

ORDINANCE NO. 1921

AN ORDINANCE AMENDING THE FRANCISCAN ALLIANCE PLANNED UNIT DEVELOPMENT (PUD) TO THE TOWN OF MUNSTER, INDIANA

WHEREAS, Franciscan Health is the owner of certain property in Munster, Indiana located generally at 701 Superior Avenue, and

WHEREAS, Franciscan Alliance was granted rezoning of certain real estate to a Planned Unit Development, ORDINANCE NO. 1597, and

WHEREAS, Franciscan Alliance was granted an Amendment to the Planned Unit Development for the construction of a medical office building, parking lot, and related improvements, ORDINANCE NO. 1677, and

WHEREAS, Franciscan Health has requested an Amendment to the Franciscan Alliance Planned Unit Development for a reconfigured medical campus due to height restrictions imposed by the U.S. Federal Aviation Administration (FAA), and

WHEREAS, Franciscan Health amendment request to the Franciscan Alliance Planned Unit Development was presented to the Munster Plan Commission under PC23-016 on September 12, 2023 pursuant to Public Notice as required by law; and

WHEREAS, after public hearing the Munster Plan Commission voted to favorably recommend an amendment to the Franciscan Alliance Planned Unit Development.

NOW, THEREFORE, BE IT ORDAINED by the Munster Town Council that:

1. The Franciscan Alliance Planned Unit Development, generally located at 701 Superior Avenue and legally described on Exhibit A, attached hereto, and made part of this Amendment to the Franciscan Planned Unit Development.
2. The design detail of a Development Plan identified in PC23-023, including the specification, phasing, and renderings for a 3-story addition to an existing 3-story medical structure is amended in accordance with Exhibit B, attached hereto, and made part of this Amendment to the Franciscan Planned Unit Development.
3. The design detail of a Development Plan identified in PC23-025, including the specification, phasing, and renderings for an intermediate site plan for the addition of a 5-story medical structure, a central facilities plant, a parking lot, expansion of an existing parking lot, and a helipad relocation is amended in accordance with Exhibit B, attached hereto, and made part of this Amendment to the Franciscan Planned Unit Development.
4. That the Munster Plan Commission motioned to grant Development Plan approval for PC23-025 on October 10, 2023 with the addition of a 10FT wide sidewalk be installed prior to the

completion of the intermediate site plan along the entire length of the Franciscan Alliance Inc. owned lots adjacent to 45th Avenue and as described in Exhibit A.

5. All Findings of Fact for PC23-016 adopted by the Munster Plan Commission on October 10, 2023 is amended in accordance with Exhibit C, attached hereto, and made part of this Amendment to the Franciscan Planned Unit Development.

ORDAINED and ADOPTED by the Town Council of the Town of Munster, Indiana on the

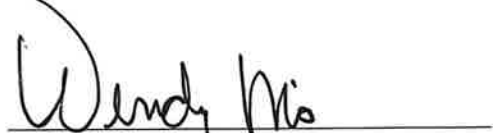
_____ Day of _____, 2023 by a vote of _____ in favor and ____ opposed.

**TOWN COUNCIL OF THE TOWN OF
MUNSTER, LAKE COUNTY, INDIANA**



Chuck Gardiner, President

ATTEST:



Wendy Mis, Clerk-Treasurer

Exhibit A
Legal Description

LOT 2 IN MIDWEST CENTRAL INDUSTRIAL PARK UNIT 1, IN THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGE 31, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

LOT 3 IN MIDWEST CENTRAL BUSINESS PARK UNIT 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 64, PAGE 22, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPT THEREFROM THE SOUTH 500 OF THE WEST 416.24 FEET AND ALSO EXCEPT THEREFROM THE SOUTH 710 FEET OF THE EAST 307.00 FEET THEREOF.

PART OF LOT 3 IN MIDWEST CENTRAL BUSINESS CENTER BUSINESS PARK UNIT 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 58 PAGE 44, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AND AMENDED BY A CERTAIN CERTIFICATE OF CORRECTION RECORDED APRIL 6, 1989 AS DOCUMENT NO. 031402, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 105.00 FEET OF THE EAST 125.00 FEET OF SAID RECORDED LOT 3.

LOT 6, MIDWEST CENTRAL BUSINESS PARK UNIT 3, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 5, 1985 IN PLAT BOOK 58 PAGE 44 AS DOCUMENT NO. 791054 AND CERTIFICATE OF CORRECTION RECORDED APRIL 11, 1989 AS DOCUMENT NO. 031402 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

THAT PART OF BLOCK 3, MIDWEST CENTRAL BUSINESS PARK, IN THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 45 PAGE 29, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, LYING WITHIN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 6 IN MIDWEST CENTRAL BUSINESS PARK UNIT 3, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 58 PAGE 44 AS DOCUMENT NO. 791054 AND CERTIFICATE OF CORRECTION RECORDED APRIL 11, 1989 AS DOCUMENT NO. 031402, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE ON AN AZIMUTH OF 91 DEGREES 35 MINUTES 49 SECONDS ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 69.23 FEET TO THE EAST LINE OF OLD COLUMBIA AVENUE FOR A POINT OF BEGINNING; THENCE ON AN AZIMUTH OF 19 DEGREES 10 MINUTES 40 SECONDS ALONG SAID EAST LINE, A DISTANCE OF 251.75 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 6; THENCE ON AN AZIMUTH OF 91 DEGREES 35 MINUTES 49 SECONDS ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 10.62 FEET TO THE WEST LINE OF CALUMET AVENUE; THENCE ON AN AZIMUTH OF 181 DEGREES 52 MINUTES 19 SECONDS ALONG SAID WEST LINE, A DISTANCE OF 220 FEET TO A POINT 20.00 NORTHERLY OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 AFORESAID; THENCE ON AN AZIMUTH OF 226 DEGREES 44 MINUTES 32 SECONDS TO A POINT ON THE AFOREMENTIONED EASTERLY EXTENSION, WHICH IS 20.00 FEET WEST OF THE AFORESAID WEST LINE OF CALUMET AVENUE, A DISTANCE OF 28.35 FEET; THENCE ON AN AZIMUTH OF 271 DEGREES 35 MINUTES 49 SECONDS ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 65.51 FEET TO THE POINT OF BEGINNING.

THAT PART OF VACATED OLD COLUMBIA AVENUE LYING BETWEEN THE SOUTH LINE OF PARCEL 1 EXTENDED EAST AND THE NORTH LINE OF PARCEL 2 EXTENDED WEST, VACATED BY ORDINANCE NO. 909 RECORDED

OCTOBER 19, 1990 AS DOCUMENT NO. 130039 AND DESCRIBED BY PLAT OF VACATION RECORDED IN PLAT BOOK 68 PAGE 37.

THE SOUTH 500.00 FEET (EXCEPT THE EAST 307.00 FEET) OF LOT 3, MIDWEST CENTRAL BUSINESS PARK, UNIT 4, AS SHOWN IN PLAT BOOK 64, PAGE 22, IN LAKE COUNTY, INDIANA.

LOT 2, IN THE REPLAT OF LOT 2, TERPSTRA ADDITION TO THE TOWN OF MUNSTER, AS SHOWN IN PLAT BOOK 82, PAGE 12 IN LAKE COUNTY, INDIANA.

LOT 1 IN THE RESUBDIVISION OF LOT 1 OF PHYSICIANS MANAGEMENT OF INDIANA, INCORPORATED SUBDIVISION, AN ADDITION TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 91, PAGE 29, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

ALL THAT PART OF THE SOUTH 105.00 FEET OF LOT 3, IN MIDWEST CENTRAL BUSINESS PARK UNIT 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 58, PAGE 44, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, AND AMENDED BY A CERTAIN "CERTIFICATE OF CORRECTION" RECORDED APRIL 6, 1989, AS DOCUMENT NO. 031402, EXCEPT SAID WEST 28.00 FEET THEREOF, AND EXCEPT THE EAST 125 FEET THEREOF.

LOT 1, IN CONFIDENTIAL CARE ADDITION, TO THE TOWN OF MUNSTER AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 101 PAGE 89, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

EASEMENT FOR INGRESS AND EGRESS CREATED BY EASEMENT GRANT, DATED MAY 6, 2005 AND RECORDED MAY 16, 2005, AS DOCUMENT NO. 2005 039456, MADE BY ILLIANA SURGERY AND MEDICAL CENTER, LLC TO CONFIDENTIAL CARE, LTD., OVER THE FOLLOWING DESCRIBED PARCEL OF LAND: THE EAST 35 FEET OF LOT 3 IN MEDWEST CENTRAL BUSINESS PARK, UNIT 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 64, PAGE 22, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPT THE SOUTH 710.00 FEET THEREOF.

LOT 1, ORTHOPEDIC SPECIALISTS ADDITION TO TOWN OF MUNSTER PER PLAT THEREOF RECORDED IN PLAT BOOK 88, PAGE 8 IN OFFICE OF RECORDER, LAKE COUNTY, INDIANA.

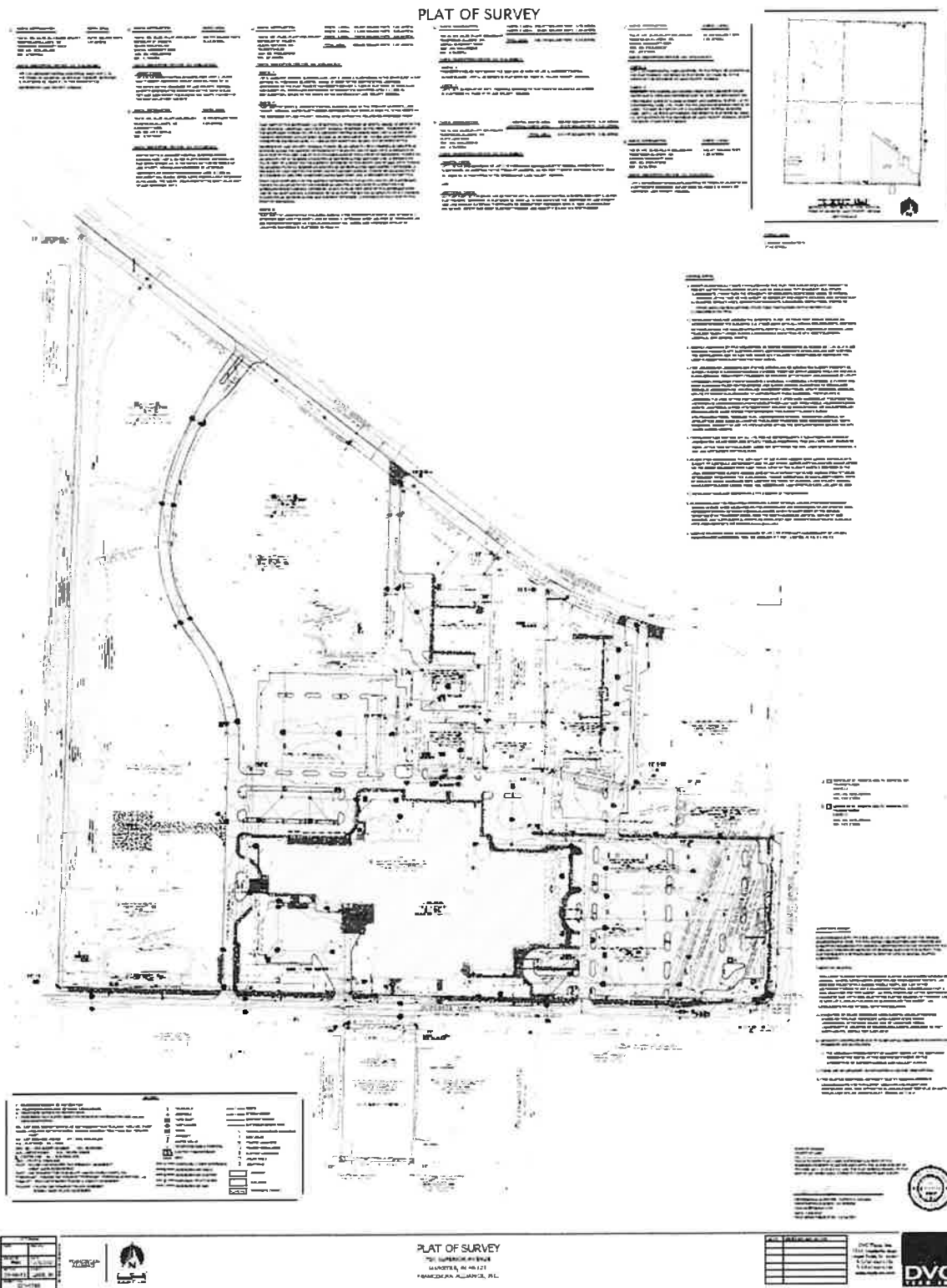
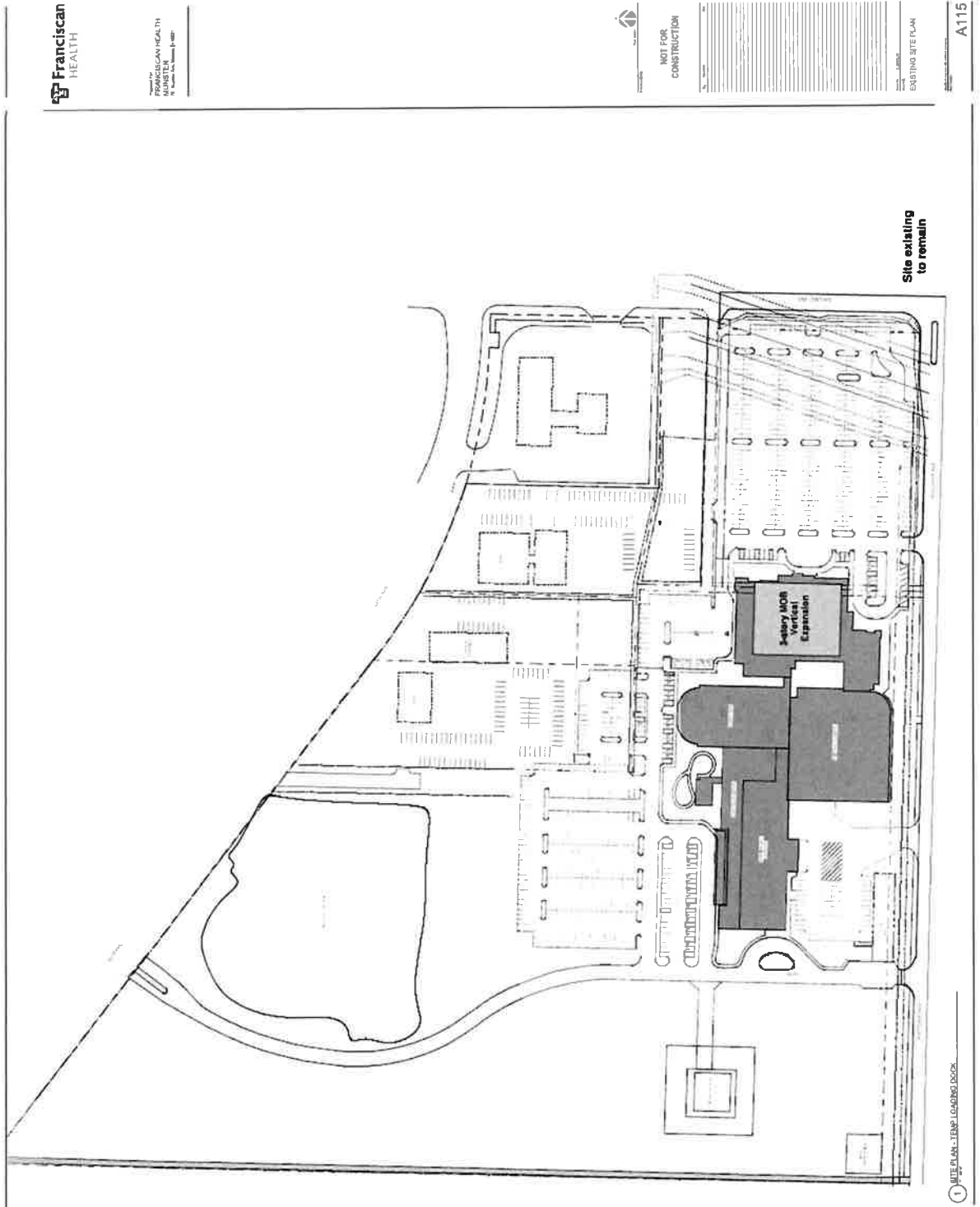
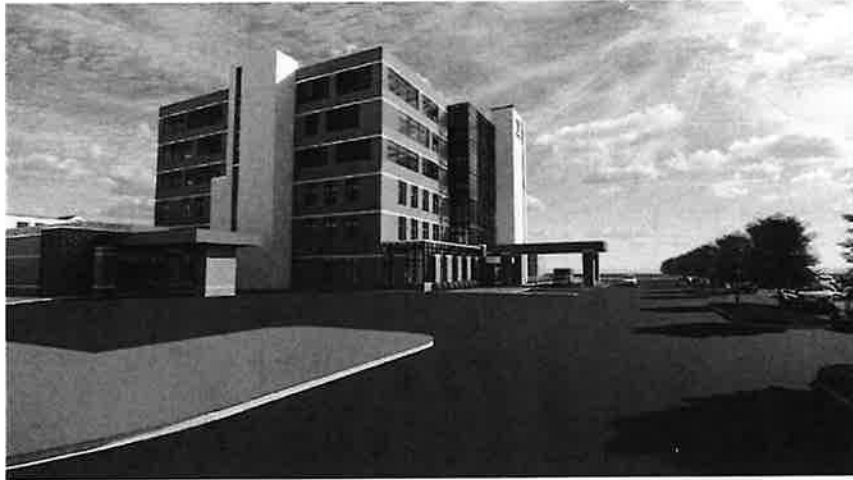


Exhibit B Development Plan

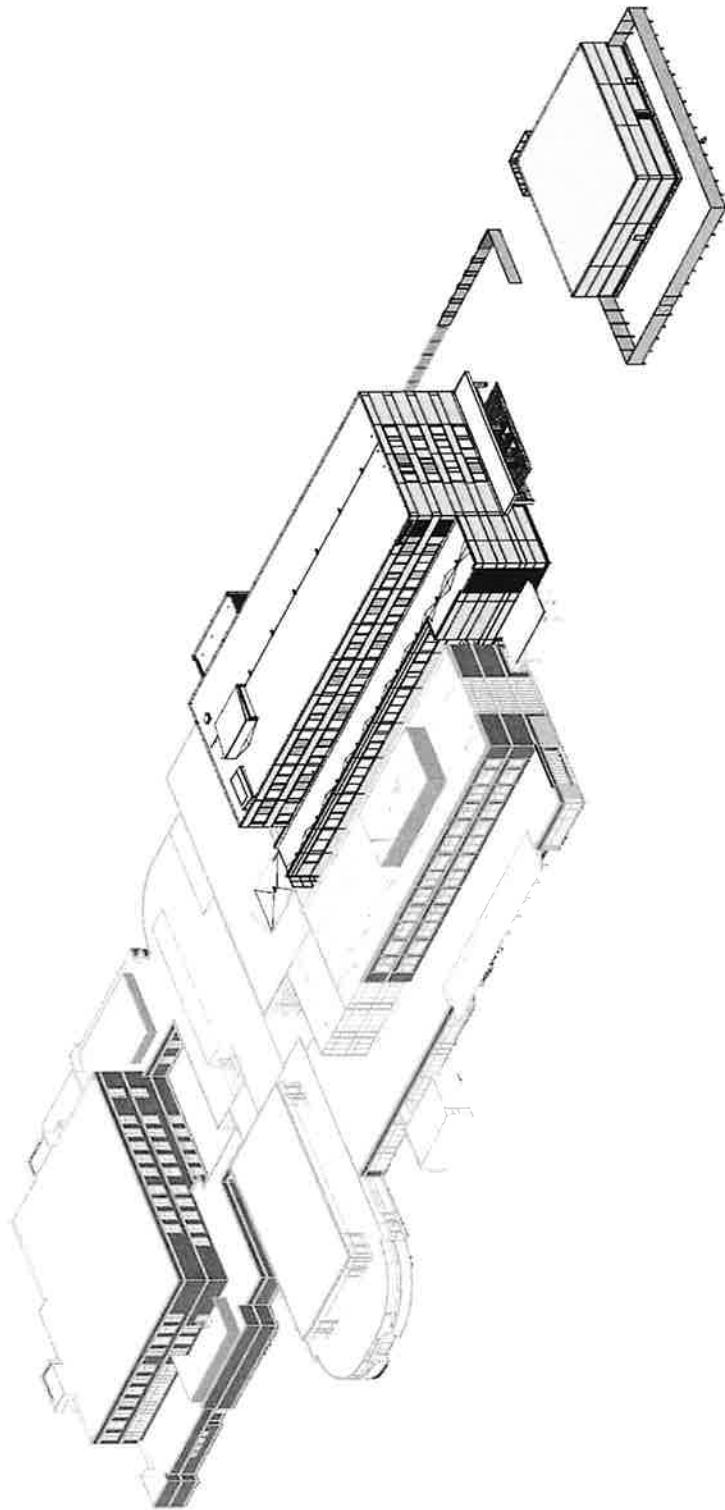




3D Project for
Franciscan Health

Munster MOB Vertical Expansion
2023-07-17
Project No. 19611

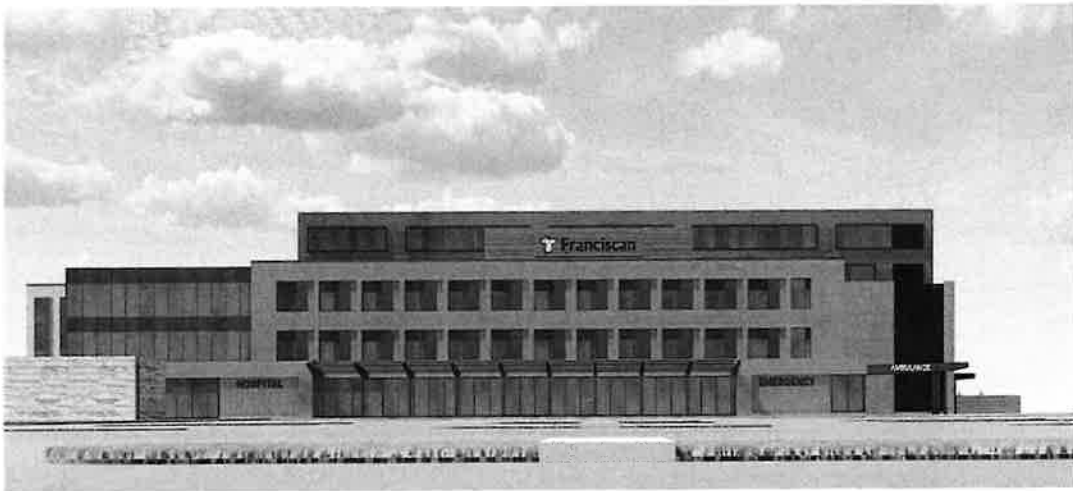




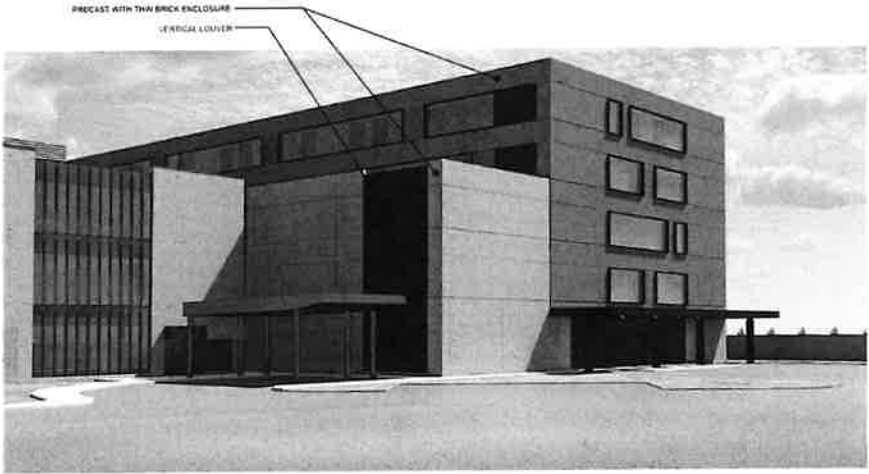
NORTHWEST ISOMETRIC VIEW
5-STORY DIAGNOSTIC TREATMENT BED EXPANSION



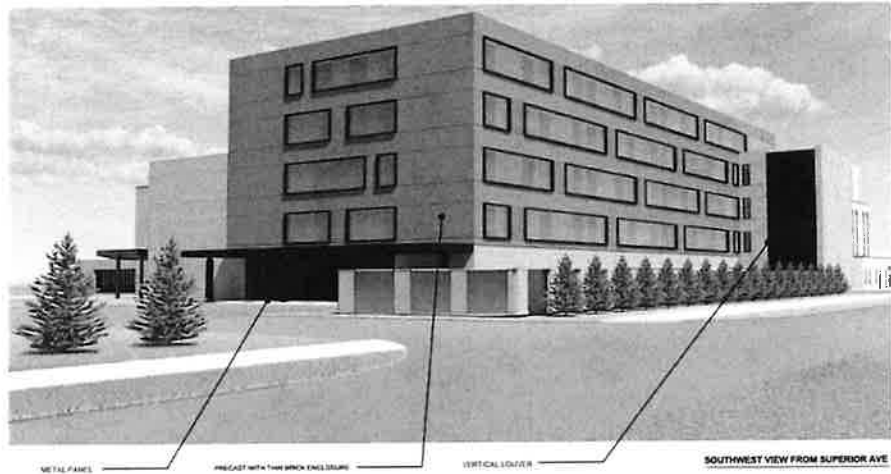
SOUTHEAST VIEW FROM SUPERIOR AVE



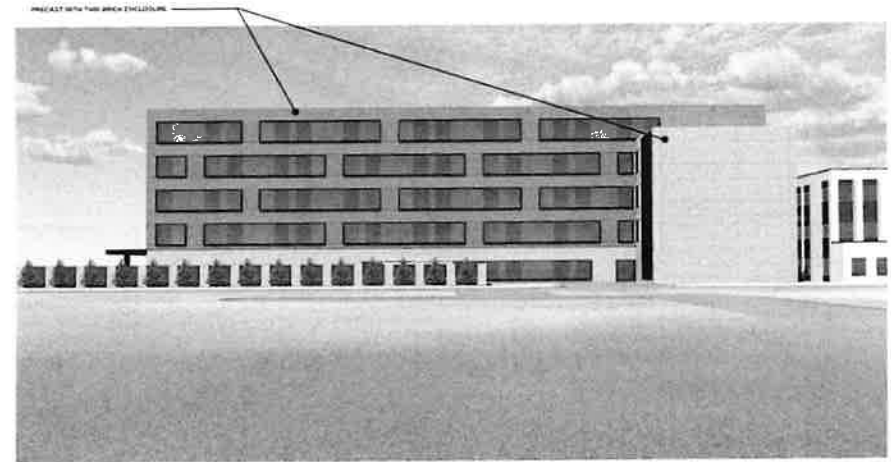
NORTH VIEW FROM EXISTING PARKING LOT
5-STORY DIAGNOSTIC TREATMENT BED EXPANSION



NORTHWEST VIEW



SOUTHWEST VIEW FROM SUPERIOR AVE



SOUTHWEST VIEW FROM SUPERIOR AVE

Exhibit C
Findings of Fact

MUNSTER PLAN COMMISSION

Tim Lentz
Tonn and Blank Construction
701 Superior Avenue
Munster, IN 46321

Docket No. PC 23-016

FINDINGS OF FACT

Applicant has requested approval of an amendment to the Franciscan Alliance Planned Unit Development to accommodate height restrictions on the existing hospital campus at 701 Superior Avenue, Munster, Indiana.

This matter came to be heard before the Plan Commission on September 12, 2023. Applicant presented testimony and evidence in support of the PUD amendment. The Public Hearing was opened. The Public Hearing was closed.

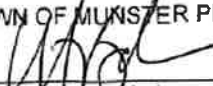
NOW, THEREFORE, based upon the testimony and evidence presented, the Munster Plan Commission finds as follows:

1. The Commission has considered land use, traffic impact, utility impact, urban design principles, and the public safety/services when reviewing the Applicant's Development Plan.
2. The Commission finds that the project is compatible with the Comprehensive Plan.
3. The Commission finds that the project is compatible with surrounding land uses.
4. The Commission finds that the development satisfies the development requirements contained within the Zoning Ordinance.
5. The Commission finds that a favorable recommendation should be forwarded to the Town Council to approve Docket No. PC 23-016 to accommodate a new site plan and an intermediate site plan (attached hereto and made a part hereof) on the existing hospital campus at 701 Superior Avenue, Munster, Indiana.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission by a vote of seven (7) in favor and zero (0) opposed approves the amendment to the PUD as submitted by the Applicant.

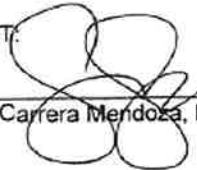
Action taken on September 12, 2023. Findings of Fact approved October 10, 2023.

TOWN OF MUNSTER PLAN COMMISSION



William Baker, Chairman

ATTEST:



Sergio Carrera Mendoza, Executive Secretary

Franciscan Munster Campus

PUD Amendment Plan Commission Review

September 12, 2023





PUD – Interim Development Steps

Still to be developed/relocated to match long-term Planned Development:

- Cancer Center Vertical Expansion
- Hospital Expansion
- West MOB Addition
- Patient Tower Addition
- Relocated helipad
- Parking at future drive
- Add Parking structure
- Surface parking at future development

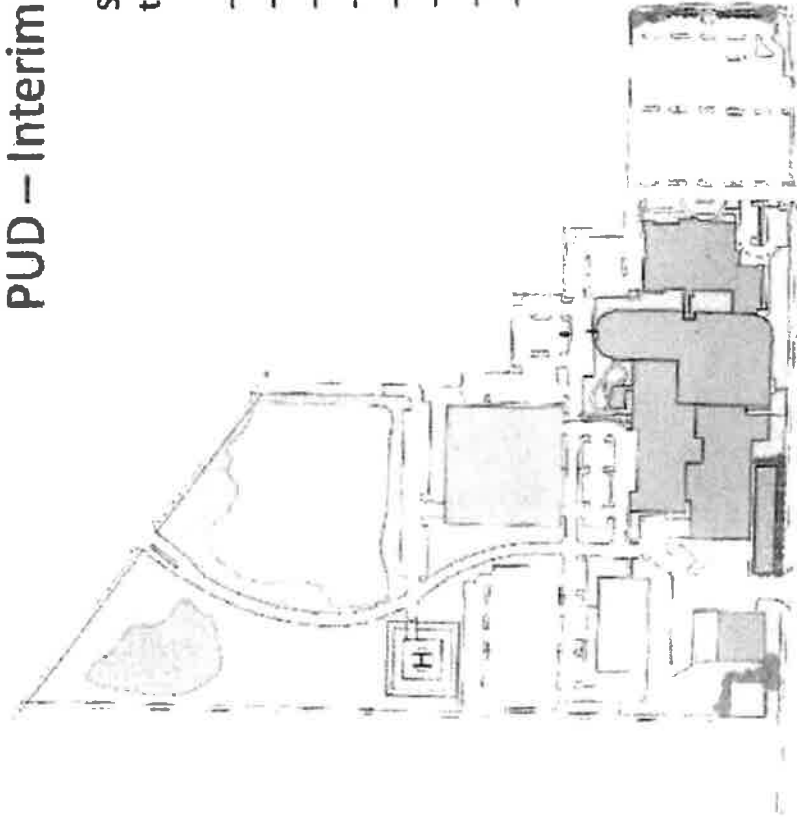




PUD – Interim Development Steps

Still to be developed/relocated to match long-term Planned Development:

- ~~Cancer Center Vertical Expansion~~
- ~~Hospital Expansion~~
- ~~West MOB Addition~~
- Patient Tower Addition
- ~~Relocated helipad~~
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- ~~Add Parking structure~~
- ~~Surface parking at future development~~





PUD – Interim Development Steps

