

Email address





Petition PC 25 - 021

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 Lureibank September 15 , 2025
4CDD17A0A67248B...
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

PC25-021

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		
Property owner consent (Signature page)		
Proof of Ownership (e.g. copy of tax bill)		
Current ALTA Survey		
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)		

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:		
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		
Proposed Use table		
Stormwater report		
Special Studies as Required– see Site Plan Review Committee minutes		

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:

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.

45-07-32-126-001.000-027

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

45th Street Properties LLC

Ownership

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

Legal

45th Ave Addition Lot 1



1830 45TH AVE

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

425, Neighborhood Shopping Center

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

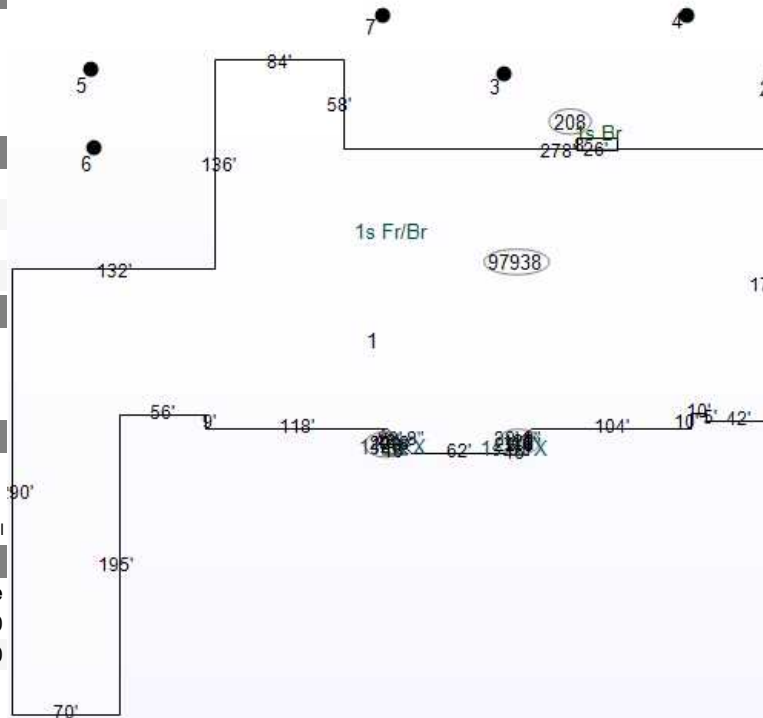
Neighborhood- 18905

Notes

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 / Classified 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

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



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

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	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