

MUNSTER PLAN COMMISSION

CA Health & Science Trust
and Poblocki Sign Company
on behalf of Rush University Medical Group
9200 Calumet Avenue
Munster, IN 46321

DOCKET NO. PC 22-015

FINDINGS OF FACT

Applicant has requested approval of a Development Plan for the signage and parking area for Rush University Medical Group at Lake Business Center PUD at 9200 Calumet Avenue, Munster, Indiana, including permitting the postponement of the construction of the 51 parking spaces associated with the Adapted Office Building, until the construction of the Future Office Building.

This matter came to be heard before the Plan Commission on September 13, 2022. Applicant presented testimony and evidence in support of a Development Plan. The Public Hearing was opened. The Public Hearing was closed.

NOW, THEREFORE, based upon the testimony and evidence presented, the Munster Plan Commission finds as follows:

1. The Commission has considered land use, traffic impact, utility impact, urban design principles, and the public safety/services when reviewing the Applicant's Development Plan.
2. The Commission finds that the project is compatible with the Comprehensive Plan.
3. The Commission finds that the project is compatible with surrounding land uses.
4. The Commission finds that the development satisfies the development requirements contained within the Zoning Ordinance.
5. Applicant has agreed to accept and abide by the conditions contained herein as follows:
 - A. The Applicant revises the signage to comply with the Sign Standards of Division 7 for property within District CD-5 and removes the green window film to ensure the building conforms with the integrity of the planned unit development.
 - B. Final engineering review by the Town of Munster Engineer.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission by a vote of five (5) in favor and two (2) opposed approves the Development Plan as submitted by the Applicant.

Action taken on September 13, 2022. Findings of Fact approved October 11, 2022.

TOWN OF MUNSTER PLAN COMMISSION

Roland R. Raffin, Chairman

ATTEST:

Tom Vander Woude, Executive Secretary