



# PLAN COMMISSION STAFF REPORT

**To:** Members of the Plan Commission

**From:** Tom Vander Woude, Planning Director

**Meeting Date:** September 13, 2022

**Agenda Item:** PC Docket No. 22-015

**Application:** **Development Plan**

**Hearing:** **PUBLIC HEARING**

**Summary:** CA Health & Science Trust and Poblocki Sign Company on behalf of Rush University Medical Group requesting approval of a development plan for Rush University Medical Group at Lake Business Center PUD at 9200 Calumet Ave.

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**Applicant:** CA Health & Science Trust and Poblocki Sign Company on behalf of Rush University Medical Group

**Property Address:** 9200 Calumet Avenue

**Current Zoning:** Planned Unit Development

**Adjacent Zoning:** North: PUD/CD-4.A  
South: SD-M  
East: CD-4.A  
West: SD-M

**Action Requested:** Approval of development plan

**Additional Actions Required:** Findings of Fact

**Staff Recommendation:** **Approval with conditions**

**Attachments:**

1. Lake Business Center – Parking Requirement memo with attachment prepared by CAHST Munster, LLC dated 08.09.2022
2. Photos of South Lot (Annex Building) – 8/4/22 9:30am submitted by applicant
3. Rush University Medical Center sign package prepared by Cardosi Kiper Design Group dated 08.03.2022
4. Lake Business Center Master Plan prepared by OKW Architects dated 03.30.2015

## BACKGROUND

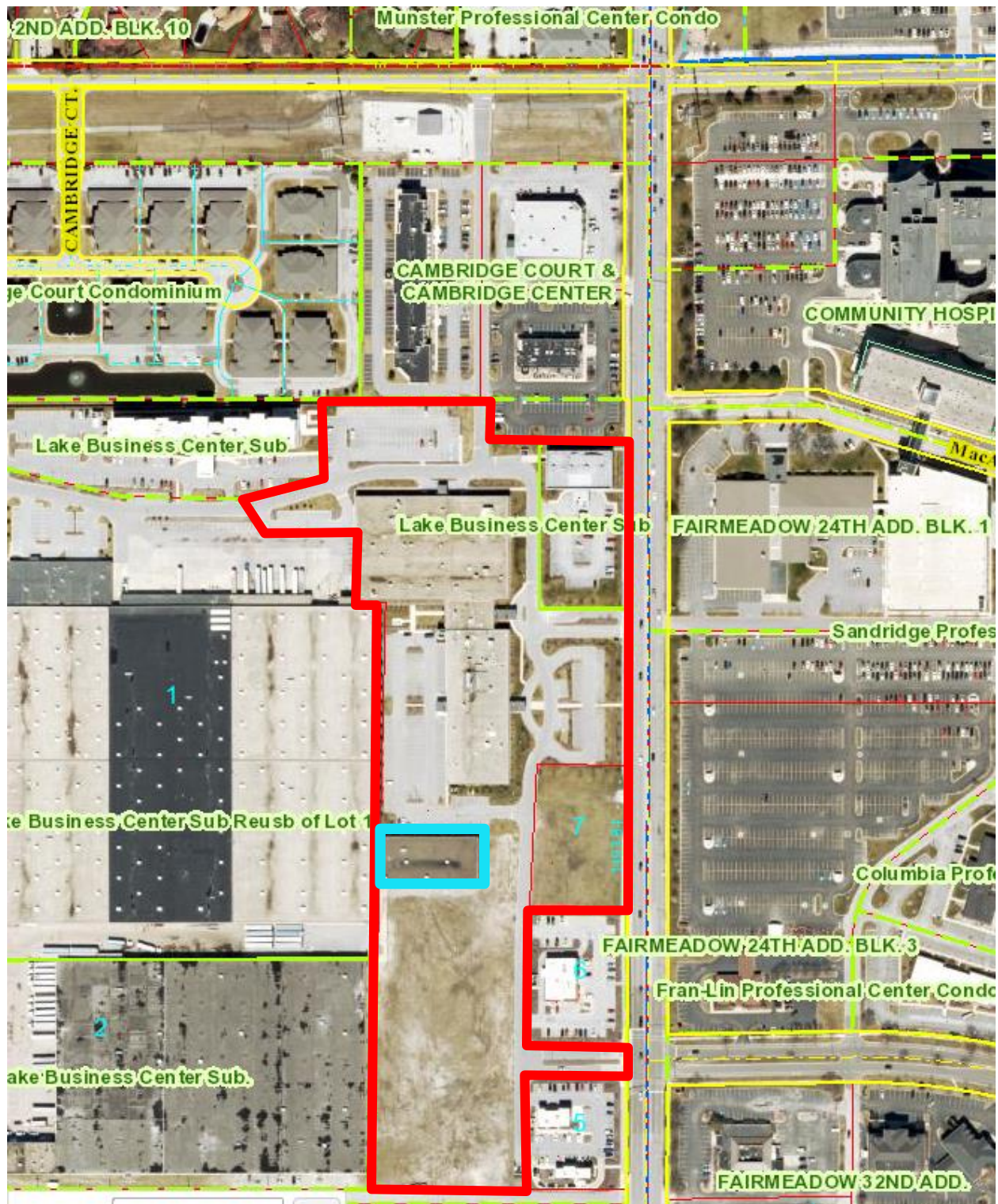


Figure 1: CAHST property outlined in red. Subject building highlighted in blue.

1005 Ridge Road • Munster, IN 46321 • (219) 836-8810 • Police/Fire Emergencies 911

Police Non-Emergency (219) 836-6600 • Fire Non-Emergency (219) 836-6960

[www.munster.org](http://www.munster.org)



CA Health and Science Trust (CAHST) and Poblocki Sign Company have submitted an application for approval of a development plan to improve 8,049 square feet of the “Adapted Office Building” at the Lake Business Center as the Rush University Medical Center (Rush). The remainder of the building is occupied by the South Suburban Surgical Suites. The proposed scope of the improvements includes an interior buildout and installation of signage.

The adapted office building is outlined in the aerial photo below. It is located west of the undeveloped outlot in the Lake Business Park. The building is approximately 18,275 square feet. Approximately 10,000 square feet of the building is built out as the South Suburban Surgical Suites.



Figure 2 Adapted office building

In late 2019, the Plan Commission approved a development plan for the Adapted Office Building which included exterior façade improvements, parking lot layout, lighting, and landscaping plans. With respect to the Rush University Medical Center there are only two approvals that need to be considered by the Plan Commission: expansion of the parking lot and building signage.

A preliminary hearing was held on August 9, 2022. The plans are unchanged.

### Parking Lot Expansion

By ordinance, all parking in the Lake Business Center is shared among the tenants. As shown in the attached PUD site plan, the Adapted Office Building parking lot is required to include 181 spaces. In late 2019, when the Plan Commission approved the development plan for South Suburban Surgical Suites, the Commission agreed to permit the developer to construct only 129 spaces upon the condition that the remainder of the spaces would be constructed when the remainder of the building was built out. A written commitment was provided by the former owner.

The applicant has prepared a memo describing three alternatives related to the parking lot expansion and are requesting approval of Option #1.

- Option #1 Postpone the expansion of the parking lot until the development of the Future Office Building. The uses within the Adapted Office Building only require only 104 spaces so the lot is more than sufficient for their employees and clients.
- Option #2 As an alternative, CAHST has proposed constructing 51 spaces of the North Outlot's parking lot.
- Option #3 Expand the parking lot in keeping with the original agreement.



Figure 3 Excerpt from Ord. 1602 showing adapted office building and future office building

## Signage

Signage in the development is governed by the Lake Business Center Development Signage Guidelines which were approved by the Munster Plan Commission in April 2014. These guidelines include standards for development signs, wayfinding signs, and individual tenant signs. The guidelines specifically exclude the Adapted Office Building, though. In the absence of specific guidelines, Section 26-6.804.L.9.f.ix of the Munster zoning ordinance lists the following standard for Planned Unit Developments:

*Signage shall comply with the Sign Standards of Division 7 as if the property were in Character District CD-5.*

Rush University Medical Center has provided a sign package that includes wall signs on the south and east elevations and a window sign at the entrance. Staff has reviewed the submitted sign package and has found that corrections need to be made to address the following:

Code Section		Standard	Permitted	Proposed
1.	Table 26-6.701.B Sign Types – Wall Sign – Specific Standards	Quantity	Maximum 1 per first floor business Frontage if multi-tenant Building – one (1) sign on the east and one (1) sign on the south side of the building;	(1) Sign on the east side of the building and (2) signs on the south side of the building
2.	Table 26-6.701.B Sign Types – Wall Sign – Specific Standards	Dimensions Sign Size Lot with bldg. setback greater than or equal to 100'  Overall Height (max)	48" height permitted by ordinance;	60" cabinet height
3.	Table 26-6.701.B Sign Types – Wall Sign – Specific Standards	Dimensions Depth/Projection	Max 7 inches permitted by ordinance;	9 inches (6 inch cabinet with 3 inch channel letters)
4.	Section 26-6.701.B.5.t – General Sign Provisions	Except as may be expressly permitted in the Article, Neon Signs, Cabinet Signs, and Projection Signs are not permitted	N/A	(3) Cabinet Signs

**RECOMMENDATION**

Staff recommends that the Plan Commission permit the postponement of the construction of the 51 parking spaces associated with the Adapted Office Building until the construction of the Future Office Building. Staff further recommends that the applicants revise the sign package to comply with the Sign Standards of Division 7 as if the property were in Character District CD-5.

**MOTION**

The Plan Commission may wish to consider the following motion:

*Motion to approve PC Docket No. 22-015 approving a development plan for the signage and parking area for Rush University Medical Group at Lake Business Center PUD at 9200 Calumet Avenue including permitting the postponement of the construction of the 51 parking spaces associated with the Adapted Office Building until the construction of the Future Office Building*

*With the following condition: the applicants revise the sign package to comply with the Sign Standards of Division 7 as if the property were in Character District CD-5.*



## Memorandum

**To:** Town of Munster Planning Committee  
**From:** CAHST Munster, LLC a subsidiary of CA Health & Science Trust ("CAHST")  
**Date:** 8/9/22  
**Subject:** Lake Business Center – Parking Requirement

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Thank you for the opportunity to present three options to meet the current PUD requirement to add 51 parking spaces in conjunction with the interior buildout of our newest tenant RUSH Medical Center ("RUSH").

### **Proposed Options:**

#### Option #1 – Do nothing, for now...

- Add no additional parking in conjunction with the RUSH buildout. Additional parking at the south end will not benefit the rest of the campus due to distance and the fact that the current south lot is underutilized. The additional 51 spaces would instead be added at the time of development of the retail parcel along Calumet or the South parcel Office Building. The parking will come, but not at this time.

#### ***Option #2 – Build the additional parking, but in a better location that serves a purpose today and for future***

- Build the additional parking, but in a location that improves the overall shared campus parking. By utilizing the very north area of the Calumet parcel, parking is provided closer to where the current need lies. This is not in conflict with what was approved in the past, but rather a phasing of the work. The parking location will be better suited to fit the actual need and still allow for build out on the balance of the parcel. It should be noted that this does not require a change in the PUD, but rather authorization to proceed with a phase of the work.

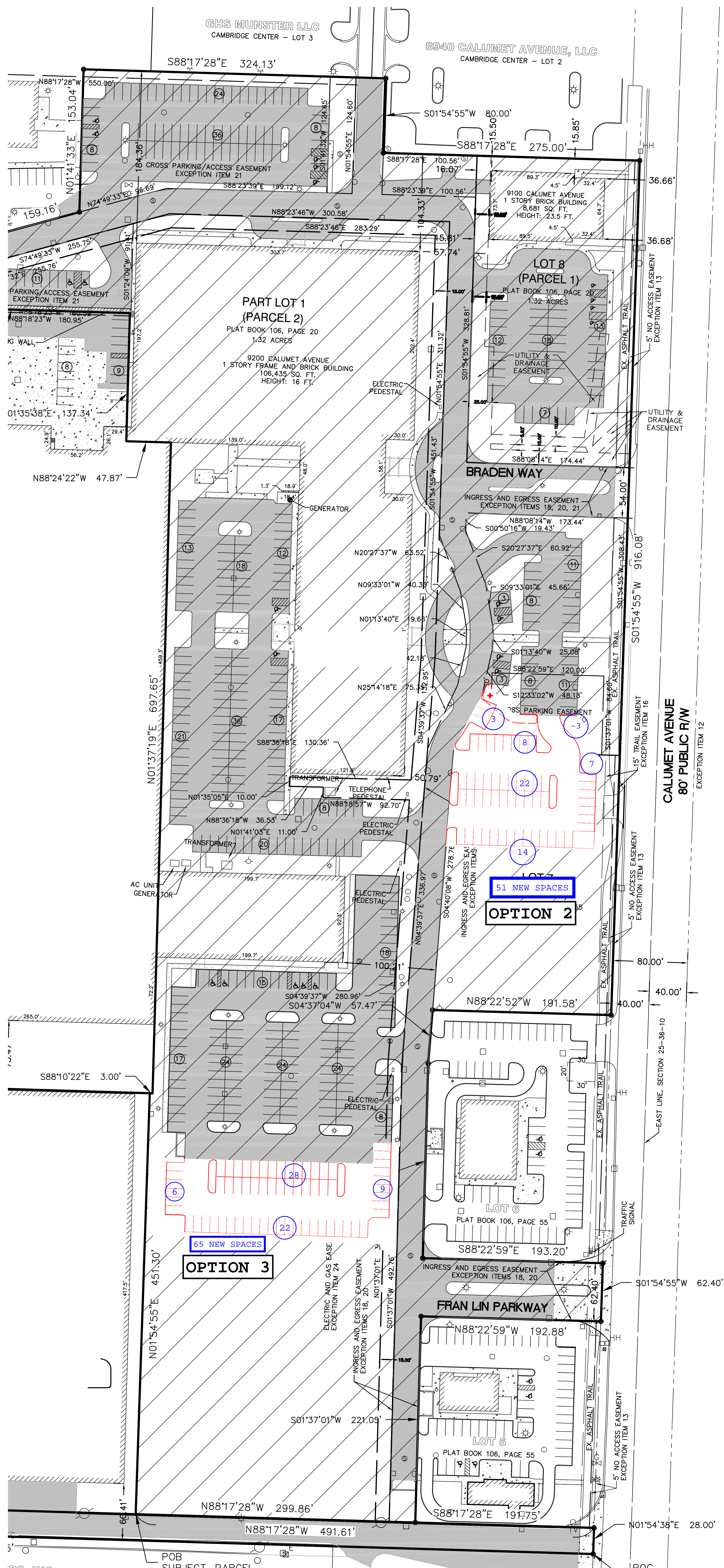
#### Option #3 – Build as approved in 2019

- Build as approved in 2019, however this effort will not bring any actual benefit to the new or current tenant base. It will essentially be vacant parking spaces in the near term as it will not likely be utilized until a new office building is developed. It should be noted that this parking will likely conflict with the future development of the balance of this parcel and will likely need to be demolished. Therefore, this is neither optimal nor preferred.

CAHST is committed to the growth and success of the Lake Business Center and the neighboring community. By bringing another prestigious and well respected business / employer such as RUSH into the building and neighborhood, we are taking steps towards that growth.

Thank you for your time and consideration.



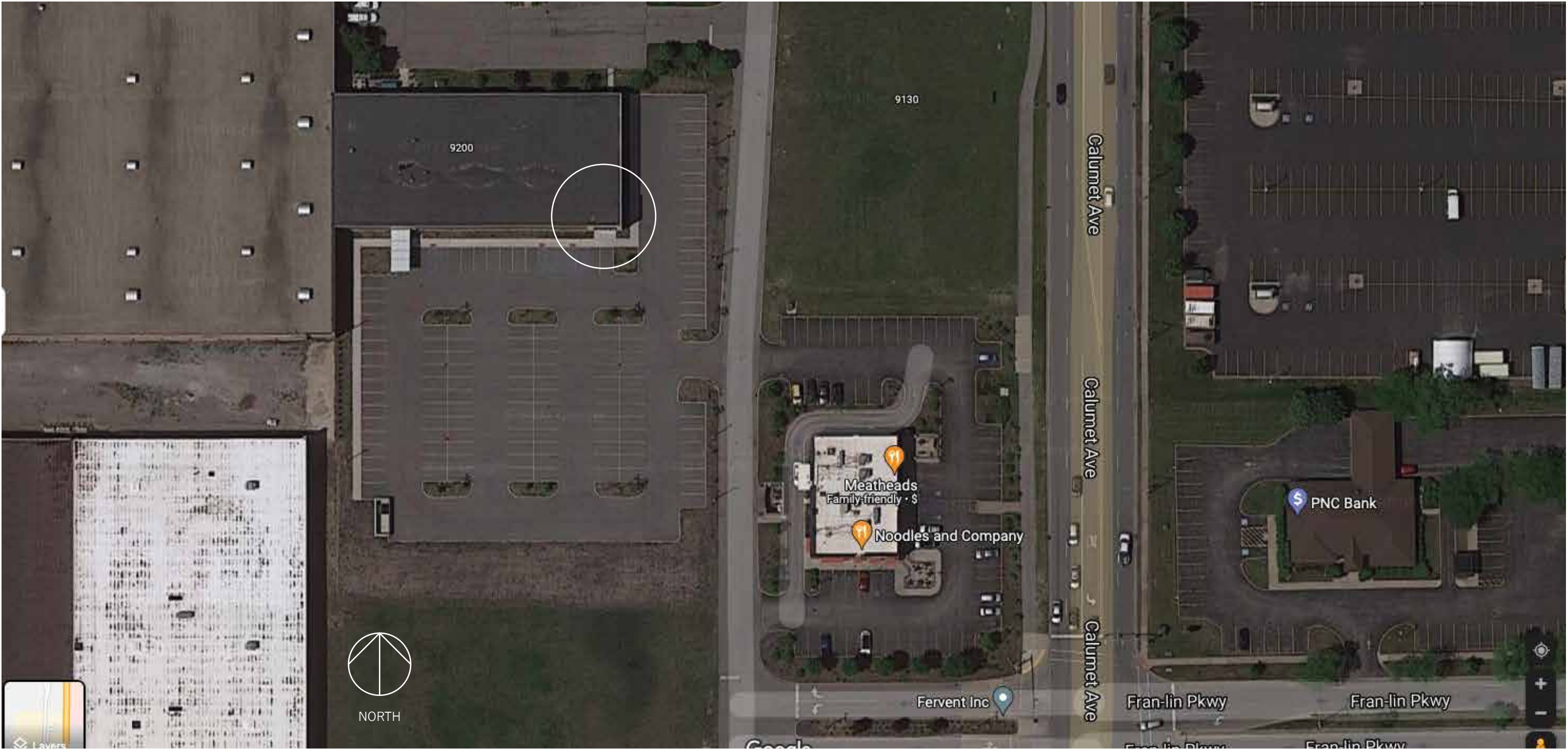




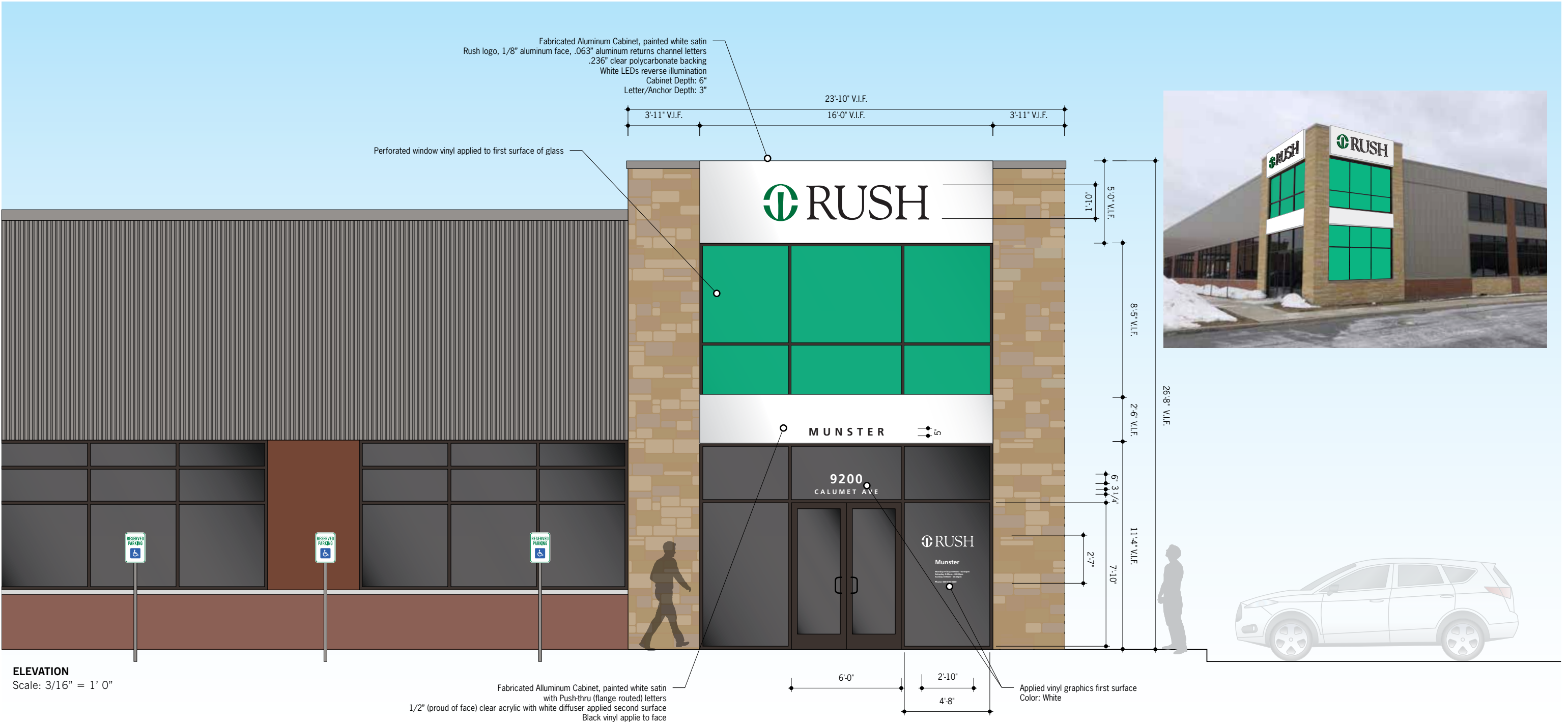
**South Lot (Annex Building) – 8/4/22 9:30am**

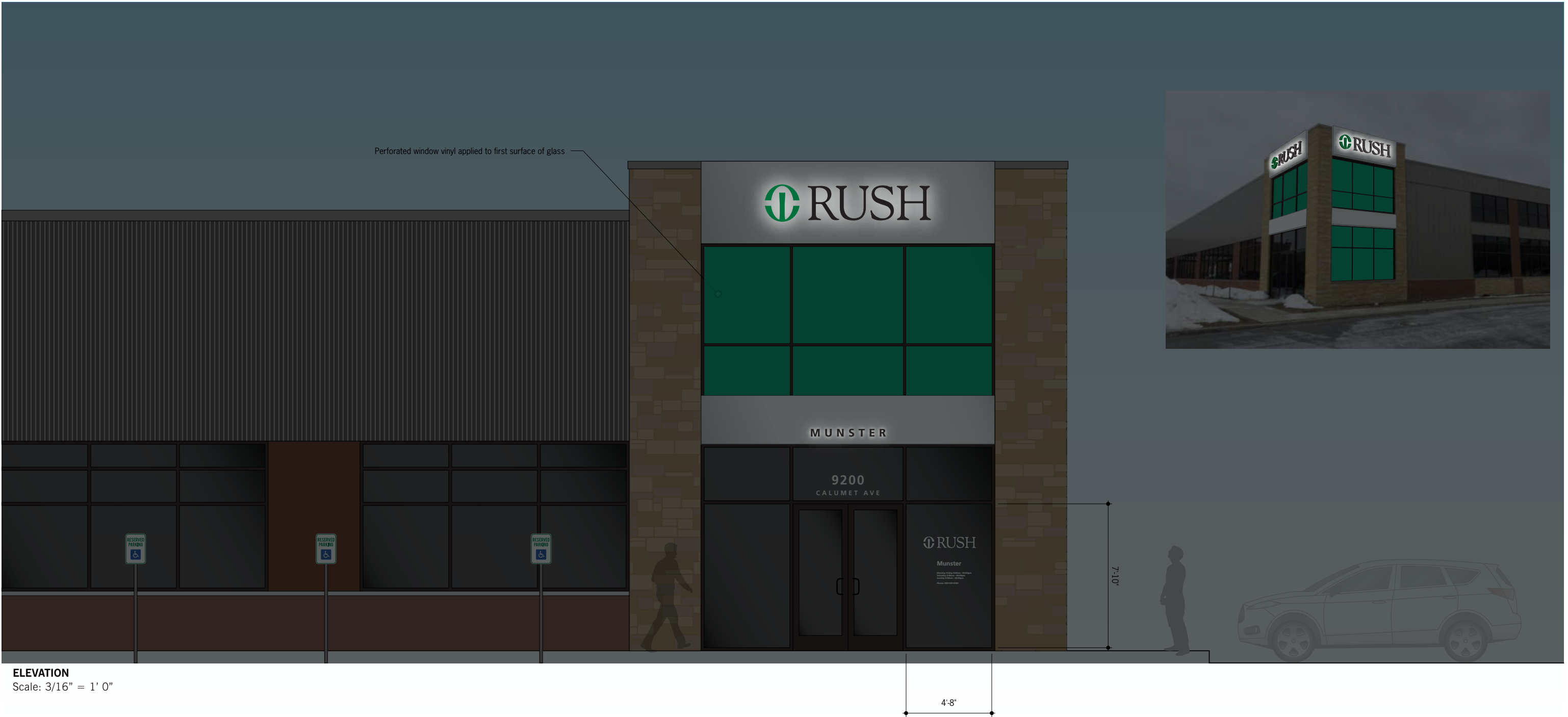






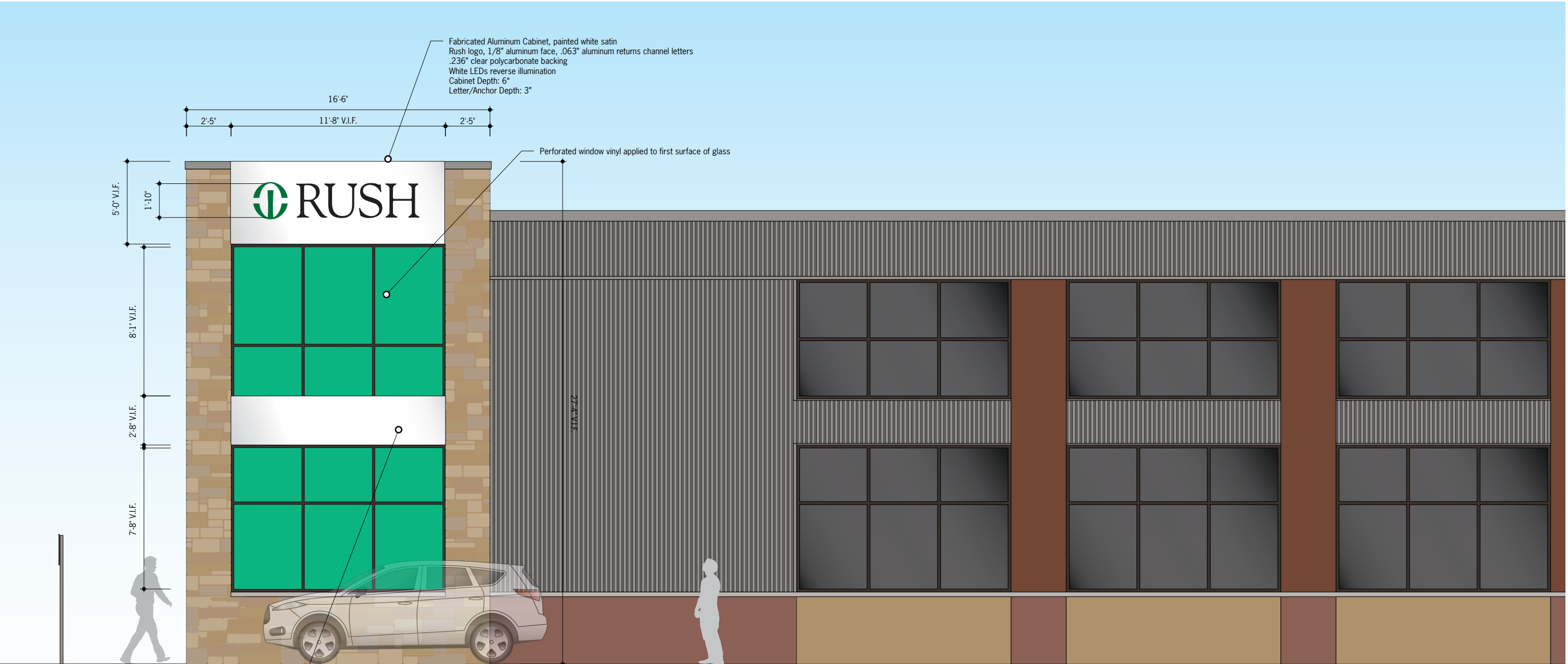






ELEVATION  
Scale: 3/16" = 1' 0"





Fabricated Alluminum Cabinet, painted white satin



Rush University Medical Center  
1653 W. Congress Parkway  
Chicago, IL 60612

Cardosi Kiper Design Group  
2437 South Western Avenue  
Chicago, Illinois 60608

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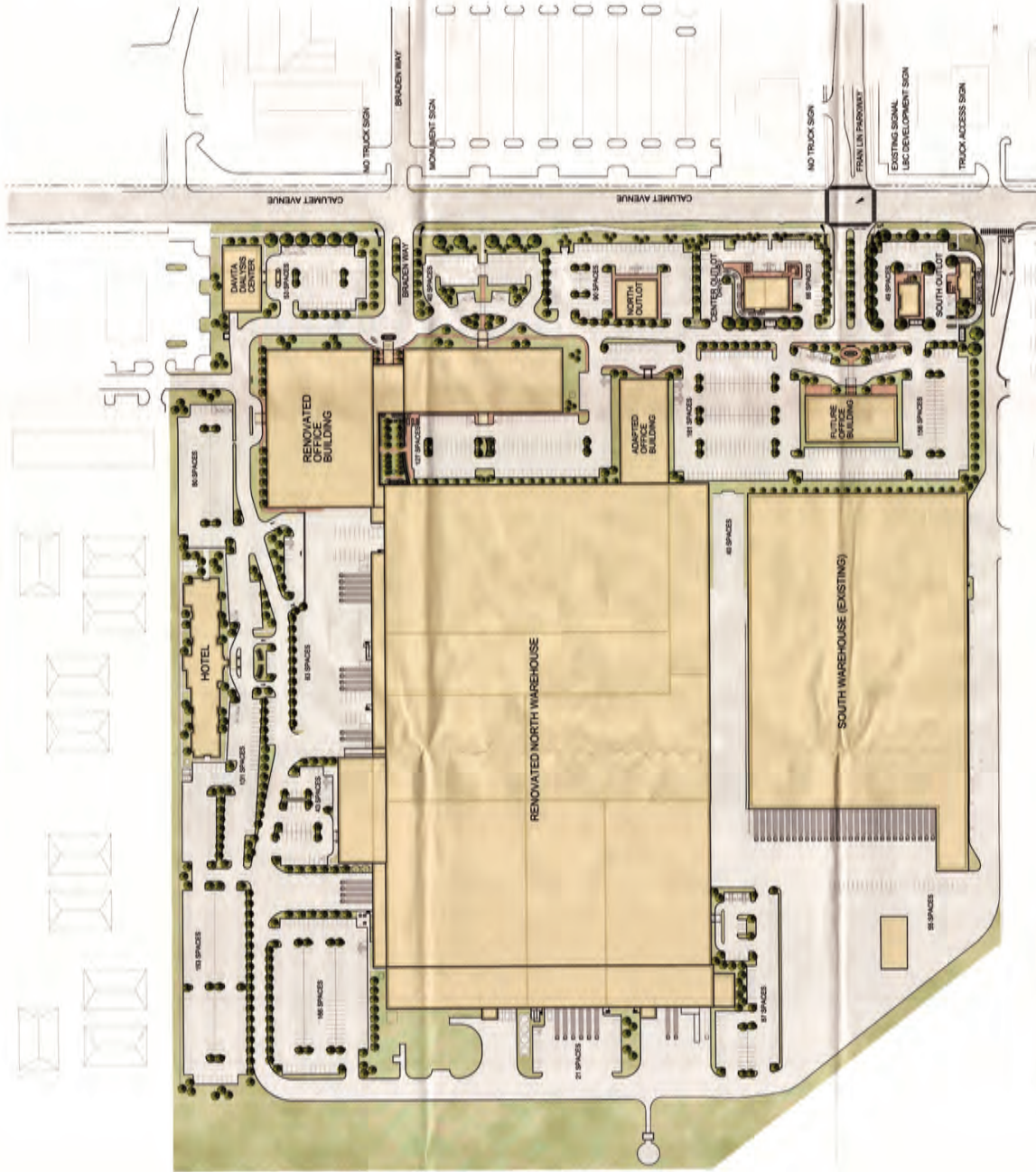
08.03.22  
Rush University Medical Center  
Northwest Indiana, Munster

Phase 4.0  
Design  
Development

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**SITE TABULATION:**

BUILDING	USE(S)	AREA	PARKING REQUIRED
DAWITA CENTER	MEDICAL CLINIC	3,000 SF	52 SPACES REQUIRED
HOTEL	HOTEL	99 ROOMS	131 SPACES REQUIRED
RENOVATED OFFICE BUILDING	OFFICE	100,100 SF	199 SPACES
MEDICAL CLINIC	MEDICAL CLINIC	55,500 SF	314 SPACES
SERVICE AREAS	SERVICE AREAS	5,000 SF	NA
CIRCULATION	CIRCULATION	15,300 SF	NA
ADAPTED OFFICE BUILDING	OFFICE	18,500 SF	31 SPACES
MEDICAL CLINIC	MEDICAL CLINIC	9,250 SF	53 SPACES
RENOVATED NORTH WAREHOUSE	OFFICE	648,200 SF	102 SPACES
MANUFACTURING	MANUFACTURING	30,750 SF	113 SPACES
WAREHOUSE STORAGE	WAREHOUSE STORAGE	528,450 SF	370 SPACES
SOUTH WAREHOUSE	WAREHOUSE STORAGE	258,175 SF	162 SPACES
FUTURE OFFICE BUILDING	OFFICE	32,000 SF	52 SPACES
MEDICAL CLINIC	MEDICAL CLINIC	15,000 SF	53 SPACES
NORTH OUTLOT	RESTAURANT SERVICE	6,000 SF	57 SPACES
CENTER OUTLOT	RESTAURANT (14 SEATS) RESTAURANT (95 SEATS) SERVICE	5,240 SF 2,740 SF 2,697 SF	NA 40 SPACES (40) 44 SPACES (44)
SOUTH OUTLOT	NORTH RESTAURANT (50 SEATS) SOUTH RESTAURANT (50 SEATS) SERVICE	1,250 SF 1,250 SF 200 SF	NA 38 SPACES (38) 30 SPACES (30)

**CODE REQUIRED PARKING RATIOS:**

USE	PARKING REQUIRED
HOTEL	1.25 / ROOM
RESTAURANT	5.00 / 300 SF
OFFICE	1.00 / 2.5 SEATS
MEDICAL CLINIC	3.30 / 1,000 SF
WAREHOUSE STORAGE	5.70 / 1,000 SF
WAREHOUSE STORAGE	0.70 / 1,000 SF

**SITE PARKING ANALYSIS:**

PARKING REQUIRED	PARKING PROVIDED	DIFFERENCE
1,347 SHARE SPACES	1,437 SHARE SPACES	228 SPACES UNDER
		PER TOWN CODE

**SITE SIGNAGE:**  
 \*PER TOWN APPROVED LAKE BUSINESS CENTER DEVELOPMENT SIGNAGE  
 GUIDELINES DATED 6 APRIL 2014

**PROPOSED**



OKW Architects

DATE: MARCH 31, 2015

PROJECT NUMBER: 11030

**SIMBORG DEVELOPMENT, INC.**

**L B C**

**LAKE BUSINESS CENTER  
MASTER PLAN**

**MUNSTER, INDIANA**

