

MUNSTER BOARD OF ZONING APPEALS

PETITIONER:

Andrew Syrios, PE
Precision Control Systems, Inc.
405 E. Ridge Rd.
Griffith, IN 46319

BZA DOCKET NO. 25-004

APPLICATION: Use Variance

OWNER:

Munster Properties, LLC
10719 W. 160th Street
Orland Park, IL 60467

PROPERTY:

10350 Calumet Ave.
Munster, IN 46321
(Formerly: Harley-Davidson)

FINDINGS OF FACT

1. Munster Properties, LLC is the owner of the 3.75-acre lot with an approximate 30,000 sq. ft. single-story building with warehouse, office, and showroom space, located at 10350 Calumet Ave., Munster IN, identified by parcel # 45-06-36-476-009.000-027 (hereinafter "Property"). The original warehouse and showroom portion of the existing building was constructed in 2001 for the then-permitted use for automobile sales and service. In 2014, a 7,000 sq. ft. addition to the front, east side of the building, expanded the automobile sales and service use by adding the existing metal roof, brick façade, and 15 oversized doors/windows. The Property may be accessed directly from Calumet Avenue, and from Main Street via a recorded 32 ft. wide *Access, Ingress, and Egress Easement* over the BP Fueling Station lot located to the south of the Property. The Property is presently zoned General Urban Character District (CD-4.A).
2. Petitioner, Andrew Syrios, PE, as representative of Precision Control Systems, Inc. (hereinafter "Petitioner") has an interest in the Property and filed the Petition for a Use Variance with the authority of the Owner as the Owner's agent. Petitioner is a 45-year-old, family-owned commercial temperature controls and mechanical service company currently located on Ridge Road in Griffith, Indiana, with satellite offices throughout Northwest Indiana and Southeast Illinois. Petitioner desires to relocate its main office from the Griffith location to the Property to operate its engineering and mechanical service office with warehouse storage. However, Petitioner is a *building systems business*, which is a light industrial use that is not permitted in a CD-4.A zoning district. As a result, Petitioner requires a Use Variance to operate on the Property.
3. This matter came before the Munster Board of Zoning Appeals for Public Hearing on August 12, 2025. Petitioner appeared and presented proof of notice and publication as required by law. Petitioner presented testimony, documents, and evidence supporting its requested Use Variance. Petitioner's evidence included, in part, the following:
 - A. Petitioner employs approximately 60 office employees, including engineers, project managers, programmers, sales and accounting staff; and approximately 60 field employees, including union pipefitter service mechanics and union electricians.
 - B. Petitioner was attracted to the Property because of the expansive warehouse space. This amount of space is rare but serves Petitioner, whose business is solely warehousing, with no fabrication or production of any kind.
 - C. Petitioner desires to renovate the Property as follows:

- (i) Reconstruct and remodel the current showroom and building interior to create private offices, open office space, conference rooms, a lunchroom with a kitchen, restrooms, and training/collaborative spaces.
 - (ii) Possibly replace the existing overhead doors on the east side of the building with storefront or similar windows with aluminum framing to match the existing windows. No other revisions to the building exterior are anticipated.
 - (iii) Erect Precision Control Systems-branded signage in compliance with the Munster Development Standards for signage.
- D. Petitioner will utilize the warehouse space on the west end of the building for parts staging, tool storage, and inventory to support projects at remote customer sites; receive pallets of parts which we will sort, staged, and labeled for delivery by Precision warehouse staff in vans and pick-up trucks to job sites. Field employees may also come to the warehouse to pick up parts they need on the way to a customer site.
- E. Petitioner will receive deliveries on the Property via UPS, FedEx, box trucks, with limited semi-trailer deliveries (some days no semi deliveries, and some days 1-2 semi deliveries). The site traffic pattern/circulation will not increase with the proposed change of use. The previous installation of the traffic median on Calumet Avenue controls the right-in and right-out on Calumet Avenue, and the *Access Easement* permits traffic to move to and from the Property via Main Street and through the controlled intersection at Main and Calumet.
- F. 30-40 personal vehicles of office employees will be parked on the Property during business hours of 6 AM to 6 PM. [74 on-site parking spaces exist on the property, which far exceeds the parking required for a building systems business, per Table 26-6.405.O-1 of the Munster Zoning Code. (3.5 spaces are required per 1,000 sq. ft. of *customer floor area*). The Property provides 22 additional parking spaces beyond the 52 spaces required for *the entire* 15,000 sq. ft. building.]
- G. On average, 3-5 service vans and pick-up trucks will be parked overnight on the rear of the Property. At no time will more than 8 vehicles be parked overnight.
- 4. The Public Hearing was opened. Remonstrances were heard. The Public Hearing was closed. Based upon the testimony and evidence presented, upon motion duly made and seconded, by a vote of three (3) in favor, zero (0) opposed, zero (0) abstained, and two (2) absent, the Town of Munster Board of Zoning Appeals voted to send an unfavorable recommendation to the Town Council as to Petitioner's Application for a Use Variance.
- 5. In making such determination, the Munster Board of Zoning Appeals now makes the following Findings of Fact, in accordance with Indiana Code §§ 36-7-4-918.4 and 918.6, and Sec 26-6.804.I.1.i. and g. of the Munster Zoning Code:
 - A. *A building systems business* is a light industrial use that is not permitted in a CD-4.A zoning district, per the Munster Zoning Code. The Munster Zoning Code defines a *Building Systems Business* as:

a Use or an establishment that installs, services, maintains, and/or repairs Building systems, such as heating, ventilation, air-conditioning, electrical, and plumbing contractors.

Petitioner is a Building Systems Business and thus is a prohibited use on the Property. As a result, Petitioner requires approval of a Use Variance to operate on the Property.

- B. Approval of Petitioner's requested Variance of Use will be injurious to the public health, safety, morals, and general welfare of the community;
- C. The use and value of the area adjacent to Petitioner's property included in the variance will be affected in a substantially adverse manner;
- D. The need for the variance does not arise from some condition peculiar to the property involved;
- E. The strict application of the terms of the Munster Zoning Code will not constitute an unnecessary hardship if applied to the property for which the variance is sought;
- F. The approval of the variance does not interfere substantially with the comprehensive plan adopted by the Munster Town Council;
- G. The Findings of the Munster Board of Zoning Appeals are based upon and in accordance with the Munster Zoning Code and Indiana state statutes, and shall not be construed or interpreted to be a determination by the Munster Board of Zoning Appeals of compliance, or noncompliance, with covenants, restrictions, or limitations on the real estate defined herein, if any; and,
- H. Petitioner shall comply with all requirements of the Munster Municipal Code and Indiana state statutes relating to the applicable building permits, licensing/registration of contractors, inspections, etc., that are required for construction as permitted herein. Additionally, approval of a variance by the Munster Board of Zoning Appeals shall not be construed or interpreted as preapproval or waiver of such requirements.
- I. The Findings of the Munster Board of Zoning Appeals are based upon and in accordance with the Munster Code of Ordinances and Indiana state statutes, and shall not be construed or interpreted to be a determination by the Munster Board of Zoning Appeals of compliance, or noncompliance, with covenants, restrictions, or limitations on the property defined herein, if any; and,
- J. Petitioner shall comply with all requirements of the Munster Municipal Code and Indiana state statutes relating to the applicable building permits, licensing/registration of contractors, inspections, etc. that are required for construction as permitted herein. Additionally, approval by the Munster Board of Zoning Appeals shall not be construed or interpreted as pre-approval or waiver of such requirements.

WHEREFORE, based upon the above evidence and Findings, the Munster Board of Zoning Appeals by a vote of three (3) in favor and zero (0) opposed, voted to send an unfavorable recommendation to the Town Council as to Petitioner's Application for Use Variance.

The Munster Board of Zoning Appeals took the above official action on August 12, 2025. Findings of Fact approved on the 9th day of September 2025.

MUNSTER BOARD OF ZONING APPEALS

By: _____
Brad Hemingway, Chairman

ATTEST:

Sergio Carrera Mendoza, Executive Secretary