



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Sergio Mendoza

Meeting Date: February 11, 2025

Agenda Item: PC No. 25-001

Application Type: Preliminary Plat

Hearing: Public Hearing

Summary: David Otte with Powers Health of Community Foundation of NWI Inc. is requesting review of a proposed Preliminary Plat/Subdivision: POWERS HEALTH 800 MACARTHUR, LOT 1, located at 800 MacArthur Boulevard

Owner: Community Foundation of NWI, Inc.

Applicant: Dave Otte (CFNI, Inc.)

Property Address: 800 MacArthur

Current Zoning: CD-4.A General Urban
SD-PUD (ORD 1901)

Adjacent Zoning: North: PUD - COMMUNITY HOSPITAL
South: CD-4.A General Urban
East: CD-4.A General Urban
West: PUD - LAKE BUSINESS CENTER

Applicant Request: Schedule Public Hearing

Additional Actions Required: Public Hearing
Findings of Fact

Staff Recommendation: Motion to Schedule Public Hearing
Review of Subdivision Code(s)

Attachments:

1. Exhibit A: Application (page 8)
2. Exhibit B: Proposed Subdivision (page 18)

PROJECT LOCATION:

The northern boundaries of the proposed 1-Lot Subdivision are at:

- Southeast corner of Calumet Ave. and Macarthur Blvd.
- Southwest corner of Macarthur Blvd. and Commerce Ln.

The southern boundaries of the proposed 1-Lot Subdivision are approximately:

- 175' north from the northeast right-of-way intersection of Calumet Ave. and Fran-lin Pkwy.
- 175' north from the northwest right-of-way intersection of Fran-lin Pkwy. and Commerce Ln.



PROJECT SUMMARY:

The applicant is seeking to combine one lot of record and two additional metes and bounds parcels into a single lot of record through the town’s subdivision process. The properties are currently identified as:

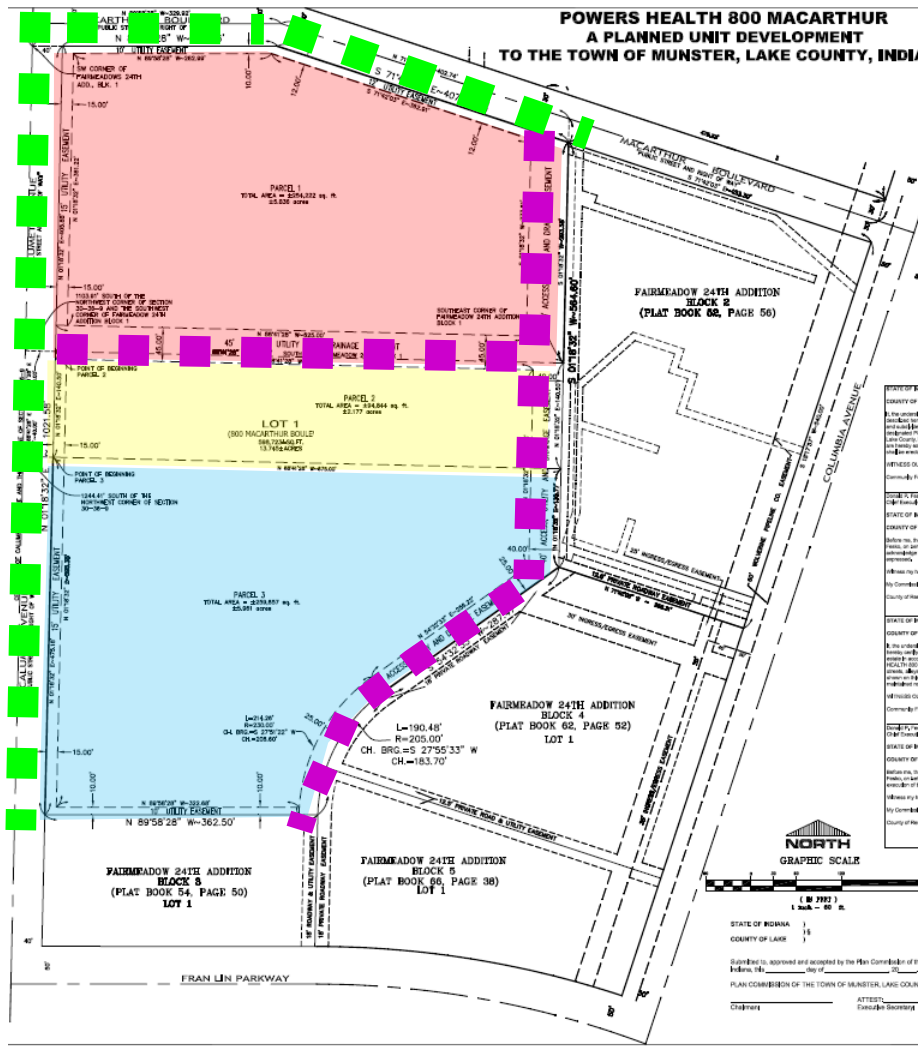
- Parcel 1: Lot of Record; FAIRMeadow 24TH ADDITION, BLOCK 1, LOT 1; approximately 5.7 acres; ID 45-07-30-102-005.000-027
- Parcel 2: Metes and bounds; approximately 2.1 acres; ID 45-07-30-103-001.000-027
- Parcel 3: Metes and Bounds; approximately 5.9 acres; ID 45-07-30-151-001.000-027

The total combined acres of all three properties is approximately 13.75 acres. The applicant is proposing a 1-Lot Subdivision to be known as LOT 1 of POWERS HEALTH 800 MACARTHUR.

The proposed subdivision will also clearly identify and delineate vehicular circulation around and within the proposed 1-lot subdivision by:

- Identifying “public street and right of way” that will be “hereby and heretofore dedicated”
- Identifying “access easements” that be established as “designated as access roadway or right-of-way and are not dedicated to the public, but remain private”

The purpose of the one-lot subdivision is to support existing and proposed mixed medical, office, and ancillary uses for a proposed PUD Rezone (PC25-002)



Parcel 1
Lot of Record

Parcel 2
Metes and Bounds

Parcel 3
Metes and Bounds

Public Streets
Hereby and
Heretofore
Dedicated Right-
of-ways

Access
Easements
Private Roadways

SUBDIVISION CODES

DIVISION 3. DESIGN REQUIREMENTS AND PRINCIPLES

Subdivision I. In General

Sec. 26-313. Lots.

- (a) *Minimum width and area.* In any subdivision or part of a subdivision proposed for residential uses, the minimum width and area for lots shall conform to the requirements of the zoning ordinance of the town (article VI of this chapter).
- (b) *Depth-to-width ratio.* The depth-to-width ratio of the usable area of a lot shall be a maximum of 3.5 to 1.0, except no lot shall be more than 300 feet deep.
- (c) *Building setback lines.* Building setback lines shall be provided by the subdivider and shall conform to those established by the zoning ordinance (article VI of this chapter).
- (d) *Angle of side lines.* Whenever possible, side lines of lots shall be at right angles or radial to street lines.
- (e) *Street abutment.* Every lot shall have one entire side or one entire end, or both sides and one end, abutting on a public street.
- (f) *Through lots.* Through lots having building orientation on two parallel or approximately parallel streets shall not be permitted.
- (g) *Reversed frontage.* Reversed frontage shall not be permitted in blocks exclusively residential.
- (h) *Utility and stormwater runoff easements.* Each lot shall have an easement for utility lines along the rear lot line and along side lot lines where necessary. When the terrain requires it, easements for sanitary sewers other than along rear lot lines shall be provided. No easement shall be less than 7½ feet wide on each lot, making an overall minimum easement width of 15 feet. Easements shall be laid out so that a proper continuity will be provided for utilities from block to block. For subdivision approval, the applicant shall submit a coordinated stormwater control plan in accordance with town specifications. Whenever any stream or important surface drainage course is located in an area that is being subdivided, the subdivider shall provide an adequate easement, including a 20-foot-wide access, as determined by the town engineer, along each bank or side of the stream for the purpose of widening, deepening, sloping, improving, enclosing, maintaining or protecting the stream. Any fences, trees, shrubs, flowers, grass or other vegetation planted, grown or maintained within the boundaries of the utility easement shown upon the subdivision plat required by subdivision III of division 2 of this article shall be placed at the risk of the property owner and subject to removal at the owner's expense in the event of any interference with the use of the easement or the stormwater runoff of other lots in the subdivision.
- (i) *Little Calumet River creek and ditch easements.*
 - (1) Little Calumet River access easements shall include areas from the centerline of the river, or the north property line, whichever

- is furthest north, to the base of the dike on the side away from the river, unless the easement line is set even further from the river by another government body. If there is no dike, the easement shall be set at 75 feet from the centerline of the river.
- (2) Creek and ditch easements shall be established from the centerline of the waterway for a minimum distance of 75 feet from the centerline of the waterway.
 - (3) Areas of easements established in subsections (i)(1) and (2) of this section relating to waterways shall not be counted toward meeting minimum lot area requirements, except that if a portion of the easement is used for a utility easement, then this portion, not exceeding ten feet, can be used for meeting lot area requirements, unless a greater easement is specified by the town.
- (j) *Elevation.* All lots shall be provided with adequate rear and side yard drainage coordinated with adjacent properties, as outlined in the subdivision stormwater control plan. No lot shall be elevated by filling in or lowered by removal of soil to any extent that does not conform to the elevation and/or contour of adjacent properties or streets. The finished grade as established by the developer and approved by the plan commission shall be maintained in all lots contained in the subdivision plat required by subdivision III of division 2 of this article, and no lot shall be filled or obstructed by any means so as to interfere with the drainage of other lots in the subdivision or the use of catchbasins installed in the subdivision. Any fill placed upon any lot in violation of this restriction shall be subject to removal at the cost of the owner of the lot, and shall be removed by the owner upon notice by the town or its representative, and the grade level as established by the developer and approved by the plan commission restored.
 - (k) *Off-street parking.* Provisions shall be made in all subdivision designs and restrictions for off-street parking as required by the zoning ordinance of the town (article VI of this chapter). Where parking lots on adjacent properties abut, provision shall be made for the free passage of emergency vehicles between the parking lots.

Including:

Sec. 26-311. Unsuitable locations.

Sec. 26-312. Conformity to master plan.

Sec. 26-314. Public spaces.

Sec. 26-315. Preservation of existing topography

Subdivision II. Streets and Private Service Roads

DIVISION 4. REQUIRED IMPROVEMENTS

DIVISION 5. CONSERVATION EASEMENTS

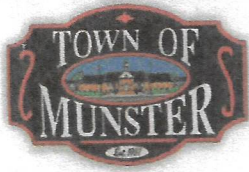
STAFF FINDINGS and RECOMMENDATION:

Staff finds waivers from the Subdivision Control Ordinance are necessary due to previously recorded subdivision is a replat of an existing lot-of-record, metes and bounds parcels, and existing infrastructure. Staff recommends review of the Munster Subdivision Control Ordinance and recommends the applicant be scheduled for Final Plat/Subdivision review.

MOTION:

The Plan Commission may consider the following motion:

Motion to APPROVE PC25-001 Preliminary Plat/Subdivision: POWERS HEALTH 800 MACARTHUR, LOT 1 with the condition that Final Plat/Subdivision consideration occur on March 11, 2025, including all discussion and findings.



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



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

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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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W

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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.

JMA Architects / RTM Consultants, Inc.

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 190.48 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 topplings, 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.

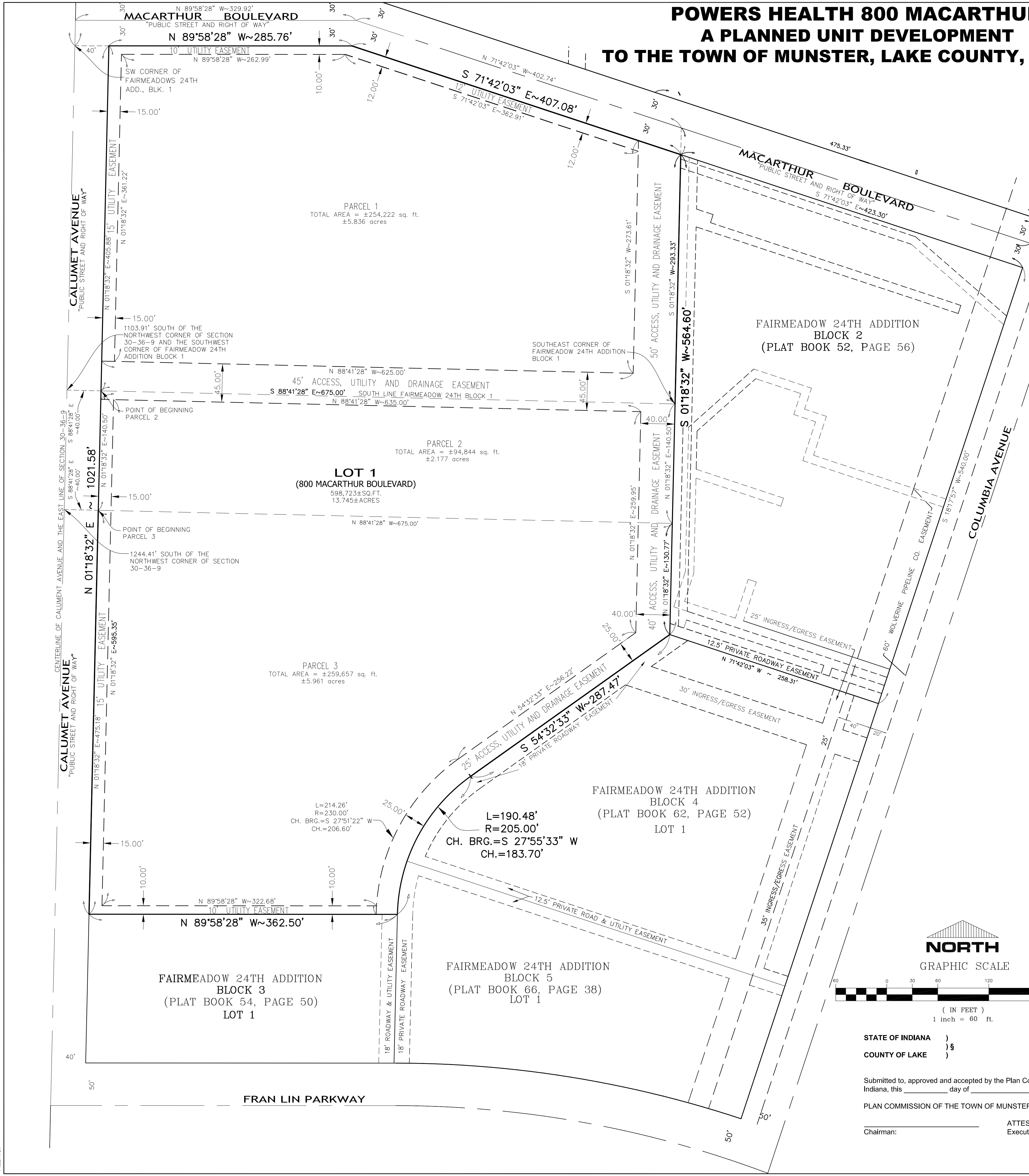
OWNERS CERTIFICATE

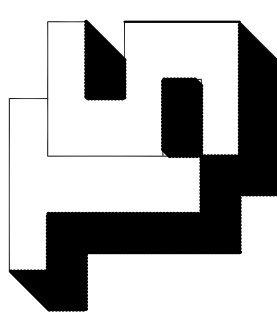
<p>STATE OF INDIANA) COUNTY OF LAKE)</p> <p>It, the undersigned, Community Foundation of Northwest Indiana, Inc., owner of the real estate shown and described hereon, does hereby certify that it has laid off, platted and subdivided, and does hereby lay off, plat and subdivide said real estate in accordance 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 seals 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 seals 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>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 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.</p> <p>Witness my hand and Seal this ____ day of _____, 20____.</p> <p>TORRENGA SURVEYING LLC.</p> <p>John Stuart Allen - Professional Land Surveyor No. LS 29900011</p>	<p>STATE OF INDIANA) COUNTY OF LAKE)</p> <p>Submitted to, approved and accepted by the Plan Commission of the Town of Munster, Lake County, Indiana, this ____ day of _____, 20____.</p> <p>PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.</p> <p>Chairman: _____ ATTEST: Executive Secretary: _____</p>
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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