



Petition PC 25 - 001

Date: _____
Application Fee: \$ 2530⁰⁰
Sign Fee: \$ 25⁰⁰

Town of Munster Plan Commission Petition Application

OWNER INFORMATION:

Community Foundation of NWI, Inc. (219)689-7310
Name of Owner Phone Number
905 Ridge Road, Munster, IN 46321 dotte@powershealth.org
Street address, City, ST, ZIP Code Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

Dave Otte (CFNI, Inc.) (219)689-7310
Name of Applicant/Petitioner Phone Number
905 Ridge Road, Munster, IN 46321 dotte@powershealth.org
Street address, City, ST, ZIP Code Email address

PROPERTY INFORMATION:

Business or Development Name (if applicable) SD-PUD & CD-4.A
45-07-30-102-004.000-027, 45-07-30-103-001.000-027
Address of Property or Legal Description & 45-07-30-151-001.000-027 Current Zoning
800 MacArthur Blvd, 9101 Calumet Ave & 901 FrankLin Pkwy

APPLICATION INFORMATION:

Please select what this Application is for:

- Subdivision If yes, select one of the following: Preliminary Plat Final Plat
 Development Plan Review
 Rezoning (including Planned Unit Development) – Proposed Zoning District

Brief Description of Project:

to create a Planned UnitDevelopment

Torrenge Engineering, Inc (219)836-8918
Name of Registered Engineer, Architect or Land Surveyor Phone Number
907 Ridge Road, Munster, IN 46321 donald.torrenge@torrenge.com
Street address, City, ST, ZIP Code Email address



Petition PC 25 - 001

Town of Munster Plan Commission Application Signature Page

I hereby authorize Torrenga Engineering to act on my behalf as my agent in this petition and to furnish, upon request, supplemental information in support of this petition application.

X David J Otte _____ 12/21/2024
Signature of Owner Date

X David J Otte _____ 12/21/2024
Signature of Applicant Date

TOWN OF MUNSTER – POWERS HEALTH_800 MacArthur – MOB Project Fees:

1. Commercial Subdivision- Preliminary Plat 1-5 Lots: \$2530.00

Contact: Stuart Allen /Torrenga

Hearings required:

- Preliminary Hearing
- Public Hearing: Notice of Public Sign: **\$25.00 ***
- Town Council Approval

2. Commercial Subdivision- Final Plat: \$775.00

Contact: Stuart Allen /Torrenga

(Administrative only)

3. Change of Zoning- PUD Amendment- \$805.00

Contact: Brian Sluiter /Powers Health

Hearings required:

- Preliminary Hearing
- Public Hearing: Notice of Public Sign: **\$25.00 ***
- Town Council Approval

4. Development Plan Review (MOB)- Complex : \$3480.00

Don Torrenga /Torrenga

- Public Hearing: Notice of Public Sign: **\$25.00 ***

\$7665.00

Note: This Development Plan is dependent upon and will not be moved forward until the Subdivision and Rezoning/PUD Amendment processes are underway.

0.*
2,530.*+
25.*+
775.*+
805.*+
25.*+
3,480.*+
25.*+
7,665.**+

Lake County Surveyor's Office

Parcel Identification Number : 45-07-30-102-004.000-027

Owner : Community Foundation, Inc.

Site Address : 800 MACARTHUR BLVD MUNSTER IN 46321

Mailing Address : 907 Ridge Rd Munster IN 46321

Tax Code : 027

Tax Description : Munster

Property Class : Medical clinic or offices

Acreage : 5.824221

TIF District : 027 Ridge Road/Calumet Avenue

Sec Twp Rng : 30 36N 09W

Deductions :

SPA :

Legal Description : FAIRMeadow 24TH ADD BL. 1 LOT 1 COMMUNITY MEDICAL & PROFESSIONAL CENTER UNIT 3

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Lake County Surveyor's Office Web Map



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12/17/2024, 2:22:55 PM

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable

Lake County Surveyor's Office

Parcel Identification Number : 45-07-30-151-001.000-027

Owner : Community Foundation of Northwest Indiana Inc

Site Address : 901 FRAN LIN PKWY MUNSTER IN 46321

Mailing Address : 10010 Donald Powers Dr Ste 201 Munster IN 46321

Tax Code : 027

Tax Description : Munster

Property Class : Exempt other property

Acreage : 5.716934

TIF District : 027 Ridge Road/Calumet Avenue

Sec Twp Rng : 30 36N 09W

Deductions : Charitable

SPA :

Legal Description : PT NW1/4 S.30 T.36 R.9 LY'G NW'LY OF COLUMBIA AVE & E'LY OF CALUMET AVE & N'LY OF FRAN-LIN PKWY
EX N.140.5FT 5.732AC

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Lake County Surveyor's Office Web Map



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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable

Lake County Surveyor's Office

Parcel Identification Number : 45-07-30-103-001.000-027

Owner : Munster, Medical Research Foundtn

Site Address : 9101 CALUMET AVE MUNSTER IN 46321

Mailing Address : 901 Mac Arthur BLVD Munster IN 46321

Tax Code : 027

Tax Description : Munster

Property Class : Exempt Charity

Acreage : 2.17143

TIF District : 027 Ridge Road/Calumet Avenue

Sec Twp Rng : 30 36N 09W

Deductions : Hospital

SPA :

Legal Description : S.140.5FT OF N.1244.41FT OF E.675FT OF W.715FT OF NW1/4 S.30 T.36 R.9 2.177AC

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Lake County Surveyor's Office Web Map



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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable

**POWERS HEALTH
NEW MEDICAL OFFICE BUILDING
800 MACARTHUR
MUNSTER, IN 46321**

PROJECT DESCRIPTION / PRELIMINARY CODE REVIEW / 09.20.2024

The building proposed for construction adjacent to the current 800 MacArthur Boulevard building will be a new 4-story Medical Office Building with a total gross area of 85,800 square feet (21,450 square feet per floor) housing clinical practices that will bill under the Powers Health Community Hospital Munster CMS provider number. A drop-off canopy is planned for the west side of the building.

As such, the current intent is to design the building in accordance with both the 2014 Indiana Building Code and the 2012 Life Safety Code. The building will be Construction Type I-A, Business Group B Occupancy serving only outpatients. Given the possibility for 4 or more outpatients incapable of taking action for self-preservation to be on a floor at any one time, it may be necessary to design the applicable floor or floors to comply with Section 422 of the IBC as an Ambulatory Care Facility, which is a subcategory of Business Group B Occupancy. With the anticipated proximity to the existing 800 MacArthur Blvd. building and parking garage, the limitations of Table 602 of the Indiana Building Code for Fire-Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance will be met as part of the project, unless the conditions surrounding the project are eligible for a variance from the State Division of Fire and Building Services.

The building is being designed with the flexibility to add a fifth and sixth floor. However, the building height will be kept below the code maximum 75' from lowest level of fire fighter vehicle access to the sixth-floor level in order to avoid the design provisions necessary for a high-rise building. Consideration is also being given to a connector from the adjacent parking garage to the new Medical Office Building. This connector would be designed as a pedestrian walkway in accordance with the Indiana Building Code. Given the timeline for project design, and the impending adoption of a new building code, it may be necessary to submit the project in accordance with the design requirements of the 2024 Indiana Building Code.

POWERS HEALTH 800 MACARTHUR A PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA

LEGAL DESCRIPTIONS:

PC25-001

PARCEL 1: (Lake County Parcel Number: 45-07-30-102-004,000-027)
 Lot 1, Fairmeadow 24th Addition, Block 1, to the Town of Munster, Lake County, Indiana, as per plat thereof, recorded in Plat Book 43, page 95, in the Office of the Recorder of Lake County, Indiana.

PARCEL 2: (Lake County Parcel Number: 45-07-30-103-001,000-027)
 DESCRIPTION: Part of the Northwest Quarter of Section 30, Township 36 North, Range 9 West of the Second Principal Meridian and being more particularly described as follows: Commencing at the Northwest corner of said Section 30; thence South 01 degrees 18 minutes 32 seconds West, along the West line of said Section 30 (centerline of the 60 foot wide Calumet Avenue right-of-way), a distance of 1103.91 feet (said point also being the Southeast corner of Fairmeadow 24th Addition, Block 1, to the Town of Munster, as shown in Plat Book 43, page 95 in the Office of the Recorder of Lake County, Indiana; thence South 88 degrees 41 minutes 28 seconds East, along the Southerly line of aforesaid Addition, a distance of 40.00 feet to the point of beginning (said point lying on the Easterly right-of-way of aforesaid Calumet Avenue); thence continuing South 88 degrees 41 minutes 28 seconds East, along the Southerly line of aforesaid Addition a distance of 675.00 feet to the Southeast corner of aforesaid Addition; thence South 01 degrees 18 minutes 32 seconds West, along the Westerly line of Lot 1, Fairmeadow 24th Addition, Block 2, to the Town of Munster, as shown in Book 54, page 58 in the Office of the Recorder of Lake County, Indiana, a distance of 140.5 feet; thence North 88 degrees 41 minutes 28 seconds West, a distance of 675.00 feet to the Easterly right-of-way line of Calumet Avenue; thence North 01 degrees 18 minutes 32 seconds East along said Easterly right-of-way line, a distance of 140.5 feet to the point of beginning.

PARCEL 3: (Lake County Parcel Number: 45-07-30-151-001,000-027)
 DESCRIPTION: Part of the Northwest Quarter of section 30, Township 36 North, Range 9 West of the Second Principal Meridian and being more particularly described as follows: Commencing at the Northwest corner of said Section 30; thence South 01 degrees 18 minutes 32 seconds West, along the West line of said Section 30 (centerline of the 60 foot wide Calumet Avenue right-of-way), a distance of 1244.41 feet; thence South 88 degrees 41 minutes 28 seconds East, a distance of 40.00 feet to the point of beginning (said point lying on the Easterly right-of-way of aforesaid Calumet Avenue); thence continuing South 88 degrees 41 minutes 28 seconds East, a distance of 675.00 feet; thence South 01 degrees 18 minutes 32 seconds West along the Westerly line of Lot 1, Fairmeadow 24th Addition, Block 2 to the Town of Munster, as shown in Plat Book 54, page 56 in the Office of the Recorder of Lake County, Indiana, a distance of 130.61 feet; thence South 54 degrees 32 minutes 33 seconds West, along the Westerly line of Lot 1, Fairmeadow 24th Addition, Block 4 to the Town of Munster, as shown in Plat Book 62, page 52, in the Office of the Recorder of Lake County, Indiana, a distance of 287.48 feet, to a point of curve; thence Southwesterly along said curve which is concave to the Southeast, having a radius of 205.00 feet, an arc distance of 190.46 feet, to the Northeast corner of Lot 1, Fairmeadow 24th Addition, Block 3 to the Town of Munster, as shown in Plat Book 54, page 40 in the Office of the Recorder of Lake County, Indiana; thence North 89 degrees 58 minutes 28 seconds West, along the North line of said Lot 1, Fairmeadow 24th Addition, Block 3, a distance of 362.50 feet; thence North 01 degrees 18 minutes 32 seconds East, along said Easterly right-of-way line of Calumet Avenue, a distance of 475.18 feet to the point of beginning, in the Town of Munster, Lake County, Indiana.

UTILITY EASEMENTS:
 An easement is hereby granted to the Town of Munster, Indiana, SBC, AT&T, Northern Indiana Public Service Company and other companies identified by the Munster Town Board as supplying public service needs severally and their respective successors and assigns to install, lay, erect, construct, renew, operate, repair, replace and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, underground with all necessary braces, guys, anchors and other appliances, in, upon, along and over the strip or strips of land designated by dotted lines on the plat and marked "easements for public utilities" for the purpose of serving the public in general with sewer, water, gas, electric, telephone and television service, including aerial right as to streets where necessary with aerial service wires to adjacent lots, together with the right to enter upon the said easements for public utilities at all times for any and all of the purposes aforesaid and to trim and keep trimmed any trees, shrubs, or saplings that interfere with any such utility equipment. Any fences, trees, black topings, vegetation improvements or other potential obstacles to the use of easements shown upon the subdivision plat shall be placed at the risk of the property owner and may be subject to removal in the event of any interference with the use of said easements or drainage of other lots. Changes of grade or elevations in easements from those established upon the subdivision plat or noted on plats submitted and approved when building permits are issued that adversely impact drainage of adjoining lots shall be subject to regrading at the owner's expense. All designated utility easements are also hereby dedicated as drainage easements.

DRAINAGE EASEMENT:
 Ownership of the drainage easement shall be granted to the Owner and shall be maintained by the Owner in accordance with all Town of Munster Ordinances. In the event the Town of Munster deems acquiring the drainage easement is in the public interest for the operations and maintenance of its storm water infrastructure system, the Owner shall grant the drainage easement and the responsibility for its maintenance to the Town of Munster without cost to the Town.

ACCESS EASEMENT:
 Area shown in this plat as "ACCESS EASEMENT" are designated as access roadway or right-of-way and are not dedicated to the public, but remain private. Easements for the use of such roadways or right-of-way are granted to the Owner and the adjoining of said access easements shown hereon for the purpose of exercising the rights granted and to the Town of Munster for the purpose of providing police and fire protection and the performing of other governmental functions.

PUBLIC STREETS:
 All streets shown hereon, marked as "Public Street and Right of Way" and to the extent that they are not dedicated are hereby and heretofore dedicated to the Town of Munster and to the public in general.

OWNERS CERTIFICATE

<p>STATE OF INDIANA) COUNTY OF LAKE) \$</p> <p>It, the undersigned, Community Foundation of Northwest Indiana, Inc., owner of the real estate shown and described hereon, does hereby certify that it has laid off, platted and subdivided, and does hereby lay off, plat and subdivide said real estate in accordance with the plat hereon. This subdivision shall be known and designated POWERS HEALTH 800 MACARTHUR, a Planned Unit Development, to the Town of Munster, Lake County, Indiana. All streets, alleys, parks and other public lands shown and not heretofore dedicated, are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building structure.</p> <p>Witness my hand and Notarial Seal this ____ day of _____, 20____.</p> <p>My Commission Expires: _____</p> <p>County of Residence: _____ Notary Public</p>	<p>STATE OF INDIANA) COUNTY OF LAKE) \$</p> <p>It, the undersigned, Munster Medical Research Foundation, owner of the real estate shown and described hereon, does hereby certify that it has laid off, platted and subdivided, and does hereby lay off, plat and subdivide said real estate in accordance with the plat hereon. This subdivision shall be known and designated POWERS HEALTH 800 MACARTHUR, a Planned Unit Development, to the Town of Munster, Lake County, Indiana.</p> <p>Witness my hand and Notarial Seal this ____ day of _____, 20____.</p> <p>Munster Medical Research Foundation</p> <p>Randy Neiswonger Chief Executive Officer, Munster Medical Research Foundation</p> <p>STATE OF INDIANA) COUNTY OF LAKE) \$</p> <p>Before me, the undersigned Notary Public, in and for the County and State aforesaid, appeared Randy Neiswonger, on behalf of Munster Medical Research Foundation, and each separately and severally acknowledge the execution of the foregoing instrument as its voluntary act and deed, for the purpose therein expressed.</p> <p>Witness my hand and Notarial Seal this ____ day of _____, 20____.</p> <p>My Commission Expires: _____</p> <p>County of Residence: _____ Notary Public</p>
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<p>STATE OF INDIANA) COUNTY OF LAKE) \$</p> <p>Before me, the undersigned Notary Public, in and for the County and State aforesaid, appeared Donald P. Fesko, on behalf of Community Foundation of Northwest Indiana, Inc. and each separately and severally acknowledge the execution of the foregoing instrument as its voluntary act and deed, for the purpose therein expressed.</p> <p>Witness my hand and Notarial Seal this ____ day of _____, 20____.</p> <p>My Commission Expires: _____</p> <p>County of Residence: _____ Notary Public</p>	<p>STATE OF INDIANA) COUNTY OF LAKE) \$</p> <p>It, the undersigned, Linda Tan Chan, as Trustee, of the Linda Tan Chan Declaration of Trust Dated December 5, 1994, owner of the real estate shown and described hereon, does hereby certify that it has laid off, platted and subdivided, and does hereby lay off, plat and subdivide said real estate in accordance with the plat hereon. This subdivision shall be known and designated POWERS HEALTH 800 MACARTHUR, a Planned Unit Development, to the Town of Munster, Lake County, Indiana. All streets, alleys, parks and other public lands shown and not heretofore dedicated, are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building structure.</p> <p>Witness my hand and Notarial Seal this ____ day of _____, 20____.</p> <p>Linda Tan Chan Declaration of Trust Dated December 5, 1994</p> <p>Linda Tan Chan Trustee of the Linda Tan Chan Declaration of Trust Dated December 5, 1994</p> <p>STATE OF INDIANA) COUNTY OF LAKE) \$</p> <p>Before me, the undersigned Notary Public, in and for the County and State aforesaid, appeared Linda Tan Chan Trustee of the Linda Tan Chan Declaration of Trust Dated December 5, 1994 and each separately and severally acknowledge the execution of the foregoing instrument as its voluntary act and deed, for the purpose therein expressed.</p> <p>Witness my hand and Notarial Seal this ____ day of _____, 20____.</p> <p>My Commission Expires: _____</p> <p>County of Residence: _____ Notary Public</p>
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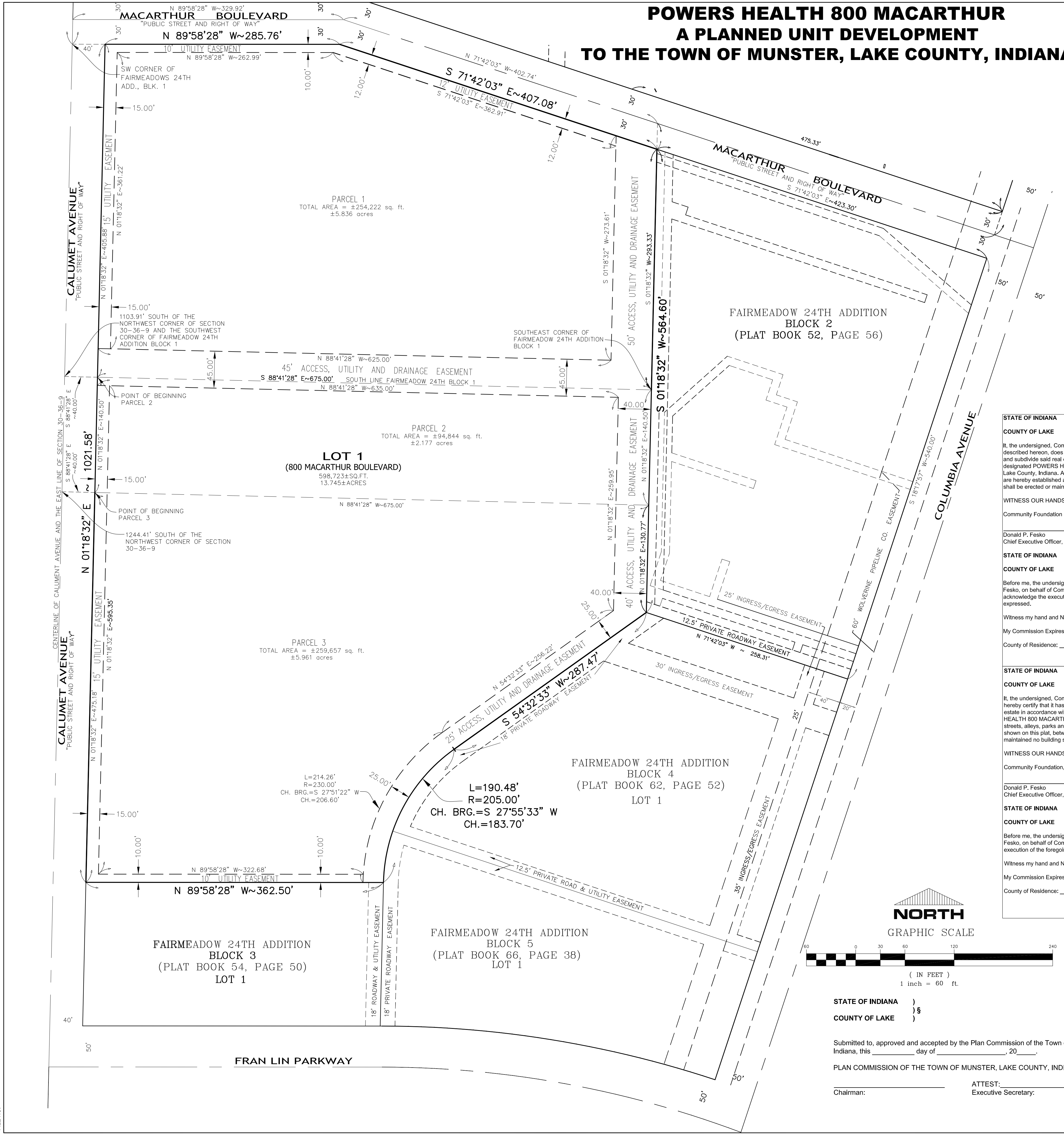
<p>STATE OF INDIANA) COUNTY OF LAKE) \$</p> <p>Before me, the undersigned Notary Public, in and for the County and State aforesaid, appeared Donald P. Fesko, on behalf of Community Foundation, Inc. and each separately and severally acknowledge the execution of the foregoing instrument as its voluntary act and deed, for the purpose therein expressed.</p> <p>Witness my hand and Notarial Seal this ____ day of _____, 20____.</p> <p>My Commission Expires: _____</p> <p>County of Residence: _____ Notary Public</p>	<p>STATE OF INDIANA) COUNTY OF LAKE) \$</p> <p>It, the undersigned, Linda Tan Chan, as Trustee, of the Linda Tan Chan Declaration of Trust Dated December 5, 1994, owner of the real estate shown and described hereon, does hereby certify that it has laid off, platted and subdivided, and does hereby lay off, plat and subdivide said real estate in accordance with the plat hereon. This subdivision shall be known and designated POWERS HEALTH 800 MACARTHUR, a Planned Unit Development, to the Town of Munster, Lake County, Indiana. All streets, alleys, parks and other public lands shown and not heretofore dedicated, are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building structure.</p> <p>Witness my hand and Notarial Seal this ____ day of _____, 20____.</p> <p>Linda Tan Chan Declaration of Trust Dated December 5, 1994</p> <p>Linda Tan Chan Trustee of the Linda Tan Chan Declaration of Trust Dated December 5, 1994</p> <p>STATE OF INDIANA) COUNTY OF LAKE) \$</p> <p>Before me, the undersigned Notary Public, in and for the County and State aforesaid, appeared Linda Tan Chan Trustee of the Linda Tan Chan Declaration of Trust Dated December 5, 1994 and each separately and severally acknowledge the execution of the foregoing instrument as its voluntary act and deed, for the purpose therein expressed.</p> <p>Witness my hand and Notarial Seal this ____ day of _____, 20____.</p> <p>My Commission Expires: _____</p> <p>County of Residence: _____ Notary Public</p>
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I, John Stuart Allen, hereby certify that I am a Professional Land Surveyor licensed under the Laws of the State of Indiana; that I have prepared this document in accordance with a survey of the land performed by John Stuart Allen, L.S. # 29900011 dated December 4, 2024 and subdivided same as shown on the plat hereon drawn; that this plat correctly represents said survey and that all dimensions, linear and angular are correctly shown, and that all monuments or markers are shown on said survey actually exist, and that their locations, size, type and description are accurately shown on said survey.

Witness my hand and Seal this ____ day of _____, 20____.

TORRENGA SURVEYING LLC.
 John Stuart Allen - Professional Land Surveyor No. LS 29900011



TORRENGA SURVEYING, LLC
 PROFESSIONAL LAND SURVEYORS
 907 RIDGE ROAD, MUNSTER, INDIANA 46321
 TEL. NO.: (219) 856-8918
 WEBSITE: WWW.TORRENGA.COM

POWERS HEALTH 800 MACARTHUR
 A PLANNED UNIT DEVELOPMENT
 TO THE TOWN OF MUNSTER
 LAKE COUNTY, INDIANA
 PRELIMINARY PLAT

DATE: 12-5-2024

CLIENT: POWERS HEALTH
 JOB NO: 2024-0519
 DRAWN: JSA
 SCALE: 1"=60'

SHEET 1 OF 1