



# PLAN COMMISSION STAFF REPORT

**To:** Members of the Plan Commission

**From:** Tom Vander Woude, Planning Director

**Meeting Date:** April 11, 2023

**Agenda Item:** PC Docket No. 23-005

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

**Hearing:** **PRELIMINARY HEARING**

**Summary:** RXHST Munster, LLC 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.

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**Applicant:** RXHST Munster, LLC

**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 Lake Business Center 9200 Calumet Avenue Monument Updated prepared by Image Resource Group dated 02.08.2023
2. Monument Sign Detail drawings excerpted from Lake Business Center Development Signage Guidelines prepared by OKW Architects dated 4.8.2022
3. CA Health and Science Trust signage Recommendation Book prepared by Image Resource Group dated 09.12.2022

## BACKGROUND

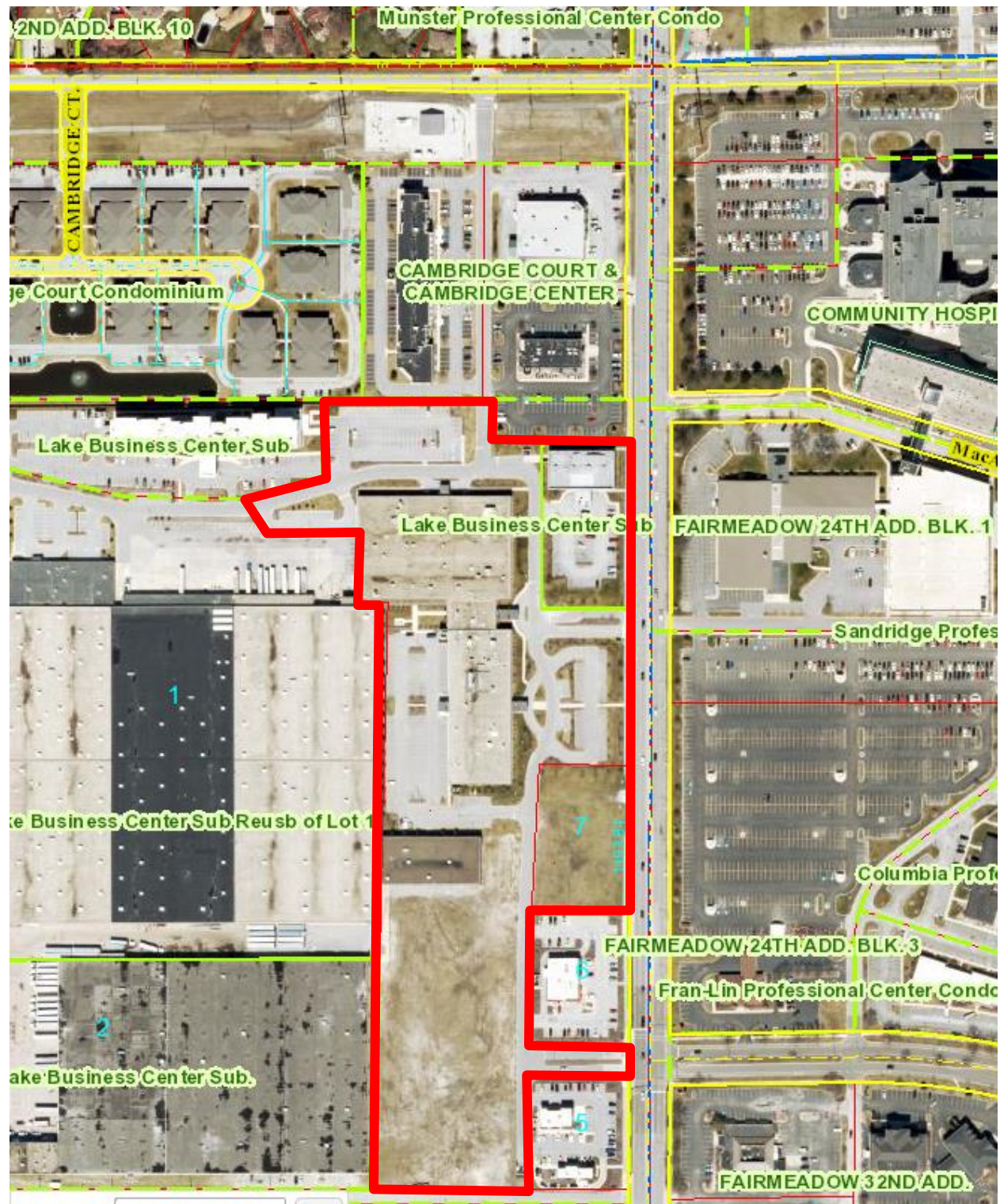


Figure 1: Subject property outlined in red.

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

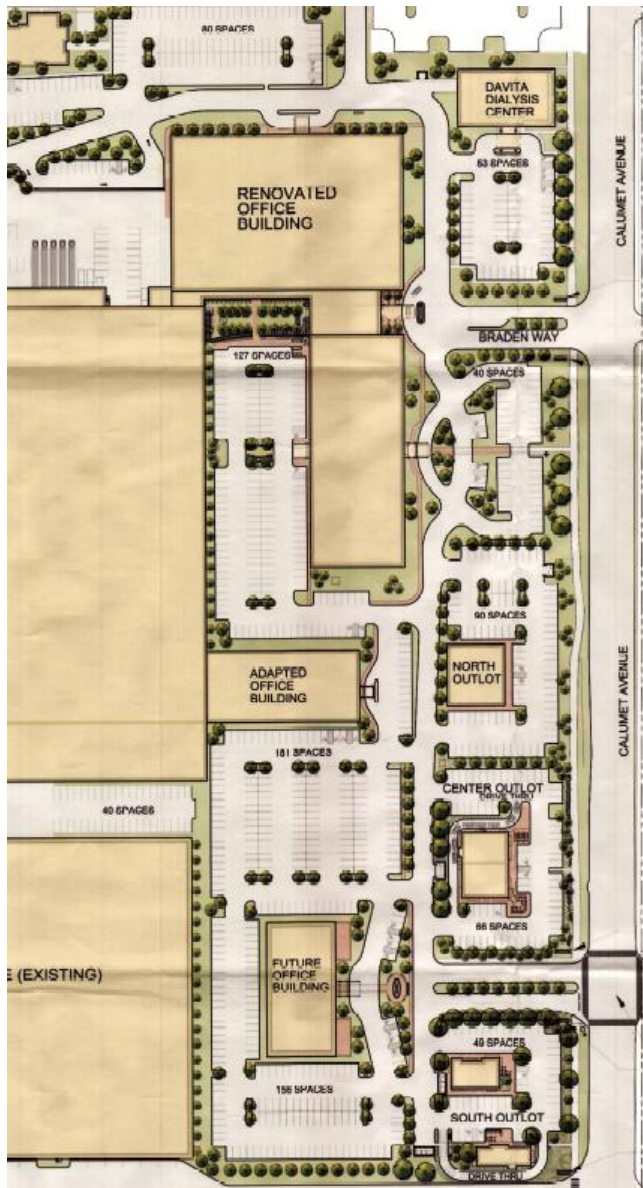
Police Non-Emergency (219) 836-6600 • Fire Non-Emergency (219) 836-6960

[www.munster.org](http://www.munster.org)



RXHST Munster, LLC has submitted an application to amend the current Lake Business Center Planned Unit Development signage guidelines with new standards for the gateway monument signs.

RXHST Munster, LLC (formerly known as Chicago Area Health and Science Trust [CAHST]) acquired a portion of the Lake Business Center in the fall of 2021. The property under RXHST Munster, LLC'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, 2015, 2022, and 2023. 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 and the attached CA Health and Science Trust signage Recommendation Book prepared by Image Resource Group which was approved in 2022. These guidelines include standards for development signs, wayfinding signs, and individual tenant signs.

The 2014 standards include a detailed set of specifications for two monument signs to be located at Braden Way and Fran Lin.

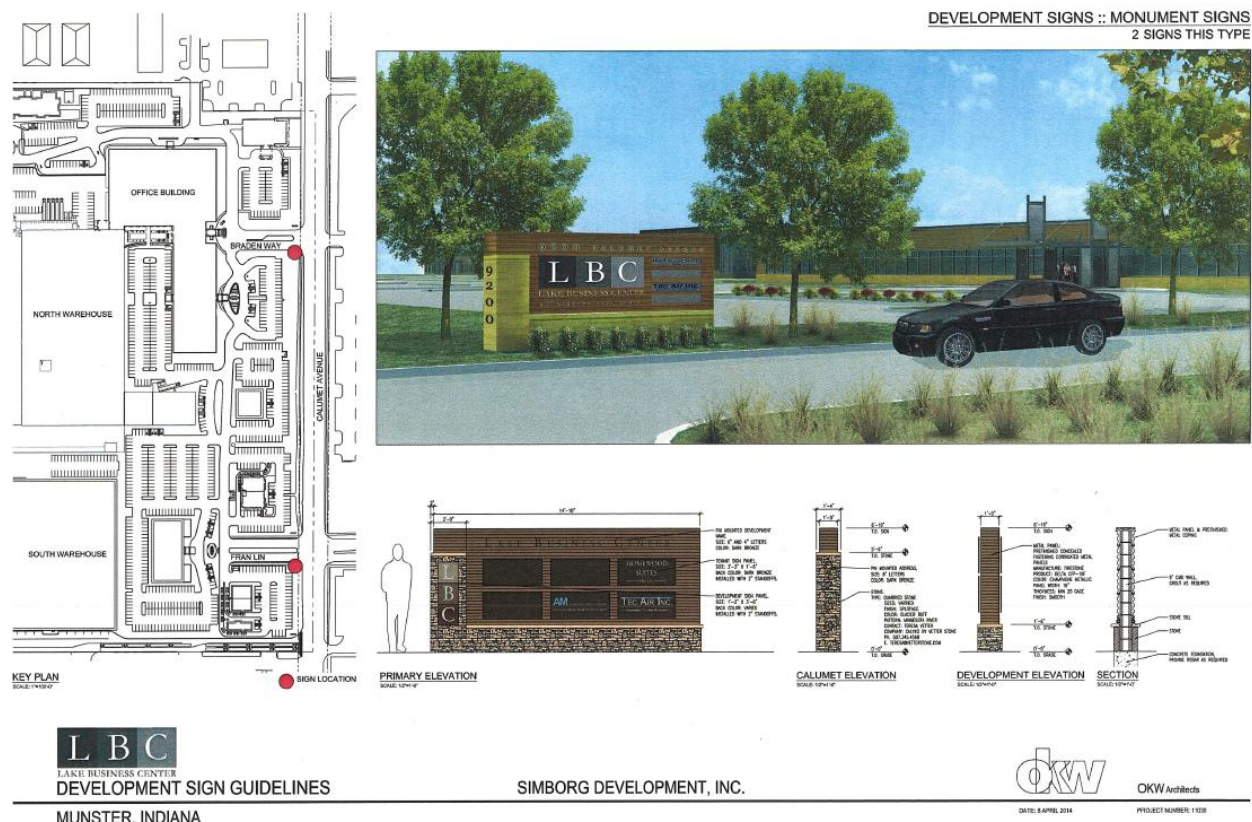


Figure 2 Monument section of LBC sign plan

The 2022 update to the signage plan did not contemplate any changes for the monument signs. The applicant is now seeking minor revisions to the sign plan for the monument signs.

## Analysis

The Munster Medical Campus letter size, color, and materials are all specifically identified in the PUD standards. The applicant is proposing to modify these from non-illuminated, brass, pin mounted



lettering to internally illuminated panels and larger, white channel letters. While this is a minor change, the specificity of the PUD requires that it be changed by ordinance.

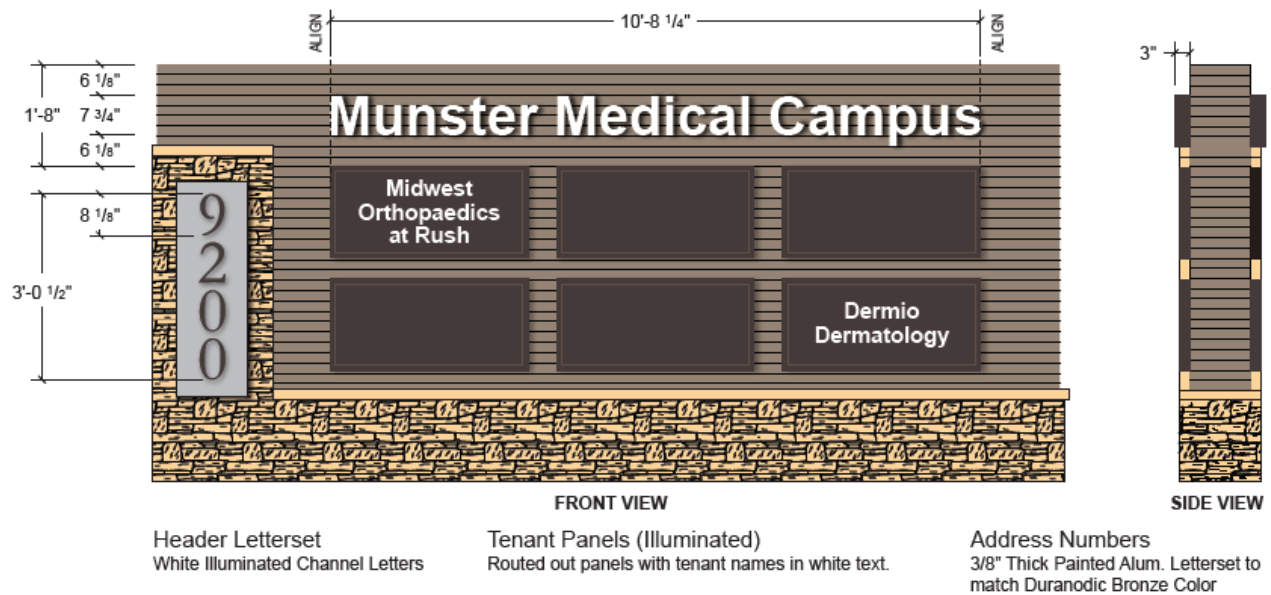


Figure 3 Proposed monument signs

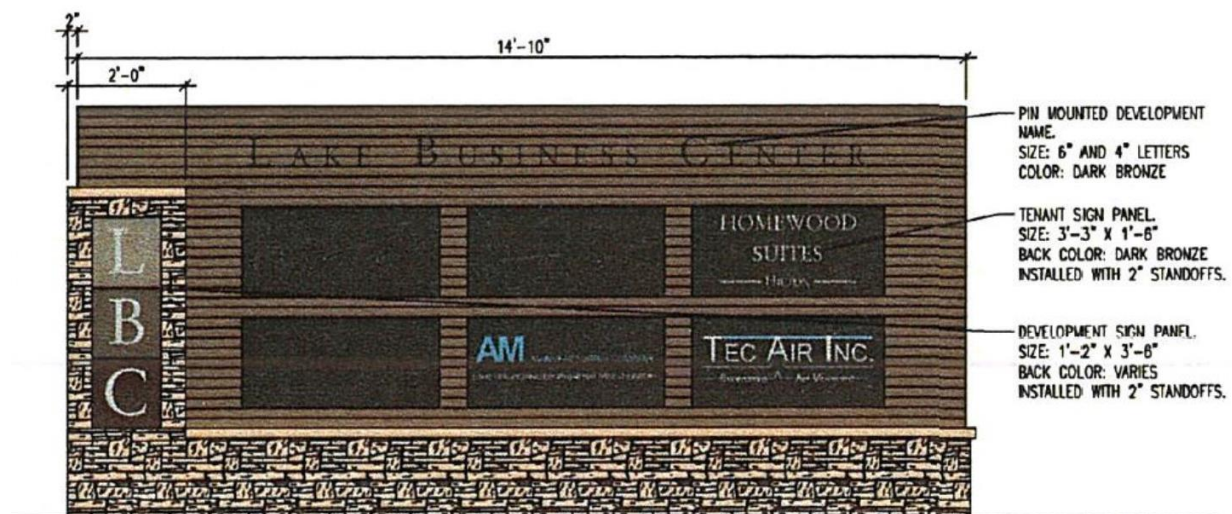


Figure 4 Approved monument signs

## MOTION

The Plan Commission may wish to consider the following motion:

*Motion to schedule a public hearing for PC Docket No. 23-005 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

## Monument Update

9200 Calumet Avenue  
Munster, IN

**Preliminary Recommendations**  
February 7, 2023

**Revisions**  
February 13, 2023  
February 8, 2023



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](http://www.imageresourcegroup.com)



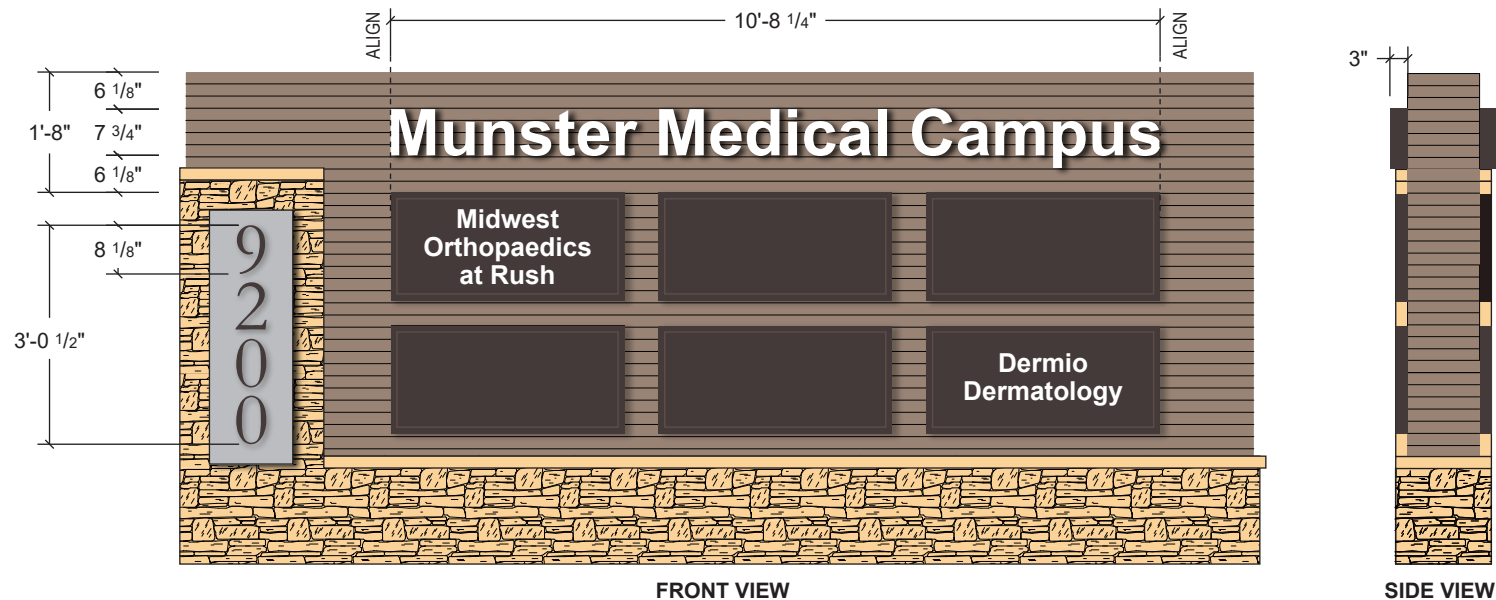
## Monument Update Options



EXISTING MONUMENT (COMPOSITE with SIDE B TENANT GRAPHICS)



COMPOSITE PHOTOGRAPH with PROPOSED UPDATE

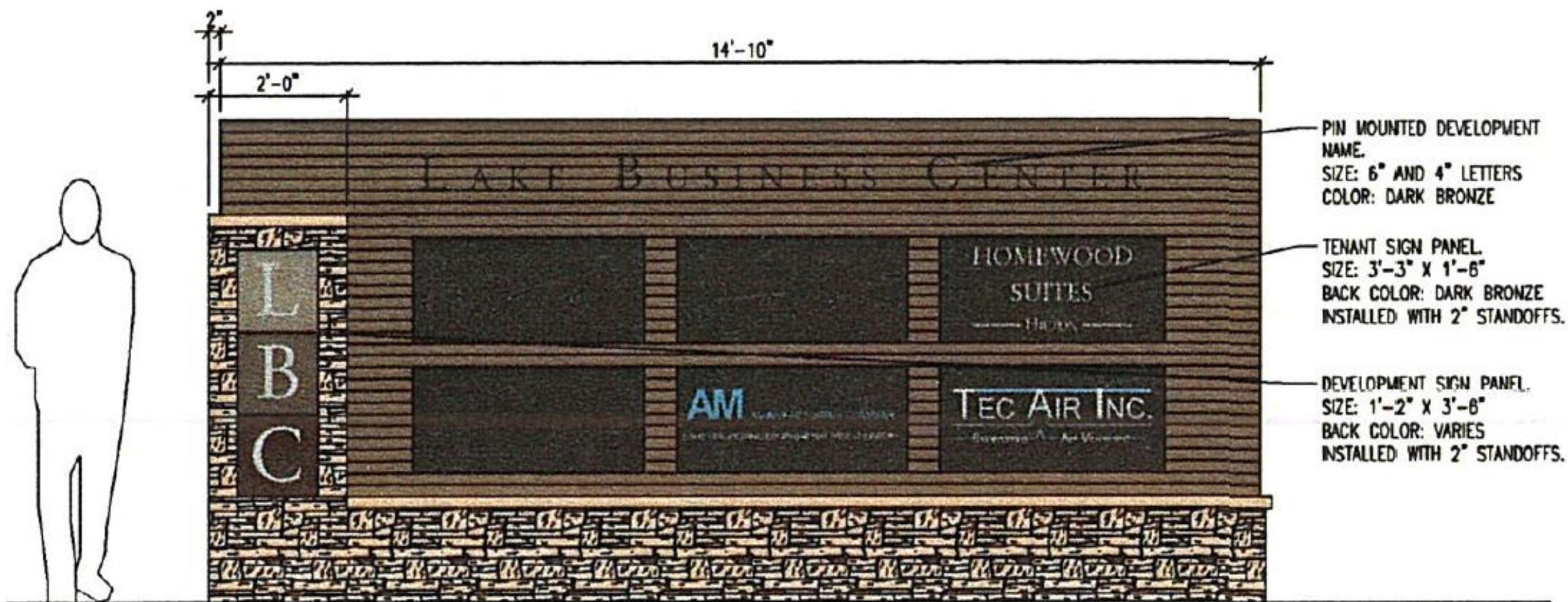


Header Letterset  
White Illuminated Channel Letters

Tenant Panels (Illuminated)  
Routed out panels with tenant names in white text.

Address Numbers  
3/8" Thick Painted Alum. Letterset to match Duranodic Bronze Color

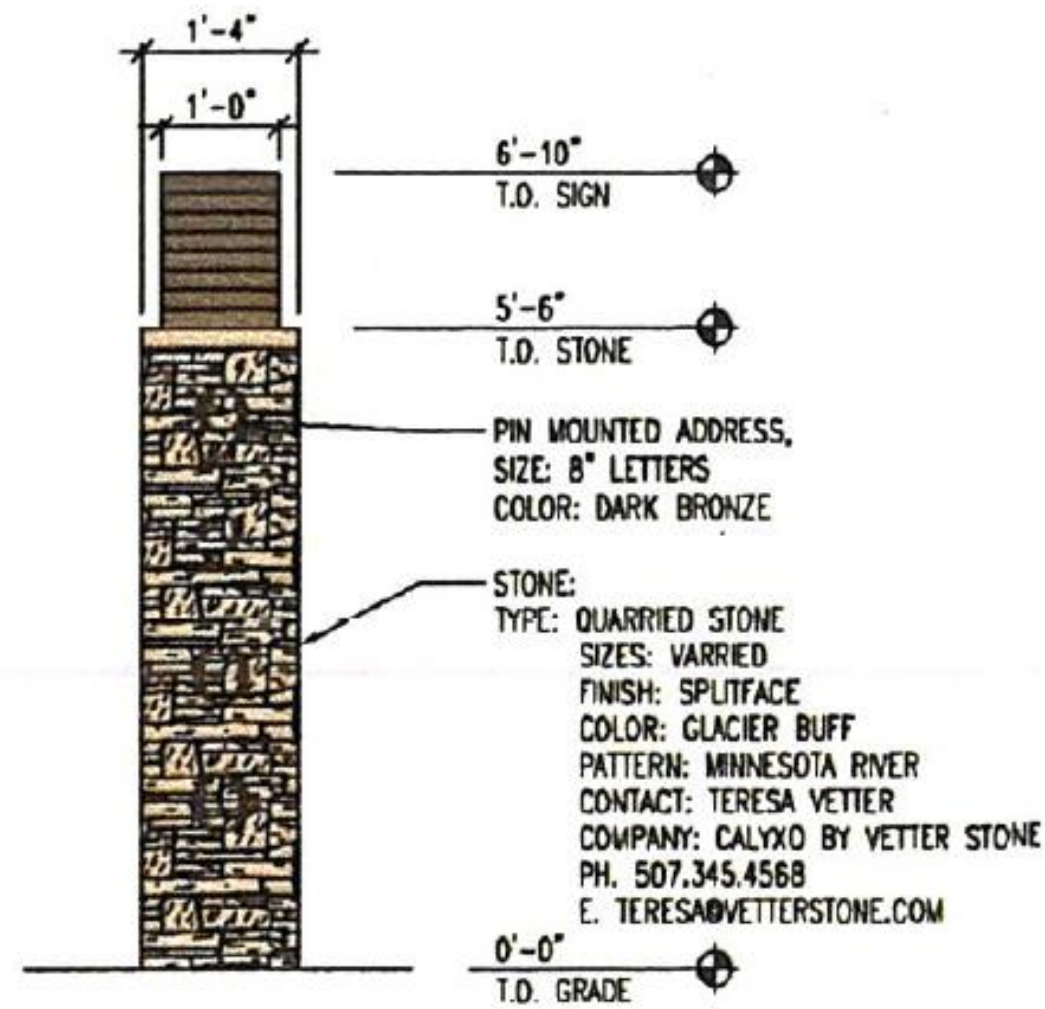




## PRIMARY ELEVATION

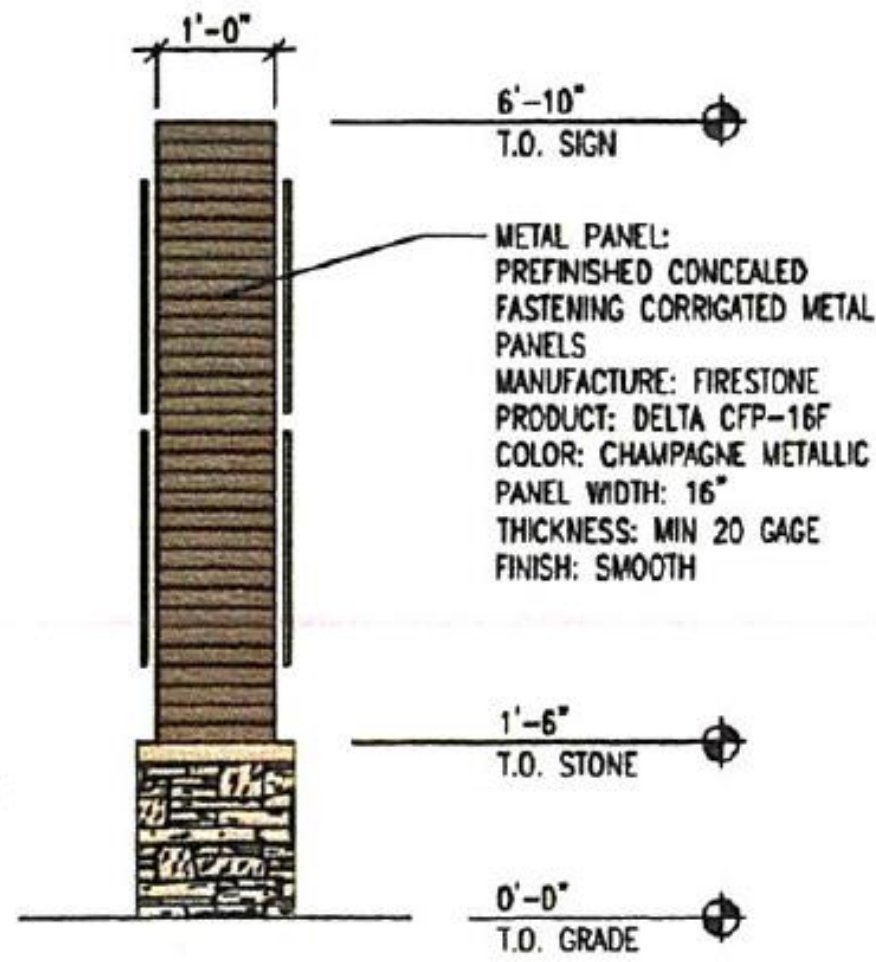
SCALE: 1/2"=1'-0"





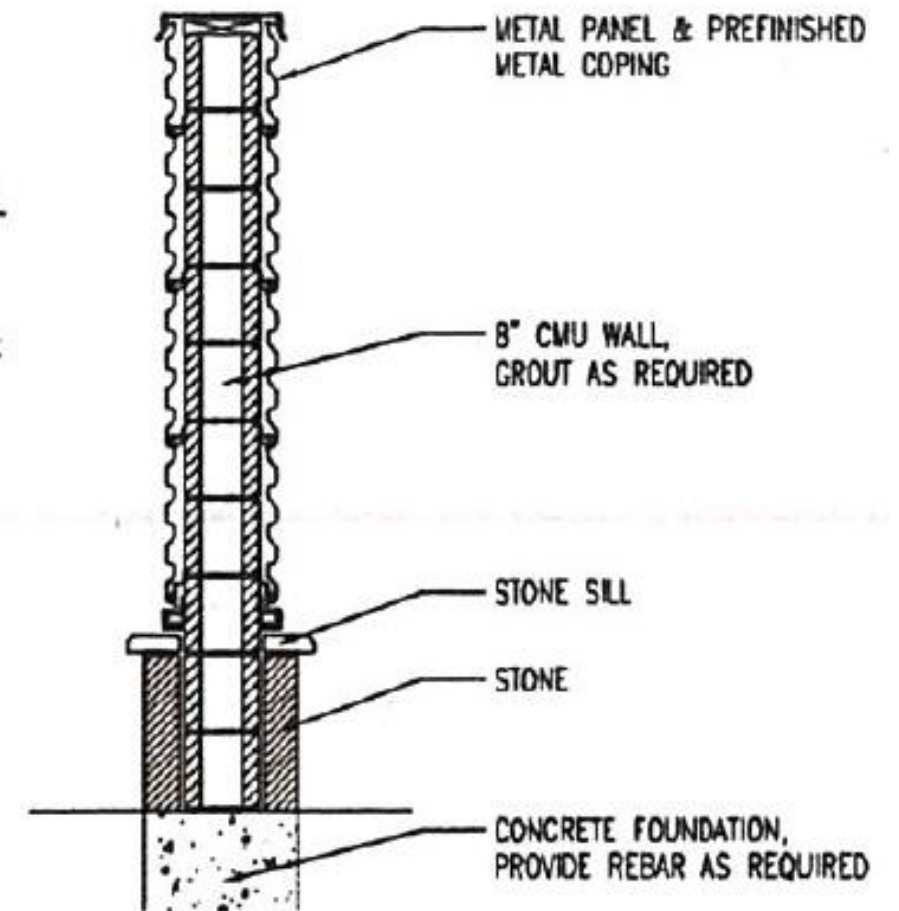
## CALUMET ELEVATION

SCALE: 1/2"=1'-0"



## DEVELOPMENT ELEVATION

SCALE: 1/2"=1'-0"



## SECTION

SCALE: 1/2"=1'-0"



EXISTING SITE PHOTOGRAPH

# **CA Health and Science Trust Lake Business Center 9200 Calumet Avenue**

## **Signage Recommendation Book Dimensional Header Option**

9200 Calumet Avenue  
Munster, IN

**Preliminary Recommendations**  
February 4, 2022

**Revisions**  
February 11, 2022  
February 25, 2022  
August 26, 2022  
September 12, 2022



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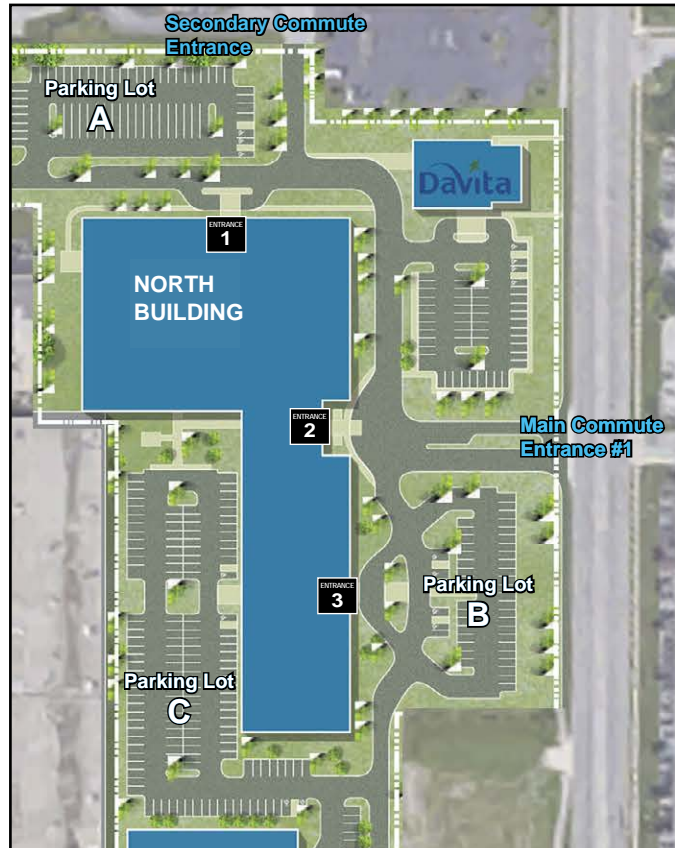
SATELLITE IMAGE





## Building Entrances - Parking Lots A & B

Main entrances for primary parking lots.



SITE PLAN



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



TENANT IDENTIFICATION



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



TENANT IDENTIFICATION



TENANT IDENTIFICATION



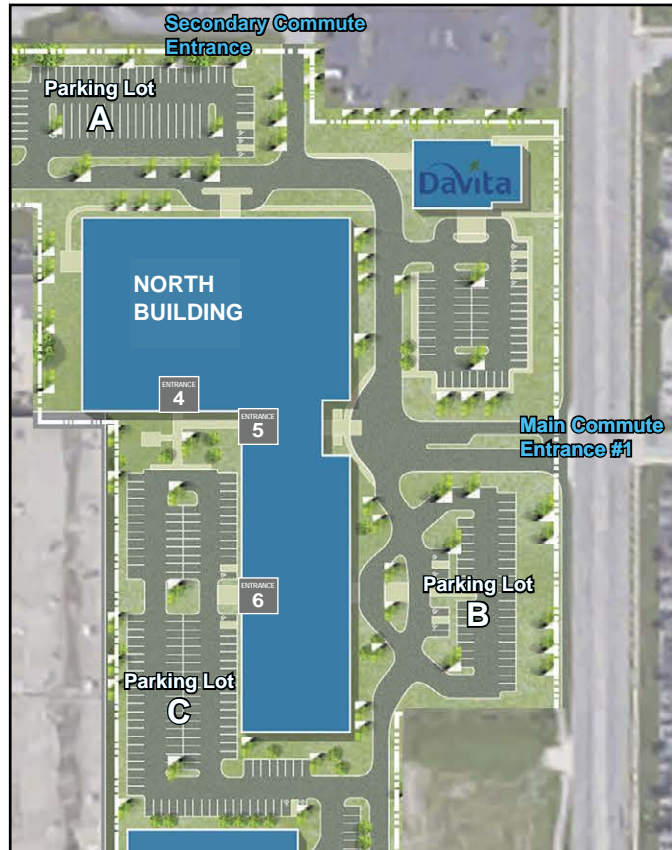
ENTRANCE 3  
Current designation: None. "3" vinyl graphics to be added to entrance.



TENANT IDENTIFICATION

# Building Secondary Entrances

Secondary entrances for Parking Lot C.



SITE PLAN



ENTRANCE 4  
Current designation: None.



ENTRANCE 5  
Current designation: None.

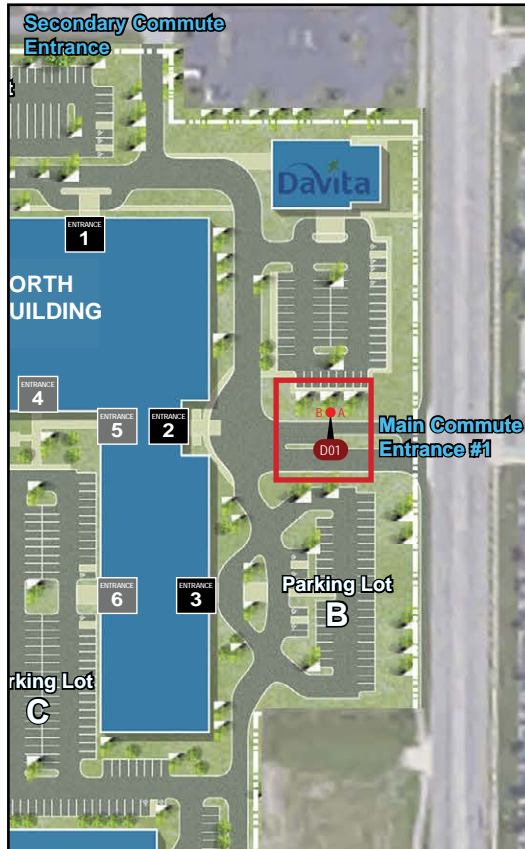


ENTRANCE 6  
Current designation: None.



# Entrance Parking Directional - Main Commute Entrance

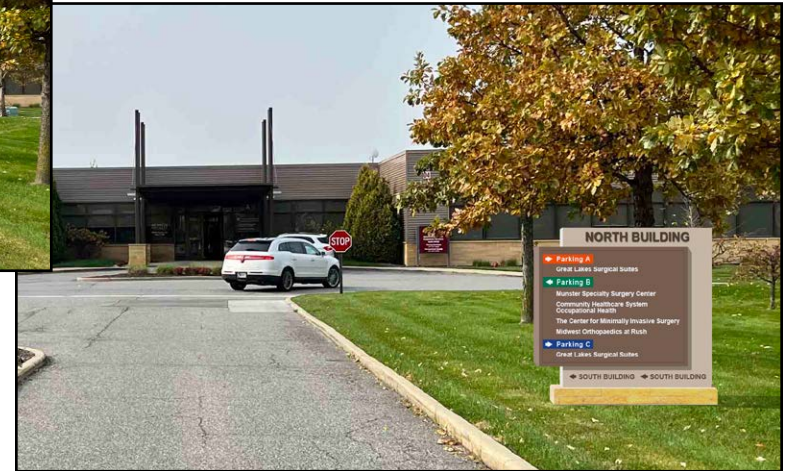
Guests will see this directional as they enter from the main Calumet Avenue driveway. The directional directs guests the optimal parking lot regarding their destination.



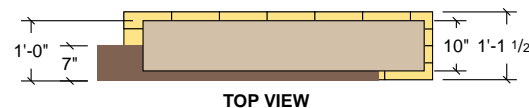
SITE PLAN



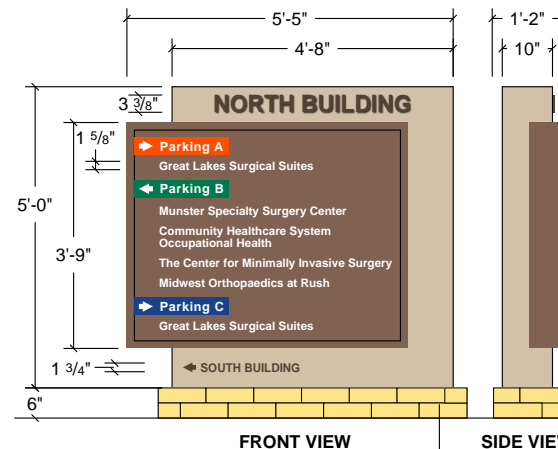
PROPOSED SIGNAGE LOCATION



COMPOSITE with PROPOSED SIGNAGE



TOP VIEW



FRONT VIEW

SIDE VIEW

STONE BASE

## D01

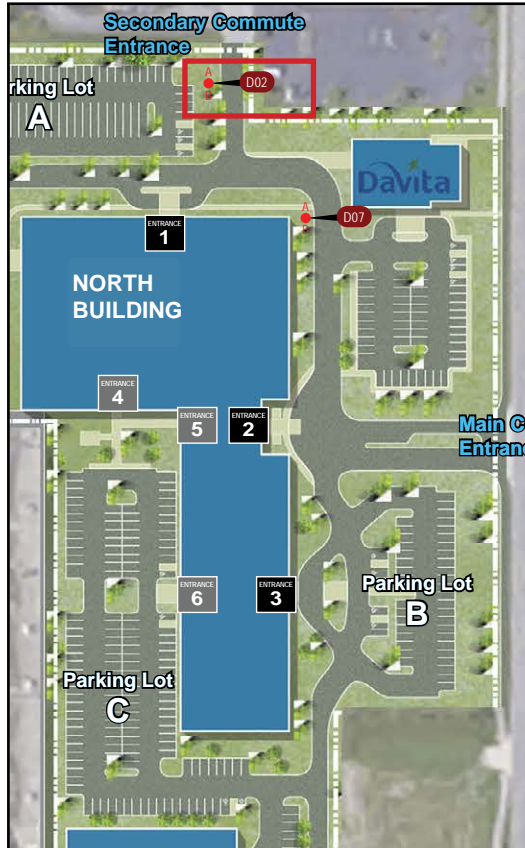
### Directional

Single-sided non-illuminated directional. Header reading to be 3/8" thick acrylic letters. Face to be changeable acrylic with reflective vinyl graphics. Color and stone base to match existing tenant identification.

PROPOSED SIGNAGE ILLUSTRATION  
 Tenant Identification sign 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.

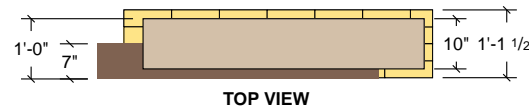


SITE PLAN

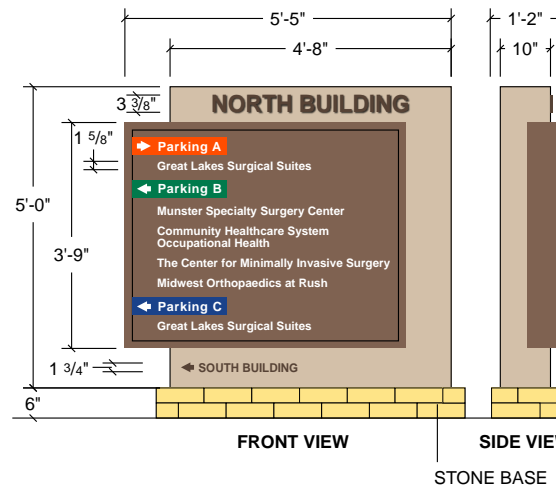
PROPOSED SIGNAGE ILLUSTRATION  
 Tenant identification colors TBD to match building.  
 Permit approval required.



PROPOSED SIGNAGE LOCATION



TOP VIEW



FRONT VIEW

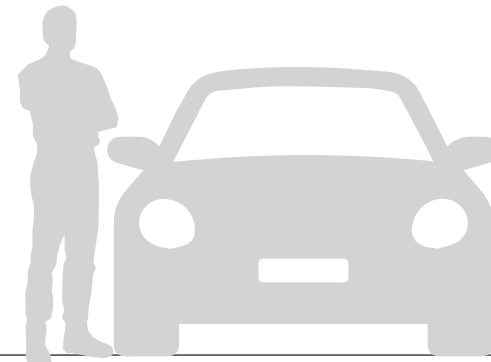
SIDE VIEW

STONE BASE

## D02

### Directional

Single-sided non-illuminated directional. Header reading to be 3/8" thick acrylic letters. Face to be changeable acrylic with reflective vinyl graphics. Color and stone base to match existing tenant identification.





# 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.



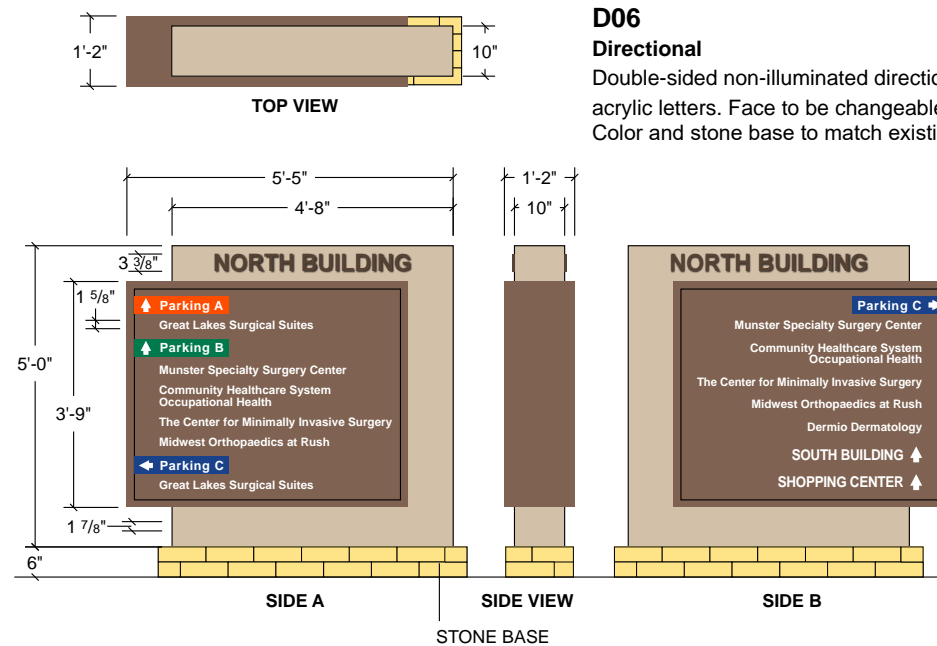
SITE PLAN



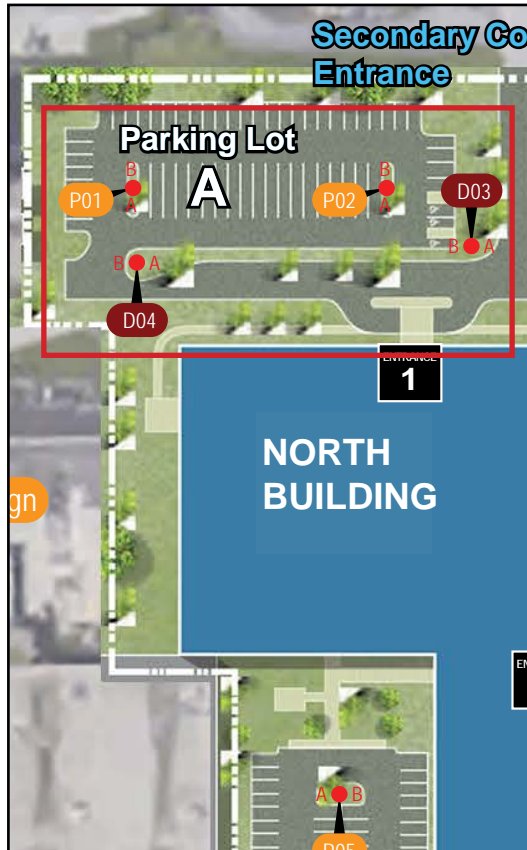
PROPOSED SIGNAGE LOCATION - SIDE A



PROPOSED SIGNAGE LOCATION - SIDE B



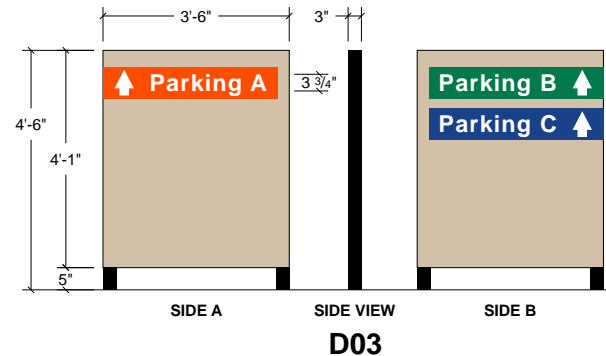
# Parking Lot A



SITE PLAN



PROPOSED SIGNAGE LOCATION - D03 - SIDE A

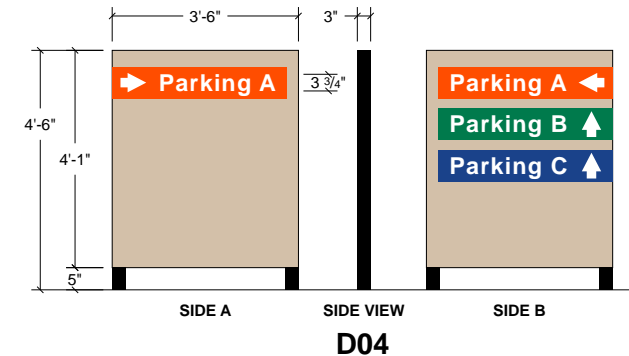


## Directional

Double-sided non-illuminated post and panel directional with reflective vinyl graphics.



PROPOSED SIGNAGE LOCATION - D04 - SIDE A  
 (LANDSCAPING REQUIRED - TRIM TREES)



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



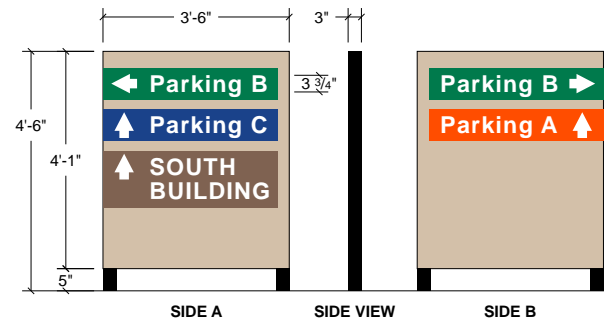
SITE PLAN



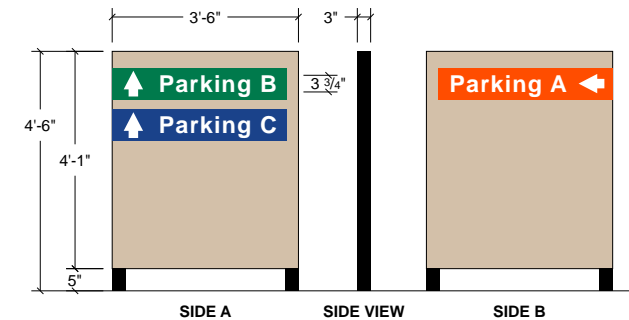
PROPOSED SIGNAGE LOCATION - D05 - SIDE A



PROPOSED SIGNAGE LOCATION - D07 - SIDE B



D05



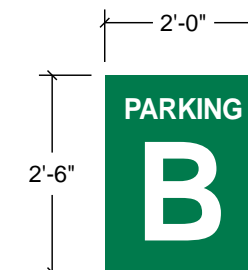
D07

## Directional

Double-sided non-illuminated post and panel directional with reflective vinyl graphics.



PROPOSED SIGNAGE LOCATION - SIDE A

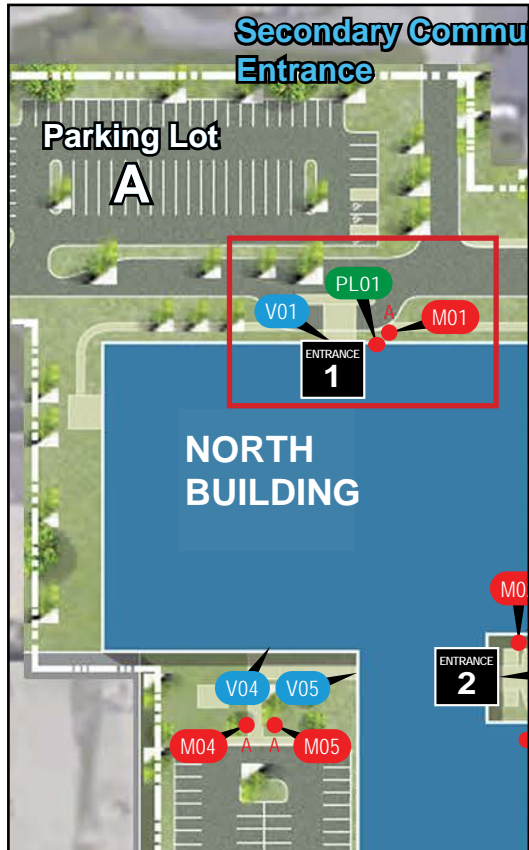


## P03 - P04

### Parking Lot ID

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

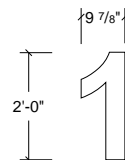
# Entrance 1



SITE PLAN



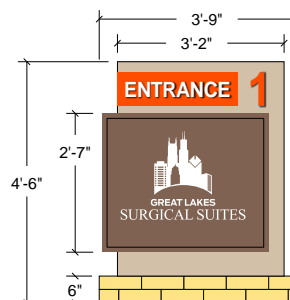
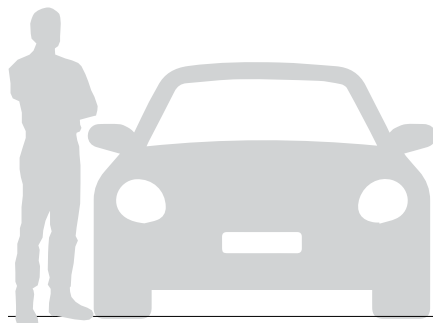
**EXISTING ENTRANCE**  
Remove existing tenant identifiers.



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



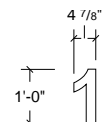
COMPOSITE PHOTO with PROPOSED SIGNAGE



**M01**  
**Tenant Identification**  
 Single-sided non-illuminated  
 Tenant Identification. Header  
 reading to be 3/8" thick  
 acrylic letters. Face to be  
 changeable metal with 1/4"  
 acrylic graphics.  
 (Production graphics  
 required.)  
 Existing Tenant Identification  
 to be removed.

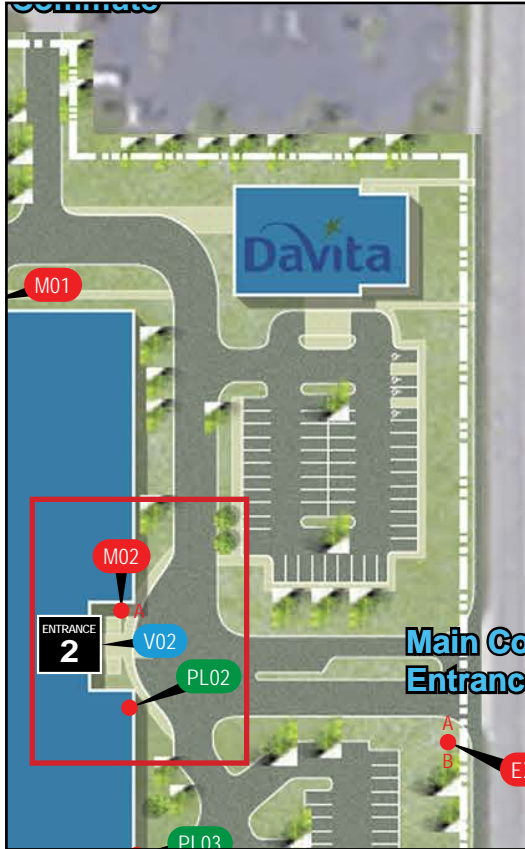


**V01**  
**Vinyl Graphics**





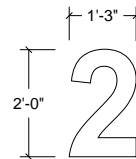
## Entrance 2



SITE PLAN



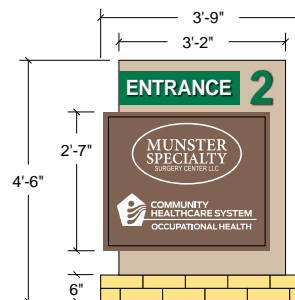
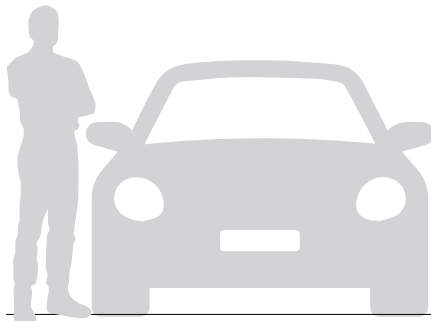
**EXISTING ENTRANCE**  
Remove existing tenant identifications.



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



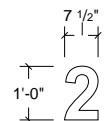
COMPOSITE PHOTO with PROPOSED SIGNAGE



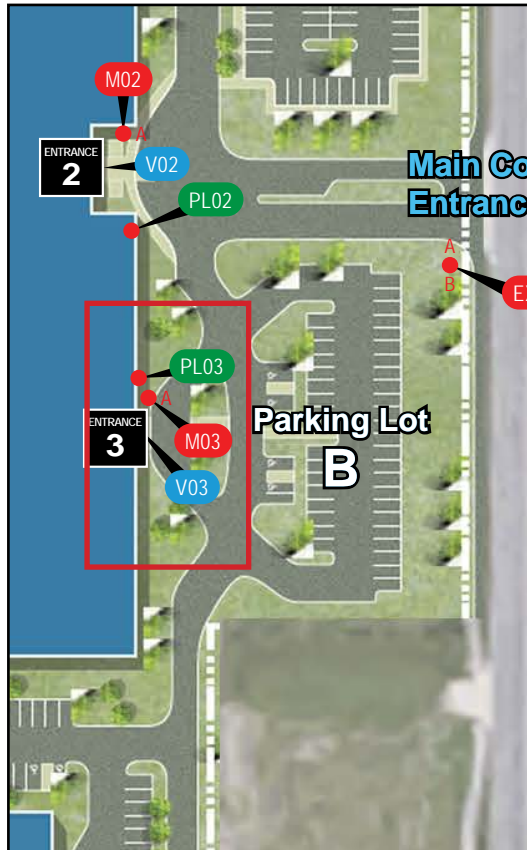
**M02**  
**Tenant Identification**  
 Single-sided non-illuminated  
 Tenant Identification. Header  
 reading to be 3/8" thick  
 acrylic letters. Face to be  
 changeable metal with 1/4"  
 acrylic graphics.  
 (Production graphics  
 required.)  
 Existing Tenant Identification  
 to be removed.



**V02**  
**Vinyl Graphics**



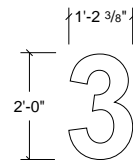
## Entrance 3



SITE PLAN



EXISTING ENTRANCE  
Remove existing tenant identification.



### PL03

#### Plate Letter

1/2" aluminum plate letter painted white.

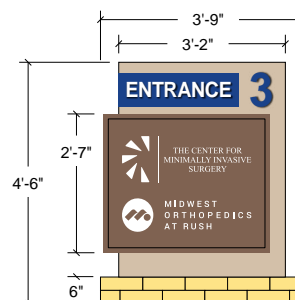


COMPOSITE PHOTO with PROPOSED SIGNAGE

### M03

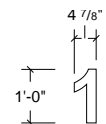
#### Tenant Identification

Single-sided non-illuminated Tenant Identification. Header reading to be 3/8" thick acrylic letters. Face to be changeable metal with 1/4" acrylic graphics. (Production graphics required.) Existing Tenant Identification to be removed.



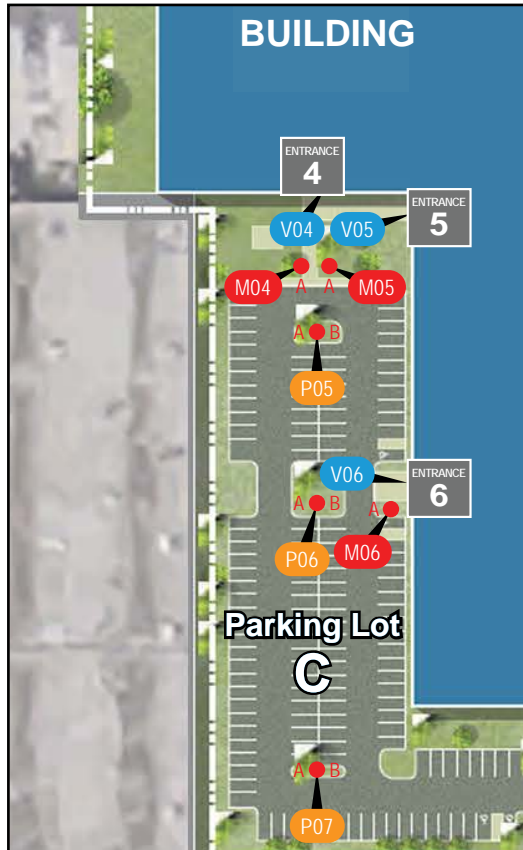
### V03

#### Vinyl Graphics

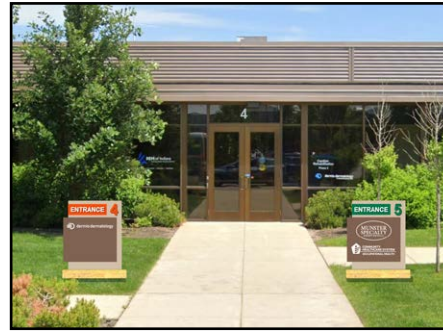




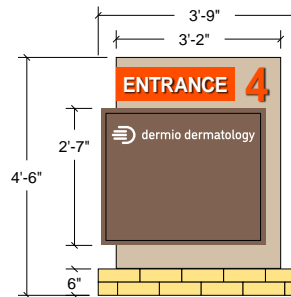
## Parking Lot C



SITE PLAN



ENTRANCE 4

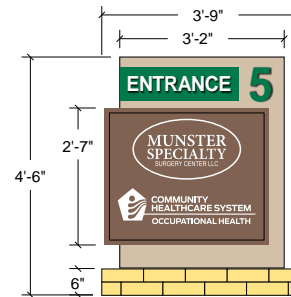


### Tenant Identification

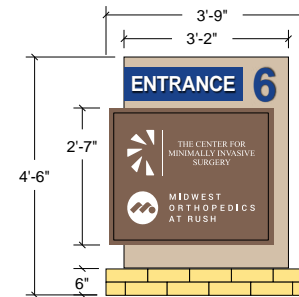
Single-sided non-illuminated Tenant Identification. Header reading to be 3/8" thick acrylic letters. Face to be changeable metal with 1/4" acrylic graphics.  
 (Production graphics required.)



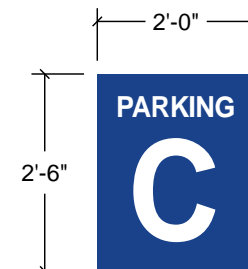
ENTRANCE 5



ENTRANCE 6



PROPOSED SIGNAGE LOCATION - SIDE A



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