



Precision Control Systems, Inc.

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May 1, 2025

Town of Munster
Community Development Department
1005 Ridge Road
Munster, IN 46321

RE: Site Plan Review Application – Precision Control Systems, Inc. – 10350 Calumet Ave.

To Whom it May Concern,

Precision Control Systems, Inc. has submitted an application for the proposed renovation and use change of the former Harley Davidson dealership facility located at 10350 Calumet Ave. Following is a description of both the planned use and related renovations.

Precision Control Systems, Inc. plans to occupy and renovate the interior of the building located at 10350 Calumet in Munster. We would like to renovate the building from the former use as a Harley Davidson dealership to an engineering and mechanical service office with warehouse storage. Precision Control Systems is a 45-year-old Northwest Indiana-based family-owned Commercial Temperature Controls and Mechanical Service Company currently located on Ridge Road in Griffith. We employ approximately 60 office employees and 60 field employees. Our office staff consists of engineers, project managers, programmers, sales, and accounting staff. Our field staff consists of union pipefitter service mechanics and union electricians.

Interior renovations to the building include remodeling the current showroom, office and training spaces into fully updated office space for our office staff. This space will consist of private offices, open office space, conference rooms, lunchroom with a kitchen, restrooms, and training/collaborative spaces. Precision plans to utilize the current warehouse space on the west side of the building for parts staging, tool storage, and inventory to support our projects at remote customer sites. Typical use for the warehouse will be receiving pallets of parts which we will sort, stage, and label for delivery by Precision staff in vans and pick-up trucks to jobsites. We typically receive deliveries via UPS, FedEx, box trucks, with limited semi-trailer deliveries (some days we have no semi deliveries and some days we have 1 to 2 deliveries).

With respect to the exterior usage of the building, on average 30-40 cars will utilize the parking lot on a daily basis during normal working hours with no more than 2-4 service vans and pick-up trucks parked overnight.

We do not plan to make any exterior renovations to the building other than the addition of Precision-branded signage and possibly the replacement of some east facing overhead doors with storefront or similar windows with aluminum framing to match existing. We do not have a design for the signage or windows at this time but will work with licensed professionals to ensure that all designs comply with local codes and submit to the Community Development Office for approval.



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Control Systems

Precision Control Systems is very excited about the opportunity to relocate its main office to Munster. We feel connected to the Munster community. Our business provides temperature control and mechanical services to many facilities in Munster, several of our employees reside in Munster and we support community events as well as host events at venues in Munster. We believe Precision will give back to the Town of Munster through increased patronage of local restaurants and businesses and hope to continue to grow with the Munster community.

Thank you in advance for your consideration.

Precision Control Systems, Inc.

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