



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. 22-014

Application: **Zoning Amendment – Planned Unit Development Amendment**

Hearing: **PUBLIC HEARING**

Summary: Image Resource Group on behalf of CA Health & Science Trust requesting approval of an amendment to the Lake Business Center Planned Unit Development to revise the site signage plan for the Lake Business Center PUD at 9200 Calumet Avenue.

Applicant: Image Resource Group on behalf of CA Health & Science Trust

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: Favorable Recommendation

Additional Actions Required: Findings of Fact
Town Council Approval

Staff Recommendation: **Favorable recommendation with conditions**

Attachments:

1. CA Health and Science Trust signage Recommendation Book prepared by Image Resource Group dated 08.26.2022
2. Lake Business Center Development Signage Guidelines prepared by OKW Architects dated 4.8.2022

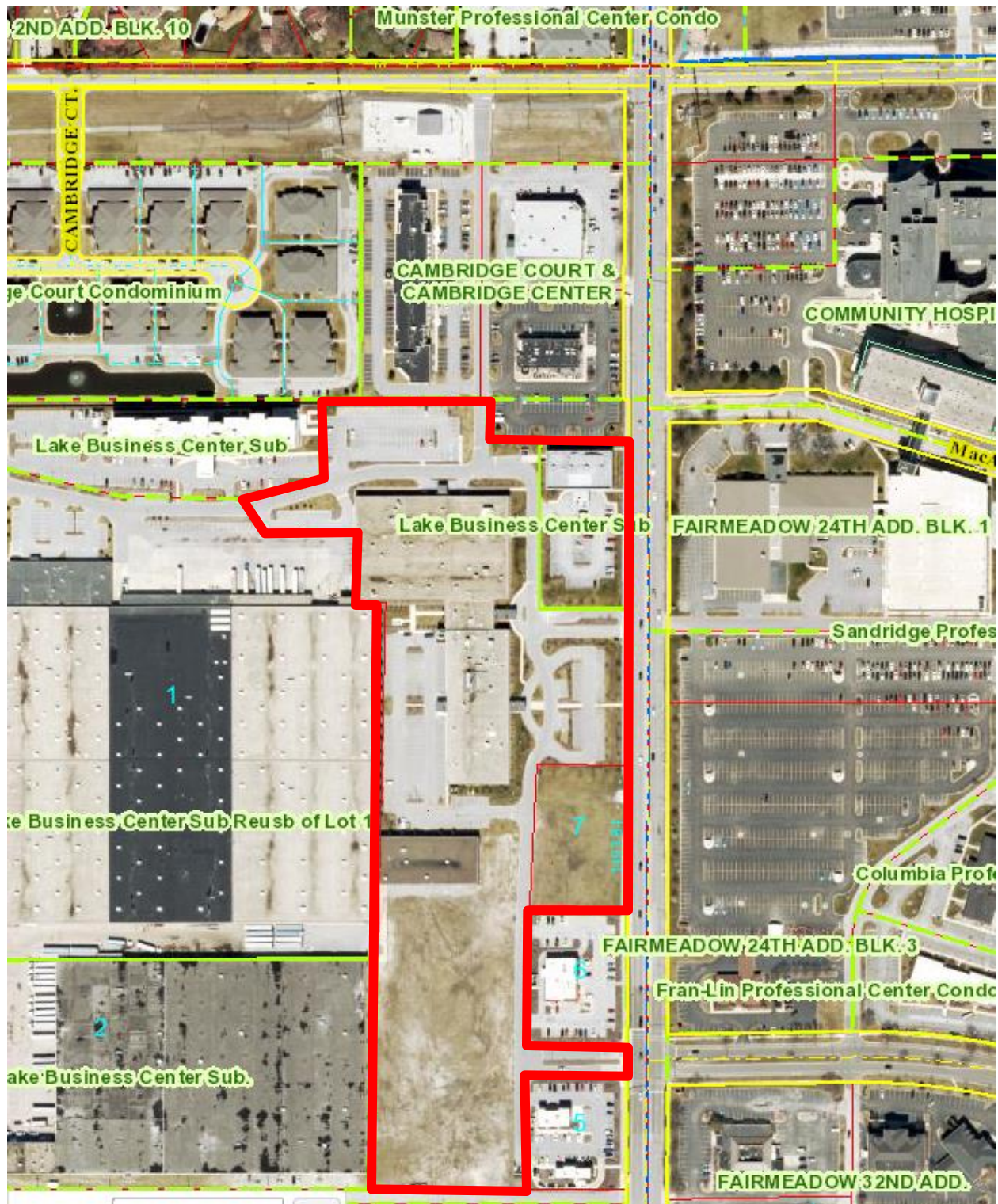
BACKGROUND

Figure 1: Subject property outlined in red.

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

Image Resource Group on behalf of CA Health and Science Trust (CAHST) has submitted an application to amend the current Lake Business Center Planned Unit Development and replace the existing signage guidelines with a comprehensive directional and wayfinding sign program throughout their portion of Lake Business Center.

A preliminary hearing was held on August 9, 2022. The applicants have revised their plans and now propose 3 directional monument signs, 4 directional post signs, 6 tenant monument signs, 3 single plate letter building entrance signs, 3 vinyl graphic building entrance signs, and 7 parking area signs attached to the parking lot light poles.

The most significant revisions have been made to the monument signs, which have been reduced in size and area and now include a stone base.

CAHST acquired a portion of the Lake Business Center in the fall of 2021. The property under CAHST's ownership includes the Davita Dialysis Center, the Renovated Office Building, the Adapted Office Building, the North Outlot, and the Future Office Building designated in the approved site plan shown below, as well as portions of the parking areas.

The subject property is located in the Lake Business Park Planned Unit Development. The PUD was established in 2006 and was amended in 2012, 2013, and 2015. The PUD requires shared parking throughout the development including the CAHST-owned portion as well as the outlots, hotel lots, and manufacturing areas.

Signage in the development is currently governed by the attached 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.



Analysis

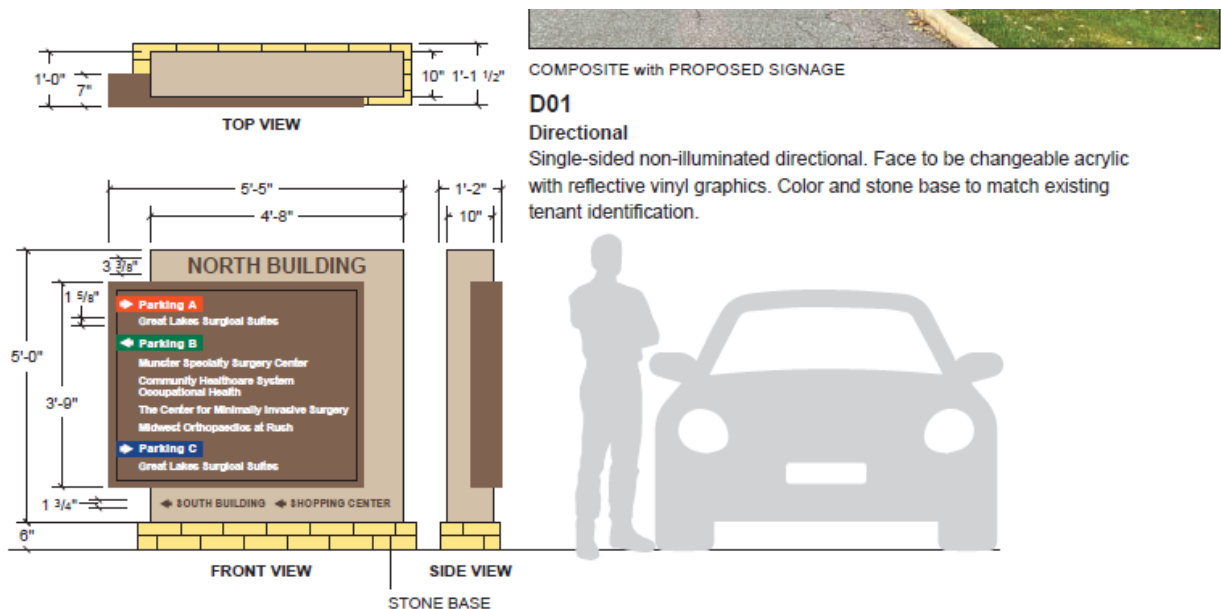
Section 26-6.804.L.9.f.ix of the Munster zoning ordinance lists the following standard for Planned Unit Developments:

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

The proposed signage package includes the following:

3 Directional Monument Signs

The proposed signs are metal cabinet signs set on stone bases with acrylic changeable faces that identify parking areas and tenants using vinyl graphics. The signs are 5' tall and 27.5 square feet in area. The signs are non-illuminated.



PG-6

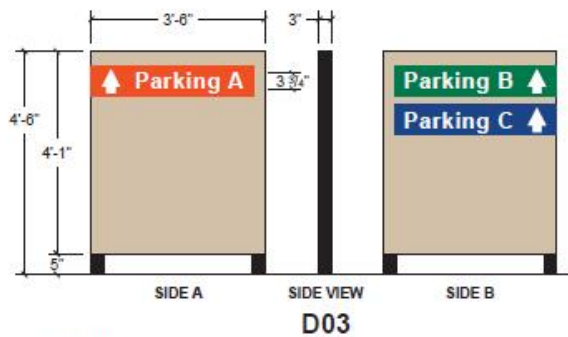
Per the Munster zoning ordinance, the permitted sign area for monument style signs is 18 square feet and the permitted height is 6 feet. A masonry base that is at least 100% of the width of the sign face at its widest point is required for all monument signs. Directional signs are limited to 4 square feet. Vinyl graphics are not permitted.

4 Parking Directional Post Signs

The proposed signs are post-type signs with reflective vinyl graphics that provide direction to parking areas. The signs are 4.5' tall and 15.75 square feet in area.



PROPOSED SIGNAGE LOCATION - D03 - SIDE A

PROPOSED SIGNAGE LOCATION - D04 - SIDE A
(LANDSCAPING REQUIRED - TRIM TREES)

Directional

Double-sided non-illuminated post and panel directional with reflective vinyl graphics.



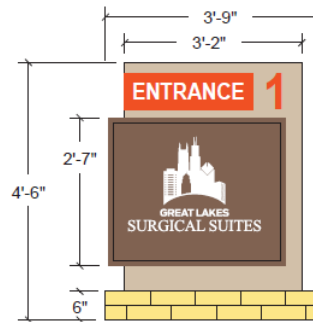
D04

Per the Munster zoning ordinance, the permitted sign area for post style signs is 8 square feet. The permitted height of the total sign is 6 feet, the permitted height of the sign panel is 48 inches, and the permitted width is 40 inches. The design standards for a post sign state that it shall be mounted on one or two 4-sided stained or painted wood or metal post(s) by an ornamental, horizontal, stained or painted metal or wood arm and it shall be made of wood or metal, with either raised, engraved, or painted lettering.

Directional signs are limited to 4 square feet. Vinyl graphics are not permitted.

6 Monument Tenant Signs

The proposed monument signs are sited at the building entrances to identify tenants. They are proposed to be non-illuminated metal cabinet signs on stone bases with acrylic changeable faces and vinyl graphics. All six signs are to be 4.5' in height and 15 square feet in area.

**M01****Tenant Identification**

Single-sided non-illuminated Tenant Identification. Face to be changeable acrylic with reflective vinyl graphics. (Production graphics required.) Existing Tenant Identification to be removed.

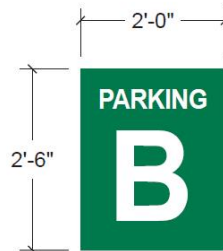
Per the Munster zoning ordinance, the permitted sign area for monument style signs is 18 square feet and the permitted height is 6 feet. A masonry base is required for all monument signs and sign faces must be authentic brick, stone, or solid metal or wood, with lettering, logo or branding made of solid metal or channel lettering.

7 Parking Pole Signs

Within each parking lot, the applicant proposes parking lot ID signs to be affixed to the parking lot light poles. Each sign is to be 5 square feet.



PROPOSED SIGNAGE LOCATION - SIDE A

**P03 - P04****Parking Lot ID**

0.125 Aluminum painted blue with reflective white vinyl graphics. Posted on front and back of light posts. Qty. 4

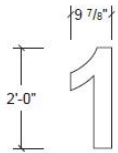
The Munster zoning ordinance restricts directional signs to 4 square feet.

3 Plate Letter Entrance Signs

A 2' tall white aluminum numeral is proposed to be installed at each entrance.



TING ENTRANCE
ove existing tenant identifiers.



PL01

Plate Letter

1/2" aluminum plate letter
painted white.

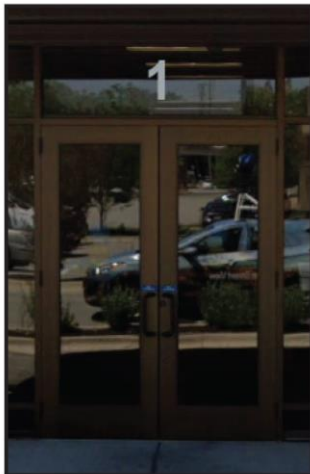


COMPOSITE PHOTO with PROPOSED SIGNAGE

The maximum permitted height of a wall sign is 2'.

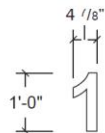
3 Vinyl Graphic Building Entrance Signs

A 1' tall white vinyl graphic is proposed to be installed at each entrance.



V01

Vinyl Graphics



A single window sign is permitted to cover a maximum of 25% of the glass onto which it is applied.

RECOMMENDATION

Staff recommends that the proposed sign plan be revised to conform substantially with the sign standards of Division 7 of the zoning ordinance as if the property were in Character District CD-5 and resubmitted prior to the public hearing.

MOTION

The Plan Commission may wish to consider the following motion:

Motion to forward to the Munster Town Council a favorable recommendation to approve PC Docket No. 22-014 adopting an amendment to the Lake Business Center Planned Unit Development to revise the site signage plan for the Lake Business Center PUD at 9200 Calumet Avenue.

With the following condition:

- 1. The proposed signage plan be revised to conform substantially with the sign standards of Division 7 of the zoning ordinance as if the property were in Character District CD-5*



EXISTING SITE PHOTOGRAPH

CA Health and Science Trust Lake Business Center 9200 Calumet Avenue

Signage Recommendation Book

9200 Calumet Avenue
Munster, IN

Preliminary Recommendations

February 4, 2022

Revisions

February 11, 2022

February 25, 2022

August 26, 2022

Kane

Kane Graphical
2255 W. Logan Boulevard
Chicago, IL 60647-2114
sales@kanegraphical.com
800-992-2921 toll free



130 Pinnacle Point Ct. Ste. 101, Columbia, SC 29223, P: 803-790-2121 F: 803-790-2125 www.imageresourcegroup.com



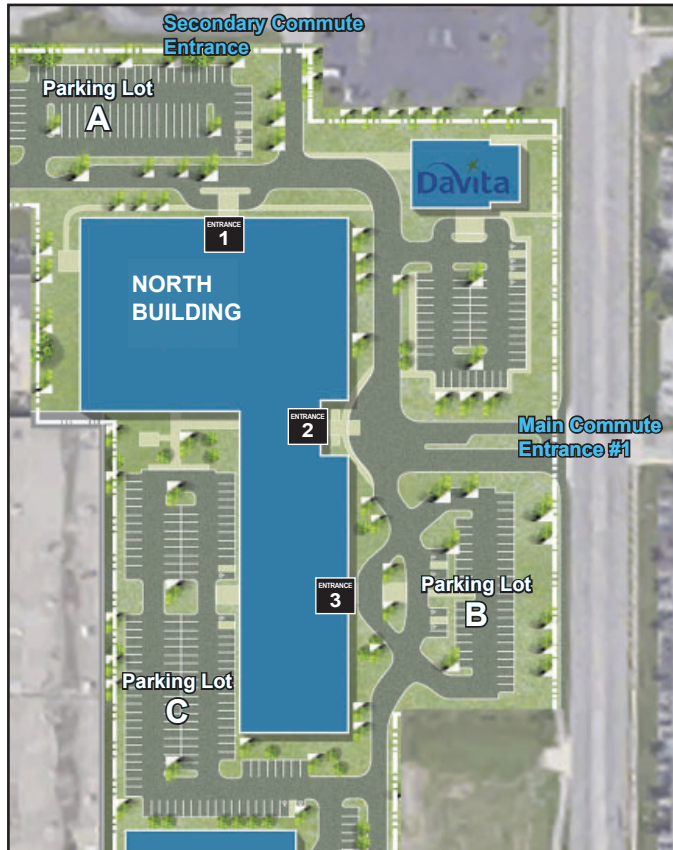
SATELLITE IMAGE



PLOT PLAN

Building Entrances - Parking Lots A & B

Main entrances for primary parking lots.



SITE PLAN



ENTRANCE 1

Current designation: "C." Existing "C" vinyl graphics to be replaced with "1".



TENANT IDENTIFICATION



ENTRANCE 2

Current designation: "A." Existing "A" vinyl graphics to be replaced with "2".



TENANT IDENTIFICATION



TENANT IDENTIFICATION



ENTRANCE 3

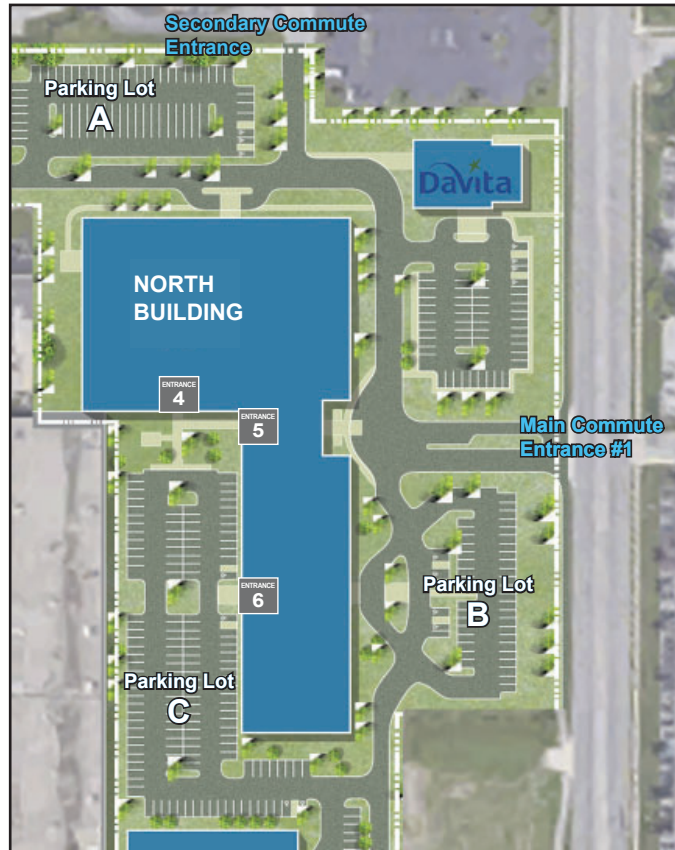
Current designation: None. "3" vinyl graphics to be added to entrance.



TENANT IDENTIFICATION

Building Secondary Entrances

Secondary entrances for Parking Lot C.



SITE PLAN



ENTRANCE 4
Current designation: None.



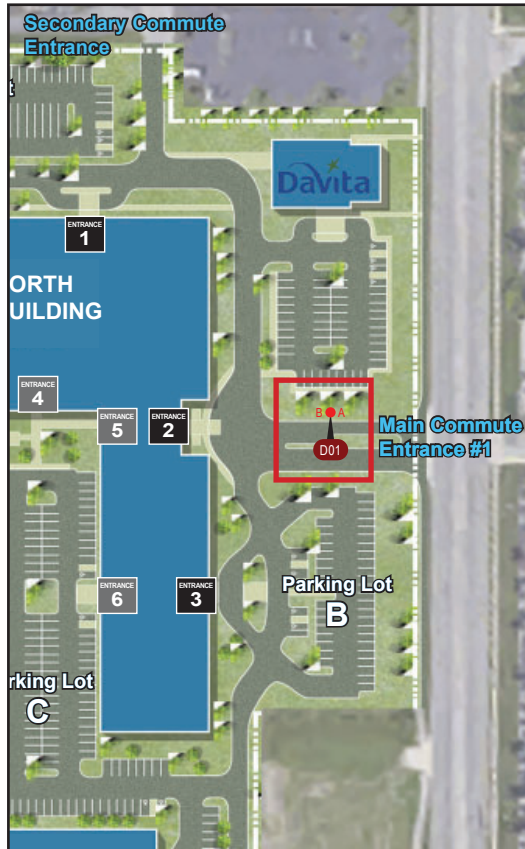
ENTRANCE 5
Current designation: None.



ENTRANCE 6
Current designation: None.

Entrance Parking Directional - Main Commute Entrance

Guests will see this directional as they enter from the main Calumet Avenue driveway. The directional directs guests the optimal parking lot regarding their destination.



SITE PLAN

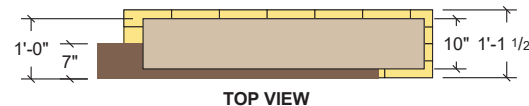
PROPOSED SIGNAGE ILLUSTRATION
 Tenant Identification sign colors TBD to match building.
 Permit approval required.



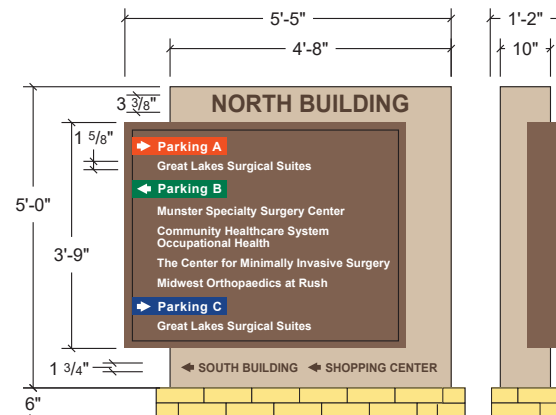
PROPOSED SIGNAGE LOCATION



COMPOSITE with PROPOSED SIGNAGE



TOP VIEW



FRONT VIEW

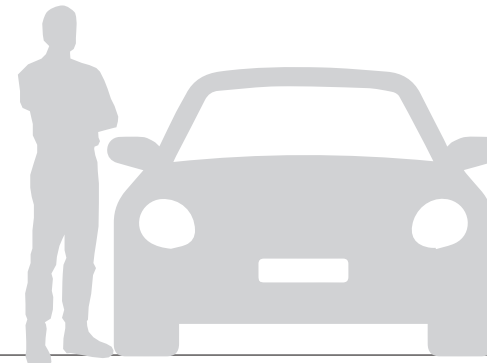
SIDE VIEW

STONE BASE

D01

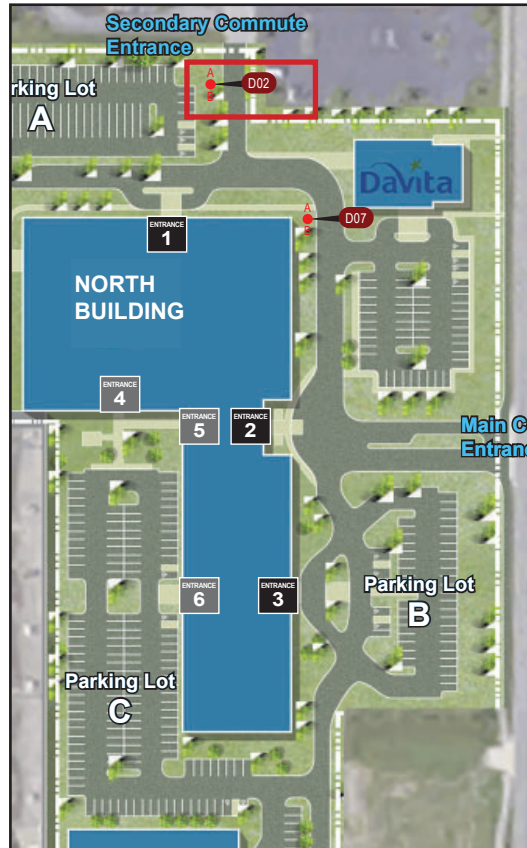
Directional

Single-sided non-illuminated directional. Face to be changeable acrylic with reflective vinyl graphics. Color and stone base to match existing tenant identification.



Entrance Parking Directional - Secondary Commute Entrance

Guests will see this directional as they enter from the secondary commute entrance at Fisher Street. The directional directs guests the optimal parking lot regarding their destination.

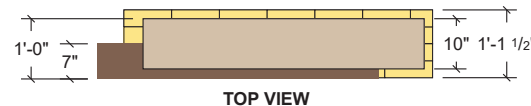


SITE PLAN

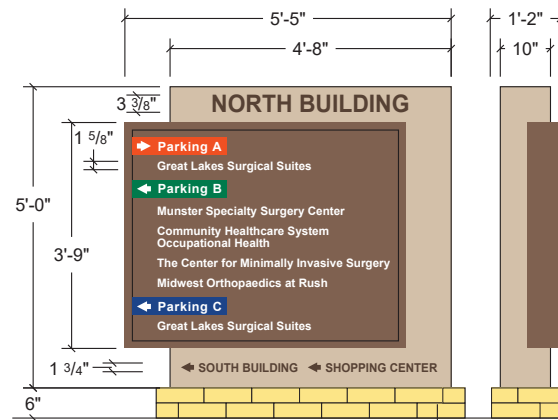
PROPOSED SIGNAGE ILLUSTRATION
 Tenant identification colors TBD to match building.
 Permit approval required.



PROPOSED SIGNAGE LOCATION



TOP VIEW



FRONT VIEW

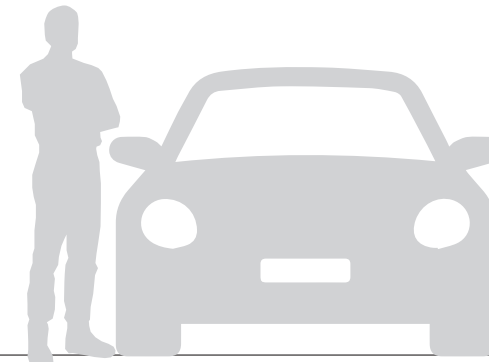
SIDE VIEW

STONE BASE

D02

Directional

Single-sided non-illuminated directional. Face to be changeable acrylic with reflective vinyl graphics. Color and stone base to match existing tenant identification.



Parking Lot C Directional

Guests entering from Main Commute Entrance #1 or the Secondary Commute Entrance will be directed to Parking Lot C.

Guests entering from Main Commute Entrance #2 will be directed to the North Building.



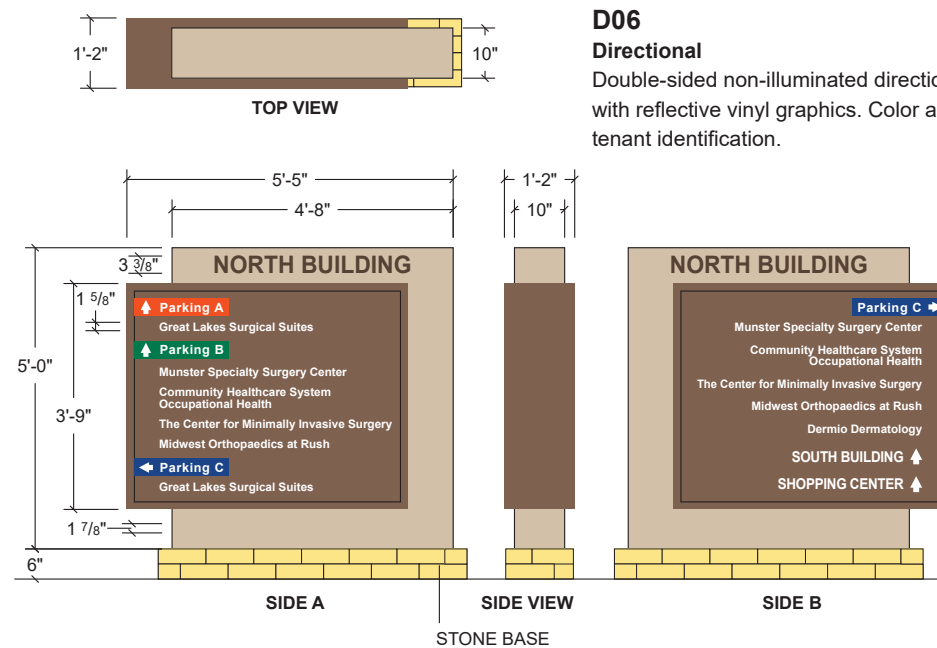
SITE PLAN



PROPOSED SIGNAGE LOCATION - SIDE A



PROPOSED SIGNAGE LOCATION - SIDE B



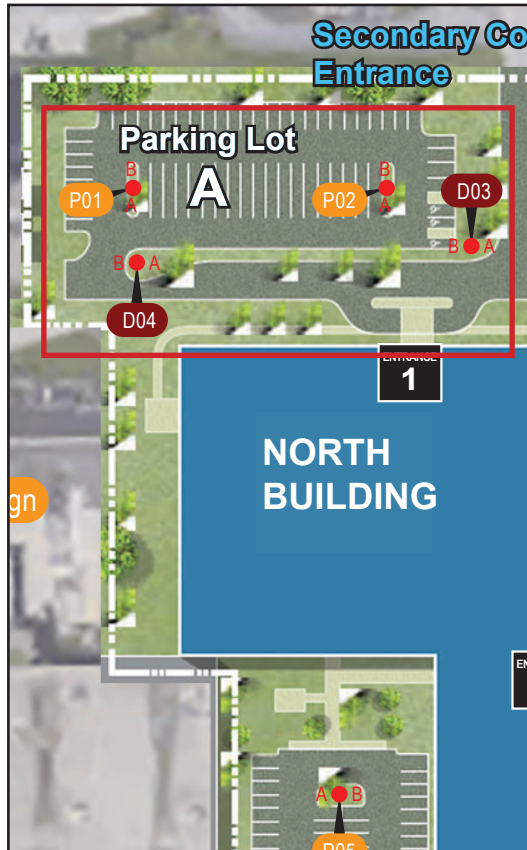
D06

Directional

Double-sided non-illuminated directional. Face to be changeable acrylic with reflective vinyl graphics. Color and stone base to match existing tenant identification.



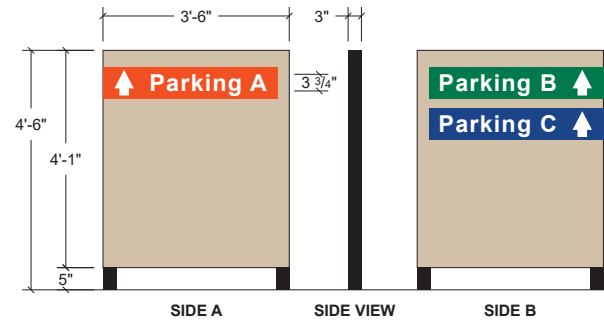
Parking Lot A



SITE PLAN



PROPOSED SIGNAGE LOCATION - D03 - SIDE A



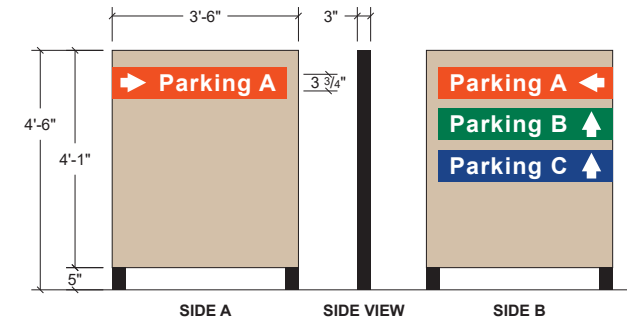
D03

Directional

Double-sided non-illuminated post and panel directional with reflective vinyl graphics.



PROPOSED SIGNAGE LOCATION - D04 - SIDE A
 (LANDSCAPING REQUIRED - TRIM TREES)



D04



PROPOSED SIGNAGE LOCATION - SIDE A



P01 - P02

Parking Lot ID

0.125 Aluminum painted blue with reflective white vinyl graphics. Posted on front and back of light posts.
 Qty. 4

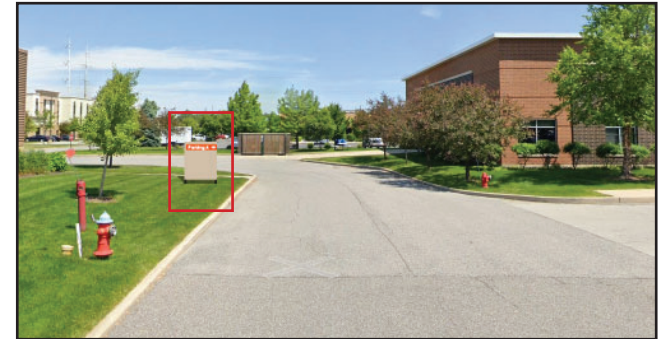
Parking Lot B



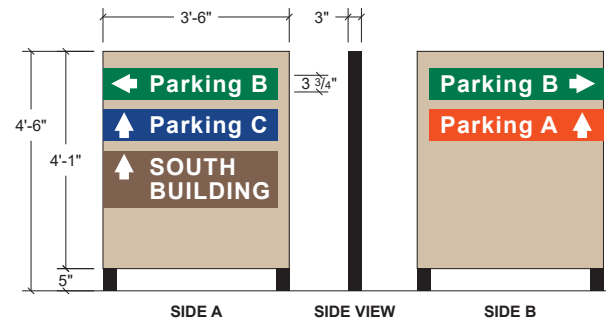
SITE PLAN



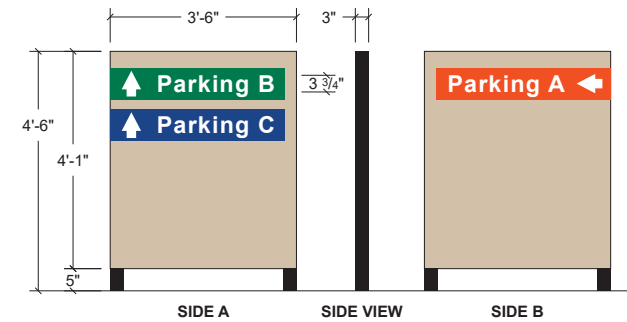
PROPOSED SIGNAGE LOCATION - D05 - SIDE A



PROPOSED SIGNAGE LOCATION - D07 - SIDE B



D05



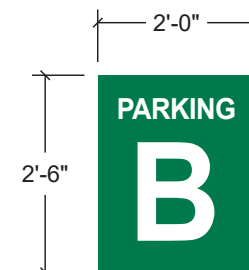
D07

Directional

Double-sided non-illuminated post and panel directional with reflective vinyl graphics.



PROPOSED SIGNAGE LOCATION - SIDE A



P03 - P04

Parking Lot ID

0.125 Aluminum painted blue with reflective white vinyl graphics.
 Posted on front and back of light posts.
 Qty. 4

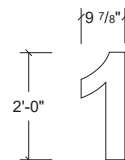
Entrance 1



SITE PLAN



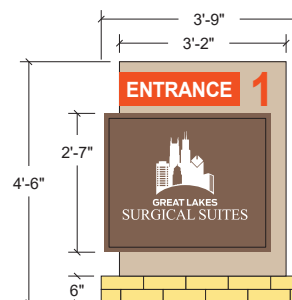
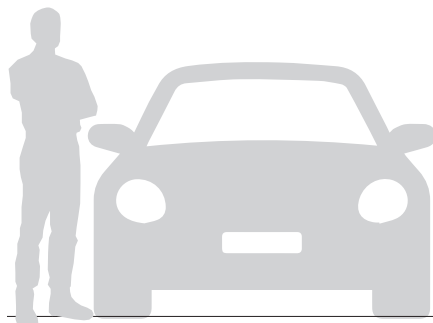
EXISTING ENTRANCE
Remove existing tenant identifiers.



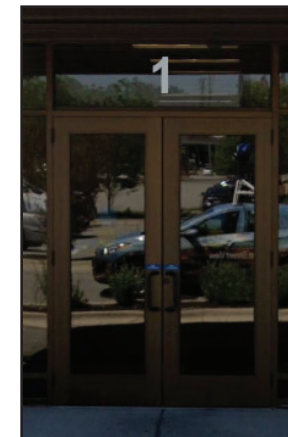
PL01
Plate Letter
 1/2" aluminum plate letter
 painted white.



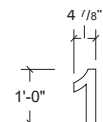
COMPOSITE PHOTO with PROPOSED SIGNAGE



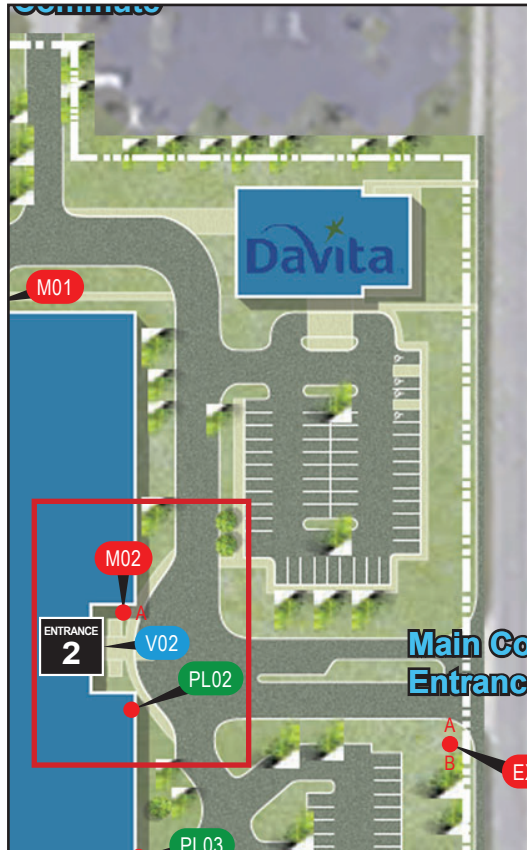
M01
Tenant Identification
 Single-sided non-illuminated
 Tenant Identification. Face
 to be changeable acrylic
 with reflective vinyl graphics.
 (Production graphics
 required.)
 Existing Tenant Identification
 to be removed.



V01
Vinyl Graphics



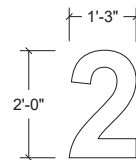
Entrance 2



SITE PLAN



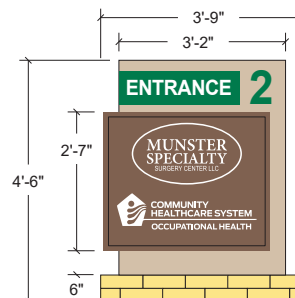
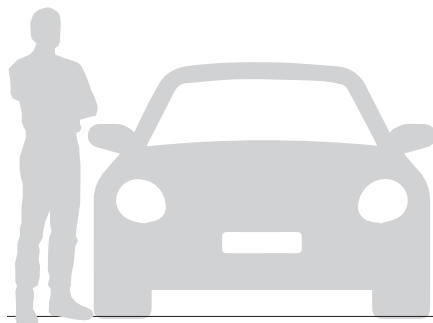
EXISTING ENTRANCE
Remove existing tenant identifications.



PL02
Plate Letter
 1/2" aluminum plate letter
 painted white.



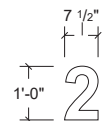
COMPOSITE PHOTO with PROPOSED SIGNAGE



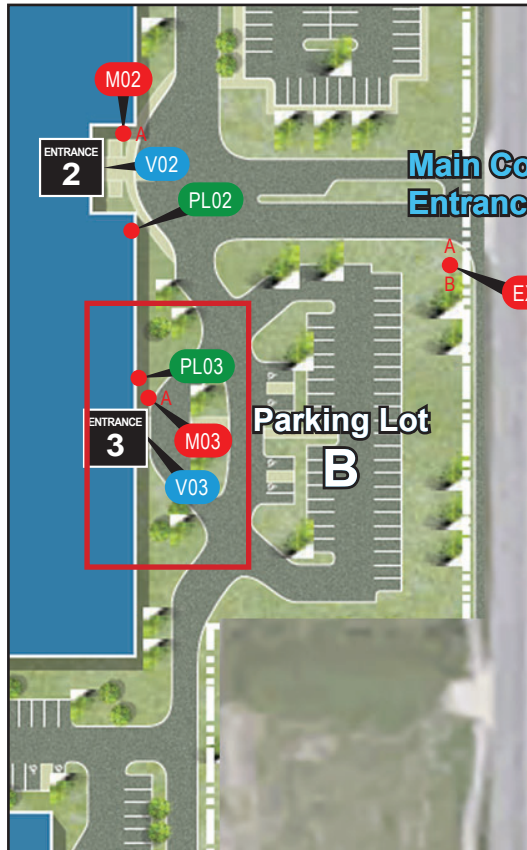
M02
Tenant Identification
 Single-sided non-illuminat-
 ed Tenant Identification.
 Face to be changeable
 acrylic with reflective vinyl
 graphics.
 (Production graphics
 required.)
 Existing Tenant Identifica-
 tions to be removed.



V02
Vinyl Graphics



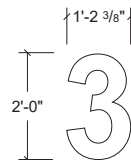
Entrance 3



SITE PLAN



EXISTING ENTRANCE
Remove existing tenant identification.



PL03

Plate Letter

1/2" aluminum plate letter painted white.

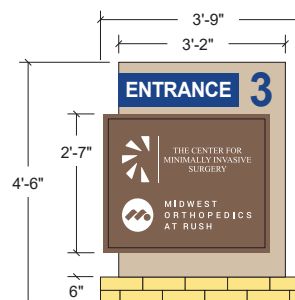


COMPOSITE PHOTO with PROPOSED SIGNAGE

M03

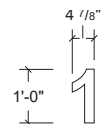
Tenant Identification

Single-sided non-illuminated Tenant Identification. Face to be changeable acrylic with reflective vinyl graphics. (Production graphics required.) Existing Tenant Identification to be removed.

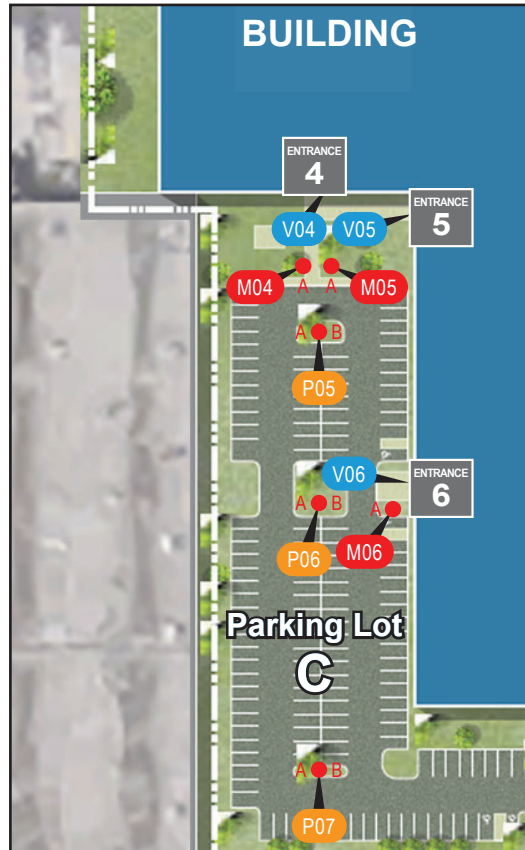


V03

Vinyl Graphics



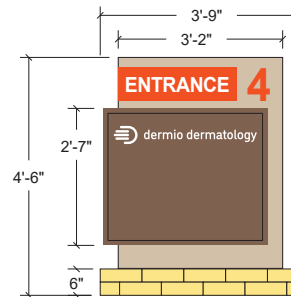
Parking Lot C



SITE PLAN



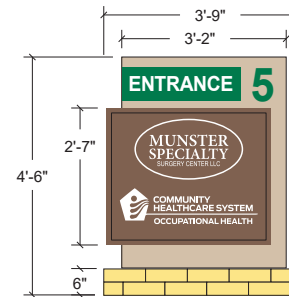
ENTRANCE 4



M04



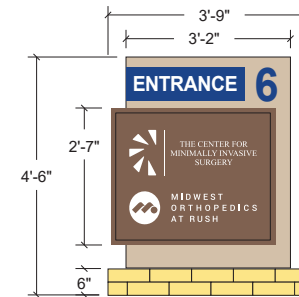
ENTRANCE 5



M05



ENTRANCE 6



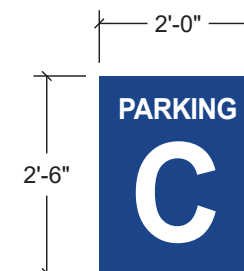
M06

Tenant Identification

Single-sided non-illuminated Tenant Identification. Face to be changeable acrylic with reflective vinyl graphics.
 (Production graphics required.)



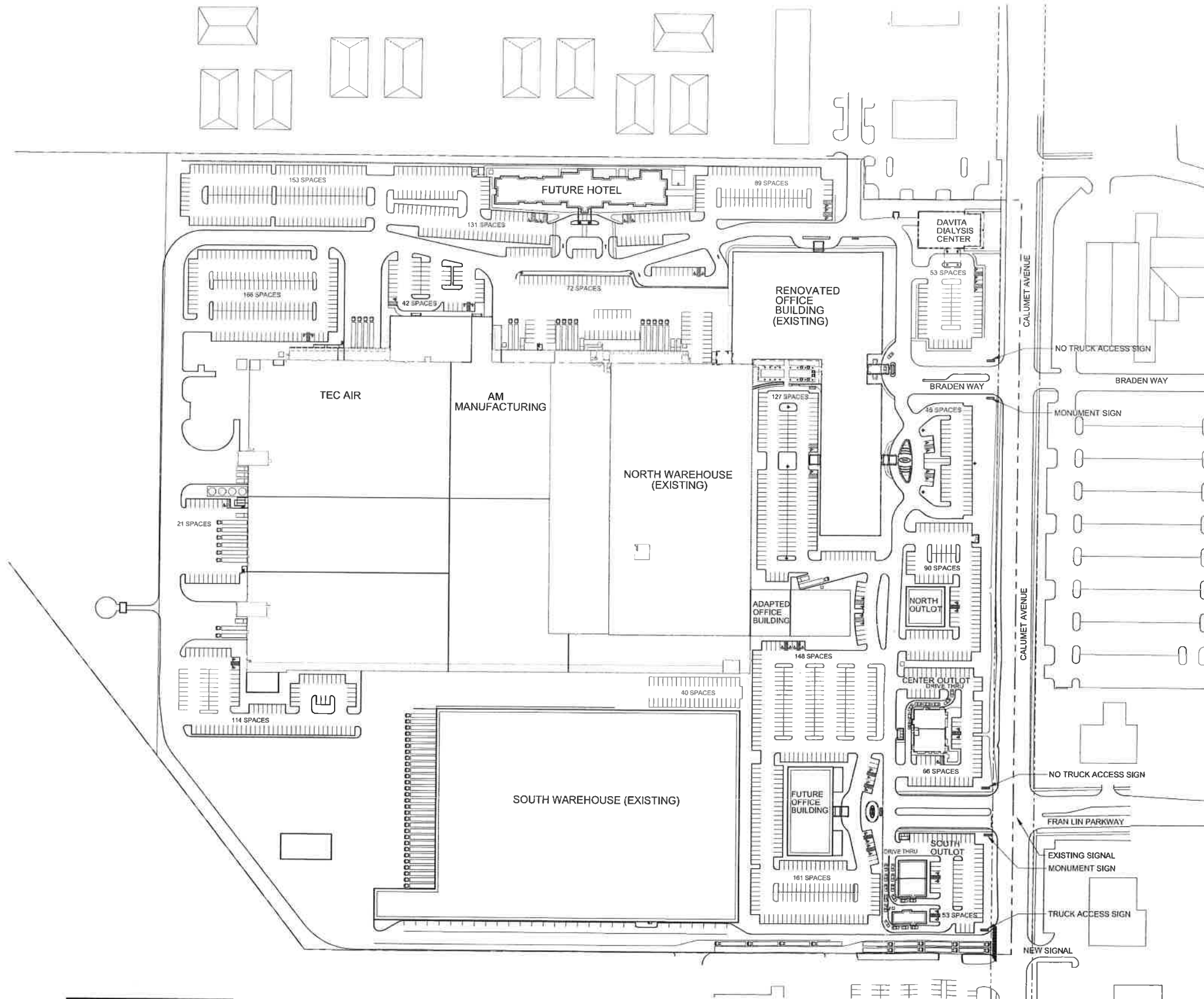
PROPOSED SIGNAGE LOCATION - SIDE A



P05 - P07 Parking Lot ID

0.125 Aluminum painted blue with reflective white vinyl graphics.
 Posted on front and back of light posts.
 Qty. 6

Sign Plan Approved 4/8/14



LAKE BUSINESS CENTER DEVELOPMENT SIGNAGE GUIDELINES

THIS DOCUMENT IS A GUIDE AND CRITERIA
REQUIRED FOR SIGNAGE AT THE
LAKE BUSINESS CENTER
IN
MUNSTER, INDIANA.

AREAS INCLUDED IN THIS GUIDE:

DEVELOPMENT SIGNS

- MONUMENT SIGNS
- TRUCK ACCESS SIGNS
- CAMPUS DIRECTIONAL SIGNS
- CANOPY BANNER SIGNS
- ENTRANCE DOOR SIGNS

OFFICE BUILDING SIGNS

- WINDOW SIGNS FOR ALL TENANTS
- GROUND SIGNS FOR
TENANTS OVER 5,000SF
- BUILDING AND BANNER SIGNS
FOR TENANTS OVER 15,000SF

NORTH WAREHOUSE SIGNS

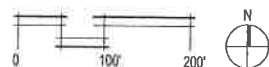
- VINYL GRAPHIC SIGNS
- WAREHOUSE OFFICE BUILDING SIGNS
- GROUND SIGNS

AREAS TO BE REVIEWED UNDER SEPARATE SUBMITTAL AND NOT INCLUDED IN THIS GUIDE

- HOTEL
- SOUTH WAREHOUSE
- ADAPATED OFFICE BUILDING
- NOTH OUTLOT
- SOUTH OUTLOT
- FUTURE OFFICE BUILDING

AREAS ALREADY APPROVED UNDER SEPARATE REVIEW

- CENTER OUTLOT
- DAVITA BUILDING
- EXISTING OFFICE GROUND SIGNS



SIMBORG DEVELOPMENT, INC.



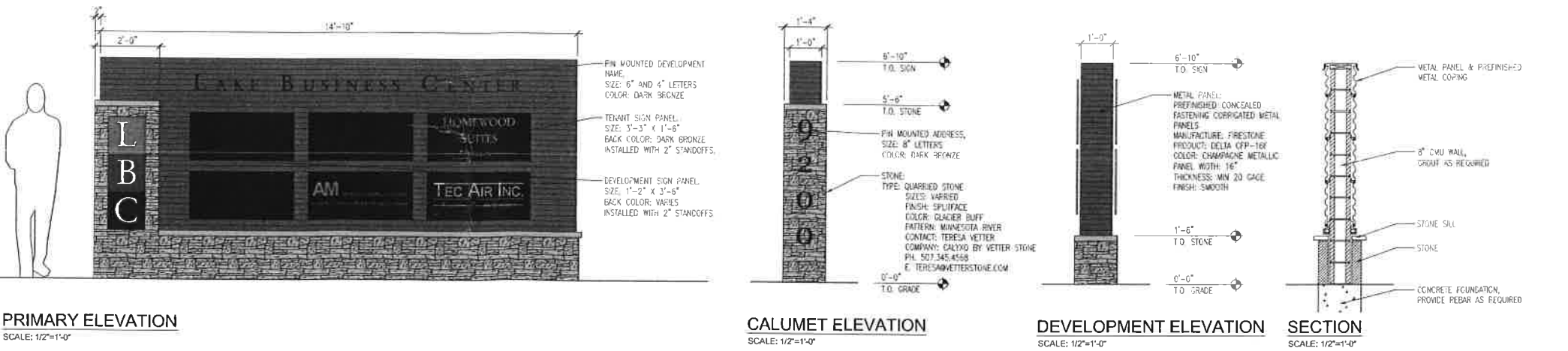
OKW Architects

MUNSTER, INDIANA

DATE: 8 APRIL 2014

PROJECT NUMBER: 11030

DEVELOPMENT SIGNS :: MONUMENT SIGNS
2 SIGNS THIS TYPE



DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

SIMBORG DEVELOPMENT, INC.

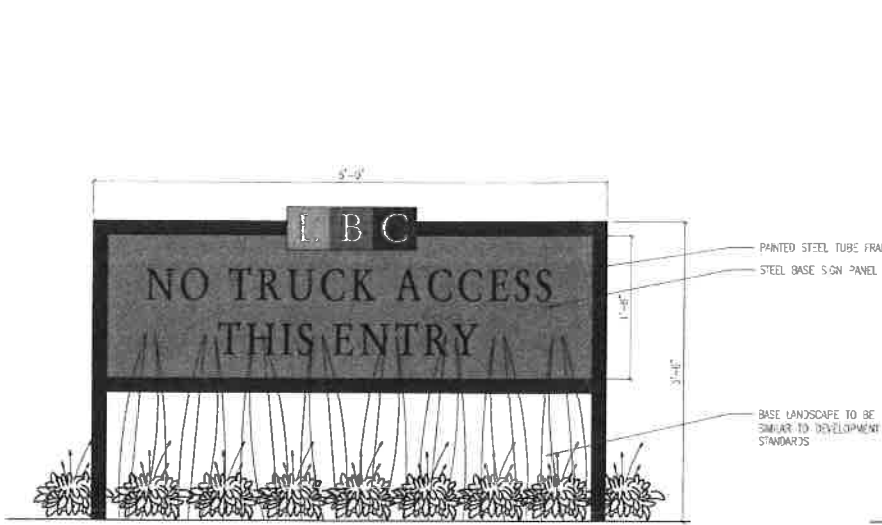
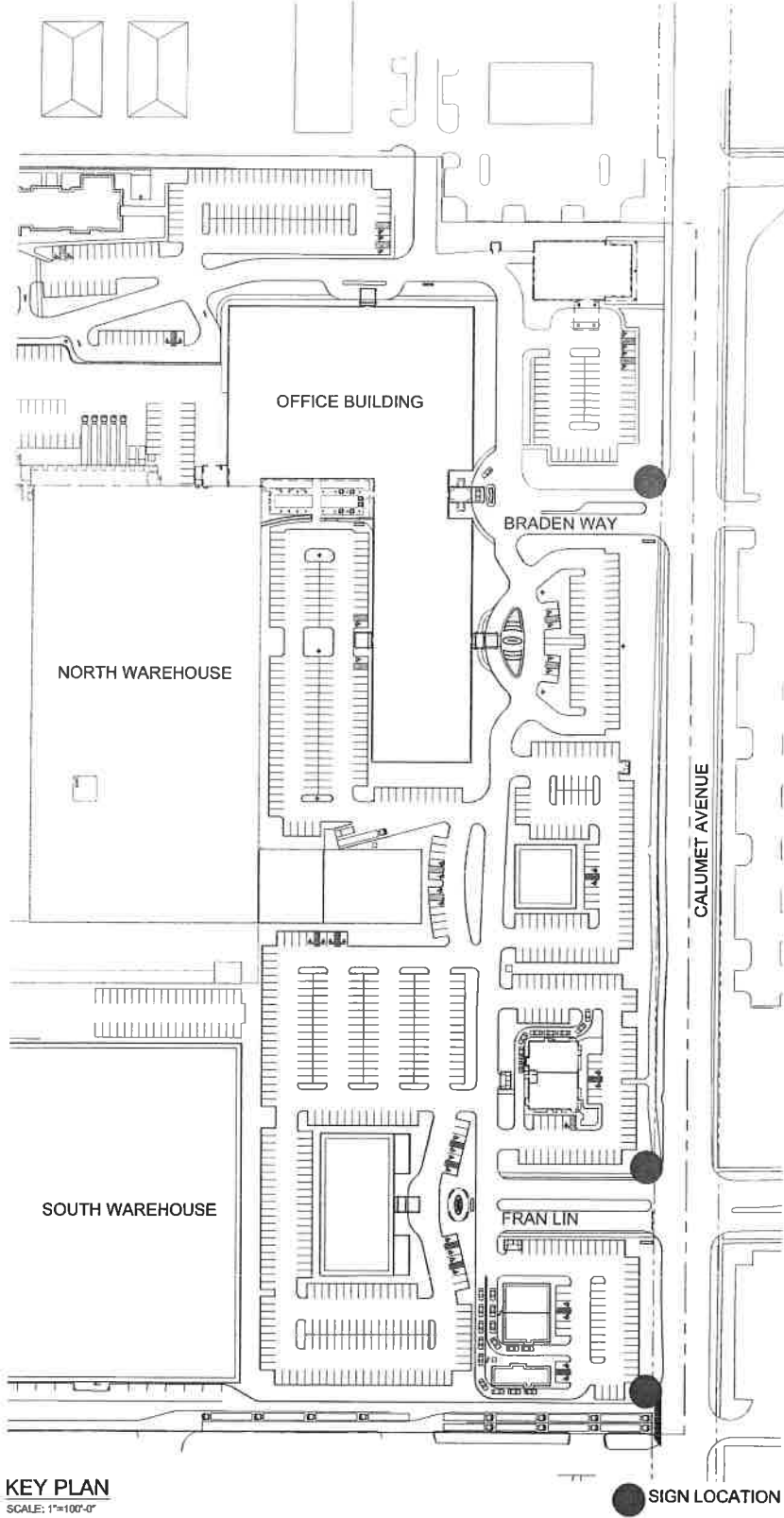


OKW Architects

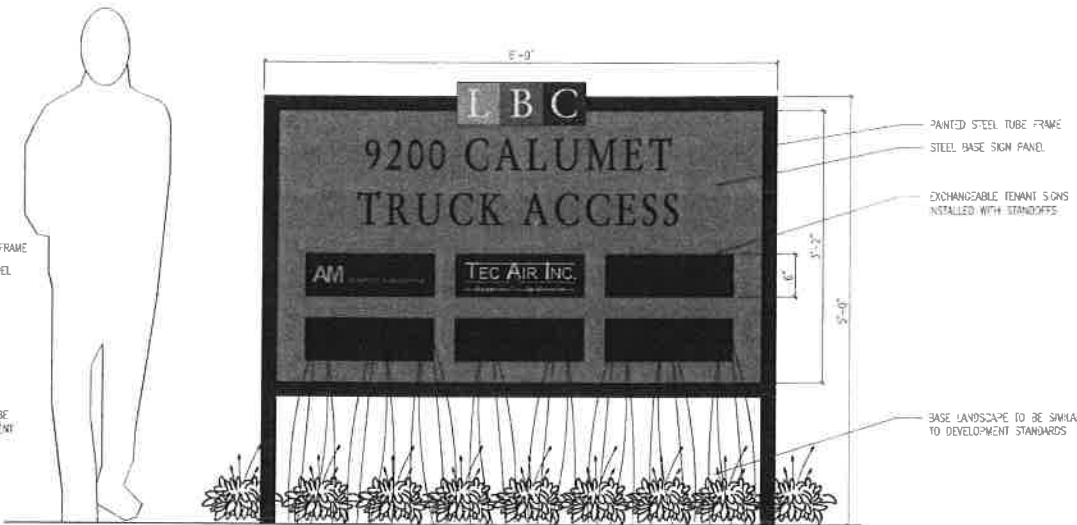
DATE: 8 APRIL 2014

PROJECT NUMBER: 11030

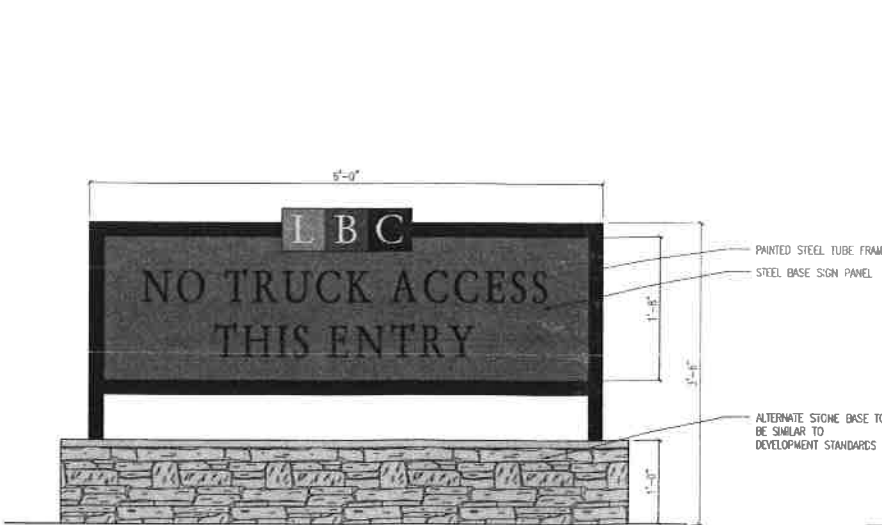
DEVELOPMENT SIGNS :: TRUCK ACCESS SIGNS
3 SIGNS THIS TYPE



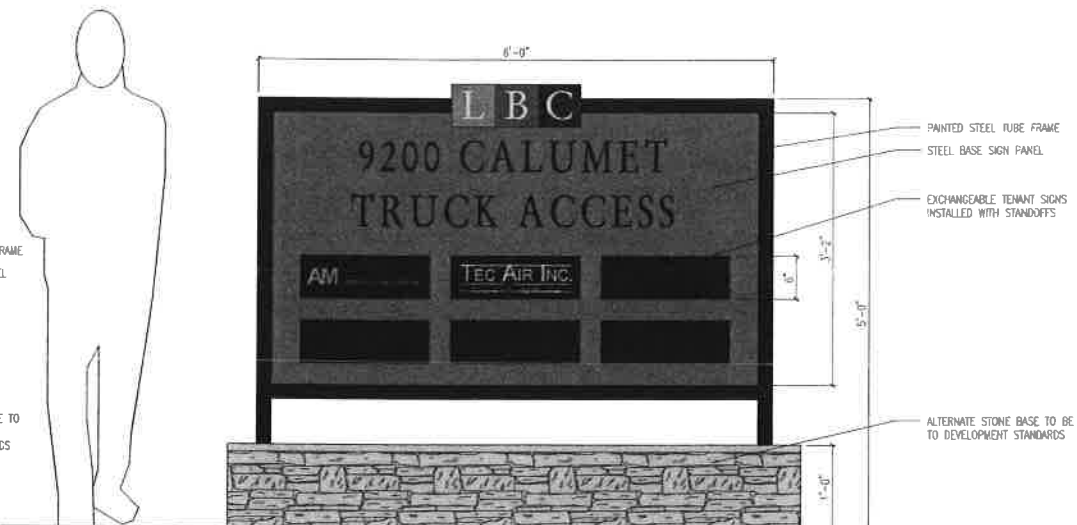
NO TRUCK ACCESS BASE DESIGN
SCALE: NT.S.



TRUCK ACCESS BASE DESIGN
SCALE: NT.S.



NO TRUCK ACCESS ALTERNATE DESIGN
SCALE: NT.S.



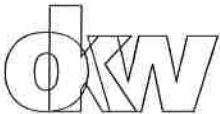
TRUCK ACCESS ALTERNATE DESIGN
SCALE: NT.S.



DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

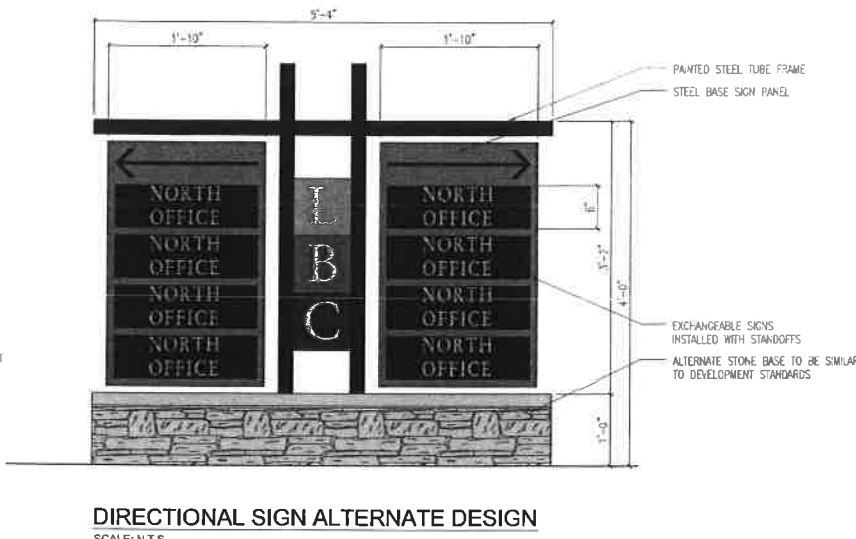
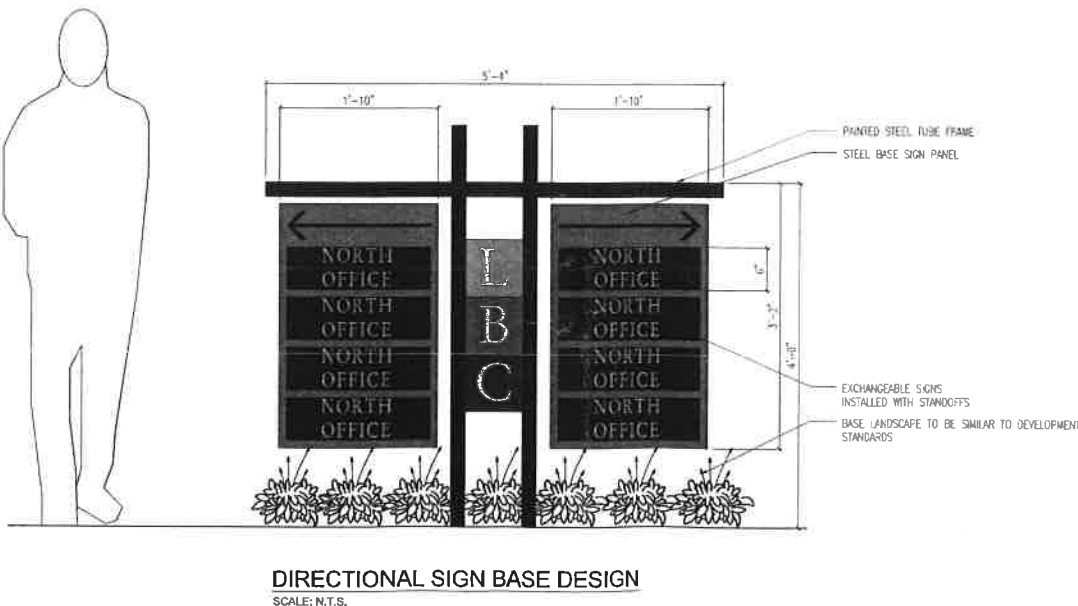
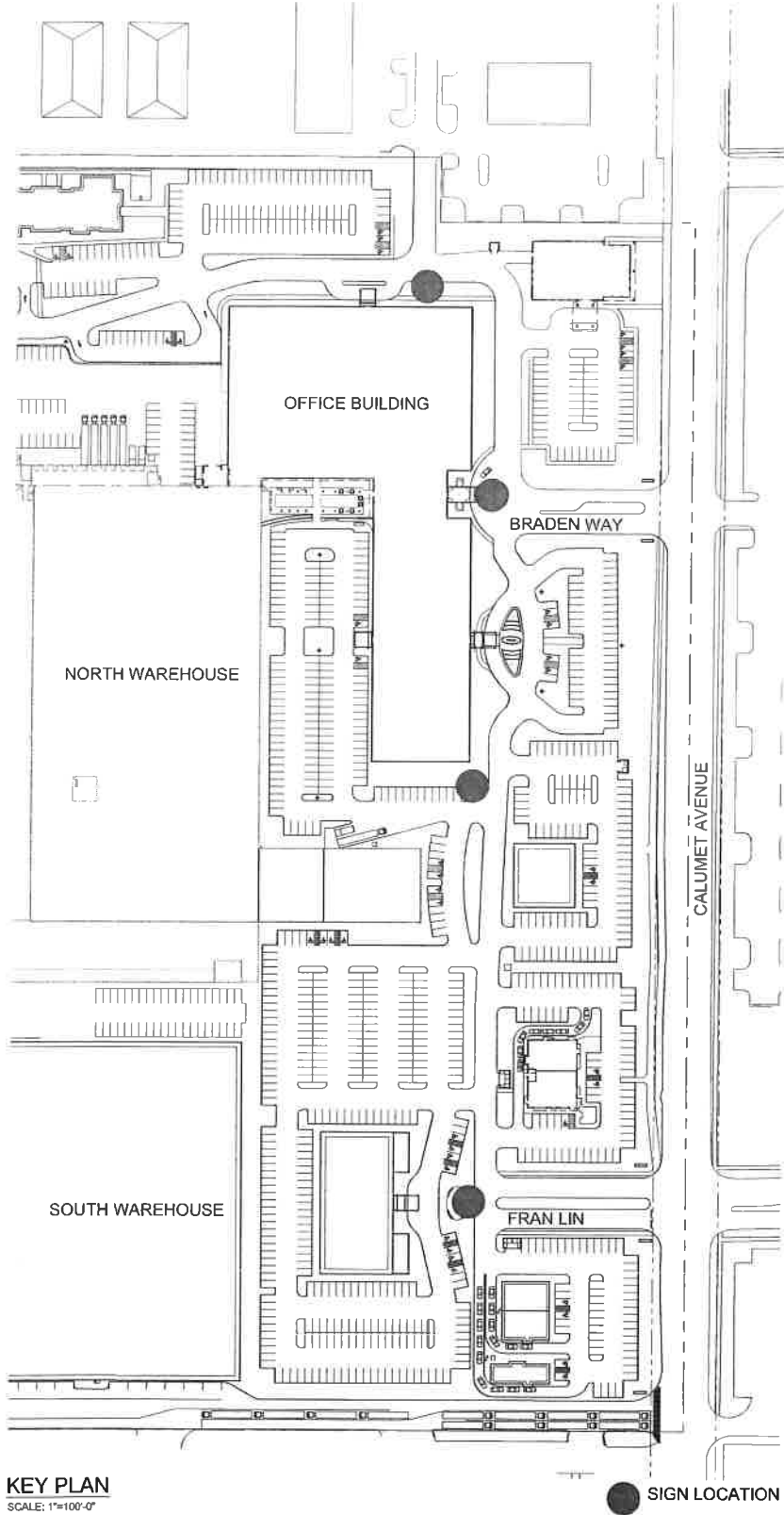
SIMBORG DEVELOPMENT, INC.

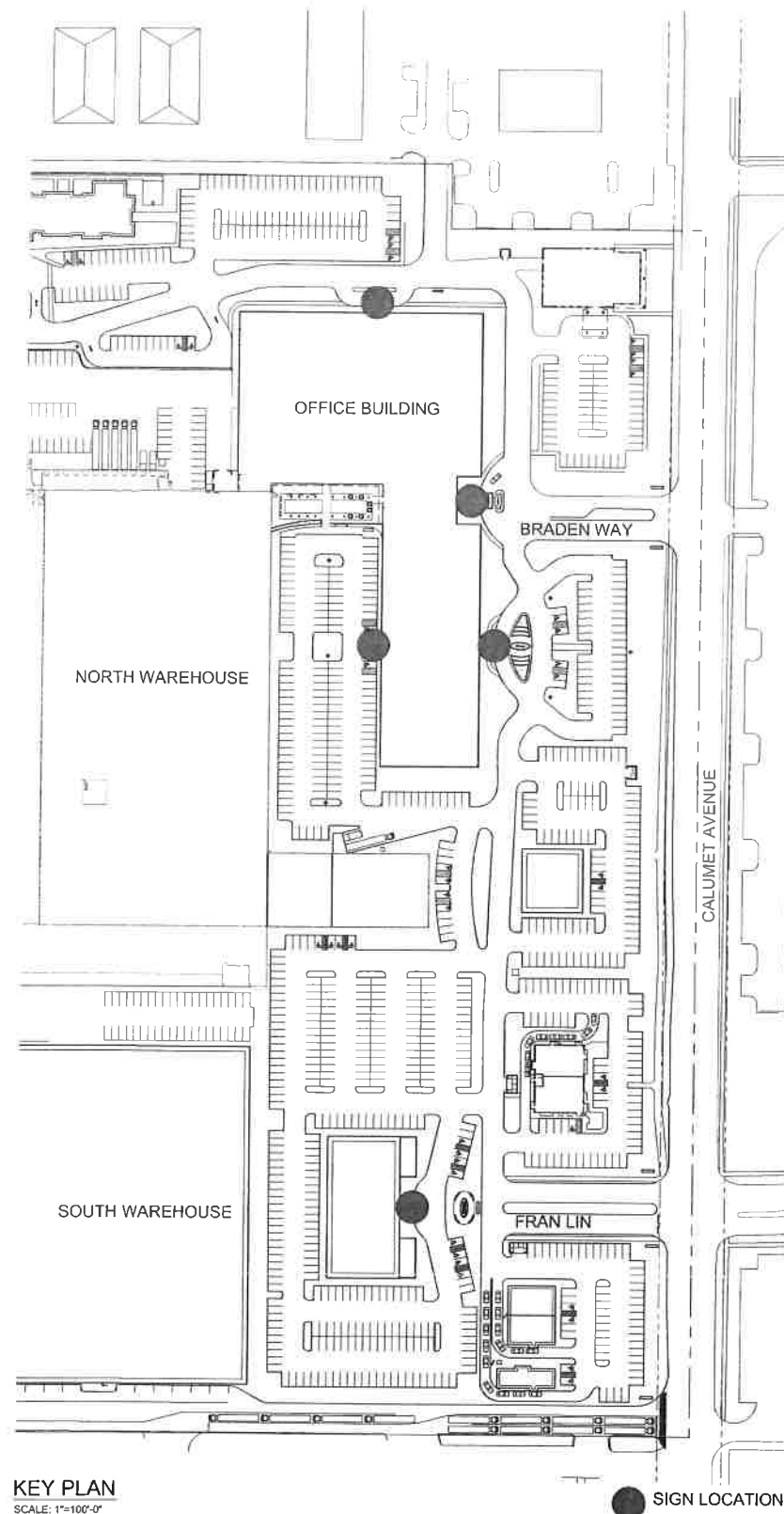


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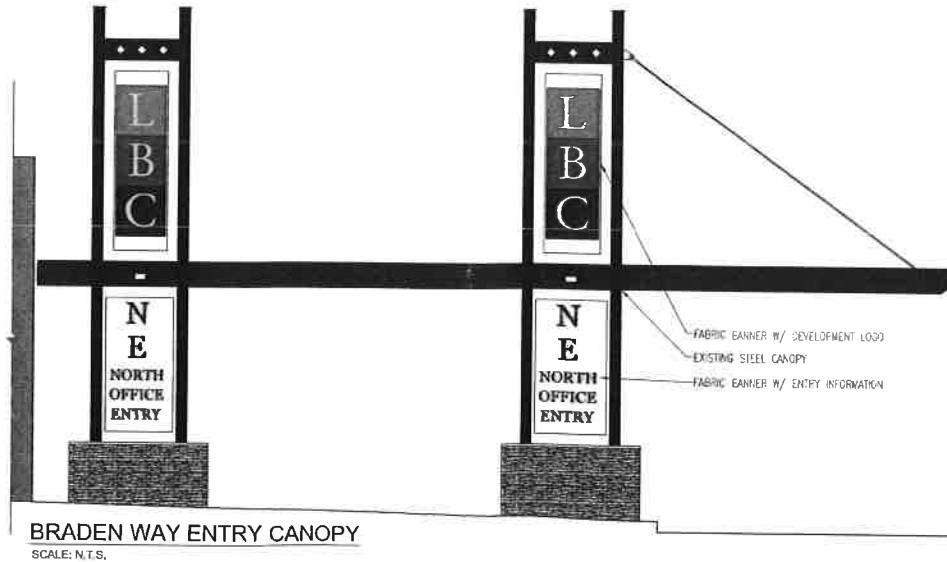
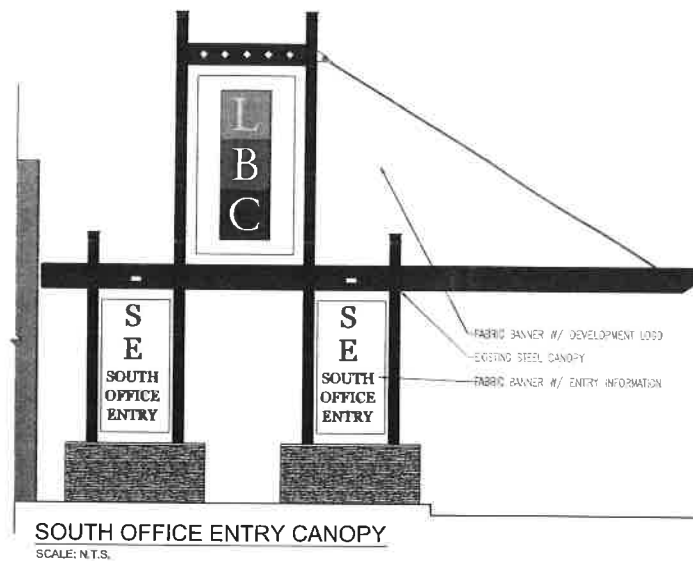
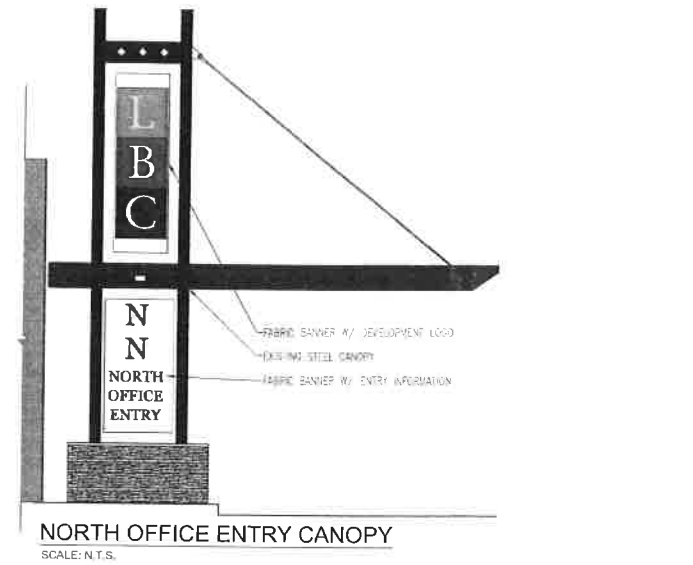
DATE: 8 APRIL 2014

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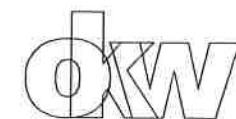
DEVELOPMENT SIGNS :: CANOPY BANNER SIGNS 6 POSSIBLE CANOPYS WITH SIGNS



DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

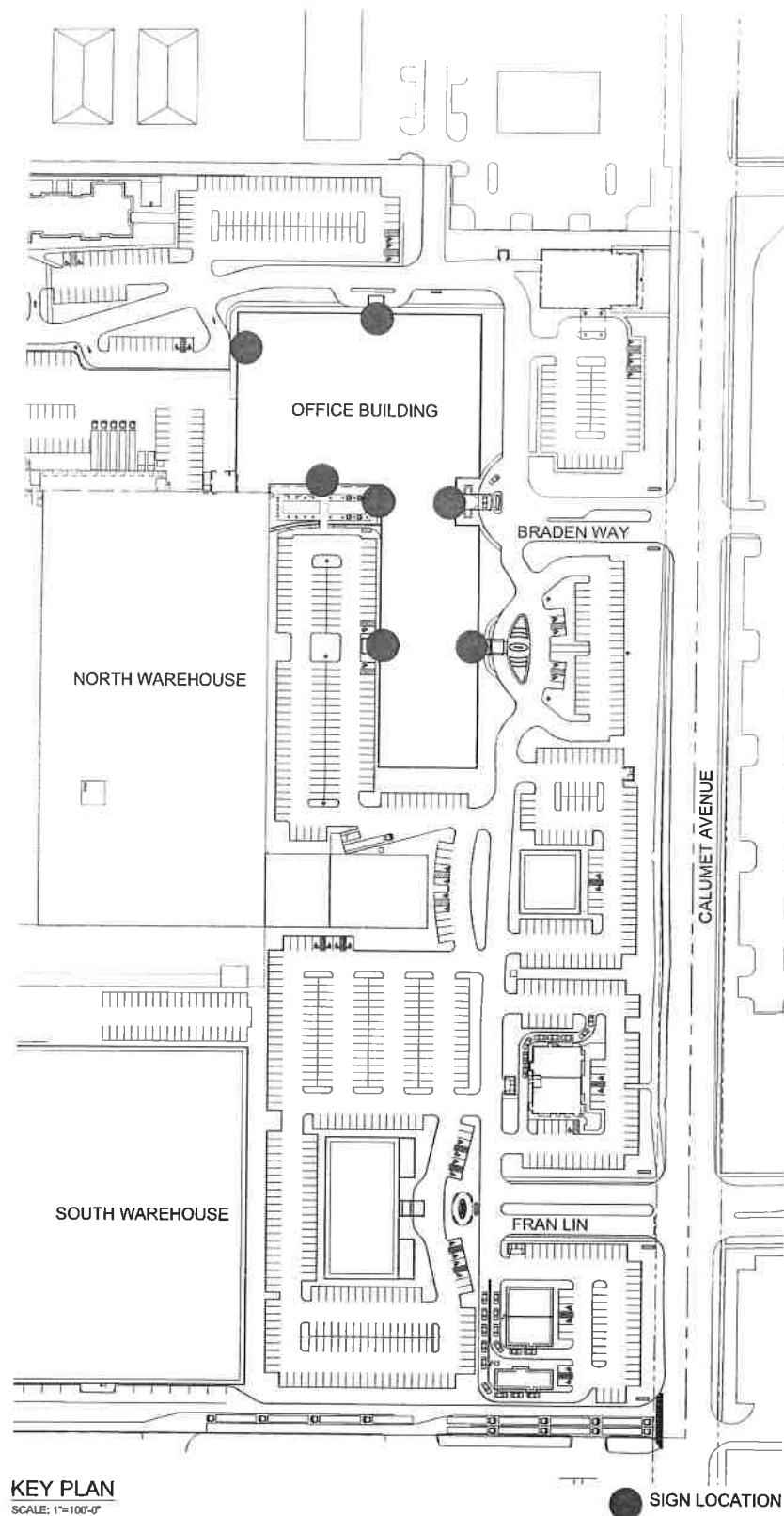
SIMBORG DEVELOPMENT, INC.



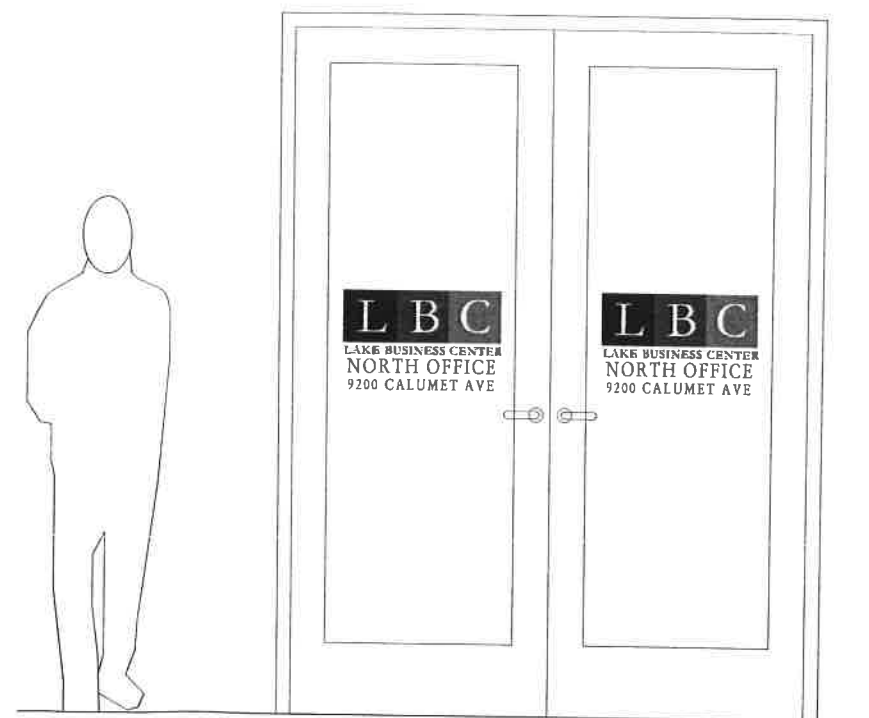
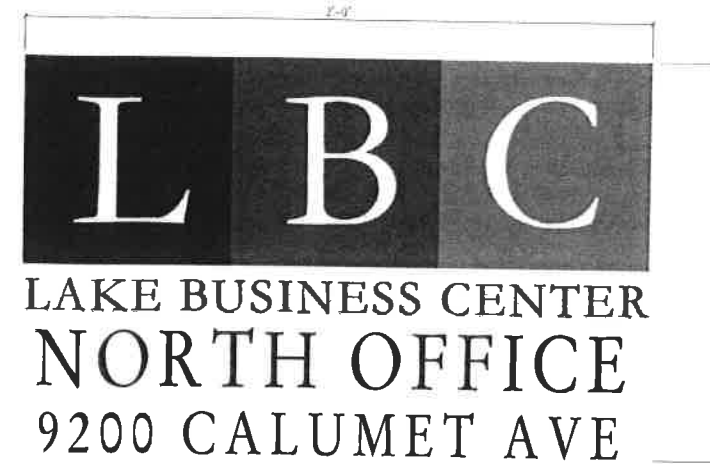
OKW Architects

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DEVELOPMENT SIGNS :: ENTRANCE DOOR SIGNS
 7 ENTRYS WITH DOOR SIGNS
 VINYL GRAPHIC APPLIED TO THE EXTERIOR
 SIDE OF THE GLASS DOORS



DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

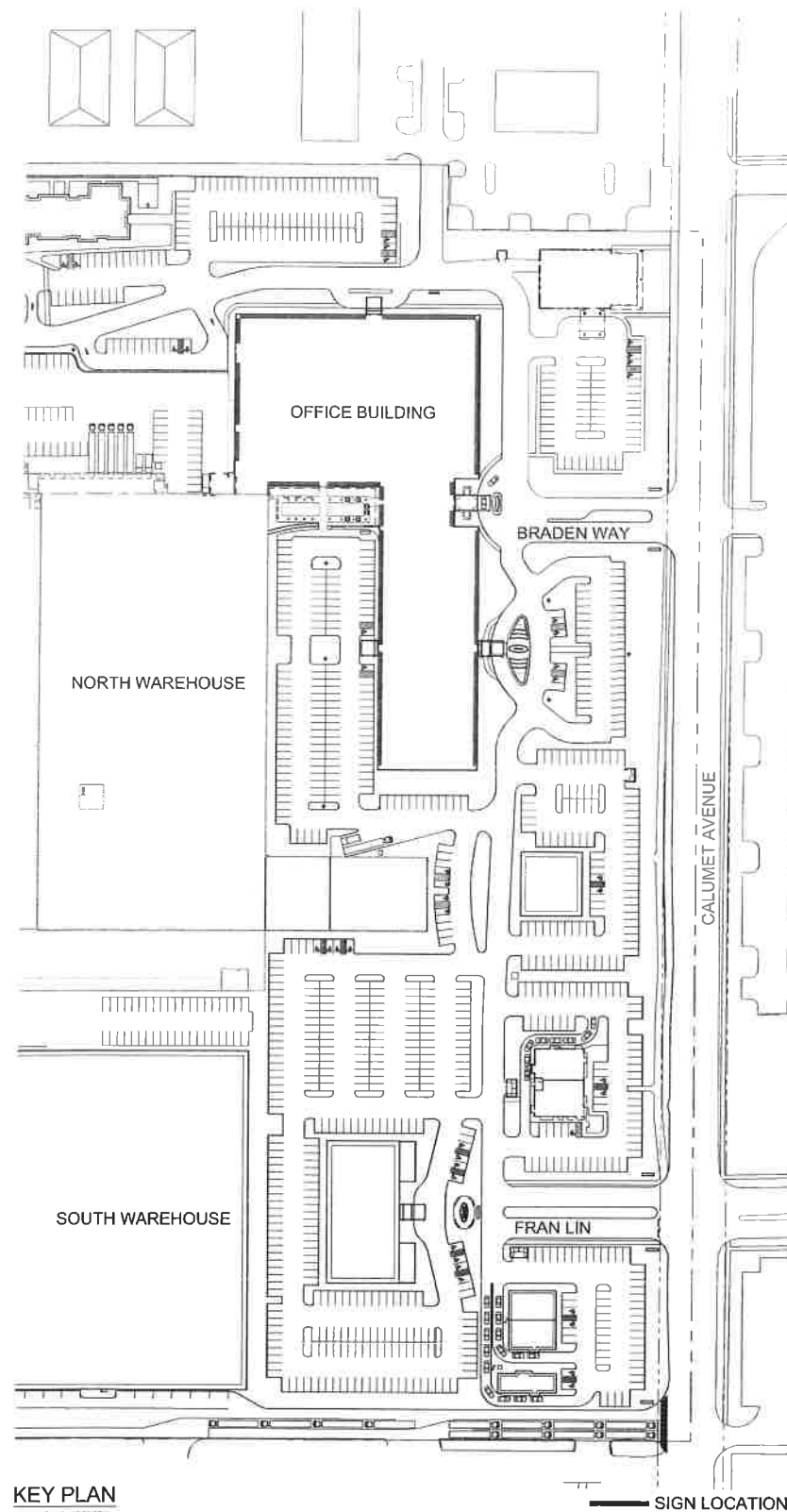
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OFFICE BUILDING SIGNS :: WINDOW SIGNS

EVERY OFFICE TENANT, NO MATTER SIZE, IS ALLOWED AT LEAST 1 WINDOW GRAPHIC WITH COMPANY LOGO APPLIED TO THE EXTERIOR SURFACE OF THE GLASS FACADE.

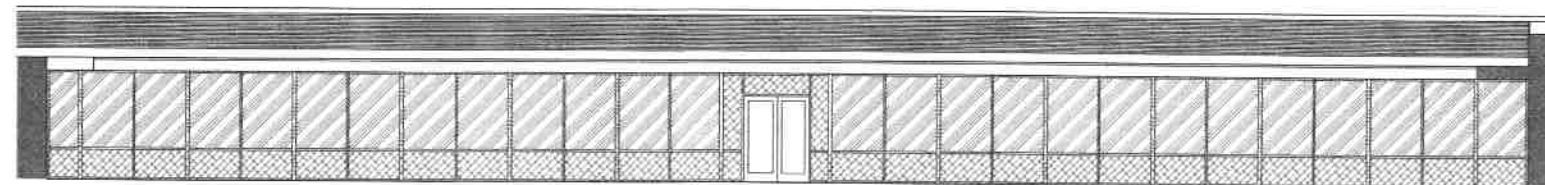
FOR TENANTS WITH SPACE CONNECTED TO 2 DIFFERENT FACADES ARE ALLOWED 2 GRAPHICS, ONE PER FACADE

TENANTS WITH NO CONNECTION TO THE EXTERIOR FACADE WALL THE COURTYARD GLASS FACADE WILL ALLOW ONE GRAPHIC.

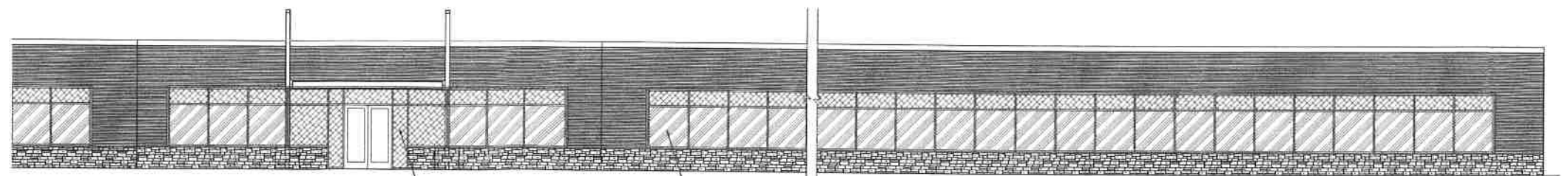
OTHER COMMON GLASS WILL BE USED FOR OFFICE TENANTS GRAPHICS.



COURTYARD WEST ELEVATION
SCALE: N.T.S.



COURTYARD SOUTH ELEVATION
SCALE: N.T.S.



EAST ELEVATION
SCALE: N.T.S.

NO SIGN AREA, TYP.

ALLOWABLE SIGN AREA, TYP.



LAKE BUSINESS CENTER
DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

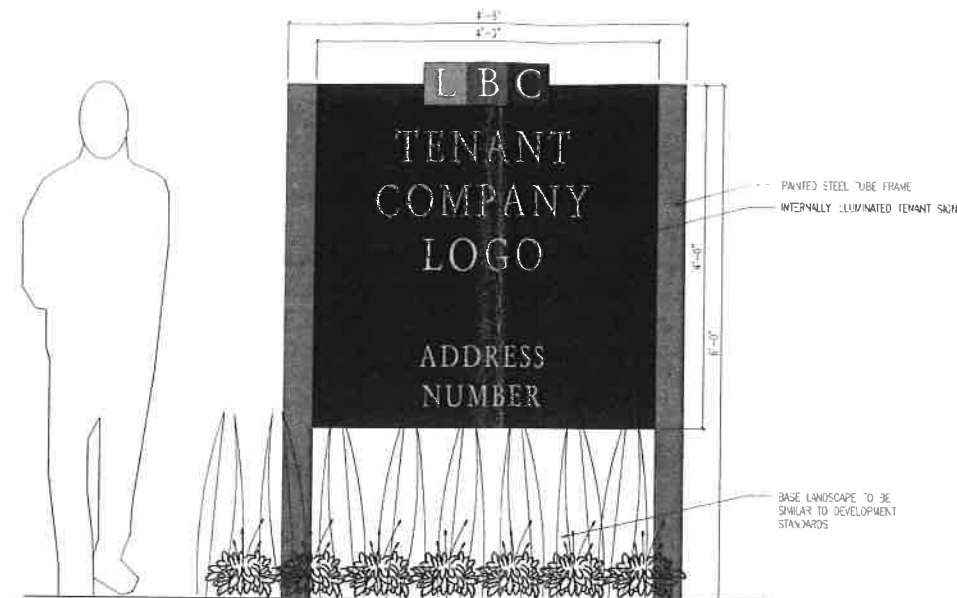
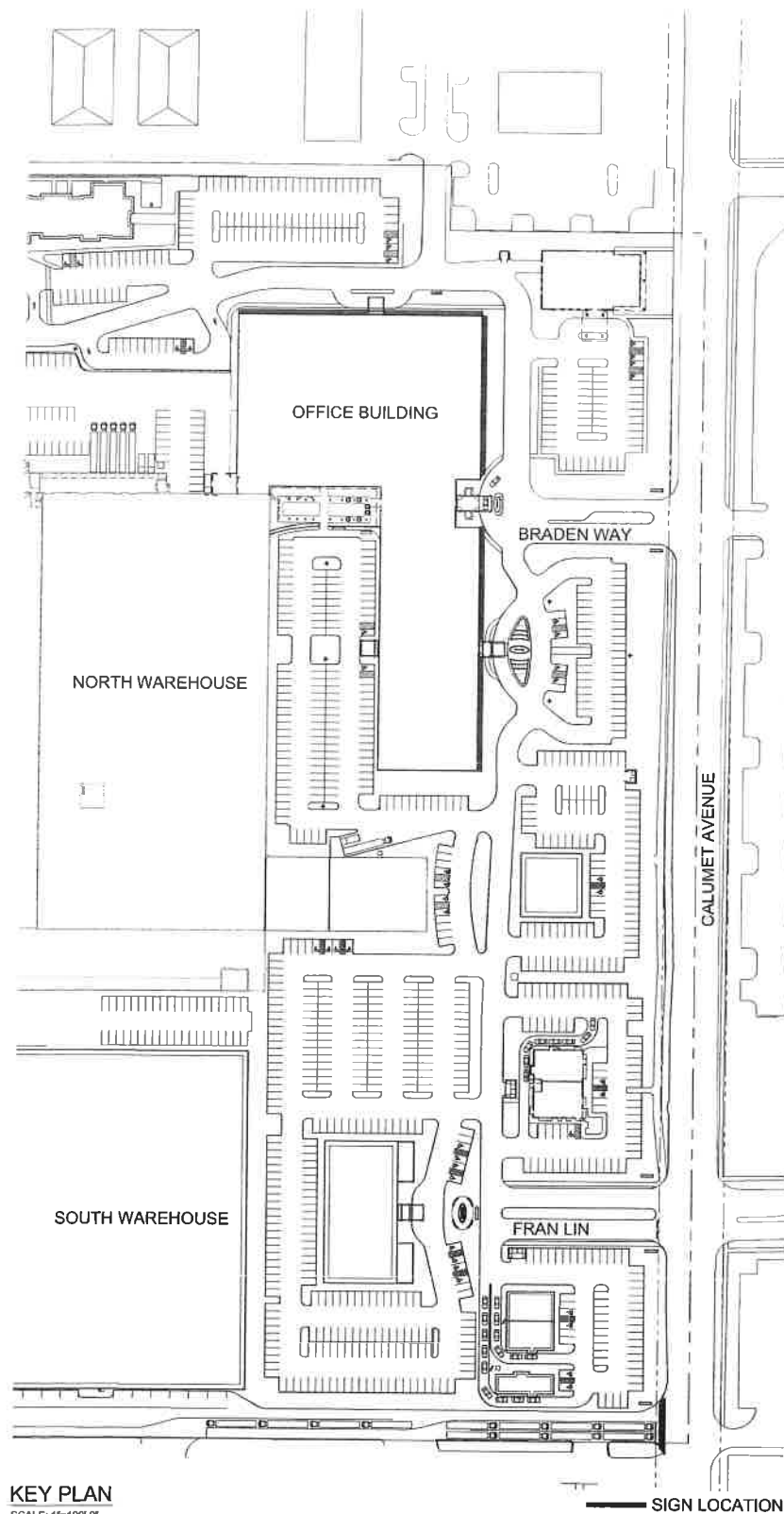
SIMBORG DEVELOPMENT, INC.



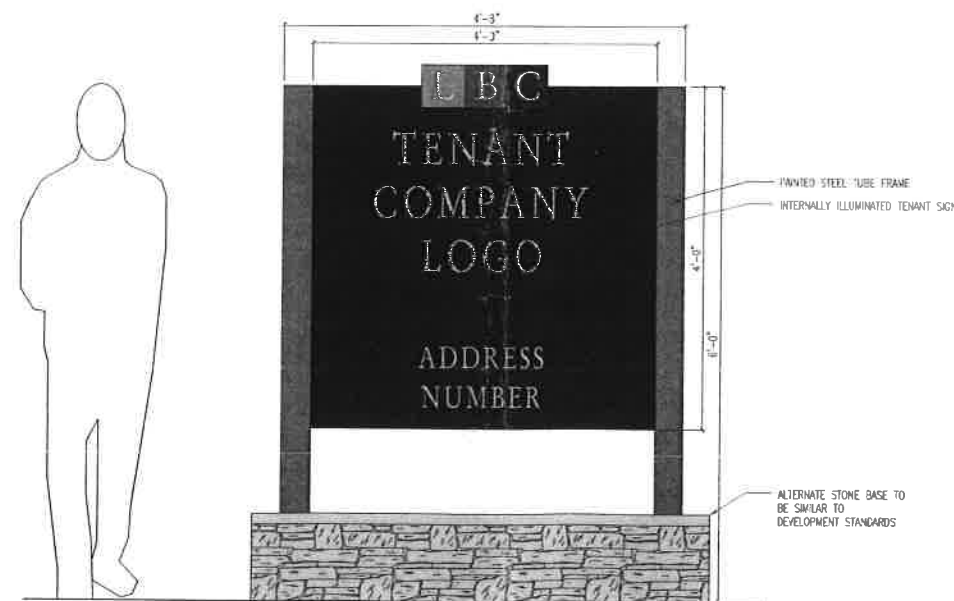
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OFFICE TENANT GROUND SIGN
SCALE: N.T.S.



ALTERNATE OFFICE TENANT GROUND SIGN
SCALE: N.T.S.

OFFICE BUILDING SIGNS :: GROUND SIGNS
EVERY OFFICE TENANT LARGER THAN 5,000SF IS ALLOWED 1 GROUND SIGN WITH COMPANY LOGO, ADDRESS AND CONTACT INFORMATION.

GROUND SIGNS ARE ALLOWED ONLY WITH-IN 5 FEET OF THE OFFICE BUILDING AND NOT ADJACENT TO BUILDING ENTRIES.

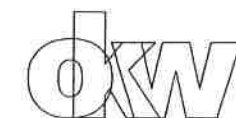
GROUND SIGNS ARE ALLOWED TO BE INTERNALLY ILLUMINATED, BUT ARE NOT ALLOWED TO FLASH OR CHANGE.



DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

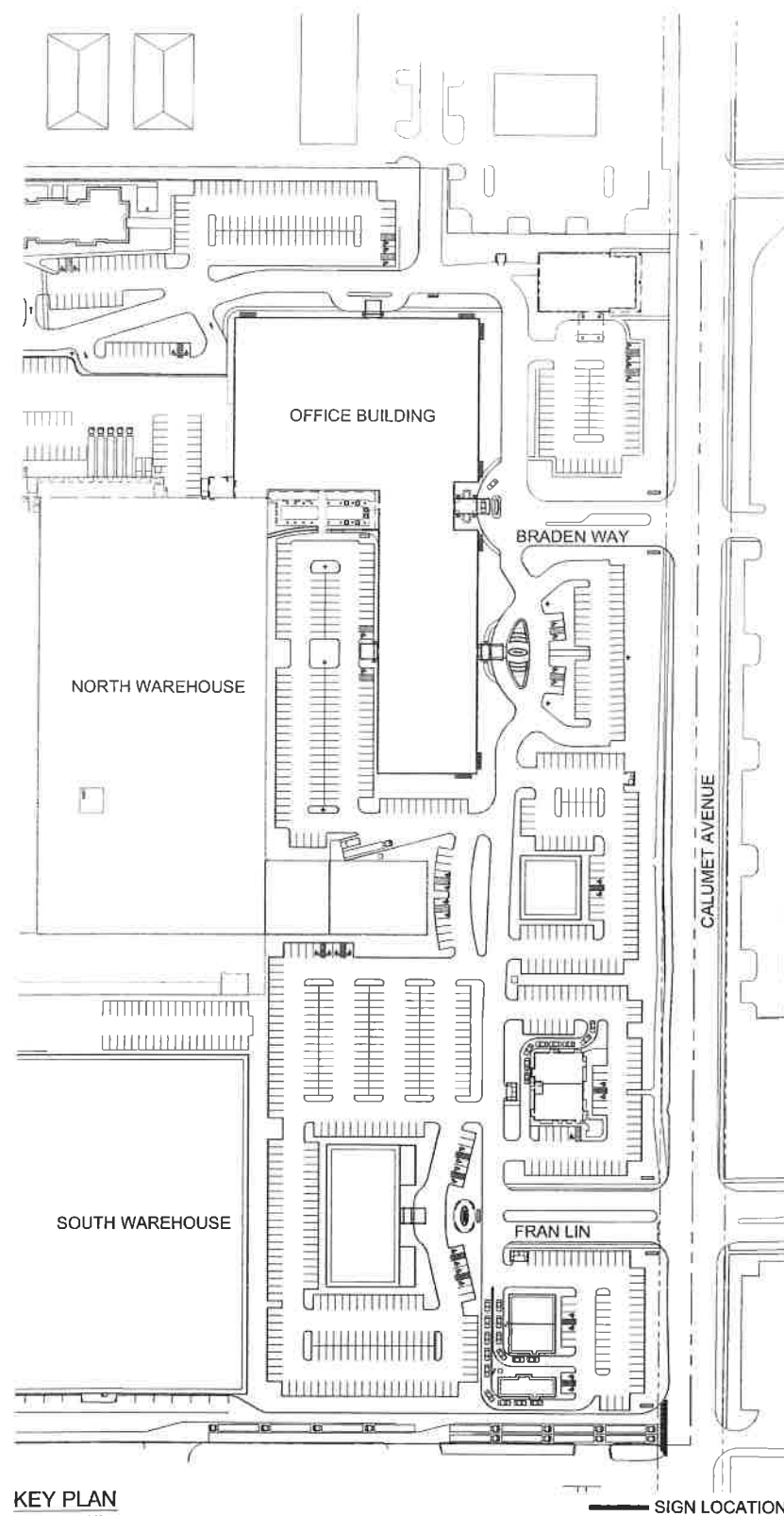
SIMBORG DEVELOPMENT, INC.



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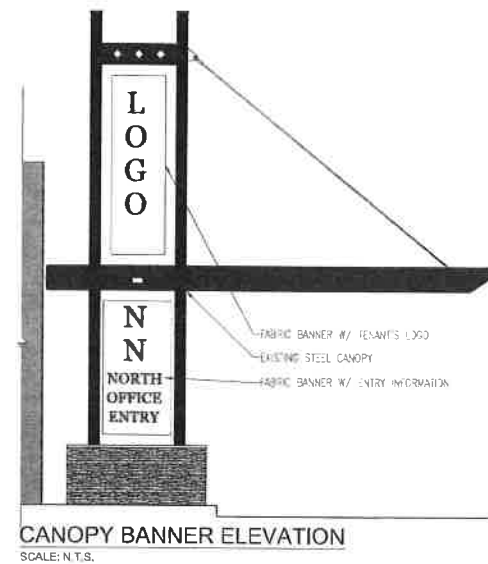


OFFICE BUILDING SIGNS :: BUILDING AND BANNER SIGNS

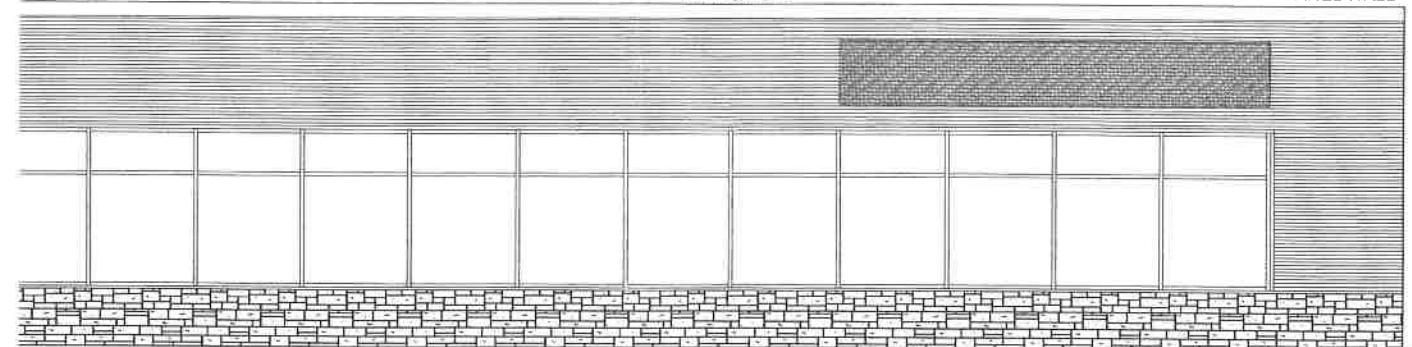
EVERY OFFICE TENANT LARGER THAN 15,000SF
IS ALLOWED 1 BUILDING SIGN
NOT TO EXCEED 60SF IN SIZE
AND MUST BE LOCATED ON
BUILDING PER DIAGRAM.

THE TENANT OVER 15,000SF MAY ALSO
HAVE RIGHTS TO THE FABRIC BANNERS
ON THE ENTRY CANOPY ADJACENT
TO THEIR ENTRY.

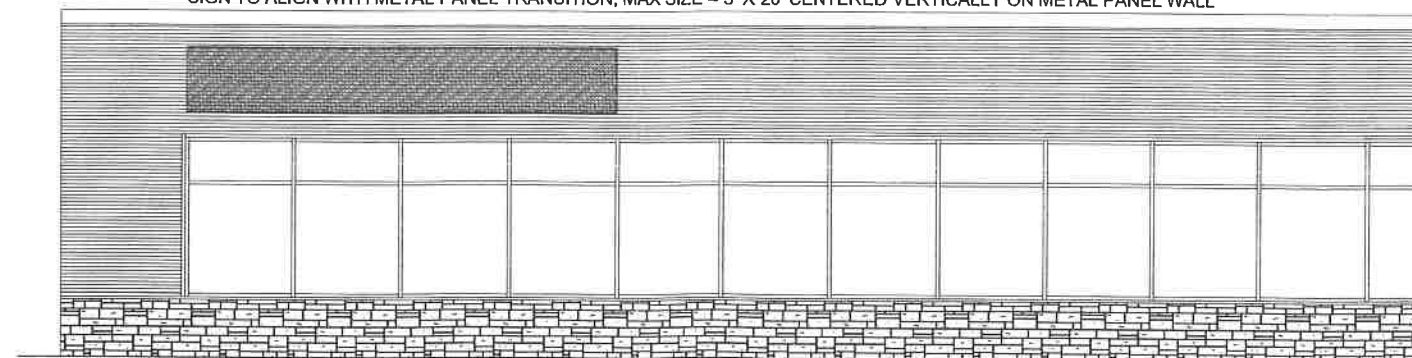
BUILDING SIGNS ARE ALLOWED TO BE
INTERNALLY ILLUMINATED, BUT ARE
NOT ALLOWED TO FLASH OR CHANGE.



SIGN TO ALIGN WITH METAL PANEL TRANSITION, MAX SIZE = 3' X 20' CENTERED VERTICALLY ON METAL PANEL WALL



SIGN TO ALIGN WITH METAL PANEL TRANSITION, MAX SIZE = 3' X 20' CENTERED VERTICALLY ON METAL PANEL WALL



DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

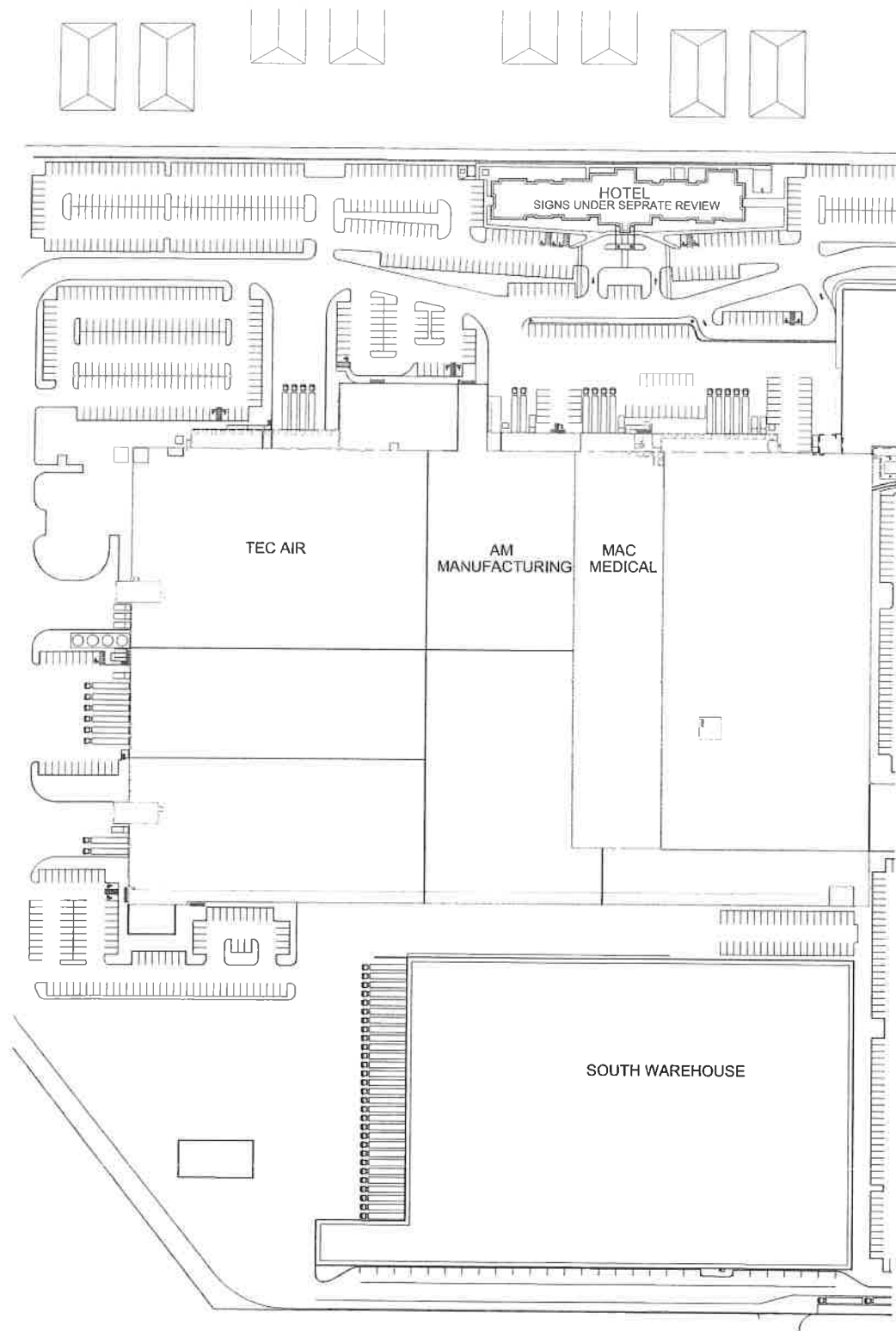
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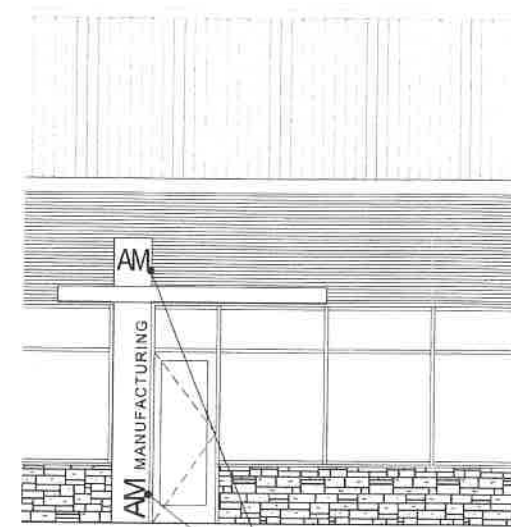
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KEY PLAN
SCALE: 1"=100'-0"

— SIGN LOCATION



ALLOWABLE TENANT SIGNAGE AREA NEAR ENTRY
APPLIED VINYL ON METAL PANEL



NORTH WAREHOUSE ENTRY
SCALE: N.T.S.

ALLOWABLE TENANT WINDOW SIGNAGE AREA

ALLOWABLE SIGNAGE ON DOCK DOORS TO INCLUDE:
- DEVELOPMENT NAME
- TENANT NAME
- DOCK NUMBER

NORTH WAREHOUSE SIGNS :: VINYL GRAPHIC SIGNS
EVERY WAREHOUSE TENANT
IS ALLOWED 1 WINDOW GRAPHIC SIGN
AT THEIR OFFICE ENTRY.

EACH WAREHOUSE DOCK DOOR IS ALLOWED
THE FOLLOWING GRAPHICS TO BE APPLIED
DIRECTLY TO THE DOORS:
- DEVELOPMENT NAME
- TENANT NAME
- DOCK NUMBER



DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

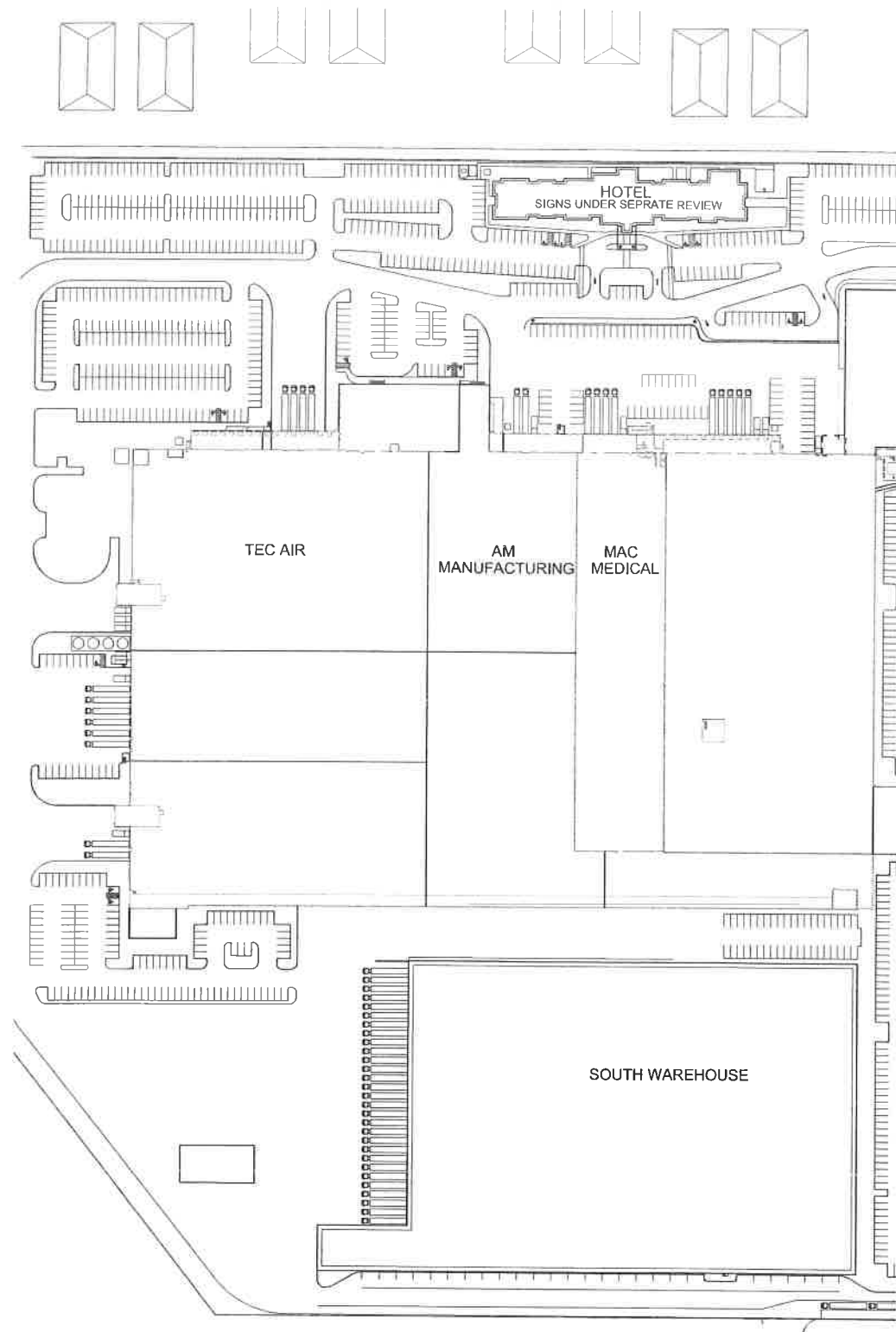
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KEY PLAN
SCALE: 1"=100'-0"

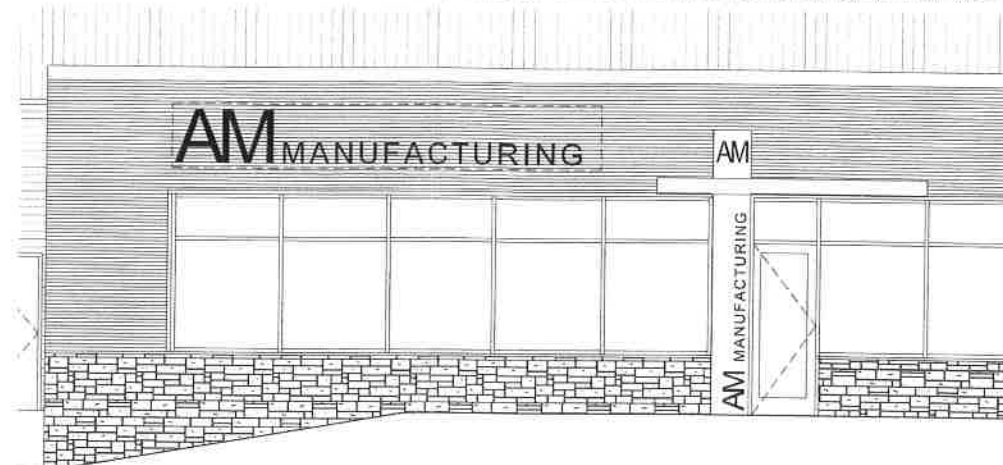
— SIGN LOCATION

NORTH WAREHOUSE SIGNS :: WAREHOUSE OFFICE BUILDING SIGNS

EVERY WAREHOUSE OFFICE TENANT
IS ALLOWED 1 BUILDING SIGN
NOT TO EXCEED 60SF IN SIZE.

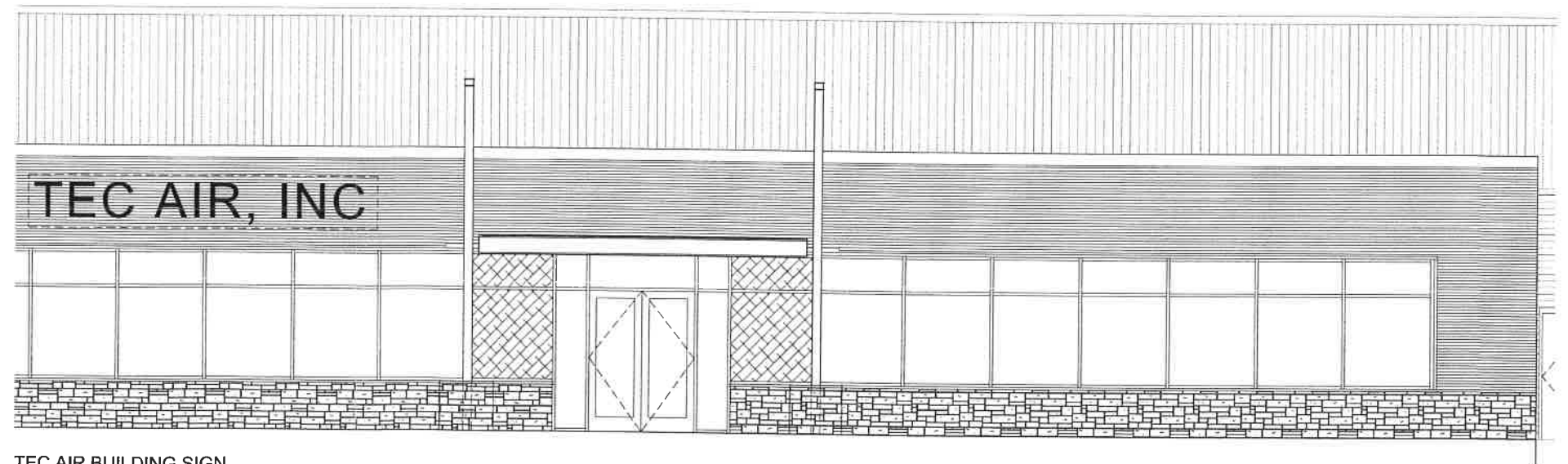
BUILDING SIGNS ARE ALLOWED TO BE
INTERNALLY ILLUMINATED, BUT ARE
NOT ALLOWED TO FLASH OR CHANGE.

SIGN TO ALIGN WITH METAL PANEL TRANSITION, MAX SIZE = 3' X 20' CENTERED VERTICALLY ON METAL PANEL WALL



AM MANUFACTURING BUILDING SIGN
SCALE: N.T.S.

SIGN LOCATION T.B.D., MAX SIZE = 3' X 20' CENTERED VERTICALLY ON METAL PANEL WALL



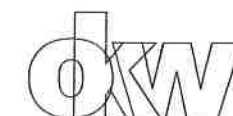
TEC AIR BUILDING SIGN
SCALE: N.T.S.



DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

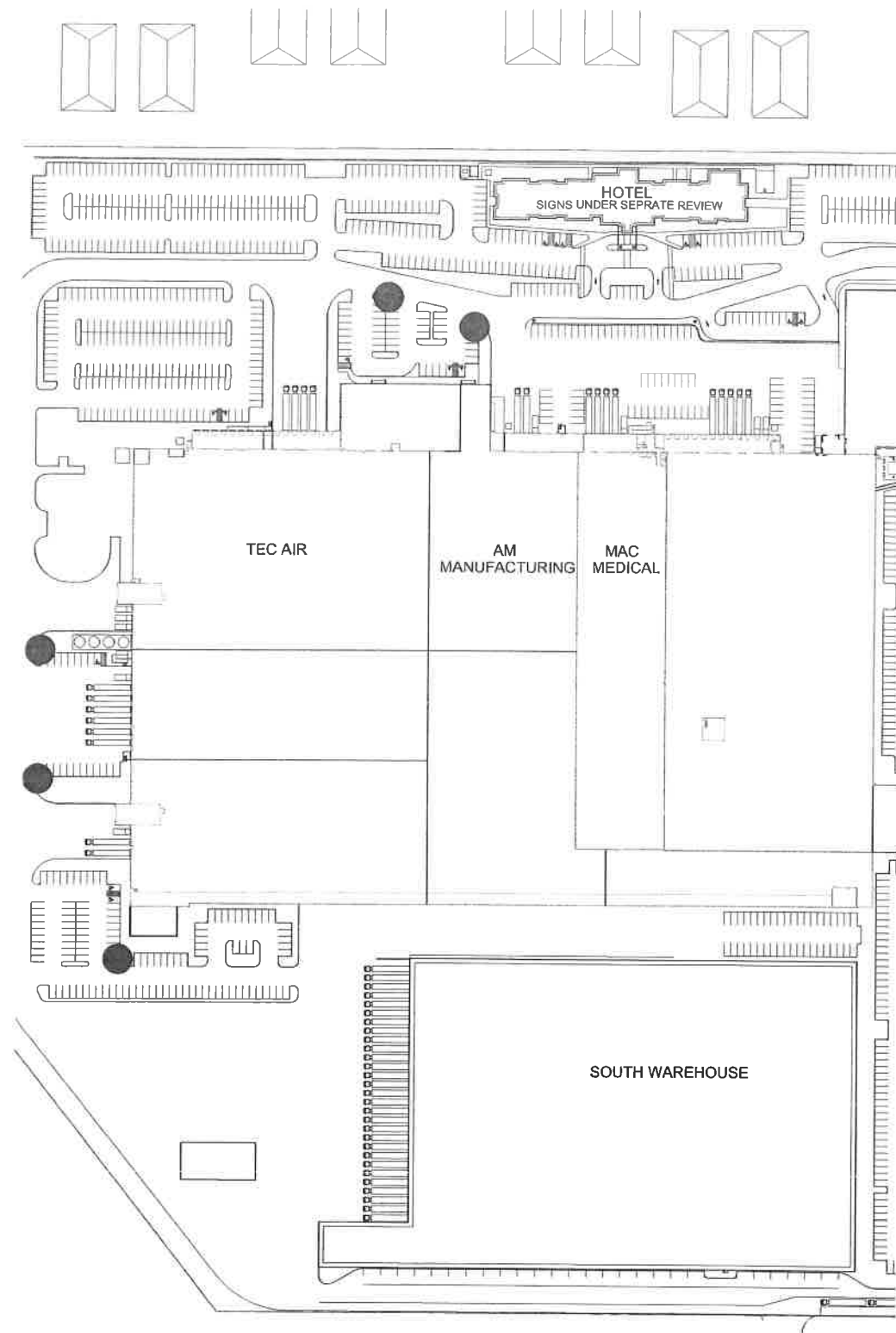
SIMBORG DEVELOPMENT, INC.



OKW Architects

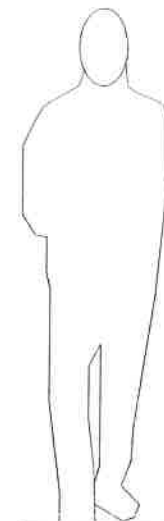
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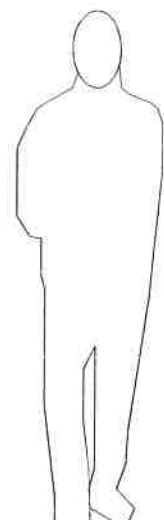
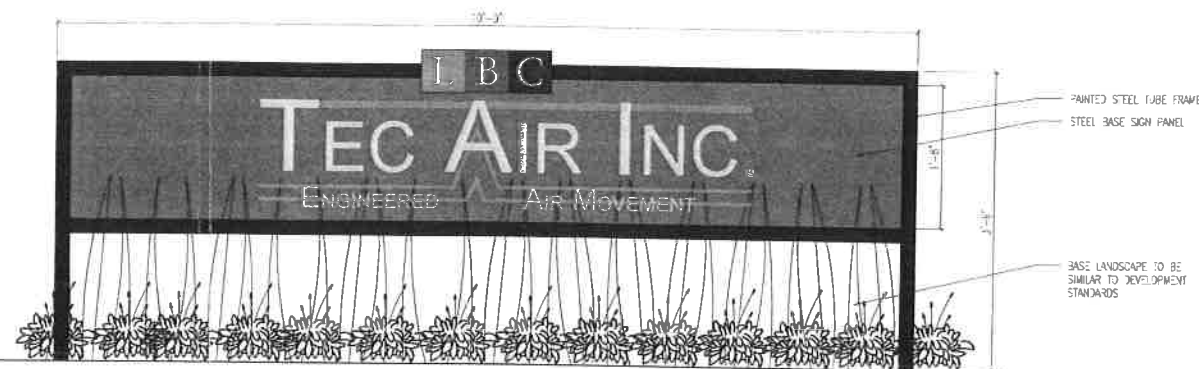


KEY PLAN
SCALE: 1"=100'-0"

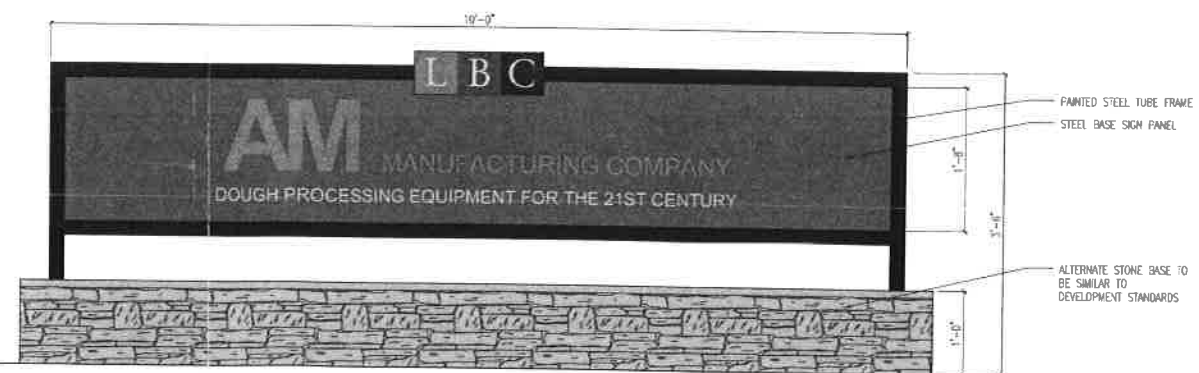
● SIGN LOCATION



BASIC WAREHOUSE GROUND SIGN
SCALE: N.T.S.



ALTERNATE WAREHOUSE GROUND SIGN
SCALE: N.T.S.



NORTH WAREHOUSE SIGNS :: GROUND SIGNS

5 SIGNS THIS TYPE

EVERY WAREHOUSE TENANT
IS ALLOWED 1 GROUND SIGN
NOT TO EXCEED 60SF IN SIZE.

GROUND SIGNS ARE ALLOWED TO BE
INTERNALLY ILLUMINATED, BUT ARE
NOT ALLOWED TO FLASH OR CHANGE.



DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

SIMBORG DEVELOPMENT, INC.



OKW Architects

DATE: 8 APRIL 2014

PROJECT NUMBER: 11030