



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Rachel Christenson, AICP, On-call Planner for the Town of Munster

Meeting Date: May 9, 2023

Agenda Item: PC Docket No. 23-005

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

Hearing: **PUBLIC 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.

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: Recommend Approval of Amendment to Planned Unit Development Ordinance

Additional Actions Required: Findings of Fact
Town Council Approval

Staff Recommendation: **Recommend the PC make a favorable recommendation to the Town Council to adopt PC 23-005**

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 04.8.2022
3. CA Health and Science Trust signage Recommendation Book prepared by Image Resource Group dated 09.12.2022

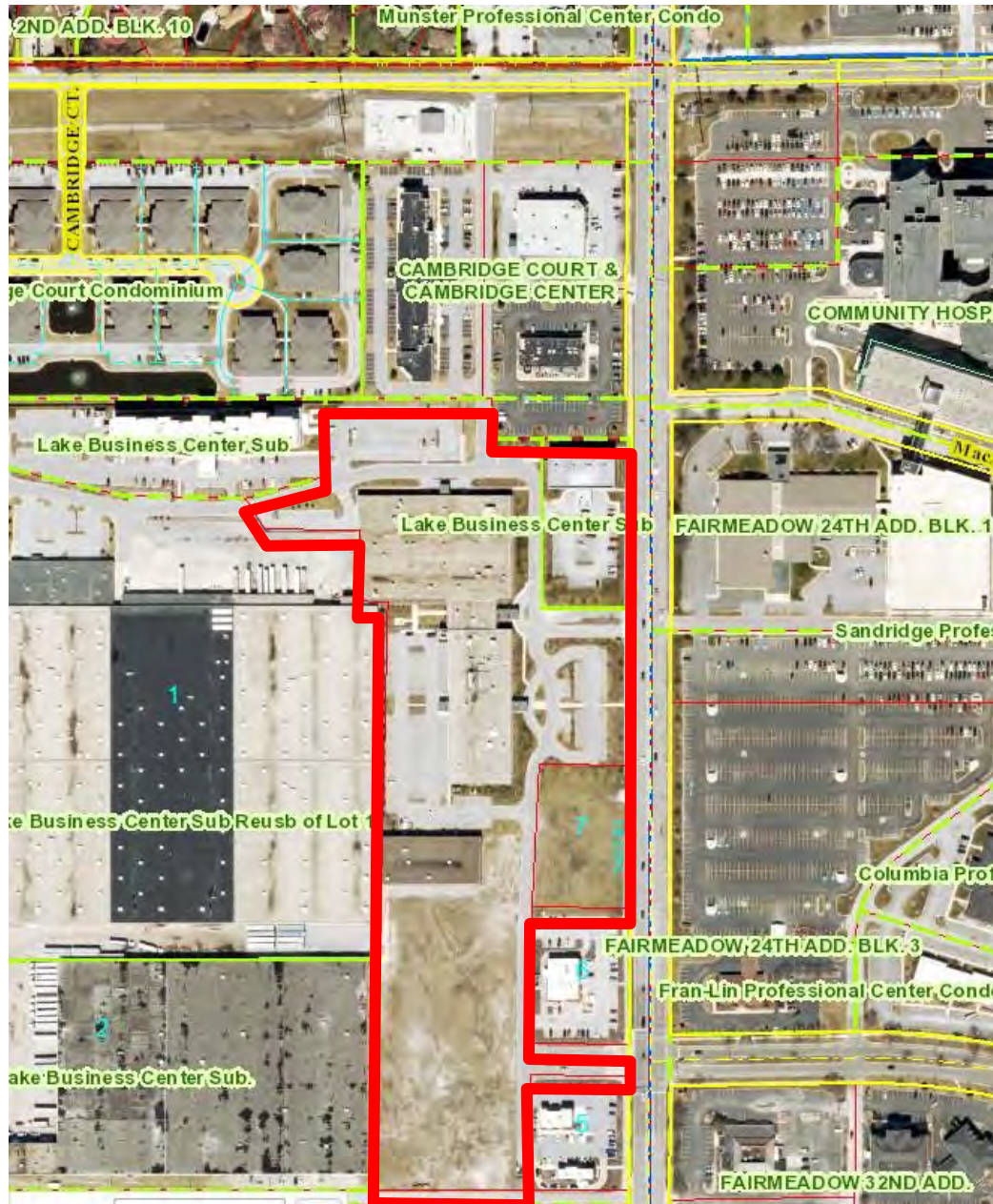
BACKGROUND

Figure 1: Subject property outlined in red.

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.

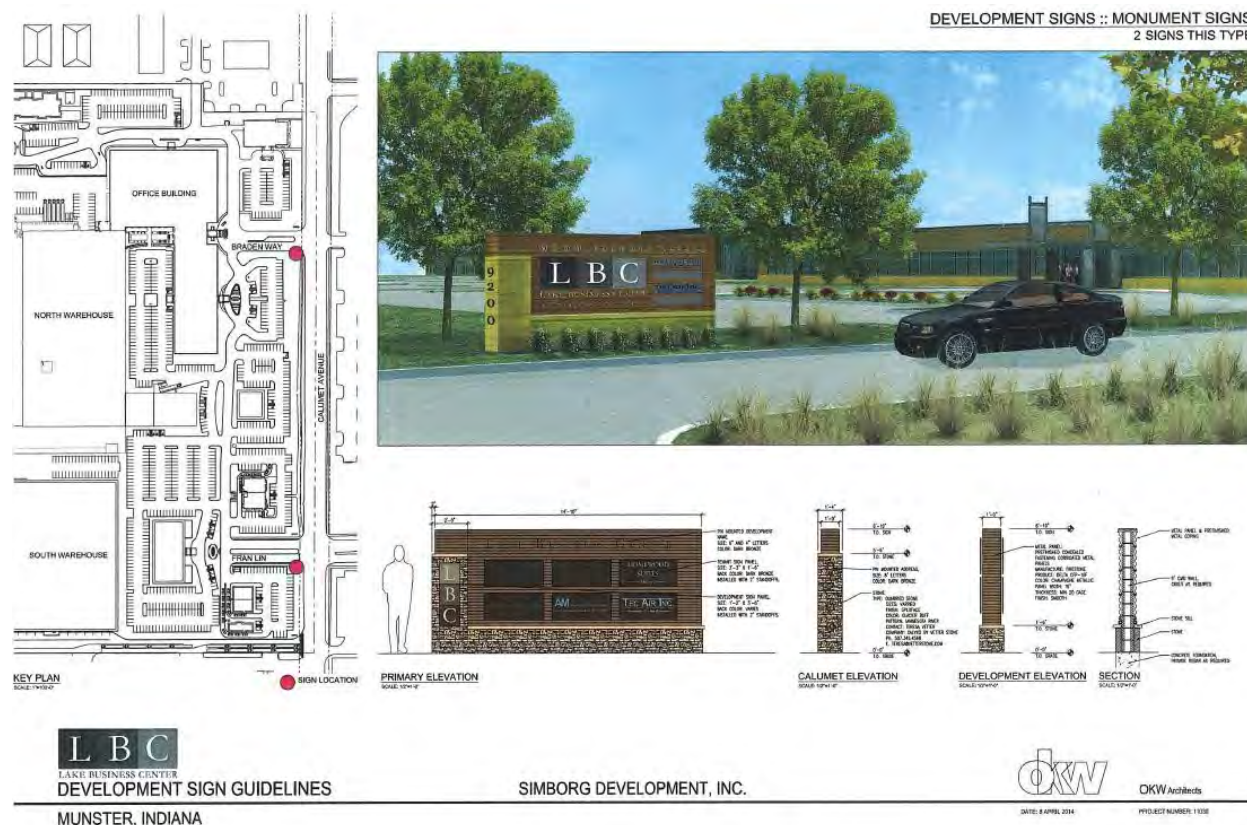


Figure 2 Monument section of LBC sign plan

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.

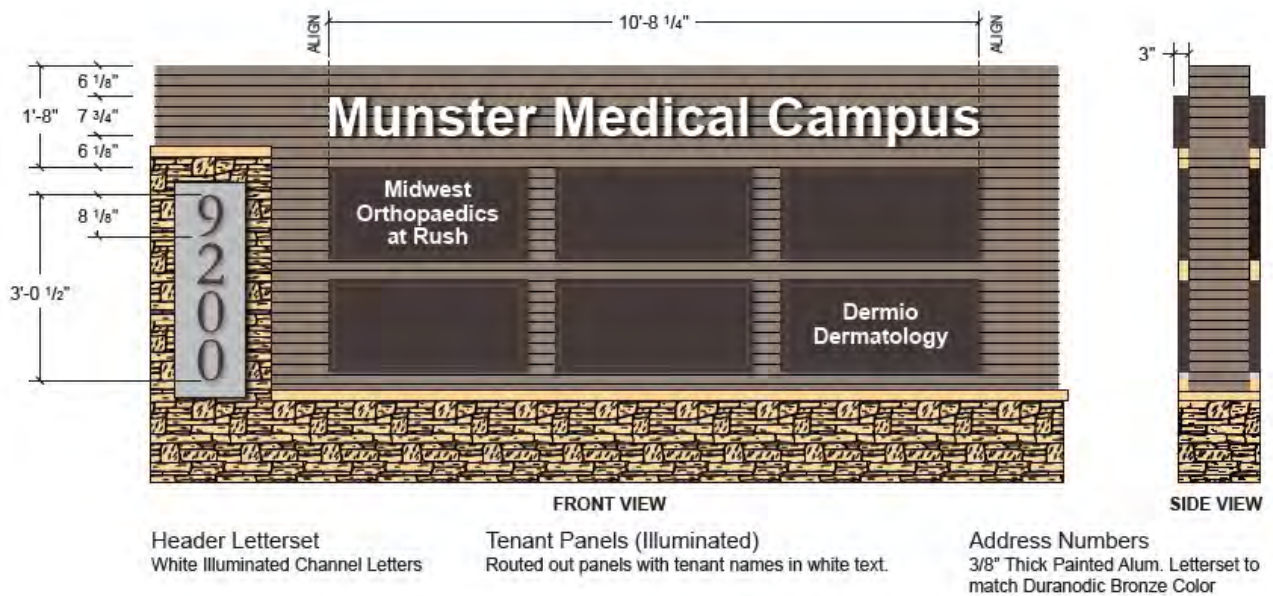


Figure 3 Proposed monument signs

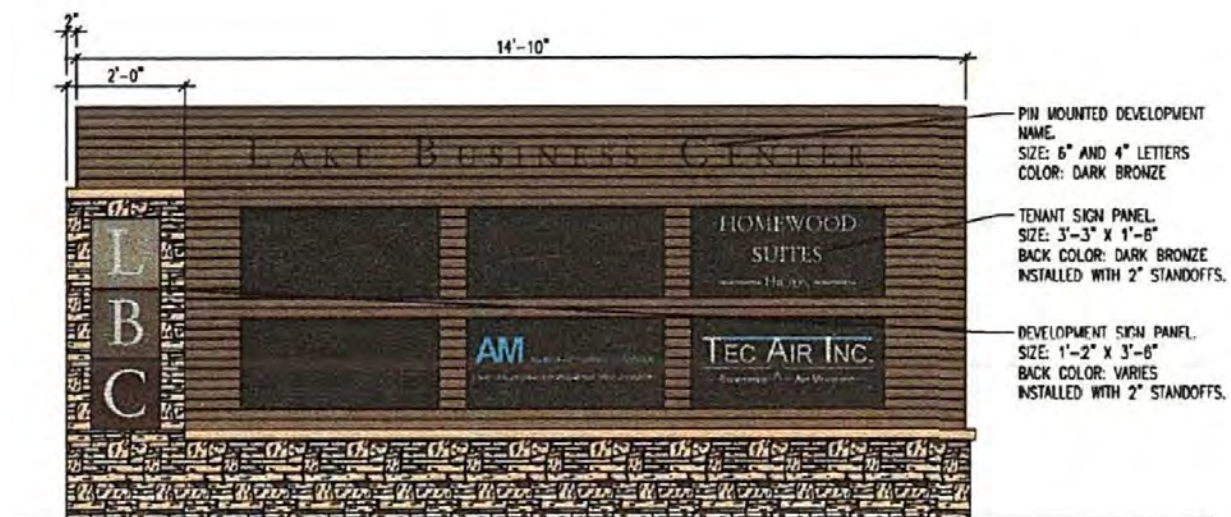


Figure 4 Approved monument signs

MOTION

The Plan Commission may wish to consider the following motion:

Motion to make a favorable recommendation to the Munster Town Council to adopt PC 23-005, 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

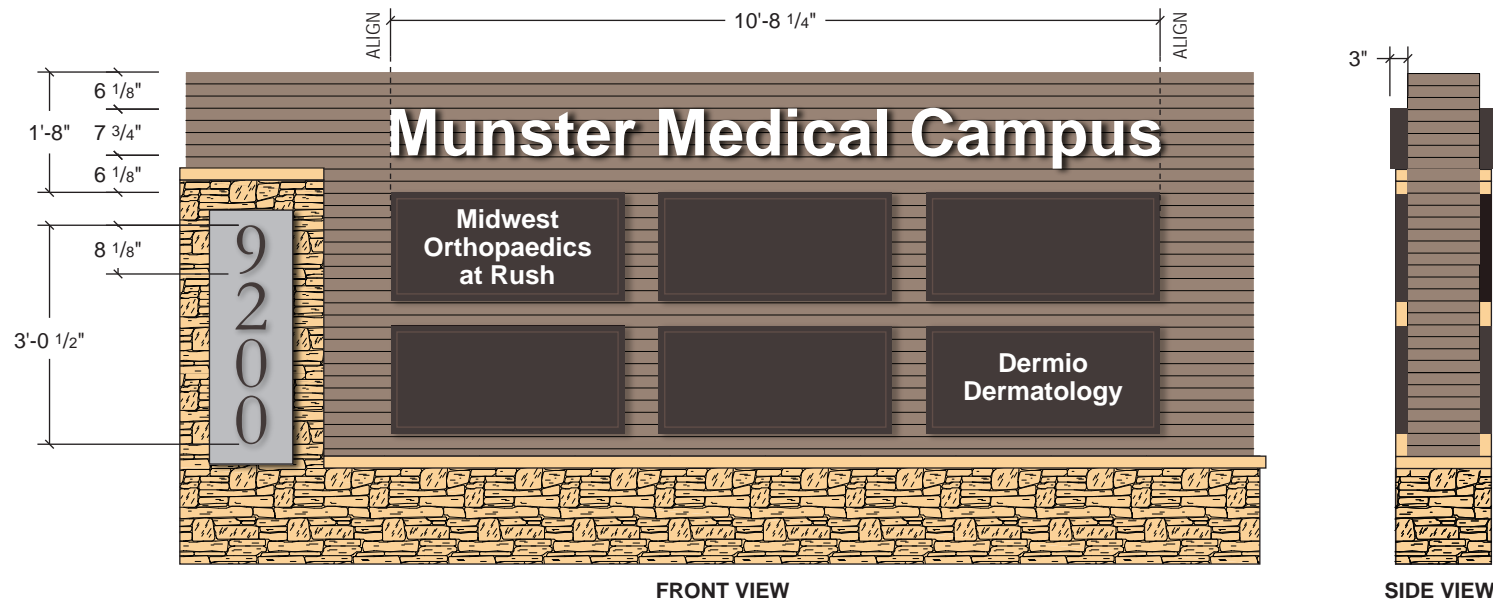
Monument Update Options

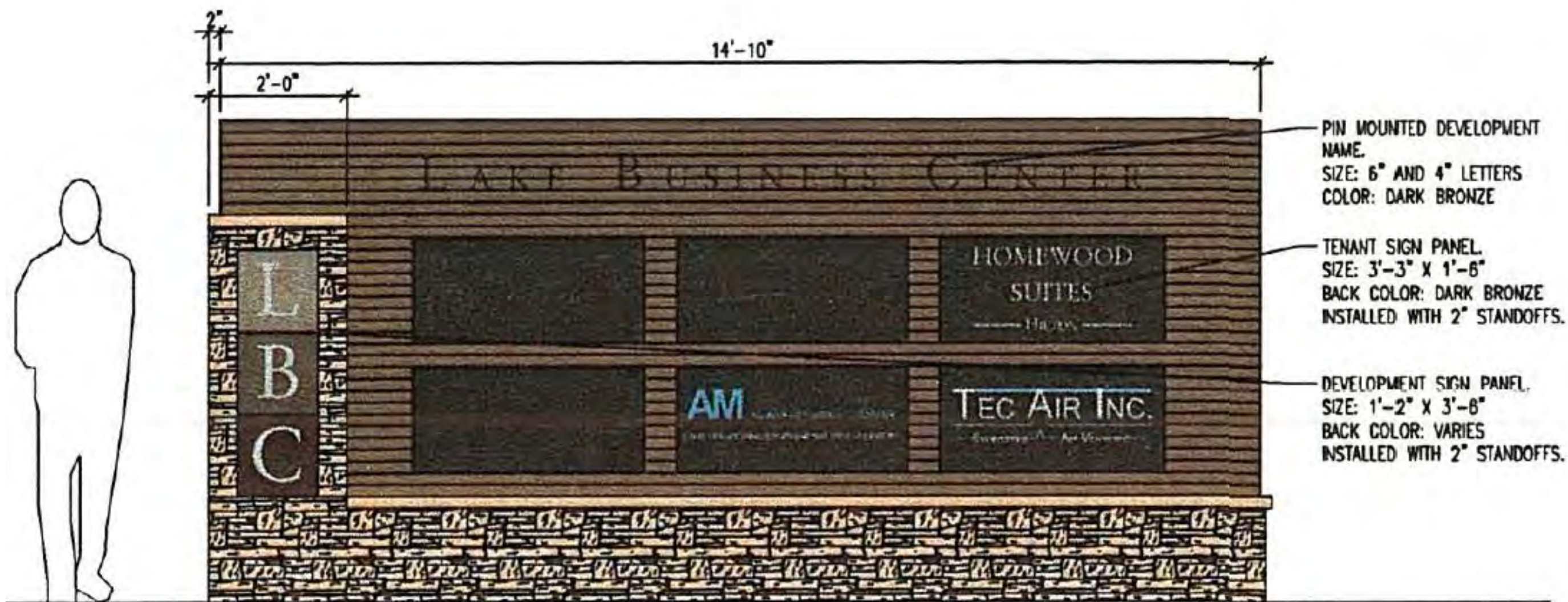


EXISTING MONUMENT (COMPOSITE with SIDE B TENANT GRAPHICS)



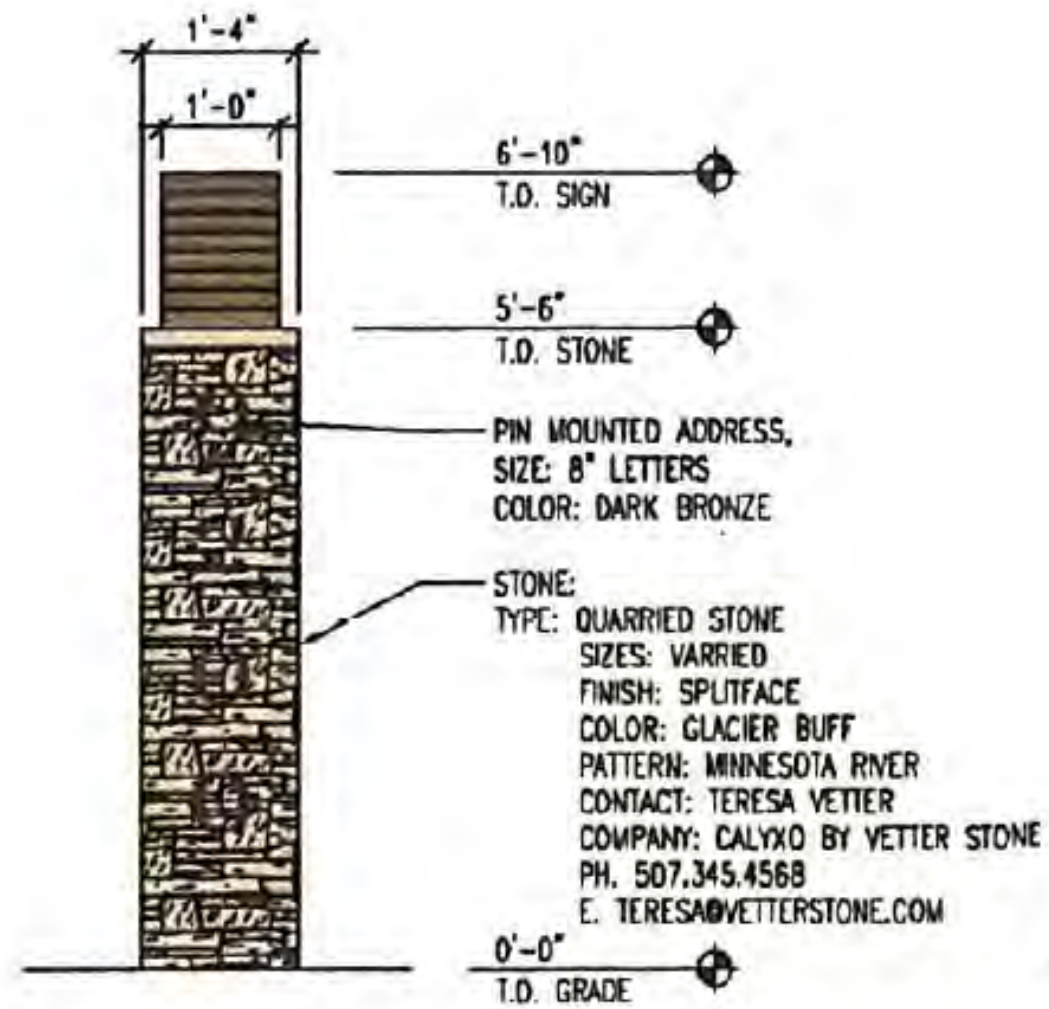
COMPOSITE PHOTOGRAPH with PROPOSED UPDATE





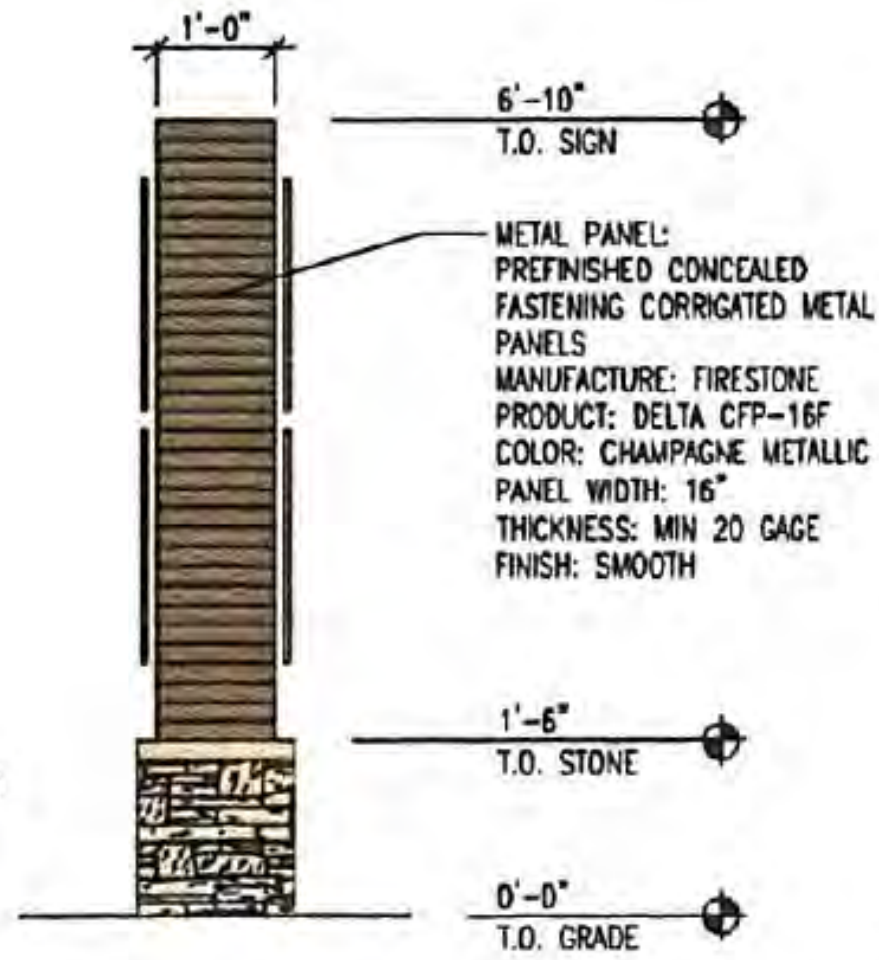
PRIMARY ELEVATION

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



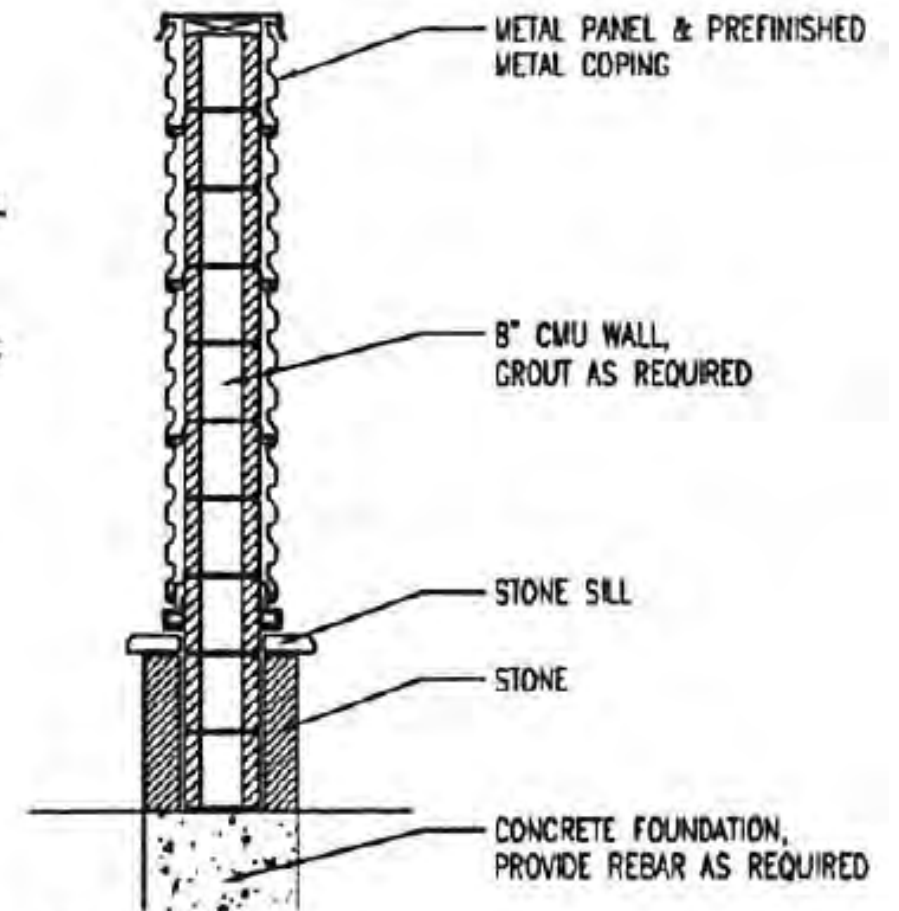
CALUMET ELEVATION

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

Kane

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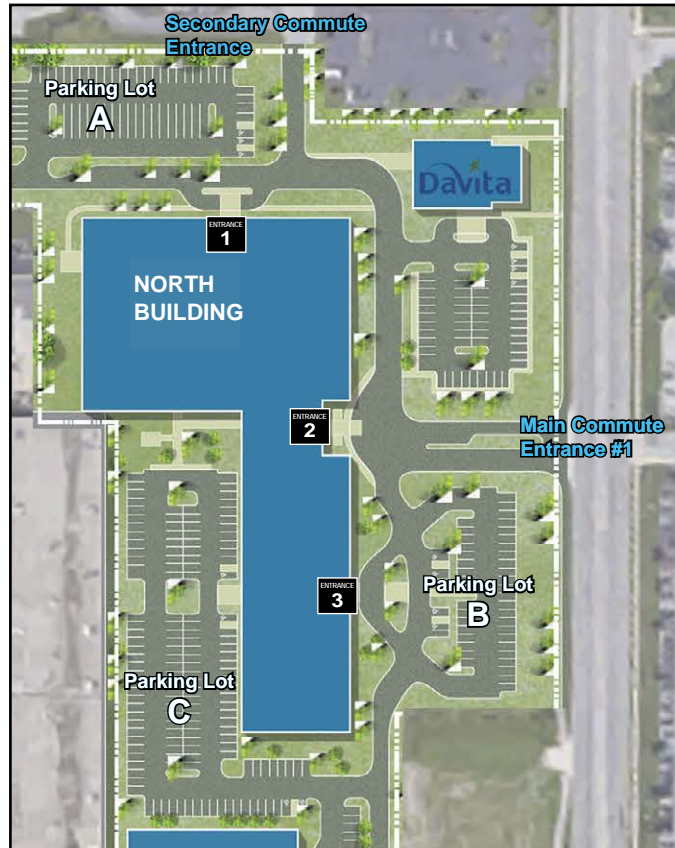
SATELLITE IMAGE



PLOT PLAN

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

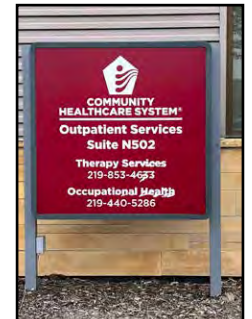


ENTRANCE 2

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



TENANT IDENTIFICATION



TENANT IDENTIFICATION



ENTRANCE 3

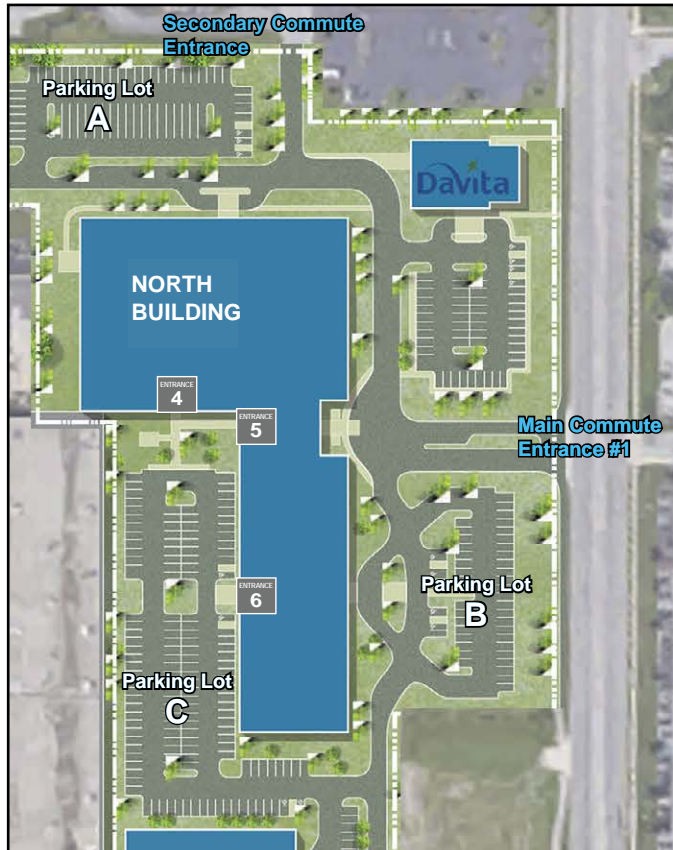
Current designation: None. "3" vinyl graphics to be added to entrance.



TENANT IDENTIFICATION

Building Secondary Entrances

Secondary entrances for Parking Lot C.



SITE PLAN



ENTRANCE 4
Current designation: None.



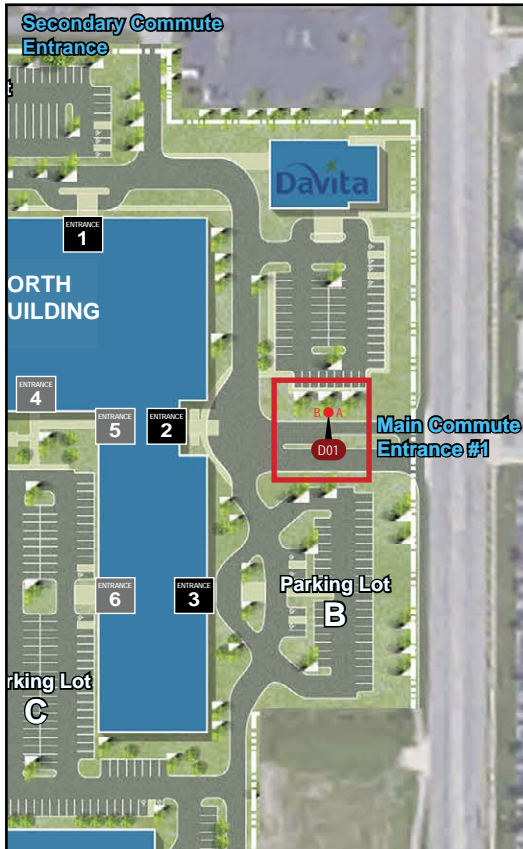
ENTRANCE 5
Current designation: None.



ENTRANCE 6
Current designation: None.

Entrance Parking Directional - Main Commute Entrance

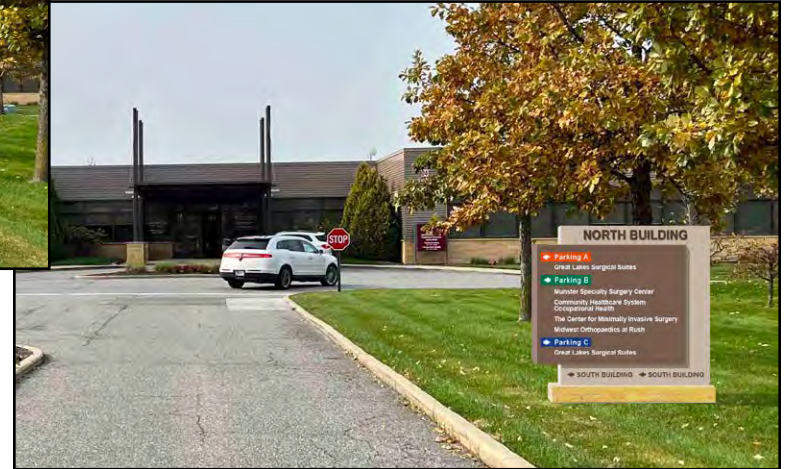
Guests will see this directional as they enter from the main Calumet Avenue driveway. The directional directs guests the optimal parking lot regarding their destination.



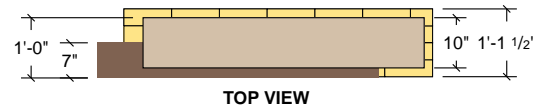
SITE PLAN



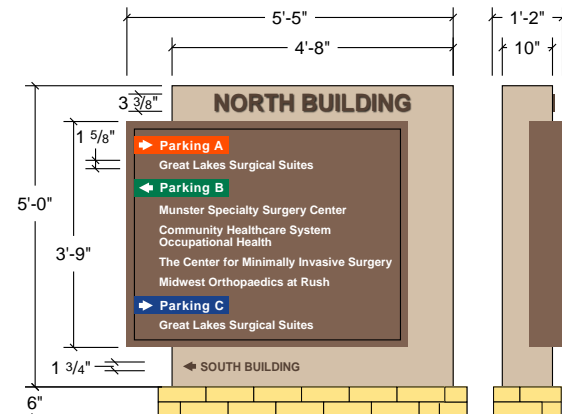
PROPOSED SIGNAGE LOCATION



COMPOSITE with PROPOSED SIGNAGE



TOP VIEW



FRONT VIEW

SIDE VIEW

STONE BASE

D01

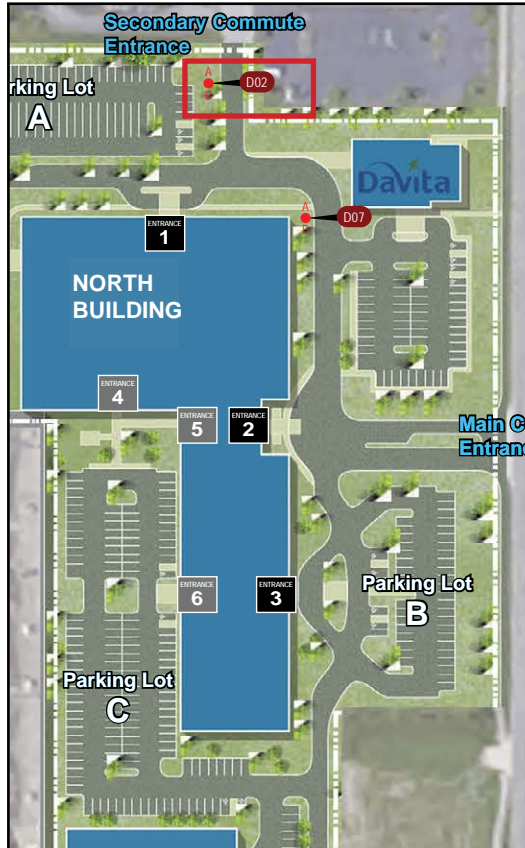
Directional

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.

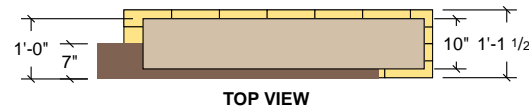


SITE PLAN

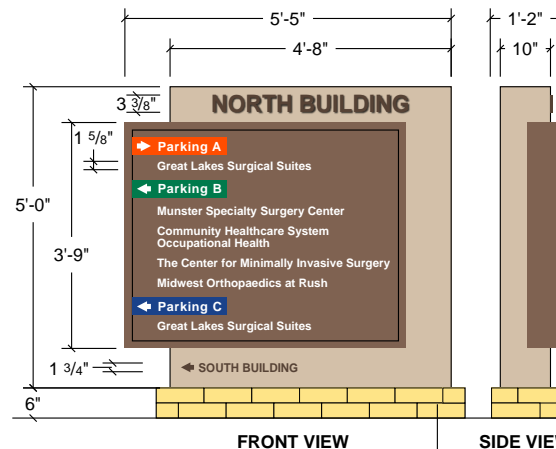
PROPOSED SIGNAGE ILLUSTRATION
 Tenant identification colors TBD to match building.
 Permit approval required.



PROPOSED SIGNAGE LOCATION



TOP VIEW



FRONT VIEW

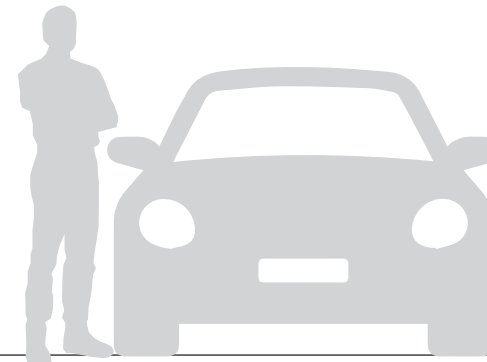
SIDE VIEW

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.



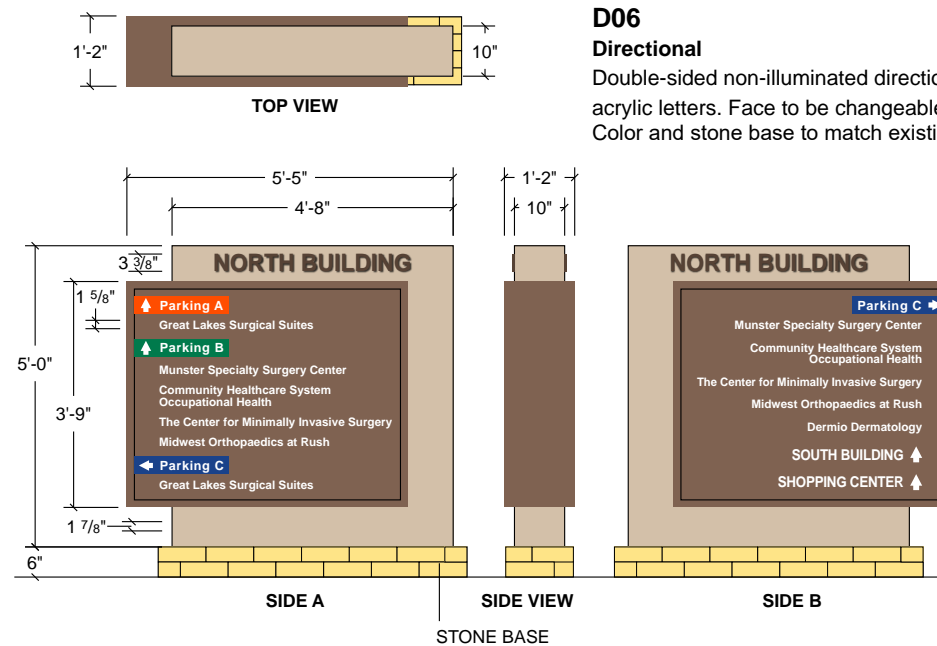
SITE PLAN



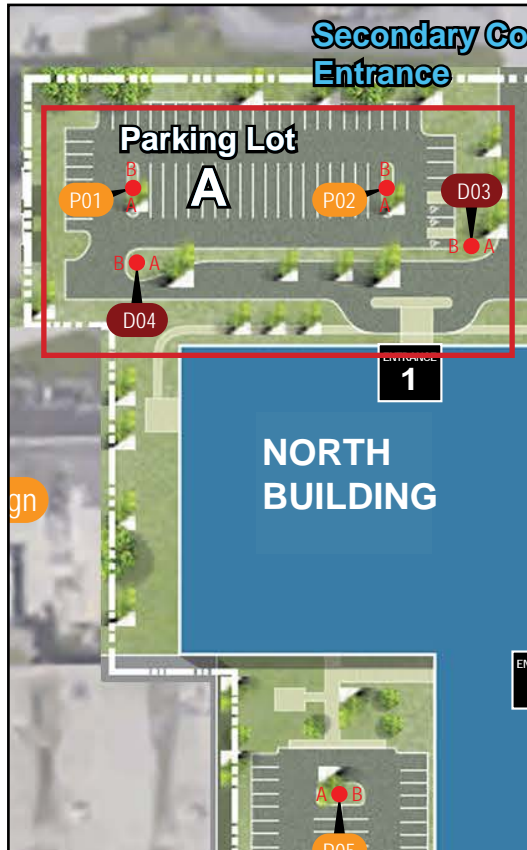
PROPOSED SIGNAGE LOCATION - SIDE A



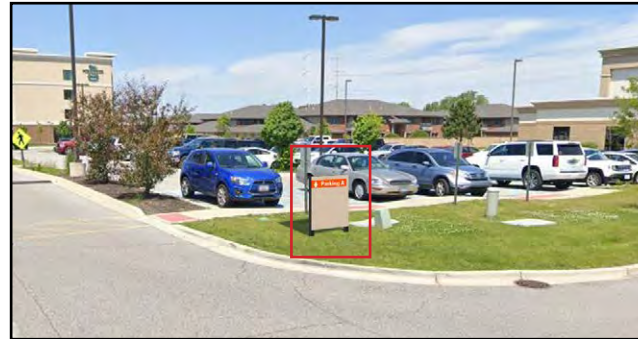
PROPOSED SIGNAGE LOCATION - SIDE B



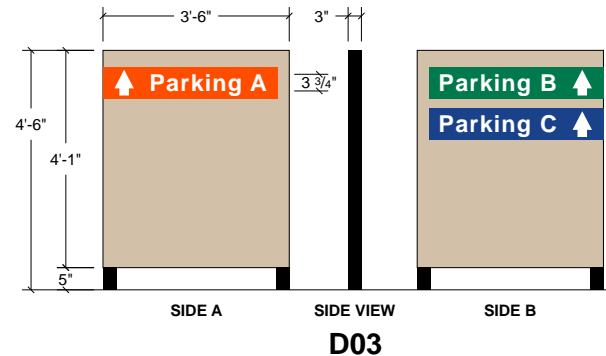
Parking Lot A



SITE PLAN



PROPOSED SIGNAGE LOCATION - D03 - SIDE A

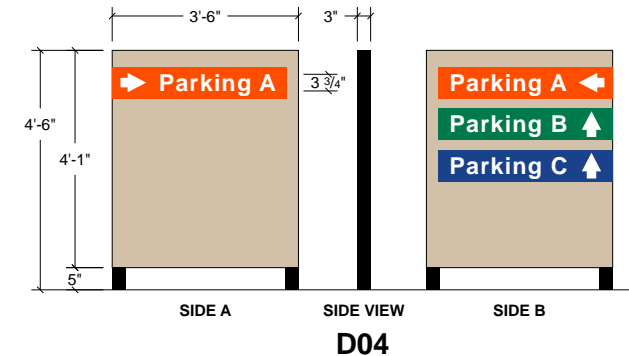


Directional

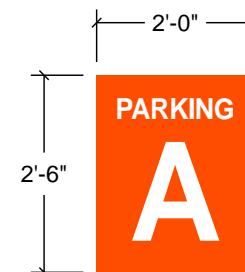
Double-sided non-illuminated post and panel directional with reflective vinyl graphics.



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



PROPOSED SIGNAGE LOCATION - SIDE A

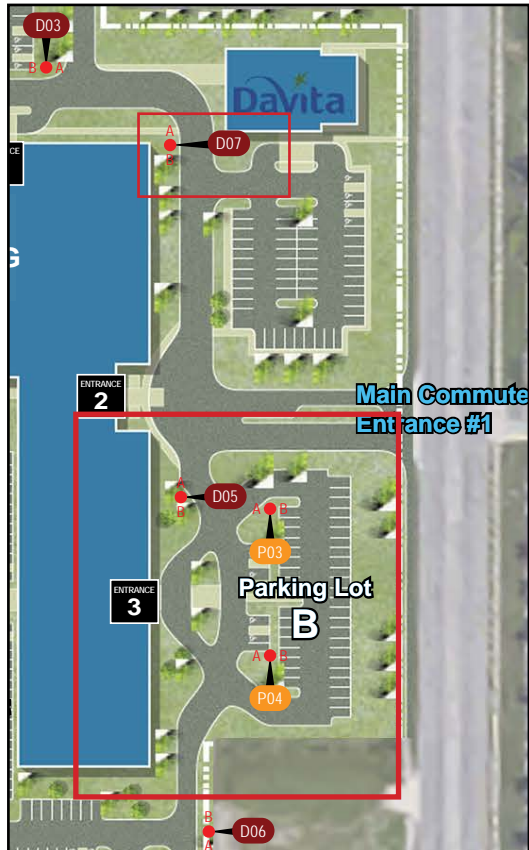


P01 - P02

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



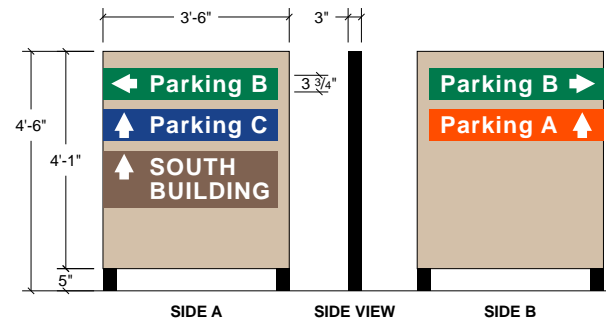
SITE PLAN



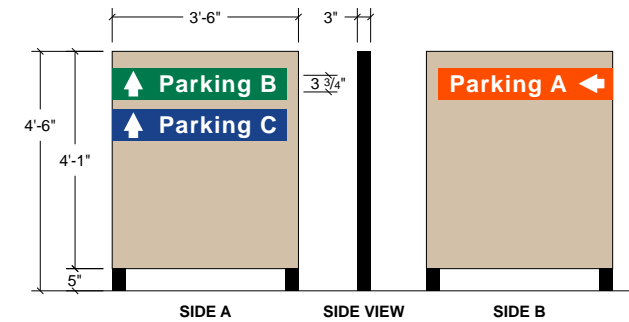
PROPOSED SIGNAGE LOCATION - D05 - SIDE A



PROPOSED SIGNAGE LOCATION - D07 - SIDE B



D05



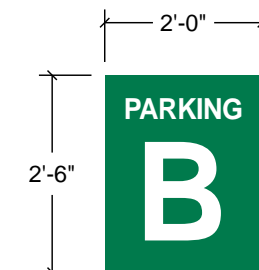
D07

Directional

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



PROPOSED SIGNAGE LOCATION - SIDE A

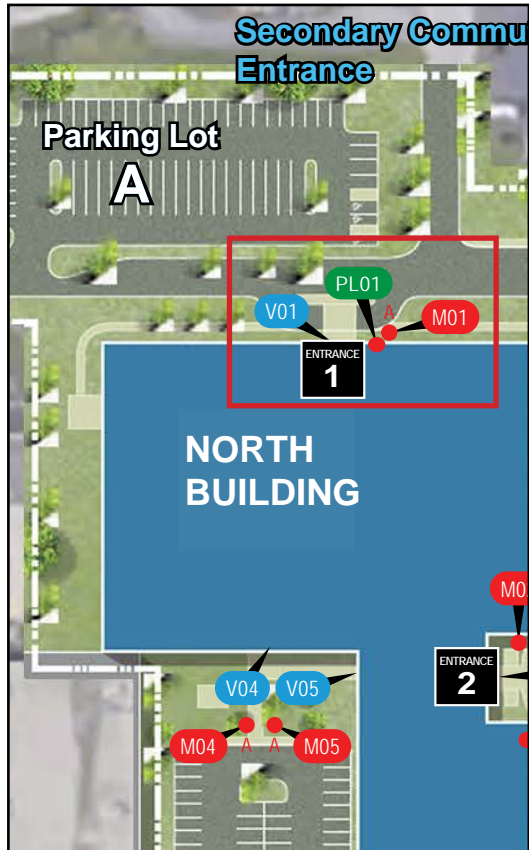


P03 - P04

Parking Lot ID

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

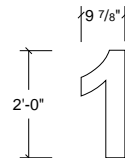
Entrance 1



SITE PLAN



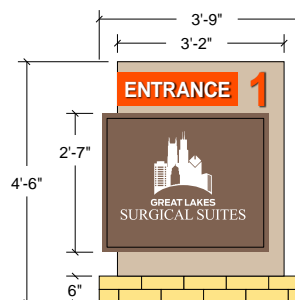
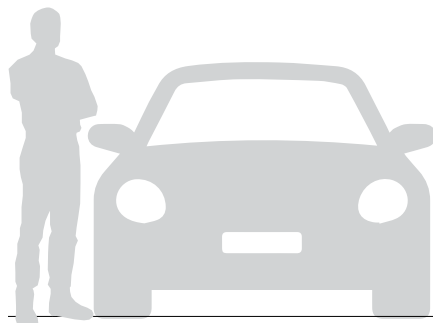
EXISTING ENTRANCE
Remove existing tenant identifiers.



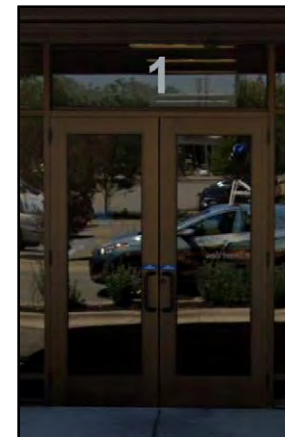
PL01
Plate Letter
 1/2" aluminum plate letter
 painted white.



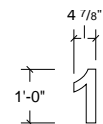
COMPOSITE PHOTO with PROPOSED SIGNAGE



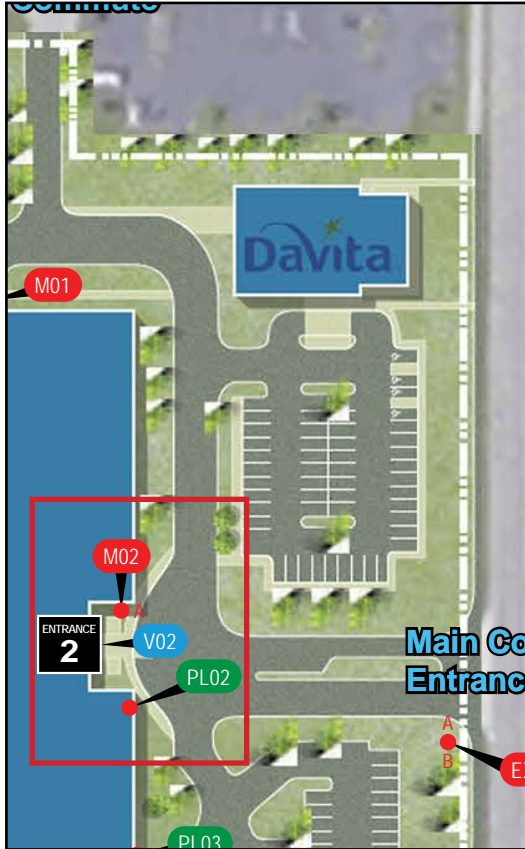
M01
Tenant Identification
 Single-sided non-illuminated
 Tenant Identification. Header
 reading to be 3/8" thick
 acrylic letters. Face to be
 changeable metal with 1/4"
 acrylic graphics.
 (Production graphics
 required.)
 Existing Tenant Identification
 to be removed.



V01
Vinyl Graphics



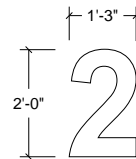
Entrance 2



SITE PLAN



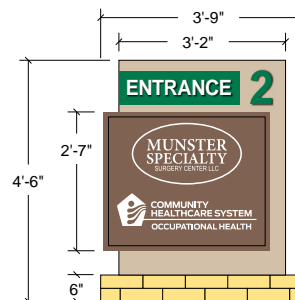
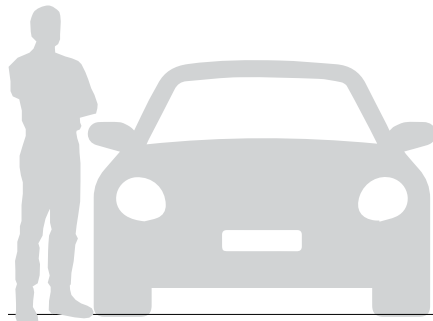
EXISTING ENTRANCE
Remove existing tenant identifications.



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



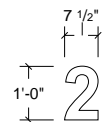
COMPOSITE PHOTO with PROPOSED SIGNAGE



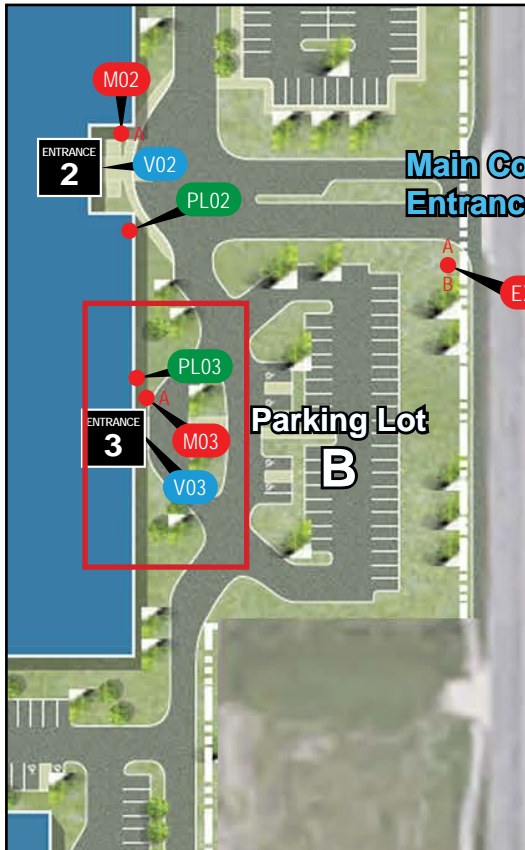
M02
Tenant Identification
 Single-sided non-illuminated
 Tenant Identification. Header
 reading to be 3/8" thick
 acrylic letters. Face to be
 changeable metal with 1/4"
 acrylic graphics.
 (Production graphics
 required.)
 Existing Tenant Identification
 to be removed.



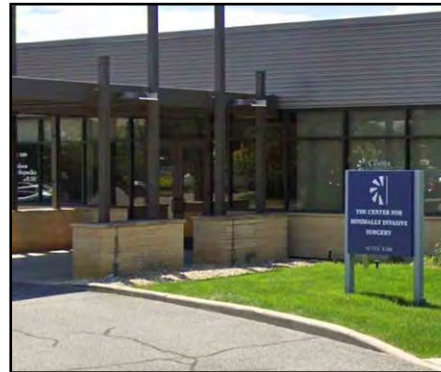
V02
Vinyl Graphics



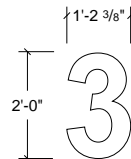
Entrance 3



SITE PLAN



EXISTING ENTRANCE
Remove existing tenant identification.



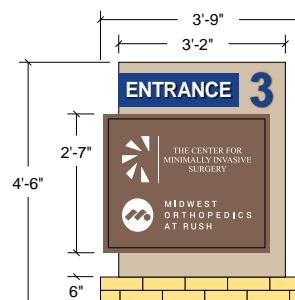
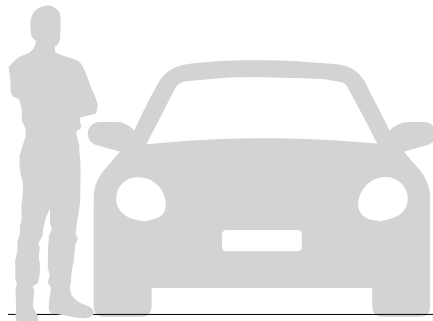
PL03

Plate Letter

1/2" aluminum plate letter painted white.



COMPOSITE PHOTO with PROPOSED SIGNAGE



M03

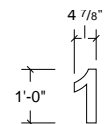
Tenant Identification

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.

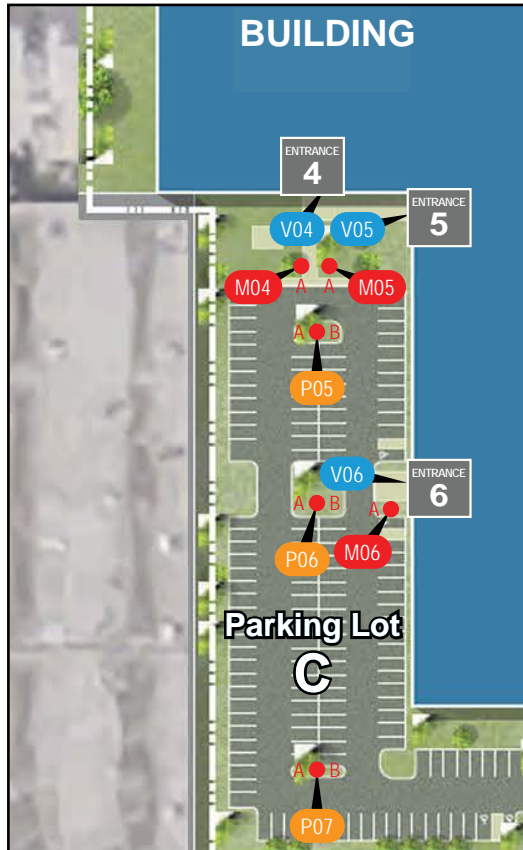


V03

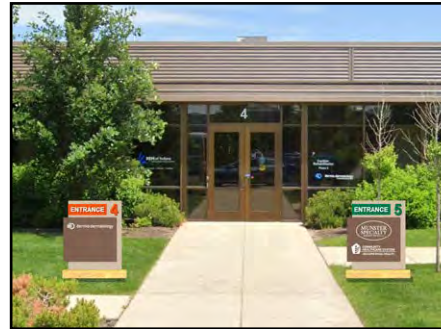
Vinyl Graphics



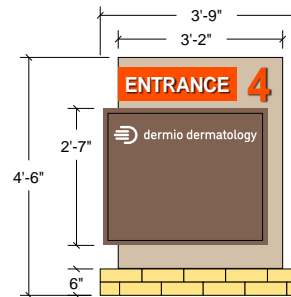
Parking Lot C



SITE PLAN



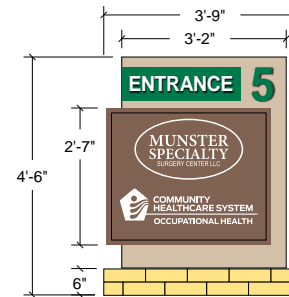
ENTRANCE 4



M04



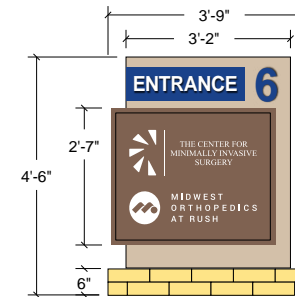
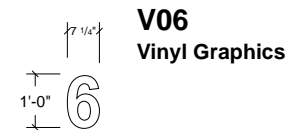
ENTRANCE 5



M05



ENTRANCE 6



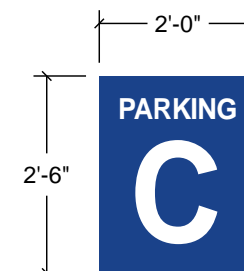
M06

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.)



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