

ORDINANCE NO. 1951

**AN ORDINANCE AMENDING THE LAKE BUSINESS CENTER
PLANNED UNIT DEVELOPMENT (PUD) TO THE TOWN OF MUNSTER, INDIANA
MODIFYING LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION, RESUBDIVISION**

WHEREAS, LBCOI Owner, LLC; LBC Owner, LLC; and RXHST Munster, LLC are the owners of said property in Munster, Indiana located generally at 9200 Calumet Avenue within the Lake Business Center Planned Unit Development zoning district, and

WHEREAS, Munster Development, LLC was granted rezoning of said real estate, known as Lake Business Center, to a Planned Unit Development, ORDINANCE NO. 1311, and

WHEREAS, Munster Development, LLC owner amended Lake Business Center Planned Unit Development with an updated development plan, ORDINANCE NO. 1559; and

WHEREAS, Simborg Development, Inc. owner of Lake Business Center Planned Unit Development amended Lot 1 of Lake Business Center Subdivision into Lots 5, 6, and 7, and identified restaurant uses on lot 6, ORDINANCE NO. 1602; and

WHEREAS, Simborg Development, Inc. owner of Lake Business Center Planned Unit Development amended Lot 5, "South Outlot," to permit two restaurants, ORDINANCE NO. 1658; and

WHEREAS, Simborg Development, Inc. owner of Lake Business Center Planned Unit Development amended uses to expand warehouse space, ORDINANCE NO. 1897; and

WHEREAS, CAHST Munster LLC owner of Lake Business Center Planned Unit Development amended the Sign Program, ORDINANCE NO. 1905; and

WHEREAS, LBCOI Owner, LLC; LBC Owner, LLC; and RXHST Munster, LLC requested an Amendment to the Lake Business Center Planned Unit Development zoning to modify Lot 1 of Lake Business Center Subdivision, Resubdivision into Lot 1, Lot 3, and Outlot A

WHEREAS, LBCOI Owner, LLC; LBC Owner, LLC; and RXHST Munster, LLC amendment request to the Lake Business Center Planned Unit Development was presented to the Munster Plan Commission under PC24-001 on April 9, 2024 pursuant to Public Notice as required by law; and

WHEREAS, after a Public Hearing the Munster Plan Commission voted by a majority to favorably recommend approval for the requested Amendment to the Lake Business Center Planned Unit Development to modify Lot 1 of Lake Business Center Subdivision into Lot 1, Lot 3, and Outlot A of Second Re-Subdivision of Lot 1 of Lake Business Center Subdivision.; and

WHEREAS, the Munster Plan Commission voted by a majority to accept and approve the Findings of Fact for PC24-001 on May 14, 2024.

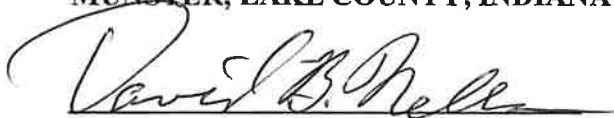
NOW, THEREFORE, BE IT ORDAINED by the Munster Town Council that:

1. The Lake Business Center Planned Unit Development, generally located at 9200 Calumet Avenue and legally described on Exhibit A, attached hereto, and made part of this Amendment to the Lake Business Center Planned Unit Development.
2. All Findings of Fact for PC24-001 adopted by the Munster Plan Commission on May 14, 2024 is amended in accordance with Exhibit B, attached hereto, and made part of this Amendment to the Lake Business Center Planned Unit Development.
3. An amended Final Subdivision Replat identified in PC24-003, in accordance with Exhibit C, attached hereto, and made part of this Amendment to the Lake Business Center Planned Unit Development.
4. The Lake Business Center Planned Unit Development, previously approved by the Town of Munster, Town Council and amended from time to time is:

ORDAINED and ADOPTED by the Town Council of the Town of Munster, Indiana on the

20th Day of May, 2024 by a vote of 5 in favor and 0 opposed.

**TOWN COUNCIL OF THE TOWN OF
MUNSTER, LAKE COUNTY, INDIANA**


David B. Nellans, President

ATTEST:


Wendy Mis, Clerk-Treasurer

Exhibit A
Legal Description

**SECOND RE-SUBDIVISION OF LOT 1
OF LAKE BUSINESS CENTER SUBDIVISION
SECTION 25, TOWNSHIP 36, RANGE 10 WEST
TOWN OF MUNSTER, LAKE COUNTY, INDIANA**

Land Description:

Lot 1 of RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER SUBDIVISION, recorded as Instrument Number 2013-063067 in Plat Book 106, Page 55 in the Office of the Recorder, Lake County, Indiana

Exhibit B
Findings of Fact

MUNSTER PLAN COMMISSION

Jason Spain, HWC
Lake Business Center
9200 Calumet Avenue
Munster, IN 46321

Docket No. PC 24-001

FINDINGS OF FACT

Applicant has requested approval of an amendment to the Lake Business Center Planned Unit Development to modify the PUD plat and increase the total number of Lots of Record in Lake Business Center. The request is to recognize proposed Lots 1, 3, and Outlot A in accordance with the plats, plans, easements, agreements, and specifications for the proposed Second Re-Subdivision of Lot 1 of Lake Business Center located at 9200 Calumet Avenue.

This matter came to be heard before the Plan Commission on April 9, 2024. Applicant presented testimony and evidence in support of the PUD amendment. 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 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. The Plan Commission now makes a favorable recommendation to the Munster Town Council and approves Docket No. PC 24-001 for an amendment to the Lake Business Center Planned Unit Development to modify Lake Business Center Subdivision, Resubdivision, of Lot 1 located at 9200 Calumet Avenue.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission by a vote of seven (7) in favor and zero (0) opposed voted to grant and forward a favorable recommendation of the amendment to the Lake Business Center Planned Unit Development as stated above to the Munster Town Council.

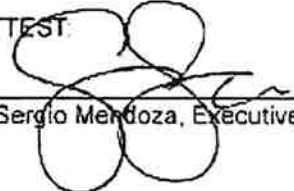
Action taken on April 9, 2024. Findings of Fact approved May 14, 2024.

TOWN OF MUNSTER PLAN COMMISSION



William Baker, President

ATTEST



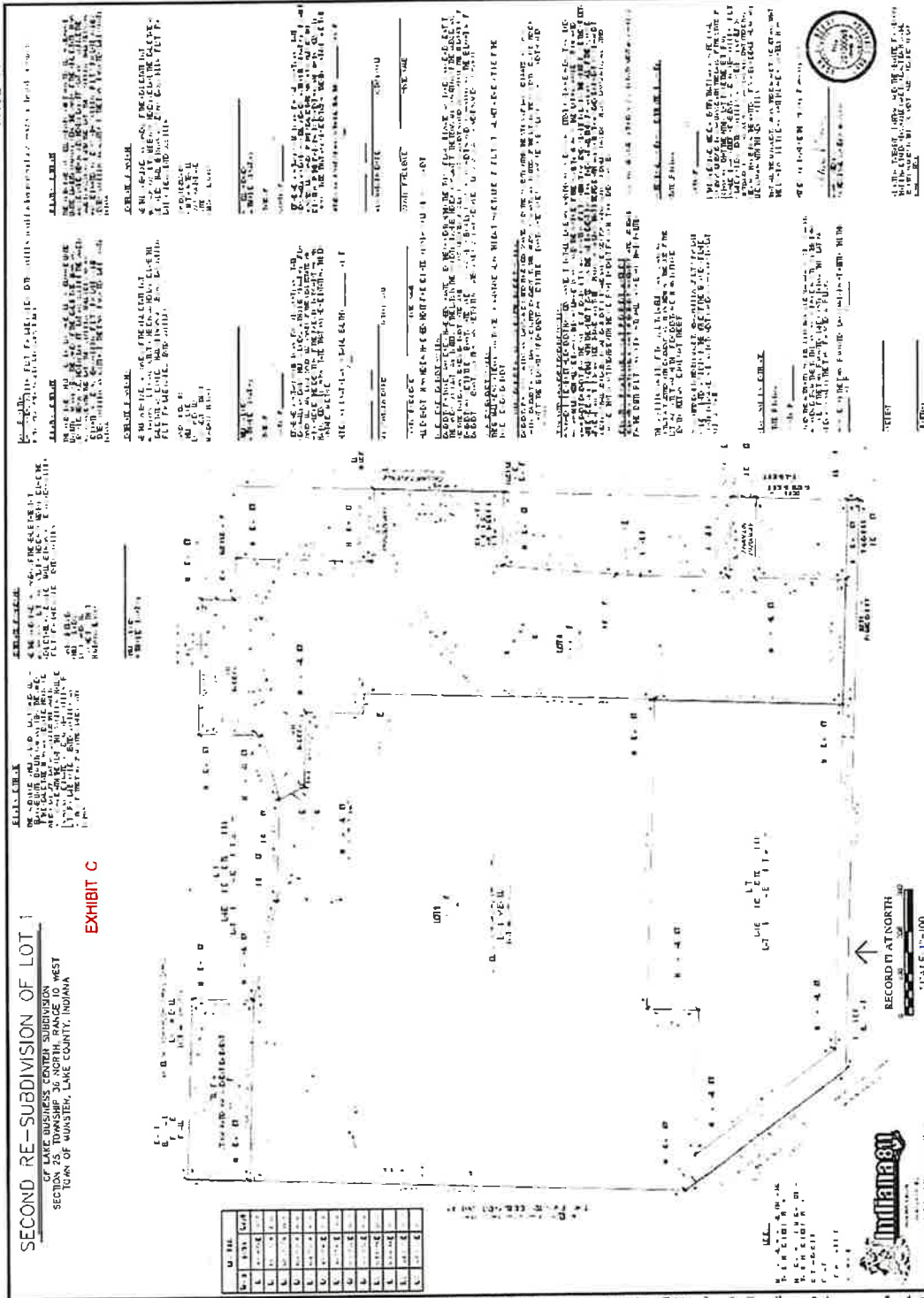
Sergio Mendoza, Executive Secretary

Exhibit C Final Subdivision Replat

NO.	DATE	REVISIONS



REPLAT OF LOT 1
LAKE BUSINESS CENTER
CLIENT: LBC OWNER LLC
LOCATION: 9200 CALUMET AVE., MUNSTER, IN



SECOND RE-SUBDIVISION OF LOT 1
OF LAKE BUSINESS CENTER SUBDIVISION
SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST
TOWN OF MUNSTER, LAKE COUNTY, INDIANA

EXHIBIT C

REVISIONS

GENERAL NOTES

EXISTING UTILITIES

PROPOSED UTILITIES

CONSTRUCTION NOTES

GENERAL NOTES

GENERAL NOTES

GENERAL NOTES

GENERAL NOTES

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