

MUNSTER PLAN COMMISSION

PETITIONER:

Munster MOB I LLC
c/o Scott Yahne, Attorney
9410 Calumet Ave., #203
Munster, IN 46321

PC DOCKET NO. 25-010

APPLICATION: Final Plat of PUD
for Lot 4 of Lake Business Center
(proposed: Midwest Orthopedics at Rush,
9260 Calumet Ave.)

OWNER:

RXHST Munster, LLC
formerly, CAHST Munster, LLC
130 E. Randolph St., Ste. 2100
Chicago, IL 60601

PROPERTY:

Lake Business Center PUD
9200 Calumet Ave.
Munster, IN 46321

FINDINGS OF FACT

1. Petitioner, Munster MOB I LLC, requests Final Plat Approval of proposed Lot 4, the first resubdivision of Lot 3, of Lake Business Center, to be commonly known as 9260 Calumet Ave., Munster, IN 46321 (hereinafter "Property"). The Property is currently part of Lot 3 of the Lake Business Center Planned Unit Development District, located at 9200 Calumet Ave., Munster, IN 46321, and identified by Parcel No. 45-06-25-276-014.000-027. Petitioner was granted Preliminary Plat Approval by the Plan Commission on July 23, 2025, under PC Docket No. 25-007.
2. Petitioner appeared by its attorney, Scott Yahne, before the Plan Commission on July 23, 2025, for hearing on the Application for Final Plat Approval. Petitioner presented information regarding the Final Plat for Lot 4 of Lake Business Center.
3. Based on the evidence presented by Petitioner, and having given due consideration and paid reasonable regard to the requirements of the Subdivision Ordinance of the Town of Munster, as amended from time to time, now by a vote of six (6) in favor, zero (0) opposed, zero (0) abstained, and one (1) absent, upon motion duly made and seconded, grants Final Plat approval to Petitioner for Lot 4 of Lake Business Center. 9260 Calumet Ave, Munster, IN 46321.
4. In making such determination, the Munster Plan Commission makes the following written Findings of Fact pursuant to I.C. 36-7-4-1513 and I.C. 36-7-4-707, as amended from time to time:
 - A. The Plat does provide for acceptable establishment of minimum width, depth, and area of lots within the Subdivision inasmuch as it does meet the minimum requirements of the Town of Munster Zoning and Subdivision Ordinances, as amended from time to time.
 - B. The Plat does provide for acceptable establishment of Public Way Widths, Grades, and Curves, as well as for the coordination of subdivision streets and entrances with existing and planned streets and highways.

- C. The Plat does provide for the coordination with the extension of facilities included in the Town Comprehensive Master Plan, including appropriate sewer, water, storm facilities and for all other municipal services.
- D. The Plat does provide for appropriate allocation of areas for streets, parks, schools, public and semi-public buildings, homes, business utilities, and industry.
- E. The Plat does provide for distribution of population and traffic in a manner which provides conditions favorable to the health, safety, comfort, convenience, general welfare and harmonious development of the Town of Munster, inasmuch as this development is compliant with the standards and requirements of the Town of Munster Comprehensive Master Plan currently in effect.
- F. The Findings of the Munster Plan Commission are based upon and in accordance with the Munster Subdivision 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.
- G. 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. 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 is 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, zero (0) abstained, and one (1) absent, approved the Final Plat for Lot 4 of Lake Business Center. The Munster Plan Commission took the above official action on July 23rd, 2025. Findings of Fact approved on the 12th day of August 2025.

MUNSTER PLAN COMMISSION

By: _____
William Baker, Chairman

ATTEST:

Sergio Carrera Mendoza, Executive Secretary