



EXHIBIT A

Petition PC _____-_____

Date: _____

Application Fee: \$ _____

Sign Fee: \$ _____

Town of Munster Plan Commission Petition Application
OWNER INFORMATION:

Name of Owner

Phone Number

Street address, City, ST, ZIP Code

Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

Name of Applicant/Petitioner

Phone Number

Street address, City, ST, ZIP Code

Email address

PROPERTY INFORMATION:

Business or Development Name (if applicable)

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:

Name of Registered Engineer, Architect or Land Surveyor

Phone Number

Street address, City, ST, ZIP Code

Email address



Petition PC _____ - _____

Town of Munster Plan Commission Application Signature Page

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

Signature of Owner

Date

Signature of Applicant

Date

REQUIRED ATTACHMENTS

Required Attachments for Plan Commission Applications

To ensure that adequate information is provided to the Plan Commission, please check off each of these items and provide documentation to the Community Development Department at the time of submittal of the application.

| ALL APPLICATIONS | Included | N/A |
|---|----------|-----|
| Narrative statement describing project | | |
| Property owner consent (Signature page) | | |
| Proof of Ownership (e.g. copy of tax bill) | | |
| Current ALTA Survey | | |
| Vicinity Plan (A dimensioned drawing to scale of the planned building(s)/improvements in the context of the surrounding properties, including existing buildings and driveways at least one block in every direction) | | |

The following pages list the additional attachments required for specific applications. Please refer to your type of petition request and provide the additional required attachments.

| SUBDIVISION - PRELIMINARY PLAT | Included | N/A |
|---|----------|-----|
| Single-Family Residential Subdivision | | |
| Preliminary Plat | | |
| Engineering Plans | | |
| Storm Water Report | | |
| Commercial or Multi-Family Residential Subdivision | | |
| Preliminary Plat | | |
| Engineering Plans | | |
| Storm Water Reports | | |
| Preliminary Development Plan containing: | | |
| Boundary identification | | |
| Fire hydrant locations | | |
| Accessory structures | | |
| Parking lot design | | |
| Utility location | | |
| Building footprints | | |
| Proposed curb cuts | | |
| Drainage/detention plans | | |
| Traffic circulation | | |
| Ingress/egress locations | | |
| Major topographic information | | |
| Infrastructure improvements | | |

| SUBDIVISION - FINAL PLAT | Included | N/A |
|--|----------|-----|
| Final Plat | | |
| Engineering Plans | | |
| Stormwater report | | |
| Special Studies as required – see Site Plan Review Committee minutes | | |

| REZONING (including PLANNED UNIT DEVELOPMENT amendments) | Included | N/A |
|---|----------|-----|
| Preliminary Development Plan containing at a minimum: | | |
| Boundary Identification | | |
| Fire hydrant locations | | |
| Accessory structures | | |
| Parking lot design | | |
| Utility location | | |
| Building footprints | | |
| Proposed curb cuts | | |
| Drainage/detention plans | | |
| Traffic circulation | | |
| Ingress/egress locations | | |
| Major topographic information | | |
| Proposed Use table | | |
| Stormwater report | | |
| Special Studies as Required– see Site Plan Review Committee minutes | | |

| DEVELOPMENT PLAN | Included | N/A |
|--|----------|-----|
| Detailed Site plan including: | | |
| Boundary identification | | |
| Fire hydrant locations | | |
| Accessory structures | | |
| Parking lot design | | |
| Utility location | | |
| Building footprints | | |
| Proposed curb cuts | | |
| Drainage/detention plans | | |
| Traffic circulation | | |
| Ingress/egress locations | | |
| Major topographic information | | |
| Infrastructure improvements | | |
| Square footage of: | | |
| Lot or parcel | | |
| Existing impervious surface | | |
| Proposed total impervious (existing plus current proposal) | | |
| Existing building | | |
| Proposed total building (existing plus current proposal) | | |

| | | |
|--|--|--|
| Existing parking and pavement | | |
| Proposed total parking and pavement (existing plus current proposal) | | |
| Relevant dimensions including: | | |
| Buildings | | |
| Parking stalls | | |
| Driveway widths | | |
| Setbacks to buildings and other improvements | | |
| Parking lot aisles, turnarounds, turning radii, etc. | | |
| Distance from driveway to street corner if less than 200' | | |
| Sidewalk, walkway and handicap ramp widths and locations | | |
| Widths of abutting R.O.W.'s, roadways, and terraces. | | |
| Full color architectural renderings of all building elevations with materials identified | | |
| Proposed lighting for site, including: | | |
| Photometric Plan | | |
| Location of all light fixtures | | |
| Pole height | | |
| Luminaire type and manufacturer's specifications for all exterior light fixtures | | |
| Landscaping plan drawn to scale including: | | |
| Common and Latin plant names | | |
| Planting specifications | | |
| Total number of trees provided | | |
| Total square footage of landscaped area on site and internal to the parking lot | | |
| Identification of area used to calculate internal parking lot landscaping | | |
| Fence detail drawing | | |
| Dumpster enclosure detail drawing | | |
| Sign detail drawing | | |
| Special studies as required— see Site Plan Review Committee minutes | | |

NOTE: If you checked any exhibits "N/A", please explain:

Midwest Orthopaedics at Rush

New Ambulatory Building

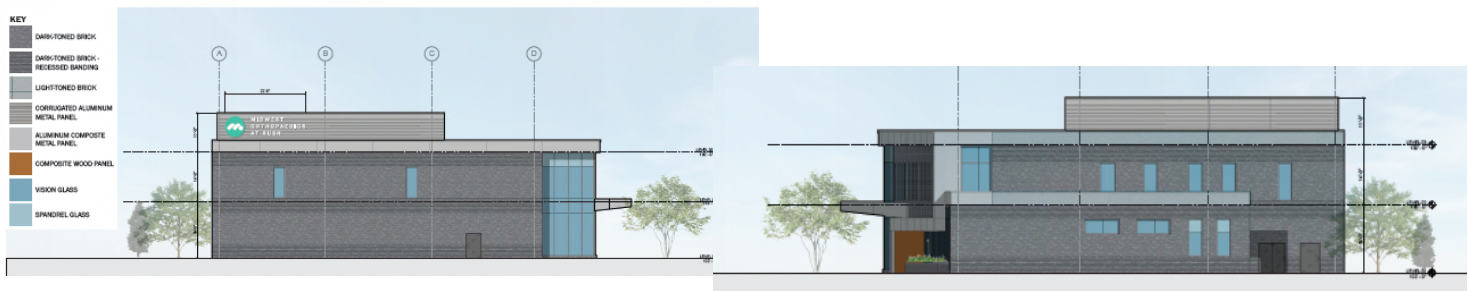
9260 Calumet Avenue

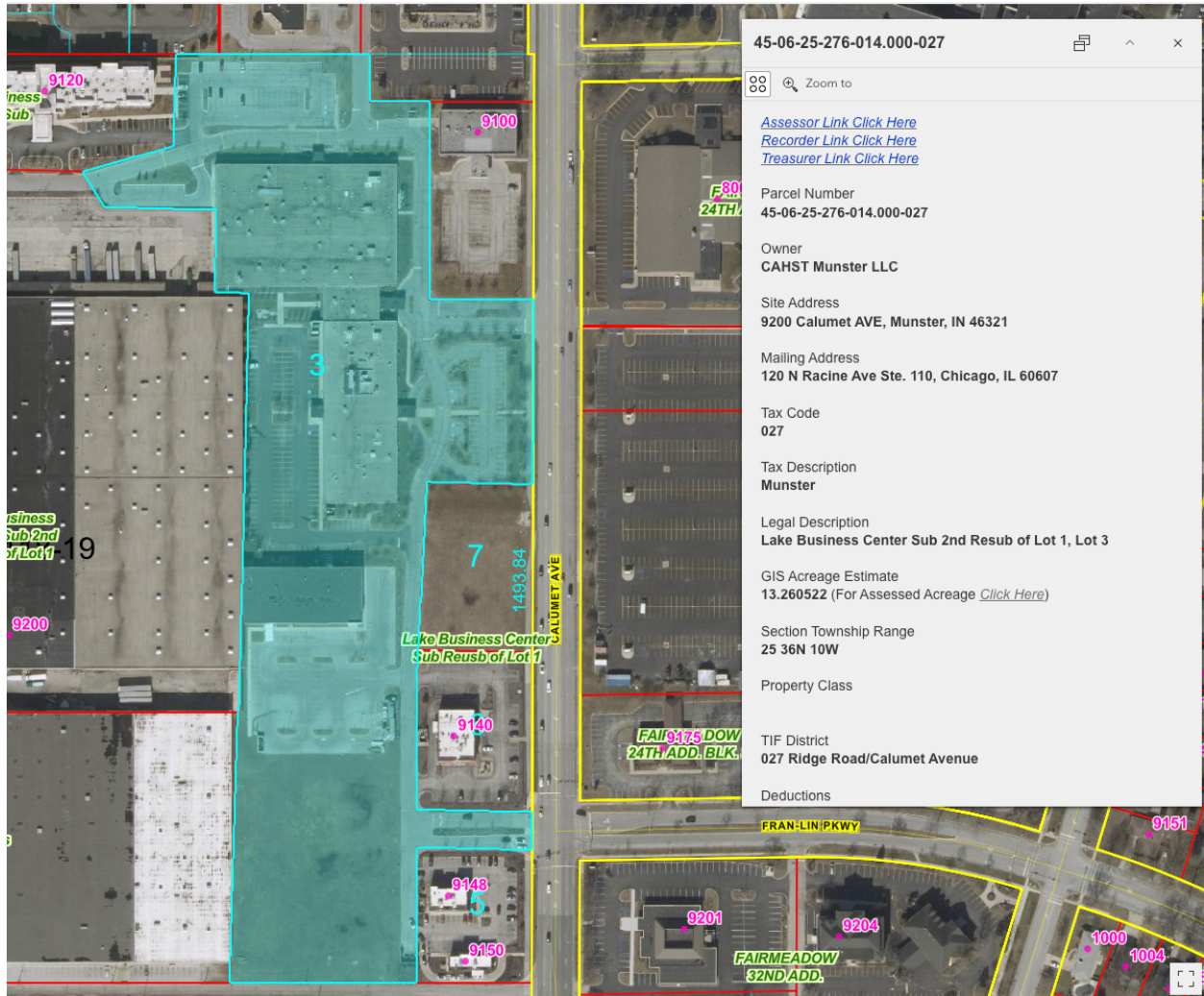
Munster, IN 46321

Project Description / Preliminary Code Review

The project is a two-story, 30,000 square foot medical office building on a 2.5-acre site for Munster MOB | LLC within the Lake Business Center of Munster, Indiana. The first floor includes a waiting area, physical therapy and occupational therapy and advanced imaging suite including MRI and CT. The second floor includes retail durable medical equipment shop, clinic, x-ray and fluoroscopy imaging equipment, offices and staff support functions such as conferencing and staff lounges. The project also includes related parking and infrastructure requirements. This orthopaedic outpatient building will be crucial in enabling Midwest Orthopaedics at Rush to provide top level care to patients in Indiana, ensuring they have access to high-quality medical services close to home.

The project is Business occupancy and building construction Type IIB under IBC 2012.





45-06-25-276-014.000-027

Zoom to

[Assessor Link Click Here](#)
[Recorder Link Click Here](#)
[Treasurer Link Click Here](#)

Parcel Number
45-06-25-276-014.000-027

Owner
CAHST Munster LLC

Site Address
9200 Calumet AVE, Munster, IN 46321

Mailing Address
120 N Racine Ave Ste. 110, Chicago, IL 60607

Tax Code
027

Tax Description
Munster

Legal Description
Lake Business Center Sub 2nd Resub of Lot 1, Lot 3

GIS Acreage Estimate
13.260522 (For Assessed Acreage [Click Here](#))

Section Township Range
25 36N 10W

Property Class

TIF District
027 Ridge Road/Calumet Avenue

Deductions

