

To: President and Members of the Munster Town Council

From: Patricia Abbott
Controller/Interim Town Manager

Date: May 5, 2025

Re: Ordinance 1982: Amendment to Zoning Map – Powers Health PUD

Powers Health seeks to create and expand their existing campus through a PUD rezone to support existing and proposed mixed medical, office, and ancillary uses. The property considered under PC Docket No. 25-002 located at 800 Mac Arthur Boulevard was zoned in 1973. Since that time, the Town's zoning map has changed and there were amendments to the PUD resulting in further changes.

Representatives of Powers Health appeared before the Plan Commission and a public hearing was held to consider rezoning the following to SD-PUD, to be known as Powers Health 800 MacArthur PUD.

- 800 MacArthur Boulevard change from CD-4.A
- 9101 Calumet Avenue change from CD-4.A
- 901 Fran Lin Parkway change from CD-4.A

This will be a combination of the existing medical campus and parking garage with a proposed additional four-story, 85,800 sq ft. outpatient medical office building.

There were no remonstrances for or against the proposed change, and the Plan Commission voted unanimously to forward a favorable recommendation to the Council for the Zone Change. Council must now take final action to adopt, reject, or amend the proposal. An amendment would require further consideration by the Plan Commission. Because the matter was subject to a public hearing, Ordinance 1982 can be adopted on first reading.

Recommendation:

By motion and roll call vote, adopt Ordinance 1982 on first reading as presented.