

MUNSTER PLAN COMMISSION
MINUTES OF REGULAR BUSINESS MEETING
Meeting Date: March 14, 2023

The announced meeting location was Munster Town Hall and could be accessed remotely via Zoom, a video conferencing application.

Call to Order: 7:36 pm.

Pledge of Allegiance

Swearing in of Officers: Wendy Mis.

- a. Bill Baker has been reappointed by the Town Council to the Plan Commission and was sworn in.

Members in Attendance:

Andy Koultourides
Bill Baker
Roland Raffin
Steve Tulowitzki
Rachel Branagan
Lee Ann Mellon

Members Absent:

Brian Specht

Staff Present:

Tom Vander Woude, Planning Director
David Wickland, Attorney

Approval of Minutes:

- a. **February 14, 2023, Regular Business Meeting**

Motion: Mr. Tulowitzki moved to approve the February 14, 2023, Regular Business Meeting minutes.

Second: Mr. Koultourides

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries

Election of Officers, Plan Commission:

- a. **President**

Motion: Mr. Tulowitzki moved to nominate Bill Baker as President.

Second: Mr. Koultourides

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries

- b. **Vice President**

Motion: Mr. Tulowitzki moved to nominate Rachel Branagan as Vice President.

Second: Mr. Koultourides

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries

- c. **Executive Secretary**

Motion: Mr. Tulowitzki moved to nominate Tom Vander Woude as Executive Secretary.

Second: Ms. Mellon

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries

Appointment of Plat Committee:

a. Member

Motion: Ms. Mellon nominated Rachel Branagan, Plan Commission, to the Plat Committee.

Second: Mr. Baker

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries

b. Member

Motion: Mr. Tulowitzki nominated Roland Raffin, Plan Commission, to the Plat Committee.

Second: Mr. Baker

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries

c. Member

Motion: Mr. Tulowitzki nominated Thomas Vander Woude to the Plat Committee.

Second: Mr. Raffin

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries

Preliminary Hearings: None

Public Hearings:

- a. PC 22-023 OKW Architects on behalf of Simborg Development requesting approval of development plan for 9,000 square feet of warehouse space, additional truck docks, new parking areas, and landscaping at the Lake Business Center Planned Unit Development at 9200 Calumet Avenue.**

Mr. Vander Woude said this is an application for approval of a development plan for an addition to the Lake Business Center. The addition is a 9000 square foot connection between the south warehouse in the north warehouse. Pepsi Cola is currently leasing a portion of the north warehouse and most of the south warehouse. This connection will allow them to move trucks between the two warehouses. In addition to the warehouse connection, there is also a proposal to landscape the area between the two warehouses facing Calumet Avenue and to reconfigure the parking lots on the southwest corner. They are adding some landscaping and formalizing that parking area, adding parking spaces along the south edge of the north warehouse, and adding new truck docks to the southwest corner of the north warehouse. He said the Board voted to forward a favorable recommendation to amend the PUD for the Lake Business Center at the last meeting. The development plan is the implementation of that zoning change that was recommended. It has more detail with respect to landscaping, the parking layouts and some of the other items requested by the Plan Commission including a designation of a future area for a connection to Maple Leaf Boulevard and the potential landscape screen on the southwest corner. The PUD will be forwarded to the Town Council at the next meeting to approve. Any approval of this development plan by the Plan Commission will be conditioned upon that zoning change going into effect. He said this is a vote to approve the development plan and he recommends that it be conditioned upon the ultimate approval of the PUD.

David Bender of 11246 Hiawatha Lane, Indian Head Park, Illinois introduced himself. He said they are seeking development plan approval for this addition. They need this connection for moving trucks, forklifts, and products between the two warehouses they have today. They are proposing a 9000 square foot addition between the buildings. They are also going to landscape the front to fill in the lawn space, add parking in the rear, and add landscape islands and curbs that meet the current standards. In addition, they are matching materials on the front elevation. They are using a metal panel that is vertically installed that matches the medical office building and a brick base that matches as well. They are modifying some lighting; all lighting will be 3000K. They are adding lighting along the building and in the parking lot. That is all part of the plan approval. Mr. Raffin asked if all truck and semi traffic will be going out at the future light at Maple Leaf Crossing when it is completed, including all traffic from the existing plant. Mr. Vander Woude said this was a point of discussion about the PUD. The commitment from the property owner was that they would have trucks use Maple Leaf Boulevard after it is constructed. They have an area on the plans that designates a future connection to Maple Leaf Boulevard. The entrance is to eliminate any truck traffic from the unsignalized intersection currently used for all Pepsi trucks to exit on to Calumet Avenue. The idea is to divert them out onto where Maple Leaf Boulevard would ultimately be constructed. Because that is not constructed yet, they cannot build a connection to that. Mr. Raffin said he wants to make sure there is a plan for the trucks to use this signalized intersection once it is completed. Mr. Baker asked for confirmation that there will not be additional access points in and out of that connection.

Mr. Baker opened the public hearing. Hearing no comments, Mr. Baker closed the public hearing.

Motion: Mr. Raffin moved to approve PC Docket No. 22-023 OKW Architects on behalf of Simborg Development requesting approval of development plan for 9,000 square feet of warehouse space, additional truck docks, new parking areas, and landscaping at the Lake Business Center Planned Unit Development at 9200 Calumet Avenue conditioned on the following: submittal and approval of a compliant lighting plan; all truck traffic will be directed to exit onto Maple Leaf Boulevard upon its completion; approval of the corresponding PUD amendment from the Town Council.

Second: Mr. Koultourides

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries

b. PC 23-001 Community Foundation of NWI requesting a rezoning of the property at 800 MacArthur Boulevard to a Planned Unit Development to permit the addition of two stories of parking and a heliport deck to an existing 3-story parking garage.

Mr. Vander Woude said this property is zoned CD-4A which restricts the number of buildings on a lot to a single building and has a maximum height of four stories or 50 feet. The applicant is proposing to increase the height of an existing parking garage which is 3 stories with a heliport. The ultimate height will be approximately 65 feet. At one point, this was zoned a PUD it was later zoned as a commercial district. The applicants are now seeking to zone it back to a PUD, consistent with the Community Hospital PUD that is located to the north. The development plan would also need to be approved. Mr. Vander Woude said the reason this is a PUD is because it contains two principal structures, the parking garage, and the medical office building to the west. Mr. Vander Woude said this has been reviewed from a zoning compatibility perspective. It makes sense that this be zoned a PUD given its proximity and actual physical connection to the Community Hospital to the north. The building and architecture will match the existing garage, which is a concrete building with the glass stairway vestibule. He said the

staff reviewed this proposal and none of the represented departments had any concerns about the structure. Ms. Branagan asked if they are planning for glass in the stair elevator corridor noting it is very bright.

David Otte of 15014 W 153rd, Cedar Lake, IN, representing CFNI said they are looking to add 2 floors with a helipad. Construction will be identical to what is there, all concrete structure and concrete panels. They planned to push the elevators up exactly up as the way they are, with glass elevators, glass housing but they can look at tinting. Ms. Branagan said she would not like to see them black or dark gray, but they are hot. Mr. Otte said they can look at some ways to cool it with air conditioning. Their business has increased since some of the other hospitals have closed down. Their ED visits went from 50,000 to almost 60,000 in the last year. They need the additional 343 parking spaces this will provide for them. Mr. Baker asked if the flight plan with the FAA has been taken care of. Mr. Otte said they will work with the Lansing airport on that. They have current plans to remodel the professional center. Mr. Tulowitzki asked if the pedway will remain as is. It has tint on it now and it is ventilated. Mr. Baker asked whether this height is the maximum they plan to go. Mr. Otte said the foundation would not support additional stories.

Mr. Baker opened the public hearing. Hearing no comments, Mr. Baker closed the public hearing.

Motion: Mr. Raffin moved to approve PC Docket No. 23-001, to forward a favorable recommendation to the Town Council to approve the PUD.

Second: Mr. Koultourides

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries

- a. **PC 23-003 Community Foundation of NWI requesting approval of a development plan for the addition of two stories of parking and a heliport deck to an existing 3-story parking garage at 800 MacArthur Boulevard**

Mr. Vander Woude said this is a request for the development plan. The petitioner waived additional comments.

Mr. Baker opened the public hearing and closed the public hearing when there were no comments.

Motion: Mr. Tulowitzki motion to approve PC Docket No. 23-003 granting approval of the development plan for the addition of two stories of parking and a helipad to the existing parking garage at 800 MacArthur Blvd upon the condition that the subject property is rezoned as a PUD in accordance with PC docket 23-001.

Second: Mrs. Mellon

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries

Findings of Fact:

- a. **PC 22-024 OKW Architects on behalf of Simborg Development requesting approval of an amendment to the Lake Business Center Planned Unit Development to include an additional 9,000 square feet of warehouse space at 9200 Calumet Avenue.**

Motion: Mr. Raffin moved to approve the Findings of Fact for PC Docket No. 23-024. It was noted that this is for the PUD zoning change, not the development plan.

Second: Mr. Tulowitzki

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries

b. PC 23-002 Fadi Layous requesting approval of a development plan for a medical office building at 500 45th Street.

Motion: Mr. Raffin moved to approve the Findings of Fact for PC Docket No. 23-002.

Second: Mr. Tulowitzki

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries

c. PC 22-025 Munster Properties LLC requesting approval of a development plan for a medical office building at 10350 Calumet Avenue.

Motion: Mr. Raffin moved to approve the Findings of Fact for PC Docket No. 22-025.

Second: Mr. Tulowitzki

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries

Additional Business/Items for Discussion:

a. Comprehensive Plan Update

Mr. Vander Woude said the existing conditions report has been finalized and has been posted on the website. There is a link on the Town's website to get to the actual comprehensive plan website. He encourages everyone to look at it. The existing conditions report includes data describing the existing conditions of the Town and summaries of all the public involvement that took place over the past six months or so. Ms. Mellon asked if the survey was closed. Mr. Vander Woude said he thinks they are going to leave it open throughout the entire process. Ms. Mellon said she still has people finding out about it and she'd like to direct them to the site.

Next Meeting: Mr. Baker announced that the next regular business meeting will be April 11, 2023.

Adjournment:

Motion: Mr. Raffin moved to adjourn.

Second: Mr. Koulourides

Vote: Yes – 6 No – 0 Abstain – 0. Motion carries.

Meeting adjourned at 8:13 pm

President Bill Baker
Plan Commission

Date of Approval

Executive Secretary Thomas Vander Woude
Plan Commission

Date of Approval