



Petition PC 25 - 002

Date: _____

Application Fee: \$ 805⁰⁰

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 Fran Lin 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 Unit Development _____

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 - 002

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 ***

\$71665.00

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 : FAIRMEDOW 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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W

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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

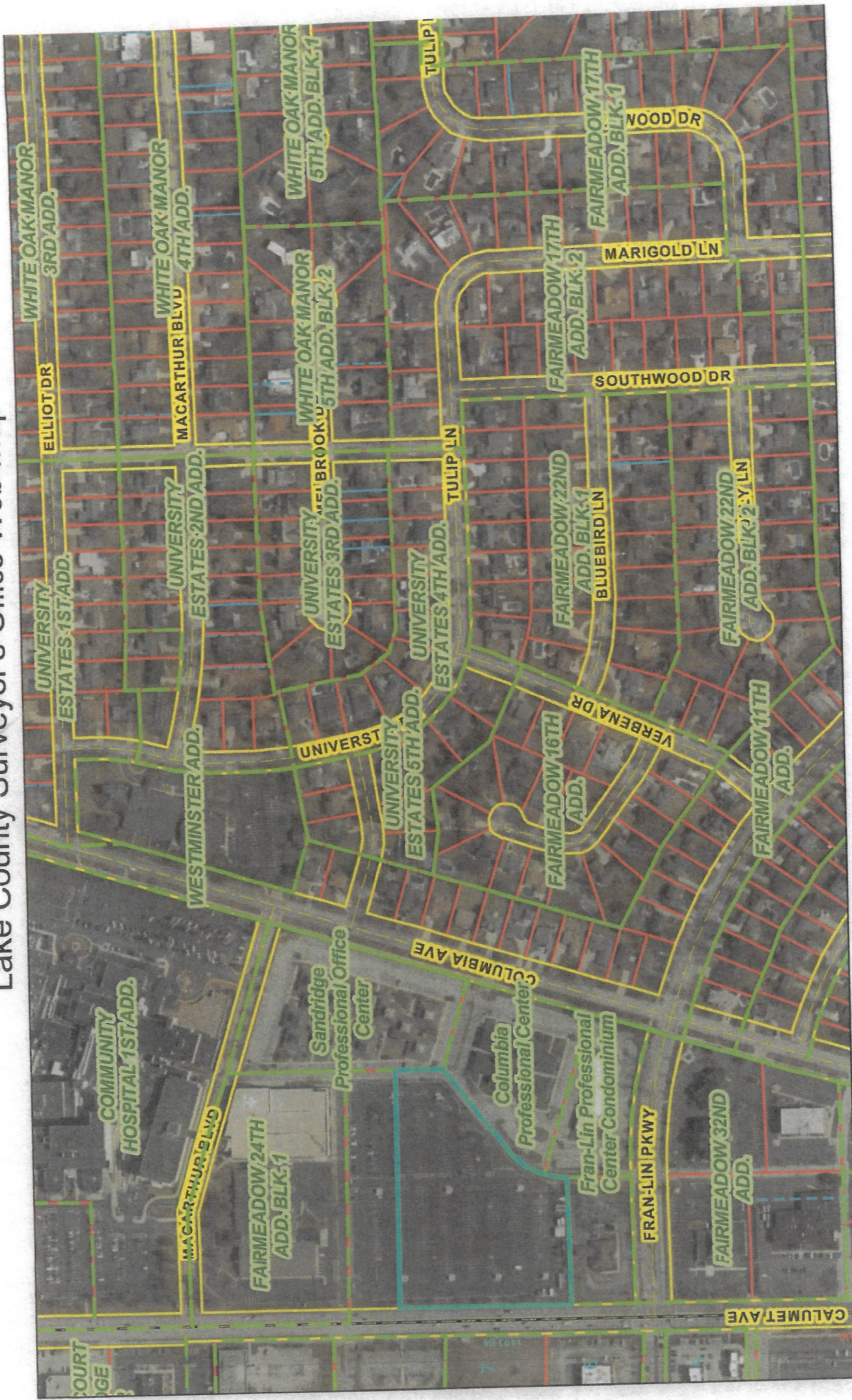
Deductions : Charitable

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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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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**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 PLANNED UNIT DEVELOPMENT

STANDARDS FOR BULK, DESIGN, AND USES

PC 25-002

SECTION A. LEGAL DESCRIPTION

LEGAL DESCRIPTIONS:

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 SOUTHWEST 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 80 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.

SECTION B. INTRODUCTION

THE FOLLOWING STANDARDS, SPECIFICATIONS, AND REQUIREMENTS WILL USED FOR THE DESIGN AND LAYOUT OF THE USES OF THE PROPERTY IDENTIFIED IN *SECTION A. LEGAL DESCRIPTION* OF POWERS HEALTH 800 MACARTHUR PLANNED UNIT DEVELOPMENT. THESE STANDARDS AND REQUIREMENTS ARE ONLY TO AFFECT THE FUTURE DEVELOPMENTS ON THE 800 MACARTHUR PROPERTY AND NOT ANY OF THE OTHER SURROUNDING POWERS HEALTH PROPERTIES, STRUCTURES, BUILDINGS, NOR THE EXISTING DEVELOPMENTS ON THE PROPERTY. THE EXISTING DEVELOPMENTS, BOTH SITE AND BUIDLING, WILL REMAIN AS-IS UNLESS MODIFIED THROUGH A DEVELOPMENT PLAN APPROVED BY THE MUNSTER PLAN COMMISSION.

SECTION C. USES

THE PERMITTED USES OF THE POWERS HEALTH PUD SHALL BE:

1. HEALTHCARE OUTPATIENT SERVICES
2. OUTPATIENT PROCEDURE AND TREATMENT SERVICES
3. THERAPY AND REHABILITATION SERVICES
4. MEDICAL LABORATORY SERVICES
5. MEDICAL EVALUATION SERVICES WITH OVERNIGHT STAY
6. COMMERICAL OFFICE SPACE
7. EDUCATIONAL USE
8. FOODSERVICE, RESTAUARANT AND CAFÉ
9. PHARMACY
10. PARKING LOT
11. PARKING STRUCTURE
12. HELIPAD OR HELICOPTER SERVICES RELATED TO POWERS HEALTH
13. MIXED OR FLEX USE TO BE LIMITED TO COMMERCIAL, MEDICAL OFFICE, OUTPATIENT CLINIC AND OTHERS AS LISTED ABOVE.

SECTION D. LOT

1. LOT 1 SIZE IS 13.745 +/- ACRES.
2. THE NUMBER OF BUILDINGS ALLOWED ON LOT 1 SHALL BE LIMITED TO (12) IN TOTAL. FUTURE DEVELOPMENTS ARE PERMITTED TO MODIFY THIS RESTRICTION THROUGH THE AMENDMENT OF THESE PUD STANDARDS.
3. A MINIMUM 10 FT BUILDING SETBACK SHALL BE REQUIRED ALONG ALL LOT LINES.
4. THE IMPERVIOUS COVERAGE SHALL NOT EXCEED 92% OF THE AREA OF THE LOT.

SECTION E. STORMWATER MANAGEMENT

1. THE STORM SEWER SYSTEM OF LOT 1 SHALL TIE INTO THE STORM SEWER SYSTEM LOCATED AT FAIRMEADOW 24TH ADDITION, BLOCK 1, LOT 1. THE STORM WATER SHALL BE CONVEYED TO AND FILTERED THROUGH THE LARGE MS4 STRUCTURE, NORTH OF THE MAIN NORTHWEST ENTRANCE OF THE HOSPITAL, AND SHALL DISCHARGE INTO THE DITCH NORTH OF FISHER STREET.
2. THE EXISTING STORM SEWER SYSTEM ON THE FAIRMEADOW 24TH ADDITION, BLOCK 1, LOT 1 COLLECTS INTO A LARGE STORM INTERCEPTOR, THAT IS A MS 4 STRUCTURE. POWERS HEALTH OWNS AND MAINTAINS THE STORM INTERCEPTOR BY YEARLY REMOVING ALL WATER AND DEBRIS, CLEANING OUT THE STRUCTURE, AND MEASURING THE AMOUNT OF LIQUID AND DEBRIS REMOVED FROM THE STRUCTURE. A HYRDRO-VAC UNIT TRUCK IS UTILIZED FOR THE CLEANING PROCESS FROM A REGISTERED THIRD-PARTY VENDOR/CONTRACTOR. A REPORT OF THE CLEANING IS AND WILL BE PROVIDED TO POWERS HEALTH, KEPT ON RECORD, AND SHALL BE MADE AVAILABLE TO THE TOWN OF MUNSTER UPON REQUEST.
3. FOR FUTURE DEVELOPMENT PLANS, A STORM WATER DETENTION SYSTEM SHALL BE PROVIDED FOR ANY AREAS OF THE PROPERTY THAT ARE BEING DEVELOPED FROM EXISTING GREEN SPACE TO HARD SURFACES, SUCH AS PARKING LOT OR ROOF AREA. ANY EXISTING AREA THAT IS IMPREVIOUS SHALL NOT BE REQUIRED TO HAVE STORM WATER DETENTION PROVIDED UNDER FUTURE DEVELOPMENTS. ONLY EXISTING GREEN SPACES BEING

DEVELOPED INTO HARD SURFACES SHALL BE REQUIRED TO INCREASE THE AMOUNT OF STORMWATER DETENTION.

4. THE STORM WATER FROM THE ROOF STORM DRAINS SHALL BE COLLECTED AND ROUTED THROUGH PIPING INTO THE STORM SEWER SYSTEM.
5. THE EXISTING STORM SEWER SYSTEM ON THE LOT SHALL BE MAINTAINED TO THE SAME CAPACITY, OR IF MODIFIED, THE STORM SEWER SHALL BE ENGINEERED TO PROVIDE A MINIMUM OF THE EQUIVALENT CAPACITY OR GREATER, DEPENDING ON FUTURE DEVELOPMENTS.

SECTION F. BUILDING SIZE

1. BUILDINGS WILL BE LIMITED TO SIX (6) STORIES FOR OCCUPIED USES. ONE ADDITIONAL STORY, ABOVE THE OCCUPIED SIX (6) STORIES, IS ALLOWED FOR THE USE OF MECHANICAL PENTHOUSE OR STORAGE, AS THIS IS CONSIDERED UNOCCUPIED SPACE.
2. THE BUILDING HEIGHT SHALL NOT EXCEED 75 FT FROM THE EXTERIOR PARKING LOT OR ENTRANCE DRIVE GRADE TO THE FLOOR LEVEL OF THE 6TH FLOOR, OR AN OVERALL TOTAL HEIGHT OF 109 FT (INCLUDING THE MECHANICAL PENTHOUSE).
3. MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE FROM THE ADJACENT RIGHT-OF-WAY, OR SCREENING SHALL BE PROVIDED TO PROHIBIT THE VIEW FROM THE RIGHT-OF-WAY.
4. MECHANICAL FLUES, VENT PIPING, OR EXHAUST DUCTS SHALL NOT BE VISIBLE FROM THE ADJACENT RIGHT-OF-WAY, OR SCREENING SHALL BE PROVIDED TO PROHIBIT THE VIEW FROM THE RIGHT-OF-WAY.
5. THE MINIMUM FRONTAGE OF PRIMARY BUILDINGS ON THE LOT SHALL BE 100 FT., NOT INCLUDING ANCILLARY UNOCCUPIED STRUCTURES. EACH FUTURE BUILDING AND STRUCTURES WILL BE SUBJECT TO DEVELOPMENT PLAN SUBMISSION TO THE TOWN FOR REVIEW.
6. TELECOMMUNICATIONS, TRANSMITTING ANTENNAS, OR LIGHTNING PROTECTION POLES/RODS ARE ALLOWED TO EXTEND ABOVE THE MAXIMUM BUILDING HEIGHT ALLOWANCE.

SECTION G. BUILDING MATERIALS AND STANDARDS.

1. THE EXTERIOR OF THE BUILDING SHALL BE LIMESTONE CLAD PANELING, BRICK, STONE MASONRY, METAL PANELS, OR EIFS MATERIALS. EIFS MATERIALS USED ON THE BUILDING SHALL BE LIMITED TO A MAXIMUM AREA OF 10% OF THE TOTAL EXTERIOR FACE OF THE BUILDING ON ALL FOUR (4) SIDES. MATERIALS SHALL MATCH THE OTHER BUILDINGS ON THE HOSPITAL CAMPUS AND PROVIDE A SIMILAR APPEARANCE.
2. WINDOWS AND CURTAIN WALL SHALL BE INSULATED 1" LOW-E GLAZING WITH TINTING AS DESIRED OR SPANDREL COATING TO INHIBIT VIEW TO THE INTERIOR. WINDOW OR CURTAIN WALL FRAMING ARE PERMITTED TO BE CLEAR ANODIZED ALUMINUM OR DARK BRONZE ANODIZED.
3. ENTRANCE DOORS INTO THE BUILDING AT THE MAIN ENTRANCE OR AUXILIARY ENTRANCE SHALL BE GLASS STOREFRONT DOOR WITH ALUMINUM FRAMING.
4. DOORS INTO MECHANICAL OR AUXILIARY ROOMS FROM THE EXTERIOR ARE PERMITTED TO BE HOLLOW METAL DOOR AND FRAME, AND SHOULD BE PAINTED TO BLEND IN WITH THE EXTERIOR OF THE BUILDING.
5. MECHANICAL LOUVERS ARE PERMITTED WHERE NECESSARY AND BE A MATCHING COLOR TO THE EXTERIOR OF THE BUILDING OR CLEAR ANODIZED ALUMINUM WITH BIRD SCREENS ON THE EXTERIOR.
6. THE BUILDING ROOF SHALL BE GENERALLY BE A FLAT ROOF WITH INTERNAL ROOF DRAININGS. DECORATIVE PITCH ROOFS OR MANSARD ELEMENTS ARE PERMITTED IN LIMITED AREAS, SUCH AS THE ENTRANCES OF THE BUILDINGS.
7. METAL OR GLASS CANOPIES ARE PERMITTED AT ENTRANCES. MINIMUM CLEARANCE HEIGHT FOR THE CANOPY SHALL ALLOW THE ACCESS OF TOWN OF MUNSTER FIRE DEPARTMENT AMBULANCES TO ACCESS WITH A MAXIMUM CLEARANCE HEIGHT OF 15 FT.

SECTION H. ENCLOSURES FOR DUMPSTERS AND EQUIPMENT

1. ENCLOSURES SHALL BE PROVIDED AROUND THE DUMPSTER OR WASTE DISPOSAL CONTAINERS ON SITE, AND SHALL BE A MASONRY WALL OR AN OPAQUE FENCE.
2. ENCLOSURES SHALL BE PROVIDED AROUND EMERGENCY POWER BACK-UP GENERATORS, COOLING TOWERS, MED GAS BULK STORAGE TANKS, OR OTHER MECHANICAL EQUIPMENT, AND THE ENCLOSURE SHALL BE CONSTRUCTED OF EITHER A MASONRY WALL, A FENCE, OR A LANDSCAPE HEDGE.

3. ALL ENCLOSURES SHALL BE TO A MINIMUM HEIGHT OF 6'0" AND A MAXIMUM HEIGHT OF 10'0" ABOVE GRADE.
4. ENCLOSURES CONSTRUCTED OF MASONRY OR FENCING MATERIALS SHALL BE MADE OF MATERIALS TO MATCH THE ADJACENT BUILDING, WEATHER RESISTANT MATERIALS THAT DO NOT DETERIORATE, AND ARE DURABLE.
5. ENCLOSURES CONSTRUCTED OF MASONRY OR FENCING SHALL COMPLETELY OBSCURE THE VIEW UP FOR A MINIMUM HEIGHT OF 6'0" AND A MAXIMUM HEIGHT OF 10'0" ABOVE GRADE.
6. THE GATES OF THE ENCLOSURE SHALL BE GALVANIZED METAL FRAMES WITH CEDAR, COMPOSITE, OR WEATHER RESISTANT DECK BOARDS.
7. THE DUMPSTER OR WASTE ENCLSOURE SHALL BE PROVIDED WITHIN THE LOT OF THE BUILDING IT SERVES.

SECTION J. PARKING

1. OFF-STREET PARKING SHALL BE PROVIDED FOR EACH BUILDING OF THE PUD AS REQUIRED BELOW. NO ON-STREET PARKING IS ALLOWED.
2. THE PARKING PROVIDED FOR THE BUILDING MAY BE PROVIDED IN A MULTI-LEVEL PARKING STRUCTURE THAT SHALL NOT EXCEED 75 FEET AT THE HIGHEST PARKING LEVEL.
3. THE PARKING REQUIREMENTS FOR THE BUILDING SHALL BE BASED ON THE TOTAL SQUARE FOOTAGE AREA OF THE BUILDING THAT IS NORMALLY OCCUPIED AREAS, AND SHALL NOT INCLUDE THE FOLLOWING NORMALLY NON-OCCUPIED AREAS:
 - a. MECHANICAL ROOMS
 - b. STORAGE ROOMS, INCLUDING CLEAN SUPPLY AND SOILED HOLDING/UTILITY ROOMS.
 - c. EQUIPMENT STORAGE ROOMS
 - d. ELECTRICAL EQUIPMENT ROOMS
 - e. WATER EQUIPMENT OR FIRE PUMP ROOMS
 - f. MEDICAL GAS EQUIPMENT ROOMS
 - g. IT/DATA EQUIPMENT ROOMS
 - h. STAIRWELLS AND ELEVATORS
 - i. ELEVATOR EQUIPMENT ROOMS
 - j. HALLWAY, COORIDORS, VESTIBULES, ENTRANCE AREAS, OR PASSAGEWAYS.
 - k. REFUSE OR TRASH ROOMS
 - l. EVS OR HOUSEKEEPING CLOSETS ROOMS
4. PARKING SHALL BE PROVIDED ON A BASIS OF 3.3 SPACES PER EVERY 1,000 SQUARE FEET OF OCCUPIED SPACE DUE TO THE BUSINESS OCCUPANCY NATURE OF THE BUILDING.
5. THE AMOUNT OF PARKING PROVIDED MAY EXCEED THE REQUIRED NUMBER OF PARKING SPACES.
6. THE NUMBER OF HANDICAP SPACES SHALL MEET THE INDIANA ADA STANDARD MINIMUM AND MORE ARE PERMITTED AS BUILDING USE REQUIRES.
7. PARKING AREAS ARE PERMITTED TO BE RECONFIGURED WITH FUTURE DEVELOPMENTS.

SECTION K. LANDSCAPING

1. A LANDSCAPE BUFFER OF AN ORNAMENTAL METAL FENCE THAT IS 3 FT TO 4 FT TALL ABOVE THE GRADE OF GROUND, SHADE TREES PLACED EVERY 40 FT, AND HEDGE SCREEN BETWEEN THE SHADE TREES SHALL BE PROVIDED ALONG CALUMET AVENUE.
2. A LANDCAPE BUFFER SHALL NOT BE REQUIRED ALONG MACARTHUR BOULEVARD TO PROVIDE A CONTINUOUS CAMPUS ENVIROMENT WITH THE HOSPITAL TO THE NORTH.
3. ALL EXISTING LANDSCAPING SHALL REMAIN IN PLACE AND ONLY THE AREAS DIRECTLY ADJACENT TO NEW BUILDING STRUCTURES OR NEW PARKING SPACES ARE REQUIRED TO BE MODIFIED OR UPGRADED.
4. ALL NEW PLANT MATERIALS SHALL MEET THE MINIMUM CONTAINER SIZE REQUIREMENTS AS OUTLINED IN THE AMERICAN STANDARDS FOR NURSERY STOCK.
5. TREES SHALL BE A MINIMUM OF 1.5" – 2" CALIBER AT INSTALLATION AND SHALL BE SELECTED FROM THE LIST OF INDIANA NATIVE TREE LIST (SUGGESTED FOR URBAN LANDSCAPES) PROVIDED BY THE PURDUE UNIVERSITY FORESTRY AND NATURAL RESOURCES IN THE PURDUE EXTENSION DATED AUGUST 2016 – TREE SELECTION FOR THE "UN-NATURAL" ENVIROMENT (FNR-531-W).
6. LANDSCAPE ISLANDS SHALL ONLY BE REQUIRED AT THE CORNERS OF THE PARKING AREA AND AT THE END OF THE PARKING ROW. NO OTHER ADDITIONAL LANDSCAPE ISLANDS IN THE PARKIGN AREA SHALL BE REQUIRED.

7. EACH LANDSCAPE ISLAND SHALL CONTAIN A MINIMUM OF ONE (1) TREE.
8. THERE SHALL BE NO REQUIREMENT FOR THE MINIMUM DISTANCE FROM ANY PARKING SPACE TO THE NEAREST TREE.
9. TREES ARE TO BE STRATEGICALLY PLACED TO PROVIDE SHADE AND LANDSCAPE IMPROMENTS THAT ENHANCE THE EXTEIOR OF THE BUILDING. TREE PLACEMENT SHALL NOT PROHIBIT THE LINE OF SIGHT OF DRIVERS, THE VIEW OF THE EXTERIOR OF THE BUILDING OR FROM INSIDE THE BUILDING, OR CAUSE ROOT GROWTH TO DAMAGE SITE IMPROVEMENTS.
10. DECORATIVE STONE AND MULCH SHALL BE ALLOWED FOR GROUND COVER AROUND PLANTINGS AND LANSCAPE ISLANDS.
11. DECORATIVE STONE SHALL BE PROVIDED AROUND THE PERIMETER OF THE BUILDING FOR A MINMUM OF 2FT FOR DRAINAGE AND INSECT CONTROL.
12. LANDSCAPE PLANTINGS SHALL BE PROVIDED AROUND THE BASE OF THE MONUMENT SIGNS AND SHALL MATCH THE GROSS AREA OF ONE SIDE OF THE MONUMENT SIGN.
13. LARGE PLANTERS MAY BE PERMITTED AT ENTRANCES AND ALONG THE SIDES OF THE BUILDINGS.
14. IRRIGATION SHALL BE PROVIDED IN AREAS OF LAWN GRASSES AND PLANTING BEDS AT THE PERIMETER OF THE BUILDING.
15. ALL LANDSCAPING SHALL BE PROPERLY MAINTAINED.

SECTION L. SITE/PRIVATE LIGHTING STANDARDS

1. ALL PARKING AREAS AND WALK WAYS TO BE ILLUMINATED TO AN AVERAGE LEVEL OF 1.0 – 2.5 FOOT-CANDLES. A MINIMUM ILLUMINATION LEVEL OF 0.4 FC SHALL BE PROVIDED IN ALL PARKING AND WALKING AREAS.
2. THE MAX LIGHTING LEVEL AT THE PROPERTY LINES SHALL BE 2.0 FC.
3. THE LIGHT POLES SHALL BE OF A MAXIMUM HEIGHT OF 30 FT. AND TO HAVE A NATURAL ALUMINUM FINISH OR DARK BRONZE.
4. THE LIGHT FIXTURE HEADS SHALL BE CONSISTENT WITH THE COBRA TYPE HEAD, OR LITHONIA D-SERIES FIXTURES, OR SIMILAR TYPE LIGHTING FIXTURES.
5. THE COLOR TEMPERATURE OF THE LIGHTING FIXTURES SHALL MATCH THE EXISTING HOSPITAL CAMPUS EXISTING SITE LIGHTING AND SHALL NOT EXCEED 5000K.
6. WALL MOUNTED FIXTURES MAY BE PROVIDED AS REQUIRED FOR SITE LIGHTING, WALKWAY ILLUMINATION, AND EGRESS MEANS AT DOORWAYS.
7. ACCENT LIGHTING AND BOLLARD LIGHTS AROUND THE BUILDING AT WALKWAYS SHALL BE PERMITTED.

SECTION M. SIGNAGE

ALL PERMANENT SIGNS LOCATED WITHIN THE DEVELOPMENT SHALL CONFORM TO THE FOLLOWING STANDARDS:

- I. GENERAL STANDARDS:
 - a. SIGNS NECESSARY TO INFORM THE PUBLIC, SUCH AS TRAFFIC CONTROL, STREET NAME, DIRECTIONAL AND SPECIAL PARKING RESTRICTIONS THAT ARE USED TO IMPLEMENT PUBLIC SAFETY AND WAYFINDING WITHIN THE DEVELOPMENT SHALL MATCH THE TOWN OF MUNSTER STANDARDS.
 - b. *OBSTRUCTION OF VISION OF DRIVERS.* NO SIGN HIGHER THAN 3 ½ FT SHALL BE PLACED IN SUCH A MANNER THAT IT WOULD BLOCK OR OBSCURE THE VISION OF THE DRIVER OF A VEHICLE STOPPED AT A STOP SIGN, TRAFFIC LIGHT, OR ENTRANCE TO A PUBLIC STREET FOR A SIGHT TRIANGLE DISTANCE OF 30 FEET IN WHICH THERE IS ONCOMING TRAFFIC.
 - c. SIGNAGE MATERIALS ALLOWED ARE AS FOLLOWS:
 - d. INTERNALLY ILLUMINATED FACES WITH TRANSPARENT PLASTIC FACES WITH LETTERING.
 - e. INTERNALLY ILLUMINATED LOGO FACE WITH TRANSPARENT PLASTIC.
 - f. FACE LIT CHANNEL LETTERS.
 - g. BACKLIT CHANNEL LETTERS.
 - h. LOWER PORTION OF EACH MONUMENT SIGN SHALL BE BRICK OR MASONRY STONE FOR A MINIMUM OF 3’0” HIGH.

II. SIGN CALCULATION STANDARDS:

a. SIGN AREA:

- i. THE AREA OF A SIGN AS REGULATED HEREIN SHALL BE THE PRODUCT OF THE TOTAL WIDTH AND THE TOTAL HEIGHT OF THE SMALLEST RECTANGLE THAT ENCOMPASSES ALL SUCH LETTERING, DEVICES OR GRAPHICS.
- ii. WHERE SAID DISPLAY AREA IS ON A BACKGROUND, THE BACKGROUND IS NOT INCLUDED IN THE COMPUTATION.
- iii. FOR SIGNS HAVING TWO (2) SIDES, THE MAXIMUM DISPLAY AREA SHALL BE PERMITTED ON BOTH SIDES AND THE TOTAL AREA OF ONE SIDE SHALL BE DEEMED TO BE THE TOTAL SIGN AREA.
- iv. THE SUPPORTING STRUCTURES AND MOUNTING HARDWARE SHALL NOT BE INCLUDED IN THE AREA COMPUTATION.

b. GROUND SIGN HEIGHT:

- i. THE VERTICAL DISTANCE MEASURES FROM THE HIGHEST POINT OF THE SIGN TO THE FINISHED GRADE OF THE GROUND IMMEDIATELY BENEATH THE SIGN.

III. PERMITTED SIGNAGE:

a. PRIMARY WALL SIGN. A SIGN THAT IS HUNG ON THE FAÇADE OF A BUILDING. THIS INCLUDES CHANNEL LETTER, RACEWAY, ROUTED SIGNS, ETC. THE SIGN MAY BE INSTALLED DIRECTLY TO THE FASCIA OF A BUILDING, ON A RACEWAY ATTACHED TO THE BUILDING, OR ON A DECORATIVE BACKER.

- i. QUANTITY (MAX): ANY (3) ELEVATIONS OF THE BUILDING
- ii. AREA: MAX. OF 350 SQUARE FEET PER ELEVATION
- iii. DEPTH (MAX): 12 IN
- iv. HEIGHT (MAX):
 - 1. BUILDING HEIGHT < 50 FT. LETTER AND LOGO MAX. HEIGHT: 8 FT.
 - 2. BUILDING HEIGHT > 50 FT. LETTER AND LOGO MAX. HEIGHT: 14 FT.

- v. MATERIAL: SHALL BE CHANNEL LETTERS, WOOD, METAL, ACRYLIC OR LIKE MATERIAL; OR ROUTED/ETCHED ON WOOD OR LIKE MATERIAL, OR STATIC NEON
- vi. ANY DECORATIVE BACKER OR BACKGROUND PANEL SHALL BE MADE OF METAL, WOOD, OR SIMILAR OPAQUE MATERIAL
- vii. ILLUMINATION: PERMITTED TO BE INTERNALLY ILLUMINATED INDIVIDUAL LETTERS, LOGOS, AND GRAPHICS

b. MONUMENT SIGN. A SIGN THAT IS GENERALLY PLACED PERPENDICULAR TO THE ROAD SO THAT IT IS VISIBLE TO BOTH DIRECTIONS OF TRAFFIC. MONUMENT SIGNS ARE A FREESTANDING SIGN SUPPORTED BY A CONCRETE FOUNDATION AND ARE TYPICALLY CONSTRUCTED OF DURABLE MATERIALS OF A PERMANENT NATURE THAT ARE SIMILAR TO THE TYPE AND COLOR AS THE BUILDING(S) THAT IT IDENTIFIES.

- i. QUANTITY: 2 PER PUBLIC FRONTAGE
- ii. AREA (MAX): 160 SF
- iii. HEIGHT (MAX): 18 FT
- iv. MATERIAL:
 - 1. THE MAIN SIGN PANEL IS PERMITTED TO BE INDIVIDUALLY MOUNTED CHANNEL LETTERS, SANDBLASTED, ROUTED ALUMINUM OR ACRYLIC, OR OTHER SIMILAR MATERIALS. TENANT PANELS ARE PERMITTED TO BE ROUTED ACRYLIC PANEL INSERTS.
 - 2. BASE: SHALL BE CONSTRUCTED OF NATURAL MATERIALS (I.E. BRICK, NATURAL STONE, ETC.)
- v. ILLUMINATION: THE LETTERING MAY BE INTERNALLY LIT, EXTERNALLY LIT, OR NON-ILLUMINATED
- vi. LANDSCAPING: SHALL HAVE A LANDSCAPED GREEN AREA THAT IS EQUAL TO THE GROSS SURFACE AREA OF THE SIGN AT THE BASE OF THE SIGN.
- vii. LOCATION: SHALL BE A MINIMUM OF TEN (10) FEET FROM THE STREET RIGHT-OF-WAY AND A MINIMUM OF TEN (10) FEET FROM THE LEADING EDGE OF THE DRIVEWAY

- c. WINDOW SIGN. A SIGN THAT MAY INCLUDE LETTERS (SUCH AS VINYL LETTERING), LOGOS, OR GRAPHICS THAT ADHERE TO THE WINDOW, OR ARE ETCHED INTO THE GLASS.
 - i. QUANTITY (MAX): 1 PER WINDOW FRAME OR WINDOW WALL
 - 1. WINDOW FRAME: WINDOWPANE(S) SEPARATED BY MUNTINS WITHIN A FRAME.
 - 2. WINDOW WALL: WINDOW FRAMES SEPARATED BY MULLIONS WITHIN A WALL.
 - ii. AREA: 50% TOTAL OF THE WINDOW AREA ONTO WHICH THE SIGN IS APPLIED
 - iii. LOCATION: ON WINDOW AREA OR WITHIN 3 FEET OF WINDOW AREA.
 - iv. MATERIAL, PROHIBITED:
 - 1. HANDWRITTEN COPY.
 - 2. EXPOSED LED
 - v. ILLUMINATION, STATIC:
 - 1. EXTERNALLY ILLUMINATED
 - 2. FLASH OR STROBE PROHIBITED.

- d. AWNING OR CANOPY SIGN. AN AWNING OR CANOPY ATTACHED TO A BUILDING, EXCLUDING FREE STANDING CANOPIES, THAT CONTAINS LETTERING, LOGO OR GRAPHICS.
 - i. QUANTITY (MAX): 1 PER FAÇADE, NOT MORE THAN 2 PER BUSINESS.
 - ii. AREA: MAX. 50% OF THE AWNING OR CANOPY SURFACE AREA
 - iii. CLEARANCE (MIN): 7 FT ABOVE GRADE
 - iv. MATERIAL: METAL OR ACRYLIC LETTERING, LOGO, AND/OR GRAPHICS ATTACHED TO A CANOPY
 - 1. LETTERING, LOGO, AND/OR GRAPHICS PAINTED, SCREEN PRINTED OR APPLIQUED TO: MATTE, OPAQUE CANVAS, COTTON DUCK OR SIMILAR MATERIAL
 - 2. METAL AWNING
 - v. ILLUMINATION: IF ILLUMINATED, SIGN MAY BE EXTERNALLY ILLUMINATED

- e. DIRECTORY WALL SIGN. A SMALL SIGN, PLACED ON THE WALL BY THE PUBLIC ENTRANCE(S) TO AN INTERNALLY ACCESSED MULTI-TENANT BUILDING. IT IDENTIFIES THE TENANTS NAMES AND LOCATIONS.
 - i. QUANTITY (MAX): 1 PER GROUND FLOOR PUBLICLY ACCESSIBLE ENTRANCE
 - ii. AREA (MAX): 20 SF
 - iii. CLEARANCE (MIN): 3 FT FROM GRADE
 - iv. MATERIAL: WOOD, METAL, GLASS, ACRYLIC OR SIMILAR MATERIAL
 - v. ILLUMINATION: MAY PERMITTED TO BE INTERNALLY ILLUMINATED
 - vi. LOCATION: SHALL BE WITHIN SIX (6) FEET OF AN ENTRANCE TO THE BUILDING

- f. INTERNAL DIRECTORY GROUND SIGN. A SIGN USED TO IDENTIFY MULTIPLE BUSINESSES LOCATED IN THE SAME LOT.
 - i. AREA (MAX): 20 SF
 - ii. HEIGHT (MAX): 7 FT
 - iii. MATERIAL:
 - 1. FACE: METAL, WOOD, GLASS, OR ACRYLIC
 - 2. BASE: MASONRY, STONE, OR METAL.
 - iv. ILLUMINATION: PERMITTED TO BE INTERNALLY ILLUMINATED OR EXTERNALLY ILLUMINATED.
 - v. LANDSCAPING: SHALL HAVE A LANDSCAPED GREEN AREA THAT IS EQUAL TO THE GROSS SURFACE AREA OF THE SIGN
 - vi. LOCATION: SHALL BE LOCATED INTERNAL TO A SITE AND SHALL NOT PROVIDE A VIEW OBSTRUCTION TO DRIVERS.
 - g. WALL SIGN AT A PUBLIC ENTRANCE (IN ADDITION TO PRIMARY WALL SIGN).
 - i. QUANTITY: ONE (1) WALL SIGN AT EACH PUBLIC ENTRANCE THAT IS LOCATED WITHIN 6 FT OF THE ENTRANCE.
 - ii. SIGN AREA (MAX): 1.5 SF PER LINEAR FEET OF ENTRANCE BAY
 - iii. ALL OTHER DIMENSIONAL AND MATERIAL STANDARDS TO FOLLOW PRIMARY WALL SIGN STANDARDS.
- IV. PARKING GARAGE SIGNAGE. THE PARKING GARAGE STRUCTURE SHALL ONE (1) SIGN OF 30 S.F. ON EACH FACE OF THE PARKING STRUCTURE WITH A VEHICLE ENTRANCE/EXIT.
 - V. ANY ADDITIONAL PARKING STRUCTURES CONSTRUCTED IN THE PUD SHALL BE ALLOWED THE SAME AND SIMILAR SIGNAGE TO BE PROVIDED.
 - VI. PERMITS. ALL PERMITS REQUIRED BY THE TOWN OF MUNSTER ARE TO BE SECURED PRIOR TO INSTALLATION OF ANY SIGNAGE.
 - VII. IF MULTIPLE FLAG POLES ARE PROVIDED IN CLOSE PROXIMITY, THE OWNER'S FLAG WITH NAME AND LOGO IS PERMITTED TO BE FLOWN WITH THE PRIMARY FLAG BEING THE US FLAG.

SECTION N. MISCELLANEOUS

- 1. A 5 FT SIDEWALK SHALL BE REQUIRED ONLY ALONG CALUMET AVENUE AND MACARTHUR BOULEVARD.
- 2. SIDEWALKS, WHERE POSSIBLE, ARE TO BE CONNECTED. CROSSWALKS ARE ALSO TO BE UTILIZED TO CONNECT SIDEWALKS FOR COMMUTING PURPOSES.
- 3. SIDEWALKS SHALL BE PERMITTED AT THE BACKSIDE OF THE CURBS AS SPACE ALLOWS AND SHALL FOLLOW THE SITE PLAN DEVELOPMENT LAYOUT.
- 4. THE EXISTING DEVELOPMENT AREAS NOT CURRENTLY SHOWN TO BE MODIFIED OR IMPROVED SHALL BE ALLOWED TO REMAIN AND BE MAINTAINED UNTIL SUCH TIME THAT A NEW DEVELOPMENT PLAN IS SUBMITTED TO THE TOWN FOR APPROVAL.

SECTION O. NONCONFORMITIES

- I. LEGALLY EXISTING BUILDINGS, STRUCTURES, LOTS, AND USES.
 - a. EXCEPT AS OTHERWISE PROVIDED IN THIS ARTICLE, A USE, BUILDING, STRUCTURE, SIGN, OR LOT OF ANY OF THE FOLLOWING TYPES THAT LEGALLY EXISTED AS OF THE EFFECTIVE DATE OF THIS ARTICLE, ANY AMENDMENT OF THIS ARTICLE OR ANY AMENDMENT TO THE ZONING MAP MAY BE CONTINUED AS A LEGAL NONCONFORMITY IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF THIS SECTION:
 - b. A LAWFULLY PERMITTED USE OF LAND, BUILDING, OR STRUCTURE,
 - c. A LAWFULLY PERMITTED BUILDING, STRUCTURE, OR SIGN, AND
 - d. A LAWFULLY PERMITTED LOT.
 - e. ANY BUILDING, SIGN, OR OTHER DESIGN ELEMENT STATED ABOVE THAT IS IN NON-CONFORMITY WITH THE DESIGN STANDARDS PROVIDED ABOVE, IS PERMITTED TO BE REMAIN IN USE AND BE MAINTAINED UNTIL SUCH TIME THAT THE AREA OF THE LOT OF SUCH BUILDING, SIGN, OR DESIGN ELEMENT IS RE-DEVELOPED, AT WHICH TIME THE AREA BEING REDEVELOPED SHALL FULLY MEET THE DESIGN STANDARDS.

SECTION P. ENFORCEMENT & PENALTIES

OWNER/PETITIONER AGREES TO COMPLY WITH ALL OF THE RULES, REGULATIONS AND REQUIREMENTS FOR PROJECT DEVELOPMENT IN THE TOWN OF MUNSTER, AS WELL AS ALL TOWN ORDINANCES (INCLUDING, BUT NOT LIMITED TO PROVISIONS RELATIVE TO VIOLATIONS AND ENFORCEMENT), AS SAME ARE ALL AMENDED FROM TIME TO TIME.

END OF POWERS HEALTH 800 MACARTHUR PLANNED UNIT DEVELOPMENT STANDARDS.