



Petition PC 25 - 006

Date: _____

Application Fee: \$ _____

Sign Fee: \$ _____

Town of Munster Plan Commission Petition Application

OWNER INFORMATION:

REFUGE PRODUCTIONS, INC.

Name of Owner

219-933-6500

Phone Number

340 45TH STREET MUNSTER, INDIANA 46321

Street address, City, ST, ZIP Code

smunsey@refugeproductions.com

Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

E. ANTHONY, INC. - (MARCO SMITH)

Name of Applicant/Petitioner

708-802-8230

Phone Number

18521 SPRING LAKE DRIVE, WHITE TAIL PARK,
ILLINOIS 60477

Street address, City, ST, ZIP Code

ms@eanthonyinc.com

Email address

PROPERTY INFORMATION:

Business or Development Name (if applicable)

FAMILY CHRISTIAN CENTER

Address of Property or Legal Description

45-06-25-300.000-027

Current Zoning

340 45TH STREET MUNSTER, INDIANA 46321

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:

PROPOSED ADDITIONS TO THE EAST (PHASE 1) AND
NORTH (PHASE 2) ELEVATIONS OF THE EXISTING
FACILITY.

RIDGELAND ASSOCIATES INC.

Name of Registered Engineer, Architect or Land Surveyor

708-435-0300

Phone Number

1 RIVERSIDE ROAD

Street address, City, ST, ZIP Code

RIVERSIDE, ILLINOIS 60546

zenon@ridgelandassociates.com

Email address



Petition PC 25 - 006

Town of Munster Plan Commission Application Signature Page

I hereby authorize E. Anthony, Inc. 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] 4/16/25
Signature of Owner Date

Maclw. Smith 04/16/2025
Signature of Applicant Date
Sr. Project Manager
E. Anthony, Inc.

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:

*NO CURB CUTS. NO SITE LIGHTING OR LANDSCAPING
SUBMITTED AT THIS TIME.*



E. ANTHONY, INC.
Complete Construction Services

18521 Spring Creek Drive, Unit F
Tinley Park, IL 60477
708.802.8230
eanthonyinc.com

LETTER of TRANSMITTAL

Date: 04/16/2025

EAI #: 224-004

Project: Family Christian Church
Expansion
340 45th Street
Munster, Indiana 46321

PC25-006

To: Town of Munster
1005 Ridge Road
Munster, Indiana 46321

Attn: Denise Core

Re: Plan Commission Petition Application –
Family Christian Church 340 45th Street
(Page 1)

We Are Sending: ☒ Attached ☐ Via E-Mail: ☐ To E-Mail Address:

☐ Via Electronic Transfer ☐ Via Fax

The Following Items: ☐ Shop Drawings ☐ Submittals ☒ Prints / Plans ☐ As-Built Documents
☐ Samples ☐ Specifications ☐ Correspondence ☐ Guarantee
☐ Contract ☐ Change Order ☐ Invoice ☐ Other (see below)

| Copies | Date | Rev./No. | Description |
|--------|----------|----------|--|
| 2 | 02/06/25 | | Site Plan Review Application |
| 2 | 02/05/25 | | Site Plan Space Summary |
| 2 | 02/05/25 | | Zoning Analysis |
| 2 | 02/06/25 | | Alta Survey |
| 2 | 02/05/25 | | DD0-1, DD0-2, DD1-1, DD1-2 |
| 2 | 02/06/25 | | Preliminary Civil Engineering Drawings |
| 1 | 03/11/25 | | Permit & Plan Application |
| 4 | 10/15/24 | | Color Renderings & Perspectives |

These are Transmitted (as checked below):

☒ For your use ☐ As Requested ☒ For Approval ☐ For Review & Comment

☐ For your ☐ Reviewed (no comments) ☐ Reviewed as Noted ☐ Revise & Resubmit

☐ FOR BIDS DUE: _____ ☐ RETURN PRINTS AFTER BID ☐ Other Sign & Return

Remarks:

Copies To: File

Signed: Marc W. Smith

Marc W. Smith

If enclosures are not as noted, please notify us upon receipt.



E. ANTHONY, INC.
Complete Construction Services

18521 Spring Creek Drive, Unit F
Tinley Park, IL 60477
708.802.8230
eanthonyinc.com

LETTER of TRANSMITTAL

Date: 04/16/2025

EAI #: 224-004

Project: Family Christian Church
Expansion
340 45th Street
Munster, Indiana 46321

To: Town of Munster
1005 Ridge Road
Munster, Indiana 46321

Attn: Denise Core

PC25-006

Re: Plan Commission Petition Application –
Family Christian Church 340 45th Street
(Page 2)

We Are Sending: ☒ Attached ☐ Via E-Mail: ☐ To E-Mail Address:

☐ Via Electronic Transfer ☐ Via Fax

The Following Items: ☐ Shop Drawings ☐ Submittals ☒ Prints / Plans ☐ As-Built Documents
☐ Samples ☐ Specifications ☐ Correspondence ☐ Guarantee
☐ Contract ☐ Change Order ☐ Invoice ☐ Other (see below)

| Copies | Date | Rev./No. | Description |
|--------|----------|----------|---|
| 2 | 03/19/25 | | Phase 1 New East Addition – Proposed First Floor Plan |
| 2 | 03/19/25 | | Phase 1 New East Addition – Proposed Second Floor Plan |
| 2 | 03/26/25 | | Phase1 New East Addition – 2D Building Layout (PEMB) |
| 2 | 03/26/25 | | Phase 1 New East Addition – Frame Cross Section B5 (PEMB) |
| 2 | 03/19/25 | | Phase 1 New East Addition – Cross Sections |
| 1 | 04/16/25 | | Plan Commission Petition Application |
| 2 | 03/11/25 | | Phase 1 Plans |
| 2 | 03/11/25 | | Phase 2 Plans |

These are Transmitted (as checked below):


☒ For your use ☐ As Requested ☒ For Approval ☐ For Review & Comment

☐ For your ☐ Reviewed (no comments) ☐ Reviewed as Noted ☐ Revise & Resubmit

☐ FOR BIDS DUE: _____ ☐ RETURN PRINTS AFTER BID ☐ Other Sign & Return

Remarks:

Copies To: File

Signed: 

Marc W. Smith

If enclosures are not as noted, please notify us upon receipt.



E. ANTHONY, INC.
Complete Construction Services

18521 Spring Creek Drive, Unit F
Tinley Park, IL 60477
708.802.8230
eanthonyinc.com

LETTER of TRANSMITTAL

Date: 05/14/2025

EAI #: 224-004

Project: Family Christian Church
Expansion
340 45th Street
Munster, Indiana 46321

To: Town of Munster
1005 Ridge Road
Munster, Indiana 46321

Attn: Denise Core

Re: Plan Commission Petition Application –
Family Christian Church 340 45th Street
(Clarifications Per Meeting 5/13/2025)

We Are Sending: ☒ Attached ☐ Via E-Mail: ☐ To E-Mail Address:

☐ Via Electronic Transfer ☐ Via Fax

The Following Items: ☐ Shop Drawings ☐ Submittals ☒ Prints / Plans ☐ As-Built Documents
☐ Samples ☐ Specifications ☐ Correspondence ☐ Guarantee
☐ Contract ☐ Change Order ☐ Invoice ☐ Other (see below)

| Copies | Date | Rev./No. | Description |
|--------|----------|----------|-----------------------------------|
| 2 | 02/20/25 | | Site Plan Space Summary |
| 2 | 02/05/25 | | DD0-1 Existing Site Plan Model |
| 2 | 02/05/25 | | DD0-2 Existing Second Floor Model |
| 2 | 02/05/25 | | DD1-1 Proposed Site Plan Model |
| 2 | 02/20/25 | | DD1-2 Proposed Second Floor Model |
| | | | |
| | | | |
| | | | |

These are Transmitted (as checked below):


☒ For your use ☐ As Requested ☒ For Approval ☐ For Review & Comment

☐ For your ☐ Reviewed (no comments) ☐ Reviewed as Noted ☐ Revise & Resubmit

☐ FOR BIDS DUE: _____ ☐ RETURN PRINTS AFTER BID ☐ Other Sign & Return

Remarks:

Copies To: File

Signed: 

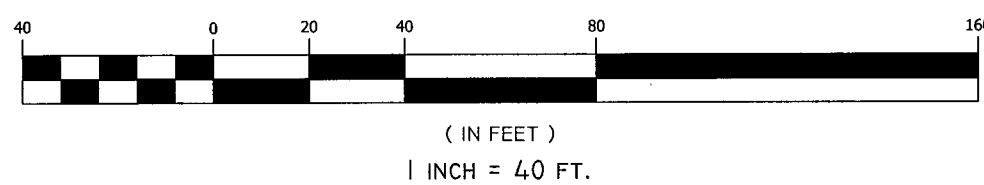
Marc W. Smith

If enclosures are not as noted, please notify us upon receipt.

ADDITIONAL NOTES

- 1) AT THE TIME THE SURVEY WAS BEING CONDUCTED, THERE WAS NO OBSERVED EVIDENCE OF ANY EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 2) AT THE TIME THE SURVEY WAS BEING CONDUCTED, THERE WAS NO EVIDENCE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NOR WAS THERE ANY OBSERVED EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 3) AT THE TIME THE SURVEY WAS BEING CONDUCTED, THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 4) THE SUBJECT PARCEL CONTAINS 774 STANDARD PARKING SPACES AND 16 HANDICAP PARKING SPACES FOR A TOTAL OF 790 PARKING SPACES.

NORTH
GRAPHIC SCALE

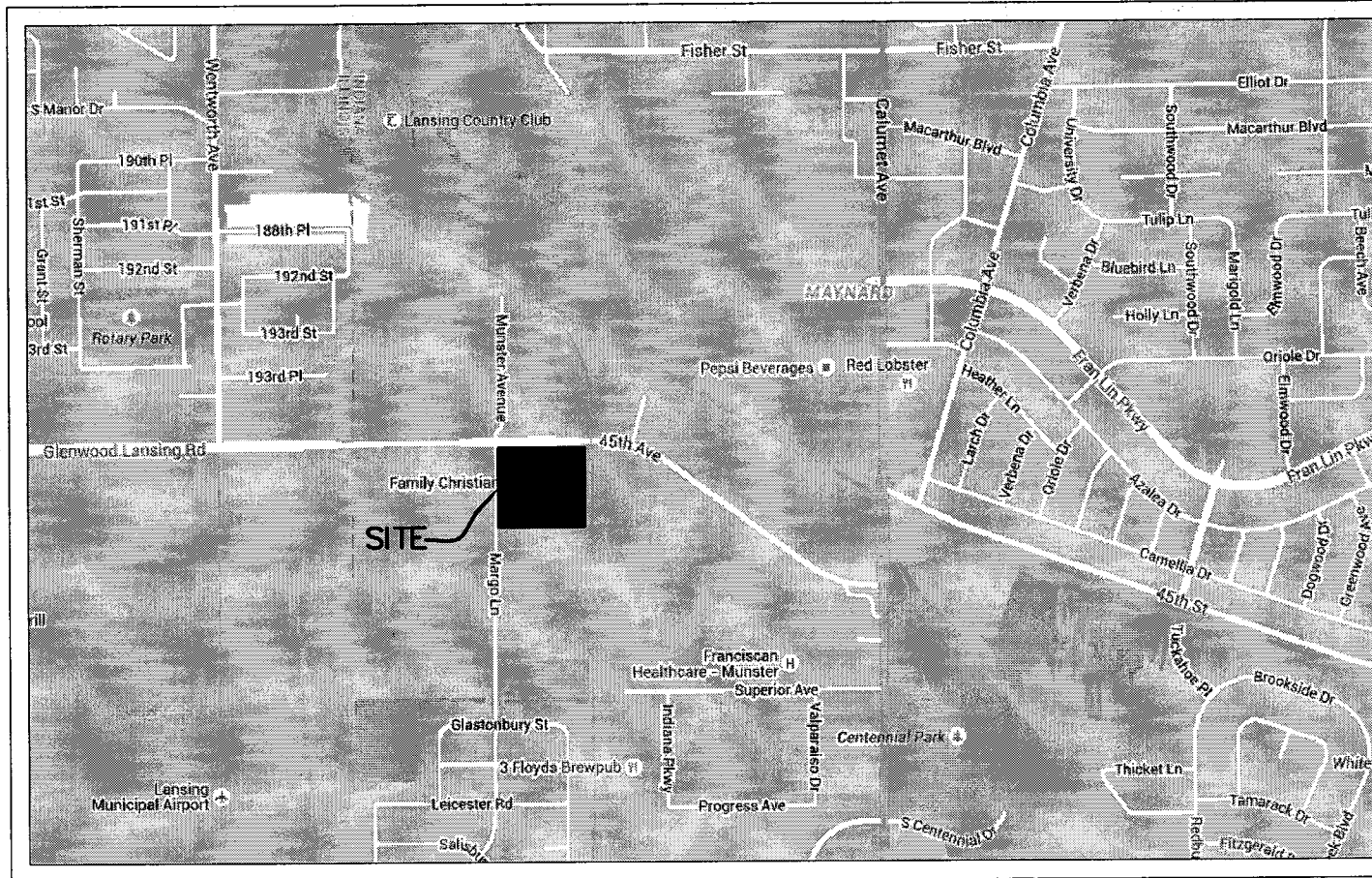


ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION (AS PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-699968-INDY DATED FEBRUARY 6, 2015 AND REVISED MARCH 6, 2015)

LOT 1, EXCEPTING THEREFROM THE WEST 50 FEET BY PARALLEL LINES, IN FAMILY CHRISTIAN CENTER ADDITION TO THE TOWN OF MUNSTER, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 83, PAGE 71 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

VICINITY MAP



THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (SHADED) & X (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0117E, EFFECTIVE JANUARY 18, 2012.

THEORY OF LOCATION:

This Survey is based on the locations of called-for and uncalled-for monuments found at or near the corners of the subject parcel, and at or near the corners of adjacent parcels, and information contained on the Record Plat of Family Christian Center Addition recorded in Plat Book 83, page 71. The existing monumentation matched the existing right of way improvements as shown on this survey.

SURVEYOR'S REPORT:

A.) AVAILABILITY OF MONUMENTS:

Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade.

B.) OCCUPATION AND POSSESSION:

No apparent uncertainties resulted due to occupation or possession lines, unless specifically shown on the plat.

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

No apparent ambiguity in the record description of the subject parcel.

D.) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):

The survey performed met the requirements of a URBAN SURVEY according to title 865 IAC 1.1 - 12 et seq. The allowable relative positional accuracy is not less than 0.07 feet for set monuments.

LEGEND:

- CATCH BASIN /INLET
- CURB DRAIN
- MANHOLE
- BEEHIVE CATCH BASIN
- CLEAN OUT
- END SECTION
- POWER POLE
- GUY WIRE W/ANCHOR
- LIGHT POLE
- GAS VALVE
- GAS METER
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TRAFFIC MANHOLE
- ELECTRIC JUNCTION BOX
- STOP SIGN
- FOUND IRON BAR
- SET SCRIBED CROSS
- SET IRON BAR
- NUMBER IN BUBBLE CORRESPONDS TO SCHEDULE B - SECTION II EXCEPTION ITEMS AS FOUND IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-699968-INDY DATED FEBRUARY 6, 2015 AND REVISED MARCH 6, 2015.
- OVERHEAD LINES

SCHEDULE B - SECTION II EXCEPTION ITEMS AS FOUND IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-699968-INDY DATED FEBRUARY 6, 2015 AND REVISED MARCH 6, 2015

- 12 Terms and provisions, covenants, conditions and restrictions of an Agreement to Provide road Easement by and between Mercantile National Bank of Indiana as Trustee under Trust Number 5237 and Mercantile National Bank of Indiana as Trustee under Trust Number 4863, dated August 7, 1990 and recorded October 31, 1990 as Instrument Number 90-132039. (AS SHOWN ON SURVEY)
- 13 Covenants, conditions, restrictions, easements and rights contained in the Trustee's Deed from Mercantile National Bank of Indiana, as Trustee under Trust Agreement dated February 1, 1990, and known as Trust Number 5237. Grantor, to Family Christian World, Inc., Grantee, reserving for the Grantor and its successors and assigns, easements and rights, in perpetuity and running with the land, over the land therein described for the construction, installation, maintenance, repair and replacement of streets and roadways and the right to the use of same for ingress and egress to and from 45th street; construction, installation, maintenance, repair and replacement of water mains and lines, sanitary sewer lines, storm water drainage lines and other facilities, gas and electric lines, telephone, cable and all other utility service facilities; the right to grant further and additional easements and rights in the Easement Parcel to other owners and occupants of real estate located to the South of 45th Street, without regard to number; and the right to dedicate the Easement parcel to the Town of Munster, the County of Lake, the State of Indiana, to any public utility company, or to the public generally, for the uses described above, dated March 7, 1996 and recorded April 3, 1996 as instrument Number 96-21616. (AS SHOWN ON SURVEY)
- 19 Covenants, Conditions, Restrictions, Utility and Drainage easements and setback lines and any amendments thereto as disclosed on the recorded plat of subdivision. (AS SHOWN ON SURVEY)

We delete any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC3604(c).

CERTIFY TO:

Family Christian World
Evangelical Christian Credit Union
First American Title Insurance Company

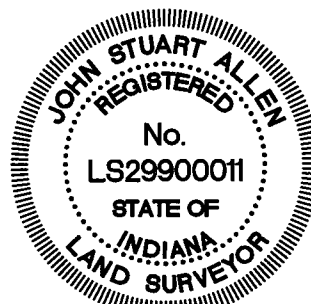
STATE OF INDIANA }
COUNTY OF LAKE }

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 20a and 21 (with 2,000,000 in coverage) of Table A thereof. The field work was completed on August 17, 2015.

DATE: August 20, 2015

TORRENGA SURVEYING, LLC

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



ALTA/ACSM LAND TITLE SURVEY

PART OF LOT 1 IN FAMILY CHSTIAN CENTER ADDITION
340 45TH AVENUE
MUNSTER, INDIANA
LAKE COUNTY

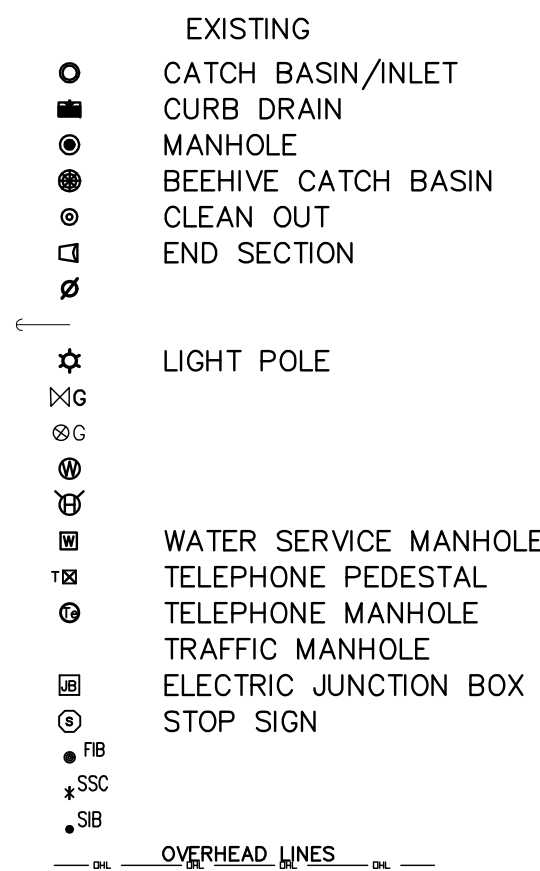
DATE: August 20, 2015

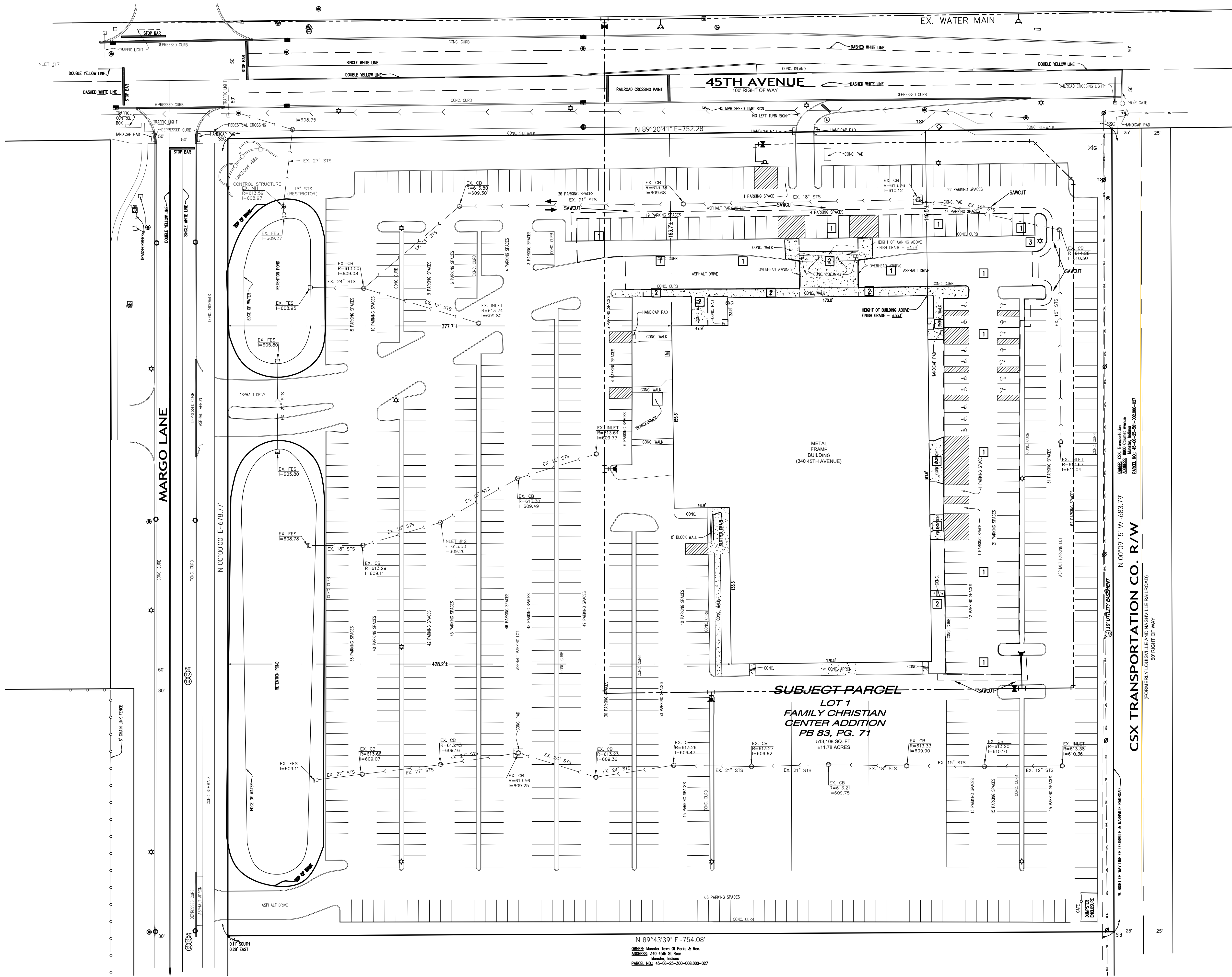
CLIENT: Evangelical Christian Credit Union

JOB NO: 2015-0551
DRAWN: A.J.F.

SCALE: 1" = 40'

SHEET 1 OF 1





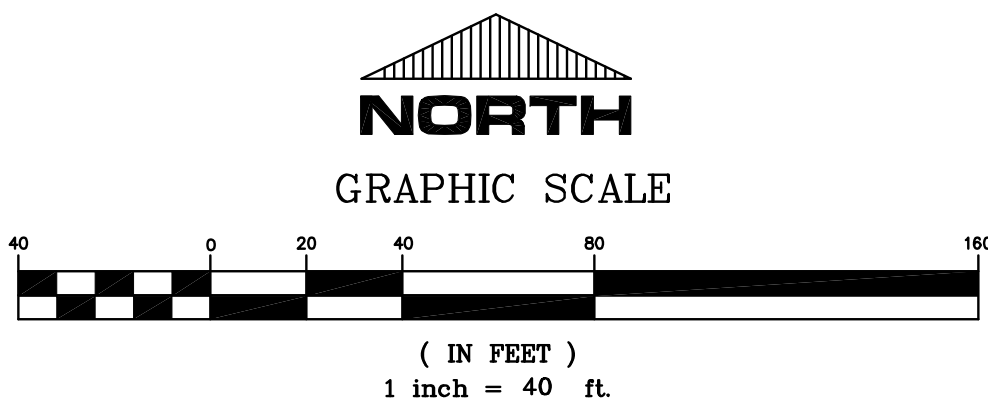
- EXISTING
- CATCH BASIN/INLET
 - CURB DRAIN
 - MANHOLE
 - BEEHIVE CATCH BASIN
 - CLEAN OUT
 - END SECTION
- LIGHT POLE
- WATER SERVICE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TRAFFIC MANHOLE
- ELECTRIC JUNCTION BOX
- STOP SIGN
- OVERHEAD LINES

DEMOLITION NOTES

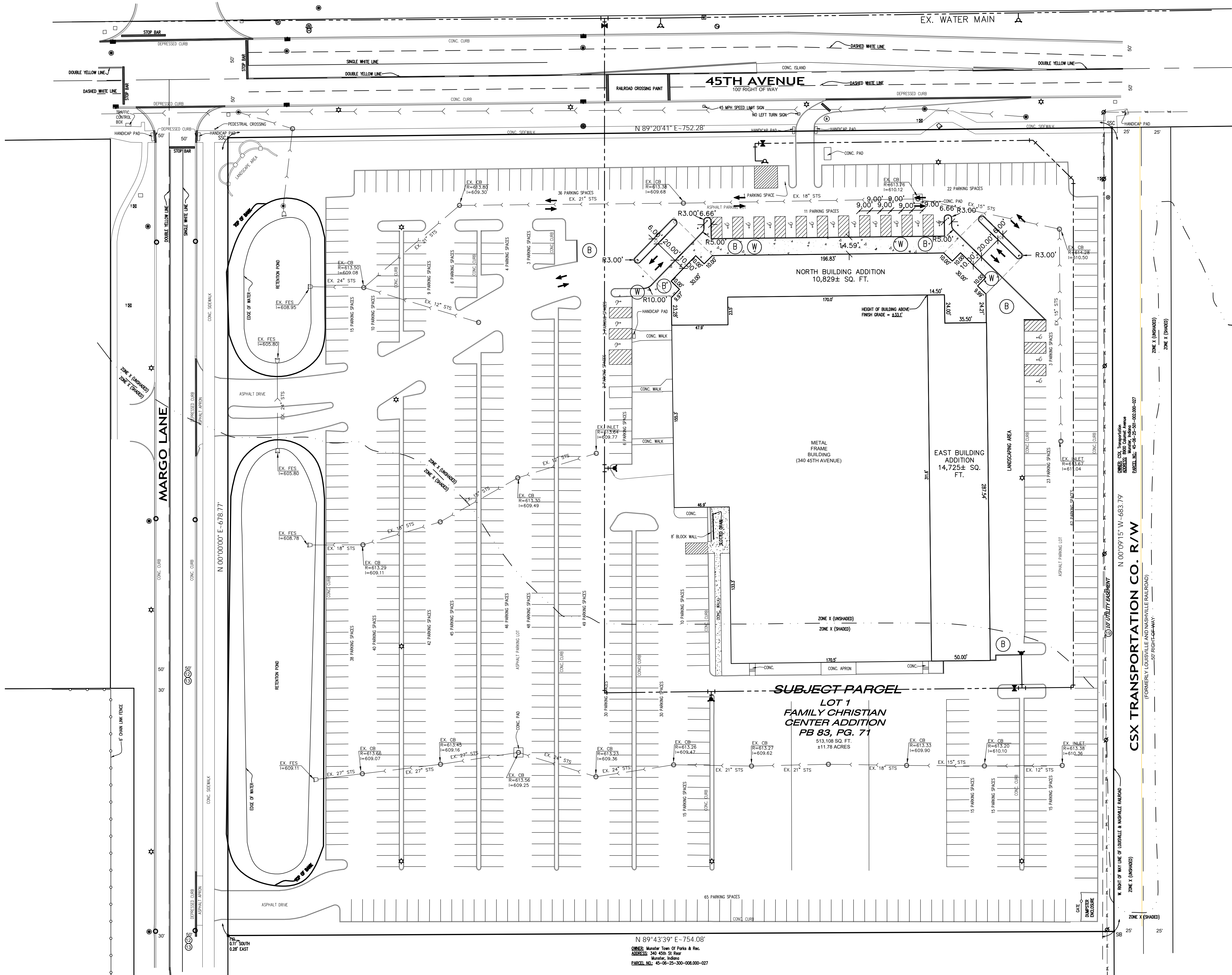
- REMOVE EXISTING ASPHALT, GREENSPACE, AND CONCRETE CURB
 - REMOVE CONCRETE WALK / CONCRETE PAVEMENT / CONCRETE PAD
 - REMOVE POWER POLE
- SAWCUT

NOTES:

- THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING SITE CONDITIONS AND SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND ALL PROPOSED IMPROVEMENTS IN THE CONSTRUCTION DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH NIPSCO, AT&T, COMCAST AND ANY OTHER UNDERGROUND OR OVERHEAD UTILITIES FOR THE REMOVAL OF THE EXISTING AND INSTALLATION OF THE NEW UTILITIES THAT SERVICE THE BUILDINGS.



SHEET
C-2.0



LEGEND:
PROPOSED

- (W) — CONCRETE SIDEWALK
- (B) — BARRIER CURB
- ↑ — TRAFFIC FLOW ARROW

NOTES:

- PARKING PROVIDED
TYPICAL PARKING SPACES: 702
ADA SPACES: 17
- PROPOSED BUILDING ADDITIONS
NORTH ADDITION: 10,829± SQ. FT.
EAST ADDITION: 14,725± SQ. FT.
- PROPOSED IMPERVIOUS AREAS:
9,864± SQ. FT. ASPHALT PAVEMENT
25,554± SQ. FT. BUILDING AREA
5,486± SQ. FT. CONCRETE CURB/SIDEWALK
40,904± SQ. FT. PROP. IMPERVIOUS AREA



(IN FEET)
1 inch = 40 ft.

FAMILY CHRISTIAN CENTER
 340 45TH STREET, MUNSTER, INDIANA 46321
 SITE PLAN SPACE SUMMARY 02-05-2025

BUILDING

Existing

| | |
|----------------|---------------|
| First Floor | 60,457 sf +/- |
| Second Floor | 38,516 sf +/- |
| Existing Total | 98,977 sf +/- |

updated sheet

see below

Proposed

| | |
|----------------|----------------|
| First Floor | 86,000 sf +/- |
| Second Floor | 71,499 sf +/- |
| Proposed Total | 157,499 sf +/- |

PARKING

Existing

| | |
|-------------------------|--------------------|
| Existing Parking Spaces | 774 |
| Existing ADA Spaces | 16 |
| Total Existing Parking | 790 Parking Spaces |

Facility Staging and Overflow Parking = 90 Parking Spaces

Required

| | | |
|-------------------------------|-----------------------------|---|
| Vehicular Parking Requirement | Table 26-6.405.O-1 page 257 | 1 per 3 auditorium seats + adequate bus space for activities of institution + passenger loading space |
|-------------------------------|-----------------------------|---|

Seating count as based on drawings

| | |
|---|-------------|
| Retractable seats – 1 st floor = | 1,282 seats |
| Retractable seats – 2 nd floor = | 211 seats |
| Total retractable seats = | 1,495 seats |
| Interlocking chairs – 2 nd floor | 416 seats |
| Total Seating Capacity | 1,909 seats |

Required number of parking spaces =
 $1,909 \times .33 = 635.69$ parking spaces required

Proposed

| | |
|------------------------|------------|
| Parking Spaces | 703 |
| ADA Spaces | 17 |
| Total Proposed Parking | 720 spaces |

Facility Staging and Overflow Parking = 90 Parking Spaces

FAMILY CHRISTIAN CENTER
 340 45TH STREET, MUNSTER, INDIANA 46321
 SITE PLAN SPACE SUMMARY 02-20-25

BUILDING

| Existing | | Proposed | Total |
|----------------|---------------|---|----------------|
| First Floor | 60,457 sf +/- | East Addition – 14,758 sf +/- North Addition – 10,785 sf +/- | |
| | | 25,543 sf +/- | 86,000 sf +/- |
| Second Floor | 38,516 sf +/- | East Addition – 10,293 sf +/- North Addition – 749 sf +/- | |
| | | 11,042 sf +/- | 49,558 sf +/- |
| Existing Total | 98,977 sf +/- | 36,585 sf +/- | 135,588 sf +/- |

PARKING

Existing

Existing Parking Spaces 774
 Existing ADA Spaces 16
 Total Existing Parking 790 Parking Spaces
 Facility Staging and Overflow Parking = 90 parking spaces

Proposed

Parking Spaces 703``
 ADA Spaces 17
 Total Proposed Parking 720 spaces
 Facility Staging and Overflow Parking = 90 parking spaces

Required Parking

Vehicular Parking Requirement Table 26-6.405.O-1
 page 257 1 per 3 auditorium seats

Seating count as based on drawings

Retractable seats – 1st flr = 1,282 seats

Retractable seats – 2nd flr = 211 seats

Total retractable seats = 1,495 seats

Interlocking chairs – 2nd flr 416 seats

Total Seating Capacity 1,909 seats

Required number of parking spaces =

1,909 x .33 = 635.69 parking spaces required

Gas Station – Family Christian Center
340 45th St.
Munster, Ind.

PC25-006

Lot Area 752.28' (east west) by 683.79' (north-south) = 513,108 sf (per plat of survey)
= 11.78 acres

Zoned CZ – Civic Zone

Principal Use Table 26-6.405.B District Standards Civic Zone Page 195 Place of Worship

Setbacks Table 26-6.405.B District Standards Civic Zone Page 189

| | |
|------------------------------------|-------|
| Front Setback (Principal Frontage) | 0 ft. |
| Front Setback (Secondary Frontage) | 0 ft. |
| Side Setback | 0 ft. |
| Rear Setback | 0 ft. |

Building Height Plat of Survey Highest elevation of building can not exceed 682.00 as per the FAA Aeronautical Study, Number 95-AGL – 2741-OE
Existing first floor elevation = 617.85'
(So, maximum building height = 681' – 617.85' = 64.15')

Percentage of Lot Coverage 5.96% (513,108 sf divided by 86,000 sf)

Parking

Parking Space Dimensions Table 26-405.O-3 page 254

90 degree parking
stall width - 9'-0"
stall length - 18'-0"
aisle width - 21'-0"

Vehicular Parking Requirement Table 26-6.405.O-1 page 257

1 per 3 auditorium seats + adequate bus space for activities of institution + passenger loading space

Seating count as based on drawings

| | |
|---|-------------|
| Retractable seats – 1 st floor = | 1,282 seats |
| Retractable seats – 2 nd floor = | 211 seats |
| Total retractable seats = | 1,495 seats |

| | |
|---|-----------|
| Interlocking chairs – 2 nd floor | 416 seats |
|---|-----------|

| | |
|------------------------|-------------|
| Total Seating Capacity | 1,909 seats |
|------------------------|-------------|

Required number of parking spaces =
1,909 x .33 = 635.69 parking spaces required