



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Tom Vander Woude, Planning Director

Meeting Date: February 14, 2023

Agenda Item: PC Docket No. 22-025

Application: **Development Plan**

Hearing: **PUBLIC HEARING**

Summary: Munster Properties LLC requesting approval of a development plan for a medical office building at 10350 Calumet.

Applicant: GastingerWalker& representing Munster Properties LLC

Property Address: 10350 Calumet Avenue

Current Zoning: CD-4.A General Urban A Character District

Adjacent Zoning: North: CD-4.B
South: CD-4.A
East: CD-4.A
West: CD-4.A

Action Requested: Approval of Development Plan

Additional Actions Required: Findings of Fact

Staff Recommendation: **Approval**

Attachments: Project Narrative for PLANNING COMMISSION APPLICATION prepared by GastingerWalker&, dated 12.22.2022
Munster Properties, LLC - Landlord Core Package Landscaping Plan showing proposed revisions prepared by GastingerWalker&
REVISED PLANS: Landlord Core Package Landscaping Plan and Site Plan prepared by GastingerWalker&
Exterior building renderings prepared by GastingerWalker& undated

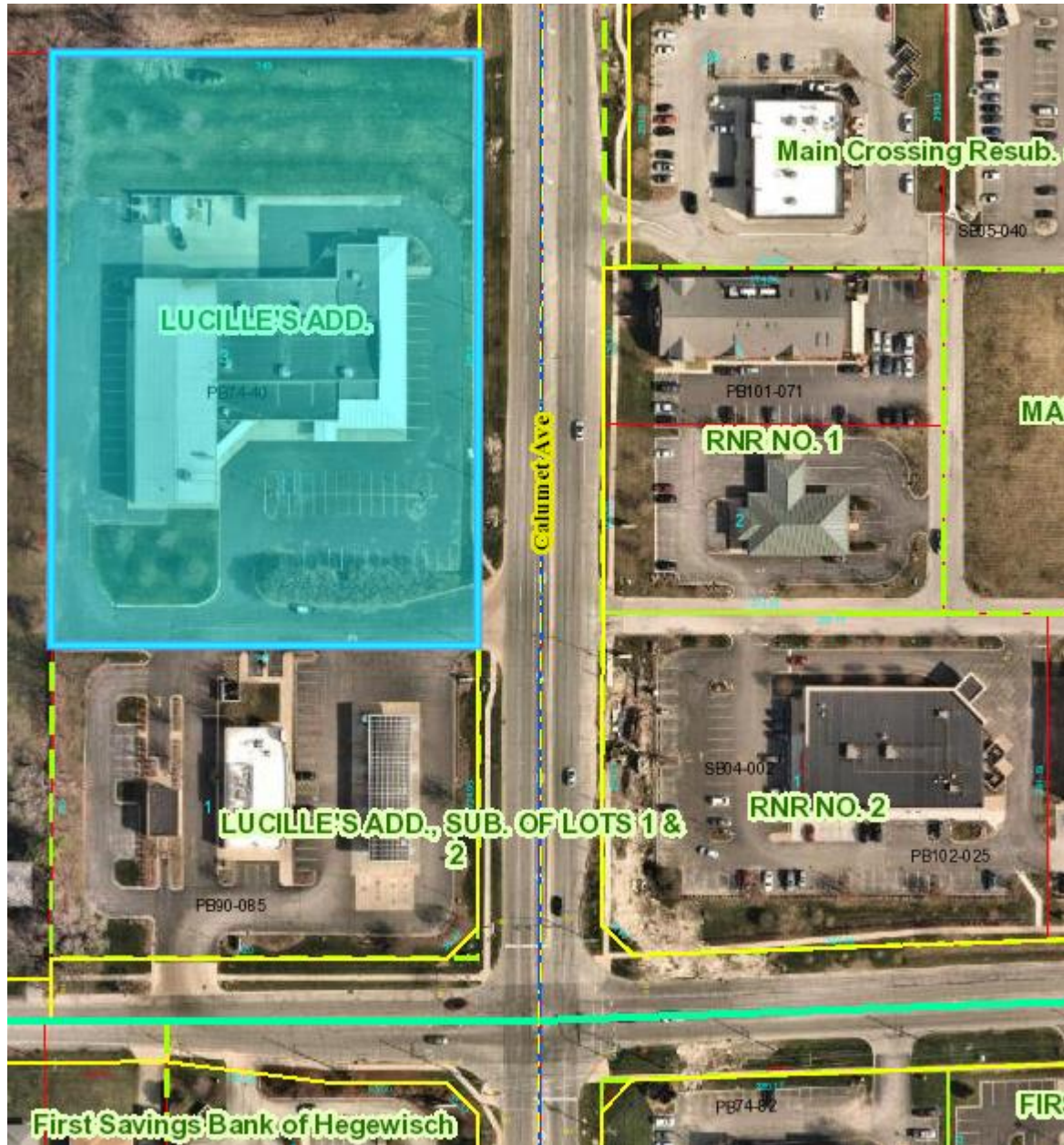
BACKGROUND

Figure 1 Subject property highlighted in blue.

GastingerWalker& representing Munster Properties LLC has presented plans to reuse the building and lot at 10350 Calumet Avenue. The applicant is seeking to renovate the former Calumet Harley-Davidson dealership and repair shop into a medical office with three tenants. Proposed improvements to the property include an interior remodel, expansion and reconfiguration of the parking lot, a new stormwater detention area, and additional and enhanced landscaping.

The subject property includes a 29,754 square foot building with canopies totaling an additional approximately 600 square feet and a parking area with 74 parking spaces. The applicant has an application pending before the BZA for a variance to reduce the number of required parking spaces.

Discussion

The subject property is located in the CD-4.A zoning district and all proposed changes to the building and lot must comply with the CD-4.A development standards and other general standards.



Figure 2 Recent Google street view of property

1. Building Materials

Permitted Primary building materials are brick or natural stone, cast stone, wood or metal Shopfront, terra cotta, ceramic tile, similar materials approved by the Plan Commission. Permitted Accent materials are glass, metal, wood, any primary building material, similar materials approved by the Plan Commission.

The applicant proposes to make minimal changes to the building exterior:

- Existing garage doors will be replaced with storefront window systems with clear glass.
- Existing galvanized metal siding and CMU base on all sides except for the southeast corner will be cleaned and painted gray.
- A section of metal siding at the southeast corner will be replaced with new metal panels.

2. Dumpsters

A new brick enclosure is proposed to be constructed at the southwest corner of the property within the 3rd Lot Layer.

3. Landscaping

Projects that exceed \$100,000 require that all landscaping requirements be met to the extent that they can be met while still providing adequate on-site parking. The requirements include landscape islands within the parking lot and screening from the public right-of-way and adjacent properties. A landscaping plan is provided that shows the following:

- Construction of landscape islands within the parking lot meeting the standards for size and inclusion of trees
- Installation of a Hedge along the Calumet Avenue frontage

As noted above, the applicant has a variance petition pending before the BZA to reduce the number of required parking spaces. The applicant had initially presented a more heavily landscaped plan but reduced the number of landscape islands and amount of lawn area at the direction of the BZA, who asked that additional parking be added to the site. Staff has recommended to the BZA that the initial plan be approved.

Staff notes that the following additional landscape features are missing and must be added to the plan:

1. An enhanced hedge along the Calumet Avenue frontage, which includes a 3.5' ornamental fence, a continuous hedge, and trees planted 30' on center.
2. A hedge screen along north edge of the property, screening the parking area from the adjacent property.
3. Parkway trees planted 30' on center along Calumet Avenue.

4. Pedestrian Access

A new pedestrian walkway will be provided between the public sidewalk and the front doors of the building.

5. Lighting

A photometric plan and details of the light fixtures have been provided for review. The Town's lighting standards require that illumination of the parking lot and walkways be provided at an average of 1.0-2.5 foot-candles and a minimum of 0.4 foot-candles. The photometric plan shows compliance with this standard. The photometric plan shows 18' tall parking lot lights to be installed around the parking lot and wall packs to be installed on the building. All fixtures are a full cut-off design to reduce light pollution and glare. Specification sheets of the light fixtures have been provided.

Staff notes that the proposed parking lot fixtures are standard off-road styles. The Munster zoning ordinance requires that parking lot fixtures be either colonial, coach, or acorn style.



Figure 3 Permitted fixtures

6. Parking

The proposed medical offices require 5.7 spaces per 1000 square feet of gross floor area. The required parking for this site with a medical building area of 30,177 sf is 173 parking spaces. The applicant has submitted a plan to increase the number of spaces onsite to 156. A variance application is pending before the BZA. If granted, the proposed parking will be permitted.

7. Stormwater

A new detention area is proposed for the north edge of the site to compensate for the additional runoff generated by the expanded parking area.

8. Miscellaneous

The applicant has proposed to straighten the sidewalk ramp at the existing driveway and upgrade it to ADA compliance.

MOTION

The Plan Commission may wish to consider the following motion:

Motion to approve PC Docket 22-025 granting approval of a development plan for a medical office building at 10350 Calumet Avenue, upon the following conditions:

- *The landscaping plan be revised to include:*
 - *An enhanced hedge along the Calumet Avenue frontage, which includes a 3.5' ornamental fence, a continuous hedge, and trees planted 30' on center.*
 - *A hedge screen along north edge of the property, screening the parking area from the adjacent property.*
 - *Parkway trees planted 30' on center along Calumet Avenue.*
- *The lighting plan be revised to include acorn, coach, or colonial-style fixtures.*

22 December 2022

**RE: Project Narrative for PLANNING COMMISSION APPLICATION
10350 Calumet Avenue, Munster, Indiana 46321**

ATTACHMENTS

The exhibits included in this Planning Commission Application include:

1. Planning Commission Application form with Owner consent signature page, proof of ownership.
2. Written narrative (this document)
3. Exterior Renderings
4. Site Plan drawing set including Existing Condition, Demolition Plan, Site Plan, Grading Plan, Utility Plan, Erosion and Sediment Control Plan, Landscaping Plan, Site Lighting Photometrics, and Truck Turning Study.
5. Survey

OVERVIEW

The current building at 10350 Calumet Avenue has been purchased by Munster Properties, LLC with the building being divided into 3 tenant spaces all to be business occupancy falling under Office Use Category - Medical or Dental Office / Medical or Dental Clinic / Outpatient Clinic in the Munster Character-Based Code.

The tenant spaces will include an ambulatory surgical center (Plum Creek Surgery Center), an orthopedic clinic (Midwest Orthopaedic Consultants), and a future tenant anticipated to be a medical office tenant.

Beyond the individual improvement work for each tenant space, the building will have a scope of work under the Landlord Core package which will capture work completed to common core spaces (main entry, public restrooms, MEP systems), addition of drive-thru canopy, exterior envelope repairs to the existing building, all site improvements (paving, landscaping, site lighting, etc.), and preparing the shell space for future tenant.

The building is anticipated to be permitted with the Town of Munster through 4 drawing packages:

Drawing Package #1 – Plum Creek Surgery Center Tenant Improvements (submitted to IDHS October 2022)

Drawing Package #2 – Munster Properties Landlord Core (to be submitted December 2022)

Drawing Package #3 – Midwest Orthopaedic Consultants Tenant Improvements (to be submitted December 2022)

Drawing Package #4 – Future Tenant Improvements (TBD)

UTILITIES

The improvements needed for the proposed use of the building include upgrading the existing water line to 3" and upgrading the sanitary to 6". Water and electrical will have one master meter with submetering for tenants. The existing fire department connection and 6" fire line is to remain. The existing well is to be closed.

PARKING

The building was originally constructed in 2001 with 70 parking spaces, which has been increased slightly to the current parking count of 74 parking spaces.

In reviewing the Munster Character-Based Code, the site use was updated from the previous building use as a Harley Davidson dealership to Office Use Category - Medical or Dental Office / Medical or Dental Clinic / Outpatient Clinic.

This Office Use Category has a parking ratio of 5.7 spaces per 1,000 square feet of floor area.

Using the building area of 30,177 sf, that gives a required parking load of 173 parking spaces.

Based on the existing layout of drives, parking spaces, and easements, we were able to add 64 for a total of 134 parking spaces. This total count includes ADA parking provided, space needed for exterior equipment, landscaping requirements across the entire site, and site area set aside for stormwater detention at the north edge of the site.

The parking ratio for this layout is 4.4 spaces per 1,000 sf.

In looking at other standards, the ITE 4th edition shows Medical clinic parking loading at 4.27 spaces per 1,000 sf – which translates to 129 required parking spaces.

Additionally, in looking at other recently constructed properties, a similar project at 730 45th Street (Orthopedic Specialists of Northwest Indiana appears to provide approximately 101 spaces for their building of similar use of 27,608 sf. This gives them a parking load of 3.69 spaces per 1,000 sf. Using that ratio on our site, the required parking would be 112 spaces.

LANDSCAPING

The current site has the majority of its greenspace at the north end with greenspace also provided along Calumet Ave. to the east, screening parking to the south, and at the existing transformer on the west.



The proposed site plan is designed to meet Munster Code District Standards

- First Lot Layer > 10 ft, min. 30% landscaped
- Min. 25% of landscaped area must be groundcover, evergreen trees, or shrubs.
- First Lot Layer > 15 ft, 1 tree per 30 ft of non-building Frontage
- Hedge Screen height 3 to 3.5 feet, 15 feet O.C., 90% opacity @ Front Lot Layer
- Hedge Screen height 5 to 6 feet, 80% opacity @ Front Lot Layer I
- Minimum 5 ft landscaped buffer at parking fronting
- At least 1 tree per 2,000 sf of parking lot area

STORMWATER DETENTION

The existing site does not include any stormwater structures, with all runoff captured into the municipal storm system.

To detain the stormwater due to increased site paving, the north portion of the site has been sized to meet the storm calculations provided by the civil engineer.

ENTRY DRIVEWAY

The driveway into the site is through a shared entry drive with the Graham's Market BP gas station from Calumet Ave. It is currently wider than the 24 ft. max width for driveways in non-residential first lot layers.

With the shared drive being with a gas station, there was the question of turning radius needed for large vehicles, especially tanker trucks.

A turning radius study was completed to ensure a tanker truck (WB-50 shown) could stay in its lane turning off of and on to Calumet Ave. For this reason, it was recommended by our civil engineer to keep the existing condition shown. This study is provided as a full-size sheet from the engineer, with visual also shown in the visual narrative.

SIDEWALK IMPROVEMENTS

To allow for better pedestrian walkability, the existing sidewalk along Calumet Ave. is shown revised at the entry drive. The revised sidewalk provides a new ADA Sidewalk Ramp aligned with the existing sidewalk ramp on the south side of the existing curb cut.

Additionally, an ADA Sidewalk Ramp from the existing sidewalk on Calumet Ave. is provided at the north end of the site with striped pedestrian walkway to the existing sidewalk at the east side of the building.



MONUMENT SIGN

The existing monument sign is located at the northeast corner of the site in the expanded drive lane of the proposed expanded parking area. The revised greenspace to the north of the current monument sign location is dedicated for stormwater detention.

We are showing the relocated monument sign at the southeast corner of the site at the entry drive. The proposed location is shown inset from the utility easement to prevent the sign or sign base footings from blocking utility access.

TRASH ENCLOSURE

The existing trash enclosure is 3-sided CMU clad in red brick to match the existing east façade with open 4th side facing west.

The trash location is being moved northwest to allow for expansion of parking. The new enclosure is shown compliant with the standards of fully enclosed on 3 sides with 4th side a self-closing gate (Table 26-6.405.A-6 District Standards)

I. PARCEL INFORMATION

1. Current Parcel Information

Source:	Town of Munster Zoning Maps
Property ID:	450636476009000027
Address:	10350 Calumet Avenue, Munster, Indiana 46321
Legal Description:	10350 Calumet: Lucille's Addition Lot 3
Class:	454 – Auto sales & service
Zoning Class:	CD-4. A General Urban – A District (reference Munster Character-Based Code)
Special Restrictions:	Ground Floor Residential Use Restriction

2. Assessor Information

Source:	Lake County Indiana Assessor
Local Parcel ID:	007-18-28-0560-0003
Parcel ID:	45-06-36-476-009.000-027



Address: 10350 Calumet Avenue, Munster, Indiana 46321
Legal Description: LUCILLE'S ADDITION LOT 3
Class: 454 – Auto sales & service
Tax District: 028 – Munster Corp (North)
Neighborhood: Neighborhood- 18910 / 18910-027 / 1.0000
Township: 0007 - NORTH TOWNSHIP

3. Building Owner Information

Building Owner: Munster Properties, LLC
10719 160th Street
Orland Park, IL 60467

4. Building Information

Year Built: 2001 with addition in 2014
Property Area: 3.768 acres / 164,149 sf (per Alta survey)
Building Area: 30,177 sf

5. New Parcel Information

Class: Office Use Category - Medical of Dental Office / Medical or
Dental Clinic / Outpatient Clinic
**Permitted in CD-4. A Zoning District
Zoning Class: CD-4. A
General Urban – A District
(reference Munster Character-Based Code)
Parking Load Requirements: 5.7 spaces per 1,000 square feet of floor area

Calculation:
30,177 sf / 5.7 ratio = 172

II. CODE INFORMATION

1. Building Code

Municipality: Town of Munster, Indiana
Model Codes: State of Indiana Building Codes per Municipal Ordinance Sec. 26-33

Indiana Building Code
2018 International Fire Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fuel Gas Code
2018 International Energy Conservation Code



2017 National Electrical Code

2. Original Code Data from 2001

Source:	Original Construction drawings dated 5/16/2001
Building Code:	Indiana Building Code 1998 Edition
Occupancy:	B / S-3
Construction Type:	V-N
Total Building Area:	25,574 sf
Zoning:	C-I Highway Commercial
Parking Provided:	68 spaces, 2 ADA spaces (70 total)
Fire Suppression:	Fully sprinklered to S-3 occupancy requirements
Structural Design Criteria:	Snow Load: 30 psf Wind Load: 85 mph Exposure: B

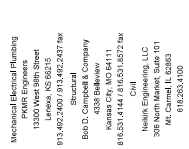
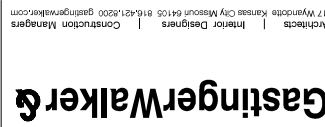
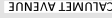
**Building renovated with addition in 2013



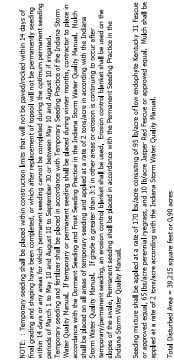
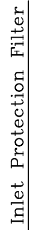
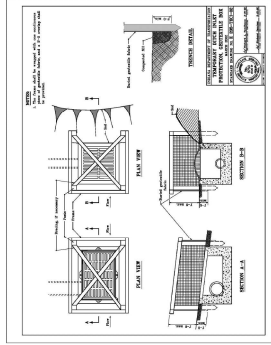


Project Number: 2022.165

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Indiana 811 is open 7 days a week, 24 hours a day to process locate requests or address questions regarding a locate request. The toll free number is 800-392-5544 or 811. Contact a minimum of 2 days in advance of digging.

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Water Protection 10

Oak 25

Temporary Sealed 15

Permanent Sealed 20

Straw Bale Dam 3

CMCA

Cement Water Cleanup Area

5th Fence (Sediment Fence) 5

Existing Grade 489

Proposed Grade 490

Temporary Gravel Entrance/Exit

GastingerWalker & Architects Interior Designers Construction Managers
1117 Wyandotte Kansas City Missouri 64105 816.421.2200 gastingerwalker.com

Mechanical Electrical Plumbing
PKMR Engineers
13300 West 98th Street
Lenexa, KS 66215
913.492.2400 / 913.492.2437 fax

Boo D. Campbell & Company
4333 Bellevue
Kansas City, MO 64111
816.531.4144 / 816.531.6572 fax

Civil

Nekir Engineering, LLC
306 North Market, Suite 101
Mt. Carmel, IL 62863
618.263.4100

Munster
Properties, LLC -
Landlord Core
Package

Tenant Improvement
10350 Calumet Ave
Munster, IN 46321

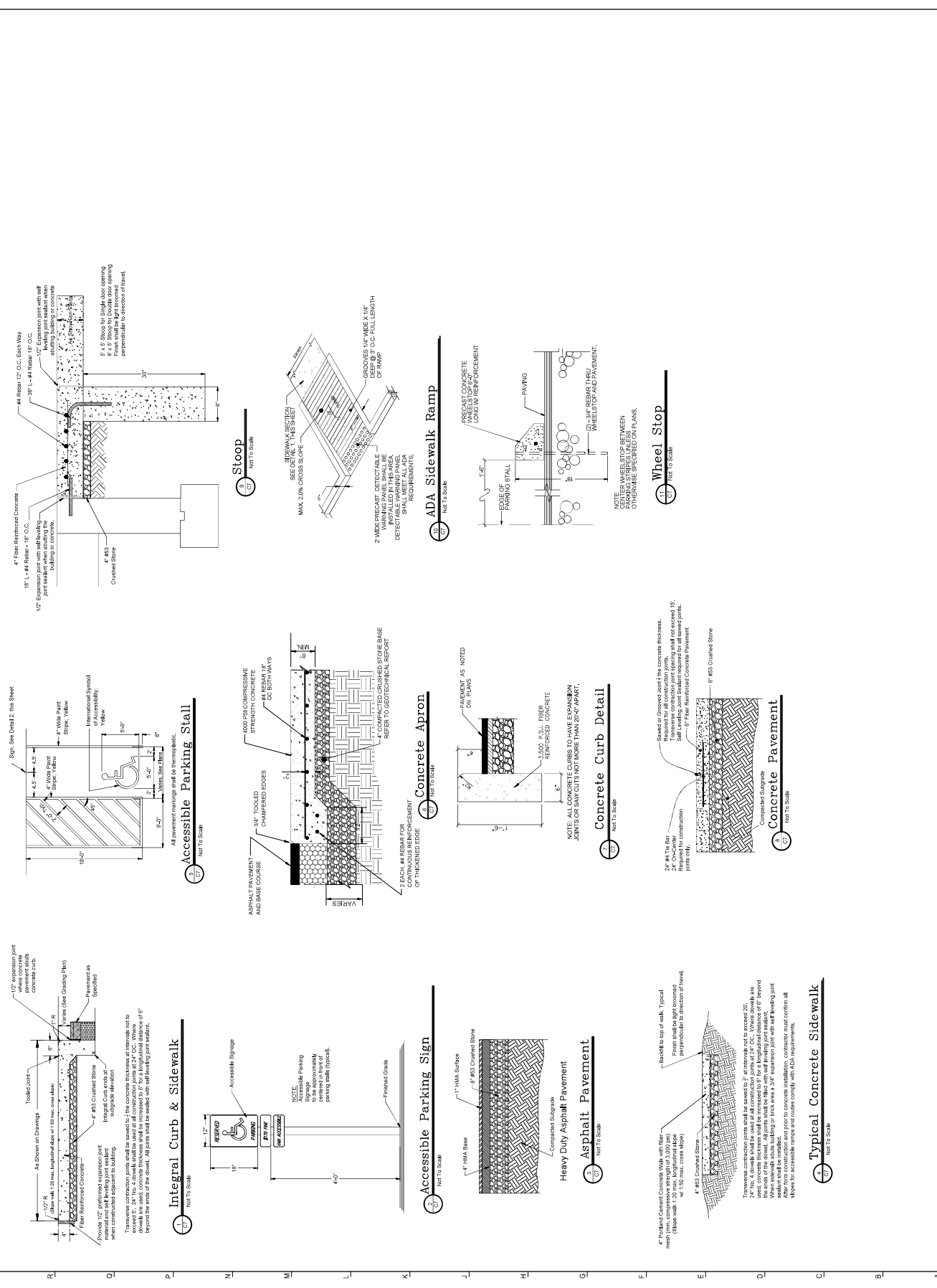
SurgCenter Development
800 Belle Terre Pkwy, Unit 200-329
Palm Coast, FL 32164
800.465.1725

ISSUED FOR:

Drawn By	RM, JR
Checked By	TJ

Erosion and Sediment Control Plan





GastingerWalker &

Architects | Interior Designers | Construction Managers

617 Wyandotte Kansas City Missouri 64105 | 816.421.8200 | gastingerwalker.com

Mechanical/Electrical/Humbing
PM&E Engineers
13300 West 89th Street
P.O. Box 2407 | P.O. Box 2407
P.O. Box 2407 | P.O. Box 2407

Structural
Boh D. Campbell & Company
Kansas City, MO 64111
816.831.4444 / 816.531.8372 fax

Civil
Haskins Engineering, LLC
308 North Main Street, Suite 101
McCammon, IL 62863
618.251.4100

Munster Properties, LLC - Landlord Core Package

Tenant Improvement
10350 Calumet Ave
Munster, IN 46321

Sung Center Development
800 Lake Forest Parkway, Unit 200-209
P.O. Box 100000
800.465.1732

ISSUED FOR:

Drawn By: [Signature]
Checked By: [Signature]

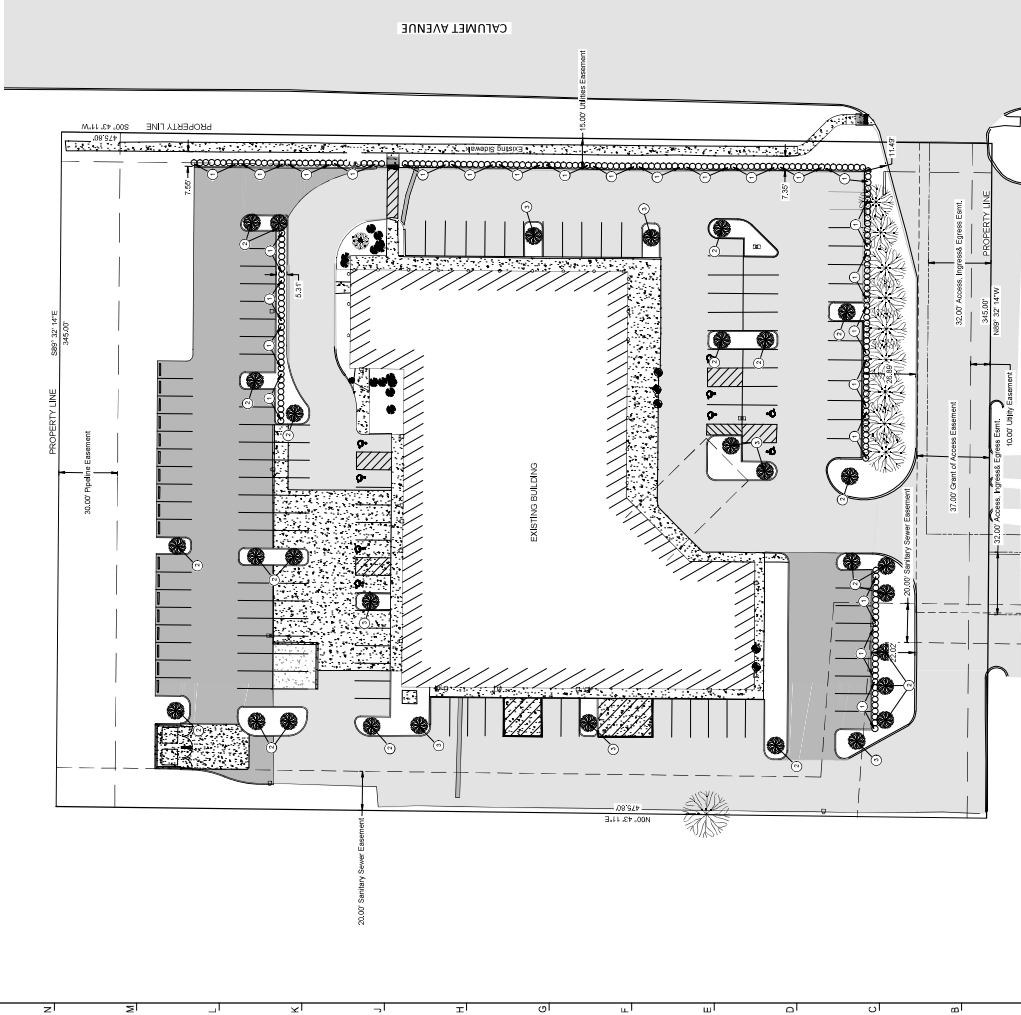
Details

C7

Project Number: 20222.105 © Copyright 2022

Landscaping Table

KEYNOTE	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
①	GREEN VELVET BOWWOOD	BUXUS X GREEN VELVET	225	3 GALLON
②	RED MAPLE	ACER RUBRUM	25	2.5" CALIPER
③	FLOWERING DOGWOOD	CORNUS FLORIDA	7	2.5" CALIPER



SITE DATA

SINCE FIRST LOT LAYER IS GREATER THAN 10' MINIMUM OF 30% OF FIRST LOT LAYER MUST BE LANDSCAPED.

1ST LOT LAYER 32,431.74 SF
REQUIRED LANDSCAPING AREA 9,729.52 SF - 30%
ACTUAL LANDSCAPING AREA 10,864.43 SF - 33.9%

SINCE FIRST LOT LAYER IS GREATER THAN 15' DEEP 1 TREE PER 30 FEET OF NON-BUILDING FRONTAGE

REQUIRED TREES IN FIRST LOT LAYER 9 TREES
ACTUAL TREES IN FIRST LOT LAYER 26 TREES

FOR EVERY 3,000 SF OF PARKING LOT 1 TREE SHALL BE INSTALLED

REQUIRED TREES 34 TREES
ACTUAL TREES 26 TREES
1 EXISTING INTERIOR TREE
10 EXISTING PERIMETER TREES
TOTAL 42 TREES

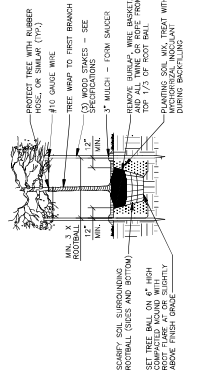
Legend

These standard symbols may be found in the drawing.

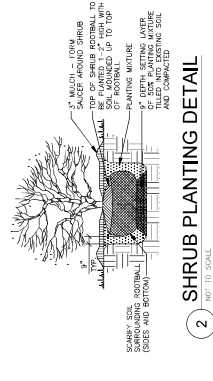
Water Line
Sanitary Sewer Main
Face
Underground Telephone
Storm Sewer
Gas Main
Gas Line
Sewer
Iron Pin
Parking Bumper
Ballard
Soil Boring Location
Sanitary Sewer Cleanout
Gas Meter
Storm Sewer Catchment
TC
Storm Sewer Catchment Lid
Light Pole or Traffic Light
Storm Sewer Manhole
Tree
Mag Nail
Existing Concrete
Existing Pavement
New Asphalt

Water Meter
Water Valve
Utility Pole
Top of Curb
Pavement
Metal Existing
Grate point
Number of Planting Spaces
Drainage Arrow
New Concrete
New Pavement

Water Line
Sanitary Sewer Main
Face
Underground Telephone
Storm Sewer
Gas Main
Gas Line
Sewer
Iron Pin
Parking Bumper
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TC
Storm Sewer Catchment Lid
Light Pole or Traffic Light
Storm Sewer Manhole
Tree
Mag Nail
Existing Concrete
Existing Pavement
New Asphalt



- NOTES:
1. TREES WITH 2.5" CALIPER MUST HAVE A MINIMUM VOLUME OF 500
 2. IF OF NEW PLANTING SOIL MIX AROUND THE ROOT BALL
 3. CONTRACTOR TO CONSIDER PERCOLATION OF ALL PLANTING PITS
 4. PERFORATED UNDERDRAIN AT BOTTOM OF PIT AND CONNECT TO NEAREST DOWNSTREAM STORM CATCHBASIN/MANHOLE.



Gastinger Walker &

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Boh D. Campbell & Company
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913.831.4444 / 913.831.8372 fax

Civil
Nashville Engineering, LLC
309 North Main Street, Suite 101
McCammett, IL 62863
618.255.4100

Munster Properties, LLC - Landlord Core Package

Tenant Improvement
10350 Calumet Ave
Munster, IN 46321
SunCenter Development
800 Shale Farm Pkwy, Unit 200C29
Plymouth, IN 46154
800.465.1732

ISSUED FOR:

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Landscaping Plan

811

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C8

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Construction Managers

Architectural

Interior Designers

Interior Architects

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ANULITE

DATE: _____

DESIGNER: _____

PROJECT: _____

TYPE: _____

DATE: _____

RECLO (MS) BATED

PXT-F

Drives

Recessed / Flush/Lens Integrated LED Driver

- Fits the entire low voltage range for installing wherever you require significant load, efficient conversion.
- Available in 100W, 150W, 200W, 250W, 300W, 350W, 400W, 450W, 500W, 550W, 600W, 650W, 700W, 750W, 800W, 850W, 900W, 950W, 1000W, 1050W, 1100W, 1150W, 1200W, 1250W, 1300W, 1350W, 1400W, 1450W, 1500W, 1550W, 1600W, 1650W, 1700W, 1750W, 1800W, 1850W, 1900W, 1950W, 2000W, 2050W, 2100W, 2150W, 2200W, 2250W, 2300W, 2350W, 2400W, 2450W, 2500W, 2550W, 2600W, 2650W, 2700W, 2750W, 2800W, 2850W, 2900W, 2950W, 3000W, 3050W, 3100W, 3150W, 3200W, 3250W, 3300W, 3350W, 3400W, 3450W, 3500W, 3550W, 3600W, 3650W, 3700W, 3750W, 3800W, 3850W, 3900W, 3950W, 4000W, 4050W, 4100W, 4150W, 4200W, 4250W, 4300W, 4350W, 4400W, 4450W, 4500W, 4550W, 4600W, 4650W, 4700W, 4750W, 4800W, 4850W, 4900W, 4950W, 5000W, 5050W, 5100W, 5150W, 5200W, 5250W, 5300W, 5350W, 5400W, 5450W, 5500W, 5550W, 5600W, 5650W, 5700W, 5750W, 5800W, 5850W, 5900W, 5950W, 6000W, 6050W, 6100W, 6150W, 6200W, 6250W, 6300W, 6350W, 6400W, 6450W, 6500W, 6550W, 6600W, 6650W, 6700W, 6750W, 6800W, 6850W, 6900W, 6950W, 7000W, 7050W, 7100W, 7150W, 7200W, 7250W, 7300W, 7350W, 7400W, 7450W, 7500W, 7550W, 7600W, 7650W, 7700W, 7750W, 7800W, 7850W, 7900W, 7950W, 8000W, 8050W, 8100W, 8150W, 8200W, 8250W, 8300W, 8350W, 8400W, 8450W, 8500W, 8550W, 8600W, 8650W, 8700W, 8750W, 8800W, 8850W, 8900W, 8950W, 9000W, 9050W, 9100W, 9150W, 9200W, 9250W, 9300W, 9350W, 9400W, 9450W, 9500W, 9550W, 9600W, 9650W, 9700W, 9750W, 9800W, 9850W, 9900W, 9950W, 10000W, 10050W, 10100W, 10150W, 10200W, 10250W, 10300W, 10350W, 10400W, 10450W, 10500W, 10550W, 10600W, 10650W, 10700W, 10750W, 10800W, 10850W, 10900W, 10950W, 11000W, 11050W, 11100W, 11150W, 11200W, 11250W, 11300W, 11350W, 11400W, 11450W, 11500W, 11550W, 11600W, 11650W, 11700W, 11750W, 11800W, 11850W, 11900W, 11950W, 12000W, 12050W, 12100W, 12150W, 12200W, 12250W, 12300W, 12350W, 12400W, 12450W, 12500W, 12550W, 12600W, 12650W, 12700W, 12750W, 12800W, 12850W, 12900W, 12950W, 13000W, 13050W, 13100W, 13150W, 13200W, 13250W, 13300W, 13350W, 13400W, 13450W, 13500W, 13550W, 13600W, 13650W, 13700W, 13750W, 13800W, 13850W, 13900W, 13950W, 14000W, 14050W, 14100W, 14150W, 14200W, 14250W, 14300W, 14350W, 14400W, 14450W, 14500W, 14550W, 14600W, 14650W, 14700W, 14750W, 14800W, 14850W, 14900W, 14950W, 15000W, 15050W, 15100W, 15150W, 15200W, 15250W, 15300W, 15350W, 15400W, 15450W, 15500W, 15550W, 15600W, 15650W, 15700W, 15750W, 15800W, 15850W, 15900W, 15950W, 16000W, 16050W, 16100W, 16150W, 16200W, 16250W, 16300W, 16350W, 16400W, 16450W, 16500W, 16550W, 16600W, 16650W, 16700W, 16750W, 16800W, 16850W, 16900W, 16950W, 17000W, 17050W, 17100W, 17150W, 17200W, 17250W, 17300W, 17350W, 17400W, 17450W, 17500W, 17550W, 17600W, 17650W, 17700W, 17750W, 17800W, 17850W, 17900W, 17950W, 18000W, 18050W, 18100W, 18150W, 18200W, 18250W, 18300W, 18350W, 18400W, 18450W, 18500W, 18550W, 18600W, 18650W, 18700W, 18750W, 18800W, 18850W, 18900W, 18950W, 19000W, 19050W, 19100W, 19150W, 19200W, 19250W, 19300W, 19350W, 19400W, 19450W, 19500W, 19550W, 19600W, 19650W, 19700W, 19750W, 19800W, 19850W, 19900W, 19950W, 20000W, 20050W, 20100W, 20150W, 20200W, 20250W, 20300W, 20350W, 20400W, 20450W, 20500W, 20550W, 20600W, 20650W, 20700W, 20750W, 20800W, 20850W, 20900W, 20950W, 21000W, 21050W, 21100W, 21150W, 21200W, 21250W, 21300W, 21350W, 21400W, 21450W, 21500W, 21550W, 21600W, 21650W, 21700W, 21750W, 21800W, 21850W, 21900W, 21950W, 22000W, 22050W, 22100W, 22150W, 22200W, 22250W, 22300W, 22350W, 22400W, 22450W, 22500W, 22550W, 22600W, 22650W, 22700W, 22750W, 22800W, 22850W, 22900W, 22950W, 230

14'-0" ABOVE GRADE MOUNTING HEIGHT IS SHOWN
 8'-0" ABOVE GRADE MOUNTING HEIGHT IS SHOWN
 4'-0" ABOVE GRADE MOUNTING HEIGHT IS SHOWN

FIXTURE MOUNTING HEIGHTS

1. FIXTURES MOUNTED ON A WALL OR CEILING
 2. FIXTURES MOUNTED ON A WALL OR CEILING
 3. FIXTURES MOUNTED ON A WALL OR CEILING

EXTERIOR BUILDING-MOUNTED LIGHT FIXTURE MOUNTING HEIGHTS DETAIL

NOT TO SCALE

GastingerWalker &
Architects | Interior Designers | Construction Managers
817 Wyandotte Kansas City Missouri 64105 816.421.8500 gastingerwalker.com

**Mechanical Electrical Plumbing
PKMR Engineers**
13300 West 86th Street
Lenexa, KS 66215
913.492.2400 / 913.492.2437 fax

**Bob D. Campbell & Company
Structural**
4338 Belvedere
Kansas City, MO 64111
816.231.4144 / 816.231.8572 fax

Chil
Nedtek Engineering, LLC
306 North Market, Suite 101
Mt. Carmel, IL 62953
816.293.4100

**Munster
Properties LLC**

Landlord Core Package
3350 Calumet Ave Suite 101
Munster, IN 46321

ISSUED FOR:

827

SL1.2

Munster
Properties, LLC -
Landlord Core
Package

Tenant Improvement
10350 Coliseum Ave
Munster, IN 46321

SurgCenter Development
800 Belle Terre Pkwy, Unit 200-329
Palm Coast, FL 32164
800.465.1725

ISSUED FOR:
ISDH REVIEW

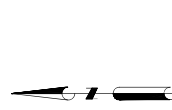
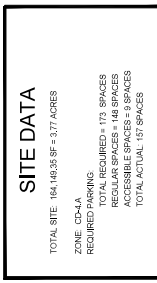
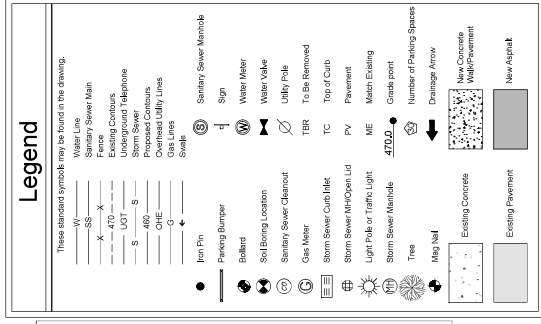


Drawn By	RM, JR
Checked By	TL

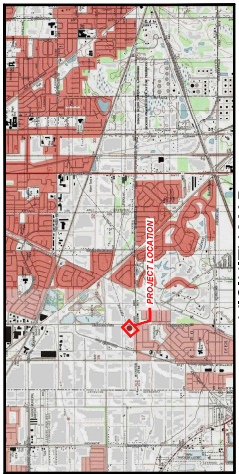
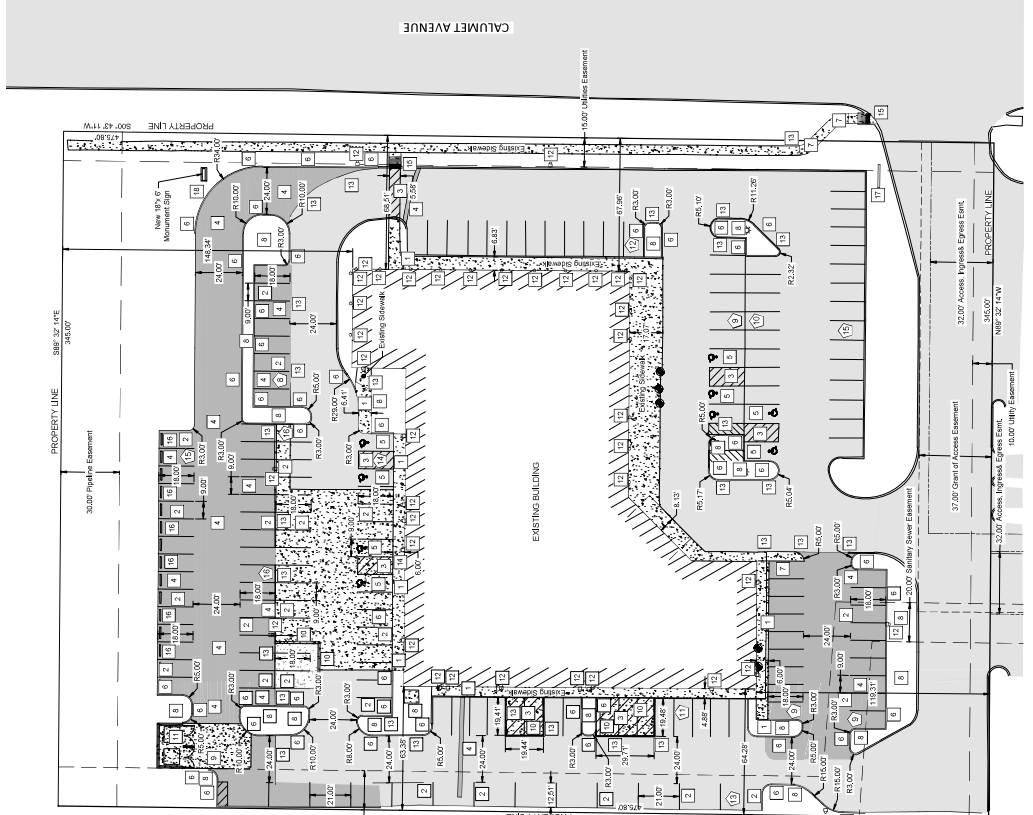
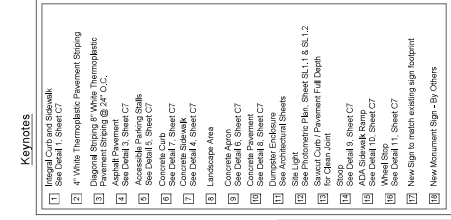
Site Plan

3

Project Number: 2022.165 © Copyright 2022

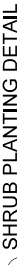


Indiana 811 is open 7 days a week, 24 hours a day to process locate requests or address questions regarding a locate request. The toll free number is 800-382-5544 or 811. Contact a minimum of 2 days in advance of digging.

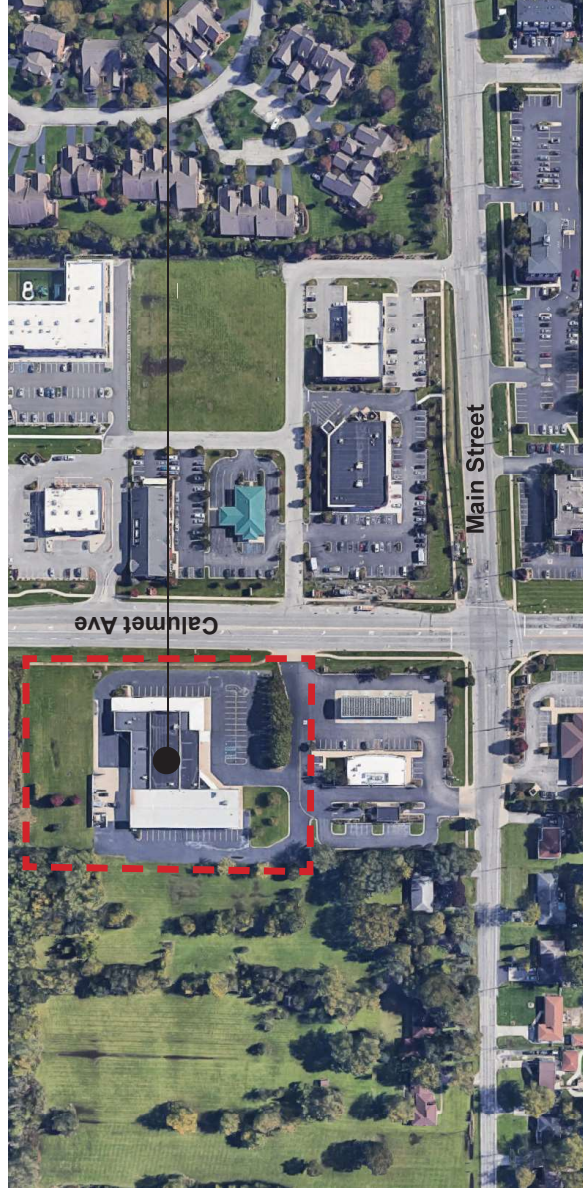


VICINITY MAP
(NOT TO SCALE)

Landscaping Table



EXISTING SITE



10350 Calumet Avenue

PROJECT LOCATION

10350 Calumet Avenue

The existing site is located just north of the cross section of Main Street and Calumet Avenue. The existing building shares an entry driveway with Access Easement in place for use by the gas station to the south.

ZONING

The site is CD-4, A zoning (General Urban - A Character District) with an allowed principal use of Medical Office in the Office Use Category.

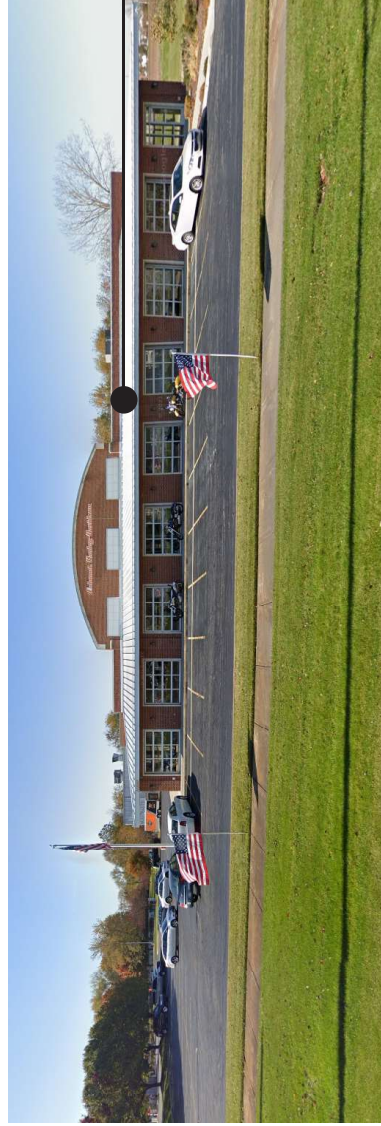
The existing building aligns with the Commercial Building principal building type of the Munster Character-Based Code as a small to medium sized detached non-residential building designed to facilitate pedestrian-oriented office use.

PREVIOUS USE

The property was purchased in May 2022 from Calumet Properties LLC with the previous building use as Calumet Harley Davidson.

PROPOSED USE

The new owner, Munster Properties LLC, intends to develop the existing property to be medical office with 3 tenants.



EXISTING EXTERIOR FACADE - EAST

EXISTING EAST FACADE

Block	0 sf	0%
Brick	1,334 sf	30.6%
Metal Panel	1,244 sf	28.5%
Glass	774sf	17.7%

EXISTING TRANSLUCENT
GLAZING CLERESTORY



EXISTING GALVANIZED
METAL PANEL

EXISTING RED BRICK

EXISTING OVERHEAD
GARAGE DOORS

PROPOSED EXTERIOR FACADE - EAST

EXISTING EAST FACADE

Block	0 sf	0%
Brick	1,334 sf	30.6%
Metal Panel	1,244 sf	28.5%
Glass	774sf	17.7%

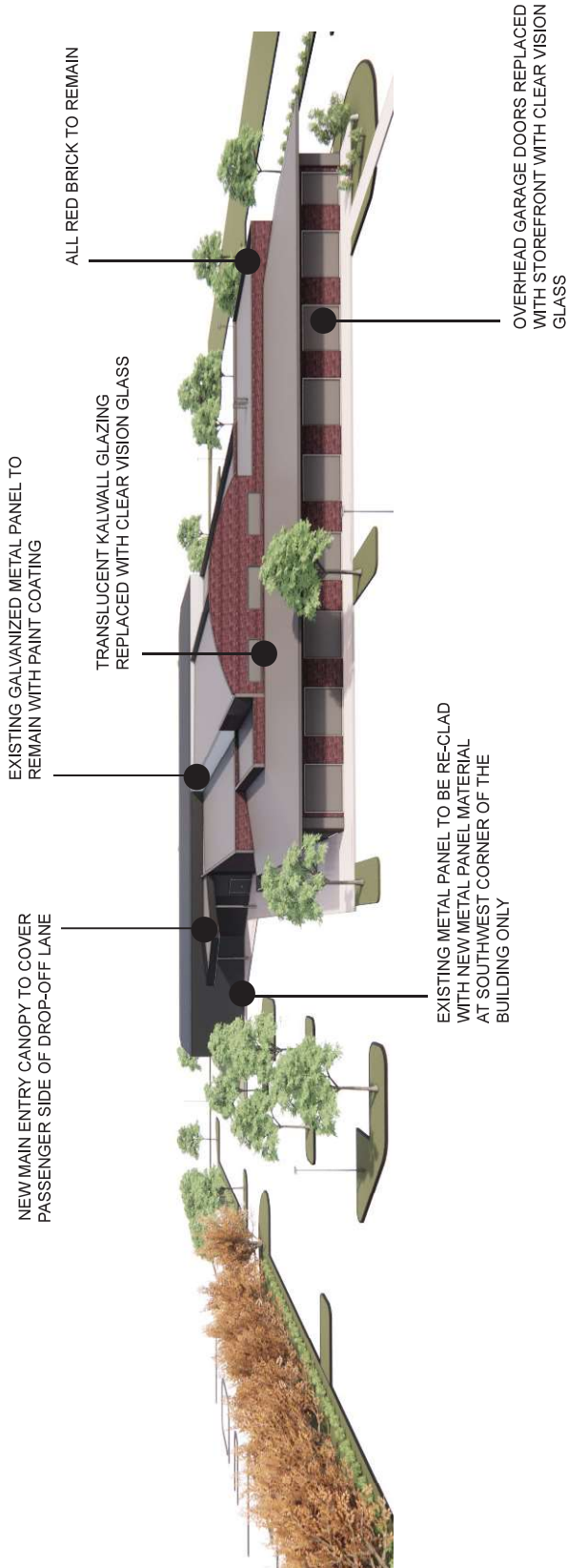
PROPOSED EAST FACADE

Block	0 sf	0%
Brick	1,334 sf	30.6%
Metal Panel	1,244 sf	28.5%
Glass	774sf	17.7%

The primary material on the east elevation is brick and would remain the same in the proposed update.

The overhead doors along the primary elevation facing Calumet would be replaced with storefront framing with clear glazing.

Additionally the upper clerestory windows currently with translucent KALWALL glazing would be replaced with clear vision glass.



EXISTING EXTERIOR FACADE - SOUTH

EXISTING SOUTH FACADE

Block	383 sf	10.3%
Brick	1,438 sf	38.9%
Metal Panel	1,138 sf	30.7%
Glass	400 sf	10.8%

EXISTING OVERHEAD GARAGE DOORS
EXISTING RED BRICK



EXISTING MAIN ENTRY

EXISTING MAIN ENTRY

EXISTING GALVANIZED METAL
PANEL WITH PAINTED CMU
BELOW

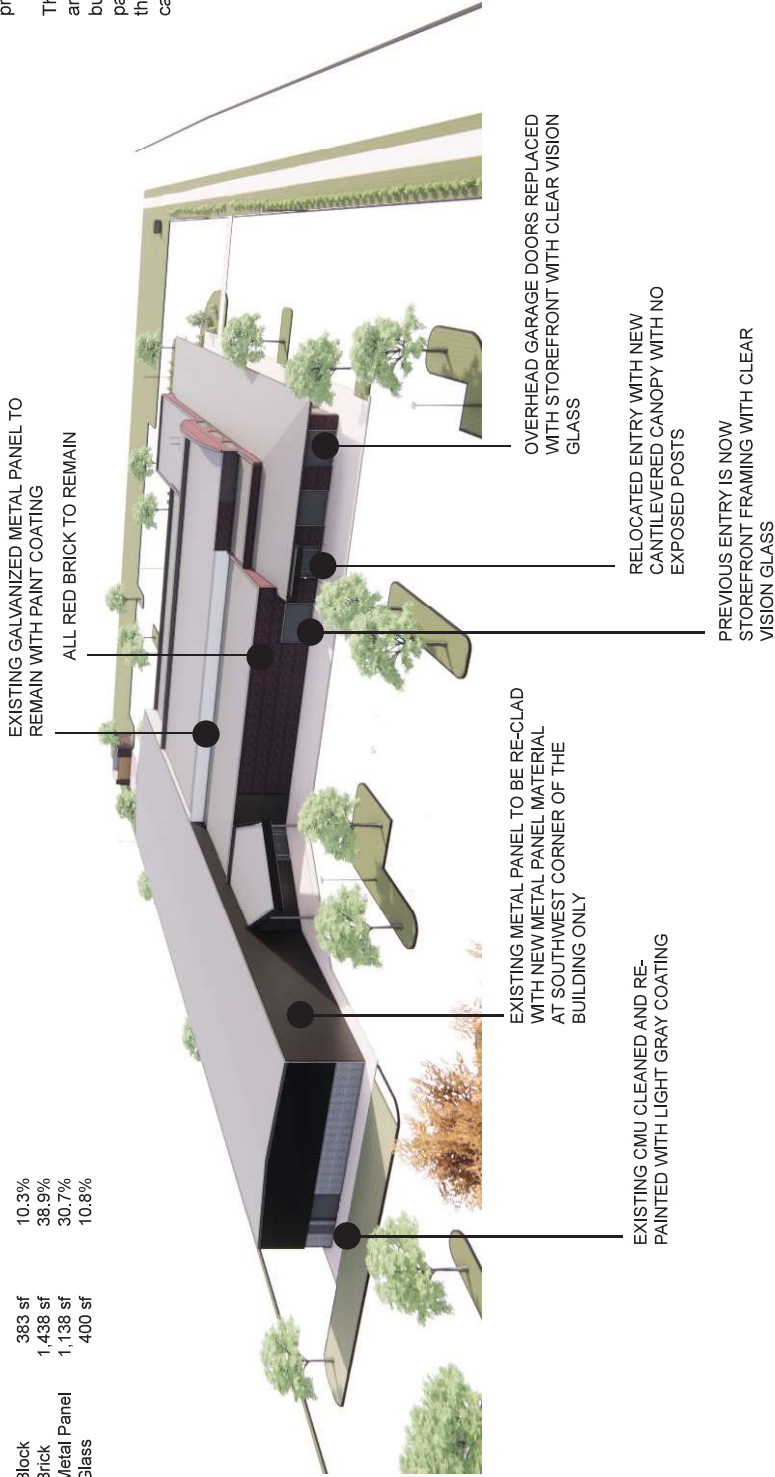
PROPOSED EXTERIOR FACADE - SOUTH

EXISTING SOUTH FACADE		
Block	383 sf	10.3%
Brick	1,438 sf	38.9%
Metal Panel	1,138 sf	30.7%
Glass	400 sf	10.8%

PROPOSED SOUTH FACADE		
Block	383 sf	10.3%
Brick	1,438 sf	38.9%
Metal Panel	1,138 sf	30.7%
Glass	400 sf	10.8%

The primary material on the south elevation is brick and would remain the same in the proposed update.

The existing galvanized metal panel near the entry and at the southwest corner of the existing building would be re-clad with new metal panel of a dark charcoal color similar to the new metal fascia of the revised entry canopies.



EXISTING EXTERIOR FACADE - WEST

EXISTING WEST FACADE

Block	1,320 sf	33%
Brick	385 sf	9.6%
Metal Panel	2,096 sf	52%
Glass	0 sf	0%



EXISTING RED BRICK

EXISTING GALVANIZED METAL
PANEL WITH PAINTED CMU
BELOW

PROPOSED EXTERIOR FACADE - WEST

EXISTING WEST FACADE

Block	1,320 sf	33%
Brick	385 sf	9.6%
Metal Panel	2,096 sf	52%
Glass	0 sf	0%

PROPOSED WEST FACADE

Block	1,320 sf	33%
Brick	385 sf	9.6%
Metal Panel	2,096 sf	52%
Glass	42 sf	1%

The primary material on the west elevation is metal panel and would remain the same in the proposed update.

This metal panel would be painted to a dark gray color, with existing CMU below painted a light gray color.

Existing flashings, metal trims, and downspouts would be replaced due to poor condition.

EXISTING PAIR OF METAL DOORS TO BE REPLACED WITH STOREFRONT DOORS WITH CLEAR VISION GLASS

ALL RED BRICK TO REMAIN

EXISTING GALVANIZED METAL PANEL TO BE PAINTED WITH DARK GRAY COATING

EXISTING CMU TO BE CLEANED AND PAINTED WITH LIGHT GRAY COATING

NEW TRASH ENCLOSURE TO BE RED BRICK SIMILAR TO EXISTING EAST FACADE

EXISTING METAL PANEL TO BE RE-CLAD WITH NEW METAL PANEL MATERIAL AT SOUTHWEST CORNER OF THE BUILDING ONLY

EXISTING EXTERIOR FACADE - NORTH

EXISTING NORTH FACADE

Block	348 sf	8.3%
Brick	640.2 sf	15.3%
Metal Panel	2632.8 sf	63%
Glass	280.7 sf	6.7%



EXISTING OVERHEAD
GARAGE DOOR

EXISTING RED BRICK

EXISTING GALVANIZED METAL
PANEL WITH PAINTED CMU
BELOW

PROPOSED EXTERIOR FACADE - NORTH

EXISTING NORTH FACADE

Block	348 sf	8.3%
Brick	640.2 sf	15.3%
Metal Panel	2632.8 sf	63%
Glass	280.7 sf	6.7%

PROPOSED NORTH FACADE

Block	348 sf	8.3%
Brick	640.2 sf	15.3%
Metal Panel	2632.8 sf	63%
Glass	384 sf	9.2%

The primary material on the north elevation is metal panel and would remain the same in the proposed update.

This metal panel would be painted to a dark gray color, with existing CMU below painted a light gray color.

