



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Tom Vander Woude, Planning Director

Meeting Date: August 9, 2022

Agenda Item: PC Docket No. 22-014

Application: **Zoning Amendment – Planned Unit Development Amendment**

Hearing: **PRELIMINARY HEARING**

Summary: Image Resource Group on behalf of CA Health & Science Trust requesting approval of an amendment to the Lake Business Center Planned Unit Development to revise the site signage plan for the Lake Business Center PUD at 9200 Calumet Avenue.

Applicant: Image Resource Group on behalf of CA Health & Science Trust

Property Address: 9200 Calumet Avenue

Current Zoning: Planned Unit Development

Adjacent Zoning: North: PUD/CD-4.A
South: SD-M
East: CD-4.A
West: SD-M

Action Requested: Public Hearing

Additional Actions Required: **Public Hearing**
Findings of Fact
Town Council Approval

Staff Recommendation: **Schedule Public Hearing**

Attachments:

1. CA Health and Science Trust signage Recommendation Book prepared by Image Resource Group dated 02.23.2022
2. Lake Business Center Development Signage Guidelines prepared by OKW Architects dated 4.8.2022

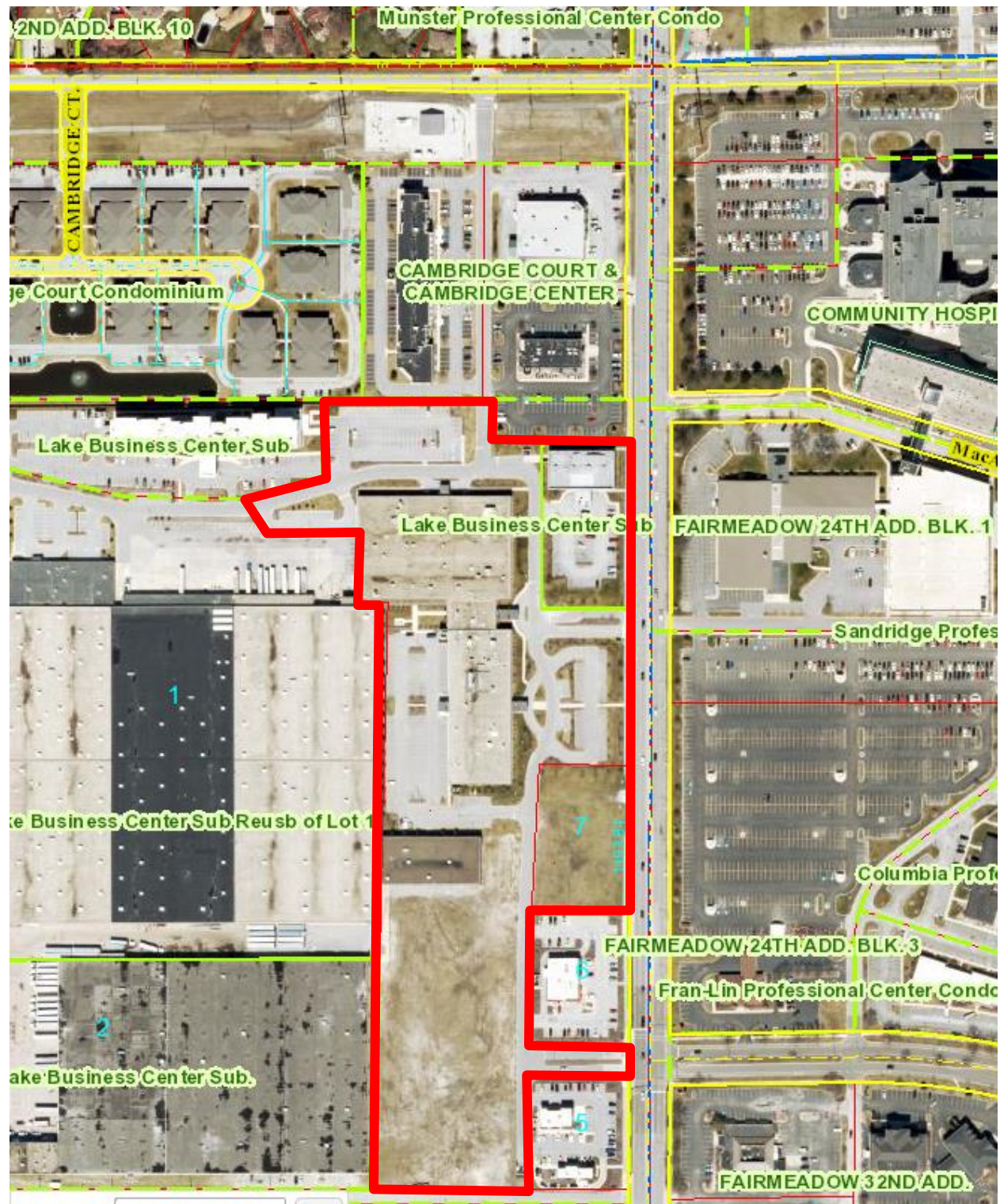
BACKGROUND

Figure 1: Subject property outlined in red.

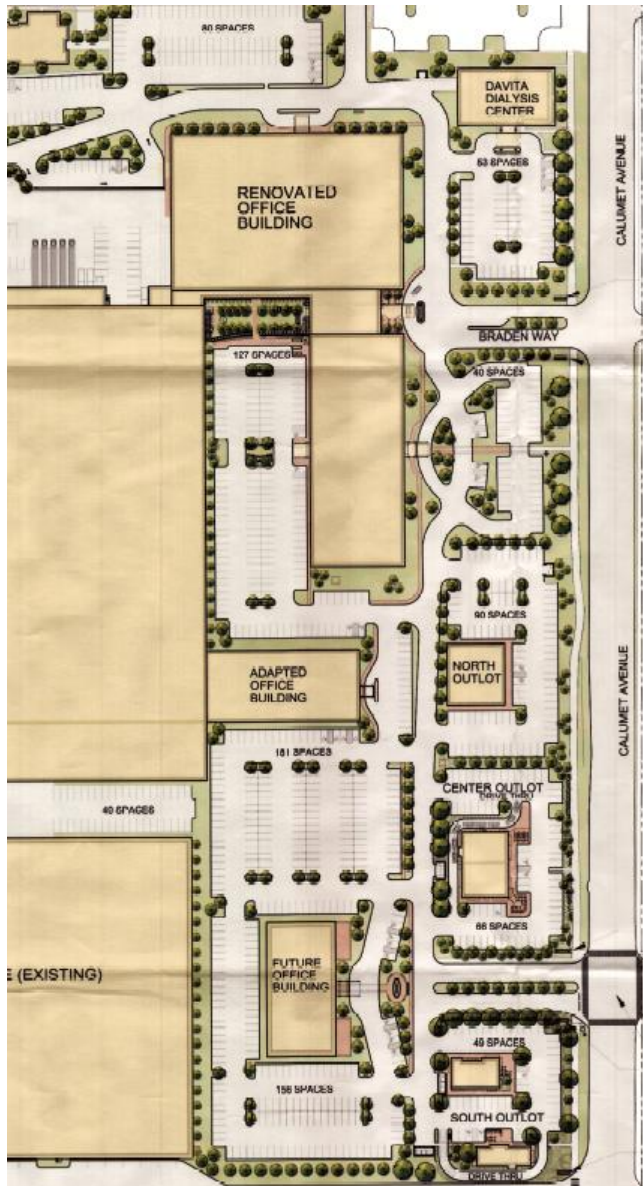
1005 Ridge Road • Munster, IN 46321 • (219) 836-8810 • Police/Fire Emergencies 911

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

www.munster.org

Image Resource Group on behalf of CA Health and Science Trust (CAHST) has submitted an application to amend the current Lake Business Center Planned Unit Development and replace the existing signage guidelines with a comprehensive directional and wayfinding sign program throughout their portion of Lake Business Center. The proposed signage includes 6 new monument signs, 6 new directional signs, 3 single plate letters, and 7 parking signs to direct vehicular traffic from the main entrances to the tenants spaces within the development.

CAHST acquired a portion of the Lake Business Center in the fall of 2021. The property under CAHST's ownership includes the Davita Dialysis Center, the Renovated Office Building, the Adapted Office Building, the North Outlot, and the Future Office Building designated in the approved site plan shown below, as well as portions of the parking areas.



The subject property is located in the Lake Business Park Planned Unit Development. The PUD was established in 2006 and was amended in 2012, 2013, and 2015. The PUD requires shared parking throughout the development including the CAHST-owned portion as well as the outlots, hotel lots, and manufacturing areas.

Signage in the development is currently governed by the attached Lake Business Center Development Signage Guidelines which were approved by the Munster Plan Commission in April 2014. These guidelines include standards for development signs, wayfinding signs, and individual tenant signs.

Analysis

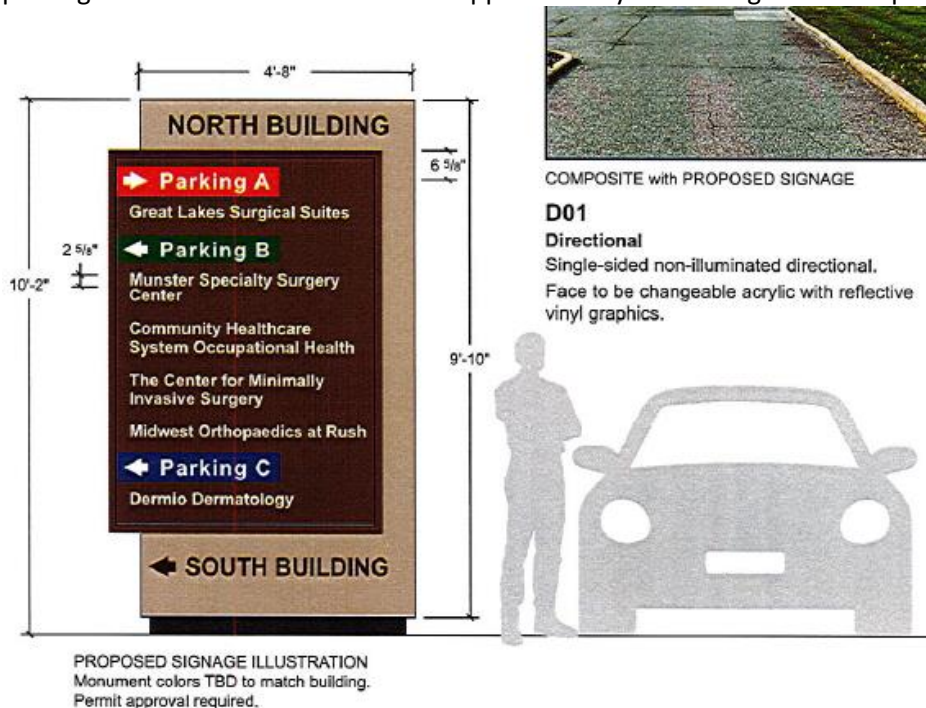
Section 26-6.804.L.9.f.ix of the Munster zoning ordinance lists the following standard for Planned Unit Developments:

Signage shall comply with the Sign Standards of Division 7 as if the property were in Character District CD-5.

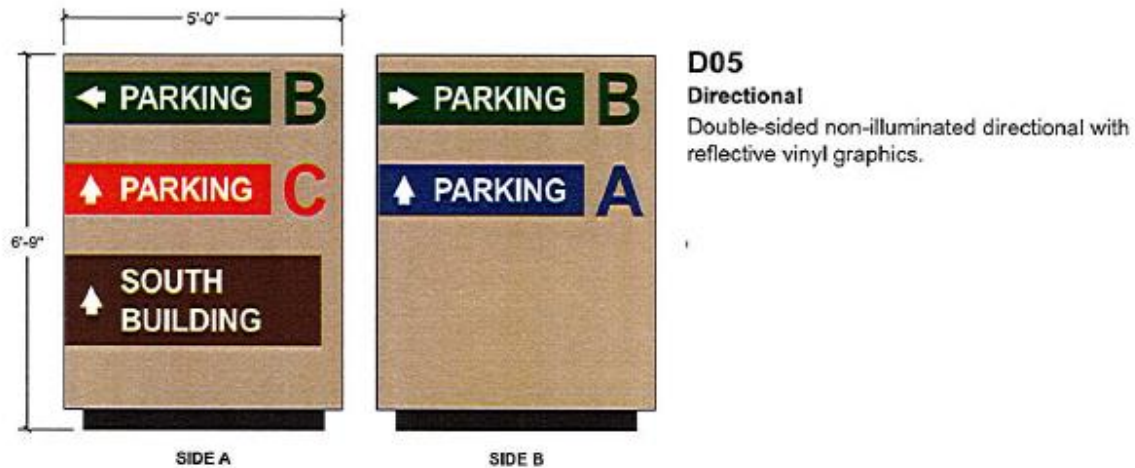
The proposed signage package includes the following:

6 Directional Signs

The proposed signs are metal cabinet signs with acrylic changeable faces. Three of the signs identify the parking areas for each tenant and are approximately 10 feet high and 50 square feet in area.



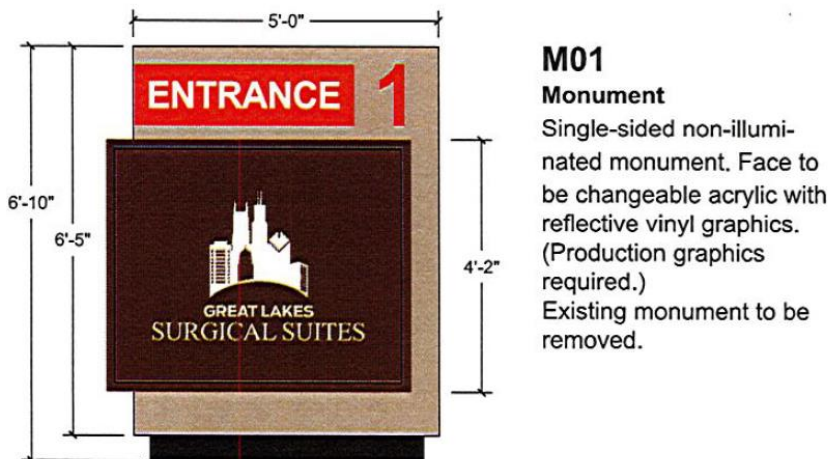
The remaining three signs designate the parking area and are 6'-9" high and approximately 35 square feet in area.



Per the Munster zoning ordinance, the permitted sign area for monument style signs is 18 square feet and the permitted height is 6 feet. A masonry base is required for all monument signs. Directional signs are limited to 4 square feet.

6 Monument Signs

The proposed monument signs are sited at the building entrances to identify tenants. They are proposed to be metal cabinet signs with acrylic changeable faces and vinyl graphics. All six signs are to be 6'-10" in height and approximately 35 square feet in area.



Per the Munster zoning ordinance, the permitted sign area for monument style signs is 18 square feet and the permitted height is 6 feet. A masonry base is required for all monument signs and sign faces must be authentic brick, stone, or solid metal or wood, with lettering, logo or branding made of solid metal or channel lettering.

7 Parking Pole Signs

Within each parking lot, the applicant proposes parking lot ID signs to be affixed to the parking lot light poles. Each sign is to be 5 square feet.



PROPOSED SIGNAGE LOCATION - SIDE A



P03 - P04

Parking Lot ID

0.125 Aluminum painted blue with reflective white vinyl graphics. Posted on front and back of light posts.
Qty. 4

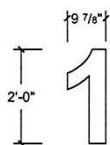
The Munster zoning ordinance restricts directional signs to 4 square feet.

3 Plate Letter Entrance Signs

A 2' tall white aluminum numeral is proposed to be installed at each entrance.



EXISTING ENTRANCE
Remove existing tenant monument.



PL01

Plate Letter

1/2" aluminum plate letter painted white.



COMPOSITE PHOTO with PROPOSED SIGNAGE

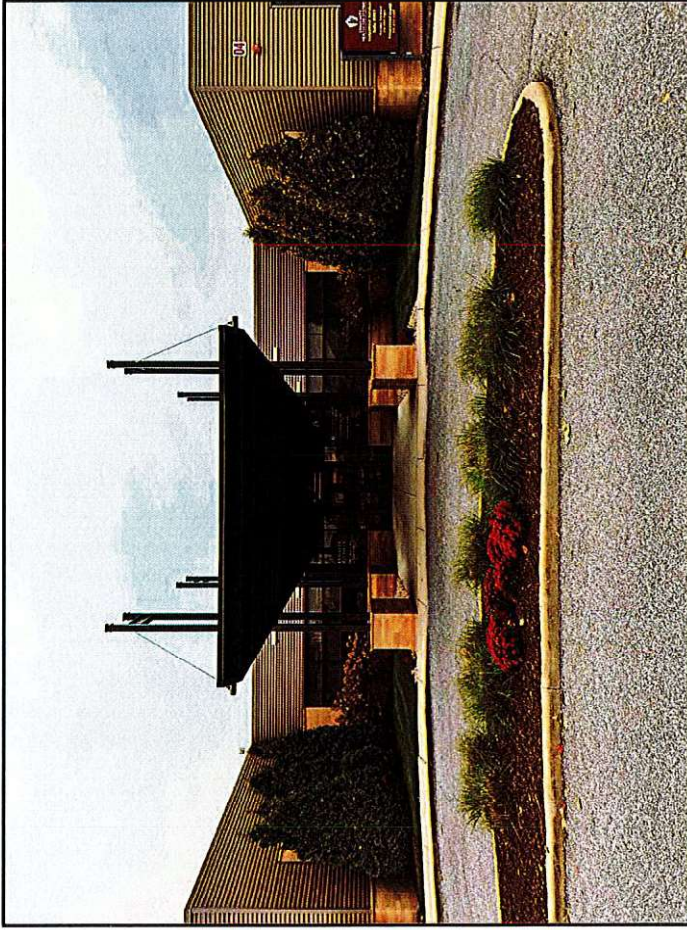
RECOMMENDATION

Staff recommends that the proposed sign plan be revised to conform substantially with the sign standards of Division 7 of the zoning ordinance as if the property were in Character District CD-5 and resubmitted prior to the public hearing.

MOTION

The Plan Commission may wish to consider the following motion:

Motion to schedule a public hearing for PC Docket No. 22-014 to consider an amendment to the Lake Business Center Planned Unit Development to revise the site signage plan for the Lake Business Center PUD at 9200 Calumet Avenue.



EXISTING SITE PHOTOGRAPH

CA Health and Science Trust Lake Business Center 9200 Calumet Avenue

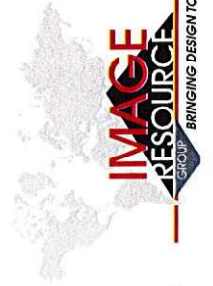
Signage Recommendation Book
9200 Calumet Avenue
Munster, IN

Preliminary Recommendations
February 4, 2022

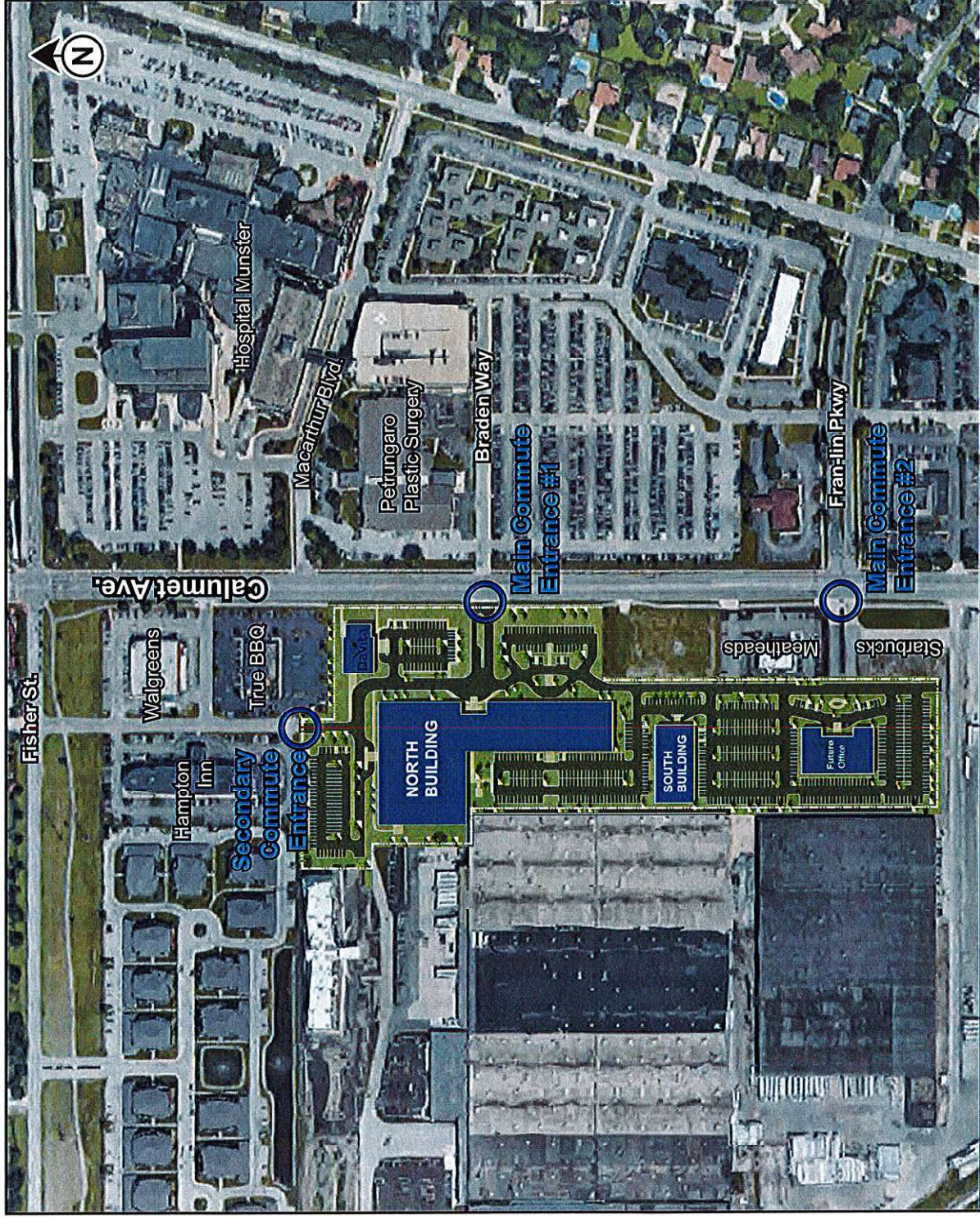
Revisions
February 11, 2022
February 23, 2022

Kane

Kane Graphical
2255 W. Logan Boulevard
Chicago, IL 60647-2114
sales@kanegraphical.com
800-992-2921 toll free



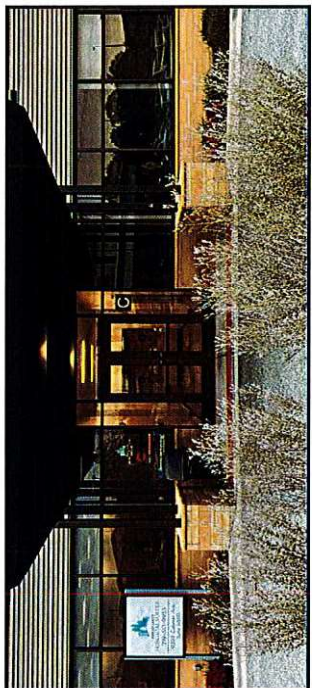
130 Pinnacle Point Ct. Ste. 101, Columbia, SC 29223, P: 803-790-2121 F: 803-790-2125 www.imageresourcegroup.com





Building Entrances - Parking Lots A & B

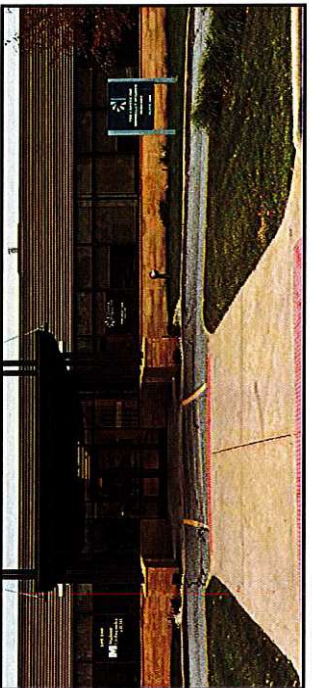
Main entrances for primary parking lots.



ENTRANCE 1
Current designation: "C." Existing "C." vinyl graphics to be replaced with "1".



ENTRANCE 2
Current designation: "A." Existing "A." vinyl graphics to be replaced with "2".




ENTRANCE 3
Current designation: None. "3" vinyl graphics to be added to entrance.



MONUMENT



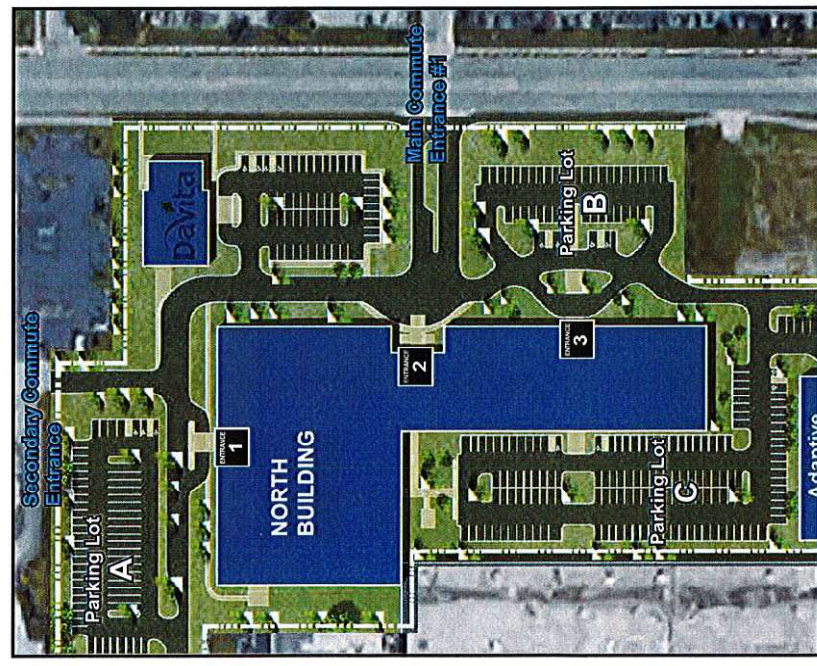
MONUMENT



MONUMENT



MONUMENT



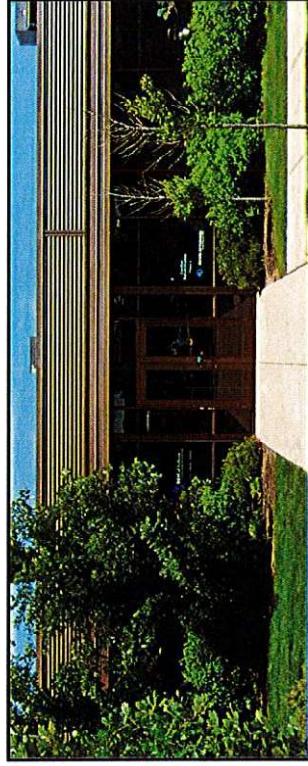
SITE PLAN

Building Secondary Entrances

Secondary entrances for Parking Lot C.



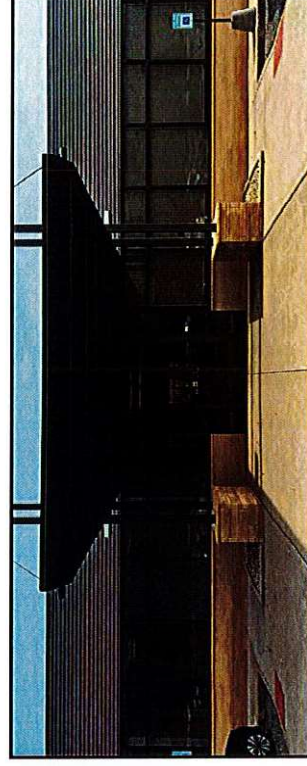
SITE PLAN



ENTRANCE 4
Current designation: None.



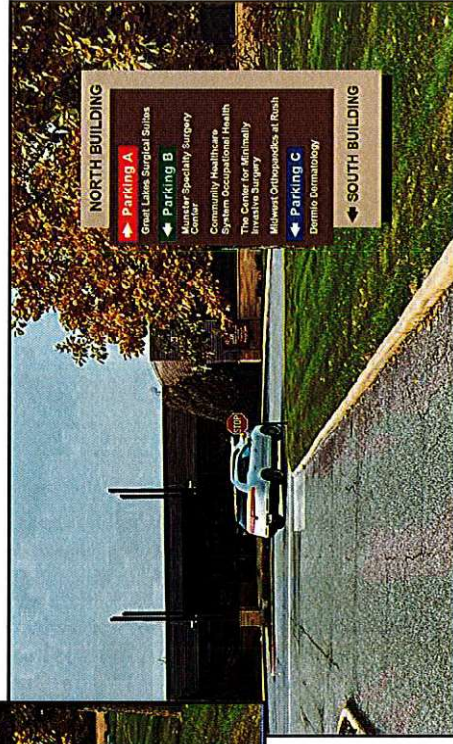
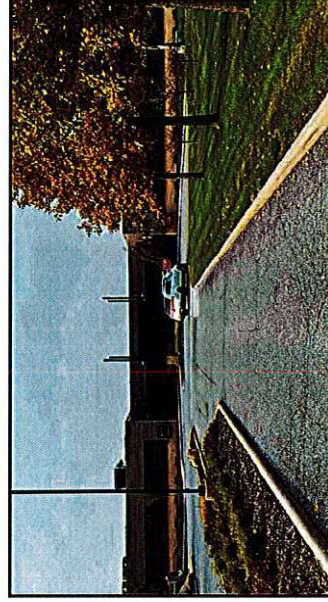
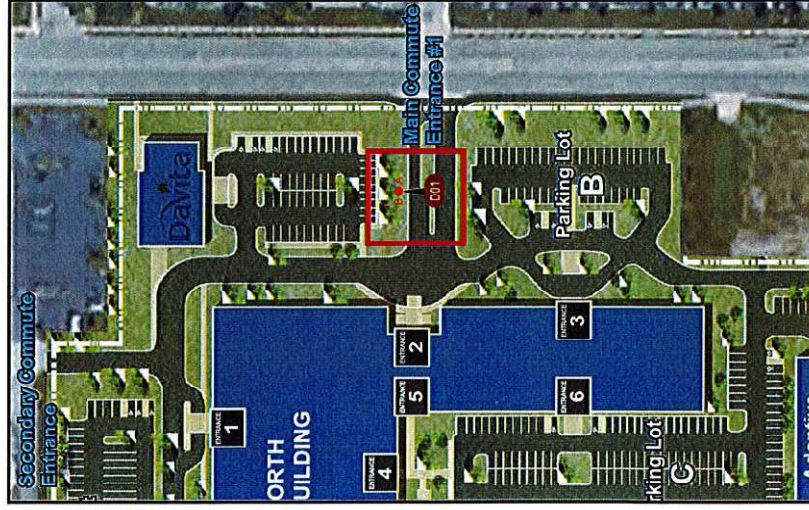
ENTRANCE 5
Current designation: None.



ENTRANCE 6
Current designation: None.

Entrance Parking Directional - Main Commute Entrance

Guests will see this directional as they enter from the main Calumet Avenue driveway. The directional directs guests the optimal parking lot regarding their destination.

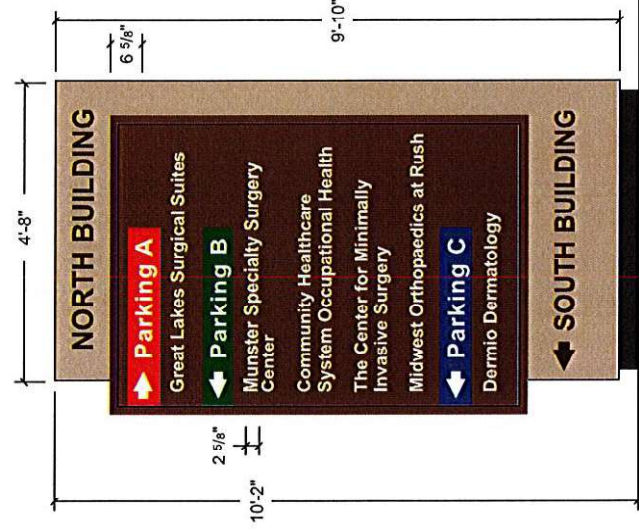


COMPOSITE with PROPOSED SIGNAGE

D01

Directional

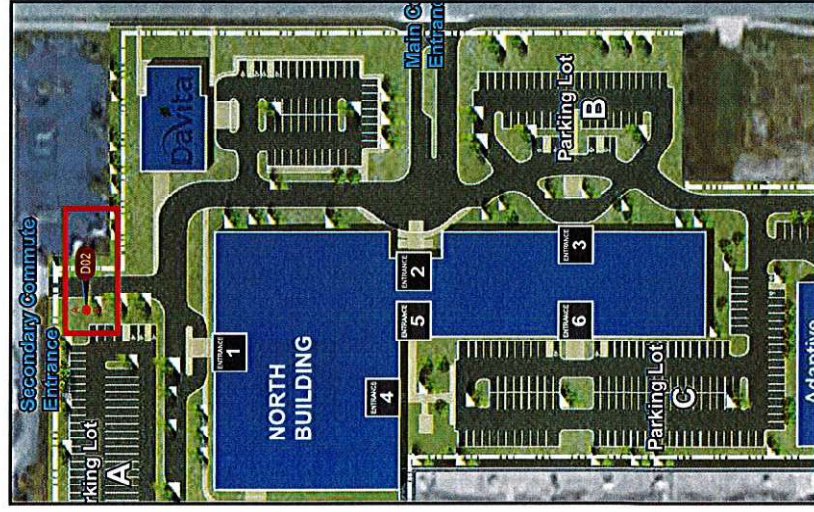
Single-sided non-illuminated directional.
Face to be changeable acrylic with reflective vinyl graphics.



PROPOSED SIGNAGE ILLUSTRATION
Monument colors TBD to match building.
Permit approval required.

Entrance Parking Directional - Secondary Commute Entrance

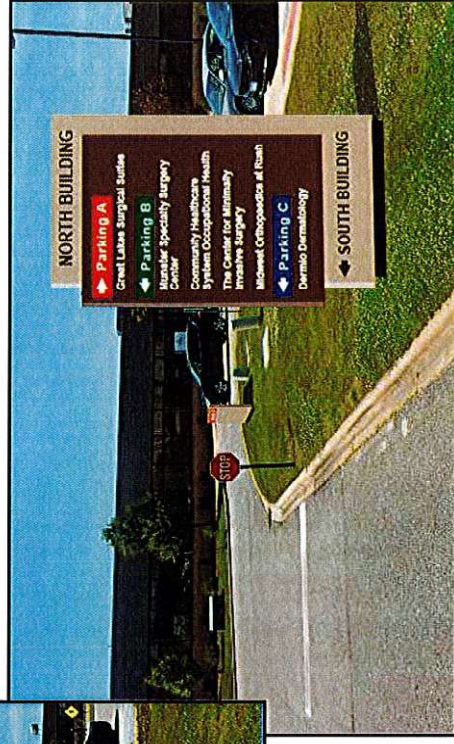
Guests will see this directional as they enter from the secondary commute entrance at Fisher Street. The directional directs guests the optimal parking lot regarding their destination.



SITE PLAN



PROPOSED SIGNAGE LOCATION

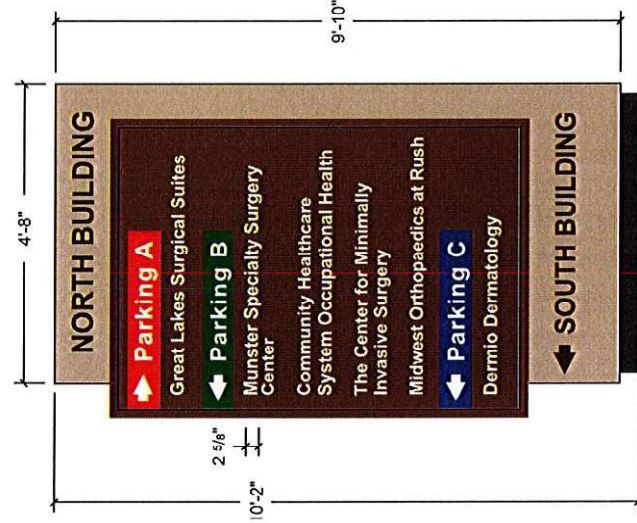


COMPOSITE with PROPOSED SIGNAGE

D02

Directional

Single-sided non-illuminated directional.
Face to be changeable acrylic with reflective vinyl graphics.



PROPOSED SIGNAGE ILLUSTRATION
Monument colors TBD to match building.
Permit approval required.

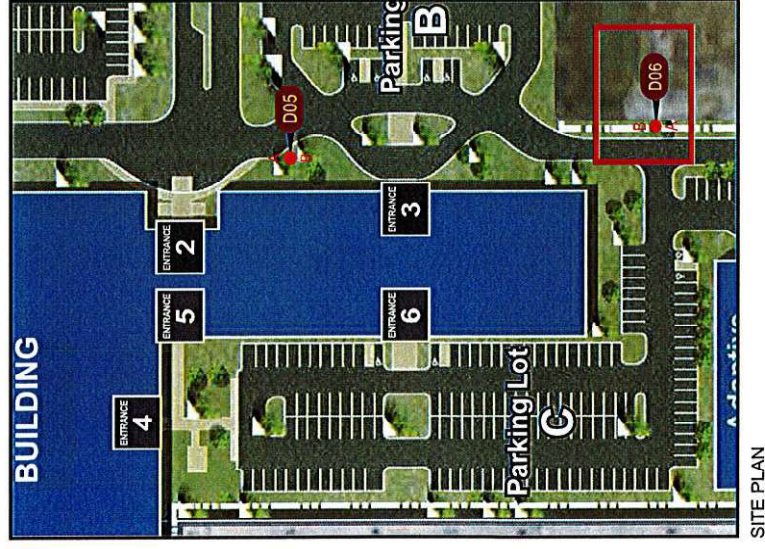


RENDER

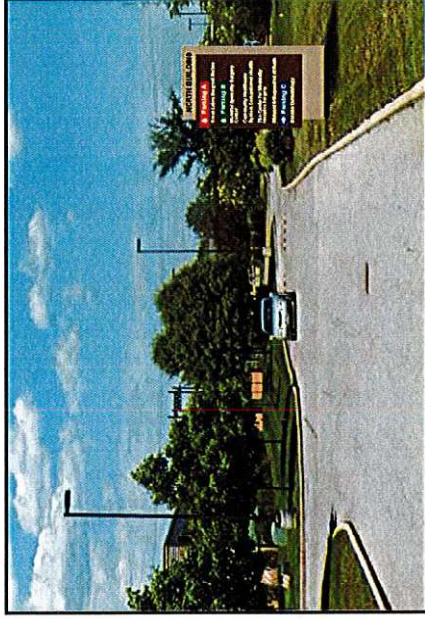
Parking Lot C Directional

Guests entering from Main Commute Entrance #1 or the Secondary Commute Entrance will be directed to Parking Lot C.

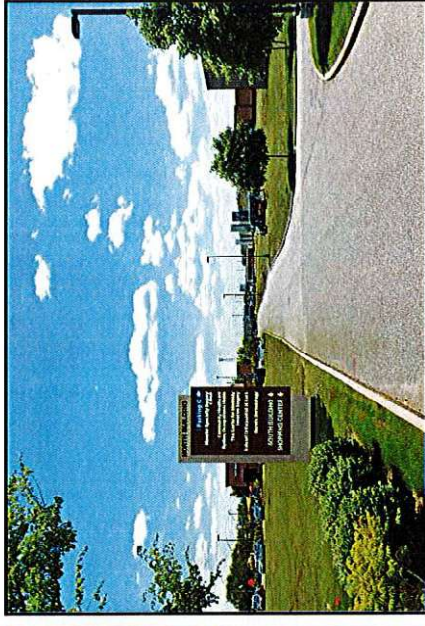
Guests entering from Main Commute Entrance #2 will be directed to the North Building.



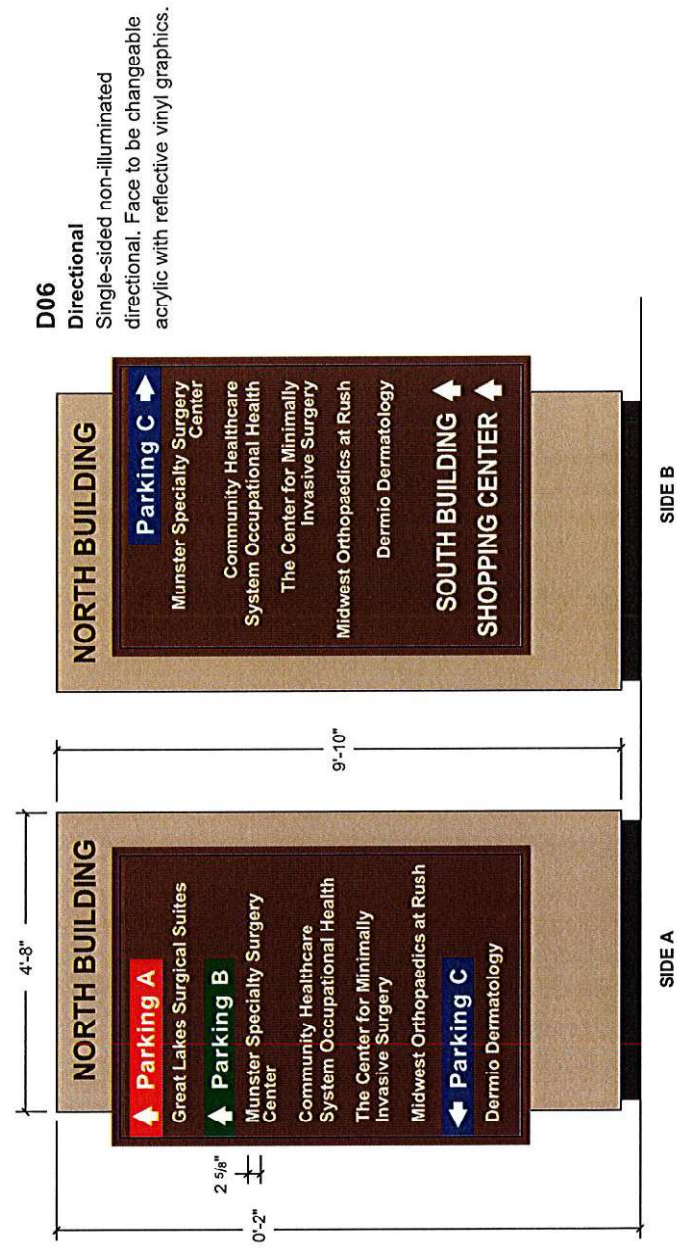
SITE PLAN



PROPOSED SIGNAGE LOCATION - SIDE A



PROPOSED SIGNAGE LOCATION - SIDE B



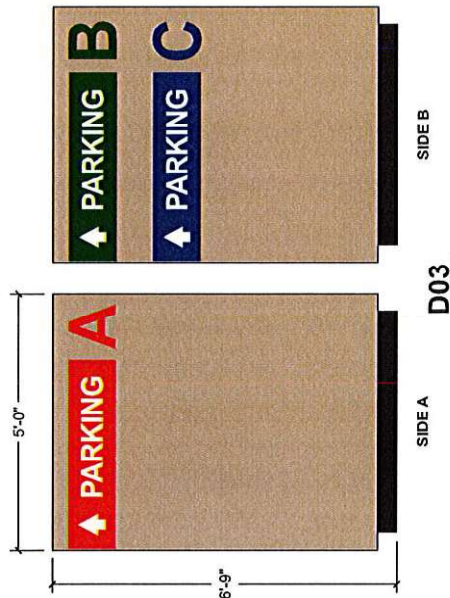
Parking Lot A



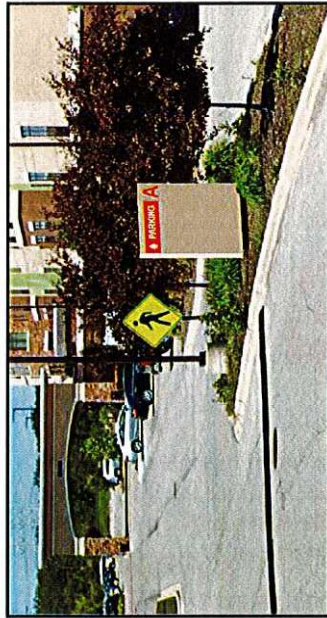
SITE PLAN



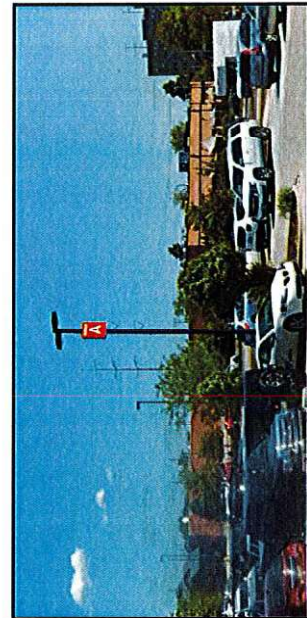
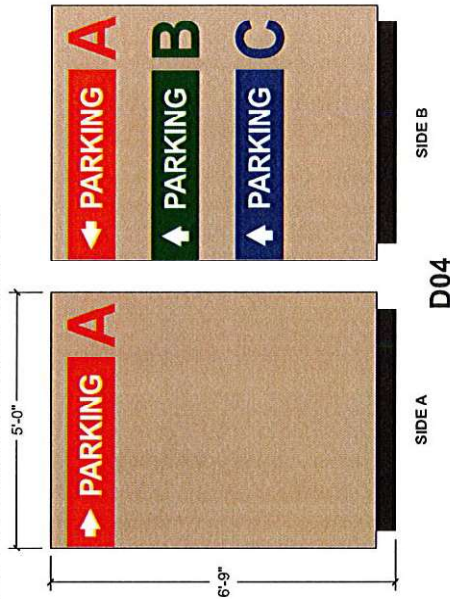
PROPOSED SIGNAGE LOCATION - SIDE A - D05



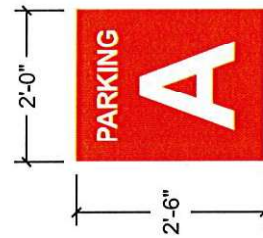
Directional
 Double-sided non-illuminated directional with reflective vinyl graphics.



PROPOSED SIGNAGE LOCATION - SIDE A - D06



PROPOSED SIGNAGE LOCATION - SIDE A



P01 - P02

Parking Lot ID
 0.125 Aluminum painted blue with reflective white vinyl graphics.
 Posted on front and back of light posts.
 Qty. 4

Parking Lot B



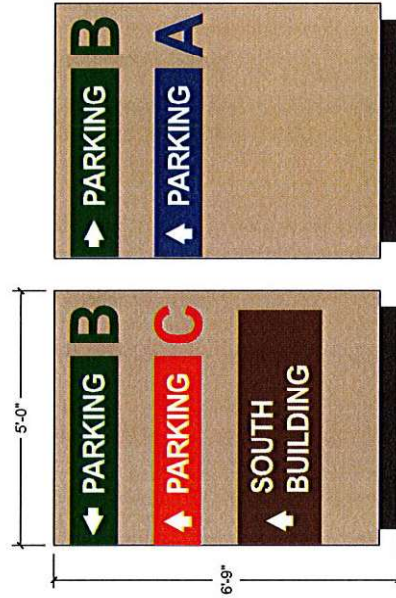
SITE PLAN



PROPOSED SIGNAGE LOCATION - SIDE A



PROPOSED SIGNAGE LOCATION - SIDE B



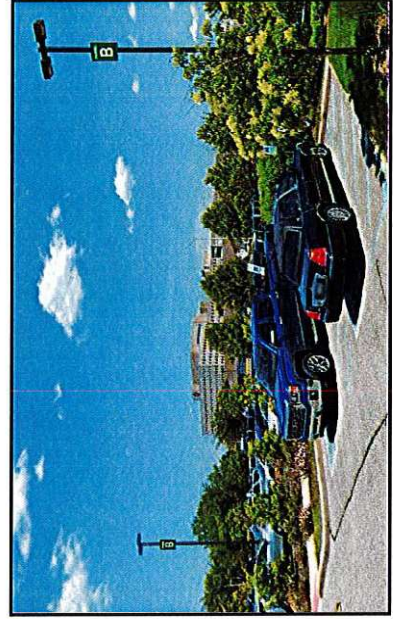
D05

Directional

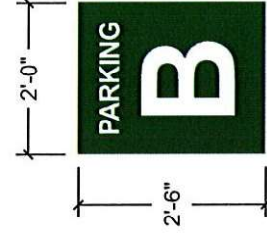
Double-sided non-illuminated directional with reflective vinyl graphics.

SIDE B

SIDE A



PROPOSED SIGNAGE LOCATION - SIDE A

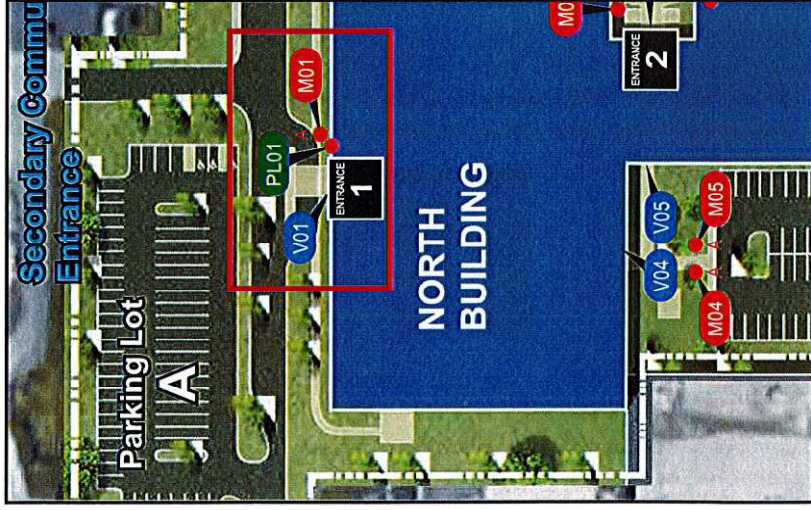


P03 - P04

Parking Lot ID

0.125 Aluminum painted blue with reflective white vinyl graphics.
 Posted on front and back of light posts.
 Qty. 4

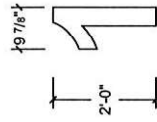
Entrance 1



SITE PLAN



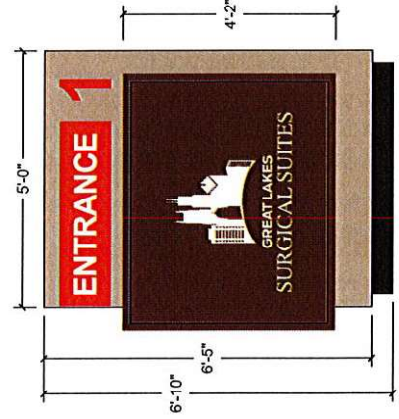
EXISTING ENTRANCE
 Remove existing tenant monument.



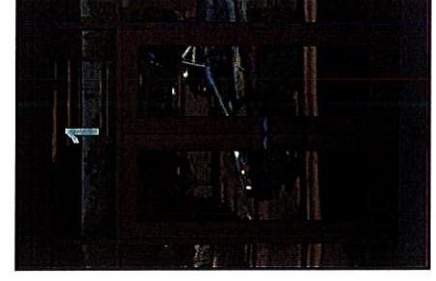
PL01
Plate Letter
 1/2" aluminum plate letter
 painted white.



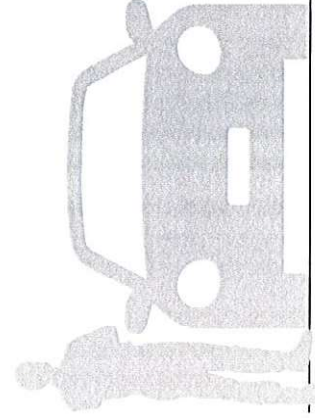
COMPOSITE PHOTO with PROPOSED SIGNAGE



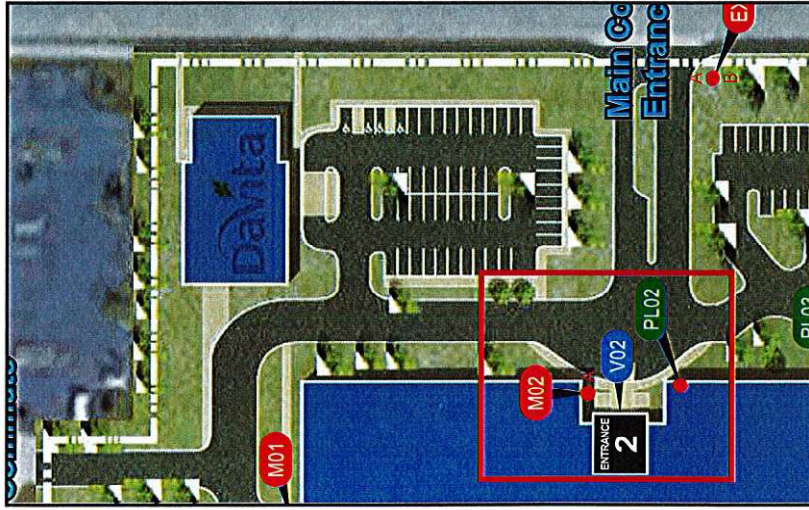
M01
Monument
 Single-sided non-illuminated monument. Face to be changeable acrylic with reflective vinyl graphics. (Production graphics required.) Existing monument to be removed.



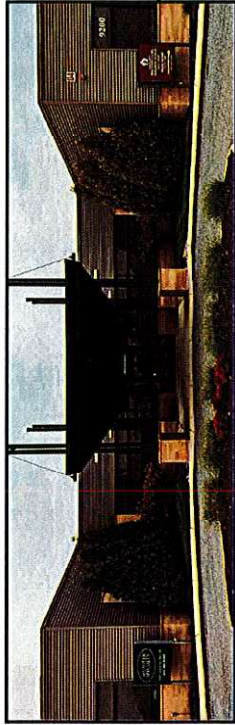
V01
Vinyl Graphics
 4' 1/8" x 1'-0"



Entrance 2



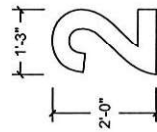
SITE PLAN



EXISTING ENTRANCE
 Remove existing tenant monuments.



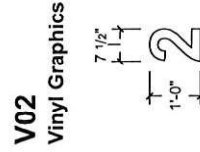
COMPOSITE PHOTO with PROPOSED SIGNAGE



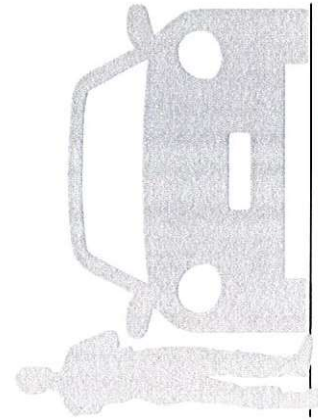
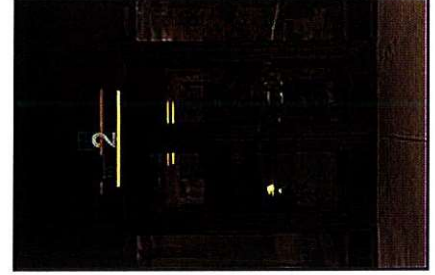
PL02
 Plate Letter
 1/2" aluminum plate letter
 painted white.



M02
 Monument
 Single-sided non-illuminated monument. Face to be changeable acrylic with reflective vinyl graphics. (Production graphics required.) Existing monument to be removed.



V02
 Vinyl Graphics



Entrance 3



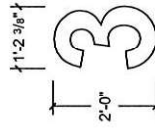
SITE PLAN



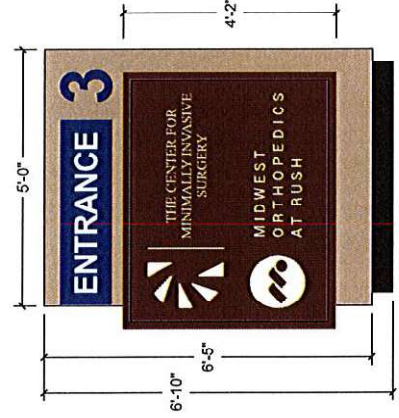
EXISTING ENTRANCE
 Remove existing tenant monument.



COMPOSITE PHOTO WITH PROPOSED SIGNAGE



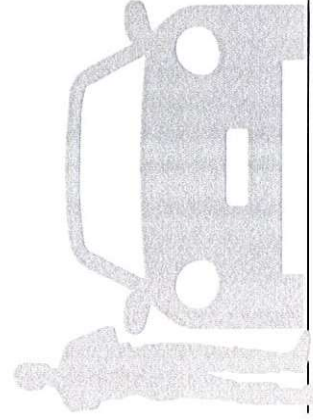
PL03
 Plate Letter
 1/2" aluminum plate letter
 painted white.



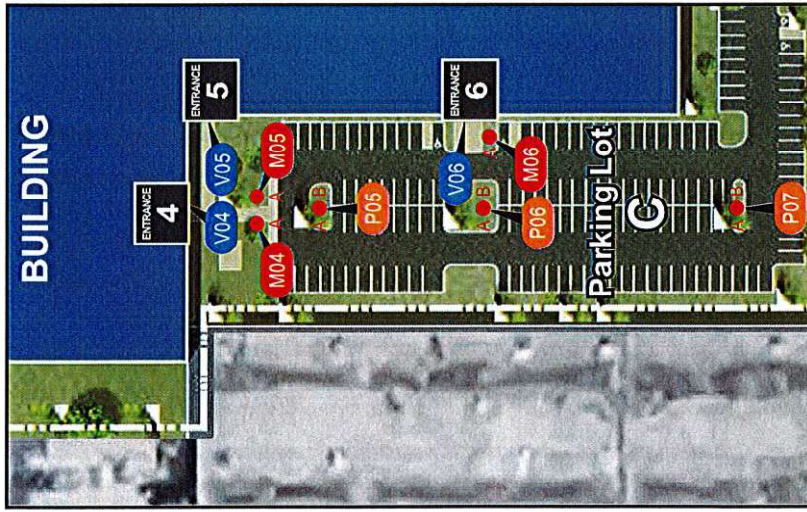
M03
 Monument
 Single-sided non-illuminated monument. Face to be changeable acrylic with reflective vinyl graphics. (Production graphics required.) Existing monument to be removed.



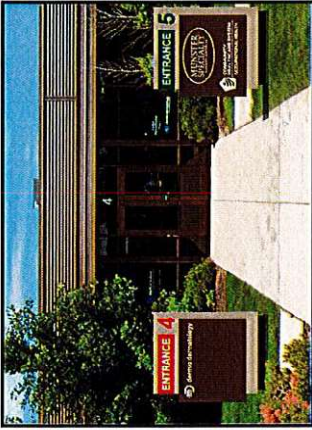
V03
 Vinyl Graphics
 4 7/8" wide, 1'-0" high



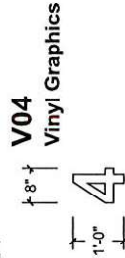
Parking Lot C



SITE PLAN



ENTRANCE 4



V04 Vinyl Graphics



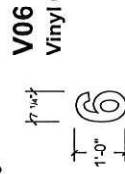
ENTRANCE 5



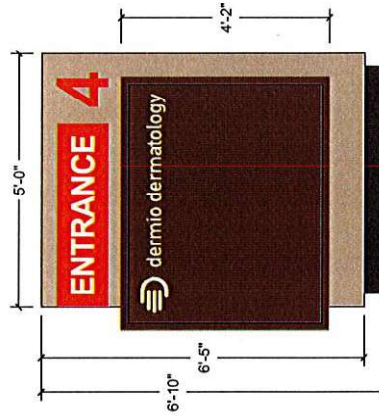
V05 Vinyl Graphics



ENTRANCE 6

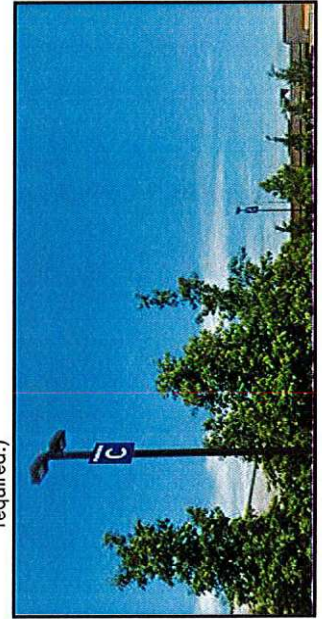
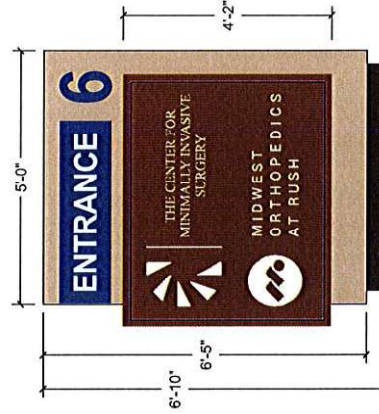


V06 Vinyl Graphics

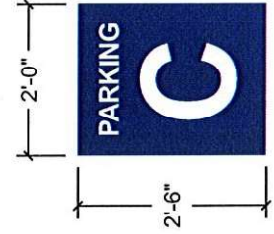


Monument

Single-sided non-illuminated monument. Face to be changeable acrylic with reflective vinyl graphics.(Production graphics required.)




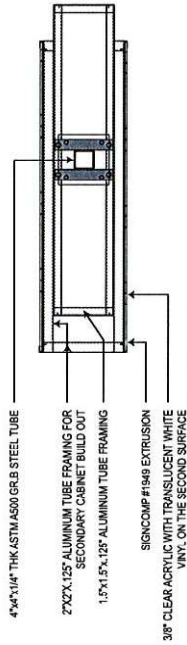
PROPOSED SIGNAGE LOCATION - SIDE A



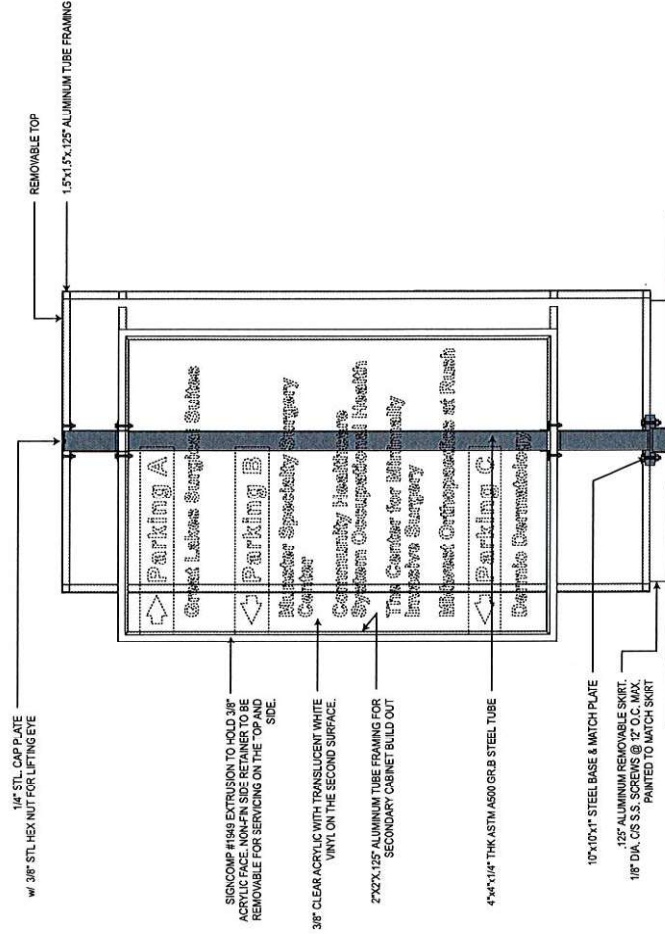
P05 - P07 Parking Lot ID

0.125 Aluminum painted blue with reflective white vinyl graphics.
 Posted on front and back of light posts.
 Qty. 6

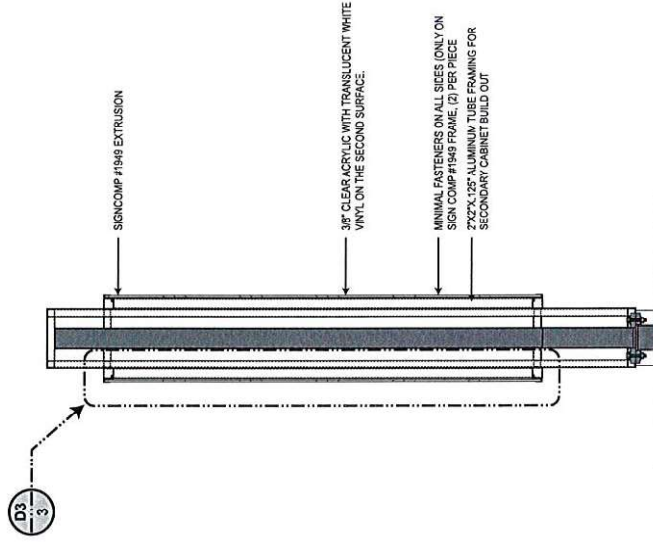
 <p>IMAGE RESOURCE GROUP</p> <p>BRINGING DESIGN TO BEAUTY</p>	<p>130 PINNACLE POINT CT., SUITE 101 COLUMBIA, SC 29223 PHONE: 803-730-2125 FAX: 803-730-2125 www.imageresourcegroup.com</p>		<p>THIS IS AN UNPUBLISHED DESIGN OFFERED BY IRL, INC. IT IS SUBMITTED FOR YOUR REVIEW AND COMMENT ONLY. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF IRL, INC. ANY DESIGN (EXCEPTING REGISTERED TRADEMARKS) REMAINS THE PROPERTY OF IRL, INC.</p>		REVISIONS:	<p>DRAWING NUMBER: CAH-NI_DIR-58</p>	
	<p>CLIENT: CA HEALTH</p>		<p>LOCATION: 9200 Calumet Ave, Munster, IN</p>		SHEET: 1	OF: 4	
	<p>DRAFTED BY: JP</p>		<p>PROJECT MANAGER: BJ Letourneau</p>		DATE: 07-15-22	PAGE: 1	




S2
SECTION: Top View
1/2" = 1'-0"

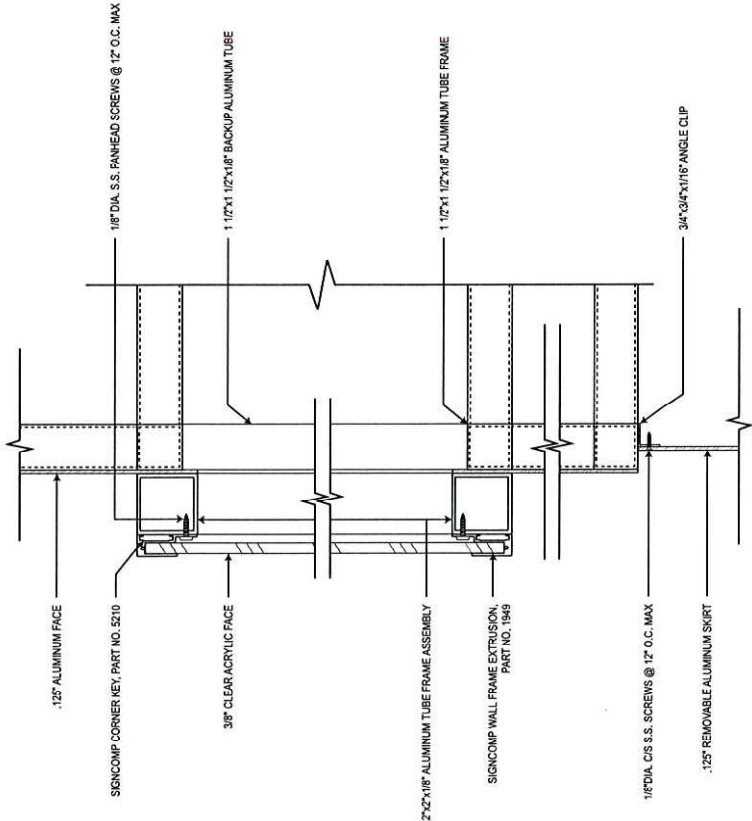


S1
SECTION: Front View
1/2" = 1'-0"




S3
SECTION: Side View
1/2" = 1'-0"

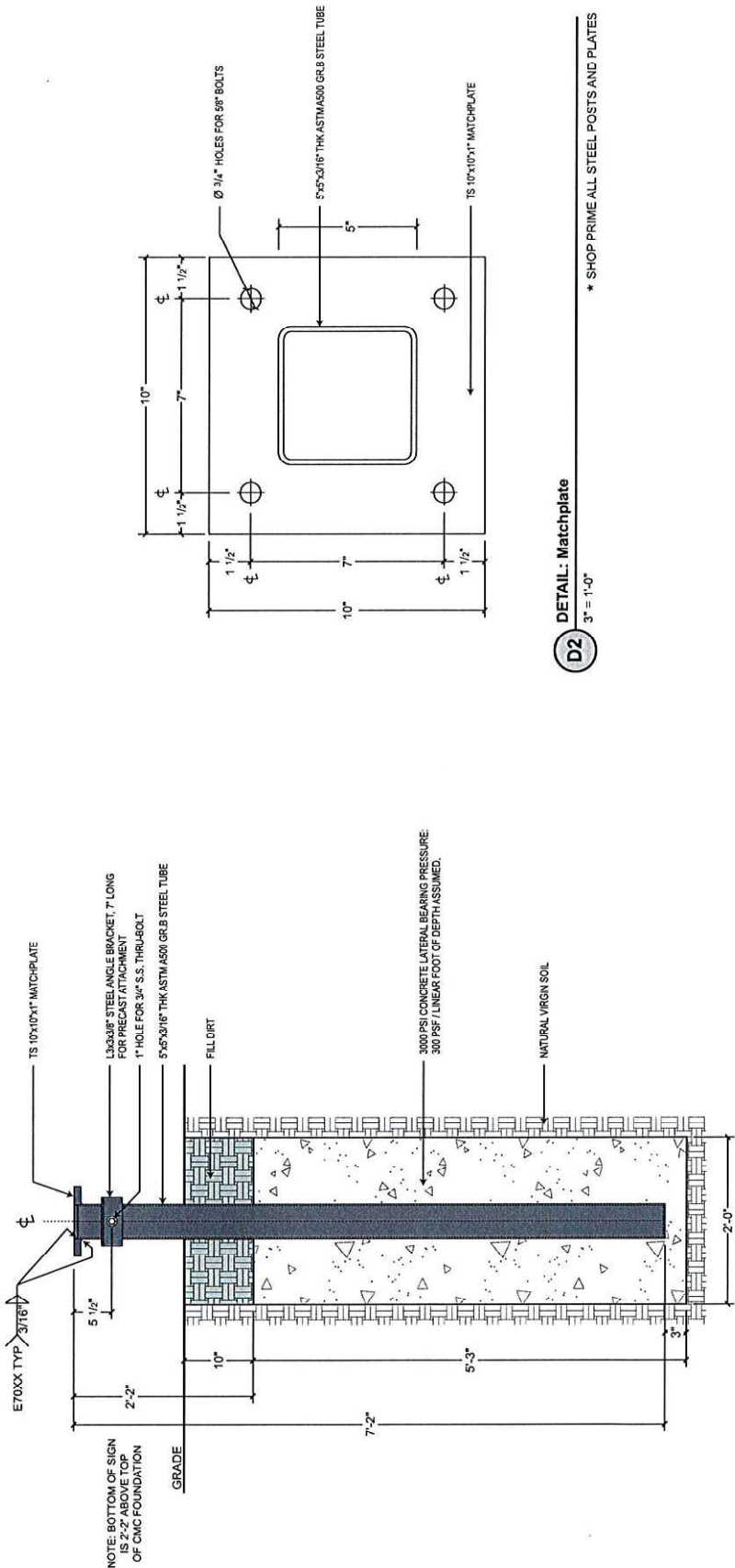
 <p>130 PINNACLE POINT CT., SUITE 101 MUNSTER, IN 46321 PHONE: 803-790-2121 FAX: 803-790-2125 www.imageresourcegroup.com</p>	THIS IS AN UNPUBLISHED DESIGN OFFERED BY IRG, INC. IT IS SUBMITTED FOR YOUR REVIEW ONLY. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF IRG, INC. ANY UNAUTHORIZED REPRODUCTION OR USE OF THIS DESIGN OR ANY PART THEREOF IS A VIOLATION OF IRG, INC. PATENT RIGHTS. REGISTERED TRADEMARKS REMAINS THE PROPERTY OF IRG, INC.		CLIENT: CA HEALTH	REVISIONS:	
			LOCATION: 9200 Calumet Ave, Munster, IN		
			DRAFTED BY: JP	PROJECT MANAGER: BJ Letourneau	
			DRAWING NUMBER: CAH-NI DIR-58		
			SHEET: 2	OF: 4	
			DATE: 07-15-22	PAGE: 2	



D3 DETAIL: Sign Face Secondary Cabinet w 3/8" Clear Acrylic Face
3" = 1'-0"

 130 PINNACLE POINT CT., SUITE 101 MUNSTER, IN 46320 PHONE: 803-750-2123 FAX: 803-750-2125 www.imageresourcegroup.com	THIS IS AN UNPUBLISHED DESIGN OFFERED BY IRG, INC. IT IS SUBMITTED FOR CONSIDERATION BY YOUR ORGANIZATION. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF IRG, INC. ALL RIGHTS ARE RESERVED. REGISTERED TRADEMARKS REMAINS THE PROPERTY OF IRG, INC.		CLIENT: CA HEALTH		REVISIONS:		DRAWING NUMBER: CAH-NI DIR-58	
	LOCATION: 9200 Calumet Ave, Munster, IN		PROJECT MANAGER: JP		SHEET: 3		OFF: 4	
	DRAFTED BY: BJ Letourneau		DATE: 07-15-22		PAGE: 3			

New Foundation Details



D1 3/4" = 1'-0"


DETAIL: Foundation - Front View

* SHOP PRIME ALL STEEL POSTS AND PLATES

D2 3" = 1'-0"

DETAIL: Matchplate

* SHOP PRIME ALL STEEL POSTS AND PLATES

 130 PINNACLE POINT CT., SUITE 101 COLUMBIA, SC 29223 PHONE: 803-790-2121 FAX: 803-790-2125 www.imageresourcegroup.com	THIS IS AN UNPUBLISHED DESIGN OFFERED BY IRO, INC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT PLANNER FOR YOU BY IRO, INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WHATSOEVER, ALL OR ANY PART OF THIS DESIGN (EXCEPTING REGISTERED TRADEMARKS) REMAINS THE PROPERTY OF IRO, INC.		CLIENT: CA HEALTH		DRAWING NUMBER: CAH-NI DIR-53	
			LOCATION: 9200 Calumet Ave, Munster, IN		SHEET: 4	
			DRAFTED BY: JP		DATE: 07-15-22	
			PROJECT MANAGER: BJ Letourneau		PAGE: 4	

CAH-NI_MON-12

12 sq.ft.

Signage Description

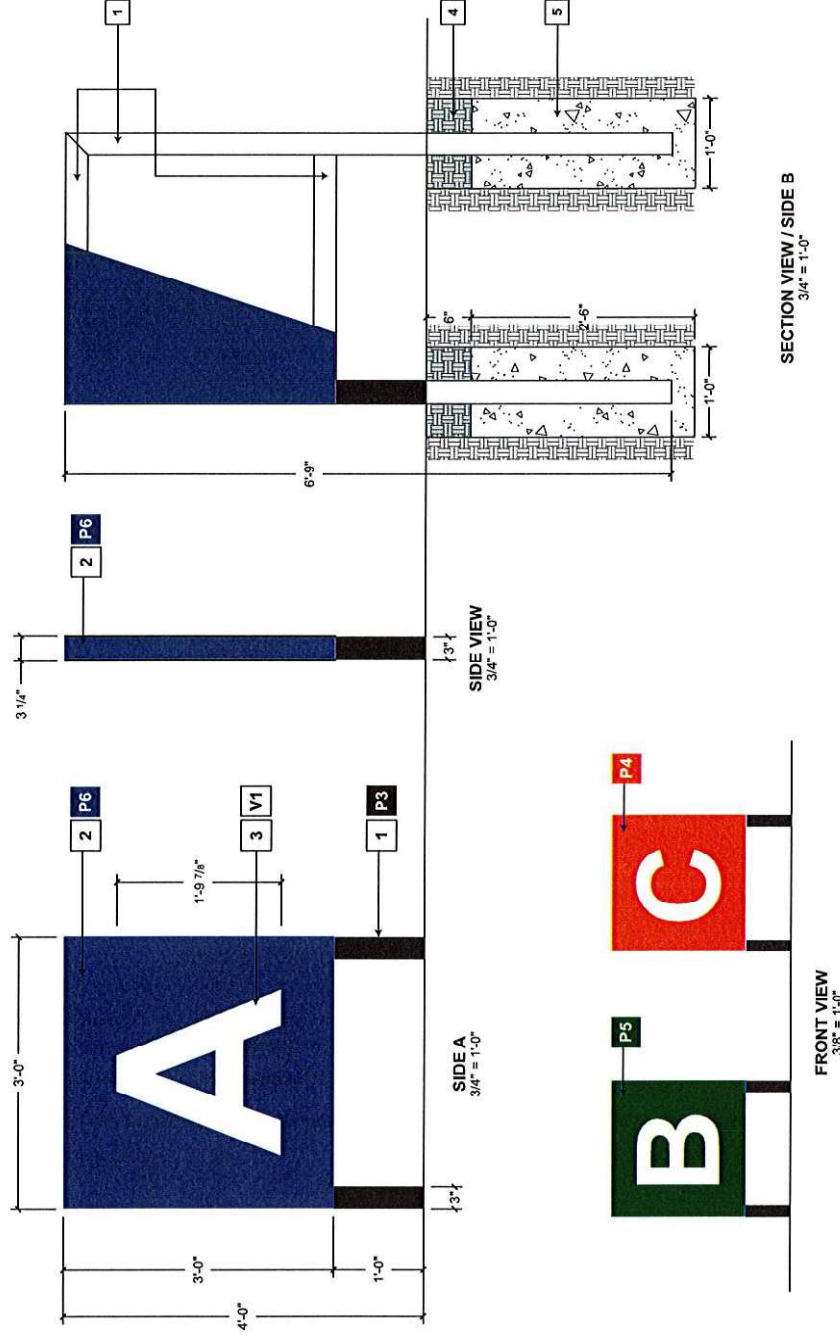
Non-Illuminated Post and Panel Directional sign.
Sign Painted Cool Gray and Dark Gray, with 3M Vinyl Graphics Applied to the first surface.


Fabrication Notes

- 3" x 3" x .125" Aluminum Tube sign frame, welded seams to be ground smooth, Tube Painted.
- .125" Aluminum Sign Face to be chemically welded to Aluminum tube frame, Sign Face Painted.
- Graphics to be 3M Vinyl
- Fill Dirt
- 3000 PSI (@ 28 Days) Concrete Augured Foundation.

Paint & Vinyl Specifications

- P3** Matthews Paint: MP59647 LRV4.4
"Black is Back", Satin Finish
- P4** Digitally printed vinyl to match
PMS 1555 C Orange
- P5** Digitally printed vinyl to match
PMS 7726 C Green.
- P6** Digitally printed vinyl to match
PMS 7587 C Blue.
- V1** 3M Opaque Vinyl "White" 7725-10



 <p>130 PINNACLE POINT CT., SUITE 101 COLUMBIA, SC 29223 PHONE: 803-750-2121 FAX: 803-750-2125 www.imageresourcegroup.com</p>	<p>THIS IS AN UNPUBLISHED DESIGN OFFERED BY IRG, INC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT IDENTIFIED HEREIN. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF IRG, INC. MANY PATENTED TRADEMARKS REMAINS THE PROPERTY OF IRG, INC.</p>	CLIENT: CA HEALTH		REVISIONS:		DRAWING NUMBER: CAH-NI_MON-12	
		LOCATION: 9200 Calumet Ave, Munster, IN				SHEET: 1 OF: 1	
		DRAFTED BY: JP		PROJECT MANAGER: BJ Letourneau		DATE: 07-19-22 PAGE: 1	

CAH-NI_MON-37

37.30 sq.ft.

Signage Description

SIF NON-ILLUMINATED MONUMENT TO BE A FABRICATED ALUMINUM CABINET WITH CHANGEABLE ACRYLIC FACE. DIRECTIONAL TO HAVE OPAQUE VINYL GRAPHICS.

Paint & Vinyl Specifications

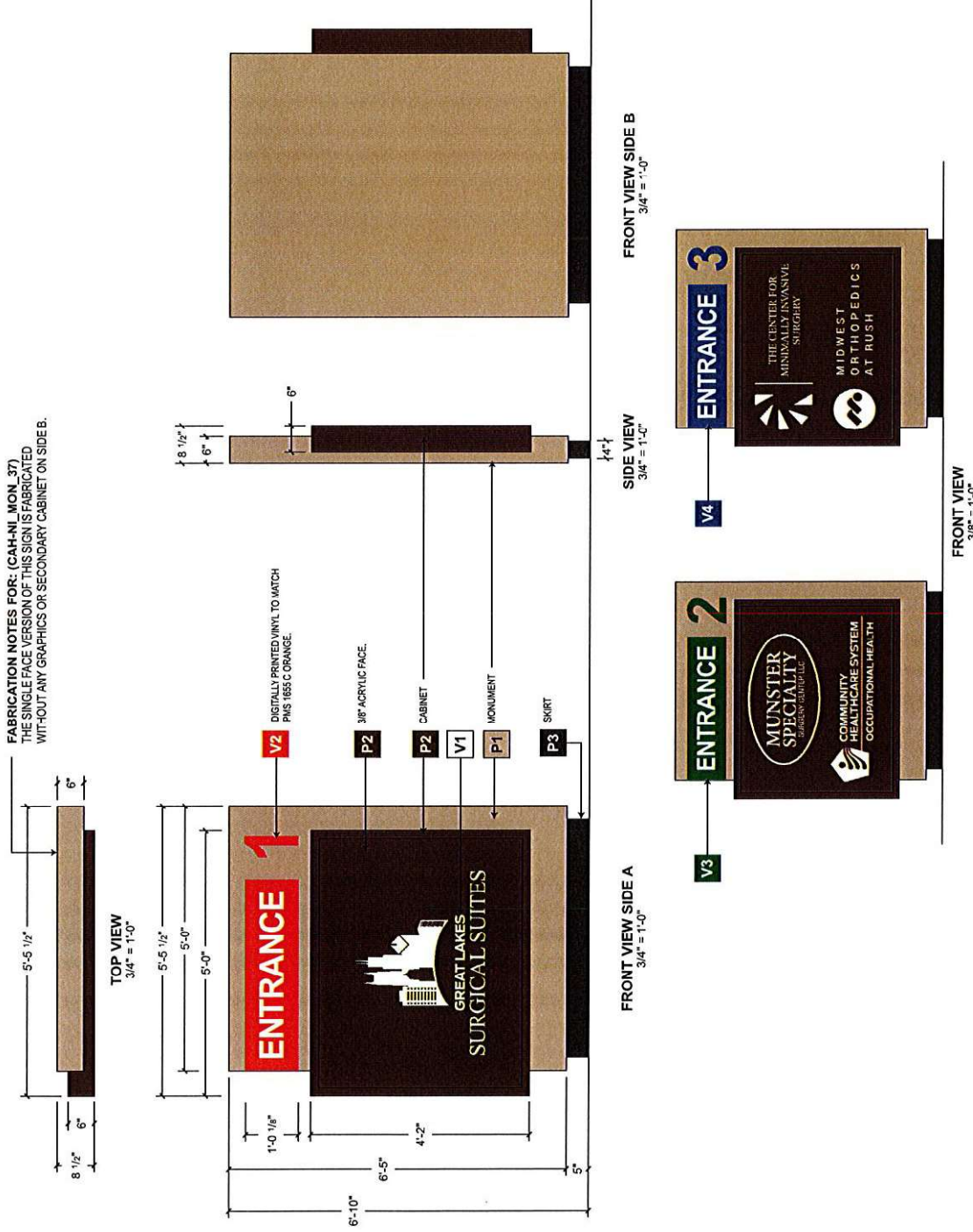
- P1** Matthews Paint MP4860 "Wheat Berry"
- P2** Matthews Paint MP50639 "Seared Gold Met"
- V1** 3M Opaque Vinyl "White" 7725-10
- V2** Digitally printed vinyl to match PMS 1655 C Orange
- V3** Digitally printed vinyl to match PMS 7726 C Green
- V4** Digitally printed vinyl to match PMS 7687 C Blue


Wind Design Data

Design in accordance with 2018 International Building Code using ASCE 7-10 Minimum Design Loads for Buildings and Other Structures:

Ultimate Design Wind Speed (3-second gust) = Vult = 125 mph
 Nominal Design Wind Speed - Vind = 97 mph
 Risk Category II
 Wind Exposure C

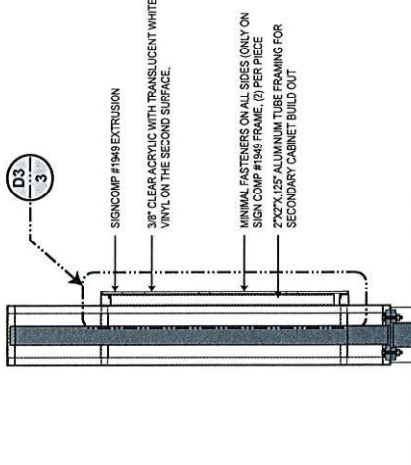
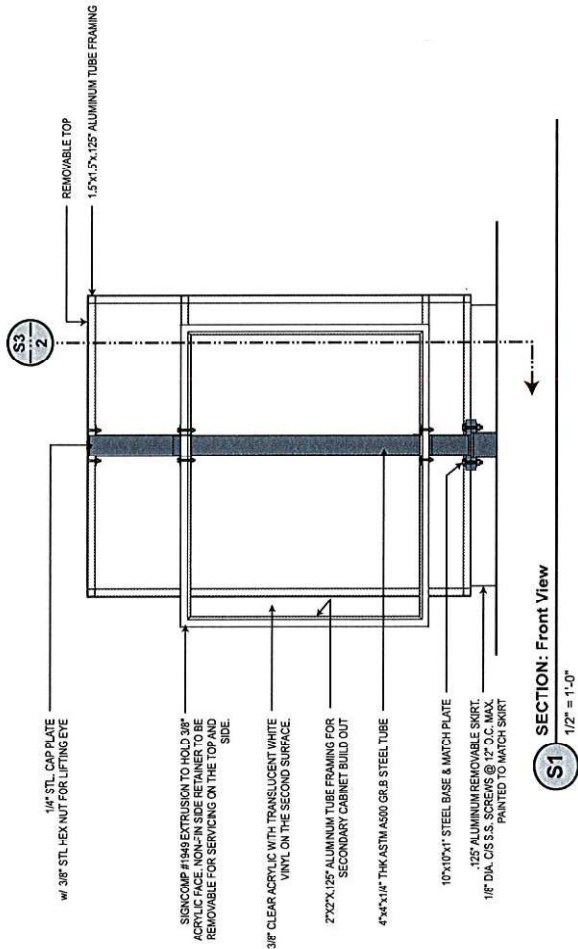
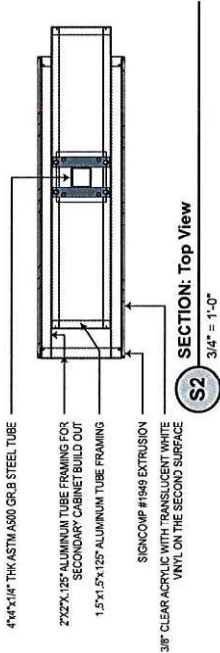
FABRICATION NOTES FOR: CAH-NI_MON_37
 THE SINGLE FACE VERSION OF THIS SIGN IS FABRICATED WITHOUT ANY GRAPHICS OR SECONDARY CABINET ON SIDE B.



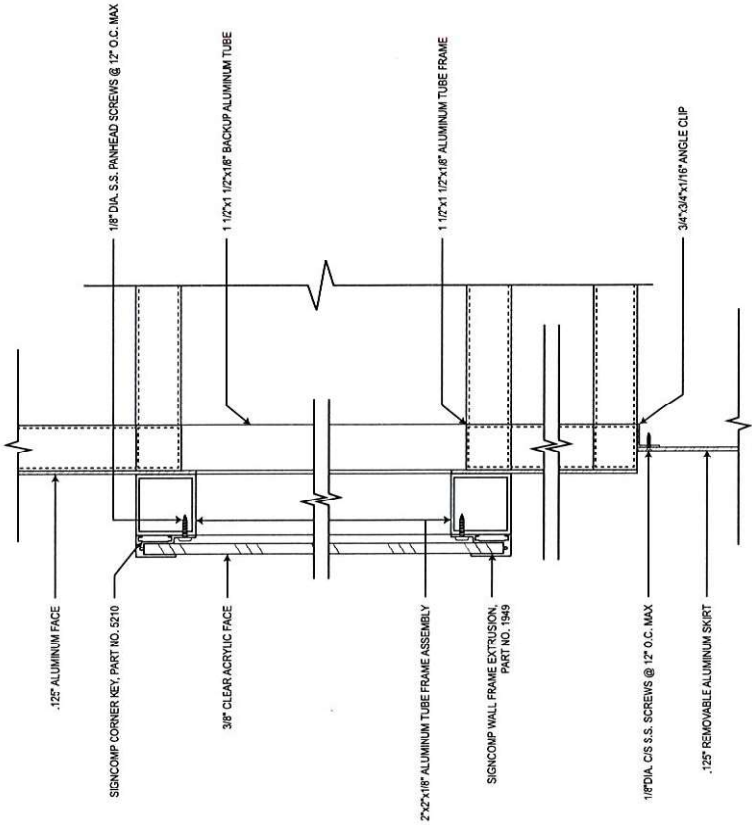
<div><div>130 PINNACLE POINT CT., SUITE 101 COLUMBIA, SC 29223 PHONE: 803-790-2121 FAX: 803-790-2125 www.imageresourcegroup.com</div></div>	THIS IS AN UNPUBLISHED DESIGN OFFERED BY IRG, INC. IT IS SUBMITTED FOR THE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED WITHOUT THE WRITTEN PERMISSION OF IRG, INC. REGISTERED TRADEMARKS REMAINS THE PROPERTY OF IRG, INC.			REVISIONS:		
	CLIENT: CA HEALTH			DRAWING NUMBER: CAH-NI_MON-37		
	LOCATION: 9200 Calumet Ave, Munster, IN			SHEET: 1 OF: 4		
	DRAFTED BY: JP PROJECT MANAGER: BJ Letourneau			DATE: 07-18-22 PAGE: 1		

Sign Frame Sections and Foundation

CAH-NI_MON-37

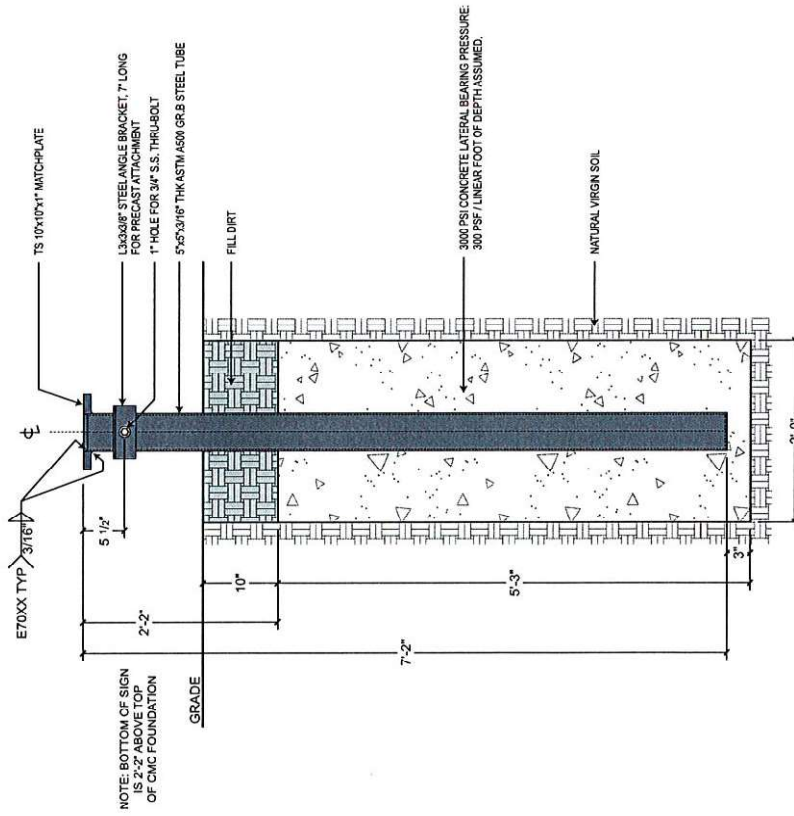


 <p>130 PINNACLE POINT CT., SUITE 101 COLUMBIA, SC 29223 PH: 803-790-2125 FAX: 803-790-2125 www.imageresourcegroup.com</p>	<p>THIS IS AN UNPUBLISHED DESIGN OFFERED BY IRG, INC. IT IS SUBMITTED FOR YOUR REVIEW ONLY. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF IRG, INC. ANY UNREGISTERED TRADEMARKS REMAINS THE PROPERTY OF IRG, INC.</p>		<p>CLIENT: CA HEALTH</p>		<p>REVISIONS:</p>		<p>DRAWING NUMBER: CAH-NI_MON-37</p>	
	<p>LOCATION: 9200 Calumet Ave, Munster, IN</p>		<p>PROJECT MANAGER: BJ Letourneau</p>		<p>SHEET: 2</p>		<p>DATE: 07-18-22</p>	
	<p>DRAFTED BY: JP</p>		<p>PROJECT MANAGER: BJ Letourneau</p>		<p>OF: 4</p>		<p>PAGE: 2</p>	



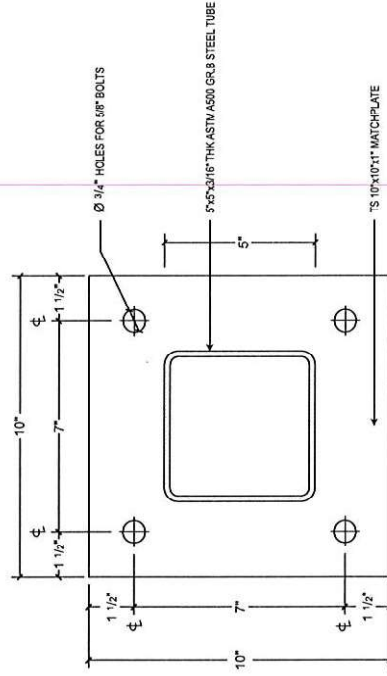
D3 DETAIL: Sign Face Secondary Cabinet w 3/8" Clear Acrylic Face
3" = 1'-0"

 130 PINNACLE POINT CT., SUITE 101 MUNSTER, IN 46320 PHONE: 803-790-2121 FAX: 803-790-2125 www.imageresourcegroup.com	THIS IS AN UNPUBLISHED DESIGN OFFERED BY IRG, INC. IT IS UNLAWFUL FOR ANYONE TO REPRODUCE, COPY, OR EXHIBIT THIS DESIGN OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF IRG, INC. ANY VIOLATION OF THESE TERMS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. IRG, INC. REMAINS THE PROPERTY OF IRG, INC.		CA HEALTH		REVISIONS:		DRAWING NUMBER: CAH-NI_MON-37	
	LOCATION: 9200 Calumet Ave, Munster, IN		PROJECT MANAGER: BJ Letourneau		SHEET: 3		OF: 4	
	DRAFTED BY: JP		DATE: 07-18-22		PAGE: 3			



DETAIL: Foundation - Front View


*** SHOP PRIME ALL STEEL POSTS AND PLATES**



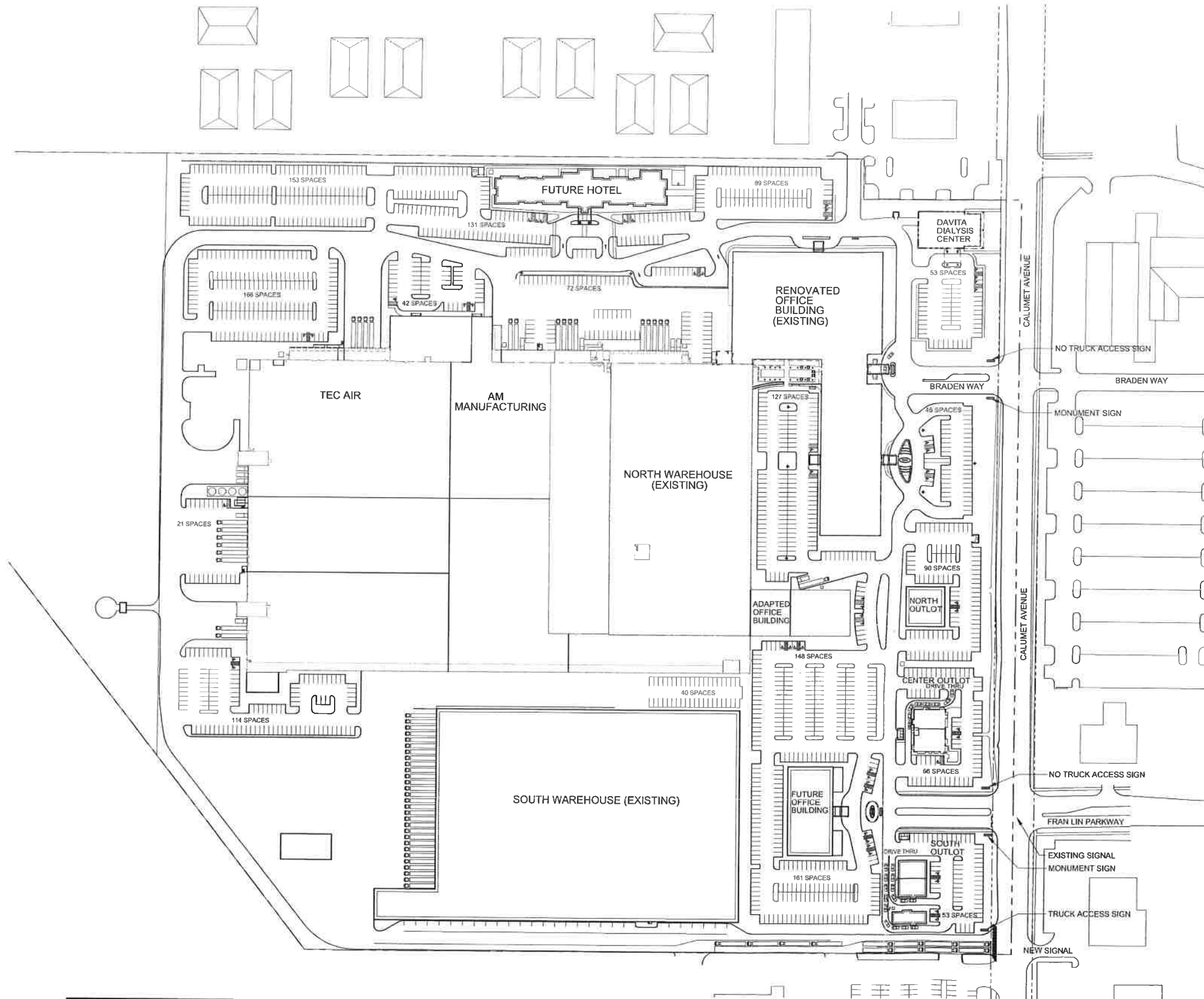
DETAIL: Matchplate

$$\overline{3'' = 1'-0''}$$

* SHOP PRIME ALL STEEL POSTS AND PLATES

 <p>130 PINNACLE POINT CT., SUITE 101 COLUMBIA, SC 29223 PHONE: 803-790-2121 FAX: 803-790-2125 www.imageresourcegroup.com</p>	<p>THIS IS AN UNPUBLISHED DESIGN OFFERED BY IRO, INC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WHATSOEVER, ALL OR ANY PART OF THIS DESIGN (EXCEPTING REGISTERED TRADEMARKS) REMAINS THE PROPERTY OF IRO, INC.</p>		<p>REVISIONS:</p>	
	<p>CLIENT: CA HEALTH</p>		<p>DRAWING NUMBER: CAH-NI_MON-37</p>	
	<p>LOCATION: 9200 Calumet Ave, Munster, IN</p>		<p>SHEET: 4</p>	<p>OF: 4</p>
	<p>DRAFTED BY: JP PROJECT MANAGER: BJ Letourneau</p>		<p>DATE: 07-18-22</p>	<p>PAGE: 4</p>

Sign Plan Approved 4/8/14



LAKE BUSINESS CENTER DEVELOPMENT SIGNAGE GUIDELINES

THIS DOCUMENT IS A GUIDE AND CRITERIA
REQUIRED FOR SIGNAGE AT THE
LAKE BUSINESS CENTER
IN
MUNSTER, INDIANA.

AREAS INCLUDED IN THIS GUIDE:

DEVELOPMENT SIGNS

- MONUMENT SIGNS
- TRUCK ACCESS SIGNS
- CAMPUS DIRECTIONAL SIGNS
- CANOPY BANNER SIGNS
- ENTRANCE DOOR SIGNS

OFFICE BUILDING SIGNS

- WINDOW SIGNS FOR ALL TENANTS
- GROUND SIGNS FOR
TENANTS OVER 5,000SF
- BUILDING AND BANNER SIGNS
FOR TENANTS OVER 15,000SF

NORTH WAREHOUSE SIGNS

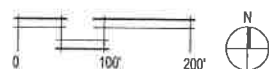
- VINYL GRAPHIC SIGNS
- WAREHOUSE OFFICE BUILDING SIGNS
- GROUND SIGNS

AREAS TO BE REVIEWED UNDER SEPARATE SUBMITTAL AND NOT INCLUDED IN THIS GUIDE

- HOTEL
- SOUTH WAREHOUSE
- ADAPATED OFFICE BUILDING
- NOTH OUTLOT
- SOUTH OUTLOT
- FUTURE OFFICE BUILDING

AREAS ALREADY APPROVED UNDER SEPARATE REVIEW

- CENTER OUTLOT
- DAVITA BUILDING
- EXISTING OFFICE GROUND SIGNS



SIMBORG DEVELOPMENT, INC.



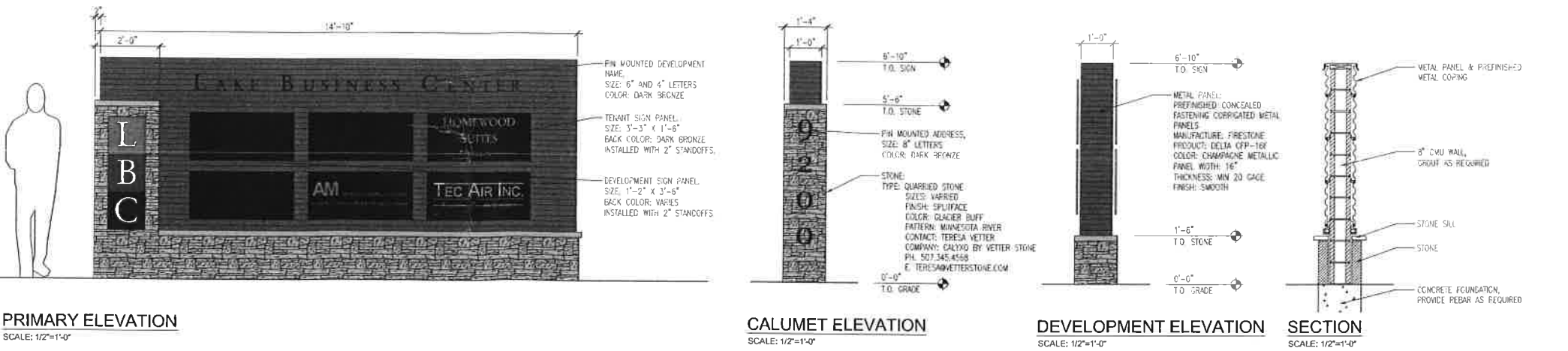
OKW Architects

MUNSTER, INDIANA

DATE: 8 APRIL 2014

PROJECT NUMBER: 11030

DEVELOPMENT SIGNS :: MONUMENT SIGNS
2 SIGNS THIS TYPE



DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

SIMBORG DEVELOPMENT, INC.

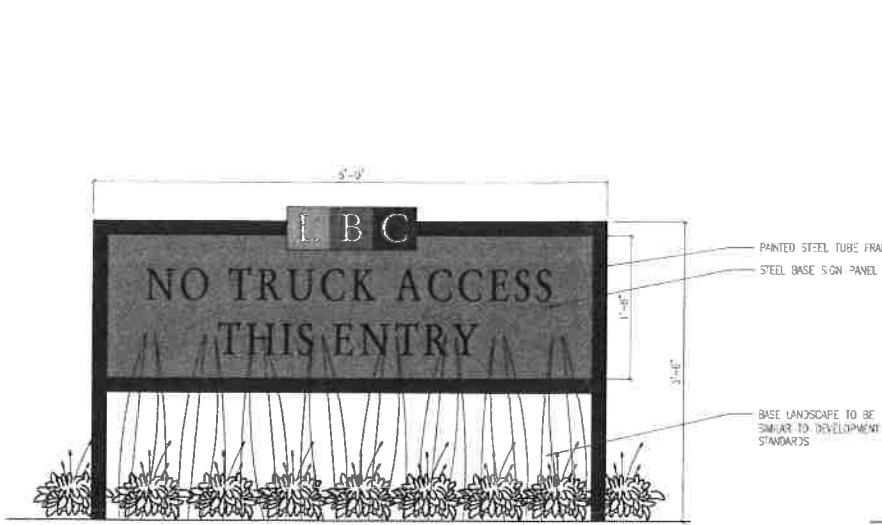
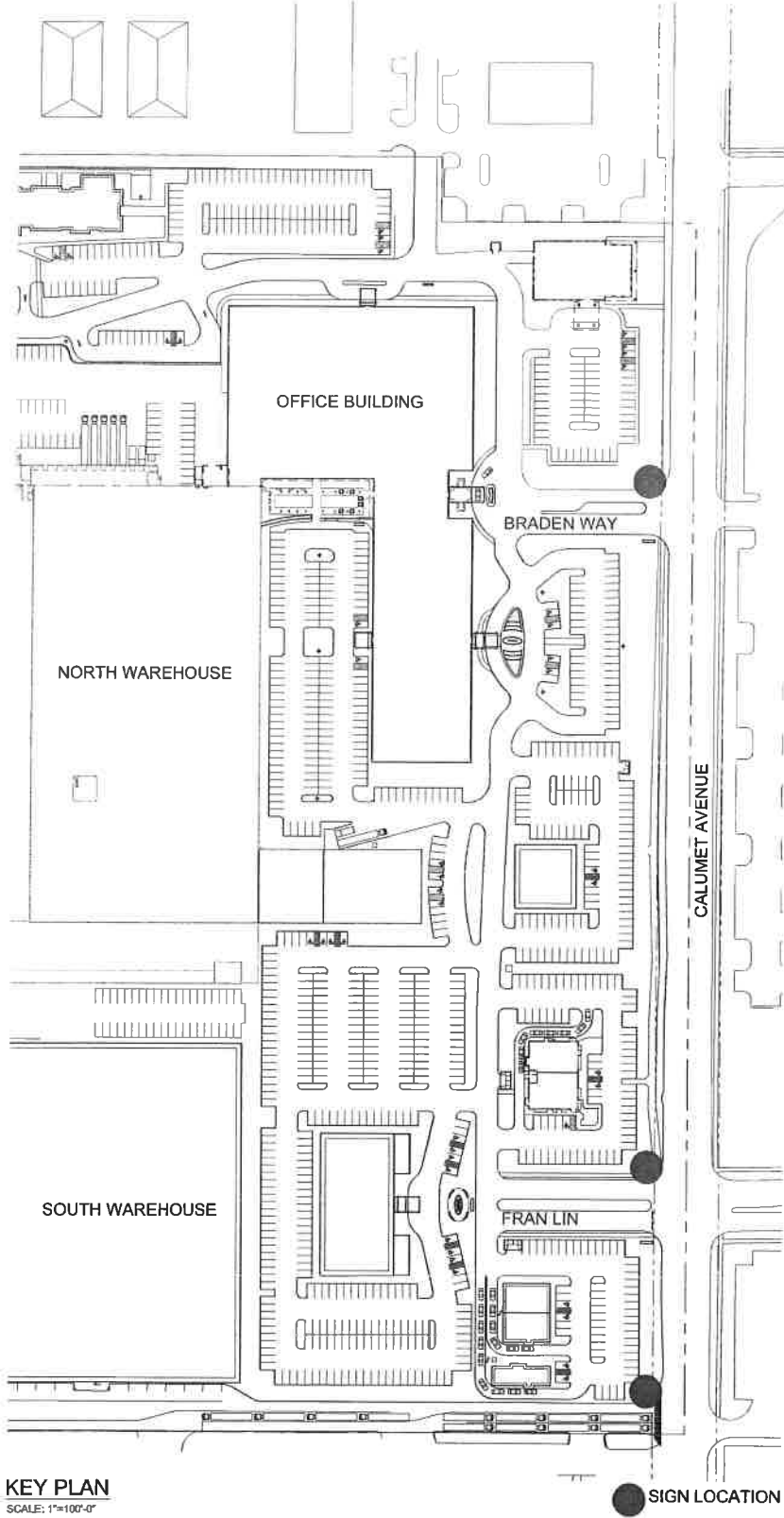


OKW Architects

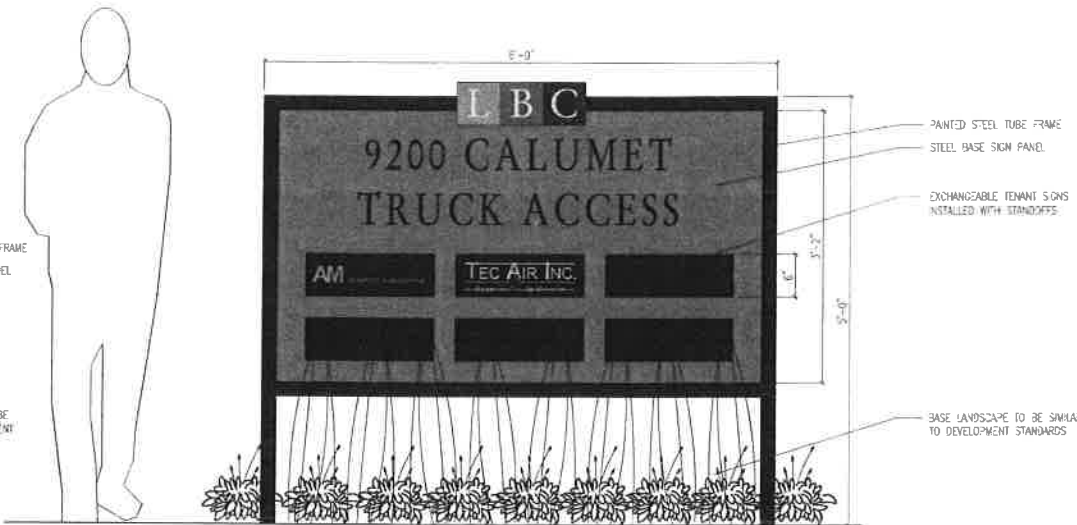
DATE: 8 APRIL 2014

PROJECT NUMBER: 11030

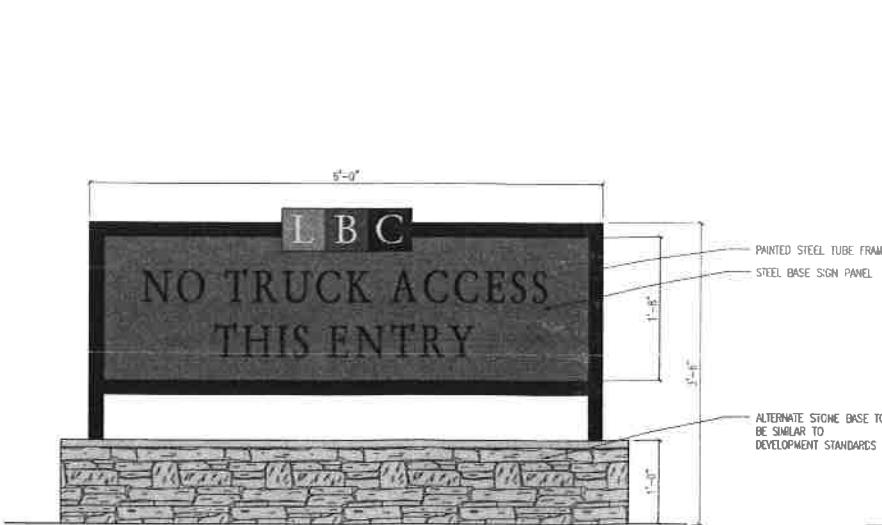
DEVELOPMENT SIGNS :: TRUCK ACCESS SIGNS
3 SIGNS THIS TYPE



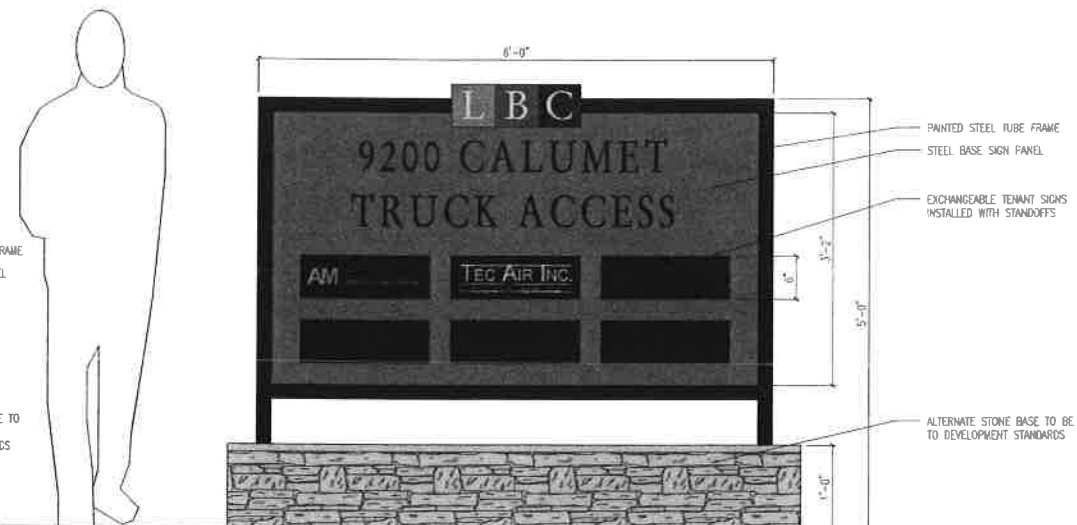
NO TRUCK ACCESS BASE DESIGN
SCALE: NT.S.



TRUCK ACCESS BASE DESIGN
SCALE: NT.S.



NO TRUCK ACCESS ALTERNATE DESIGN
SCALE: NT.S.



TRUCK ACCESS ALTERNATE DESIGN
SCALE: NT.S.



DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

SIMBORG DEVELOPMENT, INC.

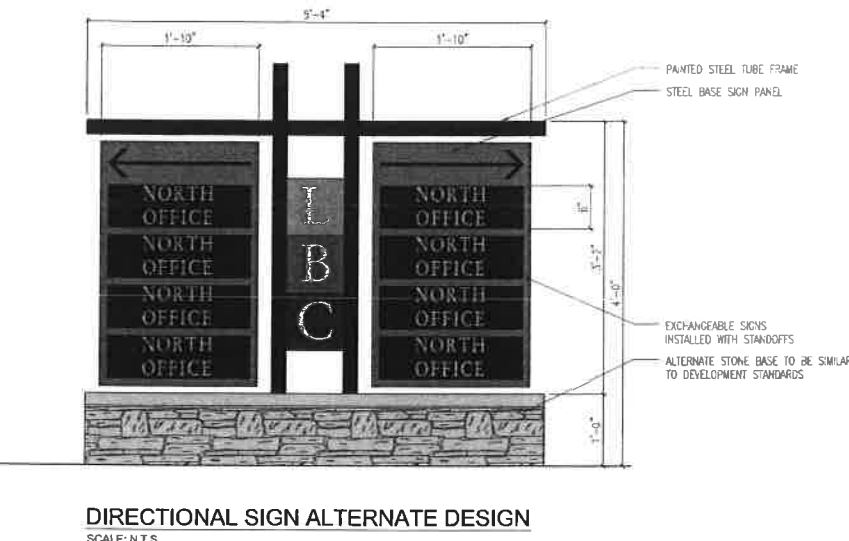
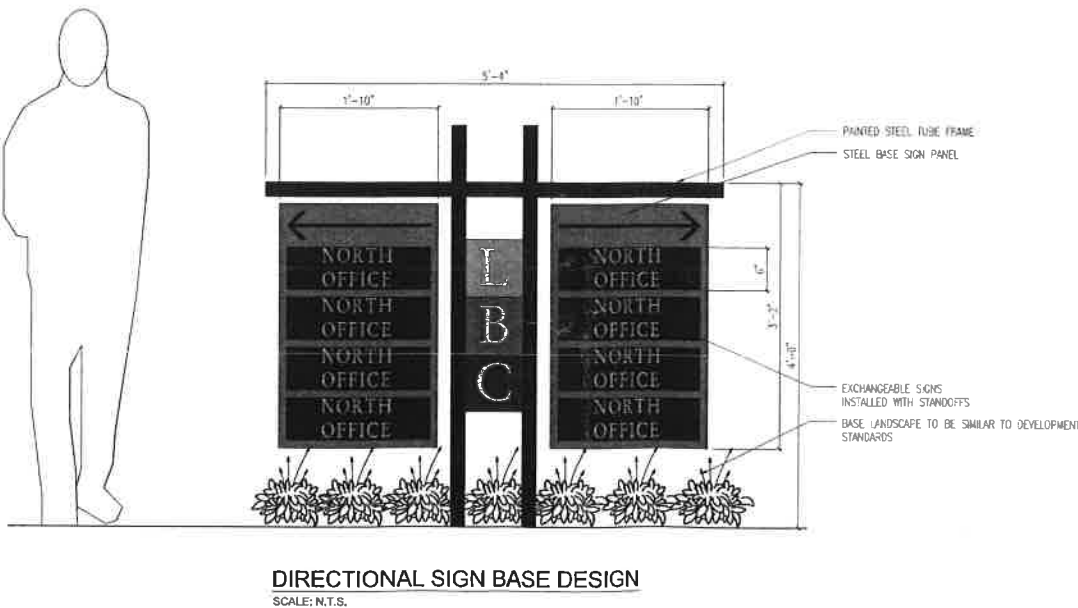
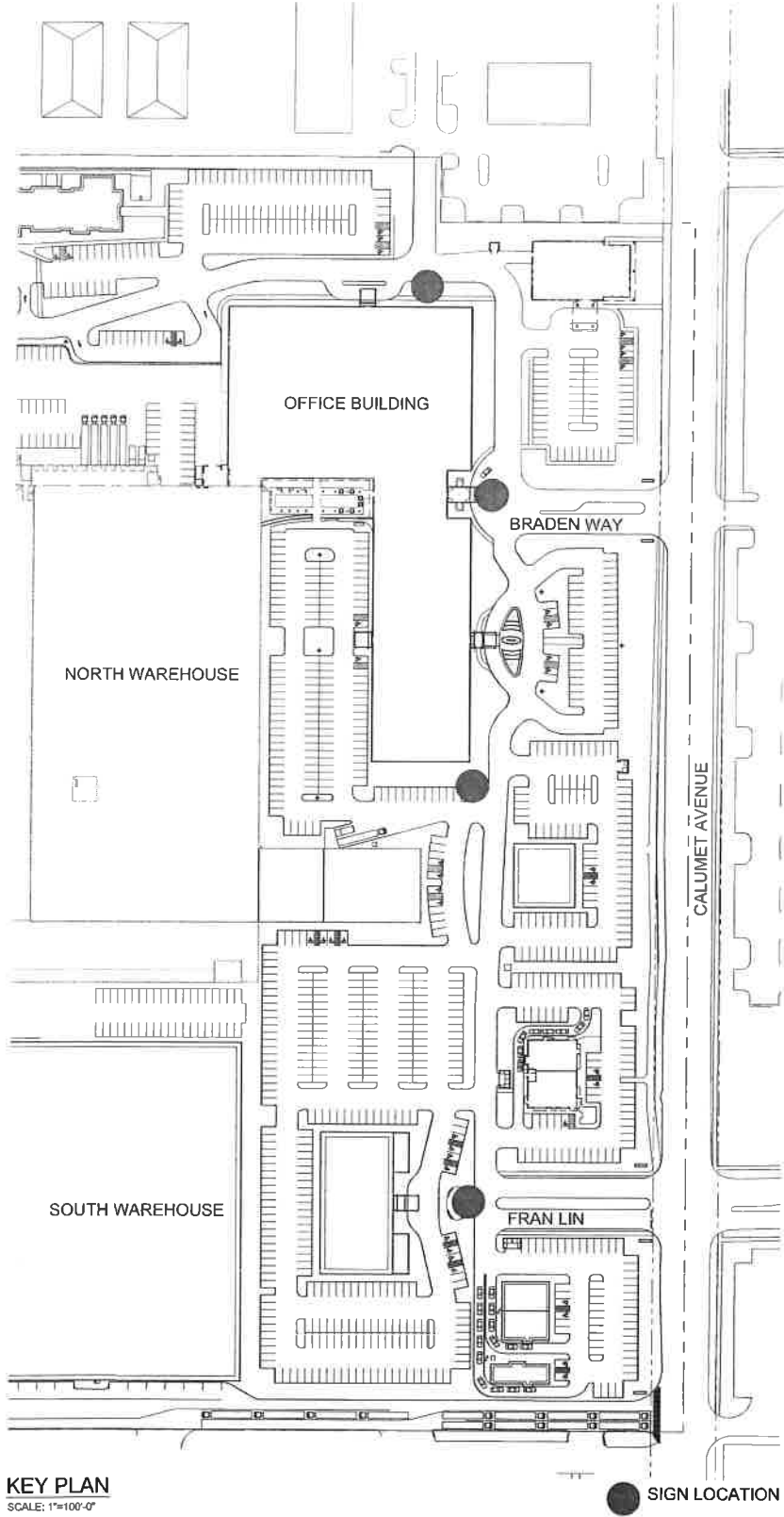


OKW Architects

DATE: 8 APRIL 2014

PROJECT NUMBER: 11030

DEVELOPMENT SIGNS :: CAMPUS DIRECTIONAL SIGNS
4 SIGNS THIS TYPE



LAKE BUSINESS CENTER
DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

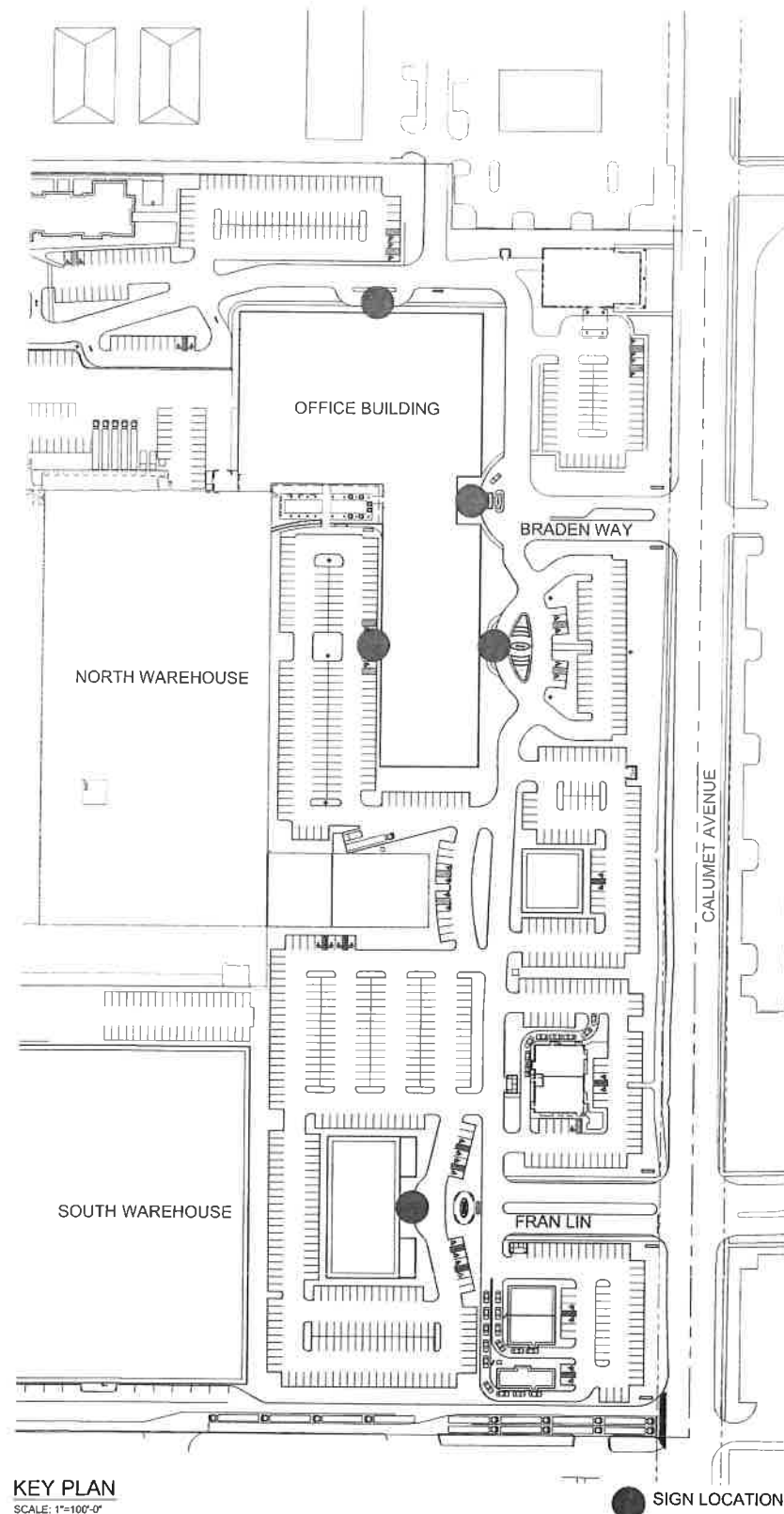
SIMBORG DEVELOPMENT, INC.



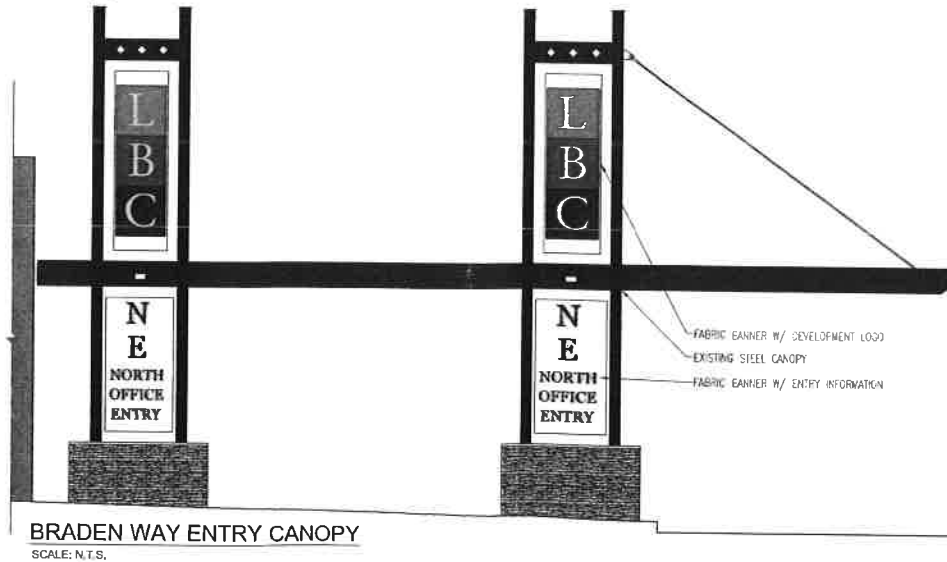
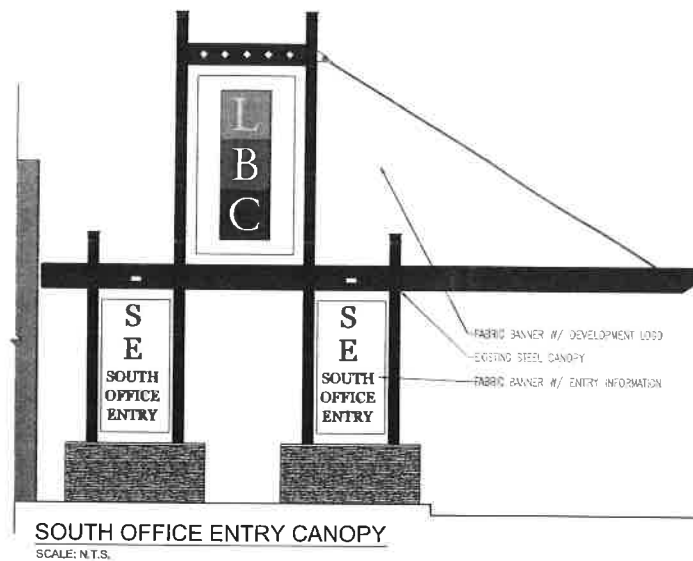
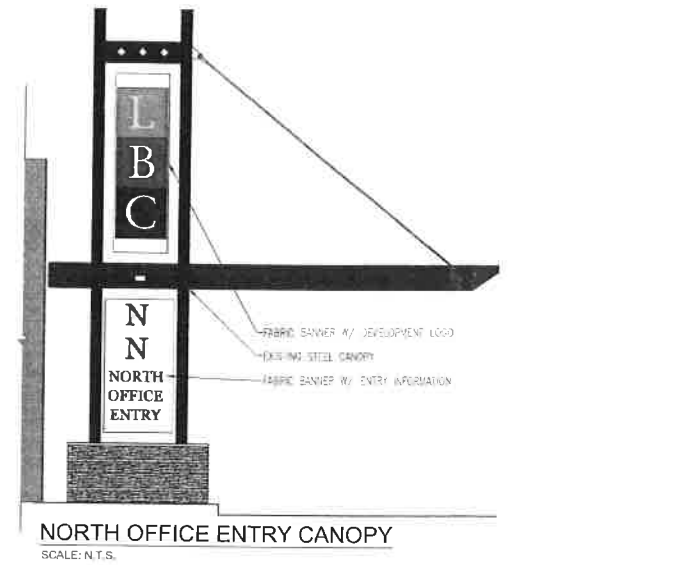
OKW Architects

DATE: 8 APRIL 2014

PROJECT NUMBER: 11030



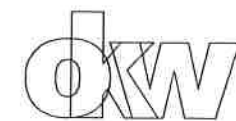
DEVELOPMENT SIGNS :: CANOPY BANNER SIGNS 6 POSSIBLE CANOPYS WITH SIGNS



DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

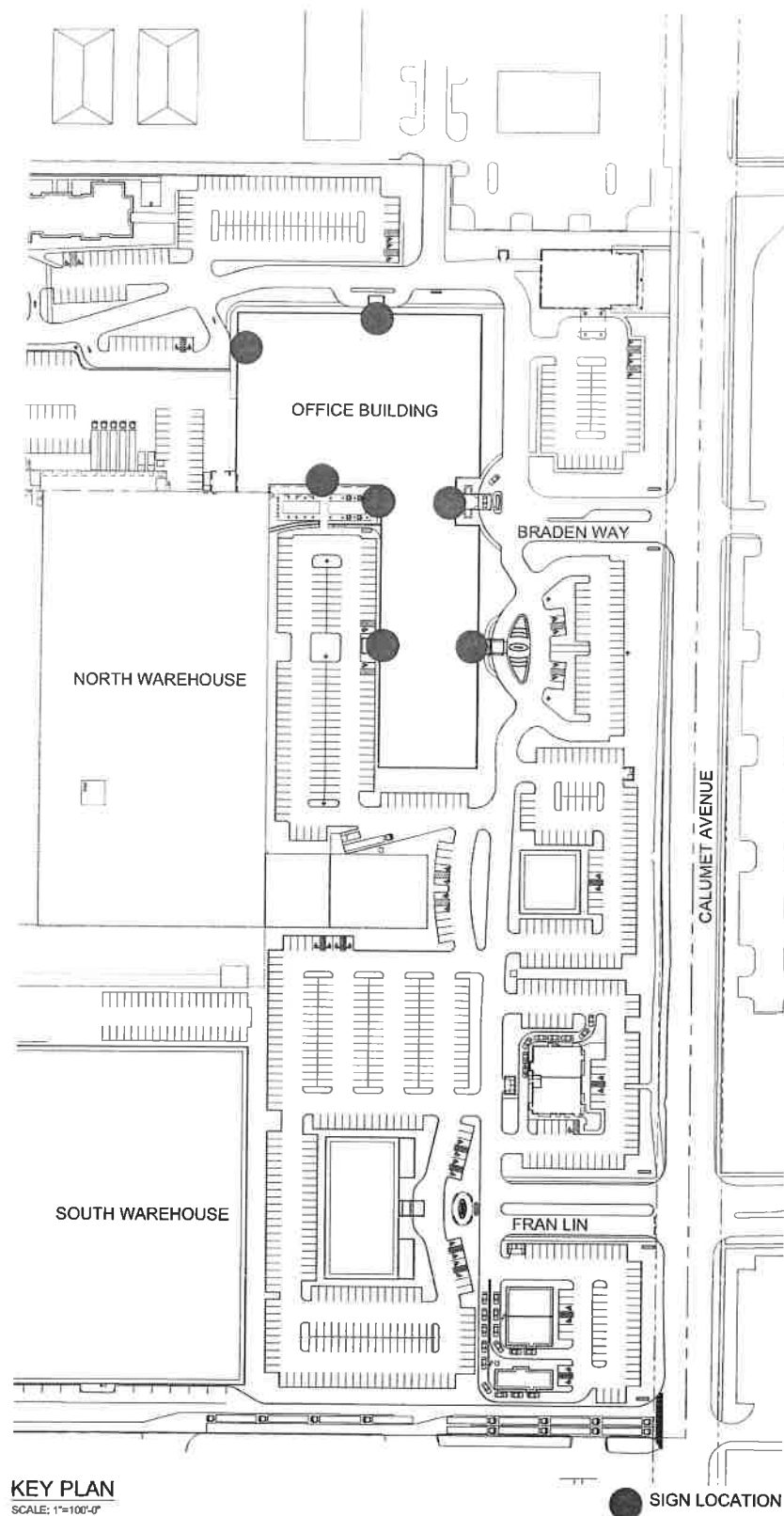
SIMBORG DEVELOPMENT, INC.



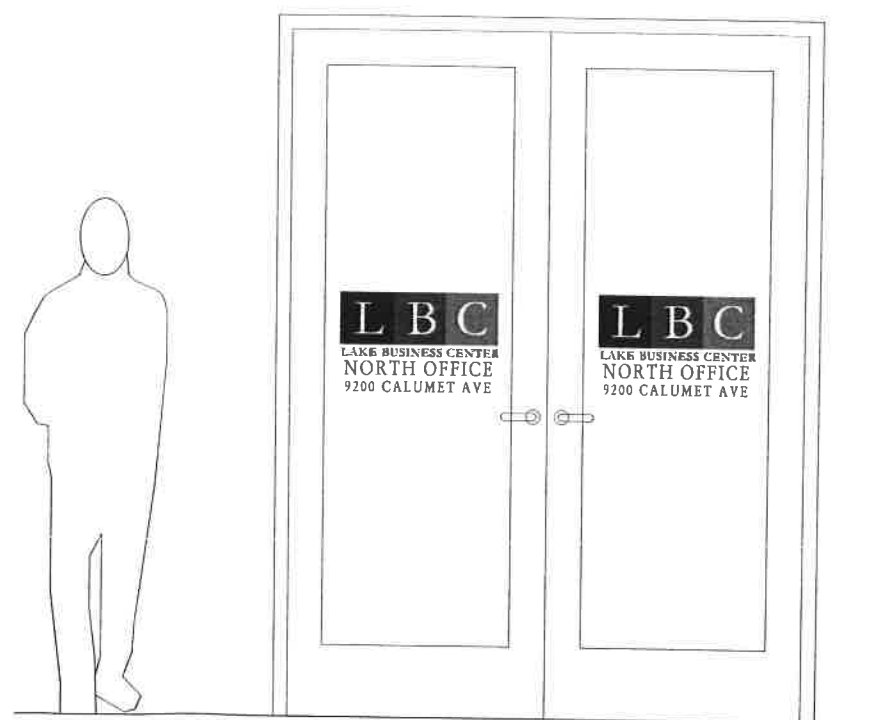
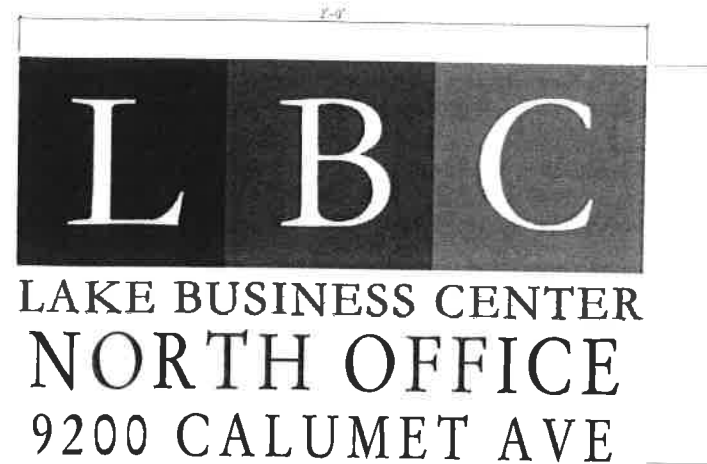
OKW Architects

DATE: 8 APRIL 2014

PROJECT NUMBER: 11030



DEVELOPMENT SIGNS :: ENTRANCE DOOR SIGNS
 7 ENTRYS WITH DOOR SIGNS
 VINYL GRAPHIC APPLIED TO THE EXTERIOR
 SIDE OF THE GLASS DOORS



DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

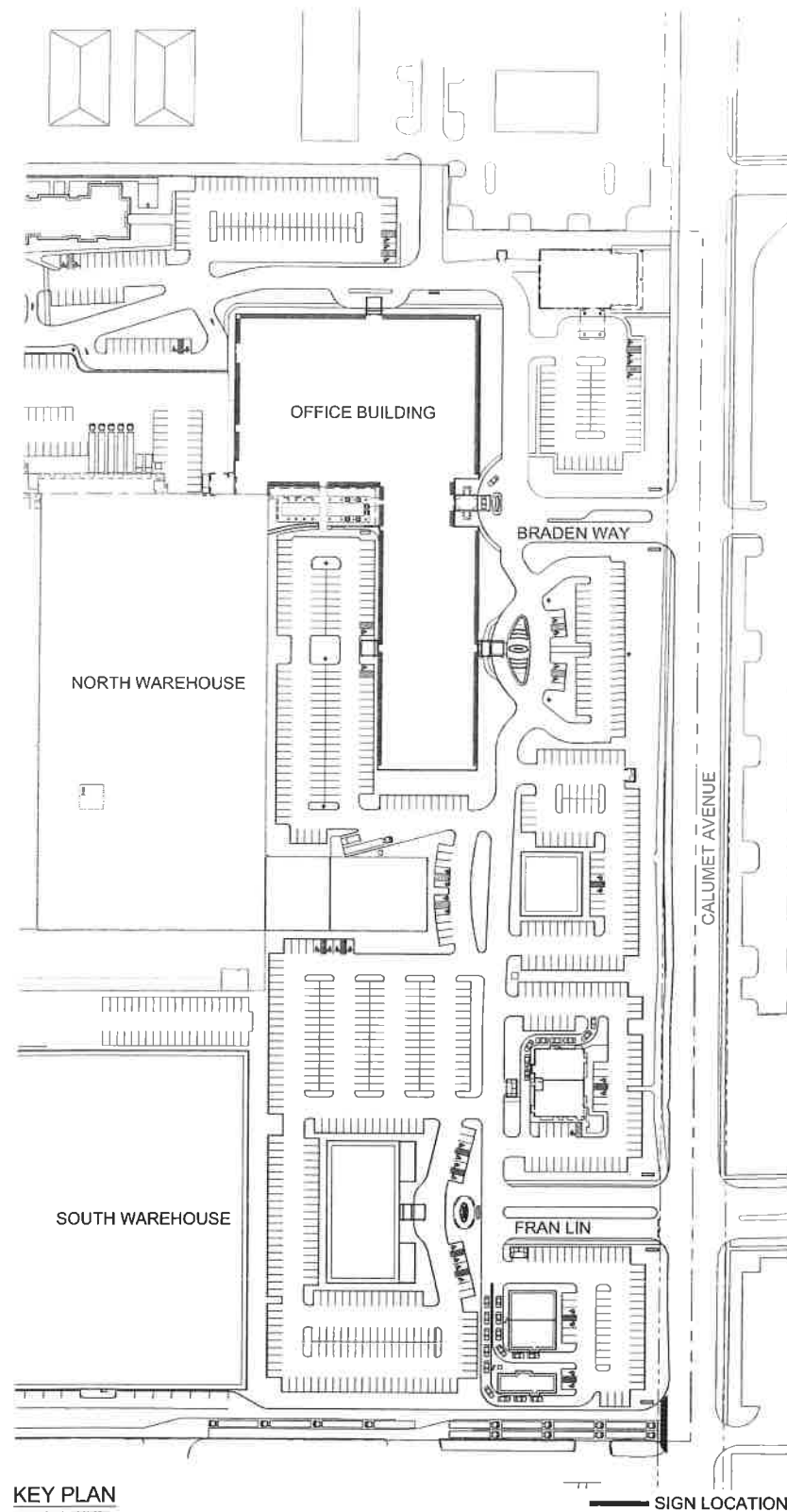
SIMBORG DEVELOPMENT, INC.



OKW Architects

DATE: 8 APRIL 2014

PROJECT NUMBER: 11030



OFFICE BUILDING SIGNS :: WINDOW SIGNS

EVERY OFFICE TENANT, NO MATTER SIZE, IS ALLOWED AT LEAST 1 WINDOW GRAPHIC WITH COMPANY LOGO APPLIED TO THE EXTERIOR SURFACE OF THE GLASS FACADE.

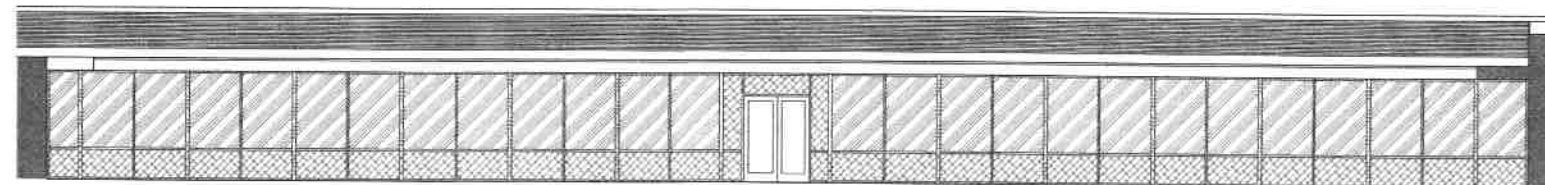
FOR TENANTS WITH SPACE CONNECTED TO 2 DIFFERENT FACADES ARE ALLOWED 2 GRAPHICS, ONE PER FACADE

TENANTS WITH NO CONNECTION TO THE EXTERIOR FACADE WALL THE COURTYARD GLASS FACADE WILL ALLOW ONE GRAPHIC.

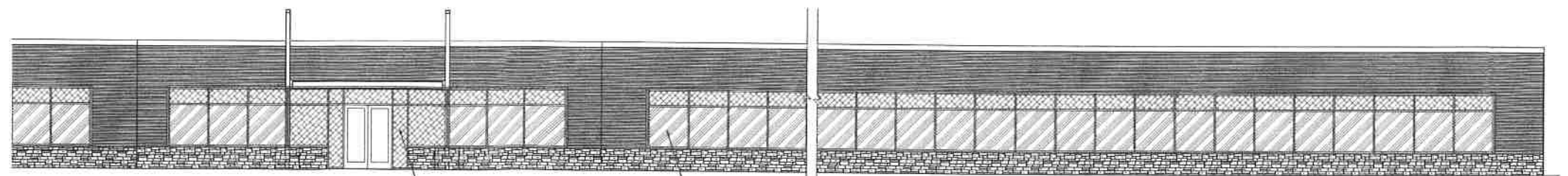
OTHER COMMON GLASS WILL BE USED FOR OFFICE TENANTS GRAPHICS.



COURTYARD WEST ELEVATION
SCALE: N.T.S.



COURTYARD SOUTH ELEVATION
SCALE: N.T.S.



EAST ELEVATION
SCALE: N.T.S.

NO SIGN AREA, TYP.

ALLOWABLE SIGN AREA, TYP.



LAKE BUSINESS CENTER
DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

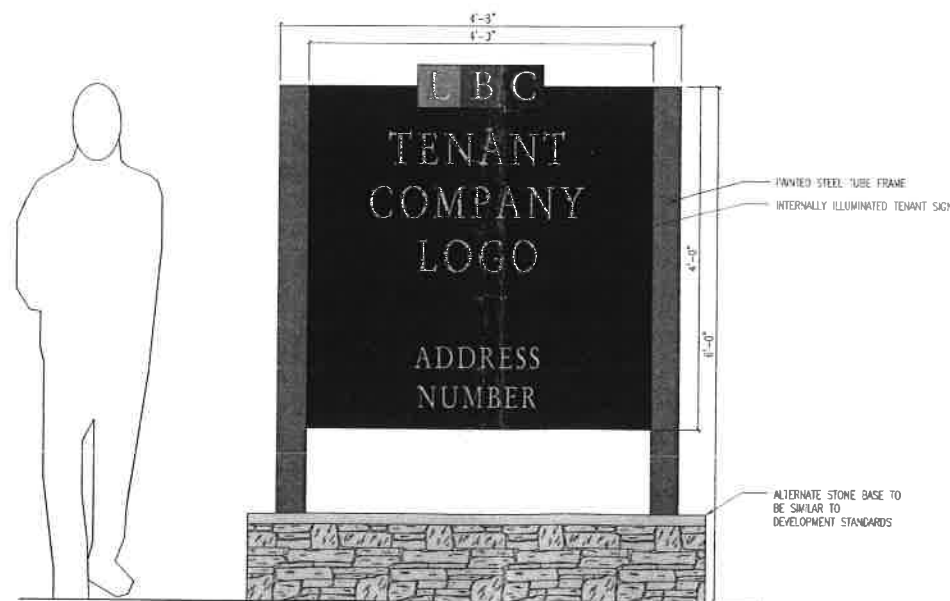
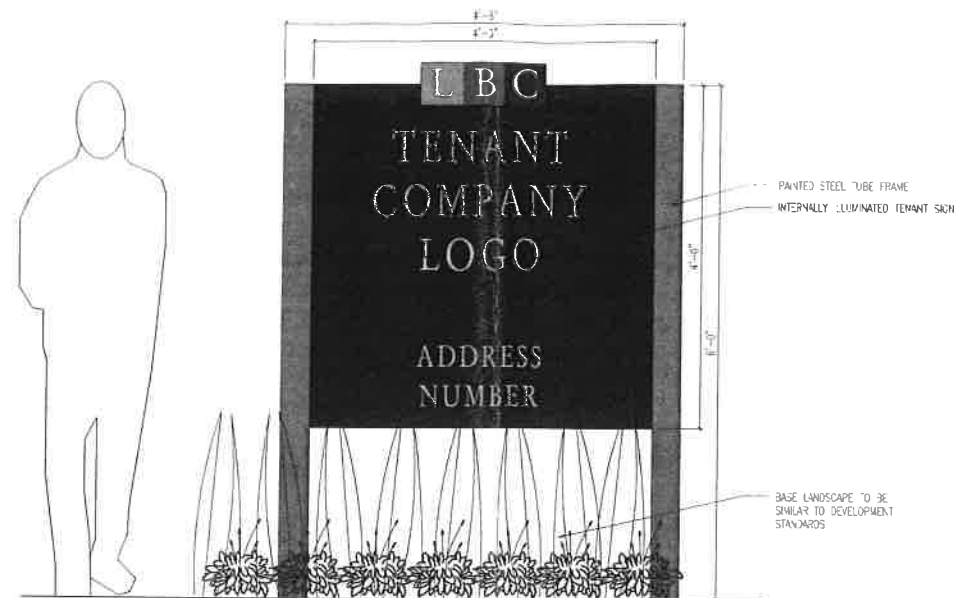
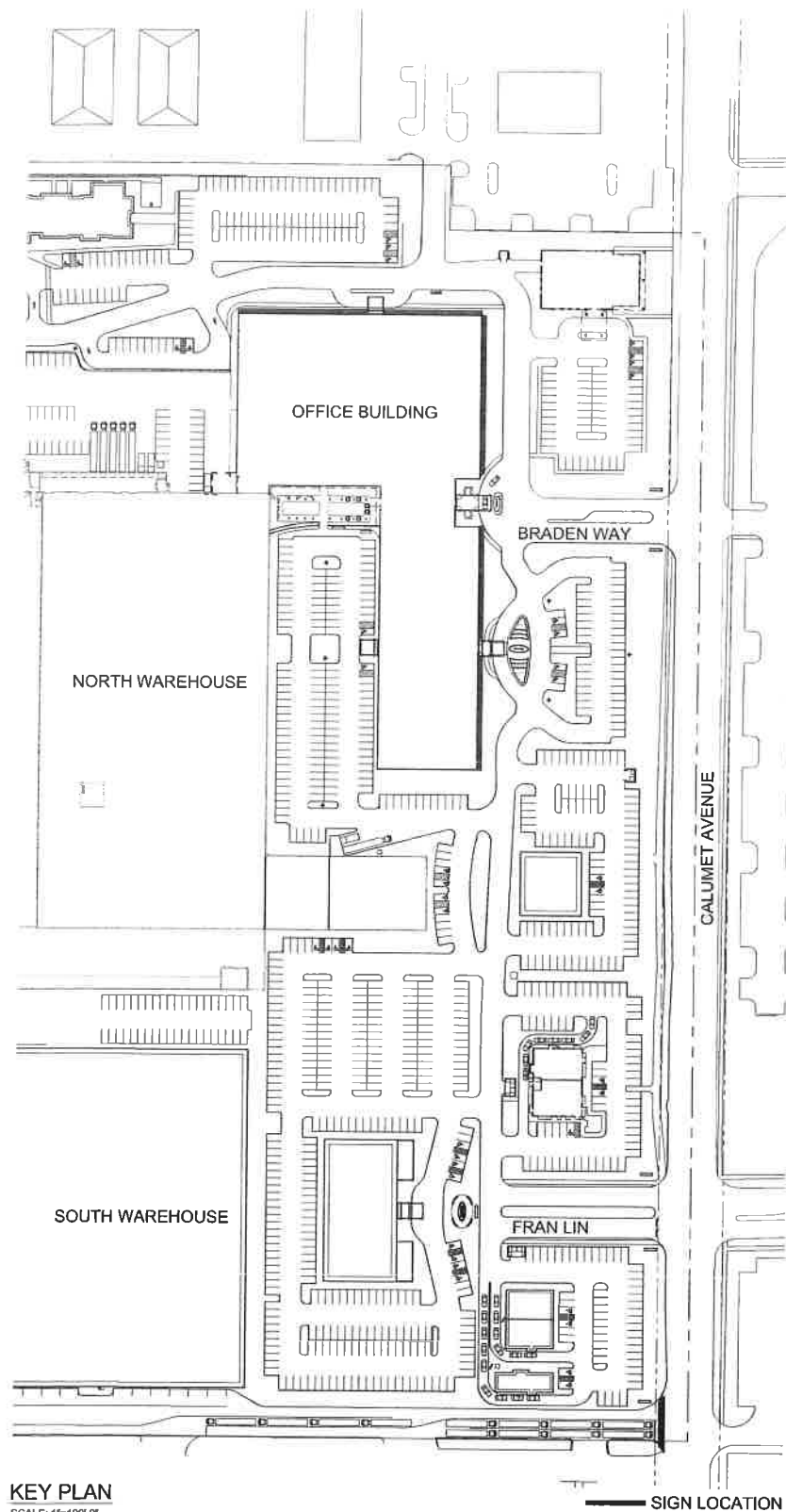
SIMBORG DEVELOPMENT, INC.



OKW Architects

DATE: 8 APRIL 2014

PROJECT NUMBER: 11030



OFFICE BUILDING SIGNS :: GROUND SIGNS
EVERY OFFICE TENANT LARGER THAN 5,000SF IS ALLOWED 1 GORUND SIGNS WITH COMPANY LOGO, ADDRESS AND CONTACT INFORMATION.

GROUND SIGNS ARE ALLOWED ONLY WITH-IN 5 FEET OF THE OFFICE BUILDING AND NOT ADJACENT TO BUILDING ENTRIES.

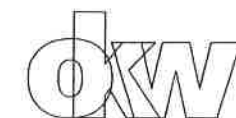
GROUND SIGNS ARE ALLOWED TO BE INTERNALLY ILLUMINATED, BUT ARE NOT ALLOWED TO FLASH OR CHANGE.



DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

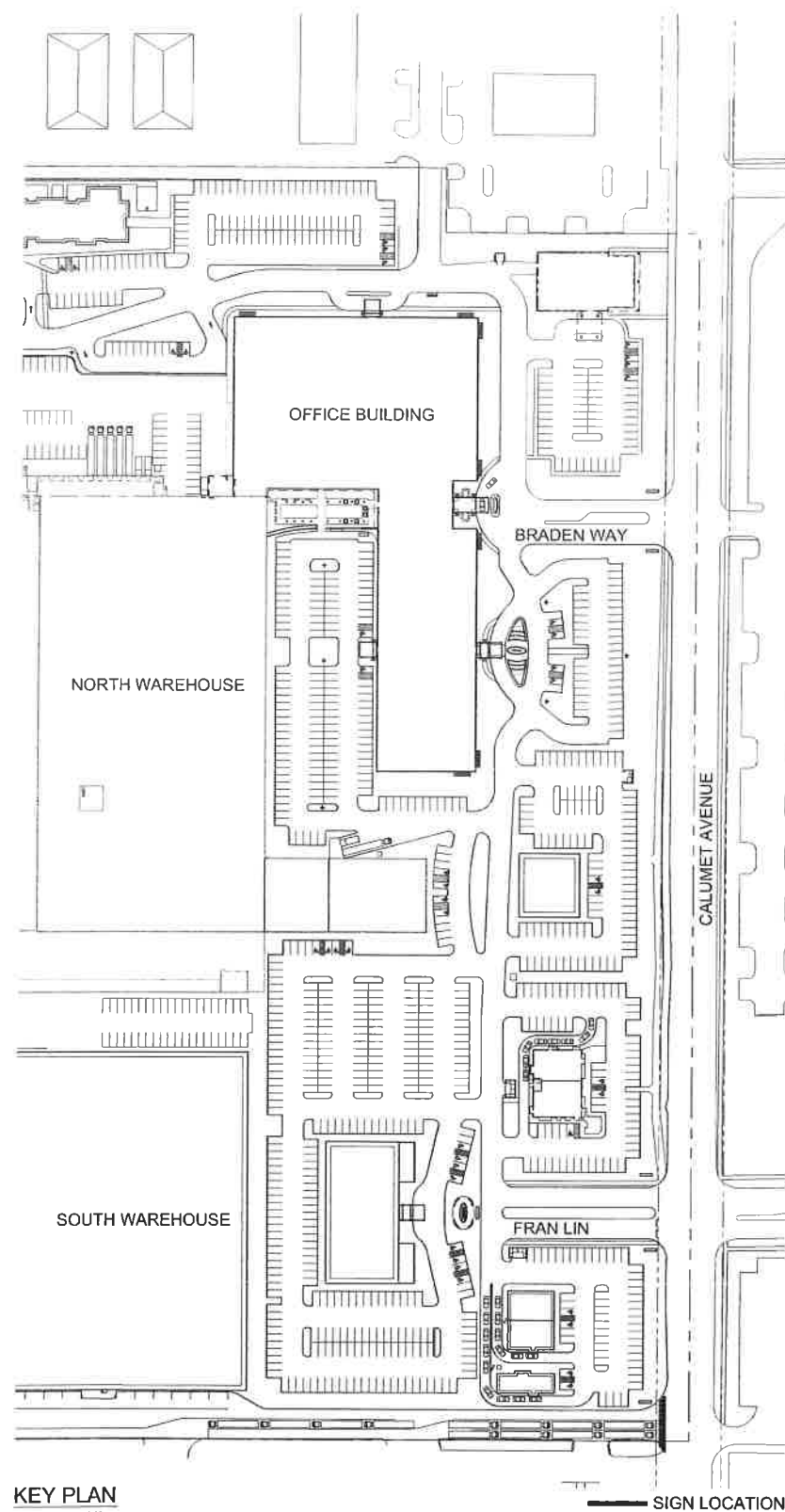
SIMBORG DEVELOPMENT, INC.



OKW Architects

DATE: 8 APRIL 2014

PROJECT NUMBER: 11030

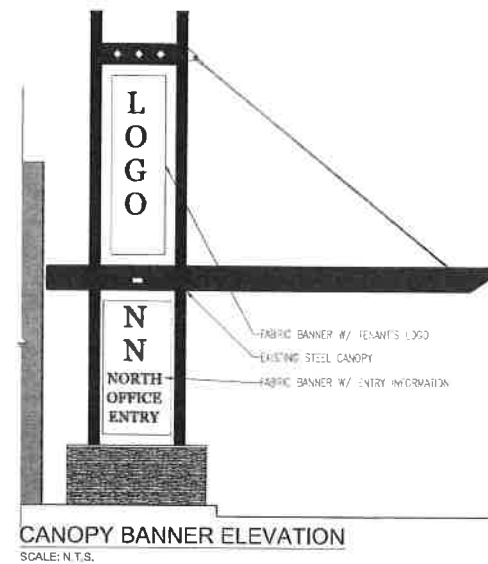


OFFICE BUILDING SIGNS :: BUILDING AND BANNER SIGNS

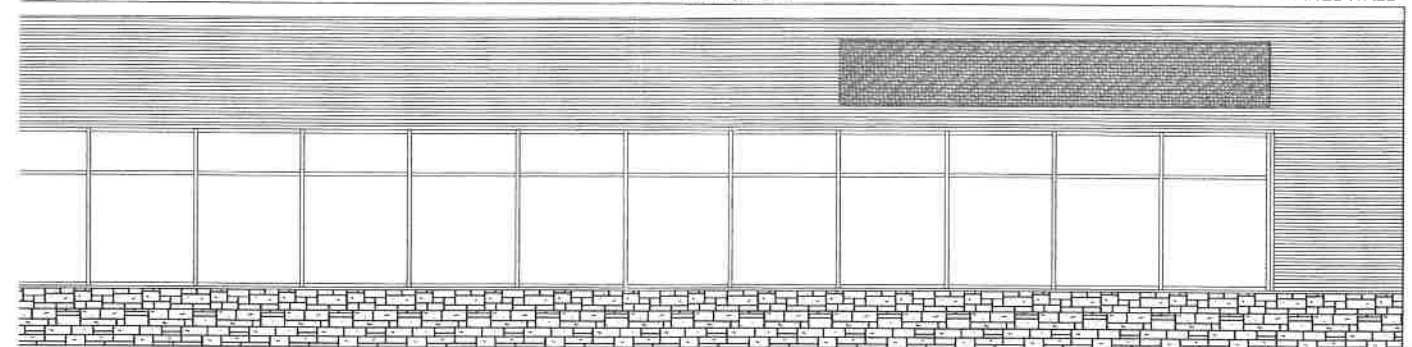
EVERY OFFICE TENANT LARGER THAN 15,000SF
IS ALLOWED 1 BUILDING SIGN
NOT TO EXCEED 60SF IN SIZE
AND MUST BE LOCATED ON
BUILDING PER DIAGRAM.

THE TENANT OVER 15,000SF MAY ALSO
HAVE RIGHTS TO THE FABRIC BANNERS
ON THE ENTRY CANOPY ADJACENT
TO THEIR ENTRY.

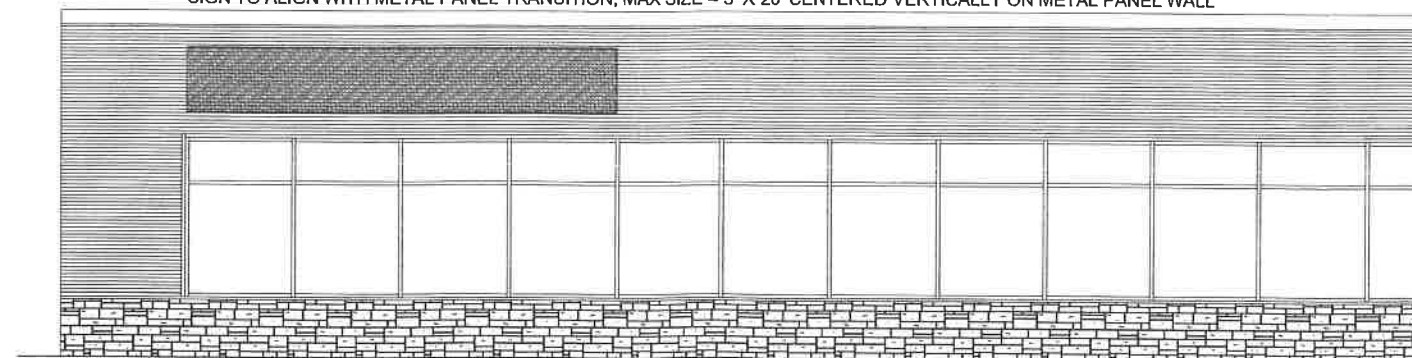
BUILDING SIGNS ARE ALLOWED TO BE
INTERNALLY ILLUMINATED, BUT ARE
NOT ALLOWED TO FLASH OR CHANGE.



SIGN TO ALIGN WITH METAL PANEL TRANSITION, MAX SIZE = 3' X 20' CENTERED VERTICALLY ON METAL PANEL WALL



SIGN TO ALIGN WITH METAL PANEL TRANSITION, MAX SIZE = 3' X 20' CENTERED VERTICALLY ON METAL PANEL WALL



DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

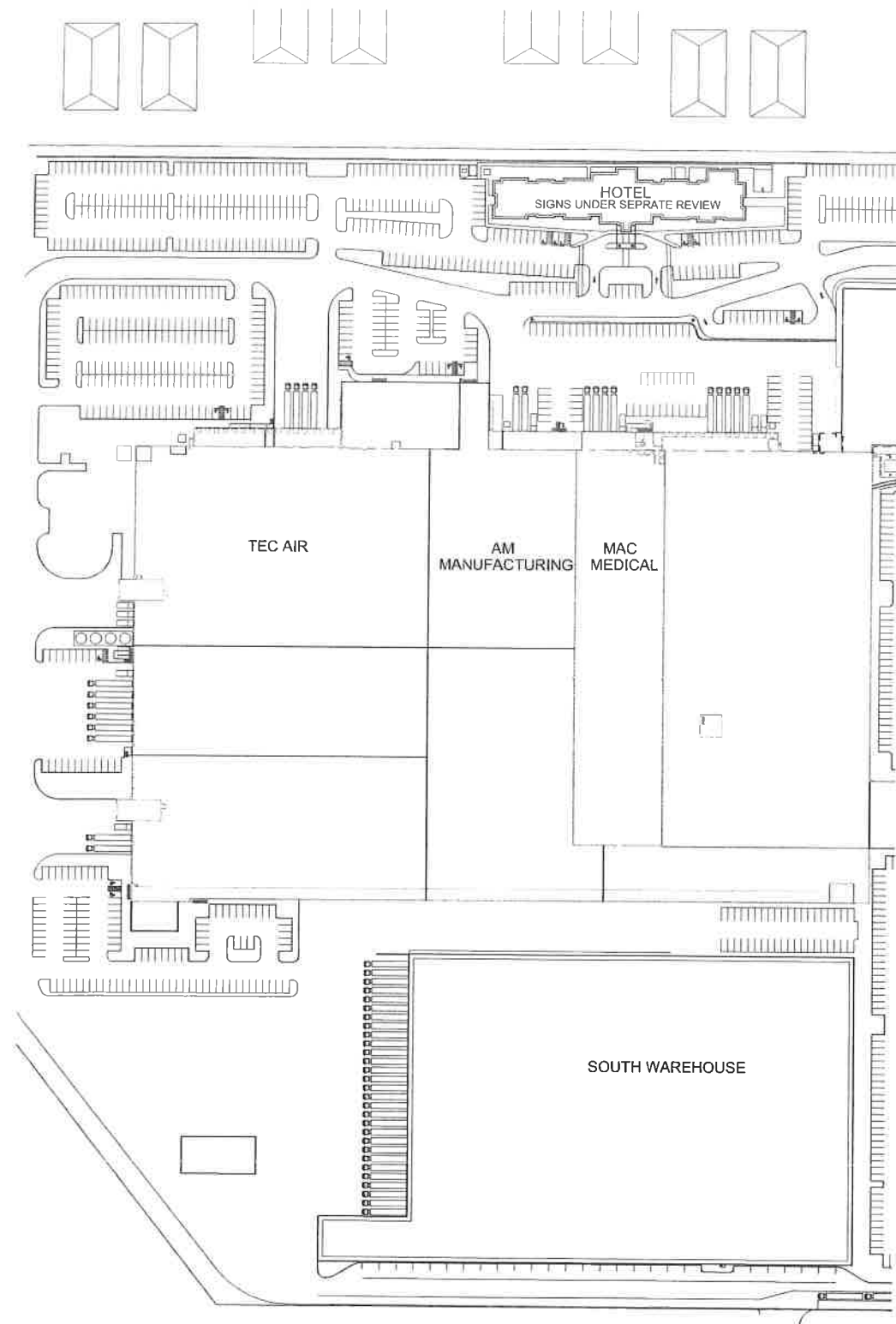
SIMBORG DEVELOPMENT, INC.



OKW Architects

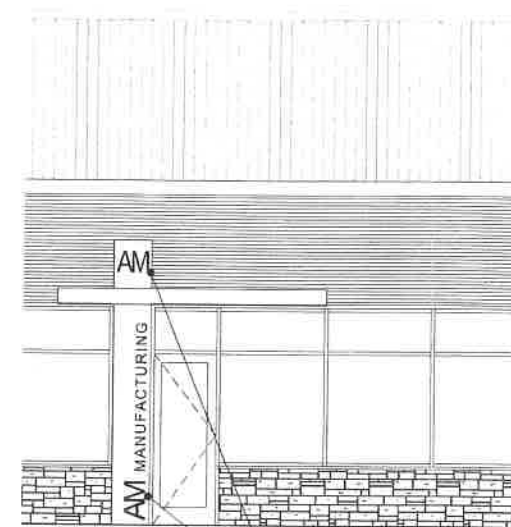
DATE: 8 APRIL 2014

PROJECT NUMBER: 11030



KEY PLAN
SCALE: 1"=100'-0"

— SIGN LOCATION



ALLOWABLE TENANT SIGNAGE AREA NEAR ENTRY
APPLIED VINYL ON METAL PANEL



NORTH WAREHOUSE ENTRY
SCALE: N.T.S.

ALLOWABLE TENANT WINDOW SIGNAGE AREA

ALLOWABLE SIGNAGE ON DOCK DOORS TO INCLUDE:
- DEVELOPMENT NAME
- TENANT NAME
- DOCK NUMBER

NORTH WAREHOUSE SIGNS :: VINYL GRAPHIC SIGNS
EVERY WAREHOUSE TENANT
IS ALLOWED 1 WINDOW GRAPHIC SIGN
AT THEIR OFFICE ENTRY.

EACH WAREHOUSE DOCK DOOR IS ALLOWED
THE FOLLOWING GRAPHICS TO BE APPLIED
DIRECTLY TO THE DOORS:
- DEVELOPMENT NAME
- TENANT NAME
- DOCK NUMBER



DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

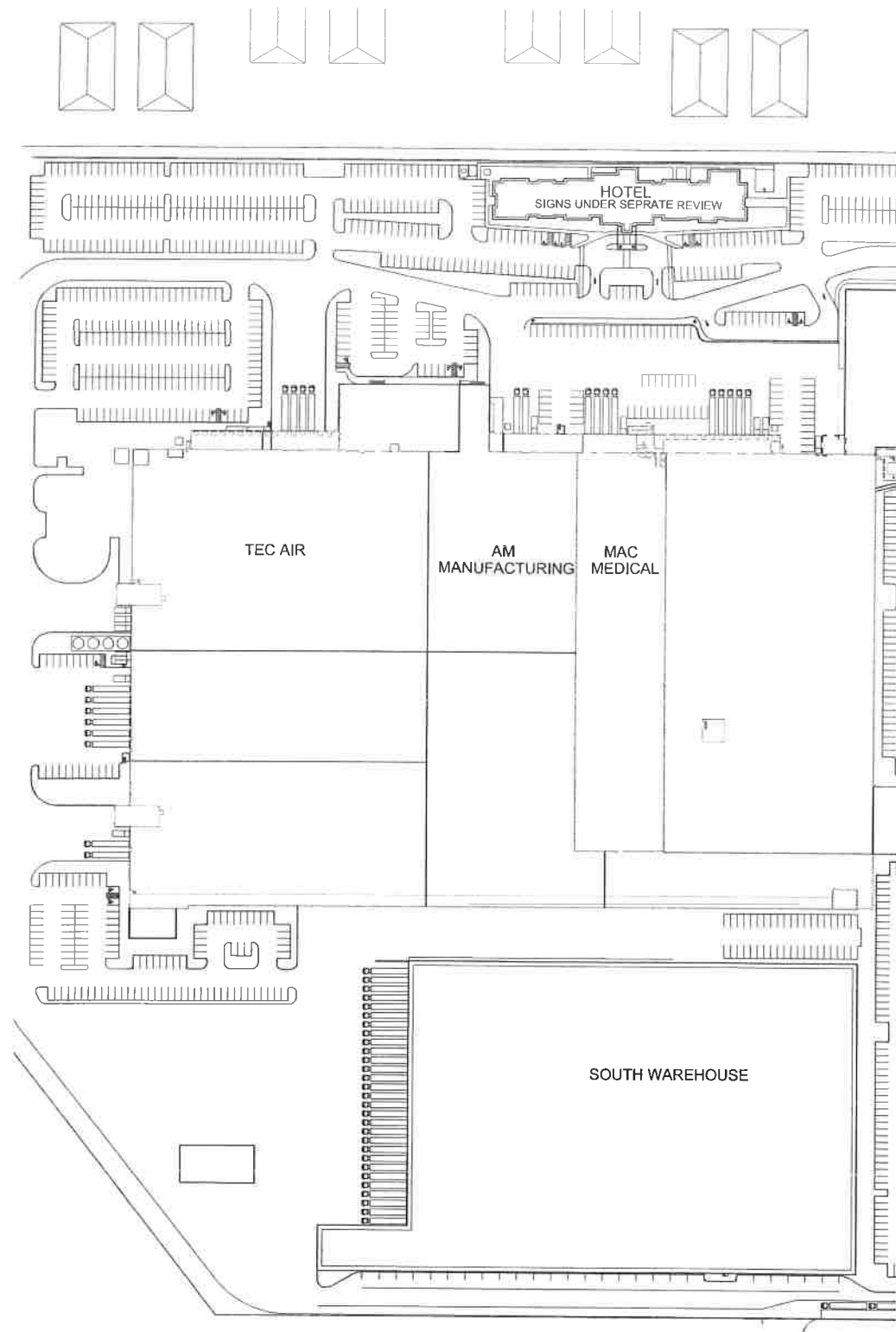
SIMBORG DEVELOPMENT, INC.



OKW Architects

DATE: 8 APRIL 2014

PROJECT NUMBER: 11030



KEY PLAN
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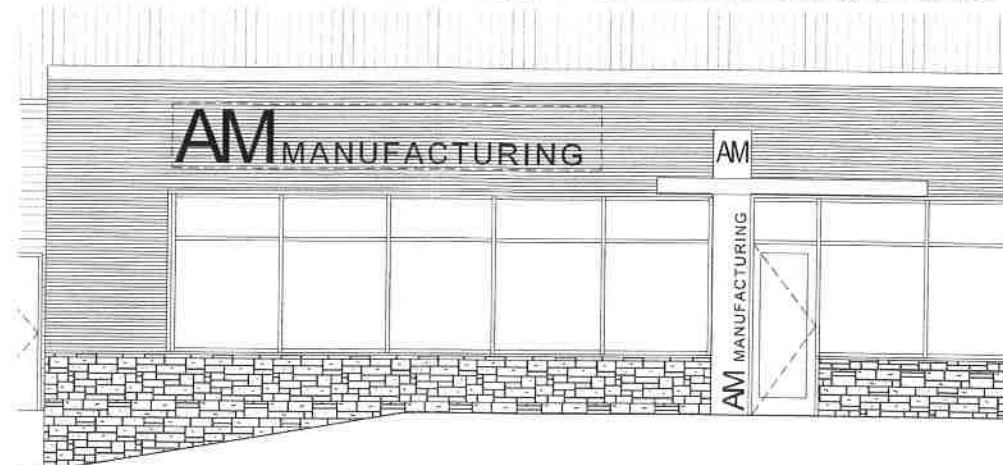
— SIGN LOCATION

NORTH WAREHOUSE SIGNS :: WAREHOUSE OFFICE BUILDING SIGNS

EVERY WAREHOUSE OFFICE TENANT
IS ALLOWED 1 BUILDING SIGN
NOT TO EXCEED 60SF IN SIZE.

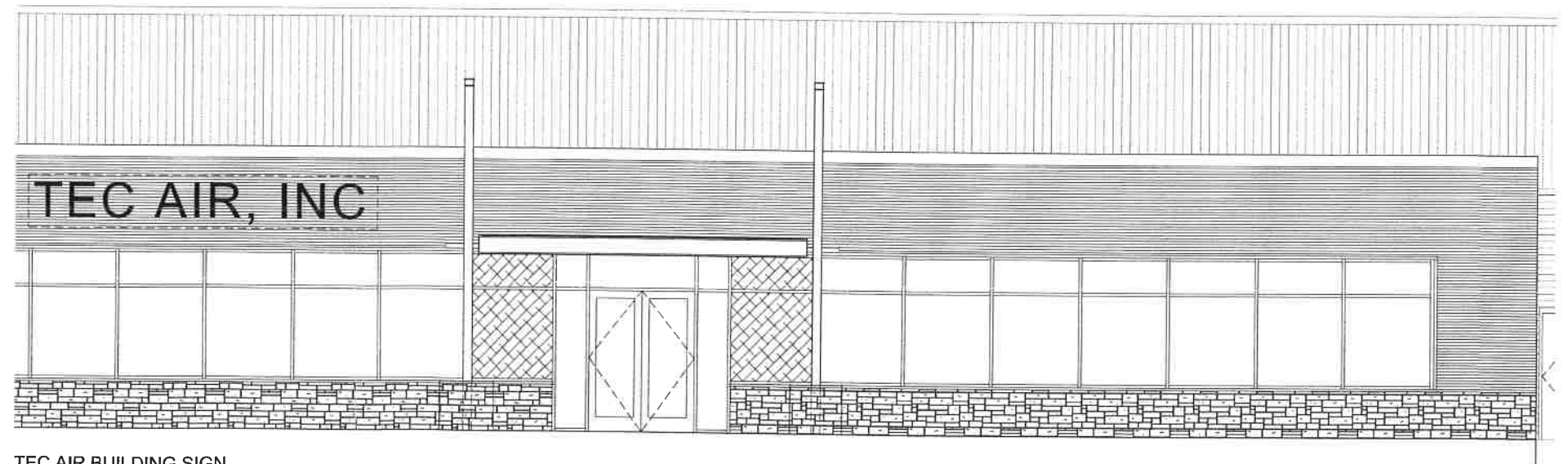
BUILDING SIGNS ARE ALLOWED TO BE
INTERNALLY ILLUMINATED, BUT ARE
NOT ALLOWED TO FLASH OR CHANGE.

SIGN TO ALIGN WITH METAL PANEL TRANSITION, MAX SIZE = 3' X 20' CENTERED VERTICALLY ON METAL PANEL WALL



AM MANUFACTURING BUILDING SIGN
SCALE: N.T.S.

SIGN LOCATION T.B.D., MAX SIZE = 3' X 20' CENTERED VERTICALLY ON METAL PANEL WALL



TEC AIR BUILDING SIGN
SCALE: N.T.S.



DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

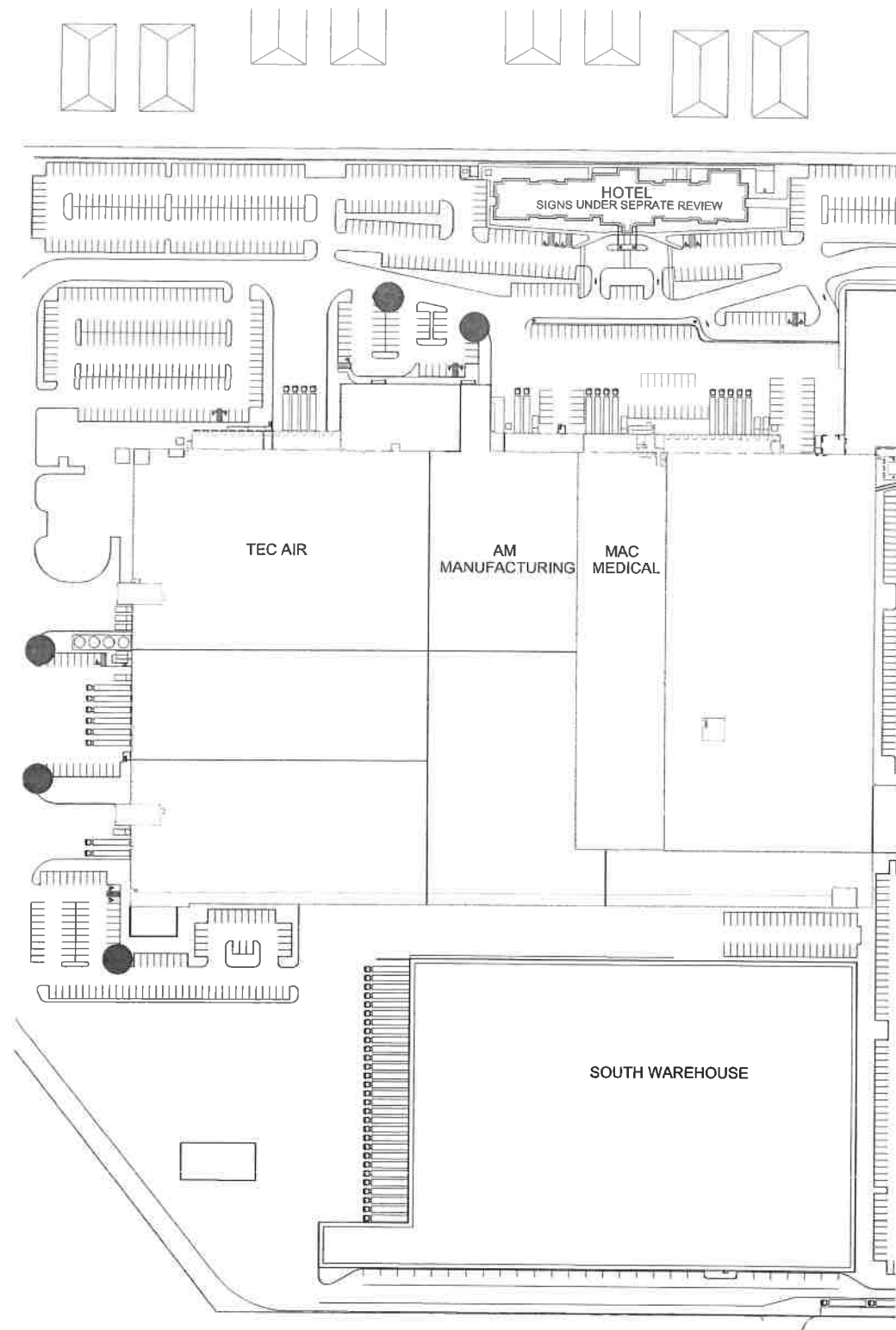
SIMBORG DEVELOPMENT, INC.



OKW Architects

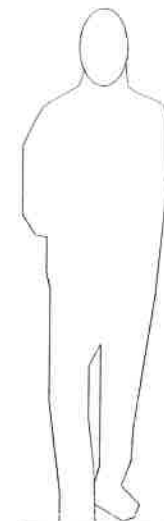
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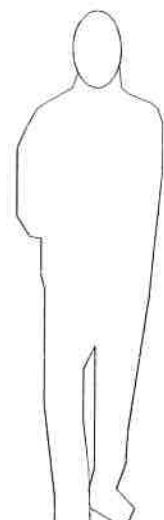
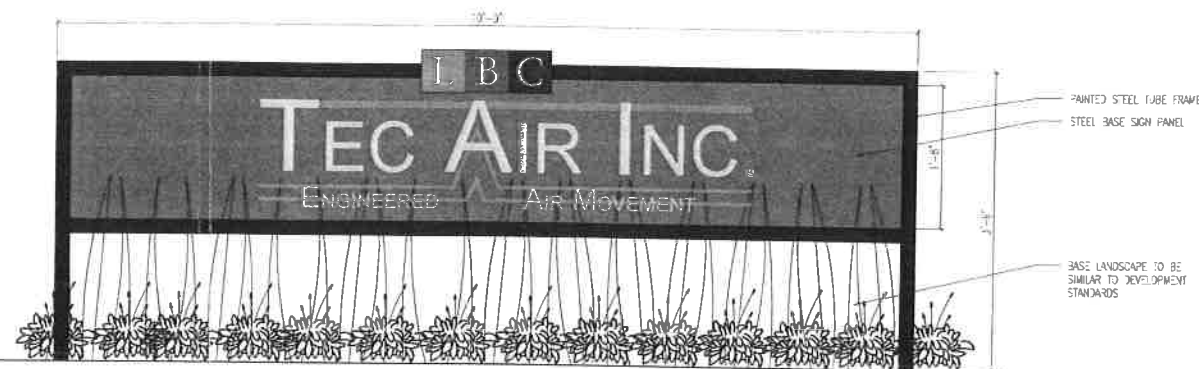


KEY PLAN
SCALE: 1"=100'-0"

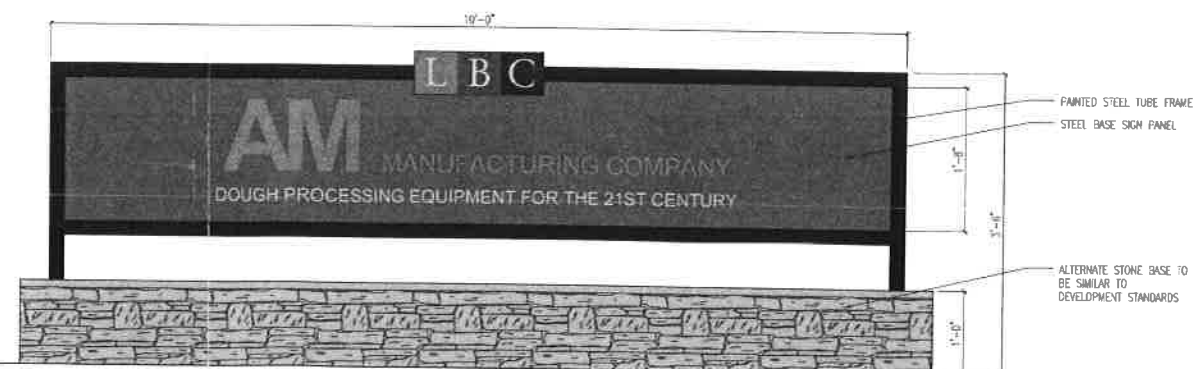
● SIGN LOCATION



BASIC WAREHOUSE GROUND SIGN
SCALE: N.T.S.



ALTERNATE WAREHOUSE GROUND SIGN
SCALE: N.T.S.



NORTH WAREHOUSE SIGNS :: GROUND SIGNS

5 SIGNS THIS TYPE

EVERY WAREHOUSE TENANT
IS ALLOWED 1 GROUND SIGN
NOT TO EXCEED 60SF IN SIZE.

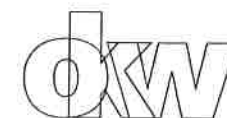
GROUND SIGNS ARE ALLOWED TO BE
INTERNALLY ILLUMINATED, BUT ARE
NOT ALLOWED TO FLASH OR CHANGE.



DEVELOPMENT SIGN GUIDELINES

MUNSTER, INDIANA

SIMBORG DEVELOPMENT, INC.



OKW Architects

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