



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Jennifer Barclay, HWC Engineering

Meeting Date: August 13, 2024

Agenda Item: PC No. 24-009

Application Type: Development Plan

Hearing: Public Hearing

Summary: A request for development plan approval for an addition on the southside of the existing building approximately 11,500-sf and surfacing parking to house four Office with Warehouse spaces.

Owner: 620 Progress LLC

Applicant: Region Contractors, LLC

Property Address: 620 Progress Ave.

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

Adjacent Zoning: All directions: CD-4.B

Action Requested: Open Public Hearing

Additional Actions Required: Findings of Fact

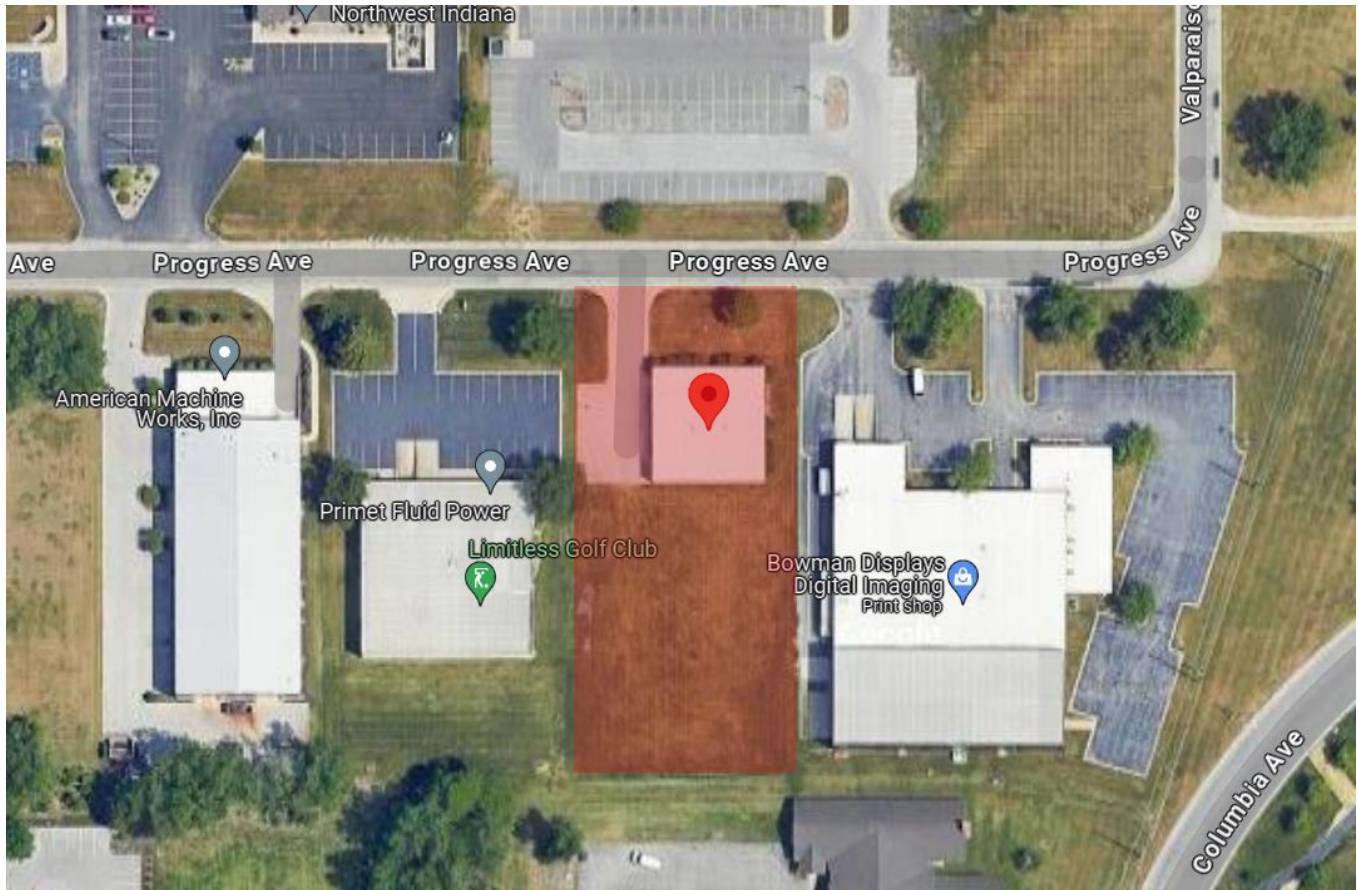
Staff Recommendation: Review Conditions of Approval

Attachments:

1. Exhibit A: Application
2. Exhibit B: Proposed Site Plan
3. Exhibit C: Proposed Floor Plan
4. Exhibit D: Proposed Landscape Plan
5. Exhibit E: Proposed Elevations
6. Exhibit F: Proposed Photometric and Lighting Plan

PROJECT SUMMARY:

620 Progress Ave. is currently being used for offices and is surrounded by like uses including light industrial. The building was first constructed in 1998 and is 5,184-sf plus 4,020-sf of paving. The current owner purchased the building in 2019. The property's current value is \$527,400.



The applicant wishes to expand the building footprint to the south to add four more office/warehouse spaces totaling just under 2,900-sf each and associated parking spaces. Since the building was first constructed in 1998 development standards have changed.

The applicant requested and was granted the following variances:

- Principal Uses: *Office with Warehouse / Warehousing Facility*
- Setbacks – Principal Building; Front Setback: *(Existing): 35-ft*
- Building Standards Building Standards - Building Composition: *Building Composition remain consistent with existing façade with base and cap.*
- Building Standards Building Standards – Building Materials: *The addition match the current façade materials which includes metal siding on top third.*
- Building Standards Building Standards – Façade, Entrances: *Front entrances will be along the side façade(west) for each tenant.*

****Please Note: the BZA is meeting prior to this plan commission meeting. If BZA does not approve variances, this application is null and void.***

DEVELOPMENT PLAN STANDARDS:

In reviewing, recommending, and taking action on a Site Plan, the recommending and the Decision-Making Authority shall take into consideration all relevant and material factors and shall ensure that the Site Plan and Site Plan application comply with all of the following, and shall establish any appropriate conditions and safeguards in harmony with the general purpose and intent of this Article:

- a. Compliance with Comprehensive Plan, this Article, Subdivision Regulations, & Building Code. The proposed Development and the Site Plan and Site Plan application must comply with the Town Comprehensive Plan, this Article, the Town Subdivision Regulations, the Town Building Code.
- b. Public services.
 - i. The proposed Development shall not pose an undue burden on police or fire services.
 - ii. If the Development results in a significant increase for park, school, or other public services, property dedicated for these purposes shall be required as a condition of Development.
 - iii. Appropriate right-of-way and Easement dedications shall occur in order to provide necessary access for proper utility maintenance.
 - iv. Streets internal to a Development may be dedicated or private, depending on their design and function.
- c. Supplemental Development Standards.

Without limitation to Sections 26-6.804.G.8.a-b, the proposed Development, Site Plan, and Site Plan application must comply with the following:

- i. The Supplemental Development Standards of Section 26-6.602 (Site Grading). The Supplemental Development Standards of Section 26-6.603 (Site Drainage).
- ii. The Supplemental Development Standards of Section 26-6.604 (Sewage).
- iii. The Supplemental Development Standards of Section 26-6.605 (Utilities).
- iv. The Supplemental Development Standards of Section 26-6.606 (Traffic Circulation).
- v. The Supplemental Development Standards of Section 26-6.607 (Facilities for Persons with Disabilities).
- vi. The Supplemental Development Standards of Section 26-6.608 (Preservation of Natural Features).
- vii. The Supplemental Development Standards of Section 26-6.609 (Areas of Special Flood Hazard).

The applicant has addressed these criteria in the attached application.

STAFF RECOMMENDATION:

Staff is encouraged to see investment and improvements in property. Overall staff is satisfied with the application however staff does want to express their concern over potential parking issues. Depending on the intensity of use, parking may be an issue in the future. Staff wants to reiterate that only uses outlined in Table 26-6.405.A-7 District Standards are permitted with the addition of Warehouse per BZA approval. Please note, new tenants must receive approval of their business registration prior to occupying the space.

Staff wants to conclude with that public sidewalks are required. Site development plans needs to be updated to include sidewalks.

MOTION:

The Plan Commission may wish to consider the following motion:

Motion to conditionally approve, the conditions being:

1. All signage will be applied for and approved separate of this application and approval.
2. Sidewalks shall be install prior to the issuance of Certificate of Occupancy.
3. Tenants must receive approval of their business registration prior to occupying the space.

Exhibit A

velope ID: BBA2CF5C-9E6C-4AA9-9968-2217F0DF80E9



Petition PC _____ - _____

Date: _____

Application Fee: \$ _____

Sign Fee: \$ _____

Town of Munster Plan Commission Petition Application**OWNER INFORMATION:**

620 Progress LLC

Name of Owner

(219) 369-4000

Phone Number

711 Main Street, Schererville, IN 46375

Street address, City, ST, ZIP Code

joshua@albertsjewelers.com

Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

Region Contractors, LLC

Name of Applicant/Petitioner

(219) 365-3508

Phone Number

912 W. Avenue H, Ste 2, Griffith, IN 46319

Street address, City, ST, ZIP Code

carlos@regioncontractors.com

Email address

PROPERTY INFORMATION:

620 Progress Building

Business or Development Name (if applicable)

CD-4.B

Lot 6 Midwest Central Business Park - Unit 2

Address of Property or Legal Description

Current Zoning

APPLICATION INFORMATION:

Please select what this Application is for:

☐ Subdivision

If yes, select one of the following:

☐ Preliminary Plat☐ Final Plat☒ Development Plan Review☐ Rezoning (including Planned Unit Development) – Proposed Zoning District**Brief Description of Project:**

Proposed 12,000 S.F. (approximate) addition with multiple tenants to an existing 5,200 sf office/warehouse building and site.

Georgiou & Associates Architects, Inc.

Name of Registered Engineer, Architect or Land Surveyor

(219) 365-9345

Phone Number

912 W. Avenue H, Ste 2, Griffith, IN 46319

Street address, City, ST, ZIP Code

nick@georgiouarchitects.com

Email address

velope ID: BBA2CF5C-9E6C-4AA9-9968-2217F0DF80E9



Petition PC _____

Town of Munster Plan Commission Application Signature Page

I hereby authorize Region Contractors to act on my behalf as my agent in this petition and to furnish, upon request, supplemental information in support of this petition application.

DocuSigned by:
Joshua Halpern 7/23/2024
1297C8F3B1CE414
Signature of Owner *Date*

DocuSigned by:
ALB 7/23/2024
4814511703A473
Signature of Applicant *Date*

Exhibit B

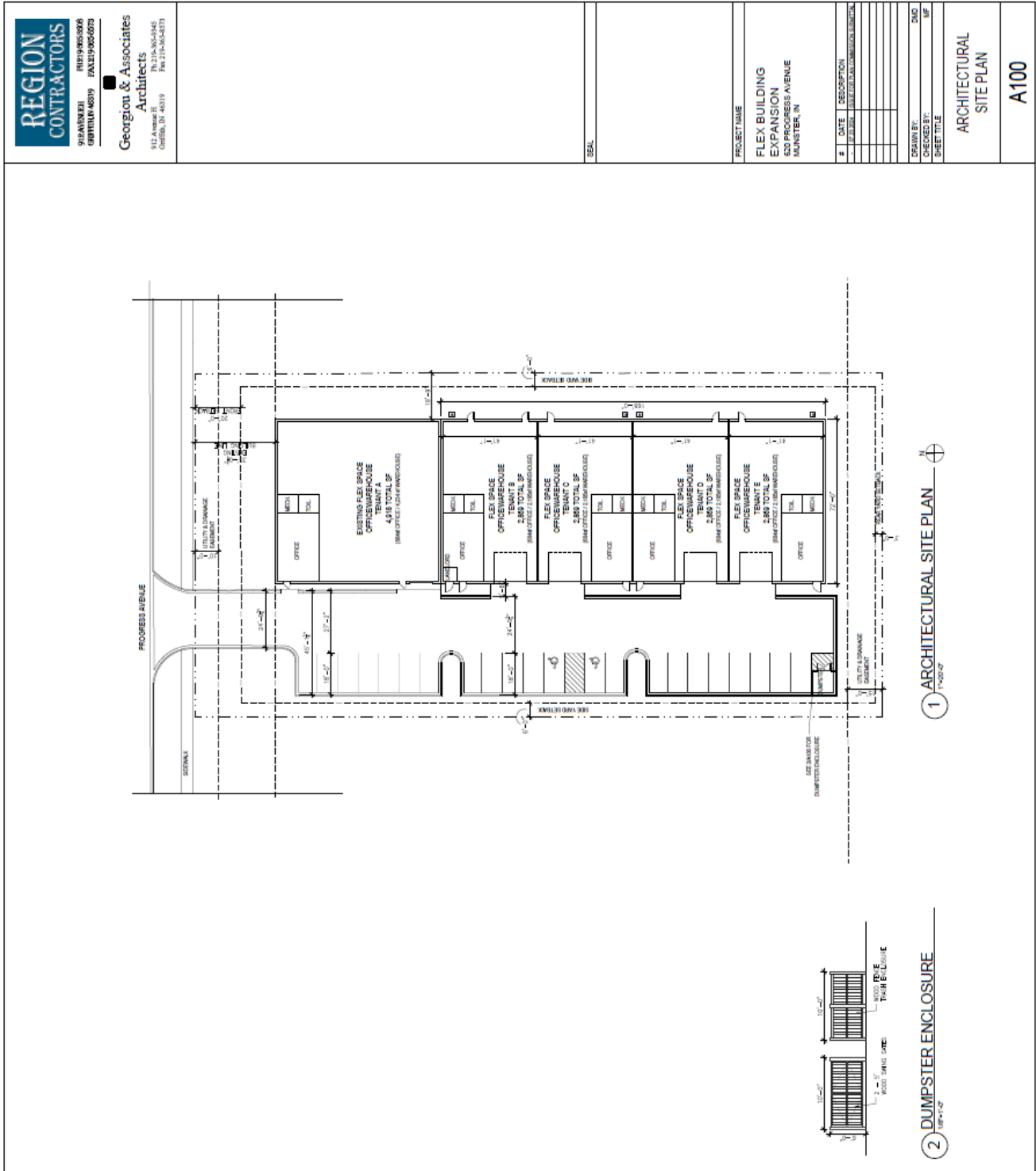


Exhibit C

REGION
CONTRACTORS

916 PARKWAY
GAITHERSBURG, MD 20878
TEL: 206-365-0000
FAX: 206-365-0001

Georgion & Associates
Architects

312 Avenue
Gaithersburg, MD 20878
TEL: 206-365-0000
FAX: 206-365-0001

PROJECT NO. 2000-0000

DATE: 01/15/2000

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT NAME:

PROJECT ADDRESS:

CITY:

STATE:

ZIP:

CLIENT:

DESIGNER:

DATE:

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PROJECT ADDRESS:

CITY:

Exhibit D

<p>This Breeding and Design is the Property of Hubinger Landscaping and is to be used only for the purpose of breeding and/or hand artwork the trademark of Hubinger Landscaping Corp.</p> <p>Notice:</p> <p>Stock shown here and Landscaping Awns to have Standard Harnington Black Watch ® Design w/ Preeminent handles and have speckle dog style.</p> <p>All obtained lawn seats to be returned w/ 4" of hazel. Seed w/ H.C. Sunny Mix or approved equal w/ (DS-75 Emerald Certified Blawet).</p> <p>Shower fertilizer to be applied at installation and post fertilization application 30-45 days after installation. 100% of nitrogen per 1000 SF and 50% bulk after 4 weeks.</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>						

HUBINGER
Landscaping
Corp.

210 East 113th Avenue
Owens Park, Indiana
Phone: 219-462-8991
www.hubingers.com

620 PROGRESS AVE
MUNSTER, IN

Order By: LBN/SJS
Date: 7/12/24
Time: 1:20

[illegible][illegible]

PROCESS AVENUE

STREET

1 2 3 4 5 6 7 8 9 10 11 12

PLANT LIST

Symbol	Botanical Name	Common Name	Size
Tree			
1	<i>Acacia saligna</i> (Fraser) var. <i>fraxinea</i>	Blackbutt	2.5"
2	<i>Chamaecyparis stricta</i> (Lam.) Link.	White Cypress	1.5"
3	<i>Podocarpus neriifolia</i> (Lam.) Link.	Podocarpus	1.5"
4	<i>Callitriche australasica</i> (Lam.) Link.	Callitriche	1.5"
5	<i>Callitriche australasica</i> (Lam.) Link.	Callitriche	1.5"
6	<i>Callitriche australasica</i> (Lam.) Link.	Callitriche	1.5"
7	<i>Callitriche australasica</i> (Lam.) Link.	Callitriche	1.5"
8	<i>Callitriche australasica</i> (Lam.) Link.	Callitriche	1.5"
9	<i>Callitriche australasica</i> (Lam.) Link.	Callitriche	1.5"
10	<i>Callitriche australasica</i> (Lam.) Link.	Callitriche	1.5"
11	<i>Callitriche australasica</i> (Lam.) Link.	Callitriche	1.5"
12	<i>Callitriche australasica</i> (Lam.) Link.	Callitriche	1.5"

Exhibit E

REGION

CONTRACTORS

910 AVONDALE
GRIFFITH, IN 46319
TEL: 317-965-5656
FAX: 317-965-5675

Georgiou & Associates

Architects

910 AVONDALE
GRIFFITH, IN 46319
TEL: 317-965-5656
FAX: 317-965-5675

SEAL

PROJECT NAME

FLEX BUILDING
EXPANSION
620 PROGRESS AVENUE
MUNSTER, IN

#	DATE	DESCRIPTION
1	07/23/2021	PRELIMINARY SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY:

CHANGED BY:

SHEET TITLE

DATE

NO

MF

RENDERED ELEVATIONS

A202

① WEST ELEVATION
07/23/21

② SOUTH ELEVATION
07/23/21

③ EAST ELEVATION
07/23/21

④ NORTH ELEVATION
07/23/21

