



To: Members of the Plan Commission
From: Tom Vander Woude, Planning Director
Date: October 24, 2019
Re: **DEVELOPMENT PLAN REVIEW (CONTINUED)**
PC 19-010 GastingerWalker& on behalf of Simborg Development requesting approval of a development plan for exterior building façade improvements, new parking lot, and other site improvements in the Lake Business Park at 9200 Calumet Avenue.

Applicant: GastingerWalker& on behalf of Simborg Development
Property Owner: Simborg Development
Property Address: 9200 Calumet Avenue
Current Zoning: Planned Unit Development
Adjacent Zoning: North: PUD
South: M
East: C-1
West: M
Additional Actions Required: Approval of Findings of Fact
Attachments: South Suburban Surgical Suites Shell Improvements Plans, Elevations, and Details prepared by GastingerWalker& 10.18.2019
9200 Calumet Ave -New Parking Lot Landscape Plan prepared by Upland Design Ltd. certified 10.17.2019
South Suburban Surgical Suites Shell Improvements Electrical Site Lighting prepared by GastingerWalker& dated 10.18.2019
PC 19-010 October 7, 2019 Staff Report (without attachments)

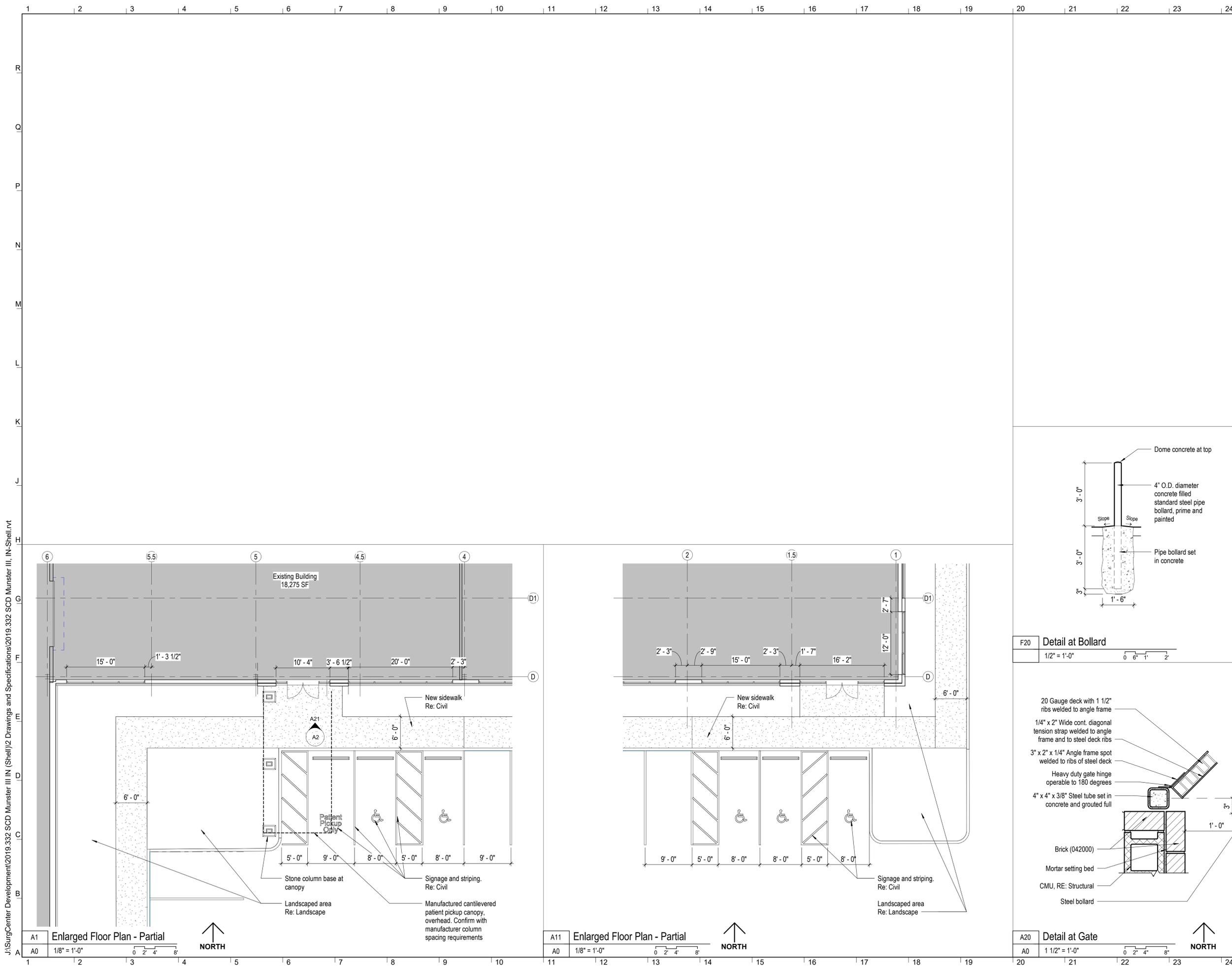
Background

GastingerWalker& appeared at the October 10, 2019 Plan Commission meeting to request approval of a development plan for the Adapted Office Building in the Lake Business Center, in order to construct a surgery center for the South Suburban Surgical Suites. Additional details are included in the attached staff report dated October 7, 2019. At that meeting the Plan Commission asked for enhancements to the elevations and that the all elevations be improved. The petitioner has submitted revised plans, which are attached. Staff believes that the applicant has addressed the Plan Commission's comments. The applicant shall still be required to construct the full 181 required parking spaces at the time that the remainder of the building is occupied.

Recommendation

The Plan Commission may wish to consider the following motion:

Motion to approve PC Docket No. 19-010 granting to Simborg Development approval of the attached development plan for the South Suburban Surgical Suites including exterior building façade improvements, new parking lot, and other site improvements in the Lake Business Park at 9200 Calumet Avenue.



J:\SurgCenter Development\2019.332 SCD Munster III (Shell)\2 Drawings and Specifications\2019.332 SCD Munster III, IN-Shell.rvt

Electrical
 PKMR Engineers
 13300 West 98th Street
 Lenexa, KS 66215
 913.492.2400 / 913.492.2437 fax
 Civil / Landscape
 Larson Engineering, Inc.
 1488 Bond Street, Suite 100
 Naperville, IL 60563
 630.357.0540

9200 Calumet Avenue

Shell and Site Improvements
 9200 Calumet Ave
 Munster, Indiana

Simborg Development, Inc.
 1149 W 175th Street
 Homewood, IL 60430
 708.799.4900

ISSUED

Preliminary 18 October 2019



Drawn By: LS
 Checked By: JBT

Plans, Elevations and Details

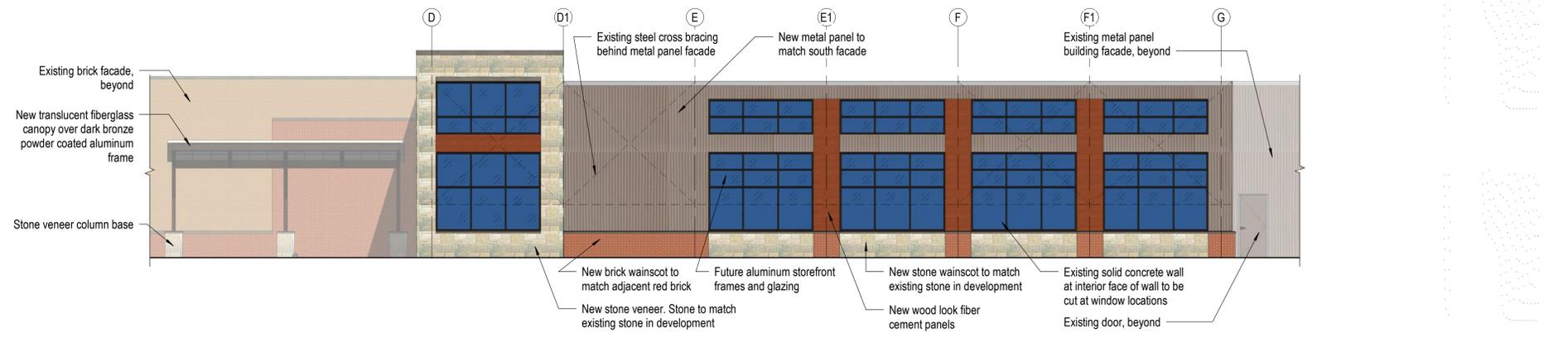
A1



N1 3D View of Southeast Entry

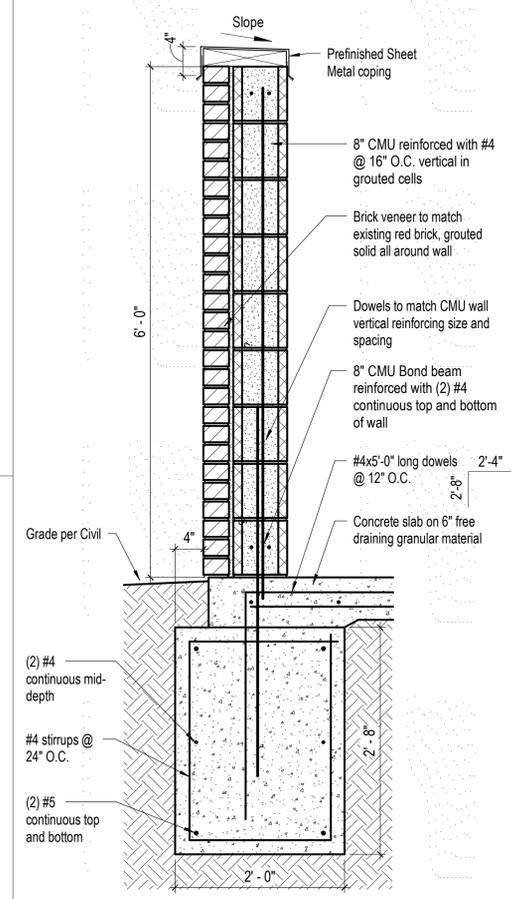


N13 3D View of Southwest Entry



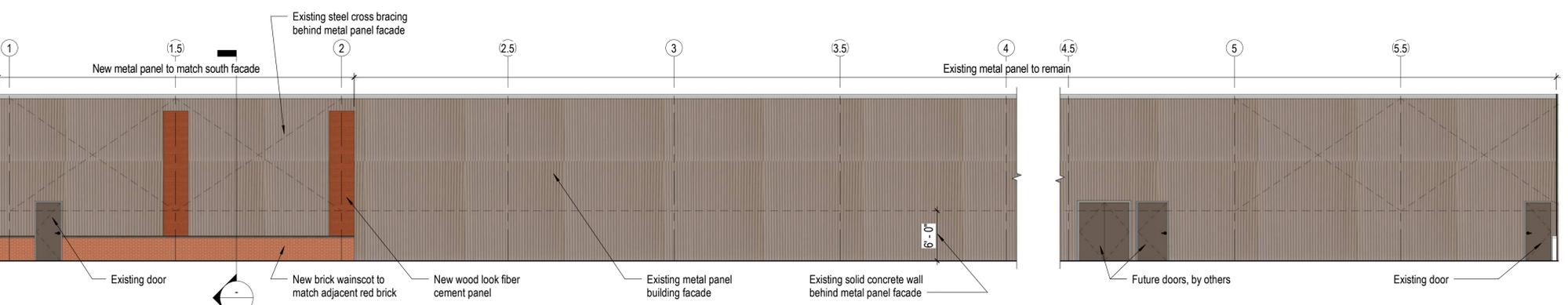
J1 East Elevation

A0 1/8" = 1'-0" 0 2' 4' 8'



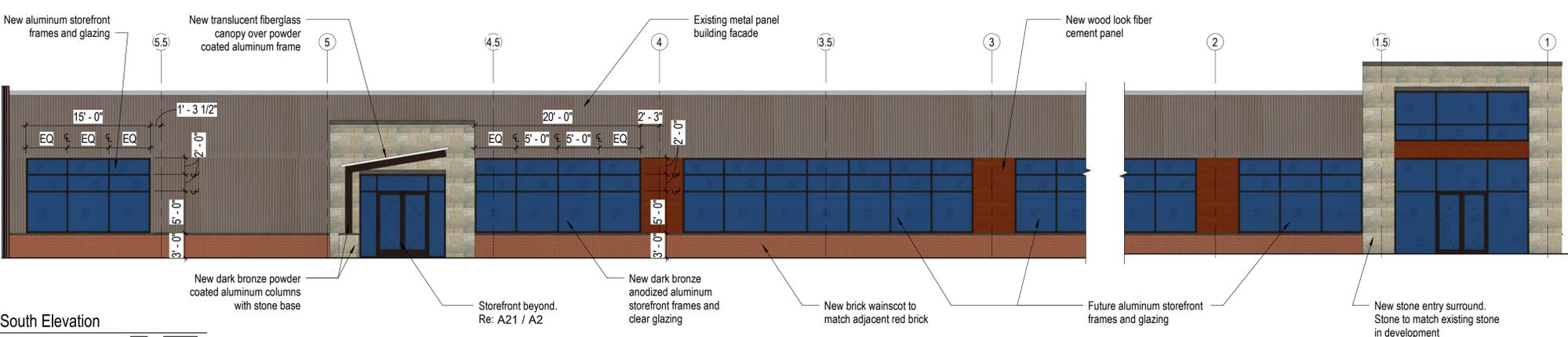
J20 Wall Section at Trash Enclosure

A0 1" = 1'-0" 0 3' 6' 1'



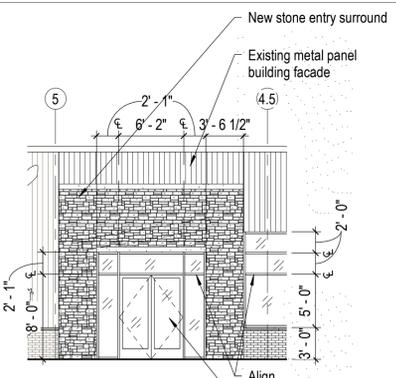
E1 North Elevation

A0 1/8" = 1'-0" 0 2' 4' 8'



A1 South Elevation

A0 1/8" = 1'-0" 0 2' 4' 8'



A21 Enlarged South Elevation - Partial

A1 1/8" = 1'-0" 0 2' 4' 8'

GastingerWalker &
 Architects Interior Designers Construction
 817 Wyandotte Kansas City Missouri 64105 816.421.8200 gastingerwalker.com

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 13300 West 98th Street
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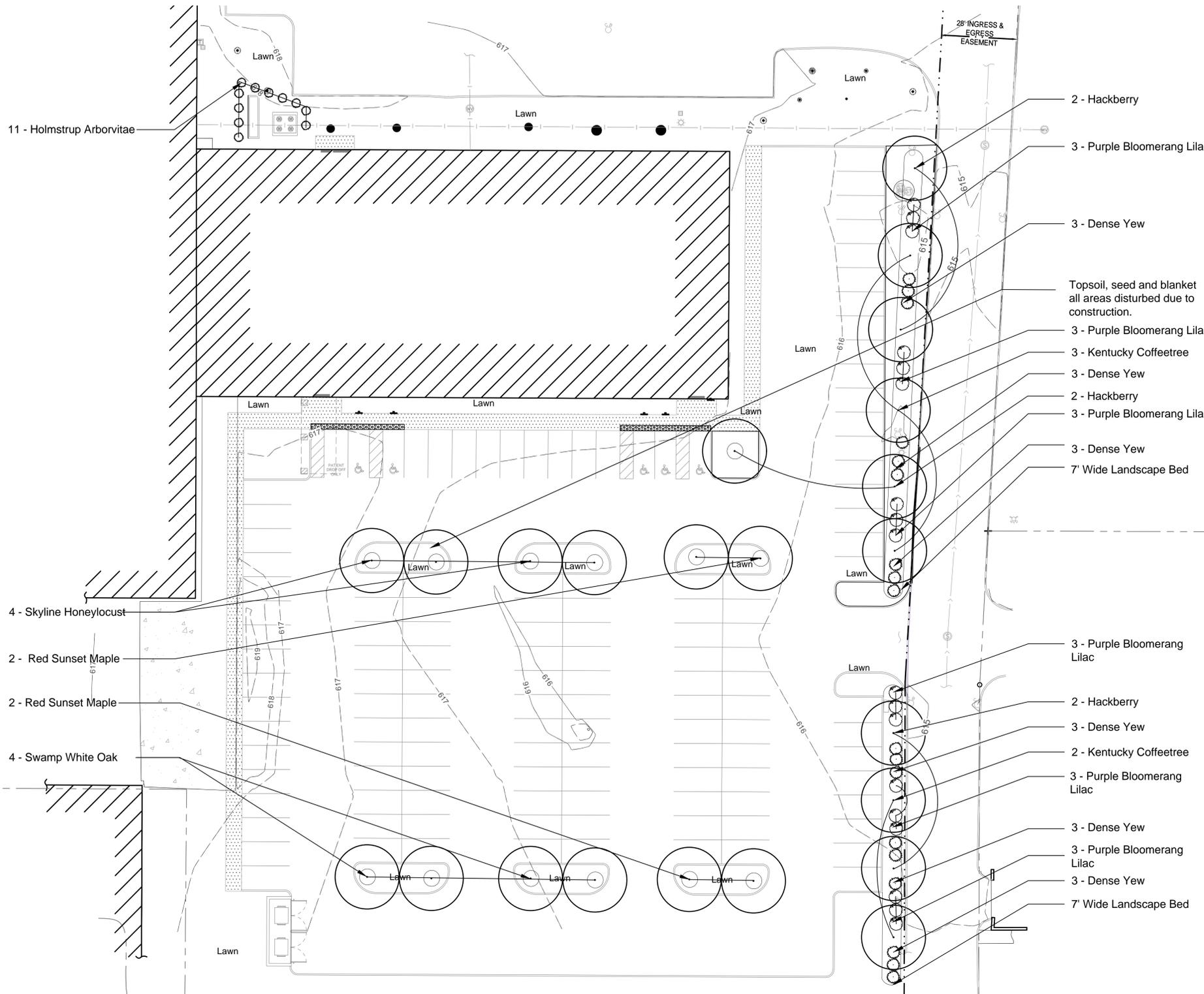
ISSUED
 Preliminary 18 October 2019



Drawn By LS
 Checked By JBT

Elevations
A2

J:\SurgCenter Development\2019.332 SCD Munster III IN (Shell)\2 Drawings and Specifications\2019.332 SCD Munster III, IN-Shell.rvt



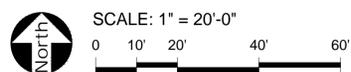
Owner Certified Statement
 The Undersigned acknowledges that the landscape planting plan shown on the attached landscape plan(s) for the property at 9200 Calumet Avenue, Town of Munster, Indiana, has been to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained and replaced as required by current and subsequent owners in accordance with the requirements of the Town of Munster Municipal Code, the landscape standards of the Town of Munster Zoning Ordinance, and the Guide to the Town of Munster Landscape Ordinance.

Existing parkway and on-site interior trees are to be protected while project is under construction and will be replaced by current and subsequent owner if damaged.

Name _____ Date _____

Landscape Architect Certified Statement
 The Undersigned landscape architect, registered in the State of Indiana, acknowledges that the landscape planting plan and construction details shown on the attached landscape plan(s) for the property at 9200 Calumet Avenue, Town of Munster, Indiana, has been designed in accordance with the requirements of the Town of Munster Municipal Code, the landscape standards of the Town of Munster Zoning Ordinance, and the Guide to the Town of Munster Landscape Ordinance.

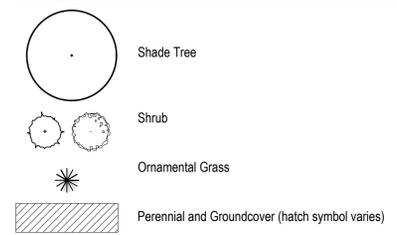
Maria Chaff
 Name _____ Date **October 17, 2019**



GENERAL NOTES: LANDSCAPE

- Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
- The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
- All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
- Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
- Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
- Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
- All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
- Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
- Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
- Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
- Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
- Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
- Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
- Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification. All irrigation shall be installed and functioning prior to seeding.
- Turf mixes shall be installed and lawn established at all disturbed areas.
- Do not overseed into mulch beds, artificial turf, and paving.
- Contractor shall restore all areas disturbed as a result of construction.
- Landscape contractor to coordinate all work with irrigation work.
- Provide 8-1/2" x 11" metal sign on sign post in landscape bed at location to be approved by the owner. Sign to state "If you see any problems with this landscape plan or the construction of it, please call the Town of Munster, Building Department at 219-836-6880"

LEGEND



PLANT LIST

Shade Trees - Balled and Burlap			
Qty.	Size	Botanical Name	Common Name
4	2.5" cal.	<i>Acer rubrum 'Red Sunset'</i>	Red Sunset Maple
6	2.5" cal.	<i>Celtis occidentalis</i>	Hackberry
4	2.5" cal.	<i>Gleditsia triacanthos f. inermis 'Skycole'</i>	Skyline Honeylocust
5	2.5" cal.	<i>Gymnocladus dioica 'Espresso'</i>	Espresso Kentucky Coffeetree
4	2.5" cal.	<i>Quercus bicolor</i>	Swamp White Oak
23	Total		
Evergreen Shrubs - Balled and Burlap or Pot			
Qty.	Size	Botanical Name	Common Name
18	36" Ht. x 24" Spr.	<i>Taxus x media 'Densiflora'</i>	Dense Yew
11	36" Ht. x 24" Spr.	<i>Thuja occidentalis 'Holmstrup'</i>	Holmstrup Arborvitae
29	Total		
Deciduous Shrubs - Balled and Burlap or Pot			
Qty.	Size	Botanical Name	Common Name
18	36" Ht. x 24" Spr.	<i>Syringa x 'Penda'</i>	Purple Bloomerang Lilac
18	Total		

REQUIREMENT CHART

General Landscaping Requirements: Article X - Sec 26			
All landscape areas must be irrigated.			
1303 - (1) - Parkway Planting			
Location	Requirement	Quantity	Proposed
No Roadway Frontage	NA	NA	NA
1303 (2) Parking lot and vehicular use area screening			
Location	Requirement	Quantity	Proposed
East-Adjacent Property	7' wide continuous screening hedge, 1 tree/per 30' frontage	310'/30=10.33	7' wide continuous screening hedge, 10 trees
1303 (3) Parking lot and vehicular use area internal planting			
Location	Requirement	Quantity	Proposed
Internal Parking Lot & Island	1 tree/per 125 SF	347/125=2, 6x2=12	12 trees
Internal Parking Lot & Island	10% of parking lot to be landscaped area	49,380*0.10 = 4,938 Square feet Required	2083 SF - internal islands and edge island and 7' eastern bed (2,578 SF) = 4662 S.F. Proposed
1303 (4) Parking structures and garages - Not Applicable			
1303 (5) Enhancements - Not applicable			

9200 Ave Calumet Ave,
 Munster, IN 46321

PROJECT
9200 Calumet Ave -New Parking Lot Landscape Plan
 Munster, Indiana 46321

Landscape Architect

uplandDesign Ltd
 Park Planning and Landscape Architecture
 24042 Lockport St, Plainfield, Illinois 60544
 815-254-0091 www.uplanddesign.com

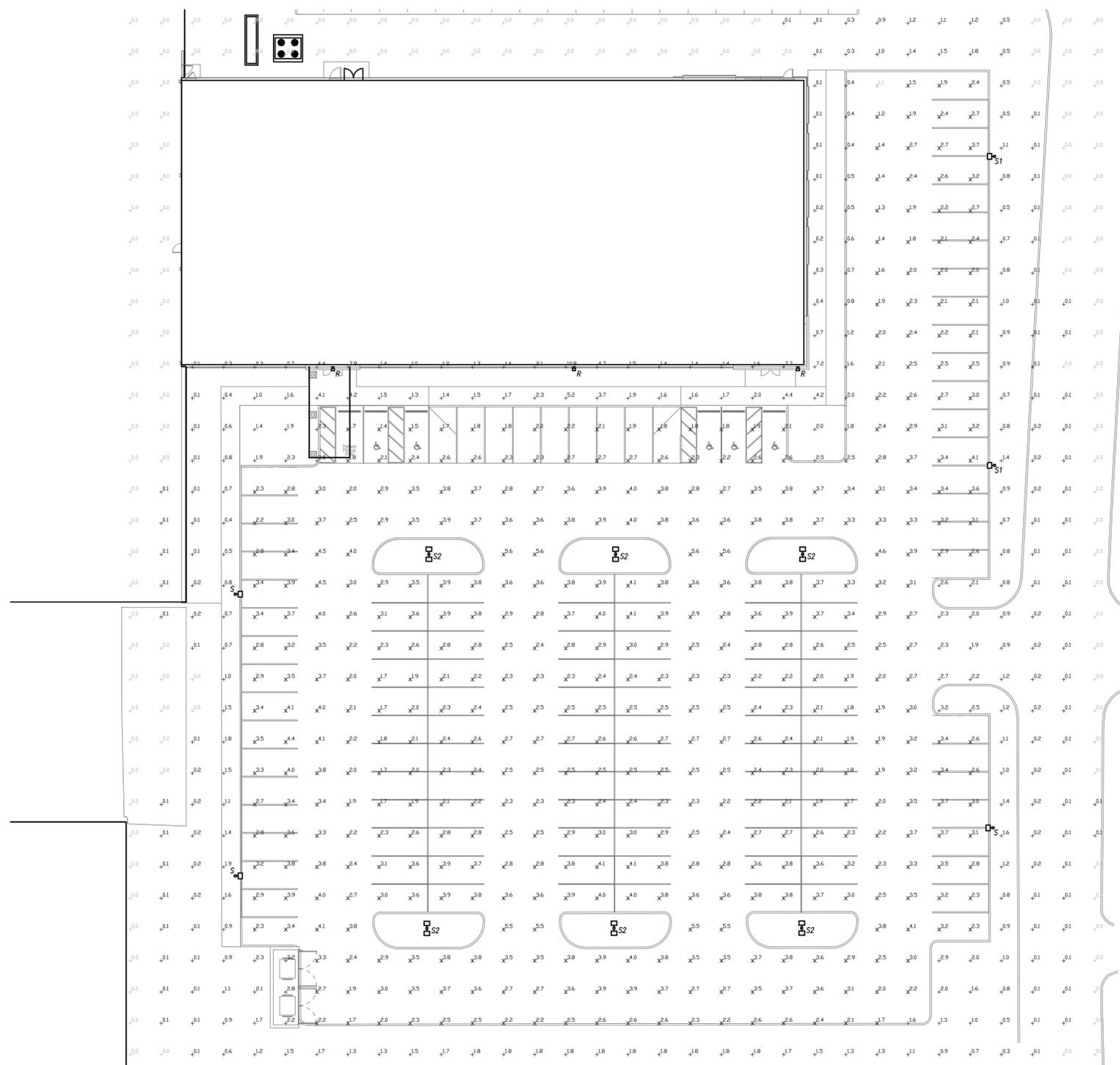
SHEET TITLE
Landscape Plan

SHEET NUMBER **L 1.0**

DRAW / REVISION

MK/ZP	Permit Submittal	09/27/2019

Project Number 766
 © Copyright 2019 Upland Design Ltd.
 W\766-9200 Calumet Ave Munster LS-Larson
 Engineering\20-Concepts
 PLOT: UPLAND2019



SITE PLAN
1" = 20'-0"

LIGHT FIXTURE SCHEDULE - SITE LIGHTING

FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP NUMBER / DESCRIPTION
R	LUMARK	CROSSOUR XTOR SERIES	LOW-PROFILE EXTERIOR WALL-MOUNTED FIXTURE. ONE-PIECE, DIE-CAST ALUMINUM HOUSING. IMPACT-RESISTANT, TEMPERED GLASS LENS. FORWARD THROW OPTICS. INTEGRAL LED DRIVER WITH HEAT SINK. POWDER COAT FINISH DARK BRONZE - COORDINATE WITH ARCHITECT/BUILDING OWNER. UL LISTED WET LOCATION.	ONE (1) LED ARRAY. 26 WATTS, 2575 LUMENS, 3000K CCT.
S	MCGRAW-EDISON	GALLEON LED GLEON SERIES	POLE-MOUNTED AREA LIGHT. LOW-PROFILE, ONE-PIECE DIE-CAST ALUMINUM HOUSING. LIGHT SQUARE LED ARRAYS - REFER TO LAMP DESCRIPTION FOR QUANTITY. IES TYPE II DISTRIBUTION. INTEGRAL NON-DIMMING LED DRIVER. DIE CAST ALUMINUM MOUNTING ARM. PROVIDE WITH 20" HIGH, SQUARE STRAIGHT STEEL POLE. POWDER COAT FINISH DARK BRONZE - COORDINATE EXACT COLOR WITH ARCHITECT AND OWNER. HOUSE SIDE SHIELD.	TWO (2) LED LIGHT SQUARES. TOTAL OF 113 WATTS, 11539 LUMENS, 3000K CCT.
S1	MCGRAW-EDISON	GALLEON LED GLEON SERIES	SAME AS TYPE 'S' FIXTURE, EXCEPT FURNISH WITH IES TYPE III DISTRIBUTION WITH HOUSE SIDE SHIELD.	PER HEAD: SIX (6) LED LIGHT SQUARES. 249 WATTS, 28936 LUMENS, 3000K CCT.
S2	MCGRAW-EDISON	GALLEON LED GLEON SERIES	SAME AS TYPE 'S' FIXTURE, EXCEPT FURNISH POLE AND MOUNTING ARMS FOR MOUNTING OF TWO (2) FIXTURES ON POLE IN 180° ORIENTATION AND IES TYPE IV FORWARD THROW DISTRIBUTION.	PER HEAD: SIX (6) LED LIGHT SQUARES. 249 WATTS, 28936 LUMENS, 3000K CCT.

PARKING LOT STATISTICS

DESCRIPTION	MAINTAINED LIGHTING LEVELS			UNIFORMITY	
	AVG. (F.C.)	MAX. (F.C.)	MIN. (F.C.)	MAX. / MIN.	AVG. / MIN.
PARKING LOT	2.9	5.6	1.1	5.1:1	2.6:1

NOTES:
 1. NUMBERS INDICATE FOOTCANDLE LEVELS AT GRADE.
 2. CALCULATIONS PERFORMED USING VISUAL 2.05.
 3. THERE SHALL BE NO DIRECT ILLUMINATION OF RESIDENTIAL PROPERTIES ADJACENT TO THIS PROPERTY OR ACROSS PUBLIC RIGHT-OF-WAY.

McGraw-Edison

Project #	Type
Project	
Comments	
Prepared by	

DESCRIPTION
 The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL-Listed. Listed for wet locations.

SPECIFICATION FEATURES
Construction
 Extruded aluminum driver enclosure thermally isolated from Light Square for optimal thermal performance. Heavy-well, die-cast aluminum end caps enclose housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 303 stainless steel mounting hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
 Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard to 4000K (4000 CCT) or 5000K (5000 CCT). Optional 3000K, 5000K and 6000K CCT.

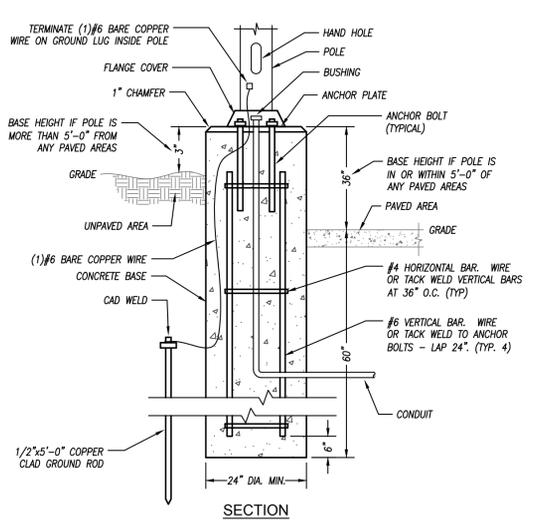
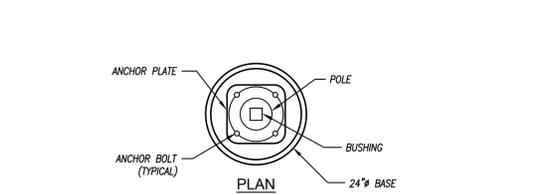
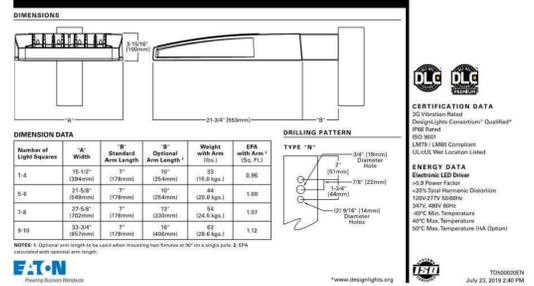
Electrical
 LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z, 1AA, 1AB, 1AC, 1AD, 1AE, 1AF, 1AG, 1AH, 1AI, 1AJ, 1AK, 1AL, 1AM, 1AN, 1AO, 1AP, 1AQ, 1AR, 1AS, 1AT, 1AU, 1AV, 1AW, 1AX, 1AY, 1AZ, 1BA, 1BB, 1BC, 1BD, 1BE, 1BF, 1BG, 1BH, 1BI, 1BJ, 1BK, 1BL, 1BM, 1BN, 1BO, 1BP, 1BQ, 1BR, 1BS, 1BT, 1BU, 1BV, 1BW, 1BX, 1BY, 1BZ, 1CA, 1CB, 1CC, 1CD, 1CE, 1CF, 1CG, 1CH, 1CI, 1CJ, 1CK, 1CL, 1CM, 1CN, 1CO, 1CP, 1CQ, 1CR, 1CS, 1CT, 1CU, 1CV, 1CW, 1CX, 1CY, 1CZ, 1DA, 1DB, 1DC, 1DD, 1DE, 1DF, 1DG, 1DH, 1DI, 1DJ, 1DK, 1DL, 1DM, 1DN, 1DO, 1DP, 1DQ, 1DR, 1DS, 1DT, 1DU, 1DV, 1DW, 1DX, 1DY, 1DZ, 1EA, 1EB, 1EC, 1ED, 1EE, 1EF, 1EG, 1EH, 1EI, 1EJ, 1EK, 1EL, 1EM, 1EN, 1EO, 1EP, 1EQ, 1ER, 1ES, 1ET, 1EU, 1EV, 1EW, 1EX, 1EY, 1EZ, 1FA, 1FB, 1FC, 1FD, 1FE, 1FF, 1FG, 1FH, 1FI, 1FJ, 1FK, 1FL, 1FM, 1FN, 1FO, 1FP, 1FQ, 1FR, 1FS, 1FT, 1FU, 1FV, 1FW, 1FX, 1FY, 1FZ, 1GA, 1GB, 1GC, 1GD, 1GE, 1GF, 1GG, 1GH, 1GI, 1GJ, 1GK, 1GL, 1GM, 1GN, 1GO, 1GP, 1GQ, 1GR, 1GS, 1GT, 1GU, 1GV, 1GW, 1GX, 1GY, 1GZ, 1HA, 1HB, 1HC, 1HD, 1HE, 1HF, 1HG, 1HH, 1HI, 1HJ, 1HK, 1HL, 1HM, 1HN, 1HO, 1HP, 1HQ, 1HR, 1HS, 1HT, 1HU, 1HV, 1HW, 1HX, 1HY, 1HZ, 1IA, 1IB, 1IC, 1ID, 1IE, 1IF, 1IG, 1IH, 1II, 1IJ, 1IK, 1IL, 1IM, 1IN, 1IO, 1IP, 1IQ, 1IR, 1IS, 1IT, 1IU, 1IV, 1IW, 1IX, 1IY, 1IZ, 1JA, 1JB, 1JC, 1JD, 1JE, 1JF, 1JG, 1JH, 1JI, 1JJ, 1JK, 1JL, 1JM, 1JN, 1JO, 1JP, 1JQ, 1JR, 1JS, 1JT, 1JU, 1JV, 1JW, 1JX, 1JY, 1JZ, 1KA, 1KB, 1KC, 1KD, 1KE, 1KF, 1KG, 1KH, 1KI, 1KJ, 1KK, 1KL, 1KM, 1KN, 1KO, 1KP, 1KQ, 1KR, 1KS, 1KT, 1KU, 1KV, 1KW, 1KX, 1KY, 1KZ, 1LA, 1LB, 1LC, 1LD, 1LE, 1LF, 1LG, 1LH, 1LI, 1LJ, 1LK, 1LL, 1LM, 1LN, 1LO, 1LP, 1LQ, 1LR, 1LS, 1LT, 1LU, 1LV, 1LW, 1LX, 1LY, 1LZ, 1MA, 1MB, 1MC, 1MD, 1ME, 1MF, 1MG, 1MH, 1MI, 1MJ, 1MK, 1ML, 1MM, 1MN, 1MO, 1MP, 1MQ, 1MR, 1MS, 1MT, 1MU, 1MV, 1MW, 1MX, 1MY, 1MZ, 1NA, 1NB, 1NC, 1ND, 1NE, 1NF, 1NG, 1NH, 1NI, 1NJ, 1NK, 1NL, 1NM, 1NN, 1NO, 1NP, 1NQ, 1NR, 1NS, 1NT, 1NU, 1NV, 1NW, 1NX, 1NY, 1NZ, 1OA, 1OB, 1OC, 1OD, 1OE, 1OF, 1OG, 1OH, 1OI, 1OJ, 1OK, 1OL, 1OM, 1ON, 1OO, 1OP, 1OQ, 1OR, 1OS, 1OT, 1OU, 1OV, 1OW, 1OX, 1OY, 1OZ, 1PA, 1PB, 1PC, 1PD, 1PE, 1PF, 1PG, 1PH, 1PI, 1PJ, 1PK, 1PL, 1PM, 1PN, 1PO, 1PP, 1PQ, 1PR, 1PS, 1PT, 1PU, 1PV, 1PW, 1PX, 1PY, 1PZ, 1QA, 1QB, 1QC, 1QD, 1QE, 1QF, 1QG, 1QH, 1QI, 1QJ, 1QK, 1QL, 1QM, 1QN, 1QO, 1QP, 1QQ, 1QR, 1QS, 1QT, 1QU, 1QV, 1QW, 1QX, 1QY, 1QZ, 1RA, 1RB, 1RC, 1RD, 1RE, 1RF, 1RG, 1RH, 1RI, 1RJ, 1RK, 1RL, 1RM, 1RN, 1RO, 1RP, 1RQ, 1RR, 1RS, 1RT, 1RU, 1RV, 1RW, 1RX, 1RY, 1RZ, 1SA, 1SB, 1SC, 1SD, 1SE, 1SF, 1SG, 1SH, 1SI, 1SJ, 1SK, 1SL, 1SM, 1SN, 1SO, 1SP, 1SQ, 1SR, 1SS, 1ST, 1SU, 1SV, 1SW, 1SX, 1SY, 1SZ, 1TA, 1TB, 1TC, 1TD, 1TE, 1TF, 1TG, 1TH, 1TI, 1TJ, 1TK, 1TL, 1TM, 1TN, 1TO, 1TP, 1TQ, 1TR, 1TS, 1TT, 1TU, 1TV, 1TW, 1TX, 1TY, 1TZ, 1UA, 1UB, 1UC, 1UD, 1UE, 1UF, 1UG, 1UH, 1UI, 1UJ, 1UK, 1UL, 1UM, 1UN, 1UO, 1UP, 1UQ, 1UR, 1US, 1UT, 1UU, 1UV, 1UW, 1UX, 1UY, 1UZ, 1VA, 1VB, 1VC, 1VD, 1VE, 1VF, 1VG, 1VH, 1VI, 1VJ, 1VK, 1VL, 1VM, 1VN, 1VO, 1VP, 1VQ, 1VR, 1VS, 1VT, 1VU, 1VV, 1VW, 1VX, 1VY, 1VZ, 1WA, 1WB, 1WC, 1WD, 1WE, 1WF, 1WG, 1WH, 1WI, 1WJ, 1WK, 1WL, 1WM, 1WN, 1WO, 1WP, 1WQ, 1WR, 1WS, 1WT, 1WU, 1WV, 1WW, 1WX, 1WY, 1WZ, 1XA, 1XB, 1XC, 1XD, 1XE, 1XF, 1XG, 1XH, 1XI, 1XJ, 1XK, 1XL, 1XM, 1XN, 1XO, 1XP, 1XQ, 1XR, 1XS, 1XT, 1XU, 1XV, 1XW, 1XX, 1XY, 1XZ, 1YA, 1YB, 1YC, 1YD, 1YE, 1YF, 1YG, 1YH, 1YI, 1YJ, 1YK, 1YL, 1YM, 1YN, 1YO, 1YP, 1YQ, 1YR, 1YS, 1YT, 1YU, 1YV, 1YW, 1YX, 1YY, 1YZ, 1ZA, 1ZB, 1ZC, 1ZD, 1ZE, 1ZF, 1ZG, 1ZH, 1ZI, 1ZJ, 1ZK, 1ZL, 1ZM, 1ZN, 1ZO, 1ZP, 1ZQ, 1ZR, 1ZS, 1ZT, 1ZU, 1ZV, 1ZW, 1ZX, 1ZY, 1ZZ

Electrical
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Mounting
STANDARD ARM MOUNT:
 Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Finish
 Housing finished in super durable TGIC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, and stainless steel. Custom metallic, RAL and custom color matches available.

Warranty
 Five-year warranty.



South Suburban Surgical Suites

Shell Improvements
 9200 Calumet Ave
 Munster, Indiana

Simborg Development, Inc.
 1149 W 175th Street
 Homewood, IL 60430
 708.799.4900

ISSUED FOR:
 Preliminary Site Lighting 18 October 2019

PRELIMINARY
 NOT FOR CONSTRUCTION

Drawn By
 Checked By

Electrical
 Site Lighting
SL1

Project Number: 2019.332 © Copyright 2019



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 1488 Bond Street, Suite 100
 Naperville, IL 60563
 630.357.0540



To: Members of the Plan Commission
From: Tom Vander Woude, Planning Director
Date: October 7, 2019
Re: **DEVELOPMENT PLAN APPROVAL**

PC 19-010 GastingerWalker& on behalf of Simborg Development requesting approval of a development plan for exterior building façade improvements, new parking lot, and other site improvements in the Lake Business Park at 9200 Calumet Avenue.

Applicant: GastingerWalker& on behalf of Simborg Development
Property Address: 9200 Calumet Avenue
Current Zoning: Planned Unit Development
Adjacent Zoning: North: PUD
South: M
East: C-1
West: M
Action Requested: Development Plan Approval
Additional Actions Required: Findings of Fact
Attachments: Topographic Exhibit prepared by Ridgeline Consultants, LLC dated 09.11.2009
South Suburban Surgical Suites Shell Improvements Plans, Elevations, and Details prepared by GastingerWalker& 09.26.2019
9200 Calumet Ave -New Parking Lot Landscape Plan prepared by Upland Design Ltd. dated 09.27.2019
South Suburban Surgical Suites Shell Improvements Electrical Site Lighting prepared by GastingerWalker& dated 09.25.2019
August 12, 2013 Lake Business Center amendment report

Background

The architecture firm GastingerWalker& has presented plans on behalf of Simborg Development to improve a portion of the “Adapted Office Building” at the Lake Business Park as a 6,300 square foot surgical center for the tenant South Suburban Surgical Suites. The full scope of the improvements includes:

- Interior buildout
- Enhancements to the south elevation including a new canopy, entry, and windows
- New 129 space parking lot
- Site lighting
- Site landscaping
- Dumpster enclosure



Figure 1: Adapted office building

The adapted office building is shown above and outlined in the aerial photo below. It is located west of the undeveloped outlot in the Lake Business Park. It has been a vacant warehouse since the redevelopment of the Lake Business Center commenced. The building is approximately 18,275 square feet. The proposal presented here is to improve the west third of the building. The remaining two thirds will remain vacant. The plans include elevation improvements that are proposed to be completed as the remainder of the building is completed.

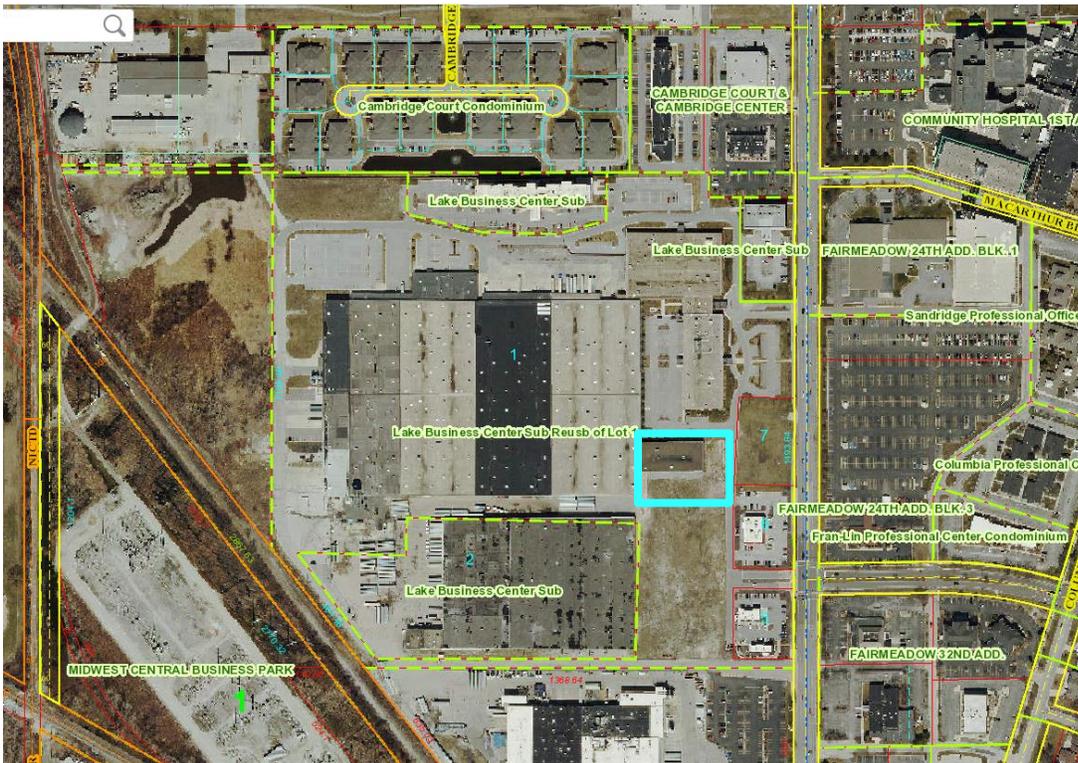


Figure 2: Subject property

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

ANALYSIS

ZONING

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. Ordinance 1602, passed in 2013, included a site plan that included the “Adapted Office Building” that the petitioner is seeking to improve. The full ordinance and the accompanying staff report are attached to this report. The 2015 amendment addressed changes to the development’s out lots and did not modify the adapted office building.

The proposed use of the building as a surgical center is permitted by the PUD.

The PUD also includes a parking table and design standards for signs throughout the entire development. Each development plan is subject to approval by the Plan Commission and all permits are reviewed by staff to ensure compliance with the PUD standards.

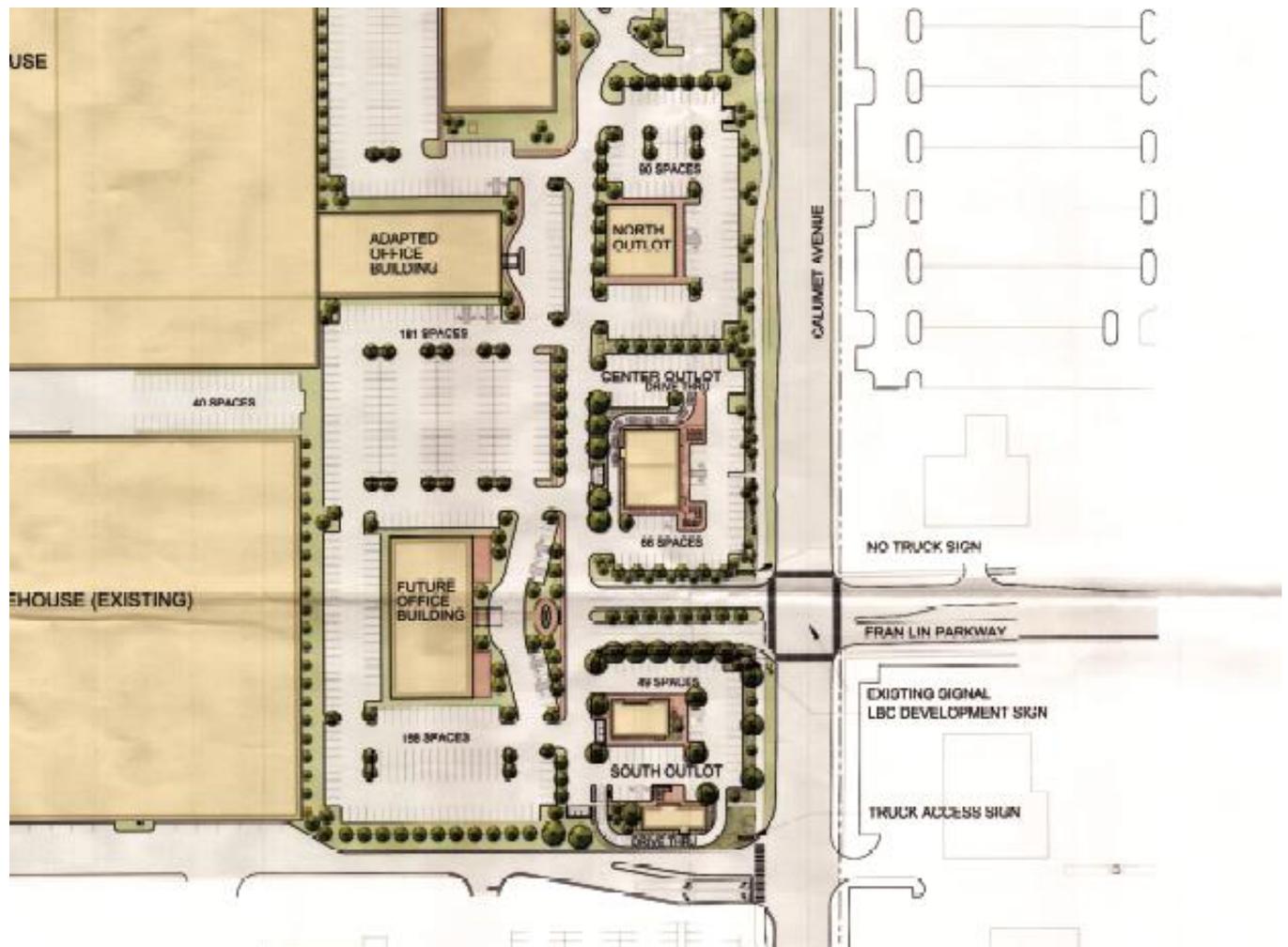


Figure 3: Excerpt from Ord. 1602 showing adapted office building

BUILDING

The detailed elevations are included as attachments. The plans call for:

- Reuse of the existing metal panel building façade
- Installation of a red brick wainscot along the south and east elevations
- Installation of anodized aluminum entry and storefront windows
- Installation of a translucent fiberglass canopy

The current plans also include the “future” installation of storefront windows along the remainder of the south and east elevations.

Staff provided the following comments:

- The storefront should be of a similar character to other storefronts in the development such as the main entry shown below. To that end, additional stone or brick should be installed and the canopy should be of a similar style.



Figure 4: Lake Business Center typical entry

- The metal paneling on the south and east elevations of the building is damaged in areas and should be replaced.

PARKING

As shown in the attached PUD site plan, the Adapted Office Building lot was approved as a 181 space lot. The attached plans show a 129-space parking lot. The total occupancy load of the South Suburban Surgical Suites unit is 95. Given that all parking in Lake Business Park is among the tenants, staff recommends requiring that the remainder of the parking be installed when the remainder of the adapted office building is built out.

SIGNAGE

No signage is shown on the plans. The Lake Business Center has a detailed sign plan and staff will review sign permits upon submittal.

LIGHTING

A full photometric plan and specification for light fixtures are included in the plans. These meet the standards for minimum light levels and light temperature.

LANDSCAPING

The parking lot is landscaped in keeping with the overall PUD plan. Staff has provided the following comments:

- The area between the sidewalk and the building should be landscaped with shrubs, grasses, etc. in keeping with the character of the Lake Business Park. Also shown in photo above.
- The landscaped area north of the building is overgrown and should be maintained.
- The westernmost section of the site contains an old concrete slab, which is noted as remaining (see image below). This should be replaced with landscaping and a standard sidewalk.

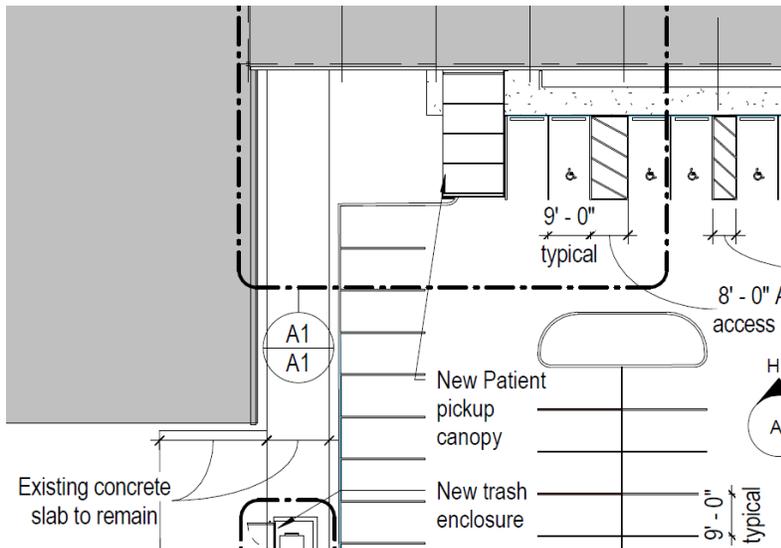


Figure 5: Concrete slab

Motion

The Plan Commission may wish to consider the following motion:

Motion to approve PC Docket No. 19-010 granting to Simborg Development approval of the attached development plan for the South Suburban Surgical Suites including exterior building façade improvements, new parking lot, and other site improvements in the Lake Business Park at 9200 Calumet Avenue, upon the condition that the building and landscaping be modified to comply with the comments included in the attached staff report.