



# PLAN COMMISSION STAFF REPORT

**To:** Members of the Plan Commission

**From:** Sergio Mendoza, Planning Director

**Meeting Date:** June 10, 2025

**Agenda Item:** PC 25-008

**Application Type:** PUD Amendment

**Hearing:** Public

**Summary:** Scott Yahne for Lake Business Center is requesting an amendment to the LAKE BUSINESS CENTER PLANNED UNIT DEVELOPMENT to modify a recorded lot and include additional standards and guidelines for proposed Lot 4 in 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:** Open Public Hearing

**Action Required:** Motion a recommendation to Town Council

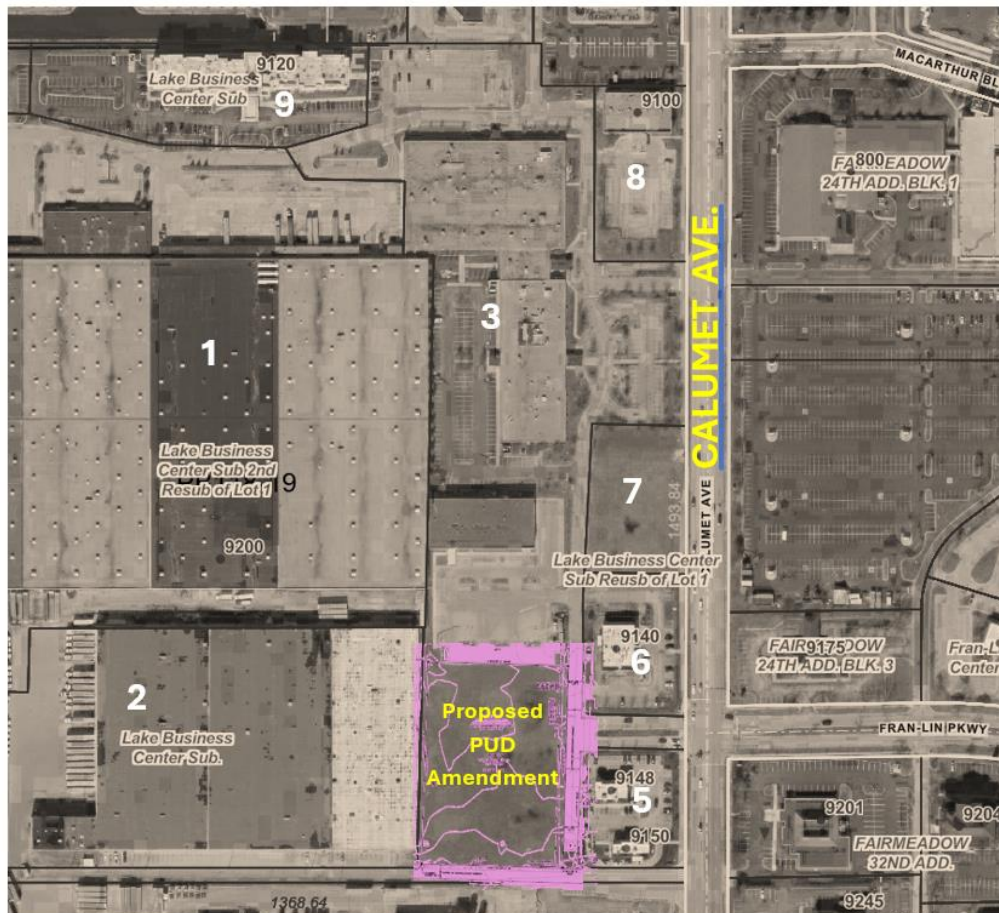
**Staff Recommendation:** Approve after review of attachments (Exhibits)

**Attachments:**

1. PUD Amendment Application, Exhibit A
2. Subdivision/Replat, Exhibit B
3. Site/Landscape Plan Exhibit C
4. Draft PUD Standards and Guidelines - Lot 4, Exhibit D
5. SD PUD Code, Exhibit E
6. Lake Business Center PUDs, Exhibit F

## SITE LOCATION

Southwest section of undeveloped land in LOT 3, OF LAKE BUSINESS CENTER SUBDIVISION, 2ND RE-SUBDIVISION OF LOT 1. Located behind Starbucks Coffee and Potbelly Sandwich Shop; located west of Calumet Avenue, south of Fisher Street, and at the terminus of Fran-Lin Parkway.

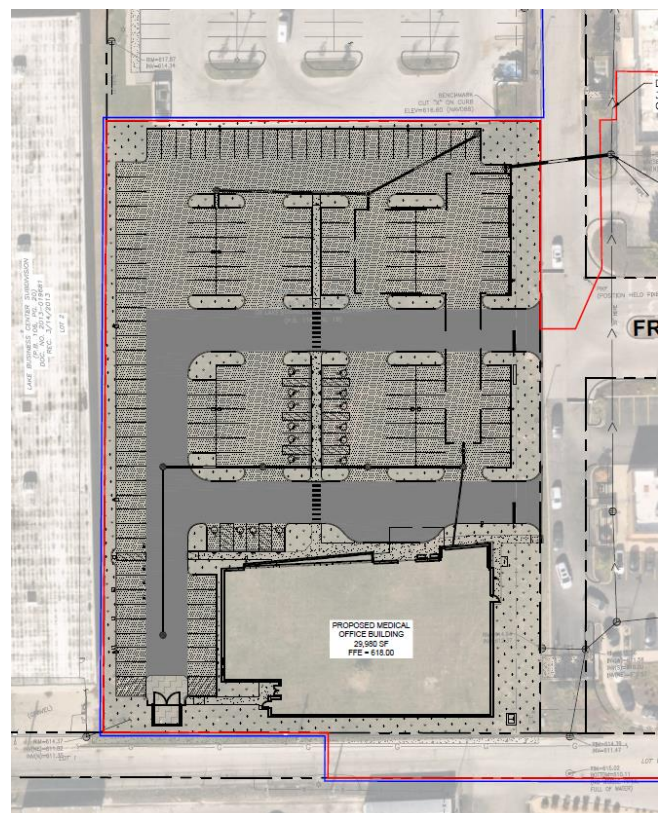
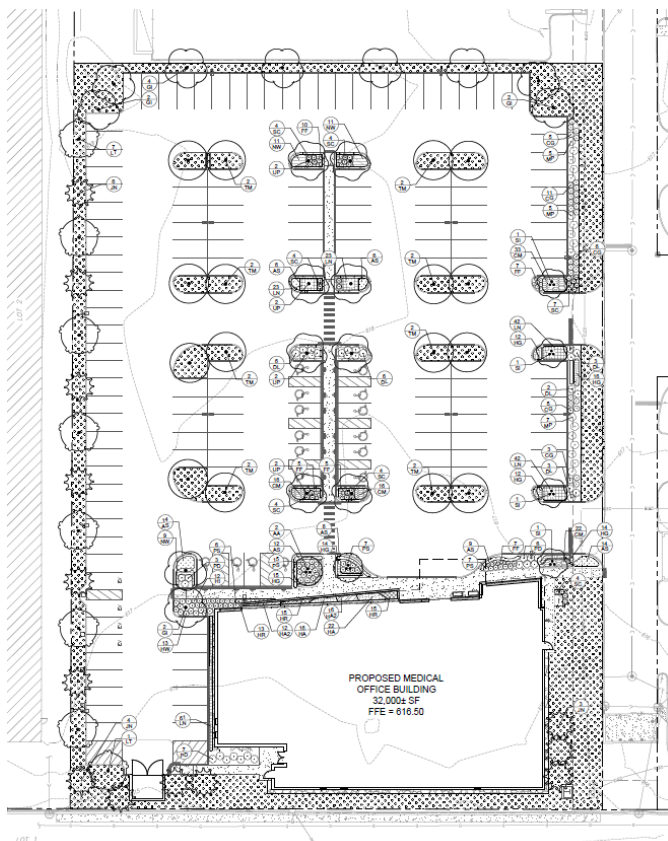


## PROJECT BRIEFING

The subject property is located at 9200 Calumet Avenue, Lake Business Center. The entire PUD site is approximately 55 acres of mixed warehouse, office, restaurant, and medical uses. The site was rezoned in 2006 from M (manufacturing) to PUD (ORD. 1311) for “Lifestyle Shopping Center.” In 2012 the PUD was amended per ORD 1559 to change the Lifestyle Shopping Center to a “Mixed use Retail Office Warehouse Facility.” The PUD was amended again in 2013 per ORD. 1602 for the re-subdivision/replat of Lot 1 Lake Business Center Subdivision into lots 5, 6, and 7 which also include a Development Plan for

one building with two restaurant tenants on lot 6. In 2015 the PUD was amended by ORD. 1658 to include a Development Plan for two standalone restaurant buildings on Lot 5, including road and access reconfiguration. In 2023, the PUD was amended by ORD. 1897 to expand on an existing warehouse use, modify parking and docks, and landscaping plan. Also in 2023, the PUD was updated to include a signage program per ORD. 1905. And in May of 2024 the Munster Plan Commission approved Findings of Fact to Amendment to the Lake Business Center Planned Unit Development to modify lot lines as a Subdivision/Re-plot for the SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION, LOT 3 AND OUTLOT A. with no changes to the existing bulk standards and regulations per ORD. 1951

The purpose of this amendment is to create a 2.3 acre Legal Lot of Record and adopt standards and guidelines for a 2-story, 30,000 SF Medical Office Building (MOB) to be known as Midwest Orthopedics at Rush (MOR), a Munster Ambulatory Facility at an addresses tentatively referred to as 9260 Calumet Avenue.



Scott Yahne, Attorney for MOB I LLC, representing RXHST MUNSTER LLC/CAHST MUNSTER LLC, Lake Business Center Development is the agent proposing an Amendment to the LAKE BUSINESS CENTER PLANNED UNIT DEVELOPMENT. The proposed Planned Unit Development (PUD) Amendment will modify the plat, in particular Lot 3, and increase the total number of Lots of Record in LAKE BUSINESS CENTER PLANNED UNIT DEVELOPMENT by one. The proposed amendment will recognize LOT 4, in accordance with the plat, plans and specifications submitted for the proposed subdivision/re-plat of LOT 4 OF LAKE BUSINESS CENTER SUBDIVISION FIRST RE-SUBDIVISION OF LOT 3 (PC25-007) and the STANDARDS FOR BULK, DESIGN, AND USES for LAKE BUSINESS CENTER - LOT 4 PLANNED UNIT DEVELOPMENT attached herein as EXHIBIT B

Below are sections of the proposed LAKE BUSINESS CENTER - LOT 4 PLANNED UNIT DEVELOPMENT:

SECTION A.	LEGAL DESCRIPTION
SECTION B.	INTRODUCTION
SECTION C.	USES
SECTION D.	LOT
SECTION E.	STORMWATER MANAGEMENT
SECTION F.	BUILDING SIZE
SECTION G.	BUILDING MATERIALS AND STANDARDS.
SECTION H.	ENCLOSURES FOR DUMPSTERS AND EQUIPMENT
SECTION I.	MISSING RESERVED
SECTION J.	PARKING
SECTION K.	LANDSCAPING
SECTION L.	SITE/PRIVATE LIGHTING STANDARDS
SECTION M.	SIGNAGE
SECTION N.	MISCELLANEOUS
SECTION O.	NONCONFORMITIES
SECTION P.	ENFORCEMENT & PENALTIES

Full sections and subsection of the proposed STANDARDS FOR BULK, DESIGN, AND USES can be found in Exhibit B of this staff report.

## **CODE REFERENCE**

### **TOWN OF MUNSTER CHARACTER BASED ZONING CODE**

**Section 26-6.804. L. 9.** Specifics Supplemental Provisions Related to Planned Unit Developments.  
(pg 402)

k. The procedure for...amending an existing SD-PUD...shall be as follows:

xiii. The Plan Commission may recommend ... amendment to the SD-PUD...provided that it finds that:

- I. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District will not detrimentally affect present or potential property values or Uses of Adjacent property or elsewhere in Town.



- II. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District adequately takes into account existing and proposed conditions and character of the land, Uses, Buildings, and Development proposed to be subject to the SD- PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and within all Adjacent Districts.
- III. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District will have a beneficial effect on the Town, which could not be achieved if the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District were not approved and the such Development was developed under the standards of any other District.
- IV. Any deviation from the standards or requirements that otherwise would be applicable with another District is warranted by the design and amenities incorporated in the Development Plan.
- V. The SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District is necessary to address unique site conditions that are not characteristics of other sites in the Town and the application and Development Plan adequately address the same.
- VI. The proposed SD-PUD Planned Unit Development Special District or amendment to SD-PUD Planned Unit Development Special District and the Development proposed therein are:
  - 1) either compatible with the land and existing or anticipated Development Adjacent to such SD-PUD Planned Unit Development Special District or the land and existing or anticipated Development Adjacent to such SD-PUD Planned Unit Development Special District can be planned in coordination with the proposed Development within such SD-PUD Planned Unit Development Special District;
  - 2) the most desirable Development and Use(s) for which the property subject to the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District is adapted; and
  - 3) constitute responsible growth and Development.
- VII. The proposed SD-PUD Planned Unit Development Special District or amendment to SD-PUD Planned Unit Development Special District is in conformance with the general intent of this Article and the Comprehensive Plan.
- VIII. Existing and proposed Thoroughfares are suitable and adequate to carry anticipated traffic within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and its vicinity.

- IX. Existing and proposed utility services are adequate for the proposed Development within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District.
- X. Each phase of the proposed Development within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District, contains the required parking spaces, and landscape and utility areas necessary for creating and sustaining a desirable and stable environment.
- XI. The proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and all proposed Buildings, parking accommodations, and landscape and utility areas therein can be completely Developed within five (5) years of the initial establishment of the District.
- XII. All conditions and requirements of Sections 26-6.804. L. 9. a. - .k have been satisfied.

#### **STAFF FINDINGS AND RECOMMENDATIONS**

Staff finds the applicant and interested parties have submitted a complete application, supporting document, including affidavit rights. Staff identifies compliance with SECTION 26-6.804. L. 9. k. xii. for Public Notice and Public Hearing and the attached MOR MEDICAL OFFICE BUILDING STANDARDS FOR BULK, DESIGN, AND USES in EXHIBIT B establish standards not otherwise regulated in previous rezone, amendments, and current code for the proposed medical office use on proposed Lot 4.

#### **MOTION**

Plan Commission may consider the following motion:

*Motion to forward a recommendation to Approve PC 25-008 to the Town Council, a PUD Amendment to the LAKE BUSINESS CENTER PLANNED UNIT DEVELOPMENT, including all discussion and findings.*