Meeting Agenda

Town Council Regular Meeting

Monday, March 16, 2026
6:30 PM

Town Council Room
1005 Ridge Road, Munster, IN

1. **Call To Order**

2. **Roll Call**

3. **Moment of Silence**

4. **Pledge of Allegiance**

5. **Public Comment**

   All public comment is limited to 2 minutes per person with a total of 20 minutes allotted for the public comment section. All speakers must sign the Public Speaker Sign-in Form prior to speaking. Please keep all comments civil, constructive, and related to public policy issues. At their discretion, Council may allow public comment to extend past 20 minutes but is not required to do so. All rules for public comment are posted outside the Main Meeting Room.

6. **Consent Agenda**

   a. Minutes March 2, 2026

   b. Voucher Registers

   c. Treasurer's Report, January 2026

   d. Red Flag Report

7. **Old Business**

8. **New Business**

   a. Ord #2007: Additional Appropriations (1)

Live Stream and Archived Meetings can be viewed at: https://munsterin.portal.civicclerk.com/

Chuck Gardiner	**Joseph Hofferth**	**David B. Nellans**	**Jonathan Petersen**	**George Shinkan**
Vice-President	President	Councilor	Councilor	Councilor
01/01/24 - 12/31/27	01/01/24 - 12/31/27	01/01/24 - 12/31/27	01/01/24 - 12/31/27	01/01/24 - 12/31/27

b. Increase to Cash Drawer

c. Fiber Installation on Calumet Avenue

d. Ordinance # 2008: Pavilions at 45th PUD Amendment

e. Release of Kiddie Academy Escrow

f. Train Station LPR Cameras

g. Main Meeting Room Audiovisual System

h. Adopt the Strategic Plan

9. Reports & Announcements

Upcoming meetings: The Town Council will hold a regular meeting on Monday, April 6, 2026. The Redevelopment Commission will hold a regular meeting immediately following. Unless stated otherwise, all meetings of the Town Council begin at 6:30 p.m. at Munster Town Hall.

10. Adjournment

To: Town Council

From: Wendy Mis, Clerk-Treasurer

Meeting Date: March 16, 2026

Subject: Minutes March 2, 2026

Summary

The minutes of the March 2, 2026 Town Council regular meeting is attached for approval.

Financial Impact

Funding Source: N/A
Budgeted Amount:
Cost:

Recommended Council Action

As part of the consent agenda, approve the minutes of the March 2, 2026, Town Council regular meeting.

Attachments:

1. 03-02-2026

TOWN OF MUNSTER
MINUTES OF A REGULAR MEETING OF THE TOWN COUNCIL
MARCH 2, 2026

A meeting of the Munster Town Council convened at 6:30 p.m. on Monday, March 2, 2026. Ordinance 1830 is the basis for holding electronic meetings. The announced meeting location was Munster Town Hall, 1005 Ridge Road, Munster, Indiana. Councilors, Staff, and the public had the option to participate via Zoom meeting technology.

Councilors George Shinkan, Joseph G. Hofferth, Chuck Gardiner, David B. Nellans, and Jonathan Petersen were physically present in Town Hall. Also present were Clerk-Treasurer Wendy Mis, Town Manager Jim Marino, Controller Patricia Abbott, Assistant Town Manager Dan Reyes, Director of Operations Bob Valois, Fire Chief Mark Hajduk, Police Chief Stephen Scheckel, Town Attorney Dave Westland. The news media was not represented.

President Hofferth presided, opened the meeting with a moment of silence followed by the Pledge of Allegiance.

PUBLIC COMMENT

The Town of Munster accepts public comments submitted both in-person and electronically. The public was informed, via the agenda posted at munster.org, that questions or comments about an item on the agenda were to be emailed to wmis@munster.org. All in-person public comments are limited to two minutes and limited to a total of twenty minutes for the public comment section.

Ms. Georgianne Glaves, 1727 Chelsea Street, Schererville, updated the Council and public about Logan's Love and opportunities for us to support them including an upcoming egg hunt and golf outing. Our public safety officers use the Logan's Love Blue Bags in the course of performing their duties.

Mr. Mike Harrigan, 1547 Ridge Road, shared his frustration with the Civic Plus agenda on the website. He believes it is not public facing and is going backward.

Ms. Denise Barlage, 8320 Linden, followed up on the opportunity to join committees in the Town. We shared with her the location of the application for Boards and Commissions as well as other civic organizations she may be interested in.

No one else rose to claim the floor.

CONSENT AGENDA

APPROVAL OF MINUTES

Minutes of a regular meeting held on February 16, 2026

OUTSTANDING CHECKS

Pursuant to IC 5-11-10.5, "Disposition of Warrants and Checks," the Clerk-Treasurer is required to annually furnish the Town's fiscal body (the Town Council) a list of all checks that have been outstanding for a period of two or more years as of December 31 of the preceding year. Accordingly, the checks listed

below are declared void; the amounts listed will be entered as receipts to the fund or funds upon which they were originally drawn; and the checks are removed from the list of outstanding checks.

The Clerk-Treasurer's office tries to ensure payment is made to the appropriate parties. After a check has been outstanding for three months, a letter is sent to the payee explaining the procedure for obtaining a replacement for a lost or destroyed check. Some payees take advantage of our advice; others do not. To minimize the number of outstanding checks, we send at least three letters. After two years, we are left with a short list of outstanding checks which are void. We then restore the funds from which the checks were originally drawn, and we adjust the listing of outstanding checks. Honoring, cashing, accepting payment, or depositing any of these voided checks would violate IC 5-11-10.5-2.

Check Outstanding for Two or More Years as of December 31, 20251. MISC204A - Fund: 2204, Check Number: 878003, Check Date: 03/16/2023, Paid to the order of: Indiana Park & Recreation Assn, Check amount: $25.00, For: registration for K Dark.

WATER LEAK ADJUSTMENTS 2026-14, 2026-15, AND 2026-16

Staff received a request for adjustment under the leak adjustment policy adopted by the Town Council on April 8, 2013. The customers have completed the required form, and the requests meet all the criteria for adjustments as follows:

Adjustment Number	Average Usage	Actual Usage	Length of Time	Original Bill	Requested Adjustment Amount	Adjusted Bill
2026-14	4,000	82,000	1 month	$ 587.92	$ 554.79	$ 33.13
2026-15	7,000	25,000	2 months	$ 194.31	$ 53.57	$ 140.74
2026-16	4,000	22,000	1 month	$ 171.19	$ 138.06	$ 33.13

ANNUAL FINANCIAL REPORT

Per IC 5-11-1-4, every municipality and local government is required to provide financial reports for the fiscal year electronically and in a manner prescribed by the state examiner, not later than 60 days after the close of the fiscal year. Completion and submission of the Gateway Annual Financial Report (AFR) will fulfill this requirement. The Annual Financial Report (AFR) was submitted to Gateway on February 24, 2026.

ACCOUNTS PAYABLE VOUCHER REGISTERS

Voucher Register #26-2H dated 02/19/2026 in the amount of $581,734.31
Voucher Register #26-2I dated 02/26/2026 in the amount of $923,835.02
Voucher Register #26-2J dated 02/20/2026 in the amount of $580,270.70
Voucher Register #26-3A dated 03/02/2026 in the amount of $61,048.39

Councilor Shinkan moved, with a second by Councilor Nellans, to suspend the rules, waive the readings, and adopt the Consent Agenda as presented. Councilors Shinkan, Gardiner, Nellans, Petersen, and Hofferth voted in favor; none voted against. Motion passed.

OLD BUSINESS

ORDINANCE 2005: STOP SIGNS ON TIMBERWOOD LANE

Introduced ORDINANCE 2005 is AN ORDINANCE AMENDING THE GENERAL PROVISIONS OF CHAPTER 54, TRAFFIC AND VEHICLES, OF THE MUNSTER CODE OF

ORDINANCES PERTAINING TO ADDITIONAL STOP SIGNS. The Speed Team, Director of Operations, and Police Chief have recommended installing stop signs at the intersection of Timberwood Lane and Sequoia Lane both eastbound and westbound.

For enforcement to occur, the stop signs must be approved by ordinance and properly advertised. Ordinance 2005 has been created for this purpose. Upon passage, the necessary advertisement will be placed.

Councilor Petersen moved, with a second by Councilor Nellans, to adopt Ordinance 2005 on second reading as presented. Councilors Shinkan, Gardiner, Nellans, Petersen, and Hofferth voted in favor; none voted against.

NEW BUSINESS

ORDINANCE 2006: AMENDING ORDINANCE 2004-DISSOLVING THE MUNSTER REDEVELOPMENT AUTHORITY

Proposed ORDINANCE 2006 is AN ORDINANCE AMENDING ORDINANCE 2004: AN ORDINANCE TO DISSOLVE THE MUNSTER REDEVELOPMENT AUTHORITY AS AUTHORIZED UNDER ORDINANCE 1728 BY CORRECTING A SCRIVENER'S ERROR. At the December 15, 2025, meeting, the Town Council passed Ordinance 2004 on second reading to dissolve the Munster Redevelopment Authority which had been established under Ordinance 1728.

After submitting the ordinance to the Indiana State Board of Accounts for final dissolution procedures, their attorney identified a scrivener's error in the Ordained section of the ordinance. The language incorrectly referenced the "Munster Redevelopment Commission" rather than the "Munster Redevelopment Authority." The Council's intent was clearly to dissolve the Munster Redevelopment Authority, and the minutes reflect that action. However, in order to correct the record and ensure the Ordinance accurately reflects the Council's action, the State Board of Accounts has advised that the Ordinance must be formally amended. This amendment is strictly clerical in nature and does not change the substance or intend of the original ordinance. It simply corrects the entity name in the ordained section.

Councilor Gardiner moved, with a second by Councilor Nellans, to suspend the rules and waive the readings to allow for the adoption of Ordinance 2006 on first reading, as presented. Councilors Shinkan, Gardiner, Nellans, Petersen, and Hofferth voted in favor; none voted against. Motion passed.

Councilor Gardiner moved, with a second by Councilor Nellans, to adopt Ordinance 2006 to amend Ordinance 2004, on first reading, as presented. Councilors Shinkan, Gardiner, Nellans, Petersen, and Hofferth voted in favor; none voted against. Motion passed.

2026 LANDFILL GAS SYSTEM IMPROVEMENTS

Andrews Engineering (Andrews) has been engaged by the Town of Munster to ensure that the landfill operations meet the regulations for the Indiana Department of Environmental Management (IDEM). CABENO Environmental Field Services (Cabeno), maintains the gas collection system for the Town. In a letter dated 2/18/26, Andrews explained the need for gas collection system improvements, and proposals from Cabeno dated 2/18/26, detail the anticipated costs associated with that work.

There are two phases of improvements, each with their own scope. A map for reference was provided with the impacted gas well numbers referenced in each of the Cabeno proposals. There is a fear of some unknowns which, from past experience, is warranted. Cabeno has detailed their proposals, but Staff

suggests including a contingency on top of the proposal as a best practice in case unexpected situations arise in the middle of the work. A contingency of 20% is included bringing the total to $221,100.00.

Phase 1	$ 121,600
Phase 2	$ 62,650
20% Contingency:	$ 36,850
Total	$ 221,100

There should be minimal disruption to the golf course operations as most of the work is slated to be outside the golf course area with the exception of working from a manhole at locations E-8 and E-9 close to hole #9 on the golf course.

This expense will be paid for from the general obligation bond proceeds.

Councilor Shinkan moved, with a second by Councilor Nellans, to approve the scope of work as prepared by Cabeno Environmental Field Services, LLC in their proposals dated February 18, 2026, as a not-to-exceed amount of $221,100.00 for the landfill gas improvements as directed by Andrews Engineering to meet IDEM regulations. Councilors Shinkan, Gardiner, Nellans, Petersen, and Hofferth voted in favor; none voted against.

PURCHASE OF BACKHOE LOADER

Public Works received a proposal from West Side Tractor Sales priced through Sourcewell. Sourcewell takes the complexity out of the solicitation/bidding process by providing procurement services to governmental units through national contracts with vendors procured through a competitive bidding process that secures the lowest competitive pricing complying with Indiana law I.C. 5-22-10-5. The Town of Munster is a Sourcewell member (ID # 28145).

The Water and Sewer Department requests the purchase of a 2025 John Deere 410 P Backhoe Loader. The current backhoe is in the later days of its life cycle. There will not be a trade-in. The reason for keeping the original backhoe is due to the low counter offer received for trade-in value. Having multiple machines allows us to be more productive and able to take on more projects.

The backhoe will cost $182,647.92 and will be paid equally from the Water Depreciation and Sewer Depreciation Funds.

Councilor Gardiner moved, with a second by Councilor Shinkan, to approve the purchase of a 2025 John Deere 410 P Backhoe Loader from West Side Tractor Sales in the amount of $182,647.92. Councilors Shinkan, Gardiner, Nellans, Petersen, and Hofferth voted in favor; none voted against. Motion passed.

OAKWOOD AVENUE WATERMAIN PROJECT

The Town of Munster is seeking to upgrade its water main infrastructure. The proposed method is an alternative solution to a regular water main replacement. The contractor will apply an epoxy-like spray to the original water main which will coat the water main with a 1/8" wall thickness. By choosing this method, the Town does not create a disturbance for the residents as they would for a routine water main replacement project. The Town also reduces water main replacement costs by over 50% and provides better water quality in this location. The process is called spray-in-place pipe lining (SIPP). The estimated cost to complete this project is estimated at $225,000.00.

Public Works recommends engaging the engineering firm of Short Elliott Hendrickson Inc. to provide bid documents to repair the water main at Oakwood Avenue using the SIPP method. This work will be paid from the Water Depreciation Fund.

Councilor Gardiner moved, with a second by Councilor Nellans, to approve a supplemental letter agreement with Short Elliott Hendrickson Inc. to prepare bid documents for water main repairs using the spray-in-place pipe lining method in the amount of $35,000.00. Councilors Shinkan, Gardiner, Nellans, Petersen, and Hofferth voted in favor; none voted against. Motion passed.

PURCHASE OF 2026 DUMP TRUCK

Public Works received three quotes for the purchase of a new Ford F-550 dump truck as follows.

Sutton Ford, Matteson, Illinois	$122,653.00
Paul Heuring Ford, Hobart, Indiana	$151,634.48
Graff Ford, Chesterton, Indiana	$145,437.00

Staff recommends accepting the lowest quote and purchasing the new dump truck from Sutton Ford. The purchase was planned as part of the 2025 GO Bond. There is a sixteen-week lead time and the vehicle will be in place by winter. There will not be a trade-in.

Councilor Shinkan moved, with a second by Councilor Nellans, to approve the purchase of a 2026 Ford F-550 dump truck from Sutton Ford in the amount of $122,653.00. Councilors Shinkan, Gardiner, Nellans, Petersen, and Hofferth voted in favor; none voted against. Motion passed.

PURCHASE OF TWO PICKUP TRUCKS

Public Works sought quotes for the purchase of two new 2026 Chevrolet Silverado 2500 Crew Cab trucks. Two vendors responded as follows.

Garber Chevrolet, Highland, Indiana	$53,713.00
Graff Chevrolet, Chesterton, Indiana	$54,921.00

Staff recommends accepting the lowest quote and purchasing the new trucks from Garber Chevrolet. There will not be a trade-in. The purchase was planned as part of the 2025 GO Bond.

Councilor Nellans moved, with a second by Councilor Shinkan, to approve the purchase of two new 2026 Chevrolet Silverado 2500 Crew Cab Trucks from Garber Chevrolet for a cost of $53,713.00 for each vehicle at a total cost, including fees, of $107,916.56. Councilors Shinkan, Gardiner, Nellans, Petersen, and Hofferth voted in favor; none voted against. Motion passed.

PURCHASE OF ASSET MANAGEMENT SOFTWARE

Public Works seeks to purchase asset management software for centralized inventory of roads, utilities, equipment and facilities. The Town received four quotes from Brightly Software, Civic Plus, Public Works1 with IWORQ software and Novo Solutions. The purpose of this purchase is to:

- Maintain a centralized inventory of Town assets that includes roads, utilities, equipment and facilities
- Track asset condition, age and maintenance history

- Improve long term planning for repairs and replacements
- Support data-driven budgeting and capital improvement decisions
- Increase transparency and consistency across departments

Over time, this software will help extend asset life and reduce emergency repairs. Training will be provided as the system is rolled out. The software recommendation from Public Works is for Brightly Software.

Brightly Software offers a discount of approximately $15,000.00 if the Town enters into a 58-month (03/01/2026 – 12/31/2030) contract. The annual cost increases by 6% each year without a multi-year contract. As a government entity, the agreement includes a non-appropriation clause that allows the Town to terminate the agreement upon written notice without penalty for the remaining term if the Town Council does not appropriate funds to continue the software subscription in a future fiscal year. There would be no obligation to pay the subscription in future years that are not funded, but any fees already paid would not be refunded.

The benefits of Brightly Software are:
- Create work orders quickly
- Integrated GIS for actual asset identification
- Easy use for office and field staff
- The reporting dashboard can easily switch between volume to cost-based reporting

The cost will be paid evenly among the Water Cash Operating, Sewer Maintenance, MVH and Technology Funds.

Councilor Gardiner moved, with a second by Councilor Nellans, to approve the purchase of Asset Management Software from Brightly Software, Inc. for the amount of $126,614.08 for a 58-month subscription. Councilors Shinkan, Gardiner, Nellans, Petersen, and Hofferth voted in favor; none voted against. Motion passed.

SQUAD CAR PURCHASE

On October 6, 2025 the Munster Town Council approved the Munster Police Department to purchase five (5) new squad cars in 2026 to replace those that were aging out of the fleet. The department ordered four (4) SUV's and one (1) pick-up truck from Bloomington Ford, Inc. who holds the state bid for police vehicles. The total cost for the five (5) vehicles, minus trade-ins is $210,238.25. At the time of approval, TIF funds were identified as the source of payment for said vehicles. The department is asking for the Council's approval to facilitate payment to Bloomington Ford, Inc. on Thursday, March 5, 2026.

Also, the department wishes to notify the Munster Town Council of the vendors who will be used to outfit the five (5) new squads with ancillary equipment. This was also approved by Council at the October 6, 2025 meeting. They are as follows: Chicago Communications LLC, Galls, Amazon, Baycom Inc., Grafix Shoppe, GMD Inc., Safety Training Services Inc., Halo Window Tint, Lot O' Fun, Realtruck.com, Truckvault.com.

Councilor Gardiner moved, with a second by Councilor Shinkan, to authorize the Munster Police Department to remit payment to Bloomington, Ford, Inc. in the amount of $210,238.25 to purchase five new squad cars. A discussion regarding the vehicle replacement schedule which will be provided to Council by Chief Scheckel. Councilors Shinkan, Gardiner, Nellans, Petersen, and Hofferth voted in favor; none voted against. Motion passed.

FIBER EXTENSION PROJECT

With the South Shore beginning service soon, the Munster Police Department has identified a need to extend the current fiber optic infrastructure to include the south part of Town. This would include connecting the intersection of Main Street and Columbia Avenue with the department's camera network and include the West Lake Main Street Station. Quotes from Midwestern Electric, LLC are attached and include fiber and installation. Bond funds have been earmarked to fund these projects. Cameras and switches will need to be purchased separately in order to complete the project.

The costs are as follows:

Project 1: Calumet Avenue from Fire Station #3 to Main Street: $73,475.00
Project 2: Calumet Avenue/Main Street to Main Street/Columbia Avenue: $52,100.00
procurement services

Councilor Shinkan moved, with a second by Councilor Nellans, to accept the proposal from Midwestern Electric, LLC to install an underground fiber cable from Fire Station 2 to Main Street for the amount of $73,475.00. Councilors Shinkan, Gardiner, Nellans, Petersen, and Hofferth voted in favor; none voted against. Motion passed.

Councilor Shinkan moved, with a second by Councilor Nellans, to accept the proposal from Midwestern Electric, LLC to install an underground fiber cable from Calumet Avenue and Main Street to Columbia Avenue and Main Street for the amount of $52,100.00. Councilors Shinkan, Gardiner, Nellans, Petersen, and Hofferth voted in favor; none voted against. Motion passed.

REPORTS

Clerk-Treasurer Mis shared the civic pride the Town of Munster has in its public art. Over the upcoming months, we will be focusing on our artwork in the News You Can Use monthly newsletter.

ANNOUNCEMENTS

The Town Council will hold a regular meeting on Monday, March 16, 2026. The Redevelopment Commission will hold a regular meeting immediately following. (Unless stated otherwise, all meetings of the Town Council begin at 6:30 p.m. at Munster Town Hall.)

ADJOURNMENT

There being no further business to come before the Council Shinkan, and upon a motion by Councilor Shinkan and seconded by Councilor Gardiner, the meeting adjourned at 7:08 p.m. by voice vote.

_____
Joseph Hofferth, President

ATTEST:

_____
Wendy Mis, Clerk-Treasurer

To: Town Council

From: Patricia Abbott, Controller

Meeting Date: March 16, 2026

Subject: Voucher Registers

Summary

Approval and confirmation of invoices

Financial Impact

Funding Source: Refer to Individual Voucher Registers
Budgeted Amount: Refer to Individual Voucher Registers
Cost: Refer to Individual Voucher Registers

Recommended Council Action

As part of the Consent Agenda, approve and confirm the voucher registers as presented.

Attachments:

1. Confirmation of Voucher Register #26-3B dated 03/05/2026 in the amount of $445,167.23
2. Confirmation of Voucher Register #26-3C dated 03/06/2026 in the amount of $578,544.81
3. Confirmation of Voucher Register #26-3D dated 03/10/2026 in the amount of $60,681.17
4. Confirmation of Voucher Register #26-3E dated 03/10/2026 in the amount of $35,043.99
5. Confirmation of Voucher Register #26-3F dated 03/05/2026 in the amount of $209,780.83
6. Approval of Voucher Register #26-3G dated 03/05/2026 in the amount of $494,940.60

Accounts Payable Voucher Register # 26-3B

PARK VOUCHERS	**03/05/26**	**$**	**2,102.56**
CIVIL TOWN VOUCHERS	**03/05/26**	**$**	**443,064.67**
TOTAL VOUCHERS CONFIRMED	**03/05/26**	**$**	**445,167.23**

I hereby certify that each of the above listed vouchers and the invoices or bills attached thereto, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

March 5, 2026

Wendy Mis
Fiscal Officer

(IC 5-11-10-2 permits the governing body to sign the Accounts Payable Voucher Register in lieu of signing each claim the governing body is allowing.)

We have examined the vouchers listed on the foregoing Accounts Payable Voucher Register, consisting of 7 pages, and except for the vouchers not allowed as shown on the Register, such vouchers are allowed in the total amount of $ 445,167.23

Approved and confirmed by the Town Council of the Town of Munster, Lake County Indiana, this 16th day of March, 2026 by a vote of _____ in favor and _____ opposed

Joseph Hofferth. President

ATTEST:

Wendy Mis, Clerk-Treasurer

FUND SUMMARY MARCH 5, 2026

FUND	DESCRIPTON		AMOUNT
1101	GENERAL FUND	$	3,397.47
2201	MOTOR VEHICLE HIGHWAY UNALLOCATED	$	132.00
2204	PARK & RECREATION	$	2,102.56
2209	LIT-ECONOMIC DEVELOPMENT FUND	$	21,013.50
2249	MUNICIPAL SURTAX FUND	$	26,747.10
2547	TECHNOLOGY FUND	$	370.90
2580	SEWER MAINTENANCE	$	185.45
4445	TIF ALLOCATION FUND	$	210,238.25
6101	WATER CASH OPERATING	$	168,382.28
7704	SELF-FUNDED LIABILITY	$	116.00
7727	SELF-FUNDED MED/DENTAL/LIFE	$	116.34
8802	POLICE PENSION	$	12,000.00
8880	INTERGOVERNMENTAL ESCROW	$	115.38
8883	ESCROW	$	250.00
	REPORT TOTAL	**$**	**445,167.23**

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
0000250	**ACCELERATE INDIANA MUNICIPALITIE**					**03/05/2026**	
				111774	**2026 AIM ROUNDTABLES REGISTRATION/MARY DEER**		
		1101-105-0100-63908000	MEMBERSHIP DUES/MEET EXP				$35.00
					Total for ACCELERATE INDIANA MUNICIPALI		**$35.00**
0000403	**AJ GALLAGHER RISK MGMT SVCS LLC**					**03/05/2026**	
				111775	**ENDORSEMENT ADDING VEHICLE**		
		7704-945-0100-61403000	PREMIUMS				$116.00
					Total for AJ GALLAGHER RISK MGMT SVCS LL		**$116.00**
0000403	**B & K EQUIPMENT COMPANY**					**03/05/2026**	
				111812	**RE-ISSUE LOST CHECK/1/2026 FUEL TANK WALKTHR**		
		2201-305-0100-63601000	REPAIRS & MAINT SERVICES				$132.00
					Total for B & K EQUIPMENT COMPANY		**$132.00**
0001759	**BLOOMINGTON FORD INC**					**03/05/2026**	
				111773	**1-2026 FORD POLICE RESPONDER/4-2026 FORD POLI**		
		4445-201-0100-64775000	4 SUV'S & 1 PICK-UP TRUCK				$210,238.25
					Total for BLOOMINGTON FORD INC		**$210,238.25**
PARK REF	**CYNTHIA MACK**					**03/05/2026**	
				111825	**DANCE CLASS CANCELLATION**		
		2204-560-0000-65901000	REFUND OF OVERPAYMENT				$75.00
					Total for CYNTHIA MACK		**$75.00**
0001357	**DLZ INDIANA LLC**					**03/05/2026**	
				111780	**MAIN STREET PROJECT - COLUMBIA/SHEFFIELD AVE T**		
		2209-915-3101-63102000	MAIN STREET PROJECT				$21,013.50
					Total for DLZ INDIANA LLC		**$21,013.50**

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
0000250	HAMMOND WATER WORKS					03/05/2026	
				111797	WATER USAGE 1/30-2/27/2026		
		6101-370-0100-62961000	TOWN WATER SUPPLY				$98,118.00
					Total for HAMMOND WATER WORKS		$98,118.00
PARK REF	JOYCE KLISSER					03/05/2026	
				111815	TRIP CANCELLATION REFUND		
		2204-561-0000-65901000	REFUND OF OVERPAYMENT				$66.00
					Total for JOYCE KLISSER		$66.00
PARK REF	KATHLEEN HATCZEL					03/05/2026	
				111823	DANCE CLASS CANCELLATION		
		2204-560-0000-65901000	REFUND OF OVERPAYMENT				$72.00
					Total for KATHLEEN HATCZEL		$72.00
MISCVEN	LORRAINE UZUBELL					03/05/2026	
				111861	FUNERAL BENEFIT PER ORD 1186 AND IC 36-8-6-9.8		
		8802-291-0100-63929000	DEATH BENEFITS				$12,000.00
					Total for LORRAINE UZUBELL		$12,000.00
PARK REF	MARTINA JAUREGUI					03/05/2026	
				111811	RENTAL DEPOSIT REFUND #3742		
		8883-100-9400-63901000	REFUNDS AWARDS & INDEM				$250.00
					Total for MARTINA JAUREGUI		$250.00
PARK REF	MAUREEN HEATH					03/05/2026	
				111749	CLASS CANCELLATION REFUND		
		2204-560-0000-65901000	REFUND OF OVERPAYMENT				$35.00
					Total for MAUREEN HEATH		$35.00

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
UB REFU	**MERCIER, BRANDON**					**03/05/2026**	
				111754	**UB refund for account: 0200470-05**		
		8880-374-0100-49001000	Overpayment				$28.22
					Total for MERCIER, BRANDON		**$28.22**
0000304	**NIPSCO**					**03/05/2026**	
				111776	**2/26 NIPSCO CHARGES**		
		6101-370-0100-63501000	1-4 Q 2026 NIPSCO CHARGES				$1,092.58
				111777	**2/26 TRAFFIC LIGHTS**		
		2249-308-0100-63532000	1-4 Q 2026 TRAFFIC LIGHTS				$4,644.86
				111778	**2/26 STREET LIGHTS**		
		2249-308-0100-63531000	1-4 Q 2026 STREET LIGHTS				$22,102.24
					Total for NIPSCO		**$27,839.68**
UB REFU	**ROBINSON, COI**					**03/05/2026**	
				111752	**UB refund for account: 1200470-01**		
		8880-374-0100-49001000	Overpayment				$87.16
					Total for ROBINSON, COI		**$87.16**
0001652	**TOTAL ADMINISTRATION SERVICES CO**					**03/05/2026**	
				111786	**3/26 FSA-ADMINISTRATION FEES**		
		7727-935-0500-61412000	ADMIN. FEES -- 125 PLAN				$116.34
					Total for TOTAL ADMINISTRATION SERVICES		**$116.34**
0000202	**TOWN OF MUNSTER-WATER**					**03/05/2026**	
				111790	**2/26 USAGE/KASKE-1154 RIDGE**		
		2204-571-0100-63504000	WATER				$36.22
				111791	**2/26 USAGE/COMM PK NORTH-BABE RUTH**		
		2204-571-0100-63504000	WATER				$266.31

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
				111792	**2/26 USAGE/COMM PK E PRESS BOX**		
		2204-571-0100-63504000	WATER				$273.52
				111793	**2/26 USAGE/COMM PK W PRESS BOX**		
		2204-571-0100-63504000	WATER				$266.31
				111794	**2/26 USAGE/SOCIAL CENTER-8751 LIONS CLUB**		
		2204-571-0100-63504000	WATER				$459.98
				111795	**2/26 USAGE/COMM PK S BLDG-8701 LIONS CLUB**		
		2204-571-0100-63504000	WATER				$271.21
				111796	**2/26 USAGE/CENT PK MAINT GARAGE-9710 CALUMET**		
		2204-581-0100-63504000	WATER				$281.01
				111798	**2/26 WATER USAGE**		
		1101-122-0100-63504000	1-4 Q 2026 WATER USAGE				$2,862.47
					Total for TOWN OF MUNSTER-WATER		**$4,717.03**
0000905	**UTILITY SUPPLY CORPORATION**					**03/05/2026**	
				111816	**WATER METERS**		
		6101-370-0100-62951000	WATER METERS				$68,986.25
					Total for UTILITY SUPPLY CORPORATION		**$68,986.25**
0000476	**VAZQUEZ DEVELOPMENT LLC**					**03/05/2026**	
				111779	**2/26 BROKERED PROGRAMMING**		
		1101-110-0100-63105000	OTHER PROFESSIONAL SERV.				$500.00
					Total for VAZQUEZ DEVELOPMENT LLC		**$500.00**
0001730	**VERIZON CONNECT FLEET USA LLC**					**03/05/2026**	
				111813	**MONTHLY GPS SERVICE**		
		2547-114-0200-63205000	MONTHLY GPS SERVICE				$370.90
		6101-114-0200-63205000	MONTHLY GPS SERVICE				$185.45
		2580-114-0200-63205000	MONTHLY GPS SERVICE				$185.45

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
					Total for VERIZON CONNECT FLEET USA LLC		$741.80
						Overall Total	$445,167.23

Accounts Payable Voucher Register # 26-3C

GROSS PAYROLL	**03/06/26**	**$**	**403,596.98**
OTHER PAYROLL RELATED EXPENSES	**03/06/26**	**$**	**174,947.83**
TOTAL PAYROLL EXPENSE CONFIRMED	**03/06/26**	**$**	**578,544.81**

I hereby certify that each of the above listed vouchers and the invoices or bills attached thereto, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

March 6, 2026

Fiscal Officer

(IC 5-11-10-2 permits the governing body to sign the Accounts Payable Voucher Register in lieu of signing each claim the governing body is allowing.)

We have examined the vouchers listed on the foregoing Accounts Payable Voucher Register, consisting of 22 pages, and except for the vouchers not allowed as shown on the Register, such vouchers are allowed in the total amount of $ 578,544.81

Approved and confirmed by the Town Council of the Town of Munster, Lake County Indiana, this 16th day of March 2026 by a vote of _____ in favor and _____ opposed.

Joseph Hofferth, President

ATTEST:

Wendy Mis, Clerk-Treasurer

FUND SUMMAR March 6, 2026

FUND	ESCRIPTON		AMOUNT
1101	GENERAL FUND	$	317,293.76
2201	MOTOR VEHICLE HIGHWAY UNALLOCATED	$	34,063.54
2204	PARK & RECREATION	$	60,758.79
2547	TECHNOLOGY	$	763.10
2580	SEWER MAINTENANCE	$	69,268.17
4406	REDEVELOPMENT OPERATING	$	6,444.27
6101	WATER CASH OPERATING	$	77,164.56
6604	SOLID WASTE MANAGEMENT	$	12,788.62
	REPORT TOTAL	**$**	**578,544.81**

Payroll ... 00000244

Pay Period End Date: 02/28/2026 Check Post Date: 03/06/2026 Bank ID: GEN

* YTD values reflect values AS OF the check date based on all current adjustments, checks, void checks

PW DSL WTR STIP	0.00	0.00	400.00	2,000.00	70	2,715.12	DEPOSIT
PW MS4 INSPECT	0.00	0.00	200.00	1,000.00	80	100.00	DEPOSIT
PW O C DUTY	0.00	0.00	800.00	4,000.00	85	606.00	DEPOSIT
PW PEST APP	0.00	0.00	250.00	1,000.00	87	2,847.61	DEPOSIT
REG HOURLY	8,002.50	0.00	263,384.53	1,324,134.21	9	5,527.78	DEPOSIT
REG SALARY	1,500.50	0.00	73,726.96	368,482.07	90	2,803.53	DEPOSIT
REG STIPEND	0.00	0.00	0.00	0.00	97	2,671.55	DEPOSIT
RETRO PAY	0.00	0.00	0.00	0.00	DEF COMP $	4,947.31	34,956.46
SICK FT	366.75	0.00	11,739.01	61,134.53	DEF COMP %	3,872.84	26,661.83
SICK PT	14.00	0.00	351.42	856.90	DEF COMP % NET	818.60	4,065.28
STIPEND WEATHER	0.00	0.00	0.00	750.00	DENTAL	1,918.97	9,541.90
SWIM INSTR	90.75	0.00	1,272.32	3,599.24	DEP LIFE INS	76.39	356.89
VAC BUYOUT	0.00	0.00	0.00	38,441.12	ESCROW	100.00	500.00
VAC PAYOUT	0.00	0.00	0.00	0.00	FINANS CU	625.00	3,125.00
VACATION	363.25	0.00	14,745.40	74,547.98	FITW	39,804.97	247,138.56
VACCINE BEN	0.00	0.00	0.00	0.00	HDHP	432.51	2,162.55
WATER WT2 STIP	0.00	0.00	100.00	500.00	HSA	1,044.23	5,221.15
WATER WT3 STIP	0.00	0.00	100.00	500.00	ICMA RHS EE %	575.21	3,025.74
					ICMA RHS EMPLEE	450.00	2,250.00
					INDIANA DCS $	118.00	590.00
					MEDICAL FLEX	1,673.14	8,365.70
					MEDICARE_EE	5,692.62	32,272.98
					MISC MED DED $	42.53	212.65
					PPO	8,467.53	41,840.19
					ROTH 457 $	1,745.69	10,180.18
					ROTH 457 %	323.30	1,965.88
					ROTH IRA	295.00	1,475.00
					ROTH IRA%	279.09	1,374.60
					SITW_IN	11,450.08	64,371.17
					SOCSEC_EE	13,948.23	76,029.18
					SUP LIFE	145.09	725.45
					UNITED WAY $	2.00	10.00

Gross Pay This Period	Deduction Refund	Ded. This Period	Net Pay This Period	Dir. Dep.	Physical Checks
403,596.98	0.00	114,297.30	289,299.68	290,343.91	0.00

Gross Pay YTD
2,283,458.72

* = Check Adjustment

PR 03.06.26 Regular

CHECK AMOUNTS BY GENERAL LEDGER FOR TOWN OF MUNSTER

For Payroll: 00000244 Check Date: 03 /2026 Pay Period End Date: 02/28/2026

GL Number	Amount
Fund: 1101 GENERAL FUND	
Department: 101-0100 TOWN COUNCIL	
1101-101-0100-61111000	1,037.52
1101-101-0100-61301000	73.43
1101-101-0100-61302000	17.15
1101-101-0100-61306000	7.66
1101-101-0100-61333000	147.32
Total Fund-Dept: 1101-61333000	1,283.08
Department: 105-0100 CLERK-TREASURER	
1101-105-0100-61112000	1,605.94
1101-105-0100-61131000	2,455.07
1101-105-0100-61151000	5,253.34
1101-105-0100-61181000	414.86
1101-105-0100-61185000	27.01
1101-105-0100-61301000	568.29
1101-105-0100-61302000	132.91
1101-105-0100-61303000	1,034.74
1101-105-0100-61305000	1,590.63
1101-105-0100-61306000	42.73
1101-105-0100-61309000	9.80
1101-105-0100-61335000	33.13
1101-105-0100-61434000	37.00
Total Fund-Dept: 1101-61434000	13,205.45
Department: 110-0100 TOWN MANAGER	
1101-110-0100-61121000	588.45
1101-110-0100-61131000	403.84
1101-110-0100-61151000	516.40
1101-110-0100-61181000	1.92
1101-110-0100-61301000	103.68
1101-110-0100-61302000	24.27
1101-110-0100-61303000	50.26
1101-110-0100-61305000	38.28
1101-110-0100-61306000	7.04
1101-110-0100-61309000	1.70
1101-110-0100-61333000	164.27
1101-110-0100-61335000	2.60
1101-110-0100-61434000	6.31
Total Fund-Dept: 1101-61434000	1,909.02
Department: 150-0200 INSPECTIONS/CODE ENFORCEM	
1101-150-0200-61131000	4,662.58
1101-150-0200-61133000	427.38
1101-150-0200-61151000	3,287.56
1101-150-0200-61181000	153.82
1101-150-0200-61301000	521.40
1101-150-0200-61302000	121.88
1101-150-0200-61303000	1,103.58
1101-150-0200-61305000	895.42
1101-150-0200-61306000	45.73
1101-150-0200-61309000	9.09
1101-150-0200-61335000	23.39

GL Number	Amount
Fund: 1101 GENERAL FUND	
Department: 150-0200 INSPECTIONS/CODE ENFORCEM	
1101-150-0200-61434000	34.83
Total Fund-Dept: 1101-61434000	11,286.66
Department: 201-0100 POLICE ADMIN	
1101-201-0100-61122000	5,799.63
1101-201-0100-61132000	13,473.95
1101-201-0100-61152000	9,605.60
1101-201-0100-61157000	2,387.20
1101-201-0100-61181000	1,442.29
1101-201-0100-61185000	95.64
1101-201-0100-61301000	763.26
1101-201-0100-61302000	459.84
1101-201-0100-61303000	1,818.95
1101-201-0100-61305000	6,677.52
1101-201-0100-61306000	151.79
1101-201-0100-61309000	48.68
1101-201-0100-61310000	3,304.08
1101-201-0100-61335000	116.96
1101-201-0100-61434000	137.52
Total Fund-Dept: 1101-61434000	46,282.91
Department: 203-0100 COMM ORIENTED POLICE	
1101-203-0100-61132000	5,071.20
1101-203-0100-61143000	16,968.00
1101-203-0100-61181000	980.77
1101-203-0100-61301000	316.43
1101-203-0100-61302000	321.90
1101-203-0100-61303000	752.88
1101-203-0100-61305000	4,879.01
1101-203-0100-61306000	117.04
1101-203-0100-61309000	37.49
1101-203-0100-61310000	4,130.10
1101-203-0100-61335000	77.98
1101-203-0100-61434000	101.37
Total Fund-Dept: 1101-61434000	33,754.17
Department: 204-0100 UNIFORM PATROL	
1101-204-0100-61132000	33,825.74
1101-204-0100-61141000	80,095.42
1101-204-0100-61181000	2,644.23
1101-204-0100-61184000	4,656.66
1101-204-0100-61302000	1,695.50
1101-204-0100-61305000	24,187.07
1101-204-0100-61306000	651.88
1101-204-0100-61309000	156.59
1101-204-0100-61310000	28,084.68
1101-204-0100-61335000	415.85
1101-204-0100-61434000	523.00
Total Fund-Dept: 1101-61434000	176,936.62
Department: 205-0100 INVESTIGATIONS	
1101-205-0100-61132000	3,748.80

GL Number	Amount
Fund: 1101 GENERAL FUND	
Department: 205-0100 INVESTIGATIONS	
1101-205-0100-61142000	9,914.40
1101-205-0100-61181000	634.61
1101-205-0100-61184000	309.83
1101-205-0100-61302000	205.83
1101-205-0100-61305000	3,003.83
1101-205-0100-61306000	66.50
1101-205-0100-61309000	20.87
1101-205-0100-61310000	3,304.08
1101-205-0100-61335000	51.99
1101-205-0100-61434000	62.84
Total Fund-Dept: 1101-61434000	21,323.58
Department: 232-0100 ADMINISTRATION	
1101-232-0100-61122000	3,923.20
1101-232-0100-61152000	2,216.00
1101-232-0100-61181000	346.15
1101-232-0100-61301000	393.50
1101-232-0100-61302000	92.04
1101-232-0100-61303000	920.92
1101-232-0100-61305000	1,109.64
1101-232-0100-61306000	32.39
1101-232-0100-61309000	9.37
1101-232-0100-61335000	25.99
1101-232-0100-61434000	27.60
Total Fund-Dept: 1101-61434000	9,096.80
Department: 301-0100 PUBLIC WORKS ADMIN	
1101-301-0100-61153000	900.27
1101-301-0100-61181000	33.66
1101-301-0100-61185000	12.65
1101-301-0100-61301000	58.34
1101-301-0100-61302000	13.64
1101-301-0100-61303000	69.73
1101-301-0100-61305000	76.55
1101-301-0100-61306000	2.73
1101-301-0100-61309000	0.43
1101-301-0100-61335000	2.60
1101-301-0100-61434000	2.05
Total Fund-Dept: 1101-61434000	1,172.65
Department: 308-0100 STREET DEPARTMENT	
1101-308-0100-61163000	603.68
1101-308-0100-61181000	10.10
1101-308-0100-61186000	8.49
1101-308-0100-61301000	36.53
1101-308-0100-61302000	8.55
1101-308-0100-61303000	88.36
1101-308-0100-61305000	274.58
1101-308-0100-61306000	3.72
1101-308-0100-61309000	1.48
1101-308-0100-61335000	4.56

GL Number	Amount
Fund: 1101 GENERAL FUND	
Department: 308-0100 STREET DEPARTMENT	
1101-308-0100-61434000	2.77
Total Fund-Dept: 1101-61434000	1,042.82
Total Fund 1101:	317,293.76

GL Number	Amount
Fund: 2201 MOTOR VEHICLE HIGHWAY	
Department: 301-0100 PUBLIC WORKS ADMIN	
2201-301-0100-61123000	2,907.98
2201-301-0100-61181000	89.00
2201-301-0100-61301000	180.78
2201-301-0100-61302000	42.30
2201-301-0100-61303000	425.58
2201-301-0100-61305000	634.71
2201-301-0100-61306000	14.41
2201-301-0100-61309000	4.06
2201-301-0100-61335000	9.59
2201-301-0100-61434000	13.06
Total Fund-Dept: 2201-61434000	4,321.47
Department: 305-0100 VEHICLE MAINTENANCE	
2201-305-0100-61163000	2,874.88
2201-305-0100-61181000	30.74
2201-305-0100-61186000	24.42
2201-305-0100-61301000	178.30
2201-305-0100-61302000	41.70
2201-305-0100-61303000	416.06
2201-305-0100-61305000	436.26
2201-305-0100-61306000	17.64
2201-305-0100-61309000	3.53
2201-305-0100-61335000	15.58
2201-305-0100-61434000	13.23
Total Fund-Dept: 2201-61434000	4,052.34
Department: 308-0100 STREET DEPARTMENT	
2201-308-0100-61163000	14,831.61
2201-308-0100-61181000	523.11
2201-308-0100-61186000	815.37
2201-308-0100-61196000	741.20
2201-308-0100-61301000	1,009.85
2201-308-0100-61302000	236.26
2201-308-0100-61303000	2,275.65
2201-308-0100-61305000	4,984.01
2201-308-0100-61306000	90.98
2201-308-0100-61309000	28.75
2201-308-0100-61335000	82.49
2201-308-0100-61434000	70.45
Total Fund-Dept: 2201-61434000	25,689.73
Total Fund 2201:	34,063.54

GL Number	Amount
Fund: 2204 PARK FUND	
Department: 105-0100 CLERK-TREASURER	
2204-105-0100-61131000	1,636.64
2204-105-0100-61151000	2,125.74
2204-105-0100-61181000	236.03
2204-105-0100-61185000	10.12
2204-105-0100-61301000	232.78
2204-105-0100-61302000	54.44
2204-105-0100-61303000	449.44
2204-105-0100-61305000	693.70
2204-105-0100-61306000	19.35
2204-105-0100-61309000	4.32
2204-105-0100-61335000	14.98
2204-105-0100-61434000	16.62
Total Fund-Dept: 2204-61434000	5,494.16
Department: 110-0100 TOWN MANAGER	
2204-110-0100-61121000	588.47
2204-110-0100-61131000	403.84
2204-110-0100-61151000	103.29
2204-110-0100-61181000	1.93
2204-110-0100-61301000	78.06
2204-110-0100-61302000	18.26
2204-110-0100-61303000	(8.41)
2204-110-0100-61305000	38.28
2204-110-0100-61306000	4.53
2204-110-0100-61309000	0.84
2204-110-0100-61333000	164.26
2204-110-0100-61335000	2.60
2204-110-0100-61434000	4.44
Total Fund-Dept: 2204-61434000	1,400.39
Department: 150-0200 INSPECTIONS/CODE ENFORCEM	
2204-150-0200-61133000	427.37
2204-150-0200-61301000	26.55
2204-150-0200-61302000	6.21
2204-150-0200-61303000	60.68
2204-150-0200-61306000	1.95
2204-150-0200-61434000	1.95
Total Fund-Dept: 2204-61434000	524.71
Department: 301-0100 PUBLIC WORKS ADMIN	
2204-301-0100-61153000	130.24
2204-301-0100-61301000	8.08
2204-301-0100-61302000	1.89
Total Fund-Dept: 2204-61302000	140.21
Department: 308-0100 STREET DEPARTMENT	
2204-308-0100-61163000	431.21
2204-308-0100-61181000	7.21
2204-308-0100-61186000	6.06
2204-308-0100-61301000	26.09
2204-308-0100-61302000	6.10
2204-308-0100-61303000	63.11

GL Number	Amount
Fund: 2204 PARK FUND	
Department: 308-0100 STREET DEPARTMENT	
2204-308-0100-61305000	196.14
2204-308-0100-61306000	2.66
2204-308-0100-61309000	1.06
2204-308-0100-61335000	3.24
2204-308-0100-61434000	1.98
Total Fund-Dept: 2204-61434000	744.86
Department: 551-0100 PARK ADMINISTRATION	
2204-551-0100-61125000	4,485.40
2204-551-0100-61155000	906.39
2204-551-0100-61181000	121.16
2204-551-0100-61301000	332.67
2204-551-0100-61302000	77.80
2204-551-0100-61303000	674.22
2204-551-0100-61305000	1,021.68
2204-551-0100-61306000	25.10
2204-551-0100-61309000	8.52
2204-551-0100-61335000	18.20
2204-551-0100-61434000	24.46
Total Fund-Dept: 2204-61434000	7,695.60
Department: 561-0400 YOUTH SPORT FITNESS	
2204-561-0400-61193000	1,272.32
2204-561-0400-61301000	78.90
2204-561-0400-61302000	18.42
Total Fund-Dept: 2204-61302000	1,369.64
Department: 561-0900 GENERAL RECREATION	
2204-561-0900-61135000	3,249.57
2204-561-0900-61139000	3,964.63
2204-561-0900-61155000	3,625.61
2204-561-0900-61181000	474.98
2204-561-0900-61193000	295.63
2204-561-0900-61301000	692.37
2204-561-0900-61302000	161.91
2204-561-0900-61303000	1,172.17
2204-561-0900-61305000	2,913.39
2204-561-0900-61306000	53.68
2204-561-0900-61309000	15.68
2204-561-0900-61335000	55.88
2204-561-0900-61434000	49.29
Total Fund-Dept: 2204-61434000	16,724.79
Department: 562-0100 POOL OPERATIONS	
2204-562-0100-61135000	171.03
2204-562-0100-61136000	334.58
2204-562-0100-61139000	576.00
2204-562-0100-61165000	626.94
2204-562-0100-61181000	48.10
2204-562-0100-61301000	106.01
2204-562-0100-61302000	24.81
2204-562-0100-61303000	249.47

GL Number	Amount
Fund: 2204 PARK FUND	
Department: 562-0100 POOL OPERATIONS	
2204-562-0100-61305000	321.88
2204-562-0100-61306000	9.55
2204-562-0100-61309000	1.87
2204-562-0100-61335000	8.45
2204-562-0100-61434000	7.72
Total Fund-Dept: 2204-61434000	2,486.41
Department: 571-0100 PARKS MAINTENANCE	
2204-571-0100-61136000	1,505.53
2204-571-0100-61165000	10,224.27
2204-571-0100-61181000	295.69
2204-571-0100-61301000	719.50
2204-571-0100-61302000	168.28
2204-571-0100-61303000	1,707.63
2204-571-0100-61305000	3,242.16
2204-571-0100-61306000	71.08
2204-571-0100-61309000	20.11
2204-571-0100-61335000	41.57
2204-571-0100-61434000	53.55
Total Fund-Dept: 2204-61434000	18,049.37
Department: 581-0100 CENT MAINTENANCE	
2204-581-0100-61136000	1,338.22
2204-581-0100-61165000	2,334.72
2204-581-0100-61181000	190.36
2204-581-0100-61301000	227.65
2204-581-0100-61302000	53.22
2204-581-0100-61303000	548.59
2204-581-0100-61305000	1,370.60
2204-581-0100-61306000	22.15
2204-581-0100-61309000	8.61
2204-581-0100-61335000	17.59
2204-581-0100-61434000	16.94
Total Fund-Dept: 2204-61434000	6,128.65
Total Fund 2204:	60,758.79

GL Number	Amount
Fund: 2547 TECHNOLOGY FUND	
Department: 110-0100 TOWN MANAGER	
2547-110-0100-61151000	619.73
2547-110-0100-61301000	38.47
2547-110-0100-61302000	9.00
2547-110-0100-61303000	88.01
2547-110-0100-61306000	3.77
2547-110-0100-61309000	1.29
2547-110-0100-61434000	2.83
Total Fund-Dept: 2547-61434000	763.10
Total Fund 2547:	763.10

GL Number	Amount
Fund: 2580 SEWER MAINTENANCE	
Department: 101-0100 TOWN COUNCIL	
2580-101-0100-61111000	741.13
2580-101-0100-61301000	52.48
2580-101-0100-61302000	12.28
2580-101-0100-61306000	5.47
2580-101-0100-61333000	105.21
Total Fund-Dept: 2580-61333000	916.57
Department: 105-0100 CLERK-TREASURER	
2580-105-0100-61112000	1,337.90
2580-105-0100-61131000	818.39
2580-105-0100-61151000	2,162.45
2580-105-0100-61181000	131.28
2580-105-0100-61185000	10.12
2580-105-0100-61301000	259.48
2580-105-0100-61302000	60.66
2580-105-0100-61303000	533.42
2580-105-0100-61305000	755.02
2580-105-0100-61306000	20.50
2580-105-0100-61309000	5.23
2580-105-0100-61335000	16.84
2580-105-0100-61434000	17.98
Total Fund-Dept: 2580-61434000	6,129.27
Department: 110-0100 TOWN MANAGER	
2580-110-0100-61121000	1,176.92
2580-110-0100-61131000	807.70
2580-110-0100-61151000	206.57
2580-110-0100-61181000	3.85
2580-110-0100-61301000	156.11
2580-110-0100-61302000	36.50
2580-110-0100-61303000	(16.81)
2580-110-0100-61305000	76.55
2580-110-0100-61306000	9.07
2580-110-0100-61309000	1.69
2580-110-0100-61333000	328.50
2580-110-0100-61335000	5.21
2580-110-0100-61434000	8.90
Total Fund-Dept: 2580-61434000	2,800.76
Department: 150-0200 INSPECTIONS/CODE ENFORCEM	
2580-150-0200-61131000	1,554.24
2580-150-0200-61133000	854.73
2580-150-0200-61151000	1,095.86
2580-150-0200-61181000	48.08
2580-150-0200-61301000	217.88
2580-150-0200-61302000	50.97
2580-150-0200-61303000	469.03
2580-150-0200-61305000	298.50
2580-150-0200-61306000	18.55
2580-150-0200-61309000	3.02
2580-150-0200-61335000	7.79

GL Number	Amount
Fund: 2580 SEWER MAINTENANCE	
Department: 150-0200 INSPECTIONS/CODE ENFORCEM	
2580-150-0200-61434000	14.89
Total Fund-Dept: 2580-61434000	4,633.54
Department: 301-0100 PUBLIC WORKS ADMIN	
2580-301-0100-61123000	2,907.87
2580-301-0100-61153000	1,593.86
2580-301-0100-61181000	189.88
2580-301-0100-61185000	37.99
2580-301-0100-61301000	287.20
2580-301-0100-61302000	67.14
2580-301-0100-61303000	634.57
2580-301-0100-61305000	864.36
2580-301-0100-61306000	22.60
2580-301-0100-61309000	5.31
2580-301-0100-61335000	17.35
2580-301-0100-61434000	19.18
Total Fund-Dept: 2580-61434000	6,647.31
Department: 305-0100 VEHICLE MAINTENANCE	
2580-305-0100-61163000	2,156.17
2580-305-0100-61181000	23.10
2580-305-0100-61186000	18.33
2580-305-0100-61301000	133.74
2580-305-0100-61302000	31.28
2580-305-0100-61303000	312.08
2580-305-0100-61305000	327.20
2580-305-0100-61306000	13.24
2580-305-0100-61309000	2.62
2580-305-0100-61335000	11.69
2580-305-0100-61434000	9.93
Total Fund-Dept: 2580-61434000	3,039.38
Department: 308-0100 STREET DEPARTMENT	
2580-308-0100-61163000	11,602.86
2580-308-0100-61181000	295.72
2580-308-0100-61186000	515.71
2580-308-0100-61301000	739.36
2580-308-0100-61302000	172.96
2580-308-0100-61303000	1,762.86
2580-308-0100-61305000	3,920.68
2580-308-0100-61306000	70.63
2580-308-0100-61309000	22.69
2580-308-0100-61335000	64.23
2580-308-0100-61434000	54.52
Total Fund-Dept: 2580-61434000	19,222.22
Department: 309-0100 STORMWATER SEWER MAINTENANCE	
2580-309-0100-61163000	10,543.61
2580-309-0100-61181000	312.48
2580-309-0100-61186000	507.18
2580-309-0100-61301000	689.24
2580-309-0100-61302000	161.22

GL Number	Amount
Fund: 2580 SEWER MAINTENANCE	
Department: 309-0100 STORMWATER SEWER MAINTENANCE	
2580-309-0100-61303000	1,613.65
2580-309-0100-61305000	2,021.19
2580-309-0100-61306000	58.10
2580-309-0100-61309000	12.93
2580-309-0100-61335000	45.42
2580-309-0100-61434000	47.01
Total Fund-Dept: 2580-61434000	16,012.03
Department: 319-0100 SANITARY SEWER MAINTENANCE	
2580-319-0100-61163000	5,933.78
2580-319-0100-61181000	182.71
2580-319-0100-61186000	139.73
2580-319-0100-61301000	380.49
2580-319-0100-61302000	88.97
2580-319-0100-61303000	888.40
2580-319-0100-61305000	968.06
2580-319-0100-61306000	32.55
2580-319-0100-61309000	6.14
2580-319-0100-61335000	25.72
2580-319-0100-61434000	26.65
Total Fund-Dept: 2580-61434000	8,673.20
Department: 374-0100 ADMINISTRATION	
2580-374-0100-61153000	741.61
2580-374-0100-61181000	54.81
2580-374-0100-61301000	47.68
2580-374-0100-61302000	11.14
2580-374-0100-61303000	113.09
2580-374-0100-61305000	212.35
2580-374-0100-61306000	4.55
2580-374-0100-61309000	1.35
2580-374-0100-61335000	3.90
2580-374-0100-61434000	3.41
Total Fund-Dept: 2580-61434000	1,193.89
Total Fund 2580:	69,268.17

GL Number	Amount
Fund: 4406 REDEVELOPMENT OPERATING	
Department: 105-0100 CLERK-TREASURER	
4406-105-0100-61112000	535.24
4406-105-0100-61131000	818.33
4406-105-0100-61181000	30.78
4406-105-0100-61301000	79.08
4406-105-0100-61302000	18.53
4406-105-0100-61303000	196.55
4406-105-0100-61305000	144.34
4406-105-0100-61306000	5.67
4406-105-0100-61309000	0.89
4406-105-0100-61335000	2.61
4406-105-0100-61434000	5.56
Total Fund-Dept: 4406-61434000	1,837.58
Department: 110-0100 TOWN MANAGER	
4406-110-0100-61121000	1,765.35
4406-110-0100-61131000	1,211.55
4406-110-0100-61181000	5.76
4406-110-0100-61301000	214.93
4406-110-0100-61302000	50.26
4406-110-0100-61303000	(69.23)
4406-110-0100-61305000	114.83
4406-110-0100-61306000	11.75
4406-110-0100-61309000	1.92
4406-110-0100-61333000	492.76
4406-110-0100-61335000	7.78
4406-110-0100-61434000	11.95
Total Fund-Dept: 4406-61434000	3,819.61
Department: 150-0200 INSPECTIONS/CODE ENFORCEM	
4406-150-0200-61133000	641.05
4406-150-0200-61301000	39.82
4406-150-0200-61302000	9.31
4406-150-0200-61303000	91.03
4406-150-0200-61306000	2.94
4406-150-0200-61434000	2.93
Total Fund-Dept: 4406-61434000	787.08
Total Fund 4406:	6,444.27

GL Number	Amount
Fund: 6101 WATER CASH OPERATING	
Department: 101-0100 TOWN COUNCIL	
6101-101-0100-61111000	741.15
6101-101-0100-61301000	52.48
6101-101-0100-61302000	12.28
6101-101-0100-61306000	5.50
6101-101-0100-61333000	105.26
Total Fund-Dept: 6101-61333000	916.67
Department: 105-0100 CLERK-TREASURER	
6101-105-0100-61112000	1,605.44
6101-105-0100-61131000	2,045.83
6101-105-0100-61151000	3,696.30
6101-105-0100-61181000	265.83
6101-105-0100-61185000	13.49
6101-105-0100-61301000	444.72
6101-105-0100-61302000	103.98
6101-105-0100-61303000	907.18
6101-105-0100-61305000	1,234.82
6101-105-0100-61306000	35.01
6101-105-0100-61309000	8.85
6101-105-0100-61335000	28.57
6101-105-0100-61434000	30.64
Total Fund-Dept: 6101-61434000	10,420.66
Department: 110-0100 TOWN MANAGER	
6101-110-0100-61121000	1,471.17
6101-110-0100-61131000	1,009.61
6101-110-0100-61151000	619.59
6101-110-0100-61181000	4.80
6101-110-0100-61301000	217.55
6101-110-0100-61302000	50.87
6101-110-0100-61303000	30.28
6101-110-0100-61305000	95.69
6101-110-0100-61306000	13.52
6101-110-0100-61309000	2.85
6101-110-0100-61333000	410.64
6101-110-0100-61335000	6.50
6101-110-0100-61434000	12.76
Total Fund-Dept: 6101-61434000	3,945.83
Department: 150-0200 INSPECTIONS/CODE ENFORCEM	
6101-150-0200-61131000	1,554.38
6101-150-0200-61133000	1,068.40
6101-150-0200-61151000	1,096.00
6101-150-0200-61181000	48.10
6101-150-0200-61301000	231.20
6101-150-0200-61302000	54.13
6101-150-0200-61303000	499.45
6101-150-0200-61305000	298.50
6101-150-0200-61306000	19.56
6101-150-0200-61309000	3.04
6101-150-0200-61335000	7.80

GL Number	Amount
Fund: 6101 WATER CASH OPERATING	
Department: 150-0200 INSPECTIONS/CODE ENFORCEM	
6101-150-0200-61434000	15.87
Total Fund-Dept: 6101-61434000	4,896.43
Department: 301-0100 PUBLIC WORKS ADMIN	
6101-301-0100-61123000	2,908.08
6101-301-0100-61153000	1,724.26
6101-301-0100-61181000	190.05
6101-301-0100-61185000	38.03
6101-301-0100-61301000	295.36
6101-301-0100-61302000	69.16
6101-301-0100-61303000	634.75
6101-301-0100-61305000	864.44
6101-301-0100-61306000	22.66
6101-301-0100-61309000	5.40
6101-301-0100-61335000	17.42
6101-301-0100-61434000	19.25
Total Fund-Dept: 6101-61434000	6,788.86
Department: 305-0100 VEHICLE MAINTENANCE	
6101-305-0100-61163000	2,156.15
6101-305-0100-61181000	23.09
6101-305-0100-61186000	18.30
6101-305-0100-61301000	133.71
6101-305-0100-61302000	31.26
6101-305-0100-61303000	312.04
6101-305-0100-61305000	327.18
6101-305-0100-61306000	13.25
6101-305-0100-61309000	2.62
6101-305-0100-61335000	11.70
6101-305-0100-61434000	9.90
Total Fund-Dept: 6101-61434000	3,039.20
Department: 308-0100 STREET DEPARTMENT	
6101-308-0100-61163000	11,774.88
6101-308-0100-61181000	298.48
6101-308-0100-61186000	518.06
6101-308-0100-61301000	749.75
6101-308-0100-61302000	175.22
6101-308-0100-61303000	1,788.01
6101-308-0100-61305000	3,999.03
6101-308-0100-61306000	71.53
6101-308-0100-61309000	23.03
6101-308-0100-61335000	65.47
6101-308-0100-61434000	55.33
Total Fund-Dept: 6101-61434000	19,518.79
Department: 370-0100 WATER OPERATIONS	
6101-370-0100-61163000	16,877.01
6101-370-0100-61181000	495.20
6101-370-0100-61186000	646.83
6101-370-0100-61301000	1,093.74
6101-370-0100-61302000	255.77

GL Number	Amount
Fund: 6101 WATER CASH OPERATING	
Department: 370-0100 WATER OPERATIONS	
6101-370-0100-61303000	2,558.63
6101-370-0100-61305000	3,063.95
6101-370-0100-61306000	92.45
6101-370-0100-61309000	19.48
6101-370-0100-61335000	72.17
6101-370-0100-61434000	75.11
Total Fund-Dept: 6101-61434000	25,250.34
Department: 374-0100 ADMINISTRATION	
6101-374-0100-61153000	1,483.16
6101-374-0100-61181000	109.61
6101-374-0100-61301000	95.34
6101-374-0100-61302000	22.31
6101-374-0100-61303000	226.17
6101-374-0100-61305000	424.73
6101-374-0100-61306000	9.12
6101-374-0100-61309000	2.73
6101-374-0100-61335000	7.79
6101-374-0100-61434000	6.82
Total Fund-Dept: 6101-61434000	2,387.78
Total Fund 6101:	77,164.56

GL Number	Amount
Fund: 6604 SOLID WASTE MANAGEMENT	
Department: 101-0100 TOWN COUNCIL	
6604-101-0100-61111000	444.68
6604-101-0100-61301000	31.49
6604-101-0100-61302000	7.38
6604-101-0100-61306000	3.29
6604-101-0100-61333000	63.15
Total Fund-Dept: 6604-61333000	549.99
Department: 105-0100 CLERK-TREASURER	
6604-105-0100-61112000	267.60
6604-105-0100-61131000	409.16
6604-105-0100-61151000	1,242.55
6604-105-0100-61181000	68.32
6604-105-0100-61185000	13.50
6604-105-0100-61301000	117.17
6604-105-0100-61302000	27.41
6604-105-0100-61303000	215.64
6604-105-0100-61305000	349.54
6604-105-0100-61306000	9.37
6604-105-0100-61309000	2.36
6604-105-0100-61335000	7.81
6604-105-0100-61434000	7.82
Total Fund-Dept: 6604-61434000	2,738.25
Department: 110-0100 TOWN MANAGER	
6604-110-0100-61121000	294.25
6604-110-0100-61131000	201.92
6604-110-0100-61181000	0.98
6604-110-0100-61301000	35.82
6604-110-0100-61302000	8.38
6604-110-0100-61303000	(11.54)
6604-110-0100-61305000	19.14
6604-110-0100-61306000	1.96
6604-110-0100-61309000	0.33
6604-110-0100-61333000	82.13
6604-110-0100-61335000	1.30
6604-110-0100-61434000	1.99
Total Fund-Dept: 6604-61434000	636.66
Department: 150-0200 INSPECTIONS/CODE ENFORCEM	
6604-150-0200-61133000	854.72
6604-150-0200-61301000	53.10
6604-150-0200-61302000	12.41
6604-150-0200-61303000	121.36
6604-150-0200-61306000	3.91
6604-150-0200-61434000	3.91
Total Fund-Dept: 6604-61434000	1,049.41
Department: 301-0100 PUBLIC WORKS ADMIN	
6604-301-0100-61123000	2,907.67
6604-301-0100-61153000	1,398.44
6604-301-0100-61181000	189.71
6604-301-0100-61185000	37.98

GL Number	Amount
Fund: 6604 SOLID WASTE MANAGEMENT	
Department: 301-0100 PUBLIC WORKS ADMIN	
6604-301-0100-61301000	274.99
6604-301-0100-61302000	64.23
6604-301-0100-61303000	634.51
6604-301-0100-61305000	864.31
6604-301-0100-61306000	22.55
6604-301-0100-61309000	5.25
6604-301-0100-61335000	17.27
6604-301-0100-61434000	19.10
Total Fund-Dept: 6604-61434000	6,436.01
Department: 308-0100 STREET DEPARTMENT	
6604-308-0100-61163000	293.59
6604-308-0100-61181000	9.62
6604-308-0100-61186000	35.17
6604-308-0100-61301000	20.18
6604-308-0100-61302000	4.72
6604-308-0100-61303000	48.06
6604-308-0100-61305000	109.36
6604-308-0100-61306000	1.75
6604-308-0100-61309000	0.71
6604-308-0100-61335000	1.28
6604-308-0100-61434000	1.31
Total Fund-Dept: 6604-61434000	525.75
Department: 374-0100 ADMINISTRATION	
6604-374-0100-61153000	247.23
6604-374-0100-61181000	18.27
6604-374-0100-61301000	15.90
6604-374-0100-61302000	3.72
6604-374-0100-61303000	37.71
6604-374-0100-61305000	70.79
6604-374-0100-61306000	1.51
6604-374-0100-61309000	0.45
6604-374-0100-61335000	1.30
6604-374-0100-61434000	1.14
Total Fund-Dept: 6604-61434000	398.02
Department: 581-0100 CENT MAINTENANCE	
6604-581-0100-61136000	167.27
6604-581-0100-61165000	122.88
6604-581-0100-61181000	4.33
6604-581-0100-61301000	17.32
6604-581-0100-61302000	4.06
6604-581-0100-61303000	41.81
6604-581-0100-61305000	92.09
6604-581-0100-61306000	1.67
6604-581-0100-61309000	0.56
6604-581-0100-61335000	1.26
6604-581-0100-61434000	1.28
Total Fund-Dept: 6604-61434000	454.53

GL Number	Amount
Fund: 6604 SOLID WASTE MANAGEMENT	
Total Fund 6604:	12,788.62
Report Total:	578,544.81

Accounts Payable Voucher Register # 26-3D

GROSS PAYROLL	**03/10/26**	**$**	**60,681.17**
OTHER PAYROLL RELATED EXPENSES	**03/10/26**	**$**	**-**
TOTAL PAYROLL EXPENSE CONFIRMED	**03/10/26**	**$**	**60,681.17**

I hereby certify that each of the above listed vouchers and the invoices or bills attached thereto, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

March 10, 2026

Wendy Mis
Fiscal Officer

(IC 5-11-10-2 permits the governing body to sign the Accounts Payable Voucher Register in lieu of signing each claim the governing body is allowing.)

We have examined the vouchers listed on the foregoing Accounts Payable Voucher Register, consisting of 4 pages, and except for the vouchers not allowed as shown on the Register, such vouchers are allowed in the total amount of $ 60,681.17

Approved and confirmed by the Town Council of the Town of Munster, Lake County Indiana, this 16th day of March 2026 by a vote of _____ in favor and _____ opposed.

Joseph Hofferth, President

ATTEST:

Wendy Mis, Clerk-Treasurer

FUND SUMMAR March 10, 2026

FUND	ESCRIPTON		AMOUNT
8802	POLICE PENSION	$	60,681.17
	REPORT TOTAL	**$**	**60,681.17**

Payroll . . 00000246

Pay Period End Date: 02/28/2026 Check Post Date: 03/10/2026 Bank ID: GEN

* YTD values reflect values AS OF the check date based on all current adjustments, checks, void checks

Department: 291

64	2,932.77	DEPOSIT
85	1,500.00	DEPOSIT
DENTAL COBRA	165.34	383.32
FITW	6,046.64	17,919.73
SITW_IN	1,232.98	3,475.68

Gross Pay This Period	Deduction Refund	Ded. This Period	Net Pay This Period	Gross Pay YTD	Dir. Dep.
60,681.17	0.00	7,921.30	52,759.87	174,362.35	49,254.12

Grand Totals for Payroll:

Pay Code Code	Hours	OT Hours	Cur. Amnt.	YTD Amnt.*
PENSION	0.00	0.00	60,681.17	174,362.35

Ded/Exp Code	Cur. Amnt.	YTD Amnt.*
031100649	2,859.70	DEPOSIT
031101279	3,304.47	DEPOSIT
042200910	3,020.08	DEPOSIT
074000010*	4,103.48	DEPOSIT
074900657	0.00	DEPOSIT
075000051	3,780.94	DEPOSIT
086300012	12,572.65	DEPOSIT
111000614*	4,601.15	DEPOSIT
122400724	3,720.76	DEPOSIT
37 JASPER	90.00	270.00
43 LAKE PEN	118.00	354.00
45 LAKE	268.34	691.50
6	6,858.12	DEPOSIT
64	2,932.77	DEPOSIT
85	1,500.00	DEPOSIT
DENTAL COBRA	165.34	383.32
FITW	6,046.64	17,919.73
SITW_IN	1,232.98	3,475.68

Gross Pay This Period	Deduction Refund	Ded. This Period	Net Pay This Period	Dir. Dep.	Physical Checks
60,681.17	0.00	7,921.30	52,759.87	49,254.12	3,505.75

Gross Pay YTD
174,362.35

* = Check Adjustment

PR 03.10.26 Pensioners

CHECK AMOUNTS BY GENERAL LEDGER FOR TOWN OF MUNSTER

For Payroll: 00000246 Check Date: 03/2026 Pay Period End Date: 02/28/2026

GL Number	Amount
Fund: 8802 POLICE PENSION	
Department: 291-0100 POLICE PENSION	
8802-291-0100-63926000	22,275.37
8802-291-0100-63928000	38,405.80
Total Fund-Dept: 8802-63928000	60,681.17
Total Fund 8802:	60,681.17
Report Total:	60,681.17

Accounts Payable Voucher Register # 26-3E

GROSS PAYROLL	**03/10/26**	**$**	**28,549.26**
OTHER PAYROLL RELATED EXPENSES	**03/10/26**	**$**	**6,494.73**
TOTAL PAYROLL EXPENSE CONFIRMED	**03/10/26**	**$**	**35,043.99**

I hereby certify that each of the above listed vouchers and the invoices or bills attached thereto, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

March 10, 2026

Wendy Mis
Fiscal Officer

(IC 5-11-10-2 permits the governing body to sign the Accounts Payable Voucher Register in lieu of signing each claim the governing body is allowing.)

We have examined the vouchers listed on the foregoing Accounts Payable Voucher Register, consisting of 5 pages, and except for the vouchers not allowed as shown on the Register, such vouchers are allowed in the total amount of $ 35,043.99

Approved and confirmed by the Town Council of the Town of Munster, Lake County Indiana, this 16th day of March 2026 by a vote of _____ in favor and _____ opposed.

Joseph Hofferth, President

ATTEST:

Wendy Mis, Clerk-Treasurer

FUND SUMMAR March 10, 2026

FUND	ESCRIPTON	AMOUNT
1101	GENERAL FUND	$ 34,936.34
8802	POLICE PENSION	$ 107.65
	REPORT TOTAL	**$ 35,043.99**

Payroll _ . 00000245

Pay Period End Date: 02/28/2026 Check Post Date: 03/10/2026 Bank ID: GEN

* YTD values reflect values AS OF the check date based on all current adjustments, checks, void checks

Department: 291

Gross Pay This Period	Deduction Refund	Ded. This Period	Net Pay This Period	Gross Pay YTD	Dir. Dep.
100.00	0.00	12.10	87.90	300.00	87.90

Grand Totals for Payroll:

Pay Code Code	Hours	OT Hours	Cur. Amnt.	YTD Amnt.*
BONUS	0.00	0.00	0.00	0.00
CLOTH BEN	0.00	0.00	0.00	897.50
EMT-BASIC	0.00	0.00	0.00	0.00
EMT-PARAMEDIC	0.00	0.00	0.00	0.00
FD CAR	0.00	0.00	0.00	15,083.08
FD OFC PAY	0.00	0.00	0.00	0.00
FD STIPEND	0.00	0.00	0.00	0.00
FIRE CLTHG	0.00	0.00	0.00	13,800.00
FIRE SUP	548.50	0.00	12,561.17	57,240.79
INSPECTION	55.50	0.00	1,794.87	3,419.54
LONG PAY	0.00	0.00	0.00	21,427.23
MAIN/PREV	231.75	0.00	5,076.06	17,854.23
REG SALARY	2.00	0.00	350.00	1,050.00
TRAIN/DRILL	386.75	0.00	8,767.16	29,573.85
VACCINE BEN	0.00	0.00	0.00	0.00

Ded/Exp Code	Cur. Amnt.	YTD Amnt.*
031101334	0.00	DEPOSIT
042000013	311.42	DEPOSIT
071000013	541.51	DEPOSIT
071000013**	480.73	DEPOSIT
071902878	236.05	DEPOSIT
071912813	2,078.99	DEPOSIT
071921891	341.36	DEPOSIT
071921891*	259.42	DEPOSIT
071923909	979.61	DEPOSIT
071926582*	1,355.42	DEPOSIT
074000010	5,308.85	DEPOSIT
074000010**	868.00	DEPOSIT
074900657	2,026.54	DEPOSIT
086300012	1,405.31	DEPOSIT
256074974	570.18	DEPOSIT
271070814	902.97	DEPOSIT
271974017	45.42	DEPOSIT
271976523	357.48	DEPOSIT
271991168	78.59	DEPOSIT
322271627	0.00	DEPOSIT
44 LAKE NON RES	30.17	130.40
45 LAKE	385.73	2,146.82
64	848.66	DEPOSIT
78	20.11	DEPOSIT
9	1,768.02	DEPOSIT
DEF COMP $	40.00	120.00
DEF COMP %	2,164.66	11,802.49
DEF COMP % NET	290.20	1,591.57
FITW	776.85	5,426.89
MEDICARE_EE	472.06	2,432.48
ROTH 457 $	150.00	300.00
ROTH 457 %	420.91	3,843.41
SITW_IN	1,015.69	5,071.76
SOCSEC_EE	2,018.35	10,400.88

Gross Pay This Period	Deduction Refund	Ded. This Period	Net Pay This Period	Dir. Dep.	Physical Checks
28,549.26	0.00	7,764.62	20,784.64	20,784.64	0.00

Gross Pay YTD
159,448.72

* = Check Adjustment

PR 03.10.26 Monthly

CHECK AMOUNTS BY GENERAL LEDGER FOR TOWN OF MUNSTER

For Payroll: 00000245 Check Date: 03 /2026 Pay Period End Date: 02/28/2026

GL Number	Amount
Fund: 1101 GENERAL FUND	
Department: 201-0100 POLICE ADMIN	
1101-201-0100-61114000	125.05
1101-201-0100-61301000	7.75
1101-201-0100-61302000	1.85
Total Fund-Dept: 1101-61302000	134.65
Department: 230-0100 FIRE SUPPRESSION	
1101-230-0100-61171000	28,199.26
1101-230-0100-61301000	1,996.65
1101-230-0100-61302000	466.96
1101-230-0100-61333000	4,004.32
Total Fund-Dept: 1101-61333000	34,667.19
Department: 232-0100 ADMINISTRATION	
1101-232-0100-61114000	124.95
1101-232-0100-61301000	7.75
1101-232-0100-61302000	1.80
Total Fund-Dept: 1101-61302000	134.50
Total Fund 1101:	34,936.34

GL Number	Amount
Fund: 8802 POLICE PENSION	
Department: 291-0100 POLICE PENSION	
8802-291-0100-61195000	100.00
8802-291-0100-61301000	6.20
8802-291-0100-61302000	1.45
Total Fund-Dept: 8802-61302000	107.65
Total Fund 8802:	107.65
Report Total:	35,043.99

Accounts Payable Voucher Register # 26-3F

PARK VOUCHERS	**03/12/26**	**$**	**200.00**
CIVIL TOWN VOUCHERS	**03/12/26**	**$**	**209,580.83**
TOTAL VOUCHERS CONFIRMED	**03/12/26**	**$**	**209,780.83**

I hereby certify that each of the above listed vouchers and the invoices or bills attached thereto, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

March 12, 2026

Wendy Mis
Fiscal Officer

(IC 5-11-10-2 permits the governing body to sign the Accounts Payable Voucher Register in lieu of signing each claim the governing body is allowing.)

We have examined the vouchers listed on the foregoing Accounts Payable Voucher Register, consisting of 6 pages, and except for the vouchers not allowed as shown on the Register, such vouchers are allowed in the total amount of $ 209,780.83

Approved and confirmed by the Town Council of the Town of Munster, Lake County Indiana, this 16th day of March, 2026 by a vote of _____ in favor and _____ opposed

Joseph Hofferth. President

ATTEST:

Wendy Mis, Clerk-Treasurer

FUND SUMMARY MARCH 12, 2026

FUND	DESCRIPTON		AMOUNT
1101	GENERAL FUND	$	3,351.27
2204	PARK & RECREATION	$	200.00
2240	LIT-PUBLIC SAFETY FUND	$	8,520.00
2547	TECHNOLOGY FUND	$	12,120.83
2580	SEWER MAINTENANCE	$	3,520.00
6101	WATER CASH OPERATING	$	4,028.54
6102	WATER BOND & INTEREST	$	2,283.75
6604	SOLID WASTE MANAGEMENT	$	175,006.44
8883	ESCROW	$	750.00
	REPORT TOTAL	**$**	**209,780.83**

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
0001713	**ALL CITY MANAGEMENT SERVICES INC**					**03/12/2026**	
				111916	**CROSSING GUARD SERVICES 2/8-21/2026**		
		2240-210-0100-63105000	CROSSING GUARDS SERVICES				$8,520.00
						Total for ALL CITY MANAGEMENT SERVICES I	**$8,520.00**
0001888	**BAKER TILLY ADVISORY GROUP LP**					**03/12/2026**	
				111869	**ONGOING ARBITRAGE SERVICES RELATED TO TAX-EX**		
		6102-920-0100-63803000	FEES				$2,283.75
						Total for BAKER TILLY ADVISORY GROUP LP	**$2,283.75**
PARK REF	**BRENNA FECHTER**					**03/12/2026**	
				111953	**DEPOSIT REFUND PERMIT #3728**		
		8883-551-9300-63901000	REFUNDS AWARDS & INDEM				$250.00
						Total for BRENNA FECHTER	**$250.00**
0001948	**CABENO ENVIRONMENTAL FIELD SERVI**					**03/12/2026**	
				111954	**2/26 WELLFIELD MONTHLY BALANCING & TUNING**		
		6604-390-0100-63105000	WELLFIELD MONTHLY BALANCING/TU				$2,420.00
						Total for CABENO ENVIRONMENTAL FIELD SE	**$2,420.00**
PARK REF	**CAROLE SPEARMAN**					**03/12/2026**	
				111885	**DRUMMING CLASS CANCELLATION**		
		2204-560-0000-65901000	REFUND OF OVERPAYMENT				$85.00
						Total for CAROLE SPEARMAN	**$85.00**
0001838	**CLARKE ENERGY INC**					**03/12/2026**	
				111870	**2/26 LANDFILL GENERATOR MAINTENANCE**		
		6604-390-0100-63601000	LANDFILL GENERATOR MAINTENANCE				$1,478.62
						Total for CLARKE ENERGY INC	**$1,478.62**

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
0002058	**DAN REYES**					**03/12/2026**	
				111872	**RE-ISSUE LOST CHECK/REIMBURSEMENT FOR HOTEL**		
		1101-110-0100-63203000	TRAVEL				$207.20
				111939	**REIMBURSEMENT/MOVING EXPENSES**		
		1101-110-0100-63203000	TRAVEL				$2,953.99
					Total for DAN REYES		**$3,161.19**
PARK REF	**DANIEL FOGARTY**					**03/12/2026**	
				111883	**REFUND PERMIT #3714**		
		8883-551-9300-63901000	REFUNDS AWARDS & INDEM				$125.00
					Total for DANIEL FOGARTY		**$125.00**
0002052	**DANIEL ZGOBICA**					**03/12/2026**	
				111785	**REIMBURSEMENT/EXAM: UNMANNED AIRCRAFT - SM**		
		1101-232-0100-63991000	EDUCATION/TRAINING				$175.00
					Total for DANIEL ZGOBICA		**$175.00**
0002039	**ELAN FINANCIAL SERVICES**					**03/12/2026**	
				111917	**FRGN TRANSACTION FEE-REMARKABLE**		
		1101-105-0100-63105000	OTHER PROFESSIONAL SERV.				$0.87
				111918	**NETWORK CARD FOR DESKTOP,POST TRIBUNE & ZOO**		
		2547-114-0200-62303000	SMALL TOOLS & MINOR EQUIP				$59.99
		1101-110-0100-63903000	SUBSCRIPTIONS				$4.00
		2547-114-0200-63611000	HW/SW LICENSE/MAINTENANCE				$94.99
				111914	**REMARKABLE ANNUAL SUBSCRIPTION**		
		2547-114-0200-63611000	HW/SW LICENSE/MAINTENANCE				$29.00
					Total for ELAN FINANCIAL SERVICES		**$188.85**
0000486	**HOMEWOOD DISPOSAL SERVICE INC**					**03/12/2026**	
				111942	**2/26 RESIDENTIAL TRASH COLLECTION**		

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
		6604-310-0100-63541000	RESIDENTIAL TRASH COLLECTION				$171,107.82
					Total for HOMEWOOD DISPOSAL SERVICE IN		**$171,107.82**
PARK REF	**JACKLYN SMITH**					**03/12/2026**	
				111947	**DEPOSIT REFUND PERMIT #3713**		
		8883-551-9300-63901000	REFUNDS AWARDS & INDEM				$250.00
					Total for JACKLYN SMITH		**$250.00**
PARK REF	**JILLIAN RIESKE**					**03/12/2026**	
				111945	**PAINTING CLASS CANCELLED**		
		2204-560-0000-65901000	REFUND OF OVERPAYMENT				$30.00
					Total for JILLIAN RIESKE		**$30.00**
0002059	**KAITLIN LOPEZ**					**03/12/2026**	
				111915	**REIMBURSEMENT/MILEAGE**		
		1101-105-0100-63203000	TRAVEL				$10.21
					Total for KAITLIN LOPEZ		**$10.21**
PARK REF	**MARIA CASAS**					**03/12/2026**	
				111949	**DEPOSIT REFUND PERMIT #3769**		
		8883-551-9300-63901000	REFUNDS AWARDS & INDEM				$125.00
					Total for MARIA CASAS		**$125.00**
PARK REF	**MARICELA RODRIGUEZ**					**03/12/2026**	
				111887	**DRUMMING CLASS CANCELLATION**		
		2204-560-0000-65901000	REFUND OF OVERPAYMENT				$85.00
					Total for MARICELA RODRIGUEZ		**$85.00**
0002017	**PULSE TECHNOLOGY**					**03/12/2026**	
				111873	**COPIER LEASE**		

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
		6101-915-0500-63772000	OFFICE EQUIPMENT LEASE				$348.54
		2547-915-0500-63772000	OFFICE EQUIPMENT LEASE				$3,136.85
						Total for PULSE TECHNOLOGY	**$3,485.39**
0000251	**SCHOOL TOWN OF MUNSTER**					**03/12/2026**	
				111871	**2/26 IT SERVICES**		
		2547-114-0200-63105000	MONTHLY IT SERVICES PAYMENT				$8,800.00
		2580-114-0200-63105000	MONTHLY IT SERVICES PAYMENT				$3,520.00
		6101-114-0200-63105000	MONTHLY IT SERVICES PAYMENT				$3,680.00
						Total for SCHOOL TOWN OF MUNSTER	**$16,000.00**
						Overall Total	**$209,780.83**

Accounts Payable Voucher Register # 26-3G

PARK VOUCHERS	**03/16/26**	**$**	**1,191.81**
CIVIL TOWN VOUCHERS	**03/16/26**	**$**	**493,748.79**
TOTAL VOUCHERS APPROVED	**03/16/26**	**$**	**494,940.60**

I hereby certify that each of the above listed vouchers and the invoices or bills attached thereto, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

March 16, 2026

Wendy Mis

Fiscal Officer

(IC 5-11-10-2 permits the governing body to sign the Accounts Payable Voucher Register in lieu of signing each claim the governing body is allowing.)

We have examined the vouchers listed on the foregoing Accounts Payable Voucher Register, consisting of 17 pages, and except for the vouchers not allowed as shown on the Register, such vouchers are allowed in the total amount of $ 494,940.60

Approved and confirmed by the Town Council of the Town of Munster, Lake County Indiana, this 16th day of March, 2026 by a vote of _____ in favor and _____ opposed.

Joseph Hofferth, President

ATTEST:

Wendy Mis, Clerk-Treasurer

FUND SUMMARY MARCH 16, 2026

FUND	DESCRIPTON		AMOUNT
1101	GENERAL FUND	$	35,143.92
2201	MOTOR VEHICLE HIGHWAY UNALLOCATED	$	19,187.05
2204	PARK & RECREATION	$	1,191.81
2209	LIT-ECONOMIC DEVELOPMENT FUND	$	16,560.00
2240	LIT-PUBLIC SAFETY FUND	$	4,805.00
2547	TECHNOLOGY	$	11,780.00
2580	SEWER MAINTENANCE	$	96,561.96
4402	CUMULATIVE CAPITAL DEVELOPMENT	$	9,386.83
4413	MUNICIPAL BOND PROCEEDS	$	17,834.28
4437	RIVERBOAT FUND	$	86.91
4445	TIF ALLOCATION FUND	$	32,694.00
6101	WATER CASH OPERATING	$	5,523.02
6604	SOLID WASTE MANAGEMENT	$	16,188.36
7704	SELF-FUNDED LIABILITY	$	6,032.00
8880	INTERGOVERNMENTAL ESCROW	$	221,965.46
	REPORT TOTAL	**$**	**494,940.60**

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
0000611	**1ST AYD CORP**					**03/16/2026**	
				111802	**HOSE CLAMPS,DRILL BITS,PREMIUM DRILL BITS**		
		2201-308-0100-62303000	OTHER SUPPLIES				$318.90
		6101-370-0100-62303000	SMALL TOOLS & MINOR EQUIP				$352.73
				111817	**LOCK WASHER,,NUTS,CAP SCREWS,HOSE CLAMP**		
		2201-305-0100-62302000	REPAIR PARTS				$498.24
				111874	**HUCK TOWELS,ENGINE DEGREASER,RUST PENETRANT**		
		2201-305-0100-62303000	SMALL TOOLS & MINOR EQUIP				$616.86
						Total for 1ST AYD CORP	**$1,786.73**
0001895	**ADVANCED ENGINEERING SERVICES IN**					**03/16/2026**	
				111760	**GEOTECHNICAL OBSERVATION SERVICES/CLUB HOUS**		
		7704-945-0100-63105000	OTHER PROFESSIONAL SERV.				$775.00
						Total for ADVANCED ENGINEERING SERVICE	**$775.00**
0001182	**AIRGAS USA INC**					**03/16/2026**	
				111660	**OXYGEN CYLINDER RENTAL**		
		1101-232-0100-63105000	OTHER PROFESSIONAL SERV.				$25.14
						Total for AIRGAS USA INC	**$25.14**
0000534	**ANDREWS ENGINEERING INC**					**03/16/2026**	
				111826	**PROJECT 260068/GAS PROBE MONITORING & REPOR**		
		6604-315-0100-63102000	ENGINEERING SERVICES				$655.00
				111827	**PROJECT 260069/GROUNDWATER C/A MONITORING**		
		6604-315-0100-63102000	ENGINEERING SERVICES				$3,456.28
				111828	**PROJECT 260070/LF POST CLOSURE ENGINEERING**		
		6604-315-0100-63102000	ENGINEERING SERVICES				$2,608.90
						Total for ANDREWS ENGINEERING INC	**$6,720.18**

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
0001830	**APC STORE**					**03/16/2026**	
				111761	**BATTERIES (MINUS CREDITS ON ACCOUNT)**		
		2201-305-0100-62302000	REPAIR PARTS				$61.26
					Total for APC STORE		**$61.26**
0001879	**AUSTGEN ELECTRIC INC**					**03/16/2026**	
				111868	**CHECKED GENERATOR FOR GAS LEAK/MANOR &TIMRI**		
		2580-309-0100-63105000	OTHER PROFESSIONAL SERV.				$408.00
				111927	**GENERATOR REPAIRS/FIRE ST #2**		
		4402-232-0100-63602000	EQUIPMENT REPAIR SERVICE				$8,553.85
					Total for AUSTGEN ELECTRIC INC		**$8,961.85**
0002032	**BAYCOM INC**					**03/16/2026**	
				111892	**TOUGHBOOKS FOR NEW SQUADS**		
		4445-201-0100-64775000	TOUGHBOOKS				$20,632.00
					Total for BAYCOM INC		**$20,632.00**
0000301	**BROWN EQUIPMENT COMPANY**					**03/16/2026**	
				111875	**MANHOLE RINGS**		
		2580-309-0100-62334000	OTHER SEWER SUPPLIES				$2,060.00
		2580-319-0100-62334000	OTHER SEWER SUPPLIES				$2,060.00
					Total for BROWN EQUIPMENT COMPANY		**$4,120.00**
0000301	**C & M PIPE & SUPPLY**					**03/16/2026**	
				111762	**RUBBER ADJ RINGS**		
		2580-309-0100-62334000	OTHER SEWER SUPPLIES				$2,445.00
					Total for C & M PIPE & SUPPLY		**$2,445.00**
0001948	**CABENO ENVIRONMENTAL FIELD SERVI**					**03/16/2026**	
				111876	**WORKING ON PROPOSALS FOR WORK TO BE DONE;TR**		

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
		6604-390-0100-63105000	OTHER PROFESSIONAL SERV.				$2,785.00
					Total for CABENO ENVIRONMENTAL FIELD SE		**$2,785.00**
0001375	**CALUMET CITY PLUMBING CO INC**					**03/16/2026**	
				111829	**INSTALL NEW BALL VALVE/215 RIDGE RD**		
		6101-370-0100-63105000	OTHER PROFESSIONAL SERV.				$484.30
					Total for CALUMET CITY PLUMBING CO INC		**$484.30**
0001832	**CARROT-TOP INDUSTRIES**					**03/16/2026**	
				111893	**INDIANA OUTDOOR FLAGS**		
		4402-232-0100-62900000	OTHER SUPPLIES				$133.98
					Total for CARROT-TOP INDUSTRIES		**$133.98**
0001879	**CHICAGO TIRE INC**					**03/16/2026**	
				111894	**TIRE/PD UNIT 35**		
		1101-204-0100-62900000	TIRES				$153.36
				111937	**FLAT TIRE REPAIR/FIRE DEPT UNIT 2252**		
		1101-230-0100-63602000	EQUIPMENT REPAIR SERVICE				$15.00
					Total for CHICAGO TIRE INC		**$168.36**
0000686	**CINTAS CORPORATION #319**					**03/16/2026**	
				111919	**MAT CLEANING/PWKS**		
		2201-308-0100-63105000	OTHER PROFESSIONAL SERV.				$260.94
				111763	**MAT CLEANING/PWKS**		
		2201-308-0100-63105000	OTHER PROFESSIONAL SERV.				$260.94
					Total for CINTAS CORPORATION #319		**$521.88**
0002023	**CIVES CORPORATION**					**03/16/2026**	
				111781	**PLOW GUARDS**		
		2201-305-0100-62302000	REPAIR PARTS				$10,218.57

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
					Total for CIVES CORPORATION		**$10,218.57**
0002048	**COLUMN SOFTWARE PBC**					**03/16/2026**	
				111830	**PASSAGE OF TOWN ORDINANCE STOP SIGNS**		
		1101-105-0100-63302000	LEGAL NOTICES				$24.87
					Total for COLUMN SOFTWARE PBC		**$24.87**
0001863	**COMMUNITY CARE NETWORK INC**					**03/16/2026**	
				111895	**EMPLOYEE PHYSICAL/OSWALDO HERNANDEZ**		
		7704-945-0200-63116000	EMPLOYEE PHYSICALS/DRUG TESTING				$82.00
					Total for COMMUNITY CARE NETWORK INC		**$82.00**
0000688	**CRAWFORD DOOR**					**03/16/2026**	
				111764	**FURNISH & INSTALL AUTOMATIC TIMER AND OPEM/S**		
		2201-308-0100-63105000	OTHER PROFESSIONAL SERV.				$590.00
					Total for CRAWFORD DOOR		**$590.00**
0002058	**D&D NAPA INC**					**03/16/2026**	
				111803	**AIR,SAFETY & HYDRAULIC FILTERS**		
		2201-305-0100-62302000	REPAIR PARTS				$292.32
				111804	**OIL FILTERS/UNIT 336**		
		2201-305-0100-62302000	REPAIR PARTS				$211.90
				111805	**EXACTFIT-BEAMS/UNIT 504-BLDG**		
		1101-150-0100-62900000	OTHER SUPPLIES				$32.85
				111896	**OIL FILTERS,TENSIONER,SERPENTINE BELT**		
		1101-204-0100-62900000	SUPPLIES				$184.55
				111799	**OIL FILTERS**		
		2201-305-0100-62302000	REPAIR PARTS				$207.65
		2204-571-0100-62302000	REPAIR PARTS				$207.65

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
				111800	**OIL FILTER/UNIT 329**		
		2201-305-0100-62302000	REPAIR PARTS				$34.64
				111801	**OIL FILTER/UNIT 329**		
		2201-305-0100-62302000	REPAIR PARTS				$34.64
				111920	**REAR WIPER BLADEGREASE CARTRIDGES &**		
		2201-305-0100-62302000	REPAIR PARTS				$103.62
				111921	**BRAKE CALIPER/FIRE UNIT 2203**		
		1101-230-0100-62302000	BRAKE CALIPER 2203				$14.94
				111924	**LINK K STABILIZER BAR LINK/FD UNIT 2252**		
		1101-230-0100-62302000	STABILIZER BAR LINK 2252				$77.26
				111928	**VIRTUAL KIT,BATTERY/FIRE DEPT UNIT 2203**		
		1101-230-0100-62302000	BRAKES, ROTORS, BATTER #2203				$466.99
					Total for D&D NAPA INC		**$1,869.01**
0001992	**DENTONS BINGHAM GREENEBAUM LLP**					**03/16/2026**	
				111864	**LEGAL SERVICES/HAMMOND SANITARY DISTRICT**		
		2580-107-0700-63111000	LEGAL SERVICES HSD				$87,812.90
					Total for DENTONS BINGHAM GREENEBAUM		**$87,812.90**
0000565	**FEIKEMA PLUMBING & SANITATION**					**03/16/2026**	
				111951	**RODDING OF SANITARY SEWER/CLEAR TOWN PORTI**		
		2580-319-0100-63105000	OTHER PROFESSIONAL SERV.				$600.00
					Total for FEIKEMA PLUMBING & SANITATION		**$600.00**
0000416	**GALLS LLC**					**03/16/2026**	
				111897	**NEW SQUAD ANTENNAS**		
		4445-201-0100-64775000	ANTENNAS				$10,250.00
					Total for GALLS LLC		**$10,250.00**

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
0001920	**GARBER HIGHLAND INC**					**03/16/2026**	
				111831	**SUPPORT**		
		1101-230-0100-62302000	REPAIR PARTS				$33.26
				111832	**RETAINER,BOLTS**		
		1101-230-0100-62302000	REPAIR PARTS				$59.72
				111833	**BAR,PAD**		
		1101-230-0100-62302000	REPAIR PARTS				$1,019.47
					Total for GARBER HIGHLAND INC		**$1,112.45**
0000505	**GRAFIX SHOPPE**					**03/16/2026**	
				111898	**DECALS FOR NEW SQUADS**		
		4445-201-0100-64775000	DECALS				$1,662.00
					Total for GRAFIX SHOPPE		**$1,662.00**
0000452	**GRAINGER**					**03/16/2026**	
				111818	**COMPRESSION TEST KIT,TIE DOWN STRAPS**		
		2201-305-0100-62303000	SMALL TOOLS & MINOR EQUIP				$283.49
					Total for GRAINGER		**$283.49**
0000634	**GUARDIAN PEST CONTROL**					**03/16/2026**	
				111899	**TOWN HALL, PD, AND FIRE PEST CONTROL**		
		1101-122-0100-63609000	TOWN HALL PEST CONTROL				$107.80
				111922	**PEST CONTROL/PWKS**		
		2201-122-0100-63609000	BUILDING MAINTENANCE				$88.00
					Total for GUARDIAN PEST CONTROL		**$195.80**
0000602	**GUS BOCK DYER ACE HARDWARE**					**03/16/2026**	
				111900	**THREAD TAPE,PIPE THREAD COMPOUND,SAW CHAIN**		
		2201-305-0100-62302000	REPAIR PARTS				$65.98

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
		2201-305-0100-62303000	SMALL TOOLS & MINOR EQUIP				$31.90
				111806	**AUTOWIND BUMP HEADS**		
		2201-305-0100-62302000	REPAIR PARTS				$59.98
					Total for GUS BOCK DYER ACE HARDWARE		**$157.86**
0000418	**GUS BOCK HARDWARE**					**03/16/2026**	
				111807	**SUPERGLUE,FLEX GLUE**		
		2201-305-0100-62303000	SMALL TOOLS & MINOR EQUIP				$32.97
				111767	**BULK FASTENERS**		
		6101-370-0100-62900000	OTHER SUPPLIES				$14.31
				111877	**KEYS**		
		2201-308-0100-62900000	OTHER SUPPLIES				$23.94
					Total for GUS BOCK HARDWARE		**$71.22**
0000103	**GUS BOCK'S MUNSTER ACE**					**03/16/2026**	
				111938	**ANCHOR SHACKELS,BULK FASTENERS**		
		2201-305-0100-62303000	SMALL TOOLS & MINOR EQUIP				$50.62
				111771	**SNAP BLADE,SPRAY PAINT,ELECTRICAL TAPE,SNAP K**		
		4437-308-0100-62900000	OTHER SUPPLIES				$58.91
				111765	**ASPHALT FILLER**		
		2201-308-0100-62900000	OTHER SUPPLIES				$55.92
				111766	**HEATER,CORD WRAP**		
		6101-370-0100-62900000	OTHER SUPPLIES				$46.98
				111901	**PVC GROUND PLUG,2G BLANK COVER**		
		1101-204-0100-62900000	SUPPLIES				$8.98
				111782	**GORILLA GLUE**		
		6101-370-0100-62900000	OTHER SUPPLIES				$14.99
					Total for GUS BOCK'S MUNSTER ACE		**$236.40**

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
0002034	HALO WINDOW TINTING					03/16/2026	
				111902	WINDOW TINTING OF 2 NEW SQUADS		
		4445-201-0100-64775000	WINDOW TINTING				$150.00
					Total for HALO WINDOW TINTING		$150.00
0000302	HUMANE INDIANA INC					03/16/2026	
				111903	ANIMAL SERVICES - CUSTODY/CARE		
		1101-201-0100-63119000	ANIMAL SERVICES				$125.00
				111904	ANIMAL SERVICES - CUSTODY/CARE;SHELTER TNR SE		
		1101-201-0100-63119000	ANIMAL SERVICES				$625.00
					Total for HUMANE INDIANA INC		$750.00
0000086	ILLIANA TRANSFER STATION					03/16/2026	
				111940	CONTAINER TIPPING FEE		
		6604-310-0100-63541000	REFUSE DISPOSAL				$194.45
					Total for ILLIANA TRANSFER STATION		$194.45
0002053	IMAGE TREND LLC					03/16/2026	
				111862	IMAGE TREND UPGRADE		
		2547-114-0200-63611000	UPGRADE TO NERIS				$11,780.00
					Total for IMAGE TREND LLC		$11,780.00
0001013	INDIANA POLICE ACCREDITATION COA					03/16/2026	
				111905	YR 2026 INPAC ANNUAL MEMBERSHIP		
		1101-201-0100-63103000	ANNUAL MEMBERSHIP				$150.00
					Total for INDIANA POLICE ACCREDITATION		$150.00
0000081	IUPPS					03/16/2026	
				111923	2/26 TICKET FEES		
		6101-374-0100-63983000	IUPPS TICKET FEES				$95.95

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
		2580-309-0100-63983000	IUPPS TICKET FEES				$95.95
		2580-319-0100-63983000	IUPPS TICKET FEES				$95.95
					Total for IUPPS		**$287.85**
0001913	**LBM TOOLS LLC**					**03/16/2026**	
				111906	**TRITON SCANNER**		
		4402-305-0100-62900000	TRITON				$699.00
		2204-571-0100-62303000	TRITON				$699.00
		2580-305-0100-62302000	TRITON				$699.00
		2201-305-0100-62303000	TRITON				$699.00
		6101-370-0100-62303000	TRITON				$699.00
					Total for LBM TOOLS LLC		**$3,495.00**
0001146	**LEADSONLINE LLC**					**03/16/2026**	
				111907	**POWERPLUS INVESTGATION SYSTEM RENEWAL**		
		2240-201-0100-63611000	ANNUAL INVESTIGATION SERVICES				$4,805.00
					Total for LEADSONLINE LLC		**$4,805.00**
0002028	**LEE ENTERPRISES ADV**					**03/16/2026**	
				111867	**YR 2025 CTAR**		
		1101-105-0100-63302000	LEGAL NOTICES				$194.43
					Total for LEE ENTERPRISES ADV		**$194.43**
0001594	**LESS LETHAL LLC**					**03/16/2026**	
				111908	**PEPPERBALL GUNS & SUPPORTING EQUIPMENT**		
		4413-915-2125-64775000	PEPPERBALL GUNS				$5,560.00
					Total for LESS LETHAL LLC		**$5,560.00**
0001170	**LINDE GAS & EQUIPMENT INC**					**03/16/2026**	
				111935	**STARGOLD C25 ARG-CO2**		
		2201-308-0100-63105000	OTHER PROFESSIONAL SERV.				$101.14

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
					Total for LINDE GAS & EQUIPMENT INC		**$101.14**
0000430	**LITHOGRAPHIC COMMUNICATIONS**					**03/16/2026**	
				111925	**PRINTING/BUSINESS CARDS-CHALOS,NORDHOFF.S. H**		
		1101-201-0100-63301000	PRINTING SERVICES				$218.00
				111878	**2/26 WATER MAILING**		
		6101-370-0100-63105000	1-4 Q 2026 WATER MAILING				$867.46
				111879	**3/26 NEWS YOU CAN USE**		
		1101-103-0800-63301000	1-4 Q 2026 NEWS YOU CAN USE				$285.17
		2201-103-0800-63301000	1-4 Q 2026 NEWS YOU CAN USE				$285.17
		2204-103-0800-63301000	1-4 Q 2026 NEWS YOU CAN USE				$285.16
		2580-103-0800-63301000	1-4 Q 2026 NEWS YOU CAN USE				$285.16
		6101-103-0800-63301000	1-4 Q 2026 NEWS YOU CAN USE				$285.16
					Total for LITHOGRAPHIC COMMUNICATIONS		**$2,511.28**
0000551	**M E SIMPSON COMPANY INC**					**03/16/2026**	
				111847	**LEAK LOCATION SERVICE/7647 FOREST AVE**		
		6101-370-0100-63105000	OTHER PROFESSIONAL SERV.				$320.00
					Total for M E SIMPSON COMPANY INC		**$320.00**
0000602	**MENARDS**					**03/16/2026**	
				111768	**BROOM & DUST PAN,WALL BASE ADHESIVE,MOISTUR**		
		2201-308-0100-62900000	OTHER SUPPLIES				$153.06
				111926	**HEX BOLT,HEX NUT,LOCK WASHER**		
		2201-305-0100-62302000	REPAIR PARTS				$49.38
					Total for MENARDS		**$202.44**
0000477	**MENARDS HAMMOND**					**03/16/2026**	
				111909	**EXT DECK STAR DRIVE,DRILL,2X4'S**		
		1101-204-0100-62900000	BUILDING SUPPLIES				$233.56

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
					Total for MENARDS HAMMOND		**$233.56**
0000232	**MICROBAC LABORATORIES INC**					**03/16/2026**	
				111772	**DRINKING WATER ANALYSIS**		
		6101-370-0100-63105000	OTHER PROFESSIONAL SERV.				$763.75
					Total for MICROBAC LABORATORIES INC		**$763.75**
0000432	**MILNE SUPPLY CO INC**					**03/16/2026**	
				111808	**ORANGE NITRILE GLOVES,ELBOW**		
		6101-370-0100-62900000	OTHER SUPPLIES				$203.89
				111809	**SLOAN VAC BREAKER REP**		
		2201-308-0100-62900000	OTHER SUPPLIES				$5.09
					Total for MILNE SUPPLY CO INC		**$208.98**
0000491	**MISS PRINT**					**03/16/2026**	
				111769	**WATER SHUT OFF NOTICE**		
		6101-370-0100-63105000	OTHER PROFESSIONAL SERV.				$327.50
					Total for MISS PRINT		**$327.50**
0000450	**MOTION & CONTROL ENTERPRISES LLC**					**03/16/2026**	
				111820	**CRIMP HOSE ASSEMBLIES**		
		2201-305-0100-62302000	REPAIR PARTS				$363.65
					Total for MOTION & CONTROL ENTERPRISES		**$363.65**
0001493	**NAPLETON RIVER OAKS**					**03/16/2026**	
				111910	**SHOCK ABSORBERS,FRONT BEARINGS,LINKS,MOUNTI**		
		1101-204-0100-62900000	SUPPLIES				$743.40
				111911	**REAR LAMP ASY**		
		1101-204-0100-62900000	SUPPLIES				$741.44
				111929	**TENSION PULLEY ASY**		

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
		1101-204-0100-62900000	SUPPLIES				$111.80
				111930	**HOSE ASY**		
		1101-204-0100-62900000	SUPPLIES				$38.47
				111931	**REAR MIRROR ASY,COVER**		
		1101-204-0100-62900000	SUPPLIES				$814.54
					Total for NAPLETON RIVER OAKS		**$2,449.65**
0001211	**OLD ROUTE 30 LLC**					**03/16/2026**	
				111941	**HAUL DEBRIS AWAY**		
		6101-370-0100-63541000	REFUSE DISPOSAL				$265.00
				111784	**BRING IN SAND,HAUL DEBRIS AWAY**		
		4437-308-0100-62306000	ROAD MATERIALS				$28.00
		6101-370-0100-62320000	STREET & ALLEY MATERIALS				$252.00
		6604-308-0100-63541000	REFUSE DISPOSAL				$530.00
		6101-370-0100-63541000	REFUSE DISPOSAL				$530.00
					Total for OLD ROUTE 30 LLC		**$1,605.00**
0001799	**PATSON INC**					**03/16/2026**	
				111932	**COVER-BATTERY BOX/UNIT 330**		
		2201-305-0100-62302000	REPAIR PARTS				$123.98
					Total for PATSON INC		**$123.98**
0001619	**RUSH TRUCK CENTERS OF ILLINOIS IN**					**03/16/2026**	
				111850	**FUEL FILTERS**		
		2201-305-0100-62302000	REPAIR PARTS				$449.40
				111851	**FUEL FILTERS,FUEL MODULES**		
		2201-305-0100-62302000	REPAIR PARTS				$1,650.00
				111852	**MIRROR BRACKETS,MIRROR KITS,BRACKET ASSEMBL**		
		2201-305-0100-62302000	REPAIR PARTS				$346.56

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
					Total for RUSH TRUCK CENTERS OF ILLINOIS		**$2,445.96**
0000250	**SANITARY DISTRICT OF HAMMOND**					**03/16/2026**	
				111848	**2/2026 SEWER USERS FEE**		
		8880-906-8000-63606000	YR 2026 SEWER USERS FEE				$79,062.68
		8880-906-8000-63607000	YR 2026 SEWER USERS FEE				$142,902.78
					Total for SANITARY DISTRICT OF HAMMOND		**$221,965.46**
0002047	**SAVEMYSERVER**					**03/16/2026**	
				111913	**2 SERVERS**		
		4413-915-2122-64775000	SERVERS				$12,274.28
					Total for SAVEMYSERVER		**$12,274.28**
0000519	**STANDARD EQUIPMENT CO**					**03/16/2026**	
				111783	**ARM ASSEMBLIES**		
		6604-305-0100-62302000	REPAIR PARTS				$5,809.89
					Total for STANDARD EQUIPMENT CO		**$5,809.89**
0001704	**STAPLES CONTRACT & COMMERCIAL IN**					**03/16/2026**	
				111936	**CLOROX WIPES,WATER,KCUP COFFEE,POST-IT FLAGS,**		
		1101-110-0100-62900000	MISCELANOUS OFFICE SUPPLIES				$57.92
					Total for STAPLES CONTRACT & COMMERCIA		**$57.92**
0002046	**UNIFORMS DIRECT LLC**					**03/16/2026**	
				111912	**PULLOVERS FOR NEW OFFICERS**		
		1101-204-0100-61307000	ACADEMY UNIFORMS				$164.00
					Total for UNIFORMS DIRECT LLC		**$164.00**
0000544	**VERMEER-ILLINOIS INC**					**03/16/2026**	
				111933	**SWITCH**		

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
		6604-305-0100-62302000	REPAIR PARTS				$148.84
					Total for VERMEER-ILLINOIS INC		**$148.84**
0000306	**WEST SIDE TRACTOR SALES**					**03/16/2026**	
				111934	**FILTER ELEMENTS**		
		2201-305-0100-62302000	REPAIR PARTS				$226.50
					Total for WEST SIDE TRACTOR SALES		**$226.50**
0001631	**WESTLAND & BENNETT PC**					**03/16/2026**	
				111849	**2/26 LEGAL SERVICES/ ZONING CODE REVISIONS**		
		2209-107-0100-63101000	ZONING CODE ROLLBACK				$16,560.00
				111834	**2/26 LEGAL SERVICES/GENERAL MATTERS**		
		1101-107-0100-63101000	GENERAL GOVERNMENT				$3,982.50
				111835	**2/26 LEGAL SERVICES/SAFETY BOARD**		
		1101-107-0200-63101000	PUBLIC SAFETY				$90.00
				111836	**2/26 LEGAL SERVICES/CHERIE COX**		
		7704-107-0600-63101000	WC / TORT / LITIGATION				$1,980.00
				111837	**2/26 LEGAL SERVICES/TORT CLAIM**		
		7704-107-0600-63101000	WC / TORT / LITIGATION				$1,530.00
				111838	**2/26 LEGAL SERVICES/NORDHOFF,KIMBERLY**		
		7704-107-0600-63101000	WC / TORT / LITIGATION				$630.00
				111839	**2/26 LEGAL SERVICES/TORT CLAIM**		
		7704-107-0600-63101000	WC / TORT / LITIGATION				$225.00
				111840	**2/26 LEGAL SERVICES/WORKMANS COMP**		
		7704-107-0600-63101000	WC / TORT / LITIGATION				$810.00
				111841	**2/26 LEGAL SERVICES/ORDINANCE PROSECUTION**		
		1101-107-0800-63101000	ORDINANCE PROSECUTION				$9,292.50
				111842	**2/26 LEGAL SERVICES/POLICE DEPARTMENT**		
		1101-107-0100-63101000	GENERAL GOVERNMENT				$900.00

Vendor #	Vendor Name	General Ledger #	Account Title	Voucher #	Description	Due Date	Amount
				111843	**2/26 LEGAL SERVICES - PLAN COMMISSION/BOARD O**		
		1101-107-0400-63101000	PLANNING / BUILDING				$5,782.50
				111844	**2/26 LEGAL SERVICES - PLANNING/BLDG DEPARTME**		
		1101-107-0400-63101000	PLANNING / BUILDING				$8,369.50
					Total for WESTLAND & BENNETT PC		**$50,152.00**
0001994	**WHOLESALE DIRECT INC**					**03/16/2026**	
				111863	**CLAMPS**		
		2201-305-0100-62302000	REPAIR PARTS				$160.56
				111821	**BUTT CONNECTORS**		
		2201-305-0100-62302000	REPAIR PARTS				$170.28
					Total for WHOLESALE DIRECT INC		**$330.84**
						Overall Total	**$494,940.60**

To: Town Council

From: Wendy Mis, Clerk-Treasurer

Meeting Date: March 16, 2026

Subject: Treasurer's Report, January 2026

Summary

Treasurer's Report, January 2026

Financial Impact

Financial Impact: See Attached

Recommended Council Action

As part of the Consent Agenda, approve the January 2026 Treasurer's Report.

Attachments:

1. January 2026 Report

January 2026
Treasurer's Report

Fund		Cash Balance at 1/1/2026	Receipts	Disbursements	Cash Balance at 1/31/2026	Petty Cash, Cash Drawers & Investments at 1/31/2026	Total Cash, Petty Cash, Cash Drawers & Investments at 1/31/2026
GENERAL							
General Fund	1101	$ 1,835,417.35	$ 263,562.79	$ 1,861,964.21	$ 237,015.93	$ 3,781,929.01	$ 4,018,944.94
SPECIAL REVENUE							
Motor Vehicle Hwy	2201	211,851.28	113,716.59	223,917.68	101,650.19	2,239,186.56	2,340,836.75
Local Road + Street	2202	73,454.67	139,344.56	193,716.82	19,082.41	631,388.08	650,470.49
Motor Vehicle Hwy-Restricted	2203	222,842.16	49,002.94	156,927.34	114,917.76	2,262,687.93	2,377,605.69
Park	2204	869,473.56	39,326.49	817,989.67	90,810.38	1,559,363.95	1,650,174.33
Parking Meter Fund	2207	64,640.15	956.72	60,956.72	4,640.15	347,230.74	351,870.89
Levy Excess	2208	0.00	-	-	0.00	-	0.00
LIT Economic Development	2209	153,639.17	69,409.87	152,629.40	70,419.64	4,100,937.40	4,171,357.04
Economic Development	2216	0.00	-	-	0.00	-	0.00
Loc.Law.Enf.Cont Ed	2228	3,550.65	639.10	-	4,189.75	-	4,189.75
Unsafe Building Fund	2234	0.00	-	-	0.00	-	0.00
LIT Public Safety	2240	139,310.52	68,872.45	139,885.03	68,297.94	1,764,736.78	1,833,034.72
Excess Welfare Fund	2242	0.00	-	-	0.00	-	0.00
Rental Property Inspect	2245	6,475.00	1,673.50	6,473.50	1,675.00	153,831.98	155,506.98
LOIT Special Distribution	2248	0.00	-	-	0.00	-	0.00
Municipal Surtax Fund	2249	15,718.35	24,604.19	29,964.07	10,358.47	273,240.49	283,598.96
Municipal Wheel Tax Fund	2250	10,302.70	1,900.37	231.14	11,971.93	74,523.59	86,495.52
Opioid Unrestricted Fund	2256	3,579.12	226.59	226.59	3,579.12	73,058.91	76,638.03
Opioid Restricted Fund	2257	5,435.87	512.04	512.04	5,435.87	165,083.51	170,519.38
Donation	2300	97,576.77	78.05	10,750.24	86,904.58	-	86,904.58
Park Donation-Non Reverting	2370	21,301.84	6,561.23	1,160.69	26,702.38	149,985.76	176,688.14
Cares IFA Grant Fund	2401	0.00	-	-	0.00	-	0.00
CDBG-COVID Grant Fund	2402	0.00	-	-	0.00	-	0.00
ARP Coronavirus Local Fiscal Re	2403	0.00	-	-	0.00	-	0.00
Federal Grants	2410	0.00	14,016.16	-	14,016.16	-	14,016.16
State Grants	2451	0.00	-	-	0.00	-	0.00
Technology Fund	2547	25,110.83	57,146.23	63,356.55	18,900.51	387,260.04	406,160.55
Electric Fund	2570	41,246.75	11,220.91	13,990.85	38,476.81	-	38,476.81
Sewer Maintenance	2580	21,844.12	273,717.18	271,364.99	24,196.31	477,026.24	501,222.55
Sewer Maint Depreciation	2583	38,357.25	5,485.81	5,485.81	38,357.25	1,768,648.83	1,807,006.08
Special Asset Forfeiture NR	2590	237,355.43	-	-	237,355.43	-	237,355.43
MPD State Seizure NR	2592	14,218.94	-	-	14,218.94	-	14,218.94
MPD Special Revenue	2593	62,073.77	1,375.00	-	63,448.77	-	63,448.77
DEBT SERVICE							
Mun. Bond B+I	3306	14,962.04	33,210.70	33,210.70	14,962.04	1,069,393.56	1,084,355.60
Redevelopment Bond-B+I	3311	15,207.99	3,045.62	3,045.62	15,207.99	381,930.50	397,138.49
Park Bond B+I	3312	21,143.19	13,211.80	13,211.80	21,143.19	109,543.30	130,686.49
Municipal Complex	3318	57,920.02	-	-	57,920.02	-	57,920.02
EDC Bond B+I	3328	437,637.56	1,794,479.11	1,753,334.16	478,782.51	-	478,782.51
Redevelopment Reserve	3330	0.00	-	-	0.00	600,000.00	600,000.00
EDC Bond Reserve	3331	2,372,092.81	6,272.05	40,850.26	2,337,514.60	-	2,337,514.60
CAPITAL PROJECT							
CCI-Cig. Tax	4401	660.87	455.60	455.60	660.87	146,890.10	147,550.97
CCD	4402	365,130.32	25,408.39	382,397.66	8,141.05	1,793,936.77	1,802,077.82
Redevelopment Operating	4406	203,417.42	438.21	199,639.41	4,216.22	175,438.21	179,654.43
Munic.Bond Proceeds	4413	9,977.97	705,000.00	698,459.24	16,518.73	8,954,000.00	8,970,518.73
Barrett Bond Proceeds	4416	0.00	-	-	0.00	-	0.00
Redevelopment Capital IMP	4417	0.00	-	-	0.00	-	0.00
Park Bond Proceeds	4418	20,431.25	-	7,125.00	13,306.25	4,150,000.00	4,163,306.25
Riverboat Fund	4437	52,539.54	3,394.00	5,957.86	49,975.68	777,280.20	827,255.88
Rainy Day Fund	4438	0.00	1,545.80	1,545.80	0.00	498,366.40	498,366.40
Major Moves	4440	0.00	-	-	0.00	-	0.00
TIF Allocation Fund	4445	3,874,810.28	180,893.60	4,036,111.63	19,592.25	26,487,044.28	26,506,636.53
Maple Leaf Crossing TIF Allocati	4446	259,068.90	250.41	243,162.06	16,157.25	100,250.41	116,407.66
Lease Proceeds Fund	4675	0.00	-	-	0.00	-	0.00
EDC Bond Proceeds	4681	121,734.46	0.13	-	121,734.59	-	121,734.59
PROPRIETARY FUNDS							
ENTERPRISE FUNDS							
Water Cash Operating	6101	266,367.84	657,043.66	679,878.29	243,533.21	1,269,455.51	1,512,988.72
Water B + I	6102	1,381.46	121,253.81	303.81	122,331.46	97,956.56	220,288.02
Water Depreciation	6103	38,080.71	7,261.94	7,261.94	38,080.71	2,341,287.39	2,379,368.10
Consumers Water Dep	6104	44,190.00	6,255.00	6,770.00	43,675.00	90,000.00	133,675.00
Water Construction	6105	15,035.41	286,227.62	285,555.78	15,707.25	19,495,385.15	19,511,092.40
Water Bond Reserve	6106	48,488.00	24,244.00	48,488.00	24,244.00	72,732.00	96,976.00
Solid Waste Mgt	6604	256,804.09	259,688.58	241,079.82	275,412.85	277,798.58	553,211.43
INTERNAL SERVICE FUNDS							
Liability Ins	7704	418,437.00	497,098.45	848,016.08	67,519.37	2,282,535.99	2,350,055.36
Medical/Life Ins	7727	256,298.24	195,169.75	201,239.43	250,228.56	-	250,228.56
FIDUCIARY FUNDS							
TRUST FUNDS							
Police Pension	8802	2,556.67	125,059.25	62,848.07	64,767.85	552,772.03	617,539.88
CUSTODIAL							
Park Land Escrow	8871	2,526.90	77,687.89	75,377.30	4,837.49	798,822.73	803,660.22
Barrett Law	8879	0.00	-	-	0.00	-	0.00
Intgovt Collection	8880	270,886.51	248,166.66	235,726.80	283,326.37	-	283,326.37
Insurance Payment	8881	0.00	-	-	0.00	-	0.00
Cable TV Security	8882	0.00	-	-	0.00	-	0.00
Escrow	8883	95,377.68	5,371.50	2,670.50	98,078.68	-	98,078.68
OTHER FUNDS							
Payroll	8901	0.00	-	-	0.00	-	0.00
Totals		$ 13,717,941.38	$ 6,421,482.30	$ 14,125,225.96	$ 6,014,197.72	$ 92,732,939.47	$ 98,747,137.19

To: Town Council

From: Wendy Mis, Clerk-Treasurer

Meeting Date: March 16, 2026

Subject: Red Flag Report

Summary

The Federal Trade Commission requires utility companies to adopt an identity theft prevention program or red flag policy. In April 2009, the Council came into compliance by adopting Ordinances 1424 and 1514. The policy requires an annual report on the program.

Most of the practices in the policy were in place prior to the adoption of Ordinance 1424. The following shows the number of events since implementation. Each time there was an incident, the staff denied starting billing until proper identification was provided.

2011 - 0
2012 - 1
2013 - 0
2014 - 1
2015 - 1
2016 - 1
2017 - 4
2018 - 1
2019 - 1
2020 - 0
2021 - 0
2022 - 0
2023 - 1
2024 - 3
2025 - 1

Since the last report, there has been one red flag incident. A property owner requested that more individuals have their names added to their water utility account. When asked why, they could not give a logical answer. We believe they may have requested to try to prove residency for the school system. Neither party could prove their attachment to the property, and were not allowed to add their name. As a result of prior similar incidents, a procedure has been put

in place requiring the primary account holder to be with them at the time of signing up, as well as to attach proof of the extra person to the property.

On May 9, 2024, the Town Council approved an agreement with the Indiana Department of Technology to create a website specifically for Water Billing. This website went live on June 20, 2024. This new site provides information for our residents regarding all things water billing. This is also a safe space for our residents to request/end water service and sign up for ACH payment. Since that time, we have seen great improvement in the process, and our residents have very much appreciate the new process.

Financial Impact

N/A

Recommended Council Action

As part of the Consent Agenda, accept and place on file the annual report on the red flag policy.

Attachments:

1. Ord_1514
2. Ord_1424

ORDINANCE 1514

AN ORDINANCE AMENDING ORDINANCE 1424 REGARDING THE IDENTITY THEFT PREVENTION PROGRAM (RED FLAG RULE)

WHEREAS, The Town of Munster Water Utility, Lake County, Indiana, is a municipal water utility; and,

WHEREAS, The Federal Trade Commission, in conjunction with other federal agencies, has required all United States utilities to develop and implement an identity theft prevention program;

WHEREAS, The membership of the Water Utility Board has changed; now, therefore, be it

ORDAINED, By the Town of Munster Water Utility, Lake County, Indiana, that the attached Exhibit A be adopted as the Identity Theft Prevention Program as required by the Red Flag rule of the Federal Trade Commission with current Water Utility Board information.

ADOPTED AND PASSED this 14TH day of MARCH 2011, by a vote of 5 in favor and 0 opposed.

TOWN COUNCIL OF THE TOWN OF MUNSTER, LAKE COUNTY INDIANA

Robert H. Mangus, President

ATTEST:

David F. Shafer, Clerk-Treasurer

EXHIBIT A

Identity Theft Prevention Program
For
Town of Munster Water Utility
1005 Ridge Road
Munster, Indiana 46321
March 9, 2009 (original adoption)
March 14, 2011 (1st revision)

Town of Munster Water Utility Identity Theft Prevention Program

This Plan is intended to identify red flags that will alert our employees when new or existing accounts are opened using false information, protect against the establishment of false accounts, methods to ensure existing accounts were not opened using false information, and measures to respond to such events.

Contact Information:

The Senior Management Person responsible for this plan is:
Name: Thomas F. DeGiulio
Title: Town Manager
Phone number: 219-836-6900

The Governing Body Members of the Utility are:
Board Members

1. John Edington
2. Andy Koultourides
3. Robert Mangus
4. Michael Mellon
5. David Nellans

Risk Assessment

The Town of Munster Water Utility has conducted an internal risk assessment to evaluate how at risk the current procedures are at allowing customers to create a fraudulent account and evaluate if current (existing) accounts are being manipulated. This risk assessment evaluated how new accounts were opened and the methods used to access the account information. Using this information the utility was able to identify red flags that were appropriate to prevent identity theft:

- New accounts opened In Person
- New accounts opened via Telephone
- New accounts opened via Fax
- New accounts opened via Web
- Account information accessed In Person
- Account information accessed via Telephone (Person)
- Account information is accessed via Telephone (Automated)
- Account information is accessed via Web Site
- Identity theft occurred in the past from someone falsely opening a utility account

Detection (Red Flags):

The Town of Munster adopts the following red flags to detect potential fraud. These are not intended to be all-inclusive and other suspicious activity may be investigated as necessary:

- Fraud or active duty alerts included with consumer reports
- Notice of credit freeze provided by consumer reporting agency
- Notice of address discrepancy provided by consumer reporting agency
- Inconsistent activity patterns indicated by consumer report such as:
    - Recent and significant increase in volume of inquiries
    - Unusual number of recent credit applications
    - A material change in use of credit
    - Accounts closed for cause or abuse
- Identification documents appear to be altered
- Photo and physical description do not match appearance of applicant
- Other information is inconsistent with information provided by applicant
- Other information provided by applicant is inconsistent with information on file.
- Application appears altered or destroyed and reassembled

- ❑ Personal information provided by applicant does not match other sources of information (e.g. credit reports, SS# not issued or listed as deceased)
- ❑ Lack of correlation between the SS# range and date of birth
- ❑ Information provided is associated with known fraudulent activity (e.g. address or phone number provided is same as that of a fraudulent application)
- ❑ Information commonly associated with fraudulent activity is provided by applicant (e.g. address that is a mail drop or prison, non-working phone number or associated with answering service/pager)
- ❑ SS#, address, or telephone # is the same as that of other customer at utility
- ❑ Customer fails to provide all information requested
- ❑ Personal information provided is inconsistent with information on file for a customer
- ❑ Applicant cannot provide information requested beyond what could commonly be found in a purse or wallet
- ❑ Identity theft is reported or discovered

Response

Any employee that may suspect fraud or detect a red flag will implement the following response as applicable. All detections or suspicious red flags shall be reported to the senior management official.

- ❑ Ask applicant for additional documentation
- ❑ Notify internal manager: Any utility employee who becomes aware of a suspected or actual fraudulent use of a customer or potential customers identity must notify the Clerk-Treasurer or Accounting Supervisor
- ❑ Notify law enforcement: The utility will notify The Munster Police Department at 219-836-6600 of any attempted or actual identity theft.
- ❑ Do not open the account
- ❑ Close the account
- ❑ Do not attempt to collect against the account but notify authorities

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Personal Information Security Procedures:

The Town of Munster Water Utility adopts the following security procedures (select appropriate procedures from Appendix A and add other procedures as appropriate).

1. Paper documents, files and electronic media containing secure information will be stored in locked file cabinets. File cabinets will be stored in a locked room.

2. Access to offsite storage facilities is limited to employees with a legitimate business need.

3. Visitors who must enter areas where sensitive files are kept must be escorted by an employee of the Utility.

4. When sensitive date is received or transmitted, secure connections will be used.

Identity Theft Prevention Program Review and Approval

This plan has been reviewed and adopted by the Utility Board of Directors. Appropriate employees have been trained on the contents and procedures of this Identity Theft Prevention Program.

Signatures:

1. _____ Date 3/14/11

2. _____ Date 3-14-11

3. _____ Date 3/14/11

4. _____ Date 3/14/11

5. _____ Date 3/14/11

A report will be prepared annually and submitted to the above named senior management or governing body to include matter related to the program, the effectiveness of the policies and procedures, the oversight and effectiveness of any third party billing and account establishment entities, a summary of any identify theft incidents and the response to the incident, and recommendations for substantial changes to the program, if any.

Appendix A

Other Security Procedures

The following suggestions are not part of or required by the Federal Trade Commission's "Identity Theft Red Flags Rule". The following is a list of other security procedures a utility should consider to protect consumer information and to prevent unauthorized access. Implementation of selected actions below according to the unique circumstances of utilities is a good management practice to protect personal consumer data.

1. Paper documents, files, and electronic media containing secure information will be stored in locked file cabinets. File cabinets will be stored in a locked room.
2. Only specially identified employees with a legitimate need will have keys to the room and cabinet.
3. Files containing personally identifiable information are kept in locked file cabinets except when an employee is working on the file.
4. Employees will not to leave sensitive papers out on their desks when they are away from their workstations.
5. Employees store files when leaving their work areas
6. Employees log off their computers when leaving their work areas
7. Employees lock file cabinets when leaving their work areas
8. Employees lock file room doors when leaving their work areas
9. Access to offsite storage facilities is limited to employees with a legitimate business need.
10. Any sensitive information shipped using outside carriers or contractors will be encrypted
11. Any sensitive information shipped will be shipped using a shipping service that allows tracking of the delivery this information.
12. Visitors who must enter areas where sensitive files are kept must be escorted by an employee of the utility.

13. No visitor will be given any entry codes or allowed unescorted access the office.

14. Access to sensitive information will be controlled using "strong" passwords. Employees will choose passwords with a mix of letters, numbers, and characters. User names and passwords will be different. Passwords will be changed at least monthly.

15. Passwords will not be shared or posted near workstations.

16. Password-activated screen savers will be used to lock employee computers after a period of inactivity.

17. When installing new software, immediately change vendor-supplied default passwords to a more secure strong password.

18. Sensitive consumer data will not be stored on any computer with an Internet connection

19. Sensitive information that is sent to third parties over public networks will be encrypted

20. Sensitive information that is stored on computer network or portable storage devices used by your employees will be encrypted.

21. Email transmissions within your business will be encrypted if they contain personally identifying information.

22. Anti-virus and anti-spyware programs will be run on individual computers and on servers daily.

23. When sensitive data is received or transmitted, secure connections will be used

24. Computer passwords will be required.

25. User names and passwords will be different.

26. Passwords will be changed at least monthly.

27. When installing new software, vendor-supplied default passwords are changed.

28. The use of laptops is restricted to those employees who need them to perform their jobs.

29. Laptops are stored in secure place.

30. Laptop users will not store sensitive information on their laptops.

31. Laptops which contain sensitive data will be encrypted

32. Employees never leave a laptop visible in a car, at a hotel luggage stand, or packed in checked luggage.

33. If a laptop must be left in a vehicle, it is locked in a trunk.

34. The computer network will have a firewall where your network connects to the Internet.

35. Any wireless network in use is secured.

36. Maintain central log files of security-related information to monitor activity on your network.

37. Monitor incoming traffic for signs of a data breach.

38. Monitor outgoing traffic for signs of a data breach.

39. Implement a breach response plan.

40. Check references or do background checks before hiring employees who will have access to sensitive data.

41. New employees sign an agreement to follow your company's confidentiality and security standards for handling sensitive data.

42. Access to customer's personal identify information is limited to employees with a "need to know."

43. Procedures exist for making sure that workers who leave your employ or transfer to another part of the company no longer have access to sensitive information.

44. Implement a regular schedule of employee training.

45. Employees will be alert to attempts at phone phishing.

46. Employees are required to notify the general manager immediately if there is a potential security breach, such as a lost or stolen laptop.

47. Employees who violate security policy are subjected to discipline, up to, and including, dismissal.

48. Service providers notify you of any security incidents they experience, even if the incidents may not have led to an actual compromise of our data.

49. Paper records will be shredded before being placed into the trash.

50. Paper shredders will be available at each desk in the office, next to the photocopier, and at the home of any employee doing work at home.

51. Any data storage media will be disposed of by shredding, punching holes in, or incineration.

ORDINANCE 1424

AN ORDINANCE ADOPTING AN IDENTITY THEFT PREVENTION PROGRAM TO BE IN COMPLIANCE WITH THE FEDERAL TRADE COMMISSION'S RED FLAG RULE

WHEREAS, The Town of Munster Water Utility, Lake County, Indiana, is a municipal water utility; and,

WHEREAS, The Federal Trade Commission, in conjunction with other federal agencies, has required all United States utilities to develop and implement an identity theft prevention program; now, therefore, be it

ORDAINED, By the Munster Town Council, acting as the Town of Munster Water Utility, Lake County, Indiana, that the attached Exhibit A be adopted as the Identity Theft Prevention Program as required by the Red Flag rule of the Federal Trade Commission.

ADOPTED AND PASSED this 6TH day of APRIL 2009, by a vote of 4 in favor and 0 opposed.

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

Michael Mellon, President

ATTEST:

David F. Shafer, Clerk-Treasurer

ORDINANCE 1424, EXHIBIT A

Identity Theft Prevention Program
for
Town of Munster Water Utility
1005 Ridge Road
Munster, Indiana 46321
March 9, 2009

Town of Munster Water Utility Identity Theft Prevention Program

This Plan is intended to identify red flags that will alert our employees when new or existing accounts are opened using false information, protect against the establishment of false accounts, provide methods to ensure existing accounts were not opened using false information, and recite measures to respond to such events.

Contact Information:

The Senior Management Person responsible for this plan is:
Name: Thomas F. DeGiulio
Title: Town Manager
Phone number: 219-836-6900

The Governing Body Members of the Utility are:
Board Members

1. Michael Mellon
2. Helen Brown
3. John Edington
4. Robert Mangus
5. David Nellans

Risk Assessment

The Town of Munster Water Utility has conducted an internal risk assessment to evaluate how at risk the current procedures are at allowing customers to create a fraudulent account and evaluate if current (existing) accounts are being manipulated. This risk assessment evaluated how new accounts were opened and the methods used to access the account information. Using this information the utility was able to identify red flags that were appropriate to prevent identity theft:

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- ❑ Personal information provided by applicant does not match other sources of information (e.g., credit reports, social security number not issued or listed as deceased)
- ❑ Lack of correlation between the social security number range and date of birth
- ❑ Information provided is associated with known fraudulent activity (e.g., address or telephone number provided is same as that of a fraudulent application)
- ❑ Information commonly associated with fraudulent activity is provided by applicant (e.g., address that is a mail drop or prison, non-working phone number or associated with answering service/pager)
- ❑ Social security number, address, or telephone number is the same as that of other customer at utility
- ❑ Customer fails to provide all information requested
- ❑ Personal information provided is inconsistent with information on file for a customer
- ❑ Applicant cannot provide information requested beyond what could commonly be found in a purse or wallet
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Response

Any employee that may suspect fraud or detect a red flag will implement the following response as applicable. All detections or suspicious red flags shall be reported to the senior management official.

- ❑ Ask applicant for additional documentation
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The Town of Munster Water Utility adopts the following security procedures.

1. Paper documents, files and electronic media containing secure information will be stored in locked file cabinets. File cabinets will be stored in a locked room.

2. Access to offsite storage facilities is limited to employees with a legitimate business need.

3. Visitors who must enter areas where sensitive files are kept must be escorted by an employee of the Utility.

4. When sensitive date is received or transmitted, secure connections will be used.

Identity Theft Prevention Program Review and Approval

This plan has been reviewed and adopted by the Utility Board of Directors. Appropriate employees have been trained on the contents and procedures of this Identity Theft Prevention Program.

Signatures:

1. _____ Date _____

2. _____ Date 4-6-09

3. _____ Date 4-6-09

4. _____ Date 4-6-09

5. _____ Date _____

A report will be prepared annually and submitted to the above named senior management or governing body to include matter related to the program, the effectiveness of the policies and procedures, the oversight and effectiveness of any third-party billing and account establishment entities, a summary of any identify theft incidents and the response to the incident, and recommendations for substantial changes to the program, if any.

To: Town Council

From: Patricia Abbott, Controller

Meeting Date: March 16, 2026

Subject: Ord #2007: Additional Appropriations (1)

Summary

There are four funds in need of additional appropriations.

Fund 2240- Local Income Tax – Public Safety is requesting appropriations in the amount of $17,925.00. Cameras are being installed at both train locations. The requested amount is for the associated licensing. This purchase will come to Council for approval at this evening's meeting.

Fund 2547- Technology is requesting appropriations in the amount of $25,280.00. At the March 2, 2026, meeting, Council approved the purchase of Brightly Asset Management Software for the Public Works Department and the Technology Fund will cover $13,500.00 of the total cost. The remaining $11,780.00 is for the Imagetrend Software needed by the Fire Department.

Fund 4446- Maple Leaf Crossing TIF is requesting appropriations in the amount of $6,000.00 to cover any TC17 refund that may occur in that district. TC17 Refund is an adjustment property tax increment revenue that has already been allocated to a TIF district but later must be repaid to the taxpayer. This is commonly due to assessment appeals, corrections, or overpayments. The refund reduces the TIF increment revenue previously distributed for that tax year and must be recorded at an expense on the general ledger.

Fund 6106- Water Bond Reserve is requesting appropriations in the amount of $363,000.00 On August 4, 2025, Town Council passed Ordinance 1987 to approve the Water Bond Issuance. Within this issuance it is stated that the Water Bond Reserve Fund must be created to ensure a reserve for future debt payments. The fund has been created and requires additional appropriations to establish the original budget. Future appropriations will occur as part of the regular budget process.

The procedure for securing additional appropriations requires a public hearing, scheduled for April 6, 2026, and the adoption of an ordinance by the Town Council. All funds listed here are considered reporting only funds, and the appropriations will go into effect upon passage of the

ordinance.

Financial Impact

Funding Source: See memo
Budgeted Amount:
Cost:

Recommended Council Action
By motion and roll call vote, hear proposed Ordinance 2007 for additional appropriations on first reading, and schedule a public hearing and second reading for April 6, 2026.

Attachments:
1. Ordinance 2007: Additional Appropriations (1)

ORDINANCE 2007

AN ORDINANCE FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE YEAR 2026 (1)

WHEREAS, The use and expenditure of money is required to carry on necessary governmental functions; and

WHEREAS, The amount of money to carry on necessary governmental functions is prescribed in the budget for the year 2026 as determined by the Department of Local Government Finance through their budget order; and

WHEREAS, The Town Council of the Town of Munster, Lake County, Indiana, now finds it necessary to appropriate more money than the amount prescribed in the budget for the year 2026; and

WHEREAS, There are sufficient funds available for additional appropriation; now, therefore, be it

ORDAINED, By the Town Council of the Town of Munster, Lake County, Indiana, that for the expenses of the taxing unit, the additional sums of money are hereby appropriated out of the funds named in the attached Certified Copy of Additional Appropriations subject to laws governing the same:

ORDAINED AND ADOPTED by the Town Council of the Town of Munster on the _____day of _____ 2026, by a vote of _____ in favor and ____ opposed.

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

_____
Joseph Hofferth, President

ATTEST:

_____
Wendy Mis, Clerk-Treasurer

To: Town Council

From: Patricia Abbott, Controller

Meeting Date: March 16, 2026

Subject: Increase to Cash Drawer

Summary

The Office of the Clerk-Treasurer has authority for a $500.00 cash drawer to be used at the main counter. This amount was authorized in October, 2023. Staff has identified the need for a third drawer for assistance at the counter and is requesting an increase of $100.00 for a total amount of $600.00.

Financial Impact

Funding Source: General Fund
Cost: $100.00

Recommended Council Action

By motion and roll call vote, authorize a $100.00 cash drawer increase for the Office of the Clerk-Treasurer for a total cash drawer of $600.00.

Attachments:

None

To: Town Council

From: Patricia Abbott, Controller

Meeting Date: March 16, 2026

Subject: Fiber Installation on Calumet Avenue

Summary

In August 2024, there was an accident at the intersection of Calumet Avenue and Fisher Street that damaged a signal control box. When the accident happened, the fiber line was severed, damaging it beyond repair. Midwestern Electric was called to make initial repairs, but there was not enough slack to repair it. There was also not enough room in the conduit to pull back the cable and replace it. As a temporary measure, Midwestern connected to a different line that allowed the signal to work in a limited way. The new controller was received and installed last month. Because of the damaged fiber line, Police cameras cannot be connected, and signal synchronization cannot work properly.

The fiber line goes from Ridge Road to Fisher then from Fisher to Fran Lin. It is known that the existing fiber is damaged, that there is not enough slack to repair it, and that there is no space in the existing conduit to add more fiber. IT has worked with Midwestern Electric and have provided the following options.

1. Run all new conduit and fiber from Ridge Road to Fisher and connect the new line to the old line that runs from Fisher to Fran Lin at a cost of $62,500.00
2. Run all new conduit and fiber from Fran Lin to Fisher and connect the new line to the old line that runs from Fisher to Ridge Road at a cost of $58,000.00.
3. Avoid all the previously mentioned work and try tapping into the 144-strand line that is also there at a cost of $16,000.00.

The upside to the first two options is that there will be all new fiber and conduit, and by bypassing the existing infrastructure, positions the Town for future growth. The downside to these options is the cost. The upside to Option 3 is the potential significant cost savings. The downside to this option is that it is unknown if that line can be tapped successfully or if it will set off a string of other problems.

Staff have discussed the options and recommend taking both Options 1 and 2 for a total cost of

$120,500.00. This replaces all the old lines in that corridor. While this is the most expensive, a repair is needed, and Staff believes it is best to correct the whole problem. Because the repair is needed as the result of an accident, the invoices will be submitted to insurance for reimbursement. While it is uncertain if this will be covered by the carriers involved, Staff will file the claim. Regardless, the work needs to be completed. The cost will be paid from the Self-Funded Liability Insurance Fund.

Financial Impact

Funding Source: Liability Insurance Fund
Budgeted Amount: No
Cost: $120,500.00

Recommended Council Action
By motion and roll call vote, approve Option A and Option C of the Midwestern Electric quote DA26002 dated February 17, 2026, in the amount of $120,500.00.

Attachments:
1. Midwestern Electric Calumet Ave Fiber Repair Quote

MIDWESTERN ELECTRIC, LLC.

February 17, 2026

James Marino
Town of Munster
11005 Ridge Rd
Munster, IN 46321

RE: Town of Munster
Request for Quote DA26002-Final

Mr. Marino

Midwestern Electric, LLC. proposes to furnish labor, material, and equipment to complete the installation for the following Scope of Work [per the Drawings, Plans, Specifications, and/or Email direction].

Scope of Work:
Replace existing cable and infrastructure to repair broken Town of Munster traffic fiber to Fisher St.

Three-Option Proposal:

Option A: Boring a new conduit pathway from Ridge Rd. to Fishers St. and installing new 48-SMF.

Option A Cost: **$62,500.00**

Option B: Tap into the existing 144 SMF through existing pipe from Community Park to Fisher St.

Option B Cost: **$16,000.00**

Option C: **Boring a new conduit pathway from Fran Lin. to Fishers St. and installing new 48-SMF** SMF

Option C Cost: **$58,000.00**

Option A & Option C Inclusions:

- Bore
- Pothole of Public Utilities
- Hydro-Vac
- Duct
- Pull String
- Install Handholes
- Restorations
- Self-Performed MOT (Lane Closure as needed)

Exclusions:

1. Option B and C are based on permission to utilize existing fiber from Hospital.
2. Guaranteed path through Existing Conduit.
3. Premium time, overtime, or holiday hours.
4. Stamped or colored concrete.
5. Repair of any old conduit or handholes.

Notes:

Based on existing fiber investigation, the outdated fiber has no slack for repair and proper termination. Existing fiber will not pull through existing conduit due to possible crush pipe or binding up with the multiple cables that accompany it. Trying to pull through existing conduit can possibly be done but is not recommended. This action can cause outages of other existing cables that share the same pathway. Midwestern Electric is not responsible for damage to existing underground infrastructure is existing. The recommended route forward is new pathway.

Clarifications:

1. This proposal will be void if not approved within (30) days.
2. All work performed during normal business hours 7:00 am to 3:30 pm. Monday – Friday.

All work covered in this proposal to be installed in a skillful manner and in accordance with all local and state electrical codes.

This proposal may be withdrawn by Midwestern Electric LLC if not accepted within 15 days.

Please sign below so that we may proceed and complete the work required.

Respectfully,
Midwestern Electric, LLC.

Don Adams
Project Manager

da

Proposal Acceptance:

Signature/Date:_____

Print Name: _____Title:_____

To: Town Council

From: Sergio Mendoza, Community Development Director

Meeting Date: March 16, 2026

Subject: Ordinance # 2008: Pavilions at 45th PUD Amendment

Summary

The purpose of this memo is to request Town Council consideration of an ordinance to repeal and replace the PUD which is located at 1830 45th, Munster, IN 46321 (PC25-022).

G.H.K. Development, Inc. is seeking to repeal Ordinance No. 1178 which established the 45th AVENUE ADDITION COMMERICIAL PLANNNED UNIT DEVELOPMENT DISTRICT (PUD) and replace it with a proposed ordinance establishing THE PAVILION ON 45TH PLANNED UNIT DEVELOPMENT DISTRICT (PUD) incorporating the replat of Lots 1, 2, 3, and 4, a resubdivision The 45th Avenue Addition Lot 1, and to establish Standards for Bulk, Design, and Uses. The Property is located at 1830 45th Avenue and identified by Parcel No. 45-07-32-126-001.000-027.

The Petitioner proposes Lot 4 of THE PAVILION ON 45TH PUD will include a new climate-controlled storage facility. Representatives of the applicant appeared before the Plan Commission on November 18, 2025, December 9, 2025, January 13, 2026, and February 10, 2026. The Town of Munster Plan Commission reviewed, discussed and held public hearings to consider the proposed amendment. THE PAVILION ON 45TH PUD. Remonstrances were heard in favor of or against the proposed amendment. The proof of publication for the notice of public hearing was received and is compliant with state law. Based upon the testimony and evidence presented by the Petitioner and a motion properly made and seconded, the Plan Commission voted six (6) in favor and zero (o) opposed to forward a favorable recommendation to the Town Council to approve the PUD amendment.

The Munster Town Council must now take final action to adopt, reject, or amend the proposal. An amendment to the proposed PUD amendment would require further consideration by the Plan Commission.

Financial Impact

Funding Source: N/A
Budgeted Amount:
Cost:

Recommended Council Action
The Munster Plan Commission recommends the following:

By motion and roll call vote, approve the repeal of Ordinance No.1178. which established the 45th AVENUE ADDITION COMMERICIAL PLANNNED UNIT DEVELOPMENT DISTRICT and replace it with a proposed ordinance establishing THE PAVILION ON 45TH PLANNED UNIT DEVELOPMENT DISTRICT.

Attachments:
1. Certification to TC of PC Record and Action - PC 25-022 (2025-02-10) V3
2. Ord. to Repeal & Replace PUD Ord V.2.- The 45th Pavilion V.2. (2026-02-24)
3. Ord 1178 McShane's Shopping Center PUD (1.14.2002)
4. 2025.10.07 PUD Application-G.H.K
5. 11.18.25 PC Agenda
6. PC 25-022 Staff Report 11.18.25 Pavilion PUD
7. 2026.11.18 PC Minutes- Signed
8. 12.09.25 PC Agenda
9. PC 25-022 Staff Report 12.09.25 Pavilion PUD
10. 2025.12.09 PC Minutes-Signed
11. 01.13.26 PC Agenda
12. PC 25-022 Staff Report 01.13.26 Pavilion PUD
13. 2026.01.13 PC Minutes-Signed
14. 02.10.26 PC Agenda
15. PC25-22 Staff Report Addendum PUD Amendment Pavilion 4-Lot 2.10.26
16. 2026.02.10 PC Minutes-Signed
17. PC25-022 Findings of Fact-Signed

CERTIFICATION OF RECORD AND ACTION
OF THE TOWN OF MUNSTER PLAN COMMISSION

DATE: February 24, 2026

TO: Munster Town Council

FROM: Sergio Mendoza, Plan Commission Executive Secretary

RE: Favorable Recommendation from the Munster Plan Commission to approve G.H.K. Developments, Inc.'s Proposal to repeal Ordinance No. 1178 and replace it with an Ordinance establishing ***The Pavilion on 45th Planned Unit Development District,*** incorporating the replat of Lots 1, 2, 3, and 4, a Resubdivision of 45th Avenue Addition Lot 1, and adopting the Standards for Bulk, Design, and Uses for the PUD which is located at 1830 45th Avenue, Munster, IN 46321 **(PC Docket No. 25-022)**

Council Members,

On December 9, 2025, January 13, 2026, and February 10, 2026, the Town of Munster Plan Commission reviewed, discussed, and held public hearings to consider the Proposal of Petitioner, G.H.K. Developments, Inc., to repeal Ordinance No. 1178 dated January 14, 2002, and replace it with the proposed Ordinance establishing *The Pavilion on 45th Planned Unit Development District* for the property located at 1830 45th Avenue, in Munster under Plan Commission Docket No. 25-022. The proposed PUD Ordinance renames the PUD, incorporates the replat of Lots 1, 2, 3, and 4, a Resubdivision of 45th Avenue Addition Lot 1, and adopts the proposed Standards for Bulk, Design, and Uses for *The Pavilion on 45th Planned Unit Development District*.

History: Ordinance 1178, dated January 14, 2002, established the "45th Street Properties Planned Unit Development District," also commonly referred to as the "McShane's Shopping Center, 45th St. Properties" (hereafter "2002 PUD"). A "Program of Signs" for the 2002 PUD was approved by the Plan Commission on August 13, 2018. Although never codified, the Program of Signs has governed the signage for the 2002 PUD. The repeal of Ordinance 1178, effectively terminating the 2002 PUD, will also terminate the 2018 Program of Signs applicable to the 2002 PUD.

The Town of Munster Plan Commission heard Remonstrances during the public hearings on Petitioner's Proposal. The proof of publication for the notice of public hearing was received and was compliant with state law. Upon a motion properly made and seconded, the Plan Commission voted to forward a favorable recommendation to the Town Council to approve Petitioner's request

to repeal PUD Ordinance No. 1178 and replace it with *The Pavilion on 45th Planned Unit Development District Ordinance*.

Attached hereto is the record of the Plan Commission, including the proposed ordinance entitled:

AN ORDINANCE REPEALING ORDINANCE 1178 AND REPLACING IT WITH THE PAVILION ON 45TH PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE, INCORPORATING THE REPLAT, AND ESTABLISHING THE STANDARDS FOR BULK, DESIGN, AND USES, AS A SUPPLEMENT TO THE ZONING ORDINANCE OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA

I certify that the above official action was taken by the Town of Munster Plan Commission on February 10, 2026, at a properly noticed regular meeting at which a quorum of the members was present.

Sergio Carrera Mendoza
Town of Munster Planning Director and
Plan Commission Executive Secretary

TOWN OF MUNSTER, LAKE COUNTY, INDIANA

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE 1178 AND REPLACING IT WITH THE 45TH PAVILION PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE, INCORPORATING THE REPLAT, AND ESTABLISHING THE STANDARDS FOR BULK, DESIGN, AND USES, AS A SUPPLEMENT TO THE ZONING ORDINANCE OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA

WHEREAS, the Town of Munster established its Zoning Regulations, which are located in Chapter 26 of the Munster Code of Ordinances, which has been supplemented and amended from time to time; and

WHEREAS, the property located at 1830 45th Avenue, Munster, IN 46321 is approximately 11.28+/- acres of shopping center uses, including retail, personal services, childcare, animal care, office services, and a drive-up storage facility, (hereafter "Property"); and

WHEREAS, the Property was originally zoned Shopping Center (S) and was rezoned in 2002 to "45th Street Properties Commercial Planned Unit Development District," a planned unit development district (hereafter "2002 PUD"), by Town of Munster Ordinance No. 1178 (January 14, 2002); and

WHEREAS, on August 13, 2018, the Town of Munster Plan Commission approved a Program of Signs (PC Docket No. 18-010) applicable to and which has governed the signage for the 2002 PUD, although Ordinance No. 1178 was never amended to include the Program of Signs; and

WHEREAS, 45th Street Properties, LLC, and G.H.K. Developments, Inc., seek to repeal Ordinance No. 1178, and replace it with an ordinance establishing *The Pavilion on 45th Planned Unit Development District*; incorporating the replat of Lots 1, 2, 3, and 4, a Resubdivision of 45th Avenue Addition Lot 1; and adopting the Standards for Bulk, Design, and Uses for the Property which shall have a common address upon final platting of 1830 45th Avenue, Munster, IN 46321, and legally described as follows:

> LOTS 1, 2, 3 AND 4, A RESUBDIVISION OF 45TH AVENUE ADDITION LOT 1, A PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK ___, PAGE ___, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

WHEREAS, the Plan Commission of the Town of Munster has heretofore on December 9, 2025, January 13, 2026, and February 10, 2026, held a public hearing pursuant to notice as prescribed by applicable law, and after due deliberation, voted to send to the Town Council of the Town of Munster a favorable recommendation of Petitioner's Proposal to repeal Ordinance No. 1178 and replace it with the proposed ordinance establishing *The Pavilion on 45th Planned Unit Development District;* and

WHEREAS, the adoption of the proposed ordinance for *The Pavilion on 45th Planned Unit Development District* would be a supplement to the Town's Zoning Ordinance codified at Chapter 26 of the Munster Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA:

1. The "45th Street Properties Planned Unit Development" District Ordinance No. 1178 (January 14, 2002) is hereby repealed and deleted in its entirety and replaced with the following:

> *The Pavilion on 45th Planned Unit Development District Ordinance,* attached hereto in eighteen (18) pages and incorporated herein as Exhibit "A",

and which is hereby ordained and approved and shall be codified at Chapter 26 of the Town of Munster Code of Ordinances.

2. Lots 1, 2, 3, and 4 of *The Pavilion on 45th Planned Unit Development District* upon final platting shall be legally described as follows:

> LOTS 1, 2, 3 AND 4, A RESUBDIVISION OF 45TH AVENUE ADDITION LOT 1, A PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK ___, PAGE ___, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

3. The Standards for Bulk, Design, and Uses included in *The Pavilion on 45th Planned Unit Development District Ordinance* in Exhibit "A" shall be applicable to *The Pavilion on 45th Planned Unit Development District,* instanter.

4. The Program of Signs dated August 13, 2018, under PC Docket No. 18-010, shall be terminated in its entirety.

5. This Ordinance shall be recorded with the Office of the Lake County Recorder and shall further be identified on the Final Plat of Subdivision for Lots 1, 2, 3, and 4, a Resubdivision of 45th Avenue Addition Lot 1, by the Ordinance Number and the Lake County Recording Number.

DULY ORDAINED and **APPROVED** by the Town Council of the Town of Munster, Lake County, Indiana, this ____ day of _____ 2026 by a vote of _____ in favor and _____ opposed.

TOWN OF MUNSTER, LAKE COUNTY, INDIANA
BY ITS TOWN COUNCIL:

By: _____
Joseph Hofferth, President

ATTEST:

_____
Wendy Mis, Clerk-Treasurer

Attachment: Ex. A - ***The Pavilion on 45th Planned Unit Development District Ordinance,*** **dated 2/10/2026, in 18 pages.**

I affirm under penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. */s/ Nicole A. Bennett*

The Pavilion on 45th
Planned Unit Development District Ordinance

I. THE PAVILION ON 45TH PLANNED UNIT DEVELOPMENT DISTRICT.

A. Intent.

The Pavilion on 45th Planned Unit Development District ("The Pavilion PUD") is an 11.28+/- acre development in the Town of Munster previously approved on January 14, 2002, as a commercial planned unit development by the passage of Town of Munster Ordinance No. 1178. Ordinance No. 1178, and all use restrictions, development requirements, plans, and specifications incorporated therein, have been repealed and replaced by this PUD Ordinance for The Pavilion PUD.

B. Legal Description.

LOT 1, 45TH AVENUE ADDITION, A PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF IN PLAT BOOK 91, PAGE 82, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel No. 45-07-32-126-001.000-027
Common Address: 1830 45th Ave., Munster, IN 46321

TO BE KNOWN AS:

LOTS 1, 2, 3, AND 4, A RESUBDIVISION OF 45TH AVENUE ADDITION LOT 1, A PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK ___, PAGE ___, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Hereafter referred to as the "Property."

C. District Map and Final Plat.

The Pavilion PUD district map and final plat (replat) of subdivision is on file with the Munster Community Development Department and shall be recorded with the Office of the Recorder of Lake County, Indiana, and identifies the existing lots of The Pavilion PUD, as of the effective date of this PUD Ordinance. Specifically,

1. Lot 1 is an existing parking lot.

2. Lots 2 and 3 each have one (1) primary building used currently as a shopping center with existing tenants, including retail, personal services, childcare, animal care, office services, and an outdoor drive-up Storage Facility. As of the effective date of this PUD Ordinance, the use on Lot 3 for an outdoor drive-up Storage Facility shall be legal nonconforming.

3. Lot 4 is undeveloped, vacant land upon which a climate-controlled, internally accessed storage facility is proposed.

    a. Within six (6) months after the issuance of a Certificate of Occupancy related to the primary building on Lot 4 (the "Lot 4 Occupancy Permit"), the outdoor drive-up Storage Facility use on Lot 3 existing as of the effective date of this PUD Ordinance shall terminate on no less than the front half of the tenant space and the tenant space shall be restored by the owner for a permitted use as set forth in this PUD Ordinance.

b. Within twelve (12) months after the issuance of a Certificate of Occupancy related to the primary building on Lot 4 (the "Lot 4 Occupancy Permit"), the outdoor drive up Storage Facility use on Lot 3 existing as of the effective date of this PUD Ordinance shall terminate entirely and the tenant space shall be restored by the owner for a permitted use as set forth in this PUD Ordinance.

4. As of the effective date of this Ordinance, the standards, specifications, and requirements set forth in this PUD Ordinance shall apply to the development, design, and layout of The Pavilion PUD.

D. Supplemental Zoning and Subdivision Control Provisions.

The provisions established herein constitute the Plan of PUD for The 45th Pavilion Planned Unit Development District Ordinance and govern the development as a whole and the final development plan approval process. Any zoning or subdivision control standards not specified herein shall be governed by the applicable provisions otherwise specified in the Town of Munster Code of Ordinances and the standard specifications for the construction of public facilities in the Town of Munster, as both may be amended from time to time for the CD-5 character-based zoning district or C-2 commercial zoning district in effect at the time.

II. USES

Primary and accessory uses shall be specifically permitted or prohibited as set forth in this section. The Zoning Administrator shall determine the category of a use if it is not specifically listed below, and any appeal from a decision of the Zoning Administrator shall be filed with the Board of Zoning Appeals.

A. Permitted Primary Uses.

1. All Lots:

a. Adult Daycare Facility;

b. Alcohol Uses - produced, served, and/or sold on site (bar, tavern, night club, brewery, distillery, winery);

c. Animal Uses, with or without Boarding (small animal grooming, veterinary office/hospital, daycare);

d. Child Care Facility;

e. Corporate offices;

f. Farmers' Market, products grown off-site;

g. Financial Services, with or without drive-through, including ATM;

h. Office Service Uses (medical, dental office or clinic; insurance, law, real estate, accounting offices; radio, TV station; print shop, copy center, design services; title company; travel agency; building systems business without on-site equipment/storage);

i. Personal Service Uses (dance, martial arts studio; fitness center, gym; barber; hair, tanning, nail salon; day spa; dry cleaners; self-service laundry; tailor shop; shoe repair; photography studio);

j. Recreation Uses (billiards, arcade room; banquet hall, event center; bowling alley; theater, movie or live performance; indoor sports simulator; fun center);

k. Retail Use, with or without Drive-Through (restaurant; coffee shop or roastery; retail bakery; butcher; pharmacy; jewelry, antiques, craft, fabric, flower, gift, pet supplies, apparel shop; art gallery; record, music, instrument shop; bookstore; sporting goods; convenience store; auto parts sales without repair service; building finishes shop; liquor store).

2. Lot 4, Only. In addition to the permitted uses identified in subsection II.A., the following uses shall be permitted on Lot 4 only:

a. Storage facility, indoor or internal - climate-controlled and fully self-contained facility with interior loading and unloading through an enclosed drive-thru tunnel, only.

i. Telecommunications, transmitting antennas, and lightning protection poles/rods are incidental and supportive of the permitted primary use for the Storage Facility so long as these accessory structures are not leased or sublet to a third-party.

B. Prohibited Primary Uses – All Lots:

1. Adult Uses (clubs, theatres, bookstores);
2. Auto Uses;
3. Discount Retail Stores;
4. Fireworks sales, storage;
5. Storage Facility for boats, recreational vehicles;
6. Storage Facility, outdoor (drive-up storage units, outside storage units);
7. Tobacco and e-Cigarette Use (smoke, vape, CBD shop; hookah, cigar bar).

C. Accessory Uses – All Lots.

1. Permitted Accessory Uses. The following accessory uses shall be permitted in The Pavilion PUD and shall not be required to be incidental or supportive of the permitted primary use of the building or lot where it is located.
   a. Dumpster (excluding temporary);
   b. Electric Vehicle Charging Station (EV Charger);
   c. Open-Lot Sales;
   d. Outdoor Dining Area.
2. Incidental Accessory Uses. Except as set forth in subsection II.C.1., accessory uses shall be permitted in The Pavilion PUD only upon the Zoning Administrator's determination that the accessory use is:
   a. Secondary, subordinate, and naturally connected to the permitted primary use;
   b. Limited in scope, frequency, and significance in relation to the permitted primary use; and
   c. Consistent with the intent of The Pavilion PUD zoning district.

III. LOT AND STRUCTURE STANDARD

The following standards shall apply to all lots in The Pavilion PUD unless specifically stated otherwise.

A. Setbacks.

1. Primary Buildings. Primary buildings shall have the following setbacks:

   a. 45th Street lot line/frontage (north): Min. 30 ft.

   b. Fran Lin lot line/frontage (west): Min. 30 ft.

   c. All other lot lines: Min. 5 ft.

2. Accessory Buildings. Accessory buildings shall have the following setbacks:

   a. Same as the primary building but shall be located to the south and behind the primary building (regardless of the primary building orientation).

3. Non-Building Accessory Structures. Non-building accessory structures shall have the following setbacks:

   a. All lot lines: Min. 5 ft.

B. Lot Width & Coverage.

1. Lot frontage: Min. 100 ft. at the building line.

2. Lot coverage (impervious surfaces): Max. 90%.

3. Building Count: Max one (1) primary building and one (1) accessory building per lot.

C. Building and Structure Heights.

1. Primary building height: Max. 50 ft.

2. Accessory building height: Max. 16 ft. or the height of the primary building, whichever is less.

3. Elevator bulkheads and mechanical equipment: Max. 15 ft. from roof deck.

4. Telecommunications, transmitting antennas, or lightning protection poles/rods: Max. 10 ft. above the maximum building height.

D. Accessory Structures.

1. Accessory structures shall be permitted only in association with and on the same lot as the primary structure.

2. Accessory structures are prohibited on all lots before the construction of the primary building, and no accessory building shall be used before the primary building.

3. No accessory structures shall be permitted within a platted or recorded easement.

IV. BUILDING MATERIALS AND STANDARDS

The following standards shall apply to all lots in The Pavilion PUD unless specifically stated otherwise. The Zoning

Administrator shall determine whether a proposed building material not specifically listed below is prohibited or permitted, and any appeal from a decision of the Zoning Administrator shall be filed with the Board of Zoning Appeals.

A. Permitted Building Materials.

1. All Lots:
    a. Brick;
    b. Natural or cast stone;
    c. Wood or metal shopfront;
    d. Ceramic tile;
    e. Glass;
    f. Metal;
    g. Decorative concrete masonry units;
2. Lot 1, only. In addition to the permitted building materials in subsection IV.A.1., the following building materials shall be permitted on Lot 1 only:
    a. Any building material permitted per the zoning regulations in effect at the time of issuance of any required building permit, specifically, for the CD-5 character-based zoning district or C-2 commercial zoning district.
3. Lots 2 and 3, only. In addition to the permitted building materials in subsection IV.A.1., the following building materials shall be permitted on Lots 2 and 3 only:
    a. Stucco/EIFS (exterior insulation and finish systems).

B. Prohibited Building Materials.

1. All Lots:
    a. Siding made of aluminum, metal (industrial type), vinyl, asphalt, cedar shakes, plywood, or a similar material;
    b. Unfinished or coated Concrete Masonry Units.
2. Lots 1 and 4, only. In addition to the prohibited building materials in subsection IV.B.1., the following building materials shall be prohibited on Lots 1 and 4, only:
    a. Stucco/EIFS (exterior insulation and finish systems).

C. Building Main Entrances. All doors at the main entrances shall be glass storefronts with aluminum framing.

D. Exterior Mechanical or Auxiliary Room Doors. All exterior mechanical or auxiliary room doors may be a hollow metal door and frame; shall be painted to blend in with the exterior of the building; and shall not be visible from the right-of-way when possible.

E. Mechanical louvers. Mechanical louvers shall be permitted where necessary; shall be a complementary color to the exterior of the building or clear anodized aluminum; shall have exterior bird screens; and shall not be visible from the right-of-way when possible.

F. Lot 4, Only. In addition to the requirements of this subsection IV, the primary building constructed on Lot 4 shall comply with the following building standards:

1. 25% brick (masonry) minimum;
2. 2% glass at visible portion of street facing frontages;
3. 3% overhead and steel doors maximum;

4. Loading docks, including overhead doors, shall not be visible from the 45th Street right-of-way, when possible.

V. PARKING AND DRIVE STANDARDS.

The following standards shall apply to all lots in The Pavilion PUD unless specifically stated otherwise.

A. Definitions. The following definitions are applicable to The Pavilion PUD parking and drive standards:

1. *Net floor area* means total floor area of indoor and/or outdoor sales and service space, and customer areas, excluding structural elements (columns, permanent partitions), common areas (stairwells, corridors, elevators, restrooms, drive aisles), unoccupied space (mechanical/electrical rooms, storage closets), and food/beverage service areas (kitchen/food preparation/bar service areas).

2. *Restaurant* means a food and/or beverage establishment with or without dine-in, carry-out, pick-up, delivery, drive-through, and/or drive-in. This term shall include a bar, tavern, nightclub, lounge, and similar establishments.

3. *Corner lots.* A corner lot has 2 front yards. The standards applicable to the front yard shall apply to both the 45th Street lot line/frontage (north) and the Fran Lin lot line/frontage (west) on a corner lot.

4. *Parking Area* means an off-street land area, including parking spaces, parking/drive aisles, interior drives, drive-through lanes, and ingress and egress drives for motor vehicles within a lot.

5. *Parking Determined by Use.* Off-street parking areas shall be required based on the use of the property, as set forth in this subsection. If the use of a property changes, then the number of required parking spaces shall comply with the new or amended use, or said use shall not be permitted. If a property has more than 1 primary use, the required parking spaces shall be calculated for each use.

6. *Computation.* When the total number of required parking spaces results in a fraction, the number shall be rounded down to the nearest whole number.

B. Minimum Off-Street Vehicle Parking Requirements**.** The minimum off-street vehicle parking requirements in this subsection shall apply to The Pavilion PUD and shall be calculated based on the use(s) of the lot and/or structure. The minimum number of parking spaces required per lot shall be determined by adding up the spaces required for each applicable use.

1. **Table**: Required Minimum Off-Street Vehicle Parking.

Required Minimum Off-Street Vehicle Parking Table	
Land Use	**Required Parking Spaces**
Adult Day Care Facility	1 space per employee at peak hours
Alcohol Uses	See *Restaurant* parking requirements (included in definition of *Restaurant,* per subsection V.A.2. above)
Animal Uses	1 space per 200 sq. ft. of total net floor area + 1 space per employee at peak hours

Child Care Facility	1 space per employee at peak hours
Corporate offices	3.5 spaces per 1,000 sq. ft. of net floor area
Farmers' Market	4.5 spaces per 1,000 sq. ft. of net floor area
Financial Services	
Financial services - ATM drive-through, only (stand-alone)	1 space per ATM + 60 linear ft. of stacking space for each service bay which is clear of drive aisles
Financial services w/o drive-through	5 spaces per 1,000 sq. ft. of gross floor area + 1 space per employee at peak hours
Financial services w/ drive-through	5 spaces per 1,000 sq. ft. of gross floor area + 60 linear ft. of stacking space for each service bay which is clear of drive aisles + 1 space per employee at peak hours
Hotel; Boutique Hotel	1 space per guest bedroom + 50% of required parking for net floor space for additional uses (i.e. restaurant, spa, retail, event space, etc.) + 1 space per employee at peak hours for all uses
Office Service Uses	
Medical or dental office/clinic	6 spaces per 1,000 sq. ft. of net floor area + 1 space per employee at peak hours
All other *Office Service Uses* not specifically listed	3.5 spaces per 1,000 sq. ft. of net floor area
Personal Service Uses: All	4.5 spaces per 1,000 sq. ft. of net floor area + 1 space per employee at peak hours
Recreation Uses	
Banquet hall, event center	1 space per _____ sq. ft. of net floor area + 1 parking space per employee at peak hours
Bowling alley, billiards, arcade room	5 spaces per lane/table + 1 parking space per employee
Indoor Sports simulator (driving range)	5 spaces per 4 stations + 1 space per employee at peak hours
Theater (movie and/or live performance)	1 space per every 3 seats + 1 parking space per employee at peak hours
All other *Recreation Uses* not specifically listed	4.5 spaces per 1,000 sq. ft. of net floor area + 1 space per employee at peak hours
Retail Uses	
Liquor store	4.5 spaces per 1,000 sq. ft. of net floor area + 1 space per employee at peak hours
Pharmacy	5 spaces per 1,000 sq. ft. of gross floor area + 60 linear ft. of stacking space for each service bay which is clear of drive aisles + 1 space per employee at peak hours

Restaurant	5 spaces for each 300 sq. ft. of net floor area + 1 space per employee at peak hours
Restaurant w/ drive-in	5 spaces for each 300 sq. ft. of net floor area + 1 space for each drive-in stall + 1 space per employee at peak hours
Restaurant w/ drive-through	5 spaces for each 300 sq. ft. of net floor area + 120 linear ft. of stacking space clear of drive aisles + 1 space per employee at peak hours
All other *Retail Uses* not specifically listed	4.5 spaces per 1,000 sq. ft. of net floor area + 1 space per employee at peak hours
Storage Facility, indoor or internal (LOT 4 ONLY)	1 space per 100 storage units + 1 space per employee at peak hours

C. Parking Standards. All parking areas and drives shall comply with the following standards:

1. ADA. All parking accommodations shall comply with the requirements of the Americans with Disabilities Act (ADA) and the Indiana Accessible Parking Requirements, as amended from time to time.

2. Surfaces.

    a. All surfaces shall be concrete, asphalt, or pavers. Compacted granulated material and soil shall be prohibited.

    b. All areas shall be clearly painted to show each parking space.

3. Location. All parking shall be located on the same lot as the primary structure and may be located in the front, side, or rear yard.

4. Access to public streets. All areas shall be designed to prevent vehicles from having to back into or maneuver in public streets.

5. Drainage. All areas shall be constructed to allow proper drainage and shall be reviewed and approved by the Zoning Administrator and Town Engineer.

6. Internal drives. All internal drives leading to and from parking areas, and where no parking spaces are located, shall be no less than 12 ft. wide for one-way traffic and 24 ft. wide for two-way traffic.

7. Aprons.

    a. Maximum. 30 ft. wide at the public sidewalk.

    b. Minimum. 12 ft. wide for one-way traffic and 24 ft. wide for two-way traffic measured at the public sidewalk.

    c. Flares. Flares shall be no greater than three (3) ft. on each side.

8. Curbs and wheel stops. All parking areas and drives shall be completely curbed. Wheel stops shall be provided for all parking spaces adjacent to sidewalks.

9. Parking area dimensions. Parking areas shall comply with the dimensions in the following *Table*.

a. **Table**: Required Minimum Off-Street Parking Space Dimensions.

Required Minimum Off-Street Parking Space Dimensions				
Parking Angle	**Space Width**	**Space Length**	**Aisle Width (one-way)**	**Aisle Width (two-way)**
Parallel	9 ft.	22 ft.	12 ft.	24 ft.
30 - 45 degrees	9 ft.	18 ft.	15 ft.	24 ft.
46 - 60 degrees	9 ft.	18 ft.	18 ft.	24 ft.
61 - 90 degrees	9 ft.	18 ft.	24 ft.	24 ft.

10. Parking lot islands. All parking areas having 10 or more parking spaces shall contain parking islands, which shall comply with all the following:

    a. There shall be no more than 10 parking spaces in a row without an intervening parking island.

    b. Each parking row shall terminate at both ends with a parking island;

    c. Each parking island shall be no less than 9 ft. wide x 18 ft. long; and

    d. All parking lot islands shall be curbed.

11. Parking lot medians. All parking areas with internal drives that abut one or more parking spaces shall contain parking lot medians, which shall comply with all the following:

    a. Each parking lot median shall extend the entire length of the internal drive that abuts any portion of a parking space, without interruption;

    b. The interior area of each parking lot median shall be no less than 5 ft. wide (excluding curbs);

    c. Each parking lot median shall have a 36” solid hardscape pathway no less than every 30 ft. of parking lot median for the entire length of the median; and

    d. Each parking lot median shall be curbed.

12. Sidewalks. In addition to any required sidewalks around a parking area, each parking area with greater than 120 spaces shall comply with the following:

    a. Each parking area shall have no less than 1 pedestrian walkway bisecting the parking area and connecting to adjoining sidewalks;

    b. Each sidewalk shall be no less than 8 ft. wide; and

    c. Each sidewalk shall be paved differently from the surrounding parking spaces regarding texture, material, style, and color.

13. Additional parking spaces required. In addition to the minimum off-street vehicle parking requirements set forth in this section, additional parking spaces shall be provided for the following:

a. Business vehicles. Additional off-street parking spaces shall be provided for each vehicle used in the conduct of the business. The additional parking spaces shall be located to the side or rear of the primary building.

b. Loading Standards. Additional off-street parking spaces shall be provided for loading and unloading of materials or merchandise, in accordance with this PUD ordinance.

c. Electric vehicle charging stations. Additional off-street parking spaces shall be provided for each installed electric vehicle charging connector/plug.

14. Shared parking area within a lot. Shared parking allows a reduction in the total number of required parking spaces when a lot is occupied by two or more uses that have differing hours of parking demand. When any lot or building is used for two or more uses that are listed below, the minimum total number of required parking spaces may be determined by the following *Table* and calculations.

a. **Table**: Parking Demand Calculation.

Parking Demand Calculation Table					
Use Category	**Weekdays**			**Weekends**	
	Night 12AM - 6AM	**Day 6AM – 6PM**	**Evening 6PM – 12AM**	**Day 6AM – 6 PM**	**Evening 6PM - 12AM**
Office Service use; Industrial use;	5%	100%	10%	10%	5%
Restaurant	50%	70%	100%	70%	100%
Retail use; Personal Service use	5%	70%	90%	100%	70%
Hotel	100%	80%	100%	50%	100%
All Other uses	100%	100%	100%	100%	100%
Total Required Parking Spaces:					

b. Parking demand calculations.

i. Determine the number of parking spaces required for each proposed *Land Use* in the *Required Minimum Off-Street Vehicle Parking Table* in subsection VI.B.1.

ii. For each proposed *Land Use*, identify the *Use Category* in the *Parking Demand Calculation Table* in subsection VI.C.14.a.

iii. Multiply the number of required parking spaces for the proposed *Land Use* by the percentages in the *Parking Demand Calculation Table* in subsection VI.C.14.a. in each column for all Weekday and Weekend time periods.

iv. Complete steps (i.) through (iii.) for all additional proposed *Land Uses* that will share parking.

v. Add each column to determine the total number of required parking spaces for each Weekday and Weekend time period.

vi. Compare the column totals. The time period with the greatest total shall be the minimum number of shared parking spaces required for the two or more uses that occupy the lot or building.

vii. In general, the maximum reduction pursuant to the *Parking Demand Calculation Table* shall be 25 percent.

15. Shared parking agreements between lots.

a. A cross-parking easement shall be platted and shown on the final plat of The Pavilion PUD and shall apply to all lots in The Pavilion PUD.

b. Additionally, before the issuance of any building permit for any lot in The Pavilion PUD, all lot-owners in The Pavilion PUD shall enter into a cross-parking easement agreement providing for shared parking, access, and maintenance throughout the entire PUD. A permanent documentation of the shared parking agreement shall be signed by all lot owners and the Town of Munster, by the Zoning Administrator. The permanent written agreement shall include, but not be limited to, maintenance, snow removal, ownership, liability, and notice and cancellation provisions, as to the shared parking lot and required signage related to parking and drive aisles/lanes on all lots in The Pavilion PUD. The agreement shall be approved and signed by the Zoning Administrator and all lot owners and shall be recorded in the Office of the Lake County Recorder. A copy of the recorded agreement shall be provided to and made a part of the records of the Munster Community Development Department

i. Signs shall be posted on the lots within The Pavilion PUD to identify the authorized shared parking and drive aisles/lanes, as determined by the Zoning Administrator, and this signage shall not be included in the signage calculated for any lot in The Pavilion PUD.

ii. When the parking area is shared by two or more uses that have differing hours of parking demand, then the required number of parking spaces may be calculated using the *Parking Demand Calculation Table* in subsection VI.C.14.a.

16. Minimum bicycle parking requirements. The off-street bicycle parking required on a lot within The Pavilion PUD shall be 5% of the required off-street parking for vehicles.

VI. LOADING STANDARDS.

A. Requirements. All loading areas shall comply with the following Standards:

1. Required. There shall be provided off-street loading areas in connection with any building that is to be erected or substantially altered and that requires the receipt or transportation of goods by delivery vehicles.

2. Location. All required off-street loading areas shall:

a. Be located on the same lot as the use to be served;

b. Be located on the side or rear of the primary structure;

c. Provide sufficient area so that no delivery vehicle shall obstruct or interfere with parking access while it is loading or unloading;

d. Not be located in such a manner as to require loading/unloading vehicles to back into a public right-of-way.

e. Not be located within 25 feet of the nearest point of intersection of any two streets;

f. Be designed so as not to interfere with any fire exits or emergency access facilities to either building or site;

3. Size. Loading space requirements, exclusive of drive aisles and maneuvering space, shall be a minimum 12 ft. wide x 25 ft. long x 13 ft. vertical clearance.

4. Space allowed. Loading areas shall not be used to satisfy the requirements of any off-street parking spaces. Off-street parking spaces shall not be used to satisfy the requirements of any loading areas.

5. Loading space requirements. Loading spaces shall be provided as follows:

a. One (1) loading space shall be provided for every building no greater than 20,000 square feet of gross floor area.

b. Two (2) loading spaces shall be provided for every building between 20,000 and no greater than 40,000 square feet of gross floor area.

c. Three (3) loading spaces shall be provided for every building between 40,000 and no greater than 80,000 square feet of gross floor area.

d. Four (4) loading spaces shall be provided for every building between 80,000 and no greater than 120,000 square feet of gross floor area.

e. Five (5) loading spaces shall be provided for every building between 120,000 and no greater than 160,000 square feet of gross floor area.

f. One (1) additional loading space shall be provided for every additional 80,000 square feet of gross floor area.

6. Exemption. These Loading Standards shall not apply to uses that demonstrate that they do not receive goods in quantity by truck delivery, as determined by the Zoning Administrator.

VII. SCREENING STANDARDS

The following standards shall apply to all lots in The Pavilion PUD unless specifically stated otherwise.

A. Dumpsters and other trash receptacles.

1. Dumpsters and other trash receptacles shall be screened on all four sides by a gated enclosure no less than 5 feet and no greater than 6 feet in height above grade with 100% opacity.

2. The enclosure material shall be the same building material as the primary structure or constructed of masonry, brick, or stone similar in color and scale to the primary structure. The gate shall be constructed of galvanized metal frames with wood, composite, or permitted weather-resistant materials.

3. Dumpsters and other trash receptacles shall be located on the lot of the building it serves.

B. Mechanical and other equipment.

1. Enclosures shall be provided around backup generators, cooling towers, gas bulk storage tanks, and any other mechanical equipment.

2. Mechanical and other equipment shall be screened from public view by a masonry wall, hedge, or fence to the same height as the mechanical or other equipment and 90% opacity. If required to mitigate acoustic impact, per a sound study, the Zoning Administrator may authorize construction of a higher fence not to exceed ten (10) feet high. All fences shall be constructed of wood, wood composite, or vinyl only.

3. Rooftop mechanical equipment. All mechanical equipment located on the roof of a building shall be screened by the building parapet or penthouse so that the equipment is not visible from the adjacent properties at grade.

C. Parking areas.

1. With open space between the parking area and right-of-way. For Lot 4 and Lot 1, all parking areas with open space between the parking area and the right-of-way shall be screened with an ornamental metal fence with adjacent landscaping between the fence and the right-of-way, excluding alleys, as follows:

a. Fence shall be 3 ½ - 4 feet in height;

b. Landscaping shall consist of shrubs and/or plants, with a mature height no greater than 3 feet and no less than 50% opacity; and

c. The fence and landscaping screening shall be located within 10 feet of the right-of-way.

d. For purposes of this subsection, open space shall include the area between the parking area and the right-of-way where no portion of a building is situated.

e. For Lot 2 or Lot 3, complying with the foregoing requirements shall be condition for the issuance of permits for future development occurring on Lot 1, Lot 2 or Lot 3.

D. Loading areas. All loading areas shall be screened by a fence 6 feet in height, with 100% opacity, constructed of wood, wood composite, or vinyl, only.

1. Exempt. Screening shall not be required for loading spaces that are utilized no more than 4 hours per day and not overnight.

E. Outdoor storage areas. All outdoor storage areas shall be screened by a fence 6 feet in height, with 100% opacity, constructed of wood, wood composite, or vinyl, only.

F. Lot 4 Requirements. In addition to the screening standards set forth in this section, the following screening standards shall apply to Lot 4 only.

1. Building perimeters and equipment shall be screened from the line of sight of residential neighborhoods using non-deciduous trees providing no less than 90% opacity.

VIII. LANDSCAPING STANDARDS.

The following Standards shall apply to all lots in The Pavilion PUD unless specifically stated otherwise.

A. Definitions. The following definitions are applicable to The Pavilion PUD Landscaping standards:

1. Corner lot. A corner lot has 2 front yards. The standards applicable to the front yard or frontage shall apply to both the 45th Street lot line/frontage (north) and the Fran Lin lot line/frontage (west) on a corner lot.

2. Landscape material. Landscape material means all plant material, including trees, shrubs, live ground cover and plants, as well as stone and mulch.

3. Planting area. Planting area means all pervious surfaces on a lot; also referred to as Landscape Area.

B. Requirements. Landscaping on all lots shall comply with the following Standards.

1. Required plant material.

a. Frontage trees. One shade tree per 30 linear feet of road frontage shall be required.

b. Parkway trees. For parkways equal to or greater than 5 feet in width, one shade tree per 30 linear feet of road frontage, excluding alleys, shall be required.

c. Parking lot island trees. One shade tree shall be required per parking island. (See The Pavilion PUD Parking and Drive Standards.)

d. Parking area trees. See The Pavilion PUD Screening Standards.

e. Shrubs, plants. All shrubs, plants, or live ground cover shall be between 18 – 24 inches from paved surfaces and lot lines.

2. Permitted trees. All trees permitted to be planted within the Town are on a list maintained by the Zoning Administrator. Only permitted trees shall be planted on any lot.

3. Required tree and shrub size. At installation, the following shall apply:

a. Non-deciduous trees. All non-deciduous trees at installation shall measure no less than 2.5 inches in caliper measured 3 feet from grade.

b. Shade trees. All shade trees at installation shall measure no less than 1.75 inches in caliper for small and medium tree species, and no less than 2 inches in caliper for large tree species, measured 3 feet from grade.

c. Shrubs. All shrubs at installation shall measure no less than 30 inches in height in a minimum 3-gallon container.

4. Required placement of landscape materials.

a. Proximity. At mature height and width, trees shall be:

i. No nearer than 3 feet to any paved surface, measured from the trunk at grade.

ii. No nearer than 5 feet to streetlights, mechanical equipment, service lines, or walls.

iii. No nearer than 6 feet to eaves, awnings, canopies, or overhead obstructions that are less than 2-stories in height.

iv. No nearer than 8 feet to balconies or overhead obstructions that are 2-stories or greater in height.

b. Beneficial effect. All trees shall be strategically placed to provide shade and/or enhance building exteriors.

c. Site triangle. Tree placement shall not obstruct driver sight lines, including required sight triangles.

d. Root growth. Tree placement shall account for root growth to prevent damage to site improvements.

e. Base of monument sign. Landscape plantings shall be provided around the base of any monument sign in an area equal to the gross area of one face of the sign.

f. Building perimeter. Except for existing buildings on Lot 2 and Lot 3, Decorative stone shall be installed around the building perimeters to a minimum width of one (1) foot for drainage and insect control.

5. Coverage.

a. Required. All bare or exposed ground shall be covered with live plant material, mulch, and/or stone, including decorative stone.

b. Ratios.

i. Living plant material shall cover no less than 75% of the Planting Area;

ii. Non-deciduous plantings shall cover no less than 25% of the Planting Area.

iii. Mulch and/or stone shall cover no more than 25% of the Planting Area.

6. Prohibited landscape materials. Artificial turf and/or artificial plants shall be prohibited.

7. Planters. Large planters containing live plants shall be permitted at building entrances and along the sides of the buildings.

8. Water features. All water features on any lot shall be equipped with a recirculation system. This standard shall not apply to designated stormwater management areas.

9. Irrigation systems. Irrigation systems shall be required in all Planting Areas. Manual surface irrigation shall be prohibited. Permitted irrigation systems include, but are not limited to:

a. Sprinkler irrigation (underground);

b. Soaker hose;

c. Drip irrigation;

d. Bubbler.

10. Tree preservation. The preservation of existing on-site trees and vegetation that are compliant with all PUD standards may be counted toward required landscaping requirements, at the discretion of the Zoning Administrator.

11. Tree removal and replacement. On any lot where trees are cleared for development, the owner shall replace the tree(s) or pay the tree replacement fee, as required by the zoning and/or subdivision standards for the CD-5 character-based zoning district or a C-2 commercial zoning district in effect at the time of issuance of any required building permit.

12. Maintenance. All Planting areas shall be promptly and properly maintained by the property owner, including the replacement of landscape materials as necessary to remain in compliance with the Landscape Standards.

IX. LIGHTING STANDARDS.

The following Standards shall apply to all lots in The Pavilion PUD unless specifically stated otherwise.

A. Requirements. All lighting shall comply with the following Standards:

1. Minimize glare. All lighting sources should be directed to minimize glare upon adjacent lots.

2. Shielded. All light fixtures shall be fully shielded and direct light downward toward the ground.

3. Light pole height. The total light pole height, including the fixture, pole, and base, shall be no greater than 25 feet from grade.

4. Color temperature. The color temperature shall be no greater than 3000k.

5. Foot-Candles at lot lines. Light meter readings shall not exceed:

    a. One (1.0) foot-candle at the lot line adjacent to all other Zoning Districts. It should be understood that light will still be visible at or beyond lot lines at these measurements.

6. Foot Candles at Parking Areas. To ensure proper light distribution for safety and security, the average foot-candles shown on a photometric plan for all parking areas and accessways shall be between 1.0 and 2.5 foot-candles, with the minimum at any point-location no less than 0.5 foot-candles.

7. Canopy or awning lights. All lights on a canopy or awning shall be underneath and shall not extend below the canopy or awning.

8. Accent, landscape, or pathway lights. All accent and landscape light fixtures shall comply with the following:

    a. Shall be ground installed, only;

    b. Shall not exceed 1600 lumens (100 watt) per fixture;

    c. The maximum combined height of the fixture, pole, and base shall be no greater than 4 feet measured from grade;

d. The color temperature shall be no greater than 3000k.

e. Shall be exempt from the requirements in subsections IX.A.1. (glare), IX.A.2. (shielding), and IX.A.6. (foot-candles at parking areas).

X. SIGN STANDARDS.

The following Standards shall apply to all lots in The Pavilion PUD unless specifically stated otherwise.

A. Unless otherwise indicated, all signage shall comply with the development standards for the CD-5 character-based zoning district or a C-2 commercial zoning district in effect at the time of issuance of any required sign permit.

B. PUD District signage. The signage located in a dedicated sign easement shall be for the benefit of the entire PUD district and shall not be counted in any signage calculation for the specific Lots.

1. Permitted monument sign - Lot 1 dedicated easement. One (1) multi-tenant monument sign shall be permitted in the 36 ft. x 30 ft. sign easement dedicated to the benefit of the entire PUD district.

a. Sign type: A single-faced, internally illuminated, aluminum cabinet and routed aluminum backed with Plex monument sign shall be permitted.

b. Sign dimensions shall not exceed:

i. Monument title block area: 10 sq.ft.

ii. Tenant space: 3 ft. 2 in. x 8 ft. 6 in.

iii. Monument sign height: 8 ft.

iv. Monument sign width: 8 ft. 6.5 in.

c. Permitted materials shall include: Cement sheets or slabs encased in Acrylmeric Fine Texcote, or like material.

2. Permitted Monument Sign – Lot 3 in dedicated easement. A multi-tenant monument sign shall be permitted in the 44 ft. x 43 ft. sign easement dedicated to the benefit of the entire PUD district.

a. Sign type: A single-faced, internally illuminated, aluminum cabinet and routed aluminum backed with Plex monument sign shall be permitted.

b. Sign dimensions shall not exceed:

i. Monument title block area: 14 sq.ft.

ii. Tenant space: 20 ft. 6 in. x 12 ft. 10 in.

iii. Monument sign height: 25 ft.

iv. Monument sign width: 18 ft. 6 in.

b. Permitted materials shall include: Cement sheets or slabs encased in Acrylmeric Fine

Texcote, or like material.

C. Lot 4.

1. Permitted Wall Signs. Notwithstanding subsection X.A, two (2) wall signs not exceeding 127 square feet each shall be permitted on Lot 4, provided that the sole primary use on Lot 4 complies with subsection II.A.2.a. of this PUD Ordinance.

2. Any additional signage shall comply with the development standards for the CD-5 character-based zoning district or a C-2 commercial zoning district in effect at the time of issuance of any required sign permit.

XI. NONCONFORMITIES

A. Legally Existing Uses, Buildings, Structures, Signs, and Lots. Except as otherwise provided in this PUD Ordinance or the Munster Code of Ordinances, as amended from time to time, a use, building, structure, sign, land, or lot of the following types that legally existed as of the effective date of this PUD Ordinance may be continued as a legal nonconformity, as provided in the provisions of this PUD Ordinance and the Munster Town Code, as amended from time to time:

1. A lawfully permitted use of land, building, or structure,
2. A lawfully permitted building, structure, or sign, and
3. A lawfully permitted lot.

B. Any building, structure, sign, land, or lot that is legally nonconforming with the zoning and/or subdivision control standards provided in this PUD Ordinance or the Munster Town Code, as amended from time to time, shall be permitted to remain in use and be maintained until such time that the building, structure, sign, land, or lot is redeveloped, at which time it shall fully meet the standards in effect at the time.

C. Changes to improvements. If an alteration to an improvement on a lot or land is limited solely to the following, and the alteration to the improvement complies with this PUD Ordinance or the development standards required for the CD-5 character-based zoning district or C-2 commercial zoning district in effect at the time of issuance of any required permit, then the alteration to the improvement shall not result in the termination of the legal nonconforming status of the building, structure, sign, lot, land, or remaining improvement(s) on the property:

1. Parking area or parking lot;
2. Private landscaping;
3. Curb cuts;
4. Provision of an alley or access easement;
5. Change to or establishment of sidewalk, street trees, or other streetscape, or public frontage elements;
6. Change to utilities serving or existing on a parcel of land that is 4 acres or more.

END OF PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

ORDINANCE NO 1178

AN ORDINANCE RECLASSIFYING CERTAIN REAL ESTATE IN THE TOWN OF MUNSTER, INDIANA, AS PLANNED UNIT DEVELOPMENT FOR ZONING PURPOSES AND AMENDING THE TOWN OF MUNSTER ZONING ORDINANCE. (McSHANE'S SHOPPING CENTER, 45TH STREET PROPERTIES)

WHEREAS, the Town Council of the Town of Munster, Indiana (hereinafter the "Council"), did previously adopt an ordinance known as the Munster Municipal Code Chapter 26 and also known as the Town of Munster, Indiana, Zoning Ordinance of 1961 (hereinafter the "Zoning Ordinance"); and

WHEREAS, 45th Street Properties, L.L.C. (Petitioner), filed a petition with the Plan Commission of the Town of Munster, Indiana (hereinafter the "Plan Commission"), to re-subdivide certain real estate within the Town of Munster, Indiana and cause it to be re-zoned to a Commercial Planned Unit Development, which real estate (hereinafter the "Real Estate") is described as follows:

Commercial PUD

Description: Lot 1 in Burger's 45th Avenue Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 39, page 45, in the Office of the Recorder of Lake County, Indiana.

WHEREAS, said petition was considered initially at the Munster Plan Commission Meeting of November 27, 2001, and

WHEREAS, following notice by publication and notice to interested parties as required by Indiana Code Section 36-7-4-604(b) and Indiana Code Section 5-3-1-2(b), and the Rules and Procedures of the Munster Plan Commission, a public hearing was held by the Plan Commission on December 18, 2001; and

WHEREAS, the Plan Commission, after public hearing, has approved the Petitioner's re-subdivision and the development plan which was submitted under Section 26-752 and 26-753 of the Zoning Ordinance (hereafter the "Development Plan"), and has recommended that the Zoning Ordinance and Zoning Maps be amended pursuant to Section 26-754, and has certified said recommendation to the Council pursuant to Indiana Code Section 36-7-4-605, as required by Indiana Code Section 36-7-4-608(b), so as to provide that the Real Estate be classified as a Commercial Planned Unit Development, and has made the following findings as required by Section 26-754 of the Zoning Ordinance:

1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.

2) An amendment to the requirements of this Chapter 26 of the Zoning Ordinance is warranted by the design and amenities incorporated in the Development Plan.

3) Land surrounding the proposed development either can be planned in coordination with the proposed development or will be compatible in use.

4) The proposed change to a planned unit development district is in conformance with the general intent of the comprehensive master plan.

5) Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.

6) Existing and proposed utility services are adequate for the proposed development.

7) The development, as it is proposed to be completed, contains sufficient parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.

8) The proposed planned unit development district and all proposed buildings, parking spaces, landscape and utility areas can be completely developed within five (5) years of the establishment of the district.

NOW, THEREFORE, BE IT ORDAINED, by the Council that the Zoning Ordinance is hereby amended and modified and that the Zoning Map of the Town of Munster, Indiana is amended and modified to provide that the Real Estate, all lying within the municipal corporate limits of the Town of Munster, Lake County, Indiana, be re-zoned as a Commercial Planned Unit Development as follows:

SECTION 1. REZONING. The Real Estate is hereby zoned as a Commercial Planned Unit Development as designated, subject to the use restrictions and developmental requirements herein provided, and the Zoning Map of the Town of Munster, Indiana is amended accordingly.

SECTION 2. USE RESTRICTIONS. Use of the Real Estate shall be limited in the Commercial Planned Unit Development to those uses permitted in a Commercial Zoning District as set out in Chapter 26 of the Munster Town Code.

SECTION 3. DEVELOPMENT REQUIREMENTS. The Real Estate consists of approximately 11.00 acres, as described in the Plat of Subdivision, submitted by the Applicant and approved by the Plan Commission on December 18, 2001. The Letter of Intent, plat of subdivision, plans and specifications, and all other documents which were submitted to the Plan Commission and are incorporated herein by reference and shall

constitute the Development Plan of the Planned Unit Development required by Munster Town Code Chapter 26.

1) Final engineering approval for the Planned Unit Development is required prior to construction.

2) The Applicant shall be required to construct and maintain all ingress and egress gutters, curbs and utilities in accordance with the Development Plan and all applicable ordinances of the Town of Munster, Indiana.

3) In all other respects the property shall be subject to and shall comply with all other provisions of the Munster Town Code, Chapter 26.

PASSED AND ADOPTED by the Town Council of the Town of Munster, Lake County, Indiana, this 14th day of JANUARY, 2002, by a vote of 4 in favor and 0 opposed.

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

By: _____
President

ATTEST:

By: _____
Clerk-Treasurer

Petition PC 25 -_____
Date: _____
Application Fee: $_____
Sign Fee: $_____

Town of Munster *Plan Commission Petition Application*

OWNER INFORMATION:

45th Street Properties LLC
Name of Owner

219-922-4554
Phone Number

2846 45th Street, Suite B, Highland, IN 46322
Street address, City, ST, ZIP Code

mshreibak@icandm.com
Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

G.H.K. Developments, Inc. c/o Scott E. Yahne, Attorney
Name of Applicant/Petitioner

219 808-0416
Phone Number

3 Lincolnway, Su. 201, Valparaiso, IN 46383
Street address, City, ST, ZIP Code

scott@yahnelaw.com
Email address

PROPERTY INFORMATION:

Business or Development Name (if applicable)
The Pavilion at 45th

45th Avenue Addition PUD
Current Zoning

Address of Property or Legal Description
1830 and 1834, 45th Street, Munster

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:

Petitioner seeks to subdivide the current one (1) lot subdivision of the existing PUD into a four (4) lot subdivision to permit orderly growth and development of the existing PUD. Petitioner seeks amendment of the underlying PUD to incorporate the submitted Plat of Subdivision and further supports the proposed PUD amendment through delivery of proposed Design Standards. Further, Petitioner will adopt and record reciprocal easements to permit efficient use and sharing of common elements throughout the PUD.

J. Stuart Allen, L.S.
Name of Registered Engineer, Architect or Land Surveyor

219.836.8918
Phone Number

907 Ridge Road, Munster, IN 46321
Street address, City, ST, ZIP Code

stuart.allen@torrenga.com
Email address

Petition PC 25 -_____

Town of Munster *Plan Commission Application Signature Page*

I hereby authorize G.H.K. Developments, Inc. to act on my behalf as my agent in this petition and to furnish, upon request, supplemental information in support of this petition application.

September 15 , 2025

Signature of Owner on behalf of 45th Street Properties LLC ***Date***

Gordon H Kolb, Jr Digitally signed by Gordon H Kolb, Jr Date: 2025.09.16 15:11:47 -05'00' September 15 , 2025

Signature of Applicant on behalf of G.H.K. Developments, Inc. ***Date***

Docusign Envelope ID: 99AD75DD-9C4E-4E0D-A513-950AC99309D3

Petition PC 25 -

Town of Munster *Plan Commission Application Signature Page*

I hereby authorize G.H.K. Developments, Inc. to act on my behalf as my agent in this petition and to furnish, upon request, supplemental information in support of this petition application.

DocuSigned by:
Martin Shreiback
4CDD17A0A67248B...

September 15 , 2025

Signature of Owner on behalf of 45th Street Properties LLC ***Date***

September 15 , 2025

Signature of Applicant on behalf of G.H.K. Developments, Inc. ***Date***

REQUIRED ATTACHMENTS

Required Attachments for Plan Commission Applications

To ensure that adequate information is provided to the Plan Commission, please check off each of these items and provide documentation to the Community Development Department at the time of submittal of the application.

ALL APPLICATIONS	Included	N/A
Narrative statement describing project	X	
Property owner consent (Signature page)	X	
Proof of Ownership (e.g. copy of tax bill)	X	
Current ALTA Survey	X	
Vicinity Plan (A dimensioned drawing to scale of the planned building(s)/improvements in the context of the surrounding properties, including existing buildings and driveways at least one block in every direction)	X	

The following pages list the additional attachments required for specific applications. Please refer to your type of petition request and provide the additional required attachments.

SUBDIVISION - PRELIMINARY PLAT	Included	N/A
Single-Family Residential Subdivision		
Preliminary Plat		
Engineering Plans		
Storm Water Report		

Commercial or Multi-Family Residential Subdivision		
Preliminary Plat		
Engineering Plans		
Storm Water Reports		
Preliminary Development Plan containing:		
Boundary identification		
Fire hydrant locations		
Accessory structures		
Parking lot design		
Utility location		
Building footprints		
Proposed curb cuts		
Drainage/detention plans		
Traffic circulation		
Ingress/egress locations		
Major topographic information		
Infrastructure improvements		

SUBDIVISION - FINAL PLAT	Included	N/A
Final Plat		
Engineering Plans		
Stormwater report		
Special Studies as required – see Site Plan Review Committee minutes		

REZONING (including PLANNED UNIT DEVELOPMENT amendments)	Included	N/A
Preliminary Development Plan containing at a minimum:	X	
Boundary Identification	X	
Fire hydrant locations	X	
Accessory structures	X	
Parking lot design	X	
Utility location	X	
Building footprints	X	
Proposed curb cuts	X	
Drainage/detention plans	X	
Traffic circulation	X	
Ingress/egress locations	X	
Major topographic information	X	
Proposed Use table	X	
Stormwater report	X	
Special Studies as Required– see Site Plan Review Committee minutes	X	

DEVELOPMENT PLAN	Included	N/A
Detailed Site plan including:		
Boundary identification		
Fire hydrant locations		
Accessory structures		
Parking lot design		
Utility location		
Building footprints		
Proposed curb cuts		
Drainage/detention plans		
Traffic circulation		
Ingress/egress locations		
Major topographic information		
Infrastructure improvements		
Square footage of:		
Lot or parcel		
Existing impervious surface		
Proposed total impervious (existing plus current proposal)		
Existing building		
Proposed total building (existing plus current proposal)		

Existing parking and pavement		
Proposed total parking and pavement (existing plus current proposal)		
Relevant dimensions including:		
Buildings		
Parking stalls		
Driveway widths		
Setbacks to buildings and other improvements		
Parking lot aisles, turnarounds, turning radii, etc.		
Distance from driveway to street corner if less than 200'		
Sidewalk, walkway and handicap ramp widths and locations		
Widths of abutting R.O.W.'s, roadways, and terraces.		
Full color architectural renderings of all building elevations with materials identified		
Proposed lighting for site, including:		
Photometric Plan		
Location of all light fixtures		
Pole height		
Luminaire type and manufacturer's specifications for all exterior light fixtures		
Landscaping plan drawn to scale including:		
Common and Latin plant names		
Planting specifications		
Total number of trees provided		
Total square footage of landscaped area on site and internal to the parking lot		
Identification of area used to calculate internal parking lot landscaping		
Fence detail drawing		
Dumpster enclosure detail drawing		
Sign detail drawing		
Special studies as required– see Site Plan Review Committee minutes		

NOTE: If you checked any exhibits "N/A", please explain:

NONE.

The Pavilion at 45th, Munster, IN – Executive Summary

The developer intends to acquire the greater shopping center property in the First Quarter of 2026. With the proposed plans, the rear vacant property will be subdivided out of the property and a modern two-story climate-controlled facility will be built. The building will incorporate 117,000 square feet of gross area. This building will be entirely self-contained with loading and unloading from an interior drive-thru tunnel. Once the new storage building is completed (Q2 2027), the intent is to relocate the existing Hi-Tec self-storage business and tenants out of the retail shopping center and into the storage facility. The vacated Hi-Tec space in the shopping center will be restored to retail & service usage and re-tenanted as soon as possible. Additionally, a small outparcel will be created at the northwest corner of the shopping center parking lot. That use and tenant has not been identified. Upgrades to the landscaping in the shopping center are planned.

Many of the tenants in the shopping center are on leases with short remaining lease term. As these spaces come up for renewal or re-leasing, it will provide the opportunity to the developer to upgrade/renovate portions of the shopping center over time.

The acquisition and redevelopment of the property represents an investment of approximately $25 million, inclusive of the construction of the new storage building.

General Information

Parcel Number
45-07-32-126-001.000-027

Local Parcel Number
007-18-28-0648-0001

Tax ID:

Routing Number
0001

Property Class 425
Neighborhood Shopping Center

Year: 2024

Location Information

County
Lake

Township
NORTH TOWNSHIP

District 027 (Local 027)
Munster Corp (North)

School Corp 4740
MUNSTER COMMUNITY

Neighborhood 18905-027
Neighborhood- 18905

Section/Plat
32

Location Address (1)
1830 45TH AVE
MUNSTER, IN 46321

Zoning

Subdivision

Lot

Market Model
50-52

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☑

Neighborhood Life Cycle Stage
Static

Printed Wednesday, January 8, 2025
Review Group 2024

Ownership

45th Street Properties LLC
2846 45th Suite B ST
Highland, IN 46322

Legal

45th Ave Addition Lot 1

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/23/2002	45th Street Properties		WD	/		I
01/01/1900	45TH STREET PROP		WD	/		I

Notes

Commercial

Valuation Records

Assessment Year	2024	2023	2023	2022	2022
Reason For Change	AA	F113	AA	Reval/134	AA
As Of Date	06/07/2024	10/04/2024	07/08/2023	10/04/2024	05/28/2022
Valuation Method	Indiana Cost Mod	Market Approach	Indiana Cost Mod	Market Approach	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☑	☐	☑	☑	☑
Land	**$1,667,600**	**$1,602,500**	**$1,667,600**	**$1,602,500**	**$1,602,500**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$1,667,600	$1,602,500	$1,667,600	$1,602,500	$1,602,500
Improvement	**$7,410,000**	**$5,597,500**	**$7,370,900**	**$5,597,500**	**$7,339,300**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$7,410,000	$5,597,500	$7,370,900	$5,597,500	$7,339,300
Total	**$9,077,600**	**$7,200,000**	**$9,038,500**	**$7,200,000**	**$8,941,800**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$9,077,600	$7,200,000	$9,038,500	$7,200,000	$8,941,800

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A		0	9.3460	1.00	$222,500	$222,500	$2,079,485	-20%	1.0000	0.00	0.00	100.00	$1,663,590
14	A		0	2.0000	1.00	$2,000	$2,000	$4,000	0%	1.0000	0.00	0.00	100.00	$4,000

Land Computations

Calculated Acreage	11.35
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	11.35
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	11.35
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$0
CAP 3 Value	$1,667,600
Total Value	**$1,667,600**

Data Source N/A **Collector** JJ **Appraiser**

General Information

Occupancy	C/I Building	**Pre. Use**	Neighborhood Shop
Description	C/I Building #1	**Pre. Framing**	Fire Resistant
Story Height	1	**Pre. Finish**	Finished Open
Type	N/A	**# of Units**	14

	SB	B	1	U
Wall Type			1: 1(1009'),2(940')	
Heating			98146 sqft	
A/C			98146 sqft	
Sprinkler			98146 sqft	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	18	54
Half Bath	0	0	0	0
Kitchen Sinks		0		0
Water Heaters		0		0
Add Fixtures	0	0	0	0
Total	0	0	18	54

Roofing

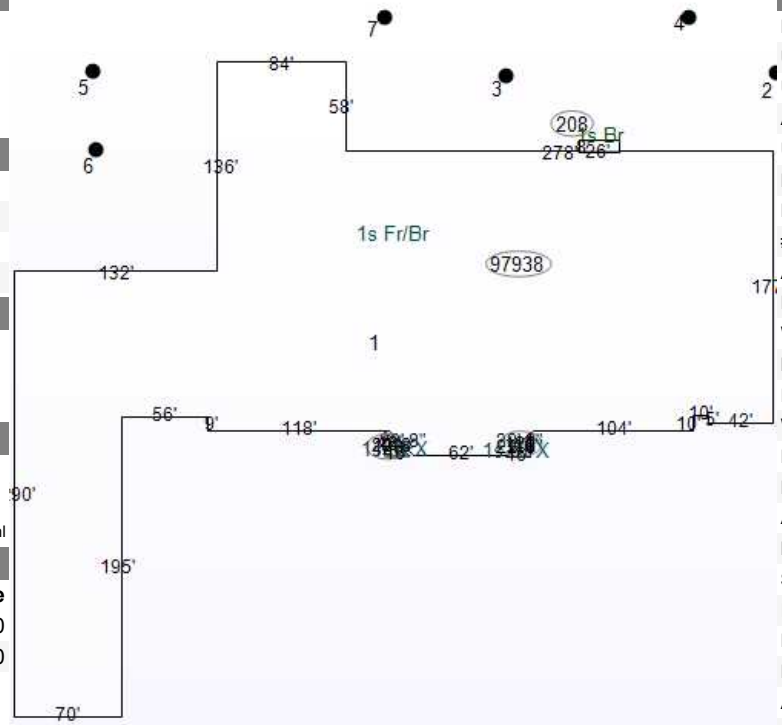
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

GCK Adjustments

☐ Low Prof ☐ Ext Sheat ☐ Insulatio
☐ SteelGP ☐ AluSR ☐ Int Liner
☐ HGSR ☐ PPS ☐ Sand Pnl

Exterior Features

Description	Area	Value
Canopy, Roof Extension	128	$1,400
Canopy, Roof Extension	128	$1,400



Floor/Use Computations

Pricing Key	GCM
Use	NBHSHOP
Use Area	98146 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	1949'
PAR	2
# of Units / AC	14
Avg Unit sz|dpth	90
Floor	1
Wall Height	14'
Base Rate	**$54.29**
Frame Adj	$0.00
Wall Height Adj	$0.00
Dock Floor	$0.00
Roof Deck	$0.00
Adj Base Rate	**$54.29**
BPA Factor	1.00
Sub Total (rate)	**$54.29**
Interior Finish	$0.00
Partitions	$0.00
Heating	$0.00
A/C	$0.00
Sprinkler	$2.75
Lighting	$0.00
Unit Finish/SR	$0.96
GCK Adj.	$0.00
S.F. Price	**$58.00**
Sub-Total	
Unit Cost	$0.00
Elevated Floor	$0.00
Total (Use)	**$5,691,990**

Special Features

Description	Value

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$5,691,990**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$5,781,190**
Plumbing	$86,400	Quality (Grade)	$1
Other Plumbing	$0	Location Multiplier	0.98
Special Features	$0	**Repl. Cost New**	**$5,665,566**
Exterior Features	$2,800		

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building #1	1	3/6 Maso	C	1970	2015	9	A		0.98		98,146 sqft	$5,665,566	12%	$4,985,700	0%	100%	1.000	1.310	0.00	0.00	100.00	$6,531,300
2: Canopies - Commercial T	1		C	1988	1987	37	A		0.98		220sqft	$6,047	80%	$1,210	0%	100%	1.000	1.000	0.00	0.00	100.00	$1,200
3: Canopies - Commercial T	1		C	1988	1987	37	A		0.98		548sqft	$15,072	80%	$3,010	0%	100%	1.000	1.000	0.00	0.00	100.00	$3,000
4: Docking Facilities - Depr.	1		C	1970	1970	54	A		0.98		5x64	$5,184	80%	$1,040	0%	100%	1.000	1.000	0.00	0.00	100.00	$1,000
5: Fencing C 01	1	Aluminiu	C	1980	1980	44	A	$43.38	0.98	$34.01	10000' x 6'	$340,099	80%	$68,020	0%	100%	1.000	1.000	0.00	0.00	100.00	$68,000
6: Fencing C 01	1	7 Gauge	C	2016	2016	8	A	$18.63	0.98	$18.26	279' x 5'	$5,094	42%	$2,950	0%	100%	1.000	1.000	0.00	0.00	100.00	$3,000
7: Paving C 01	1	Asphalt	C	1970	1980	44	A	$2.24	0.98	$2.20	250,000 sqft	$548,800	80%	$109,760	0%	100%	1.000	1.000	0.00	0.00	100.00	$109,800

Total all pages $7,410,000

Total this page $6,717,300

General Information

Occupancy	C/I Building	**Pre. Use**	General Retail
Description	C/I Building #2	**Pre. Framing**	Wood Joist
Story Height	1	**Pre. Finish**	Finished Open
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type			1: 1(436')	
Heating			7525 sqft	
A/C			7525 sqft	
Sprinkler			7525 sqft	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	9	18
Kitchen Sinks		0		0
Water Heaters		0		0
Add Fixtures	0	0	5	5
Total	0	0	14	23

Roofing

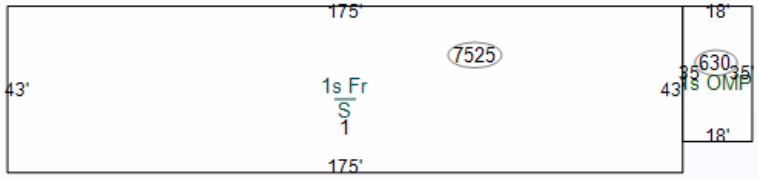
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

GCK Adjustments

☐ Low Prof ☐ Ext Sheat ☐ Insulatio
☐ SteelGP ☐ AluSR ☐ Int Liner
☐ HGSR ☐ PPS ☐ Sand Pnl

Exterior Features

Description	Area	Value
Porch, Open Masonry	630	$17,800



Special Features

Description	Value

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$655,343**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$709,943**
Plumbing	$36,800	Quality (Grade)	$1
Other Plumbing	$0	Location Multiplier	0.98
Special Features	$0	**Repl. Cost New**	**$695,744**
Exterior Features	$17,800		

Floor/Use Computations

Pricing Key	GCM	GCM
Use	GENRET	DINING
Use Area	3763 sqft	3762 sqft
Area Not in Use	0 sqft	0 sqft
Use %	50.0%	50.0%
Eff Perimeter	436'	436'
PAR	6	6
# of Units / AC	0	0
Avg Unit sz|dpth	-1	-1
Floor	1	1
Wall Height	14'	14'
Base Rate	**$83.25**	**$96.94**
Frame Adj	($10.86)	($7.03)
Wall Height Adj	$0.00	$1.94
Dock Floor	$0.00	$0.00
Roof Deck	$0.00	$0.00
Adj Base Rate	**$72.39**	**$91.85**
BPA Factor	1.00	1.00
Sub Total (rate)	**$72.39**	**$91.85**
Interior Finish	$0.00	$0.00
Partitions	$0.00	$0.00
Heating	$0.00	$0.00
A/C	$0.00	$0.00
Sprinkler	$4.97	$4.97
Lighting	$0.00	$0.00
Unit Finish/SR	$0.00	$0.00
GCK Adj.	$0.00	$0.00
S.F. Price	**$77.36**	**$96.82**
Sub-Total		
Unit Cost	$0.00	$0.00
Elevated Floor	$0.00	$0.00
Total (Use)	**$291,106**	**$364,237**

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building #2	1	Wood Fr	C	2008	2010	14	A		0.98		7,525 sqft	$695,744	24%	$528,770	0%	100%	1.000	1.310	0.00	0.00	100.00	$692,700

Total all pages $7,410,000

Total this page $692,700

THE FOLLOWING TERMS AND CONDITIONS SHALL CONSTITUTE THE STANDARDS FOR BULK, DESIGN AND USES FOR THE PAVILLION AT 45TH (hereinafter "PAVILLION AT 45TH DEVELOPMENT STANDARDS").

SECTION A. LEGAL DESCRIPTION

LOT 1, 45TH AVENUE ADDITION, A PLANNED UNIT DEVELOPMENTTO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF IN PLAT BOOK 91, PAGE 82, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

TO BE KNOWN AS:

LOTS 1, 2, 3 AND 4, RESUBDIVISION OF 45TH AVENUE ADDITION, A PLANNED UNIT DEVELOPMENTTO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF IN PLAT BOOK 91, PAGE 82, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SECTION B. INTRODUCTION

THE FOLLOWING STANDARDS, SPECIFICATIONS, AND REQUIREMENTS WILL BE USED FOR THE DESIGN AND LAYOUT OF PROPOSED IMPROVEMENTS OR NEW STRUCTURES PERMITTED AFTER THE DATE ON ADOPTION OF THIS ORDINANCE. IT IS THE INTENT OF THESE STANDARDS TO HAVE FUTURE DEVELOPMENT COMPATIBLE WITH THE EXISTING SHOPPING CENTER. NOTHING IS THESE STANDARDS SHALL REQUIRE A CHANGE TO THE EXISTING CONDITIONS OF THE SHOPPING CENTER OR IT'S TENANTS. REPAIRS IN KIND FOR MAINTANACE OF EXISTING CONDITIONS SHALL BE DEEMED IN COMPLIANCE WITH THESE STANDARDS.

SECTION C. USES

THE PERMITTED USES SHALL BE ALL OF THOSE PERMITTED AS OUTLINED IN TOWN OF MUNSTER, IN ZONING CODE TABLE 26-6.405.L-1 FOR THE CD-4.A DISCTRICT, INCLUDING CONDITIONAL USES. IN THE EVENT OF ADOPTION OF THE "REPLACEMENT CODE", INCLUDING BUT NOT LIMITED TO AMENDMENT OR REPLACEMENT OF SECTION 26-6.804.G, USE APPROVAL SHALL BE IN CONFORMITY THEREWITH SUBJECT TO REASONABLE AND NECESSARY DEVIATION THEREFROM TO THE EXTENT THE PAVILLION AT 45TH DEVELOPMENT STANDARDS CONFLICT WITH SUCH REPLACEMENT CODE. IN ADDITION, THE FOLLOWING USES SHALL BE ALLOWED AS A PERMITTED USE:

1. SELF STORAGE FACILITIES

SECTION D. LOTS

1. TOTAL NUMBER OF LOTS=4.
2. TOTAL PUD SIZE (4 LOTS) IS 11.28+/- ACRES.
3. THE NUMBER OF BUILDINGS ALLOWED ON THE LOTS 1, 2 AND 4 SHALL BE LIMITED TO (2) IN TOTAL. FUTURE DEVELOPMENTS ARE PERMITTED TO MODIFY THIS RESTRICTION THROUGH THE AMENDMENT OF THESE PUD STANDARDS.
4. A MINIMUM 5 FT BUILDING SETBACK SHALL BE REQUIRED ALONG ALL LOT LINES.
5. THE IMPERVIOUS COVERAGE SHALL NOT EXCEED 92% OF THE AREA OF THE LOT.

SECTION E. STORMWATER MANAGEMENT

THE STORMWATER MANAGEMENT SYSTEM PROPOSED FOR THIS LOT 4 HAS BEEN DESIGNED USING THE GUIDELINES SET FORTH IN THE TOWN OF MUNSTER STORM WATER TECHNICAL STANDARDS MANUAL. THE ON-SITE STORM DRAIN SYSTEM IS DESIGNED AT A MINIMUM TO PASS THE CRITICAL 10-YEAR 24-HOUR STORM. THE SYSTEM HAS BEEN DESIGNED FOR CAPACITY TO ROUTE THE CRITICAL 10-YR STORM AND NOT STAGE HIGHER THAN ANY INLET RIM ELEVATION. PER THE TOWN OF MUNSTER STORMWATER REQUIREMENTS, THE 1-YEAR, 24-HOUR STORM IS REQUIRED TO BE ANALYZED FOR CHANNEL PROTECTION STANDARDS. NO MORE THAN 10% OF THE TOTAL STORM VOLUME IS TO REMAIN WITHIN THE POND AFTER 36 HOURS AND NO MORE THAN 40% IS TO BE RELEASED IN THE FIRST 12 HOURS. BOTH OF THESE STANDARDS ARE MET WITH A PROPOSED 2.5" LOW FLOW ORIFICE. PER THE TOWN OF MUNSTER STORMWATER REQUIREMENTS, A 1" STORM IS REQUIRED TO BE TREATED FOR WATER QUALITY REQUIREMENTS. WE ARE PROPOSING EXTENDED DETENTION UTILITIZING THE SAME 2.5" LOW FLOW ORIFICE THAT WILL MEET THE PEAK FLOW AND CHANNEL PROTECTION REQUIREMENTS.

SECTION F. BUILDING SIZE

1. BUILDING HEIGHT WILL BE LIMITED TO 50-FT TO THE TOP OF PARAPET WALLS.
2. BUILDING FOOTPRINT AREAS SHALL BE LIMITED BASED ON CONFORMANCE WITH BUILDING SETBACK AND PARKING REQUIRMENT LIMITATIONS.
3. MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE FROM ADJACENT ROADWAYS AND SCREENING SHALL BE PROVIDED TO LIMIT THE VIEW OF EQUIPMENT FROM ADJACENT PROPERTIES AND RIGHTS-OF-WAY. COMPLIANCE WITH THE VISABILITY SCREENING REQUIREMNT SHALL BE ESTABLISHED AS VISABILITY FROM THE SUBJECT PROPERTY RIGHT-OF-WAY OR PARCEL LINE.
4. TELECOMMUNICATIONS, TRANSMITTING ANTENNAS, OR LIGHTNING PROTECTION POLES/RODS MAY BE ALLOWED TO EXTEND ABOVE THE MAXIMUM BUILDING HEIGHT.

SECTION G. BUILDING MATERIALS AND STANDARDS

1. THE EXTERIOR OF THE EXISTING BUILDINGS SHALL BE CONSIDERED CONFORMING AND SHALL ESTABLISH THE GENERAL CHARACTER OF ANY NEW STRUCTURES.
2. PRIMARY MATERIALS SHALL BE AS FOLLOWS:

   BRICK OR NATURAL STONE, CAST STONE, STUCCO, WOOD OR METAL SHOPFRONT, CERAMIC TILE, GLASS, METAL, E.I.F.S (SYNTHETIC STUCCO), DECORATIVE CONCRETE MASONRY UNITS
3. ANY PRIMARY BUILDING MATERIAL, SIMILAR MATERIALS APPROVED BY THE PLAN COMMISSION
4. PROHIBITED:

   ALUMINUM SIDINGS, METAL INDUSTRIAL TYPE SIDING, VINYL SIDING, ASPHALT SIDING, CEDAR SHAKES, OR PLYWOOD SIDING.
5. ENTRY DOORS INTO THE BUILDINGS AT THE MAIN ENTRANCE SHALL BE GLASS STOREFRONT DOOR WITH ALUMINUM FRAMING.
6. DOORS INTO MECHANICAL OR AUXILIARY ROOMS FROM THE EXTERIOR ARE PERMITTED TO BE HOLLOW METAL DOOR AND FRAME AND WILL BE PAINTED TO BLEND IN WITH THE EXTERIOR OF THE BUILDING.
7. MECHANICAL LOUVERS ARE PERMITTED WHERE NECESSARY AND SHALL BE A

COMPLEMENTARY COLOR TO THE EXTERIOR OF THE BUILDING, OR CLEAR ANODIZED ALUMINUM WITH EXTERIOR BIRD SCREENS.

8. THE DEVELOPMENT STANDARDS FOR ZONING DISTRICT CD-4.A SET FORTH IN TABLE 26-6.405.A-7 OF ZONING ORDINANCE 1788 INCLUDING ANY SUBSEQUENT AMENDMENTS SHALL APPLY TO MATTERS NOT ADDRESSED IN THE APPROVED DEVELOPMENT PLAN, PUD SITE PLAN, AND THESE DEVELOPMENT STANDARDS. IN THE EVENT OF AMENDMENT OR REPLACEMENT OF THE ZONING CODE OF THE TOWN OF MUNSTER CODE (THE "REPLACEMENT CODE"), SPECIFICALLY INCLUDING SECTION 26-6.405. A-7, THE DEVELOPMENT STANDARDS SHALL BE IN CONFORMITY THEREWITH SUBJECT TO REASONABLE AND NECESSARY DEVIATION THEREFROM TO THE EXTENT THE PAVILLION AT 45TH STANDARDS CONFLICT WITH SUCH REPLACEMENT CODE.

SECTION H. ENCLOSURES FOR DUMPERS AND EQUIPMENT

1. ENCLOSURES WILL BE PROVIDED AROUND DUMPSTERS OR WASTE DISPOSAL CONTAINERS ON SITE AND SHALL BE CONSTRUCTED OF MASONRY WALLS OR OPAQUE FENCING.
2. ENCLOSURES SHALL BE PROVIDED AROUND EMERGENCY POWER BACK-UP GENERATORS, COOLING TOWERS, 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 OR HIGHER IF NEEDED TO MITIGATE ACOUSTIC IMPACT.
4. ENCLOSURES CONSTRUCTED OF MASONRY OR FENCING MATERIALS WILL BE MADE OF MATERIALS THAT COMPLEMENT THE ADJACENT BUILDINGS AND WILL BE CONSTRUCTED OF DURABLE, WEATHER RESISTANT MATERIALS.
5. ENCLOSURES CONSTRUCTED OF MASONRY OR FENCING WILL COMPLETELY OBSCURE THE VIEW TO A MINIMUM HEIGHT OF 6'0" ABOVE GRADE.
6. THE GATES OF THE ENCLOSURE WILL BE CONSTRUCTED OF GALVANIZED METAL FRAMES WITH CEDAR, COMPOSITE, OR WEATHER RESISTANT MATERIALS.
7. DUMPSTERS OR WASTE ENCLSOURES WILL BE PROVIDED WITHIN THE LOT OF THE BUILDING IT SERVES.

SECTION J. PARKING

1. EXISTING PARKING SHALL BE CONSIDERED CONFORMING.
2. FOR ANY NEW STRUCTURES OR ADDITIONAS, PARKING AND LOADING REQUIREMENT WILL COMPLY WITH TABLE 26-6.405.O-1 THRU TABLE 26-6.405.O-4 OF THE TOWN OF MUNSTER CODE AND ANY REVISIONS OR MODIFICATIONS MADE THERETO.
3. PARKING FOR SELF STORAGE FACILITIES WHERE ACCESS TO INDIVIDUAL STORAGE UNITS IS FROM THE EXTERIOR SHALL PROVIDE .25 SPACE PER STORAGE UNIT PLUS 1 SPACE PER 2 EMPLOYEES ON PREMISES AT ONE TIME
4. PARKING FOR SELF STORAGE FACILITIES WHERE ACCESS TO INDIVIDUAL STORAGE UNITS IS FROM THE INTERIOR OF THE BUILDING SHALL PROVIDE 1 SPACE PER 100 STORAGE UNITS PLUS 1 SPACE PER 2 EMPLOYEES ON PREMISES AT ONE TIME
5. THE AMOUNT OF PARKING PROVIDED MAY EXCEED THE REQUIRED NUMBER OF PARKING SPACES.
6. THE NUMBER OF HANDICAP SPACES SHALL MEET OR EXCEED THE INDIANA ADA

STANDARDS WITH MORE BEING PERMITTED AS BUILDING USE REQUIRES.

7. PARKING AND LOADING REQUIRMENTS MAY CHANGE WITH FUTURE AMENDMENTS TO THE PUD SITE PLAN, IF SO APPROVED.
9. PARKING AND LOADING REQUIREMENT WILL COMPLY WITH TABLE 26-6.405.O-1 THRU TABLE 26-6.405.O-4 OF THE TOWN OF MUNSTER CODE AND ANY REVISIONS OR MODIFICATIONS MADE THERETO. IN THE EVENT OF AMENDMENT OR REPLACEMENT OF THE ZONING CODE OF THE TOWN OF MUNSTER CODE (THE "REPLACEMENT CODE"), SPECIFICALLY INCLUDING SECTION 26-6.405. A-7, THE PARKING STANDARDS SHALL BE IN CONFORMITY THEREWITH SUBJECT TO REASONABLE AND NECESSARY DEVIATION THEREFROM TO THE EXTENT THE PAVILLION AT 45TH STANDARDS CONFLICT WITH SUCH REPLACEMENT CODE.

SECTION K. LANDSCAPING

1. LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH TABLE 26-6.405.A-1 THRU 26-6.405.A-10 (DISTRICT STANDARDS), PER SECTION 26-6.405.P OF THE TOWN OF MUNSTER CODE, AND AS FURTHER OUTLINED IN THIS SECTION.
2. LANDSCAPE BUFFERS WILL BE PROVIDED TO ADEQUATELY SCREEN BUILDING PERIMETERS AND EQUIPMENT FROM ANY RESIDENTIAL NEIGHBORHOOD LINE OF SITE.
3. TREES SHALL BE A MINIMUM OF 1.5" – 2" CALIBER AT INSTALLATION AND SHALL BE NATIVE TO THE AREA.
4. LANDSCAPE ISLANDS SHALL ONLY BE REQUIRED AT THE CORNERS OF THE PARKING AREAS AND AT THE END OF THE PARKING ROWS. NO OTHER ADDITIONAL LANDSCAPE ISLANDS IN THE PARKING AREA SHALL BE REQUIRED.
5. EACH LANDSCAPE ISLAND SHALL CONTAIN A MINIMUM OF ONE (1) TREE.
6. THERE SHALL BE NO REQUIREMENT FOR THE MINIMUM DISTANCE FROM ANY PARKING SPACE TO THE NEAREST TREE.
7. TREES ARE TO BE STRATEGICALLY PLACED TO PROVIDE SHADE AND LANDSCAPE IMPROVEMENTS THAT ENHANCE THE EXTERIOR OF THE BUILDINGS. TREE PLACEMENT SHALL NOT PROHIBIT THE LINE OF SIGHT OF DRIVERS, NOR CAUSE ROOT GROWTH TO DAMAGE SITE IMPROVEMENTS.
8. DECORATIVE STONE AND MULCH SHALL BE ALLOWED FOR GROUND COVER AROUND PLANTINGS AND LANDSCAPE ISLANDS.
9. DECORATIVE STONE SHALL BE PROVIDED AROUND THE PERIMETER OF THE BUILDING FOR A MINIMUM OF 1-FT FOR DRAINAGE AND INSECT CONTROL.
10. LANDSCAPE PLANTINGS SHALL BE PROVIDED AROUND THE BASE OF ANY MONUMENT SIGN AND SHALL MATCH THE GROSS AREA OF ONE SIDE OF THE MONUMENT SIGN.
11. LARGE PLANTERS MAY BE PERMITTED AT ENTRANCES AND ALONG THE SIDES OF THE BUILDINGS.
12. ALL LANDSCAPING SHALL BE PROPERLY MAINTAINED.

SECTION L. SITE AND PRIVATE LIGHTING STANDARDS

1. EXISTING LIGHTING SHALL BE CONSIDERED CONFORMING.
2. ALL PARKING AREAS AND WALKWAYS WILL 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 AND SHALL MEET

TOWN OF MUNSTER CODE.

3. THE MAXIMUM LIGHTING LEVEL AT THE PROPERTY LINES SHALL BE 2.0 FC.
4. THE LIGHT POLES SHALL BE OF A MAXIMUM HEIGHT OF 30 FT. AND TO HAVE A CONCRETE, NATURAL OR DARK BRONZE ALUMINUM FINISH.
5. THE LIGHT FIXTURE HEADS SHALL BE CONSISTENT WITH THE COBRA TYPE HEAD, OR LITHONIA D-SERIES FIXTURES, OR SIMILAR TYPE LIGHTING FIXTURES, SO AS TO BE VISUALLY CONSISTENT WITH THE SURROUNDING PROPERTIES.
6. THE COLOR TEMPERATURE OF THE LIGHTING FIXTURES SHALL NOT EXCEED 3000K.
7. WALL-MOUNTED FIXTURES MAY BE PROVIDED AS REQUIRED FOR SITE LIGHTING, WALKWAY ILLUMINATION, AND EGRESS MEANS AT DOORWAYS.
8. ACCENT LIGHTING AND BOLLARD LIGHTS AROUND THE BUILDING AT WALKWAYS SHALL BE PERMITTED.

SECTION M. SIGNAGE

1. ALL EXISTING SIGNAGE SHALL BE CONSIDERED CONFORMING

2. ALL NEW SIGNAGE WITHIN THE DEVELOPMENT PARCEL SHALL CONFORM WITH SECTION 26-6.701 OF THE TOWN OF MUNSTER CODE ADOPTED ON DECEMBER 23, 2019 SUBJECT TO ANY APPROVED VARIANCE OR AMENDMENTS TO THE PAVILLION AT 45TH PUD.

SECTION N. OTHER DEVELOPMENT STANDARDS

1. THE APPROVED DEVELOPMENT PLAN (SUBMITTED SEPTEMBER 17, 2025), THE PAVILLION AT 45TH PRELIMINARY PUD SITE PLAN (SUBMITTED SEPTEMBER 26, 2025) AND THE DEVELOPMENT STANDARDS OUTLINED HEREIN SHALL GOVERN THE DEVELOPMENT OF THE PAVILLION AT 45TH PUD. THE DEVELOPMENT STANDARDS FOR ZONING DISTRICT CD-4.B SET FORTH IN TABLE 26-6.405.A-7 OF ZONING ORDINANCE 1788 INCLUDING ANY SUBSEQUENT AMENDMENTS SHALL APPLY TO MATTERS NOT ADDRESSED IN THE APPROVED DEVELOPMENT PLAN, PUD SITE PLAN, AND THESE DEVELOPMENT STANDARDS. IN THE EVENT OF AMENDMENT OR REPLACEMENT OF THE ZONING CODE OF THE TOWN OF MUNSTER CODE (THE "REPLACEMENT CODE"), SPECIFICALLY INCLUDING SECTION 26-6.405. A-7, THE DEVELOPMENT STANDARDS SHALL BE IN CONFORMITY THEREWITH SUBJECT TO REASONABLE AND NECESSARY DEVIATION THEREFROM TO THE EXTENT THE PAVILLION AT 45TH DEVELOPMENT STANDARDS CONFLICT WITH SUCH REPLACEMENT CODE.

2. BUILDING CONSTRUCTION ON ALL LOTS WITHIN THE PAVILLION AT 45TH PUD ARE SUBJECT TO APPROVAL BY THE TOWN OF MUNSTER PLAN COMMISSION IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 26-6.804.G OF THE TOWN OF MUNSTER CODE AND IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, PUD SITE PLAN, AND DEVELOPMENT STANDARDS FOR THE PAVILLION AT 45TH PUD, OR AS OUTLINED IN SECTION N.1 ABOVE, IF APPLICABLE. IN THE EVENT OF ADOPTION OF THE "REPLACEMENT CODE", INCLUDING BUT NOT LIMITED TO AMENDMENT OR REPLACEMENT OF SECTION 26-6.804.G, CONSTRUCTION APPROVAL SHALL BE IN CONFORMITY THEREWITH SUBJECT TO REASONABLE AND NECESSARY DEVIATION THEREFROM TO THE EXTENT THE PAVILLION AT 45TH DEVELOPMENT STANDARDS CONFLICT WITH SUCH REPLACEMENT CODE.
3. ANY CHANGES OR MODIFICATIONS TO THE PUD SITE PLAN, DEVELOPMENT PLAN, OR

PAVILLION AT 45TH DEVELOPMENT STANDARDS WILL BE SUBJECT TO A PUD AMENDMENT APPROVED IN ACCORDANCE WITH TOWN OF MUNSTER REQUIREMENTS.

SECTION O. NONCONFORMITIES

1. 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:
      i. A LAWFULLY PERMITTED USE OF LAND, BUILDING, OR STRUCTURE,
      ii. A LAWFULLY PERMITTED BUILDING, STRUCTURE, OR SIGN, AND
      iii. A LAWFULLY PERMITTED LOT.
   b. ANY BUILDING, SIGN, OR OTHER DESIGN ELEMENT STATED ABOVE THAT IS NON-CONFORMING 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 PLANNED UNIT DEVELOPMENT STANDARDS.

ALTA/NSPS LAND TITLE SURVEY

NORTH

GRAPHIC SCALE

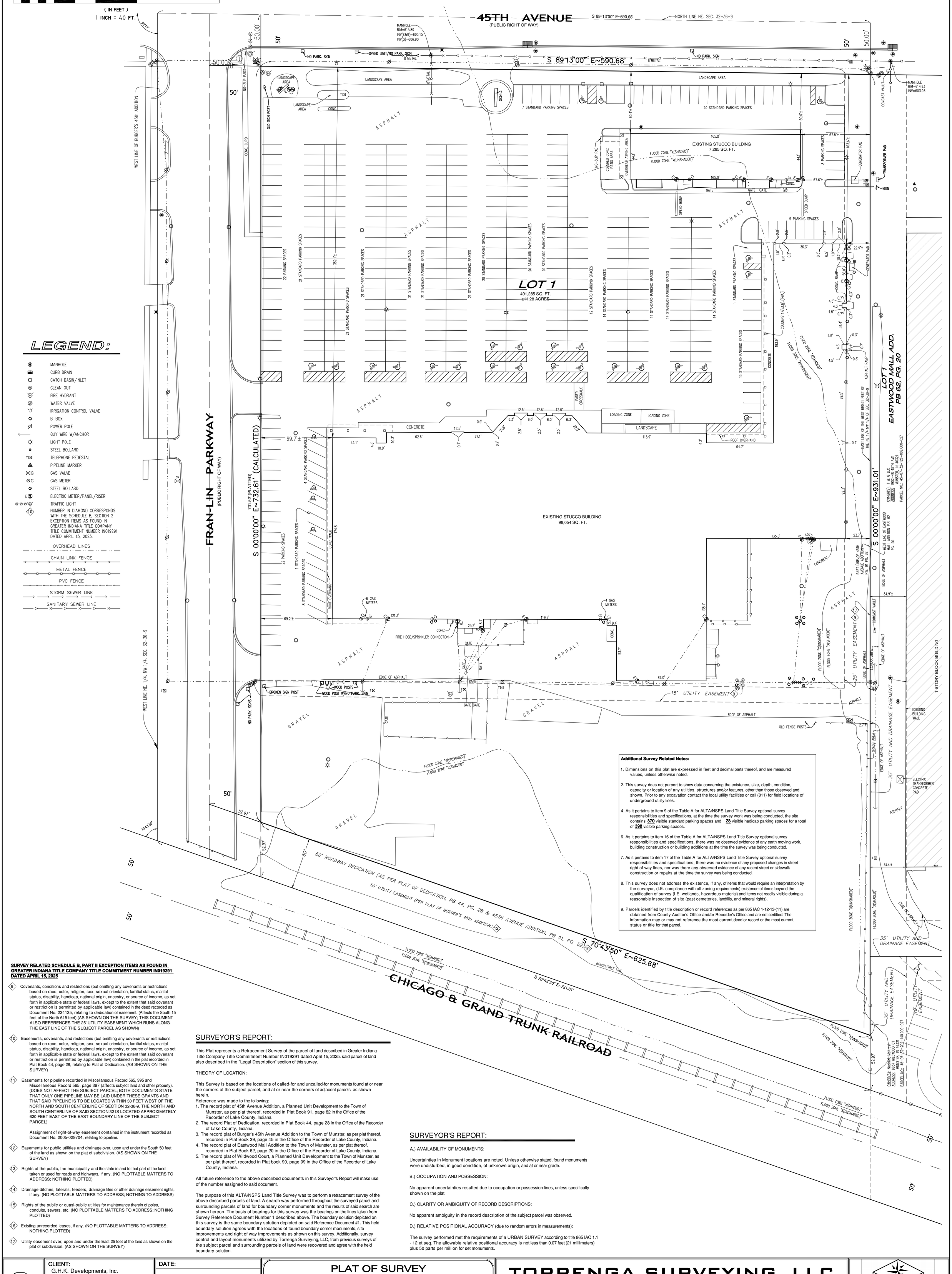
40 0 20 40 80 160

(IN FEET)

1 INCH = 40 FT.

LEGAL DESCRIPTION (AS TAKEN FROM GREATER INDIANA TITLE COMPANY TITLE COMMITMENT NUMBER IN019291 DATED APRIL 15, 2025)

Lot 1, 45th Avenue Addition, a Planned Unit Development to the Town of Munster, Lake County, Indiana, as per plat thereof in Plat Book 91, page 82, in the Office of the Recorder of Lake County, Indiana.



LEGEND:

- MANHOLE
- CURB DRAIN
- CATCH BASIN/INLET
- CLEAN OUT
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- B-BOX
- POWER POLE
- GUY WIRE W/ANCHOR
- LIGHT POLE
- STEEL BOLLARD
- TELEPHONE PEDESTAL
- PIPELINE MARKER
- GAS VALVE
- GAS METER
- STEEL BOLLARD
- ELECTRIC METER/PANEL/RISER
- TRAFFIC LIGHT
- (10) NUMBER IN DIAMOND CORRESPONDS WITH THE SCHEDULE B, SECTION 2 EXCEPTION ITEMS AS FOUND IN GREATER INDIANA TITLE COMPANY TITLE COMMITMENT NUMBER IN019291 DATED APRIL 15, 2025.
- OVERHEAD LINES
- CHAIN LINK FENCE
- METAL FENCE
- PVC FENCE
- STORM SEWER LINE
- SANITARY SEWER LINE

Additional Survey Related Notes:

1. Dimensions on this plat are expressed in feet and decimal parts thereof, and are measured values, unless otherwise noted.
2. This survey does not purport to show data concerning the existence, size, depth, condition, capacity or location of any utilities, structures and/or features, other than those observed and shown. Prior to any excavation contact the local utility facilities or call (811) for field locations of underground utility lines.
4. As it pertains to item 9 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilities and specifications, at the time the survey work was being conducted, the site contains **370** visible standard parking spaces and **28** visible hadicap parking spaces for a total of **398** visible parking spaces.
6. As it pertains to item 16 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilities and specifications, there was no observed evidence of any earth moving work, building construction or building additions at the time the survey was being conducted.
7. As it pertains to item 17 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilities and specifications, there was no evidence of any proposed changes in street right of way lines, nor was there any observed evidence of any recent street or sidewalk construction or repairs at the time the survey was being conducted.
8. This survey does not address the existence, if any, of items that would require an interpretation by the surveyor, (I.E. compliance with all zoning requirements) existence of items beyond the qualification of survey (I.E. wetlands, hazardous material) and items not readily visible during a reasonable inspection of site (past cemeteries, landfills, and mineral rights).
9. Parcels identified by title description or record references as per 865 IAC 1-12-13-(11) are obtained from County Auditor's Office and/or Recorder's Office and are not certified. The information may or may not reference the most current deed or record or the most current status or title for that parcel.

SURVEY RELATED SCHEDULE B, PART II EXCEPTION ITEMS AS FOUND IN GREATER INDIANA TITLE COMPANY TITLE COMMITMENT NUMBER IN019291 DATED APRIL 15, 2025

(9) Covenants, conditions and restrictions (but omitting any covenants or restrictions based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) contained in the deed recorded as Document No. 234135, relating to dedication of easement. (Affects the South 15 feet of the North 615 feet) (AS SHOWN ON THE SURVEY; THIS DOCUMENT ALSO REFERENCES THE 25' UTILITY EASEMENT WHICH RUNS ALONG THE EAST LINE OF THE SUBJECT PARCEL AS SHOWN)

(10) Easements, covenants, and restrictions (but omitting any covenants or restrictions based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) contained in the plat recorded in Plat Book 44, page 28, relating to Plat of Dedication. (AS SHOWN ON THE SURVEY)

(11) Easements for pipeline recorded in Miscellaneous Record 565, 395 and Miscellaneous Record 565, page 397 (affects subject land and other property). (DOES NOT AFFECT THE SUBJECT PARCEL; BOTH DOCUMENTS STATE THAT ONLY ONE PIPELINE MAY BE LAID UNDER THESE GRANTS AND THAT SAID PIPELINE IS TO BE LOCATED WITHIN 30 FEET WEST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 32-36-9. THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 32 IS LOCATED APPROXIMATELY 620 FEET EAST OF THE EAST BOUNDARY LINE OF THE SUBJECT PARCEL)

Assignment of right-of-way easement contained in the instrument recorded as Document No. 2005-029704, relating to pipeline.

(12) Easements for public utilities and drainage over, upon and under the South 50 feet of the land as shown on the plat of subdivision. (AS SHOWN ON THE SURVEY)

(13) Rights of the public, the municipality and the state in and to that part of the land taken or used for roads and highways, if any. (NO PLOTTABLE MATTERS TO ADDRESS; NOTHING PLOTTED)

(14) Drainage ditches, laterals, feeders, drainage tiles or other drainage easement rights, if any. (NO PLOTTABLE MATTERS TO ADDRESS; NOTHING TO ADDRESS)

(15) Rights of the public or quasi-public utilities for maintenance therein of poles, conduits, sewers, etc. (NO PLOTTABLE MATTERS TO ADDRESS; NOTHING PLOTTED)

(16) Existing unrecorded leases, if any. (NO PLOTTABLE MATTERS TO ADDRESS; NOTHING PLOTTED)

(17) Utility easement over, upon and under the East 25 feet of the land as shown on the plat of subdivision. (AS SHOWN ON THE SURVEY)

SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of the parcel of land described in Greater Indiana Title Company Title Commitment Number IN019291 dated April 15, 2025. said parcel of land also described in the "Legal Description" section of this survey.

THEORY OF LOCATION:

This Survey is based on the locations of called-for and uncalled-for monuments found at or near the corners of the subject parcel, and at or near the corners of adjacent parcels as shown herein.
Reference was made to the following:

1. The record plat of 45th Avenue Addition, a Planned Unit Development to the Town of Munster, as per plat thereof, recorded in Plat Book 91, page 82 in the Office of the Recorder of Lake County, Indiana.
2. The record Plat of Dedication, recorded in Plat Book 44, page 28 in the Office of the Recorder of Lake County, Indiana.
3. The record plat of Burger's 45th Avenue Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 39, page 45 in the Office of the Recorder of Lake County, Indiana.
4. The record plat of Eastwood Mall Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 62, page 20 in the Office of the Recorder of Lake County, Indiana.
5. The record plat of Wildwood Court, a Planned Unit Development to the Town of Munster, as per plat thereof, recorded in Plat book 90, page 09 in the Office of the Recorder of Lake County, Indiana.

All future reference to the above described documents in this Surveyor's Report will make use of the number assigned to said document.

The purpose of this ALTA/NSPS Land Title Survey was to perform a retracement survey of the above described parcels of land. A search was performed throughout the surveyed parcel and surrounding parcels of land for boundary corner monuments and the results of said search are shown hereon. The basis of bearings for this survey was the bearings on the lines taken from Survey Reference Document Number 1 described above. The boundary solution depicted on this survey is the same boundary solution depicted on said Reference Document #1. This held boundary solution agrees with the locations of found boundary corner monuments, site improvements and right of way improvements as shown on this survey. Additionally, survey control and layout monuments utilized by Torrenga Surveying, LLC, from previous surveys of the subject parcel and surrounding parcels of land were recovered and agree with the held boundary solution.

SURVEYOR'S REPORT:

A.) AVAILABILITY OF MONUMENTS:

Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade.

B.) OCCUPATION AND POSSESSION:

No apparent uncertainties resulted due to occupation or possession lines, unless specifically shown on the plat.

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

No apparent ambiguity in the record description of the subject parcel was observed.

D.) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):

The survey performed met the requirements of a URBAN SURVEY according to title 865 IAC 1.1 - 12 et seq. The allowable relative positional accuracy is not less than 0.07 feet (21 millimeters) plus 50 parts per million for set monuments.

SHEET (1) OF (2)

CLIENT: G.H.K. Developments, Inc.

JOB NO: 2025-0147
DRAWN: AJF

SCALE: 1" = 40'

DATE:

Z:\45TH AVENUE ADDITION 91-82\dwg\2025-0147.dwg 6/24/2025 9:10:54 AM CDT

PLAT OF SURVEY
Lot 1 in 45th Avenue Addition
A Planned Unit Development
1800-1866 45th Avenue & 9721-9745 Fran-Lin Parkway
The Town of Munster, Lake County, Indiana

TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
TEL. NO.: (219) 836-8918 WEBSITE: WWW.TORRENGA.COM

THE PAVILLION AT 45TH
A PLANNED UNIT DEVELOPMENT
TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA
PRELIMINARY PLAT

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 INCH = 40 FT.

LEGAL DESCRIPTION:
Lot 1, 45th Avenue Addition, a Planned Unit Development to the Town of Munster, Lake County, Indiana, as per plat thereof in Plat Book 91, page 82, in the Office of the Recorder of 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 toppings, 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 yard 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.

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

STATE OF INDIANA)
) §
COUNTY OF LAKE)

I, the undersigned, 45th Street Properties, LLC, 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 as The Pavillion at 45th, 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.

WITNESS OUR HANDS AND SEALS THIS ___ DAY OF_____, 20_____.

45th Street Properties, LLC.

_____
Partner, 45th Street Properties, LLC.

STATE OF INDIANA)
) §
COUNTY OF LAKE)

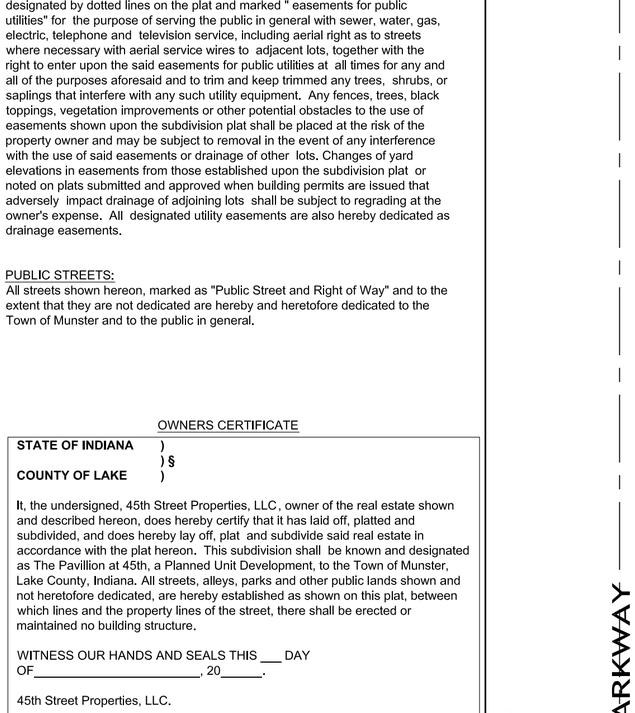
Before me, the undersigned Notary Public, in and for the County and State aforesaid, appeared _____, Partner with 45th Street Properties LLC and each separately and severally acknowledge the execution of the foregoing instrument as its voluntary act and deed, for the purpose therein expressed.

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

My Commission Expires: _____

_____

County of Residence: _____ Notary Public



VICINITY MAP

THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (SHADED) & X (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MUNSTER , LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0136F EFFECTIVE MARCH 16, 2016 . TRACTS OF LAND LOCATED IN FLOOD ZONE X (SHADED) ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. TRACTS OF LAND LOCATED IN FLOOD ZONE X (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD.

45TH AVENUE (PUBLIC RIGHT OF WAY) (HERETOFOR DEDICATED)

S 89°13'00" E~690.68' NORTH LINE NE. SEC. 32-36-9

S 89°13'00" E~590.68'

S 89°13'00" E~200.02' S 89°13'00" E~113.63' S 89°13'00" E~277.03'

50.00' 50' 50.00' 50.00' 50' 50.00'

WEST LINE OF BURGER'S 45th ADDITION

S 00°00'00" E~250.00' S 00°00'00" E~247.27' S 00°00'00" E~130.00' S 00°00'00" W~126.21'

LOT 1
49,727 SQ. FT.
±1.14 ACRES

LOT 2
35,485 SQ. FT.
±0.81 ACRES

N 90°00'00" E~200.00' N 90°00'00" E~277.00'

LOT 1
45th Avenue Addition
491,285 SQ. FT.
±11.28 ACRES

LOT 3
263,428 SQ. FT.
±6.05 ACRES

FRAN-LIN PARKWAY (PUBLIC RIGHT OF WAY) (HERETOFOR DEDICATED)

S 00°00'00" E~732.61' S 00°00'00" E~320.00'

801.32' (PLATTED) S 00°00'00" E~801.99' (CALCULATED)

25' UTILITY EASEMENT

S 00°00'00" E~483.79'

EAST LINE OF THE WEST 690.61 FEET OF THE NE 1/4 NW 1/4 OF SEC. 32-36-9

LOT 1 EASTWOOD MALL ADD. PB 62, PG. 20

WEST LINE OF EASTWOOD MALL ADDITION P.B. 62 PG. 20

EAST LINE OF 45TH AVENUE ADDITION P.B. 91 PG. 82

S 00°00'00" E~931.01'

OWNER(S): T. & C. LLC
ADDRESS: 1902-48 45TH AVE MUNSTER, IN 46321
PARCEL NO.: 45-07-32-126-002.000-027

WEST LINE NE. 1/4, NW 1/4, SEC. 32-36-9

N 89°13'00" W~291.22'

15' UTILITY EASEMENT 15' UTILITY EASEMENT

N 89°13'00" W~300.00'

S 00°00'00" E~162.61' N 00°47'00" E ~40.00'

LOT 4
142,644 SQ. FT.
±3.27 ACRES

S 00°00'00" E~321.01'

35' UTILITY AND DRAINAGE EASEMENT

OWNER(S): Nochum, Malkiej
ADDRESS: 9837 WILDWOOD CT MUNSTER, IN 46321
PARCEL NO.: 45-07-32-202-140.000-027

50' 50' 52.97' 52.97' 50.00' 70°43'50" 50' ROADWAY DEDICATION (AS PER PLAT OF DEDICATION, PB 44, PG. 28 & 45TH AVENUE ADDITION, PB 91, PG. 82) (HERETOFOR DEDICATED)

50' UTILITY EASEMENT (PER PLAT OF BURGER'S 45th ADDITION)

S 70°43'50" E~625.68' S 70°43'50" E~731.61'

CHICAGO & GRAND TRUNK RAILROAD

50' 50' 50.00' 52.97'

STATE OF INDIANA)
) §
COUNTY OF LAKE)

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 August 5, 2025 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.

PRELIMINARY PLAT

John Stuart Allen - Professional Land Surveyor No. LS 29900011

JOHN STUART ALLEN REGISTERED No. LS29900011 STATE OF INDIANA LAND SURVEYOR

STATE OF INDIANA)
) §
COUNTY OF LAKE)

Submitted to, approved and accepted by the Plan Commission of the Town of Munster, Lake County, Indiana, this _____ day of _____, 20_____.

PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

_____ ATTEST:_____
Chairman: Executive Secretary:

SHEET 1 OF 1

CLIENT: G.H.K. Developments, Inc.

JOB NO: 2025-0424
DRAWN: JSA/AJF

SCALE: 1" = 40'

DATE: OCTOBER 3, 2025

Z:\45TH AVENUE ADDITION 91-82\dwg\SUB PLAT 2025.dwg 10/3/2025 1:50:44 PM CDT

THE PAVILLION AT 45TH
A PLANNED UNIT DEVELOPMENT
TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA
1800-1866 45TH AVENUE & 9721-9745 FRAN-LIN PARKWAY
MUNSTER, LAKE COUNTY, INDIANA

TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
TEL. NO.: (219) 836-8918 WEBSITE: WWW.TORRENGA.COM



Project Number: 2025-104

DWG Name: 2025-104 D1.dwg

Drawing Scale: as noted

Date of Project: 8-1-2025

Engineer of Record:

Christopher L. Price, P.E.
South Carolina PE# 22396
Indiana PE # 12100391

blueWATER civil design
bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

Self Storage Munster IN

45th Street
Munster, IN 46321

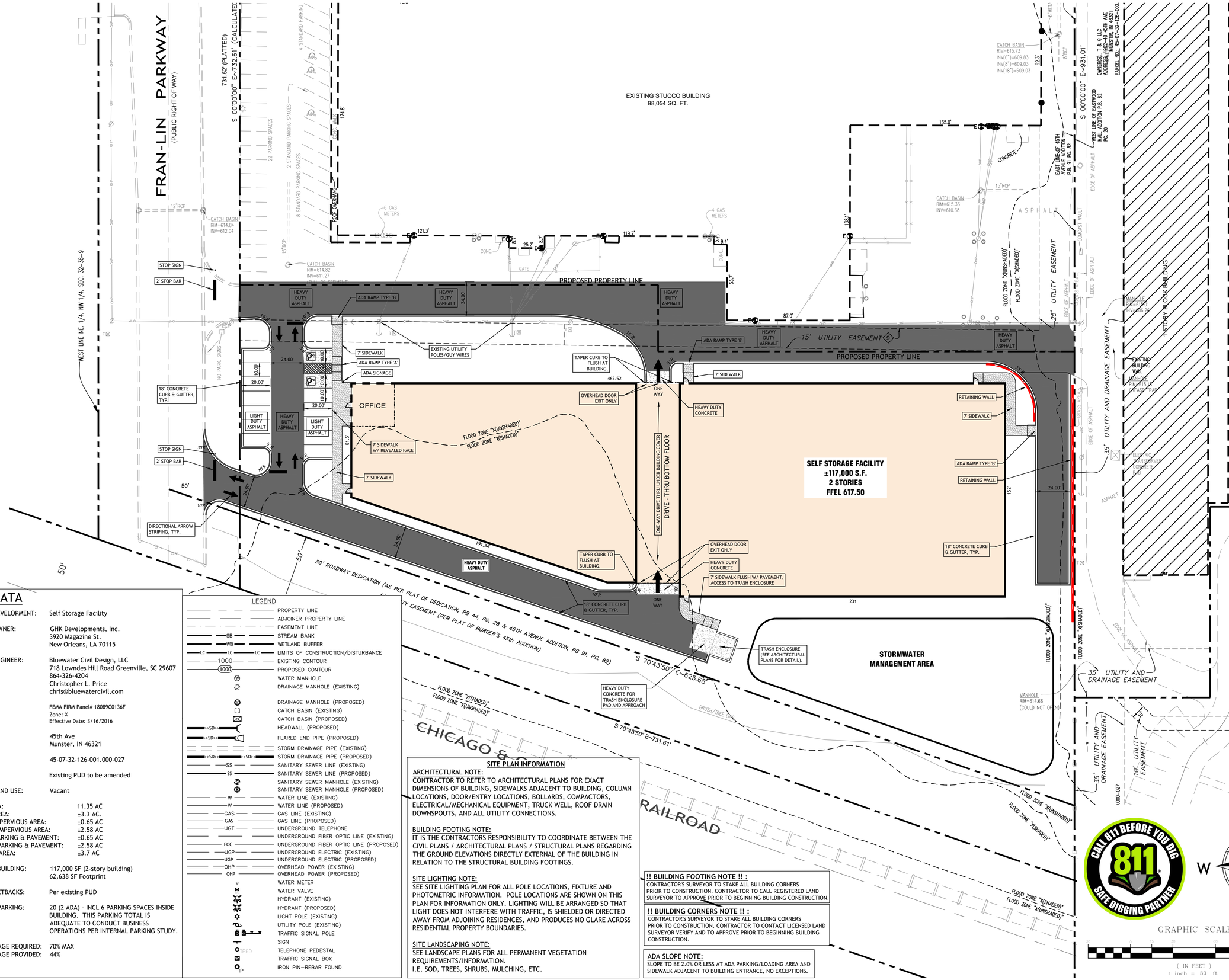
09/16/2025

CHRISTOPHER L. PRICE
REGISTERED
No. 12100391
STATE OF
INDIANA
PROFESSIONAL ENGINEER

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	8-7-2025	ISSUED FOR REVIEW
B	9-16-2025	ISSUED FOR PERMIT
....	....	....
....	....	....
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SITE PLAN - OVERALL

C101



SITE DATA

NAME OF DEVELOPMENT:	Self Storage Facility
NAME OF OWNER:	GHK Developments, Inc. 3920 Magazine St. New Orleans, LA 70115
NAME OF ENGINEER:	Bluewater Civil Design, LLC 718 Lowndes Hill Road Greenville, SC 29607 864-326-4204 Christopher L. Price chris@bluewatercivil.com
FEMA INFO:	FEMA FIRM Panel# 18089C0136F Zone: X Effective Date: 3/16/2016
ADDRESS:	45th Ave Munster, IN 46321
TMS:	45-07-32-126-001.000-027
ZONING:	Existing PUD to be amended
EXISTING LAND USE:	Vacant
TOTAL AREA:	11.35 AC
PROJECT AREA:	±3.3 AC.
EXISTING IMPERVIOUS AREA:	±0.65 AC
PROPOSED IMPERVIOUS AREA:	±2.58 AC
EXISTING PARKING & PAVEMENT:	±0.65 AC
PROPOSED PARKING & PAVEMENT:	±2.58 AC
DISTURBED AREA:	±3.7 AC
PROPOSED BUILDING:	117,000 SF (2-story building) 62,638 SF Footprint
BUILDING SETBACKS:	Per existing PUD
PROPOSED PARKING:	20 (2 ADA) - INCL 6 PARKING SPACES INSIDE BUILDING. THIS PARKING TOTAL IS ADEQUATE TO CONDUCT BUSINESS OPERATIONS PER INTERNAL PARKING STUDY.
LOT COVERAGE REQUIRED:	70% MAX
LOT COVERAGE PROVIDED:	44%

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- SB — STREAM BANK
- WB — WETLAND BUFFER
- LC — LIMITS OF CONSTRUCTION/DISTURBANCE
- 1000 — EXISTING CONTOUR
- 1000 — PROPOSED CONTOUR
- W — WATER MANHOLE
- DRAINAGE MANHOLE (EXISTING)
- DRAINAGE MANHOLE (PROPOSED)
- CATCH BASIN (EXISTING)
- CATCH BASIN (PROPOSED)
- HEADWALL (PROPOSED)
- FLARED END PIPE (PROPOSED)
- STORM DRAINAGE PIPE (EXISTING)
- STORM DRAINAGE PIPE (PROPOSED)
- SS — SANITARY SEWER LINE (EXISTING)
- SS — SANITARY SEWER LINE (PROPOSED)
- SANITARY SEWER MANHOLE (EXISTING)
- SANITARY SEWER MANHOLE (PROPOSED)
- W — WATER LINE (EXISTING)
- W — WATER LINE (PROPOSED)
- GAS — GAS LINE (EXISTING)
- GAS — GAS LINE (PROPOSED)
- UGT — UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC LINE (EXISTING)
- FOC — UNDERGROUND FIBER OPTIC LINE (PROPOSED)
- UGP — UNDERGROUND ELECTRIC (EXISTING)
- UGP — UNDERGROUND ELECTRIC (PROPOSED)
- OHP — OVERHEAD POWER (EXISTING)
- OHP — OVERHEAD POWER (PROPOSED)
- WATER METER
- WATER VALVE
- HYDRANT (EXISTING)
- HYDRANT (PROPOSED)
- LIGHT POLE (EXISTING)
- UTILITY POLE (EXISTING)
- TRAFFIC SIGNAL POLE
- SIGN
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL BOX
- IP — IRON PIN—REBAR FOUND

SITE PLAN INFORMATION

ARCHITECTURAL NOTE:
CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF BUILDING, SIDEWALKS ADJACENT TO BUILDING, COLUMN LOCATIONS, DOOR/ENTRY LOCATIONS, BOLLARDS, COMPACTORS, ELECTRICAL/MECHANICAL EQUIPMENT, TRUCK WELL, ROOF DRAIN DOWNSPOUTS, AND ALL UTILITY CONNECTIONS.

BUILDING FOOTING NOTE:
IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE BETWEEN THE CIVIL PLANS / ARCHITECTURAL PLANS / STRUCTURAL PLANS REGARDING THE GROUND ELEVATIONS DIRECTLY EXTERNAL OF THE BUILDING IN RELATION TO THE STRUCTURAL BUILDING FOOTINGS.

SITE LIGHTING NOTE:
SEE SITE LIGHTING PLAN FOR ALL POLE LOCATIONS, FIXTURE AND PHOTOMETRIC INFORMATION. POLE LOCATIONS ARE SHOWN ON THIS PLAN FOR INFORMATION ONLY. LIGHTING WILL BE ARRANGED SO THAT LIGHT DOES NOT INTERFERE WITH TRAFFIC, IS SHIELDED OR DIRECTED AWAY FROM ADJOINING RESIDENCES, AND PRODUCES NO GLARE ACROSS RESIDENTIAL PROPERTY BOUNDARIES.

SITE LANDSCAPING NOTE:
SEE LANDSCAPE PLANS FOR ALL PERMANENT VEGETATION REQUIREMENTS/INFORMATION.
I.E. SOD, TREES, SHRUBS, MULCHING, ETC.

!! BUILDING FOOTING NOTE !! :
CONTRACTORS SURVEYOR TO STAKE ALL BUILDING CORNERS PRIOR TO CONSTRUCTION. CONTRACTOR TO CALL REGISTERED LAND SURVEYOR TO APPROVE PRIOR TO BEGINNING BUILDING CONSTRUCTION.

!! BUILDING CORNERS NOTE !! :
CONTRACTORS SURVEYOR TO STAKE ALL BUILDING CORNERS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT LICENSED LAND SURVEYOR VERIFY AND TO APPROVE PRIOR TO BEGINNING BUILDING CONSTRUCTION.

ADA SLOPE NOTE:
SLOPE TO BE 2.0% OR LESS AT ADA PARKING/LOADING AREA AND SIDEWALK ADJACENT TO BUILDING ENTRANCE, NO EXCEPTIONS.

CALL 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

N W E S

Project Number: 2025-104
DWG Name: 2025-104 D1.dwg
Drawing Scale: as noted
Date of Project: 8-1-2025
Engineer of Record:
Christopher L. Price, P.E.
South Carolina PE# 22396
Indiana PE # 12100391

bluewater civil design, llc
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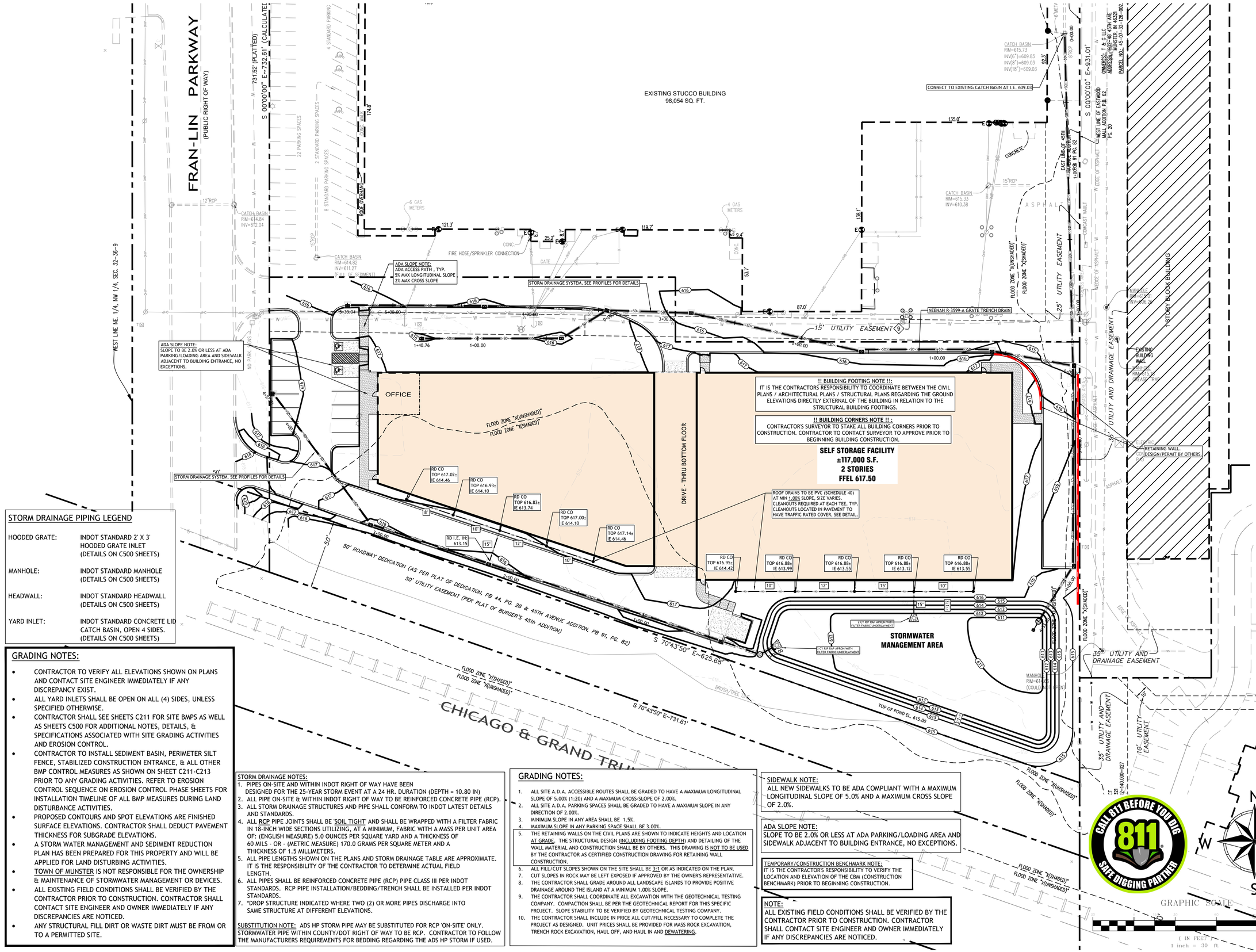
09/16/2025
CHRISTOPHER L. PRICE — REGISTERED — No. 12100391 — STATE OF INDIANA — PROFESSIONAL ENGINEER

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
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Self Storage Munster IN
45th Street
Munster, IN 46321

CIVIL SITE PLAN

C102



STORM DRAINAGE PIPING LEGEND

HOODED GRATE:	INDOT STANDARD 2' X 3' HOODED GRATE INLET (DETAILS ON C500 SHEETS)
MANHOLE:	INDOT STANDARD MANHOLE (DETAILS ON C500 SHEETS)
HEADWALL:	INDOT STANDARD HEADWALL (DETAILS ON C500 SHEETS)
YARD INLET:	INDOT STANDARD CONCRETE LID CATCH BASIN, OPEN 4 SIDES. (DETAILS ON C500 SHEETS)

GRADING NOTES:

- CONTRACTOR TO VERIFY ALL ELEVATIONS SHOWN ON PLANS AND CONTACT SITE ENGINEER IMMEDIATELY IF ANY DISCREPANCY EXIST.
- ALL YARD INLETS SHALL BE OPEN ON ALL (4) SIDES, UNLESS SPECIFIED OTHERWISE.
- CONTRACTOR SHALL SEE SHEETS C211 FOR SITE BMPS AS WELL AS SHEETS C500 FOR ADDITIONAL NOTES, DETAILS, & SPECIFICATIONS ASSOCIATED WITH SITE GRADING ACTIVITIES AND EROSION CONTROL.
- CONTRACTOR TO INSTALL SEDIMENT BASIN, PERIMETER SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, & ALL OTHER BMP CONTROL MEASURES AS SHOWN ON SHEET C211-C213 PRIOR TO ANY GRADING ACTIVITIES. REFER TO EROSION CONTROL SEQUENCE ON EROSION CONTROL PHASE SHEETS FOR INSTALLATION TIMELINE OF ALL BMP MEASURES DURING LAND DISTURBANCE ACTIVITIES.
- PROPOSED CONTOURS AND SPOT ELEVATIONS ARE FINISHED SURFACE ELEVATIONS. CONTRACTOR SHALL DEDUCT PAVEMENT THICKNESS FOR SUBGRADE ELEVATIONS.
- A STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES.
- TOWN OF MUNSTER IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT OR DEVICES.
- ALL EXISTING FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT SITE ENGINEER AND OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTICED.
- ANY STRUCTURAL FILL DIRT OR WASTE DIRT MUST BE FROM OR TO A PERMITTED SITE.

STORM DRAINAGE NOTES:

1. PIPES ON-SITE AND WITHIN INDOT RIGHT OF WAY HAVE BEEN DESIGNED FOR THE 25-YEAR STORM EVENT AT A 24 HR. DURATION (DEPTH = 10.80 IN)
2. ALL PIPE ON-SITE & WITHIN INDOT RIGHT OF WAY TO BE REINFORCED CONCRETE PIPE (RCP).
3. ALL STORM DRAINAGE STRUCTURES AND PIPE SHALL CONFORM TO INDOT LATEST DETAILS AND STANDARDS.
4. ALL RCP PIPE JOINTS SHALL BE 'SOIL TIGHT' AND SHALL BE WRAPPED WITH A FILTER FABRIC IN 18-INCH WIDE SECTIONS UTILIZING, AT A MINIMUM, FABRIC WITH A MASS PER UNIT AREA OF: (ENGLISH MEASURE) 5.0 OUNCES PER SQUARE YARD AND A THICKNESS OF 60 MILS - OR - (METRIC MEASURE) 170.0 GRAMS PER SQUARE METER AND A THICKNESS OF 1.5 MILLIMETERS.
5. ALL PIPE LENGTHS SHOWN ON THE PLANS AND STORM DRAINAGE TABLE ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL FIELD LENGTH.
6. ALL PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP) PIPE CLASS III PER INDOT STANDARDS. RCP PIPE INSTALLATION/BEDDING/TRENCH SHALL BE INSTALLED PER INDOT STANDARDS.
7. *DROP STRUCTURE INDICATED WHERE TWO (2) OR MORE PIPES DISCHARGE INTO SAME STRUCTURE AT DIFFERENT ELEVATIONS.

SUBSTITUTION NOTE: ADS HP STORM PIPE MAY BE SUBSTITUTED FOR RCP 'ON-SITE' ONLY. STORMWATER PIPE WITHIN COUNTY/DOT RIGHT OF WAY TO BE RCP. CONTRACTOR TO FOLLOW THE MANUFACTURERS REQUIREMENTS FOR BEDDING REGARDING THE ADS HP STORM IF USED.

GRADING NOTES:

1. ALL SITE A.D.A. ACCESSIBLE ROUTES SHALL BE GRADED TO HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.00% (1:20) AND A MAXIMUM CROSS-SLOPE OF 2.00%.
2. ALL SITE A.D.A. PARKING SPACES SHALL BE GRADED TO HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 2.00%.
3. MINIMUM SLOPE IN ANY AREA SHALL BE 1.5%.
4. MAXIMUM SLOPE IN ANY PARKING SPACE SHALL BE 3.00%.
5. THE RETAINING WALLS ON THE CIVIL PLANS ARE SHOWN TO INDICATE HEIGHTS AND LOCATION AT GRADE. THE STRUCTURAL DESIGN (INCLUDING FOOTING DEPTH) AND DETAILING OF THE WALL MATERIAL AND CONSTRUCTION SHALL BE BY OTHERS. THIS DRAWING IS NOT TO BE USED BY THE CONTRACTOR AS CERTIFIED CONSTRUCTION DRAWING FOR RETAINING WALL CONSTRUCTION.
6. ALL FILL/CUT SLOPES SHOWN ON THE SITE SHALL BE 3:1 OR AS INDICATED ON THE PLAN.
7. CUT SLOPES IN ROCK MAY BE LEFT EXPOSED IF APPROVED BY THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL GRADE AROUND ALL LANDSCAPE ISLANDS TO PROVIDE POSITIVE DRAINAGE AROUND THE ISLAND AT A MINIMUM 1.00% SLOPE.
9. THE CONTRACTOR SHALL COORDINATE ALL EXCAVATION WITH THE GEOTECHNICAL TESTING COMPANY. COMPACTION SHALL BE PER THE GEOTECHNICAL REPORT FOR THIS SPECIFIC PROJECT. SLOPE STABILITY TO BE VERIFIED BY GEOTECHNICAL TESTING COMPANY.
10. THE CONTRACTOR SHALL INCLUDE IN PRICE ALL CUT/FILL NECESSARY TO COMPLETE THE PROJECT AS DESIGNED. UNIT PRICES SHALL BE PROVIDED FOR MASS ROCK EXCAVATION, TRENCH ROCK EXCAVATION, HAUL OFF, AND HAUL IN AND DEWATERING.

SIDEWALK NOTE:
ALL NEW SIDEWALKS TO BE ADA COMPLIANT WITH A MAXIMUM LONGITUDINAL SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.

ADA SLOPE NOTE:
SLOPE TO BE 2.0% OR LESS AT ADA PARKING/LOADING AREA AND SIDEWALK ADJACENT TO BUILDING ENTRANCE, NO EXCEPTIONS.

TEMPORARY/CONSTRUCTION BENCHMARK NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF THE CBM (CONSTRUCTION BENCHMARK) PRIOR TO BEGINNING CONSTRUCTION.

NOTE:
ALL EXISTING FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT SITE ENGINEER AND OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTICED.

CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

Project Number: 2025-104
DWG Name: 2025-104 D1.dwg
Drawing Scale: as noted
Date of Project: 8-1-2025
Engineer of Record:
Christopher L. Price, P.E.
South Carolina PE# 22396
Indiana PE # 12100391

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Certificates of Authorization:
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Self Storage Munster IN

45th Street
Munster, IN 46321

09/16/2025
CHRISTOPHER L. PRICE — REGISTERED PROFESSIONAL ENGINEER — No. 12100391 — STATE OF INDIANA

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GRADING & DRAINAGE PLAN

C201

SELF STORAGE FACILITY
±117,000 S.F.
2 STORIES
FFEL 617.50

STORMWATER MANAGEMENT AREA

OFFICE

DRIVE - THRU BOTTOM FLOOR

!! BUILDING FOOTING NOTE !!:
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ADA SLOPE NOTE:
ADA ACCESS PATH , TYP.
5% MAX LONGITUDINAL SLOPE
2% MAX CROSS SLOPE

ADA SLOPE NOTE:
SLOPE TO BE 2.0% OR LESS AT ADA PARKING/LOADING AREA AND SIDEWALK ADJACENT TO BUILDING ENTRANCE, NO EXCEPTIONS.

RETAINING WALL DESIGN/PERMIT BY OTHERS

CATCH BASIN
RIM=614.84
INV=612.04

CATCH BASIN
RIM=614.82
INV=611.27
(FULL OF SEDIMENT)

CATCH BASIN
RIM=615.33
INV=610.38

6 GAS METERS

4 GAS METERS

FIRE HOSE/SPRINKLER CONNECTION

GATE

8 STANDARD PARKING SPACES

ROOF OVERHANG

15"RCP

NO PARK SIGNS

69.2'±

121.3'

25.2'

119.7'

53.7'

87.0'

138.1'

9.4'

8.7'

FLOOD ZONE "X(UNSHADED)"
FLOOD ZONE "X(SHADED)"

25' UTILITY EASEMENT

15' UTILITY EASEMENT

EAST LINE P.B.

ASPHALT

50' ROADWAY DEDICATION (AS PER PLAT OF DEDICATION, PB 44, PG. 28 & 45TH AVENUE ADDITION, PB 91, PG. 82)
50' UTILITY EASEMENT (PER PLAT OF BURGER'S 45th ADDITION)

S 70°43'50" E~625.68'

S 70°43'50" E~731.61'

BRUSH/TREE LINE

CHICAGO & GRAND TRUNK RAILR

FLOOD ZONE "X(SHADED)"
FLOOD ZONE "X(UNSHADED)"

FLOOD ZONE "X(UNSHADED)"

FLOOD ZONE "X(SHADED)"

FLOOD ZONE "X(UNSHA

52.97'

50'

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

PROPOSED SPOT GRADE NOTES:

UNLESS OTHERWISE PREFIXED, PROPOSED SPOT ELEVATIONS ARE GENERALLY REFERENCING THE GROUND ELEVATION AND/OR THE GUTTER ELEVATION AT A CURB. IF PREFIXED WITH A TOP AND BOTTOM ELEVATION AND THE ELEVATIONS ARE THE SAME THEN THE ADJOINING GRADES ARE FLUSH.

GENERAL FORMAT: 44.00 | ts-44.75 bs-44.25 | tc-41.65 bc-41.15 | tw-43.85 bw-43.35

COMMON PREFIXES:
TC = TOP OF CURB
TW = TOP OF WALL
TS = TOP OF SIDEWALK
LP = LOW POINT
BC = BOTTOM OF CURB (GUTTER)
BW = BOTTOM OF WALL (LOWER GROUND ELEV)
BS = BOTTOM OF SIDEWALK (PAVEMENT)
HP = HIGH POINT

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SPOT ELEVATION PLAN

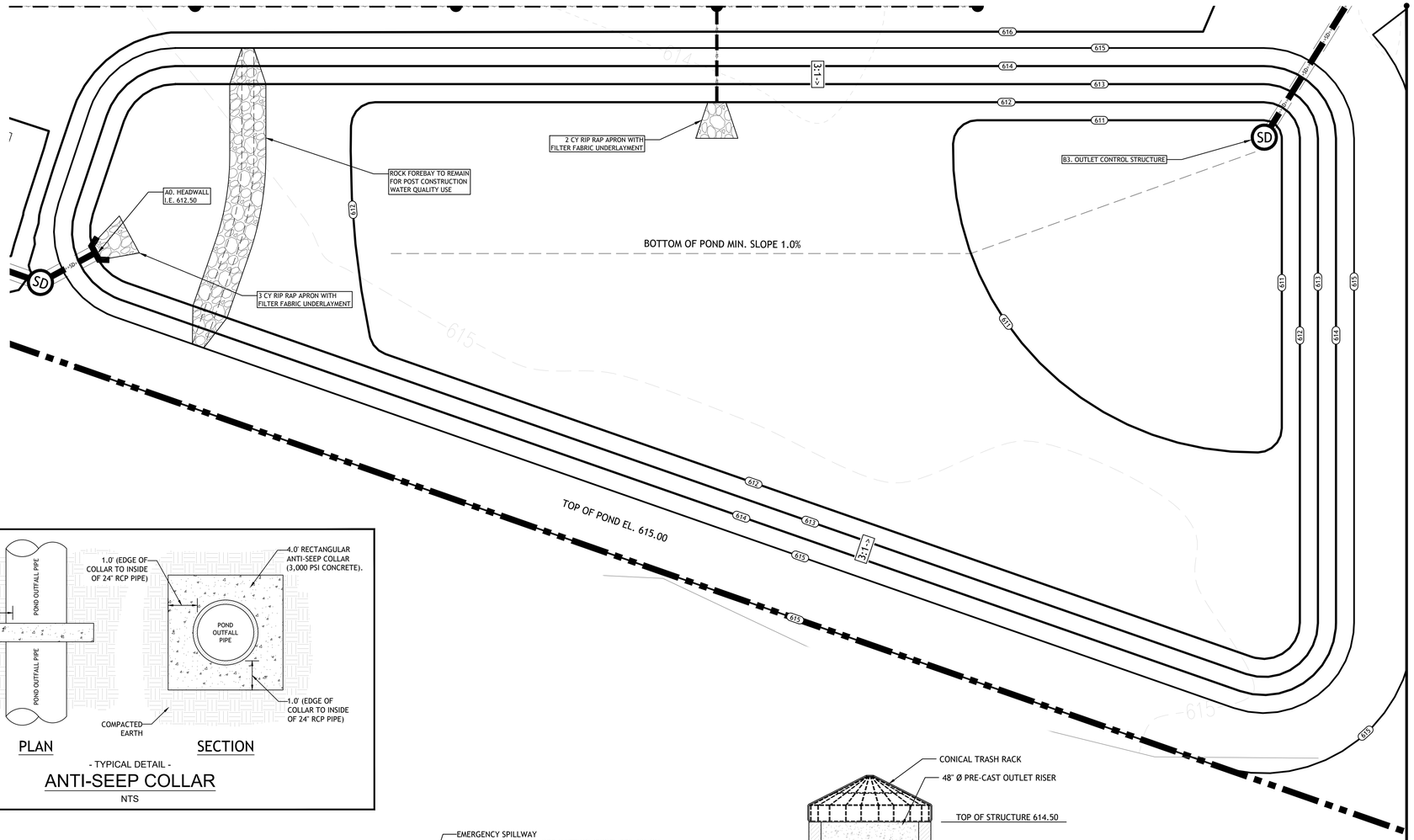
C202

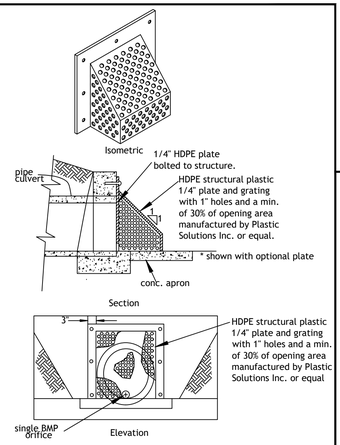
CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

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W E
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GRAPHIC SCALE

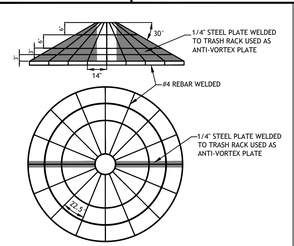
(IN FEET)
1 inch = 10 ft.





BMP TRASH RACK FOR OUTLET STRUCTURE

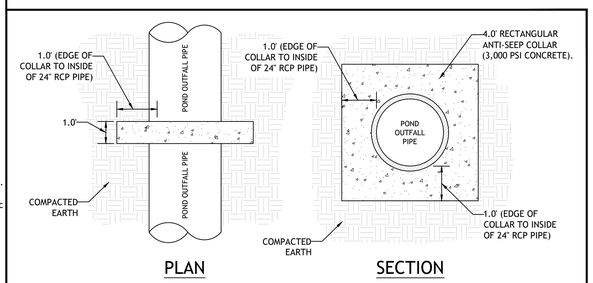
PLASTIC SOLUTIONS INC.
P.O. Box 4386
Winchester VA 22604
877-877-5727
www.plastic-solution.com



NOTE: PRE-FABRICATED EQUIVALENTS MUST BE APPROVED.

TYPICAL CONICAL TRASH RACK W/ ANTI-VORTEX DEVICE

N.T.S

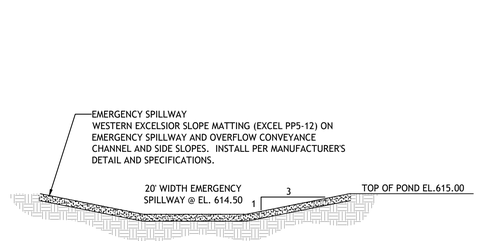


PLAN SECTION

- TYPICAL DETAIL -

ANTI-SEEP COLLAR

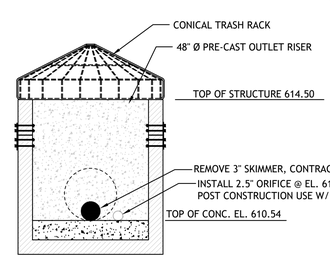
NTS



- TYPICAL SECTION -

EMERGENCY SPILLWAY DETAIL

NTS



- TYPICAL SECTION -

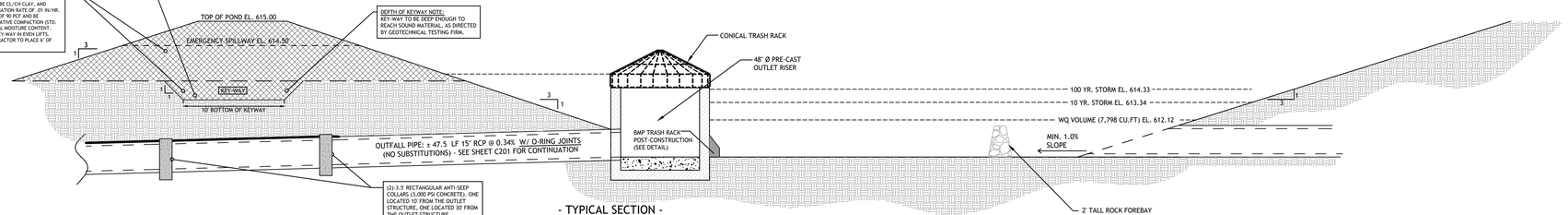
POND OUTLET CONTROL STRUCTURE (POST CONSTRUCTION FOR STORMWATER MANAGEMENT)

NTS

KEYWAY NOTE:
CONTRACTOR TO CONTACT GEOTECHNICAL ENGINEER FOR THE PROJECT REGARDING POND KEYWAY INSTALLATION. GEOTECHNICAL ENGINEER MUST WITNESS THE INSTALLATION OF THE ENTIRE KEYWAY FOR BOTH PONDS AND PROVIDE AN APPROVAL LETTER TO THE OWNER UPON SATISFACTORY INSTALLATION OF KEYWAYS.

POND DIKE AND KEY-WAY NOTE:
1. CONTRACTOR TO USE CLAY SOIL FROM SITE, AS DIRECTED BY GEOTECHNICAL TESTING FIRM, FOR USE IN THE POND DIKE AND KEY-WAY. THESE ARE TYPICALLY TO BE CL/CH CLAY, AND ML/MH SILT AND HAVE A MIN. INFILTRATION RATE OF .01 IN/HR.
2. SOIL TO HAVE MAX. DRY DENSITY OF 90 PCF AND BE COMPACTED TO WITHIN 95% MIN. RELATIVE COMPACTION (STD. PROCTOR) AND WITHIN 3% OF OPTIMAL MOISTURE CONTENT.
3. PLACE CLAY IN POND DIKE AND KEY-WAY IN EVEN LIFTS. ONCE CLAY LINER IS IN PLACE, CONTRACTOR TO PLACE 6" OF TOPSOIL OVER THE CLAY.

DEPTH OF KEYWAY NOTE:
KEY-WAY TO BE DEEP ENOUGH TO REACH SOUND MATERIAL, AS DIRECTED BY GEOTECHNICAL TESTING FIRM.



- TYPICAL SECTION -

DETENTION POND (POST CONSTRUCTION)

NTS

Project Number: 2025-104
DWG Name: 2025-104 D1.dwg
Drawing Scale: as noted
Date of Project: 8-1-2025
Engineer of Record:
Christopher L. Price, P.E.
South Carolina PE# 22396
Indiana PE # 12100391

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bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com
Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

Self Storage Munster IN

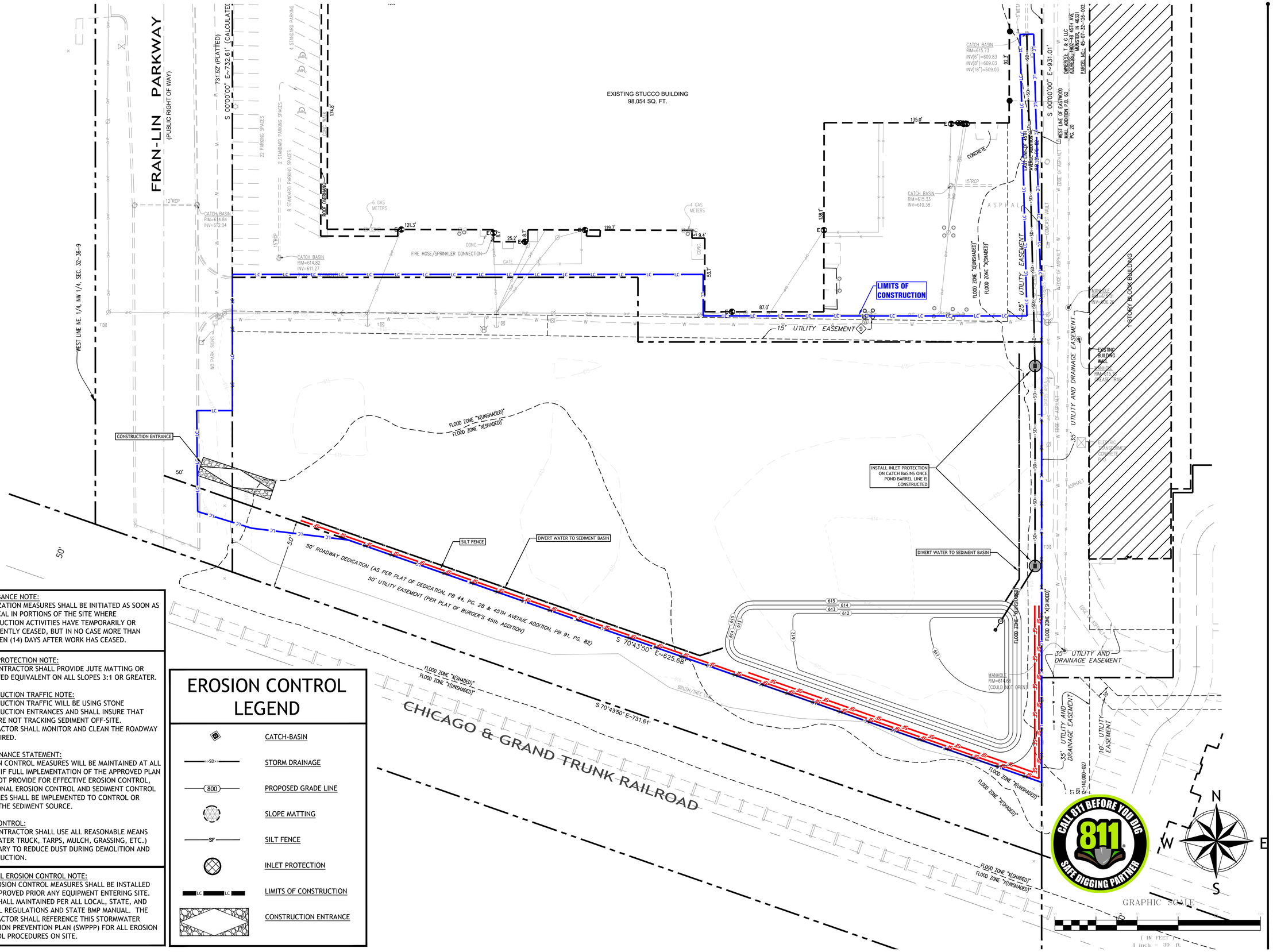
45th Street
Munster, IN 46321

09/16/2025
CHRISTOPHER L. PRICE
REGISTERED
No. 12100391
STATE OF INDIANA
PROFESSIONAL ENGINEER

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	8-7-2025	ISSUED FOR REVIEW
B	9-16-2025	ISSUED FOR PERMIT
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DETENTION POND DETAILS

C203



DISTURBANCE NOTE:
STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED.

SLOPE PROTECTION NOTE:
THE CONTRACTOR SHALL PROVIDE JUTE MATTING OR APPROVED EQUIVALENT ON ALL SLOPES 3:1 OR GREATER.

CONSTRUCTION TRAFFIC NOTE:
CONSTRUCTION TRAFFIC WILL BE USING STONE CONSTRUCTION ENTRANCES AND SHALL INSURE THAT THEY ARE NOT TRACKING SEDIMENT OFF-SITE. CONTRACTOR SHALL MONITOR AND CLEAN THE ROADWAY IF REQUIRED.

MAINTENANCE STATEMENT:
EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

DUST CONTROL:
THE CONTRACTOR SHALL USE ALL REASONABLE MEANS (e.g. WATER TRUCK, TARPS, MULCH, GRASSING, ETC.) NECESSARY TO REDUCE DUST DURING DEMOLITION AND CONSTRUCTION.

GENERAL EROSION CONTROL NOTE:
ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND APPROVED PRIOR ANY EQUIPMENT ENTERING SITE. BMP'S SHALL MAINTAINED PER ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND STATE BMP MANUAL. THE CONTRACTOR SHALL REFERENCE THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ALL EROSION CONTROL PROCEDURES ON SITE.

EROSION CONTROL LEGEND

- CATCH-BASIN
- STORM DRAINAGE
- PROPOSED GRADE LINE
- SLOPE MATTING
- SILT FENCE
- INLET PROTECTION
- LIMITS OF CONSTRUCTION
- CONSTRUCTION ENTRANCE

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

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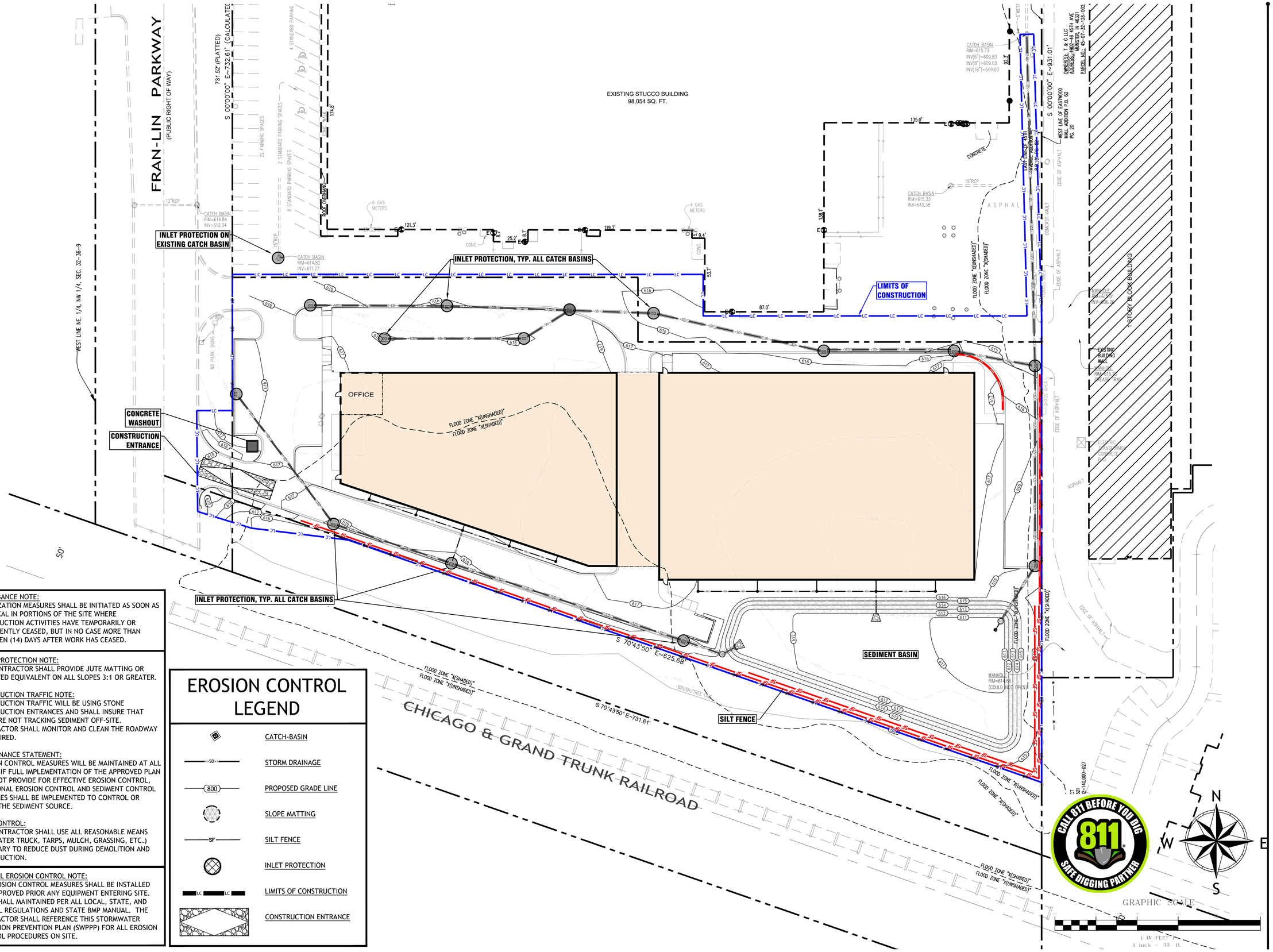
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EROSION CONTROL PLAN - PHASE 1

C211



DISTURBANCE NOTE:
STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED.

SLOPE PROTECTION NOTE:
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CONSTRUCTION TRAFFIC NOTE:
CONSTRUCTION TRAFFIC WILL BE USING STONE CONSTRUCTION ENTRANCES AND SHALL INSURE THAT THEY ARE NOT TRACKING SEDIMENT OFF-SITE. CONTRACTOR SHALL MONITOR AND CLEAN THE ROADWAY IF REQUIRED.

MAINTENANCE STATEMENT:
EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

DUST CONTROL:
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EROSION CONTROL LEGEND

- CATCH-BASIN
- STORM DRAINAGE
- PROPOSED GRADE LINE
- SLOPE MATTING
- SILT FENCE
- INLET PROTECTION
- LIMITS OF CONSTRUCTION
- CONSTRUCTION ENTRANCE

CALL 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

Project Number: 2025-104
DWG Name: 2025-104 D1.dwg
Drawing Scale: as noted
Date of Project: 8-1-2025
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CHRISTOPHER L. PRICE REGISTERED No. 12100391 STATE OF INDIANA PROFESSIONAL ENGINEER

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EROSION CONTROL PLAN - PHASE 2

C212

FRAN-LIN PARKWAY
(PUBLIC RIGHT OF WAY)

WEST LINE NE. 1/4, NW 1/4, SEC. 32-36-9

731.52' (PLATTED)
S 00°00'00" E=732.61' (CALCULATED)

S 00°00'00" E~931.01'

EXISTING STUCCO BUILDING
98,054 SQ. FT.

OFFICE

LIMITS OF CONSTRUCTION

ONCE SITE IS FULLY STABILIZED, SEDIMENT BASIN TO BE CONVERTED TO PERMANENT POND CONFIGURATION (AS SHOWN THIS SHEET).
SEE POND DETAIL ON SHEET C203 FOR PERMANENT POND CONDITION.

INLET PROTECTION, MAINTAIN UNTIL FINAL STABILIZATION

SILT FENCE, MAINTAIN UNTIL FINAL STABILIZATION

S 70°43'50" E~625.68'

S 70°43'50" E=731.61'

CHICAGO & GRAND TRUNK RAILROAD

50'

CATCH BASIN
RIM=614.84
INV=612.04

CATCH BASIN
RIM=614.82
INV=611.27

CATCH BASIN
RIM=615.73
INV(6")=609.83
INV(6")=609.03
INV(18")=609.03

CATCH BASIN
RIM=615.33
INV=610.38

MANHOLE
RIM=614.28
INV=608.28

MANHOLE
RIM=614.66
(COULD NOT OPEN)

EXISTING BUILDING WALL
MANHOLE
RIM=615.30
INV=608.30

12"RCP
15"RCP

22 PARKING SPACES
4 STANDARD PARKING
2 STANDARD PARKING SPACES
8 STANDARD PARKING SPACES

6 GAS METERS
4 GAS METERS

EDGE OF ROADWAY
CONCRETE
ASPHALT
GRASS AREA
EDGE OF ASPHALT
COMCAST VAULT
NO PARK SIGNS
GATE
BRUSH/TREE LINE
ELECTRIC TRANSFORMER ON CONCRETE PAD

FLOOD ZONE "X(UNSHADED)"
FLOOD ZONE "X(SHADED)"

OWNER(S): T & G LLC
ADDRESS: 1902-48 45TH AVE
MUNSTER, IN 46321
PARCEL NO.: 45-07-32-426-002.

WEST LINE OF EASTWOOD MILL ADDITION P.B. 52 PG. 20

45TH AVENUE (PUBLIC ROAD)

1 STORY BLOCK BUILDING

135.0'
138.1'
121.3'
119.7'
87.0'
53.7'
25.2'
8.7'
9.4'

EROSION CONTROL LEGEND

- CATCH-BASIN
- STORM DRAINAGE
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CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

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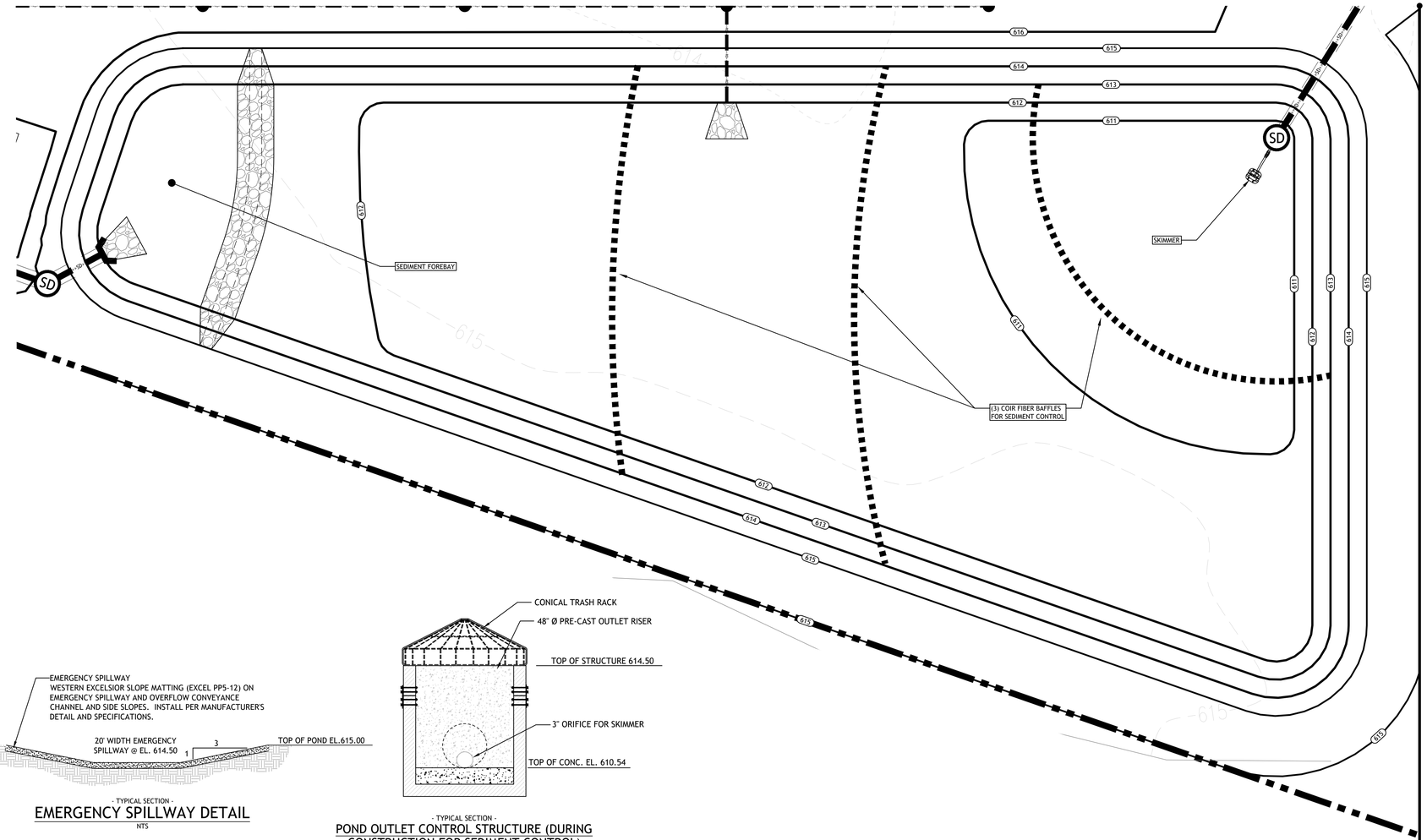
EROSION CONTROL PLAN - PHASE 3

C213

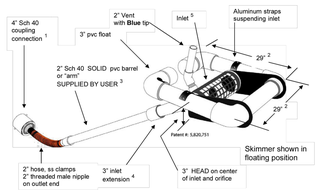


GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.



3" *Faircloth Skimmer®* Cut Sheet
J. W. Faircloth & Son, Inc.
www.FairclothSkimmer.com



1. Coupling can be removed and hose attached to outlet using the threaded 2" nipple. Typical methods used: on a metal structure a steel stubout welded on the side at the bottom with a 2" threaded coupling or reducers; on a concrete structure with a hole or orifice at the bottom, use a steel plate with a hole cut in it and coupling welded to it that will fit over the hole in the concrete and bolted to the structure with sealant; grout a 4" pvc pipe in a hole in the concrete to connect the skimmer. It can be attached to a straight 4" sch 40 pipe through the dam but the pipe needs to be anchored to the bottom at the connection so it is secure.
2. Dimensions are approximate, not intended as plans for construction.
3. Barrel (solid, not foam core pipe) should be 1.4 times the depth of water with a minimum length of 8' so the inlet can be pulled to the side for maintenance. If more than 10' long weight may have to be added to inlet to counter the increased buoyancy.
4. Inlet tapers down from a 3" maximum inlet to a 2" barrel and hose. Barrel is smaller to reduce buoyancy and tendency to lift inlet but is sufficient for flow through inlet because of slope. The inlet orifice can be reduced using the plug and cutter provided to control the outflow rate.
5. Inlet is 6' pipe between the straps with aluminum screen door for access to the 3" inlet and orifice inside.
6. **Capacity** 9,774 cubic feet per day maximum with 3" inlet and 3" head. Inlet can be reduced by installing a smaller orifice using the plug and cutter provided to adjust flow rate for the particular basin volume and drawdown time required.
7. Shipped assembled. User glues inlet extension and barrel, installs vent, cuts orifice in plug and attaches to outlet pipe or structure. Includes flexible hose, rope, orifice cutter, etc.

3inchCut TM 11-07 November 14, 2007

DRY SEDIMENT BASIN - GENERAL NOTES

1. Sediment basins should not be placed in waters of the state or USGS blue-line streams (unless approved by Federal Authorities).
2. Sediment basin's side slopes shall be seeded and, when necessary, stabilized with vegetative or synthetic matting to prevent the formation of rills and gullies.
3. Install three (3) rows of porous baffles with a minimum spacing of 10 feet. Baffles should ultimately be placed to maximize the space between each row of baffles and the basin's inlets/outlets. Only two (2) rows of baffles are necessary for basins that are less than 50 feet in length.
4. Porous Baffles should be composed of coir-based materials or TRMs with a light penetration (open spaces) between 10-35%. These materials should not have loose straw. Silt Fence may not be used as Porous Baffles.
5. Each porous baffles shall be installed across the entire width of the basin and along the basin's side slope until the height of the baffle intersects the slope.
6. Install skimmer and coupling (as necessary) to riser structure at orifice along bottom of the principle spillway's riser structure. (refer to skimmer manufacturer for installation procedures and skimmer specifications.)
7. Skimmer should be equipped with a mechanism, such a s a rope, to allow easy access to skimmer to unclogged orifice or perform other necessary maintenance.
8. Stormwater runoff entering the basin must be directed into proper BMPs to prevent erosion along side slopes and to prevent scour at the basin's inlets.
9. The forebay berm should consist of riprap, gabion, or an earthen berm with a rock filled outlet that is constructed across the bottom of the basin's width.
10. An additional cleanout stake for the forebay area is recommended and should be marked for cleanout at 50% of provided sediment storage.
11. The elevation of the emergency spillway should be at least 1 foot below the top of the embankment. The emergency spillway should not be located on fill material, when possible. Riprap and geotextile liner should be placed on all spillways that must be located on fill material.

DRY SEDIMENT BASIN - INSPECTION AND MAINTENANCE

1. The key to a functional sediment basin is weekly inspections, routine maintenance, and regular sediment removal.
2. Attention to sediment accumulations within the basin is extremely important. Accumulated sediment deposition should be continually checked and removed when necessary.
3. Remove accumulated sediment when it reaches 50% of the design sediment storage volume or $\frac{1}{2}$ the height of the riser structure, whichever is reached first.
4. Removed sediment from the basin shall be placed in stockpile storage areas or spread thinly across the disturbed area. Stabilize the removed sediment after it is relocated.
5. Inspections of sediment basins should be conducted once every calendar week and, as recommended, within 24- hours of each rainfall event that produces 1/2-inch or more of precipitation.
6. All temporary sediment basins, which are not to be converted to a detention basin post-construction, should be removed within 30 days after final site stabilization is achieved.
7. Disturbed areas resulting from the removal of the sediment basin should be permanently stabilized and additional BMPs, such as silt fence, should be utilized to accept stormwater runoff from this disturbed area until final stabilization is reached.

- TYPICAL SECTION -

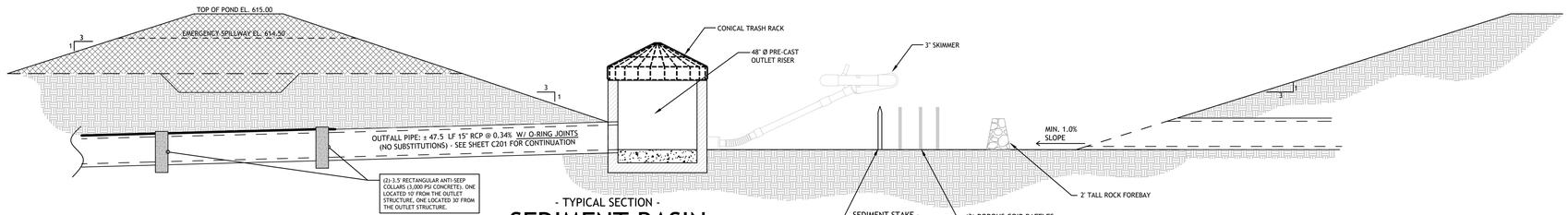
EMERGENCY SPILLWAY DETAIL

NTS

- TYPICAL SECTION -

POND OUTLET CONTROL STRUCTURE (DURING CONSTRUCTION FOR SEDIMENT CONTROL)

NTS



- TYPICAL SECTION -

SEDIMENT BASIN (DURING CONSTRUCTION)

NTS

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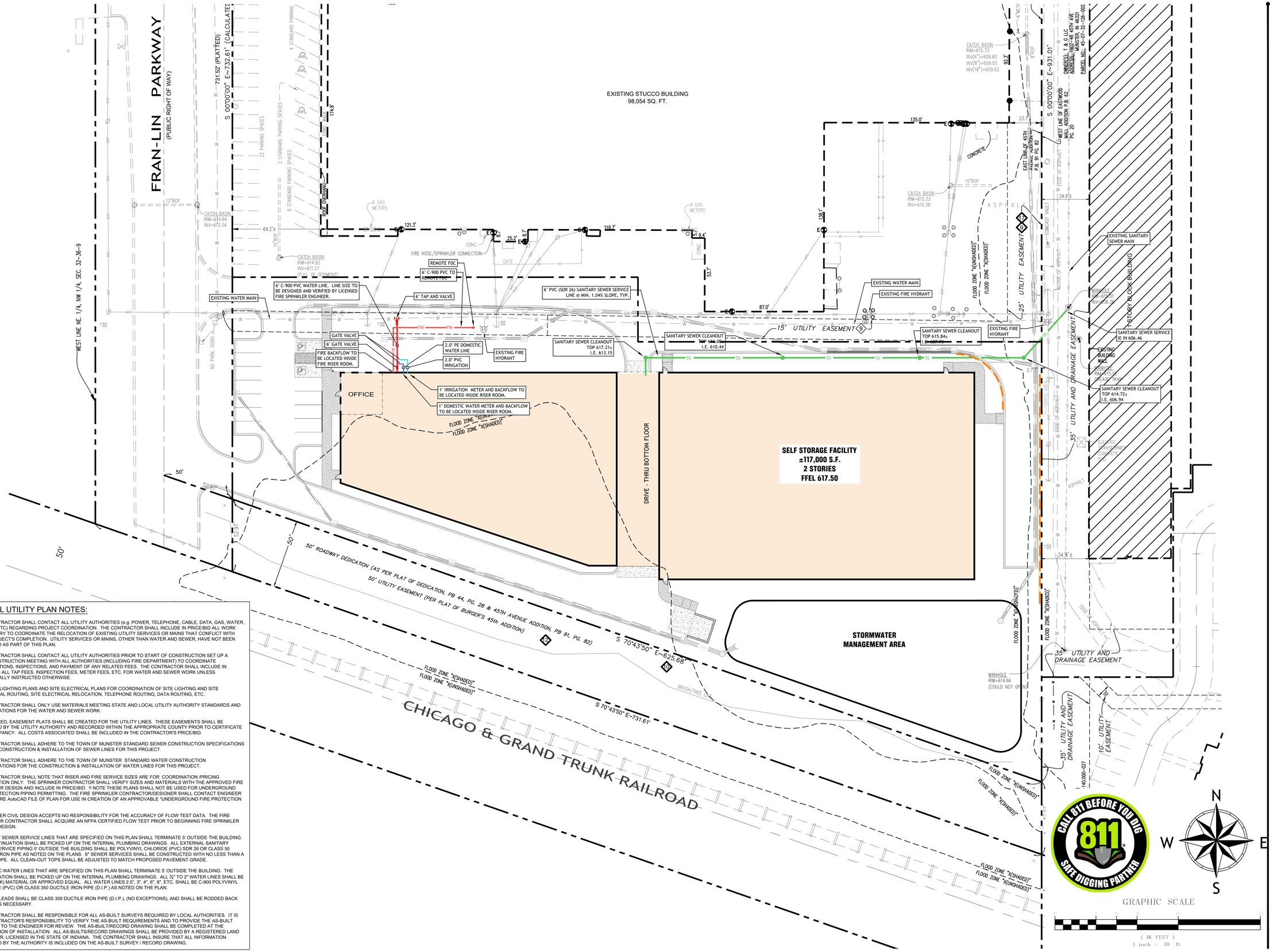
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SEDIMENT BASIN DETAILS

C214



GENERAL UTILITY PLAN NOTES:

1. THE CONTRACTOR SHALL CONTACT ALL UTILITY AUTHORITIES (e.g. POWER, TELEPHONE, CABLE, DATA, GAS, WATER, SEWER, ETC) REGARDING PROJECT COORDINATION. THE CONTRACTOR SHALL INCLUDE IN PRICE/BID ALL WORK NECESSARY TO COORDINATE THE RELOCATION OF EXISTING UTILITY SERVICES OR MAINS THAT CONFLICT WITH THIS PROJECT'S COMPLETION. UTILITY SERVICES OR MAINS, OTHER THAN WATER AND SEWER, HAVE NOT BEEN DESIGNED AS PART OF THIS PLAN.
2. THE CONTRACTOR SHALL CONTACT ALL UTILITY AUTHORITIES PRIOR TO START OF CONSTRUCTION SET UP A PRE-CONSTRUCTION MEETING WITH ALL AUTHORITIES (INCLUDING FIRE DEPARTMENT) TO COORDINATE INSTALLATIONS, INSPECTIONS, AND PAYMENT OF ANY RELATED FEES. THE CONTRACTOR SHALL INCLUDE IN PRICE/BID ALL TAP FEES, INSPECTION FEES, METER FEES, ETC, FOR WATER AND SEWER WORK UNLESS SPECIFICALLY INSTRUCTED OTHERWISE.
3. SEE SITE LIGHTING PLANS AND SITE ELECTRICAL PLANS FOR COORDINATION OF SITE LIGHTING AND SITE ELECTRICAL ROUTING, SITE ELECTRICAL RELOCATION, TELEPHONE ROUTING, DATA ROUTING, ETC.
4. THE CONTRACTOR SHALL ONLY USE MATERIALS MEETING STATE AND LOCAL UTILITY AUTHORITY STANDARDS AND SPECIFICATIONS FOR THE WATER AND SEWER WORK.
5. IF REQUIRED, EASEMENT PLATS SHALL BE CREATED FOR THE UTILITY LINES. THESE EASEMENTS SHALL BE REVIEWED BY THE UTILITY AUTHORITY AND RECORDED WITHIN THE APPROPRIATE COUNTY PRIOR TO CERTIFICATE OF OCCUPANCY. ALL COSTS ASSOCIATED SHALL BE INCLUDED IN THE CONTRACTOR'S PRICE/BID.
6. THE CONTRACTOR SHALL ADHERE TO THE TOWN OF MUNSTER STANDARD SEWER CONSTRUCTION SPECIFICATIONS FOR THE CONSTRUCTION & INSTALLATION OF SEWER LINES FOR THIS PROJECT.

6. THE CONTRACTOR SHALL ADHERE TO THE TOWN OF MUNSTER STANDARD WATER CONSTRUCTION SPECIFICATIONS FOR THE CONSTRUCTION & INSTALLATION OF WATER LINES FOR THIS PROJECT.
7. THE CONTRACTOR SHALL NOTE THAT RISER AND FIRE SERVICE SIZES ARE FOR COORDINATION /PRICING INFORMATION ONLY. THE SPRINKER CONTRACTOR SHALL VERIFY SIZES AND MATERIALS WITH THE APPROVED FIRE SPRINKLER DESIGN AND INCLUDE IN PRICE/BID. !! NOTE THESE PLANS SHALL NOT BE USED FOR UNDERGROUND FIRE PROTECTION PIPING PERMITTING. THE FIRE SPRINKLER CONTRACTOR/DESIGNER SHALL CONTACT ENGINEER TO ACQUIRE AutoCAD FILE OF PLAN FOR USE IN CREATION OF AN APPROVABLE "UNDERGROUND FIRE PROTECTION PLAN". !!
8. BLUEWATER CIVIL DESIGN ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF FLOW TEST DATA. THE FIRE SPRINKLER CONTRACTOR SHALL ACQUIRE AN NFPA CERTIFIED FLOW TEST PRIOR TO BEGINNING FIRE SPRINKLER SYSTEM DESIGN.
9. SANITARY SEWER SERVICE LINES THAT ARE SPECIFIED ON THIS PLAN SHALL TERMINATE 5' OUTSIDE THE BUILDING. THE CONTINUATION SHALL BE PICKED UP ON THE INTERNAL PLUMBING DRAWINGS. ALL EXTERNAL SANITARY SEWER SERVICE PIPING 5' OUTSIDE THE BUILDING SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 OR CLASS 50 DUCTILE IRON PIPE AS NOTED ON THE PLANS. 6" SEWER SERVICES SHALL BE CONSTRUCTED WITH NO LESS THAN A 1.04% SLOPE. ALL CLEAN-OUT TOPS SHALL BE ADJUSTED TO MATCH PROPOSED PAVEMENT GRADE.
10. DOMESTIC WATER LINES THAT ARE SPECIFIED ON THIS PLAN SHALL TERMINATE 5' OUTSIDE THE BUILDING. THE CONTINUATION SHALL BE PICKED UP ON THE INTERNAL PLUMBING DRAWINGS. ALL ¾" TO 2" WATER LINES SHALL BE COPPER (K) MATERIAL OR APPROVED EQUAL. ALL WATER LINES 2.5", 3", 4", 6", 8", ETC. SHALL BE C-900 POLYVINYL CHLORIDE (PVC) OR CLASS 350 DUCTILE IRON PIPE (D.I.P.) AS NOTED ON THE PLAN.
11. ALL FIRE LEADS SHALL BE CLASS 350 DUCTILE IRON PIPE (D.I.P.), (NO EXCEPTIONS), AND SHALL BE RODDED BACK TO TEE AS NECESSARY.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL AS-BUILT SURVEYS REQUIRED BY LOCAL AUTHORITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE AS-BUILT REQUIREMENTS AND TO PROVIDE THE AS-BUILT DRAWING TO THE ENGINEER FOR REVIEW. THE AS-BUILT/RECORD DRAWING SHALL BE COMPLETED AT THE COMPLETION OF INSTALLATION. ALL AS-BUILTS/RECORD DRAWINGS SHALL BE PROVIDED BY A REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF INDIANA. THE CONTRACTOR SHALL INSURE THAT ALL INFORMATION REQUIRED BY THE AUTHORITY IS INCLUDED ON THE AS-BUILT SURVEY / RECORD DRAWING.

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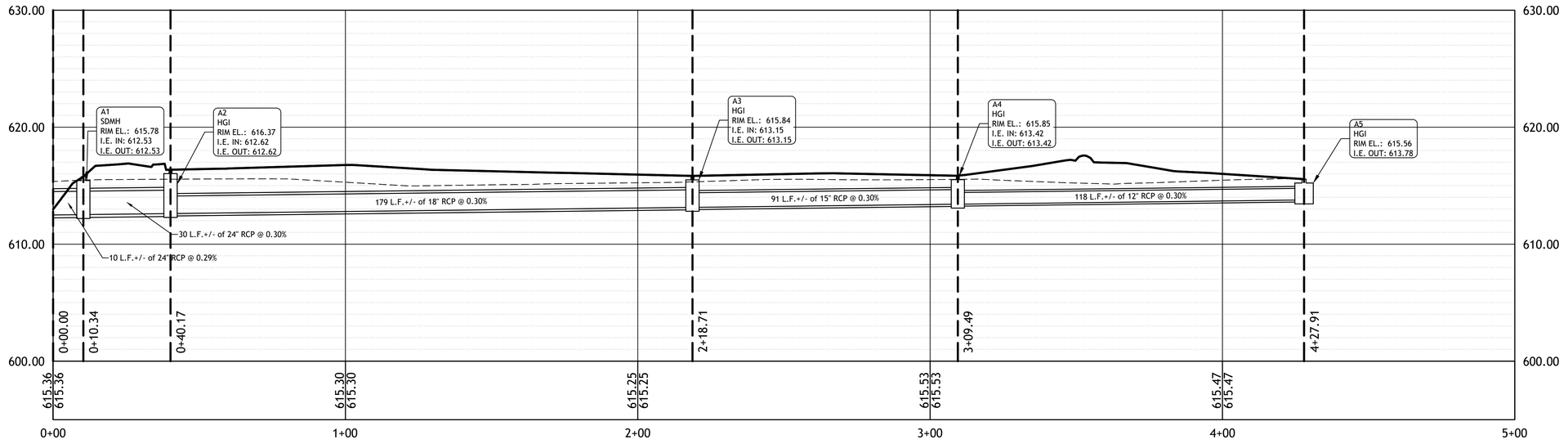
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STATE OF INDIANA
PROFESSIONAL ENGINEER

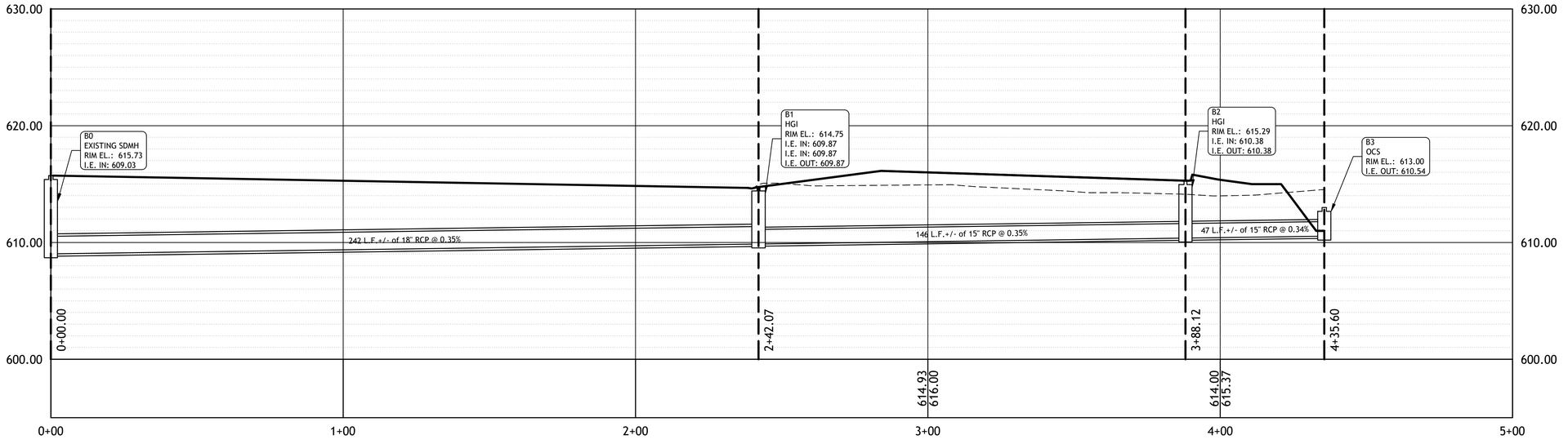
PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	8-7-2025	ISSUED FOR REVIEW
B	9-16-2025	ISSUED FOR PERMIT

UTILITY PLAN

C301



SD Profile A
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 5'



SD Profile B
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 5'

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Project Number: 2025-104
DWG Name: utility 2025-104.dwg
Drawing Scale: as noted
Date of Project: 8-1-2025
Engineer of Record:
Christopher L. Price, P.E.
South Carolina PE# 22396
Indiana PE # 12100391

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Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

Self Storage Munster IN

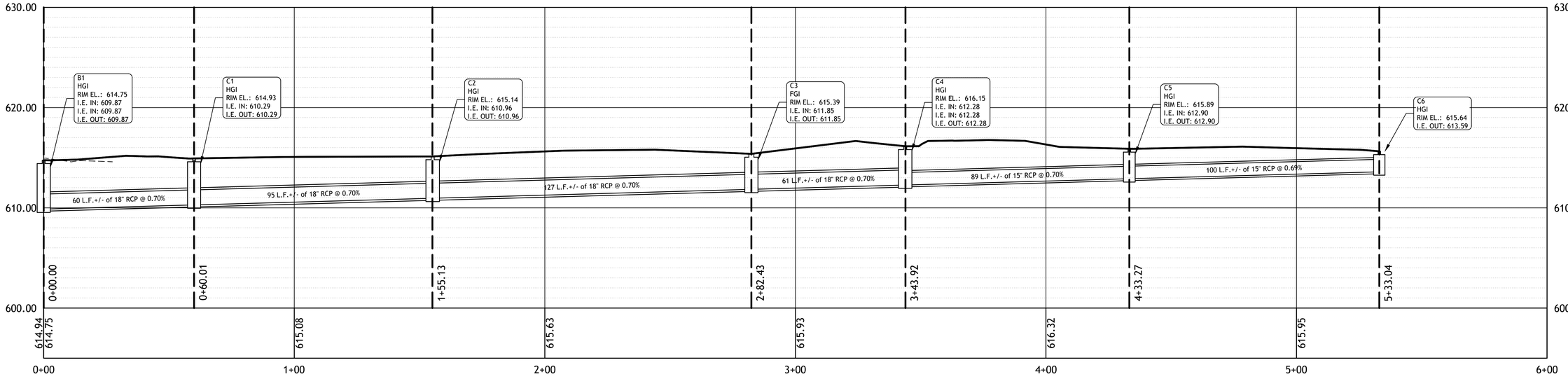
45th Street
Munster, IN 46321

09/16/2025
CHRISTOPHER L. PRICE
REGISTERED
No. 12100391
STATE OF
INDIANA
PROFESSIONAL ENGINEER

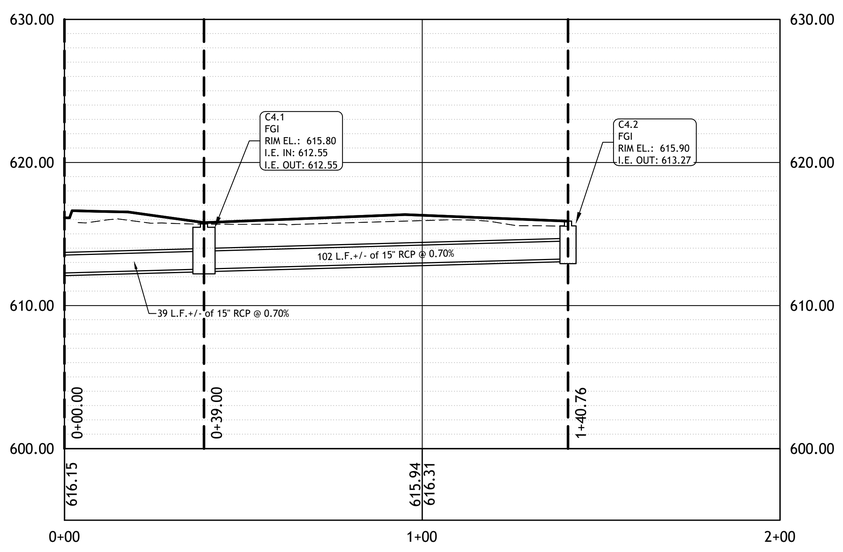
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STORM DRAINAGE PROFILES

C401



SD Profile C
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 5'



SD Profile C4
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 5'

Project Number: 2025-104
DWG Name: utility 2025-104.dwg
Drawing Scale: as noted
Date of Project: 8-1-2025
Engineer of Record:
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STORM DRAINAGE PROFILES

C402

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GENERAL NOTES FOR SITEWORK

1. The Contractor shall call 811 Utility Locate Service prior to start of any construction activity.
2. Survey:
   - 2.1. Survey Information provided by Torrenga Surveying (219-836-8918). The Contractor shall verify all benchmarks, easements, the location and invert elevation of all underground utilities within the construction area, verify property corners, and verify topography before any construction is begun.
   - 2.2. The Contractor shall contact all utility companies prior to excavation to request a locate for all buried cables and underground utilities in the construction area or utilities that will be impacted by construction.
3. Permits:
   - 3.1. The Contractor shall have copies of any necessary encroachment and construction permits prior to entering any right-of-way or beginning construction.
   - 3.2. Permits typically required include but are not limited to: State NPDES Coverage, Local Issuing Authority Grading Permit, DOT Encroachment Permits (access and utility taps), State or Local Water Authority water extension permit, State or Local Sewer Authority sewer extension permit, Fire Marshall approval, and Local Municipality Zoning and Site Plan Approval.
   - 3.3. The Contractor shall immediately notify the Owner's Representative when notices or verbal instructions are received from regulatory authorities, inspectors, or similar. The Contractor shall proceed with work associated with such notices or instructions once approved to do so by the Owner's Representative or as required by law.
4. Safety:
   - 4.1. By Law, the Contractor shall comply with all OSHA regulations, including safety protocol, safety gear, safety education, etc.
   - 4.2. The Contractor is exclusively responsible for the conditions of the site, including safety of all persons and property throughout the term of the project construction, 24 hrs per day/ 7 days per week.
   - 4.3. The Engineer's review of the Contractor's work product and performance will not include review of the Contractors safety programs. Such reviews are to be by OSHA inspectors and the Owner's Representative.
   - 4.4. The Contractor is responsible for providing and maintaining all necessary traffic control devices during construction. Under no circumstances shall equipment be loaded or off-loaded on an open roadway. If such activity is required the Contractor shall coordinate shutting down the road with the appropriate DOT and utililize appropriate traffic control warning devices.
5. SWPPP:
   - 5.1. The Contractor is responsible for reviewing the requirements in the SWPPP drawings and maintaining all records as required by Local, State, and Federal Laws.
   - 5.2. The SWPPP manual/plans shall be kept on-site in a secure location accessible to the inspector at all times during construction.
   - 5.3. The Contractor shall post a 24-Hour Contact and phone # and rain gauge at the job site.
6. Pre-construction Meeting:
   - 6.1. The Contractor shall immediately contact the state or local issuing authority, utility companies, etc. and set up a pre-construction conference at the site.
   - 6.2. The Contractor shall make sure the Engineer of Record, Owner, Inspector, Superintendent, and any relevant erosion control sub-contractor are in attendance.
   - 6.3. The Contractor shall develop an attendance sign in sheet and keep minutes of the meeting with the SWPPP.
7. Tree Protection:
   - 7.1. The Contractor shall protect trees that are noted to remain on the plans or as marked in the field by Owner's Representative. Trees that are to be protected shall have a protective fencing installed around the critical root zone (1' for every 1" DBH) and shall not disturb the root zone of such trees unless approved to do so in writing by the Owner's Representative.
   - 7.2. The Contractor shall remove all trees and vegetation that interfere with new construction not noted to be protected. Remove debris from site or burn in accordance with local laws.
   - 7.3. The Contractor shall be responsible for obtaining all necessary dumping or burning permits.
8. Earthwork:
   - 8.1. The Contractor shall grade the site to the lines and grades shown and shall proof-roll and test compaction on all areas.
   - 8.2. The Contractor shall retain the services of a testing company to test all areas to insure they meet the minimum compaction requirements as noted in these notes or as required by the Owner's Geotechnical Engineer's report.
   - 8.3. The Grading Contractor shall proof-roll the construction area. All soft spots shall be undercut and re-compacted with suitable structural fill material and re-tested. Proof-rolling shall be observed by a qualified Geotechnical Engineer or Engineering Technician.
   - 8.4. All proposed elevations shown are finish grade elevation and the Grading Contractor shall deduct quantities from the finished grades as required due to depth of pavement sections, sidewalks, turf areas with topsoil, building foundations, etc. to develop the true finished sub-grade.
   - 8.5. Any topsoil in the construction area shall be stripped to a depth as required (see Geotechnical Report for referenced depths) and stockpiled as directed by the Owner's Representative. Topsoil shall be re-used on-site unless approved otherwise.
   - 8.6. The contractor shall reference the Geotechnical Report for compaction requirements.
   - 8.7. All excavation shall be "Classified Excavation". Excavation shall be "Classified" as "Common Excavation" or "Rock Excavation". Rock Excavation is removing material that has been observed by the testing company to only be removed by blasting or with an air hammer. Common Excavation is removing of materials by means of ripping and do not fall in the category of rock excavation as defined above (includes boulders, typical weathered rock, etc.)
   - 8.8. The classification of soils include: topsoil, fill material, unsuitable material, and rock excavation. The classification of soils is the responsibility of the geotechnical soil testing firm.
   - 8.9. Rock Excavation is classified as:
     - 8.9.A. Massive rock excavation - Material of 1 c.y. or more unable to be excavated with a single tooth ripper drawn by a crawler tractor having a minimum draw bar rated at not less than 53,000 pounds (Caterpillar D-8 or equivalent).
     - 8.9.B. Trench excavation - Material of ½ c.y. or more which cannot be excavated with a power shovel having the capacity of at least that of a Caterpillar 225.
   - 8.10. Fill material (including off site borrow) shall be from a source approved by the soil testing company and shall be free of roots, organics and boulders larger than 1 cubic foot. Fill shall be placed in 8" lifts and compacted as specified. The fill shall meet the specifications as required by the testing company or as indicated in the Geotechnical Report.
   - 8.11. All existing pavement to be left in a fill area shall be scarified prior to placement of any fill material.
   - 8.12. All slopes steeper than 4:1 receiving fill shall be plowed and scarified to enhance the bonding of new fill with existing surfaces.
   - 8.13. The Grading Contractor shall include in contract price the total cost and unit price for all cut/fill necessary for earthwork balance including if necessary unit prices for hauling in material and hauling off material.
   - 8.14. The wetting/drying of soils to achieve specified compaction shall be included in the Grading Contractor's contract price.
   - 8.15. All private roads and parking lots shall have a minimum 5'-0" wide grassed shoulder with a maximum 2.0% cross slope. All public roads shall have a 6'-0" wide grassed shoulder with a maximum 2.0% cross slope.
   - 8.16. Tolerances for final constructed grades shall be plus or minus 0.05 feet. The final graded surface under all building slabs shall be within a tolerance of 3/8" when measured with a 10' straight edge. All designated ADA accessible paths shall have a maximum 2.00% (1:50) cross-slope and maximum 5.00% (1:20) running slope, no exceptions. All designated ADA accessible parking spaces and landings (including 4' area out from all doorways) shall have a maximum 2.00% (1:50) slope in any direction, no exceptions. All designated ADA accessible ramps shall have a maximum slope of 8.33% (1:12), no exceptions.
9. Storm Drainage:
   - 9.1. Reinforced Concrete Pipe (RCP) shall conform to ASTM C 76, latest edition. RCP with cover less than 15' and greater than 2' shall be CLASS III bell and spigot type and installed with flexible plastic (Bitumen) gaskets at all joints, unless otherwise noted. All other depths of cover shall be CLASS IV or V as noted. Gaskets shall comply with AASHTO M-198 751, Type B, and shall be installed in strict accordance with pipe manufacturer's recommendations.
   - 9.2. All corrugated plastic pipe shall meet the requirements of AASHTO M-294, Type S, shall be smooth interior with annular corrugated exterior. HI-Q Sure-Lock 10.8 pipe, ADS, N-12, or approved equal. All joints shall be bell and spigot and shall meet the requirements of AASHTO M-294, shall be watertight, meeting the requirements of ASTM D 3212. The gaskets shall be made of Polyisoprene meeting the requirements of ASTM F 477. Installation shall conform to AASHTO M-294, ASTM D-2321, and manufacturers installation procedures. The maximum cover allowed over the top of CCP is 15'.
10. Utilities:
    - 10.1. All water shall be per the approved drawing and the latest standards and specifications of the local water authority. The Contractor shall coordinate construction with the local water authority, including schedule & laydown areas. Any deviation from the approved plan shall be brought to the attention of the Engineer of Record and the appropriate inspector immediately. Deviations from the approved plan shall not be installed unless approved in writing by the local water authority.
    - 10.2. Sanitary sewer lines and appurtenances shall be installed per the approved drawing and latest standards and specs of the local sewer authority.
    - 10.3. The Contractor shall insure they have the proper approvals from the Town of Munster, prior to installation of any domestic water, fire water, or sanitary sewer system.
    - 10.4. All utility trenches shall be thoroughly compacted as required by the local authority and tested to prevent settlement and damage to future pavement and structures.
    - 10.5. The Contractor shall be responsible for relocating any existing utilities necessary for site construction, including all permits and fees. The Contractor is responsible for contacting all utility companies and including in his price all fees, charges, expenses, etc. in his cost to the Owner.
11. Pavement:
    - 11.1. All paving work (materials and construction) shall comply with INDOT standards and specifications for Hot-mixed Asphalt Pavement. (See Pavement Section Details for depths of layers).
    - 11.2. All pavement shall be installed on a finished and well-drained sub-grade compacted as specified in previous notes.
    - 11.3. Base course material for asphalt pavement shall be stone aggregate base course (ABC) and compacted to 100% modified proctor.
    - 11.4. Concrete pavement shall consist of a base course with stone aggregate base course compacted to 100% modified proctor. The concrete shall be poured with WWF. Concrete shall be broom finished and jointed as required.
    - 11.5 Concrete curb and gutter **ON-SITE AND OUTSIDE OF INDOT RIGHT OF WAY** shall be per ON-SITE 18" Curb and Gutter.
    - 11.6. Concrete curb and gutter **WITHIN INDOT RIGHT OF WAY** shall be INDOT STANDARD 30" wide with standard curb constructed with 4,000 PSI concrete with expansion joints and contraction joints installed to comply with state DOT standard specification for materials and construction of curb and gutter.
    - 11.7. All parking lot striping shall be per State D.O.T. specifications with two (2) coats of paint applied. The bases of all light poles, all bollards, and the face of all sidewalk, are to be painted TRAFFIC YELLOW. The Contractor is responsible for providing fire lane striping and signage meeting all local requirements. Parking lot striping shall be reflective paint (see site plan for color). Stop bars, directional arrows, and parcel pickup are to be reflective paint (see site plan for color). All ADA striping shall be reflective ADA blue.
12. Erosion Control and Drainage:
    - 12.1. All areas outside paving limits and building foundations shall have a minimum 4" layer of topsoil added and permanently grassed in accordance with state seeding specifications or landscaped per the Landscape Plan if applicable.
    - 12.2. The Grading Contractor shall maintain positive drainage away from buildings at all times. The Contractor shall bring to the attention of the Engineer any areas that may not drain properly during construction.
    - 12.3. The sequence of work shall conform to the erosion control narrative.
    - 12.4. Sediment controls during construction shall comply with all local, state, and federal laws and regulations. After all sitework is completed and grassing established, the Grading Contractor shall remove all silt from the site and legally dispose of all silt off-site at no additional cost to the Owner, or bury on-site in non-structural area.
    - 12.5. No work shall begin on site until approval from the TOWN OF MUNSTER and an IDEM NPDES permit has been issued, and a pre-construction meeting has been completed with the TOWN OF MUNSTER, the Owner, and the Engineer.
13. General:
    - 13.1. The Contractor shall review the plans and specifications carefully and shall immediately notify the Engineer for a review if any discrepancies are discovered at the site or on the drawings.
    - 13.2. All reference to state standards and specifications are made from the Indiana Department of Transportation Standard Specifications for Roads and Bridges, latest edition and Roadway Standard Drawings, latest edition.
    - 13.3. All dimensions shown on the drawings are measured as shown and from outside face of building wall or to face of curb line, unless otherwise noted. Curb and Gutter is shown as three (3) lines (outside edge of gutter, face of curb, and back of curb).
    - 13.4. All retaining wall design shall be per Architectural Plan or separate Structural Engineer's design notes and details. The Civil Plans shall not be considered plans for retaining wall construction.
    - 13.5. The General Contractor is responsible for posting all required bonds that General Contractors are allowed to post.
    - 13.6. If any conflicts between the notes, details, specifications, and drawings occur then by rule the stricter shall govern.

STANDARD EROSION AND SEDIMENT CONTROL NOTES

Startup

1. Sediment and erosion control devices shall be installed and functioning prior to beginning any project earth disturbing activities.

2. Soil stabilization shall be achieved on any area of a site where land-disturbing activities have temporarily or permanently ceased according to the following schedule:
   - All perimeter dikes, swales, ditches, perimeter slopes and all slopes steeper than 3 horizontal to 1 vertical (3:1) shall be provided temporary or permanent stabilization with ground cover as soon as practicable but in any event within 7 calendar days from the last land-disturbing activity.
   - All other disturbed areas shall be provided temporary or permanent stabilization with ground cover as soon as practicable but in any event within 14 calendar days from the last land-disturbing activity.

3. To secure the project site, locate limits of construction, protect areas that are to remain undisturbed, and prevent migration of construction debris, orange construction fencing shall be installed around areas not requiring silt fencing. Any accumulation of construction debris on public roadways or adjacent properties shall be removed within 24 hours. Care shall be taken when installing construction fencing to not obscure oncoming traffic at intersections, adjacent driveways and the project construction entrance.

Inspections and Maintenance

4. All sediment and erosion control devices shall be inspected every seven (7) days minimum or after every rain event. Damaged or ineffective devices shall be repaired or replaced, as necessary.

5. All sediment and erosion controls shall be inspected, at the specified inspection frequency, until construction is complete and the site is permanently stabilized.

6. All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been permanently stabilized. Additional control devices may be required during construction in order to control erosion and/or offsite sedimentation. All temporary control devices shall be removed once construction is complete and the site is permanently stabilized.

7. All existing and new storm water structures, affected by this project, shall be inspected and maintained clean of accumulated demolition debris or sediments. The inspection and maintenance of these structures shall be accomplished on the same schedule as the sediment and erosion control devices.

8. Disposal of all recovered sediments and construction debris shall be in accordance with all applicable City, State and Federal Regulations.

9. All erosion and sediment control plans and documentation (e.g., certification statements, inspection records, and maintenance records) shall be available on site during construction. All plans and documents shall be updated as required per NPDES General Permit.

Best Management Practices (BMPs)

10. A stabilized construction entrance shall be installed and maintained on the project site. Storm water inlet protection shall be provided for all inlets (upstream and downstream) within 50 ft. of the construction entrance (on both sides of the public roadway).

11. During the course of construction activities erosion and sediment controls shall be used to prevent; sediment accumulation on public roadways (including street gutters), sediment laden runoff from entering into existing storm water system inlets or depositing on adjacent properties, and airborne dust migration off-site. Any accumulation of sediment from the project site on public roadways or adjacent properties shall be removed within 24 hours.
    or
    The contractor must take necessary action to minimize the tracking of mud onto the paved roadway construction areas. The contractor shall daily remove mud/soil from pavement, as may be required.

12. Provide silt fence and/or other control devices, as may be required, to control soil erosion during utility construction. All disturbed areas shall be cleaned, graded, and stabilized immediately after the utility installation.

13. Silt fencing shall be placed no closer than 5 ft. downhill from the toe of any fill area.

14. Temporary stockpiling of useable or waste materials for more than fourteen (14) days shall have appropriate erosion and sediment control measures installed. Temporary stockpiles shall be placed away from storm water inlet structures, adjacent property and public roadways.

15. Litter, construction debris, oils, fuels, building products with significant potential for impact (such as stockpiles of freshly treated lumber), and construction chemicals that could be exposed to storm water must be prevented from becoming a pollutant source in storm water discharges.

16. Temporary diversion berms and/or ditches will be provided as needed during construction to protect areas from upslope runoff and/or to divert sediment laden water to appropriate traps or stable outlets.

17. If necessary, slopes which exceed eight (8) vertical feet should be stabilized with synthetic or vegetative mats. in addition to hydro seeding. It may be necessary to install temporary slope drains during construction. Temporary berms may be needed until the slope is brought to grade.

18. Cat track or surface roughening is required for all slopes greater than 4:1 prior to seeding and lying of synthetic or vegetative mats. Cat tracking or surface roughening shall produce a surface with furrows running cross slope, parallel with slope contours, and perpendicular to surface runoff.

Close-out

19. The site shall be considered permanently stabilized when all surface disturbing activities are complete and either of the two following criteria are met:
    a. A uniform (e.g., evenly disturbed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or
    b. Equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) have been employed.

22. Upon completion of construction activities and meeting the conditions of permanent stabilization a Notice of Termination (NOT) shall be submitted to IDEM and a copy of the submitted NOT shall be sent to the Town of Munster.

IDEM SURFACE STABILIZATION

MATERIALS

- **Soil Amendments - Select materials and rates as determined by a soil test (contact your county soil and water conservation district or cooperative extension office for assistance and soil information, including available soil testing services) or 400 to 600 pounds of 12-12-12 analysis fertilizer, or equivalent. Consider the use of reduced phosphorus application where soil tests indicate adequate phosphorous levels in the soil profile.**
- **Seed - Select appropriate plant species seed or seed mixtures on the basis of quick germination, growth, and time of year to be seeded (see Table 1).**
- **Mulch**
  - **Straw, hay, wood fiber, etc. (to protect seedbed, retain moisture, and encourage plant growth).**
  - **Anchored to prevent removal by wind or water or covered with manufactureed erosion control blankets.**

Table 1. Temporary Seeding Specifications

Seed Species[1]	Rate per Acre	Planting Depth	Optimum Dates[2]
Wheat or Rye	150 lbs.	1 to 1½ inches	Sept. 15 – Oct. 30
Spring Oats	100 lbs.	1 inch	March 1 – April 15
Annual Ryegrass	40 lbs.	¼ inch	March 1 – May 1 Aug. 1 – Sept. 1
German Millet	40 lbs.	1 to 2 inches	May 1 – June 1
Sudangrass	35 lbs.	1 to 2 inches	May 1 – July 30
Buckwheat	60 lbs.	1 to 2 inches	April 15 – June 1
Corn (*broadcast*)	300 lbs.	1 to 2 inches	May 11 – Aug. 10
Sorghum	35 lbs.	1 to 2 inches	May 1 – July 15

[1] Perennial species may be used as a temporary cover, especially if the area to be seeded will remain idle for more than one year (see **Permanent Seeding** on page 35).

[2] Seeding done outside the optimum seeding dates increases the chances of seeding failure. Dates may be extended or shortened based on the location of the project site within the state.

NOTES:
Mulch alone is an acceptable temporary cover and may be used in lieu of temporary seeding, provided that it is appropriately anchored. A high potential for fertilizer, seed, and mulch to wash exists on steep banks, cuts, and in channels and areas of concentrated flow.

APPLICATION

Seedbed Preparation

1. Test soil to determine pH and nutrient levels.
2. Apply soil amendments as recommended by the soil test. If testing is not done, apply 400 to 600 pounds per acre of 12-12-12 analysis fertilizer, or equivalent.
3. Work the soil amendments into the upper two to four inches of the soil with a disk or rake operated across the slope.

Seeding

1. Select a seed species or an appropriate seed mixture and application rate from Table 1.
2. Apply seed uniformly with a drill or cultipacker seeder or by broadcasting. Plant or cover seed to the depth shown in Table 1.

Notes:
1.1. If drilling or broadcasting the seed, ensure good seed-to-soil contact by firming the seedbed with a roller or cultipacker after completing seeding operations.
1.2. Daily seeding when the soil is moist is usually most effective.
1.3. If seeding is done with a hydroseeder, fertilizer and mulch can be applied with the seed in a slurry mixture.

2. Apply mulch (see Mulching on page 55 or Compost Mulching on page 59) and anchor it in place.

MAINTENANCE

- **Inspect within 24 hours of each rain event and at least once every seven calendar days.**
- **Check for erosion or movement of mulch and repair immediately.**
- **Monitor for erosion damage and adequate cover (80 percent density); reseed, fertilize, and apply mulch where necessary.**
- **If nitrogen deficiency is apparent, top-dress fall seeded wheat or rye seeding with 50 pounds per acre of nitrogen in February or March.**

EROSION CONTROL NOTES

SITE INFORMATION:
- Existing Condition: UNDEVELOPED LOT
- Proposed Condition: RETAIL USE - PAVEMENT & BUILDING
- Proposed Work: EXCAVATION & FILLING, BUILDING CONSTRUCTION, PAVING, & STORM DRAINAGE & UTILITY INSTALLATION
- Existing Soils: Rs (Rensselaer Loam), Bn (Bono Silty Clay)
- BMPs Shown on Plan: INLET PROTECTION, SILT FENCE, ROCK CHECK DAMS, CONSTRUCTION ENTRANCE, SKIMMER BASIN
- Disturbed Area: ±3.7 - ACRES

EROSION CONTROL SEQUENCE (for Contractor):

Phase I - Sheet C211:
1. Schedule a Pre-Construction Meeting at the site with the Owner, Engineer, and any local inspectors at least 72 hrs prior to commencement of construction.
2. Install the permit box on-site.
3. Clearly mark the limits of disturbance.
4. Install construction entrance, install BMPs, construct temporary sediment basin and install any perimeter silt fence BMP protection prior to demolition activities.
5. Establish main Construction Entrance/ Exit.
6. Continuously maintain all BMPs throughout construction. Remove accumulated sediment from BMPs and clean-out Sediment Basins as noted on plans.

Note: Contractor's price for work shall be all inclusive for installing and maintaining BMPs as shown on drawings.

Note:
Maintenance of Sediment and Erosion Control Measures must continue until the site is permanently stabilized until the controls are removed.

Phase II - Sheet C212:
1. Install temporary ditches/swales to divert stormwater to sediment basins as shown on sheet C212.
2. Begin clearing and grubbing.
3. Begin topsoil stripping as noted. Topsoil shall be re-used in grass or parking lot landscape islands/areas and on slopes after rough grading operations.
4. Continuously maintain all BMPs thoughout construction. Remove accumulated sediment from BMPs and clean-out sediment trap as noted on plans. NOTE: Contractor's price for work shall be all inclusive for installing and maintaining BMPs as shown drawings.
5. Rough grade site. Temporary or Permanent grassing shall be established on areas disturbed with no activity for 7 days. Continuously remove accumulated silt/sediment from BMPs.
6. Construct Building Laydown area and and Staging area around the proposed building pad.
7. Install storm drainage, utilities, etc. as grade allows.
8. Install Catch Basin Inlet protection at all catch basins as they are constructed.
9. Install temporary ditches/swales to divert stormwater to catch basins as shown on sheets C212.
10. Install Slope Matting on all slopes 3:1 or steeper (Tensar RECP per detail) on all slopes as noted on the Phase II Erosion Control Plan.

Phase III - Sheet C213
11. Finalize Fine Grading and construct curb & gutter.
12. Place stone as soon as possible on all areas to be paved and building pads.
13. Respread topsoil (4" min.) evenly on unimproved areas and areas with no impervious surfaces proposed including all slopes.
14. Permanently grass all areas not to be paved or built upon (ie outpads) or that receives landscaping/mulch. Establish 100% coverage with 70% density.
15. Finalize all paving and grassing to achieve final stabilization.
16. Remove silt/sediment from all BMPs and dispose of legally or on-site as approved by the soil testing company.
17. Once site is finalized with 100% grass coverage and 70% density contact local inspector and Engineer of Record for closeout inspection.
18. Address any punchlist items from closeout inspection.
19. Remove temporary BMPs once site is accepted for closeout by local issuing authority.
20. Contact Engineer and schedule final walkthrough. Engineer will coordinate with Owner to apply for NOT (Stormwater).

Note: Contractor's price for work shall be all inclusive for installing and maintaining BMPs as shown on drawings.

Note:
Maintenance of Sediment and Erosion Control Measures must continue until the site is permanently stabilized until the controls are removed.

CONTRACTOR TO PERFORM SELF INSPECTION ON ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH PHASE OF CONSTRUCTION TO ENSURE THE EROSION CONTROL & SEDIMENTATION PLANS ARE BEING FOLLOWED. COMPLETE THE SELF-INSPECTION REPORT (OBTAIN FROM NCDENR WEBSITE) AND PROVIDE TO OWNER AND ENGINEER.

Project Number: 2025-104
DWG Name: 2025-104 details.dwg
Drawing Scale: as noted
Date of Project: 8-1-2025
Engineer of Record:
Christopher L. Price, P.E.
South Carolina PE# 22396
Indiana PE # 12100391

bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com
Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

Self Storage Munster IN ---- 45th Street Munster, IN 46321

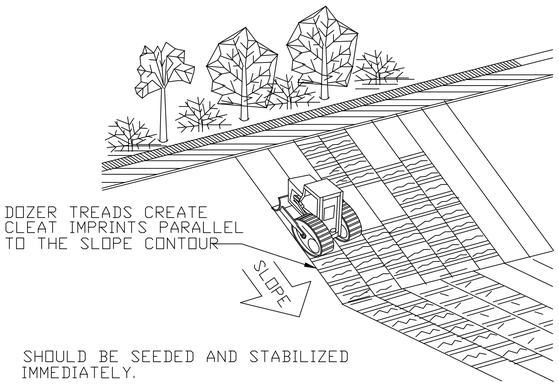
09/16/2025
CHRISTOPHER L. PRICE REGISTERED No. 12100391 STATE OF INDIANA PROFESSIONAL ENGINEER

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	8-7-2025	ISSUED FOR REVIEW
B	9-16-2025	ISSUED FOR PERMIT
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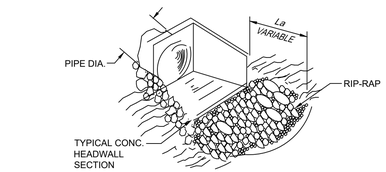
SITEWORK NOTES & DETAILS

C501

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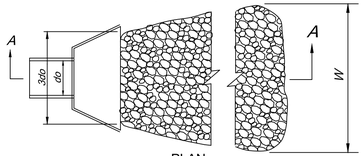


SLOPE TRACKING DETAIL

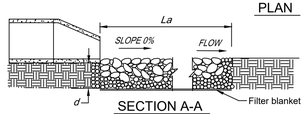


ISOMETRIC VIEW

do = Pipe Dia.
La = Apron Length
W = Apron Width
3 x Pipe Ø (Min.)
d = Apron Depth



PLAN



SECTION A-A

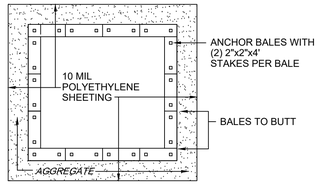
NOTES:

SEE APPROPRIATE SCHEDULE FOR DIMENSIONS

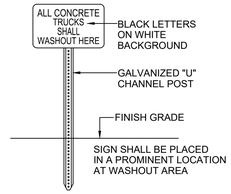
1. La is the length of the riprap apron.
2. d = 1.5 times the maximum stone diameter but not less than 6".
3. A filter blanket or filter fabric shall be installed between the rip-rap and soil foundation.

RIP RAP APRON - OUTLET CHANNEL

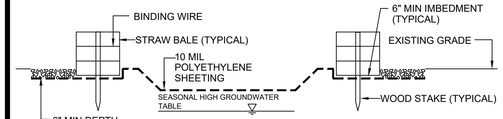
(NOT TO SCALE)



PLAN



WASHOUT SIGN

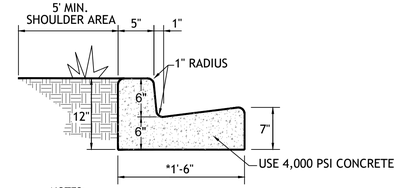


TYPICAL SECTION

NOTES:

1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT AREA



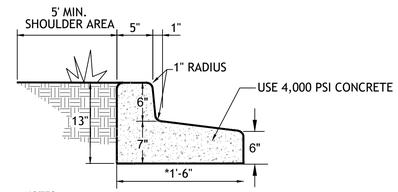
NOTES:

1. CONTRACTION JOINTS 10' O/C
2. EXPANSION JOINTS 100' O/C
3. ALL JOINTS SEALED PER SCDOT SPECS. SURFACE SHALL RECEIVE A MEDIUM BROOM FINISH.
4. THE SUBGRADE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY AND FINISHED TO A SMOOTH, FIRM SURFACE AND SHALL BE MOIST AT THE TIME THE CONCRETE IS PLACED.

18" CONCRETE CURB & GUTTER

- TYPICAL DETAIL - STANDARD -

NTS



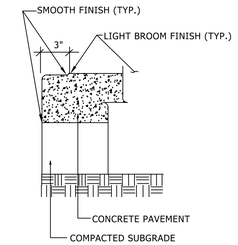
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18" CONCRETE CURB & GUTTER

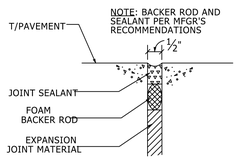
- TYPICAL DETAIL - PITCHED -

NTS



PAVEMENT EDGING DETAIL

NO SCALE



NOTE:
PROVIDE ½" DIA. X 1'-0" SLEEVED STAINLESS STEEL DOWELS AT 2'-0" O.C. CENTERED ON E.J. AND SLAB IN AREAS BELOW BRICK PAVING

PAVEMENT EXPANSION JOINT (E.J.)

NO SCALE

BROOM FINISH PARALLEL TO JOINTS

¼" WIDE TOOLED JOINT LOCATED AS SHOWN ON PLAN - SAWCUT TO 2"

4" THICK 4000 PSI CONCRETE W/FIBERMESH

COMPACTED SUBGRADE

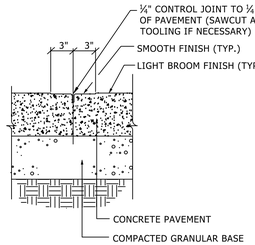
NOTES:

EXPANSION JOINTS SHALL BE INSTALLED SUCH THAT NO SINGLE DIMENSION EXCEEDS 40 FT AND ALSO AREA BETWEEN EXPANSION JOINTS NOT TO EXCEED 250 SQ.FT. SEAL ALL EXPANSION JOINTS.

½" EXPANSION PAPER SHALL BE PLACED AT ALL LOCATIONS THAT NEW SIDEWALK ABUTS CONCRETE CURB, EXISTING SIDEWALK, LIGHTPOLE BASES AND RETAINING WALLS.

SEAL ALL EXPANSION JOINTS.

SNAP-CAP EXPANSION JOINT STRIPS CAN BE USED ON ALL EXPANSION JOINTS.



PAVEMENT CONTROL JOINT (C.J.)

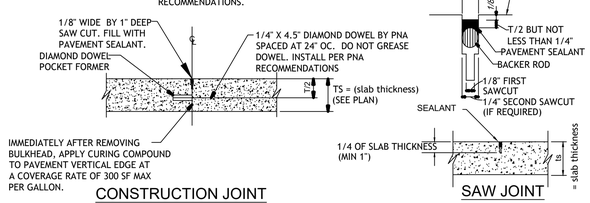
NO SCALE

- TYPICAL DETAIL -

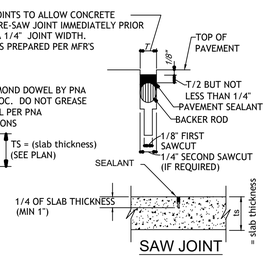
CONCRETE SIDEWALK

NTS

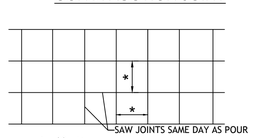
WAIT AS LONG AS FEASIBLE TO SEAL JOINTS TO ALLOW CONCRETE SHRINKAGE TO OCCUR. IF REQUIRED, RE-SAW JOINT IMMEDIATELY PRIOR TO INSTALLING SEALANT TO ACHIEVE A 1/4" JOINT WIDTH. ENSURE JOINT IS CLEAN, DRY AND SIDES PREPARED PER MFR'S RECOMMENDATIONS.



CONSTRUCTION JOINT



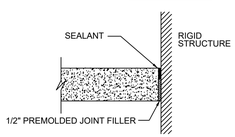
SAW JOINT



* = 30 x ts

PLAN VIEW

CONCRETE PAVEMENT



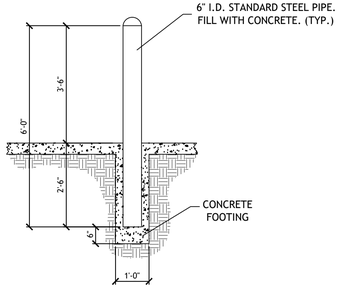
PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE

ISOLATION JOINT

- TYPICAL DETAIL -

CONCRETE JOINTING

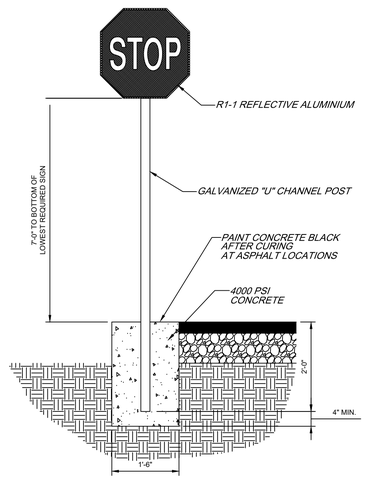
NTS



- TYPICAL DETAIL -

PIPE BOLLARD

NTS



STOP SIGN DETAIL

Project Number: 2025-104
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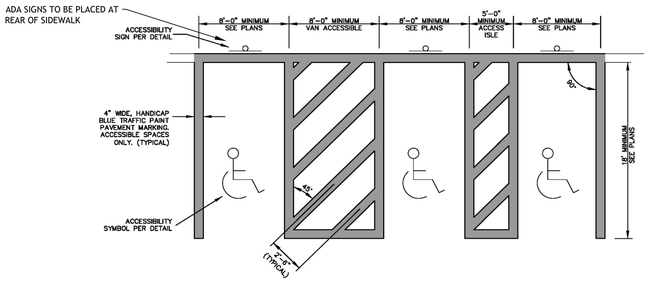
CHRISTOPHER L. PRICE
REGISTERED
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PROFESSIONAL ENGINEER

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SITEWORK NOTES & DETAILS

C502

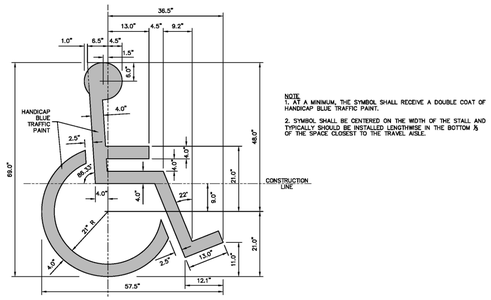
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NOTE
1. FINISH GRADE ACROSS HANDICAP ACCESSIBLE SPACES AND AISLES SHALL NOT EXCEED 2% (50:1) IN ANY DIRECTION.

2. 90° PARKING LAYOUT SHOWN. STRIPING ORIENTATION AND DIMENSIONS SIMILARLY SHALL APPLY TO ANGLED PARKING ALIGNMENT.

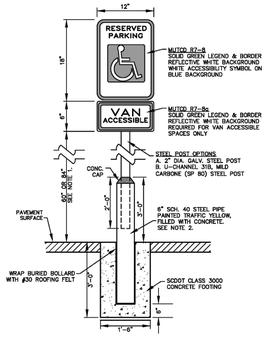
ADA ACCESSIBILITY STRIPING
N.T.S.



NOTE
1. AT A MINIMUM, THE SYMBOL SHALL RECEIVE A DOUBLE COAT OF HANDICAP BLUE TRAFFIC PAINT.

2. SYMBOL SHALL BE CENTERED ON THE WIDTH OF THE STALL AND TYPICALLY SHOULD BE INSTALLED LENGTHWISE IN THE BOTTOM ⅓ OF THE SPACE CLOSEST TO THE TRAVEL AISLE.

ADA ACCESSIBILITY SYMBOL
N.T.S.



NOTE
1. 12"x18" ACCESSIBILITY SIGN (R7-8) SHALL BE MOUNTED 7' FROM FINISH GRADE TO BOTTOM EDGE OF SIGN FACE. MOUNTING HEIGHT MAY BE REDUCED TO 5' IF PLACED IN A LANDSCAPE AREA IN WHICH PEDESTRIANS ARE NOT EXPECTED TO USE.

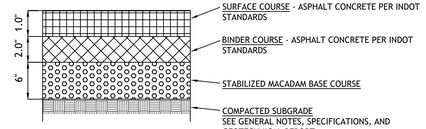
2. BOLLARD MAY BE OMITTED IF INSTALLED IN LANDSCAPE AREAS. WHEN INSTALLED IN LANDSCAPE AREAS, MOUNTING POST SHALL BE DRIVEN A MINIMUM OF 3' BELOW FINISH GRADE. ALTERNATE MOUNTING POSTS MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

3. SIGNAGE SHALL BE INSTALLED IN FRONT OF EACH ACCESSIBLE SPACE, CENTERED ON THE WIDTH OF THE SPACE.

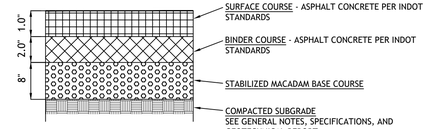
4. REFER TO AMERICANS WITH DISABILITIES ACT AND ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES (ADAAG), LATEST EDITION, FOR REQUIRED NUMBER OF ACCESSIBLE SPACES. PER ADAAG, ONE VAN ACCESSIBLE SPACE SHALL BE PROVIDED, MINIMUM, WITH ADDITIONAL VAN ACCESSIBLE SPACES PER ADAAG REQUIREMENTS.

5. ALL SIGNAGE SHALL BE ENGINEER GRADE .080 ALUMINUM REFLECTIVE SIGN MEETING THE REQUIREMENTS OF THE MUTCD AND ADAAG.

ADA ACCESSIBILITY SIGN
N.T.S.

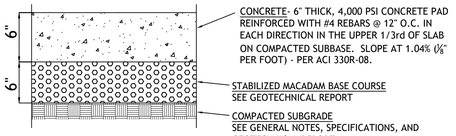


LIGHT DUTY ASPHALT PAVEMENT
NTS



- TYPICAL SECTION -

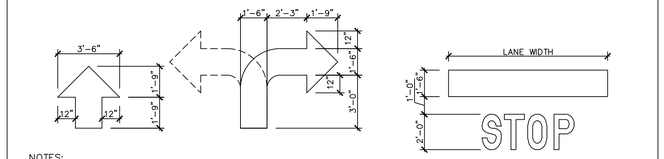
HEAVY DUTY ASPHALT PAVEMENT
NTS



- TYPICAL SECTION -

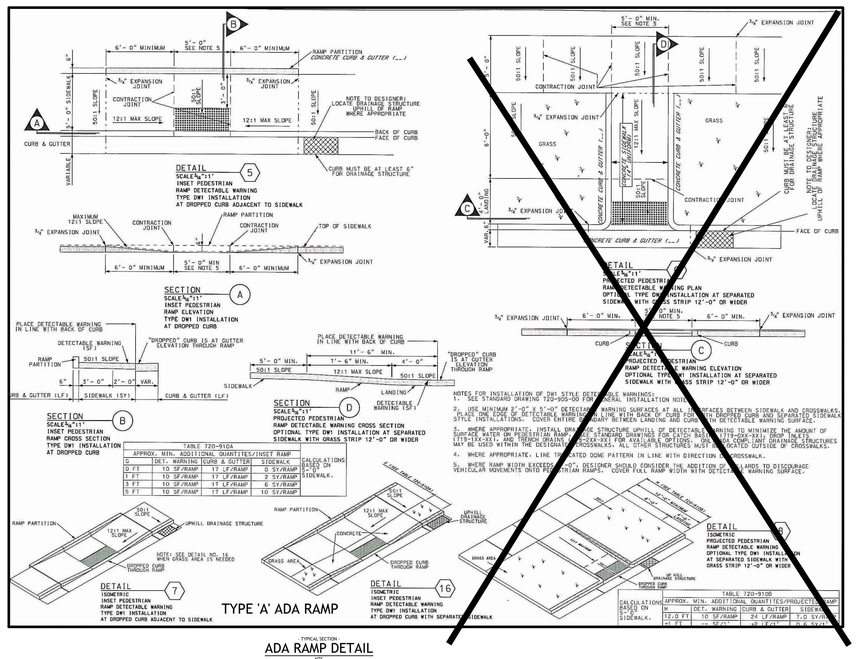
HEAVY DUTY CONCRETE
NTS

PAVEMENT NOTE:
THE ABOVE PAVEMENT SECTIONS ARE TO BE APPROVED BY THE OWNER AND GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION.



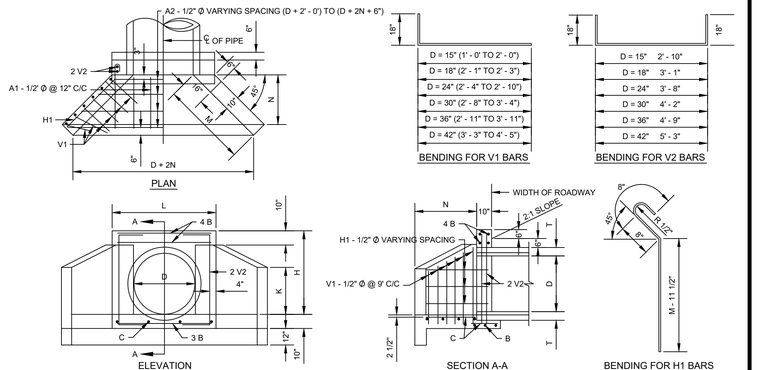
NOTES:
1. PAINT COLOR TO BE "YELLOW" FOR ARROW AND LETTERS. "STOP" LETTERS TO BE ELONGATED HELEVETICA MEDIUM – 4" WIDE STROKES.
2. PAINT 2" BLACK OUTLINE AROUND ARROW AND LETTERS FOR PROJECTS WITH CONCRETE PARKING LOTS.

PAVEMENT PAINTING
NOT TO SCALE



- TYPICAL SECTION -

ADA RAMP DETAIL
NTS



CONCRETE HEADWALL DETAIL
NTS

DIMENSIONS								DIMENSIONS & QUANTITIES FOR HEADWALLS WITH 45° WINGS										* FOR ONE HEADWALL	
								REINFORCING STEEL										QUANTITIES *	
D	AREA SQ FT	T	H	K	L	M	N	A1 - 1/2" Ø		A - 1/2" Ø		B - 1/2" Ø		C - 1/2" Ø		H1 - 1/2" Ø		V1 - 1/2" Ø		V - 1/2" Ø		CLASS "A" CONC C.Y.	REINF. STEEL LBS
								#	LENGTH	#	LENGTH	#	LENGTH	#	LENGTH	#	LENGTH	#	LENGTH	#	LENGTH		
15"	1.23	2 1/4"	2' - 5 1/4"	1' - 5"	3' - 7"	1' - 9"	1' - 3"	4	1' - 0"	2	3' - 9" AV.	7	3' - 3"	3	1' - 6"	4	2' - 1"	4	3' - 5" AV.	4	5' - 10"	.74	57
18"	1.77	2 1/2"	2' - 8 1/2"	1' - 7"	3' - 10"	2' - 1 1/2"	1' - 6"	4	1' - 2"	2	4' - 3" AV.	7	3' - 6"	3	1' - 6"	4	2' - 6"	4	3' - 8" AV.	4	6' - 1"	.91	61
24"	3.14	3"	3' - 3"	1' - 10 1/2"	4' - 4"	2' - 10"	2' - 0"	5	1' - 8"	3	5' - 3" AV.	7	4' - 0"	3	1' - 6"	6	3' - 2"	6	4' - 1" AV.	4	6' - 8"	1.37	85
30"	4.91	3 1/2"	3' - 9 1/2"	2' - 2"	4' - 10"	3' - 6 1/2"	2' - 6"	5	2' - 2"	3	6' - 3" AV.	7	4' - 6"	4	1' - 6"	6	3' - 11"	8	4' - 6" AV.	4	7' - 2"	1.77	104
36"	7.07	4"	4' - 4"	2' - 5 1/2"	5' - 4"	4' - 3"	3' - 0"	6	2' - 8"	4	7' - 3" AV.	7	5' - 0"	4	1' - 6"	6	4' - 7"	10	4' - 11" AV.	4	7' - 9"	2.29	130
42"	9.62	4 1/2"	4' - 10 1/2"	2' - 9"	5' - 10"	4' - 1 1/2"	3' - 6"	6	3' - 2"	4	8' - 3" AV.	7	5' - 6"	4	1' - 6"	6	5' - 4"	12	5' - 4" AV.	4	8' - 3"	2.89	151

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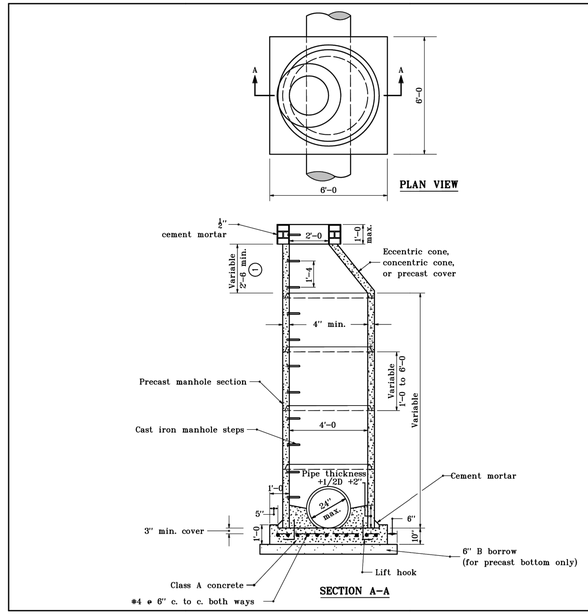
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SITEWORK NOTES & DETAILS

C503

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GENERAL NOTES

1. For eccentric and concentric cone heights see cone heights table on Standard Drawing E 720-MHST-08.

INDIANA DEPARTMENT OF TRANSPORTATION

MANHOLE TYPE C

SEPTEMBER 1997

STANDARD DRAWING NO. **E 720-MHST-02**

DETAILS PLACED IN THIS FORMAT 11-15-99

ANTHONY L. URMOVICH REGISTERED No. 18095 STATE OF INDIANA PROFESSIONAL ENGINEER

/s/ Anthony L. Urmovich 11-15-99
DESIGN STANDARDS ENGINEER DATE

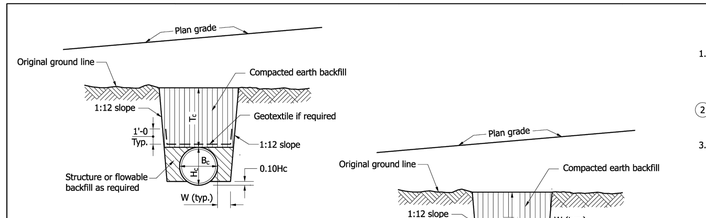
/s/ Firoze Zandi 11-15-99
CHIEF ASSISTANT ENGINEER DATE

DESIGN STANDARDS ENGINEER — ORIGINALLY APPROVED 9-02-97

- TYPICAL DETAIL -

STORM DRAINAGE MANHOLE

NTS

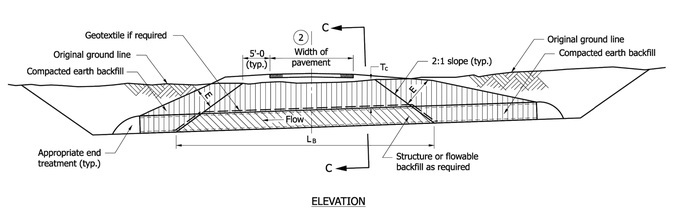


LEGEND

H_c = Overall diameter or rise (typ.)
B_c = Overall diameter or span
A = 8" min. for fill height less than 16'
= 12" min. for fill height of 16' or more
T_c = Trench cover depth over pipe
W = 0.3 B_c or 9", whichever is greater
E = Encasement
L_B = Backfill length measured from toe to toe of the 2:1 slopes.

NOTES :

1. Protective cover shall be constructed prior to running heavy equipment over installed pipes. The minimum covers are listed below:
   a.) 1.5' for $B_c \leq 18"$
   b.) 3' for $18" < B_c \leq 54"$
   c.) 4' for $B_c > 54"$
2. For backfill purposes, paved shoulders, curbs, and sidewalks are considered pavement. See Standard Drawing E 715-BKFL-10 for pavement limits when curbs, paved shoulders, or sidewalks are present.
3. Flowable or structure backfill shall be encased by compacted earth backfill. The minimum encasement shall be 2 ft. If necessary, the 2:1 slope between the flowable or structure backfill and the encasement shall be modified to maintain the minimum 2 ft encasement.



INDIANA DEPARTMENT OF TRANSPORTATION

PIPE BACKFILL METHOD 2
NEW OR EXISTING DRIVE

SEPTEMBER 2008

STANDARD DRAWING NO. **E 715-BKFL-06**

RICHARD L. VANCLEAVE REGISTERED No. 9750 STATE OF INDIANA PROFESSIONAL ENGINEER

/s/ Richard L. VanCleave 09/02/08
DESIGN STANDARDS ENGINEER DATE

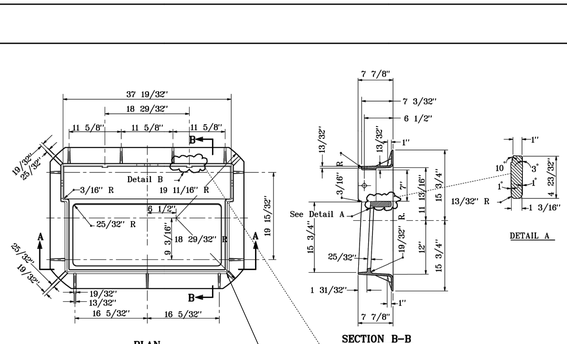
/s/ Mark A. Miller 09/02/08
CHIEF HIGHWAY ENGINEER DATE

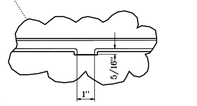
DESIGN STANDARDS ENGINEER

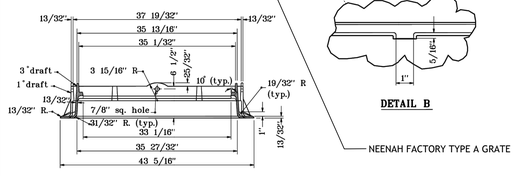
- TYPICAL DETAIL -

STORM DRAINAGE BEDDING

NTS







FRAME
CASTING TYPE 10

INDIANA DEPARTMENT OF TRANSPORTATION

CASTINGS TYPE 10
FRAME

SEPTEMBER 1998

STANDARD DRAWING NO. **E 720-ICCA-08**

DETAILS PLACED IN THIS FORMAT 11-15-99

ANTHONY L. URMOVICH REGISTERED No. 18095 STATE OF INDIANA PROFESSIONAL ENGINEER

/s/ Anthony L. Urmovich 11-15-99
DESIGN STANDARDS ENGINEER DATE

/s/ Firoze Zandi 11-15-99
CHIEF ASSISTANT ENGINEER DATE

DESIGN STANDARDS ENGINEER — ORIGINALLY APPROVED 9-01-98

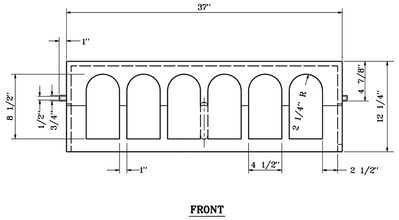
- TYPICAL DETAIL -

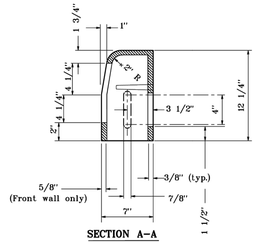
CATCH BASIN - HOODED GRATE INLET

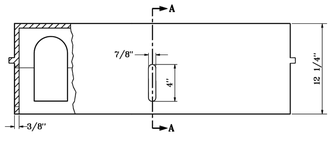
NTS

GENERAL NOTES

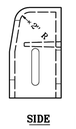
1. Curb box adjustable 5 1/4" to 8 3/4".







CURB BOX
CASTING 10



INDIANA DEPARTMENT OF TRANSPORTATION

CASTING TYPE 10
CURB BOX

SEPTEMBER 1998

STANDARD DRAWING NO. **E 720-ICCA-09A**

DETAILS PLACED IN THIS FORMAT 11-15-99

ANTHONY L. URMOVICH REGISTERED No. 18095 STATE OF INDIANA PROFESSIONAL ENGINEER

/s/ Anthony L. Urmovich 11-15-99
DESIGN STANDARDS ENGINEER DATE

/s/ Firoze Zandi 11-15-99
CHIEF ASSISTANT ENGINEER DATE

DESIGN STANDARDS ENGINEER — ORIGINALLY APPROVED 9-01-98

- TYPICAL DETAIL -

CATCH BASIN - HOODED GRATE INLET

NTS

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Project Number: 2025-104
DWG Name: 2025-104 details.dwg
Drawing Scale: as noted
Date of Project: 8-1-2025
Engineer of Record:
Christopher L. Price, P.E.
South Carolina PE# 22396
Indiana PE # 12100391

bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com
Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

Storage Munster IN

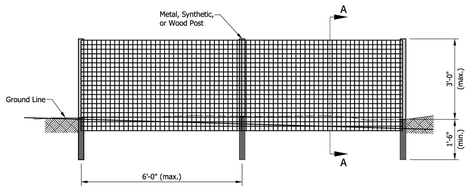
45th Street
Munster, IN 46321

09/16/2025
CHRISTOPHER L. PRICE REGISTERED No. 12100391 STATE OF INDIANA PROFESSIONAL ENGINEER

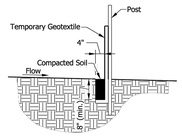
PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	8-7-2025	ISSUED FOR REVIEW
B	9-16-2025	ISSUED FOR PERMIT
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SITEWORK NOTES & DETAILS

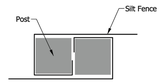
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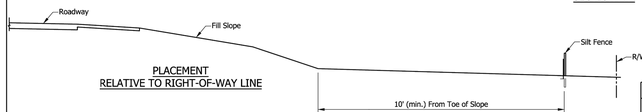
ELEVATION



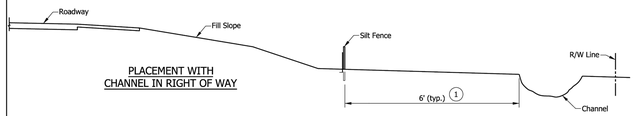
SECTION A-A



JOINT DETAIL
PLAN VIEW



PLACEMENT
RELATIVE TO RIGHT-OF-WAY LINE



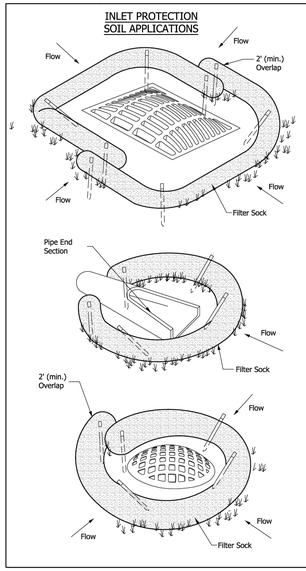
PLACEMENT WITH
CHANNEL IN RIGHT OF WAY

NOTES:

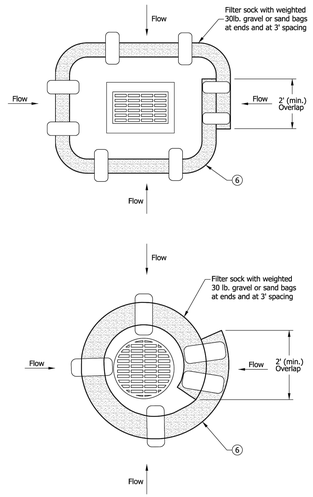
1. Dimensions will vary based on right-of-way availability. Silt fence shall be placed as close as possible to the edge of construction limits.
2. The spacing of the tiebacks shall equal the spacing of the posts. Additional post depth or tiebacks may be required in unstable soils
3. Filter Sock shall be used instead of silt fence at or below Q_{10yr}.

INDIANA DEPARTMENT OF TRANSPORTATION	
PERIMETER PROTECTION, SILT FENCE SEPTEMBER 2019	
STANDARD DRAWING NO. E 205-TECD-11	
ELIZABETH W. PHILLIPS REGISTERED No. 10200124 STATE OF INDIANA PROFESSIONAL ENGINEER	DESIGN STANDARDS ENGINEER 5/2/2019 DATE CHIEF ENGINEER 5/31/2019 DATE

INLET PROTECTION
SOIL APPLICATIONS



INLET PROTECTION
PAVEMENT APPLICATIONS

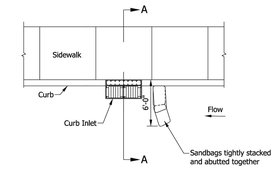


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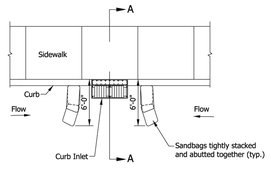
1. Fiber roll may be substituted for filter sock.
2. Filter sock shall be secured to prevent movement and undercutting as shown or in accordance with the manufacturer's instructions. See Standard Drawing E 205-TECD-10 for securing methods.
3. Inlet protection shall be inspected, at a minimum once every seven days and after each storm event. Sediment shall be removed when 1/3 of the filter sock depth has been filled or as directed.
4. Sediment and gravel deposited on roadways shall be removed once identified after each storm event.
5. Inlet protection shall be removed after the surrounding area becomes stable.

6 Inlet protection shall be used within a lane or shoulder only when closed to traffic. Inlet protection shall not cause water to encroach upon a lane open to traffic.

INDIANA DEPARTMENT OF TRANSPORTATION	
TEMPORARY INLET PROTECTION, FILTER SOCK SEPTEMBER 2019	
STANDARD DRAWING NO. E 205-TECD-02	
ELIZABETH W. PHILLIPS REGISTERED No. 10200124 STATE OF INDIANA PROFESSIONAL ENGINEER	DESIGN STANDARDS ENGINEER 5/2/2019 DATE CHIEF ENGINEER 5/31/2019 DATE



SANDBAG
SINGLE DIRECTION FLOW



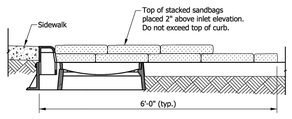
SANDBAG
DUAL DIRECTION FLOW

NOTES:

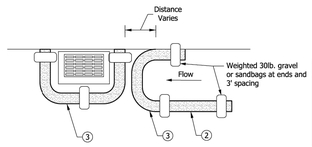
1. Curb inlet protection shall be used within a lane or shoulder only when closed to traffic. Curb inlet protection shall not cause water to encroach upon a lane open to traffic.

2 May be used in conjunction with drain inlet protection as a best management practice (BMP) in combination with bag or drop inlet protection inserts.

3 Inlet protection shall be used within a lane or shoulder only when closed to traffic. Inlet protection shall not cause water to encroach upon a lane open to traffic.

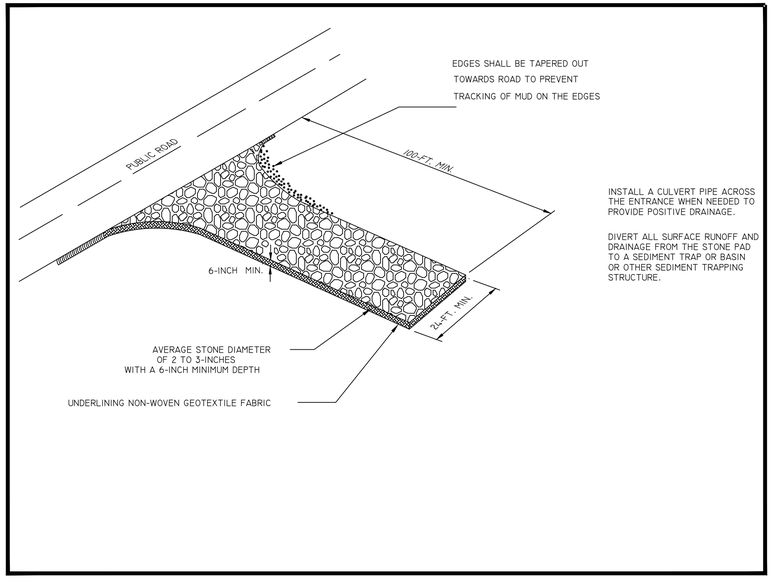


SECTION A-A



FILTER SOCK SINGLE OR DUAL
DIRECTION FLOW

INDIANA DEPARTMENT OF TRANSPORTATION	
TEMPORARY CURB INLET PROTECTION SEPTEMBER 2019	
STANDARD DRAWING NO. E 205-TECD-05	
ELIZABETH W. PHILLIPS REGISTERED No. 10200124 STATE OF INDIANA PROFESSIONAL ENGINEER	DESIGN STANDARDS ENGINEER 5/2/2019 DATE CHIEF ENGINEER 5/31/2019 DATE



INSTALL A CULVERT PIPE ACROSS THE ENTRANCE WHEN NEEDED TO PROVIDE POSITIVE DRAINAGE.

DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN OR OTHER SEDIMENT TRAPPING STRUCTURE.

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DWG Name: 2025-104 details.dwg
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Christopher L. Price, P.E.
South Carolina PE# 22396
Indiana PE # 12100391

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Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

Self Storage Munster IN

45th Street
Munster, IN 46321

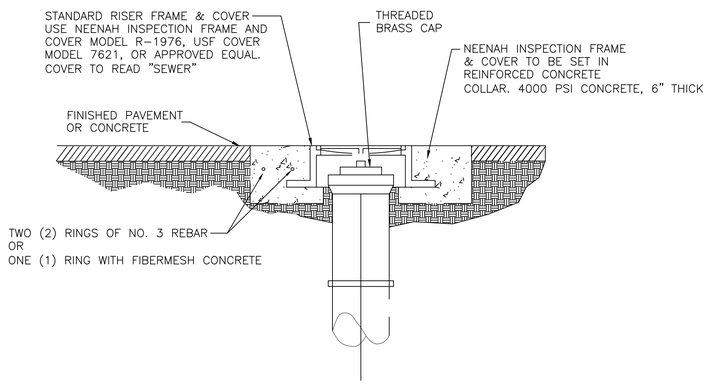
09/16/2025
CHRISTOPHER L. PRICE REGISTERED No. 12100391 STATE OF INDIANA PROFESSIONAL ENGINEER

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	8-7-2025	ISSUED FOR REVIEW
B	9-16-2025	ISSUED FOR PERMIT

SITEWORK NOTES & DETAILS

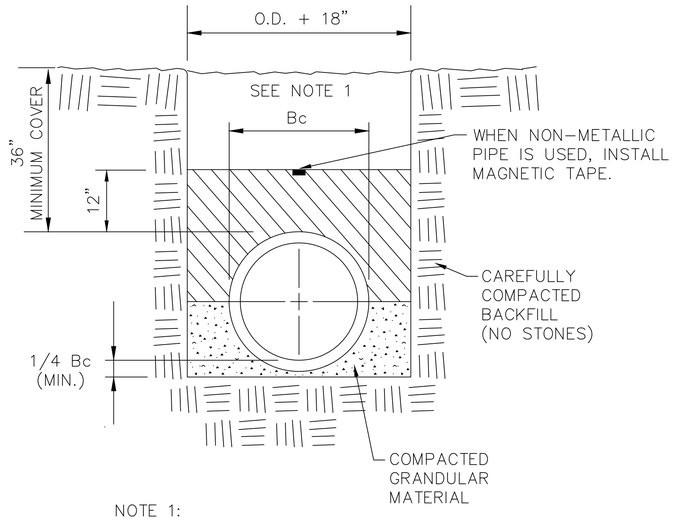
C505

NOTE: THE INSPECTION FRAME AND COVER IS TO BE USED IN ALL PAVED AND CONCRETE APPLICATIONS.



SANITARY SEWER CLEANOUT DETAIL

NOT TO SCALE

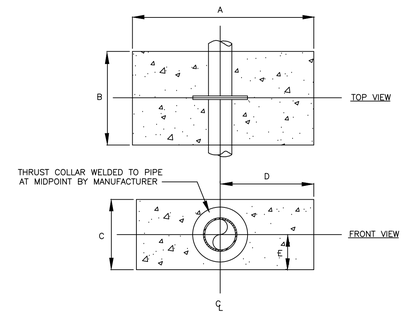


NOTE 1:
INSTALLATION IN PUBLIC R/W REQUIRES COMPACTION OF 90% STANDARD PROCTOR. AFTER INSTALLATION, SURFACE MUST BE TOPSOILED AND GRASSED AS REQUIRED BY REGULATORY AUTHORITY.

TYPICAL SEWER PIPE BEDDING

NOTES:

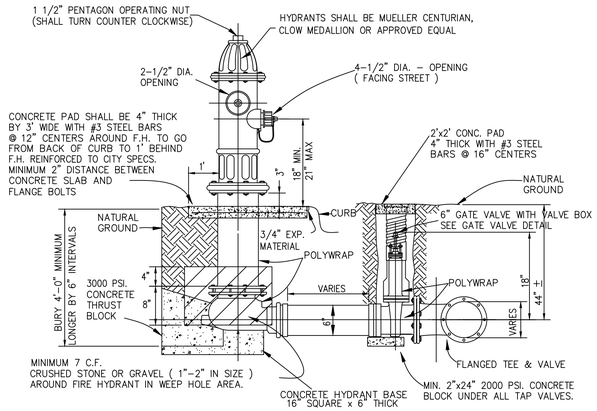
1) DIMENSIONS OF CONCRETE COLLARS BASED ON 2000 P.S.F. SOIL BEARING.
2) DIMENSIONS OF WELDED STEEL OR DUCTILE IRON THRUST COLLARS SHALL CONFORM TO THE PIPE MANUFACTURER'S SUPPLIED SHOP DRAWINGS WHICH SHALL INDICATE A THRUST RATING NOT LESS THAN THAT INCLUDED IN THE CHART BELOW.
3) CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS. "HIGH EARLY" CONCRETE SHALL BE USED.
4) SOIL CONDITIONS SHALL BE VERIFIED BY THE INSPECTOR PRIOR TO CONSTRUCTION.
5) FOR 3" PIPE USE 4" DIAMETER THRUST RATING.



PIPE SIZE	A	B	C	D	E	CY	WELDED THRUST COLLAR MINIMUM RATING
4"	3'-0"	2'-0"	1'-6"	1'-6"	9"	0.33	4,500 lbs
6"	4'-0"	2'-0"	1'-6"	2'-0"	9"	0.44	9,300 lbs
8"	4'-6"	2'-0"	2'-0"	2'-3"	1'-0"	0.67	16,000 lbs
12"	6'-0"	2'-0"	3'-0"	3'-0"	1'-6"	1.33	34,000 lbs
16"	6'-6"	2'-0"	4'-6"	3'-3"	2'-3"	2.17	59,000 lbs

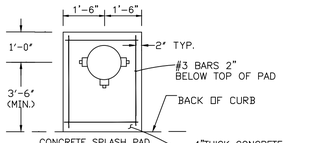
TYPICAL CONCRETE COLLAR DETAIL

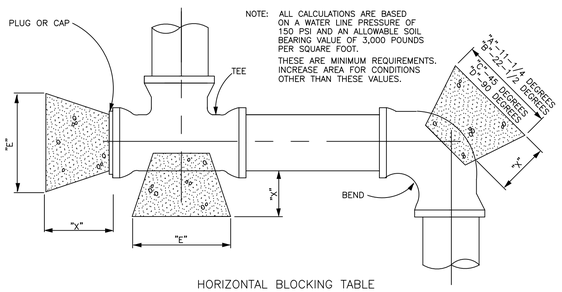
N.T.S.



NOTES:

1. FIRE HYDRANTS SHALL NOT BE INSTALLED IN EXISTING OR PROPOSED SIDEWALKS
2. FIRE HYDRANTS SHALL BE INSTALLED PRIMED ONLY. THEY SHALL BE PAINTED AFTER INSTALLATION.
3. FIRE HYDRANTS SHALL BE COATED WITH 2 COATS BENJAMIN MOORE PAINT RUST INHIBITOR #16378 ALUMINUM OR EQUAL.
4. DOUBLE WRAP ALL D.I. FITTINGS WITH POLY WRAP INCLUDING BOLTS AND NUTS.
5. INSTALL RESTRAINED OFFSET BENDS OR "GRADELOCK" FITTINGS ON FIRE HYDRANT SUPPLY LINE SO FIRE HYDRANT BURY DEPTH IS NO GREATER THAN SIX FEET.
6. ALL FITTINGS SHALL INCORPORATE MEGALUG MECHANICAL JOINT RESTRAINTS OR APPROVED EQUAL.
7. SWIVEL SOLID ADAPTER ON CONCRETE CYLINDER PIPE FLANGED OUTLET.





HORIZONTAL BLOCKING TABLE

PIPE SIZE	"X" DIM. IN. FT.	11-1/4 DEGREES "A"	11-1/4 DEGREES MIN. AREA	22-1/2 DEGREES "B"	22-1/2 DEGREES MIN. AREA	45 DEGREES "C"	45 DEGREES MIN. AREA	90 DEGREES "D"	90 DEGREES MIN. AREA	TEE & PLUG "E"	TEE & PLUG MIN. AREA
4"	1.5	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.06	1.00	1.00
6"	1.5	1.00	1.00	1.00	1.00	1.14	1.30	1.55	2.40	1.30	1.70
8"	1.5	1.00	1.00	1.08	1.18	1.52	2.31	2.07	4.27	1.74	3.02
10"	1.5	1.00	1.00	1.35	1.84	1.90	3.61	2.58	6.66	2.17	4.71
12"	1.5	1.00	1.33	1.63	2.65	1.86	5.19	3.10	9.60	2.61	6.79
14"	1.5	1.03	1.81	1.90	3.60	2.66	7.07	3.61	13.06	3.04	9.24
16"	2.0	1.18	2.36	2.17	4.71	3.04	9.23	4.13	17.06	3.47	12.06
18"	2.0	1.33	2.99	2.44	5.96	3.42	11.69	4.65	21.59	3.91	15.27
20"	2.0	1.48	3.70	2.71	7.35	3.80	14.43	5.16	26.66	4.34	18.85
21"	2.0	1.55	4.07	2.85	8.11	3.99	15.91	5.42	29.39	4.56	20.78
24"	2.0	1.77	5.32	3.25	10.59	4.56	20.77	6.20	38.39	5.21	27.14
27"	2.5	1.99	6.73	3.66	13.40	5.13	26.29	6.97	48.58	5.86	34.35
30"	2.5	2.22	8.31	4.07	16.55	5.70	32.46	7.74	59.98	6.51	42.41
33"	2.5	2.44	10.06	4.47	20.02	6.27	39.28	8.52	72.57	7.16	51.31
36"	2.5	2.66	11.97	4.88	23.83	6.84	46.74	9.29	86.37	7.81	61.07
39"	3.0	2.88	14.05	5.29	27.97	7.41	54.86	10.07	101.36	8.47	71.68
42"	3.0	3.10	16.30	5.69	32.43	7.98	63.62	10.85	117.56	9.12	83.13

NOTE: CLASS "B" CONCRETE 2,000 PSI SHALL BE USED FOR ALL BLOCKING UNLESS OTHERWISE NOTED ON STANDARD DETAILS AND / OR PLANS.

THE MINIMUM VERTICAL DIMENSION OF ALL BLOCKING SHALL BE 1.5 TIMES THE PIPE DIAMETER WITH AT LEAST 0.75 TIMES THE PIPE DIAMETER EXTENDING BOTH ABOVE AND BELOW THE PIPE CENTERLINE. THIS DIMENSION DETERMINES THE "A" DIMENSION FOR 11-1/4° BENDS.

FOR 22-1/2°, 45°, 90°, AND TEES AND PLUGS, THE VERTICAL DIMENSION SHALL BE EQUAL TO THE HORIZONTAL DIMENSION SHOWN TO PRODUCE THE REQUIRED MINIMUM AREA.

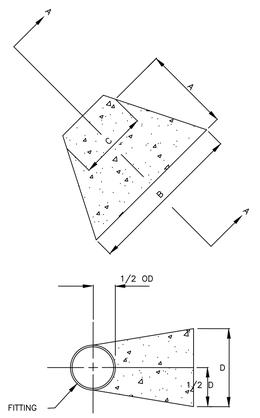
ALL MINIMUM AREAS ARE IN SQUARE FEET.

BLOCKING TO BE AGAINST UNDISTURBED TRENCH WALLS AND BOTTOM.

DOUBLE WRAP ALL D.I. FITTINGS INCLUDING BOLTS AND NUTS WITH POLY WRAP AND TAPE IN PLACE.

NOTE

SOIL CONDITIONS SHALL BE VERIFIED BY THE INSPECTOR BEFORE DESIGN IS IMPLEMENTED.



SECTION A-A

DESIGN DATA:

- DIMENSIONS OF THRUST BLOCK IN FEET BASED ON 2000 POUNDS PER SQUARE FOOT SOIL BEARING PRESSURE AND 200 POUNDS PER SQUARE INCH TEST PRESSURE. ACTUAL INSIDE DIAMETER OF DUCTILE IRON PIPE, CLASS 51 USED AS STANDARD.
- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS. HIGH EARLY CONCRETE SHALL BE USED.

MINIMUM DIMENSIONS FOR CONCRETE BLOCKING

BEND	SIZE	A	B	C	D	VOLUME CY
11 1/4°	6"	1'-0"	2'-0"	4"	1'-0"	0.05
	8"	1'-0"	2'-0"	5"	1'-0"	0.05
	12"	1'-0"	2'-0"	7"	1'-0"	0.05
	16"	1'-0"	2'-0"	1'-0"	2'-0"	0.22
	20"	2'-0"	3'-0"	1'-3"	2'-0"	0.32
	24"	2'-0"	3'-0"	1'-6"	3'-0"	0.50
22 1/2°	6"	1'-0"	2'-0"	6"	1'-0"	0.05
	8"	1'-0"	2'-0"	7"	1'-0"	0.05
	12"	1'-0"	2'-0"	10"	2'-0"	0.11
	16"	2'-0"	4'-0"	1'-0"	2'-0"	0.37
	20"	2'-0"	4'-0"	1'-3"	3'-0"	0.58
	24"	3'-0"	4'-6"	1'-6"	4'-0"	1.33
45°	6"	1'-0"	2'-0"	6"	1'-0"	0.05
	8"	1'-0"	2'-0"	7"	2'-0"	0.10
	12"	2'-0"	3'-0"	11"	3'-0"	0.44
	16"	3'-0"	5'-0"	1'-0"	3'-0"	1.00
	20"	4'-0"	6'-0"	1'-3"	4'-0"	2.15
	24"	4'-0"	7'-0"	1'-6"	5'-0"	3.15
90°	6"	1'-0"	2'-0"	1'-0"	2'-0"	0.11
	8"	2'-0"	3'-0"	1'-2"	2'-6"	0.37
	12"	2'-0"	4'-0"	2'-0"	4'-0"	0.84
	16"	4'-0"	6'-0"	2'-2"	4'-9"	2.84
	20"	4'-0"	7'-0"	2'-8"	6'-4"	4.51
	24"	5'-0"	8'-0"	3'-4"	8'-0"	8.40
TEES, PLUGS & TS & V	6"	1'-0"	2'-0"	10"	1'-6"	0.08
	8"	1'-9"	2'-6"	1'-1"	2'-0"	0.23
	12"	2'-6"	3'-9"	1'-7"	3'-0"	0.75
	16"	3'-0"	5'-0"	2'-2"	4'-0"	1.59
	20"	4'-0"	6'-0"	2'-8"	5'-0"	3.21
	24"	6'-0"	9'-0"	3'-4"	5'-0"	6.85

FOR 3" & 4" USE 6" SIZES

TYPICAL HORIZONTAL THRUST BLOCK

N.T.S.

Project Number: 2025-104
DWG Name: 2025-104 details.dwg
Drawing Scale: as noted
Date of Project: 8-1-2025
Engineer of Record:
Christopher L. Price, P.E.
South Carolina PE# 22396
Indiana PE # 12100391

bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

Self Storage Munster IN
45th Street
Munster, IN 46321

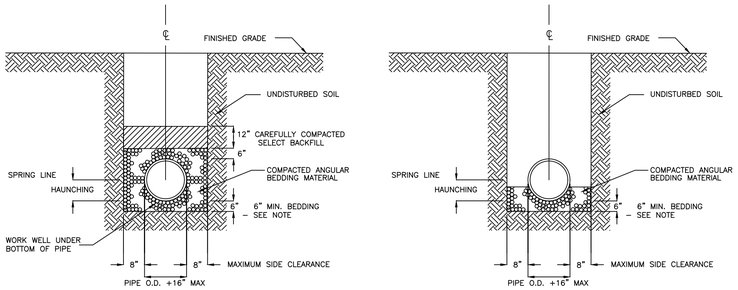
09/16/2025
CHRISTOPHER L. PRICE
REGISTERED
No. 12100391
STATE OF INDIANA
PROFESSIONAL ENGINEER

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	8-7-2025	ISSUED FOR REVIEW
B	9-16-2025	ISSUED FOR PERMIT

SITEWORK NOTES & DETAILS

C506

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CLASS B-1
PVC BEDDING

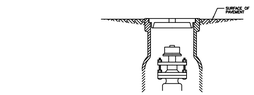
CLASS C-2
DIP BEDDING

NOTES:

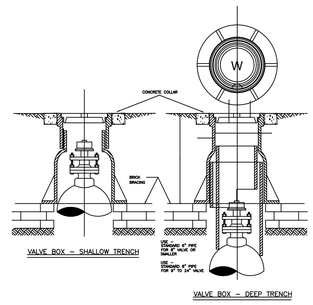
1. WET OR UNSTABLE BOTTOMS, EXCAVATE MIN. 6" BELOW BELL. BACKFILL WITH WASHED CRUSHED STONE.
2. ROCK BOTTOMS, EXCAVTE MIN. 6" BELOW BELL. BACKFILL WITH WASHED CRUSHED STONE.
3. FOR TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
4. NO ROCKS OR BOULDERS 6" OR LARGER TO BE USED IN BACKFILL.
5. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL, EXCEPT AS NOTED.
6. BACKFILL SHALL BE TAMPED IN 6" LAYERS IN TRAFFIC AREAS, 12" IN NON-TRAFFIC AREAS.

TYPICAL WATER PIPE BEDDING DETAILS

NO SCALE



VALVE BOX — IN PAVEMENT



VALVE BOX — SHALLOW TRENCH

VALVE BOX — DEEP TRENCH

- TYPICAL DETAIL -

VALVE BOX

NTS

Project Number: 2025-104
DWG Name: 2025-104 details.dwg
Drawing Scale: as noted
Date of Project: 8-1-2025
Engineer of Record:
Christopher L. Price, P.E.
South Carolina PE# 22396
Indiana PE # 12100391

blueWATER civil design
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718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com
Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

Self Storage Munster IN

45th Street
Munster, IN 46321

09/16/2025
CHRISTOPHER L. PRICE
REGISTERED
No. 12100391
STATE OF
INDIANA
PROFESSIONAL ENGINEER

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A	8-7-2025	ISSUED FOR REVIEW
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SITEWORK NOTES & DETAILS

C507

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
TREES							
	AA	3	Acer x freemanii `Jeffersred` / Autumn Blaze® Freeman Maple	Gallon or B&B	2"-Cal.	12` to 14` ht.	
	UR	4	Ulmus x `Regal` / Regal Elm	Gallon or B&B	2"-Cal.	12` to 14` ht.	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE		
SHRUBS							
	TT	18	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	Gallon or B&B	3' Min. Ht.		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS		SPACING
GROUND COVERS							
	ROCK	3,814 sf	Mulch Area / Gravel Mulch	River Rock Slicks	3" Deep w/Filter Fabric		
	MULCH	503 sf	Mulch Area / Hardwood Mulch	SF	Hardwood Mulch		
	SEED	16,691 sf	Poa pratensis / Kentucky Bluegrass	SF	Hydroseeding		
	SOD	45,194 sf	Poa pratensis / Kentucky Bluegrass	Squares or Mini Rolls	Class `A`		

"The undersigned acknowledges that the landscape planting plan shown on the attached landscape plan(s) for the property on 45th Street, Town of Munster, Indiana has to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained and replaced as required by current and subsequent owners in accordance with the requirements of the Town of Munster Municipal Code, the landscaping standards of the Town of Munster Zoning Ordinance, and the Guide to the Town of Munster Landscape Ordinance."

N

PRELIMINARY LANDSCAPE PLAN

0 30 60 90 feet

SCALE: 1" = 30'

DEVELOPMENTS, INC.
NEW ORLEANS

PROJECT:

Proposed Self Storage
45th Street
Munster, IN. 46321

DRAWING:

Landscape Plan

GHK DEVELOPMENT,INC.
3920 Magazine Street
New Orleans, LA. 70115
Gorden H. Kolb Jr.
(504) 866-7300

DATE: 8/6/2025

SHEET: LS-1

SECTION 02900 - LANDSCAPING

1.1 GENERAL

A. Submittals: In addition to product certificates, submit the following:

1. Certification of grass seed from seed vendor for each seed mixture.
2. Planting schedule indicating anticipated dates and locations for each type of planting.

B. Quality Assurance: Provide trees, shrubs, ground covers, and plants of quality, size, genus, species, and variety indicated, complying with applicable requirements of ANSI Z60.1 "American Standard for Nursery Stock."

C. Special Warranty: Warrant trees, shrubs and ground covers for a period of one year after date of Substantial Completion, against defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, abnormal weather conditions unusual for warranty period, or incidents which are beyond Contractor's control.

1. Remove and replace unhealthy and dead trees and shrubs within the warranty period.

D. Maintain and establish lawns by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations to produce a uniformly smooth lawn for not less than the following:

1. Seeded Lawns: 60 days after date of Substantial Completion.
2. Sodded Lawns: 30 days after date of Substantial Completion.

1.2 PRODUCTS

A. Trees and Shrubs: Well-shaped, fully branched, healthy, vigorous nursery-grown stock of sizes and grades indicated, free of disease, insects, eggs, larvae, and defects, conforming to ANSI Z60.1.

1. Provide balled and burlapped trees and shrubs.
2. Provide container grown trees and shrubs.

B. Ground Covers and Plants: Established and well rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size indicated.

C. Grass Seed: Fresh, clean, dry, new-crop seed complying with the Association of Official Seed Analysts' "Rules for Testing Seeds" for purity and germination tolerances.

1. Seed Mixture: Provide seed of grass species and varieties, proportions by weight, and minimum percentages of purity, germination, and maximum percentage of weed seed as indicated.

D. Sod: Certified turfgrass sod complying with ASPA specifications for machine-cut thickness, size, strength, moisture content, and mowed height, and free of weeds and undesirable native grasses. Provide viable sod of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted.

1. Species: Provide sod of grass species and varieties, proportions by weight, and minimum percentages of purity, germination, and maximum percentage of weed seed as indicated.

E. Topsoil: ASTM D 5268, pH range of 5.5 to 7, 4 percent organic material minimum, free of stones 1 inch (25 mm) or larger in any dimension, and other extraneous materials harmful to plant growth.

1. Topsoil Source: Amend existing surface soil to produce topsoil. Supplement with imported topsoil when required.
2. Imported topsoil: Equal parts of sharp sand, peat moss and composted bark.

F. Lime: ASTM C 602, Class T, agricultural limestone.

G. Peat Humus: Finely divided or granular texture, with a pH range of 6 to 7.5, composed of partially decomposed moss peat (other than sphagnum), peat humus, or reed-sedge peat.

H. Sawdust or Ground-Bark Humus: Decomposed, nitrogen-treated, of uniform texture, free of chips, stones, sticks, soil, or toxic materials.

I. Bonemeal: Commercial, raw, finely ground; minimum of 4 percent nitrogen and 20 percent phosphoric acid.

J. Superphosphate: Commercial, phosphate mixture, soluble; minimum of 20 percent available phosphoric acid.

K. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea-form, phosphorous, and potassium in the following composition:

1. Composition: 1 lb per 1000 sq. ft. (0.5 kg per 100 sq. m) of actual nitrogen, 4 percent phosphorous, and 2 percent potassium, by weight.

L. Slow-Release Fertilizer: Granular fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:

1. Composition: 5 percent nitrogen, 10 percent phosphorous, and 5 percent potassium, by weight.

M. Organic Mulch: Organic mulch, free from deleterious materials and suitable as a top dressing, consisting of ground or shredded bark, wood or bark chips, salt hay or threshed straw, or shredded hardwood.

N. Peat Mulch: Provide peat moss in natural, shredded, or granulated form, of fine texture, with a pH range of 4 to 6.

O. Mineral Mulch: Hard, durable riverbed gravel or crushed stone, washed free of loam, sand, clay, and other foreign substances.

1. Size Range: 1-1/2 inches (38 mm) maximum, 3/4 inch (19 mm) minimum.

P. Steel Edging: ASTM A 569 (ASTM A 569M), rolled edge, standard painted steel edging and accessories, fabricated in sections with loops stamped from or welded to face of sections approximately 30 inches (760 mm) apart to receive stakes.

1. Edging Size: 3/16 inch (4.8 mm) wide by 4 inches (102 mm) deep.

1.3 EXECUTION

A. Planting Soil Preparation: Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful to plant growth. Mix soil amendments and fertilizers with topsoil at rates indicated.

B. Lawn Planting Preparation: Loosen subgrade to a minimum depth of 4 inches (100 mm). Remove stones larger than 1-1/2 inches (38 mm) in any dimension and sticks, roots, rubbish, and other extraneous materials.

1. Spread planting soil mixture to depth required to meet thickness, grades, and elevations shown, after light rolling and natural settlement. Do not spread if planting soil or subgrade is frozen.
2. Place approximately 1/2 the thickness of planting soil mixture required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil mixture.

C. Lawn Planting Preparation: Where lawns are to be planted in areas unaltered or undisturbed by excavating, grading, or surface soil stripping operations, remove and dispose of existing grass, vegetation, and turf.

1. Till surface soil to a depth of at least 6 inches (150 mm). Apply soil amendments and initial fertilizers and mix thoroughly into top 4 inches (100 mm) of soil. Trim high areas and fill in depressions. Till soil to a homogenous mixture of fine texture.

D. Grade lawn areas to a smooth, even surface with loose, uniformly fine texture. Remove trash, debris, stones larger than 1-1/2 inches (38 mm) in any dimension, and other objects that may interfere with planting or maintenance operations.

E. Moisten prepared lawn areas before planting when soil is dry and allow surface to dry before planting.

F. Ground Cover and Plant Bed Preparation: Loosen subgrade of planting bed areas to a minimum depth of 6 inches (150 mm). Remove stones larger than 1-1/2 inches (38 mm) in any dimension and sticks, roots, rubbish, and other extraneous materials.

1. Spread planting soil mixture to depth required to meet thickness, grades, and elevations shown, after light rolling and natural settlement. Place approximately 1/2 the thickness of planting soil mixture required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil mixture.

G. Ground Cover and Plant Bed Preparation: Till soil in beds to a minimum depth of 8 inches (200 mm) and mix with specified soil amendments and fertilizers.

H. Excavation for Trees and Shrubs: Excavate pits with vertical sides and with bottom of excavation slightly raised at center to assist drainage. Excavate approximately 1-1/2 times as wide as ball diameter and deep enough to allow placing of root ball on a setting layer of planting soil. Loosen hard subsoil in bottom of excavation.

I. Planting Trees and Shrubs: Set stock plumb and in center of pit or trench with top of ball raised above adjacent finish grades.

1. Place a setting layer of compacted planting soil.
2. Remove burlap and wire baskets from tops of balls and partially from sides, but do not remove from under balls. Do not use planting stock if ball is cracked or broken before or during planting operation.
3. Place backfill around ball in layers, tamping to settle backfill and eliminate voids and air pockets.
4. Dish and tamp top of backfill to form a 3-inch- (75-mm-) high mound around the rim of the pit. Do not cover top of root ball with backfill.

J. Tree and Shrub Pruning: Prune, thin, and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread. Do not cut tree leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character. Shrub sizes indicated are size after pruning.

K. Planting Ground Cover and Plants: Space 24 inches (600 mm) apart, unless otherwise indicated. Dig holes large enough to allow spreading of roots, and backfill with planting soil. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.

L. Mulching: Completely cover area to be mulched. Apply mulch and finish level with adjacent finish grades. Do not place mulch against trunks or stems.

1. Mulch Type and Thickness: Brown Hardwood Mulch, 4 inches (75 mm) thick as indicated on drawings.

M. Seeding Lawns: Sow seed with a spreader or a seeding machine. Do not broadcast or drop seed when wind velocity exceeds 5 mph (8 km/h). Evenly distribute seed by sowing equal quantities in 2 directions at right angles to each other. Rake seed lightly into top 1/8 inch (3 mm) of topsoil, roll lightly, and water with fine spray.

1. Seeding Rate: 3 to 4 lb per 1000 sq. ft. (1.5 to 2 kg per 100 sq. m).
2. Protect seeded areas with slopes less than 1:6 against erosion by spreading straw mulch after completion of seeding operations and anchor by crimping into topsoil. Spread uniformly at a minimum rate of 2 tons per acre (45 kg per 100 sq. m).

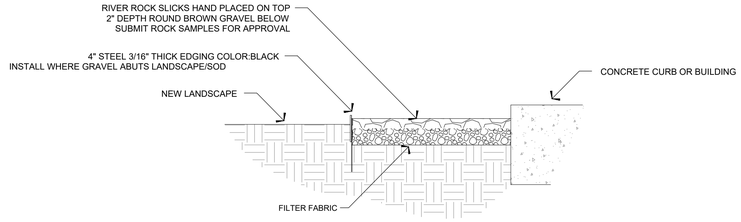
N. Sodding Lawns: Lay sod to form a solid mass with tightly fitted joints within 24 hours of stripping. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.

1. Anchor sod on slopes exceeding 1:6 with wood pegs spaced as recommended by sod manufacturer.
2. Saturate sod with fine water spray within 2 hours of planting. During first week, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches (38 mm) below the sod.

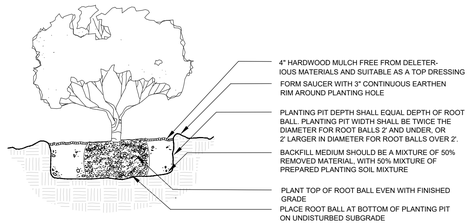
O. Edgings: Install edgings where indicated and anchor with stakes driven below top elevation of edging according to manufacturer's recommendations.

P. Disposal: Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of it off the Owner's property.

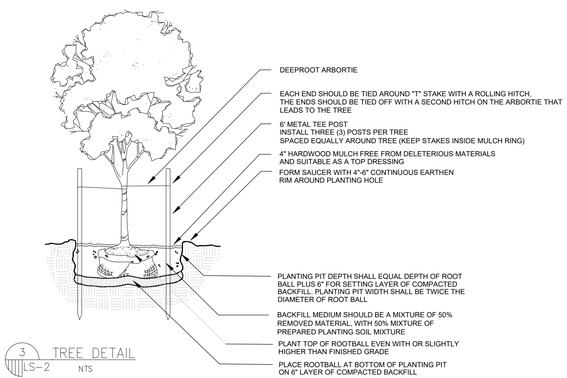
END OF SECTION 02900



1 LS-1 GRAVEL MULCH WITH STEEL EDGING NTS



2 LS-2 SHRUB DETAIL NTS



3 LS-2 TREE DETAIL NTS

DEVELOPMENTS, INC.
NEW ORLEANS

PROJECT:

Proposed Self Storage
45th Street
Munster, IN. 46321

DRAWING:

Landscape Specs & Details

DEVELOPMENTS, INC.
NEW ORLEANS
GHK DEVELOPMENT,INC.
3920 Magazine Street
New Orleans, LA. 70115
Gorden H. Kolb Jr.
(504) 866-7300

DATE: 8/6/2025
SHEET: LS-2

ENGINEERING NARRATIVE & REPORT

9/16/2025

For The Proposed:

Self Storage Facility

Munster, IN

CLIENT:

GHK Developments, Inc.
3920 Magazine St
New Orleans, LA 70115

PROJECT LOCATION:

45th Street
Munster, IN 46321

PREPARED BY:

blueWATER
civil design

ENGINEER OF RECORD:

09/16/2025

CHRISTOPHER L. PRICE
REGISTERED
No. 12100391
STATE OF INDIANA
PROFESSIONAL ENGINEER

Christopher L. Price, P.E.
IN PE Lic. No.: 12100391

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Project Description

GHK Developments, Inc. is proposing to construct a 117,000-sf indoor storage facility and associated parking located off 45th St & Fran-Lin Pkwy in Dyer, IN. The parcel ID number is 45-07-32-126-001.000-027. The overall property area is 11.35 acres with the proposed subdivided property for the project being 3.3 acres. The property will drain to an existing storm drainage manhole located in the parking lot to the east of the existing building that is located to the north of the project. The property is currently vacant consisting of open space with some gravel from previous development. The total land disturbance for this project is 3.7-acres.

Hydrology

The stormwater management system proposed for this project has been designed using the guidelines set forth in the Town of Munster Storm Water Technical Standards Manual. The peak runoff rates were determined through an analysis of the 10-yr & 100-yr, 24-hour storm events.

The purpose of this model is to illustrate that the Post-Developed peak runoff rate for the drainage areas will not exceed the required 0.2cfs per acre of drainage area as required by the Town of Munster for the 10 & 100-yr storm events.

Land Cover	Rc
Asphalt:	1.00
Grassed areas	0.35

Post DA 1 – To Pond
Drainage Area = **3.00 acres**

Weighted Runoff Coefficient = **0.83**

- 2.22 acres – Asphalt
- 0.78 acres – Grassed Areas

Peak Flows – 24 Hour Storm Events From Detention Pond			
Storm	Max Allowable Flow Rate (0.2 cfs/acre)	Proposed	Pond Max Stage
(year)	(cfs)	(cfs)	(ft)
10	6.00	0.27	613.34
100	6.00	0.32	614.3

Post DA 2 – Pond Bypass
Drainage Area = **0.93 acres**

Weighted Runoff Coefficient = **0.74**

- 0.56 acres – Asphalt
- 0.37 acres – Grassed Areas

See Appendix B for Hydrology Calculations

Storm Piping Study

The on-site storm drain system is designed at a minimum to pass the critical 10-year 24-hour storm. The system has been designed for capacity to route the critical 10-yr storm and not stage higher than any inlet rim elevation.

See Appendix C for Storm Piping Design

Channel Protection Volume

Per the Town of Munster Stormwater requirements, the 1-year, 24-hour storm is required to be analyzed for Channel Protection standards. No more than 10% of the total storm volume is to remain within the pond after 36 hours and no more than 40% is to be released in the first 12 hours. Both of these standards are met with a proposed 2.5" low flow orifice.

Channel Protection Volume = **19,721 Cu. Ft.**
Orifice Diameter = **2.5"**
90% Drawdown Time = **32.5 hours**
40% Drawdown Time = **14.5 hours**

Water Quality Volume

Per the Town of Munster Stormwater requirements, a 1" storm is required to be treated for Water Quality requirements. We are proposing extended detention utilitizing the same 2.5" low flow orifice that will meet the peak flow and channel protection requirements.

Water Quality Volume = **7,797 Cu. Ft.**
Orifice Diameter = **2.5"**
Total Drawdown Time = **18.2 hours**

See Appendix D for Channel Protection & Water Quality Calculations

Soils and Erosion Control Phasing

The predominant soil types existing at this site is Rensselaer loam (HSG C/D) and Bono silty clay (HSG C/D). This soil is poorly drained and has a high rate of water transmission.

The erosion control will be implemented in 3 phases. During Phase I, perimeter BMPs (including silt fence, gravel construction entrance) and sediment basin will be installed. Phase II will consist of rough grading, utility and storm drainage installation. Phase III will include fine grading, permanent stabilization and conversion of sediment basin for permanent use. See the Erosion Control Narrative on plans for sequencing. Best Management Practices will also be used in order to help control dust and keep sediment off of roadways during construction as required.



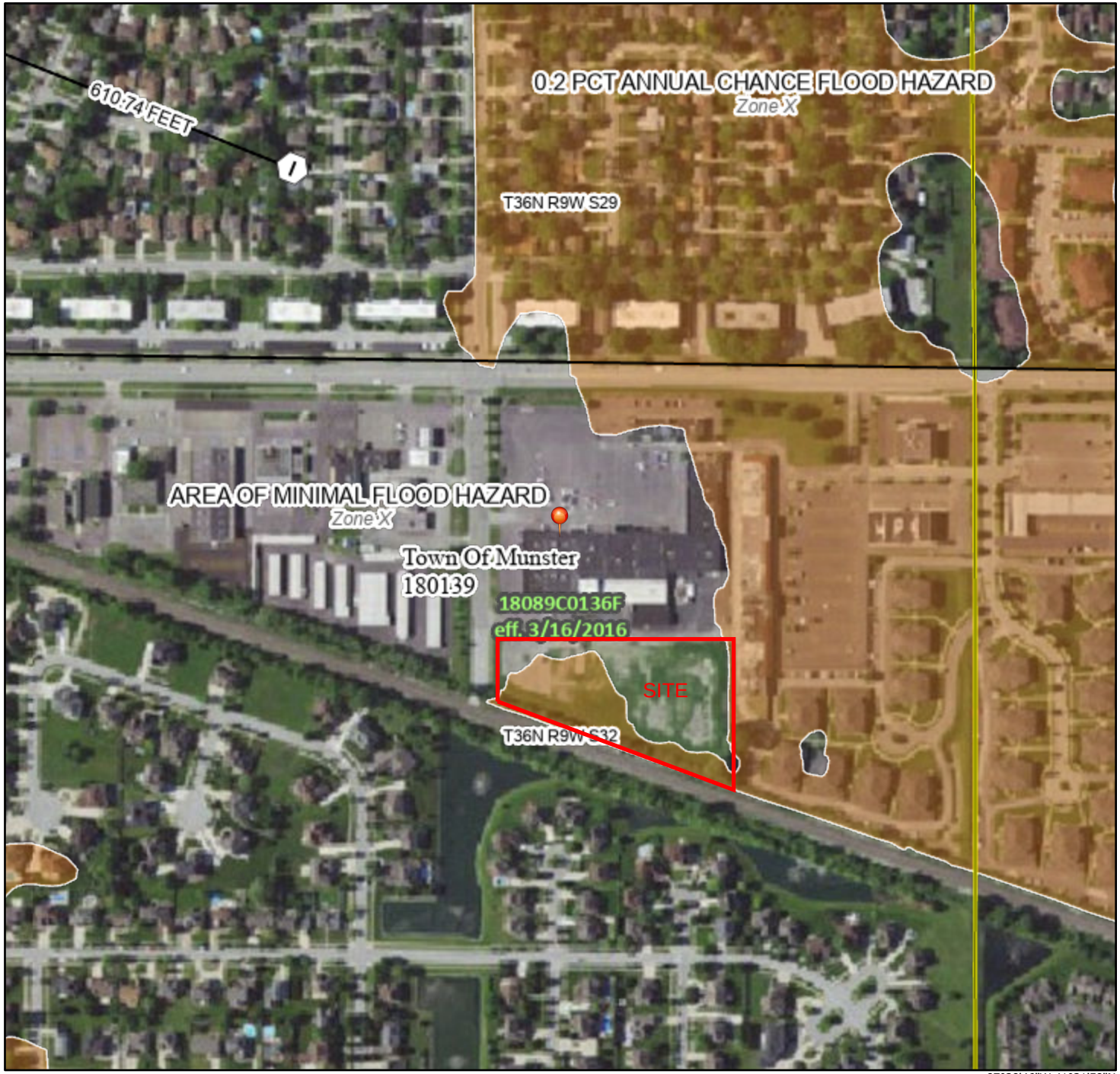
VICINITY MAP

SELF STORAGE MUNSTER, IN

National Flood Hazard Layer FIRMette

FEMA

87°29'24"W 41°32'25"N



87°28'46"W 41°31'58"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/30/2025 at 6:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

GIS - Self Storage Munster, IN



9/9/2025, 1:43:42 PM

N
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S

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

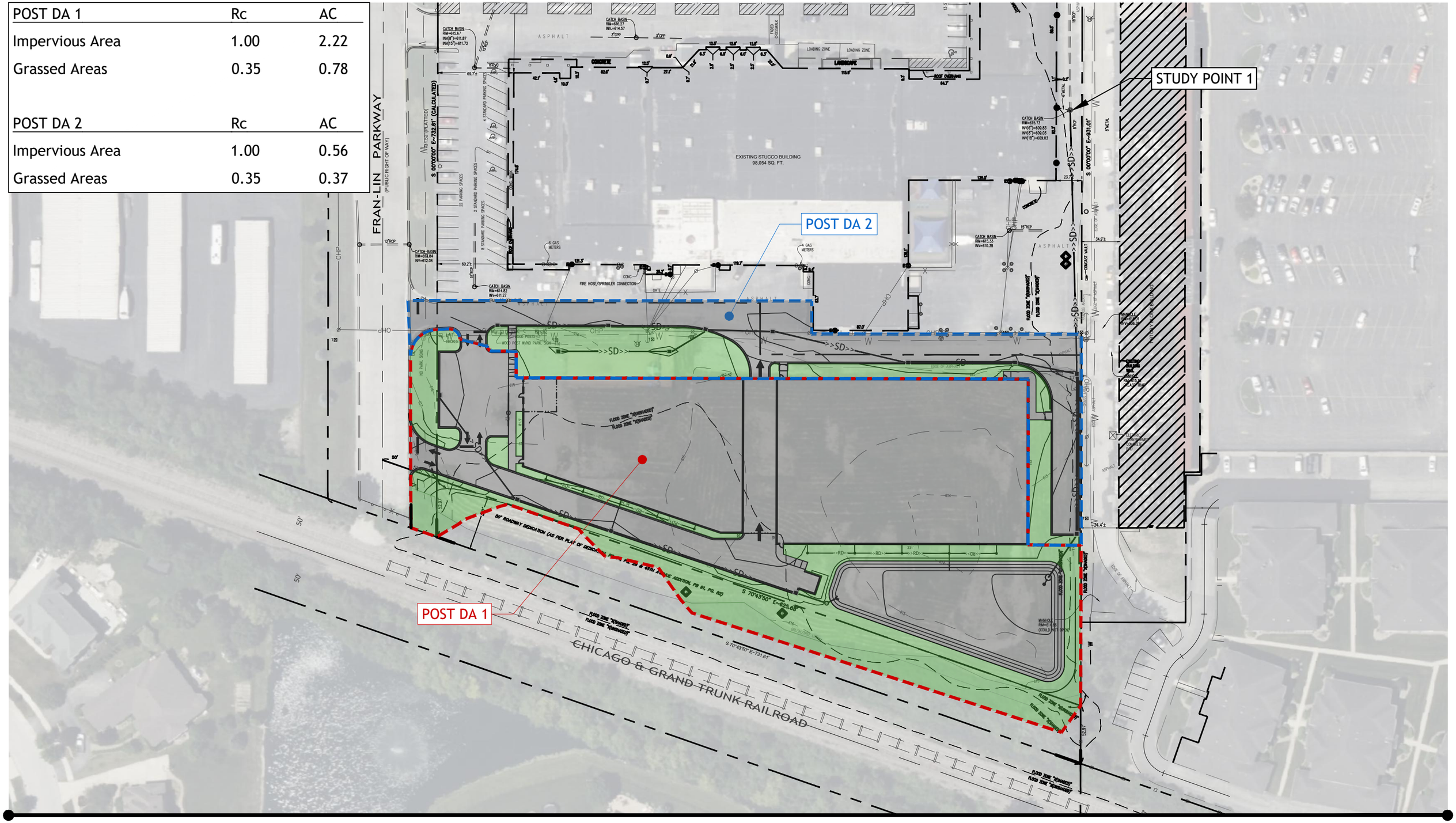

87° 29' 8" W
87° 28' 58" W
41° 32' 9" N
41° 32' 4" N
459500
459520
459540
459560
459580
459600
459620
459640
459660
459680
459700
459720
4598370
4598350
4598330
4598310
4598290
4598270
4598250
4598230
Fran Lin Pkwy
Rs
Bn
Soil Map may not be valid at this scale.
Map Scale: 1:1,030 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0
15
30
60
90
Feet
0
50
100
200
300
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

APPENDIX A

Drainage Maps

POST DA 1	Rc	AC
Impervious Area	1.00	2.22
Grassed Areas	0.35	0.78

POST DA 2	Rc	AC
Impervious Area	1.00	0.56
Grassed Areas	0.35	0.37



Bluewater Civil Design, PLLC
718 Lowndes Hill Road
Greenville, SC 29607
www.bluewatercivil.com
info@bluewatercivil.com

Date: 9/16/25

north

80 40 0 80

scale: 1" = 80'

Self Storage Munster IN

Post Development Drainage Basins 8

APPENDIX B

Hydrology

Watershed Model Schematic..... 11

Hydrograph Return Period Recap..... 12

10 - Year

Summary Report..... 13

Hydrograph Reports..... 14

Hydrograph No. 1, Mod. Rational, POST DA 1..... 14

Hydrograph No. 2, Reservoir, Detention Pond..... 15

Pond Report - pond 1..... 16

100 - Year

Summary Report..... 17

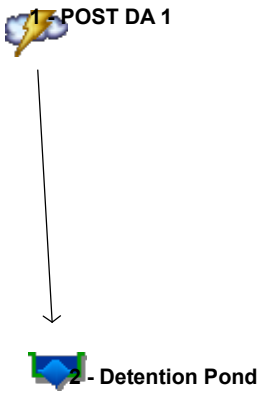
Hydrograph Reports..... 18

Hydrograph No. 1, Mod. Rational, POST DA 1..... 18

Hydrograph No. 2, Reservoir, Detention Pond..... 19

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Watershed Model Schematic



Legend

Hyd.	Origin	Description
1	Mod. Rational	POST DA 1
2	Reservoir	Detention Pond

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	Mod. Rational	------	-------	-------	-------	-------	3.465	-------	-------	5.550	POST DA 1
2	Reservoir	1	-------	-------	-------	-------	0.269	-------	-------	0.315	Detention Pond

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Mod. Rational	3.465	1	6	24,749	------	------	------	POST DA 1
2	Reservoir	0.269	1	125	24,725	1	613.34	23,120	Detention Pond

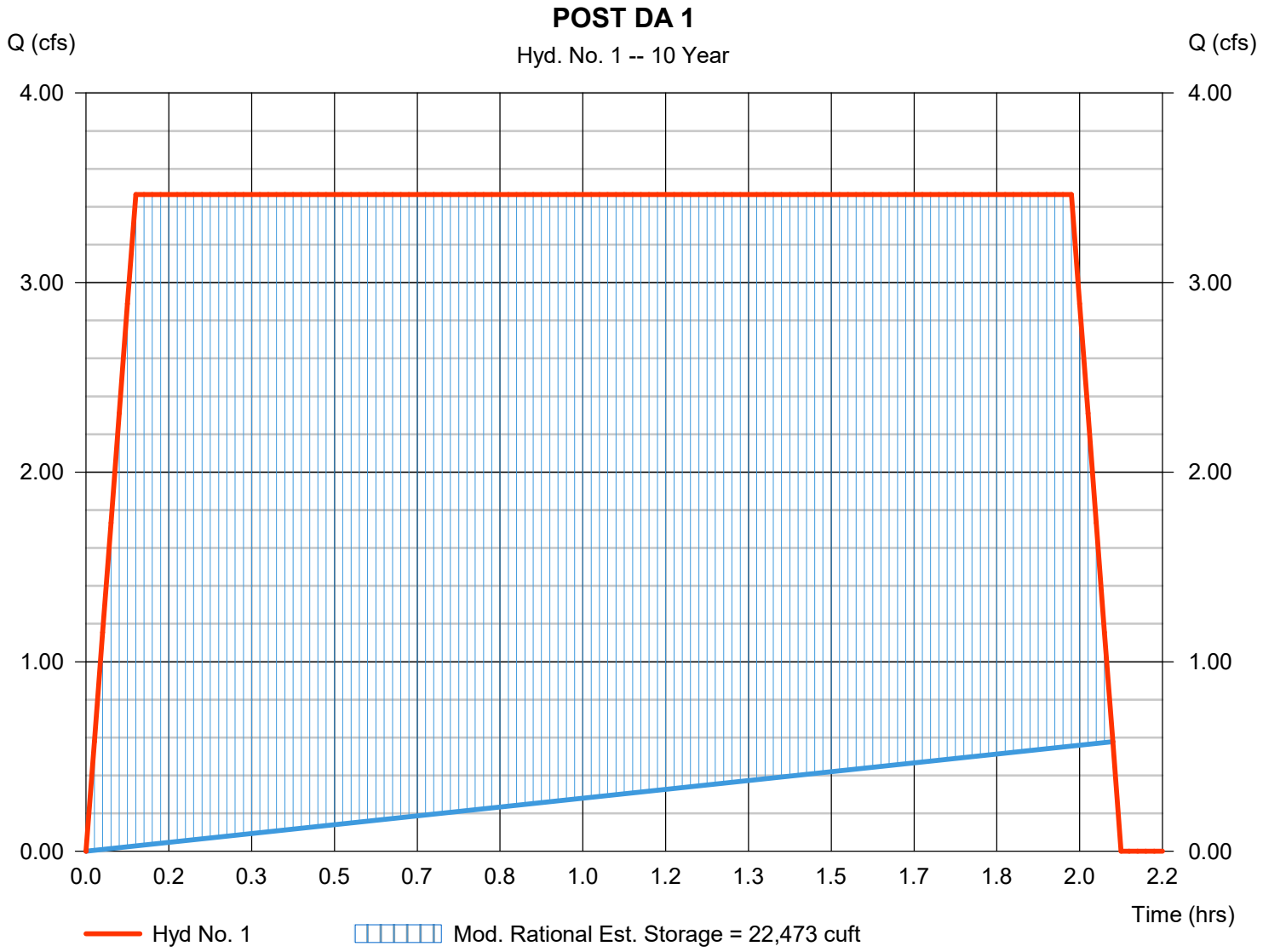
Hydrograph Report

Hyd. No. 1

POST DA 1

Hydrograph type	= Mod. Rational	Peak discharge	= 3.465 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.10 hrs
Time interval	= 1 min	Hyd. volume	= 24,749 cuft
Drainage area	= 3.000 ac	Runoff coeff.	= 0.83*
Intensity	= 1.392 in/hr	Tc by User	= 6.00 min
IDF Curve	= munster.IDF	Storm duration	= 19.8 x Tc
Target Q	=0.600 cfs	Est. Req'd Storage	=22,473 cuft

* Composite (Area/C) = [(2.220 x 1.00) + (0.780 x 0.35)] / 3.000



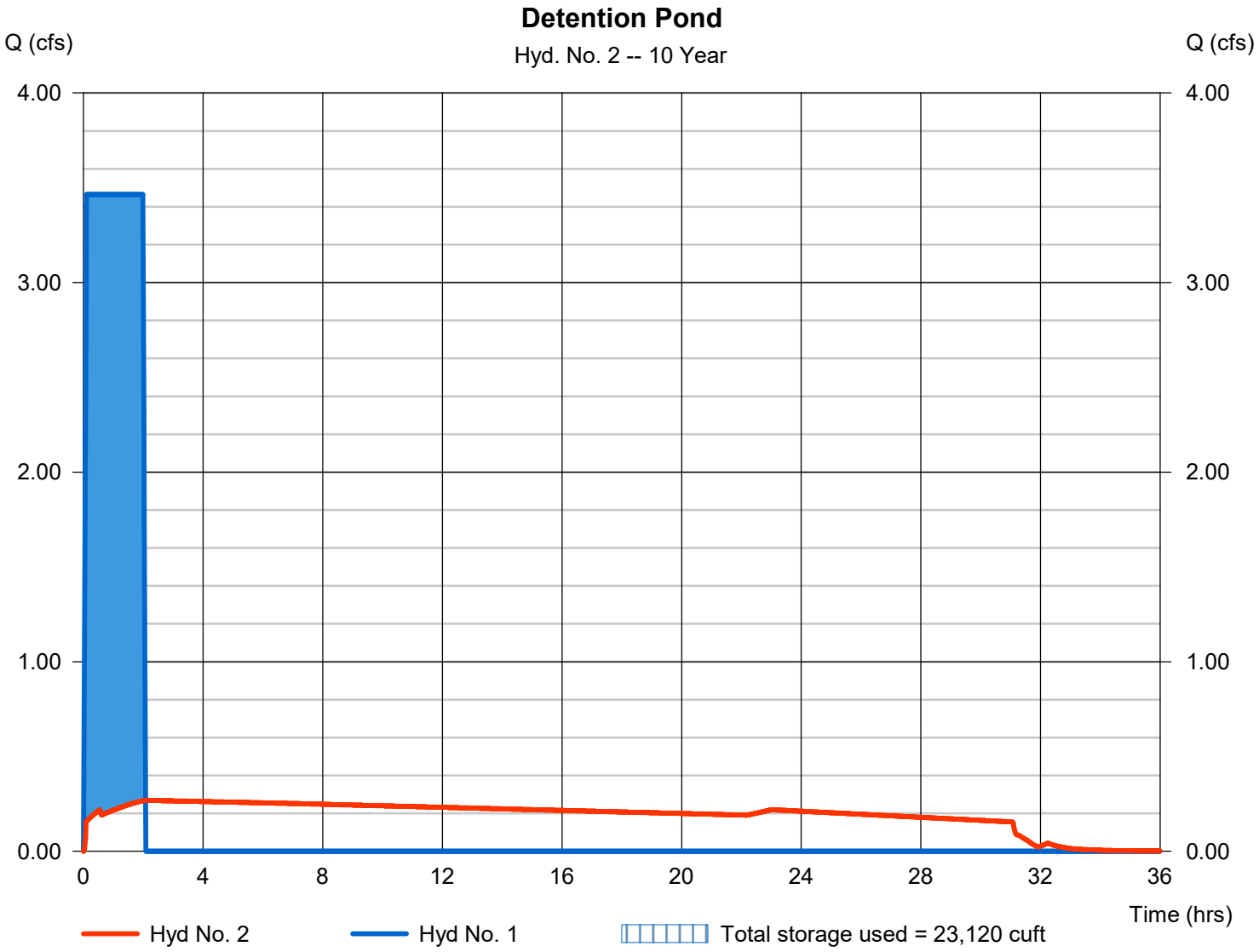
Hydrograph Report

Hyd. No. 2

Detention Pond

Hydrograph type	=	Reservoir	Peak discharge	=	0.269 cfs
Storm frequency	=	10 yrs	Time to peak	=	2.08 hrs
Time interval	=	1 min	Hyd. volume	=	24,725 cuft
Inflow hyd. No.	=	1 - POST DA 1	Max. Elevation	=	613.34 ft
Reservoir name	=	pond 1	Max. Storage	=	23,120 cuft

Storage Indication method used.



Pond Report

Pond No. 1 - pond 1

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 610.54 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	610.54	01	0	0
0.46	611.54	2,463	385	385
1.46	612.00	10,547	6,035	6,420
2.46	613.00	13,396	11,942	18,362
3.46	614.00	15,017	14,197	32,560
4.46	615.00	16,694	15,847	48,406

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 15.00	2.50	0.00	0.00
Span (in)	= 15.00	2.50	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 610.54	610.55	0.00	0.00
Length (ft)	= 45.00	0.50	0.00	0.00
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 12.67	0.00	0.00	0.00
Crest El. (ft)	= 614.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	610.54	0.00	0.00	---	---	0.00	---	---	---	---	---	0.000
0.46	385	611.54	0.00	0.15 ic	---	---	0.00	---	---	---	---	---	0.154
1.46	6,420	612.00	0.00	0.19 ic	---	---	0.00	---	---	---	---	---	0.190
2.46	18,362	613.00	0.00	0.25 ic	---	---	0.00	---	---	---	---	---	0.251
3.46	32,560	614.00	0.00	0.30 ic	---	---	0.00	---	---	---	---	---	0.300
4.46	48,406	615.00	11.17 oc	0.34 ic	---	---	11.17 s	---	---	---	---	---	11.51

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Mod. Rational	5.550	1	6	39,638	------	------	------	POST DA 1
2	Reservoir	0.315	1	125	39,575	1	614.33	37,789	Detention Pond

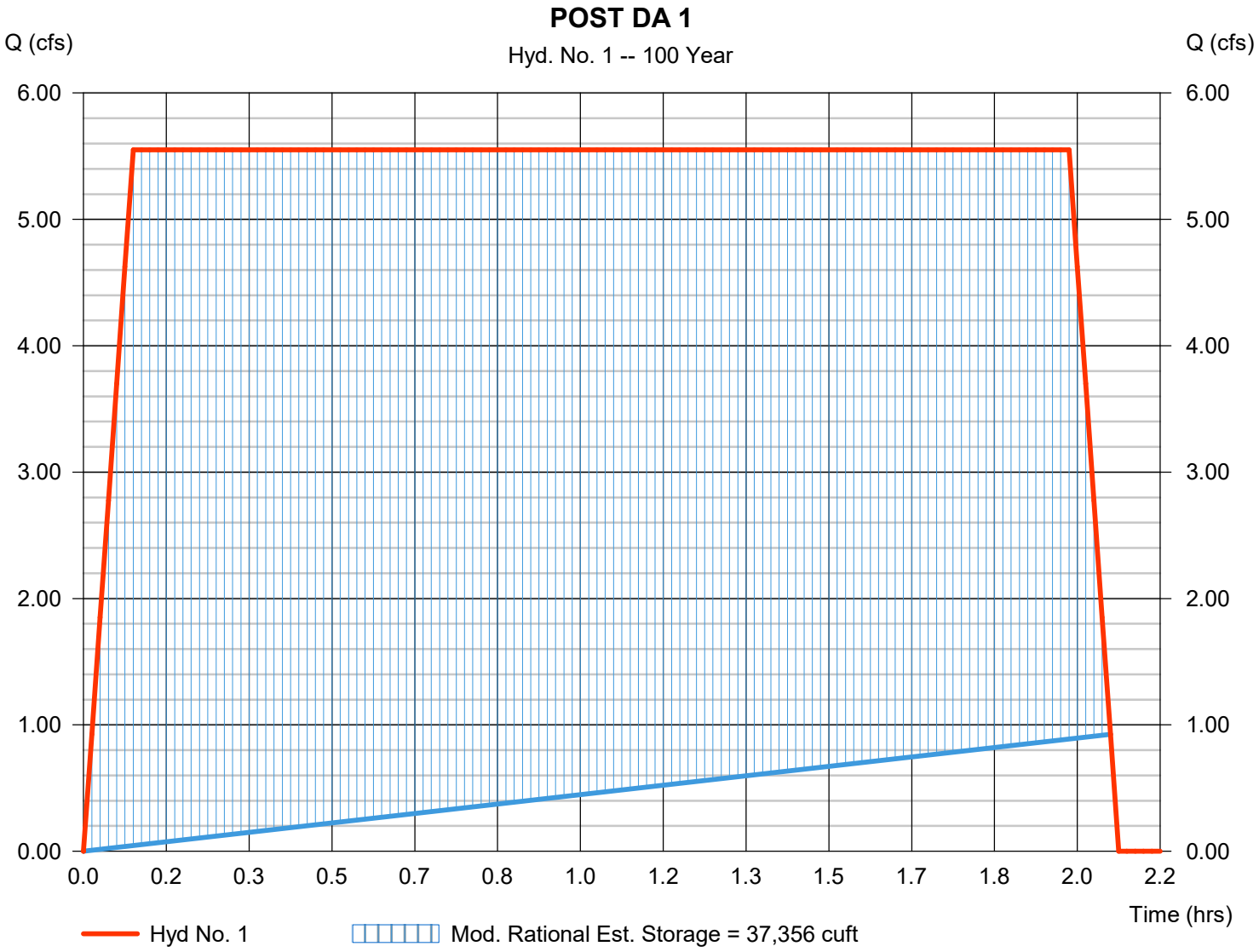
Hydrograph Report

Hyd. No. 1

POST DA 1

Hydrograph type	= Mod. Rational	Peak discharge	= 5.550 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.10 hrs
Time interval	= 1 min	Hyd. volume	= 39,638 cuft
Drainage area	= 3.000 ac	Runoff coeff.	= 0.83*
Intensity	= 2.229 in/hr	Tc by User	= 6.00 min
IDF Curve	= munster.IDF	Storm duration	= 19.8 x Tc
Target Q	=0.600 cfs	Est. Req'd Storage	=37,356 cuft

* Composite (Area/C) = [(2.220 x 1.00) + (0.780 x 0.35)] / 3.000



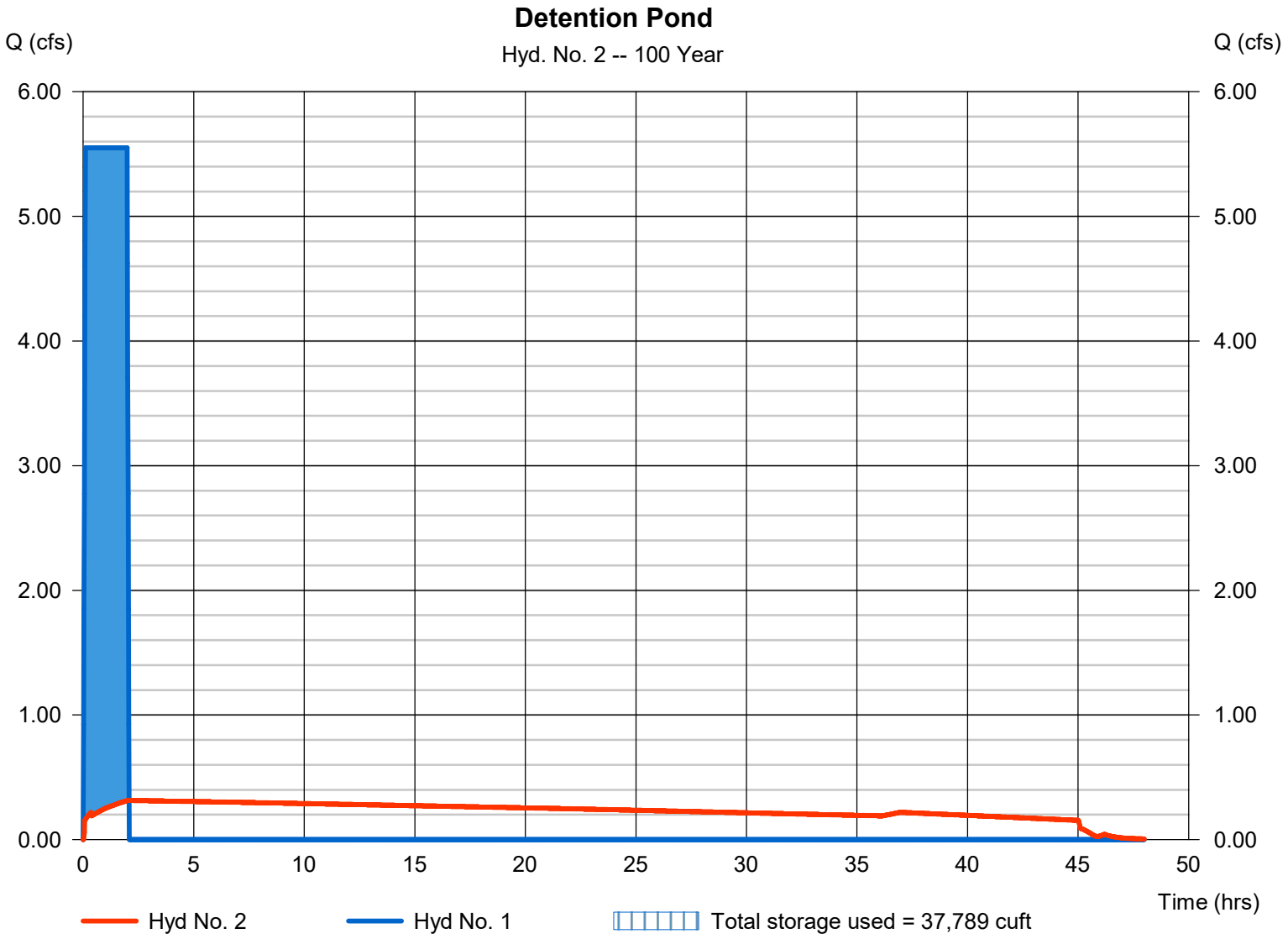
Hydrograph Report

Hyd. No. 2

Detention Pond

Hydrograph type	=	Reservoir	Peak discharge	=	0.315 cfs
Storm frequency	=	100 yrs	Time to peak	=	2.08 hrs
Time interval	=	1 min	Hyd. volume	=	39,575 cuft
Inflow hyd. No.	=	1 - POST DA 1	Max. Elevation	=	614.33 ft
Reservoir name	=	pond 1	Max. Storage	=	37,789 cuft

Storage Indication method used.



Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	--------
2	45.6688	7.6000	0.7999	--------
3	0.0000	0.0000	0.0000	--------
5	45.5753	7.0000	0.7435	--------
10	63.8692	8.7000	0.7889	--------
25	52.7537	6.7000	0.7050	--------
50	55.0919	6.4000	0.6889	--------
100	51.5234	5.3000	0.6512	--------

File name: munster.IDF

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	6.02	4.61	3.77	3.21	2.81	2.51	2.27	2.08	1.92	1.78	1.67	1.57
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	7.18	5.54	4.58	3.93	3.46	3.11	2.83	2.60	2.41	2.26	2.12	2.00
10	8.10	6.34	5.26	4.52	3.98	3.57	3.24	2.98	2.76	2.57	2.41	2.27
25	9.31	7.25	6.03	5.21	4.61	4.16	3.80	3.51	3.27	3.06	2.88	2.73
50	10.30	8.02	6.68	5.78	5.13	4.63	4.24	3.92	3.65	3.42	3.23	3.06
100	11.28	8.72	7.25	6.29	5.59	5.06	4.64	4.30	4.02	3.78	3.57	3.39

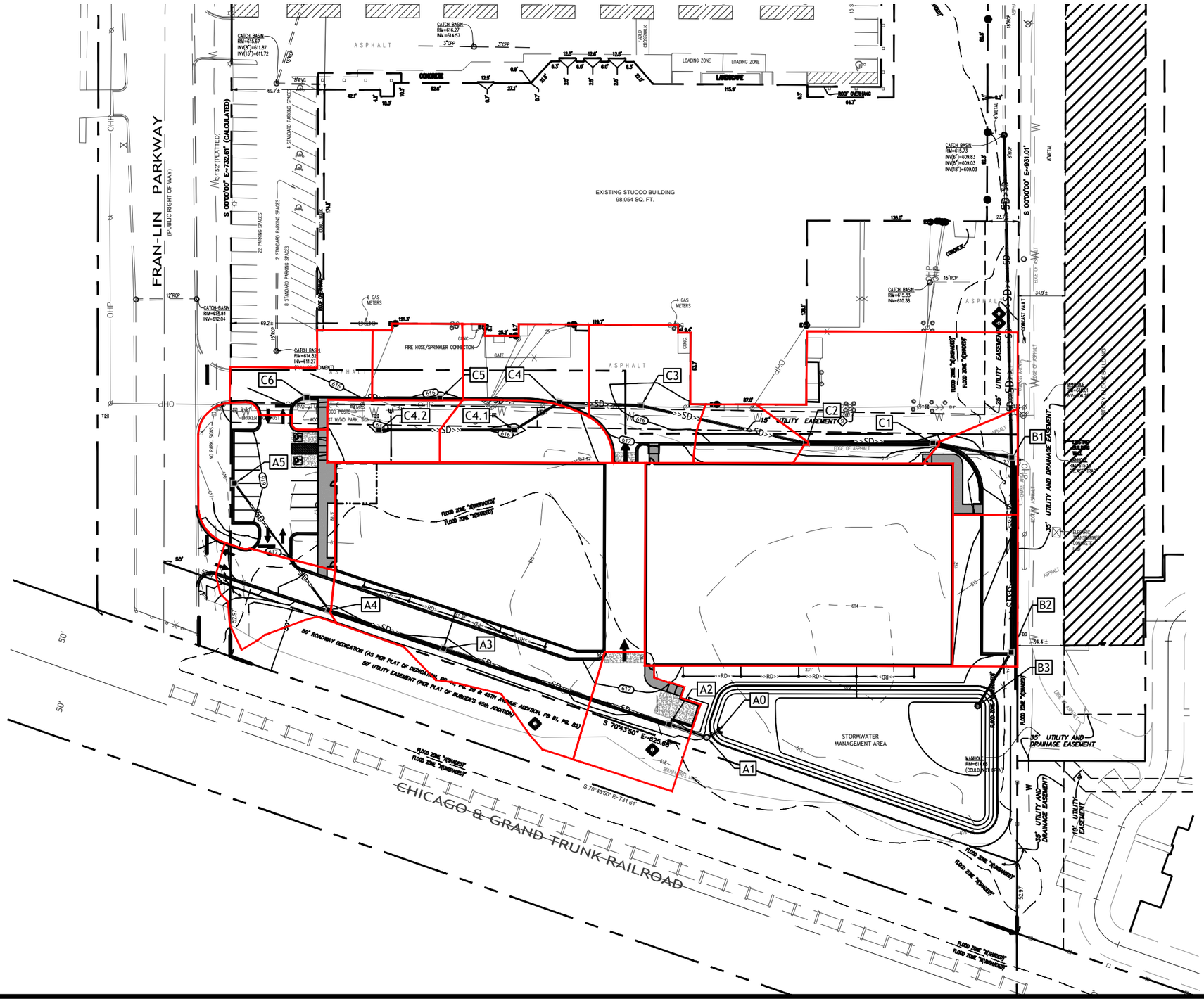
Tc = time in minutes. Values may exceed 60.

Precip. file name: V:\Bluewater Projects\2024\2024-120 JSH TSC W Union\stormwater\W UNION RAINFALL.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	3.25	0.00	4.18	4.94	6.05	6.99	8.02
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

APPENDIX C

Storm Drainage



Bluewater Civil Design, PLLC
718 Lowndes Hill Road
Greenville, SC 29607
www.bluewatercivil.com
info@bluewatercivil.com

Date: 9/16/25

north

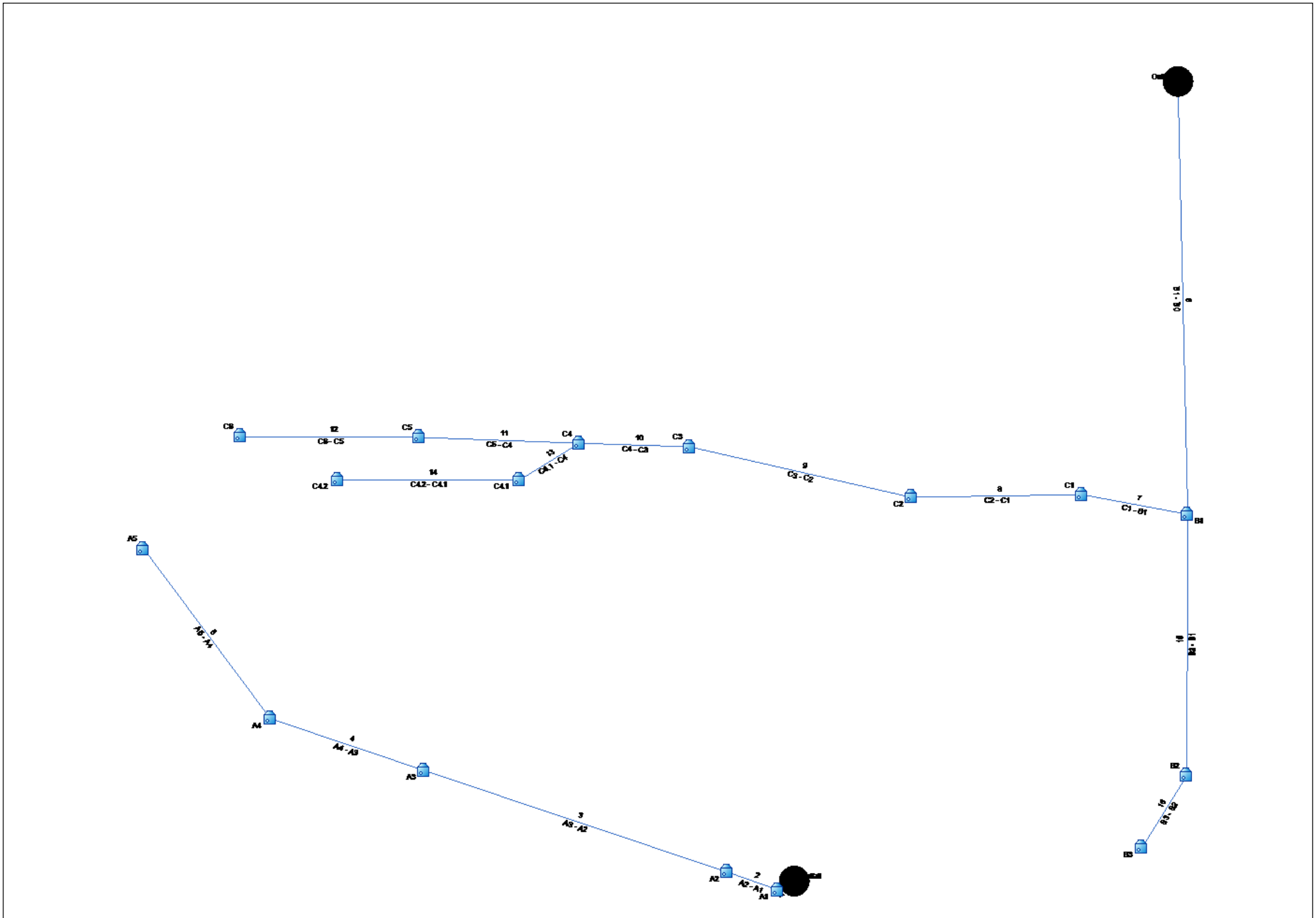
80 40 0 80

scale: 1" = 80'

Self Storage Munster IN

Storm Drainage Basins

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: MUNSTER.stm	Number of lines: 16	Date: 9/16/2025

Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)	Inlet/ Rim El (ft)	
1	End	10.341	151.759	MH	0.00	0.00	0.00	0.0	612.50	0.29	612.53	24	Cir	0.013	0.78	615.78	A1 - A0
2	1	29.824	47.763	MH	0.00	0.15	0.61	6.0	612.53	0.30	612.62	24	Cir	0.013	0.15	616.37	A2 - A1
3	2	178.543	-0.957	MH	0.00	0.88	0.86	6.0	612.62	0.30	613.15	18	Cir	0.013	0.15	615.84	A3 - A2
4	3	90.777	0.009	MH	0.00	0.11	0.66	6.0	613.15	0.30	613.42	15	Cir	0.013	0.62	615.85	A4 - A3
5	4	118.427	34.798	MH	0.00	0.24	0.73	6.0	613.42	0.30	613.78	12	Cir	0.013	1.00	615.56	A5 - A4
6	End	242.071	88.703	MH	0.00	0.08	0.87	6.0	609.03	0.35	609.87	18	Cir	0.013	1.00	614.75	B1 - B0
7	6	60.009	101.942	MH	0.00	0.33	0.89	6.0	609.87	0.70	610.29	18	Cir	0.013	0.24	614.93	C1 - B1
8	7	95.122	-11.515	MH	0.00	0.07	0.84	6.0	610.29	0.70	610.96	18	Cir	0.013	0.28	615.14	C2 - C1
9	8	127.304	13.593	MH	0.00	0.18	0.91	6.0	610.96	0.70	611.85	18	Cir	0.013	0.22	615.39	C3 - C2
10	9	61.485	-10.745	MH	0.00	0.12	0.95	6.0	611.85	0.70	612.28	18	Cir	0.013	0.61	616.15	C4 - C3
11	10	89.350	0.133	MH	0.00	0.09	0.95	6.0	612.28	0.69	612.90	15	Cir	0.013	0.15	615.89	C5 - C4
12	11	99.771	-1.794	MH	0.00	0.11	0.90	6.0	612.90	0.69	613.59	15	Cir	0.013	1.00	615.64	C6 - C5
13	10	39.002	-33.734	MH	0.00	0.12	0.35	6.0	612.28	0.69	612.55	15	Cir	0.013	0.58	615.80	C4.1 - C4
14	13	101.755	31.717	MH	0.00	0.09	0.35	6.0	612.55	0.71	613.27	15	Cir	0.013	1.00	615.90	C4.2 - C4.1
15	6	146.044	1.423	MH	0.00	0.13	0.67	6.0	609.87	0.35	610.38	15	Cir	0.013	0.58	615.29	B2 - B1
16	15	47.482	31.895	MH	0.61	0.00	0.00	0.0	610.38	0.34	610.54	15	Cir	0.013	1.00	613.00	B3 - B2

Project File: MUNSTER.stm | Number of lines: 16 | Date: 9/16/2025

Structure Report

Struct No.	Structure ID	Junction Type	Rim Elev (ft)	Structure			Line Out			Line In		
				Shape	Length (ft)	Width (ft)	Size (in)	Shape	Invert (ft)	Size (in)	Shape	Invert (ft)
1	A1	Manhole	615.78	Cir	4.00	4.00	24	Cir	612.53	24	Cir	612.53
2	A2	Manhole	616.37	Cir	4.00	4.00	24	Cir	612.62	18	Cir	612.62
3	A3	Manhole	615.84	Cir	4.00	4.00	18	Cir	613.15	15	Cir	613.15
4	A4	Manhole	615.85	Cir	4.00	4.00	15	Cir	613.42	12	Cir	613.42
5	A5	Manhole	615.56	Cir	4.00	4.00	12	Cir	613.78			
6	B1	Manhole	614.75	Cir	4.00	4.00	18	Cir	609.87	18 15	Cir Cir	609.87 609.87
7	C1	Manhole	614.93	Cir	4.00	4.00	18	Cir	610.29	18	Cir	610.29
8	C2	Manhole	615.14	Cir	4.00	4.00	18	Cir	610.96	18	Cir	610.96
9	C3	Manhole	615.39	Cir	4.00	4.00	18	Cir	611.85	18	Cir	611.85
10	C4	Manhole	616.15	Cir	4.00	4.00	18	Cir	612.28	15 15	Cir Cir	612.28 612.28
11	C5	Manhole	615.89	Cir	4.00	4.00	15	Cir	612.90	15	Cir	612.90
12	C6	Manhole	615.64	Cir	4.00	4.00	15	Cir	613.59			
13	C4.1	Manhole	615.80	Cir	4.00	4.00	15	Cir	612.55	15	Cir	612.55
14	C4.2	Manhole	615.90	Cir	4.00	4.00	15	Cir	613.27			
15	B2	Manhole	615.29	Cir	4.00	4.00	15	Cir	610.38	15	Cir	610.38
16	B3	Manhole	613.00	Cir	4.00	4.00	15	Cir	610.54			

Project File: MUNSTER.stm | Number of Structures: 16 | Run Date: 9/16/2025

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	A1 - A0	7.22	24	Cir	10.341	612.50	612.53	0.290	613.45	613.57	0.23	613.80	End	Manhole
2	A2 - A1	7.29	24	Cir	29.824	612.53	612.62	0.302	613.80	613.85	0.03	613.88	1	Manhole
3	A3 - A2	6.91	18	Cir	178.543	612.62	613.15	0.297	614.12*	614.89*	n/a	614.93	2	Manhole
4	A4 - A3	1.79	15	Cir	90.777	613.15	613.42	0.297	614.93*	615.00*	n/a	615.02	3	Manhole
5	A5 - A4	1.34	12	Cir	118.427	613.42	613.78	0.304	615.02*	615.19*	n/a	615.23	4	Manhole
6	B1 - B0	5.51	18	Cir	242.071	609.03	609.87	0.347	609.93	611.17	n/a	611.35	End	Manhole
7	C1 - B1	4.20	18	Cir	60.009	609.87	610.29	0.700	611.35	611.07	n/a	611.07	6	Manhole
8	C2 - C1	2.87	18	Cir	95.122	610.29	610.96	0.704	611.07	611.60	n/a	611.60	7	Manhole
9	C3 - C2	2.66	18	Cir	127.304	610.96	611.85	0.699	611.60	612.47	n/a	612.47	8	Manhole
10	C4 - C3	1.89	18	Cir	61.485	611.85	612.28	0.699	612.47	612.80	n/a	612.80	9	Manhole
11	C5 - C4	1.24	15	Cir	89.350	612.28	612.90	0.694	612.80	613.34	n/a	613.34	10	Manhole
12	C6 - C5	0.76	15	Cir	99.771	612.90	613.59	0.692	613.34	613.93	n/a	613.93	11	Manhole
13	C4.1 - C4	0.39	15	Cir	39.002	612.28	612.55	0.692	612.80	612.79	n/a	612.79	10	Manhole
14	C4.2 - C4.1	0.24	15	Cir	101.755	612.55	613.27	0.708	612.79	613.46	n/a	613.46	13	Manhole
15	B2 - B1	1.28	15	Cir	146.044	609.87	610.38	0.349	611.35	611.40	n/a	611.41	6	Manhole
16	B3 - B2	0.61	15	Cir	47.482	610.38	610.54	0.337	611.41	611.42	n/a	611.42	15	Manhole

Project File: MUNSTER.stm | Number of lines: 16 | Run Date: 9/16/2025

NOTES: Return period = 10 Yrs. ; *Surcharged (HGL above crown).

APPENDIX D

Channel Protection & Water Quality Calculations

Channel Protection Volume (Cpv)			
	CN	Area	Total Weighted CN
Impervious Area	98	2.22	
Grass (Good, HSG C)	74	0.61	
Woods (Good, HSG C)	70	0.17	91.53
		S = (1000/CN)-10 =	0.925

Total Area	1-Year, 24-Hr Precipitation depth (P)	Runoff Depth (Qv) [(P-0.2S)^2 / (P+0.8S)]	Runoff Volume
[ac]	[in]	[in]	[Cu.Ft.]
3	2.67	1.81	19721.0

Water Quality Elevation for Required Volume (E_{wq})			
Larger Volume (FT^3)		Lower Volume (FT^3)	Elevation
32,560		18,362	613.10
Higher Contour		Lower Contour	
614.00		613.00	

Average Allowable Flow (Q_{aaf}) [cfs]	
$Q_{aaf} = V_{wq}$ / (48 hr x 3600 s/hr)	0.114

Average Head (H_{avg})*			
* Assume the average head associated with first flush is 50% of the total head			
E_{wq}		Low Orifice Elevation (E_{Lo})	H_{avg} [FT]
613.10		610.54	
$H_{avg} = 0.3333 \times (E_{wq} - E_{Lo})$			0.8519

Calculated Low Flow Orifice Area (A_{Lo}) [FT^2]			
$A_{Lo} = (Q_{aaf}) / [0.6 \times ((2 \times 32.2 \times H_{avg}))^{0.5}$			A_{Lo} [FT^2]
			0.0257

Orifice Diameter (d_o) [in]			
$d_o = [A_{Lo} \times 4 / \prod]^{0.5}$			[in]
		Calculated (d_o)	2.17
		Engineer Selected (d_e)	2.50

Actual Low Flow Orifice Area (A_{Loa}) [FT^2]	
$A_{Loa} = (\prod \times d_e^2) / 4$	0.0341

Revised Average Allowable Flow Q_r [cfs]	
$Q_r = A_{LOA} \times 0.6 [2 \times 32.2 \times H_{avg}]^{0.5}$	0.151

90% Drawdown Time (t_d) [hr]	
$t_d = V_{wq} / (Q_r \times 3600$ s/hr)	32.5

40% Drawdown Time (t_d) [hr]	
$t_d = V_{wq} / (Q_r \times 3600$ s/hr)	14.5

Total Drawdown Time (t_d) [hr]	
$t_d = V_{wq} / (Q_r \times 3600$ s/hr)	36.2

Water Quality Volume (WQv)			
Drainage Area (A)	Precipitation	Volumetric Runoff Coefficient	Water Quality Volume (WQv)
[acres]	[in]	[-]	[FT^3]
3.00	1.00	0.716	
V_{wq} = A * D * (43560SQFT/AC) / (12IN/FT)			7,797

Water Quality Elevation for Required Volume (E_{wq})			
Larger Volume (FT^3)		Lower Volume (FT^3)	Elevation
18,362		6,420	612.12
Higher Contour		Lower Contour	
613.00		612.00	

Actual Water Quality Elevation		Actual Water Quality Volume	
612.12		7,797	

Average Allowable Flow (Q_{aaf}) [cfs]	
$Q_{aaf} = V_{wq} / (48 \text{ hr} \times 3600 \text{ s/hr})$	0.045

Average Head (H_{avg})*			
* Assume the average head associated with first flush is 50% of the total head			
E_{wq}		Low Orifice Elevation (E_{Lo})	H_{avg} [FT]
612.12		610.54	
$H_{avg} = 0.3333 \times (E_{wq} - E_{Lo})$			0.5267

Calculated Low Flow Orifice Area (A_{Lo}) [FT^2]			
$A_{Lo} = (Q_{aaf}) / [0.6 \times ((2 \times 32.2 \times H_{avg}))^{0.5}$			A_{Lo} [FT^2]
			0.0129

Orifice Diameter (d_o) [in]			
$d_o = [A_{Lo} \times 4 / \pi]^{0.5}$			[in]
		Calculated (d_o)	1.54
		Engineer Selected (d_e)	2.50

Actual Low Flow Orifice Area (A_{Loa}) [FT^2]	
$A_{Loa} = (\pi \times d_e^2) / 4$	0.0341

Revised Average Allowable Flow Q_r [cfs]	
$Q_r = A_{LOA} \times 0.6 [2 \times 32.2 \times H_{avg}]^{0.5}$	0.119

Drawdown Time (t_d) [hr]	
$t_d = V_{wq} / (Q_r \times 3600 \text{ s/hr})$	18.2

TOWN OF MUNSTER

PLAN COMMISSION REGULAR MEETING 11/18/25

Munster Town Hall: Main Meeting Room

Tuesday, November 18, 2025 at 07:00 PM

AGENDA

Join Zoom Webinar as a Viewer:
https://us02web.zoom.us/j/83006860776
Meeting ID: 830 0686 0776
Passcode: 138335

1. **CALL TO ORDER**
2. **MOMENT OF SILENCE**
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**

William Baker, President, Appointed by: Town Council, Initial Appointment: 01/15/2007 -Term Expiration: 12/31/2026
Roland Raffin, Vice-President, Appointed by: Town Council, Initial Appointment: 03/12/2007 - Term Expiration: 12/31/2026
Jennifer Johns, member. Appointed by: Town Council, Initial Appointment: 12/17/2018 - Term Expiration: 12/31/2027
Rachel Branagan, member, Appointed by: Town Council, Initial Appointment: 06/01/2022 - Term Expiration: 12/31/2027
Joseph Hofferth, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2025
David B. Nellans, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2025
George Shinkan, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2025

5. **APPROVAL OF MINUTES**
   a. October 14, 2025 PC Minutes
      Documents: October 14, 2025 PC Minutes Draft
6. **PRELIMINARY HEARINGS**
   a. PC25-016 PUD AMENDMENT: Matt Kimmel of Centennial Village requests to amend the CENTENNIAL VILLAGE PLANNED UNIT DEVELOPMENT to revise the CV Design Standards and Site Plan to include revisions to the sign standards and the size, location, and shape of buildings and lots of Lot C located at 9505 Calumet Avenue.
      Documents: PC 25-016 Staff Report 11.18.25 CV PUD Amendment | EX A Application PUD Amendment with Alta Survey | EX B Centennial Village PUD Amend.CV Design Standards Revised 10.20.25 | EX C Preliminary Plat_Centennial Village 1st Resub Lot C_9-4-25 | EX D CVP Preliminary Plat- Roundabout Option-DRAFT | EX E Roundabout_Site Eng Plan | EX F 5. Site Civil Plan Sprouts | EX G Sprouts Elevation Renderings - Updated 10-9-2025 | EX H Photometric SPROUTS | EX I Landscape Plan SPROUTS | EX J Stormwater Report SPROUT | EX K SWPPP SPROUTS | EX L Site Civil Plan Chase Bank | EX M Renderings Chase Bank | EX N Landscape Plan Chase | EX O Photometrics Chase | EX P Stormwater Report Lots 10 - 13 STMW Report | EX Q Structural Brick docs | EX R Traffic Study
   b. PC25-017 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 11 for a 23,299 square foot, 1-story Sprouts Market Building to be commonly known as 800 45th Street.
      Documents: PC25-017 Staff Report 11.18.25 CV Sprouts Development | EX A Application Sprouts | EX B Centennial Village PUD Amend.CV Design Standards Revised 10.20.25 | EX C Plat with Roundabout | EX D Roundabout_Site Eng Plan | EX E Site Civil Plan Sprouts | EX F Sprouts Rendering | EX G Photometric SPROUTS | EX H Landscape Plan SPROUTS | EX I Stormwater Report SPROUT | EX J SWPPP SPROUTS | EX K Structural Brick docs | EX L Traffic Study
   c. PC25-018 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 13 for a 4,270 square foot, 1-story Chase Bank Building to

be commonly known as 9521 Calumet Avenue.
Documents: PC25-018 Staff Report 10.14.25 development plan CV Chase Bank | Ex A Application Chase Bank | Ex B ALTA Survey Parcel C | EX C Site Plan with Roundabout | EX D Renderings Chase Bank | EX E Site Civil Plan Chase Bank | EX F Landscape Plan Chase | EX G Photometrics Chase | EX H STMW lots 10-13 | EX I Traffic Study

d. PC25-021 SUBDIVISION PRELIMINARY PLAT: Scott Yahne Attorney on behalf of G.H.K. Developments, Inc., requests review of a Preliminary Plat for a proposed replat of 45th AVE ADDITION LOT 1 to 4-Lot Subdivision to be known as 45TH STREET PROPERTIES, LLC.
Documents: PC 25-021 Staff Report 11.18.25 Pavillion Prelim Sub | Ex A Application Preliminary Plat | Ex B Alta Surveys PC25-024 | Ex C Concept Lots PC25-024 | Ex D Lots overlay aerial | Ex E Prelim Plat

e. PC25-022 PUD AMENDMENT: Scott Yahne, Attorney, on behalf of G.H.K. Developments, Inc., requests to amend the PAVILION at 45th PLANNED UNIT DEVELOPMENT.
Documents: PC 25-022 Staff Report 11.18.25 Pavilion PUD | EX A Application | EX B PUD Standards | Ex C Alta Surveys PC25-024 | Ex D Concept Lots PC25-024 | Ex E Lots overlay aerial | Ex F Prelim Plat | Ex G Site Plan | Ex H Rendering Architecture Plan

f. PC25-023 DEVELOPMENT PLAN REVIEW: Scott Yahne, Attorney, on behalf of G.H.K. Developments, Inc., requests review of a Development Plan for a 117,000 square foot, 2-story self-storage facility on proposed Lot 4 of The Pavilion on 45th to be commonly known as 9749 Fran-Lin Parkway.
Documents: PC 25-023 Staff Report 11.18.25 Pavilion Self Storage Development Plan | Ex A Application | Ex B Alta Surveys | Ex C Site Plan | Ex D Landscape Plan | Ex E Photometric | Ex F Rendering Architecture Plan | Ex G Site Eng Plans | Ex H Stormwater Report | Ex I PUD Standards | EX J Concept Lots | Ex K Lots overlay aerial | Ex L Prelim Plat

7. **PUBLIC HEARINGS**

a. PC25-015 SUBDIVISION PRELIMINARY PLAT: Matt Kimmel of Centennial Village requests review of a Preliminary Plat for a proposed 4-Lot Subdivision, a replat of Lot C to create Lots 10, 11 12, and 13 of CENTENNIAL VILLAGE RESUBDIVISION located at 9505 Calumet Avenue.
Documents: PC 25-015 Staff Report 11.18.25 CV Prelim Sub Lot C | EX A Application CV Preliminary Plat | EX B ALTA Survey Lot C | EX C CVP Preliminary Plat- Roundabout Option-DRAFT | EX D Roundabout_Site Eng Plan | EX E Centennial Village PUD Amend.CV Design Standards Revised 10.20.25 | EX F Stormwater Report Lots 10 - 13 STMW Report | EX G Traffic Study

b. PC25-020 DEVELOPMENT PLAN REVIEW: Jim Glascott of WT Group representing the School Town of Munster requests review of a Development Plan for the construction of ten (10) tennis courts at 8839 Calumet Avenue. PUBLIC HEARING CLOSED 10/14/25.
Documents: PC25-020 Staff Report 11.18.25 STOM tennis | Ex A PC Application | Ex B Narrative | Ex C Survey | Ex D Drainage Report | Ex E Architectural Plans | Ex F Engineering Plans rcvd 10-30-25 | Ex G Photometrics | Ex H Parks, School Town Lease Agreement Community

c. PC25-025 DEVELOPMENT PLAN REVIEW: Erin Gogolin of Bohler Engineering on behalf of Dutch Brothers Coffee requests review of a Development Plan for the redesign of an existing building and parking lot located at 8032 Calumet Avenue.
Documents: PC25-025 Staff Report 11.18.25 Dutch Bros | EX A Application | EX B LOI Agreement | EX C Survey | EX D Site Plan | EX E Landscape Plan | EX F Photometrics | EX G Architectural - Renderings | EX H Refuse Enclosure | EX I Signage Details | EX J Civil Set | EX K STMW Report

d. PC25-026 DEVELOPMENT PLAN REVIEW: Marc Smith of E. Anthony, Inc. on behalf of Orthopedic Specialists of Northwest Indiana (OSNI) requests review of a Development Plan for expansion of a 30,000 square foot parking lot located at 9900 Columbia Avenue.
Documents: PC25-026 Staff Report 11.18.25 OSNI | EX A Application | EX B Alta Survey | EX C Site Plan | EX D Landscape Plan | EX E Photometric | EX F Civil Plans | EX G Lighting Specs | EX H STMW Report | EX I STMW Permit

8. **FINDINGS OF FACT**

a. PC25-011 SUBDIVISION PRELIMINARY PLAT: Bruce Boyer on behalf of Crew Car Wash received approval of a Primary Plat for a 1-Lot Subdivision, a replat of Lots 25, 26, 27, 28, and 29 to create Lot 1 of CREW CAR WASH SUBDIVISION located at 111 Ridge Road.
Documents: PC 25-011 Findings - Prelim Plat - Crew Car Wash (2025-11-18)

b. PC25-012 DEVELOPMENT PLAN REVIEW: Bruce Boyer representing Crew Car Wash received conditional approval of a Development Plan to allow onsite parking, lighting, dumpster enclosure, and emergency exit from the car wash lane located at 111 Ridge Road.
Documents: PC 25-012 Findings - Dev. Plan for Crew Car Wash (2025-11-18) (002) V2

9. **OTHER BUSINESS**
10. **CONTINUED DISCUSSION ITEMS**
11. **NEXT REGULAR BUSINESS MEETING** December 9, 2025
12. **ADJOURNMENT**

Recorded meetings are archived at: https://www.youtube.com/channel/UCjZG8vgYLDwUr-sEWvNOSFQ

PLAN COMMISSION STAFF REPORT

To:	Members of the Plan Commission
From:	Sergio Mendoza, Planning Director
Meeting Date:	November 18, 2025
Agenda Item:	PC 25-022
Application Type:	PUD Amendment
Hearing:	Preliminary
Summary:	Applicant is requesting to amend a previously approved PUD to include updated Standards for Bulk, Design, and Uses to be known as THE PAVILLION AT 45TH PLANNED UNIT DEVELOPMENT

Applicant:	Scott Yahne, Attorney for G.H.K. Developments, Inc.
Property Address:	1830 45th Street
Current Zoning:	CD-4 A (Commercial), active PUD
Adjacent Zoning:	North: CD 4 A – General Commercial, active CD 4 R4 – Multifamily South: CD-3. R2 (Single-Family Residential), active Rail Road ROW East: CD-4 A (Commercial) West: CD-4 A (Commercial)
Applicant Requesting:	Public Hearing
Action Required:	Schedule Public Hearing Review of Subdivision Codes Review of Preliminary Subdivision Plat

Staff Recommendation: Approve Preliminary Replat/Subdivision with Surety.

Attachments:

1. Application, Exhibit A
2. PUD Standards , Exhibit B
3. Alta Survey, Exhibit C
4. Concept Lots, Exhibit D
5. Aerial Overlay, Exhibit E
6. Preliminary Plat, Exhibit F
7. Site Plan, Exhibit G
8. Architecture Renderings, Exhibit H

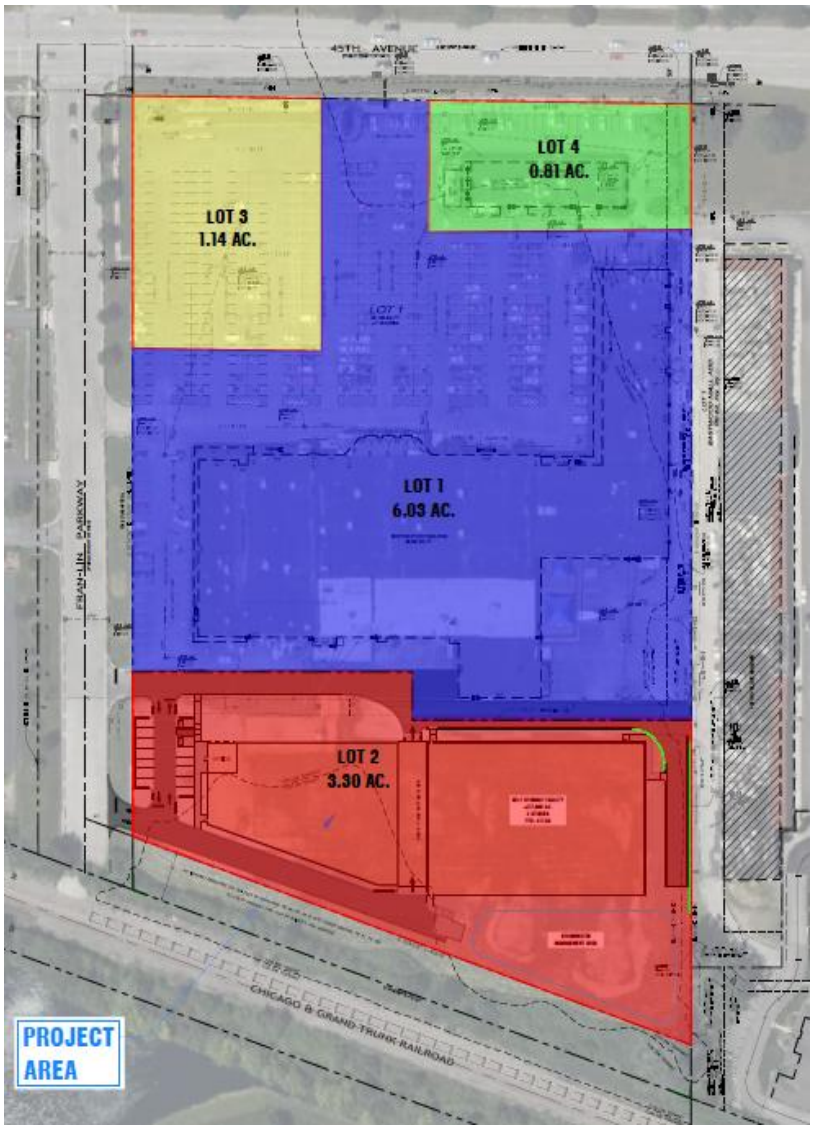
SITE LOCATION

The proposed PUD Amendment is located south of 45th Street, east of Fran-Lin Parkway, north of the Canadian National Railroad, and approximately 260 feet west of Wildwood Court. The site is a Lot of Record, identified as 45th Ave Addition Lot 1, encompassing approximately 11 acres with 590 feet of frontage along 45th Street and 731 feet of frontage along Fran-Lin Parkway. The Shopping Center is commonly known as The Pavillion at 45th.





PROJECT BRIEFING



The Petitioner seeks to subdivide the existing single-lot Planned Unit Development (PUD) into a four-lot subdivision to support orderly growth and continued development within the project area. To facilitate this expansion, the Petitioner requests an amendment to the underlying PUD to incorporate the submitted Plat of Subdivision and to implement the accompanying Design Standards. As part of this effort, the Petitioner will also adopt and record reciprocal easements to allow for the efficient use, access, and sharing of common elements throughout the PUD.

The proposed amendment establishes development standards for The Pavilion at 45th, a Planned Unit Development. These standards address bulk regulations, design requirements, and permitted land uses to ensure compatibility with the existing shopping center while providing a framework for future improvements.

The amendment is proposed of four lots totaling approximately 11.28 acres, with allowable uses consistent with the Town of Munster zoning code for the CD-4.A district, including the explicit allowance of self-storage facilities. Standards governing building size, exterior materials, parking, landscaping, lighting, signage, and stormwater management are included to promote aesthetic consistency and compliance with local regulations.

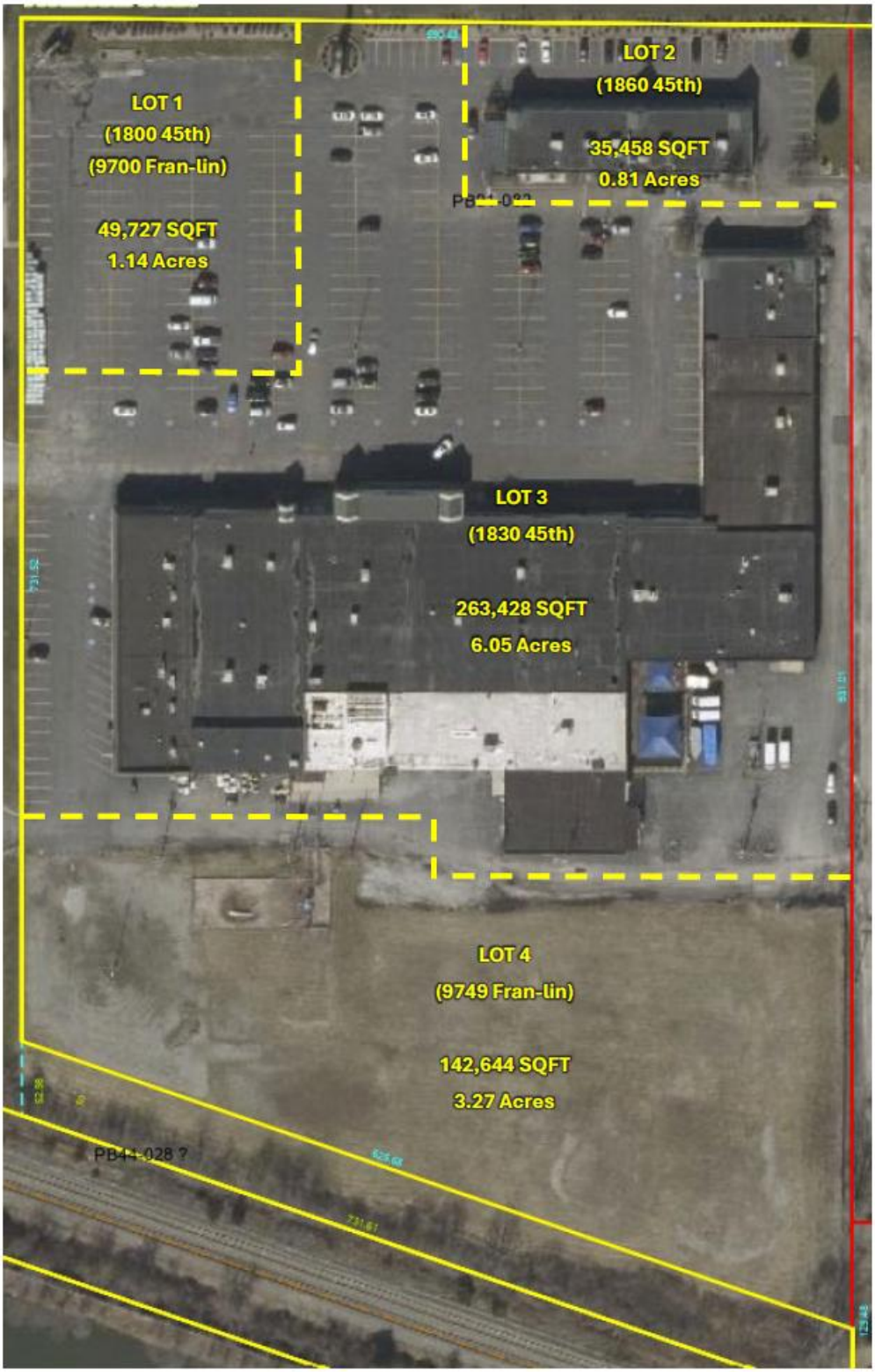
The PUD Standards further outlines procedures for construction approval, amendments to the PUD, and the treatment of nonconforming structures and uses. Legally existing conditions may remain until redevelopment occurs, at which time updated standards will apply. Requirements for landscaping, lighting, and signage emphasize site enhancement, safety, and uniformity, while enclosures for dumpsters and mechanical equipment must be durable and visually compatible with surrounding structures. Enforcement provisions mandate compliance with all applicable rules and establish penalties for violations, ensuring that development within the PUD maintains both functional quality and the intended character of the area.

However, the proposed PUD Standards and Guidelines should incorporate appendix referenced for sections C, G, J, K, M, N, and O as they cite existing provisions of the Zoning Ordinance. These referenced excerpts should be included in the proposed PUD Standards and Guidelines for clarity and completeness. Additionally, regarding Section C, the Commission may wish to include language specifying that the self-storage facility shall be limited to an indoor, fully enclosed building and that such use is permitted on Lot 4 only.

Lot 1 is reserved for future development. Although the specific use has not yet been identified, any future proposal will comply with the permitted CD-4 commercial uses.

Lots 2 and 3 are not proposed for any changes at this time. The existing uses and structures on these lots are established; however, the existing self-storage facility on Lot 3 is expected to vacate, and any future redevelopment will comply with the proposed PUD Amendment.

Lot 4 is proposed for the new construction of a two-story, climate-controlled indoor self-storage facility designed to complement the existing shopping center architecture and incorporate on-site stormwater detention.



The resubdivision replat will require the installation of additional public improvements in the form of sidewalk connection and completion along 45th Street and and Fran-Lin Parkway.

CODE REVIEW

TOWN OF MUNSTER CHARACTER BASED ZONING CODE

Section 26-6.804. L. 9. Specifics Supplemental Provisions Related to Planned Unit Developments. (pg 402)

k. The procedure for…amending an existing SD-PUD…shall be as follows:

xiii. The Plan Commission may recommend … amendment to the SD-PUD…provided that it finds that:

I. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District will not detrimentally affect present or potential property values or Uses of Adjacent property or elsewhere in Town.

II. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District adequately takes into account existing and proposed conditions and character of the land, Uses, Buildings, and Development proposed to be subject to the SD- PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and within all Adjacent Districts.

III. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District will have a beneficial effect on the Town, which could not be achieved if the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District were not approved and the such Development was developed under the standards of any other District.

IV. Any deviation from the standards or requirements that otherwise would be applicable with another District is warranted by the design and amenities incorporated in the Development Plan.

V. The SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District is necessary to address unique site conditions that are not characteristics of other sites in the Town and the application and Development Plan adequately address the same.

VI. The proposed SD-PUD Planned Unit Development Special District or amendment to SD-PUD Planned Unit Development Special District and the Development proposed therein are:

1) either compatible with the land and existing or anticipated Development Adjacent to such SD-PUD Planned Unit Development Special District or the land and existing or anticipated Development Adjacent to such SD-PUD Planned Unit Development Special District can be planned in coordination with the proposed Development within such SD-PUD Planned Unit Development Special District;

2) the most desirable Development and Use(s) for which the property subject to the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District is adapted; and
3) constitute responsible growth and Development.

VII. The proposed SD-PUD Planned Unit Development Special District or amendment to SD-PUD Planned Unit Development Special District is in conformance with the general intent of this Article and the Comprehensive Plan.

VIII. Existing and proposed Thoroughfares are suitable and adequate to carry anticipated traffic within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and its vicinity.

IX. Existing and proposed utility services are adequate for the proposed Development within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District.

X. Each phase of the proposed Development within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District, contains the required parking spaces, and landscape and utility areas necessary for creating and sustaining a desirable and stable environment.

XI. The proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and all proposed Buildings, parking accommodations, and landscape and utility areas therein can be completely Developed within five (5) years of the initial establishment of the District.

XII. All conditions and requirements of Sections 26-6.804. L. 9. a. - .k have been satisfied.

STAFF FINDINGS AND RECOMMENDATION

Staff finds that the applicant and interested parties have submitted the required supporting documents for the updated PUD Design Guidelines and replat associated with the Public Hearing process. Staff recommends compliance with **Section 26-6.804.L.9.k.xii** regarding Public Notice and review of **Section 26-6.804.L.9.k.xiii.I–XII** for the Public Hearing requirements of the **Town of Munster Character-Based Zoning Code** and the attached **Pavilion at 45th Planned Unit Development**. Finally, staff recommends that the Plan Commission consider scheduling a Public Hearing for an updated PUD, inclusive of an appendix containing the referenced zoning excerpts, for **PC 25-021, The Pavilion at 45th, Lots 1–4 Subdivision**.

Motion

Plan Commission may consider the following motion:

Motion to schedule PC 25-022, a proposed Amendment to THE PAVILLION AT 45TH PLANNED UNIT DEVELOPMENT for a December 9, 2025 Public Hearing, including all discussion and findings.

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MUNSTER PLAN COMMISSION
MINUTES OF REGULAR MEETING
November 18, 2025

The Munster Plan Commission held a meeting on November 18, 2025, at Munster Town Hall, 1005 Ridge Road, in the Main meeting room and could be accessed remotely via Zoom webinar, a videoconference application.

Call to Order: President Baker called the meeting to order at 7:00 pm.

Moment of Silence and Pledge of Allegiance

Roll Call:
William Baker, President, Appointed by: Town Council, Initial Appointment: 01/15/2007 -Term Expiration: 12/31/2026
Roland Raffin, Vice-President, Appointed by: Town Council, Initial Appointment: 03/12/2007 - Term Expiration: 12/31/2026
Jennifer Johns, member. Appointed by: Town Council, Initial Appointment: 12/17/2018 - Term Expiration: 12/31/2027
Rachel Branagan, member, Appointed by: Town Council, Initial Appointment: 06/01/2022 - Term Expiration: 12/31/2027
Joseph Hofferth, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2025
David B. Nellans, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2025
George Shinkan, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2025

Members in Attendance	**Members Absent:**	**Staff Present**
Jennifer Johns		Sergio Mendoza, Planning Director
Rachel Branagan		Nicole Bennett, Town Attorney
Joseph Hofferth		Denise Core, Administrative Assistant
David Nellans		
Roland Raffin		
George Shinkan		
William Baker		

President Baker said we have a quorum.

Approval of Minutes: October 14, 2025, Plan Commission Minutes

Motion: Commissioner Branagan moved to approve October 14, 2025, Plan Commission minutes.
Second: Councilor Nellans
Vote: Yes –7; No – 0; Abstain – 0. Motion carried.

Preliminary Hearings:

PC25-016 PUD AMENDMENT: Matt Kimmel of Centennial Village requests to amend the CENTENNIAL VILLAGE PLANNED UNIT DEVELOPMENT to revise the CV Design Standards and Site Plan to include revisions to the sign standards and the size, location, and shape of buildings and lots of Lot C located at 9505 Calumet Avenue.

Director Mendoza gave an overview of the project saying that this is for entire PUD, and part of it is just for Lot C. He described that the entire PUD impact would be the guidelines for sign standards identified in the first bullet point of the staff report. The request is to modify the sign standards that are in the existing design standards and add these standards as part of an exhibit to the existing sign standard of this PUD. The changes impacting Lot C include changes to the proposed Lot 11 for the use of structural brick as well as the impact to two additional lots, lots 10 and 11 for the proposed roundabout. At the last meeting, the Plan Commission asked that a determination be made with regards to a four-way intersection or a roundabout. The petitioners have submitted drawings for a roundabout, and a conceptual drawing without a roundabout, which will be discussed here or with any of the other applications. They are essentially trying to take lot C as part of this PUD and divide it into four lots as they have identified for four structures.

President Baker addressed the attendees and explained that there are 3 processes for Centennial Village up for preliminary hearings. He said there would be no (public) discussion on those, there would be a discussion on what's going on, get some feedback from the board, hear from the petitioner, and then we'll set that for public hearing. There will be opportunities for comments at that time.

President Baker asked if the PUD amendment and a recommendation to the Council would be for the entire development. Attorney Bennett said it's on whatever is being amended. They are not amending the entire PUD, but we want to consolidate all the exiting sections and divisions into one document, so the staff does not need to look at 10 or 12 different documents to understand the PUD moving forward, kind of like it's a single zone classification. The intention is to move it together at one time, so it would be taking all of the existing PUD bulk standards and specific development standards like the design standards and putting them into one document at the same time they are closing out those amendments that are specific to what is being currently requested. She said their vote in that respect would be for the entire document, but the amendment itself is only going to be the items that they're requesting. It's not putting everything into play, but the entire document will be adopted as part of the PUD. Director Mendoza added that those changes can be found highlighted within the staff report with page numbers referring to the existing document; the commissioners also have a copy of the red line version to see those changes as part of the final document that will be submitted to Town Council for recommendation. President Baker clarified that this is for changes the petitioner is requesting, nothing from the town as it relates to changes to that PUD. Attorney Bennett said not as to changes, it just would be consolidating it into a single document. President Baker asked if there were any other questions for staff. There were none. He asked if somebody wanted to speak about this.

Mr. Matt Kimball, 631 Killarney Drive, Dyer, Indiana said the amendment to this PUD is consistent with the way they've changed it two times previously, so they're just going through the process and updating some things, including the signage package and other factors. He said the primary driver of the change of Lot C in this amendment is that their first design standards had a big box up on the north part of the

renditions. It was a 70,000 square foot grocery store. They've found that that doesn't work anymore on this site for various reasons, so they've decided to partition it into four separate parcels with a smaller grocery store and other professional offices. He turned the presentation over to Mr. Pozen and Mr. Rohn to explain the changes and answer questions.

Mr. Russ Posen of 1155 Troutline Road, Crown Point, Indiana said he is a civil engineer. He said, at the last meeting, they had brought the roads, the drives, and the roundabout. He said, specifically, this PUD has always had right in, right out coming onto Calumet Avenue and that is staying consistent with this PUD, that hasn't changed. There has always been a 45th entrance; in the past, it has been shown as a traffic signal, and that still is a part of this PUD as an option but in the update to the PUD, they added language to include a roundabout. He said they have documentation, whether it's the plat which shows a roundabout option, or just a site development plan, which is a part of the PUD showing the roundabout. He said that's to allow for a potential roundabout which could be better for the community, better for the traffic flow. He said they've done a traffic study and have submitted it to the town engineers, and it's being reviewed. He said the final approval of that can come later on in the process as things develop; the engineer reviews, the town reviews, the town can have a comment and obviously seek to figure out what's best for the community. He said the good thing is they have it in the PUD so it can be reviewed and approved by the town engineers and by the developers when they are ready to fully discuss the roundabout option. He said they wanted to make sure the documentation was included so their ordinance is clean from a legal standpoint. He turned to Mr. Rohn to discuss architecture.

Mr. Ted Rohn, Rohn Associates Architects, asked Director Mendoza to pull up the rendering of the Sprouts prototype. President Baker asked if he was the architect just for the Sprouts or for the buildings that we're looking at. Mr. Rohn said not all the buildings, because some of them have not been developed. He said he is not doing the bank, the architect for the bank is here. He said he had done several of the architectural designs at Centennial Village, including a lot of the build-outs. Director Mendoza said if he was looking for the documents that were sent this morning (11/18/25), those are not included in the staff report. Mr. Rohn said he had one copy to pass around to the Plan Commission members. He said it is not a new plan; it is the prototype that Sprouts Farmers Market uses nationwide. It's what they have been building, it's his understanding that they're building about 9 Chicagoland locations. He said he wanted the Plan Commission to see what they are building elsewhere, it's what they would prefer to do. He said it's extremely difficult to get retailers away from their standards. He said he has worked with many nationwide companies like that, and getting to this point has been a big accomplishment. Their design is like a farm stand with their branding. Three sides of the building are concrete block, and it's painted. The front side is a combination of concrete block, smooth and rough stone, and structural brick that's also painted. He said they use fiber cement siding, which can be seen at the front entry, some vertical siding, and manufactured stone along the base. At the front and along the main entry, they have an open truck dock. He said he wanted the commissioners to see where their starting point was with them, and where they've ended up now. Councilor Shinkan said he prefers the prototype design because it is Sprouts. He said everything's uniform over there; they should break it up. Mr. Rohn said it is the developer's wish, and the design standards that have been set for Centennial Village, that they would blend in well with the existing design. He said there a lot of aspects in that prototype design that they just couldn't do so the new design is a combination. He said it does meet development standards, and it's got 4 sides of brick; they call it structural brick, it's a clay brick product. He said it's got structural brick base band and pilasters as well. He said since they've submitted this, they've decided as a team that they will go with cast stone for the pilasters like they have on all the other buildings across the street so that will help this

building tie in better to the existing. He said the storefronts will be similar to what they've done on the other buildings. He said another important aspect is they are enclosing the truck dock, which was discussed in the last meeting so instead of having an open dock, they have a screen wall on the side and an actual door on the front. President Baker asked how that would operate since it is still facing the same way and there's a trash compactor inside of that enclosure. Mr. Rohn said it's all contained within that enclosure. Director Mendoza showed the front elevation from the truck dock. Mr. Rohn said they have been complimented by the Sprouts corporate team; they like this building and they're excited about coming here to Munster. He said another thing he had added this morning was that the typical wall sections of the Sprouts prototype are concrete block and some structural brick, so they'll be developing their wall sections here along with their structural engineer as we get approvals and move forward to the construction drawings. He said there were a lot of questions and some discussion last time about the structural brick itself, so he's sent Director Mendoza a lot of information, including test data and product information, and there are links to photos where structural brick has been used on a lot of different buildings. He said he has used it personally on several different types of buildings and it has performed well, it looks great, and their structural engineer likes working with it. He said it's a clay unit and has net compressive strength as high as 20,000 psi which is 4 to 5 times more than a concrete block when you compare net compressive strengths. He said it's a quality product, you can use rebar, and it can span high and support great loads like we'd have in a grocery store with large span steel beams and bar joists. He said they come in typical sizes; they are proposing to 8x8x16, and then 4x8x16, which gives you that brick height look. He said the colors that Mr. Kimmel and his team have picked out are very, very close to the buildings across the street. He said he understands that the some of the bricks they've used on the other buildings are discontinued, so the brick supplier was great at finding a good match. He concluded by saying that this is not a new product; it's used nationwide and is already used by Sprouts. He said it provides a brick veneer and structural wall all in one unit and will last a long time. He said it's a great product for larger buildings when you don't have expansive openings, like grocery stores where you have very little window openings. He said they're confident that It's a great product, it's a great design, and it beats trying to use tilt-up concrete panels like he's done on some retail buildings. They are hoping to move forward quickly with this; Sprouts wants to get this thing started in the spring.

Ms. Amy Ferguson with the Architects Partnership, 680 North Lakeshore Drive, Chicago, Illinois, said she's here for the Chase Bank, which is a lot 13. She said the proposal was worked through with Mr. Kimmell and it's very much in keeping with the rest of the development. The clerestory windows on the south elevation and the west elevation is where Chase's conference room would be, so they did a little fun clerestory expanse of glass there to bring a little difference to it. She said that is also something that's done in the new C & D restaurant building. She said they are using all the same brick and all the same cast stone. They have an enclosure at the north end on the east elevation that is where their transformer will be, their electrical gear will be hidden behind, and that's also where their trash is going to be. She said she misspoke at the last meeting when she said they were going to be using Sprouts' trash. They have designed this enclosure to be large enough to hold a dumpster in it, so Chase will have their own trash. President Baker asked for clarification of the orientation of the transformer and the trash enclosure and the views from the north and the south. Ms. Ferguson said the building, when going south on Calumet Avenue and coming over the railroad tracks, doesn't have many windows because that's the Chase back of house space with the janitor's closet, the data room, and the lounge; the one window there is in the break room for Chase Bank. She said that is all back house space, adding that it's not reasonable to put a window in a bathroom.

Commissioner Branagan asked Mr. Rohn what material is proposed for the Sprouts signage, the main and smaller signs. Mr. Kimmell answered that he doesn't know specifically but it is not stone. He said it would comply with the new sign standards being adopted as part of this PUD amendment. President Baker asked about the signage for the Sprouts street signage and for the PUD. Mr. Kimmell said there is a PUD amendment which includes the entire signage package; the site plan shows a monument sign at the corner of 45th and Calumet and that is consistent with the sign standards that are being adopted now, that will have both the label of the Centennial Village and then the major tenants in place. President Baker said Mr. Kimmell had had discussed placing that signage in front of Rosebuds in Phase 1 but there's nothing there now identifying the Centennial Village. Mr. Kimmell said that was correct; they have rights to put monument signage at each of the entrances to a public right-of-way; that would be on 45th and North Centennial, and on Village Parkway and Calumet Avenue. He said they have the rights to do it, but they haven't done it yet; it is included in the sign standards. President Baker suggested that they bypass it in Phase 1 and have a dedicated right turn lane from Calumet Avenue to 45th Street. He asked Mr. Kimmell to submit a full signage plan including the sign dimensions with the tenant names for the entire PUD. Mr. Kimmell said the square footage for the monument sign at the corner of 45th and Calumet is going to be about 100 square feet, with a maximum height 10 feet. President Baker said he'd like to see a rendering for the next public meeting showing where that signage is going to go, its location, how it'll be landscaped, the whole nine yards, since that is a high-profile area and we're looking at the back end of an ATM under this proposal. Mr. Kimmell said they do have a landscaping plan. He said Director Mendoza has been involved with the staff meetings and the site review meetings which included images of the of the signage and the regulations on the signage and the landscaping. President Baker asked if the landscaping plan will be for the entire development including the last 2 vacant lots or if it is just for the two sites that they're proposing now. Mr. Pozen said there are landscaping standards currently in the design standards, they will be essentially the same with a few modifications. He said the actual landscape plans have been submitted for the Sprouts and the Chase but not the two other sites. The other 2 remaining 2 lots will adhere to the PUD standards amendment that would be, hopefully, approved in this process. President Baker said his point is the lot north of that, not one of the two they are talking about today, is going to look like an empty field until something happens there. They are not going to extend the parking lot, or any of the sidewalk, or anything like that towards the north. Mr. Kimmell said they intend to maintain that site, if required, according to the maintenance standards of the undeveloped lots in Centennial. He said they have intentions to come forth with another user and a building for that north parcel that would also start in the spring and have the same architectural features, the same landscaping layouts and species; they will make it seamless for that particular parcel to the north of Chase.

Attorney Bennett said the PUD amendment is what's proposed in PC25-016. She asked the Plan Commission members to review each petition separately and entirely, especially if the plan at this time is to proceed to public hearing. They should review the PUD amendment before they ever look at the development plans. She further proposed that they be done separately because what is drafted in text in the PUD amendment is very similar to the zoning ordinances that they are reviewing. It is a zoning classification that's going to determine what the rules are for this subdivision. She said, as had been indicated in prior discussions, the plan moving forward is to have one PUD ordinance for this development instead of having all these different documents all over. She clarified that when she says this development, she means the entire Centennial Village. The sign regulations, the landscaping requirements, the screening requirements, the fencing requirements, the uses, and all of those things are written in text in the PUD amendment. She explained that like a separate zoning code, moving forward, anyone can go to that PUD amendment and look for what type of uses they can bring to this

subdivision, they can find the landscaping requirements, signage, etc. She said after the Plan Commission members are content with the way that PUD standards document is laid out, they can then proceed forward on reviewing the development plans. She said the theory is that the Sprouts development plan, for instance, does not have something on it that is not in that zoning amendment.

President Baker said that is what they did that as part of the original PUD, they put it all that together and the petitioner is coming back with these amendments, because everybody wants a different view. Attorney Bennett said that is the point, that the PUD amendment document has everything identified in it and it's all in one consolidated document, so they don't have confusion all over the place. Compliance or non-compliance is dependent upon what that document reads, just like the zoning code. She said if there's an issue, then a variance is applied for and it's not being done by amendments that are taking place with development plans; development plans are not ordinances, they should not be. She said an overall amendment would require a full amendment of the law, much like an amendment to the zoning code for this community, but right now, the commissioners are just approving this to be on one document. They have the preliminary plat and the PUD amendment that's proposed which would incorporate what they are talking about, including all of the new sign changes. She said she knows they want to see pictures, layouts, development plans, and her point here is she is asking them to separate them entirely. The easiest way she knows to put it is, the law has to be written first with the rules that have to be followed. They are then applied to the development plan. To avoid confusion, that PUD amendment needs to go first so we have a clear rule in moving forward.

Attorney Bennett addressed questions from several Commissioners by saying this is what they are proposing in this preliminary hearing; the commissioners can go to what has been posted in Exhibit B Design Standards; that is their proposed PUD modification. They can see that it's redlined, or green line, or whatever it may be, but that it's crossed out, and it's referenced to appendixes, or sections at the end. As an example, she referred to page 50 of 59 of the PUD document, where the sign regulations can be found. That is going to be the sign rules that apply in this case. She said there is some overlap in the documents included in each of the 4 petitions. The petitioner attached their supporting documents to their request, and the town doesn't have the ability to strike their petition.

President Baker said he'd like to jump over to Phase 1 and talk about the completion of the residential and the parking lot and those types of things as well; he'd like to talk about a lot of other issues. Attorney Bennett said those are not before them unless the amendment addresses those items. It was confirmed that they are changing the PUD ordinance where all the design standards for Centennial Village are included in this particular PUD design standards, any modifications that they're making here would apply to the second residential building, the hotel, and all the things that are in Phase 1 that are not under discussion here. Mr. Kimmell said the design standards don't really influence any of the architectural style, it just relates to the materials to be used, so there's some flexibility of design standards and architectural look but it's all about materials used. He said their intention to make the building look very similar across the whole development. He said the key points the commissioners will be deciding at some point, is the change in design standards; the parcelization of the north parcel going from one parcel to four parcels is part of the design standards; it is the addition of not only just brick, but brick and structural brick, and then it's also the sign package that was bifurcated partially in the old design standards at Centennial and the town design standards for signs; that has all been wrapped in together. He said those are the principal approvals they're looking for as part of the changes. Director Mendoza said that's the start of the conversation.

Motion: Councilor Shinkan moved to schedule PC Docket No. 25-016, a proposed amendment to the Centennial Village Planned Unit Development, for a December 9, 2025, public hearing including all discussions and findings.
Second: Commissioner Branagan
Vote: Yes – 7; No – 0; Abstain – 0. Motion carries.

PC25-017 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 11 for a 23,299 square foot, 1-story Sprouts Market Building to be commonly known as 800 45th Street.

Director Mendoza gave an overview of this project, PC25-017, which is a development plan for the proposed Lot 11, a 23,299 square-foot Sprouts market. President Baker said what we see in staff report package is not what it's going to look like, it's going to look like the handout. Councilor Shinkan clarified that it is not going to look like the handout, the handout is the original Sprouts. What we have in our package is the deviation from how Sprouts National is changing their look for Munster only. Director Mendoza said the handout was to show the structural wall. He said there were some questions last month regarding the use of structural brick and how that would be impacted. In the prototype, they're showing what that structural wall would look like, nothing's changed on the design elements of what's being initially proposed in compliance with the design guidelines. President Baker asked Mr. Kimmel is he had anything additional to add; he did not.

Motion: Commissioner Raffin moved to set PC Docket No. 25-017, a development plan review, to a public hearing.
Second: Councilor Shinkan
Vote: Yes – 7 No – 0 Abstain – 0. Motion carries.

PC25-018 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 13 for a 4,270 square foot, 1-story Chase Bank Building to be commonly known as 9521 Calumet Avenue.

Motion: Commissioner Raffin moved to set PC Docket No. 25-018, a development plan review for Chase Bank, to a public hearing.
Second: Councilor Shinkan
Vote: Yes – 7; No – 0; Abstain – 0. Motion carries.

PC25-021 SUBDIVISION PRELIMINARY PLAT: Scott Yahne Attorney on behalf of G.H.K. Developments, Inc., requests review of a Preliminary Plat for a proposed replat of 45th AVE ADDITION LOT 1 to 4-Lot Subdivision to be known as 45TH STREET PROPERTIES, LLC.

Director Mendoza said the location is identified as west of Wildwood, along 45th and Fran Lin. They are currently proposing to divide one lot into four separate lots. The request is to identify the two existing separate structures on their own lots of record; Lot 4 is Danny Z's, Lot 1 is the Ace, they are proposing an outlot on Lot 3 for future development at some point in time, and Lot 2 is proposed as a development plan for a two-story self-storage facilities building there. He showed the rendering of what the current site would look like once the lots have been established. He said this is the preliminary subdivision hearing. He said they have included the preliminary plat, the easements for the existing signage, the

cross-axis easements, and the parking easements agreed upon as part of the recording of the subdivision. President Baker asked what happened in site plan review, he recalled a conversation some time ago with regard to this particular property and its adjacent property to the east. There is an alleyway between the two and there were some concerns with who was maintaining them; there were also some entrance concerns. He hoped that would be reintroduced as part of this discussion because it still is challenging. Director Mendoza said maintenance would be on the property owner; we can follow up with the property owner and we can address that. President Baker said he didn't know if there is cross-access in there, because you drive passed Danny's, and pass Hallmark to get out that way. He said he didn't know how those would be handled or what's going to happen with the ingress and egress. He said there was something that was passed about 10 years ago on the continuity between those two developments because there's no real fencing or that type of thing. Director Mendoza said the fencing can be identified in the PUD process to see what is identified in the language within there for separation. He said it is always great to have institutional knowledge, so he appreciated President Baker for bringing up that information so we can research the PUD or the previous description from 10 years or so ago. He said we'll see what we can find and then share it with the applicant.

President Baker asked if there were any more questions for staff before we let the petitioner speak. Attorney Bennett said the intention is to do the same thing with this PUD, this is an is an amendment to the PUD. President Baker asked the petitioner to state his name and address for the record.

Mr. Scott Yahne, 3 Lincoln Way, Suite 201, Valparaiso, Indiana, introduced himself and thanked the Commission for the opportunity to speak. He complimented Director Mendoza on his staff reports. He said he works with many municipalities and this report, with the integrated photos and maps is pretty impressive and it has helped him. He said he represents GHK Development, also in attendance are Gordo Kolb, the developer, Tom Connolly, with the development team, Jared Ducote, the architect, Jason Henderson, the civil engineer is online and Stuart Allen from Torrenga Engineering. He said they have 3 petitions tonight; the first two are the preliminary plat and the PUD amendment. He said this is a one-lot subdivision and an old, messy type of PUD which goes back to when we just had some words in an ordinance and not much else. He said a big part of what they'll be doing is developing design standards for this PUD that are written in comprehensive form. He said his task last week was to update the PUD development standards that were submitted in the original packet so there will be an update for the next meeting. He said they will be able to look at everything in one place, including where they make references to the existing zoning ordinance. They will have the actual text sections incorporated in that PUD document.

President Baker said the first petition is the replat. Mr. Yahne said they have one-lot subdivision that they seek to make a four-lot subdivision. President Baker asked if they were steadfast in these lines, and with how they're subdividing this particular parcel. Attorney Yahne said they were careful in selecting the lines but are open to feedback. President Baker said he was talking about the parking component of it. He said there is going to be a cross-access parking agreement, so if they sell lot 1, they'll be able to park in Lot 3; Lot 2 is a very busy restaurant and there are not that many parking spaces. Attorney Yahne said they made some attempts to adjust to building footprints and extra parking spaces around the buildings. He said they do have cross easements in place. He said his client is a purchaser of this property, so this is a transition phase. This is all being put in place, contingent on this being approved, so when he says they're in place, they will be put in place, and that will be a condition. There will be cross-parking easements so they will have sufficient parking. He said in selecting this line, they were mindful of the existing building

footprints. President Baker said this is going all retail, it's not going to be storage, there's going to be more cars, theoretically. Attorney Yahne said President Baker was right because one of their proposals is they we have the existing storage that eventually will relocate out of the retail strip. He said some of the legacy leases are coming up to maturity state and, as part of that process, the developer intends to update the entire plaza as those opportunity arises. President Baker asked if there were questions for the petitioner. He added that this is a preliminary for doing a resubdivision that's going to eventually potentially look like the rendering. There were no further questions from the commissioners.

Motion: Councilor Shinkan made a motion to schedule PC Docket No. 25-021 to a public hearing on December 9, 2025, including all discussions and findings.
Second: Commissioner Branagan
Vote: Yes – 7 No – 0 Abstain – 0. Motion carries.

PC25-022 PUD AMENDMENT: Scott Yahne, Attorney, on behalf of G.H.K. Developments, Inc., requests to amend the PAVILION at 45th PLANNED UNIT DEVELOPMENT.

Director Mendoza said this site had previously operated under a PUD. They are proposing to update the PUD, as Attorney Yahne had indicated, since there was not much language or guidance to this development. They have agreed to provide standards, which are in the staff report, that will guide the development moving forward, particularly what's being proposed on Lot 4 and Lot 2. The standards show what they are proposing for future development on those lots and solidifying the existing structures. He said the commissioners need to read the document if they have not yet and he will get Attorney Yahne's updates out to the commissioners.

Commissioner Raffin asked Director Mendoza how the building materials line up with our current ordinance, there is lot of stucco. Director Mendoza said the proposed building materials in the PUD reflect and support the existing use on that site for that development. The materials identified reflect that and they support the existing structures. Commissioner Raffin asked if they are locked in with those materials. Attorney Bennett said it can be limited, they're legal non-conforming anyway. That's the existing design standards that are pulled into this single draft; it obviously was how it's constructed at the time, as well as approved at the time. It's just getting it codified into one document so that that clearly is moving forward. But that can be limited only to where those structures are and that exist right now with that type of scheme. She clarified for Commissioner Branagan that even if they decided to do a total renovation of all of their property, they still would just adhere to that old standard because that's not being amended. It is all being put into one document and cleaning it up, the properties are not being affected. Commissioner Raffin asked for clarification of the lots that will be new development, Councilor Shinkan said they were on the plat colored in yellow and red.

Motion: Councilor Shinkan moved to set PC Docket No. 25-022 to a public hearing on December 9, 2025, including all discussions and findings.
Second: Commissioner Johns
Vote: Yes – 7; No – 0; Abstain – 0. Motion carries.

PC25-023 DEVELOPMENT PLAN REVIEW: Scott Yahne, Attorney, on behalf of G.H.K. Developments, Inc., requests review of a Development Plan for a 117,000 square foot, 2-story self-storage facility on proposed Lot 4 of The Pavilion on 45th to be commonly known as 9749 Fran-Lin Parkway.

Director Mendoza said this is for the proposed Lot 2. This is a two-story building that would emulate the existing architecture of the strip mall and the other sites. He said their site development plan, they're proposing on-site retention, lighting standards, circulation around or near the rear of the building, as well as the building footprint, lighting specs, building materials, and their landscape plan. He described where the landscaping is planned for this new development. President Baker asked is the commissioners had any questions. When there were none, he invited Attorney Yahne to speak.

Attorney Scott Yahne, 3 Lincoln Way, Suite 201, Valparaiso, IN, attorney for the developer, GHK Development, said this is concerning the lot depicted in red in the rear. They are proposing a 117,000 square foot gross area building, to be a modern two-story, climate-controlled facility. Ther building is entirely self-contained with loading and unloading from an interior drive-through tunnel. There is an existing climate-controlled storage facility in the retail center that will eventually move to this location so that is an approved use for this lot. He said the intent is to complete the new storage building in 2027, the acquisition to take place in early 2026 and that's when that relocation would take place. He said they submitted a parking study together with this development plan to show that they more than adequately accommodate parking on-site for this facility itself. He said the petitioners have decided that they want to have an integrated shopping center and came up with the design that was submitted. He said they are here to listen to the commissioners; the architect and engineer were attending to answer questions and take down commentary.

Commissioner Branagan asked if the drive-through is just for cars that are trying to access their storage units or do they anticipate truck traffic back there. She said there are homes on the other side of the train tracks, so she wanted to understand the traffic back there.

Mr. Gordo Kolb, Jr. of 3920 Magazine Street, New Orleans, Louisiana, 70115, introduced himself. He said he's the developer of this project. He explained that the basic footprint is a two-story building; the first floor will be a drive-through. There will be a gate with a roll-up door, somebody will type in their code, the roll-up door will go up, the gate will go up, and then they'll drive into the tunnel, the gate will go back down, and they'll park along the side. He said there are probably 8 to 10 parking spots inside that they didn't count as parking places. He said that's how generally it works; they'll get out and either load or unload through the west or the east building and exit through another roll-up door that will get them back out into the parking lot. He said it is self-contained, so the noise is very minimal. He said they do this to help people get out of the elements and to minimize the noise around the neighborhoods. President Baker asked if the tunnel was open to the roof. Mr. Kolb said it's basically a two-story building; it's just a drive-through on the first floor; the second-floor storage units, not the roof, will be above the drive through.

Commissioner Branagan said she doesn't love the architecture, the buildings that are already there are in that whole complex, are somewhat dated. She encouraged Mr. Kolb to make it the best building out there, adding that it is a storage facility, but the buildings are there forever. Mr. Kolb said they can take that into consideration. He said there is only a very small portion of this building that's seen, but they'd love any feedback they can get on that.
President Baker asked if the access to this new facility is on the current curb cutoff of Fran Lin, and if that the only point of ingress and egress. The petitioner said there is the current access off of Fran Lin is one portion, the second access into the site will basically be the drive aisle along the railroad tracks which is

parallel the railroad tracks into the tunnel. That would be their second ingress to egress point. President Baker said the loop is going to be go in through the building, do your business, come back out, and then go back to Fran Lin. He asked if they would be able to turn right if he goes through there and out the other way if he wants to go east. The answer was you will be able to do that; they just didn't include that in this drawing, because it's just showing their development plan, but you can currently go around that building as is right now. President Baker said theoretically, a box truck can go through all of this and make all of those routes; the petitioners said that is correct.

Commissioner Raffin asked Director Mendoza if, for the next meeting, he'd like to see how the materials on this building and design differentiate from our current code, because he doesn't think we allow synthetic stucco or a lot of EFIS, except for design materials or CMU units. Director Mendoza encouraged them to make that as part of your recommendation to the applicant, to have their architect create a comparative spreadsheet for your review. Commissioner Raffin said okay, because there are residents that butt up to this two-story warehouse in their backyard. There was a discussion on the old and new architecture. Attorney Bennett suggested that since they are incorporating it from the old PUD, they can add language for a structure on a lot that is demolished or more than 50% remodeled. This could be for a building that is pre-existent, not the entire development. She said the standards would be for those empty lots, but it's also a about identifying from the prior records, minutes, reactions, and approvals of what who was actually allowed as part of the community for those two lots that do have construction, so that then we can actually codify them into a document moving forward that addresses all the lots. They can be identified by structure, by lot, or by construction dates, that is, constructed before this date or constructed after that date. She said it's going to be the work in progress.

Commissioner Johns asked to what extent the developer would be making improvements as leases come due. The answer was it would be more cosmetic, and specific on whatever that use is. If they could incorporate some more storefront or glass for a specific tenant, they'd like to do that. They will be painting, cleaning up and doing general maintenance to bring it up to standards.

Commissioner Branagan asked if there is a real demand for storage in Munster. The petitioner answered that they had done several feasibility studies, and it shows that there's a big demand. He said they're not too far down the road in Dyer, Indiana, and that store filled up very, very quickly for them. Director Mendoza said one demand is really coming from the medical field to store their documents.

Motion: Commissioner Raffin moved to set PC Docket No. 25-023 to a public hearing with the caveat that the architectural and design team for the self-storage unit present the Plan Commission with a drawing with the architectural materials and a comparison with our current code.
Second: Commissioner Branagan
Vote: Yes – 7; No – 0; Abstain – 0. Motion carries.

Public Hearings:

PC25-015 SUBDIVISION PRELIMINARY PLAT: Matt Kimmel of Centennial Village requests review of a Preliminary Plat for a proposed 4-Lot Subdivision, a replat of Lot C to create Lots 10, 11 12, and 13 of CENTENNIAL VILLAGE RESUBDIVISION located at 9505 Calumet Avenue.

Director Mendoza said last month, this was set for public hearing, so this is still a public hearing. We had discussed subdividing one lot into four lots. Their proposal has the separate lots outlined in different colors. what they're proposing. He said, last month, there was a request that the roundabout be identified and that has been submitted.

Commissioner Raffin asked if the commissioners are just looking at the parcels and dividing the lots. Director Mendoza said the request was what these lots will look like with the roundabout, if that's the direction that the developers want to move forward with because last month there was supposed to be a 4-way intersection or a roundabout, and the commissioners said they need to make a definitive decision, so that the Plan Commission can make a decision. He said they came back with this roundabout the impact of the roundabout on both lots; that is what is before them. He said if this advances, after a public hearing with an approval, the next step would be the findings of fact, then final plat review and approval; typically, the final plat reflects what was approved in the preliminary and there should be no changes; then the development plan moves forward. If the roundabout does not move forward, if there's a change, they have to come back and provide a new subdivision for consideration. Commissioner Raffin asked if the town has reviewed this enough and are comfortable with roundabouts or whatever. Director Mendoza said they have not received the report from our town engineer on the traffic study and the draft layout documents of the proposed roundabout so there has been no determination on how those fit into the town's perspective. Director Mendoza said what typically happens is when an applicant submits a subdivision, and it's not a maybe, could be, or maybe we'll change it later; it is what they're moving forward with. The Commission expressed last month that they need to know what they are moving forward with. He said they submitted the roundabout, so he's under the impression that is what's moving forward, because that's what was submitted, that's what was requested. If they are thinking of changing it back, then this project is probably not ready to move forward. President Baker asked if the roundabout is included this PC-25-015 subdivision petition. Director Mendoza said yes. Attorney Bennett added if it's identified as a lot, as well as any of the rights-of-way on a preliminary plat, and proposed in that respect, then that is absolutely what should be considered by the Plan Commission. President baker called on the petitioner to state their name and address for the public record.

Mr. Russ Pozen, civil engineer from DVG Team located at 1155 Troutwine, Crown Point, Indiana, said they actually do have a different interpretation of what we have submitted and how they intended this to go. They have submitted two primary plats, one is with a traffic signal, and the other is an option with a roundabout. The request of those two is so that , as the engineering from the town's engineer is reviewed and approved, and a final decision plays itself out in the in this whole entire PUD process with the Plan Commission, they legally can use either plat. He said they have submitted both plans and the town is saying they can't have 2 plats. Attorney Bennett said they can't have two approved plats; it's one or the other. Mr. Kimmell said the plat they are going through will house either a four-way intersection or a roundabout; they've designed it that way. He said the plat is capable of going either way, depending upon the results of the review of the draft. Mr. Pozen said if it is the traffic signal, they will fit it in the same space. There was a discussion relating to subdividing the parcels into four lots is impacted by what happens at the intersection, it does impact the size of the lots, and it impacts to the shape of the lots, it impacts the ingress/egress and drive access the 45th street right-of-way dedication and the parking counts.

Attorney Bennett asked Mr. Pozen if all the improvements have been provided, particularly the odd shaped portion at the north end of the plat that is currently private property that is dedicated as right-of-

way by the plat. Mr. Pozen said technically it has not since the infrastructure, the relocation of curbs, for instance, will change. Attorney Bennett said if a roundabout is not in the final plans, it will affect the plat so they will need an amendment to the preliminary or a resubmittal preliminary plat for that be reflected in the final plat.

President Baker opened the public hearing and asked if anyone wanted to speak on this the petition to come to the microphone and state your name and address for the record. When there were no public comments, President Baker left the public hearing open and brought the meeting back to the commissioners.

Commissioner Raffin read from the traffic study and noted there is already a stacking issue on Calumet Avenue, he asked what pros and cons had been identified for both options. President Baker said if there is a train and you are going north at Calumet Avenue with no dedicated right lane, all the lanes going forward stop. You can't turn right, so anybody that wants to go on 45th or bypass and utilize the underpass is not able to do that if somebody's sitting in lane ready to go straight. He said that happens already and there are only so many chances to fix some of these things because this is all expensive stuff. Councilor Nellans asked if the criteria had been met for the town engineer to complete the report, specifically if the developer has paid for the SEH study. Director Mendoza confirmed they had.

Motion: Commissioner Johns moved to defer PC Docket No. 25-015, subdivision preliminary plat, to the December 9, 2025, meeting.
Second: Councilor Nellans
Vote: Yes – 6 No – 1 Abstain – 0. Motion carries.
President Baker voted No.

PC25-020 DEVELOPMENT PLAN REVIEW: Jim Glascott of WT Group representing the School Town of Munster requests review of a Development Plan for the construction of ten (10) tennis courts at 8839 Calumet Avenue.

Director Mendoza said there had been no changes. The deferral was for a response regarding drainage from our engineers and we have not received that yet. He said they did add some additional landscaping to the entrance and showed where new landscaping is planned. Commissioner Raffin asked if we are waiting for an engineering staff report from SEH. Director Mendoza said there was a request from last month to defer. Commissioner Raffin asked if we could make a contingency based on the engineering approval so this will not be held up for another month. Attorney Bennett said not a contingency, per se, but rather based upon Director Mendoza's recommendation that an engineering review be part of any approval and since it is in the development plan, it's going to be the Commissioner's interpretation and application of the engineering review on what is potentially modified or needs to be modified there. President Baker asked is someone wanted to speak on this petition.

Mr. Jim Glascott, principal in charge of civil engineering with the WT Group, said he is representing the School Town of Munster on this project. He said the only real revision here is that they've added landscaping at the northern main entrance to the area as requested at the previous meeting. He said there was some questioning about signage and potential graphics on the windscreens as well; they are not proposing any signage or graphics on the windscreens at this point. He said they are available for any questions.

President Baker said he has talked about the storm drainage and we're waiting for the engineer. He said they still have to put in another pond for this modification to the park. Mr. Glascott said they are proposing a storm trap system under the north five banks of courts, and they have two at-grade ponds in this area that's all tied into a single system that then drains down to the south. President Baker said Schoon Ditch isn't very far away then asked if anybody looked at the possibility of doing something where there's a drainage system for this new development, as well as the pond. He said he is still struggling with why we have one (pond) between a park and a school, and it's not draining into the ditch. He asked if that was reviewed at all. Mr. Glascott said they tried to analyze what was going into that pond by trying to find records of what goes in there and it was very difficult; the town did not have a lot of good records on how that was designed and everything that went into it. He said their survey does show that this pond goes through a restrictor and down a storm sewer down to the south, so their intention was to leave that in place because they just don't know enough about that to be able to modify it and then provide a separate system to meet the town's requirements under the tennis court and in the aggregate basin. He said they are meeting the requirements and not creating any detrimental impacts. President Baker said under the premise that you only have so many opportunities, and this is a great opportunity to take away a safety hazard between a park and a school, and he thinks it's worthwhile to take a serious review instead of putting another pond in, putting significant cost into the storage underneath the tennis courts. He said you could eliminate all that and that would be a good thing. Mr. Glascott said potentially yes, but that pond doesn't appear to be very large as far as the amount of volume that's provided in it. They could look at doing a large-scale study to try and figure out everything that goes in there and then find out there's no available storage. President Baker said he is not saying put more storage into that pond, he's saying take the pond away, and put everything you create into the Schoon Ditch, which is about a 9-iron away. Councilor Shinkan said the park owns the pond. Councilor Nellans said Schoon Ditch is regulated as far as how much water it can take, and they have seen Schoon Ditch all the way up to the road. President Baker said it is being modified by the county, he is bringing this up because they are working on it.

Commissioner Raffin referenced the staff report findings and recommendations, specifically the sidewalk-trail connection, planting schedules, and a connection link between the northern entrance and a proposed southern sidewalk as a way to have a buffer at the frontage. He asked if that had all been incorporated in the drawings.

Mr. Glascott said it has not, they don't feel that a walkway on the east side of the tennis courts provides any real value. He said they do have the walkway coming through the tennis court facility and the other issue is that there are fuel pipelines running up the east side, so anything they build over those is going to cause some potential issues. He said they're not going to be allowed to put any sort of real landscaping or trees in that area because of those pipes. Commissioner Johns asked if they were at all concerned that people would just start parking in that big green surfboard area if they don't put in some kind of a barrier. She had concerns that area would become very messy and undefined. Mr. Glascott said they'd have to do some extensive study and see how deep those pipelines are; he has run into some very shallow pipelines recently that have been in the millions of dollars to try and work around. Commissioner Johns suggested it could be something functional like a sidewalk or a path to other access points.

Mr. Sean Begley, Director of Operations at the School Town of Munster, said they had considered that, but they wanted to stay off that easement. He said they had the tennis courts at an angle at one point

over the pipeline. He said we have a very tennis-savvy community, and you're supposed to have a 15-degree angle with the direction of the sun. He said they wanted to incorporate into the plans, but it was taken out because of the pipeline that's running up north and south and that is something they do not want to risk. He said they have plenty of parking throughout the site. Councilor Shinkan noted that money is going to be an issue with everybody. Mr. Begley said they are right at budget, at $4 million. Attorney Bennett asked where the easement is. Mr. Begley said the easement runs right along the grassy area; it's a 30-foot easement that they want to stay away from. Attorney Bennett asked if cars are butting up to that easement. Mr. Begley said they are. Attorney Bennett said then her concern is from a liability standpoint for the town, since this is town-owned property. She said that easement runs south so what is preventing people from parking on that grass when it's busy around the tennis courts. She said some type of blocking should be done. She said If it's such a concern to construct on, then she has a legal concern for liability detriment to the town if it's left open and people are parking cars on that grass area, which we all know people do once parking is tight. She respected that fact that money is a factor but asked what can be placed there so that it avoids parking in that area. Mr. Begley said they certainly could look at doing some sort of barrier material down the road if it was an issue. Commissioner Johns suggested a multi-path, just a simple nature trail path. Commissioner Raffin said European cities have stone paths all the time. Commissioner Johns said people would still park on that so they might want to do some balusters at the end. Attorney Bennett said it could be signage or balusters. Mr. Glascott said they could provide parking blocks as a potential option to keep drivers out. Commissioner Raffin said they couldn't do balusters because you can't put them in the ground. Mr. Glascott said they are very hesitant to do much of anything in that easement area because of the risk. He said the loading from cars isn't really that great of a concern but when you're building a road, there are bulldozers, compactors, and heavy equipment going over them. Attorney Bennett asked if the School Town would sign an indemnity as an amendment to the lease to indemnify the town. She reiterated her concerns with liability with that pipeline danger and all those other things. She said if there's such a concern that if a simple road stop block can't be put on and sit on it, that says to her that a car can't sit there for a long period of time. Mr. Glascott said he believes there are multiple lines coming through here, the surveyor has located the existing gas line and it's actually already under the parking lot in this area. He said it really difficult to locate some of these utilities at times in the easement but one of the lines is currently in the parking area.

Councilor Nellans asked, with respect to constructing these tennis courts, how they are going to move their dozers and excavators and other heavy equipment if they don't want a car on it. Mr. Begley said he knows they put large mats on the bike trail when they're doing utility work, it dissipates the load. Mr. Glascott added that they are proposing a construction entrance, which would have a stone layer built up for them to drive over; that helps dissipate that loading when heavy traffic is going over the top of it.

Commissioner Raffin said he thought is was tough that they're forcing people to walk down the roadway to get to the tennis courts, behind cars and not down some kind of a walking path. Mr. Begley pointed out where there is going to be a walking path, aerial bleachers, and a raised platform.

President Baker opened the public hearing. When there were no public comments, President Baker closed the public hearing, bringing it back to the Commission. Attorney Bennett asked that the public hearing remain open; President Baker reopened the public hearing.

Motion: Councilor Shinkan moved to approve PC Docket No. 25-020, a Development Plan for the School Town of Munster Tennis Courts Facility, with the conditions that the stormwater plan

complies with engineering recommendations, an east frontage be spatially defined with a path/trail and landscape/plant schedule, and barriers be installed, including all discussions and findings.
Second: Councilor Nellans
Vote: Yes – 4; No –1; Abstain – 2. Motion carries.
President Baker voted no, Commissioners Branagan and Johns abstained.

President Baker closed the public hearing.

PC25-025 DEVELOPMENT PLAN REVIEW: Erin Gogolin of Bohler Engineering on behalf of Dutch Brothers Coffee requests review of a Development Plan for the redesign of an existing building and parking lot located at 8032 Calumet Avenue.

Director Mendoza said this is the former site of the Boston Market; Dutch Brothers is interested in the site SM Yes, so this is the former site of the Boston Market. Currently, the, Dutch Brothers Coffee is interested in this, site. He said he overlaid their site plan on the existing area. They are proposing to increase some of the green space to the south and then restructure the access points on the south to allow for right in, right out, as well as to the left, including on the south side. They submitted a proposed landscaping plan. The materials have been identified and they're not seeking any variances, and they comply with the current standards. They're proposing to meet our lighting standards. He said everything is in the staff reports, including the exhibits. President Baker asked if there were any questions. There were none. He asked if anyone wished to speak on behalf of the petitioner, please state your name and address for the record.

Mr. Ben Siembida said he is with Boehler Engineering, address is 4100 Regent Street, Suite M, Columbus, Ohio, 43219. He said he is the civil engineer for the site. He said they have the architect and a member of Dutch Brothers here to discuss operations. He said, as Mr. Mendoza pointed out, they believe they have addressed all of the staff's comments. He offered to answer questions.

Councilor Shinkan asked if this was strictly a drive-through or would they be repurposing the inside for seating.

Elizabeth from Chipman Designs, 1350 East Touhy Avenue, Des Plaines, IL, said there is a small interior area that will be publicly accessible just to pick up drinks, but no seating is intended. Councilor Shinkan said he had never a Dutch Brothers with and interior space. Elizabeth said they sometimes have an outside pickup area but that was not feasible at this location.

Commissioner Raffin asked Director Mendoza if all the building materials meet code, if the signage and everything else meets our code. Director Mendoza said yes, they went the extra mile and identified a chart with our codes in their proposal. He said it was a very thorough submission package.

Commissioner Johns asked if they might consolidate some of the 3 curb cuts on this property or perhaps partner with the other lot so there is one curb cut to come in. Director Mendoza said typically those types of opportunities occur with the Redevelopment Commission with incentives for funding. Councilor Shinkan said the south end is exit only, like it was with Boston Market. President Baker asked what site review had to say about ingress and egress. Director Mendoza said there was discussion on the impact. He thought the discussion was that the traffic that would be generated would, ideally, be coming from

the north to the south to the medical office buildings, so off the highway, from the north, primarily doing right-in, right-out, through the drive-through as they head back south to the medical facility during the business hours for doctors, nurses and staff. He said he thought that was the discussion that occurred with the traffic, and that the stacking aisles would help accommodate that. President Baker said we ran into some challenges with this at Dunkin' Donuts by the Mr. Munster Gyros and it backs up onto Calumet Avenue. He said most people are going towards the Borman. He said this is a challenge because of the safety component of it, because you have a turn lane there to get to the out to Broadmoor. Mr. Siembida said one other thing they're proposing to improve is a right out, left out to delineate northbound and southbound traffic . He thought that came from a discussion with the police chief. He said right now, it is one-way only so that provides an opportunity. The commissioners and petitioners discussed the challenge of moving cars to prevent stacking. Mr. Siembida said they have runners to bring drinks to customers, but the commissioners explained that the problem is more that the customers will not be able to get back into traffic. It's a busy street and very tough left turn.

President Baker opened the public hearing and asked if anyone wanted to comment on this petition.

Mr. Scott Milne said he is an owner of the Clock Tower, the strip mall to the north. He said his main concern is with the north. He said they have an entrance going into our property and right next to it, they have a grassland that has always just been a grassland that they've taken care of, and there is a left and a right turn. He said all the tenants he's had for at least 15 years dislike the fact of going north, all their customers are complaining. He said if they are willing to help them, because they have issues with parking right now. He said they using the north side of their neighbor's parking as the egress, and they've always shared it. He said they have historically used the spaces on the left side for their tenant parking. He said they, in turn, would snowplow their lots for them at every snowfall like they did a couple weeks ago, and they pay for that. He said the landscaper who cleans up their property, also cleans up those two grassy areas on their property. He said he was bringing this up because there may be some room for negotiation or discussion with traffic concerns. He concluded by saying that he's glad somebody purchased that and made look nicer. He said they try to keep the up as well.

President Baker asked if the Dutch Brothers are renting or own.

Mr. Bill Crawford, 5596 Crescent Drive, Holland, MI said he was the construction manager for the Dutch Brothers project said he believes they lease didn't know off, so he could get back to them on that.

President Baker said they've issues with cross-access over the years, he asked who is responsible for the review of documentation for things like that?. He asked if this is the time for this type of issue to be brought up; when there's a drive-through between two separate parcels, who would manage that, the two private property owners or would the town get involved. Director Mendoza said, in the past, he has seen the town take the initiative to reduce the number of curb cuts for redevelopment complexes. . They would typically use funds and partner with the private property owners as part of the redevelopment efforts, particularly to help control traffic. He said he didn't know if there is an interest or an appetite from those decision makers to evaluate that.

President Baker asked if there was anyone else who wished to speak. There were no further comments, he closed the public hearing.

Mr. Bill Crawford gave this clarification. They own the building, and they lease land. President Baker said then they are supposed to take care of the structure and the site, but they're not the legal entity that owns the property.

Commissioner Branagan said she was looking at the floorplan and asked the architect if the might think all of the unoccupied storage on the southeast corner and use that for an opportunity for seating.

Director Mendoza advised the commissioners that if the two parcel owners want to discuss the curb cuts, they could contact the Town Manager's office and work with the Redevelopment Commission to see if there's any interest and opportunity for a partnership.

Motion: Councilor Shinkan moved to approve PC Docket No. 25-025, a development plan for Dutch Brothers Coffee with a condition that all building and site remodeling comply with the town's zoning codes or they seek a variance from the BZA, including all discussions and findings.
Second: Commissioner Johns
Vote: Yes – 6; No – 0; Abstain – 0; Absent – 1. Motion carries.
Councilor Nellans had stepped out of the meeting for a few minutes.

PC25-026 DEVELOPMENT PLAN REVIEW: Marc Smith of E. Anthony, Inc. on behalf of Orthopedic Specialists of Northwest Indiana (OSNI) requests review of a Development Plan for expansion of a 30,000 square foot parking lot located at 9900 Columbia Avenue.

Director Mendoza said the petitioner was here several months ago, they have complied with all the requests that were identified previously for the approval. They do have several variances, one is for light standards, one is for a parking modification. This is the proposal for the expansion of parking. They're looking to relocate the existing access points to the west, which is further from the intersection. That is a good thing. He said they have complied with the landscape requirements and the screening. They did get a waiver from the Commission regarding a fence. Aside from the things we see here, they have complied with everything. President Baker said his first question was that this was in Phase 2 and they were going to add another building as a part of additional parking spaces, Director Mendoza said they plan to add a Phase 2 for the additional space, but they're not moving forward with that at this time, but they need the parking spaces. President Baker asked if there were any questions for staff. There were none. He asked if anyone wanted to speak for the petitioners.

Mr. Marc Smith of E. Anthony introduced himself.

Mr. Antonio Belmonte of 9987 Marble Lane excused himself and addressed the commission. He said the want to use the other area if and when they're ready to do the expansion. They will use that for staging. They figured they'd just put it in and then they can stage there so they won't interrupt everything else going on there with patients and staff. He said they don't want to don't want to build a building and have all this construction going on in this area. He said they'll be able to use the east side of the parking division without interrupting patient operations during construction. President Baker asked what the total number of parking spaces they have currently for the total amount of square footage at this location. Director Mendoza said they exceed the minimum standard number of parking spaces for the use. President Baker asked about the Impervious surface. Director Mendoza said they had planned a detention pond to accommodate that; they initially built the detention to accommodate that expansion. President

Baker asked where the detention pond is. Mr. Smith said it is on the west side. Director Mendoza said it was sized and approved in the first round when anticipating Phase 1 and Phase 2 for the expansion. He said they might do a Phase three for the building at some point. This is for the additional parking only. President Baker said parking is an issue at this location. He wanted to understand why they need more parking at their old location. Mr. Belmonte said they are building an MRI facility , St. John is getting remodeled and they are doing another x-ray, so they are shifting doctors and services around to this location to accommodate those projects.

Ms. Lisa Werth, the office manager, 225 Knightbridge Place, said as Tony said, they have several projects going on concurrently. They have their MRI suite that's going in in Munster, they're remodeling their St. John office, which is going to happen after this. She said, in order to continue to do business operations that impact their patient care, they have to provide more services at this location right now and until those projects are fully fleshed out and ready to go. She said she understand the new building Is not part of this request, but it makes the most sense for like you said for staging to get the parking lot in place, make sure all of that is squared away, so that when they go to move on that second building as the next project, it will not impact our patients' business operations.

President Baker asked Ms. Werth what percentage of people would be reduced from the amount of folks coming into this facility that would be moved off when those other projects are completed. Ms. Werth said this will still be their main office, so she thought maybe a 20% reduction. The need for this lot will still be there regardless of when those projects are completed; it will not be as intense all at the same times a day like it is right now.

Commissioner Raffin said the staff had several recommendations in the staff report regarding waivers, lighting, screening, construction sidewalks, drive aprons, and proposed irrigation methods. He asked for confirmation that this meets everything under the Munster zoning code. Director Mendoza said their site plan shows the relocation and the restoration of the sidewalks, and the relocation of the access points. They would have to comply with all that's shown in the document.

President Baker opened the public hearing. There were no public comments; he closed the public hearing.

Motion: Councilor Shinkan moved to approve PC Docket No. 25-026, a development plan for the expansion of an existing parking lot, including all discussions and findings.
Second: Commissioner Johns
Vote: Yes – 7; No – 0; Abstain – 0. Motion carries.

Findings of Fact:

PC25-011 SUBDIVISION PRELIMINARY PLAT: Bruce Boyer on behalf of Crew Car Wash received approval of a Primary Plat for a 1-Lot Subdivision, a replat of Lots 25, 26, 27, 28, and 29 to create Lot 1 of CREW CAR WASH SUBDIVISION located at 111 Ridge Road.

Motion: Commissioner Raffin moved to approve the Findings of Fact for PC Docket No. 25-011.
Second: Councilor Nellans
Vote: Yes – 7; No – 0; Abstain – 0. Motion carries.

PC25-012 DEVELOPMENT PLAN REVIEW: Bruce Boyer representing Crew Car Wash received conditional approval of a Development Plan to allow onsite parking, lighting, dumpster enclosure, and emergency exit from the car wash lane located at 111 Ridge Road.

Motion: Commissioner Raffin moved to approve the Findings of Fact for PC Docket No. 25-012.
Second: Councilor Nellans
Vote: Yes – 7; No – 0; Abstain – 0. Motion carries.

Continued Discussion Items: None

Other Business: None

Next Meeting: President Baker Raffin announced the next regular business meeting will be held on December 9, 2025.

Adjournment:

Motion: Councilor Shinkan moved to adjourn.
Second: Councilor Nellans
Vote: Yes – 7 No – 0 Abstain – 0. Motion carries.

Meeting adjourned at 9:34pm

President Baker
Plan Commission

1.14.26
Date of Approval

Executive Secretary Sergio Mendoza
Plan Commission

1.14.26
Date of Approval

TOWN OF MUNSTER

PLAN COMMISSION REGULAR MEETING 12/9/25

Munster Town Hall: Main Meeting Room

Tuesday, December 09, 2025 at 07:00 PM

AGENDA

Join Zoom Webinar as a Viewer:
https://us02web.zoom.us/j/83006860776
Meeting ID: 830 0686 0776
Passcode: 138335

1. **CALL TO ORDER**
2. **MOMENT OF SILENCE**
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**

William Baker, President, Appointed by: Town Council, Initial Appointment: 01/15/2007 -Term Expiration: 12/31/2026
Roland Raffin, Vice-President, Appointed by: Town Council, Initial Appointment: 03/12/2007 - Term Expiration: 12/31/2026
Jennifer Johns, member. Appointed by: Town Council, Initial Appointment: 12/17/2018 - Term Expiration: 12/31/2027
Rachel Branagan, member, Appointed by: Town Council, Initial Appointment: 06/01/2022 - Term Expiration: 12/31/2027
Joseph Hofferth, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2025
David B. Nellans, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2025
George Shinkan, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2025

5. **APPROVAL OF MINUTES**
   a. November 18, 2025 PC Minutes
6. **PRELIMINARY HEARINGS**
7. **PUBLIC HEARINGS**
   a. PC25-015 SUBDIVISION PRELIMINARY PLAT: Matt Kimmel of Centennial Village requests review of a Preliminary Plat for a proposed 4-Lot Subdivision, a replat of Lot C to create Lots 10, 11 12, and 13 of CENTENNIAL VILLAGE RESUBDIVISION located at 9505 Calumet Avenue. CONTINUED PUBLIC HEARING
   Documents: PC 25-015 Staff Report 12.09.25 CV Prelim Sub Lot C | EX A Application CV Preliminary Plat | EX B ALTA Survey Lot C | EX C Preliminary Plat_Centennial Village 1st Resub Lot C_rcvd 11-25-25 email | EX D Roundabout_Site Eng Plan | EX E Centennial Village PUD Amend.CV Design Standards Revised 10.20.25 | EX F Stormwater Report Lots 10 - 13 STMW Report | EX G Traffic Study | EX H Traffic Study SEH Review
   b. PC25-016 PUD AMENDMENT: Matt Kimmel of Centennial Village requests to amend the CENTENNIAL VILLAGE PLANNED UNIT DEVELOPMENT to revise the CV Design Standards and Site Plan to include revisions to the sign standards and the size, location, and shape of buildings and lots of Lot C located at 9505 Calumet Avenue.
   Documents: PC 25-016 Staff Report 12.09.25 CV PUD Amendment | EX A Application PUD Amendment with Alta Survey | EX B Centennial Village PUD Amend.CV Design Standards Revised 10.20.25 | EX C Preliminary Plat_Centennial Village 1st Resub Lot C_9-4-25 | EX D CVP Preliminary Plat- Roundabout Option-DRAFT | EX E Stormwater Report Lots 10 - 13 STMW Report | EX F Structural Brick docs | EX G Traffic Study | EX H Traffic Study SEH Review
   c. PC25-017 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 11 for a 23,299 square foot, 1-story Sprouts Market Building to be commonly known as 800 45th Street.
   Documents: PC25-017 Staff Report 12.09.25 CV Sprouts Development | EX A Application Sprouts | EX B Centennial Village PUD Amend.CV Design Standards Revised 10.20.25 | EX C Plat with

Roundabout | EX D Roundabout_Site Eng Plan | EX E 5. Site Civil Plan Sprouts | EX F Sprouts Rendering | EX G Photometric SPROUTS | EX H Landscape Plan SPROUTS | EX I Stormwater Report SPROUT | EX J SWPPP SPROUTS | EX K Structural Brick docs | EX L Traffic Study | EX M Traffic Study SEH Review

d. PC25-018 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 13 for a 4,270 square foot, 1-story Chase Bank Building to be commonly known as 9521 Calumet Avenue.
Documents: PC25-018 Staff Report 12.09.25 development plan CV Chase Bank | Ex A Application Chase Bank | Ex B ALTA Survey Parcel C | EX C Site Plan with Roundabout | EX D Renderings Chase Bank | EX F Landscape Plan Chase | EX G Photometrics Chase | EX H STMW lots 10-13 | EX I Traffic Study | EX J Traffic Study SEH Review

e. PC25-021 SUBDIVISION PRELIMINARY PLAT: Scott Yahne Attorney on behalf of G.H.K. Developments, Inc., requests review of a Preliminary Plat for a proposed replat of 45th AVE ADDITION LOT 1 to 4-Lot Subdivision to be known as 45TH STREET PROPERTIES, LLC.
Documents: PC 25-021 Staff Report 12.09.25 Pavilion Prelim Sub | Ex A Application Preliminary Plat | Ex B Alta Surveys PC25-021 | Ex C Concept Lots PC25-021 | Ex D Lots overlay aerial | Ex E Prelim Plat

f. PC25-022 PUD AMENDMENT: Scott Yahne, Attorney, on behalf of G.H.K. Developments, Inc., requests to amend the PAVILION at 45th PLANNED UNIT DEVELOPMENT.
Documents: PC 25-022 Staff Report 12.09.25 Pavilion PUD | EX A Application | EX B PUD Standards v2 redline | Ex C Alta Surveys PC25-022 | Ex D Concept Lots PC25-022 | Ex E Lots overlay aerial | Ex F Prelim Plat | Ex G Site Plan | Ex H Rendering Architecture Plan

g. PC25-023 DEVELOPMENT PLAN REVIEW: Scott Yahne, Attorney, on behalf of G.H.K. Developments, Inc., requests review of a Development Plan for a 117,000 square foot, 2-story self-storage facility on proposed Lot 4 of The Pavilion on 45th to be commonly known as 9749 Fran-Lin Parkway.
Documents: PC 25-023 Staff Report 12.09.25 Pavilion Self Storage | EX A Application | Ex B Alta Surveys | Ex C Site Plan | Ex D Landscape Plan | Ex E Photometric | Ex F Rendering Architecture Plan | Ex G Site Eng Plans | Ex H Stormwater Report | Ex I PUD Standards | EX J Concept Lots | Ex K Lots overlay aerial | Ex L Prelim Plat

8. **FINDINGS OF FACT**
   a. PC25-020 DEVELOPMENT PLAN REVIEW: Jim Glascott of WT Group representing the School Town of Munster received approval with conditions for a Development Plan for the construction of ten (10) tennis courts at 8839 Calumet Avenue.
   FINDINGS OF FACT
   b. PC25-025 DEVELOPMENT PLAN REVIEW: Erin Gogolin of Bohler Engineering on behalf of Dutch Brothers Coffee received approval with conditions for a Development Plan for the redesign of an existing building and parking lot located at 8032 Calumet Avenue.
   FINDINGS OF FACT
   c. PC25-026 DEVELOPMENT PLAN REVIEW: Marc Smith of E. Anthony, Inc. on behalf of Orthopedic Specialists of Northwest Indiana (OSNI) received approval (check conditions) for a Development Plan for expansion of a 30,000 square foot parking lot located at 9900 Columbia Avenue.
   FINDINGS OF FACT
9. **OTHER BUSINESS**
10. **CONTINUED DISCUSSION ITEMS**
11. **NEXT REGULAR BUSINESS MEETING** January 13, 2025
12. **ADJOURNMENT**

Recorded meetings are archived at: https://www.youtube.com/channel/UCjZG8vgYLDwUr-sEWvNOSFQ

PLAN COMMISSION STAFF REPORT

To:	Members of the Plan Commission
From:	Sergio Mendoza, Planning Director
Meeting Date:	December 9, 2025
Agenda Item:	PC 25-022
Application Type:	PUD Amendment
Hearing:	Public
Summary:	Applicant is requesting to amend a previously approved PUD to include updated Standards for Bulk, Design, and Uses to be known as THE PAVILION ON 45TH PLANNED UNIT DEVELOPMENT

Applicant:	Scott Yahne, Attorney for G.H.K. Developments, Inc.
Property Address:	1830 45th Street
Current Zoning:	CD-4 A (Commercial), active PUD
Adjacent Zoning:	North: CD 4 A – General Commercial, active CD 4 R4 – Multifamily South: CD-3. R2 (Single-Family Residential), active Rail Road ROW East: CD-4 A (Commercial) West: CD-4 A (Commercial)
Applicant Requesting:	Public Hearing
Action Required:	Open Public Hearing Review of proposed STANDARDS FOR BULK, DESIGN, and USES, Review of SD-PUD ZONING CODE

Staff Recommendation: Table Amendment to THE PAVILION ON 45TH PUD

Attachments:

1. Application, Exhibit A
2. PUD Standards , Exhibit B
3. Alta Survey, Exhibit C
4. Concept Lots, Exhibit D
5. Aerial Overlay, Exhibit E
6. Preliminary Plat, Exhibit F
7. Site Plan, Exhibit G
8. Architecture Renderings, Exhibit H

SITE LOCATION

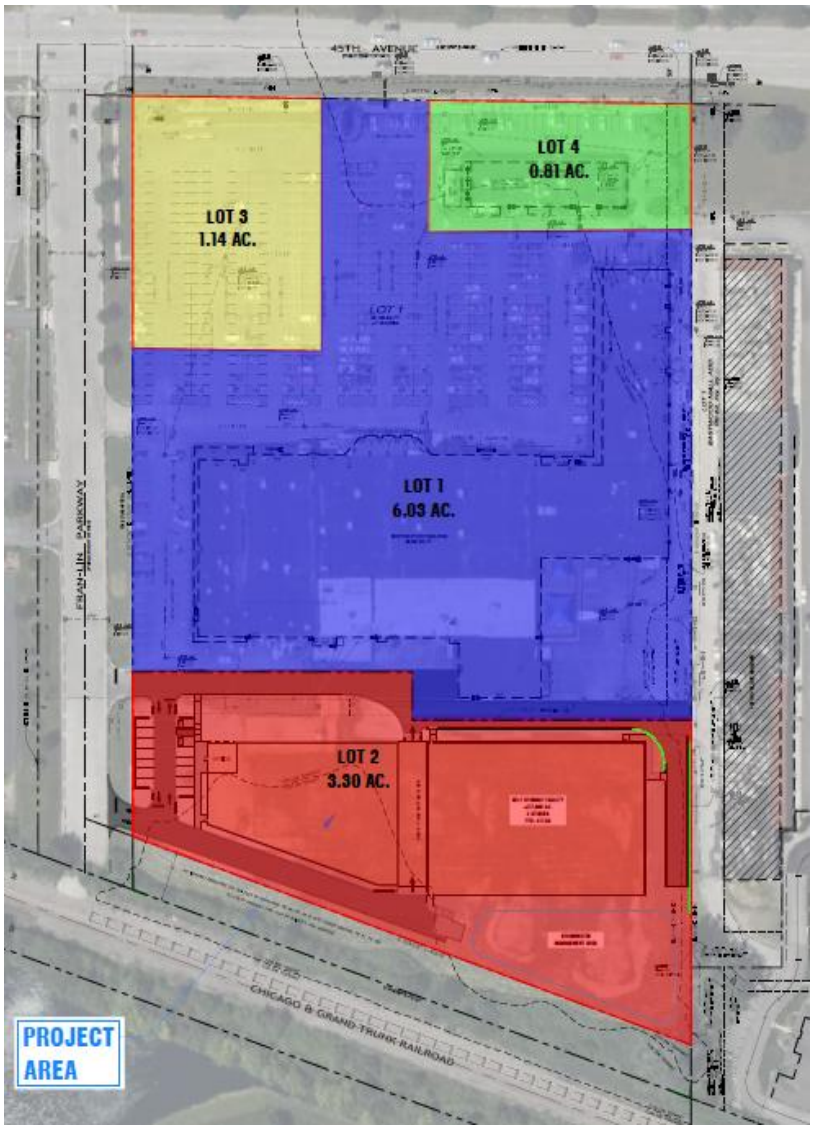
The proposed PUD Amendment is located south of 45th Street, east of Fran-Lin Parkway, north of the Canadian National Railroad, and approximately 260 feet west of Wildwood Court. The site is a Lot of Record, identified as 45th Ave Addition Lot 1, encompassing approximately 11 acres with 590 feet of frontage along 45th Street and 731 feet of frontage along Fran-Lin Parkway. The Shopping Center is commonly known as The Pavilion on 45th.





PROJECT BRIEFING

The Petitioner seeks to change lot into a four-lot subdivision to support additional development within the project area. To facilitate this expansion, the Petitioner requests an amendment to the underlying PUD to reference a replat of Subdivision and to implement the accompanying PUD Standards. As part of this effort, the Petitioner will also adopt and record reciprocal easements to allow for the efficient use, access, and sharing of common elements throughout the PUD.



The proposed amendment establishes development standards for The Pavili on at 45th, a Planned Unit Development. These standards address bulk regulations, design requirements, and permitted land uses to ensure compatibility with the existing shopping center while providing a framework for future improvements.

The amendment is proposed of four lots totaling approximately 11.28 acres, with allowable uses consistent with the Town of Munster zoning code for the CD-4.A district, including the explicit allowance of self-storage facilities. Standards governing building size, exterior materials, parking, landscaping, lighting, signage, and stormwater management are included to promote aesthetic consistency and compliance with local regulations.

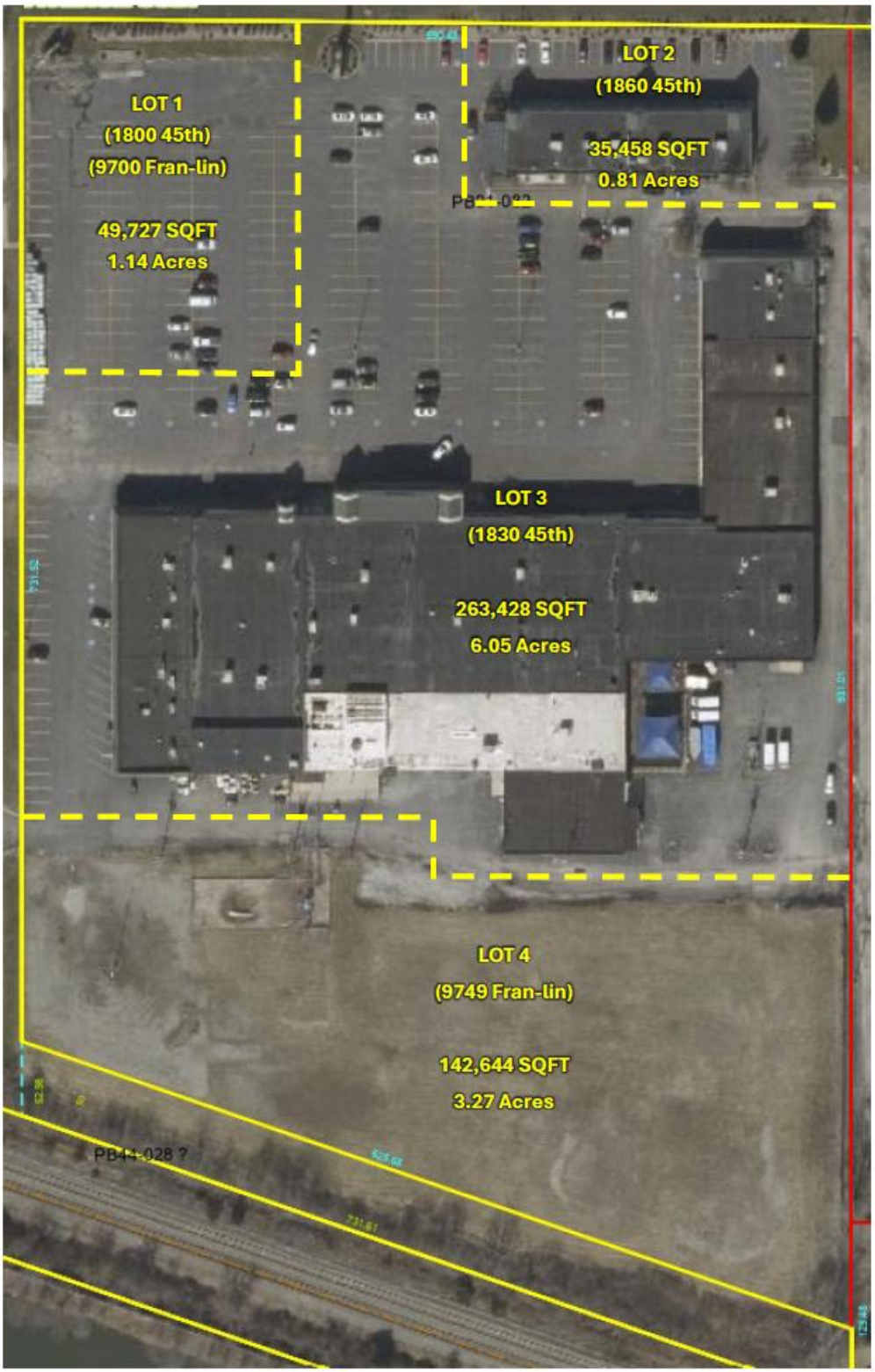
The PUD Standards further outlines procedures for construction approval, amendments to the PUD, and the treatment of nonconforming structures and uses. Legally existing conditions may remain until redevelopment occurs, at which time updated standards will apply or identified as by-right in within the PUD. Requirements for landscaping, lighting, and signage emphasize site enhancement, safety, and uniformity, while enclosures for dumpsters and mechanical equipment must be durable and visually compatible with surrounding structures. Enforcement provisions mandate compliance with all applicable rules and establish penalties for violations, ensuring that development within the PUD maintains both functional quality and the intended character of the area.

However, the proposed PUD Standards and Guidelines should incorporate appendix referenced for sections C, G, J, K, M, and N, as they reference Exhibits to the Zoning Ordinance. These referenced exhibits should cite excerpted language for the proposed sections of the PUD Standards for clarity and completeness. Additionally, regarding Section C, the applicant should include clarifying language specifying that the self-storage facility is an internal facility.

Lot 1 is reserved for future development. Although the specific use has not yet been identified, any future proposal will comply with the permitted CD-4 commercial uses.

Lots 2 and 3 are not proposed for any changes at this time. The existing uses and structures on these lots are established; however, the existing self-storage facility on Lot 3 is expected to vacate, and any future redevelopment will comply with the proposed PUD Amendment.

Lot 4 is proposed for the new construction of a two-story, climate-controlled indoor self-storage facility designed to complement the existing shopping center architecture and incorporate on-site stormwater detention.



CODE REVIEW

TOWN OF MUNSTER CHARACTER BASED ZONING CODE

Section 26-6.804. L. 9. Specifics Supplemental Provisions Related to Planned Unit Developments. (pg 402)

k. The procedure for…amending an existing SD-PUD…shall be as follows:

xiii. The Plan Commission may recommend … amendment to the SD-PUD…provided that it finds that:

I. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District will not detrimentally affect present or potential property values or Uses of Adjacent property or elsewhere in Town.

II. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District adequately takes into account existing and proposed conditions and character of the land, Uses, Buildings, and Development proposed to be subject to the SD- PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and within all Adjacent Districts.

III. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District will have a beneficial effect on the Town, which could not be achieved if the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District were not approved and the such Development was developed under the standards of any other District.

IV. Any deviation from the standards or requirements that otherwise would be applicable with another District is warranted by the design and amenities incorporated in the Development Plan.

V. The SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District is necessary to address unique site conditions that are not characteristics of other sites in the Town and the application and Development Plan adequately address the same.

VI. The proposed SD-PUD Planned Unit Development Special District or amendment to SD-PUD Planned Unit Development Special District and the Development proposed therein are:

1) either compatible with the land and existing or anticipated Development Adjacent to such SD-PUD Planned Unit Development Special District or the land and existing or anticipated Development Adjacent to such SD-PUD Planned Unit Development Special District can be planned in coordination with the proposed Development within such SD-PUD Planned Unit Development Special District;

2) the most desirable Development and Use(s) for which the property subject to the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District is adapted; and
3) constitute responsible growth and Development.

VII. The proposed SD-PUD Planned Unit Development Special District or amendment to SD-PUD Planned Unit Development Special District is in conformance with the general intent of this Article and the Comprehensive Plan.

VIII. Existing and proposed Thoroughfares are suitable and adequate to carry anticipated traffic within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and its vicinity.

IX. Existing and proposed utility services are adequate for the proposed Development within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District.

X. Each phase of the proposed Development within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District, contains the required parking spaces, and landscape and utility areas necessary for creating and sustaining a desirable and stable environment.

XI. The proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and all proposed Buildings, parking accommodations, and landscape and utility areas therein can be completely Developed within five (5) years of the initial establishment of the District.

XII. All conditions and requirements of Sections 26-6.804. L. 9. a. - .k have been satisfied.

STAFF FINDINGS AND RECOMMENDATION

Staff has determined that the applicant have submitted the required supporting documentation for an amendment to THE PAVILION ON 45TH PUD, and that the submission complies with the Public Notice requirements outlined in Section 26-6.804.L.9.k.xii for conducting a Public Hearing on the matter.

In addition, Staff notes that the applicant has updated the proposed PUD Standards for THE PAVILION ON 45TH BULK, DESIGN, and USES and included zoning code excerpt appendices as requested last month. However, the applicant is advised to prepare dedicated appendices containing the applicable language for each section of the proposed PUD Standards for Bulk, Design, and Uses, and to remove the current approach of referencing “replacement” or “replacement code” language from any external zoning code language outside of the proposed THE PAVILION ON 45TH BULK, DESIGN, and USES standards/code document.

Finally, Staff recommends that the Plan Commission consider deferring the matter to allow the applicant sufficient time to resubmit a revised and comprehensive The Pavilion on 45th PUD Standards for Bulk, Design, and Uses document as outlined below.

The Pavillion at 45th

- Staff would support the spelling of Pavillion with one "L" and apply the word "on" instead of "at" because there appears to be conflict between the the reference of "Pavillion at" and "Pavilion on" with the monument sign structure. F

THE PAVILLION AT 45TH NIVEMBER 13, 2025 PAGE -

- Update the draft date of the document

SECTION B. INTRODUCTION

THE FOLLOWING STANDARDS, SPECIFICATIONS, AND REQUIREMENTS WILL BE USED FOR THE DESIGN AND LAYOUT OF PROPOSED IMPROVEMENTS OR NEW STRUCTURES PERMITTED AFTER THE DATE ON ADOPTION OF THIS ORDINANCE. IT IS THE INTENT OF THESE STANDARDS TO HAVE FUTURE DEVELOPMENT COMPATIBLE WITH THE EXISTING SHOPPING CENTER. NOTHING IS THESE STANDARDS SHALL REQUIRE A CHANGE TO THE EXISTING CONDITIONS OF THE SHOPPING CENTER OR IT'S TENANTS. REPAIRS IN KIND FOR MAINTANACE OF EXISTING CONDITIONS SHALL BE DEEMED IN COMPLIANCE WITH THESE STANDARDS.

- Highlighted language conflicts with SECTION O and SECTION P

SECTION C. USES

THE PERMITTED USES SHALL BE ALL OF THOSE PERMITTED AS OUTLINED IN TOWN OF MUNSTER, IN ZONING CODE TABLE 26-6.405.L-1 FOR THE CD-4.A DISCTRICT (SEE ATTACHED EXHIBIT), INCLUDING CONDITIONAL USES. IN THE EVENT OF ADOPTION OF THE "REPLACEMENT CODE", INCLUDING BUT NOT LIMITED TO AMENDMENT OR REPLACEMENT OF SECTION 26-6.804.G, USE APPROVAL SHALL BE IN CONFORMITY THEREWITH SUBJECT TO REASONABLE AND NECESSARY DEVIATION THEREFROM TO THE EXTENT THE PAVILLION AT 45TH DEVELOPMENT STANDARDS CONFLICT WITH SUCH REPLACEMENT CODE. IN ADDITION, THE FOLLOWING USES SHALL BE ALLOWED AS A PERMITTED USE UPON LOT 4 AND UPON LOT 1, AS PERMITTED BY THE BOARD OF ZONING APPEALS IN CASE 17-001:

1. SELF STORAGE FACILITIES

- Referenced Exhibit should be identified as EXHIBIT A and only applicable zoning code language should be cited. Language should read "AMENDMENT" – any "replacement" or "replacement code" of a ZO section will be difficult to track to this specific PUD.
- Language referencing the location and approval should be identified after the use. For example: "1. SELF STORAGE FACILITIES, Lot 4 only – approved per BZA17-001"
- Does this interior and/or exterior self storage facilities?

SECTION E. STORMWATER MANAGEMENT

THE STORMWATER MANAGEMENT SYSTEM PROPOSED FOR THIS LOT 4 HAS BEEN DESIGNED USING THE GUIDELINES SET FORTH IN THE TOWN OF MUNSTER STORM WATER TECHNICAL STANDARDS MANUAL. THE ON-SITE STORM DRAIN SYSTEM IS DESIGNED AT A MINIMUM TO PASS THE CRITICAL 10-YEAR 24-HOUR STORM. THE SYSTEM HAS BEEN DESIGNED FOR CAPACITY TO ROUTE THE CRITICAL 10-YR STORM AND NOT STAGE HIGHER THAN ANY INLET RIM ELEVATION. PER THE TOWN OF MUNSTER STORMWATER REQUIREMENTS, THE 1-YEAR, 24-HOUR STORM IS REQUIRED TO BE ANALYZED FOR CHANNEL PROTECTION STANDARDS. NO MORE THAN 10% OF THE TOTAL STORM VOLUME IS TO REMAIN WITHIN THE POND AFTER 36 HOURS AND NO MORE THAN 40% IS TO BE RELEASED IN THE FIRST 12 HOURS. BOTH OF THESE STANDARDS ARE MET WITH A PROPOSED 2.5" LOW FLOW ORIFICE. PER THE TOWN OF MUNSTER STORMWATER REQUIREMENTS, A 1" STORM IS REQUIRED TO BE TREATED FOR WATER QUALITY REQUIREMENTS. WE ARE PROPOSING EXTENDED DETENTION UTILITIZING THE SAME 2.5" LOW FLOW ORIFICE THAT WILL MEET THE PEAK FLOW AND CHANNEL PROTECTION REQUIREMENTS.

- **Need comment from engineers**

SECTION F. BUILDING SIZE

1. BUILDING HEIGHT WILL BE LIMITED TO 50-FT TO THE TOP OF PARAPET WALLS.
2. BUILDING FOOTPRINT AREAS SHALL BE LIMITED BASED ON CONFORMANCE WITH BUILDING SETBACK AND PARKING REQUIRMENT LIMITATIONS.
3. MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE FROM ADJACENT ROADWAYS AND SCREENING SHALL BE PROVIDED TO LIMIT THE VIEW OF EQUIPMENT FROM ADJACENT PROPERTIES AND RIGHTS-OF-WAY. COMPLIANCE WITH THE VISABILITY SCREENING REQUIREMNT SHALL BE ESTABLISHED AS VISABILITY FROM THE SUBJECT PROPERTY RIGHT-OF-WAY OR PARCEL LINE.
4. TELECOMMUNICATIONS, TRANSMITTING ANTENNAS, OR LIGHTNING PROTECTION POLES/RODS MAY BE ALLOWED TO EXTEND ABOVE THE MAXIMUM BUILDING HEIGHT.

- **2. Reference SECTION for ""BUILDING SETBACK" and SECTIONS J. PARKING**
- **4. Quantify extension above building height.**

SECTION G. BUILDING MATERIALS AND STANDARDS

1. THE EXTERIOR OF THE EXISTING BUILDINGS SHALL BE CONSIDERED CONFORMING AND SHALL ESTABLISH THE GENERAL CHARACTER OF ANY NEW STRUCTURES.
2. PRIMARY MATERIALS SHALL BE AS FOLLOWS:

   BRICK OR NATURAL STONE, CAST STONE, STUCCO, WOOD OR METAL SHOPFRONT, CERAMIC TILE, GLASS, METAL, E.I.F.S (SYNTHETIC STUCCO), DECORATIVE CONCRETE MASONRY UNITS
3. ANY PRIMARY BUILDING MATERIAL, SIMILAR MATERIALS APPROVED BY THE PLAN COMMISSION
4. PROHIBITED:

   ALUMINUM SIDINGS, METAL INDUSTRIAL TYPE SIDING, VINYL SIDING, ASPHALT SIDING, CEDAR SHAKES, OR PLYWOOD SIDING.
5. ENTRY DOORS INTO THE BUILDINGS AT THE MAIN ENTRANCE SHALL BE GLASS STOREFRONT DOOR WITH ALUMINUM FRAMING.
6. DOORS INTO MECHANICAL OR AUXILIARY ROOMS FROM THE EXTERIOR ARE PERMITTED TO BE HOLLOW METAL DOOR AND FRAME AND WILL BE PAINTED TO BLEND IN WITH THE EXTERIOR OF THE BUILDING.

7. MECHANICAL LOUVERS ARE PERMITTED WHERE NECESSARY AND SHALL BE A COMPLEMENTARY COLOR TO THE EXTERIOR OF THE BUILDING, OR CLEAR ANODIZED ALUMINUM WITH EXTERIOR BIRD SCREENS.
8. THE DEVELOPMENT STANDARDS FOR ZONING DISTRICT CD-4.A SET FORTH IN TABLE 26-6.405.A-7 OF ZONING ORDINANCE 1788 (SEE ATTACHED EXHIBIT) INCLUDING ANY SUBSEQUENT AMENDMENTS SHALL APPLY TO MATTERS NOT ADDRESSED IN THE APPROVED DEVELOPMENT PLAN, PUD SITE PLAN, AND THESE DEVELOPMENT STANDARDS. IN THE EVENT OF AMENDMENT OR REPLACEMENT OF THE ZONING CODE OF THE TOWN OF MUNSTER CODE (THE "REPLACEMENT CODE"), SPECIFICALLY INCLUDING SECTION 26-6.405. A-7, THE DEVELOPMENT STANDARDS SHALL BE IN CONFORMITY THEREWITH SUBJECT TO REASONABLE AND NECESSARY DEVIATION THEREFROM TO THE EXTENT THE PAVILLION AT 45TH STANDARDS CONFLICT WITH SUCH REPLACEMENT CODE.

- **1. Legal non-conforming material and establishing same material for new structure is identified in item 2 as permitted by-right materials.**
- **8. Referenced Exhibit should be identified as EXHIBIT B and only applicable zoning code language should be cited. Language should read "AMENDMENT" – any "replacement" or "replacement code" of a ZO section will be difficult to track to this specific PUD. Also, Development/Site Plans are separate processes and should not be a standard for code compliance; Development/Site Plans are a reflection of the PUD Codes.**

SECTION J. PARKING

1. EXISTING PARKING SHALL BE CONSIDERED CONFORMING.
2. FOR ANY NEW STRUCTURES OR ADDITIONAS, PARKING AND LOADING REQUIREMENT WILL COMPLY WITH TABLE 26-6.405.O-1 THRU TABLE 26-6.405.O-4 OF THE TOWN OF MUNSTER CODE (SEE ATTACHED EXHIBIT) AND ANY REVISIONS OR MODIFICATIONS MADE THERETO.
3. PARKING FOR SELF STORAGE FACILITIES WHERE ACCESS TO INDIVIDUAL STORAGE UNITS IS FROM THE EXTERIOR SHALL PROVIDE .25 SPACE PER STORAGE UNIT PLUS 1 SPACE PER 2 EMPLOYEES ON PREMISES AT ONE TIME
4. PARKING FOR SELF STORAGE FACILITIES WHERE ACCESS TO INDIVIDUAL STORAGE UNITS IS FROM THE INTERIOR OF THE BUILDING SHALL PROVIDE 1 SPACE PER 100 STORAGE UNITS PLUS 1 SPACE PER 2 EMPLOYEES ON PREMISES AT ONE TIME
5. THE AMOUNT OF PARKING PROVIDED MAY EXCEED THE REQUIRED NUMBER OF PARKING SPACES.
6. THE NUMBER OF HANDICAP SPACES SHALL MEET OR EXCEED THE INDIANA ADA STANDARDS WITH MORE BEING PERMITTED AS BUILDING USE REQUIRES.
7. PARKING AND LOADING REQUIRMENTS MAY CHANGE WITH FUTURE AMENDMENTS TO THE PUD SITE PLAN, IF SO APPROVED.
9. PARKING AND LOADING REQUIREMENT WILL COMPLY WITH TABLE 26-6.405.O-1 THRU TABLE 26-6.405.O-4 OF THE TOWN OF MUNSTER CODE AND ANY REVISIONS OR MODIFICATIONS MADE THERETO. IN THE EVENT OF AMENDMENT OR REPLACEMENT OF THE ZONING CODE OF THE TOWN OF MUNSTER CODE (THE "REPLACEMENT CODE"), SPECIFICALLY INCLUDING SECTION 26-6.405. A-7, THE PARKING STANDARDS SHALL BE IN CONFORMITY THEREWITH SUBJECT TO REASONABLE AND NECESSARY DEVIATION THEREFROM TO THE EXTENT THE PAVILLION AT 45TH STANDARDS CONFLICT WITH SUCH REPLACEMENT CODE.

- **1. Outline language in SECTION J. Parking to make nonconforming a by-right parking standards.**
- **2. Referenced Exhibit should be identified as EXHIBIT C and only applicable zoning code language should be cited.**

- **9. Language should read "AMENDMENT" – any "replacement" or "replacement code" of a ZO section will be difficult to track to this specific PUD.**
- **Shared parking, access, and maintenance language should be identified as well among specific lots or tenant spaces.**

SECTION K. LANDSCAPING

1. LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH TABLE 26-6.405.A-1 THRU 26-6.405.A-10 (DISTRICT STANDARDS), PER SECTION 26-6.405.P OF THE TOWN OF MUNSTER CODE (SEE ATTACHED EXHIBIT), AND AS FURTHER OUTLINED IN THIS SECTION.
2. LANDSCAPE BUFFERS WILL BE PROVIDED TO ADEQUATELY SCREEN BUILDING PERIMETERS AND EQUIPMENT FROM ANY RESIDENTIAL NEIGHBORHOOD LINE OF SITE.
3. TREES SHALL BE A MINIMUM OF 1.5" – 2" CALIBER AT INSTALLATION AND SHALL BE NATIVE TO THE AREA.
4. LANDSCAPE ISLANDS SHALL ONLY BE REQUIRED AT THE CORNERS OF THE PARKING AREAS AND AT THE END OF THE PARKING ROWS. NO OTHER ADDITIONAL LANDSCAPE ISLANDS IN THE PARKING AREA SHALL BE REQUIRED.
5. EACH LANDSCAPE ISLAND SHALL CONTAIN A MINIMUM OF ONE (1) TREE.
6. THERE SHALL BE NO REQUIREMENT FOR THE MINIMUM DISTANCE FROM ANY PARKING SPACE TO THE NEAREST TREE.
7. TREES ARE TO BE STRATEGICALLY PLACED TO PROVIDE SHADE AND LANDSCAPE IMPROVEMENTS THAT ENHANCE THE EXTERIOR OF THE BUILDINGS. TREE PLACEMENT SHALL NOT PROHIBIT THE LINE OF SIGHT OF DRIVERS, NOR CAUSE ROOT GROWTH TO DAMAGE SITE IMPROVEMENTS.
8. DECORATIVE STONE AND MULCH SHALL BE ALLOWED FOR GROUND COVER AROUND PLANTINGS AND LANDSCAPE ISLANDS.
9. DECORATIVE STONE SHALL BE PROVIDED AROUND THE PERIMETER OF THE BUILDING FOR A MINIMUM OF 1-FT FOR DRAINAGE AND INSECT CONTROL.
10. LANDSCAPE PLANTINGS SHALL BE PROVIDED AROUND THE BASE OF ANY MONUMENT SIGN AND SHALL MATCH THE GROSS AREA OF ONE SIDE OF THE MONUMENT SIGN.
11. LARGE PLANTERS MAY BE PERMITTED AT ENTRANCES AND ALONG THE SIDES OF THE BUILDINGS.
12. ALL LANDSCAPING SHALL BE PROPERLY MAINTAINED.

- **1. Referenced Exhibit should be identified as EXHIBIT D and only applicable zoning code language should be cited.**
- **2. Quantify "ADEQUATELY"**
- **3. Conflicts with proposed in item 1.**
- **4. Conflicts with proposed in item 1.**
- **Landscape maintenance language directed to lot owner(s), tenant, property/complex owner, or association/organization?**

SECTION M. SIGNAGE

1. ALL EXISTING SIGNAGE SHALL BE CONSIDERED CONFORMING
2. ALL NEW SIGNAGE WITHIN THE DEVELOPMENT PARCEL SHALL CONFORM WITH SECTION 26-6.701 OF THE TOWN OF MUNSTER CODE ADOPTED ON DECEMBER 23, 2019 (SEE ATTACHED EXHIBIT) SUBJECT TO ANY APPROVED VARIANCE OR AMENDMENTS TO THE PAVILLION AT 45TH PUD.

- **1. Outline language in SECTION M. SIGNAGE to make nonconforming a by-right sign standards.**
- **2. Referenced Exhibit should be identified as EXHIBIT E and only applicable zoning code language should be cited.**
- **Sign easements rights and standards may be referenced here as well.**

SECTION N. OTHER DEVELOPMENT STANDARDS

1. THE APPROVED DEVELOPMENT PLAN (SUBMITTED SEPTEMBER 17, 2025), THE PAVILLION AT 45TH PRELIMINARY PUD SITE PLAN (SUBMITTED SEPTEMBER 26, 2025) AND THE DEVELOPMENT STANDARDS OUTLINED HEREIN SHALL GOVERN THE DEVELOPMENT OF THE PAVILLION AT 45TH PUD. THE DEVELOPMENT STANDARDS FOR ZONING DISTRICT CD-4.B SET FORTH IN TABLE 26-6.405.A-7 OF ZONING ORDINANCE 1788 (SEE ATTACHED EXHIBIT) INCLUDING ANY SUBSEQUENT AMENDMENTS SHALL APPLY TO MATTERS NOT ADDRESSED IN THE APPROVED DEVELOPMENT PLAN, PUD SITE PLAN, AND THESE DEVELOPMENT STANDARDS. IN THE EVENT OF AMENDMENT OR REPLACEMENT OF THE ZONING CODE OF THE TOWN OF MUNSTER CODE (THE "REPLACEMENT CODE"), SPECIFICALLY INCLUDING SECTION 26-6.405. A-7, THE DEVELOPMENT STANDARDS SHALL BE IN CONFORMITY THEREWITH SUBJECT TO REASONABLE AND NECESSARY DEVIATION THEREFROM TO THE EXTENT THE PAVILLION AT 45TH DEVELOPMENT STANDARDS CONFLICT WITH SUCH REPLACEMENT CODE.

2. BUILDING CONSTRUCTION ON ALL LOTS WITHIN THE PAVILLION AT 45TH PUD ARE SUBJECT TO APPROVAL BY THE TOWN OF MUNSTER PLAN COMMISSION IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 26-6.804.G OF THE TOWN OF MUNSTER CODE (SEE ATTACHED EXHIBIT) AND IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, PUD SITE PLAN, AND DEVELOPMENT STANDARDS FOR THE PAVILLION AT 45TH PUD, OR AS OUTLINED IN SECTION N.1 ABOVE, IF APPLICABLE. IN THE EVENT OF ADOPTION OF THE "REPLACEMENT CODE", INCLUDING BUT NOT LIMITED TO AMENDMENT OR REPLACEMENT OF SECTION 26-6.804.G, CONSTRUCTION APPROVAL SHALL BE IN CONFORMITY THEREWITH SUBJECT TO REASONABLE AND NECESSARY DEVIATION THEREFROM TO THE EXTENT THE PAVILLION AT 45TH DEVELOPMENT STANDARDS CONFLICT WITH SUCH REPLACEMENT CODE.

3. ANY CHANGES OR MODIFICATIONS TO THE PUD SITE PLAN, DEVELOPMENT PLAN, OR PAVILLION AT 45TH DEVELOPMENT STANDARDS WILL BE SUBJECT TO A PUD AMENDMENT APPROVED IN ACCORDANCE WITH TOWN OF MUNSTER REQUIREMENTS.

- **1. Referenced Exhibit should be identified as EXHIBIT F and applicable zoning code language should be cited. Language should read "AMENDMENT" – any "replacement code" of a ZO section will be difficult to track to this specific PUD. Also, Development/Site Plans are a reflection of the PUD Codes.**
- **2. Referenced Exhibit should be identified as EXHIBIT G and applicable zoning code language should be cited. Language should read "AMENDMENT" – any "replacement code" of a ZO section will be difficult to track to this specific PUD. Also, Development/Site Plans are a reflection of the PUD Codes.**
- **3. Development/Site Plans are separate processes and should not be a standard for code compliance; Development/Site Plans are a reflection of the PUD Codes.**

Motion

Plan Commission may consider the following motion:

Motion to Table PC 25-022, a proposed Amendment to THE PAVILION AT 45TH PLANNED UNIT DEVELOPMENT so the applicant can provide updated STANDARDS FOR BULK, DESIGN, and USES, including all discussion and findings.

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MUNSTER PLAN COMMISSION
MINUTES OF REGULAR MEETING
December 9, 2025

The Munster Plan Commission held a meeting on December 9, 2025, at Munster Town Hall, 1005 Ridge Road, in the Main meeting room and could be accessed remotely via Zoom webinar, a videoconference application.

Call to Order: President Baker called the meeting to order at 7:00 pm.

Moment of Silence and Pledge of Allegiance

Roll Call:
William Baker, President, Appointed by: Town Council, Initial Appointment: 01/15/2007 -Term Expiration: 12/31/2026
Roland Raffin, Vice-President, Appointed by: Town Council, Initial Appointment: 03/12/2007 - Term Expiration: 12/31/2026
Jennifer Johns, member. Appointed by: Town Council, Initial Appointment: 12/17/2018 - Term Expiration: 12/31/2027
Rachel Branagan, member, Appointed by: Town Council, Initial Appointment: 06/01/2022 - Term Expiration: 12/31/2027
Joseph Hofferth, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2025
David B. Nellans, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2025
George Shinkan, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2025

Members in Attendance	**Members Absent:**	**Staff Present**
Jennifer Johns		Sergio Mendoza, Planning Director
Rachel Branagan		Nicole Bennett, Town Attorney
Joseph Hofferth		Denise Core, Administrative Assistant
David Nellans		
Roland Raffin		
George Shinkan		
William Baker		

President Baker said we have a quorum.

Approval of Minutes: None

Preliminary Hearings: None

Public Hearings:

PC25-015 SUBDIVISION PRELIMINARY PLAT: Matt Kimmel of Centennial Village requests review of a Preliminary Plat for a proposed 4-Lot Subdivision, a replat of Lot C to create Lots 10, 11 12, and 13 of CENTENNIAL VILLAGE RESUBDIVISION located at 9505 Calumet Avenue.

President Baker said that this is a continued public hearing. Attorney Bennet advised that this follows the normal course of introducing the petition. If there is any new evidence, the public has an opportunity to weigh in at the reopening of the public event.

Director Mendoza said the request here is for a new subdivision of Lot C, they are proposing 4 lots for 4 additional uses. At the last meeting, the Plan Commission received information regarding a roundabout because, at the previous meeting, the request was made by the commissioners to determine whether this was going to be a roundabout or a four-way intersection. They came back and said they were doing a roundabout, submitted updated documents, and then at the last month's Plan Commission meeting, they said they want both the four-way intersection and a runabout approved but the Plan Commission said that was not going to happen, they needed to decide. We received notification on November 25th that they will be proceeding with a four-way intersection for a four-lot subdivision. That is what's being proposed before the Plan Commission this evening. Since that time, we received a review from our engineer regarding the traffic study. There was a letter 2- or 3-page review letter submitted that outlines the impact based on the calculations from that traffic study. The results were that neither a roundabout nor a four-lane intersection was a better option; both required additional improvements at some point along the roadway corridors. The report for SEH said the roundabout would be slightly better at managing traffic circulation and impacts.

President Baker said that outside of doing this as a subdivision, taking from one lot to four lots, they are also looking at this as it relates to 45th Street, whether to put an intersection in or a roundabout. He asked if that was a Plan Commission thing. Director Mendoza said no, this is the request for a four-lot subdivision, however, whether it's a four-way intersection or a roundabout would impact the size of the lots. He clarified for President Baker that the Plan Commission is making their decision on whether it's an intersection or a roundabout in this petition and the recommendation from staff, based on our engineer's review of their traffic study, is to move forward with a roundabout.

Commissioner Raffin asked if staff had looked at the how the roundabout affects the intersection with Calumet Avenue and 45th Street. He said when coming home several nights, heading south, he would see the stacking that happens at that light and when heading west on 45th Street to go south on Calumet Avenue. With everyone coming to a dead stop, you'd have traffic at a dead stop at a roundabout just like at a stoplight. He asked if there was anything from the developer that would improve 45th and Calumet to make it better at the intersection. Director Mendoza said the report on the traffic study does mention that additional improvements should occur in conjunction with any improvement to that intersection, whether it's a four-way or a roundabout. It is noted that traffic will continue to get worse at full build-out, and it's actually double for full build-out with the proposed four uses, including the south part of the development itself. President Baker asked how much consideration was given by SEH to the development that's happening south of Main Street in Dyer, and the fact that everybody down there is going to get to the expressway on Calumet Avenue. Director Mendoza said the traffic study report does not include additional traffic volumes and patterns outside their scope of work. He said the traffic engineers are here

and probably better suited to interpret the traffic study itself and address those questions. President Baker said he is all for having investment in the community, but they need to make sure it's managed, not only for today and this development, but for the future and the next group of stewards that come after them, to make sure that this isn't creating more of a problem like some of the other areas of the region like Main Street and Indianapolis Boulevard. Commissioner Branagan asked about the expected timing of the traffic with the two options. Director Mendoza said he would defer that to the engineers for that interpretation. When there were no further questions for staff, he called on the petitioners to speak.

Mr. Russ Pozen of DVG at 1155 Troutline Road, Crown Point, Indiana, said they are the civil engineers. He said he had their traffic engineer who would speak upon this. He said we are talking about a plat to convert this into 4 lots. He said they are specifically requesting that it just be the traffic signal, which is the plat before the commission for the four lots. He said the original PUD has a traffic signal as a part of its requirements. He said he and their traffic engineer, and the town and the town's traffic engineer had a conversation recently to kind of coordinate some things, so he thought they were on the same page. He said some things very real to this development, and the reason they want to proceed with just a traffic signal, is a roundabout is a very lengthy construction project, especially for one as complex as this. It would be over a year and a half construction so that is a big issue for the traveling public right now, and to build that roundabout, the North Centennial Drive and 45th area would essentially be shut down for that entire construction period. He said that puts a lot of stress on Calumet and that 45th intersection and on the public and will make conditions even worse for a long, long time and that is that's not something that they want to see in the town right now. He said this development has curb cuts right now, and the drive lanes are ready and set up for a traffic signal. He said ordering the traffic signals does take a little time, but it's a lot quicker than the full build out of a roundabout. He said the developer can speak a little bit more if warranted, but they are under real timeframe issues with some of these developments that are coming, specifically with Sprouts and the Chase. They won't wait around for the construction of a roundabout. He asked his traffic manager to come up and get into some detail and answer some of the commissioner's questions.

Mr. James Hus of DVG at 1155 Troutwine Road, Crown Point, Indiana, introduced himself saying he has a 15-plus year background in transportation engineering, and he said he has intimate knowledge of this area. I was a Munster resident for the better part of his life up until 30 years ago, so he has seen the town grow. He has driven through the Calumet Avenue and 45th Street corridors both before and after the substantial improvements and investments the Town of Munster has made over the past 5 to 6 years. He said the study was developed over the past year; it conceptualized as part of the PUD, a 70,000 square foot grocery store, and at the time, it was known that Chase Bank, which was approximately 2,400 square feet, was interested in the property. He said they have a four-lot plat in front of them, which is different, but similar; they are still semi-comparing apples to apples. The most sensitive time at this intersection is the PM peak hour. He explained that the plan before them this evening represents a 19% increase in traffic in the AM, but it represents 20% less traffic in the PM. Those updates can be made to the report if they're asked to, but he wanted them to know the findings of the report are actually based on a higher traffic level than is being proposed in the plat before them this evening. He said the challenge of providing recommendations and improvements at this intersection is that a traffic engineer, or any engineer for that matter, has a toolbox, however, in the case of this specific area, there are very limited tools left. They have a communications tub for building in the southwest corner of the intersection, preventing adding lanes. He could tell them to add lanes but quite simply, they don't have the room for it. He addressed the question President Baker had made about the growth in Dyer and if they were forecasting that. He said

it's very difficult to accurately depict that, but when they develop traffic studies, they always incorporate some level of network growth. They apply this growth rate because they know development never stops. In the case of this study, there was a 5% growth rate built in (to the calculation). President Baker asked how they got a 5% growth rate when there are the 200 acres that are vacant in Dyer. Mr. Hus said he would argue that it's 5% growth rate of what is already 30,000 cars a day on Calumet Avenue; while it sounds like 5% is not a lot of traffic, 5% of 30,000 is actually a quite substantial growth rate when it comes to a traffic impact study. President Baker asked if that included the train going there. Mr. Hus said if there's a different growth rate that SEH prefers they use, they will certainly do that, but he was saying that there was network growth rate applied to the study; they did not skip that because applying growth rate is a very standard practice when you develop a traffic impact study. President Baker asked if Mr. Hus was saying that traffic's going up and up and up, and there's going to be more of it, but there's no room to do anything about it; he wasn't making any recommendations for improvements to the intersection. Mr. Hus said that was a very blunt way to put it. He said if there was room to add lanes to substantially improve the intersection, that might have been a tool that he could have recommended, but with so many property constraints separate from this development on the west and the north and south, that's not a card he has to play in terms of a recommendation. He said, getting back to the improvements at North Centennial Drive and 45th Avenue, he is not here to tell the Plan Commission that a traffic signal will be substantially better than a roundabout, but in his conversation with Josh from SEH, the one thing they both agree on is that neither option represents a substantial improvement over the other. He said Mr. Pozen just spoke to the timelines and construction impacts that favor the use of traffic signal, but he was not here to say that it's 50% better; It's not, it's a unique area and they don't have a lot of tools to greatly improve it. He said the core difference between his preference for a traffic signal and Josh's preference for a roundabout is that Josh's primary concern was ensuring that eastbound traffic doesn't back up into 45th and Calumet Avenue, which is a valid concern. He said that his primary concern was ensuring that traffic sitting at the red light going westbound doesn't back up into a roundabout when they're sitting on a red light. The one difference between the traffic signal and a roundabout is when you get to a traffic signal and there's a queue of cars in front of you, eventually a cars will stop going into the intersection. Whereas when if traffic starts backing up into a roundabout, the roundabout ceases to function. That's why when you design roundabouts, you don't put them in places where their volumes exceed 85% of their capacity. He was not saying he was right over Josh, but the reason for the separate recommendations is they are both prioritizing different concerns, both of which are valid. He said Calumet Avenue is most certainly an interconnected corridor where the signals work together. If a traffic signal were to be placed at 45th and North Centennial Drive, that would have to be synchronized with the system so that when southbound left turns are making their turns, or eastbound through Calumet, that would give as much deference so that the green time eastbound at that new traffic signal allows those vehicles to continue through. There will be more work to do to ensure that the timing plan optimizes the totality of the area. He clarified a specific point in the staff report and he was not stating that Director Mendoza was incorrect at all since the numbers he listed in the staff report on page 9 are very much correct. He said when you model intersections, control delay is the average delay that any single vehicle, on average, has to wait to go through the intersection. There are two methods that he has in his toolbox. One is the highway capacity manual, and one is a visual simulation or of how the cars move through the intersection. If you use the highway capacity manual, it looks at every intersection individually, with no consideration for the traffic moving 500,000 feet to the left, north, south, east, or west of it. He said there's no denying that if North Centennial Drive and 45th Avenue was a roundabout in the middle of a cornfield, and they threw a certain number of cars at it, a roundabout would operate better and that's what that number says, there's a 16.6 second control delay if a roundabout existed in a cornfield. If it was a traffic signal,

there would be 31 seconds of control delay. He said we all know that North Centennial Drive and 45th is by no means in a cornfield so when you model visual simulation, that's when we start to see the conditions that we all know exist today, as far as queues stretching back as far as they can. He said when that visual simulation happens, whether it's a traffic signal or a roundabout, that's when the performance becomes much, much closer together and presents the challenges that he identified and SEH identified. He said he was happy to field any questions that the commissioners have after this presentation. He reiterated that he is not saying he is right or SEH is wrong, the differential is that both of them are prioritizing different instructions. Councilor Hofferth said he appreciated the presentation. He said the property changing from one lot to four lots is obviously going to change the moving parts in and out; he asked if those four lanes would be able to sustain much more traffic. President Baker said with two spec buildings, we don't know what kind of tenants they're going to be. Councilor Hofferth said the second concern was that Calumet Avenue already struggles a lot, because in his opinion, the turn lane that goes north at Calumet and 45th should have been extended. He said he can't even imagine what it's going to look like with the increase in commerce and when everything in Dyer starts coming towards Munster and wants to turn onto 45th when it's a disaster already. He said that was supposed to expedite people through if there was a train and it's not doing that, because if you're not in the right position, you're going to have to stay and wait for the train. He said he also saw an idea of a right in, right out exiting Calumet Avenue coming into the property; that would also require another lane to kind of decelerate to turn in or turn out. He asked how that would work with what's already there. Mr. Hus said he would speak to Councilor Hofferth's second point first. He said there was a recommendation in the letter for a right turn lane. He said he had no doubt that the Indiana and every other DOT has volumetric thresholds for how many right turns versus how many other cars are in the lane when a right turn lane is warranted and it's different for a one-lane road, it's different for a two-lane road. He said he would certainly state that the number of right turns at that location will likely exceed what would otherwise be warranted for a right turn lane; he would also say is that there are truly a dozen other points in the Calumet Avenue corridor between Treadway and the expressway that also meet or exceed that warrant. He said whether it's because of right-of-way constraints or other reasons, the town has chosen not to provide right turn lanes. He said he is very familiar with the area, and he thinks he is 100% right, that is a stretch where there is not a single northbound right turn lane in that corridor. He said there is not even a right turn lane at Ridge, and we don't have one at 45th and Calumet. He is not arguing that it wouldn't be warranted on volume, but there is a deference given for consistency of corridor and it would be inconsistent with the Calumet Avenue corridor. President Baker said that intersection at 45th and Calumet was a part of this development. He said that's why there was a partnership between the town and the developer, part of that was to work on that intersection. He said it is a beautiful intersection; it just doesn't help move the traffic the way all of the studies and theories anticipated it to do. He said he understood Calumet and Ridge since that has been there since the 30's but this is the opportunity not to create another one of those down further south. He said that's the only reason it's becoming more and more of an issue not to mention the 45th right in, right out aspect. He said that is a challenge, because we continue to talk about Calumet Avenue having reduced curb cuts across the board and we're adding one. He said he had the same conversation about the curb cut when they were doing the first part of this (development) and that's causing a lot of challenges. He asked if that means they should do it again just because it was on the original plan and answered no because this is not the original plan; it keeps changing all the time. Mr. Hus said the only thing he would add is right turn lane or no right turn lane, the lack of a restricted access driveway on Calumet north of 45th would leave this quadrant with only one place to enter. That would then exacerbate the congestion at North Centennial and 45th because that would be the lot's only access point. President Baker asked Director Mendoza about the site review and what the fire department had to say about the

possibility of only one point of ingress and egress. He said he was sure the truck coming in from the north is not going to be able to go over that curb to get in there; they are going to the intersection. Director Mendoza said the fire department indicated that two points of access to the development are preferred. Mr. Pozen said that's what they have, and the right in, right out at Calumet does allow for a fire truck to get in and out. He said they would come from the intersection of Calumet and 45th; if they're going to get on that right in, right on at Calumet, they would have to go to the light and get north. President Baker said he didn't see anything about a D-cell lane on Calumet Avenue going into that right in, right out. Mr. Pozen said that was not part of this or it wasn't a part of the original. President Baker said that is a part of this; if we approve it, that's how it is and if it's not there and not approved, it won't go in. He asked what happens when the guy behind him is going 45 and he's slowing down to go to the bank.

Commissioner Branagan said she was, at first, all for the roundabouts. She has spent a lot of time in Fishers and Indianapolis where there are roundabouts everywhere and it works very well. She said she now understands about the traffic light If you're westbound. She had been looking forward to having a roundabout, but this might not be the right place for it. She asked why it takes so long to build a roundabout. Mr. Hus said when you construct a roundabout, there's maintenance of traffic, MOT is the engineering term. He said when installing a traffic signal to convert intersections, they might be doing some widening around the corners to make turns better, and essentially they're just plunking poles down; they have conduit they can push underneath the pavement as it sits there. It is connecting electricity, putting poles, maybe closing down a lane so they can we can expand wires, hang signal heads, energize it, and you're kind of there. He said with a roundabout, they have a straight road with a big circle in it; concrete needs to be poured, asphalt that needs to be laid, concrete needs to be cured, they have to close down and tear out a five lane section of roadway and that doesn't happen in a month. Commissioner Branagan said it was very unpopular this summer with the bridge that was closed on 45th, it caused a lot of disruption. President Baker asked if SEH said anything with regards to the construction timeline of the roundabout versus a signalized intersection. Director Mendoza said they listed pros and cons and cost, but he didn't recall a reference to a comparative timeline. President Baker said the bridge was down for the summer or 3 months and they're talking about closing this down for year. He said that would have a huge impact on the development and the businesses in them.

Councilor Nellans said he personally is for a signal; he is not a fan of roundabouts. He asked how many lanes the proposed roundabout would have. Mr. Hus said it must be a two-lane roundabout, that is, two lanes and likely more of a traditional two-lane roundabout in that the left lane as you enter will go through or left, and then the right lane will be an option to go through or right. Councilor Nellans asked if they were talking about closing that entire intersection during the construction to do the roundabout, or would they try to maintain traffic during the construction. Mr. Hus said they are not quite there yet, that work still needs to be done; he can't speak to any attempts to try to keep a lane open. He said there are pros and cons to that and whether it's actually just safer to detour. He said efforts will be made to investigate whether that's a possibility, but even if traffic is maintained, they firmly believe that the construction impacts that come with just installing a traffic signal would be substantially less. Councilor Nellans said he would agree with that, but he didn't think the roundabout would take a year. He thought it might be safer to shut down the traffic but that's a nightmare, and they've lived through that already.

Commissioner Raffin asked if they had thought outside the box to change the development layout of the property to make traffic flow better. He gave some examples and said they might have to lose some square footage, but the town would have adequate traffic flow in and would not be hung up at this intersection.

Mr. Hus said this area and the improvements to 45th have happened throughout his entire working career; he has seen it happen little by little and there are there are constraints in place. He said if he could move a lane or add a lane, that probably would have been in the recommendations, but he can't recommend that they should add a lane or buy some buildings that are less than 5 years old. Commissioner Raffin asked Director Mendoza if they had looked at the layout of this property with regard to traffic and the density that they're putting down there. Director Mendoza said the request was for our town engineers to review the traffic study. He said our engineers can be engaged in other regional or town-wide traffic studies and road improvements but that's different. President Baker asked if the staff had seen any other possible layouts for this particular site than what the commission is seeing with four lots. Director Mendoza said they are looking at everything the staff has received from site review through today. President Baker said they are doing what developers do which is to put as much square footage as they possibly can on the site, which is great, but this is now a parking field. He said we're looking at it a little bit differently than they had in the first part when this development came to the Plan Commission. At that time, it was all about walkability and that type of a situation but nobody's going to walk from Sprouts on this site, to go eat at Harvest Room. He said they have only option to look at how to subdivide this to maximize revenue and a return on investment for the developer, while still meeting some of the concerns of the municipality. There's got to be a win-win here, and with only one look, it's challenging.

Mr. Matt Kimmel, 631 Killarney Drive, Dyer, Indiana, said there were multiple site plans that they had considered with DVG and some other types of uses. He said the square footage they're proposing on the buildings that go on these four parcels is less, they are de-densifying. He said they're taking less return, because the buildings are less (square footage) than was originally planned. President Baker said he understood that but they're building four structures versus one structure. Mr. Kimmel said they are building less square footage, taking less of a footprint and giving them more parking. Councilor Hofferth asked what the approximate difference was in the reduction in density, or square footage. Mr. Kimmel said his recollection was about 65,000 total square feet compared to the original 70,000. Commissioner Johns said she was not particularly well versed in this; she would like to look to the future to see what the impact is over time but there are no speculations or guarantees of what would go into the additional two spots, or even what they would be used for over the course of time. She asked how they can put the buildings and the roads and all of those things together in the best possible way to yield the best possible future. Mr. Kimmel said, to clarify, the intended use for the building that's north of Chase is going to be a medical clinic open for typical business hours and the 3-story office building would probably be a medical office building. He said those are the intended users, not retail, so there would be less visits and so forth.

Commissioner Branagan asked the reason for staff recommending that the Plan Commission table, that is, what else was Director Mendoza waiting for. Director Mendoza said the request to table was based on the impact to the road system here. He said within the staff report, it does identify and he highlighted this, that you don't want westbound with a traffic light backing up, however within the traffic report itself, they talk about visual simulation. He quoted, "...vision simulation of the intersection performance conformed with ensued spillover will consistently occur for the westbound left turn lane, Calumet Avenue back to the North Centennial Drive intersection, including some westbound traffic from proceeding through the North Centennial Drive intersection". He said in this way, the traffic report itself is addressing, through the signal, what their concern is. He said there needs to be a more thorough review of this. He thought other components were missing like what the traffic would look like with one building, one lot and if that would change the overall review. He said what the commission has before them is a traffic study of the intersection for 4 uses on 4 lots and indicates that full build-out will double the traffic volume.

He asked if there were other plans in place to alleviate this traffic; staff supports development but at what cost. Commissioner Johns asked if there was a traffic study done when it was originally platted for one building and the light was approved within the PUD. Mr. Kimmel said he didn't think there was a traffic study done in 2013. He said the way he would answer the question about the deferral is a little bit different. He said they had met that morning after the town engineer review came in and he thought it would be good to move forward to have the meeting instead of deferring. Director Mendoza said that was part of the reason but the change from the proposed intersection to a roundabout, then back to a four-way intersection which is supported in the PUD conflicts based on the traffic engineering review. There's not much of a change, a slight separation in seconds, but it does merit some discussion to tell them how to address some of these other recommends in the staff report to help alleviate this, regardless of whether it's a roundabout or a four-way intersection. The request is 4 lots for 4 additional uses, there may be a reduction in the overall square footage, but they are also changing the lots and the uses which will affect traffic volumes.

Mr. Hus said this is not to replace an updated traffic report, but he wanted to make it clear that in the PM peak hour, which is the most critical hour, the plat before the commission is 20% less traffic than the numbers that were used in the study in the SEH review. He said that is not to say that everything will be rosy, but the traffic before them is not more than in the SEH study. President Baker asked how it could be 20% less; he asked if that was just for the plat they're looking at or is it for the entire PUD development. Mr. Hus said he is talking about just this corner. He said he doesn't come up with the numbers; he has a very thick manual from the Institute of Transportation Engineers. He said the original values that were used in this study assumed a 70,000 square foot grocery store and a 2,400 square foot drive in bank. That resulted in the numbers that were in the study and were mentioned in the staff report. He said when you look at a smaller grocer, and every land use generates traffic differently, it has a higher or lower peak hour. When you look at the use in the manual, you look at the square footage, and it tells you how much traffic in and out by the time of day since proportions in the morning are different from proportions in the evening. They know what's coming into a property, you add them all up, and that's what you can assume. He said what faith you put in that book is up to the individual, he was just saying that by the book, the PM peak hour of this four-lot plat Is about 20% less than if it was just the bank or just a much larger grocery.

Attorney Bennett asked if he was basing the numbers on medical uses. Mr. Hus said he will run it again, but he used general office for the numbers that he mentioned. He said medical is slightly higher than general office, because it has more turnover of patients coming in. Attorney Bennett said she trying to reconcile the uses to the PUD Amendment document to make sure the uses that are contemplated are supported in the PUD standards document and that the traffic study uses are consistent with the listed uses on the Centennial Village Design Standards Revised, page 9. She said she was reading from their plan which shows A would be the grocery, A1 would be the bank, A3 would be retail, single-story, and A3 would be a 2-story or 3-story office, and she wants to clarify that. Mr. Kimmel said they have signed ROI for the building north of Chase, that's a medical clinic, that is A2, in pink. He said the purple is also intended but he doesn't have any product included.

There a was a lengthy discussion driven by Attorney Bennett regarding the planned uses for the PUD and the amendment they are working through where the uses also impact the traffic study. The point of the PUD amendment was to set the standards for the PUD so the future development fall inside those PUD

standards and another amendment is not needed for the development of the 2 remaining lots. She was stressing that the documents include what is proposed.

President Baker said he had been involved in this development since 2014 and he would like to see more things happen and get finalized from the original plans and approvals, particularly the residential and the hotel.

Commissioner Raffin addressed Mr. Hus and asked if a medical use would change his calculations on traffic. Mr. Hus said whenever anyone does a traffic study, there are always assumptions made because they are so far down the road. Oftentimes, they have the lot configuration, but they don't have a specific tenant. He said the in the numbers they were talking about, the reduction, they had assumed generic retail, office, a bank with a drive in, and a grocer; any update to the study would reflect a medical office of some kind which is slightly different than a general office, a law office, for instance. He said it will be different since it's a different land use code but they're not talking about a differential of anything like 2 times when comparing a law office to a medical office, but medical is more. Commissioner Raffin said he understood that, but they should run those numbers, and the town engineer should review those numbers.

President Baker asked Attorney Bennett about this resubdivision to make sure this is not a recommendation to the Council. Attorney Bennett said he was correct in the sense that this the plat has to be approved by the Plan Commission first; all the rest cannot be finalized until this is established, because of the detail that the plat sets forth is what has to then be put forth in the standards and everything else. The plat is incorporated as part of the PUD plan and the PUD ordinance; those standards are encompassed in and is part of PUD and goes to the Council. In the way, the plat that is approved by the Plan Commission will be part of the ordinance approval.

President Baker opened the public hearing. There were no public comments. The public hearing remained open.

Motion: Commissioner Raffin moved to table PC Docket No. 25-015 until January 13, 2026, including all discussions and findings.
Second: Councilor Hofferth
Vote: Yes – 6 No – 0 Abstain – 0 Pass – 1 Motion carries.
Councilor Shinkan passed

President Baker asked Director Mendoza and Attorney Bennet to provide a list of items requested and for the petitioner to provide what's requested so they can get these petitions moving along.

PC25-016 PUD AMENDMENT: Matt Kimmel of Centennial Village requests to amend the CENTENNIAL VILLAGE PLANNED UNIT DEVELOPMENT to revise the CV Design Standards and Site Plan to include revisions to the sign standards and the size, location, and shape of buildings and lots of Lot C located at 9505 Calumet Avenue

President Baker opened the public hearing. There were no public comments. The public hearing remained open.

Motion: Commissioner Raffin moved to table PC Docket No. 25-016, until January 13, 2026, including all discussions and findings.
Second: Councilor Hofferth
Vote: Yes – 6 No – 0 Abstain – 0 Pass – 1 Motion carries.
Councilor Shinkan passed

PC25-017 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 11 for a 23,299 square foot, 1-story Sprouts Market Building to be commonly known as 800 45th Street.

President Baker opened the public hearing. There were no public comments. The public hearing remained open.

Motion: Commissioner Raffin moved to table PC Docket No. 25-017 until January 13, 2026, including all discussions and findings.
Second: Councilor Hofferth
Vote: Yes – 6 No – 0 Abstain – 0 Pass – 1 Motion carries.
Councilor Shinkan passed

PC25-018 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 13 for a 4,270 square foot, 1-story Chase Bank Building to be commonly known as 9521 Calumet Avenue.

President Baker opened the public hearing. There were no public comments. The public hearing remained open.

Motion: Commissioner Raffin moved to table PC Docket No. 25-018, until January 13, 2026, including all discussions and findings.
Second: Councilor Hofferth
Vote: Yes – 6 No – 0 Abstain – 0 Pass – 1 Motion carries.
Councilor Shinkan passed

PC25-021 SUBDIVISION PRELIMINARY PLAT: Scott Yahne Attorney on behalf of G.H.K. Developments, Inc., requests review of a Preliminary Plat for a proposed replat of 45th AVE ADDITION LOT 1 to 4-Lot Subdivision to be known as 45TH STREET PROPERTIES, LLC.

Director Mendoza said this request is for a four-lot subdivision; they are proposing to take a one-lot subdivision and parcel it out into four additional lots. Referencing page 3 of the staff report, he said they are proposing the lot in yellow as an outlot and the lot in red is a two-story self-storage facility. They would then be making a lot of record for the Danny Z's building, and the strip mall shopping center would have its own lot. As part of this subdivision, they have included sign easements and cross-access easements. He said the one thing they are still lacking from this subdivision is the review from the town engineers in regard to stormwater, and the management thereof, as well as a quote or estimate of the costs for other infrastructure improvements that will get attached to that approval. The infrastructure improvements would be tied to the subdivision process in the form of surety, so the town is protected in case the developer fails to perform the public infrastructure. President Baker asked when that usually

shows up. Director Mendoza said it shows up at the final plat approval, but it's recommended in the preliminary plat as part of the motion for approval.

There was a discussion about the need for the surety and all the required documents to be presented to the Plan Commission at the start of the petition process to avoid wasting time. Attorney Bennett said that, historically, has not been the position that's come from prior councils. She said it becomes a policy call, because the developers push to get things started. Director Mendoza we are unique in the sense that we don't have the policies and procedures guidelines for BZA and Plan Commission, whereas other communities have that, and they specifically spell out that staff shall not accept petitions unless all the boxes have been checked. The developers know they have to meet those qualifying requirements within the rules and procedures. Attorney Bennett went a step further by saying there is the policy, and there is the backing by the elected officials and department heads that support that. She said her experience in many towns is the push comes to get something through a little faster so they'll submit the information (later), and then that becomes the practice, even with rules in place, so it really does come down to having that enforcement, telling people no until they do all of their work and present it, and present it in time for staff to review- not the day of or the day before a meeting. Additional discussion ensued on the procedure and how to make it more efficient in future.

Director Mendoza concluded his briefing by saying that the staff report included that he did not receive any review of the stormwater or an estimate so, in this case, it is not the fault of the applicant, it's just additional information that we need to supply for this request. President Baker asked if there were any other questions for Mr. Mendoza. He reminded the commission that this is about the resubdivision, determining the lot lines to be recorded with the county, then they will move through the other aspects of the development. He invited the petitioner to speak.

Attorney Scott Yahne, 3 Lincoln Way, Suite 201, Valparaiso, Indiana, introduced himself and said they do own some of this and he wanted to set the stage up front. He said with the Veteran's Day holiday, it's been 3 weeks since they got back together, a week earlier than we normally would reconvene. He noted that Thanksgiving was during that time as well. He said he had some handouts that were not tied directly to the subdivision, but the architect sent something today. He knew that is not enough time for Director Mendoza to review but he was hoping to at least advance the discussion so that when they come back in January, they can address all of these items. He said, in this petition, he had Tom Connolly with him, he is one of the developers. Jared Decote, the architect, was on Zoom so he would be available to listen and join in if needed.

Attorney Yahne said for the preliminary plat subdivision they are proposing a four-lot subdivision. He said in the preliminary meeting, there were questions as to why they drew the lines where they did, why they need four lots, and there were concerns about parking. He said they had Stuart Allen and Torrenga to help them lay this out. They have a one lot PUD, a one lot subdivision right now. He said what they need is a second lot at the back of this PUD. At some point in the process, possibly in site review, it was suggested that they consider making the lot that's developed for Danny Z's, and then they contemplated future development on the northwest corner to make that another lot, presumably so they could apply some standards when the Plan Commission considers a development plan someday. He said they're going to cover this entire property with cross-easements so that parking accesses all of the spaces here. If the Plan Commission says drawing the lines for the two outlots doesn't make sense, they want to listen today and make accommodations based on those contributions. He said another item that was raised

was about the access that exists right now. He said that it's observed, but it doesn't exist legally anywhere. Once the developers acquire the property, if they need to make it a commitment as part of this process, they will commit to providing a cross-easement that will serve that other property to clean up something that wasn't done before. He said they're open to that and they will reflect it in their documents as necessary. He said they will also unify their spelling of the word "pavilion" (with one l) in all of the documents. He said they have also updated the PUD standards; he had given a rushed version of an update to Director Mendoza right before the last Plan Commission meeting; it had the word November, and it had a typo in it. He has since done a complete update of that document, including some contributions that Attorney Bennett had forwarded to him for consideration after the meeting and that he has incorporated into that updated document. He said he thought he had sent that on but realized that he hadn't because he was waiting for their architect's update to see if that would result in any changes to that document as well, and it will. He said Director Mendoza had suggested some other changes as well. He said, going to the Munster processes, he would like there to be a process where they could, for instance, review a red lined version of the Developmental Standards in the packet that can be done beforehand. He said different towns handle that differently.

Commissioner Raffin asked Director Mendoza if it matters right now how the plat shows the lots in the PUD based on future use. Director Mendoza said it depends; the main idea is to clean something up. By creating these lots, you are essentially establishing lots of record that currently do not comply with the Munster subdivision code or the zoning code. The Plan Commission would be establishing a lot of record for Danny Z's, a lot of record for the existing strip mall, and a future lot of record. In that way, at some point in time, the commission will receive a development plan for that lot of record and rather than going through the subdivision process, then going through another development process, they are planning the site for the future development now. President Baker gave some perspective then asked if there were any questions for Attorney Yahne.

Commissioner Branagan asked about the uses for Lot 3 specifically since she would hate to see a gas station there. Attorney Bennett said that is established in the standards that Attorney Yahne had indicated that he provided in a new draft today. She said they will get into those considerations; it is a work in progress. She said they are starting things with the current layout, and then whatever the decision is about where they are drawing those lines. She clarified that this petition is simply arranging the site. President Baker said staff doesn't have all the information so we're looking almost at the same setup as the previous petitions, and they are all still public meetings.

President Baker opened the public hearing for PC25-021, PC25-022, and PC25-023. There were no public comments. These public hearings remain open.

Motion: Commissioner Branagan moved to table PC Docket No. 25-021, a proposed 4-Lot Subdivision, THE PAVILION ON 45TH, LOTS 1-4, until a stormwater engineering review has been received and proposed PUD Bulk, Design, and Uses is updated, including all discussion and findings.
Second: Councilor Shinkan
Vote: Yes – 7 No – 0 Abstain – 0. Motion carries.

PC25-022 PUD AMENDMENT: Scott Yahne, Attorney, on behalf of G.H.K. Developments, Inc., requests to amend the PAVILION at 45th PLANNED UNIT DEVELOPMENT.

Motion: Commissioner Branagan moved to table PC Docket No. 25-022.
Second: Councilor Shinkan
Vote: Yes – 7 No – 0 Abstain – 0. Motion carries.

PC25-023 DEVELOPMENT PLAN REVIEW: Scott Yahne, Attorney, on behalf of G.H.K. Developments, Inc., requests review of a Development Plan for a 117,000 square foot, 2-story self-storage facility on proposed Lot 4 of The Pavilion on 45th to be commonly known as 9749 Fran-Lin Parkway.

Commissioner Raffin asked that they review the architecture that shows 67% EFIS. Attorney Yahne said they are still going through the developmental standards regarding materials. The PUD standards for that whole parcel will reflect what this building will look like, as well as future buildings on Lot 1. He reminded the Plan Commission that this is limited from a visibility perspective, they are a building behind a building so they were hoping for some disparate treatment of what you can see here versus what they're burying behind the building. President Baker said he hoped they would change that mansard roof. Commissioner Raffin encouraged them to build a building with more than a 20-year lifespan that has a future use and not a stucco building.

Motion: Commissioner Branagan moved to table PC Docket No. 25-023.
Second: Councilor Shinkan
Vote: Yes – 7 No – 0 Abstain – 0. Motion carries.

Findings of Fact: None

Continued Discussion Items:

President Baker asked that the work be done on the Rules and Procures for the Plan Commission to make things easier in the new year. Director Mendoza said they have a draft, he said they would cross reference that with the subdivision code. Attorney Bennett asked Attorney Yahne for his input into the process. He said he said Economic Development representation was very helpful.

Other Business: None

Next Meeting: President Baker Raffin announced the next regular business meeting will be held on January 13, 2026.

Adjournment:

Motion: Councilor Shinkan moved to adjourn.
Second: Commissioner Raffin
Vote: Yes – 7 No – 0 Abstain – 0. Motion carries.

Meeting adjourned at 8:36pm

President Baker
Plan Commission

1.14.26
Date of Approval

Executive Secretary Sergio Mendoza
Plan Commission

1.14.26
Date of Approval

TOWN OF MUNSTER

PLAN COMMISSION REGULAR MEETING 1/13/26

Munster Town Hall: Main Meeting Room

Tuesday, January 13, 2026 at 07:00 PM

AGENDA

Join Zoom Webinar as a Viewer:
https://us02web.zoom.us/j/83006860776
Meeting ID: 830 0686 0776
Passcode: 138335

1. **CALL TO ORDER**
2. **MOMENT OF SILENCE**
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**

William Baker (R), President, Appointed by: Town Council, Initial Appointment: 01/15/2007 -Term Expiration: 12/31/2026
Roland Raffin (D), Vice-President, Appointed by: Town Council, Initial Appointment: 03/12/2007 - Term Expiration: 12/31/2026
Jennifer Johns (R), member. Appointed by: Town Council, Initial Appointment: 01/08/2024 - Term Expiration: 12/31/2027
Rachel Branagan (D), member, Appointed by: Town Council, Initial Appointment: 06/01/2022 - Term Expiration: 12/31/2027
Joseph Hofferth, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2026
David B. Nellans, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2026
George Shinkan, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2026

5. **APPROVAL OF MINUTES**
   a. November 18, 2025 PC Minutes
      Documents: November 18, 2025PC Minutes Draft v2
   b. December 9. 2025 PC Minutes
      Documents: December 9, 2025 PC Minutes Draft
6. **PRELIMINARY HEARINGS**
7. **PUBLIC HEARINGS**
   a. PC25-015 SUBDIVISION PRELIMINARY PLAT: Matt Kimmel of Centennial Village requests review of a Preliminary Plat for a proposed 4-Lot Subdivision, a replat of Lot C to create Lots 10, 11, 12, and 13 of CENTENNIAL VILLAGE RESUBDIVISION located at 9505 Calumet Avenue.
      CONTINUED PUBLIC HEARING FROM DECEMBER 9, 2025
      Documents: PC 25-015 Staff Report 01.13.26 CV Prelim Sub | Ex A Punch List_Review Response Letter 1.6.26 | Ex B Application | Ex C ALTA Survey Lot C (1) | Ex D Site Plan | Ex E Fire Truck Exhibit | Ex F Preliminary Plat_CV_12-22-25 | Ex G DVG Traffic Study Report | Ex H SEH Traffic Study Review | Ex I Orion Traffic Study Report | Ex J STMW Report Lots 10 - 13 | 00_SEH Review #1 Comment Response [final] | CV 1
   b. PC25-016 PUD AMENDMENT: Matt Kimmel of Centennial Village requests to amend the CENTENNIAL VILLAGE PLANNED UNIT DEVELOPMENT to revise the CV Design Standards and Site Plan to include revisions to the sign standards and the size, location, and shape of buildings and lots of Lot C located at 9505 Calumet Avenue.
      CONTINUED PUBLIC HEARING FROM DECEMBER 9, 2025
      Documents: PC 25-016 Staff Report 01.13.26 CV PUD Amendment | Ex A Application PUD Amendment with Alta Survey | Ex B CV Design Standards 12.17.25 | Ex C Structural Brick Review Memo | Ex D Structural Brick docs | Centennial Park Structural Brick Review Memo_01092026
   c. PC25-017 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 11 for a 23,299 square foot, 1-story Sprouts Market

Building to be commonly known as 800 45th Street.
CONTINUED PUBLIC HEARING FROM DECEMBER 9, 2025
Documents: PC25-017 Staff Report 01.13.26 CV Sprouts Development

d. PC25-018 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 13 for a 4,270 square foot, 1-story Chase Bank Building to be commonly known as 9521 Calumet Avenue.
CONTINUED PUBLIC HEARING FROM DECEMBER 9, 2025
Documents: PC25-018 Staff Report 01.13.26 development plan CV Chase Bank

e. PC25-021 SUBDIVISION PRELIMINARY PLAT: Scott Yahne Attorney on behalf of G.H.K. Developments, Inc., requests review of a Preliminary Plat for a proposed replat of 45th AVE ADDITION LOT 1 to 4-Lot Subdivision to be known as 45TH STREET PROPERTIES, LLC.
CONTINUED PUBLIC HEARING FROM DECEMBER 9, 2025
Documents: PC 25-021 Staff Report 01.13.26 Pavilion Prelim Sub | Ex A Application Preliminary Plat | Ex B Alta Surveys PC25-021 | Ex C Concept Lots PC25-021 | Ex D Lots overlay aerial | Ex E Preliminary Plat 12-30-2025

f. PC25-022 PUD AMENDMENT: Scott Yahne, Attorney, on behalf of G.H.K. Developments, Inc., requests to amend the PAVILION at 45th PLANNED UNIT DEVELOPMENT.
CONTINUED PUBLIC HEARING FROM DECEMBER 9, 2025
Documents: PC 25-022 Staff Report 01.13.26 Pavilion PUD | EX A Application | Ex B PUD Amendment | Pavilion PUD Amendment rcvd 01.9.26

g. PC25-023 DEVELOPMENT PLAN REVIEW: Scott Yahne, Attorney, on behalf of G.H.K. Developments, Inc., requests review of a Development Plan for a 117,000 square foot, 2-story self-storage facility on proposed Lot 4 of The Pavilion on 45th to be commonly known as 9749 Fran-Lin Parkway.
CONTINUED PUBLIC HEARING FROM DECEMBER 9, 2025
Documents: PC 25-023 Staff Report 01.13.26 Pavilion Self Storage | Ex A Application | Ex B Alta Surveys | Ex C Site Plan 12.10.25 | Ex D Landscape Plan | Ex E Photometric | Ex F RenderingArchitecture Plan 12.10.26 | Ex G Site Eng Plans 12.10.25 | Ex H Stormwater Report | Pavilions on 45th Lot 4 Review

8. **FINDINGS OF FACT**
   a. PC25-020 DEVELOPMENT PLAN REVIEW: Jim Glascott of WT Group representing the School Town of Munster received approval with conditions for a Development Plan for the construction of ten (10) tennis courts at 8839 Calumet Avenue.
   Documents: PC25-020 Findings of Fact
   b. PC25-025 DEVELOPMENT PLAN REVIEW: Erin Gogolin of Bohler Engineering on behalf of Dutch Brothers Coffee received approval with conditions for a Development Plan for the redesign of an existing building and parking lot located at 8032 Calumet Avenue.
   Documents: PC25-025 Findings of Fact
   c. PC25-026 DEVELOPMENT PLAN REVIEW: Marc Smith of E. Anthony, Inc. on behalf of Orthopedic Specialists of Northwest Indiana (OSNI) received approval (check conditions) for a Development Plan for expansion of a 30,000 square foot parking lot located at 9900 Columbia Avenue.
   Documents: PC25-026 Findings of Fact
9. **OTHER BUSINESS**
   a. PC25-013 SUBDIVISION FINAL PLAT: Bruce Boyer on behalf of Crew Car Wash requests Final Plat approval for a 1-Lot Subdivision, a replat of Lots 25, 26, 27, 28, and 29 to create Lot 1 of CREW CAR WASH SUBDIVISION located at 111 Ridge Road.
   Documents: PC 25-013 Staff Report 01.13.26 Crew Final Sub | Ex A Application 25-013 | Ex B Final Plat 12-18-25
   b. Election of Officers: President, Vice President, Executive Secretary.
   c. Plan Commission Appointee to the Board of Zoning Appeals
   d. 2026 PC Schedule of Meeting Dates and Filing Deadlines.
   Documents: 2026 PC Schedule of Meeting Dates and Deadlines v2
10. **CONTINUED DISCUSSION ITEMS**
11. **NEXT REGULAR BUSINESS MEETING** February 10, 2026
12. **ADJOURNMENT**

Recorded meetings are archived at: https://www.youtube.com/channel/UCjZG8vgYLDwUr-sEWvNOSFQ

PLAN COMMISSION STAFF REPORT

To:	Members of the Plan Commission
From:	Sergio Mendoza, Planning Director
Meeting Date:	January 13, 2026
Agenda Item:	PC 25-022
Application Type:	PUD Amendment
Hearing:	Public, Continued from 12.9.25
Summary:	Applicant is requesting to amend a previously approved PUD to include updated Standards for Bulk, Design, and Uses to be known as THE PAVILION ON 45TH PLANNED UNIT DEVELOPMENT

Applicant:	Scott Yahne, Attorney for G.H.K. Developments, Inc.
Property Address:	1830 45th Street
Current Zoning:	CD-4 A (Commercial), active PUD
Adjacent Zoning:	North: CD 4 A – General Commercial, active CD 4 R4 – Multifamily South: CD-3. R2 (Single-Family Residential), active Rail Road ROW East: CD-4 A (Commercial) West: CD-4 A (Commercial)
Applicant Requesting:	Public Hearing
Action Required:	Open Public Hearing Review of proposed STANDARDS FOR BULK, DESIGN, and USES, Review of SD-PUD ZONING CODE

Staff Recommendation: Table Amendment to THE PAVILION ON 45TH PUD

Attachments: 1. Application, Exhibit A
2. PUD Standards , Exhibit B

SITE LOCATION

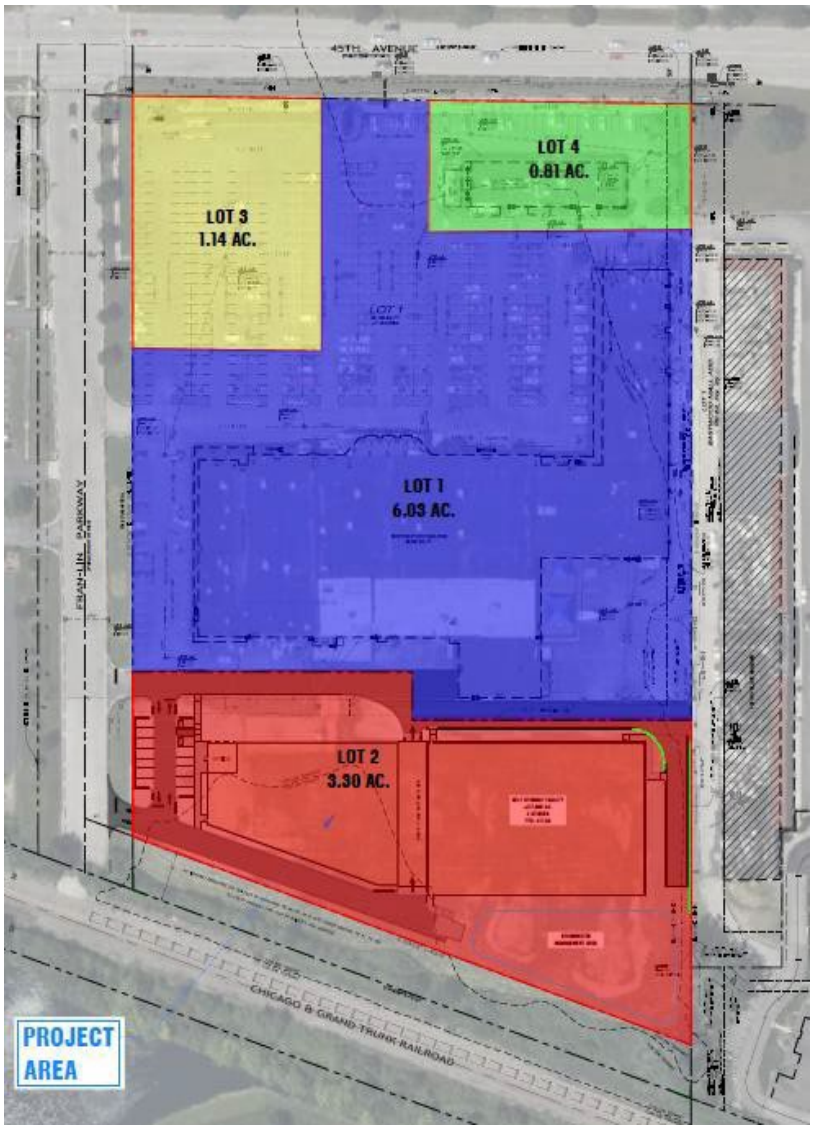
The proposed PUD Amendment is located south of 45th Street, east of Fran-Lin Parkway, north of the Canadian National Railroad, and approximately 260 feet west of Wildwood Court. The site is a Lot of Record, identified as 45th Ave Addition Lot 1, encompassing approximately 11 acres with 590 feet of frontage along 45th Street and 731 feet of frontage along Fran-Lin Parkway. The Shopping Center is commonly known as The Pavilion on 45th.





PROJECT BRIEFING

The Petitioner seeks to change lot into a four-lot subdivision to support additional development within the project area. To facilitate this expansion, the Petitioner requests an amendment to the underlying PUD to reference a replat of Subdivision and to implement the accompanying PUD Standards. As part of this effort, the Petitioner will also adopt and record reciprocal easements to allow for the efficient use, access, and sharing of common elements throughout the PUD.



The proposed amendment establishes development standards for The Pavili on at 45th, a Planned Unit Development. These standards address bulk regulations, design requirements, and permitted land uses to ensure compatibility with the existing shopping center while providing a framework for future improvements.

The amendment is proposed of four lots totaling approximately 11.28 acres, with allowable uses consistent with the Town of Munster zoning code for the CD-4.A district, including the explicit allowance of self-storage facilities. Standards governing building size, exterior materials, parking, landscaping, lighting, signage, and stormwater management are included to promote aesthetic consistency and compliance with local regulations.

The PUD Standards further outlines procedures for construction approval, amendments to the PUD, and the treatment of nonconforming structures and uses. Legally existing conditions may remain until redevelopment occurs, at which time updated standards will apply or identified as by-right in within the PUD. Requirements for landscaping, lighting, and signage emphasize site enhancement, safety, and uniformity, while enclosures for dumpsters and mechanical equipment must be durable and visually compatible with surrounding structures. Enforcement provisions mandate compliance with all applicable rules and establish penalties for violations, ensuring that development within the PUD maintains both functional quality and the intended character of the area.

At the December 9, 2025 Plan Commission Meeting the applicant acknowledged that due to the holiday schedule the project timeline is compressed and explained that updated architectural materials and revised PUD development standards were still being finalized. The plan commission held discussion on the review of stormwater management. Following discussion, a motion was made to table Petition PC25-022, along with related Petitions PC25-021 and PC25-023.

On December 15, 2025 staff forwarded an updated proposed redline PUD Amendment for THE PAVILION ON 45TH, to the commissioners for review and comment. Since this date, staff has been coordinating reviews and update to THE PAVILION ON 45TH.

Lot 1 is reserved for future development. Although the specific use has not yet been identified, any future proposal will comply with the updated PUD Amendment

Lots 2 and 3 are not proposed for any changes at this time. The existing uses and structures on these lots are established; however, the existing self-storage facility on Lot 3 is expected to vacate, and any future redevelopment will comply with the proposed PUD Amendment.

Lot 4 is proposed for the new construction of a two-story, climate-controlled indoor self-storage facility designed to complement the existing shopping center architecture and incorporate on-site stormwater detention.



CODE REVIEW

TOWN OF MUNSTER CHARACTER BASED ZONING CODE

Section 26-6.804. L. 9. Specifics Supplemental Provisions Related to Planned Unit Developments. (pg 402)

k. The procedure for…amending an existing SD-PUD…shall be as follows:

xiii. The Plan Commission may recommend … amendment to the SD-PUD…provided that it finds that:

I. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District will not detrimentally affect present or potential property values or Uses of Adjacent property or elsewhere in Town.

II. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District adequately takes into account existing and proposed conditions and character of the land, Uses, Buildings, and Development proposed to be subject to the SD- PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and within all Adjacent Districts.

III. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District will have a beneficial effect on the Town, which could not be achieved if the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District were not approved and the such Development was developed under the standards of any other District.

IV. Any deviation from the standards or requirements that otherwise would be applicable with another District is warranted by the design and amenities incorporated in the Development Plan.

V. The SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District is necessary to address unique site conditions that are not characteristics of other sites in the Town and the application and Development Plan adequately address the same.

VI. The proposed SD-PUD Planned Unit Development Special District or amendment to SD-PUD Planned Unit Development Special District and the Development proposed therein are:

1) either compatible with the land and existing or anticipated Development Adjacent to such SD-PUD Planned Unit Development Special District or the land and existing or anticipated Development Adjacent to such SD-PUD Planned Unit Development Special District can be planned in coordination with the proposed Development within such SD-PUD Planned Unit Development Special District;

2) the most desirable Development and Use(s) for which the property subject to the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District is adapted; and
3) constitute responsible growth and Development.

VII. The proposed SD-PUD Planned Unit Development Special District or amendment to SD-PUD Planned Unit Development Special District is in conformance with the general intent of this Article and the Comprehensive Plan.

VIII. Existing and proposed Thoroughfares are suitable and adequate to carry anticipated traffic within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and its vicinity.

IX. Existing and proposed utility services are adequate for the proposed Development within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District.

X. Each phase of the proposed Development within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District, contains the required parking spaces, and landscape and utility areas necessary for creating and sustaining a desirable and stable environment.

XI. The proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and all proposed Buildings, parking accommodations, and landscape and utility areas therein can be completely Developed within five (5) years of the initial establishment of the District.

XII. All conditions and requirements of Sections 26-6.804. L. 9. a. - .k have been satisfied.

STAFF FINDINGS AND RECOMMENDATION

Staff has determined that the applicant has submitted all required supporting documentation for an amendment to The Pavilion on 45th PUD, and that the application complies with the public notice requirements set forth in Section 26-6.804.L.9.k.xii for the conduct of a public hearing. Staff further notes that, as of December 15, 2025, the applicant provided updates and revisions to the attached Exhibit B, for which no comments were received from the Plan Commission. As of the date of this staff report, no additional updates to The Pavilion on 45th PUD have been submitted for review. Staff recommends that the Plan Commission consider deferring the petition to allow the applicant to resubmit revised Standards for Bulk, Design, and Uses for The Pavilion on 45th PUD.

Motion

Plan Commission may consider the following motion:

Motion to Table PC 25-022, a proposed Amendment to THE PAVILION AT 45TH PLANNED UNIT DEVELOPMENT so an updated STANDARDS FOR BULK, DESIGN, and USES be updated and resubmitted for review, including all discussion and findings.

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MUNSTER PLAN COMMISSION
MINUTES OF REGULAR MEETING
January 13, 2026

The Munster Plan Commission held a meeting on January 13, 2026, at Munster Town Hall, 1005 Ridge Road, in the Main meeting room and could be accessed remotely via Zoom webinar, a videoconference application.

Call to Order: President Baker called the meeting to order at 7:00 pm.

Moment of Silence and Pledge of Allegiance

Roll Call:

William Baker, President, Appointed by: Town Council, Initial Appointment: 01/15/2007 -Term Expiration: 12/31/2026
Roland Raffin, Vice-President, Appointed by: Town Council, Initial Appointment: 03/12/2007 - Term Expiration: 12/31/2026
Jennifer Johns, member. Appointed by: Town Council, Initial Appointment: 12/17/2018 - Term Expiration: 12/31/2027
Rachel Branagan, member, Appointed by: Town Council, Initial Appointment: 06/01/2022 - Term Expiration: 12/31/2027
Joseph Hofferth, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2026
David B. Nellans, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2026
George Shinkan, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2026

Members in Attendance	**Members Absent:**	**Staff Present**
William Baker	Jennifer Johns	Sergio Mendoza, Planning Director
Rachel Branagan		Nicole Bennett, Town Attorney
Joseph Hofferth		Denise Core, Administrative Assistant
David Nellans		
Roland Raffin		
George Shinkan		

President Baker announced we have a quorum.

Approval of Minutes:

November 18, 2025, PC Minutes

Motion: Councilor Shinkan moved to approve the minutes from November 18, 2025.
Second: Member Raffin
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

Motion: Councilor Shinkan moved to approve the minutes from December 9, 2025.
Second: Member Raffin
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

Preliminary Hearings: None

Public Hearings:

PC25-015 SUBDIVISION PRELIMINARY PLAT: Matt Kimmel of Centennial Village requests review of a Preliminary Plat for a proposed 4-Lot Subdivision, a replat of Lot C to create Lots 10, 11 12, and 13 of CENTENNIAL VILLAGE RESUBDIVISION located at 9505 Calumet Avenue. This matter was a continuation of a previously opened public hearing.

Director Mendoza was invited to speak first on behalf of the petitioner. He explained that, following prior requests, updated documents had been submitted including information related to the required traffic study. President Baker invited the petitioner's representative to speak.

Mr. Russ Posen from DVG at 1155 Troutwine Road, Crown Point, IN, introduced himself and noted that a traffic engineer from DVG was present to address technical questions. Mr. Posen noted there were four petitions for this development, they would concentrate on the first two beginning with the plat. He summarized the proposed project, describing it as a four-lot development on the northern portion of the property originally known as Lot C, located north of 45th Street and east of Calumet Avenue. The original Planned Unit Development (PUD) contemplated a single large lot, but the current proposal seeks to divide it into four separate lots. The plat establishes access plans including space for a traffic signal and a right-in/right-out entrance along Calumet Avenue. Internal site planning includes shared ingress, egress, and parking easements.

Mr. Pozen compared the updated development program to the original PUD, which had provided for a 70,000-square-foot grocery store. The current plan proposes four developments totaling just under 67,000 square feet. The updated traffic analysis evaluated anticipated uses, including grocer, retail, office, and a potential medical office space which uses a higher rate. He confirmed that parking needs would be met, with approximately 360 parking spaces planned where the PUD requires a maximum of 246.

Mr. Pozen emphasized that the traffic study further concluded that at peak hours, the proposed four-lot development would generate less traffic than the originally approved 70,000-square-foot grocery store. He said that the updated traffic evaluation addressed the Commission's prior questions and included coordination between DVG's traffic engineer and the Town's traffic engineer to ensure an appropriate assessment of the surrounding conditions.

Mr. James Hus, a traffic engineer with DVG, 1155 Troutwine Road, Crown Point, IN, reported that a revised traffic study had been submitted to address questions raised by SEH and town staff. He noted

that while not all issues were fully resolved, the study now reflects updated trip generation figures based on the most recent development docket. According to the revised analysis, replacing the previously assumed 71,000 square foot grocery store with the proposed use in the northeast quadrant of the PUD results in an estimated 12% reduction in morning peak trips and a 35% reduction in evening peak trips.

Mr. Hus emphasized that delays at the adjacent intersections remain a concern but are largely attributable to long standing site constraints, including the unusually close spacing of the two intersections, land configuration, and surrounding railroad infrastructure. These conditions were established more than a decade ago and cannot be modified. He also referenced a 2015 study indicating that after the realignment of 45th Street, regional traffic patterns shifted, increasing the use of 45th Avenue as a primary route. Traffic counts from 2024 confirm that current conditions differ materially from earlier assumptions, contributing to present congestion independent of the PUD's impact. He stressed that while the PUD does bring traffic with it, the congestion in the area in not solely caused by that; he was explaining that there are delays and why.

He stated that there was no additional substantial information beyond what had been discussed at the previous meeting and reiterated that the development team continues to work within the fixed constraints of the existing North Centennial Drive intersection. Both a traffic signal and a roundabout present advantages and disadvantages.

Councilor Nellans asked whether the proposed traffic signal would operate as a smart, traffic responsive system. Mr. Hus confirmed that it would not operate on random cycles and would need to coordinate with the larger Calumet corridor signal network, given Calumet Avenue's higher traffic volume. The system would also monitor vehicles entering from adjacent properties to determine signal changes.

Director Mendoza confirmed for President Baker that the town's engineers had reviewed the petitioner's materials and those engineers were present to respond to questions. President Baker asked for the town's position on whether a stoplight, a roundabout, or no change would provide the greatest improvement.

Mr. Satya Tallamraju, a professional engineer from SEH, introduced himself. He is working on behalf of the Town to summarize findings related to the traffic study and the operational impacts of potential intersection alternatives. He explained that the study evaluated volumes, levels of service, and operational impacts using traffic modeling software. Based on the data, both a roundabout and a traffic signal would create operational impacts on the adjacent intersections at 45th Street and Calumet Avenue. Since signals in close proximity must be coordinated, any new signal would need to communicate with the existing ones. Given the spacing, both alternatives would cause disruptions. He said SEH sought the least impactful option. In addition to the roundabout and signal options, he added a right-in/right-out configuration as another alternative. He asked Mr. Woller to provide additional information.

Mr. Joshua Woller, a traffic engineer from SEH, had joined the meeting remotely. He confirmed that SEH had reviewed DVG's Synchro models and the supporting report and found that both the roundabout and signal alternatives would produce differing, but notable, impacts. Existing congestion issues at 45th and

Calumet, especially during the PM peak, already cause traffic to back up through the proposed intersection location. With either a signal or a roundabout, vehicles on a daily basis would likely back up to the intersection and become stuck, potentially creating gridlock. The analysis indicated that a roundabout would be less likely than a signal to cause queues extending back to Calumet, though both alternatives pose operational challenges depending on driver behavior.

Mr. Woller explained that a right-in/right-out option limits movements but offers the least impact on existing roadway operations despite circulation challenges for the development. He also noted that the traffic signal alternative would require coordination with the existing 45th and Calumet signal, but because traffic volumes in all major movements at that intersection are relatively balanced, there is no ideal time to stop traffic on 45th without causing significant backups. As a result, the development would likely experience delays under either a signal or roundabout, though the need to keep 45th traffic moving would most likely disadvantage the development with backup and circulation issues. He emphasized that the existing congestion is not caused by the proposed development, though the development will contribute to overall demand. The updated development plan, which reduces the size of the grocery store, lowers trip generation because grocery stores generate more traffic than banks or medical offices. While this results in fewer new trips and slight reductions in delay, existing queues and congestion remain. President Baker asked if the right-in/right-out was off 45th into this parcel. Mr. Woller said that was an option that was evaluated in the study. He added that consideration would likely have to be given to a right-in/right-out on Calumet as well for eastbound vehicles to enter coming north of the intersection, and that also presents challenges from circulation. He stressed that, given the existing conditions, they are looking at this strictly from the position of what is the safest alternative and the least impactful to the existing network.

President Bakker asked for the definition of "impact" within the traffic study. Mr. Tallamraju explained in detail that impacts are measured primarily through delay, which is used to assign a Level of Service (LOS). Existing conditions already operate at or near capacity. Mr. Tallamraju added that LOS A is considered excellent and LOS B is acceptable, whereas LOS E and F are unacceptable. Mr. Woller concluded that, based on current conditions and expected performance, his highest level of comfort is with the right-in/right-out configuration, followed by a roundabout, with a traffic signal as the least favorable option.

The discussion continued with a comprehensive explanation from Mr. Woller regarding how trip generation was calculated for the proposed development. Mr. Tallamraju described that trip generation figures were prepared for both the morning and evening peak hours, identifying the volume of new vehicle trips anticipated from the development and adding those volumes to the existing baseline traffic present on the network. This approach also incorporated a pass by traffic component, acknowledging that certain land uses, such as grocery stores, attract a higher share of drivers already traveling through the corridor, who may stop as part of an existing trip rather than generating an entirely new one. Examples were provided comparing grocery stores with lower pass by uses such as banks and medical offices.

The discussion transitioned to the level of service at the affected intersections. Mr. Woller said that current operations are poor, functioning at approximately Level of Service E during peak periods. Mr. Pozen and Mr. Hus clarified that a formal level of service analysis for a right-in/right-out access configuration was not completed, because such limited access would fundamentally alter the type of development possible on the site. In particular, a grocery store, which is central to the proposed plan, would not locate on a parcel limited to right-in/right-out access. The proposed traffic signal is therefore integral to the development program being presented. Mr. Pozen added that certain development options were not evaluated because they were not viable under restricted access conditions.

President Baker sought clarification on whether traffic impacts would differ between a grocery store of 75,000 square feet versus one of 65,000 square feet. Mr. Woller indicated that specific trip generation numbers could be provided with additional analysis but noted in general terms that greater development intensity produces greater traffic. Additional uncertainty was introduced by the fact that two of the proposed buildings on the subdivided lots do not yet have confirmed tenants, meaning their eventual land use and corresponding traffic impacts remain unknown. These uses could range widely from high volume generators such as fitness centers to lower volume professional offices, and this variability contributed to the complexity of the evaluation being presented.

Councilor Nellans expressed concern regarding the right-in/right-out option, noting that such restricted access would substantially limit drivers' ability to travel north or south along Calumet Avenue. From a practical standpoint, he noted that many drivers choose destinations based on convenience, and imposing access restrictions would deter some patrons who would not want to reroute or make additional maneuvers. This, in his view, would negatively affect both existing uses in Centennial Village, such as Windy City Social, and future tenants like the proposed grocery store. Councilor Nellans further offered that he was not in favor of a roundabout either; his preference is for a signal.

Mr. Pozen agreed that people generally prefer direct access and that developments succeed when they align with the convenience expectations of the community. He emphasized that restricting access could push consumer spending outside the Town of Munster, diminishing economic activity in the area. He noted that this development has amenities that are important to the community and are ones that people want to use; that creates traffic. He reiterated that a grocery store would not locate on a parcel with restricted access, further underscoring the importance of a signalized intersection to the viability of the project.

President Baker noted that there was also the request to subdivide the existing single lot, originally designated for a grocery store under the Planned Unit Development, into four separate lots to accommodate multiple uses. Director Mendoza explained that the need for a traffic study originated specifically from examining how the shift from one large development to four distinct parcels would affect traffic volumes and circulation patterns. The subdivision would potentially introduce multiple independent users, creating new access and traffic considerations. President Baker noted how each new lot could influence overall operations in and around the development area, especially given the unknown uses associated with two of the parcels.

Commissioner Raffin asked whether the engineering teams had evaluated widening 45th Street or Calumet Avenue to alleviate congestion and allow for additional turn lanes. Mr. Tallamraju responded that they had not been asked to study such widening. Mr. Hus explained that there are several proposals that could have been made but there are numerous physical constraints preventing any substantial road expansion. Specific examples were provided, including buildings constructed within ten feet of the right-of-way, sensitive communications infrastructure beneath the southwest corner, and extremely limited space along the west leg of the intersection. These factors, combined with prior development patterns and right-of-way decisions, severely limit opportunities for meaningful widening. He explained that while a blank slate approach might allow for additional lanes or turn movements, the practical limitations of the built environment prevent many of the ideal treatments from being implemented.

Discussion continued around possible solutions as well as challenges with them. President Baker and Commissioner Raffin suggested that this is a wide open space at this time and repositioning the building layouts might be considered. Mr. Pozen explained that creating a lane on 45th would be complicated by adjacent buildings and would offer limited operational benefits. He and Mr. Hus noted that any new lane would also need to be balanced that on the roadway. Mr. Hus said that SEH would also agree that the westbound through movement at the PM peak major hour is not as bad as the interface at the westbound left turn, how much length it has to run out, and the complications that the close-proximity intersection create. Mr. Tallamraju and Mr. Hus discussed problems with all eastbound traffic. Mr. Hus added that when their models prioritized Calumet, it just got worse.

President Baker asked if they were proposing a deceleration lane to turn right at the proposed northbound curb cut. Mr. Hus said they were not; he said he could make the argument that one was warranted but also that there are zero northbound turn lanes on Calumet. Mr. Hus noted that right turn lanes are absent along most of Calumet Avenue, not due to policy choices, but because corridor development patterns left little room for expansion. He said if he had been asked about this 30 years, there would be right turn lanes not just here, but at 6-12 more intersections. President Baker suggested that it would be good, from a safety perspective, to create an avenue to allow people to get out of the flow of traffic.

Several commissioners commented on other areas along Calumet that could benefit from turn lanes. Commissioner Branagan questioned whether historical decisions should preclude improvements now. Mr. Hus explained that turn lanes are inconsistent with the Calumet Avenue corridor and physical limitations rendered the option impractical in this setting. The conversation also referenced difficulties at nearby commercial driveways, such as the backup issues near Jewel Osco, to illustrate challenges that arise when right turn movements lack adequate space for separation from through traffic. Mr. Hus reiterated that many areas along Calumet Avenue have similar challenges and that modifying the intersection geometry in this area would require impacts to existing private improvements that would be disproportionate to the expected benefits.

Traffic challenges on 45th Street were also examined. Councilor Nellans raised the possibility of adjusting building placement within the proposed development to permit additional turn lanes or to create more spatial flexibility for roadway improvements. Mr. Hus noted that westbound left turn lanes create

queuing problems due to limited storage and nearby intersections, and that westbound through lanes are not the primary issue. Instead, the eastbound left turn lane is considered the most significant operational problem. Previous adjustments to traffic signal timing, which were intended to prioritize Calumet Avenue, inadvertently worsened eastbound congestion. These issues highlight the complexity of balancing traffic movements in a constrained multileg intersection, where changes intended to alleviate one problem often intensify another. The commissioners discussed the potential for lane reconfiguration, including reassignment of left turn lanes to create deceleration or right turn lanes; however, engineers explained such reallocations are not feasible because opposing double left movements are already at or near capacity. Realigning lanes or shifting geometry would introduce new operational problems and would not provide meaningful relief under projected traffic conditions.

Councilor Nellans acknowledged that alternative building configurations might have provided more options had they been considered earlier in the corridor's development. However, because prior phases of Centennial Village placed buildings close to Calumet Avenue, the current proposal is constrained by legacy decisions. Discussion reflected that while these limitations cannot be undone, the Commission must, nonetheless, focus on achieving the most functional layout possible for the remaining undeveloped parcel. He further emphasized that development should continue despite traffic challenges, as economic growth in the area remains important. He recognized that traffic would remain challenging regardless of which improvements are made but expressed support for a development layout that maximizes usability and economic benefit within the limits of the existing roadway network.

President Baker acknowledged that this was a continued public hearing, the public session remained open from previous meetings. He invited any final questions from the Commission before opening the floor for public comment. With no public speakers coming forward, President Baker closed the public hearing and returned the matter to the Commission for deliberation.

Councilor Hofferth expressed that, after hearing the engineering perspectives from both sides, there was no clear or convincing conclusion regarding the proposed changes. Concerns were raised about existing traffic congestion and the likelihood that disruptions or delays at the affected intersections would increase. Based on these concerns, he moved to deny PC25-015, the 4-lot subdivision. The motion failed due to the lack of a second.

Motion: Councilor Hofferth moved to deny PC Docket No. 25-015.
Second: (None)
Vote: Yes – 0; No – 0; Abstain – 0. Motion failed.

Commissioner Raffin asked whether SEH could explore the impact of adding additional lanes to help alleviate traffic heading west and north. He recognized such exploration would likely require the petitioner to redesign lot layouts and building placements. He noted that it is extremely difficult for the Plan Commission to decide this without every possible piece of information. Attorney Bennett explained that the petitioner was not asking for that. Unless the petitioner requests those changes, possibly to keep the project moving along, studying them could be an unnecessary use of resources. She emphasized that consideration must be limited to the petitioner's actual request, not the Commission's preferences for alternative site configurations.

Mr. Pozen clarified that previous evaluations had already examined turn lanes on 45th Street. Additional widening was not feasible due to constraints such the property to the west which they don't own or control and large existing utilities. He reiterated that their proposal did not include turn lanes because they did not believe additional lanes would materially improve traffic operations. He clarified that they are not proposing that. President Baker suggested that they could add land on the southern portion of the parcel, they could shift everything and still line it up.

The discussion turned to the broader development context. Councilor Nellans emphasized the importance of developing the land despite traffic challenges, noting that past decisions had been criticized but development still proceeded. Commissioner Branagan questioned the practical difference between denial and tabling. Attorney Bennett explained that would depend on whether the petitioner was willing to entertain options beyond the current proposal; any further considerations depend on what the petitioner is requesting and willing to change. She stressed that the petitioner has made their request and that is what the Plan Commission can consider; this is not a negotiation.

Mr. Pozen clarified that the request before the Commission was limited to reconfiguring one lot into four lots without altering the roadway network. They reaffirmed that their proposal included a signal at 45th and North Centennial and a right-in/right-out access on Calumet Avenue. He emphasized that their traffic evaluations showed that additional turn lanes would not meaningfully improve conditions and that the current plan represents the most viable approach within existing constraints. He stated that the proposed uses for the four lots would result in less traffic impact than was previously approved under the existing PUD. He noted that the developer already possesses the right to build a grocery store with a traffic signal under the current PUD. Delays or additional right-in/right-out requirements could jeopardize existing agreements with prospective tenants, including high-quality users whose commitments may lapse if the matter continued to be tabled. He said they are bringing good amenities to the town; they have presented good data and are presenting as is.

Commissioner Raffin and President Baker raised renewed concerns about safety and congestion, citing examples of other intersections in town and expressing the belief that an added turn lane could help separate traffic movements and potentially reduce accidents. Mr. Pozen and Mr. Hus reiterated that although traffic volumes may support certain warrants, physical constraints and prior analysis indicated that improvements such as additional width or turn lanes would not address the underlying congestion.

Commission Raffin made a motion to deny PC25-015 . It was seconded by Councilor Hofferth.

Mr. Matt Kimmel argued that rejecting the proposal would leave the land undeveloped indefinitely and undermine ongoing development momentum, whereas the proposed plan represented the most efficient approach. He emphasized the town's significant investment and the need for decisive action to support economic growth.

During comment, Commissioner Raffin suggested that site adjustments, vertical density, or rearrangement of buildings could address issues. Councilor Nellans referenced historical challenges with the property, including past claims that it was undevelopable except for uses such as a high tech car wash, and argued that the current proposal offers substantially greater community benefits. He stated his support for advancing the plan despite anticipated traffic increases, emphasizing the need for

economic development. Councilor Shinkan expressed concern about the long duration of the review process, noting that petitioners, staff, and consultants had collaborated for more than a year with no resolution. He raised the issue of the town's reputation for being unfriendly to business. He noted that Sprouts and Chase Bank are quality establishments that should not be dismissed. He stated he would vote no to the denial. Commissioner Raffin noted that this meeting was the first time they had heard substantive traffic input from SEH, the town's consultant on traffic, and highlighted the need for a holistic approach to traffic issues across the community rather than isolated modifications. President Baker expressed discomfort with the ultimatum as well as with the change from one to four lots and in the way it is laid out.

A vote was taken on Commissioner Raffin's the motion to deny PC25-015 which was seconded by Councilor Hofferth. The motion failed with 2 voting yes and 4 voting no.

Motion: Commissioner Raffin moved to deny PC Docket No. 25-015.
Second: Councilor Hofferth
Vote: Yes – 2; No – 4; Abstain – 0. Motion failed.

Councilor Nellans made a motion to approve the petition. Councilor Shinkan seconded the motion. Commissioner Raffin said he wanted to give SEH more time to look at ways to improve that area. Councilor Nellans raised concerns about demands placed on petitioners to resolve intersection-wide issues. He noted that improvements to that intersection may fall under the town's responsibility.

Councilor Nellans motion to approve PC25-015 which was seconded by Councilor Shinkan failed with 3 voting yes and 3 voting no.

Motion: Councilor Nellans moved to approve PC Docket No. 25-015.
Second: Councilor Shinkan
Vote: Yes – 3; No – 3; Abstain – 0. Motion failed.

A discussion followed on what alternatives remained beyond denial, approval, or tabling. Attorney Bennett clarified that tabling was permissible but warned that it was unclear what could materially change before the next meeting unless additional information or revised positions emerged. Director Mendoza noted that the petitioner also has the option to withdraw or return.

Councilor Nellans made a new motion to approve PC25-015 with a caveat that SEH is asked to do a study to see if this piece of property can be tweaked to improve traffic on it; the report could then be taken to the petitioner to accept what the Plan Commission is asking for or not. President Baker asked Attorney Bennett if this open ended motion could be acted upon. Attorney Bennett said not without a conclusion that could then be negotiated with the petitioner to accept; a condition could not be from the outcome of a study.

The motion to approve PC25-015 conditioned on the results of further study by SEH failed for lack of a second.

Motion: Councilor Nellans moved to approve PC Docket No. 25-015 conditioned on further study by the town's engineers for presentation to the petitioner.
Second: (None)
Vote: Yes – 0; No – 0; Abstain – 0. Motion failed.

Commissioner Raffin asked Director Mendoza if he could initiate an additional study of this intersection by SEH. Director Mendoza answered that he could submit that request to the Town Manager who could work with the Town Council to authorize that work. Commissioner Raffin asked if that could happen quickly.

Further discussion focused on whether an additional traffic study, particularly regarding deceleration and turn lane configurations on Calumet Avenue, could be performed. Mr. Pozen explained that modifications on the east side of the intersection would require improvements on the west side, including property acquisition or cooperation from third parties, which are beyond the petitioner's control. Councilor Nellans said the petitioner does not own the property, but the town has the opportunity to request forfeiture or eminent domain, noting that broader intersection redesigns would be a municipal responsibility and not an appropriate condition on the petitioner. Attorney Bennett noted that these property considerations are not conditions that the petitioner has any control over so that is separate from this petition.

Commissioner Raffin made a motion to table PC25-015. The motion failed for lack of a second.

Motion: Commissioner Raffin moved to table PC Docket No. 25-015..
Second: (None)
Vote: Yes – 0; No – 0; Abstain – 0. Motion failed.

Discussion continued among the commissioners on possible next steps.

Mr. Pozen stated that, after speaking with Mr. Kimmel, the developer, they are still presenting as is. They are, however, considering Councilor Nellan's statement of approval contingent upon an evaluation of Calumet Avenue turn lanes. He stated a willingness to collaborate with the town and SEH to evaluate whether adjustments on Calumet Avenue might improve traffic conditions. Attorney Bennett clarified that such an evaluation cannot be a condition of approval and would instead require a motion to table the petition for further study. She recommended that if a motion was made to table the petition, the motion should include reopening the public hearing at the next meeting.

Councilor Nellans made a motion to table PC25-015 with the condition that the petitioner will work with the town to look at a deceleration lane to see what it adds and for both the town traffic engineer and the petitioner's traffic engineer to study that for the next meeting. President Baker confirmed there was a motion to table until next month and to keep the public hearing open. Commissioner Raffin seconded the motion.

President Baker asked for a timeline on this. Councilor Nellans asked if the engineers and site designers could complete the analysis and site plans within two to three weeks so they would be ready for the next meeting. Mr. Pozen said yes.

Councilor Nellan's motion to table PC25-015 until February 10, 2026, keeping the public hearing open which was seconded by Commissioner Raffin proceeded to a vote. The motion passed with 5 voting yes and 1 voting no. President Baker voted no.

Motion: Councilor Nellans moved to table PC Docket No. 25-015, until February 10, 2026, keeping the public hearing open and including all discussions and findings.
Second: Commissioner Raffin
Vote: Yes – 5; No – 1; Abstain – 0. Motion carries.

PC25-016 PUD AMENDMENT: Matt Kimmel of Centennial Village requests to amend the CENTENNIAL VILLAGE PLANNED UNIT DEVELOPMENT to revise the CV Design Standards and Site Plan to include revisions to the sign standards and the size, location, and shape of buildings and lots of Lot C located at 9505 Calumet Avenue. This matter was a continuation of a previously opened public hearing.

PC25-017 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 11 for a 23,299 square foot, 1-story Sprouts Market Building to be commonly known as 800 45th Street. This matter was a continuation of a previously opened public hearing.

PC25-018 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 13 for a 4,270 square foot, 1-story Chase Bank Building to be commonly known as 9521 Calumet Avenue. This matter was a continuation of a previously opened public hearing.

President Baker questioned whether the remaining Plan Commission items related to Centennial Village should be addressed despite the absence of an approved plat. Attorney Bennet indicated that action on these items would be futile until the plat issue is resolved, her guidance was given that the items could still be formally called together in compliance with procedural rules, allowing the public hearings, which had been left open, to continue.

President Baker proceeded to call three petitions: PC25-016, a PUD amendment, PC25-017 a development plan for Sprouts, and PC25-018 a development plan for Chase. He invited any members of the public wishing to speak on the three cases to come forward. When no speakers came forward, President Baker left the public hearing open and brought the discussion back to the commission.

Councilor Nellans made a motion to table all three items, PC25-016, PC25-017, and PC25-018 pending approval of the plat and to keep the public hearing open. Councilor Hofferth seconded the three motions. No further discussion followed. The motion passed with 6 voting yes and 0 voting no.

Motion: Councilor Nellans moved to table PC Docket No. 25-016, until February 10, 2026. The public hearing remained open.
Second: Councilor Hofferth
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

Motion: Councilor Nellans moved to table PC Docket No. 25-017, until February 10, 2026. The public hearing remained open.
Second: Councilor Hofferth
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

Motion: Councilor Nellans moved to table PC Docket No. 25-018, until February 10, 2026. The public hearing remained open.
Second: Councilor Hofferth
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

PC25-021 SUBDIVISION PRELIMINARY PLAT: Scott Yahne Attorney on behalf of G.H.K. Developments, Inc., requests review of a Preliminary Plat for a proposed replat of 45th AVE ADDITION LOT 1 to 4-Lot Subdivision to be known as 45TH STREET PROPERTIES, LLC. This matter was a continuation of a previously opened public hearing.

Director Mendoza noted there were no changes from the previous month's proposal and explained that the subdivision's approval was dependent on the approval of the associated Planned Unit Development (PUD). He also reported that information regarding required public infrastructure improvements had been received earlier in the day, including sidewalk extensions along the frontage of the property along 45th Street and to the south along Fran Lin. The estimated cost of these improvements was approximately $65,000.00 and would be tied to the final plat approval. It would ultimately be secured as part of the public infrastructure improvements at the time of final plat consideration.

President Baker questioned whether all necessary paperwork for the petitions had been submitted. Director Mendoza clarified that while the plat documents were complete, the plat approval remains contingent on the PUD because the proposed uses for the new lots impact whether the subdivision configuration was appropriate. President Baker asked why the plat was dependent on the PUD amendment approval. Director Mendoza explained that the commissioners may approve the subdivision in advance, but they would be doing so without the full underlying PUD policies in place. He further clarified that the subdivision merely creates lots, but the PUD establishes the development standards tied to those lots.

President Baker questioned whether the hearings for all related petitions could be called together. Attorney Bennett recommended calling all three petitions: the subdivision, PUD amendment, and development plan review together, however, each of the motions should be addressed individually.

President Baker called two additional petitions to be included in the discussion with PC25-021.

PC25-022 PUD AMENDMENT: Scott Yahne, Attorney, on behalf of G.H.K. Developments, Inc., requests to amend the PAVILION at 45th PLANNED UNIT DEVELOPMENT.

PC25-023 DEVELOPMENT PLAN REVIEW: Scott Yahne, Attorney, on behalf of G.H.K. Developments, Inc., requests review of a Development Plan for a 117,000 square foot, 2-story self-storage facility on proposed Lot 4 of The Pavilion on 45th to be commonly known as 9749 Fran-Lin Parkway.

Director Mendoza noted that updated documents had recently been submitted but had not yet been reviewed sufficiently to provide formal comments, so the applicant was asked to speak.

Attorney Scott Yahne, 3 Lincoln Way, Suite 201, Valparaiso, IN, representing G.H.K. Development, appeared and noted that members of the design team were in attendance in person and via Zoom. He explained that extensive revisions had been made since the prior meeting, including continuous submittals throughout the holidays. He explained that a new development standards document had gone through multiple iterations with staff including substantial redlining and the addition of standards that may be used town-wide in future applications. He noted that comments he had received the previous day included input that appeared to originate from a commissioner, Commissioner Raff, though he was unsure whether all commissioners had seen those comments.

Attorney Yahne stated that updated architectural elevations and renderings had also been submitted. He wished to focus only on outstanding issues, particularly concerns regarding proposed building materials, so the team could "cross final T's and dot final I's" and reach closure. He asserted that only a small number of issues remained and that once the development standards were resolved, the subdivision plat could be approved because it hinges on that document. He reiterated that the development standards document was the key component of the PUD amendment.

Director Mendoza acknowledged that significant communication had taken place, but the development standards document still required staff review before it would be ready for presentation to the Commission. He noted that while versions had been exchanged with the applicant, none had yet been formally shared with the Commission for consideration.

No new evidence was presented that would invite public comment.

Councilor Nellans made a motion to table PC25-021, PC25-022, and PC25-023. Attorney Yaney noted that the petitioners are facing contract timing issues, though he acknowledged that this was not the Commission's responsibility. Councilor Hofferth seconded the motion to table the three petitions. Director Mendoza clarified the documents that are incomplete until a full review by staff pertained specifically to the PUD amendment and the development plan review.

President Baker sought confirmation from Director Mendoza about whether the outstanding documents could realistically be reviewed before the next meeting. Director Mendoza explained that the proposed PUD amendment and development plan required further refinement and updates were needed before the Commission could conduct a final review. He emphasized that discussions and revisions should occur outside the Commission prior to their consideration.

Attorney Yahne expressed frustration with the process citing it just isn't working. He expressed concern about ongoing delays and the extended timeline he has experienced, referencing multiple redline versions and uncertainties about how long further revisions might take.

Councilor Shinkan noted the impact on yet another business coming to town and 6 months later, they have no answers. Councilor Nellans commented on the challenges created when applications are received without having provided complete information. Commissioner Branagan questioned why

incomplete items continue to be placed on agendas, citing the inefficiency of spending meeting time on matters not yet prepared for action.

Attorney Bennett provided that "incomplete" can be subjective; however, the ordinance outlines required submission materials. Historically, the town has allowed petitions to advance once all items were submitted, with final vetting occurring before the Commission rather than after staff resolution. This longstanding practice often results in protracted exchanges, continued drafts, and extended discussion during meetings. She said this has been a practice for decades, but she noted that the Town is evaluating updates to tighten up these processes. In particular, revisions often require significant back-and-forth, especially for PUDs due to their complexity and the need to reconcile ordinance requirements, staff expectations, and petitioner proposals.

A vote was taken on Councilor Nellan's motion to table PC25-021, PC25-022, and PC25-023 and continue the public hearings which had been seconded by Councilor Hofferth. The motion for the three petitions passed with 6 voting yes and 0 voting no.

Motion: Councilor Nellans moved to table PC Docket No. 25-021, until February 10, 2026. The public hearing remained open.
Second: Councilor Hofferth
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

Motion: Councilor Nellans moved to table PC Docket No. 25-022, until February 10, 2026. The public hearing remained open.
Second: Councilor Hofferth
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

Motion: Councilor Nellans moved to table PC Docket No. 25-023 until February 10, 2026. The public hearing remained open.
Second: Councilor Hofferth
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

Following the vote, Attorney Yahne commented that the filing process began on September 16, 2025, and that numerous drafts and iterations had already been submitted. He described a two-hour meeting with Director Mendoza (the week prior) and stated that he had addressed and responded to all the comments; no further response had been received. He emphasized the complexity of the documents and the difficulty of balancing legal requirements, existing site conditions, and new development standards. He noted that extensive timelines and worksheets had been prepared for stakeholders, who are asking for clarity on the anticipated schedule. He reiterated the challenge of interpreting requested legal language seeking guidance on how to translate staff comments into compliant ordinance text.

Findings of Fact:

PC25-020 DEVELOPMENT PLAN REVIEW: Jim Glascott of WT Group representing the School Town of Munster received approval with conditions for a Development Plan for the construction of ten (10) tennis courts at 8839 Calumet Avenue.

Motion: Councilor Nellans moved to approve Findings of Fact for PC25-020.
Second: Councilor Shinkan
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

DEVELOPMENT PLAN REVIEW: Erin Gogolin of Bohler Engineering on behalf of Dutch Brothers Coffee received approval with conditions for a Development Plan for the redesign of an existing building and parking lot located at 8032 Calumet Avenue.

Motion: Councilor Shinkan moved to approve the Findings of Fact for PC Docket No. 25-025.
Second: Councilor Nellans
Vote: Yes –6; No – 0; Abstain – 0. Motion carries.

PC25-026 DEVELOPMENT PLAN REVIEW: Marc Smith of E. Anthony, Inc. on behalf of Orthopedic Specialists of Northwest Indiana (OSNI) received approval (check conditions) for a Development Plan for expansion of a 30,000 square foot parking lot located at 9900 Columbia Avenue.

Motion: Councilor Nellans moved to approve Findings of Fact for PC25-026
Second: Commissioner Shinkan
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

Other Business:

PC25-013 SUBDIVISION FINAL PLAT: Bruce Boyer on behalf of Crew Car Wash requests Final Plat approval for a 1-Lot Subdivision, a replat of Lots 25, 26, 27, 28, and 29 to create Lot 1 of CREW CAR WASH SUBDIVISION located at 111 Ridge Road.

Director Mendoza reported that preliminary plat approval had been granted in November, and the applicants had completed all requirements as needed and the mylars are ready for final signature, including installation of public infrastructure and inspection steps; no surety is required. The plat combines multiple lots and parcels into a single lot of record to maintain accessory uses in compliance with zoning ordinances.

Motion: Councilor Nellans moved to approve the PC Docket No. PC25-013, a final plat for a 1-Lot Subdivision, a replat of Lots 25, 26, 27, 28, and 29 to create Lot 1 of CREW CAR WASH SUBDIVISION located at 111 Ridge Road.
Second: Councilor Hofferth
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

Election of Officers: President, Vice President, Executive Secretary.

The Commission proceeded to the annual election of officers. Each position was voted on individually.

For President, Commissioner Raffin nominated Mr. Baker. The motion was seconded by Commissioner Branagan. President Baker accepted the nomination. With no additional nominations, the Commission approved this appointment unanimously.

Motion: Commissioner Raffin moved to nominate Bill Baker for President of the Plan Commission.
Second: Commissioner Branagan
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

For Vice President, Commissioner Branagan nominated Commissioner Raffin. Councilor Hofferth seconded the motion. Commissioner Raffin accepted the nomination. With no additional nominations, the Commission approved this appointment unanimously.

Motion: Commissioner Branagan moved to nominate Roland Raffin for Vice President of the Plan Commission.
Second: Councilor Hofferth
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

For Executive Secretary, Councilor Shinkan nominated Director Mendoza. Councilor Nellans seconded the nomination. Director Mendoza accepted the nomination. With no additional nominations, the Commission approved his appointment unanimously. With no additional nominations, the Commission approved this appointment unanimously.

Motion: Councilor Shinkan moved to nominate Sergio Mendoza as Executive Secretary of the Plan Commission.
Second: Councilor Nellans
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

Plan Commission Appointee to the Board of Zoning Appeals.

Councilor Shinkan nominated Commissioner Branagan to the Plan Commission appointment to the Board of Zoning Appeals. Councilor Hofferth seconded the motion. Rachel Brannigan was nominated for the position. After a motion and second, the Commission voted unanimously in favor of her appointment. The appointees were congratulated.

Motion: Councilor Shinkan moved to nominate Rachel Branagan as the Plan Commission appointee to the Board of Zoning Appeals.
Second: Councilor Hofferth
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

2026 PC Schedule of Meeting Dates and Filing Deadlines.

The Plan Commission reviewed the 2026 Planning Commission meeting dates and filing deadlines. Director Mendoza explained that the updated schedule differs from 2025 by further identifying formal filing deadlines. The first column of the schedule identifies filing deadlines for new applications, while the second column outlines deadlines for submission of review materials required for staff analysis. These deadlines provide staff adequate time to review submissions, prepare reports, and communicate necessary information with commissioners. The second column the lists the dates, approximately two weeks after the prior meeting, that applications already in process must submit updated materials for that information to be incorporated into the next staff report.

President Baker asked how this would be enforced. Director Mendoza explained that the rules and regulations already contain the necessary language and only requires adoption or passage through a resolution. At this time, the Plan Commission just needs to accept and understand these guidelines.

Attorney Bennett explained in detail the need to define the deadlines. If an application or required information is not submitted by the established deadlines, staff cannot advance the application. For new filings, missing a filing deadline results in the application not being placed on the next meeting agenda. For continued applications, the petition must remain on the agenda even if updated documents are not received, because continued public hearings must remain listed. However, staff will not provide updated reports if deadlines are missed, and such matters will likely result in a motion to table.

Commissioner Branagan asked if the petitioners are aware of staff recommendation. Attorney Bennett said all agendas and reports are publicly available on the town website. She clarified that petitioners may respond to staff questions during review, but any substantively updated documents intended for the next meeting must meet established deadlines so staff can properly evaluate the materials and prepare guidance.

Motion: Councilor Shinkan moved to accept the 2026 Plan Commission Schedule of Meeting Dates and Filing Deadlines.
Second: Councilor Nellans
Vote: Yes –6; No – 0; Abstain – 0. Motion carries.

Continued Discussion Items:

Councilor Nellans asked that the Plan Commission request that the town use the town engineer to evaluate traffic conditions at the intersection of 45th and Calumet. He noted that this concern was a broader town responsibility rather than an issue tied to a specific subdivision or petition. He emphasized that, without a formal request, no action was likely to occur, and the Plan Commission should therefore initiate a request for the town engineer to provide a proposal.

President Baker supported expanding this into a comprehensive traffic study of all the major corridors including Calumet Avenue, Ridge Road, Main Street, and 45th Street to assist future development and investment. A discussion ensued among the commissioners regarding possible improvements

Attorney Bennett clarified that while the Plan Commission may raise the concern, but this would not be related to any specific petition; any resulting action must be taken by the Town Council. Initiating the discussion at the Plan Commission level helps begin the process, which would then proceed through staff to the Town Council for consideration.

Next Meeting: President Baker announced that the next regular meeting is scheduled for February 10, 2026.

Adjournment:

Motion: Councilor Shinkan moved to adjourn.
Second: Councilor Nellans

Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

Meeting adjourned at 8:59pm

~~President Baker~~ ROLAND RAFFIN
Plan Commission

2/10/26
Date of Approval

Executive Secretary Sergio Mendoza
Plan Commission

2·10·26
Date of Approval

TOWN OF MUNSTER

PLAN COMMISSION REGULAR MEETING 2/10/26

Munster Town Hall: Main Meeting Room

Tuesday, February 10, 2026 at 07:00 PM

AGENDA

Join Zoom Webinar as a Viewer:
https://us02web.zoom.us/j/83006860776
Meeting ID: 830 0686 0776
Passcode: 138335

1. **CALL TO ORDER**
2. **MOMENT OF SILENCE**
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**

William Baker (R), President, Appointed by: Town Council, Initial Appointment: 01/15/2007 -Term Expiration: 12/31/2026
Roland Raffin (D), Vice-President, Appointed by: Town Council, Initial Appointment: 03/12/2007 - Term Expiration: 12/31/2026
Jennifer Johns (R), member. Appointed by: Town Council, Initial Appointment: 01/08/2024 - Term Expiration: 12/31/2027
Rachel Branagan (D), member, Appointed by: Town Council, Initial Appointment: 06/01/2022 - Term Expiration: 12/31/2027
Joseph Hofferth, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2026
David B. Nellans, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2026
George Shinkan, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2026

5. **APPROVAL OF MINUTES**
   a. January 13, 2026, PC Minutes
      Documents: 2026.01.13 PC Minutes draft
6. **PRELIMINARY HEARINGS**
7. **PUBLIC HEARINGS**
   a. PC25-015 SUBDIVISION PRELIMINARY PLAT: Matt Kimmel of Centennial Village requests review of a Preliminary Plat for a proposed 4-Lot Subdivision, a replat of Lot C to create Lots 10, 11, 12, and 13 of CENTENNIAL VILLAGE RESUBDIVISION located at 9505 Calumet Avenue.
      CONTINUED PUBLIC HEARING FROM DECEMBER 9, 2025
      Documents: PC25-15 Staff Report Addendum CV Lot C 2.10.26 | 01_Calumet&45th_Delay Summary Memo [final] | 02_Full Synchro Reports_all scenarios [final] | 03_EXHB_Existing Conditions | 04_EXHB_EBWBLTLs_Impact & Delay Exhibit | Centennial Village_Overall Development Plan_with Turn Lane | Preliminary Plat_Centennial Village 1st Resub Lot C_R-3_2-9-26 | 05_EXHB_Acceptable LOS_Impact & Delay Exhibit | CVP_Overall Site Plan if Dedicate ROW(Rev5)
   b. PC25-016 PUD AMENDMENT: Matt Kimmel of Centennial Village requests to amend the CENTENNIAL VILLAGE PLANNED UNIT DEVELOPMENT to revise the CV Design Standards and Site Plan to include revisions to the sign standards and the size, location, and shape of buildings and lots of Lot C located at 9505 Calumet Avenue.
      CONTINUED PUBLIC HEARING FROM DECEMBER 9, 2025
      Documents: PC25-16, 17, 18 Staff Report Addendum PUD 2.10.26 | Centennial Village PUD Amend.CV Design Standards Revised 02.10.26
   c. PC25-017 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 11 for a 23,299 square foot, 1-story Sprouts Market Building to be commonly known as 800 45th Street.
      CONTINUED PUBLIC HEARING FROM DECEMBER 9, 2025

Documents: PC25-16, 17, 18 Staff Report Addendum PUD 2.10.26 | CVP_Overall Site Plan if Dedicate ROW(Rev5)

d. PC25-018 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 13 for a 4,270 square foot, 1-story Chase Bank Building to be commonly known as 9521 Calumet Avenue.
CONTINUED PUBLIC HEARING FROM DECEMBER 9, 2025
Documents: PC25-16, 17, 18 Staff Report Addendum PUD 2.10.26 | 20260113 Chase Munster Landscape | CVP_Overall Site Plan if Dedicate ROW(Rev5)

e. PC25-021 SUBDIVISION PRELIMINARY PLAT: Scott Yahne Attorney on behalf of G.H.K. Developments, Inc., requests review of a Preliminary Plat for a proposed replat of 45th AVE ADDITION LOT 1 to 4-Lot Subdivision to be known as 45TH STREET PROPERTIES, LLC.
CONTINUED PUBLIC HEARING FROM DECEMBER 9, 2025
Documents: PC25-21 Staff Report Addendum Pavilion 4-Lot 2.10.26 | Preliminary Plat 12-30-2025.

f. PC25-022 PUD AMENDMENT: Scott Yahne, Attorney, on behalf of G.H.K. Developments, Inc., requests to amend the PAVILION at 45th PLANNED UNIT DEVELOPMENT.
CONTINUED PUBLIC HEARING FROM DECEMBER 9, 2025
Documents: PC25-22 Staff Report Addendum PUD Amendment Pavilion 4-Lot 2.10.26 | 2026.02.06 G.H.K. requested PUD ORD (Dev. Stand.) - Pav on 45th

g. PC25-023 DEVELOPMENT PLAN REVIEW: Scott Yahne, Attorney, on behalf of G.H.K. Developments, Inc., requests review of a Development Plan for a 117,000 square foot, 2-story self-storage facility on proposed Lot 4 of The Pavilion on 45th to be commonly known as 9749 Fran-Lin Parkway.
CONTINUED PUBLIC HEARING FROM DECEMBER 9, 2025
Documents: PC25-23 Staff Report Addendum Development Plan Lot 4 Self Storage 2.10.26 | A9.03 - EXTERIOR ELEVATIONS - COLOR | Site Plan 12.10.25 | Landscape Plan | Photometric | Rendering Architecture Plan 12.10.26 | Site Eng Plans 12.10.25 | Stormwater Report

h. PC26-001 DEVELOPMENT PLAN REVIEW: David R. Hill of M2Ke Design, LLC, on behalf of Laborers' International Union of North America, Local 41, requests review of a Development Plan for a second story addition to an existing one-story brick Union Hall building located at 550 Superior Avenue.
Documents: PC26-001 Staff Report 02.10.26 Laborer Union rev2.18 | PC26-001 PC Application | Laborer Union Hall Site Plan | Laborers Local 41 Bid Drawing Set | Model 23 Scene 1V2 with Signage | Model 23 Scene3 with Signage | anchor_s_com_tre2014_trendstone_002c | Echelon-Cut-Sheets_Quik-Brik-Traditional | Echelon Masonry | northfield_ech_jun21_com_trendstone_mesastone_006_preview-1 | York MASTER-BRIK-Cutsheet | York Rustic-Face-Cutsheet

8. **FINDINGS OF FACT**
   a. PC25-013 SUBDIVISION FINAL PLAT: Bruce Boyer on behalf of Crew Car Wash received Final Plat approval for a 1-Lot Subdivision, a replat of Lots 25, 26, 27, 28, and 29 to create Lot 1 of CREW CAR WASH SUBDIVISION located at 111 Ridge Road.
   Documents: PC 25-013 Findings - Final Plat for Crew Car Wash (2026-02-10)
9. **OTHER BUSINESS**
   a. 2026 PC Schedule of Meeting Dates and Filing Deadlines Update
   Documents: 2026 PC Mtgs 1.14.26
   b. PC Rules and Regulations
10. **CONTINUED DISCUSSION ITEMS**
11. **NEXT REGULAR BUSINESS MEETING** March 10, 2026
12. **ADJOURNMENT**

Recorded meetings are archived at: https://www.youtube.com/channel/UCjZG8vgYLDwUr-sEWvNOSFQ

ADDENDUM
PLAN COMMISSION STAFF REPORT
PC 25-022

To: Members of the Plan Commission

From: Sergio Mendoza, Planning Director

Meeting Date: February 10, 2026

Agenda Item: PC 25-022: PUD AMENDMENT, The Pavilion on 45th

Subject: Addendum to January 13, 2026 Plan Commission Staff Report

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PURPOSE
This memorandum is an addendum to the January 13, 2026 staff report regarding a proposed Amendment to the PUD for the The Pavilion on 45th. This addendum identifies updates, findings, and recommendations to the above-listed agenda item, as discussed between staff, the applicant, and agents through subsequent correspondence since the January 13, 2026 Plan Comision (PC) meeting, now for consideration at the February 10, 2026, PC meeting.

UPDATE
Since the January 13, 2026 meeting of the Plan Commission, staff has been providing guidance and updates to the proposed THE PAVILION ON 45TH PLANNED UNIT DEVELOPMENT. Several collaborative discussions and correspondences have occurred in the redraft of the proposed PUD that will secure the site's existing use standards and require upgraded standards for new development and redevelopment interest. Also, pursuant to Section 26-6.804.L.9 SPECIFIC SUPPLEMENTAL PROVISION RELATED TO PLANNED UNIT DEVELOPMENTS of the Town of Munster Zoning Code, all materials, layout, lot configuration, and development pattern are identified and supported within the updated PUD Amendment**.** However, one outstanding item for clarification within the proposed PUD Amendment is in SECTION I. C. 3., as it relates to the applicability of Certificate of Occupancy.

STAFF FINDINGS AND RECOMMENDATION
Staff finds that the proposed PUD Amendment is consistent with the proposed subdivision, current development, and future development interests of The Pavilion on 45th commercial and service use development. Staff also finds one outstanding item for review and requests that legal offer guidance and on matters related to the applicant/agent's proposed language on Certificate of Occupancy as part of a Favorable Recommendation to the Town Council for an Amendment to THE PAVILION ON 45TH PLANNED UNIT DEVELOPMENT.

Finally, after the full review of the PUD, staff acknowledges that that the standards within the PUD are compatible with surrounding land uses and is consistent with the Comprehensive Plan. Further, it will not detrimentally affect any present, adjacent, or potential property values, character, or development patterns at or within the surrounding districts. Staff has also determined that the PUD standards will provide a benefit to the town through codes and standards that could not be achieved under the current character-based zoning standards, and any deviations from any otherwise applicable requirements are achieved by the quality of design and amenities to be considered as Development Plans, unique to the site conditions. All thoroughfares and utilities, parking, landscaping, and infrastructure are existing and sustain a stable and desirable commercial and service use orient environment to adequately support any applicable requirements of Sections 26-6.804 L.9.a–k.

Staff requests that these findings supplement and refine the analysis contained in the original staff report and should be considered part of the full record, while all other findings, analysis, and recommendations in the original staff report remain unchanged unless otherwise noted.

The Plan Commission may consider the following motion:

Motion to send a FAVORABLE recommendation to the Town Council for PC 25-022, an AMENDMENT TO THE PAVILION ON 45TH PLANNED UNIT DEVELOPMENT, including all findings and discussions with the condition that legal review and update language in SECTION I. C. 3. prior to Town Council consideration.

ATTACHMENTS:

- PUD AMENDMENT – THE PAVILION ON 45TH (*19 pages*)

The Pavilion on 45th

STANDARDS FOR BULK, DESIGN, AND USES

The following terms and conditions shall constitute the standards for bulk, design, and uses for The Pavilion on 45th Planned Unit Development District (hereinafter "The Pavilion PUD").

I. THE PAVILION ON 45TH PLANNED UNIT DEVELOPMENT DISTRICT.

A. Intent.

The Pavilion on 45th Planned Unit Development District ("The Pavilion PUD") is an 11.28+/- acre development in the Town of Munster previously approved on January 14, 2002, as a commercial planned unit development by the passage of Town of Munster Ordinance No. 1178. Ordinance No. 1178, and all use restrictions, development requirements, plans, and specifications incorporated therein, have been repealed and replaced by this PUD Ordinance for The Pavilion PUD.

B. Legal Description.

LOT 1, 45TH AVENUE ADDITION, A PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF IN PLAT BOOK 91, PAGE 82, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel No. 45-07-32-126-001.000-027
Common Address: 1830 45th Ave., Munster, IN 46321

TO BE KNOWN AS:

LOTS 1, 2, 3 AND 4, A RESUBDIVISION OF 45TH AVENUE ADDITION LOT 1, A PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 91, PAGE 82, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Hereafter referred to as the "Property."

C. District Map and Final Plat.

The Pavilion PUD district map and final plat (replat) of subdivision is on file with the Munster Community Development Department and shall be recorded with the Office of the Recorder of Lake County, Indiana, and identifies the existing lots of The Pavilion PUD, as of the effective date of this PUD Ordinance. Specifically,

1. Lot 1 is an existing parking lot;

2. Lots 2 and 3 each have one (1) primary building used currently as a shopping center with existing tenants, including retail, personal services, childcare, animal care, office services, and drive-up storage units; and

3. Lot 4 is undeveloped, vacant land upon which a climate-controlled, internally accessed storage facility is proposed. ~~Upon~~ Within six (6) months after the issuance of a Certificate of Occupancy upon completion of construction of a primary building on Lot 4 (the "Lot 4 Occupancy Permit"), no less than the front half of the existing tenant space for a drive-up storage unit facility in the shopping center on Lot 3 shall be restored by the owner for a permitted use as set forth in this PUD Ordinance.

Commented [SEY1]: Sergio to discuss with Nicole.

4. As of the effective date of this Ordinance, the standards, specifications, and requirements set forth in this PUD Ordinance shall apply to the development, design, and layout of The Pavilion PUD.

D. Supplemental Zoning and Subdivision Control Provisions.

The provisions established herein constitute the Plan of PUD for The 45th Pavilion Planned Unit Development District Ordinance and govern the development as a whole and the final development plan approval process. Any zoning or subdivision control standards not specified herein shall be governed by the applicable provisions otherwise specified in the Town of Munster Code of Ordinances and the standard specifications for the construction of public facilities in the Town of Munster, as both may be amended from time to time for the CD-5 character-based zoning district or C-2 commercial zoning district in effect at the time.

II. USES

Primary and accessory uses shall be specifically permitted or prohibited as set forth in this section. The Zoning Administrator shall determine the category of a use if it is not specifically listed below, and any appeal from a decision of the Zoning Administrator shall be filed with the Board of Zoning Appeals.

A. Permitted Primary Uses.

1. All Lots:

a. Adult Daycare Facility;

b. Alcohol Uses - produced, served, and/or sold on site (bar, tavern, night club, brewery, distillery, winery);

c. Animal Uses, with or without Boarding (small animal grooming, veterinary office/hospital, daycare);

d. Child Care Facility;

e. Corporate offices;

f. Farmers' Market, products grown off-site;

g. Financial Services, with or without drive-through, including ATM;

h. Hotel;

i. Office Service Uses (medical, dental office or clinic; insurance, law, real estate, accounting offices; radio, TV station; print shop, copy center, design services; title company; travel agency; building systems business without on-site equipment/storage);

j. Personal Service Uses (dance, martial arts studio; fitness center, gym; barber; hair, tanning, nail salon; day spa; dry cleaners; self-service laundry; tailor shop; shoe repair; photography studio);

k. Recreation Uses (billiards, arcade room; banquet hall, event center; bowling alley; theater, movie or live performance; indoor sports simulator; fun center);

l. Retail Use, with or without Drive-Through (restaurant; coffee shop or roastery; retail bakery;

butcher; pharmacy; jewelry, antiques, craft, fabric, flower, gift, pet supplies, apparel shop; art gallery; record, music, instrument shop; bookstore; sporting goods; convenience store; auto parts sales without repair service; building finishes shop; liquor store).

2. Lot 4, Only. In addition to the permitted uses identified in subsection II.A., the following uses shall be permitted on Lot 4 only:

    a. Storage facility, indoor or internal - climate-controlled and fully self-contained facility with interior loading and unloading through an enclosed drive-thru tunnel, only.

        i. Telecommunications, transmitting antennas, and lightning protection poles/rods are incidental and supportive of the permitted primary use for the Storage Facility so long as these accessory structures are not leased or sublet to a third-party.

B. Prohibited Primary Uses – All Lots:

1. Adult Uses (clubs, theatres, bookstores);
2. Auto Uses;
3. Discount Retail Stores;
4. Fireworks sales, storage;
5. Storage Facility for boats, recreational vehicles;
6. Storage Facility, outdoor (drive-up storage units, outside storage units);
7. Tobacco and e-Cigarette Use (smoke, vape, CBD shop; hookah, cigar bar).

C. Accessory Uses – All Lots.

1. Permitted Accessory Uses. The following accessory uses shall be permitted in The Pavilion PUD and shall not be required to be incidental or supportive of the permitted primary use of the building or lot where it is located.
    a. Dumpster (excluding temporary);
    b. Electric Vehicle Charging Station (EV Charger);
    c. Open-Lot Sales;
    d. Outdoor Dining Area.
2. Incidental Accessory Uses. Except as set forth in subsection II.C.1., accessory uses shall be permitted in The Pavilion PUD only upon the Zoning Administrator's determination that the accessory use is:
    a. Secondary, subordinate, and naturally connected to the permitted primary use;
    b. Limited in scope, frequency, and significance in relation to the permitted primary use; and
    c. Consistent with the intent of The Pavilion PUD zoning district.

III. LOT AND STRUCTURE STANDARD

The following standards shall apply to all lots in The Pavilion PUD unless specifically stated otherwise.

A. Setbacks.

1. Primary Buildings. Primary buildings shall have the following setbacks:
    a. 45th Street lot line/frontage (north): Min. 30 ft.
    b. Fran Lin lot line/frontage (west): Min. 30 ft.
    c. All other lot lines: Min. 5 ft.
2. Accessory Buildings. Accessory buildings shall have the following setbacks:
    a. Same as the primary building but shall be located to the south and behind the primary building (regardless of the primary building orientation).
3. Non-Building Accessory Structures. Non-building accessory structures shall have the following setbacks:
    a. All lot lines: Min. 5 ft.

B. Lot Width & Coverage.

1. Lot frontage: Min. 100 ft. at the building line.
2. Lot coverage (impervious surfaces): Max. 90%.
3. Building Count: Max one (1) primary building and one (1) accessory building per lot.

C. Building and Structure Heights.

1. Primary building height: Max. 50 ft.
2. Accessory building height: Max. 16 ft. or the height of the primary building, whichever is less.
3. Elevator bulkheads and mechanical equipment: Max. 15 ft. from roof deck.
4. Telecommunications, transmitting antennas, or lightning protection poles/rods: Max. 10 ft. above the maximum building height.

D. Accessory Structures.

1. Accessory structures shall be permitted only in association with and on the same lot as the primary structure.
2. Accessory structures are prohibited on all lots before the construction of the primary building, and no accessory building shall be used before the primary building.
3. No accessory structures shall be permitted within a platted or recorded easement.

IV. BUILDING MATERIALS AND STANDARDS

The following standards shall apply to all lots in The Pavilion PUD unless specifically stated otherwise. The Zoning Administrator shall determine whether a proposed building material not specifically listed below is prohibited or permitted, and any appeal from a decision of the Zoning Administrator shall be filed with the Board of Zoning Appeals.

A. Permitted Building Materials.

1. All Lots:
    a. Brick;
    b. Natural or cast stone;
    c. Wood or metal shopfront;
    d. Ceramic tile;
    e. Glass;
    f. Metal;
    g. Decorative concrete masonry units;
2. Lot 1, only. In addition to the permitted building materials in subsection IV.A.1., the following building materials shall be permitted on Lot 1 only:
    a. Any building material permitted per the zoning regulations in effect at the time of issuance of any required building permit, specifically, for the CD-5 character-based zoning district or C-2 commercial zoning district.
3. Lots 2 and 3, only. In addition to the permitted building materials in subsection IV.A.1., the following building materials shall be permitted on Lots 2 and 3 only:
    a. Stucco/EIFS (exterior insulation and finish systems).

B. Prohibited Building Materials.

1. All Lots:
    a. Siding made of aluminum, metal (industrial type), vinyl, asphalt, cedar shakes, plywood, or a similar material;
    b. Unfinished or coated Concrete Masonry Units.
2. Lots 1 and 4, only. In addition to the prohibited building materials in subsection IV.B.1., the following building materials shall be prohibited on Lots 1 and 4, only:
    a. Stucco/EIFS (exterior insulation and finish systems).

C. Building Main Entrances. All doors at the main entrances shall be glass storefronts with aluminum framing.

D. Exterior Mechanical or Auxiliary Room Doors. All exterior mechanical or auxiliary room doors may be a hollow metal door and frame; shall be painted to blend in with the exterior of the building; and shall not be visible from the right-of-way when possible.

E. Mechanical louvers. Mechanical louvers shall be permitted where necessary; shall be a complementary color to the exterior of the building or clear anodized aluminum; shall have exterior bird screens; and shall not be visible from the right-of-way when possible.

F. Lot 4, Only. In addition to the requirements of this subsection IV, the primary building constructed on Lot 4 shall comply with the following building standards:

1. 25% brick (masonry) minimum;
2. 2% glass at visible portion of street facing frontages;
3. 3% overhead and steel doors maximum;
4. Loading docks, including overhead doors, shall not be visible from the 45th Street right-of-way, when

possible.

V. PARKING AND DRIVE STANDARDS.

The following standards shall apply to all lots in The Pavilion PUD unless specifically stated otherwise.

A. Definitions. The following definitions are applicable to The Pavilion PUD parking and drive standards:

1. *Net floor area* means total floor area of indoor and/or outdoor sales and service space, and customer areas, excluding structural elements (columns, permanent partitions), common areas (stairwells, corridors, elevators, restrooms, drive aisles), unoccupied space (mechanical/electrical rooms, storage closets), and food/beverage service areas (kitchen/food preparation/bar service areas).

2. *Restaurant* means a food and/or beverage establishment with or without dine-in, carry-out, pick-up, delivery, drive-through, and/or drive-in. This term shall include a bar, tavern, nightclub, lounge, and similar establishments.

3. *Corner lots.* A corner lot has 2 front yards. The standards applicable to the front yard shall apply to both the 45th Street lot line/frontage (north) and the Fran Lin lot line/frontage (west) on a corner lot.

4. *Parking Area* means an off-street land area, including parking spaces, parking/drive aisles, interior drives, drive-through lanes, and ingress and egress drives for motor vehicles within a lot.

5. *Parking Determined by Use.* Off-street parking areas shall be required based on the use of the property, as set forth in this subsection. If the use of a property changes, then the number of required parking spaces shall comply with the new or amended use, or said use shall not be permitted. If a property has more than 1 primary use, the required parking spaces shall be calculated for each use.

6. *Computation.* When the total number of required parking spaces results in a fraction, the number shall be rounded down to the nearest whole number.

B. Minimum Off-Street Vehicle Parking Requirements**.** The minimum off-street vehicle parking requirements in this subsection shall apply to The Pavilion PUD and shall be calculated based on the use(s) of the lot and/or structure. The minimum number of parking spaces required per lot shall be determined by adding up the spaces required for each applicable use.

1. **Table**: Required Minimum Off-Street Vehicle Parking.

Required Minimum Off-Street Vehicle Parking Table	
Land Use	**Required Parking Spaces**
Adult Day Care Facility	1 space per employee at peak hours
Alcohol Uses	See *Restaurant* parking requirements (included in definition of *Restaurant,* per subsection V.A.2. above)
Animal Uses	1 space per 200 sq. ft. of total net floor area + 1 space per employee at peak hours

Child Care Facility	1 space per employee at peak hours
Corporate offices	3.5 spaces per 1,000 sq. ft. of net floor area
Farmers' Market	4.5 spaces per 1,000 sq. ft. of net floor area
Financial Services	
Financial services - ATM drive-through, only (stand-alone)	1 space per ATM + 60 linear ft. of stacking space for each service bay which is clear of drive aisles
Financial services w/o drive-through	5 spaces per 1,000 sq. ft. of gross floor area + 1 space per employee at peak hours
Financial services w/ drive-through	5 spaces per 1,000 sq. ft. of gross floor area + 60 linear ft. of stacking space for each service bay which is clear of drive aisles + 1 space per employee at peak hours
Hotel; Boutique Hotel	1 space per guest bedroom + 50% of required parking for net floor space for additional uses (i.e. restaurant, spa, retail, event space, etc.) + 1 space per employee at peak hours for all uses
Office Service Uses	
Medical or dental office/clinic	6 spaces per 1,000 sq. ft. of net floor area + 1 space per employee at peak hours
All other *Office Service Uses* not specifically listed	3.5 spaces per 1,000 sq. ft. of net floor area
Personal Service Uses: All	4.5 spaces per 1,000 sq. ft. of net floor area + 1 space per employee at peak hours
Recreation Uses	
Banquet hall, event center	1 space per _____ sq. ft. of net floor area + 1 parking space per employee at peak hours
Bowling alley, billiards, arcade room	5 spaces per lane/table + 1 parking space per employee
Indoor Sports simulator (driving range)	5 spaces per 4 stations + 1 space per employee at peak hours
Theater (movie and/or live performance)	1 space per every 3 seats + 1 parking space per employee at peak hours
All other *Recreation Uses* not specifically listed	4.5 spaces per 1,000 sq. ft. of net floor area + 1 space per employee at peak hours
Retail Uses	
Liquor store	4.5 spaces per 1,000 sq. ft. of net floor area + 1 space per employee at peak hours

Pharmacy	5 spaces per 1,000 sq. ft. of gross floor area + 60 linear ft. of stacking space for each service bay which is clear of drive aisles + 1 space per employee at peak hours
Restaurant	5 spaces for each 300 sq. ft. of net floor area + 1 space per employee at peak hours
Restaurant w/ drive-in	5 spaces for each 300 sq. ft. of net floor area + 1 space for each drive-in stall + 1 space per employee at peak hours
Restaurant w/ drive-through	5 spaces for each 300 sq. ft. of net floor area + 120 linear ft. of stacking space clear of drive aisles + 1 space per employee at peak hours
All other *Retail Uses* not specifically listed	4.5 spaces per 1,000 sq. ft. of net floor area + 1 space per employee at peak hours
Storage Facility, indoor or internal (LOT 4 ONLY)	1 space per 100 storage units + 1 space per employee at peak hours

C. Parking Standards. All parking areas and drives shall comply with the following standards:

1. ADA. All parking accommodations shall comply with the requirements of the Americans with Disabilities Act (ADA) and the Indiana Accessible Parking Requirements, as amended from time to time.

2. Surfaces.

    a. All surfaces shall be concrete, asphalt, or pavers. Compacted granulated material and soil shall be prohibited.

    b. All areas shall be clearly painted to show each parking space.

3. Location. All parking shall be located on the same lot as the primary structure and may be located in the front, side, or rear yard.

4. Access to public streets. All areas shall be designed to prevent vehicles from having to back into or maneuver in public streets.

5. Drainage. All areas shall be constructed to allow proper drainage and shall be reviewed and approved by the Zoning Administrator and Town Engineer.

6. Internal drives. All internal drives leading to and from parking areas, and where no parking spaces are located, shall be no less than 12 ft. wide for one-way traffic and 24 ft. wide for two-way traffic.

7. Aprons.

    a. Maximum. 30 ft. wide at the public sidewalk.

    b. Minimum. 12 ft. wide for one-way traffic and 24 ft. wide for two-way traffic measured at the public sidewalk.

    c. Flares. Flares shall be no greater than three (3) ft. on each side.

8. Curbs and wheel stops. All parking areas and drives shall be completely curbed. Wheel stops shall be provided for all parking spaces adjacent to sidewalks.

9. Parking area dimensions. Parking areas shall comply with the dimensions in the following *Table*.

    a. **Table**: Required Minimum Off-Street Parking Space Dimensions.

Required Minimum Off-Street Parking Space Dimensions				
Parking Angle	**Space Width**	**Space Length**	**Aisle Width (one-way)**	**Aisle Width (two-way)**
Parallel	9 ft.	22 ft.	12 ft.	24 ft.
30 - 45 degrees	9 ft.	18 ft.	15 ft.	24 ft.
46 - 60 degrees	9 ft.	18 ft.	18 ft.	24 ft.
61 - 90 degrees	9 ft.	18 ft.	24 ft.	24 ft.

10. Parking lot islands. All parking areas having 10 or more parking spaces shall contain parking islands, which shall comply with all the following:

    a. There shall be no more than 10 parking spaces in a row without an intervening parking island.

    b. Each parking row shall terminate at both ends with a parking island;

    c. Each parking island shall be no less than 9 ft. wide x 18 ft. long; and

    d. All parking lot islands shall be curbed.

11. Parking lot medians. All parking areas with internal drives that abut one or more parking spaces shall contain parking lot medians, which shall comply with all the following:

    a. Each parking lot median shall extend the entire length of the internal drive that abuts any portion of a parking space, without interruption;

    b. The interior area of each parking lot median shall be no less than 5 ft. wide (excluding curbs);

    c. Each parking lot median shall have a 36” solid hardscape pathway no less than every 30 ft. of parking lot median for the entire length of the median; and

    d. Each parking lot median shall be curbed.

12. Sidewalks. In addition to any required sidewalks around a parking area, each parking area with greater than 120 spaces shall comply with the following:

    a. Each parking area shall have no less than 1 pedestrian walkway bisecting the parking area and connecting to adjoining sidewalks;

    b. Each sidewalk shall be no less than 8 ft. wide; and

    c. Each sidewalk shall be paved differently from the surrounding parking spaces regarding texture, material, style, and color.

13. Additional parking spaces required. In addition to the minimum off-street vehicle parking

requirements set forth in this section, additional parking spaces shall be provided for the following:

a. Business vehicles. Additional off-street parking spaces shall be provided for each vehicle used in the conduct of the business. The additional parking spaces shall be located to the side or rear of the primary building.

b. Loading Standards. Additional off-street parking spaces shall be provided for loading and unloading of materials or merchandise, in accordance with this PUD ordinance.

c. Electric vehicle charging stations. Additional off-street parking spaces shall be provided for each installed electric vehicle charging connector/plug.

14. Shared parking area within a lot. Shared parking allows a reduction in the total number of required parking spaces when a lot is occupied by two or more uses that have differing hours of parking demand. When any lot or building is used for two or more uses that are listed below, the minimum total number of required parking spaces may be determined by the following *Table* and calculations.

a. **Table**: Parking Demand Calculation.

Parking Demand Calculation Table					
Use Category	**Weekdays**			**Weekends**	
	Night 12AM - 6AM	**Day 6AM – 6PM**	**Evening 6PM – 12AM**	**Day 6AM – 6 PM**	**Evening 6PM - 12AM**
Office Service use; Industrial use;	5%	100%	10%	10%	5%
Restaurant	50%	70%	100%	70%	100%
Retail use; Personal Service use	5%	70%	90%	100%	70%
Hotel	100%	80%	100%	50%	100%
All Other uses	100%	100%	100%	100%	100%
Total Required Parking Spaces:					

b. Parking demand calculations.

i. Determine the number of parking spaces required for each proposed *Land Use* in the *Required Minimum Off-Street Vehicle Parking Table* in subsectionVI.B.1.

ii. For each proposed *Land Use*, identify the *Use Category* in the *Parking Demand Calculation Table* in subsection VI.C.14.a.

iii. Multiply the number of required parking spaces for the proposed *Land Use* by the percentages in the *Parking Demand Calculation Table* in subsection VI.C.14.a. in each column for all Weekday and Weekend time periods.

iv. Complete steps (i.) through (iii.) for all additional proposed *Land Uses* that will share parking.

v. Add each column to determine the total number of required parking spaces for each Weekday and Weekend time period.

vi. Compare the column totals. The time period with the greatest total shall be the minimum number of shared parking spaces required for the two or more uses that occupy the lot or building.

vii. In general, the maximum reduction pursuant to the *Parking Demand Calculation Table* shall be 25 percent.

15. Shared parking agreements between lots.

a. A cross-parking easement shall be platted and shown on the final plat of The Pavilion PUD and shall apply to all lots in The Pavilion PUD.

b. Additionally, before the issuance of any building permit for any lot in The Pavilion PUD, all lot-owners in The Pavilion PUD shall enter into a cross-parking easement agreement providing for shared parking, access, and maintenance throughout the entire PUD. A permanent documentation of the shared parking agreement shall be signed by all lot owners and the Town of Munster, by the Zoning Administrator. The permanent written agreement shall include, but not be limited to, maintenance, snow removal, ownership, liability, and notice and cancellation provisions, as to the shared parking lot and required signage related to parking and drive aisles/lanes on all lots in The Pavilion PUD. The agreement shall be approved and signed by the Zoning Administrator and all lot owners and shall be recorded in the Office of the Lake County Recorder. A copy of the recorded agreement shall be provided to and made a part of the records of the Munster Community Development Department

i. Signs shall be posted on the lots within The Pavilion PUD to identify the authorized shared parking and drive aisles/lanes, as determined by the Zoning Administrator, and this signage shall not be included in the signage calculated for any lot in The Pavilion PUD.

ii. When the parking area is shared by two or more uses that have differing hours of parking demand, then the required number of parking spaces may be calculated using the *Parking Demand Calculation Table* in subsection VI.C.14.a.

16. Minimum bicycle parking requirements. The off-street bicycle parking required on a lot within The Pavilion PUD shall be 5% of the required off-street parking for vehicles.

VI. LOADING STANDARDS.

A. Requirements. All loading areas shall comply with the following Standards:

1. Required. There shall be provided off-street loading areas in connection with any building that is to be erected or substantially altered and that requires the receipt or transportation of goods by delivery vehicles.

2. Location. All required off-street loading areas shall:

    a. Be located on the same lot as the use to be served;

    b. Be located on the side or rear of the primary structure;

    c. Provide sufficient area so that no delivery vehicle shall obstruct or interfere with parking access while it is loading or unloading;

    d. Not be located in such a manner as to require loading/unloading vehicles to back into a public right-of-way.

    e. Not be located within 25 feet of the nearest point of intersection of any two streets;

    f. Be designed so as not to interfere with any fire exits or emergency access facilities to either building or site;

3. Size. Loading space requirements, exclusive of drive aisles and maneuvering space, shall be a minimum 12 ft. wide x 25 ft. long x 13 ft. vertical clearance.

4. Space allowed. Loading areas shall not be used to satisfy the requirements of any off-street parking spaces. Off-street parking spaces shall not be used to satisfy the requirements of any loading areas.

5. Loading space requirements. Loading spaces shall be provided as follows:

    a. One (1) loading space shall be provided for every building no greater than 20,000 square feet of gross floor area.

    b. Two (2) loading spaces shall be provided for every building between 20,000 and no greater than 40,000 square feet of gross floor area.

    c. Three (3) loading spaces shall be provided for every building between 40,000 and no greater than 80,000 square feet of gross floor area.

    d. Four (4) loading spaces shall be provided for every building between 80,000 and no greater than 120,000 square feet of gross floor area.

    e. Five (5) loading spaces shall be provided for every building between 120,000 and no greater than 160,000 square feet of gross floor area.

    f. One (1) additional loading space shall be provided for every additional 80,000 square feet of gross floor area.

6. Exemption. These Loading Standards shall not apply to uses that demonstrate that they do not receive goods in quantity by truck delivery, as determined by the Zoning Administrator.

VII. SCREENING STANDARDS

The following standards shall apply to all lots in The Pavilion PUD unless specifically stated otherwise.

A. Dumpsters and other trash receptacles.

1. Dumpsters and other trash receptacles shall be screened on all four sides by a gated enclosure no less than 5 feet and no greater than 6 feet in height above grade with 100% opacity.

2. The enclosure material shall be the same building material as the primary structure or constructed of masonry, brick, or stone similar in color and scale to the primary structure. The gate shall be constructed of galvanized metal frames with wood, composite, or permitted weather-resistant materials.

3. Dumpsters and other trash receptacles shall be located on the lot of the building it serves.

B. Mechanical and other equipment.

1. Enclosures shall be provided around backup generators, cooling towers, gas bulk storage tanks, and any other mechanical equipment.

2. Mechanical and other equipment shall be screened from public view by a masonry wall, hedge, or fence to the same height as the mechanical or other equipment and 90% opacity. If required to mitigate acoustic impact, per a sound study, the Zoning Administrator may authorize construction of a higher fence not to exceed ten (10) feet high. All fences shall be constructed of wood, wood composite, or vinyl only.

3. Rooftop mechanical equipment. All mechanical equipment located on the roof of a building shall be screened by the building parapet or penthouse so that the equipment is not visible from the adjacent properties at grade.

C. Parking areas.

1. With open space between the parking area and right-of-way. For Lot 4 and Lot 1, all parking areas with open space between the parking area and the right-of-way shall be screened with an ornamental metal fence with adjacent landscaping between the fence and the right-of-way, excluding alleys, as follows:

a. Fence shall be 3 ½ - 4 feet in height;

b. Landscaping shall consist of shrubs and/or plants, with a mature height no greater than 3 feet and no less than 50% opacity; and

c. The fence and landscaping screening shall be located within 10 feet of the right-of-way.

d. For purposes of this subsection, open space shall include the area between the parking area and the right-of-way where no portion of a building is situated.

e. For Lot 2 or Lot 3, complying with the foregoing requirements shall be condition for the issuance of permits for future development occurring on Lot 1, Lot 2 or Lot 3.

D. Loading areas. All loading areas shall be screened by a fence 6 feet in height, with 100% opacity, constructed of wood, wood composite, or vinyl, only.

1. Exempt. Screening shall not be required for loading spaces that are utilized no more than 4 hours per day and not overnight.

E. Outdoor storage areas. All outdoor storage areas shall be screened by a fence 6 feet in height, with 100% opacity, constructed of wood, wood composite, or vinyl, only.

F. Lot 4 Requirements. In addition to the screening standards set forth in this section, the following screening standards shall apply to Lot 4 only.

1. Building perimeters and equipment shall be screened from the line of sight of residential neighborhoods using non-deciduous trees providing no less than 90% opacity.

VIII. LANDSCAPING STANDARDS.

The following Standards shall apply to all lots in The Pavilion PUD unless specifically stated otherwise.

A. Definitions. The following definitions are applicable to The Pavilion PUD Landscaping standards:

1. Corner lot. A corner lot has 2 front yards. The standards applicable to the front yard or frontage shall apply to both the 45th Street lot line/frontage (north) and the Fran Lin lot line/frontage (west) on a corner lot.

2. Landscape material. Landscape material means all plant material, including trees, shrubs, live ground cover and plants, as well as stone and mulch.

3. Planting area. Planting area means all pervious surfaces on a lot; also referred to as Landscape Area.

B. Requirements. Landscaping on all lots shall comply with the following Standards.

1. Required plant material.

a. Frontage trees. One shade tree per 30 linear feet of road frontage shall be required.

b. Parkway trees. For parkways equal to or greater than 5 feet in width, one shade tree per 30 linear feet of road frontage, excluding alleys, shall be required.

c. Parking lot island trees. One shade tree shall be required per parking island. (See The Pavilion PUD Parking and Drive Standards.)

d. Parking area trees. See The Pavilion PUD Screening Standards.

e. Shrubs, plants. All shrubs, plants, or live ground cover shall be between 18 – 24 inches from paved surfaces and lot lines.

2. Permitted trees. All trees permitted to be planted within the Town are on a list maintained by the Zoning Administrator. Only permitted trees shall be planted on any lot.

3. Required tree and shrub size. At installation, the following shall apply:

a. Non-deciduous trees. All non-deciduous trees at installation shall measure no less than 2.5 inches in caliper measured 3 feet from grade.

b. Shade trees. All shade trees at installation shall measure no less than 1.75 inches in caliper for small and medium tree species, and no less than 2 inches in caliper for large tree species, measured 3 feet from grade.

c. Shrubs. All shrubs at installation shall measure no less than 30 inches in height in a minimum 3-gallon container.

4. Required placement of landscape materials.

   a. Proximity. At mature height and width, trees shall be:

      i. No nearer than 3 feet to any paved surface, measured from the trunk at grade.

      ii. No nearer than 5 feet to streetlights, mechanical equipment, service lines, or walls.

      iii. No nearer than 6 feet to eaves, awnings, canopies, or overhead obstructions that are less than 2-stories in height.

      iv. No nearer than 8 feet to balconies or overhead obstructions that are 2-stories or greater in height.

   b. Beneficial effect. All trees shall be strategically placed to provide shade and/or enhance building exteriors.

   c. Site triangle. Tree placement shall not obstruct driver sight lines, including required sight triangles.

   d. Root growth. Tree placement shall account for root growth to prevent damage to site improvements.

   e. Base of monument sign. Landscape plantings shall be provided around the base of any monument sign in an area equal to the gross area of one face of the sign.

   f. Building perimeter. Except for existing buildings on Lot 2 and Lot 3, Decorative stone shall be installed around the building perimeters to a minimum width of one (1) foot for drainage and insect control.

5. Coverage.

   a. Required. All bare or exposed ground shall be covered with live plant material, mulch, and/or stone, including decorative stone.

   b. Ratios.

      i. Living plant material shall cover no less than 75% of the Planting Area;

      ii. Non-deciduous plantings shall cover no less than 25% of the Planting Area.

      iii. Mulch and/or stone shall cover no more than 25% of the Planting Area.

6. Prohibited landscape materials. Artificial turf and/or artificial plants shall be prohibited.

7. Planters. Large planters containing live plants shall be permitted at building entrances and along the sides of the buildings.

8. Water features. All water features on any lot shall be equipped with a recirculation system. This standard shall not apply to designated stormwater management areas.

9. Irrigation systems. Irrigation systems shall be required in all Planting Areas. Manual surface irrigation shall be prohibited. Permitted irrigation systems include, but are not limited to:

    a. Sprinkler irrigation (underground);

    b. Soaker hose;

    c. Drip irrigation;

    d. Bubbler.

10. Tree preservation. The preservation of existing on-site trees and vegetation that are compliant with all PUD standards may be counted toward required landscaping requirements, at the discretion of the Zoning Administrator.

11. Tree removal and replacement. On any lot where trees are cleared for development, the owner shall replace the tree(s) or pay the tree replacement fee, as required by the zoning and/or subdivision standards for the CD-5 character-based zoning district or a C-2 commercial zoning district in effect at the time of issuance of any required building permit.

12. Maintenance. All Planting areas shall be promptly and properly maintained by the property owner, including the replacement of landscape materials as necessary to remain in compliance with the Landscape Standards.

IX. LIGHTING STANDARDS.

The following Standards shall apply to all lots in The Pavilion PUD unless specifically stated otherwise.

A. Requirements. All lighting shall comply with the following Standards:

1. Minimize glare. All lighting sources should be directed to minimize glare upon adjacent lots.

2. Shielded. All light fixtures shall be fully shielded and direct light downward toward the ground.

3. Light pole height. The total light pole height, including the fixture, pole, and base, shall be no greater than 25 feet from grade.

4. Color temperature. The color temperature shall be no greater than 3000k.

5. Foot-Candles at lot lines. Light meter readings shall not exceed:

    a. One (1.0) foot-candle at the lot line adjacent to all other Zoning Districts. It should be understood that light will still be visible at or beyond lot lines at these measurements.

6. Foot Candles at Parking Areas. To ensure proper light distribution for safety and security, the average foot-candles shown on a photometric plan for all parking areas and accessways shall be between 1.0 and 2.5 foot-candles, with the minimum at any point-location no less than 0.5 foot-candles.

7. Canopy or awning lights. All lights on a canopy or awning shall be underneath and shall not extend below the canopy or awning.

8. Accent, landscape, or pathway lights. All accent and landscape light fixtures shall comply with the following:

    a. Shall be ground installed, only;

    b. Shall not exceed 1600 lumens (100 watt) per fixture;

    c. The maximum combined height of the fixture, pole, and base shall be no greater than 4 feet measured from grade;

    d. The color temperature shall be no greater than 3000k.

    e. Shall be exempt from the requirements in subsections IX.A.1. (glare), IX.A.2. (shielding), and IX.A.6. (foot-candles at parking areas).

X. SIGN STANDARDS.

The following Standards shall apply to all lots in The Pavilion PUD unless specifically stated otherwise.

A. Unless otherwise indicated, all signage shall comply with the development standards for the CD-5 character-based zoning district or a C-2 commercial zoning district in effect at the time of issuance of any required sign permit.

B. PUD District signage. The signage located in a dedicated sign easement shall be for the benefit of the entire PUD district and shall not be counted in any signage calculation for the specific Lots.

1. Permitted monument sign - Lot 1 dedicated easement. One (1) multi-tenant monument sign shall be permitted in the 36 ft. x 30 ft. sign easement dedicated to the benefit of the entire PUD district.

    a. Sign type: A single-faced, internally illuminated, aluminum cabinet and routed aluminum backed with Plex monument sign shall be permitted.

    b. Sign dimensions shall not exceed:

        i. Monument title block area: 10 sq.ft.

        ii. Tenant space: 3 ft. 2 in. x 8 ft. 6 in.

        iii. Monument sign height: 8 ft.

        iv. Monument sign width: 8 ft. 6.5 in.

    c. Permitted materials shall include: Cement sheets or slabs encased in Acrylmeric Fine Texcote, or like material.

2. Permitted Monument Sign – Lot 3 in dedicated easement. A multi-tenant monument sign shall be permitted in the 44 ft. x 43 ft. sign easement dedicated to the benefit of the entire PUD district.

    a. Sign type: A single-faced, internally illuminated, aluminum cabinet and routed aluminum backed with Plex monument sign shall be permitted.

    b. Sign dimensions shall not exceed:

i. Monument title block area: 14 sq.ft.

ii. Tenant space: 20 ft. 6 in. x 12 ft. 10 in.

iii. Monument sign height: 25 ft.

iv. Monument sign width: 18 ft. 6 in.

b. Permitted materials shall include: Cement sheets or slabs encased in Acrylmeric Fine Texcote, or like material.

C. Lot 4.

1. Permitted Wall Signs. Notwithstanding subsection X.A, two (2) wall signs not exceeding 127 square feet each shall be permitted on Lot 4, provided that the sole primary use on Lot 4 complies with subsection II.A.2.a. of this PUD Ordinance.

2. Any additional signage shall comply with the development standards for the CD-5 character-based zoning district or a C-2 commercial zoning district in effect at the time of issuance of any required sign permit.

XI. NONCONFORMITIES

A. Legally Existing Uses, Buildings, Structures, Signs, and Lots. Except as otherwise provided in this PUD Ordinance or the Munster Code of Ordinances, as amended from time to time, a use, building, structure, sign, land, or lot of the following types that legally existed as of the effective date of this PUD Ordinance may be continued as a legal nonconformity, as provided in the provisions of this PUD Ordinance and the Munster Town Code, as amended from time to time:

1. A lawfully permitted use of land, building, or structure,
2. A lawfully permitted building, structure, or sign, and
3. A lawfully permitted lot.

B. Any building, structure, sign, land, or lot that is legally nonconforming with the zoning and/or subdivision control standards provided in this PUD Ordinance or the Munster Town Code, as amended from time to time, shall be permitted to remain in use and be maintained until such time that the building, structure, sign, land, or lot is redeveloped, at which time it shall fully meet the standards in effect at the time.

C. Changes to improvements. If an alteration to an improvement on a lot or land is limited solely to the following, and the alteration to the improvement complies with this PUD Ordinance or the development standards required for the CD-5 character-based zoning district or C-2 commercial zoning district in effect at the time of issuance of any required permit, then the alteration to the improvement shall not result in the termination of the legal nonconforming status of the building, structure, sign, lot, land, or remaining improvement(s) on the property:

1. Parking area or parking lot;
2. Private landscaping;
3. Curb cuts;

4. Provision of an alley or access easement;

5. Change to or establishment of sidewalk, street trees, or other streetscape, or public frontage elements;

6. Change to utilities serving or existing on a parcel of land that is 4 acres or more.

END OF PLANNED UNIT DEVELOPMENT STANDARDS.

MUNSTER PLAN COMMISSION
MINUTES OF REGULAR MEETING
February 10, 2026

The Munster Plan Commission held a meeting on February 10, 2026, at Munster Town Hall, 1005 Ridge Road, in the Main meeting room and could be accessed remotely via Zoom webinar, a videoconference application.

CALL to ORDER: Commissioner Raffin called the meeting to order at 7:00 pm.

MOMENT of SILENCE and PLEDGE of ALLEGIANCE

ROLL CALL:

William Baker, President, Appointed by: Town Council, Initial Appointment: 01/15/2007 -Term Expiration: 12/31/2026
Roland Raffin, Vice-President, Appointed by: Town Council, Initial Appointment: 03/12/2007 - Term Expiration: 12/31/2026
Jennifer Johns, member. Appointed by: Town Council President, Initial Appointment: 12/17/2018 - Term Expiration: 12/31/2027
Rachel Branagan, member, Appointed by: Town Council, Initial Appointment: 06/01/2022 - Term Expiration: 12/31/2027
Joseph Hofferth, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2026
David B. Nellans, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2026
George Shinkan, Town Council Rep., Appointed by: Town Council President, Initial Appointment: 01/06/2025 - Term Expiration: 12/31/2026

Members in Attendance	**Members Absent:**	**Staff Present**
Jennifer Johns	William Baker	Sergio Mendoza, Planning Director
Rachel Branagan		Nicole Bennett, Town Attorney
Joseph Hofferth		Denise Core, Administrative Assistant
David Nellans		
Roland Raffin		
George Shinkan		

Vice President Raffin announced we have a quorum.

APPROVAL of MINUTES:

January 13, 2026, PC Minutes

Motion: Councilor Shinkan moved to approve the minutes from January 13, 2026.
Second: Councilor Nellans
Vote: Yes – 5; No – 0; Abstain – 1. Motion carries.
Commissioner Johns abstained explaining she was not in attendance at the January 13, 2026, meeting.

PRELIMINARY HEARINGS: None

PUBLIC HEARINGS:

PC25-015 SUBDIVISION PRELIMINARY PLAT: Matt Kimmel of Centennial Village requests review of a Preliminary Plat for a proposed 4-Lot Subdivision, a replat of Lot C to create Lots 10, 11 12, and 13 of CENTENNIAL VILLAGE RESUBDIVISION located at 9505 Calumet Avenue. This matter was a continuation of a previously opened public hearing.

Director Mendoza reported that DVG and the Centennial Village team met with town staff and representatives to address concerns raised at the previous meeting, specifically in regard to the proposed amendments to the Planned Unit Development (PUD). He said the developer is now proposing a new right-in access from Calumet Avenue, as well as an additional 15-foot public right-of-way dedication along 45th Avenue. He said staff had also reviewed the updated traffic study memorandum, outlining improvements that would raise the intersection's performance at full build-out from a Level of Service (LOS) E to D through realignment and expanded turn lanes. He said it was estimated that this improvement would reduce the average delay to approximately 40 to 45 seconds during signal cycles at full buildout. He said the development team could expand on the new proposal. When there were no questions for staff, Commissioner Raffin called on the applicants to introduce themselves.

Mr. Russ Pozen from DVG, 1155 Troutwine Road, Crown Point, IN, speaking for the developer, elaborated on the traffic analyses conducted jointly with SEH. He commented on the plat, explaining that there is a 15-foot dedication along 45th that tapers off to the east as you get to the underpass. He said the intersection improvements, adding turn lanes on 45th Street and on Calumet Avenue, could reduce delays from approximately 76 seconds to 46 seconds, which they characterized as a significant enhancement given the volume of traffic in the area. He emphasized that achieving an LOS C is unrealistic under current conditions, making LOS D a meaningful and practical improvement. He said the town will need to manage the property acquisition, realignment, and other related work that is out of the control of their development. He reported that the developer acknowledged that the additional 15-foot right-of-way dedication constrained the site plan, requiring revisions to accommodate anchor tenants Sprouts and Chase Bank, both of whom faced reductions in available parking. He said multiple iterations were conducted to satisfy both users while maintaining project feasibility. He said the PUD will have to be amended to reflect the changes to the site needed to fit everything in the reduced land area.

Commissioner Raffin said he sat through one of the meetings and appreciated the work that was put in by all parties to come up with this plan, which is a great improvement.

Commissioner Branagan asked for clarification on the sidewalk on Calumet Avenue, asking if they were taking a portion of sidewalk away or if was just ending. Mr. Pozen said the site plan they are looking at will be revised to reflect the proposed changes. He explained that by removing 15 feet from their south property, that shifted the site up. He addressed pedestrian circulation, noting that the commissioners had raised concerns about sidewalk continuity along Calumet Avenue and 45th Street. He explained that an east–west sidewalk along 45th Street cannot be accommodated on-site due to the right-of-way dedication area being needed for future turn lanes and utility adjustments; any such sidewalk would ultimately be part of Town improvements within the newly dedicated right-of-way. Commissioner Branagan said she specifically wanted to know how the existing sidewalk would connect. Mr. Pozen said the displayed plan

does not show the fully redesigned plan, but he did confirm that a 10-foot sidewalk along Calumet Avenue will run the full frontage and connect to existing pedestrian infrastructure at the Calumet/45th intersection. Commissioner Raffin noted that the project also preserves multiple access points to the regional bikeway system located behind the site. Mr. Pozen added there are a lot of connectivity through the development.

Commissioner Raffin announce that this is a continued public hearing and asked members of the public to come forward if they wanted to speak. When no members of the public came forward, Commissioner Raffin brought the meeting back to the Plan Commission for deliberation.

Councilor Hofferth expressed appreciation for the collaborative effort between staff, the developer, and consultants, noting that significant progress had been made in addressing prior concerns. He made a motion to approve this petition with conditions.

Motion: Councilor Hofferth moved to grant Preliminary Plat Approval for PC Docket No. 25-015, a 4-Lot subdivision to be known as: LOTS 10, 11, 12, and 13 of CENTENNIAL VILLAGE FIRST RESUBDIVISION OF LOT C, including all discussions and findings, subject to the following conditions:

1. The applicant shall design and install a dedicated right-turn lane along Calumet Avenue, in accordance with Town Engineer approval.
2. The applicant shall dedicate an additional fifteen (15) feet of public right-of-way along 45th Street. Said dedication shall be shown on the preliminary and final plats and recorded in a form acceptable to the Town Engineer and Town Attorney.
3. The Plan Commission waives the requirements of public infrastructure improvements and any surety requirements between North Centennial Drive and the Calumet Avenue right-of-way, excluding all North Centennial Drive improvements and traffic signal related requirements.

Second: Councilor Shinkan
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

PC25-016 PUD AMENDMENT: Matt Kimmel of Centennial Village requests to amend the CENTENNIAL VILLAGE PLANNED UNIT DEVELOPMENT to revise the CV Design Standards and Site Plan to include revisions to the sign standards and the size, location, and shape of buildings and lots of Lot C located at 9505 Calumet Avenue. This matter was a continuation of a previously opened public hearing.

Director Mendoza reported that staff received updates this morning (2/10/26) but has not had the opportunity to review the proposed changes to the development plan or verify their consistency with the amended four-lot subdivision. These updates may affect both the overall development plan and associated codified language; therefore, staff recommends tabling the item to allow adequate time for review and for any necessary revisions to be made for next month.

Mr. Russ Pozen of DVG at 1155 Troutwine Road, Crown Point, IN, said he had hoped for a more contingency style format for this. Attorney Bennett said this this is an ordinance and ordinances cannot have contingencies. Ordinances go to the Town Council for approval.

Commissioner Raffin asked Mr. Pozen to briefly outline the changes to save time at the next meeting.

Mr. Pozen noted the following items:

- Several previously discussed elements remain unchanged, including the requirement for structural brick on the Sprouts lot only.
- The proposed language regarding the future far east Lot 10 continues to allow a two- or three-story configuration without altering the total permitted square footage.
- Adjustments have been made to reflect the modified site circulation, referencing the required sidewalk widths on the Chase lot, the future north lot and the west lot. The west area, the northernmost and the southernmost sidewalk widths have to be 6 feet instead of 8 feet; they condensed the site so much, they cannot fit the wider sidewalks. He also made note of the removal of the 45th Street sidewalk.
- The proposed signage package remains consistent with prior discussions, aligning Town signage expectations with the operational needs of a grocery store.
- The landscaping requirements on the Chase lot have been revised to reduce the number of required trees due to site constraints and existing pipeline easements, with supplemental shrubs added where feasible.

With no formal updates presented, the public was not invited to comment.

Motion: Commissioner Johns moved to table PC Docket No. 25-016, a Public Hearing for a proposed Amendment to the Centennial Village Planned Unit Development, to the March 10, 2026, Plan Commission meeting to allow the applicant time to submit an updated PUD Amendment reflecting the proposed subdivision (PC25-015), including all findings and discussions. The public hearing will remain open.
Second: Councilor Hofferth
Vote: Yes – 6 No – 0; Abstain – 0. Motion carries.

PC25-017 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 11 for a 23,299 square foot, 1-story Sprouts Market Building to be commonly known as 800 45th Street. This matter was a continuation of a previously opened public hearing.

Director Mendoza reported that staff has not yet reviewed an updated development plan reflecting the recent primary approval for the lot. Staff must verify that the plan aligns with the applicable codes and the proposed PUD. The revised plat has not been submitted, so staff recommends deferring this item to allow the applicant time to provide an updated development plan specific to this site.

Mr. Russ Pozen of DVG, 1155 Troutwine Road, Crown Point, IN noted that although the site has been slightly condensed, the parking count remains acceptable at approximately 125 spaces, and the building footprint and layout have not substantively changed.

Commissioner Raffin said no major concerns are anticipated pending staff's formal review.

With no formal updates presented, the public was not invited to comment.

Motion: Councilor Hofferth moved to table PC Docket No. 25-017, a Public Hearing for a proposed Development Plan for proposed Lot 10 of Centennial Village to the March 10, 2026, Plan Commission meeting to allow the applicant time to submit a revised Development Plan for a proposed Sprouts Market supported by an updated PUD Amendment (PC 25-016), including all findings and discussions. The public hearing will remain open.
Second: Councilor Shinkan
Vote: Yes – 6 No – 0; Abstain – 0. Motion carries.

PC25-018 DEVELOPMENT PLAN REVIEW: Matt Kimmel of Centennial Village requests review of a Development Plan on proposed Lot 13 for a 4,270 square foot, 1-story Chase Bank Building to be commonly known as 9521 Calumet Avenue. This matter was a continuation of a previously opened public hearing.

Director Mendoza reported that this is a similar situation as the previous petition; staff is requesting that this item be tabled. Although a landscape plan was submitted, it is expected to change. It does not correspond with the currently proposed design of the right-turn entrance on Calumet Avenue. A revised plan will need to be submitted to reflect those updates.

Mr. Russ Pozen of DVG, 1155 Troutwine Road, Crown Point, IN, noted that some landscape reductions will be necessary due to site constraints. For example, trees cannot be installed along 45th Street within the right-of-way because future construction would require their removal. The overall design will remain the same. Attorney Bennett noted that the updated standards for these lots will be incorporated into the ordinance. The ordinance will include language specific to these lots which will prevent the creation of non-conforming conditions and reduce the need for future variances.

With no formal updates presented, the public was not invited to comment

Motion: Councilor Shinkan moved to table PC Docket No. 25-018, a Public Hearing for a proposed Development Plan for proposed Lot 13 of Centennial Village to the March 10, 2026, Plan Commission meeting to allow the applicant time to submit a revised Development Plan for a proposed Chase Bank supported by an updated PUD Amendment (PC 25-016), including all findings and discussions. The public hearing will remain open.
Second: Councilor Nellans
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

PC25-021 SUBDIVISION PRELIMINARY PLAT: Scott Yahne Attorney on behalf of G.H.K. Developments, Inc., requests review of a Preliminary Plat for a proposed replat of 45th AVE ADDITION LOT 1 to 4-Lot Subdivision to be known as 45TH STREET PROPERTIES, LLC. This matter was a continuation of a previously opened public hearing.

Director Mendoza reported that no changes have been made to the proposed subdivision over the past several months. The only updates relate to the PUD, which has been revised to reflect the appropriate uses for the proposed four lots. He said comments were received from the Town Engineer and that any approval will require review and inspection by the Public Works Department and the Town Engineer, particularly regarding stormwater improvements, sidewalks along 45th Street, and water service

configurations, including fire suppression. He stated that Approval letters from Public Works and the Fire Department must be on file as conditions of approval of the plat.

Commissioner Raffin asked the commissioners if they had questions for staff. When there were no questions, he asked if anyone wished to speak on behalf if the petitioner.

Attorney Scott Yahne of 3 Lincolnway, Suite 201, Valparaiso, IN, the petitioner's representative, reported that they have worked through the items that held them up last time and they are in a good place. He noted that the PUD document has been significantly improved, modernized, reorganized, and made easier to interpret thanks to the collaboration with Attorney Bennett and Director Mendoza. The amended version is a much friendlier version for the commissioners to interpret is more forward facing. He noted that Tom, the owner's representative, and Jared, the architect, were available in person and via Zoom, respectively. He concluded by saying the team is prepared to answer any questions.

Councilor Shinkan made a motion to approved PC25-021 with conditions.

Commissioner Raffin opened the public hearing. With no comments offered, the public hearing was closed, and the motion was seconded.

Motion: Councilor Shinkan moved to approve PC Docket No. 25-021, a proposed SUBDIVISION: THE PAVILION ON 45TH, LOTS 1-4 including all findings and discussions, subject to the following conditions:

1. All public improvements shall be installed per Section 26-293 of the Subdivision Control Ordinance in accordance with Town Engineer review and Public Works inspection.
2. That all building water service configurations, including potable, irrigation, and fire suppression systems be submitted for review and accepted by approval letters from the Town Munster Public Works and Fire Departments.

Second: Commissioner Johns
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

PC25-022 PUD AMENDMENT: Scott Yahne, Attorney, on behalf of G.H.K. Developments, Inc., requests to amend the PAVILION at 45th PLANNED UNIT DEVELOPMENT.

Director Mendoza reported that staff and the applicant have collaborated extensively to align the subdivision plan, future uses, and redevelopment expectations for Lots 1–4 and the entire site. The updated PUD is comprehensive and provides adequate guidance for certain materials and uses for future development while protecting existing structures and allowing appropriate enhancements. He stated that staff recommends that a condition for approval include the condition that Section 1, subsection C, subsection 3 of the PUD Ordinance undergo additional legal review before the Town Council considers the ordinance.

Commissioner Raffin said during review of the proposed amendments, the Commission discussed ensuring that future buildings comply with current zoning and building standards. He expressed his concern and objection to the inclusion of a hotel as a use; adding that a hotel is not compatible with the character of the site. Director Mendoza said that could be added as a condition of approval.

Attorney Scott Yahne, 3 Lincolnway, Suite 201, Valparaiso, IN, reported that they can scratch hotel use from the list of permitted uses. He said prior to this meeting, he and staff have collaborated on finalizing language the language in Section 1(C)(3). Attorney Bennett noted that this is the section Director Mendoza had referenced and it has two primary concerns. One is to identify that the certificate of occupancy relates to development on that lot, not only the structure. The other is with the existing storage units in the tenant space on Lot 3. One of the considerations is that it currently exists. The intention is to move that to Lot 4, but the concern is with the legal status of those leases on the existing storage units on Lot 3. She explained that there will be an end time on the leases in accordance with those leases. The final language will be completed promptly to ensure the ordinance is accurate and consistent with existing lease obligations.

Attorney Bennett stated that this ordinance will repeal and replace all prior PUD ordinances for the property.

Commissioner Raffin opened the public hearing. With no comments offered, the public hearing was closed.

Motion: Commissioner Johns moved to send a favorable recommendation to the Town Council for PC Docket No. 25-022, an AMENDMENT TO THE PAVILION ON 45TH PLANNED UNIT DEVELOPMENT, including all findings and discussions with the following conditions:

1. Legal reviews and updates the language in SECTION I. C. 3. prior to Town Council consideration.
2. Hotel use be removed from the list of permitted uses.

Second: Councilor Hofferth
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

PC25-023 DEVELOPMENT PLAN REVIEW: Scott Yahne, Attorney, on behalf of G.H.K. Developments, Inc., requests review of a Development Plan for a 117,000 square foot, 2-story self-storage facility on proposed Lot 4 of The Pavilion on 45th to be commonly known as 9749 Fran-Lin Parkway.

Director Mendoza reported that no substantive changes have been made to the development plan in the last 4 months. The plan remains consistent with the proposed PUD.

Scott Yaney of 3 Lincoln Way, Suite 201, Valparaiso, IN, presented the updated building design. He explained that while the site plan has not changed, they have a new building to propose. They submitted revised elevations that incorporate additional brick. He said although this building sits behind another building, they feel they have substantially updated the look and feel of the building in response to Commissioner Branagan's prior comments. He concluded by saying that he thought the updated design aligns with the Commission's expectations, and the project architect is available for any technical questions.

Commission Branagan thanked the applicant for considering previous feedback and improving the building's appearance.

Commissioner Raffin opened public hearing. No members of the public provided comment. The hearing was then closed.

Motion: Commissioner Johns moved to approve PC Docket No. 25-023, a Development Plan for a self-storage facility on proposed lot 4 of The Pavilion on 45th, including all findings and discussions.
Second: Commissioner Branagan
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

Commissioner Raffin thanked everyone for their cooperation and effort throughout the review process. He acknowledged the amount of time and effort that went into this project.

PC26-001 DEVELOPMENT PLAN REVIEW: David R. Hill of M2Ke Design, LLC, on behalf of Laborers' International Union of North America, Local 41, requests review of a Development Plan for a second story addition to an existing one-story brick Union Hall building located at 550 Superior Avenue.

Director Mendoza reported that the Laborers' Union Hall is proposing a partial second floor addition to the existing structure to provide additional conference space. The project includes a new façade that will wrap the existing structure and create a more modern architectural appearance. The second floor will feature a balcony. A small horizontal addition, approximately 40 feet by 8 feet, will serve as a new vestibule providing access to the second floor conference area and storage space.

Director Mendoza said the primary item requiring Plan Commission consideration is the proposed use of architectural or structural masonry units, that will be used to accomplish that architectural style. He explained that material differs somewhat from materials explicitly listed in the zoning code. All other aspects of the project comply with applicable regulations. There are no impacts to parking or site circulation. Any future changes involving lighting, signage, or tree removal and replacement will require separate review.

Commissioner Raffin asked if the commissioners had any questions for staff. Councilor Shinkan commented that it is a beautiful building. Commissioner Raffin asked if there was anyone wishing to speak on behalf of the petitioner.

David R. Hill, architect, 11008 North Landing Road, Monticello, IN, addressed a few comments that Director Mendoza made. He acknowledged that the signage shown in the rendering will be submitted through a separate approval process; they have alternate signage concepts prepared, if needed. He explained that on the north end of the building there is a lot of landscaping. There are a number of small trees and bushes. The west half of the addition is designed with a steel frame to preserve as much of that landscaping as possible. What will be disturbed is the area where the vestibule is going. He stated that any disturbed plantings will be replaced in accordance with town standards.

Mr. Hill noted that the existing building has good bones with a steel structural frame, which supports the planned upgrades and façade improvements. He thought it would be a dramatic change in the overall appearance.

Commissioner Raffin opened the public hearing. There were no public comments; he closed the public hearing.

Motion: Councilor Shinkan moved to approve PC Docket No. 26-001, a proposed Development Plan for a second-story addition and façade update with building materials as presented, including all discussion and findings, with the condition that the applicant comply with the Town's tree placement standards and all lighting and signage codes, or seek a variance from the Board of Zoning Appeals.
Second: Councilor Nellans
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

FINDINGS of FACT:

PC25-013 SUBDIVISION FINAL PLAT: Bruce Boyer on behalf of Crew Car Wash received Final Plat approval for a 1-Lot Subdivision, a replat of Lots 25, 26, 27, 28, and 29 to create Lot 1 of CREW CAR WASH SUBDIVISION located at 111 Ridge Road.

Motion: Councilor Hofferth moved to approve Findings of Fact for PC25-013.
Second: Councilor Nellans
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

OTHER BUSINESS:

2026 PC Schedule of Meeting Dates and Filing Deadlines Update

Director Mendoza reported there was a motion to accept the changes to the deadlines presented last month. This document corrects some of the dates that were incorrect and he wanted to share that with the public.

The commissioners agreed to accept the final revisions made to the 2026 PC Schedule of Meeting Dates and Deadlines which were adopted on January 13, 2025.

PC Rules and Regulations

Director Mendoza gave an update on the progress of the Plan Commission Rules and Regulations. He said we have a draft version that will be sent out by email for the Plan Commission members to review. he said that over the past few weeks, there's been some discussion on items that should be added. These include special meetings or special needs sessions, who runs the meeting when someone is absent, and other information to outline procedures for the commission itself. He said they may have noticed a change in the lineup behind the roll call and votes. He said they had done some research on this and found, for example, that some communities proceed with naming their elected officials first. That is the practice that we are going to implement as a part of the new regulations.

Commissioner Raffin thanked Director Mendoza adding that they look forward to seeing that. He asked if the commissioners had any discussion on the PC rules and regulations. There was no discussion and no action was required of the commission.

CONTINUED DISCUSSION ITEMS: None

Next Meeting: Vice President Raffin announced that the next regular meeting is scheduled for March 10, 2026.

ADJOURNMENT:

Motion: Councilor Shinkan moved to adjourn.
Second: Councilor Nellans
Vote: Yes – 6; No – 0; Abstain – 0. Motion carries.

Meeting adjourned at 7:57pm

Vice President ~~Boland Raffin~~ WILLIAM BAKER
Plan Commission

3/10/26
Date of Approval

Executive Secretary Sergio Mendoza
Plan Commission

3.10.26
Date of Approval

MUNSTER PLAN COMMISSION

PC DOCKET NO. 25-022

PETITIONER:
Scott Yahne, attorney
G.H.K. Developments, Inc
3 Lincolnway, Ste 201
Valparaiso, IN 46383

APPLICATION: PUD District Ord. Amendment to Establish *The Pavilion at 45th PUD*

OWNER:
45th Street Properties LLC
2846 45th Street, Suite B
Highland, IN 46322

PROPERTY:
1830 45th Street
Munster, IN 46321

FINDINGS OF FACT

I. Application has been made to the Town of Munster Plan Commission by Petitioner, Scott Yahne, Attorney on behalf of Owner, 45th Street Properties LLC and G.H.K. Developments, Inc., requesting to amend the existing Planned Unit Development (PUD) Zoning District to create *The Pavilion at 45th Planned Unit Development District.* The parcel is identified as 45th Ave Addition Lot 1, with a common address of "1830 45th Street, Munster, IN 46321", Parcel # 45-07-32-126-001.000-027, and legally described as follows:

> LOT 1, 45TH AVENUE ADDITION, A PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF IN PLAT BOOK 91, PAGE 82, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

(Hereinafter referred to as the "Property.")

II. Ordinance 1178, dated January 14, 2002, created the existing PUD district known as "45th Street Properties Planned Unit Development District," also commonly referred to as "McShane's Shopping Center, 45th St. Properties" (hereafter "2002 PUD"). Petitioner proposes to amend the existing PUD to create *The Pavilion at 45th Planned Unit Development District* ("Proposed PUD") and thereafter replat the Property into a four (4)-lot subdivision to permit orderly growth and development. The Proposed PUD establishes development standards, including bulk regulations, design requirements, and permitted land uses to ensure compatibility with the existing shopping center while providing a framework for future improvements. The Proposed PUD includes four lots totaling approximately 11.28 acres. Proposed Lot 1 is currently used for parking and is reserved for future development. Proposed Lots 2 and 3 will continue with the existing established uses and structures on these lots; however, the existing self-storage facility on proposed Lot 3 will vacate within 1 year of the issuance of an occupancy permit on Lot 4, and any future redevelopment of that tenant space will comply with the proposed PUD standards. Lot 4 is proposed for the new construction of a two-story, climate-controlled indoor self-storage facility.

III. The matter having come before the Munster Plan Commission on December 9, 2025, January 13, 2026, and February 10, 2026, for Public Hearing. The Notices were examined for sufficiency. Publication pursuant to the Town of Munster's Zoning Ordinance was accomplished. Petitioner appeared in person and by his attorney, Scott Yahne. Petitioner presented evidence, documentation, and information regarding his application to amend the Property's existing PUD to create *The Pavilion at 45th Planned Unit Development District.* The Public Hearing was opened. Remonstrances were heard. The Public Hearing was closed.

IV. Based upon the testimony and evidence presented by Petitioner, and having given due consideration and paid reasonable regard to the requirements of the Zoning Ordinance of the Town of Munster, as amended from time to time, now by a vote of six (6) in favor, zero (0) opposed, and zero (0) abstained, upon motion duly made and seconded, voted to send a favorable recommendation to the Munster Town Council to approve Petitioner's requested Amendment to the existing PUD ordinance for *The Pavilion on 45th Planned Unit Development*, including all findings and discussion, conditioned upon final legal review and updates to the language in Section I.C.3. of the proposed PUD district ordinance. In making such determination, the Munster Plan Commission makes the following written Findings of Fact

A. The Property is currently zoned as a Planned Unit Development District.

B. Petitioner requests to amend the existing Planned Unit Development Zoning District to be known as *The Pavilion on 45th Planned Unit Development*, with proposed development standards, including bulk regulations, design requirements, and permitted land uses.

C. The Plan Commission has paid reasonable regard to the following, as required by I.C. 36-7-4-603:

(1) The Comprehensive Plan and any other applicable, adopted planning studies or reports;

(2) The current conditions and the character of current structures and uses in each district;

(3) The most desirable use of which the land in each district is adapted;

(4) The conservation of property values throughout the Town; and

(5) Responsible growth and development.

D. The Plan Commission has paid reasonable regard to the requirements of the Munster Zoning Code, Sec. 26-6.804.L.9., regarding a Planned Unit Development District.

E. The Findings of the Munster Plan Commission are based upon and in accordance with the Munster Subdivision Control and Zoning Ordinances and Indiana state statutes, and shall not be construed or interpreted to be a determination by the Munster Plan Commission of compliance or noncompliance with covenants, restrictions, or limitations on the Property defined herein, if any; and,

F. Petitioner shall comply with all requirements of the Munster Municipal Code and Indiana state statutes relating to the applicable building permits, licensing/registration of contractors, inspections, etc., that are required for construction as permitted herein. Additionally, no approval of the Munster Plan Commission shall be construed or interpreted as approval of any variance from the terms of the Munster Zoning Ordinance which are under the exclusive jurisdiction of the Munster Board of Zoning Appeals.

WHEREFORE, based upon the above evidence and Findings, the Town of Munster Plan Commission by a vote of six (6) in favor, zero (0) opposed, and zero (0) abstained, sent a favorable recommendation to the Munster Town Council to approve *The Pavilion on 45th Planned Unit Development District*. The Munster Plan Commission took the above official action on February 10, 2026. Findings of Fact approved on the 10th day of March 2026.

MUNSTER PLAN COMMISSION

By: _____
William Baker, Chairman

ATTEST:

_____
Sergio Carrera Mendoza, Executive Secretary

Attachments: None

To: Town Council

From: Sergio Mendoza, Community Development Director

Meeting Date: March 16, 2026

Subject: Release of Kiddie Academy Escrow

Summary

The purpose of this memo is to request the Town Council authorize the release and return of funds currently held in escrow representing checks received on 11/17/22 in the amount of THREE THOUSAND FOUR HUNDRED FIFTY NINE DOLLARS AND SEVENTY FIVE CENTS ($3,459.75).

The funds were deposited into escrow on 11/17/22 from two (2) checks described as follows:

- Receipt No. 1452894 in the amount of THREE THOUSAND AND ZERO CENTS ($3000.00)
- Receipt No. 1452895 in the amount of FOUR HUNDRED FIFTY NINE DOLLARS AND SEVENTY FIVE CENTS ($459.75).

The funds were collected pursuant to SECTION 26-6.125 A. 1., Security for Compliance & Completion for the improvement and performance of 26-6-405.P. 1. E. 3. A. Private Lot Landscape Standards**,** which was required due to the modification of the exterior of the principal building that exceeded $25,000, which then is required to comply with the current landscape and screening standards identified in 26-6.405.A-8 Private Landscaping and Fence. Zoning Code Enforcement and Planning Director performed a site inspection and determined acceptable compliance with the Town of Munster Landscape and Screening standards has been achieved.

Financial Impact

Funding Source: N/A
Budgeted Amount:
Cost:

Recommended Council Action

By motion and roll call vote, authorize the Clerk-Treasurer to release funds held in the Kiddie Academy escrow in the amount of $3,459.75.

Attachments:

1. Kiddie Academy Landscaping Escrow Letter 10-12-2022
2. 10419 Calumet Ct-Escrow Receipts
3. 10419 Calumet Ct P20030081 Final Landscape Inspection 11.20.25
4. Kiddie Academy Landscape_Redline 12-10-25

Vendramini Construction
1097 North 400 East
Chesterton, IN 46304
219-405-5267

October 21, 2022

Town of Munster
Attn: Tom Vander Woude
1005 Ridge Road
Munster, IN 46321

RE: Kiddie Academy Landscaping

Mr. Vander Woude,

We have reviewed the landscaping plans for the Kiddie Academy in Munster and have marked all the deficiencies. We are working with the landscaper to get all missing materials and supplies needed to correct all of them. All work will be completed by March of 2023.

If you have any questions please feel free to contact me at 219-405-5267.

Thank you,

Tony Vendramin, President

INSTALLED BY TOWN OF MUNSTER 2021

TOWN OF MUNSTER
1005 Ridge Road
Munster, IN 46321
(219) 836-6940

Receipt Number: 1452894
Date: 11/17/22
Cashier: mdeering
Workstation ID: CT 1
Customer: VENDRAMINI CONSTRUCTION
[Empty Address]

Receipt Total: **$3,000.00**
Receipt Notes: HOLDING BUILD PERMIT FOR

Receipt Item	Details	Amount
MSESCROW	MISC ESCROW	$3,000.00
	Total	**$3,000.00**

TENDERED: **CHECK** **2934** **$3,000.00**

8883-100-9400-63901000

TOWN OF MUNSTER
1005 Ridge Road
Munster, IN 46321
(219) 836-6940

Receipt Number: 1452895
Date: 11/17/22
Cashier: mdeering
Workstation ID: CT 1
Customer: CAL MAIN LLC
[Empty Address]

Receipt Total: **$459.75**
Receipt Notes: HOLDING BUILD PERMIT FOR

Receipt Item	Details				Amount
MSESCROW	MISC ESCROW				$459.75
				Total	**$459.75**
	TENDERED:	**CHECK**	**0000**		**$459.75**

8883-100-9400-63901000

Inspection List

Linked Record #	Address	Inspection Type	Scheduled	Completed	Status	Inspector
P20030081	10419 CALUMET CT	Final Landscape	11/20/25	11/20/25	Approved	Nicole Mazur

Total # of Inspections: 1

= plants to be installed

Plants were replaced by black metal fence – do not need to be installed

All missing

All missing

All missing

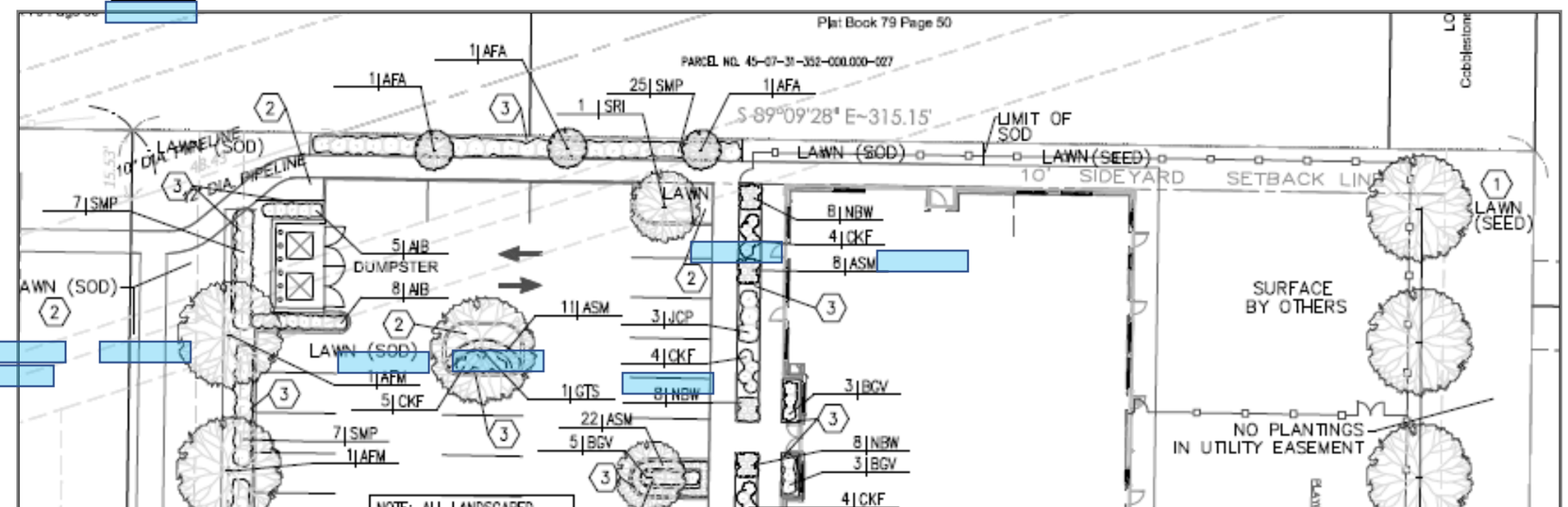
All missing

Dead

Work to be done:

Millenium Allium (ASM) 21
Karl Foster Feather Reed (CKF) 9
Happy Return Daylily (HHR) 11
Blue Wonder Catmint (NBW) 8
Armstrong Maple (AFA) 12

* 1 dead skyline honey locust (GTS)



To: Town Council

From: Steve Scheckel, Police Chief

Meeting Date: March 16, 2026

Subject: Train Station LPR Cameras

Summary

The Munster Police Department has identified a need to expand License Plate Reader (LPR) camera coverage to include the areas surrounding the Town's two new train stations. The additional LPR cameras at these locations will enhance officer awareness and investigative capabilities by identifying stolen vehicles, wanted persons, aid in investigations, and other criminal activity, while also improving safety in and around the commuter rail stations.

Financial Impact

Funding Source: 2024 Bond & LIT Funds
Budgeted Amount: $32,166.81 (2024 Bond) & $17,923.41 (LIT) annually for 5 years
Cost: $121,783.86

Recommended Council Action

By motion and voice vote authorize the Town of Munster Police Department to enter into a **five (5) year contract with Axon** for the purchase, licensing, and maintenance of nine (9) LPR cameras supporting the new train station areas.
Funding will consist of:

- **$32,166.81** from the **2024 Bond** for the initial camera and hardware purchase.
- **Annual payments of $17,923.41** for licensing and maintenance, funded through the **LIT Fund** 2026-2030.

The **total five-year contract will cost $121,783.86**.

Attachments:

1. LPRMemoQuote

Memo

To: Munster Town Council

From: Chief of Police Stephen Scheckel

Date: March 16, 2026

Re: Train Station LPR Cameras

The Munster Police Department has identified a need to expand License Plate Reader (LPR) camera coverage to include the areas surrounding the Town's two new train stations. The additional LPR cameras at these locations will enhance officer awareness and investigative capabilities by identifying stolen vehicles, wanted persons, aid in investigations, and other criminal activity, while also improving safety in and around the commuter rail stations.

This project supports the Department's ongoing effort to expand municipal camera infrastructure with funding earmarked from the 2024 Bond. The total cost for the cameras and supporting equipment is $32,166.81.

Manor Avenue Station

- Four (4) Axon Outpost cameras at Manor Avenue and Ridge Road
- One (1) Axon Outpost camera in the 8100 block of Manor Avenue

West Lake Main Street Station

- Four (4) Axon Outpost cameras at Main Street and Columbia Avenue

Axon is the sole-source provider capable of integrating these cameras with the Police Department's existing FUSUS camera network. The proposed agreement is a five (5) year contract that includes system licensing, maintenance, and a full camera refresh at the end of the contract term. Through negotiations, the department received a 9.5% price reduction ($35,876.34) reflected in the contract pricing.

Annual licensing and maintenance fees will be $17,923.41, payable each May from 2026 through 2030. These payments are recommended to be funded from the Local Income Tax (LIT) Fund, consistent with the Town's existing Axon contract.

Recommendation

By motion and voice vote authorize the Town of Munster Police Department to enter into a five (5) year contract with Axon for the purchase, licensing, and maintenance of nine (9) LPR cameras supporting the new train station areas.

Funding will consist of:

- $32,166.81 from the 2024 Bond for the initial camera and hardware purchase.
- Annual payments of $17,923.41 for licensing and maintenance, funded through the LIT Fund 2026-2030.

The total five-year contract will cost $121,783.86.

Axon Enterprise, Inc.
17800 N 85th St
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic:(800) 978-2737
International: +1.800.978.2737

Q-813494-46080JL

Issued: 02/27/2026

Quote Expiration: 03/31/2026

Estimated Contract Start Date: 06/01/2026

Account Number: 110348
Payment Terms: N30
Delivery Method:
Credit/Debit Amount: $0.00

SHIP TO	BILL TO	SALES REPRESENTATIVE	PRIMARY CONTACT
Munster Police Department - IN 1001 Ridge Rd Munster, IN 46321-1849 USA	Munster Police Department - IN 1001 Ridge Rd Munster IN 46321-1849 USA Email:	Jesse Lowe Phone: (847) 514-5377 Email: jlowe@axon.com Fax:	Daymon Johnston Phone: (219) 712-3794 Email: djohnston@munster.org Fax: (219) 836-8350

Quote Summary

Program Length	60 Months
TOTAL COST	$121,783.86
ESTIMATED TOTAL W/ TAX	$121,783.86

Discount Summary

Average Savings Per Year	$7,175.27
TOTAL SAVINGS	$35,876.34

Payment Summary

Date	Subtotal	Tax	Total
May 2026	$50,090.22	$0.00	$50,090.22
May 2027	$17,923.41	$0.00	$17,923.41
May 2028	$17,923.41	$0.00	$17,923.41
May 2029	$17,923.41	$0.00	$17,923.41
May 2030	$17,923.41	$0.00	$17,923.41
Total	**$121,783.86**	**$0.00**	**$121,783.86**

Quote List Price:	**$157,660.20**
Quote Subtotal:	**$121,783.86**

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Term	Qty	List Price	Net Price	Subtotal	Tax	Total
OUTPOST TAP PLAN								
102536	AXON OUTPOST - MOUNT - POLE		9	$45.00	$34.76	$312.84	$0.00	$312.84
102547	AXON OUTPOST - AC POWER SUPPLY - OUTDOOR		9	$250.00	$193.11	$1,737.99	$0.00	$1,737.99
102135	AXON OUTPOST - EXT WARRANTY - CAMERA	49m	9	$416.99	$322.10	$2,898.90	$0.00	$2,898.90
102146	AXON OUTPOST - EXISTING INFRASTRUCTURE / TRAILER INSTALL		9	$535.00	$413.26	$3,719.34	$0.00	$3,719.34
102137	AXON OUTPOST - MAINTENANCE	49m	9	$1,043.21	$805.82	$7,252.38	$0.00	$7,252.38
102032	AXON OUTPOST - CAMERA		9	$1,250.00	$965.55	$8,689.95	$0.00	$8,689.95
102144	AXON OUTPOST - TAP REFRESH ONE - CAMERA		9	$2,130.00	$1,645.31	$14,807.79	$0.00	$14,807.79
102142	AXON VEHICLE INTELLIGENCE - ALPR LICENSE	60m	9	$11,847.60	$9,151.63	$82,364.67	$0.00	$82,364.67
Total						**$121,783.86**	**$0.00**	**$121,783.86**

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
OUTPOST TAP PLAN	102032	AXON OUTPOST - CAMERA	9	1	05/01/2026
OUTPOST TAP PLAN	102536	AXON OUTPOST - MOUNT - POLE	9	1	05/01/2026
OUTPOST TAP PLAN	102547	AXON OUTPOST - AC POWER SUPPLY - OUTDOOR	9	1	05/01/2026
OUTPOST TAP PLAN	102144	AXON OUTPOST - TAP REFRESH ONE - CAMERA	9	1	05/01/2031

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
OUTPOST TAP PLAN	102142	AXON VEHICLE INTELLIGENCE - ALPR LICENSE	9	06/01/2026	05/31/2031

Services

Bundle	Item	Description	QTY
OUTPOST TAP PLAN	102146	AXON OUTPOST - EXISTING INFRASTRUCTURE / TRAILER INSTALL	9

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
OUTPOST TAP PLAN	102135	AXON OUTPOST - EXT WARRANTY - CAMERA	9	05/01/2027	05/31/2031
OUTPOST TAP PLAN	102137	AXON OUTPOST - MAINTENANCE	9	05/01/2027	05/31/2031

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	1001 Ridge Rd	Munster	IN	46321-1849	USA

Payment Details

May 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 1	102137	AXON OUTPOST - MAINTENANCE	9	$1,450.48	$0.00	$1,450.48
Annual Payment 1	102142	AXON VEHICLE INTELLIGENCE - ALPR LICENSE	9	$16,472.93	$0.00	$16,472.93
Hardware	102032	AXON OUTPOST - CAMERA	9	$8,689.95	$0.00	$8,689.95
Hardware	102135	AXON OUTPOST - EXT WARRANTY - CAMERA	9	$2,898.90	$0.00	$2,898.90
Hardware	102144	AXON OUTPOST - TAP REFRESH ONE - CAMERA	9	$14,807.79	$0.00	$14,807.79
Hardware	102146	AXON OUTPOST - EXISTING INFRASTRUCTURE / TRAILER INSTALL	9	$3,719.34	$0.00	$3,719.34
Hardware	102536	AXON OUTPOST - MOUNT - POLE	9	$312.84	$0.00	$312.84
Hardware	102547	AXON OUTPOST - AC POWER SUPPLY - OUTDOOR	9	$1,737.99	$0.00	$1,737.99
Total				**$50,090.22**	**$0.00**	**$50,090.22**

May 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 2	102137	AXON OUTPOST - MAINTENANCE	9	$1,450.48	$0.00	$1,450.48
Annual Payment 2	102142	AXON VEHICLE INTELLIGENCE - ALPR LICENSE	9	$16,472.93	$0.00	$16,472.93
Total				**$17,923.41**	**$0.00**	**$17,923.41**

May 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 3	102137	AXON OUTPOST - MAINTENANCE	9	$1,450.48	$0.00	$1,450.48
Annual Payment 3	102142	AXON VEHICLE INTELLIGENCE - ALPR LICENSE	9	$16,472.93	$0.00	$16,472.93
Total				**$17,923.41**	**$0.00**	**$17,923.41**

May 2029

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 4	102137	AXON OUTPOST - MAINTENANCE	9	$1,450.48	$0.00	$1,450.48
Annual Payment 4	102142	AXON VEHICLE INTELLIGENCE - ALPR LICENSE	9	$16,472.93	$0.00	$16,472.93
Total				**$17,923.41**	**$0.00**	**$17,923.41**

May 2030

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 5	102137	AXON OUTPOST - MAINTENANCE	9	$1,450.48	$0.00	$1,450.48
Annual Payment 5	102142	AXON VEHICLE INTELLIGENCE - ALPR LICENSE	9	$16,472.93	$0.00	$16,472.93
Total				**$17,923.41**	**$0.00**	**$17,923.41**

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Exceptions to Standard Terms and Conditions

Rewrite Estimates

Estimated Amounts and Contract Terminations. Any amounts stated as due under existing or terminated contracts — including contract transfer balances carried forward to new or pending contracts — are estimates based on payments received as of the calculation date. These estimates may be adjusted if new contracts are not executed on the anticipated dates or if expected payments are not made.

Refresh Shipment Timing

Technology Assurance Plan (TAP) Refresh Prior to Renewal. For Customers with expiring agreements that include TAP refresh rights, Axon may, in its discretion, ship refresh hardware under the existing contract while renewal or replacement agreements are in progress. Any such shipments will be deemed made under the terms of the existing contract until the new contract is fully executed, after which any applicable updates, fees, or adjustments will apply.

Shipment Timing

Shipment Variance. Estimated shipment dates are provided for planning purposes only and are not guarantees. Axon may ship hardware before or after the estimated shipment date, and failure to meet an estimated shipment date will not, by itself, constitute a breach, provided Axon uses commercially reasonable efforts to meet estimated shipment dates.

_____ _____

Signature Date Signed

2/27/2026



To: Town Council

From: Jim Marino, Town Manager

Meeting Date: March 16, 2026

Subject: Main Meeting Room Audiovisual System

Summary
I have been collaborating with Ryan from School Town to identify a new audiovisual system for the main meeting room in the town hall. Meetings were conducted with department heads and staff to assess the audiovisual requirements for their board and commission meetings. Based on their feedback, Ryan secured quotes from three different companies. The chosen solution comes from AVI-SPL. They offer a turnkey and scalable solution, minimal staff technical support burden, and the best company technical support. The lowest bidder is not being selected because their system is not turnkey, there is a greater technical support burden on staff, and their system has limited scalability. More importantly, their proposal retains some of the existing equipment. While using existing equipment reduces the cost, it is best to install all new equipment rather than integrating old and new equipment.

The updated system will feature 8 hard-wired microphones and 8 video monitors for each seat at the dais. These video monitors will enable those seated at the dais to see what is displayed on the wall-mounted video screens, such as meeting materials, images, site plans, renderings, drawings, and PowerPoint presentations. Two wireless microphones will be positioned on the staff table, with one located on the podium. All microphones will be connected to new ceiling speakers. An 85-inch video screen will be installed on the east wall opposite the staff table for both staff and audience viewing. Additionally, a smaller video screen will be placed on the east wall at the back of the room for those seated in the rear to see. Both the wall-mounted and dais video screens will be integrated to show the same images. New audiovisual hardware will be installed in the server room, and there will be a wireless tabletop control panel for staff to manage the system.

The table below shows the pricing from each vendor. The base price from AVI-SPL presented at the February 11 agenda review meeting increased from $77,706.13 to $80,073.71. The additional cost is due to price increases updated equipment and hardware. The largest increase is a result of adding a third camera. After reviewing the equipment list with Ryan, I realized the quote included two cameras instead of three. I had Ryan add a third camera to so that a staff person who is speaking can be seen on camera.

Three additional items were requested at the February 11 meeting, which are listed separately in the table. The original quote did not include a touch-screen video display, which is what we currently have. The cost to mount the rear room video display on the ceiling and add a wall-mounted USB receptacle are included as options.

Company	Cost	Touch Screen Display	Wall Mounted USB Receptacle	Ceiling Mount Rear Room Video Display	Total Cost with Options
AVDG	$70,272.43				
AVI-SPL (base quote)	$80,073.71	$2,232.41	$571.24	$250.00	$83,127.36
Blades	$90,313.76				

Financial Impact

Funding Source: Technology Fund, Bond Proceeds, Water Fund, Sewer Fund
Budgeted: Yes
Cost: $83,127.36

Recommended Council Action
By motion and roll call vote, accept the proposal from AVI-SPL for installation of an audiovisual system in an amount not to exceed $83,127.36.

Attachments:
1. AVI-SPL Audiovisual System Proposal
2. Audiovisual Optional Equipment
3. AVI-SPL Scope of Work
4. AVDG Audiovisual System Proposal
5. AVDG Scope of Work
6. Blades Audiovisual System Proposal

Pricing Proposal
Quotation #: 27186557
Created On: 2/18/2026
Valid Until: 2/27/2026

IN-City of Munster

Ryan Sparling
8630 Columbia Ave
, IN 46321
United States
Phone: (219) 836-6900
Email: rrsparling@munsterschools.gov

Inside Account Executive

Matthew Kretz
300 Davidson Avenue
Somerset NJ 08873
Phone: +17326520889
Email: Matthew_Kretz@shi.com

All Prices are in US Dollar (USD)

	Product	Qty	Your Price	Total
1	MICROPHONE, GOOSENECK 18.9" 1 PER CHAIR AVI-SPL - Part#: AUDU859QL Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Dias	8	$163.84	$1,310.72
2	MICROPHONE DESK STAND, XLR3-TYPE IN, XLR3M OUT 1 PER CHAIR AVI-SPL - Part#: AUDAT8699R Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Dias	8	$152.44	$1,219.52
3	LCD, 24" 1920x1080P 250NIT 8LBS INDOOR 2SPKR 1 PER CHAIR AVI-SPL - Part#: VIEVA2447MH Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Dias	8	$130.66	$1,045.28
4	RECEIVER, WALL PLATE, CAT6 to HDMI, PoC 1 PER CHAIR AVI-SPL - Part#: TRIB127A1A0FH Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Dias	8	$109.13	$873.04
5	SPEAKER, 4.5" CEILING, LOW-PROFILE, WHITE (ORDER IN PAIRS) AVI-SPL - Part#: BIADXIC4LPW Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Dias	4	$167.86	$671.44

6	CAMERA, 90 DEGREE FOV 20MP IMAGE SENSOR EPTZ NETWORK FACING COUNCIL AVI-SPL - Part#: QSCNC90G2BK Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Dias	1	$1,602.22	$1,602.22
7	ADAPTER, HDMI (M) TO VGA (F) ADMIN AVI-SPL - Part#: TRIP13106N Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Dias	1	$36.79	$36.79
8	KEYBOARD/MOUSE, MK650 COMBO FOR BUSINESS GRAPHITE ADMIN AVI-SPL - Part#: LOG920010909 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Dias	1	$83.32	$83.32
9	TRANSMITTER, SYSTEM 20 PRO HANDHELD 2.4GHZ AVI-SPL - Part#: AUDATWT1402 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Presentation Area	1	$277.83	$277.83
10	LCD, 85" 4K/UHD 63LBS, 300NIT HOUSE RIGHT AVI-SPL - Part#: SAMBE85FXH Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Presentation Area	1	$1,496.19	$1,496.19
11	MOUNT, SM UNIVERSAL TILT, 46-90" DISPLAYS HOUSE RIGHT AVI-SPL - Part#: PEEST670P Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Presentation Area	1	$148.69	$148.69
12	WIRELESS DISPLAY RECEIVER, SCREENBEAM 960 AVI-SPL - Part#: SCRSBWD960A Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Presentation Area	1	$406.60	$406.60
13	MOUNT, 960 MOUNTING KIT AVI-SPL - Part#: SCRSB960MOUNT Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Presentation Area	1	$11.76	$11.76
14	EXTENDER, KIT, HDMI, WALLPLATE 4K 60Hz,4:4:4,IR,PoC,HDR,HDCP HOUSE RIGHT: RX FOR MON, TX FOR CUST LAPTOP AVI-SPL - Part#: TRIB127A1A1FHFH	2	$287.86	$575.72

Contract Name: OMNIA Partners IT Solutions, Products & Services
Contract #: 2024056-02
Note: Presentation Area

15	CAMERA, 90 DEGREE FOV 20MP IMAGE SENSOR EPTZ NETWORKON DISPLAY TOP AVI-SPL - Part#: QSCNC90G2BK Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Presentation Area	1	$1,602.22	$1,602.22
16	SPEAKER, 2' X 2' CROP CEILING, WHITE (SOLD IN PAIRS) AVI-SPL - Part#: BIADC220TWHITE Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Presentation Area	2	$144.97	$289.94
17	TRANSMITTER, SYSTEM 20 PRO HANDHELD 2.4GHZ ADDITIONAL (2) TX AVI-SPL - Part#: AUDATWT1402 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Staff Table	2	$277.83	$555.66
18	CAMERA, 90 DEGREE FOV 20MP IMAGE SENSOR EPTZ NETWORK AVI-SPL - Part#: QSCNC90G2BK Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Staff Table	1	$1,602.22	$1,602.22
19	SPEAKER, 2' X 2' CROP CEILING, WHITE (SOLD IN PAIRS) AVI-SPL - Part#: BIADC220TWHITE Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Staff Table	2	$144.97	$289.94
20	DESK MICROPHONE STAND,6" STACKABLE, MUST ORDER IN QTY'S OF 6 ATLAS / SOUNDOLIER - Part#: ATLSMS2B Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Staff Table	6	$55.77	$334.62
21	LCD, 55" 4K/UHD 500NIT 30LB LED 1200:1 SPKS 24/7 AVI-SPL - Part#: VIECDE5531 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Audience	1	$1,286.36	$1,286.36
22	MOUNT, SM UNIVERSAL TILT, 46-90" DISPLAYS AVI-SPL - Part#: PEEST670P Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Audience	1	$167.50	$167.50

23	EXTENDER KIT, HDMI CAT6, KVM SUPPORT 4K60HZ 230' - TAA AVI-SPL - Part#: TRIB127A1A1BHBH Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Audience	1	$325.06	$325.06
24	SPEAKER, 2' X 2' CROP CEILING, WHITE (SOLD IN PAIRS) AVI-SPL - Part#: BIADC220TWHITE Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Audience	2	$144.97	$289.94
25	CABLE, 10' USB C TO 4K HDMI Comprehensive Video - Part#: COMUSB3CHD10ST Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Audience	1	$48.06	$48.06
26	SYSTEM, 20 PRO 2CH HH 2.4 GHZ WIRELESS AUDIO HD MODE AVI-SPL - Part#: AUDATW1422 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Rack	2	$1,046.89	$2,093.78
27	CHARGING STATION BUNDLE, TWO BAY, CHRG STATION/AC ADP, LAN Audio - Technica - Part#: AUDATWCHG3NAAD Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Rack	1	$391.40	$391.40
28	CHARGING STATION BUNDLE, TWO BAY, CHRG STATION, EXP PLATE Audio - Technica - Part#: AUDATWCHG3AEXP Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Rack	2	$253.11	$506.22
29	COMPUTE BUNDLE, UC CONTROLLER AND THINKSMART CORE ADMIN AVI-SPL - Part#: QSCUCMTRL Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Rack	1	$5,813.78	$5,813.78
30	ENDPOINT, 4k60 4:4:4 CORE CAPABLE NETWORK VIDEO AVI-SPL - Part#: QSCNV32H Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Rack	1	$4,083.38	$4,083.38
31	SOFTWARE LICENSE, Q-SYS CORE MODE VIDEO STREAMING, PERPETUAL AVI-SPL - Part#: QSCSLQCMSNV32P Contract Name: OMNIA Partners IT Solutions, Products & Services	1	$979.64	$979.64

Contract #: 2024056-02
Note: Rack

32	EXPANDER, IO, 8 MIC/LINE IN, 8 LINE OUT, 8 FLEX IO AUDIO IO AVI-SPL - Part#: QSCQIO24F Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Rack	1	$3,186.13	$3,186.13
33	ENDPOINT, 4K60 4:4:4 NETWORK VIDEO, 1 HDMI 2.0 IN, 1 USB-C Multi-Stream decoders AVI-SPL - Part#: QSCNV21HU Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Rack	2	$2,197.33	$4,394.66
34	AMPLIFIER, 4 CHANNEL 300 WATT ANALOG CH1 - DIAS, CH 2 - PRES, CH 3 - AUDIENCE BIAMP - Part#: BIAVOLTERAA3004 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Rack	1	$1,072.20	$1,072.20
35	SWITCH, M4250 10G2F PoE PLUS AV AVI-SPL - Part#: NETGSM4212P100NAS Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Rack	1	$824.17	$824.17
36	SPLITTER, HDMI 8-PORT, CAT6,4K 60 Hz, HDR, 4:4:4, PoC, HDCP DIAS MONITORS FEED AVI-SPL - Part#: TRIB127A008BH Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Rack	1	$632.41	$632.41
37	EXTENDER KIT, HDMI CAT6, KVM SUPPORT 4K60HZ 230' - TAA HOUSE PC TO DIAS AVI-SPL - Part#: TRIB127A1A1BHBH Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** Rack	1	$325.05	$325.05
38	Total Equipment Cost Includes cable, connectors, hardware, switches, relays, terminal blocks, panels, etc., to ensure complete and operational system AVI-SPL - Part#: NPN-AVISPL-Total-A Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$3,756.68	$3,756.68
39	Includes engineering, project management, CAD, on-site installation and wiring, coordination and supervision, testing, checkout, owner training, etc. performed on the Owner's premises. Also includes all fabrication, modification, assembly, rack wiring, pr	1	$28,201.80	$28,201.80

	AVI-SPL - Part#: NPN-AVISPI-PROFE-A Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02			
40	Includes non-equipment or labor costs, such as travel expenses, per diem, lift and vehicle rentals AVI-SPL - Part#: NPN-AVISPI-DIREC-A Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$1,998.06	$1,998.06
41	Includes all G & A expenses: vehicle mileage, shipping and insurance, as applicable AVI-SPL - Part#: NPN-AVISP-GENER-A Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$1,507.03	$1,507.03
42	Includes post-installation support and maintenance options selected for installed rooms AVI-SPL - Part#: NPN-AVISP-SERVI-A Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$3,756.68	$3,756.68
			Total	$80,073.71

Additional Comments

Pricing is subject to change based on OEM and Distribution pricing changes

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

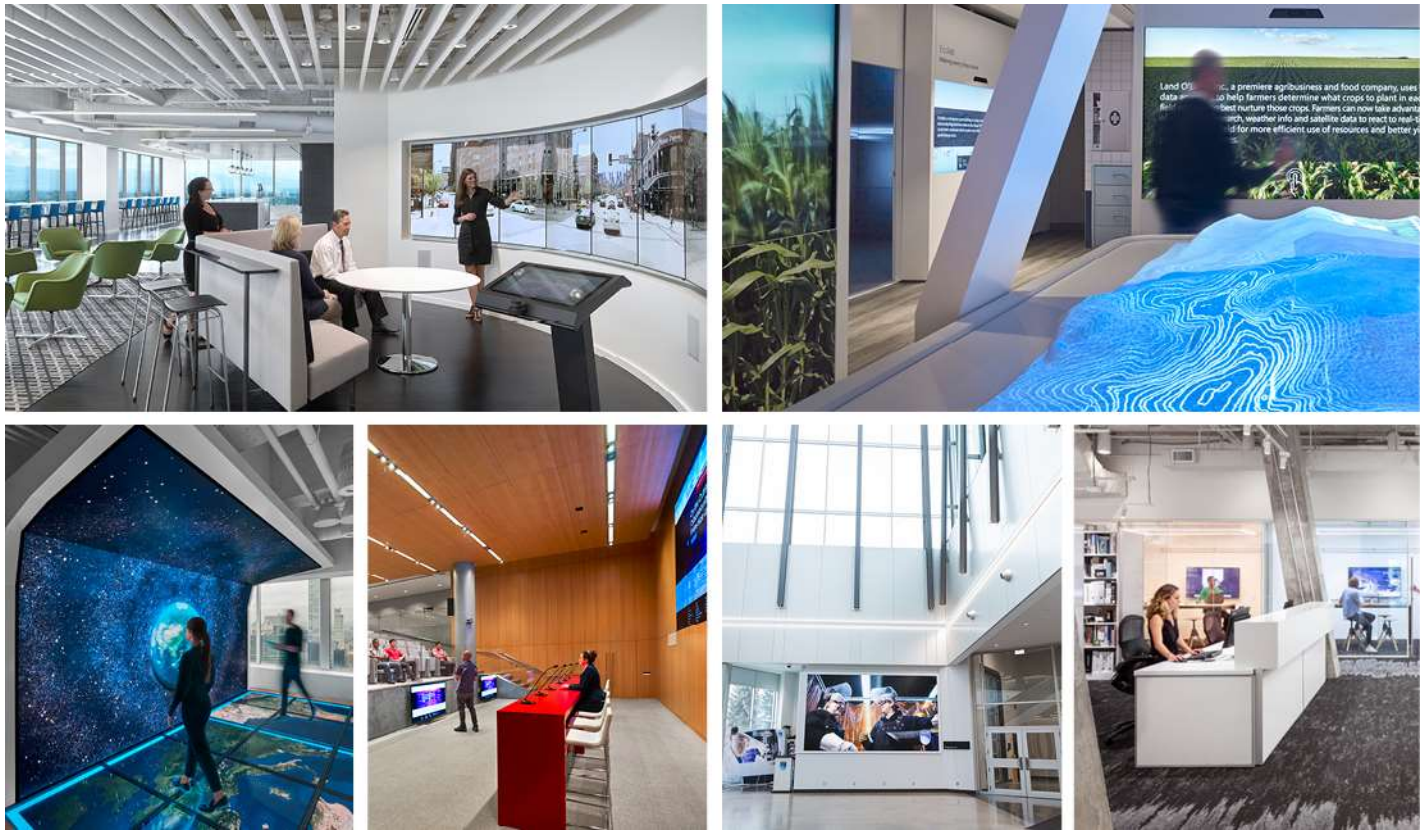
Audiovisual Optional Equipment

- *The cost to move the 55" video display that was going to be mounted on the wall in the rear of the room to mounting it on the ceiling – cost this out as a separate option* **(+ $250 to ceiling mount rather than wall mount, prior to installation only)**
- *The cost to replace the originally quoted 85" non-touch video display to be mounted on the wall in the front of the room with an 85" touch screen video display – cost this out as a separate option* **(+2,232.41 to provide 86" interactive display (Newline Interactive TT-8632C) rather than Samsung model quoted)**
- *The cost to add a wall mounted USB receptacle – cost this out as a separate option* **(+571.24 to add a USB 2.0 extension (Comprehensive CHEHDBTWP105K) from Interactive TV to TBD wall location)**

Proposal Prepared For

SHI

City of Munster Single Council Room



6330 East 75th Street
Suite 146
Indianapolis, IN 46250
317-983-2229
Fax: 800-244-8630
www.avispl.com

Prepared by: Craig Healey
Craig.Healey@avispl.com

Proposal no: 499929-1

Thank you for the opportunity to provide this proposal.

We're excited to work with you.

At AVI-SPL, our goal is to empower meaningful communication and collaboration. By understanding your needs and applying our expertise, we help you improve the user experience of your collaboration systems – anywhere in the world.

Here's how we do it.

Like you, we take a holistic approach. No matter where you are on your journey to plan, deploy, and operate your optimal collaboration environment, we can guide and support you. Together, we'll achieve a new state of working together and manage the full lifecycle of the technology powering it.

And here's why.

As a digital enablement solutions provider, we transform how people and technology connect to elevate experiences, create new value, and enable organizations such as yours to thrive and grow. Our vision – to help your teams work smarter and live better.

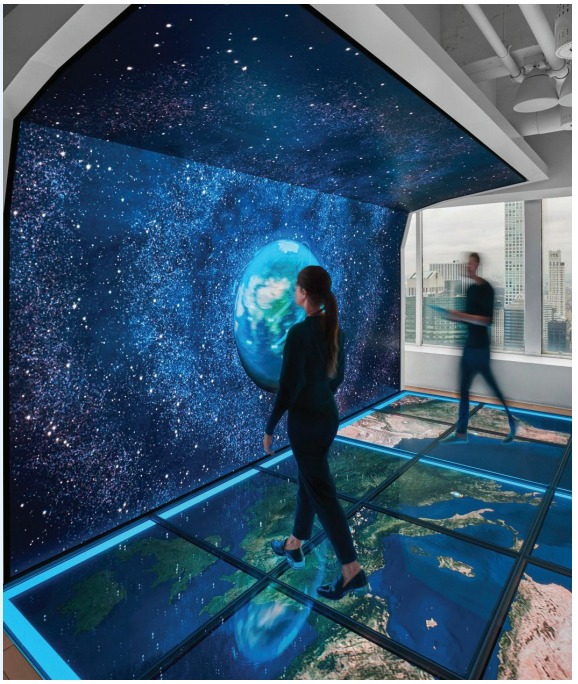


> "At AVI-SPL, our goal is to empower meaningful communication and collaboration.

We take your investment in collaborative solutions as seriously as you do.

That's why we're with you every step of the way, making sure you have the support to keep your business running smoothly and that you get the return on investment you expect.

The hallmark of AVI-SPL's client success is our ability to keep pace with the technology trends that drive the way organizations operate, and to innovate and improve upon them so that we can offer customers a standard of quality that no other company can match.



When you partner with us as your trusted guide, you will experience:

Commitment

A partner **committed** to your success and making a positive impact on your organization and our world

Expertise

Expertise you can trust to guide your digital transformation and realize your business objectives

Proven Record

A **proven** track record of supporting deployment and managed services in-country, wherever needed

Global Reach

Optimized **global deployment** teams with in-country support teams to deliver localized solutions and service – anywhere in the world

Customer Experience

World-class **customer experience** with a continual improvement mindset informed by the ITIL methodology

Analytics

Focus on **actionable** business intelligence with routine reporting on key success metrics and usage analytics powered by our patented Symphony application

Our Integration Process



World-class approach to defining client needs and delivering with consistent approach to execution.

Detailed Operations Playbook = Consistent, High Quality Project Outcomes

- **Each step defined and documented:** based on AVI-SPL best practices & globally recognized standards
- **Standardized documents, forms & instructions:** a cadence for reporting & communications methods
- **Companywide adoption & training:** measurable deliverables
- **Full range of engagement types:** small & simple to large & complex
- **Continuous improvement:** CSAT/NPS focus w/ root cause analysis & action-oriented outcomes

AVI-SPL provides innovative solutions seamlessly integrated with simple but effective user experiences. To that end, AVI-SPL utilizes a five-step process to provide you with consistent communication and flawless execution from project conception to completion.

Phase I Initiate

- The initiate phase is critical to the success of both the solution implementation and post deployment services to ensure acclimation, adoption and continued use of the technology.
- During this phase, your project team is selected based on the size, scope and complexity of the solutions to be implemented. All details and information are successfully transitioned to the internal project team via a comprehensive kick-off meeting.
- External kick-off discussions are organized and conducted with your key stakeholders to formally discuss project parameters of scope, schedule and communication strategy along with any other key topics to ensure proper alignment. The output of these discussions initiates engineering finalization, equipment procurement & programming services.

Our Integration Process

Phase II Plan

- The planning phase begins with development of the project schedule including detailed work breakdown tasks identifying key deliverables, dependencies and both internal and external milestones required to successfully execute the project.
- Detailed communication plans are developed to provide your key stakeholders with project progress reporting to indicate status against the project schedule along with any identified risks.
- Acceptance test plan procedures are developed and communicated to ensure agreed upon scope and functionality requirements are achieved.

Phase III Execute

- During the execution phase, all engineering, programming, fabrication and on-site installation activities are completed in accordance with the agreed upon project scope and schedule.
- Daily progress reports are completed, sent back to our Project Management staff and consolidated into weekly progress reports that you will receive.
- Upon completion of on-site installation activities, test and commissioning takes place in accordance with the agreed upon test plan procedures to ensure fully functional solutions.
- Final inspection and walk-through of the project is conducted in coordination with your key stakeholders to administer acceptance of the deployed solutions.



Our Integration Process

Phase IV Monitor

- The monitor phase is ongoing throughout the entire project lifecycle.
- All project work activities are consistently reviewed to ensure alignment with the approved schedule and milestones, adjusting resource planning as required. All changes to scope, schedule and budget are closely controlled to eliminate or minimize change management.
- Quality assurance is adhered to through checks and balances along with consistent testing at specified intervals in the project lifecycle. Risk management plans are constantly reviewed, and risk mitigation strategies deployed to ensure scope and schedule remain on track.
- External reporting is critical to this phase to align your key stakeholders to both internal and on-site status of our progress.

Phase V Close

- The final phase is focused on completion of all contractual and operational activities to obtain sign-off for the completed project. This includes demonstration and training on use of the installed solutions.
- All final project documentation for future warranty and service work is gathered and submitted to your key stakeholders as well as to our internal service team for onboarding purposes.
- Automated Customer Satisfaction Score (CSAT) and Net Promoter Score (NPS) surveys are deployed to obtain your feedback regarding our performance and leveraged as part of our continuous improvement practice.



Addendum to General Terms and Conditions – Equipment Ordering

Due to global supply chain constraints, Seller is experiencing longer than normal lead times on equipment. As a result, Seller cannot guarantee lead times on equipment and will not be liable for any delays in equipment delivery to the extent caused by such constraints. However, as the supply chain continues to improve, we will not be ordering equipment for jobs that start more than 120 days from when the contracted site is ready unless lead times are greater than 90 days.

In order for Seller to appropriately plan and coordinate its resources, Buyer must commit to a **site readiness for installation date**, (subject to timely delivery of equipment) on or about _____, 20___.

AVI-SPL LLC Initials

Should Buyer elect to purchase equipment immediately upon placement of order or greater than 120 days prior to the above readiness date, to mitigate delays, Buyer agrees to receive the equipment at their designated location and Seller will immediately bill Buyer upon placement of such order. Buyer shall pay for such equipment within the payment terms (e.g. net 30) specified herein, regardless of any other agreed upon billing terms or billing terms specified herein. Warranty on such equipment shall commence upon delivery of the equipment to Buyer's designated location, notwithstanding any other agreed upon warranty terms or warranty terms specified herein.

By initialing next to this sentence, Buyer elects to purchase equipment immediately upon placement of order in accordance with the terms of this Addendum.

Buyer Initials

Buyer Acceptance

Signed Name	Company Name
Printed Name, Title	Date

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Scope of Work

Council Chamber

City of Munster, IN - Munster Town Hall

Project Overview

AVI-SPL is providing through SHI to the City of Munster, IN a Council Chamber AV solutions package designed based on customer provided site data and input on desired system outcomes.

This solution is intended to register directly to the client Microsoft M365 environment, and as such, will require the assistance of customer IT administrative resources to properly provision and deploy accounts and licensing. Specific requirements will be outlined later in this document.

Council Chamber

Design Narrative

The Council Chamber is a 30’ wide by 68’ deep conference room divided into three (3) areas separated by room entries:

1. Front: Council seating area on elevated dias
2. Middle: Presentation area with seating for town staff memebers
3. Rear: Audience general seating

The fourth area discussed will be the room containing the customer-provided equipment rack that will house the major routing and processing components for the AV systems.

The design intention for the Council Chamber room is to provide dedicated microphone audio and grouped presentation monitoring for each council member on the dias at the front of the room, with control of the audio and video systems through the Microsoft Teams Room (MTR) PC interface, presumably in the front. The presentation sources for the room will be the dedicated MTR in the customer-provided equipment rack, a dedicated owner-provided presentation PC (also located in the customer-provided equipment rack), and a wallplate with HDMI input in the Presentation area of the chamber.

Two independently switched HDMI outputs will route selected video to either the eight (8) grouped monitors on the dias, or the 85” monitor on an articulating wall mount in the Presentation area. Content routed to the Presentation area will also be available for content ingest to the MTR.

The MTR will have two (2) manually selected camera options – dedicated views of either the Front or Middle areas.

Each council seat will be equipped with a gooseneck microphone with switched desk stand base, a 24” 1080P monitor, and an HDMI output wallplate. The customer is responsible for providing 120V AC power at each seat location for the monitors. The microphones will have individual level and muting on the 2nd page experience of the room MTR user interface. Content video will be routed to all eight (8) monitors as a group, also through the MTR user interface.

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The Presentation area will have an 85” 4K/UHD display on the right side wall on an articulating wall mount. The customer is responsible for providing 120VAC power at the desired location along with adequate wall bracing to support five (5) times the weight of the display and wall mount. This location will also have a wallplate with an HDMI input for laptop input. The Presentation area will have four (4) wireless hand-held microphones.

There will be three (3) discrete speaker zones for the chamber – dias (front), presentation area (middle) and audience (rear). The front zone will have four (4) ceiling recessed low profile speakers, while both presentation and audience areas will each have two (2) 2’x2’ drop tile replacement speakers. Each of the speaker zones will have individual level and mute control through the MTR interface. Default audio routing of sources will be to all zones. Active feedback filters will be utilized to prevent microphone squealing.

A Microsoft Teams Room system designed for a large room will be installed. Dual displays will be mounted on the front wall of the room, along with a video conferencing camera solution. An input for content sharing will be installed at the conference table along with a touch panel for system control. No equipment rack is required.

** Please see the “**Environmental Considerations**” and “**Customer Responsibilities**” sections of this document for required room properties and deployment best practices. **

Scope of Work – Hardware Integration

This section describes hardware installation and general functionality or specifications. All equipment provided and installed by AVI-SPL unless otherwise specified.

Display

- Presentation: Single 85” flat screen display on articulating wall-mount.
- Dias: Eight (8) 24” desktop 1080P display with HDMI & VGA inputs

Source Equipment and Interfaces

- Rack: MTR PC & Owner-Furnished Dedicated PC’s, each with single HDMI output
- Presentation: Wallplate with HDMI input

UC Solution / Video Conferencing

- The room will have a dedicated Microsoft Teams Room (MTR) PC to conduct meetings. This PC will be housed in the owner provided equipment rack in the TBD room.
- A touch panel placed on the front dias countertop will be the user interface for the system
    - The touch panel will be connected to the MTR via manufacturer’s CAT5 extender kit
        - Limited to 130’ extension
- The room will support two (2) ePTZ conference cameras, one (1) in the front of the room to view the dias, and one (1) on the top of the main presentation display to view the presenters and audience
- The room will have four (4) wireless handheld microphones to pick up the presenters and audience.
- The room will have eight (8) wired gooseneck microphones on switched desk stand bases to pick up the council members.
- The room will have ceiling mounted speakers to allow room participants to hear the council members, presenters and far-end participants.

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Equipment Rack and Accessories

- The customer provided equipment rack will be re-used. The equipment rack will house the MTR PC, Owner furnished PC, AV control system switcher/DSP, AV LAN switch, HDMI distribution extender, KVM extender, audio amplifier, wireless microphone receiver

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City of Munster
Council Chamber

DRAWING #	TITLE	REL	DATE
AV-001	COVER PAGE	01	Tuesday, November 18, 2025
AV-100	COUNCIL CHAMBER FLOOR PLAN	01	Tuesday, November 18, 2025
AV-301	AV SYSTEM FLOW	01	Tuesday, November 18, 2025

AVI-SPL
6330 E 75th ST #146
Indianapolis IN 46250
Phone: 651.287.7000
Fax: 651.287.7001
www.avispl.com

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Client Name / Site Location:

City of Munster
1005 Ridge Rd
Munster, IN 46321

Council Chamber

Issued For:
DESIGN REVIEW

Designed By: SDE
Drawn By: SDE
Approved By:
Account Rep:
Project #: 499929
Scale:

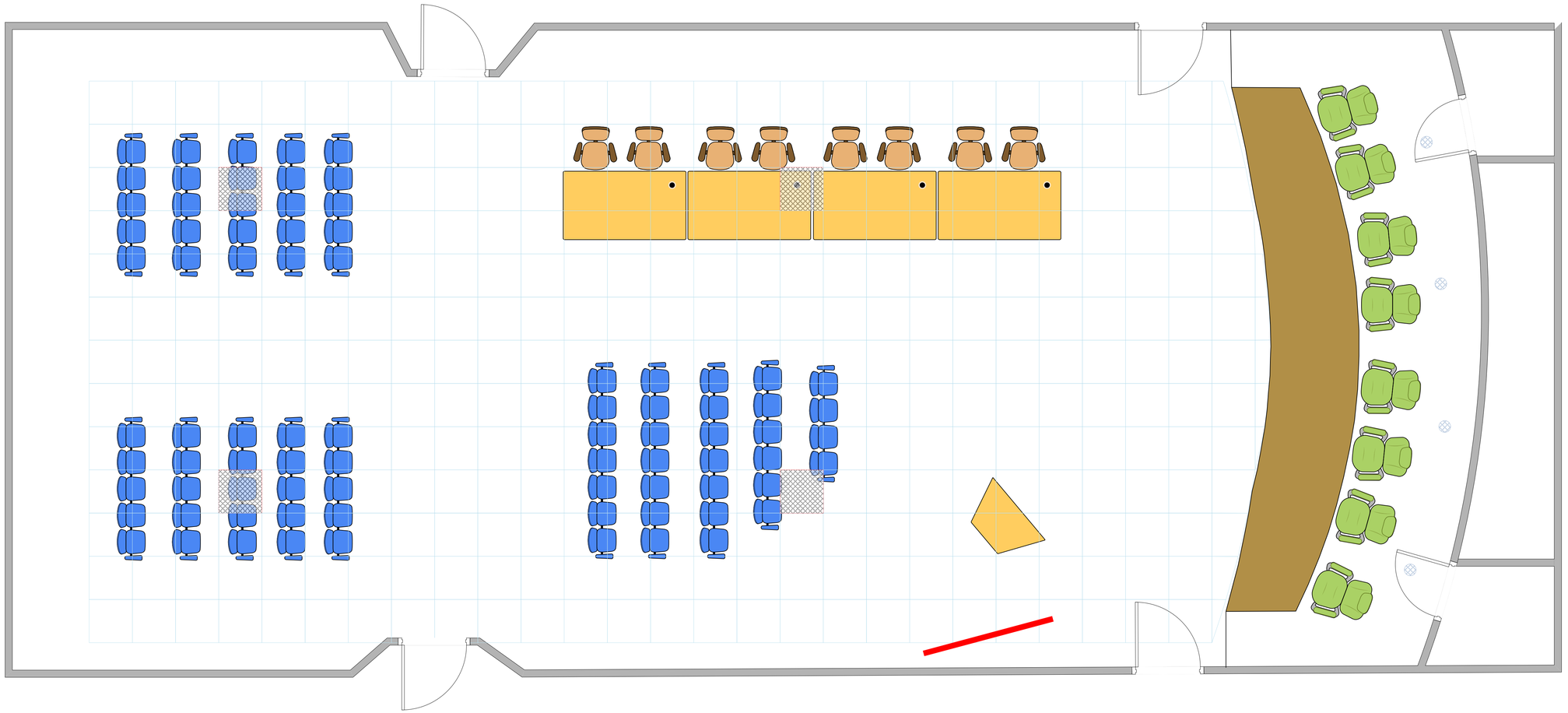
Drawing History:

Rev #	Date	Description

Project Name, System / Room:
TITLE PAGE

Drawing Title:
COUNCIL CHAMBER
CITY OF MUNSTER

Drawing Sheet Number:
AV-001



AVI-SPL
6330 E 75th ST #146
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Client Name / Site Location:

City of Munster
1005 Ridge Rd
Munster, IN 46321

Council Chamber

Issued For:

DESIGN REVIEW

Designed By:	SDE
Drawn By:	SDE
Approved By:	
Account Rep:	
Project #:	499929
Scale:	

Drawing History:

Rev #	Date	Description

Project Name, System / Room:

COUNCIL CHAMBER FLOOR PLAN

Drawing Title:

COUNCIL CHAMBER
CITY OF MUNSTER

Drawing Sheet Number:

AV-100

DIAS

BIAMP DX-IC4-LP-W

BIAMP DX-IC4-LP-W

MICROSOFT MK650

TRIPP LITE B127A-1A1-BHBH

TRIPP LITE P131-06N

BIAMP DX-IC4-LP-W

BIAMP DX-IC4-LP-W

VIEWSONIC VA2447-MH

A-T U859 QL

A-T AT8699R

TRIPPLITE B127A-1A0-FH

Q-SYS NC-110

LENOVO-QSYS UC BUNDLE USER INTERFACE

EXISTING EQUIPMENT RACK

TRIPP LITE B127A-008-8H

TRIPP LITE B127-A1A1-FHFH

INTERNET

LENOVO-QSYS UC BUNDLE UC ENGINE

Q-SYS NV-32-H CORE W/ VID STREAM PERP LIC

TRIPP LITE B127-A1A1-FHFH

NETGEAR GSM4212P-100NAS

TRIPP LITE B127A-1A1-BHBH

OWNER FURNISHED PC

A-T ATW-1422

Q-SYS QIO-24f

BAIMP VOLTERA A300.4

AUDIENCE

BIAMP DC220T

BIAMP DC220T

PRESENTATION AREA

A-T ATW-1422

CUSTOMER PROVIDED LAPTOP

Q-SYS NC-110

SAMSUNG BE85FXH

TRIPP LITE B127-A1A1-FHFH

PEERLESS AV SA771PU

TRIPP LITE B127-A1A1-FHFH

BIAMP DC220T

BIAMP DC220T

A-T ATW-1422

(2) A-T ATW-T1402

LEGEND

AUDIO	VIDEO	CONTROL
MICROPHONE	HD BaseT	MUNSTER LAN (INTERNET)
LINE	HDMI	AV LAN
SPEAKER	VGA	USB
ANTENNA		

AVI-SPL

6330 E 75th ST #146

Indianapolis IN 46250

Phone: 651.287.7000

Fax: 651.287.7001

www.avispl.com

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Client Name / Site Location:

City of Munster
1005 Ridge Rd
Munster, IN 46321

Council Chamber

Issued For:

DESIGN REVIEW

Designed By: SDE
Drawn By: SDE
Approved By:
Account Rep:
Project #: 499929
Scale:

Drawing History:

Rev #	Date	Description

Project Name, System / Room:

AV SYSTEM FLOW

Drawing Title:

COUNCIL CHAMBER
CITY OF MUNSTER

Drawing Sheet Number:

AV-301

Room Summary - Suggested BoM

Equipment List

Mfg	Model	Description	Qty
		Dias	
AUDIO-TECHNICA	AUDU859QL	MICROPHONE, GOOSENECK 18.9" 1 PER CHAIR	8
AUDIO-TECHNICA	AUDAT8699R	MICROPHONE DESK STAND, XLR3-TYPE IN, XLR3M OUT 1 PER CHAIR	8
VIEWSONIC	VIEVA2447MH	LCD, 24" 1920x1080P 250NIT 8LBS INDOOR 2SPKR 1 PER CHAIR	8
TRIPP LITE	TRIB127A1A0FH	RECEIVER, WALL PLATE, CAT6 to HDMI, PoC 1 PER CHAIR	8
BIAMP SYSTEMS	BIADXIC4LPW	SPEAKER, 4.5" CEILING, LOW-PROFILE, WHITE (ORDER IN PAIRS)	4
QSC	QSCNC110	CAMERA, EPTZ NETWORK, POE, INCLUDES WALL BRACKET FACING COUNCIL	1
QSC	QSCUCMTRL	COMPUTE BUNDLE, UC CONTROLLER AND THINKSMART CORE ADMIN	1
TRIPPLITE	TRIP13106N	ADAPTER, HDMI (M) TO VGA (F) ADMIN	1
LOGITECH	LOG920010909	KEYBOARD/MOUSE, MK650 COMBO FOR BUSINESS GRAPHITE ADMIN	1
		Presentation Area	
SAMSUNG	SAMBE85FXH	LCD, 85" 4K/UHD 63LBS, 300NIT HOUSE RIGHT	1
PEERLESS INDUSTRIES, INC.	PEESA771PU	MOUNT, SMARTMOUNT UNIVERSAL ARTICULATING DUAL ARM FOR 37"-71 HOUSE RIGHT	1
TRIPP LITE	TRIB127A1A1FHFH	EXTENDER, KIT, HDMI, WALLPLATE 4K 60Hz,4:4:4,IR,PoC,HDR,HDCP HOUSE RIGHT: RX FOR MON, TX FOR CUST LAPTOP	2
QSC	QSCNC110	CAMERA, EPTZ NETWORK, POE, INCLUDES WALL BRACKET ON DISPLAY TOP	1
AUDIO-TECHNICA	AUDATWT1402	TRANSMITTER, SYSTEM 20 PRO HANDHELD 2.4GHZ ADDITIONAL (2) TX	2

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Mfg	Model	Description	Qty
BIAMP SYSTEMS	BIADC220TWHITE	SPEAKER, 2' X 2' CROP CEILING, WHITE (SOLD IN PAIRS)	2
		Audience	
BIAMP SYSTEMS	BIADC220TWHITE	SPEAKER, 2' X 2' CROP CEILING, WHITE (SOLD IN PAIRS)	2
		Rack	
AUDIO-TECHNICA	AUDATW1422	SYSTEM, 20 PRO 2CH HH 2.4 GHZ WIRELESS AUDIO HD MODE	1
QSC	QSCNV32H	ENDPOINT, 4k60 4:4:4 CORE CAPABLE NETWORK VIDEO	1
QSC	QSCSLQCMSNV32P	SOFTWARE LICENSE, Q-SYS CORE MODE VIDEO STREAMING, PERPETUAL	1
QSC	QSCQIO24F	EXPANDER, IO, 8 MIC/LINE IN, 8 LINE OUT, 8 FLEX IO AUDIO IO	1
BIAMP SYSTEMS	BIAVOLTERAA3004	AMPLIFIER, 4 CHANNEL 300 WATT ANALOG CH1 - DIAS, CH 2 - PRES, CH 3 - AUDIENCE	1
NETGEAR	NETGSM4212P100NAS	SWITCH, M4250 10G2F PoE PLUS AV	1
TRIPP LITE	TRIB127A008BH	SPLITTER, HDMI 8-PORT, CAT6,4K 60 Hz, HDR, 4:4:4, PoC, HDCP DIAS MONITORS FEED	1
TRIPPLITE	TRIB127A1A1BHBH	EXTENDER KIT, HDMI CAT6, KVM SUPPORT 4K60HZ 230' - TAA HOUSE PC TO DIAS	1

Room Support and Maintenance

Elite Maintenance Services - Room; 12-months

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Investment Summary

Prepared For:	**Sean Sharp**
	SHI **1005 Ridge Rd** **Munster, IN 46321-1849**

Prepared By:	**Craig Healey**
Date Prepared:	**11/18/2025**
Proposal #:	**499929-1**
Valid Until:	**12/19/2025**

Total Equipment Cost

Includes cable, connectors, hardware, switches, relays, terminal blocks, panels, etc., to ensure complete and operational system

Professional Integration Services

Includes engineering, project management, CAD, on-site installation and wiring, coordination and supervision, testing, checkout, owner training, etc. performed on the Owner's premises. Also includes all fabrication, modification, assembly, rack wiring, programming, warranties, etc., some performed at AVI-SPL. May include disposal of existing equipment where elected.

Direct Costs

Includes non equipment or labor costs, such as travel expenses, per diem, lift and vehicle rentals

General & Administrative

Includes all G & A expenses: vehicle mileage, shipping and insurance, as applicable

Services - Room Support and Maintenance

Includes post-installation support and maintenance options selected for installed rooms

Purchase orders should be addressed to AVI-SPL LLC

Due to global semiconductor ("chip") shortages and supply chain disruptions pricing quoted in this proposal may change. Installation schedules are subject to current (daily) product availability and may be delayed or postponed.

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Terms and Conditions

This Proposal together with AVI-SPL's General Terms and Conditions and the applicable Addendum(a) located here and incorporated herein by this reference (collectively the "Agreement") constitutes the entire agreement between AVI-SPL LLC ("Seller", "AVI-SPL", "we", "us", "our") and the buyer/customer identified in the Proposal ("Buyer", "Customer", "Client", "you", "your") with respect to its subject matter and supersedes all prior and contemporaneous agreements, representations and understandings of the Parties, written or oral. By signing below, issuing a valid purchase order for the Services and/or Products specified herein or receiving the Products and/or Services specified herein, whichever occurs first, Buyer acknowledges it has read and agrees to the terms of this Agreement. This Agreement shall not be binding upon Seller until accepted by Buyer as set forth in this Agreement and the earlier of Seller's confirmation in writing of Buyer's order and Seller's performance under the applicable Proposal. Any terms and conditions contained in Buyer's purchase order or any other Buyer-provided documents related to this transaction shall have no effect and are hereby rejected. Notwithstanding anything herein to the contrary, if a master services agreement signed by both Parties is in effect covering the sale of the Services and/or Products that are the subject of this Proposal, the terms and conditions of said agreement shall prevail to the extent they conflict or are inconsistent with this Agreement.

Billing and Payment Terms

Unless otherwise agreed in writing by Buyer and Seller in the Proposal, the total Proposal price, excluding the price for Stand-alone Services (as defined in this section), shall be billed as follows, subject to continuing credit approval: 50% down payment at time of order, 40% upon delivery at Seller; 10% upon project completion and Buyer sign-off or first beneficial use, whichever occurs first, payable net 30 from Buyer's receipt of invoice. For purposes of this Agreement, "Stand-alone Services" means any Services not attached to an installation project. Billing and payment terms for Stand-alone Services are set forth in the applicable Service Addendum(a). Unless otherwise specified in the Proposal, Products are sold F.O.B. origin-Buyer to pay all shipping charges. If this Proposal covers Products or Services for more than one system, room, suite, or location, for purposes of payment in accordance with payment terms stated on the face hereof each room, suite, or location shall be treated as if the subject of a separate sale and payment made accordingly. Unless otherwise specified in the Proposal, all pricing and amounts are in US Dollars and all billing and payment shall be made in US Dollars.

Link to AVI-SPL Terms and Conditions: https://avispl.com/terms-of-use/

Buyer Acceptance

Buyer Legal Entity

Buyer Authorized Signature

Buyer Authorized Signatory Title

Buyer Authorized Signatory Name

Date

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Global Support and Maintenance



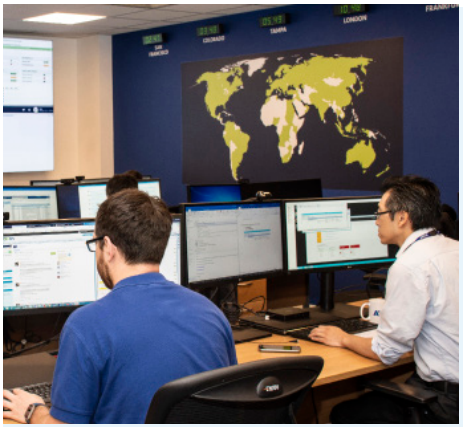
AVI-SPL's Global Support and Maintenance services relieve you of the day-to-day burden of maintaining your collaboration technology estate, keeping your teams connected, and concentrated on delivering business value.



Elite Support

Our Elite services give you an extra level of onsite responsiveness and support with:

- **Unlimited onsite support M-F, 8am-5pm***
- **Unlimited remote help desk support – available globally 24x7x365**
- Facilitation of manufacturer repair or replacement programs – **let us navigate your warranty terms**
- **Software and firmware updates** managed remotely for covered assets



Global Support Operations Centers

- AVI-SPL's Global Support Operations Centers (GSOCs) deliver live help desk support 24x7x365.
- Offering quick and efficient email, phone, and portal communications options.
- The GSOCs will diagnose a problem, implement a repair remotely, or escalate to a specialist.

Repair/Replacement Facilitation – Some equipment may be repairable or replaced at no charge under the manufacturer's warranty. The help desk will assist in arranging the return of the defective equipment to the manufacturer for service/replacement as applicable.

Software Updates and Upgrades – access to the help desk for software updates and upgrades remotely available per manufacturer recommendation. Updates are provided on an as needed basis. Once an issue is reported, the remote help desk coordinates with you and the manufacturer to determine the best course of action. If a programmer is required, additional charges may apply at the applicable rate for those services.

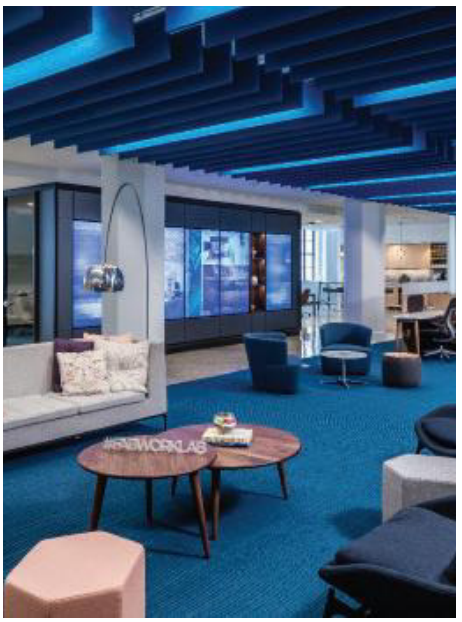
Unlimited Onsite Support – available Monday through Friday, 8 a.m. - 5 p.m.*, excluding holidays, with travel included. Where applicable, AVI-SPL will provide a two-business day onsite response following the help desk's determination that an onsite dispatch is needed.

*Local standard time excluding AVI-SPL holidays.

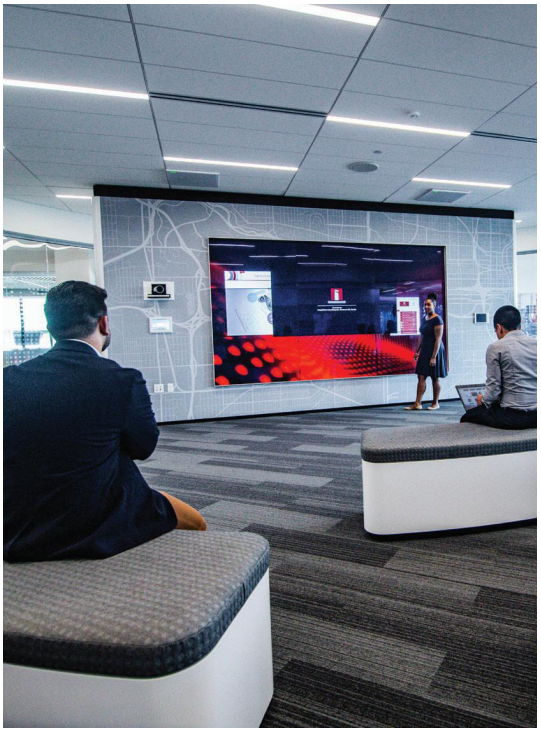
Integration Inclusions and Exclusions

Inclusions

The following items are **included** in this proposal unless **specifically noted otherwise** within this proposal document or scope of work statement:



- All equipment, wire, and accessories required for a fully functional audio/visual system per the agreed upon scope of work.
- Non-union labor associated with audio/visual system engineering, installation, programming, and testing.
- Documentation package including complete as-built AV system diagrams, and manufacturer's operation manuals.
- Coordination and cooperation with the construction team in regard to installing the system.
- User demonstration of full AV system operation for final sign-off.



Any additional trips, labor, or materials due to failure of the other workforces to have the audiovisual system rough-in work completed as anticipated and previously confirmed, will be added to the project billing as required.

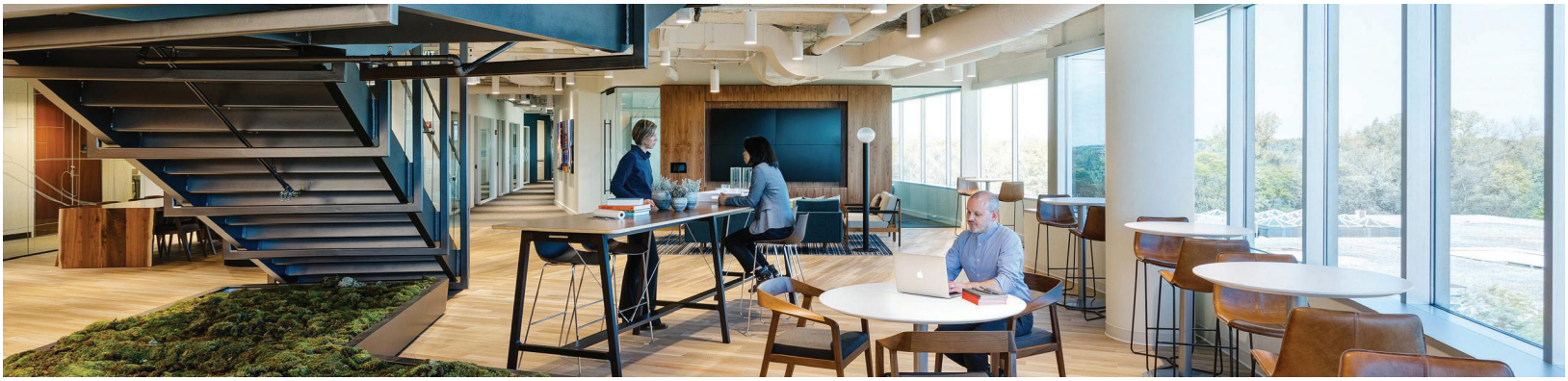
Unless otherwise agreed in writing by AVI-SPL, all work performed by AVI-SPL will take place between the hours of 8:00 a.m. and 6:00 p.m. local time, Monday through Friday, excluding public and bank holidays. If AVI-SPL is required to perform work outside of these hours, customer will be charged AVI-SPL's standard overtime rates. Any changes in the hours or days of performance must be agreed to in writing by AVI-SPL.

Where applicable, the owner's architect will provide AVI-SPL's engineering department with all required architectural floor, reflected ceiling, building elevation, and section plans in AutoCAD® format at no charge to AVI-SPL.

Exclusions

The following items are **excluded** from this proposal **unless specifically identified otherwise** within this proposal document or scope of work statement.

- All conduits, high voltage wiring panels, breakers, relays, boxes, receptacles, etc. Any related electrical work including, but not limited to, 110VAC, conduit, core drilling, raceway, and boxes.
- Voice/data cabling, IE analogue phone lines, ISDN lines, network ports, etc.
- Network connectivity, routing, switching, and port configuration necessary to support audiovisual equipment.
- Concrete saw cutting and/or core drilling.
- Fire wall, ceiling, roof and floor penetration, patching, removal, or fire stopping.
- Necessary sheet rock replacement, ceiling tile, T-bar replacement, and/or wall/ceiling repair.
- Any and all millwork (moldings, trim, etc.). All millwork or modifications to project millwork/furniture to accommodate the AV equipment is to be provided by others.
- Painting, patching, or finishing, of architectural surfaces.
- Permits (unless specifically provided for elsewhere in this proposal document or scope of work statement).
- Engineered (P.E.) seals and/or stamped structural/system details.
- HVAC and plumbing relocation.
- Rough-in, bracing, framing. or finish trim carpentry for installation.
- Cutting, structural welding, or reinforcement of structural steel members required for support of assemblies, if required.
- Owner furnished equipment or equipment furnished by others that is integrated into the systems (as described above) is assumed to be current, industry acceptable, and in good working order. If it is determined that this equipment is faulty upon installation, additional project charges may be incurred.
- Additional or specific manufacturer's "User Adoption" training.
- Additional costs for union labor.



Pricing Proposal
Quotation #: 26816516
Created On: 10/31/2025
Valid Until: 11/28/2025

IN-Town of Munster

Ryan Sparling
1005 Ridge Road
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United States
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Inside Account Executive

Sean Sharp
290 Davidson Avenue
Somerset, NJ, 08873
Phone: +17322096177
Fax:
Email: sean_sharp@shi.com

All Prices are in US Dollar (USD)

	Product	Qty	Your Price	Total
1	85inch/3840x2160/300nit/8ms Samsung - Part#: BE85FX-H Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$1,502.95	$1,502.95
2	Supercardioid-18" Desktop Gooseneck Condenser Microphone, Attached 10 XLR Cable, Logic Functions, Programmable Switch and LED Indicator, Attached Desktop Base Shure - Part#: MX418D/S Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	8	$368.04	$2,944.32
3	CONNECT PRO CASE 10.9 BLACK works with iPad (10th gen) Sonance - Part#: 72340 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$279.88	$279.88
4	CONNECT PRO BaseStation Black AVDG - Part#: 72352 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$288.27	$288.27
5	Q-SYS peripheral providing control expansion with 4 serial communication I/O. Up to 4 devices daisy-chainable. 1U-1/4W, powered over Ethernet or +24 VDC. Surface mountable, rack kit sold separately. QSC - Part#: QIO-S4 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$409.74	$409.74
6	Q-SYS Core Processor with 24 local audio I/O channels, 160x160 total network I/O channels with 8x8 Software-based Dante license included, USB AV bridging, dual Ethernet ports for network redundancy pl AVDG - Part#: CORE 24f Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$4,670.05	$4,670.05

7	M4250-10G2F-POE+ MANAGED SWITCH / 8 x Gigabit Ethernet PoE+, 2 x Gigabit Ethernet Network, 2 x (SFP) NETGEAR - Part#: GSM4212P-100NAS Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$826.37	$826.37
8	TEMPO FP WALL MOUNT SYSTEM, PDU BUNDLE Chief - Part#: AS3LDP7 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$970.74	$970.74
9	27" LG MONITOR, 3840X2160, 16:9 IPS, FREESYNC, DP LG Electronics - Part#: 27BA45U-B Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	8	$345.65	$2,765.20
10	Huddly Crew 3 x L1 with Wall Mounts AVDG - Part#: 7.09004E+12 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$11,324.41	$11,324.41
11	Contractor install amplifier AVDG - Part#: CDI1000 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$1,109.84	$1,109.84
12	HDMI Single Gang Decora Style Wall Plate (White) HDBaseT Basic Extender Kit (70M HD 1080p) **These M AVDG - Part#: AC-CXWP-HDMO-BKT Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$632.62	$632.62
13	HDBaseT 2x10 Distribution Amplifier (2 HDMI In, 2 HDMI Out, 8 HDBT Out) AC-EX70-UHD-R2 & AC-EX70-444 AVDG - Part#: AC-DA210-HDBT Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	2	$3,010.88	$6,021.76
14	HDBaseT (CAT6) RECEIVER ONLY. ICT 18G, 70m 4K (100m HD) Slim Extender with I-Pass, Bi-Directional P AVDG - Part#: AC-EX70-444-RNE Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	9	$489.93	$4,409.37
15	OFE Ceiling Speakers AVDG - Part#: OFE Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	18	$0.00	$0.00
16	OFE Dedicated Room PC AVDG - Part#: OFE Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$0.00	$0.00
17	OFE iPad (A16) AVDG - Part#: OFE Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$0.00	$0.00
18	OFE Wireless Handheld Microphone System	5	$0.00	$0.00

	AVDG - Part#: OFE Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02			
19	23-4P OAS SOL CMP C6 Solutionz, Inc. - Part#: CAT6SP-BLK Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$888.04	$888.04
20	22-04 OAS STR CMP Blk Jkt AVDG - Part#: 22-04SP-BLK Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$277.78	$277.78
21	16-02 UNS STR CMP Blk Jkt AVDG - Part#: 16-02P-BLK-500 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$193.10	$193.10
22	Electronic Interconnects AVDG - Part#: Electronic Interconnects Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$1,649.45	$1,649.45
23	Misc Hardware Stone Security - Part#: Misc Hardware Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$422.98	$422.98
24	Misc Consumables Audio Visual Design Group - Part#: Misc Consumables Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$640.56	$640.56
25	AVDG Services AVDG - Part#: AVDG Services Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02	1	$28,045.00	$28,045.00
			Total	$70,272.43

Additional Comments

The following bullets apply to all Samsung SDS America, Inc. items on this quote:

- Samsung SDS America, Inc. software is governed by the applicable end user license agreement that is either available at https://www.samsungsds.com/us/etc/legal/legal.html or presented to you during the installation process. By purchasing, accessing, installing, or using any Samsung SDS America, Inc. software or its documentation, you agree to comply with the applicable end user license agreement

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

AUDIO VISUAL DESIGN GROUP
EXCEPTIONAL BY DESIGN

SHI - City of Munster

1005 Ridge Rd

Munster, IN 46321

Council Chambers

INTRODUCTION

Thank you for the opportunity to present you with this proposal for City of Munster Council Chambers. This proposal reflects the provision and integration of the Council Chambers. Based on our recent discussion with you and your design team, we have prepared this proposal to provide feature rich technology. We have carefully reviewed your requirements and believe the systems we propose are based on sound engineering principles, reliable technology and has been created to meet your specific requirements.

AREAS WITHIN AVDG's SCOPE OF WORK FOR THIS PROJECT:

- Council Chambers

ROOM DETAILS

Council Chambers

User Experience: Large Council Chambers system for use with a dedicated room PC based Teams conferencing environment. This system contains a single 85" display, multiple Dias table displays, a multi-camera switching solution, wired & wireless microphones, and ceiling speakers to provide PC based Teams conferencing capabilities.

VIDEO:

- A new video distribution will be installed.
    - Control of the video routing will be included in the new control system.
- A new HDMI wall-plate will be installed by the lectern.
    - Control of the video routing will be included in the new control system.
- One (1) 85" diagonal display will be wall mounted to the side wall in the front of room.
    - The display will be mounted to the wall surface using the included mounting system.
    - The client and/ or their general contractor will be responsible for providing AVDG with a safe, flat, and level surface for mounting the display (wood blocking

mounted to structural members for example). This surface must be capable of supporting 200 lbs. with a minimum of 5:1 safety ratio.
    - AVDG reserves the right to refuse mounting on any surface they feel is unsafe.
  - The client and/ or their electrical contractor will be responsible for providing a duplex high voltage power outlet at the display location.
  - The client and/ or their data contractor will be responsible for providing a network/ data outlet at the display location.
  - The display will be controlled by the iPad control interface.

VIDEO CONFERENCING:

- This room will utilize on OFE conferencing PC.
  - All conferencing controls will be done from the Owner Furnished Room PC.

- Three (3) new ePTZ (electronic, pan, tilt, zoom) cameras will be installed in the room to capture the room participants.
  - The cameras will be mounted to the wall surface using the included wall brackets.
  - This is an AI-driven multi-camera system capable of switching between the speaker and listener or identifying the main speaker and keeping the camera focused on them.

AUDIO:

- The room will utilize the existing eighteen (18) ceiling speakers.
  - Control of the volume of the speakers will be included in the new control system.
  - The speakers will be wired to a new amplifier in the existing equipment rack.
- Room audio always follows display selection.
  - Separate audio routing controls are not included in this proposal.
- A new audio DSP and amplifier are included.
  - All licensing required for the DSP is included in the proposal.
  - Control of the audio system will be controlled by the iPad control interface.
- Eight (8) desktop gooseneck microphones will be integrated into the system.
  - The microphones will be used for conference audio.
  - They will also be used for voice lift within the room.
- Five (5) OFE wireless microphones will be integrated into the system.
  - The microphones will be used for conference audio.
  - They will also be used for voice lift within the room.
- Control of all microphones will be done from the new room control touch panel.
  - All controls will be managed by the iPad control interface.

CONTROL:

- A new control processor will be provided in the new configuration.
    - Additional licensing required for the control processor is included in the proposal.
- An OFE iPad controller will reside at the table.
    - A new charging case & base station for the iPad are included.
    - All room audio & video routing & control will be done from the iPad control interface.
        - Hardwired content sharing selection will be controlled from the iPad control interface.
        - Room audio & microphone audio control will be done from the iPad control interface.
        - Primary display power will be controlled from the iPad control interface.

RACK/POWER:

- This system utilizes the existing equipment rack(s) that will reside in the nearest MDF/ IDF/ AV Equipment Room.
- The client is responsible for providing adequate space for the equipment rack system.
- The client is responsible for providing high voltage power connections for the equipment rack system in accordance with AVDG specifications.
    - NOTE: 120VAC 20A dedicated quad receptacles are required for each equipment rack.
- The client is responsible for providing adequate ventilation for equipment in the rack in accordance with AVDG specifications.
- Exact rack requirements, including spacing, ventilation, power, and wiring will be included in the AVDG construction drawing set.

NOTE:

- All SHI provided equipment will be shipped to AVDG warehouse.
- Travel Expenses are estimated based on the deployment schedule listed below. Any delay in deployment based on site readiness and other trades may incur additional travel expenses.

DIVISION OF LABOR

AVDG may use, without prior notice, labor resources from our trusted network of sub-contractors; when applicable, AVDG also partners with qualified union electrical contractors for onsite AV and LV wire work.

Site installation work for this project is **non-union.**

- Site
  - AVDG
    - Field Engineering & Project Management
    - AV (low voltage) wire installation
    - AV (low voltage) wire termination
    - AV (low voltage) wire verification and testing
    - AV equipment installation
    - AV system commissioning, testing, tuning, & training
  - Others (GC, EC, Client. - not included in this AVDG proposal)
    - High-voltage power
    - Conduit (if applicable)
    - Data wire (associated with client network) installation
    - Data wire (associated with the client network) verification and testing

*Unless otherwise noted, this proposal is based on site labor between the hours of 7am 5pm Monday through Friday (excluding all state recognized holidays). A set number of site deployments has been used to calculate overall labor and deliveries. Any changes to the project schedule may result in additional charges. No work outside this SOW will proceed without written authorization by the client or responsible billing party.

*AVDG follows all local, state, and federal laws pertaining to OSHA, PPE, background checks, and Covid19 related precautions. Any site closures due to pandemic, weather, or other related precautions may result in additional charges.

MATERIAL DIVISION

- AVDG
  - AV Equipment & Materials
    - Displays, mounts, speakers, racks, etc. as noted in the Bill of Materials section of this proposal
  - Mounting hardware
    - Bolts, screws, etc. required for mounting displays, racks, etc.
  - AV (low voltage) wire
    - Refer to wire schedule on AVDG furnished CD (construction drawings) drawings for make/model of AV (low voltage) wire required
    - substitutions require written approval from AVDG
  - Data (associated with the AV systems) wire
    - Refer to wire schedule on AVDG furnished CD (construction drawings) drawings for make/model of AV (low voltage) wire required
    - substitutions require written approval from AVDG
- Others (GC, EC, Client - not included in this AVDG proposal)
  - AC (high voltage) Power (120v and up)
  - Conduit and Raceway (if required by local code)
  - Thermal management of spaces (if required)
  - Data cable for client network

Project Schedule

ESTIAMED PROJECT DEPLOYMENT: _ Technicians for _ Days with _ number of deployments.

The following is an example of a typical project schedule (normal business hours):

- Week 0: Receipt of Client authorization to proceed (via purchase order and approval of terms/payment schedule)
- Week 2-3: Phase I BOM scrub & Equipment Order
- Week 2-3: Phase II AVDG Kick-Off Meeting, Engineering/CAD, Shop Programming & PM review
- Week 3-5: Phase III (a) Infrastructure drawings and device/wire schedules delivered. (including any junction boxes furnished by AVDG)
- Week 6-8: Phase III (b) Infrastructure wiring (if applicable), Shop Prep/Build
- Week 8-12: Phase IV Field installation, Shop QC & Verifications
- Week 9-12: Phase V Systems Commissioning/Testing
- Week 9-12 Phase VI Final Acceptance/Sign-Off & Client Training

We will work with you to finalize a schedule that meets the implementation requirements of the project.
AVDG is not responsible for delays caused by other trades, States of Emergency, or enhanced safety requirements. Additional labor charges may apply due to these conditions.

SITE CONDITIONS

The equipment rack and associated equipment (displays, touch panels, electronics, etc.) will be configured and fully tested at an AVDG facility. These items will be delivered to site **ONLY** after the rack room and other equipment locations are dust free and no longer under construction. In the event that AVDG is directed to install equipment in an active construction environment, written instruction is required including the acceptance that equipment warranties may be voided. Typically, speaker mounts/brackets, display mounts, AV backboxes, and wiring will be installed in a pre-wire phase based on supporting substructure completion.

*Devices may need to be wrapped in plastic to protect from debris and paint; this work will be considered additional if required and is not included as part of this proposal.

NETWORKING

- Others will provide, configure, and test all networking equipment that is required for all AV equipment that require network connection.
    - If connection to the client's networking system is required:
        - Standard data traffic:
            - 1g copper connection from AVDG furnished switches to client switch (s)
        - AV over IP traffic (high bandwidth)
            - 10g fiber connection (s) from the AVDG furnished switches to client switch (s)
        - Dante and AV over IP traffic is only certified to work on specific network switches. In the event that the client cannot provide an approved switch, AVDG accepts no responsibility for audio and video instability.
    - AVDG Engineers will provide network requirements for AV equipment that is connected directly to others and will coordinated with others to convey networking requirements for proper systems operation. This includes the number of ports required, number of POE and POE+ ports, etc.
- AVDG will require a list of IP addresses (or ranges) and any VLAN requirements from others to load into the various AV equipment prior to installation on site.

E-Waste Disposal
AVDG will dispose of owner e-waste as a paid service, even if not specifically noted as a line item. A sample of costs are below:

- 35"-65" display = $50 per unit
- 65-85 display = $75 per unit
- 85" and up display (including projectors) = $250 per unit
- Misc electronics up to 25lbs = $50 per unit

Client Deployment Responsibilities (Video Conferencing)

Software & Licensing

1. The Customer is responsible for providing system credentials for a properly provisioned and licensed account no less than two (2) weeks prior to system deployment.
    a. The customer may decide not to provide credentials to AVDG, and to provision the installed Videoconferencing room licensing themselves. In this case AVDG will be unable to fully test the system before receiving sign-off for the installation. All system components will be tested individually to ensure proper stand-alone function, and project sign-off will be requested before technicians leave site.
    b. If AVDG is unable to properly commission and test the system at the time of installation due to issues with the supplied credentials, an additional site visit may be required. Any additional visits will be billed at the standard contracted labor rate, and scheduling will be done on a best effort basis.
    c. Configure accounts for Microsoft Teams Room: https://docs.microsoft.com/en-us/MicrosoftTeams/rooms/rooms-configure-accounts
    d. Configure accounts for Zoom Rooms: https://support.zoom.com/hc/en/getting-started-with-zoom-rooms?id=zoom_rooms_guide

Network & Security

1. The Customer is responsible for providing and provisioning all network connections, routing, and addressing.
2. The Customer is responsible for all aspects of the network connection supplied for the MTR deployment.
    a. Network performance metrics, as defined by Microsoft, https://docs.microsoft.com/en-us/microsoftteams/prepare-network.
    b. Firewall and additional port configuration to allow access to the [Skype for Business/Microsoft Teams] service.

   c. Network Quality of Service (QoS) and/or Differentiated Services (DiffServ) tagging, if desired.
3. The Customer responsible for all aspects of the network connection supplied for Zoom Room deployment.

   0. The customer should test the network prior to system deployment by utilizing, https://www.zoom.us/test.
   1. Firewall and additional port configuration to allow access to the Zoom cloud service as defined by Zoom, https://support.zoom.us/hc/en-us/articles/201362683.

Project Room Environmental Considerations

To allow for proper system installation and integration, as well as to maximize the user experience in a space, the following parameters should be observed:

General Construction

1. The Customer is responsible for providing all power and data network connections to locations specified in the system drawing package.
   a. Electrical circuits should be sufficient to support the requirements of all devices installed at the specified location(s) plus an additional 10% of available overhead.
2. The Customer is responsible for proving all required non-surface mounted cable pathways as specified in the system drawing package.

   a. Conduit diameter must meet or exceed the parameters specified in the system drawing package.

If wall mounted display(s)

1. The Customer is responsible for making sure the display wall is properly constructed to withstand the weight of the display with a safety factor of at least 5:1. Any substitutions for this must be approved by AVDG prior to installation. AVDG has the right to refuse to mount the display(s) to anything other than an approved backing. All charges for required return trips by AVDG due to the lack of proper backing is the responsibility of client.

If modification to furniture is required

1. The customer is responsible for any modifications required to support the installation of required hardware. This includes cabling raceways and holes for equipment mounting and cable passthroughs.
2. The Customer will be responsible for providing any modification to millwork or credenzas for the installation of vent fans if required for proper system cooling.

If an equipment rack is required

1. The Customer is responsible for providing proper heat dissipation venting and/or any needed cooling for all installed equipment rack locations.
2. The customer is responsible for providing space adequate for equipment rack installation, including 3' clearance on all sides for proper equipment operation and maintenance.

Sound Remediation

1. Noise Criteria (NC) is a basic measurement of how quiet the room is with the HVAC system operating and no participants in the room. An NC rating of 35 dBa or less is ideal for a Conference Room. This measurement needs to consider ambient noise originating outside the room as well as noise from the air handling system or AV or other equipment located within the room. Higher ambient noise levels above this specification may degrade the overall audio quality of a conference and will begin to work against speech intelligibility.
2. Reverberation time (RT60) for typical conference rooms should be RT60 < 0.6 seconds in the 125 - 4000 Hz octave bands. As the RT60 measuring parameter reflects preferred reverb time, attention should be given to using room surfaces with too much or too little sound reflectivity (as indicated by an RT60 measurement outside the range noted).
3. If the room has not been acoustically treated, AVDG can provide direction and solutions to treat the room which will enhance the meeting experience for the participants.

Lighting

1. For videoconferencing applications, lighting is critical. Lighting on the faces of the participants should be between 40 to 50-foot candles and should be evenly distributed throughout the camera's field of view.

System Use

1. Wireless/Proximity based joining and sharing. https://docs.microsoft.com/en-us/microsoftteams/configure-desktop-sharing

2. Camera Control: This function is not offered through Microsoft Teams, at this time. The only way the camera can be controlled is by entering the "settings" on the UC engine (Intel NUC)
3. Teams cloud meeting recording for users: https://docs.microsoft.com/en-us/microsoftteams/cloud-recording#set-up-teams-cloud-meeting-recording-for-users-in-your-organization
4. Adjusting the time on the Crestron Room Scheduling panel.
5. Auto "power on" and "power off" of the displays AVDG will need to provide a quote for this upgrade.

ASSUMPTIONS AND EXCLUSIONS

- It is the responsibility of others (client, GC, etc.) for making sure the mounting surfaces are properly constructed to withstand the weight of the mounted equipment with a safety factor of at least 5:1. Any substitutions for this must be approved by AVDG prior to installation. AVDG has the right to refuse to mount any equipment to anything other than approved structures. All charges for required return trips by AVDG due to the lack of proper structure is the responsibility of Client. If finishes need to be modified, (i.e., fire treatment, paint, or other) the Client or GC is responsible for all repairs post installation.
- All above celling hardpoints are the responsibility of the client. If finishes need to be modified, i.e., fire treatment paint or other; Client is responsible for all repairs post installation. AVDG has the right to refuse to mount devices to anything other than an approved hardpoints. All charges for required return trips by AVDG due to the lack of proper structure are the responsibility of client.
- Engineered (P.E.) seals and/or stamped structural/system details are not included unless specifically noted in the scope of work.
- Cutting, structural welding, or reinforcement of structural steel members required for support of assemblies, if required
- High voltage power (120v and up), conduit, junction boxes, raceways, and other pre-construction materials to be provided by others.
- Low voltage (audio, video and control signal) containment, conduit, junction boxes, raceways and other pre-construction materials to be provided by others
- Sleeves, cores, and fire-stopping are by others if required.
- Concrete saw cutting and/or core drilling is by others, if required.
- Sheet rock replacement, ceiling tile, T-bar replacement and/or wall/ceiling repair is by others, if required
- Any and all millwork (moldings, trim, etc.) or modifications to project millwork/furniture to accommodate the AV equipment is by others.
- Painting, patching or finishing of architectural surfaces is by others.
- HVAC and plumbing relocation is by others.

- Rough-in, bracing, framing or finish trim carpentry is by others.
- Any modifications made to openings, coves, soffits, etc after they have been measured by AVDG may require the reordering of any custom materials or equipment that was custom fabricated to fit said spaces. Any changes requires will result in additional charges.
- Digging, tunneling, removing and replacement of pavers/planters, etc is by others unless specifically noted in the Scope of Work.
- Removal, moving, modification, etc of furniture is by others unless specifically noted in the Scope of Work.
- Provision, configuration, and testing/verification of all networking equipment that connects to AVDG furnished equipment the responsibility of other unless specifically noted in the Scope of Work.
- Proper heat dissipation and venting for the equipment in this system is required. Where convection cooling is not possible, a powered venting system, with thermostatically controlled quiet fans, is recommended. Modification to any millwork, walls, ceilings, or climate control systems to provide adequate airflow and cooling is the responsibility of the Client. The client may refuse to install cooling and/or ventilation that is suggested by AVDG; a written waiver of this advice will be documented and the client assumes the risk that doing so may void all manufacture and AVDG warranties.
- AVDG is not responsible for delays caused by other trades, States of Emergency, or enhanced safety requirements. Additional labor charges may apply due to these conditions.
- All equipment returns are subject to a minimum 15% restocking fee and must be in the original, un-opened box. If the equipment has been opened, AVDG reserves the right to not accept the return.
- All custom programming (e.g. remote control system programs) will become property of the end user pending system signoff and final payment, copies of all programming shall be archived by AVDG for future service and upgrades. Programming may not modified or reused outside of the location it was developed for.
- Building power to be within tolerances by AVDG and equipment manufacturers, power in that damages equipment during the life of the system will be considered out of warrantee unless covered in SLA contract.
- Owner furnished equipment, or equipment furnished by others, that is integrated into the systems is assumed to be current, industry acceptable and in good working order. If it is determined that this equipment is faulty upon installation, additional project charges may be incurred.
- AVDG is not responsible for providing additional Pexip licensing for conferencing spaces.
- **NOTE:** If any rental equipment is needed to accomplish the project (ie. Scissor lifts/boom lifts/etc) will be covered by client directly or as a Change Order to the project.

Tariffs, Taxes and Duties

Client is responsible for increases in costs due to any tariffs, tax or customs duty enacted after the date this quote is issued. AVDG will notify Client of these increases when applicable.

15335 Endeavor Drive, Suite 104
Noblesville, Indiana 46060

Ryan Sparling
Computer Technician
School Town of Munster / Town of Munster
8616 Columbia Avenue
Munster IN 46321
rrsparling@munsterschools.gov
219.368.3133

Regarding: Town of Munster Board Room AV Upgrades

Mr. Sparling,

Thank you for the opportunity to help with your audio video needs. The following quote(s) cover our discussions to upgrade the existing AV equipment in the Board Room, for the Town of Munster. This new AV system will be powerful from a design and functionality perspective and will be simple from a controls / live stream perspective.

Board Room AV Upgrade

Blades Audio Video Security will upgrade the existing Council Chambers System with an Extron controlled Live Steam System. BAVS will reuse fourteen (14) JBL Control 26CT ceiling speakers, one (1) Owner Provided Equipment Rack and one (1) Shure BLX4 wireless mic and receiver. BAVS will provide an Extron 10 in tabletop controller that will start all live stream events with the touch of one button. This controller can be installed at the owner's selected location. If the owner would like a second controller, BAVS will add Link License to an iPad for portable controls in the room.
The live stream events will stream to all platforms provided by the owner. BAVS will provide multiple views of the room and the ability to share content (ie. powerpoint, videos, etc) to all viewers on line. BAVS used Vaddio cameras for this particular design. One Camera will cover the board table and one camera will cover the podium / audience. Citizens viewing online will be able to see presentation content (powerpoint, slides, maps, etc) and will also be able to see both images from the Vaddio camera. The owner will select the online layout for viewers (1 image, 2 images or 3 images).
BAVS has provided one additional option below for iPads and Stands.

This design is Proprietary to BAVS and should not be shared with other integrators

Material:

AV Rack		
1	Middle Atlantic	Owner Provided - 24 RU - Floor Standing Rack
1	Middle Atlantic	Rack Mounted - 6 Step Sequencer
2	Middle Atlantic	Rack Mounted Power Strip
1	Extron	IPCP Pro 550 xi Control Proc., LL UI Upgrade
1	Extron	TLP Pro 1025T Tabletop Black
1	Extron	USB Extender Plus Series TX
1	Extron	USB Extender Plus Series RX
1	Extron	SW2 HD 4K PLUS
1	Extron	DA4 HD 4K PLUS
1	Extron	DTP HDMI 4K 230 Tx
2	Extron	DTP HDMI 4K 230 Rx
1	Extron	MGP 641 HDMI Signal Processor
2	Extron	SMP 111 HDMI Streamer
1	Netgear	24-Port PoE+ Gigabit Ethernet Unmanaged
1	Netgear	Nighthawk 6-Stream WiFi 6 Router (iPad Stream)
2	BSS	12x8 Signal Processor with BLU link
6	Shure	Wireless Mics (5 Staff - 1 Podium)
2	Shure	Active Antenna / Power Distribution System 470-960 MHz
1	Shure	Owner Provided - BLX4 with wireless mic (Good Unit)
1	Crown	70V 500W Per Channel Power Amplifier
Room AV		
14	JBL	Owner Provided - JBL Control 26CT Ceiling Speakers
9	Shure	Microflex® Gooseneck Microphone Cardioid Capsule
1	Extron	DTP T HWP 4K 231 D HDMI Input Plate White
2	Vaddio	RoboSHOT 12E HDBT OneLINK Bridge Express System
1	West Penn	Audio Signal Cabling
1	West Penn	Cabling for Cameras and Controller
1	West Penn	shielded twisted pair CAT6

Cost for the above including freight, warranty, installation and training: $ 90,313.76

Materials: $69,237.78

Labor: $21,075.98

iPads - One at each Council Members Seat - for agenda and presentations

Blades Audio Video Security will provide ten (10) Apple iPad Pro 12.9". This is just the cost of the iPads and stands. If you want a lockable / chargeable stand we can add this option. It would be about $600 per iPad (Chargeable case and locking/charging stand). BAVS will provide one additional iPad as a spare or it can be used as a portable controller for the Extron Live Stream System.

Material:

	iPads and Stands		
10	**Apple**	**iPad Pro**	**12.9 inch - Latest Model with Wi-Fi 128GB**
10	**Custom**	**Stand**	**iPad Stand**

Cost for the above including freight, warranty, installation and training: $9,838.89

Materials: $9,338.89

Labor: $ 500.00

Please let me know if you have any questions.

Thanks again for the opportunity to serve the Town of Munster.

Net 30 Days
Quotation firm for 30 days
Sales tax is not included in the price.

Regards,

Jeffrey D. Bragg, Ed.S
Vice President
Blades Audio Video Security

This design is Proprietary to BAVS and should not be shared with other integrators

15335 Endeavor Drive, Suite 104 • Noblesville, Indiana 46060 • Office: 317.770.8291 • Fax: 317.770.8427

To: Town Council

From: Jim Marino, Town Manager, Councilor Gardiner

Meeting Date: March 16, 2026

Subject: Adopt the Strategic Plan

Summary

At the Feb 3, 2025 meeting, the Town Council approved, with a 5-0 vote, entering into an agreement with HWC Engineering to facilitate and produce a Strategic Plan for the Town of Munster. The goals of the Strategic Plan are:

1. Engage residents and key stakeholders in a proactive manner to better understand their vision for the Town of Munster.
2. Engage the Town Council and staff in reviewing current data and operations to create a strategic plan forward.
3. Prioritize a series of strategic initiatives to guide decision-making and investments over the next several years.

During the spring of 2025, a community survey was distributed throughout the town and there was a two-day period of department head meetings, community and business meetings, developer meetings, stakeholder meetings, a community open house and a work-study meeting with the Town Council.

A draft of the strategic plan was distributed and discussed at the June 2025 Town Council work study meeting. Subsequently, staff has taken the feedback from council members and have worked with HWC to create this final plan. Most recently, Council Member Gardiner reached out to all council members for their input and suggestions. Additionally, he has asked each council member to consider the following format so that each council member has accountability and involvement in this strategic plan.

The proposed format for implementation is that each council member would rank, in preferential order, the strategic initiatives they would like to be involved with the most, with 1 being their top choice and 5 being their lowest choice. The Council President would compile the data to determine which two council members would be assigned to a working group for each strategic initiative based on their preferences. No council member would be assigned to more

than two working groups.

The purpose of the strategic initiative working group is to enhance communication with staff and the council. Additionally, these regular meetings (usually no more than once a month) will allow council members to provide input and ask for additional details while allowing staff the opportunity to respond and provide guidance to meet our strategic initiatives.

Financial Impact

Funding Source: N/A
Budgeted Amount:
Cost:

Recommended Council Action
By motion and roll call vote, adopt the 2026 Strategic Plan for the Town of Munster.

Attachments:
1. Town of Munster Strategic Plan - Final Draft

MUNSTER
STRATEGIC PLAN
2025



TOWN OF MUNSTER

February 6, 2026

ACKNOWLEDGMENTS

TOWN COUNCIL

George Shinkan - Ward 1
Joe Hofferth - Ward 2
Chuck Gardiner - Ward 3
David B. Nellans - Ward 4
Jonathan Peterson - Ward 5

CLERK TREASURER

Wendy Mis

TOWN STAFF

Jim Marino - Town Manager
Patricia Abbott - Controller
Stephen Scheckel - Chief of Police
Mark Hajduk - Fire Chief/EMA Director
Sergio Mendoza - Planning Director
Robert Valois - Public Works Director of Operations
Mark Heintz - Director of Parks & Recreation

PREPARED BY:

HWC ENGINEERING

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01 INTRODUCTION





WHY A STRATEGIC PLAN FOR MUNSTER?

Known for its outstanding quality of life, Munster has established itself as one of the premier communities in Indiana. This desirability has led to steady population growth over the last 30 years and an almost complete build-out within the Town's municipal limits. Many areas are already experiencing redevelopment and investment, while others are starting to show their age. Additionally, transit service along the West Lake Corridor (to be renamed the Monon Corridor once open in late 2025), is likely to bring additional redevelopment pressure.

There appears to be broad agreement on the long-range vision for Munster to remain a vibrant community of attractive neighborhoods, exemplary parks and open spaces, a thriving business community, and quality services and amenities needed by residents. However, key decisions remain regarding the level of transportation investment needed to maintain a safe and efficient transportation network, what level of redevelopment is appropriate where, and how can the Town continue to provide quality service levels in the face of potential revenue decreases. For these reasons, Munster initiated a strategic planning process to identify priority strategies and action steps needed to guide decision making and investments over the next several years.

PURPOSE

A strategic plan is a short-term roadmap that sets out priorities for the future, typically over the next 1 to 5 years. Unlike broader comprehensive plans or more detailed zoning ordinances, a strategic plan focuses on key strategies and the actions needed to accomplish each. The Strategic Plan will be used by the Town Council, staff, and other community leaders as they allocate resources towards initiatives and construction projects in alignment with economic, social, environmental, and development objectives.

PROCESS

Because Strategic Plans tend to be shorter documents, and are not required by State Statue, the timeline in creating a strategic plan is short, generally taking less than six months. The planning process for the Munster Strategic Plan started in April 2025 with an internal survey sent to the Town Council, department heads, Plan Commission, and the Board of Zoning Appeals to gather feedback to guide the development of the plan. Furthermore, the consulting team, along with the Town Manager, attended stakeholder meetings with the Town's department heads, local businesses and community leaders, regional developers, and council members to gather additional input on the Town's strengths, opportunities, and challenges.



Over 170 residents attended the Munster Strategic Plan Community Open House on April 22, 2025.

PLAN ORGANIZATION

The Strategic Plan is organized into four chapters, identifying the strategies to guide Munster over the next five years. These chapters include:

01 Introduction: This chapter introduces the strategic plan, why it was needed, the process that went into creating the plan, and how it is organized.

02 Background: The Background chapter presents a snapshot of demographic, housing, and employment data for the community, a Town map, and a summary of engagement findings.

03 Strategic Initiatives: The Strategic Initiatives chapter organizes plan recommendations into a Vision and five elements: Financial Sustainability; Community Engagement; Economic Development and Redevelopment; Transportation and Utility Infrastructure; and Operations and Facilities. Each topic includes a key strategic initiative and action items for implementation.

04 Appendix: This chapter includes more detailed results of the community engagement process.

IMPLEMENTATION

While the Town would like to pursue all of these initiatives in the short-term, development of recommended plans and design and construction of specific projects will be at the discretion of the Town Council and based on available resources and the ability to maintain improvements into the future.

Furthermore, where additional plans are recommended, some may be completed by Town staff while others may require the use of outside consultants. Where strategies recommend growing capacity or staff positions, this may be accomplished through new or re-assigned responsibilities. The recommendations are not meant to suggest multiple new staff hires will be needed.



The Strategic Planning process was guided by community input and feedback from Munster leaders.

02 BACKGROUND





MUNSTER TODAY

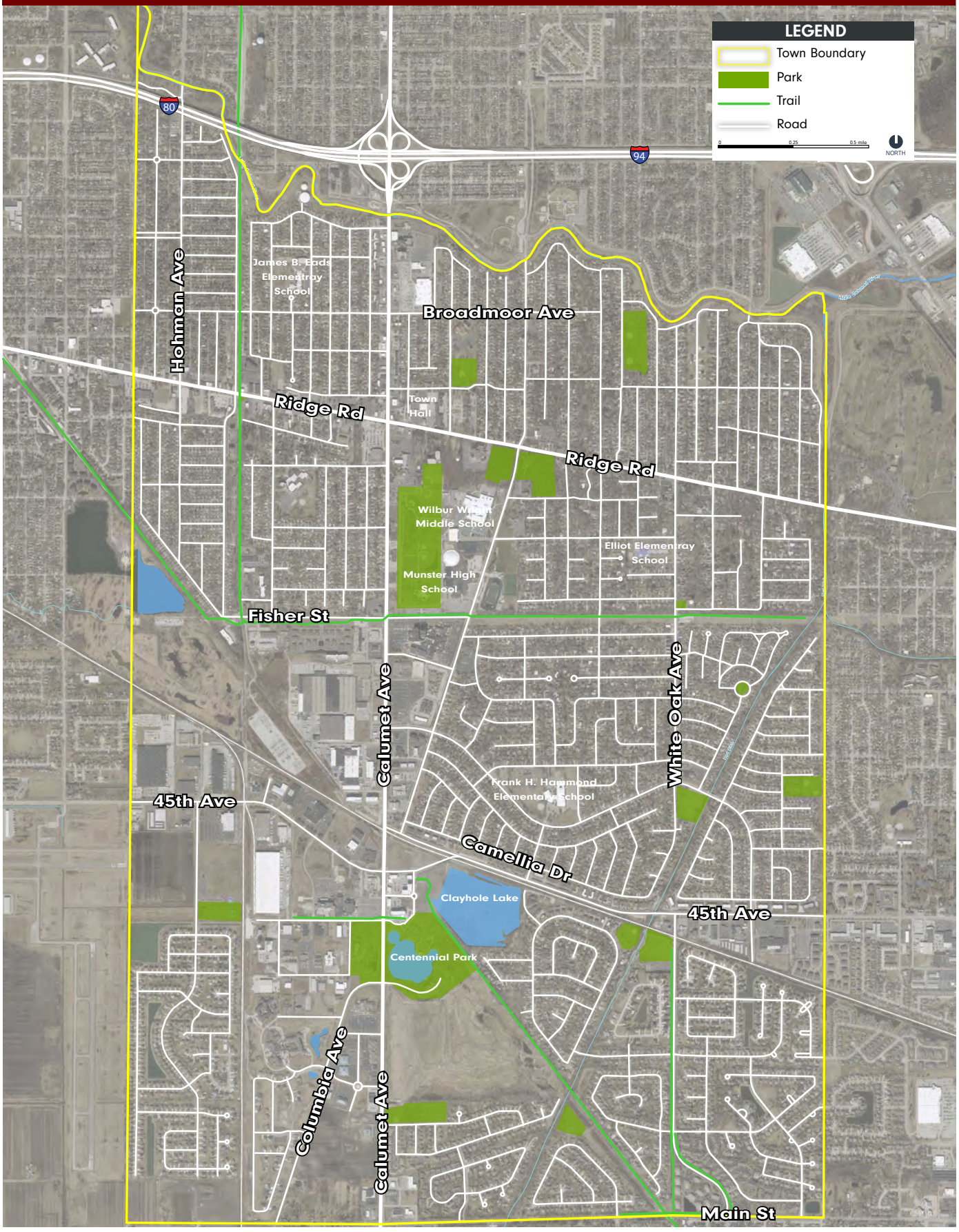
Munster is a premier suburb of Chicago, and plays as integral role in supporting the region's housing, economic, and quality of life needs. The Town lies less than 30 miles from the Loop in Chicago. Bordered by surrounding suburbs, such as Hammond, Dyer, Lansing, and Highland, Munster is a largely built-out suburb, with little remaining developable land. This creates both opportunities and challenges for the Town. Figure 1.0 on the following page shows the boundary of Munster's incorporated area.

The healthcare industry remains the Town's largest employment sector, with two major hospitals, various medical centers, and medical offices that provide thousands of jobs to local and regional residents as well as emergency, outpatient, and acute care.

Munster has remained a very desirable place to live, generally maintaining population growth since major suburbanization started to occur in the 1950s. The local school district, School Town of Munster, is a major factor in attracting and retaining residents, and is seen as one of the Town's greatest assets.

According to 2024 ESRI estimates, Munster has a population of 23,657 people. It is estimated that the Town has seen an increase of 54 residents since 2010. The median age of the Town is 44.3 years, which is over 4 years higher than the Lake County average.

FIGURE 1.0: MUNSTER TOWN BOUNDARY



STRENGTHS & OPPORTUNITIES

- **Median Household Income**
  - The median household income of $104,514 in the Town is high, and exceeds the state average by over $30,000.
  - The percent of owner-occupied housing units is high, at 84.3%.
- **Housing**
  - The median home value in the Town is also high, at $331,308.
  - Almost 30% of homes are valued over $399,999.
- **Education**
  - The School Town of Munster is frequently rated one of the best school districts in the state and broader Chicagoland area.
  - The Town's corporate limits and School Town of Munster share the same boundary.
- **West Lake Transit Corridor**
  - The West Lake Corridor (to be called the Monon Corridor when fare service starts) is expected to open at the end of 2025 and provide commuter train service to Chicago.
  - A Transit Development District (TDD) has been created for areas of Munster to incentivize and guide development around the station locations.

WEAKNESSES & THREATS

- **Decreasing amount of developable land**
  - The Town is nearly built-out, with few new development opportunities. Redevelopment of existing sites will be the only way to realize major new investment to private property.
- **Infrastructure**
  - Despite recent and on-going investments in transportation and utility infrastructure, a long list of maintenance, replacement, and road resurfacing projects remains.
- **Revenue Changes**
  - Tax policy changes at the state level are forecasted to have a significant impact on municipal and School Town of Munster revenues. Future Town budgets must address this constraint.
- **Aging Population**
  - The Town's average age of 44.3 years is higher than the state and county average. In order to remain vibrant and attract families, Munster must ensure new families, especially younger families, have opportunities to move to the Town.

ENGAGEMENT

The Town mailed every resident a flyer advertising the Community Open House that was held on April 22nd. As a result, over 170 residents attended and provided feedback on topics including areas to preserve and enhance, challenges, and wishes for the Town, all of which significantly guide the recommendations of the Munster Strategic Plan. After the community Open House, the consulting team reviewed the hundreds of individual comments, to identify common themes from the feedback. As a result, the consulting team synthesized draft recommendations for the Town Council to review based on the various methods of stakeholder and community engagement. These community input results are qualitative and not statistically significant, but with other engagement, were used to provide insight and inform plan development.

KEY FACTS

- 171 residents signed in at the Open House. The total number of participants was likely closer to 180.
- Centennial Park is identified as the Town's single greatest asset.
- Ridge Road remains the highest concern of attendees, with some residents prioritizing traffic movement and others favoring reducing traffic lanes and increasing pedestrian safety along the corridor.
- Ridge Road improvements were also the most common 'wish' among attendees, while simultaneously improving the Town's safety in the transportation network.
- Filling in key sidewalk and trail gaps is important for many residents, particularly where facilities are missing around schools and parks.

MUNSTER IN A SHAPSHOT

POPULATION

.01% Population Change (2010-2024)

- Munster has a population of 23,657.
- The Town has seen an increase of 54 residents since 2010.
- The median age of the Town is 44.3 years (39.6 years in Lake County, 2023)

HOUSEHOLDS

$104,514 Median Household Income

- The percent of owner-occupied housing units has increased from 83.3% in 2010 to 84.3% in 2024.
- The average family size is 3.12.
- The per capita income in is $51,222.

HOUSING

$331,308 Median Home Value

- 28.8% of homes are valued greater than $399,999.
- 6.9% of homes are valued less than $200,000.
- The Town's vacancy rate is 4.4%, up from 4.0% in 2010.

EMPLOYMENT

46.9% Employed in the Services industry*

- 14.6% are employed in manufacturing industry.
- 71.5% are employed in white collar occupations, 18.0% are employed in blue collar occupations, and 10.5% are employed in services
- The unemployment rate for the civilian labor force is 2.7%.

EDUCATION

96.8% Attain a High School Diploma or higher

- 51.2% of residents have a bachelor's degree or higher (25.6% in Lake County, 2023)
- 69.5% of the population is White (-16.1% since 2010).
- 17.2% of the population is Hispanic (+7% since 2010).

Source: ESRI 2024 forecasts using U.S. Census data

*Refers to entire sectors of the economy that provide services rather than goods.

THE MOST POPULAR ASSETS AND AREAS TO PRESERVE THAT RESIDENTS IDENTIFIED INCLUDED:

- All Parks
- Specifically, Centennial Park
- Specifically, Munster Community Park
- Schools
- Filling in the Pennsy Greenway trail gap
- Specifically, Heritage Park
- Ridge Road
- Trail Network
- Calumet Avenue
- Businesses Growth Attraction
- Utility Infrastructure
- Parks & Facilities
- Character & Quality of Development
- Public safety

THE MOST PREVALENT CONCERNS AND AREAS TO ENHANCE IDENTIFIED BY RESIDENTS INCLUDED:

- Ridge Road: with strong emphasis related to the original Ridge Road Project.
  - Over half wish to see traffic and speeding on Ridge Road reduced while making it safer to walk to Ridge Road businesses.
- Fill in sidewalk gaps, especially around schools and areas on the north side that lack sidewalks.
- Fill in trail gaps, especially the Pennsy Trail gap, connections to SW neighborhoods, and Highland.
- Neighborhood Streets & Sidewalks

RESIDENTS IDENTIFIED THEIR ONE WISH FOR MUNSTER. SOME OF THE MOST POPULAR INCLUDED:

- Ridge Road, with most attendees wanting to see reduced traffic and increased pedestrian and biking infrastructure.
- Improvements to walkability and the bike network, with emphasis on safety.
- Filling in key sidewalk gaps, especially in north side neighborhoods and around schools.
- Traffic safety, focusing on solutions that force drivers to slow down on residential streets.
- Downtown, with many wanting to focus on enhancing Centennial Village with more social spaces and small businesses.



Consulting staff engaged with department heads, community business leaders, and real estate professionals as part of the planning process.

03 STRATEGIC INITIATIVES





VISION & KEY ELEMENTS

Through engagement sessions with stakeholders, Town staff, and the residents of Munster, several consistent themes became clear. As a result, the Munster Strategic Plan has been organized into a Vision and five key element sections. This includes:

Vision - The Vision set forth in Munster's 2010 Comprehensive Plan remains relevant today. Achieving this vision will rely on maintaining the Town's fiscal health, fostering meaningful community engagement in planning and decision-making, and supporting ongoing reinvestment in business districts, neighborhoods, infrastructure, and municipal services.

1. Financial Sustainability - Munster has remained a highly sought after community because of a sustained commitment to high quality services and amenities. However, the Town must ensure long-term financial resiliency as the impacts of property tax changes at the state level take effect and the cost to provide services continues to increase.

2. Community Engagement - Residents consistently cited an interest in increased communication and transparency from Town leaders, boards, commissions, and departments.

3. Economic Development & Redevelopment - Many stakeholders, businesses owners, developers, and residents would like to see more investment in businesses and are supportive of development and redevelopment that fits the Town's evolving needs.

4. Transportation & Utility Infrastructure - Traffic, pedestrian and bicyclist safety, and road maintenance were routinely recognized by residents as the top challenges for the Town's transportation network.

5. Operations & Facilities - Aging facilities and the need to sustain operational levels of service were some of the top challenges identified by Town staff and leaders.

VISION

Munster's current Comprehensive Plan was adopted in 2010. The Vision Statement in the Comprehensive Plan is:

In the next 20 years, Munster will remain strong as one of the most livable, attractive and prosperous towns in Northwest Indiana and the larger Chicagoland region for residents, businesses and visitors.

The strategic planning process highlighted the continued relevancy of this vision statement. Participants shared consensus on broad goals related to operations and services, communication, redevelopment, and transportation network enhancements. However, additional planning and refinement are needed across these key elements. The purpose of the Munster Strategic Plan is to identify short-term strategies and initial actions to help the community translate the broad vision and goals into meaningful action. Munster will need to answer several key questions, that taken together, will give the Town Council, staff, and other leaders the information they need to make informed decisions.

KEY QUESTIONS

1. There is support for a high level of government services, but how will we pay for this with decreases in tax revenue?
2. There is a need for improved communications between Town leadership & staff and residents, but what methods of communication are needed to reach all audiences while strengthening community trust?
3. There is support for redevelopment and enhancement along key corridors, but what type of redevelopment is appropriate and where?
4. The list of utility, roadway, and sidewalk maintenance and improvement projects is long; how will we plan for and prioritize individual projects?
5. Several Town facilities need upgrade or replacement; how can we make these significant investments without sacrificing services elsewhere?



The future of Munster depends upon answering vital questions surrounding what growth and redevelopment will look like. Source: CBRE

No single strategy can fully resolve these key questions or bring the Town's vision to life. Lasting progress will depend on building community consensus and actively engaging residents and business owners for targeted feedback, enabling leadership to direct resources where they will have the greatest impact. The following priority initiatives directly address the key questions above and represent the strongest opportunities to advance the strategic plan.

PRIORITY INITIATIVES:

- To navigate future challenges as a result of state changes to property tax laws, the Town must develop a **Fiscal Plan** (see Page 19) that addresses how the Town will continue to deliver exceptional services with reduced revenues.
- To increase government transparency and improve communication between the Town and residents and businesses, Munster must develop a **Communications and Engagement Plan** (see Page 21) that addresses how the Town will make improvements in delivering information, sharing news, and more broadly engaging residents.
- To articulate the Town's goals for future business investment, an **Economic Development Vision and Strategy** (see Page 23) will help in attracting a diverse range of businesses and maximize the use of available economic development tools.
- To address ongoing challenges related to traffic congestion, safety, connectivity, infrastructure maintenance, and utility systems, the Town must regularly review and update the long-range **Capital Improvement Plan** (see page 27) to account for evolving needs, including the introduction of passenger rail and multimodal transportation options.
- To ensure the Town continues to operate at a high level of service, sustained attention and investment are required to **maintain and modernize aging facilities** that serve both residents and Town employees (see page 31).

By addressing these priority initiatives over the next five years, the Town will be better positioned to update the Comprehensive Plan using these details as foundational elements.



Grove Park, located in north-central Munster, serves residents in the surrounding neighborhoods.

1. FINANCIAL SUSTAINABILITY

A consistent theme expressed by Town staff and leaders throughout the strategic planning process was concern regarding potential impacts of the recently enacted Indiana Senate Bill 1, signed on April 15, 2025. The legislation creates property tax relief measures for residents as well as other changes to local government finance. It is projected to reduce local government revenues by approximately $1.2 billion statewide in 2026. As discussed earlier in this plan, Munster has long been a desirable community because of the services and amenities provided by the Town. Residents and business owners have high expectations for Munster's municipal services. It will be critical for the Town to forecast changes in revenues and expenditures to ensure the long-term financial sustainability of the community, thereby enabling the continued provision of high-quality services and necessary maintenance of infrastructure networks.

NEEDS AND OPPORTUNITIES

- Tax changes at the state level are likely to reduce property tax revenues.
- It will be a challenge to maintain high level of service expectations with reduced revenues.
- Infill and redevelopment projects that reflect surrounding scale and character can increase the value and subsequent property tax revenue generated by a site.



The Town's financial resilience will be critical in meeting on-going service obligations and making desired improvements, such as along Ridge Road.

STRATEGY:

ESTABLISH A MULTI-YEAR FISCAL PLAN TO ADDRESS CHANGES TO INDIANA PROPERTY TAX LAWS.

As a result of Indiana Senate Enrolled Act 1 (2025), the Office of Fiscal and Management Analysis, part of the Indiana Legislative Services Agency, estimates a $700,000 reduction in revenue for Munster in both 2026 and 2027. That estimated revenue reduction increases to more than $1.5 million in 2028. To prepare for anticipated revenue decreases, Munster should develop a Fiscal Plan that emphasizes long-term sustainability and financial resilience. This will address the first key question of the Vision element (Pages 16-17).

Establishing multi-year financial forecasts will help the Town understand the cumulative effects of reduced revenues and guide decision-making. Involving key stakeholders—including department heads, financial experts, and the public—can build consensus around necessary trade-offs and ensure transparency. Ultimately, a well-crafted fiscal plan will enable the Town to proactively address shortfalls while maintaining essential services and supporting long-term community goals.

ACTION PLAN:

GOAL	OBJECTIVES	DESIRED OUTCOMES
Ensure long-term financial sustainability so that Munster can keep providing exceptional services and amenities to residents, businesses, and visitors.	• Forecast future revenue trends and expenditure needs. • Analyze cost-of-service models. • Define level of service expectations and evaluate potential efficiency improvements for key public services. • Align major projects with available funding in a capital improvements plan. • Evaluate financial impact of proposed development projects. • Implement cost savings measures. • Implement new and enhance existing revenues streams.	• Create a 5-year budget forecast. • Develop a 10-year plan for infrastructure maintenance, facility maintenance, vehicle and equipment replacement, and technology upgrades. • Conduct a financial analysis of projected revenues and costs for municipal services resulting from new developments. • Set and generate target savings goals. • Set and generate new revenues targets.

2. COMMUNITY ENGAGEMENT

Through both the community open house and stakeholder meetings, many participants in the strategic planning process voiced an interest in additional communication and information sharing from Town leaders and departments. Strong engagement and clear communication between the Town, residents, and businesses are essential to building trust and shaping policies that reflect community priorities. When people understand how decisions are made and have meaningful opportunities to share their perspectives, they are more likely to support local initiatives and feel invested in the community's future. Open dialogue also helps Town leadership anticipate needs, address concerns early, and allocate resources more effectively.

NEEDS AND OPPORTUNITIES

- Residents are interested in improved communications from the Town.
- Postcards sent out to advertise the Community Open House were very successful in driving attendance, but mailings are not realistic for all communications.
- Multiple communication and engagement methods will be needed to reach the many diverse audiences across Munster.



Strong participation at the Strategic Plan Community Open House is evidence of residents' desires to stay informed and engaged.

STRATEGY:

ESTABLISH AND IMPLEMENT A COMMUNICATIONS AND ENGAGEMENT PLAN TO INCREASE TRANSPARENCY AND EDUCATE THE PUBLIC ON MUNSTER PROGRAMS AND PROJECTS.

By implementing a new communications and engagement plan, the Town can proactively share information through various channels, clarify decisions, distribute critical information, and highlight community achievements, thereby strengthening the relationship between the Town and its citizens. The Town can consider utilizing a consultant to support and implement a Communications Plan initially, and then transition over time to staff responsibility. The Munster Communications and Engagement Plan must not only improve public awareness but also encourage active participation, leading to more responsive and accountable governance.

ACTION PLAN:

GOAL	OBJECTIVES	DESIRED OUTCOMES
Improve communication between the Town and its residents and businesses to increase transparency and educate the public on Munster's services and projects.	• Establish a Strategic Communications Plan. • Hire a Communications and Community Relations Director. • Implement recommendations of the Strategic Communications Plan. • Redesign the website. • Create communication policies and procedures.	• Complete the strategic communications plan initiated by American Structurepoint. • Have this position filled by June 2026. • Have the Communications and Community Relations Director work with the consultant to implement the plan. • Redesign the website by August 2026. • Develop a crisis communications plan of action, media relations and social media policy.
Establish and nurture constructive relationships within the community that promote goodwill, social responsibility, and a sense of community pride.	• Develop opportunities for engagement between Town officials and community members. • Develop opportunities for residents to engage with one another.	• Implement the Community Heart & Soul Project initiatives.

3. ECONOMIC DEVELOPMENT & REDEVELOPMENT

Town staff, along with many residents, recognize that the Town is almost fully built-out and that redevelopment of existing buildings and sites will be the primary driver of new growth and investment. The question of what redevelopment will look like will need to be answered via additional community engagement. In addition, the most consistent theme voiced among residents at the community open house was the desire to redevelop and enhance Ridge Road and Calumet Avenue.

NEEDS AND OPPORTUNITIES

- Future investment in the Town will be in the form of reuse or redevelopment.
- The Town's only TIF district covers most anticipated redevelopment areas, but will expire in about 10 years.
- The Transit Development District (TDD) associated with the new West Lake/Monon Corridor service can be leveraged to support redevelopment goals.
- A broader mix of businesses is needed, in addition to existing medical offices and hospitals.
- There is consensus on the need for redevelopment, but not on the appropriate density, scale, and character.

STRATEGY:

ESTABLISH AN ECONOMIC DEVELOPMENT VISION AND STRATEGY.

The Town needs to better define an economic development vision and series of goals to ensure resilience and financial stability for the future. The vision should communicate what the Town wants to achieve with respect to job creation, tax base, and quality of life. It will help to ensure that economic development efforts are intentional and Town incentives and investments are focused on outcomes that benefit current and future residents.

Beyond articulating a shared vision, the strategy and staffing plan will provide the roadmap and resources needed to turn the vision into reality. The economic development tools included in the strategy, along with growing staff capacity, will help to implement the physical projects defined in the Ridge Road and Calumet Avenue District Plan (Strategy 2). At present, the five Town Council members also serve as the Redevelopment Commission. The Town Manager serves as the primary point of contact for most economic development related efforts. A staffing plan to better define roles, responsibilities, and capacity required, be that through dedicated personnel, partnerships, or contracted services, will help to implement the strategy effectively. Together, these components create a proactive framework that helps the community respond to opportunities and sustain economic growth.



Health care and social assistance is the largest employment sector by number of jobs in Munster.

ACTION PLAN:

GOAL	OBJECTIVES	DESIRED OUTCOMES
Attract, retain, and expand a diverse mix of businesses and industries that create high-quality jobs and revenue for the Town.	• Hire an Economic Development Director. • Establish an Economic Development vision and strategy. • Develop a plan to retain businesses and help them prosper. • Develop a plan to attract businesses to Munster. • Solicit proposals from developers to enhance key retail and commercial areas. • Formulate a plan for acquiring real estate to encourage retail growth.	• Have this position filled by February 2026. • Create a report that establishes the town's economic vision and strategy for the next 5 years. • Create programs to assist businesses with cost reduction, property improvements, business strategies and customer solicitation. • Create a marketing strategy to solicit businesses and programs that provide financial incentives to develop in Munster. • Issue RFPs to solicit development proposals for vacant and underutilized properties. • Create a plan that identifies current and future sites for acquisition and targeted development.
Enhance the appearance, utility, and property value of key commercial corridors.	• Implement the Ridge Road and Calumet Avenue Streetscape plan.	• Review and update the streetscape plan and develop a financial and implementation plan.
Create development standards and an efficient review process that supports the community vision, protects the public interest, and shortens the development timeline.	• Update the zoning ordinance. • Review and update procedures to improve and shorten the development process. • Conduct training for the plan commission and board of zoning appeals.	• Adopt the Unified Development Ordinance. • Identify and implement strategies to streamline the development review process. • Ensure plan and BZA members are fully knowledgeable about planning and zoning review requirements and procedures, understand their role and duties.



On-going development of Centennial Village continues to add retail space and housing to the community.

4. TRANSPORTATION & UTILITY INFRASTRUCTURE

Challenges concerning transportation and utilities were especially common among residents, Town staff, and stakeholders. Some of the key concerns included traffic congestion, transportation safety, road maintenance, and the new Munster/Ridge Road train station. This strategic initiative addresses how the Town divides these broader concerns into specific strategies and plans.

NEEDS AND OPPORTUNITIES

- The general condition of Town-maintained roads is below resident expectations.
- Congestion is a concern , especially when there is an incident on I-80/94 that redirects traffic to Ridge Road.
- Roadway safety needs to be addressed, especially around schools.
- Residents are concerned about traffic impacts due to the Monon (formerly West Lake) Corridor stations.
- There is a need to determine the priorities for system wide traffic relief.
- Residents want to see an expanded trail network throughout the community.
- Improve safe connections and crossings between neighborhoods, schools, and amenities.
- Portions of the Town's water and sewer infrastructure are aging and require proactive maintenance and planned reinvestment to maintain service reliability and meet regulatory requirements.



The new Munster/Ridge Rd Train Station along the Monon Corridor will provide new transportation options for Munster residents.

STRATEGY:

ESTABLISH AND ACTIVELY IMPLEMENT A COMPREHENSIVE TRANSPORTATION AND UTILITY CAPITAL IMPROVEMENT PROGRAM THAT INTEGRATES ALL MODES OF TRANSPORTATION AND UTILITY INFRASTRUCTURE, GUIDED BY DATA-DRIVEN ANALYSIS AND PROFESSIONAL REVIEW TO PLAN FOR FUTURE NEEDS.

This strategy emphasizes a coordinated, long-range approach to investing in the community's transportation and utility systems to ensure reliability, safety, and fiscal responsibility. A unified capital improvement program will align roadway, transit, pedestrian, bicycle, and utility investments to maximize public benefit and avoid fragmented or reactive decision-making.

Prioritization of projects should be informed by objective data, asset condition assessments, and professional evaluation to address aging infrastructure, operational deficiencies, and emerging demands. By regularly updating the program and aligning it with land use, redevelopment patterns, and major public investments, the Town can proactively manage infrastructure needs, reduce long-term maintenance costs, and ensure systems are prepared to support future development and changing mobility preferences. More specifically, this strategy aims to:

- Advance critical utility infrastructure investments by implementing planned water, stormwater, and sanitary sewer upgrades to address aging systems, reduce flooding and pollution risks, maintain regulatory compliance, and ensure reliable service during heavy rainfall events.
- Preserve and improve roadway infrastructure through annual paving and maintenance projects prioritized using pavement condition ratings to enhance safety, improve mobility, and protect long-term transportation assets.
- Monitor and evaluate transportation impacts from major transit investments by collecting and analyzing pre- and post-opening traffic data related to the Monon Corridor, allowing the Town to proactively address changes in traffic patterns, access, and safety.
- Enhance multimodal connectivity by developing and implementing a trail and sidewalk connectivity plan that fills network gaps, prioritizes high-value corridors such as the Pennsy Greenway, and improves bicycle and pedestrian crossings of major roadways.

ACTION PLAN:

GOAL	OBJECTIVES	DESIRED OUTCOMES
Develop a road replacement and maintenance plan.	• Create a 20-year implementation schedule and financial plan to fund immediate and anticipated road improvement needs.	• Conduct ongoing improvements to the town's road system that extends the life of roads and reduces maintenance costs.
Develop a water and sewer system improvement and maintenance plan.	• Create a 20-year implementation schedule and financial plan to fund immediate and anticipated water and sewer improvements needs.	• Conduct ongoing improvements to the town's infrastructure that enhances utility services to the community, reduces the amount of emergency repairs and reduces the cost of maintenance.
Develop a traffic management plan.	• Develop and town-wide traffic management plan that improves motorist and pedestrian safety, and reduces traffic congestion and speeding.	• Implement strategies identified in the traffic management plan. • Create a Neighborhood Traffic Calming Program that outlines the analysis and decision making criteria for potential improvements when safety concerns are submitted.
Create a better connected pedestrian and bicycle network.	• Develop a Trail and Sidewalk Connectivity Plan.	• Update existing sidewalk inventory. • Conduct community engagement. • Create map and prioritized list of projects.



View of Ridge Road looking east.

5. OPERATIONS & FACILITIES

Operations and facilities form the foundation of the Town's ability to deliver high quality services and amenities. From parks and recreation programs to utility infrastructure and municipal buildings, these assets must be maintained, adapted, and efficiently managed to meet current needs and future changes. Several key themes were voiced from residents and Town staff that relate to the Town's operations and public facilities. In addition to forecasted revenue decreases discussed earlier, key insights include a need to replace and revamp several public buildings.

NEEDS AND OPPORTUNITIES

- Multiple public buildings need to be improved, replaced, or expanded to meet the evolving needs differing services or additional employees.
- Town parks were identified as positive amenities by Munster residents. They are widely used by both Town residents and visitors from surrounding communities.
- It will be a challenge to meet high level of service expectations with reduced revenues.
- Additional revenue streams and opportunities for user-fees to support operations and maintenance should be explored or future buildings may need to find ways to maximize the opportunity to create income from the buildings.



The Munster Municipal Complex includes Town Hall, the Police Station, and Fire Station No. 1.

STRATEGY:

DEVELOP DESIGN PLANS AND FUNDING STRATEGIES FOR KEY PUBLIC FACILITIES PROJECTS.

Modern, well-equipped facilities enhance the efficiency and effectiveness of emergency response and municipal operations, directly impacting community safety and quality of life. By aligning facility upgrades with long-term infrastructure and fiscal planning, the Town can support sustainable growth while maintaining high standards of public service.

The following buildings and sites have been identified by Town staff as the highest priority.

- Police Station
- Fire Station #2
- Public Works Building
- Town Hall
- Centennial Park
- Community Park
- Heritage Park

ACTION PLAN:

GOAL	OBJECTIVES	DESIRED OUTCOMES
Upgrade and modernize building facilities.	• Develop a long-term implementation and funding plan to renovate and upgrade buildings and other facilities.	• Renovate buildings in ways that improve department operations, building security, use of space, utilizes new technologies, and enhances services to residents.
Upgrade and modernize park and recreation facilities.	• Develop a long-term implementation and funding plan to renovate and upgrade park grounds and equipment, and recreational facilities.	• Renovate parks and recreational facilities in ways that improve department operations, security, use of space, utilizes new technologies, and enhances recreational services to residents.

04 APPENDIX





CONTENTS

1. STAKEHOLDER MEETING SUMMARIES

2. STAKEHOLDER SURVEY SUMMARY

3. COMMUNITY OPEN HOUSE SUMMARY

1. STAKEHOLDER MEETING SUMMARIES

Department Heads Meeting – 4/22 at 10:30am

- Six department heads attended along with the Controller and Town Manager.

STRENGTHS

- The Town's public schools are the Town's crown-jewel. They are a large reason why the Town is successful and attracts new residents.
- The police are well respected and keep the Town safe.
- The school boundary and Town boundary are the same.
- The staff genuinely cares about the wellbeing of the Town with dedicated and consistent leadership.
- The Town is fiscally conservative.
- Munster is a leader in the regional trail network.
- Disposable income helps support local businesses.

WEAKNESSES

- The current character-based code acts as a barrier to redevelopment and has received many complaints from residents and developers.
- Despite aggressive action, Town maintenance on road resurfacing has not met resident expectations.
- The Town is essentially fully developed, and development opportunities are limited.
- Ongoing infrastructure maintenance will continue to be a challenge, as residents have high expectations of service.
- The east Ridge Road corridor is old, tired, and increasingly dilapidated.

OPPORTUNITIES

- Residents are excited about the new West Lake corridor, but fear about traffic, safety, and the unknown.
- The Town is currently investing greatly in public works projects to repair old water lines and repave roads.
- Munster can differentiate itself by introducing robust gateway signs along its borders.
- Millions of TIF dollars can be invested in the Town. Where?
- Using land acquisition for redevelopment, especially along Ridge Road and Calumet.

THREATS

- Communities around Munster are declining.
- 80-94 becoming a toll road would significantly increase traffic on Munster roads.
- Traffic increasingly worsens.
- The hospitals leaving Munster.

Community and Business Leaders – 4/22 at1:00pm

- Eight leaders attended, which included representatives from Three Floyd's Brewing Company, Powers Health, Humane Indiana, Pepsi, RDA, and South Shore tourism.
- The meeting was also attended by the Town Controller and the Town Manager.

STRENGTHS

- The schools have always been an attraction for new residents.
- Consistently high home values.
- The Town is attracting many people from Illinois who desire a lower cost of living.
- Diversity of people in the Town.
- The Medical industry and its associated facilities.
- The performing Arts Center acts as a regional destination.
- There are visible signs of reinvestment in the Town.

WEAKNESSES

- Munster does not have a true walkable downtown, with spaces to socialize.

- Munster needs to have a place for a small-businesses destination.
- Many small businesses find working the Town's regulations and codes overbearing and unpractical.
- Munster does not have many small commercial spaces for small businesses.
- Munster needs to differentiate itself by using gateways.
- The north side of Town needs more parks.
- Traffic on Calumet, especially for trucks affiliated with Pepsi, struggle with left hand turns.

OPPORTUNITIES

- The old Harley building can be reused into a market for up-and-coming small businesses.
- A community center.
- Creating small neighborhood nodes, with neighborhood -scale commercial opportunities.
- The new train stations provide alternative commuting for major employers and can serve as new neighborhoods nodes.
- The Ridge Road Plan can revitalize the area.
- The Town could invest in a large facility for tourism to make it more unique.

THREATS

- The new property tax laws will impact on how the Town funds its services. If the Town cannot find alternative revenue sources, how will it continue to provide a high level of service?

Developers Meeting – 4/22 at 2:00pm

- Three regional developers attended along with the Town Controller and Town Manager.

STRENGTHS

- Home values are usually always high in Munster. There is a strong residential tax base.
- Proximity to Chicago is helpful, due to its high-paying employment opportunities.
- The healthcare sector is very strong.
- Munster has managed to keep its demographics steady in the past few decades.
- Munster is attracting Illinois families who want a lower cost of living.
- Munster has historically been a pro-development community.
- Munster shops have been a great success.

WEAKNESSES

- Opportunities are slipping away due to an anti-development sentiment.
- The character-based code is the most confusing in NWI.
- There is lack of consistency and predictability from the Town. Developers are less likely to invest.
- There are too many specific rules and regulations that drive up costs and increase time in developments.
- Development review is extremely difficult and now takes a year, rather than a few months.
- There is indecisiveness from the Town Council and the Town's boards and commissions.
- The stock of multifamily housing is abysmal. The Town needs more high-quality units, especially as demand is extremely high, particularly from younger folks.
- The Town does not have enough starter homes or apartments to attract young people which bring innovation and young families.

OPPORTUNITIES

- The Town is poised to be one of the best suburbs of Chicago.
- The Town needs a Downtown and can take inspiration from places such as Downtown Valparaiso or Crown Point.
- So much business comes from Illinois residents looking for cheaper goods.
- With the right investments, Munster has the potential to be even better.

THREATS

- Concentration in healthcare industries is risky. The Town should diversify its industries.

2. STAKEHOLDER SURVEY SUMMARY

WHAT IS THE TOWN OF MUNSTER DOING WELL?

- Strong and well-supported Police Department and Parks Department.
- Proactively addressing infrastructure needs (i.e. roads, sewer, water lines).
- Maintaining dedicated and passionate staff.
- Keeping the Town in a fiscally solid position.

WHAT DOES THE TOWN OF MUNSTER NEED TO WORK ON?

- Lack of communication with residents and businesses.
- The Town needs to redevelop and reinvest in older areas of Town (Ridge Road, Calumet Ave).
- The Town lacks a forward-thinking vision.
- Lack of gateways into the community. Munster blends in to surrounding communities.
- Better maintenance on the golf course.

WHAT CHALLENGES DO YOU THINK THE TOWN OF MUNSTER WILL FACE IN THE NEXT 5 YEARS?

- Insufficient tax base due to aging infrastructure and lack of housing options, especially for young people and seniors.
- Funding of Town services due to the new property tax laws.
- Traffic.
- Redevelopment in the north side of the Town.
- Capitalizing on the new train station.
- Potential staff changes.

WHAT SPECIFIC WORDS, PHRASES, OR IDEALS SHOULD BE EMBODIED IN THE TOWN'S VISION STATEMENT?

- "Welcoming"
- "Community"
- "Safe"
- "Quality of Life"
- "Leader"

WHAT AREAS OF TOWN NEED REINVESTMENT?

- Calumet Ave and Ridge Road need a face-lift and road repairs.
- Northwest corner of the Town needs improvement.
- Immediately off I-80/94

Statements where over 50% of respondents agreed are shown in **GREEN**. Statements where 'agree' or 'disagree' did not receive above 50% of the vote share are shown as 'mixed opinion' in **YELLOW.**

STATEMENT	AGREE	MIXED OPINION	DISAGREE
There is a strong sense of community pride within Munster.			
Munster is a great place for people of all ages to live.			
Munster has the services and amenities needed to live a healthy lifestyle.			
There are plenty of shopping, dining, and entertainment options in Munster.			
Munster's overall appearance is satisfactory and leaves a good impression on visitors.			
Munster offers high-quality parks, conveniently located throughout Town.			
There are enough parks and recreation programs and events for people of all ages.			
Munster neighborhoods reinforce community identity and desired quality.			
There are diverse housing options for people of all ages and lifestyles in Munster.			
There is affordable, well-maintained rental housing in the community.			
There is affordable, well-maintained owner-occupied housing in the community.			
Munster commercial properties (retail, restaurant, office, hotel) meet community expectations for quality and design.			
Munster industrial properties (warehouse, distribution, manufacturing) meet community expectations for quality and design.			
There is a diverse array of high-quality jobs in Munster.			
Munster needs to grow employment opportunities within Town limits.			
The Town has a clear strategy to attract new businesses and jobs.			
Recent development projects have enhanced the overall character of Munster.			
Sensitive natural areas (water bodies, wetlands, woodlands, riparian/flood areas) are sufficiently protected.			
Streets are generally in good condition.			
Sidewalks and accessible ramps are generally available and in good condition.			

STATEMENT	AGREE	MIXED OPINION	NEUTRAL
Multi-use trails are in good condition and provide connections to key destinations.			
It is safe and easy to travel by car throughout Munster.			
It is safe and easy to travel by bicycle throughout Munster.			
It is safe and easy to travel by foot throughout Munster.			
There is good access into and out of Munster as the community is well connected to the regional transportation network.			
Munster has a reputation as a "business-friendly" community.			
Town officials and departments effectively communicate information to the public.			
There are a number of online resources (websites, social media accounts, email lists, videos) that provide up-to-date information to the public.			
There is strong collaboration between Munster, neighboring communities, and county government agencies.			
The Town currently has a diverse and sustainable tax base that will ensure quality services into the future.			
Residents have confidence in the Police and Fire Departments.			
Sanitary sewer service is reliable and affordable.			
Water service is reliable and affordable.			
There are good options for high-speed Internet across the community.			
The stormwater management network is safe and effective in reducing localized flooding during and after storms.			

3. COMMUNITY OPEN HOUSE SUMMARY

Key Facts

- 171 residents signed in at the Open House on April 22nd. The total number of participants is likely closer to 180.
- Centennial Park is identified as the Town's single greatest asset, with 22 dots.
- Ridge Road remains the highest concern of attendees, with many favoring reducing traffic and increasing pedestrian safety along the corridor.
- Filling in key sidewalks and trail gaps are also important for many residents, particularly around schools and parks.
- Ridge Road is overwhelmingly identified as the highest investment priority, with the road's safety
- Improving Ridge Road is also the most common 'wish' among attendees, while simultaneously improving the Town's safety in the transportation network.

The most popular assets and areas to preserve that residents identified included:

- Parks (excluding Centennial Park)
- Centennial Park
- Munster Community Park

The most prevalent concerns and areas to enhance identified by residents included:

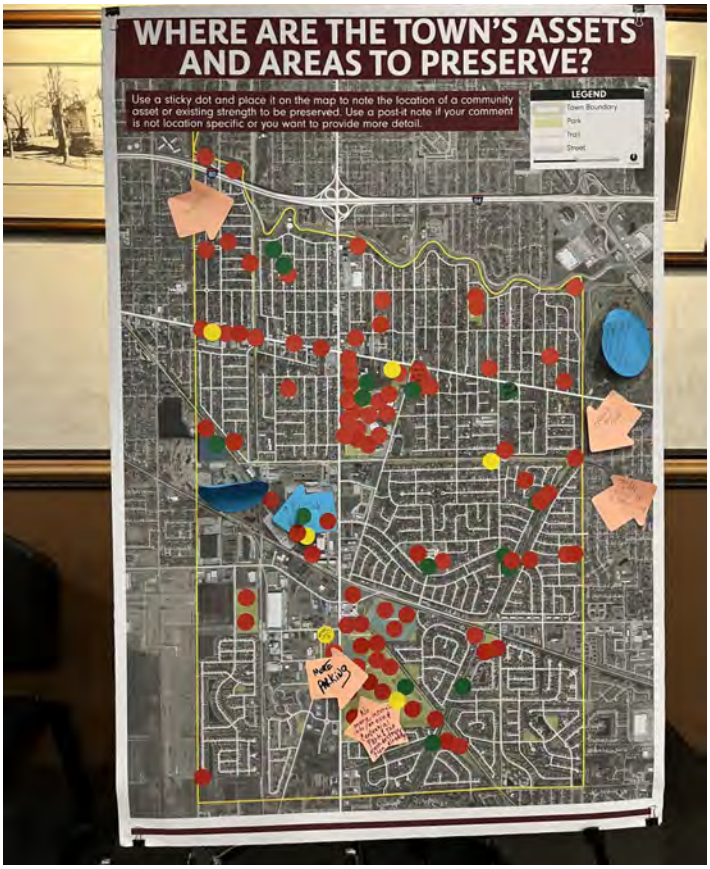
- Ridge Road: with strong emphasis related to the original Ridge Road Project.
- Over half wish to see traffic and speeding on Ridge Road reduced while making it safer to walk to Ridge Road businesses.
- Fill in sidewalk gaps, especially around schools in areas in the north side that lack sidewalks.
- Fill in trail gaps, especially the Pennsy Trail gap, connections to SW neighborhoods, and Highland.
- Centennial Park, with most concerns related to improved parking, paths, and crosswalks to access the park.

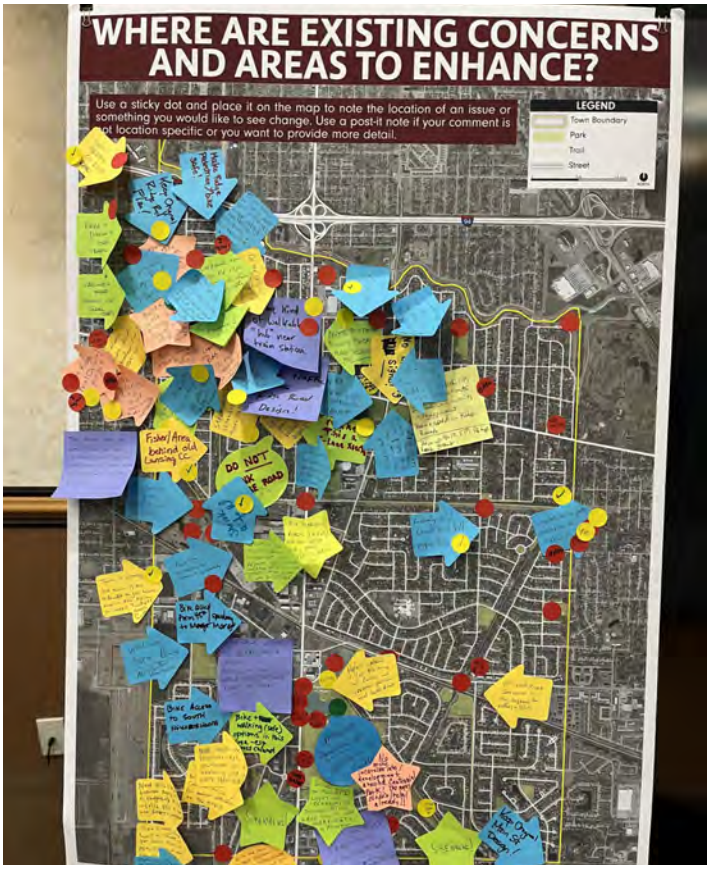
The most popular investment priorities identified by residents are:

- Ridge Road
- Neighborhood Streets & Sidewalks
- Trail Network
- Calumet Avenue

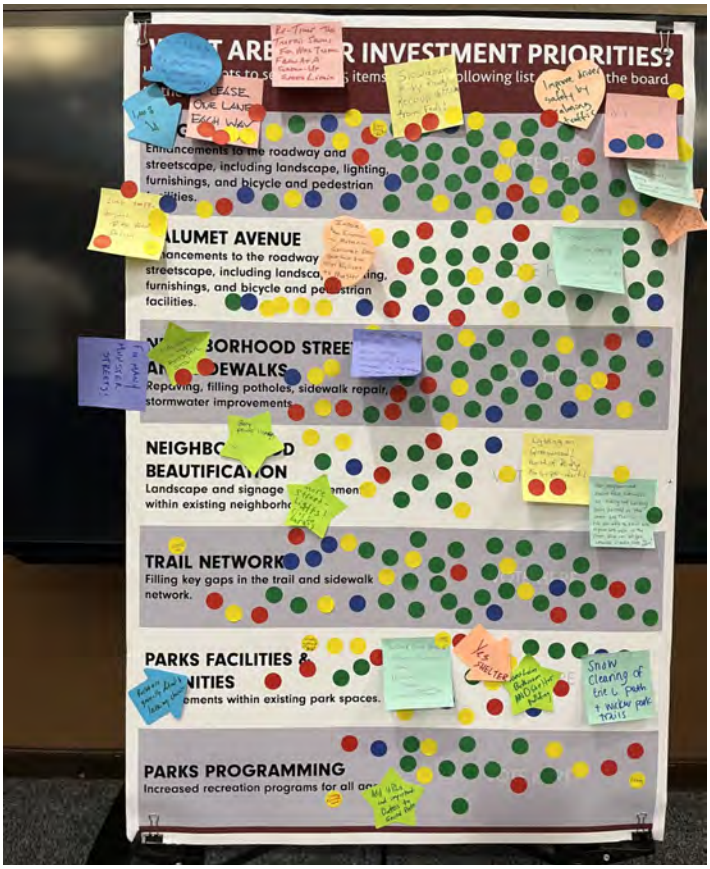
Residents identified their one wish for Munster. Some of the most popular included:

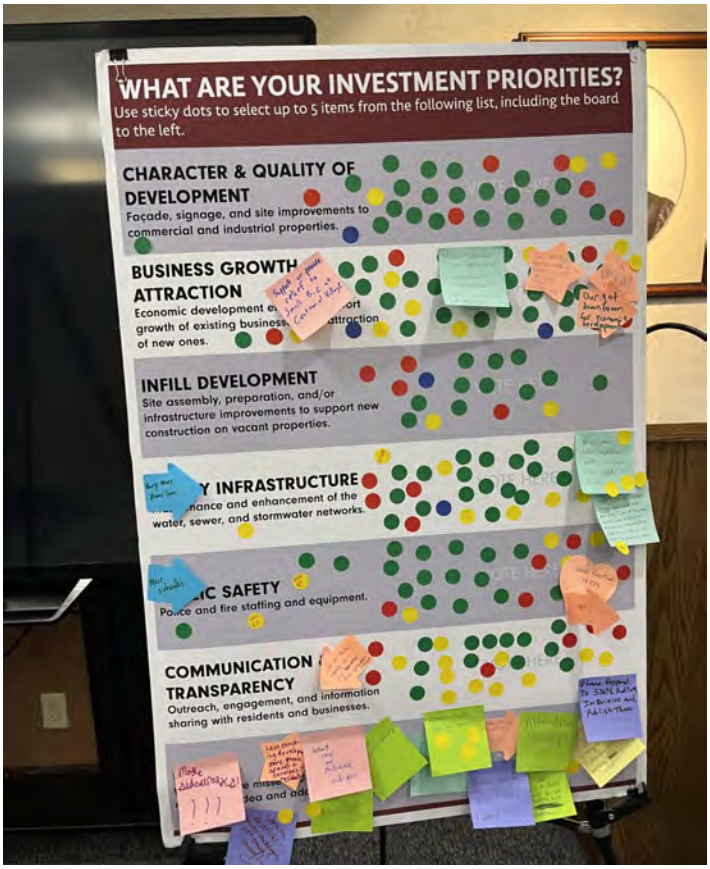
- Ridge Road, with most attendees wanting to see reduced traffic and increased pedestrian and biking infrastructure.
- Improvements to walkability and the bike network, with emphasis on safety.
- Filling in key sidewalk gaps, especially in north side neighborhoods and around schools.

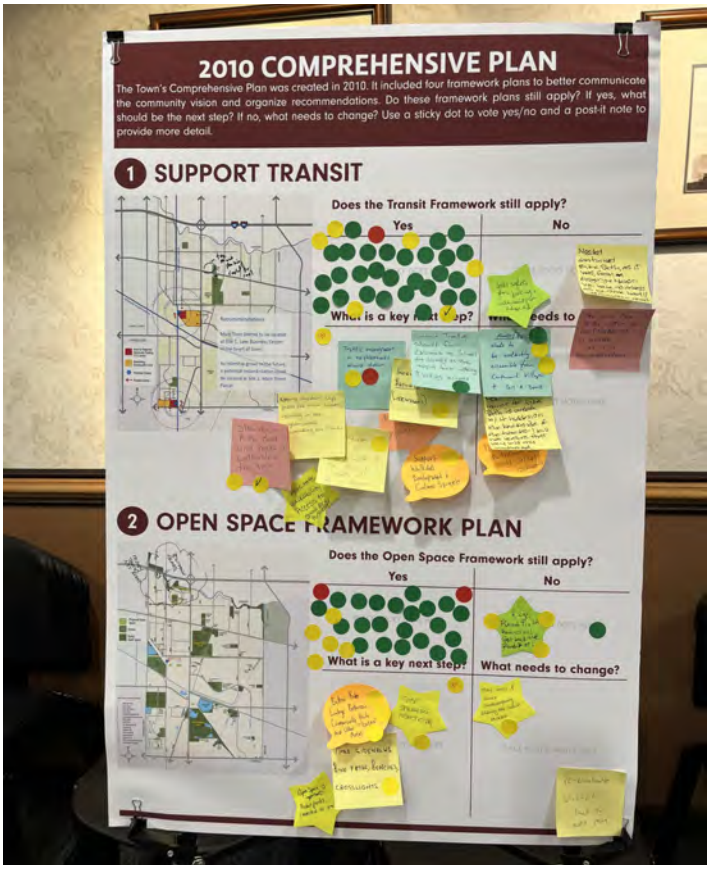

WHERE ARE THE TOWN'S ASSETS AND AREAS TO PRESERVE?
Use a sticky dot and place it on the map to note the location of a community asset or existing strength to be preserved. Use a post-it note if your comment is not location specific or you want to provide more detail.
LEGEND
Town Boundary
Park
Trail
Street


WHERE ARE EXISTING CONCERNS AND AREAS TO ENHANCE?
Use a sticky dot and place it on the map to note the location of an issue or something you would like to see change. Use a post-it note if your comment is not location specific or you want to provide more detail.
LEGEND
Town Boundary
Park
Trail
Street


Sidewalks in the Beech Park neighborhood
Repave Main St
AGREE
Compost bins + recycle at pool
Keep Ridge Rd 2 Lane
Fire Protection District
Ridge Rd from the comprehensive plan form 2024 Release trade proposals
more Sidewalks !!!
Walkability
No more hotels!
Rebuild the Clubhouse Thoughtfully w/Arrest
Sidewalks on all walking routes to schools
more Side-walks bikers need a Place to ride!!
Enforce Driving Rules
Slow Down on Hohman
More trees No Mosquito Spray
Don't spray for mosquitos it kills the butterflies
Munster needs a space with a down-town feel!
Hohman Ridge Rd
Town ice cream Shop


INVESTMENT PRIORITIES?
TRAIL NETWORK
Filling key gaps in the trail and sidewalk network.
PARKS PROGRAMMING


WHAT ARE YOUR INVESTMENT PRIORITIES?
Use sticky dots to select up to 5 items from the following list, including the board to the left.
CHARACTER & QUALITY OF DEVELOPMENT
Façade, signage, and site improvements to commercial and industrial properties.
BUSINESS GROWTH & ATTRACTION
INFILL DEVELOPMENT
Site assembly, preparation, and/or infrastructure improvements to support new construction on vacant properties.
COMMUNICATION & TRANSPARENCY
Outreach, engagement, and information sharing with residents and businesses.


2010 COMPREHENSIVE PLAN
The Town's Comprehensive Plan was created in 2010. It included four framework plans to better communicate the community vision and organize recommendations. Do these framework plans still apply? If yes, what should be the next step? If no, what needs to change? Use a sticky dot to vote yes/no and a post-it note to provide more detail.
1 SUPPORT TRANSIT
Does the Transit Framework still apply?
Yes
No
2 OPEN SPACE FRAMEWORK PLAN
Does the Open Space Framework still apply?
Yes
No
What is a key next step?
What needs to change?


2010 COMPREHENSIVE PLAN
The Town's Comprehensive Plan was created in 2010. It included four framework plans to better communicate the community vision and organize recommendations. Do these framework plans still apply? If yes, what should be the next step? If no, what needs to change? Use a sticky dot to vote yes/no and a post-it note to provide more detail.
3 TRAIL FRAMEWORK PLAN
No
What needs to change?
4 ROADWAY FRAMEWORK PLAN
Does the Roadway Framework still apply?
Yes
No
What is a key next step?
What needs to change?