



To: Jim Marino, Town Manager

Patricia Abbott, Controller/Interim Town Manager

From: Sergio Mendoza, Planning Director

Date: April 29, 2025

Re: An ordinance amending the Zone Map of the Town of Munster, rezoning certain real estate from SD-PUD and CD-4A to POWERS HEALTH 800 MACARTHUR PUD (PC Docket No. 25-002)

The purpose of this memo is to request Town Council consideration of an ordinance to rezone 800 MacArthur Boulevard from a CD-4.A General Commercial and SD-PUD to a Planned Unit Development: POWERS HEALTH 800 MACARTHUR located at 800 MacArthur Boulevard.

Briefing

Community Hospital of NWI, Inc. is seeking to create and expand their existing campus through a PUD rezone for the purpose of supporting existing and proposed mixed medical, office and ancillary uses. The subject property was once part of a PUD, zoned in 1973, which encompassed the entire block bounded by MacArthur Blvd on the north, Fran-Lin Pkwy on the south, Calumet Ave. on the west. Over the years the town's zoning map went through a couple of zoning map updates, which rezoned the site to C-2 District (ORD 1043) in 1995, and again in 2019 the town's zoning map was updated and the site was designated CD-4.A (ORD 1788). In 2000, during one of the times the property was zoned PUD, it was amended to include a three-story parking garage. And most recently, in 2023, a portion of the property was rezoned to PUD to permit the construction of a two-story parking garage.

Representatives of the applicant appeared before the Plan Commission on February 11, 2025, and March 11, 2025. The Town of Munster Plan Commission reviewed, discussed and held a public hearing on March 11, 2025, to consider a proposed Zone Change to SD-PUD for 800 MacArthur Blvd. (currently zoned SD-PUD), 9101 Calumet Ave. (currently zoned CD-4.A), and 901 Fran Lin Pkwy. (currently zoned CD-4.A), to be known as Powers Health 800 MacArthur PUD, a combination of the existing medical campus and parking garage, with a proposed addition of a four-story 85,800 sq. ft. outpatient medical office building. No remonstrances were heard in favor of or against the proposed Zone Change. The proof of publication for the notice of public hearing was received and is compliant with state law. Upon a motion properly made and seconded, the Plan Commission voted seven (7) in favor and zero (0) opposed to forward a favorable recommendation to the Town Council to approve the Zone Change.

The Munster Town Council must now take final action to adopt, reject, or amend the proposal. An amendment to the proposed Zone Map change would require further consideration by the Plan Commission.

Additional details regarding the amendment are provided in the attached Ordinance, Findings of Fact, Certification of Decision, Plan Commission Minutes, and Staff Report.

Recommendation

The Munster Plan Commission recommends the following:

Approve the Zone Change to SD-PUD to POWERS HEALTH 800 MACARTHUR PUD and the proposed Ordinance (PC Docket No. 25-002).

Attachments

1. Ordinance
2. PC Docket No. 25-002 Findings of Fact
3. PC Docket No. 25-002 Certification of Decision
4. Plan Commission minutes of January 14, 2025, February 11, 2025, and March 11, 2025
5. PC Docket No. 25-002 Staff Reports dated February 11, 2025, and March 11, 2025