



# PLAN COMMISSION STAFF REPORT

**To:** Members of the Plan Commission

**From:** Sergio Mendoza, Planning Director

**Meeting Date:** June 10, 2025

**Agenda Item:** PC 25-009

**Application Type:** Development Plan

**Hearing:** Public

**Summary:** Scott Yahne for MOB I LLC, representing RXHST MUNSTER LLC is requesting consideration of a Development Plan for 2-story, 30,000 SF Medical Office Building (MOB) to be known as Midwest Orthopedics at Rush (MOR), a Munster Ambulatory Facility to be commonly known as 9260 Calumet Avenue within the Lake Business Center Development located at 9200 Calumet Avenue.

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**Applicant:** Scott Yahne, Attorney for MOB I LLC, representing RXHST MUNSTER LLC/CAHST MUNSTER LLC, Lake Business Center Development.

**Property Address:** 9200 Calumet Avenue – to be known as 9260 Calumet Avenue

**Current Zoning:** SD PUD - LAKE BUSINESS CENTER PLANNED UNIT DEVELOPMENT (PUD - LBC)

**Adjacent Zoning:** North: PUD- LBC  
South: M- Manufacturing  
East: PUD- LBC  
West: PUD- LBC

**Applicant Requesting:** Approve

**Actions Required:** Open Public Hearing

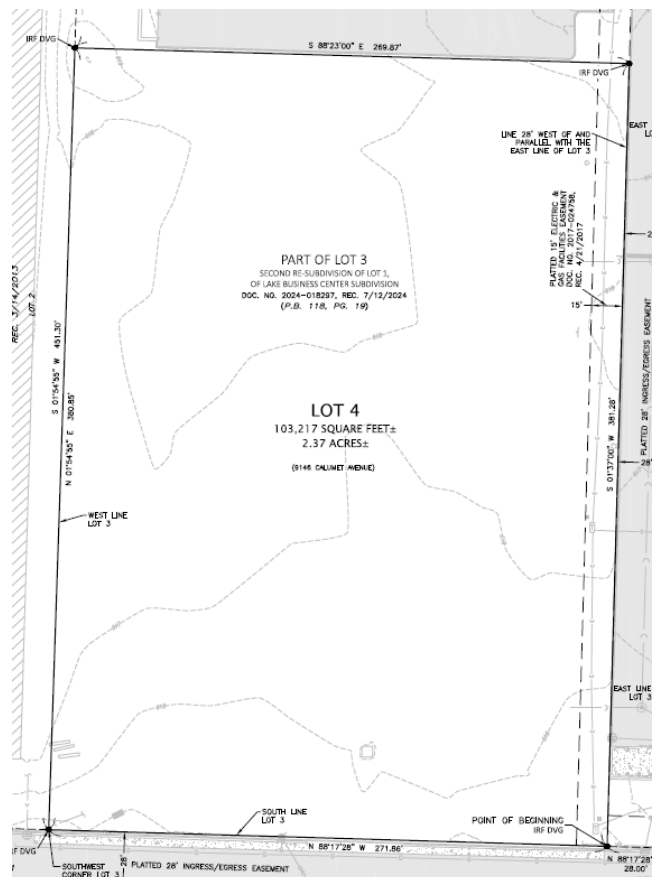
**Staff Recommendation:** Schedule Public Hearing  
Review of SECTION 26-6.804. G. 5.

**Attachments:**

1. Application, Exhibit A:
2. Project Slides, Exhibit B:
3. Plans/Prints/Elevations, Exhibit C:
4. Photometric/Light Specs, Exhibit D:
5. Traffic Report, Exhibit E
6. STMW/Drainage Report, Exhibit F

**PROJECT LOCATION**

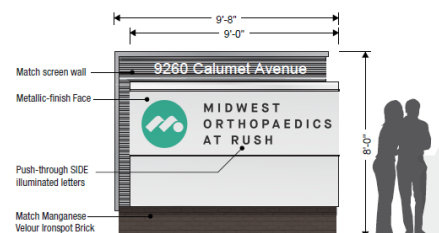
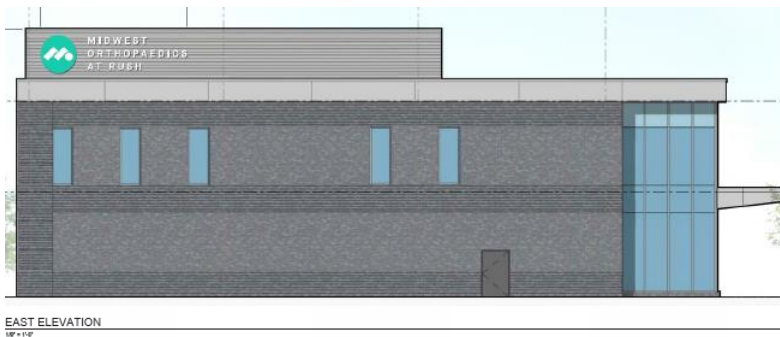
9200 Calumet Avenue in the Lake Business Center Complex located west of Calumet Avenue, south of Fisher Street, and at the terminus of Fran-Lin Parkway. The proposed site for development is vacant, undeveloped land in LOT 3, OF LAKE BUSINESS CENTER SUBDIVISION, 2ND RE-SUBDIVISION OF LOT 1. The area is located behind Starbucks Coffee and Potbelly Sandwich Shop. See project area for a proposed Medical Office Building (MOB) to be known as Midwest Orthopedics at Rush (MOR) highlighted below in blue.

**Proposed LOT:**

**PROJECT SUMMARY:**

Midwest Orthopedics at Rush (MOR) is proposing the construction of a two-story, 30,000 square foot medical office building on a 2.3-acre site in the Lake Business Center Development. The uses of the proposed building will include a waiting area, physical therapy and occupational therapy and advanced imaging suite including MRI and CT on the first floor. The second floor will house space for a retail durable medical equipment shop, clinic, x-ray fluoroscopy imaging equipment, offices and staff support functions such as conferencing and staff lounges. The project site also identifies landscaping, parking, lighting, infrastructure requirements, and local policy approvals are crucial to enabling Midwest Orthopedics at Rush to provide top level care to their patients, guests and staff. These include:

- Vehicle Parking = 159 (12 ADA; 4 Van ADA; 3 EV plus 4 future EV)
- Bicycle Parking = 2
- Trees/Evergreens/Ornamentals = 61
- Building Materials = Brick, Aluminum, Wood Composite, and Glass
- Lighting = Slim Cobra Head, 3000K and Wall Wedge Sconce
- Traffic = "...not expected to materially impact operations..."
- Stormwater = Connection to existing management system
- Subdivision/Replat of Lot 3 to create proposed Lot 4 for MOR (PC25-007)
- Amendment to the LAKE BUSINESS CENTER PUD (PC25-008)

**Proposed ARCHITECTURE:**

**Proposed BUILDING RENDERINGS:**



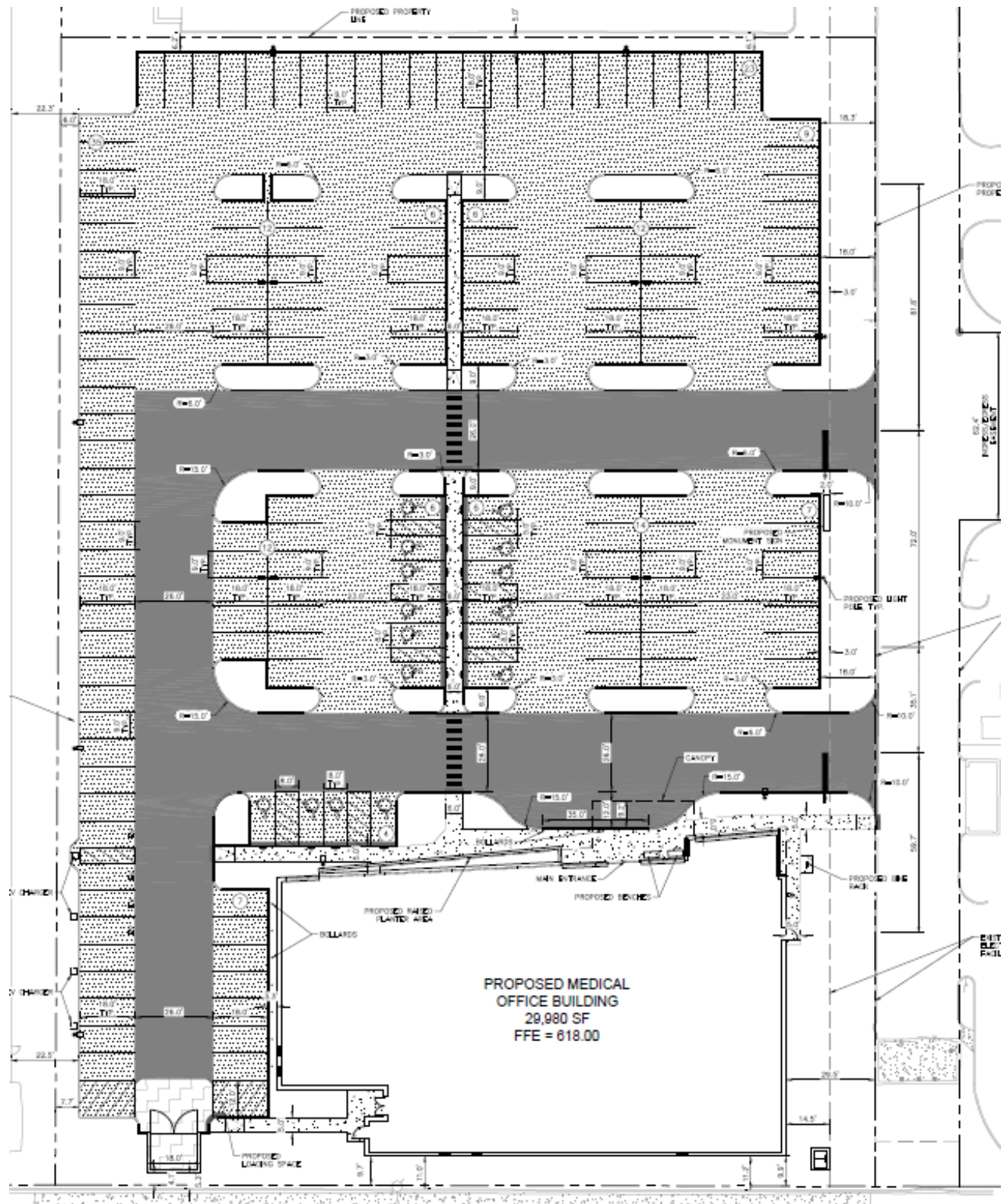
View from Fran Lin and LBC Service Road



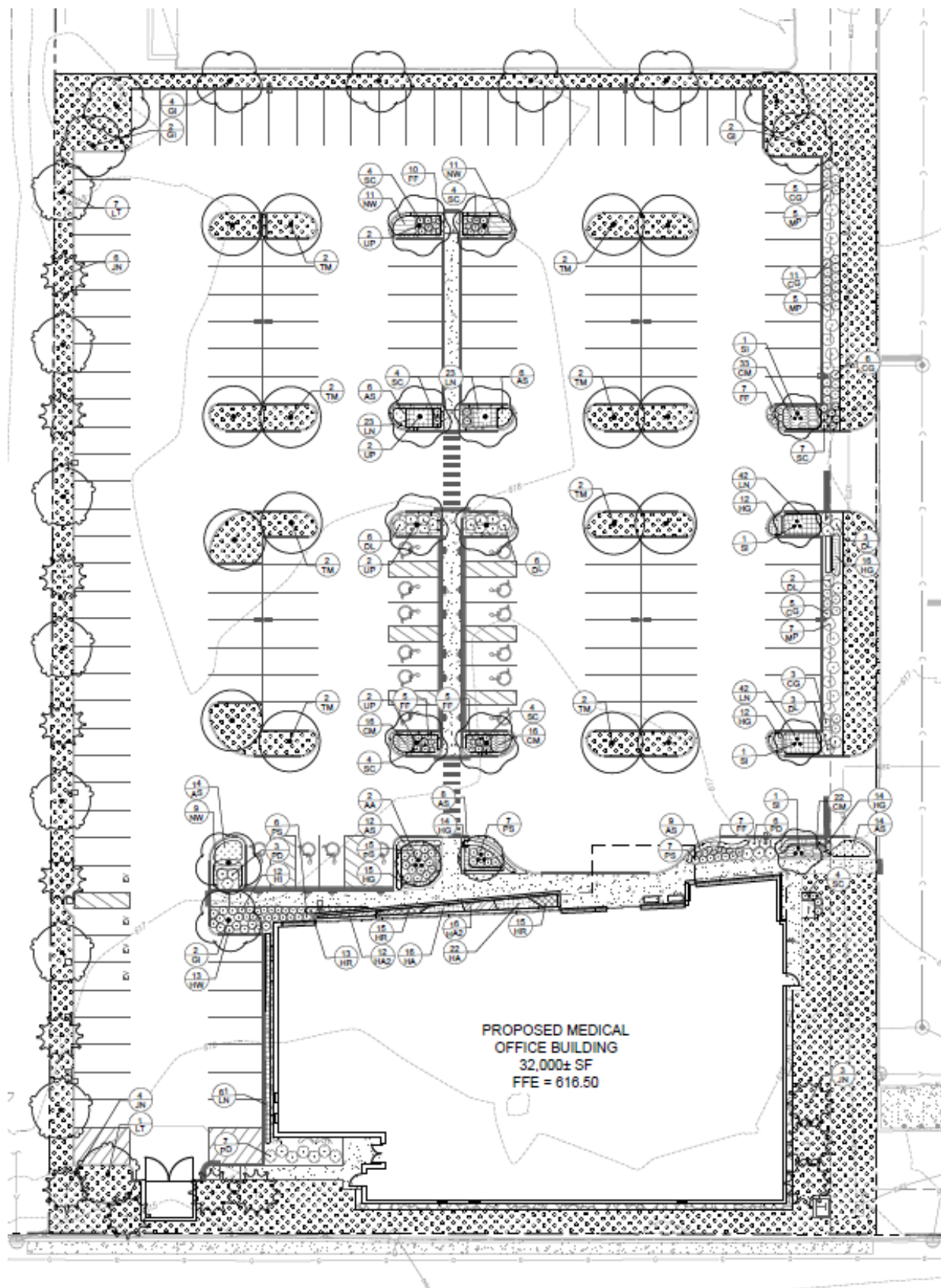
View from Calumet Avenue and Pepsi Service Road



**Proposed SITE PLAN:**

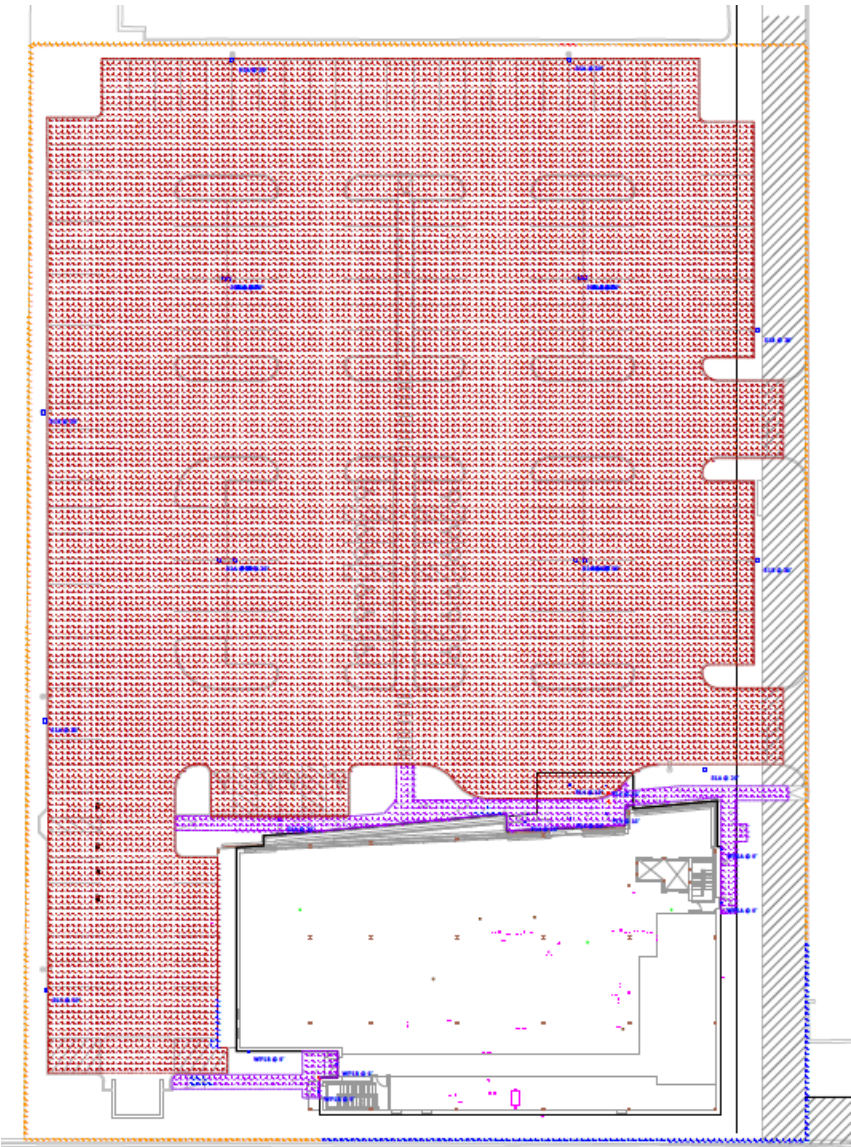


**Proposed LANDSCAPE:**





Proposed LIGHTING:



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Pedestrian Walkway	+	2.3 fc	9.6 fc	0.4 fc	24.0:1	5.8:1
Property Line	+	0.6 fc	1.9 fc	0.0 fc	N/A	N/A
Parking Area	+	2.2 fc	8.6 fc	0.4 fc	21.5:1	5.5:1
Pedestrian Walkway	+	1.8 fc	3.4 fc	0.6 fc	5.7:1	3.0:1



**APPLICABLE CODE:**

In reviewing, recommending, and taking action on a Development Plan/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).  
The Supplemental Development Standards of Section 26-6.606 (Traffic Circulation).  
The Supplemental Development Standards of Section 26-6.607 (Facilities for Persons with Disabilities).
- iv. The Supplemental Development Standards of Section 26-6.608 (Preservation of Natural Features).
- v. The Supplemental Development Standards of Section 26-6.609 (Areas of Special Flood Hazard).

**SECTION 26-6.804. G. 5. Applicability; Types of Site Plans. (MZC pg. 382)**

a. In all Zoning Districts other than Districts CD-3, CD-3.R1, CD-3.R2, and CD-3.R3, Site Plan approval from either the Plan Commission or the Zoning Administrator, as applicable under paragraph i or ii below, must be obtained:

- i. from the Plan Commission prior to any of the following and for any plan or proposal pursuant to which any of the following is to be erected, Developed, re-Developed, Improved, Substantially Modified, or occur:
  - I. a Structure other than a Single-Family Detached Dwelling or Two-Family Detached Dwelling;
  - II. a Parking Area or Parking Lot;
  - V. any Use of vacant land;
  - VIII. a change in Use that will affect the characteristics or impact to the site or the Town with respect to traffic, access, drainage, utilities, or Town services, as determined by the Planning Director;



- IX. Facade improvements for which a Building Permit is required and which affect greater than fifty percent (50%) of any street-facing Facade, excluding Ordinary Maintenance and Repair;
- ii. from the Zoning Administrator prior to any of the following and for any plan or proposal pursuant to which any of the following is to be erected, Developed, re-Developed, Improved, modified, or occur:
  - I. any change of Use of any part of an existing Building other than a change of Use described in Section 26-6.804.G.5.a.i; or
  - II. any Alteration or modification to a parcel of land, such as changes to parking layout, Driveways, landscaped areas, Screening, Wall, or fences, or public walkways other than those described in Sections 26-6.804.G.5.a.i.; or
  - III. any modification to a Building or other Structure other than Ordinary Maintenance or Repair or a Substantial Modification.

#### **STAFF FINDINGS AND RECOMMENDATION:**

Staff finds the applicant have submitted a complete application and supporting document, including affidavit and Public Notice requirements to hold a Public Hearing. In response to engineering findings, staff finds that an erosion control plan will be submitted at the time a building permit is released. In addition, all utilities are to be maintained private so easements are required. Finally, staff recommends that the applicant confirm the pipe sizing is Hydraulically feasible with town engineers and coordinate with public works regarding additional isolation valves and valve vault systems.

#### **Engineering Findings**

1. Isolation valves shall be added to all proposed hydrant leads.
2. An erosion control plan was not included and must be submitted.
3. The storm sewer discharge pipe into the southern end of the underground detention system is a 12-inch diameter pipe. This is directly downstream from both a 15-inch diameter pipe, and an 8-inch diameter roof drain pipe. Applicant shall provide evidence that this pipe reduction is hydraulically feasible.
4. The storm sewer discharge pipe into the northern end of the underground detention system is a 12-inch diameter pipe. This is directly downstream from two catch basins and two 12-inch pipes. Applicant shall provide data to support the pipe size.
5. The proposed development includes a looping water main connection. If this is intended to become a Town-owned main, a utility easement must be granted by the property owner. If the main is to remain privately-owned, check valve assemblies may need to be installed at each connection point to the Town main per State code.
6. The water main connection point south of Fran-Lin Parkway is shown as a valve vault. Public Works preference is a buried valve with a box. The plans shall be revised accordingly.
7. Public Works may wish to require additional isolation valves along the main.
8. More information is requested of the applicant on how the water main will be pressure tested and disinfected between the southern connection point and the first proposed valve to the west.

Drainage Report

1. The report states that "Per coordination with Town staff, the underground stormwater management system has been sized to detain the difference between the volume required under the current Town of Munster Stormwater Ordinance and the volume required under the previous Ordinance when the site was developed as 100% impervious area." This coordination was confirmed by SEH staff and the submitted drainage report includes information that supports that volume.

**MOTION:**

Plan Commission may consider the following motion:

*Motion to Approve PC 25-009, a proposed Development Plan for a Medical Office Building at Lake Business Center including all discussion and findings.*