



BOARD OF ZONING APPEALS STAFF REPORT

To: Board of Zoning Appeals

From: Sergio Mendoza, Planning Director

Meeting Date: July 23, 2025 (Rescheduled Meeting)

Agenda Item: BZA 25-004

Hearing: Preliminary Hearing

Application Type: Use Variance

Summary: Applicant is requesting a Use Variance from Table 26-6.405. A-6 DISTRICT STANDARDS, PRINCIPAL USE, LIGHT INDUSTRIAL USE CATEGORY, to allow an existing 29,754 SF Office/Showroom/Warehouse building to be used as a Building Systems / Construction Business.

Applicant: Andrew Syrios with Precision Controls System for Munster Properties LLC

Property Address: 10350 Calumet Avenue

Current Zoning: CD-4.A General Urban Character District

Adjacent Zoning: North: CD-4.B General Urban Character District
South: CD-4.A General Urban Character District
East: CD-4.A General Urban Character District
West: CD-4.A General Urban Character District

Applicant Requesting: Public Hearing

Additional Actions Required: Review Conditions of Approval Form
Review of Zoning Code Criteria
Schedule Public Hearing

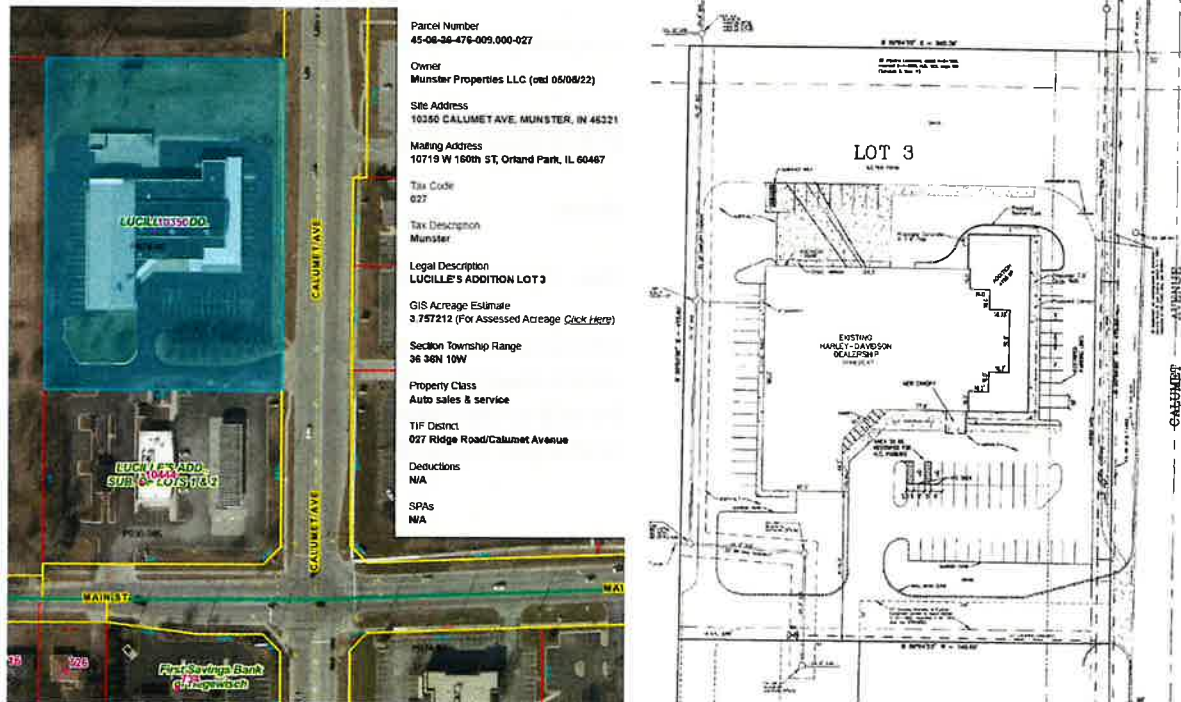
Staff Recommendation: Schedule Public Hearing for August 12, 2025

Attachments:

- EXHIBIT A: Application with narrative
- EXHIBIT B: Narrative
- EXHIBIT C: Use Variance Conditions of Approval Questions
- EXHIBIT D: Site Plans and existing Building Images
- EXHIBIT E: Conceptual Interior Space and Use

SITE LOCATION/CONDITIONS:

The subject property is located at 10350 Calumet Avenue, approximately 250 linear feet north of the northwest corner of Calumet Avenue and Main Street and immediately north of the current BP Fueling Station/Graham's Convenience Store. The property is a Lot of Record: LUCILLE'S ADDITION, LOT 3, signed by the Plan Commission on May 25, 1993, and recorded with Lake County, Indiana on June 9, 1993, Doc. No. 93037374. (PB 74, P 40). The subject lot is approximately 3.75 acres with an approximate 30,000 SF single-story warehouse, office, and showroom space building. The site also has approximately 65 striped parking stalls and 2 handicap parking spaces. Access to the property is from Calumet Avenue, which identifies a 32' Access, Ingress, and Egress Easement per DOC NO. 93021563, dated 3/27/1992 and recorded with Lake County, Indiana on 4/6/1993. A Site Plan created by Torrenga Engineering (Job No 2013-5069) dated 10/18/2016 has been provided with the proposed Use Variance.



1005 Ridge Road • Munster, IN 46321 • (219) 836-8810 • Police/Fire Emergencies 911

Police Non-Emergency (219) 836-6600 • Fire Non-Emergency (219) 836-6960

www.munster.org

**PROJECT BRIEFING:**

The existing building was home to the former Harley-Davidson Motorcycle Showroom and Repair Use from 2002 to 2020. In 2022 the site was presented to the Plan Commission (PC 22-025) for a medical office use which included: an expansion of the parking lot and light fixtures; landscape and access upgrades; and partial façade recladding, door/window replacements and painting. In addition, a variance for parking requirements was presented to the BZA (BZA 22- 016). Both the PC and BZA Findings of Fact were presented on March 14, 2023.

The proposed use is from Precision Control Systems, a self-described 45-year-old family-owned Commercial Temperature Controls and Mechanical Service Company based in Griffith, Indiana with satellite offices throughout Northwest Indiana and Southeast Illinois with:

- 60 office employees (engineers, project managers, programmers, sales, and accounting)
- 60 field employees (union pipefitter, mechanics and electricians)
- 30-40 parking stalls used daily (employee and customer)
- 2-4 service vans and overnight pick-up parking
- 1 to 2 daily deliveries (UPS, FedEx, box trucks, limited semi-trailer deliveries)

There are no plans for exterior building or site expansion/reconfiguration, including no changes to existing parking, materials, lighting, or landscape.

Interior renovations to the building include remodeling the existing showroom, offices and training spaces into office space for Precision Control Systems staff and the existing warehouse space will be used for receiving equipment and parts to be sorted, stored, and staged for field employees to pick up and installed at jobs site.

Other proposed changes include new business signage and replacing the clear façade garage door with Storefront Shop Display Windows of similar framing. All to comply with local sign and material codes

ZONING CODE REVIEW

(MCBZC pages 110, 118, 247, 417)

The Munster Zoning Code states that the BZA may hear and make recommendations upon petitions for use variances after holding a public hearing. The BZA may then recommend one of the following actions: approve the requested variances; approve the requested variances with conditions; or deny the requested variances. The final decision to grant a use variance lies with the Town Council

CD-4A**TABLE 26-6.405.A-6 DISTRICT STANDARDS:
GENERAL URBAN - A CHARACTER DISTRICT****LIGHT INDUSTRIAL USE CATEGORY**

Brewery without tap room, bar or tasting room	NP
Building Systems / Construction Business	NP
Catering Service or Catering Events Establishment	CU

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

Building Materials**Building Materials**

Primary: brick or natural stone, cast stone, wood or metal Shopfront, terra cotta, ceramic tile, similar materials approved by the Plan Commission
 Accent: glass, metal, wood, any primary building material, similar materials approved by the Plan Commission
 Prohibited: aluminum sidings, metal industrial type siding, vinyl siding, asphalt siding, and E.I.F.S (synthetic stucco), cedar shakes, concrete masonry units, or plywood siding

LIGHT INDUSTRIAL USE CATEGORY

Brewery	Parking equivalent to the total ground coverage of the use, with a minimum of 1 improved space per 2 employees on premises at one time, but no fewer than 2 spaces
Building Systems / Construction Business	3.5 space per 1,000 square feet of customer floor area
Catering Service or Catering Events Establishment	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided

Variance Standards, the Use Variance process is established to provide relief to a property owner when, due to unique circumstances, compliance with the zoning code imposes a hardship on a property owner. The BZA is under no obligation to recommend a variance. It is the petitioner's responsibility to prove a hardship. The BZA should ask the petition to address the criteria listed below.

ZONING CODE REVIEW, Cont.

Sec. 26-6.804.I of the Munster Zoning Code states that the basis for a variance is as follows:

g. General Standards.

(MCBZC page 392)

A Variance may be granted only if the Decision-Making Authority has made the following determinations for such Variance:

- i. the practical difficulties or unnecessary hardships that would be incurred by strict application of the Use or Development standard, as applicable, are unique and not shared by all properties in the vicinity and are not self-imposed;
- ii. such Variance is the minimum Variance that will relieve such practical difficulties or unnecessary hardships, as applicable;
- iii. such Variance is in the spirit of the general purposes and intent of this Article as stated in Division 1; and
- iv. such Variance is so designed as to provide reasonable consideration to, among other things, the character of the neighborhood, District, or Civic Zone, the conservation of property values in the vicinity, and the guidance of Development in accordance with the Comprehensive Plan.

i. Specific to Use Variances:

(MCBZC page 393)

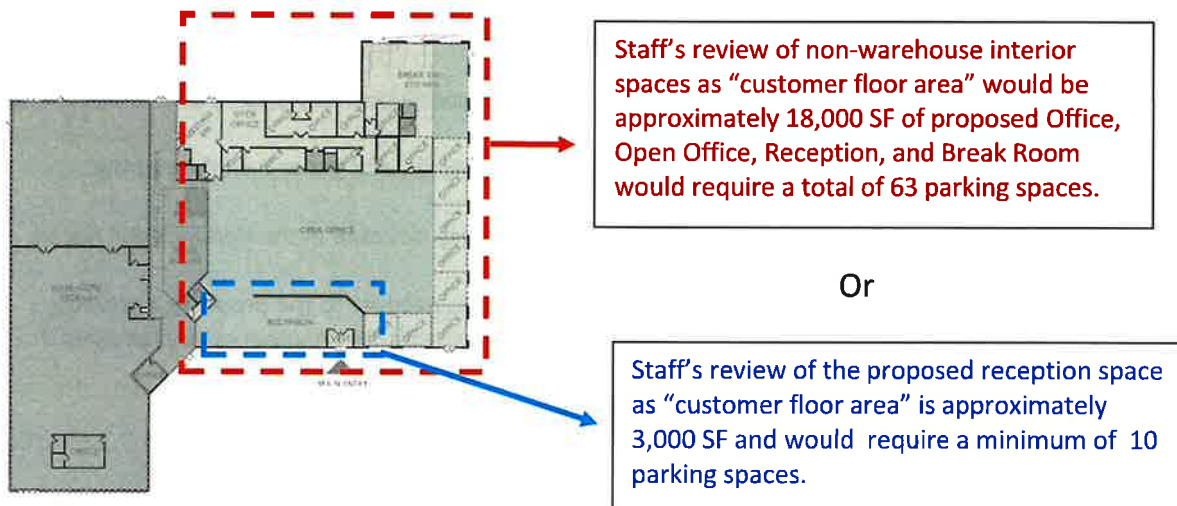
- i. The Decision-Making Authority may impose reasonable conditions as a part of its approval of a Use Variance.
- ii. A Use Variance may be approved or approved with conditions only upon a determination by the Decision-Maker in writing that:
 - I. it will not be injurious to the public health, safety, morals, and general welfare of the community;
 - II. the use and value of the area Adjacent to the property included in the Variance will not be affected in a substantially adverse manner;
 - III. the need for the Variance arises from some condition peculiar to the property involved;
 - IV. the strict application of the terms of this Article will constitute an unnecessary hardship if applied to the property for which the Variance is sought; and
 - V. it will not interfere substantially with the Comprehensive Plan.

ZONING CODE REVIEW, Cont.**Use Variance Conditions of Approval Questions***(Exhibit B)*

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. Explain why this statement is true in this case:
3. The need for variance arises from some condition peculiar to the property involved. Explain why this statement is true in this case:
4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought. Explain why this statement is true in this case:
5. The approval does not interfere substantially with the adopted comprehensive plan. Explain why this statement is true in this case:

FINDINGS AND RECOMMENDATION

Staff needs clarification regarding the total square feet of “customer floor area” dedicated to determine minimum parking requirements. Staff finds two possible interpretations for minimum parking requirements. See image and notes below:



Finally, staff recommends scheduling the applicant for Public Hearing.

MOTION

The Board of Zoning Appeals may consider the following motion:

Motion to schedule a public hearing for August 12, 2025 for BZA25-004, a Use Variances request for a Building Systems / Construction Business in a CD-4.A. Zone, including all discussion and findings.



Petition BZA _25_ - _004_

Date: _____

Application Fee: \$ _____

Sign Fee: \$ _____

Town of Munster Board of Zoning Appeals Petition Application

OWNER INFORMATION:

Munster Properties LLC

Name of Owner

Phone Number

10719 W. 160th Street, Orland Park, IL 60467

Street address, City, ST, ZIP Code

rraftery@orthoexperts.com

Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

Andrew Syrios

Name of Applicant/Petitioner

219-513-3401

Phone Number

405 E. Ridge Road, Griffith, IN 46319

Street address, City, ST, ZIP Code

asyrios@pcsog.com

Email address

PROPERTY INFORMATION:

Precision Controls Systems, Inc. (Currently Harley-Davidson)

Business or Development Name (if applicable)

10350 Calumet Ave, Munster, IN 46321

Address of Property or Legal Description

Retail

Current Zoning

APPLICATION INFORMATION:

Please select what this Application is for:

☒ **Variance**

If yes, select one of the following:

☒ **Use**

☐ **Developmental Standards**

☐ **Conditional Use**

☐ **Administrative Appeal**

Brief Description of Project and List of Variances or Conditional Uses Being Requested (if applicable):

We plan 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 retail use as a Harley Davidson dealership to a commercial office use as an engineering and mechanical service office with warehouse storage. Interior renovations to the building include remodeling the current showroom, office and training spaces into fully updated office space for our office staff. 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 job sites. 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.

Edward Wright

Name of Registered Engineer, Architect or Land Surveyor

847-742-4063

Phone Number

2 Pierce Place, Ste 1300, Itasca IL, 60143

Street address, City, ST, ZIP Code

e.wright@dla-ltd.com

Email address

REQUIRED ATTACHMENTS

Required Attachments for Board of Zoning Appeals Applications

To ensure that adequate information is provided to the BZA, 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	X	
Property owner consent (Signature page)	X	
Proof of Ownership (e.g. copy of tax bill)	X	
Plat of Survey depicting current conditions	X	
Site Plan containing the following:	X	
Boundary identification	X	
Fire hydrant locations	X	
Accessory structures	X	
Parking lot design	X	
Utility location	X	
Building footprints	X	
Proposed curb cuts		X
Drainage/detention plans		X
Traffic circulation		X
Ingress/egress locations	X	
Major topographic information		X
Infrastructure improvements		X
Conditions of Approval Form (Note: complete the form specific to your petition)*	X	
Any other information that the BZA may find useful in determining whether the application is merited.		

* Unique conditions have been established for special use permits for public garages, gas filling stations, used car lots, garden centers, massage parlors, adult bookstores, tattoo parlors, adult cabarets, and outdoor dining areas. Community Development staff will advise potential applicants of these at the pre-application meeting.

NOTE: If you checked any exhibits "N/A", please explain:

We do not plan to make any alterations to the exterior site. There are no new proposed curb cuts, no changes to drainage/detention, no changes to traffic circulation, topography, infrastructure from what the property is currently approved with.




Petition BZA 25 - 004

Town of Munster Board of Zoning Appeals Application Signature Page

I hereby authorize Precision Control Systems to act on my behalf as my agent in this petition and to furnish, upon request, supplemental information in support of this petition application.

 6/13/25
Signature of Owner Date

 6/13/2025
Signature of Applicant Date

Lake County, Indiana - Property Tax Division Services

PROPERTY TAX ▶ TAX SEARCH ▶ ACCOUNT

 \$0.00

 CHECK OUT

-  Return
-  New Search
-  Property Assessment Information
-  Print
-  GIS

Account Information

Parcel Number: 45-06-36-476-009.000-027	Property Type: Real Property	Taxing Unit: Munster	Tax Year: 2024 Pay 2025
Name / Address: Munster Properties LLC 10719 W 160th ST Orland Park IL 60467	Location: 10350 CALUMET AVE, MUNSTER IN. 46321		Last Update: 6/13/2025 09:53:47 AM
Legal Description: LUCILLE'S ADDITION LOT 3			

Summary of Your Taxes

Assessed Value And Tax Summary:	2024 Pay 2025
1a. Gross Assessed Value (AV) of homestead property (capped at 1%):	0
1b. Gross AV of residential property and farmland (capped at 2%):	0
1c. Gross AV of all other property, including personal property (capped at 3%):	4,757,300
2. Equals Total Gross Assessed Value of Property:	4,757,300
2a. Minus Deductions:	0
3. Equals Subtotal of Net Assessed Value of Property:	4,757,300
3a. Multiplied by Your Local Tax Rate:	2.89620
4. Equals Gross Tax Liability:	\$137,780.92
4a. Minus Local Property Tax Credits:	(\$19,691.38)
4b. Minus Savings Due to Property Tax Cap:	\$0.00
4c. Minus Savings Due to 65 Years & Older Cap:	\$0.00
4d. Minus Savings Due to County Option Circuit Breaker Credit:	\$0.00
5. Total Property Tax Liability:	\$118,089.54

Property Tax Cap Information

Property Tax Cap (Equal to 1%, 2% or 3% of Line 2, Depending on Type of Property):	\$142,719.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum):	\$27,226.02
Maximum Tax That May Be Imposed Under Cap:	\$169,945.02

Gross Property Tax Distribution Amounts

TAXING AUTHORITY:	2024 Pay 2025
County:	\$28,467.69
Township:	\$3,491.86
School District:	\$60,360.62
City:	\$30,755.94
Library:	\$3,801.08
Tax Increment:	\$0.00
Special District:	\$10,903.73
Total:	\$137,780.92

Other Applicable Charges

Applicable Deductions

Levying Authority:	2024 Pay 2025	Type of Deduction:	2024 Pay 2025
-	\$0.00	Blind/Disabled:	0
-	\$0.00	Geothermal:	0
-	\$0.00	Homestead/Standard:	0
-	\$0.00	Over 65:	0
-	\$0.00	Veterans:	0
-	\$0.00	Abatement:	0
-	\$0.00	Enterprise Zone:	0
-	\$0.00	Investment:	0
-	\$0.00	Supplemental Standard:	0
-	\$0.00	Other:	0
TOTAL OTHER CHARGES:	\$0.00	TOTAL DEDUCTIONS:	0



Total Due

Total Due for 2024 pay 2025: **\$118,089.54**

Tax Bills

☐ Current Tax Year Bill Information

2025 | 45-06-36-476-009.000-027 | Real Property |
Our records indicate that the property taxes were billed to a lender

Status	Due Date/Time	Installment	Taxes And Charges	Less Prepayments	Amount Due	Payment Options
 Paid	May 12 2025	Spring	<input type="checkbox"/> \$59,044.77 Current Property Tax: \$59,044.77 Other Charges: \$0.00 Delinquent Tax: \$0.00 Delinquent Penalty: \$0.00	-\$59,044.77	\$0.00	
 Due	Nov 10 2025	Fall	<input type="checkbox"/> \$59,044.77 Current Property Tax: \$59,044.77 Other Charges: \$0.00 Delinquent Tax: \$0.00 Delinquent Penalty: \$0.00	\$0.00	\$59,044.77	

If there are no prior delinquencies, a five percent (5%) penalty will be added if the installment of the tax bill is paid within thirty (30) calendar days after the due date. A ten percent (10%) penalty will be added if an installment of the tax bill is not paid within thirty (30) calendar days after the due date or there are prior delinquencies.

Previous Year Tax Information

PREVIOUS YEAR TAX INFORMATION FOR 2023 PAY 2024 (*As of Nov 12, 2024)

Gross Assessed Value of Land:	882,200
Gross Assessed Value of Improvements:	2,859,700
Total Deduction Amount:	0
Tax Rate:	3.05710
Gross Tax Liability:	\$114,393.62
Minus Total Credit Amount (State, Local and Circuit Breaker):	\$15,347.96
Net Tax:	\$99,045.66

Previous Year First Installment (Spring)

Property Tax Amount:	\$49,522.83
Other Charges:	\$180.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Amount Paid:	\$49,702.83
Balance Due At Year End*:	\$0.00

Previous Year Second Installment (Fall)

Property Tax Amount:	\$49,522.83
Other Charges:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Amount Paid:	\$49,522.83
Balance Due At Year End*:	\$0.00



Contact Phone Numbers

Lake County Treasurer (219) 755-3760
Lake County Assessor (219) 755-3100
Lake County Auditor (219) 755-3120

To contact someone in regards to your bill

kim.w@lakecountyin.org

Little Calumet River Watershed/Maint Fee

Little Calumet River Basin DevCom (219) 595-0599

MS4 Storm Water Mgmt Fees

Gary	219-882-3000
Merrillville	219-472-8668
Lake Station	219-962-2081
Hammond	219-853-6413
St. John	219-365-6465
Hobart	219-942-3619
East Chicago	219-391-8466
Lowell	219-696-7794
Highland	219-972-5083
Schererville	219-322-2211
Unincorporated Lake County	219-755-3753



Precision Control Systems, Inc.

405 E. Ridge Road - Griffith, Indiana 46319
(219) 838-1177 – (708) 862-1177 – Fax (219) 838-6717

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.



PRECISION **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.

Andrew Syrios, PE

219.513.3401

asyrios@pcsog.com

USE VARIANCE CONDITIONS OF APPROVAL (PAGE 1 OF 2)

The Munster Board of Zoning Appeals is authorized to hear petitions for use variances and to forward the petition to the Munster Town Council with a recommendation to approve, a recommendation to deny, or no recommendation. The Board of Zoning Appeals may also recommend reasonable conditions and restrictions. Indiana Code 36-7-4-918.4 lists the legal criteria for a use variance:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:

The interior renovations to this facility will not impact above mentioned concerns. The relationship of the building itself to the overall community will not change from its former use with these interior use modifications. Any renovations will meet all code, health, and life safety requirements.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. Explain why this statement is true in this case:

The interior renovations to this facility will not impact the above mentioned concerns. The relationship of the building itself to the area adjacent to the property will not change from its former use with these interior use modifications. Site traffic activities will be similar to how they previously operated with staff and deliveries. There will be fewer vehicles entering and leaving the site throughout the day by eliminating the retail component, this should have less impact on Calumet Avenue traffic. Site drainage shall remain the same.

3. The need for the variance arises from some condition peculiar to the property involved. Explain why this statement is true in this case:

This statement is not true. There is no peculiar condition to the property. The only reason for the use change is to accommodate the office function in lieu of retail.

USE VARIANCE CONDITIONS OF APPROVAL (PAGE 2 OF 2)

4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought. Explain why this statement is true in this case:

If the retail zoning were to be strictly applied the building would not be able to be used for the function of a commercial office. This would not allow Precision Controls to operate in the manner desired for the purchase of the property and therefore would prevent them from purchasing the property.

5. The approval does not interfere substantially with the adopted comprehensive plan. Explain why this statement is true in this case:

The proposed use change does not interfere with the land use map, framework plans for transportation, housing, economic development, and community facilities and infrastructure components identified in the comprehensive plan, as the site impact does not change. While the building will no longer be retail, the economic development will still improve as the building has been unoccupied for years.

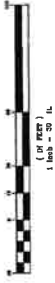
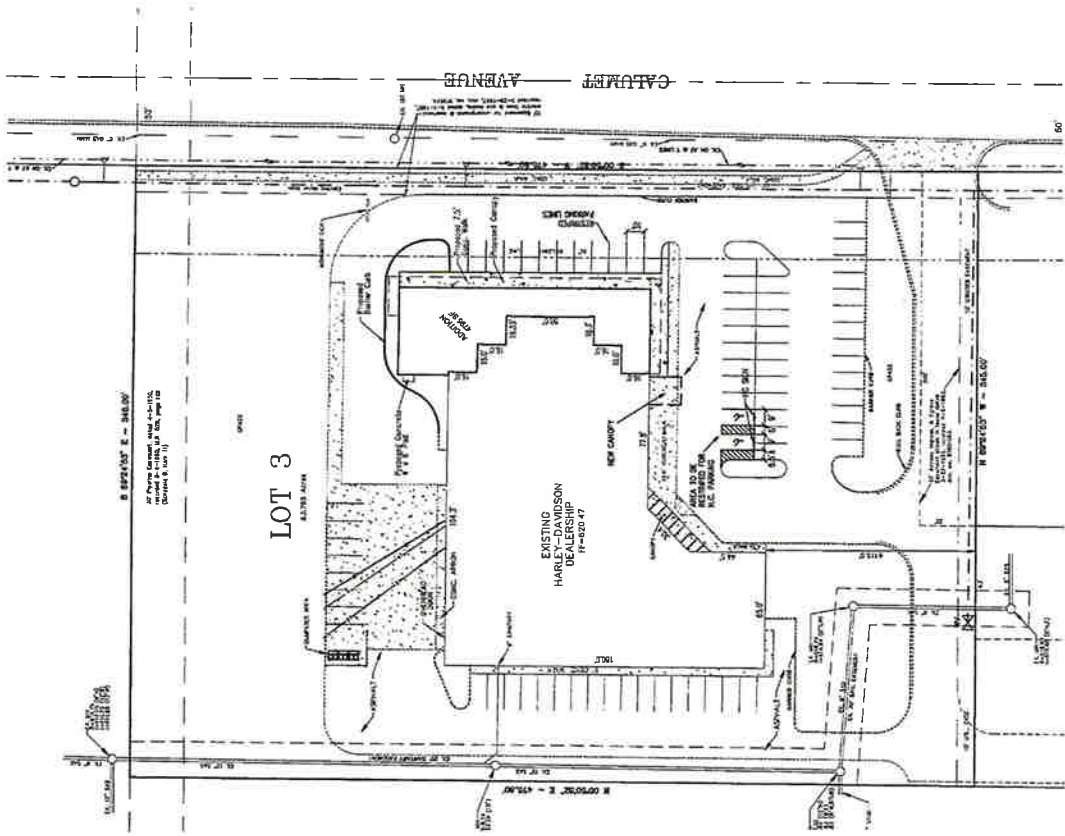
Attach additional pages if necessary

DESCRIPTION: Lot 3, Lucile's Addition to the Town of Munster as shown in Plot Book 74, page 40 in the Office of the Recorder of Lake County, Indiana.

Most recent available site plan from 2014 building addition.

Precision does not expect to make any changes, however updates and modifications will be made if required.

- Precision Control Systems (5/1/2025)





TORRENS ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 898-8818
Website: www.torrens.com

DRAINAGE & GRADING PLAN
CALUMET HARLEY-DAVIDSON
MUNSTER, INDIANA

SCALE: 1" = 20'
DATE: 12-18-2013
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
PROJECT NO.: 2013-0008
SHEET 4 of 5

CALUMET HARLEY-DAVIDSON BUILDING ADDITION

10350 CALUMET AVENUE
MUNSTER, IN 46321-2922

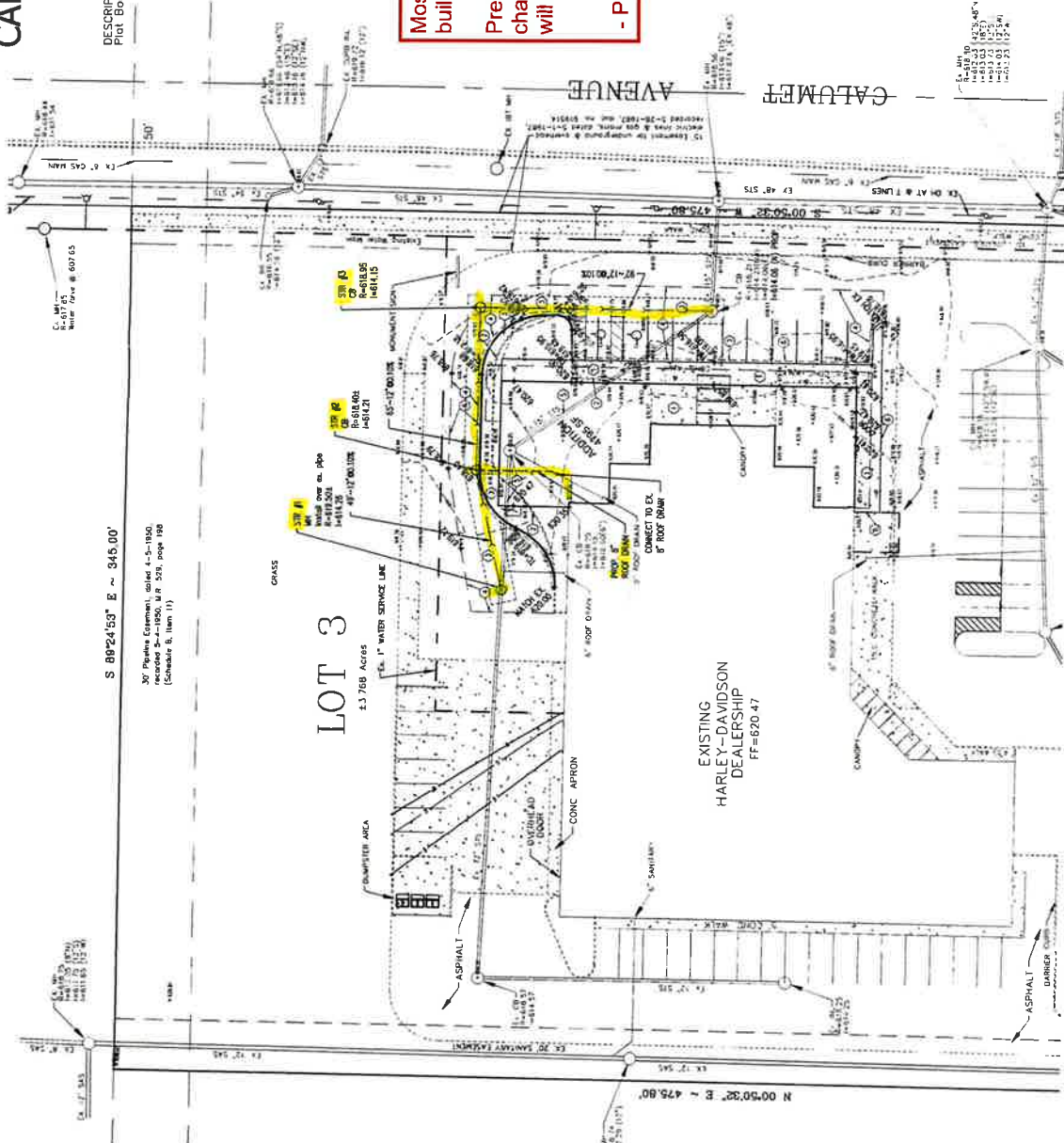
DESCRIPTION: Lot 3, Lucille's Addition to the Town of Munster, as shown in
Plat Book 74, page 40 in the Office of the Recorder of Lake County, Indiana.

S 89°24'53" E ~ 345.00'

30' Right of Way, dated 4-5-1950,
revised 3-4-1950, M.F. 529, page 188
(Schedule G, Item 1)

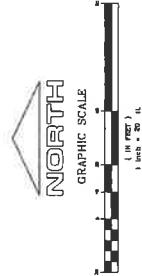
LOT 3
4.3768 Acres

EXISTING
HARLEY-DAVIDSON
DEALERSHIP
FF=620.47



Most recent available site plan from 2014
Precision does not expect to make any
changes, however updates and modifications
will be made if required.
- Precision Control Systems (5/1/2025)

- LEGEND
- 1 Existing Concrete Slabwork
(To be removed)
 - 2 Existing Concrete Barrier Curb
(To be removed)
 - 3 Existing Asphalt (Concrete Placement)
(To be removed)
 - 4 Existing Asphalt (Concrete Placement)
(To be removed)
 - 5 Existing Asphalt (Concrete Placement)
(To be removed)
 - 6 Existing Asphalt (Concrete Placement)
(To be removed)
 - 7 Proposed Street Line








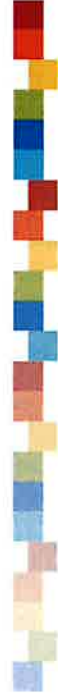




ADAPTIVE REUSE STUDY
PERCISION CONTROL SYSTEMS, INC
APRIL 30, 2025

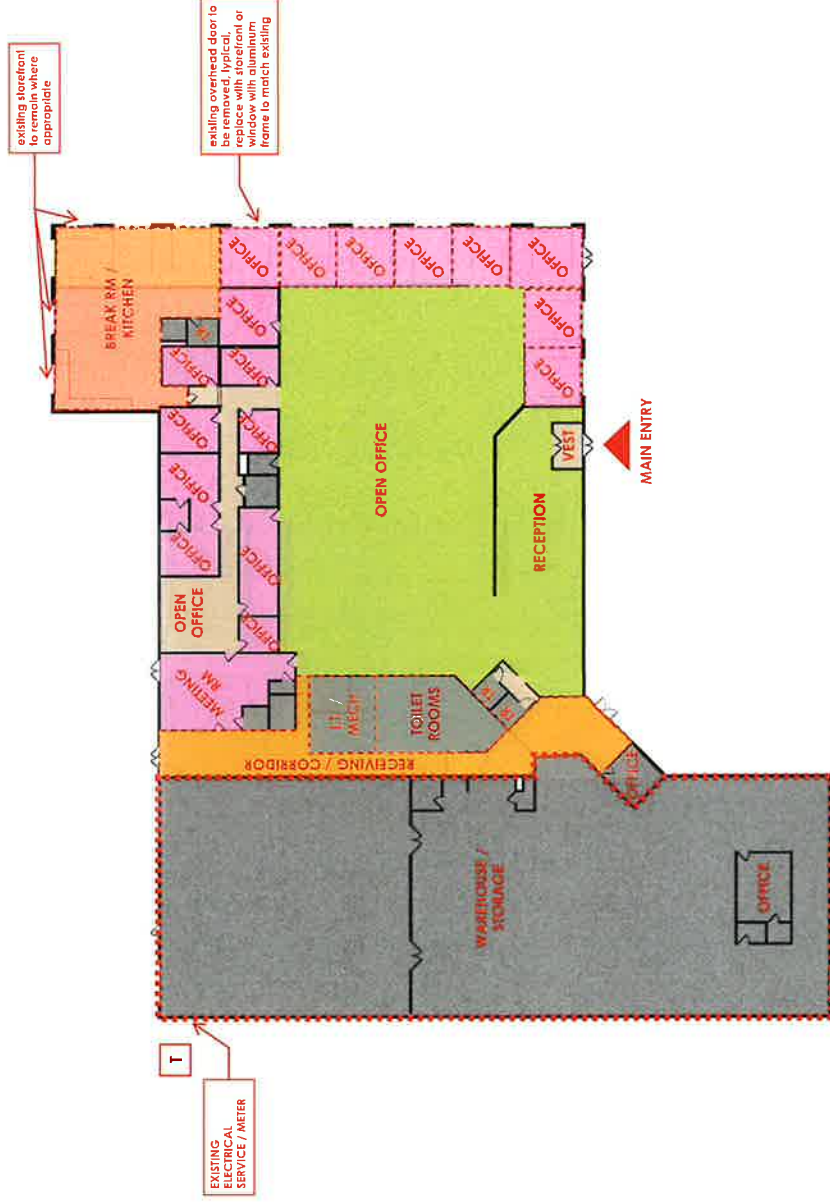


 FLOOR PLAN - EXISTING
1/32" = 1'-0"



10

APRIL 30, 2025



POTENTIAL FLOOR PLAN
1/32" = 1'-0"

