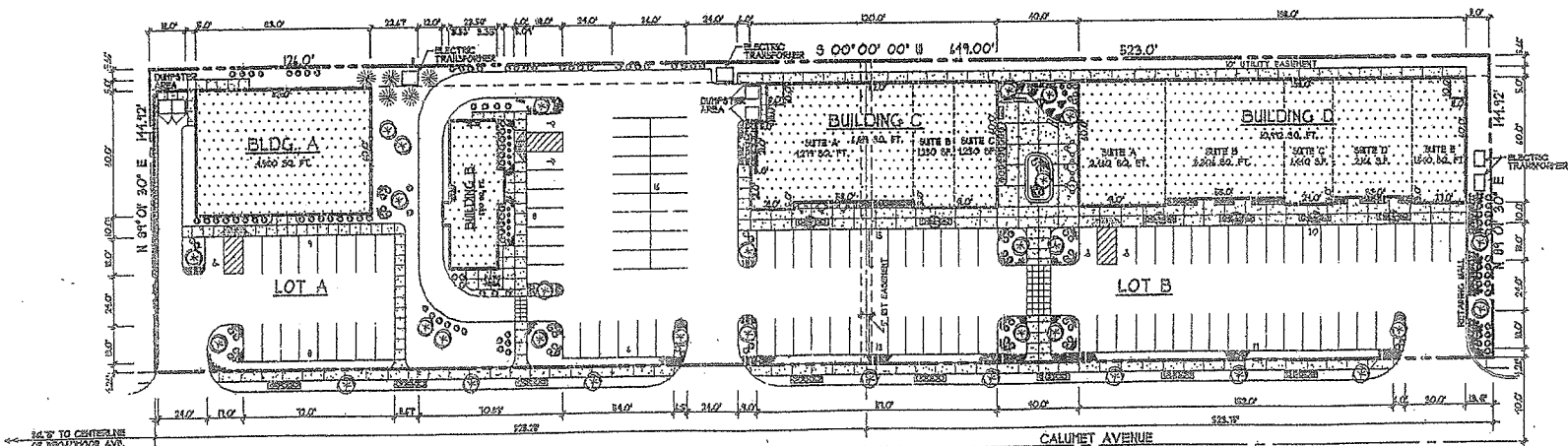
BUILDINGS

BUILDING A 4,180 SQ. FT.
BUILDING B 1,160 SQ. FT.
BUILDING C 2,219 SQ. FT.
BUILDING D 10,912 SQ. FT.
TOTAL 24,341 SQ. FT.

PARKING

PROVIDED
RESTAURANT 22
RETAIL 17
RETAIL 11
TOTAL 110

PARKING RATIO 4.11/1000



PROPOSED SITE PLAN

P = 20'-0"

BOYER
CONSTRUCTION GROUP CORP.
2001 BROADVIEW AVENUE, SUITE 200
MUNSTER, INDIANA 46319

BOYER
CONSTRUCTION GROUP CORP.
2001 BROADVIEW AVENUE, SUITE 200
MUNSTER, INDIANA 46319

MUNSTER SHOPS
8201 CALUMET AVENUE
MUNSTER, INDIANA

PROPOSED SITE PLAN

PROJECT NO.

07104

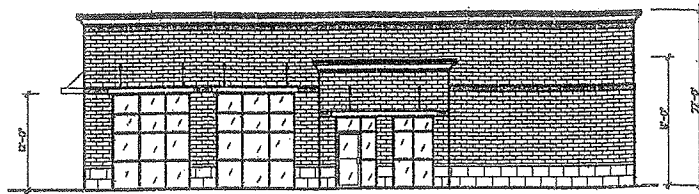
DATE

OCT. 11, 2007

REVISIONS

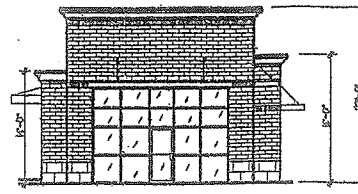
SHEET NO.

PR1.3.2



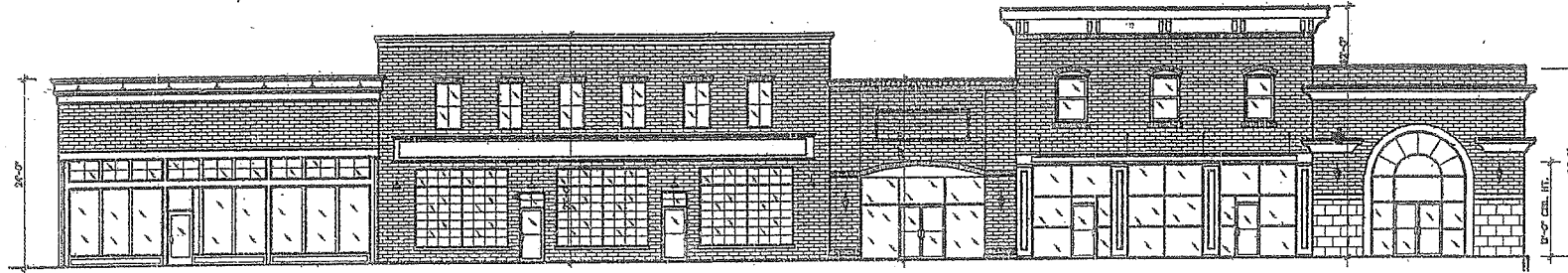
BUILDING B
SOUTH ELEVATION

1/8" = 1'-0"



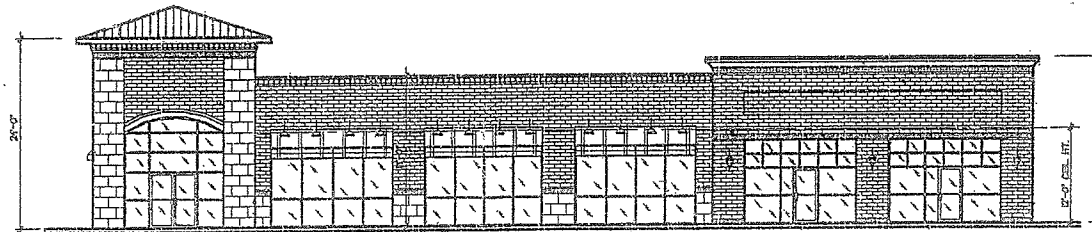
BUILDING B
WEST ELEVATION

1/8" = 1'-0"



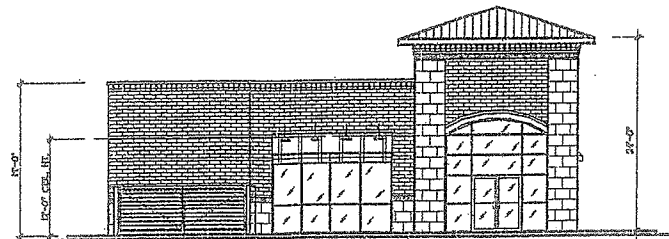
BUILDING D
WEST ELEVATION

1/8" = 1'-0"



BUILDING C
WEST ELEVATION

1/8" = 1'-0"



BUILDING C
NORTH ELEVATION

1/8" = 1'-0"

BOYER
construction group corp.

2007 JEFFERSON BLVD. JEFFERSON, MO 64501
PH: 816.251.1000

BOYER
properties, llc

2007 JEFFERSON BLVD. JEFFERSON, MO 64501
PH: 816.251.1000

MUNSTER SHOPS
5201 CALUMET AVENUE
MUNSTER, INDIANA

PROPOSED ELEVATIONS

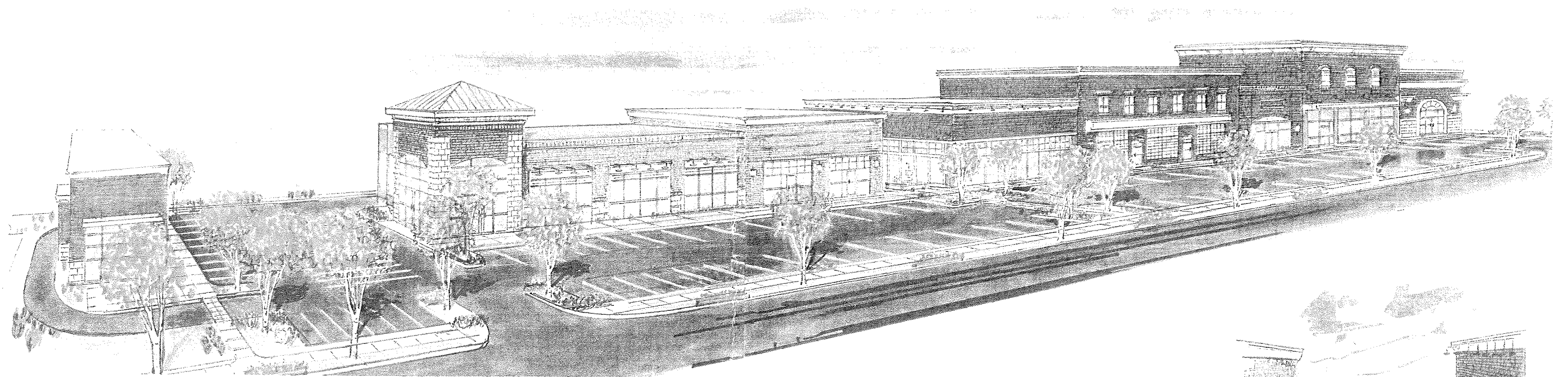
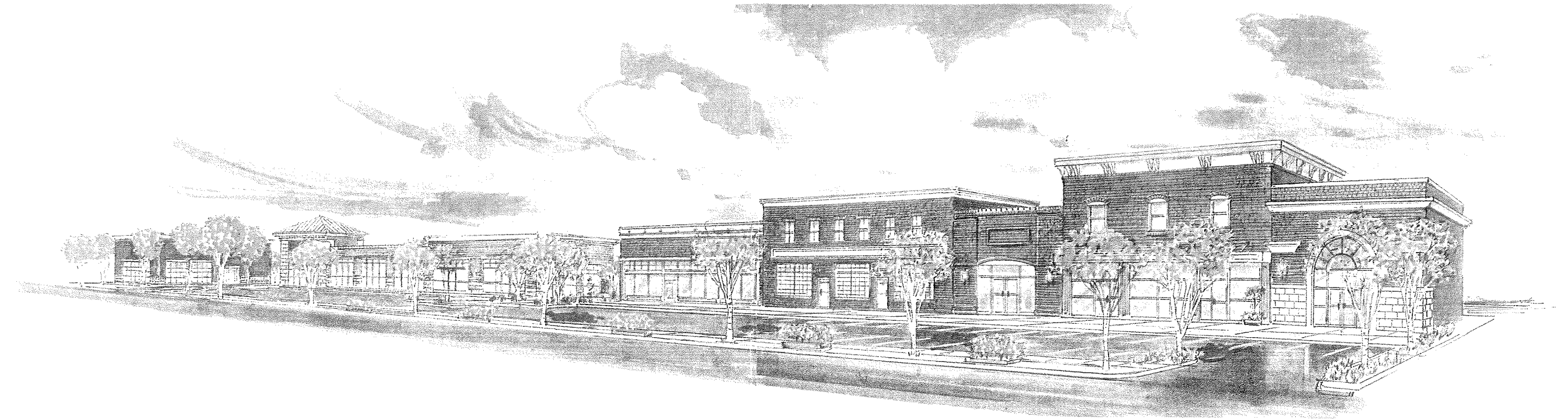
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07104

DATE
OCT. 11, 2007

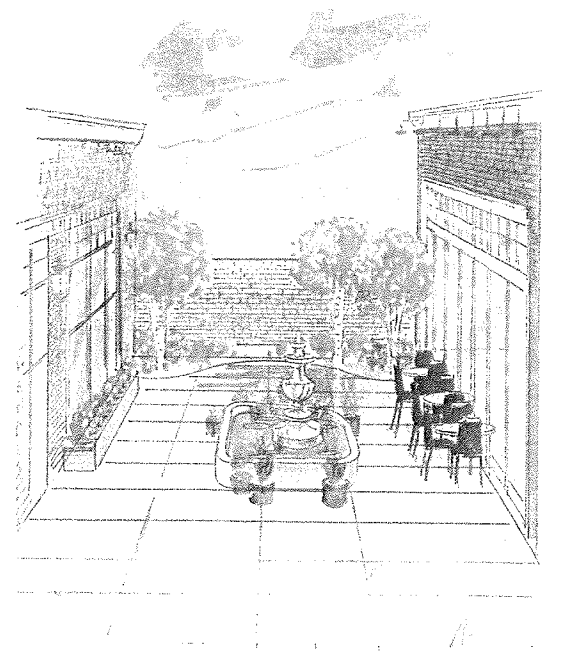
REVISIONS

SHEET NO.

PR3.1.3



Munster Shops



Munster Shops

8201 CALUMET AVENUE
MUNSTER, INDIANA

LAND

| | | |
|-------|----------------|------------|
| LOT A | 18,240 SQ. FT. | (.42 AC.) |
| LOT B | 75,743 SQ. FT. | (1.74 AC.) |

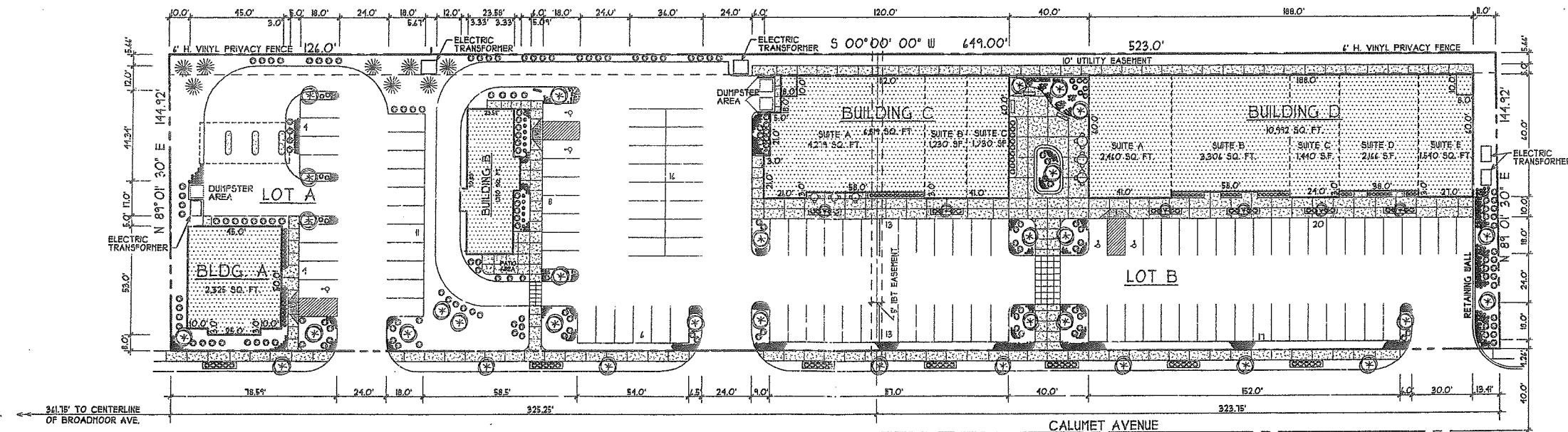
BUILDINGS

| | |
|------------|----------------|
| BUILDING A | 2,325 SQ. FT. |
| BUILDING B | 1,750 SQ. FT. |
| BUILDING C | 4,819 SQ. FT. |
| BUILDING D | 10,992 SQ. FT. |
| TOTAL | 21,886 SQ. FT. |

PARKING

| | |
|------------|----------|
| | PROVIDED |
| RESTAURANT | 22 |
| BANKING | 19 |
| RETAIL | 71 |
| TOTAL | 112 |

PARKING RATIO 5.12/1000



PROPOSED SITE PLAN

1" = 30'-0"

BOYER
construction group corp.

6801 EXPRESS DRIVE, HIGHLAND, IN 46322
(317) 894-8771

BOYER
properties, inc.

6801 EXPRESS DRIVE, HIGHLAND, IN 46322
(317) 894-8771

MUNSTER SHOPS
8201 CALUMET AVENUE
MUNSTER, INDIANA

PROPOSED SITE PLAN

PROJECT NO.
07104

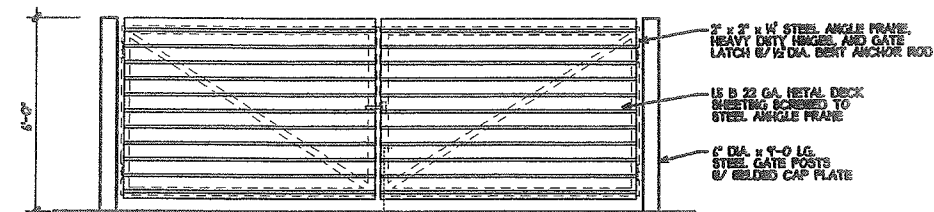
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REVISIONS

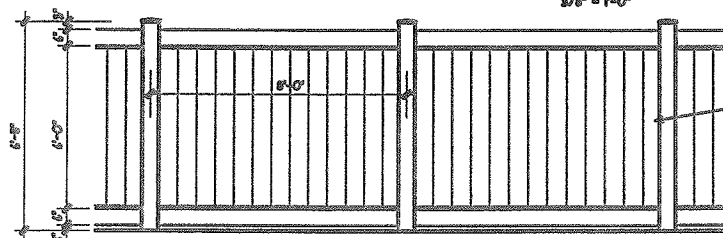
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PRI.2.2

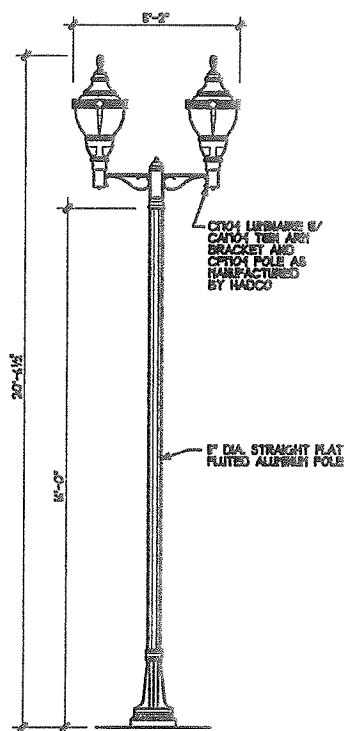
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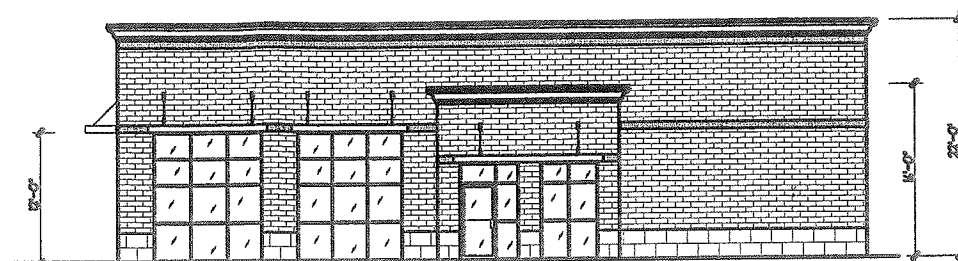
DUMPSTER GATE DETAIL



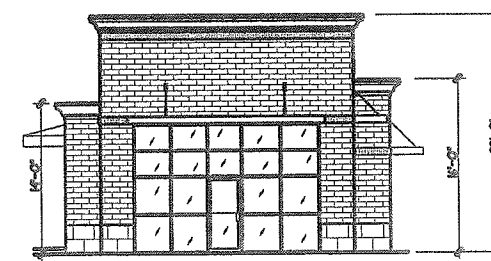
PRIVACY FENCE ELEVATION



LIGHTING DETAIL



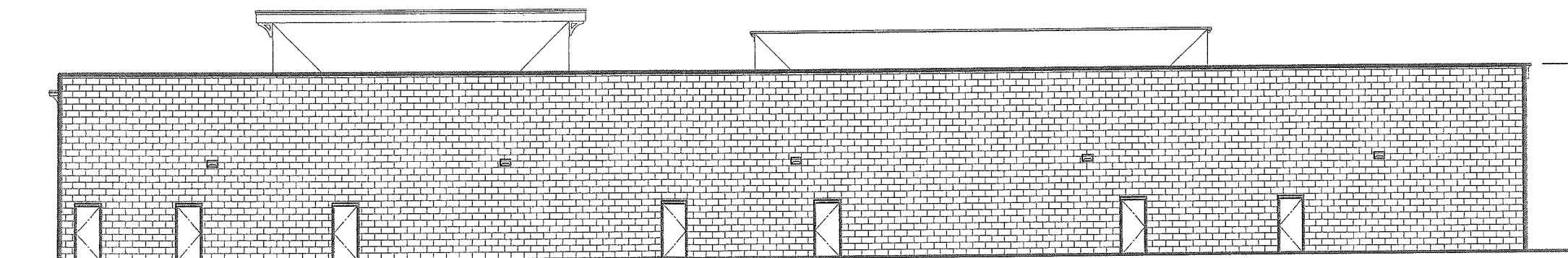
BUILDING B
SOUTH ELEVATION



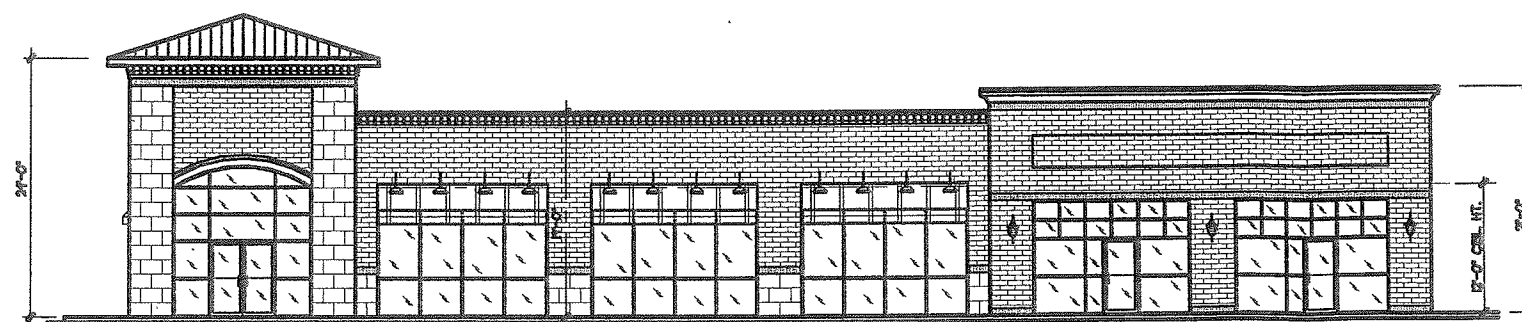
BUILDING B
WEST ELEVATION



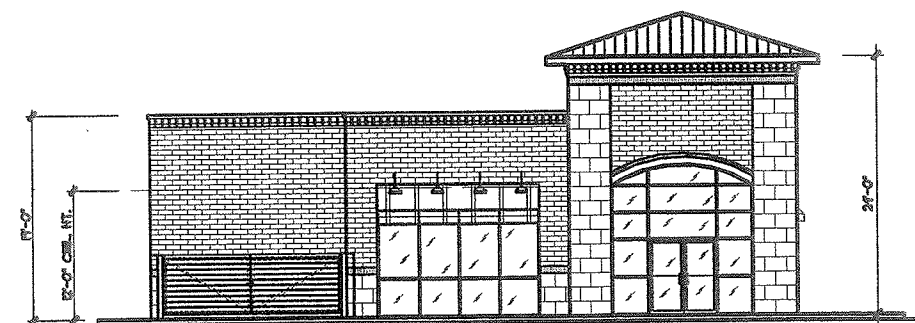
BUILDING D
WEST ELEVATION



BUILDING D
EAST ELEVATION



BUILDING C
WEST ELEVATION



BUILDING C
NORTH ELEVATION

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OTHERS WITHOUT PRIOR WRITTEN CONSENT.

BOYER
construction group corp.

BOYER
properties, inc.

MUNSTER SHOPS
8201 CALUMET AVENUE
MUNSTER, INDIANA

PROPOSED ELEVATIONS

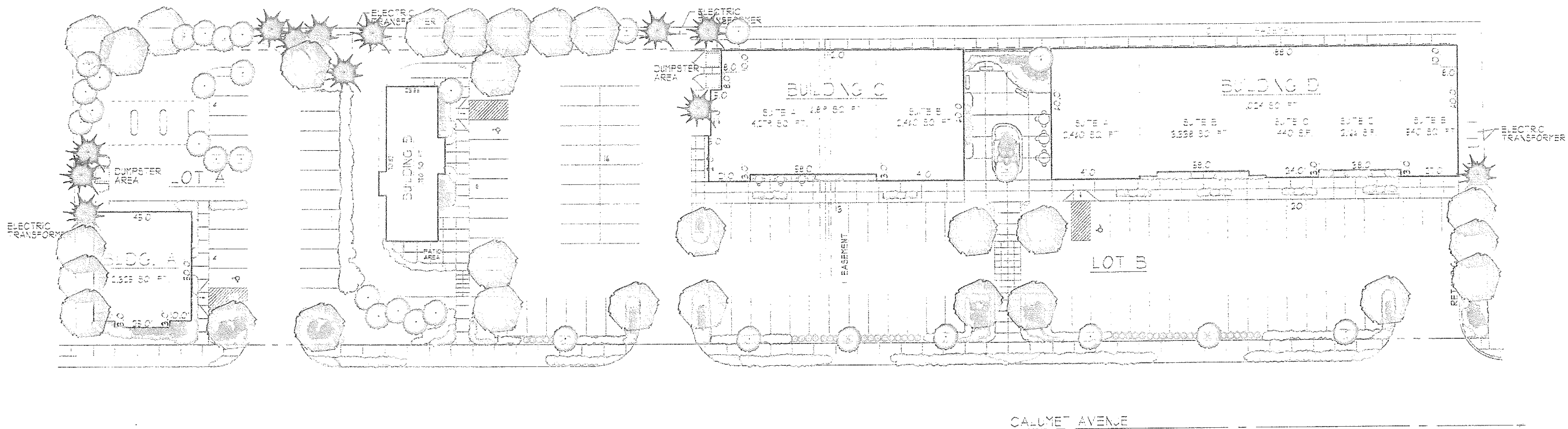
PROJECT NO.
07104


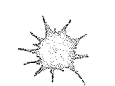



DATE
NOV. 26, 2007

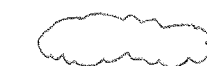
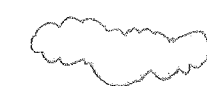


REVISIONS

SHEET NO.

PR3.1.4



-  Shade Trees 2.5" caliper
-  Evergreen Trees 7-8' height
-  Ornamental Trees 2" caliper
-  Deciduous shrubs 24" spread
-  Evergreen Shrubs 24" spread

-  Ornamental Grass 2 gallon plants 18" o.c.
-  Perennial Flowers 1 gallon plants 12" o.c.
-  Annual Flowers
-  Low Profile, salt-tolerant, Groundcover

Munster Shops

Landscape Development Plan

LAKE SHORE
LANDSCAPING INC.

