



Petition BZA 25 - 011

Date: _____

Application Fee: \$ _____

Sign Fee: \$ _____

Town of Munster Board of Zoning Appeals Petition Application

OWNER INFORMATION:

131 Ridge LLC

Name of Owner

Phone Number

Street address, City, ST, ZIP Code

Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

Peter Alemis

Name of Applicant/Petitioner

Phone Number

Street address, City, ST, ZIP Code

Email address

PROPERTY INFORMATION:

Business or Development Name (if applicable)

131 RIDGE RD MUNSTER, IN.

Address of Property or Legal Description

Current Zoning

APPLICATION INFORMATION:

Please select what this Application is for:

☒ **Variance**

If yes, select one of the following:

☐ **Use** ☐ **Developmental Standards**

☐ **Conditional Use**

☐ **Administrative Appeal**

Brief Description of Project and List of Variances or Conditional Uses Being Requested (if applicable):

- Removing existing wood sign
- fabricating a new interior illuminated sign
- Rebuilding existing brick columns on sign foundation

Name of Registered Engineer, Architect or Land Surveyor

Phone Number

Street address, City, ST, ZIP Code

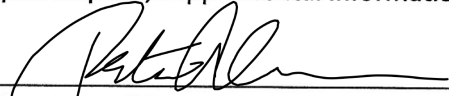
Email address




Petition BZA _____ - _____

Town of Munster Board of Zoning Appeals Application Signature Page

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

✓ 

Signature of Owner

✓  21 October 2025

Date



Signature of Applicant

21 October 2025

Date

REQUIRED ATTACHMENTS

Required Attachments for Board of Zoning Appeals Applications

To ensure that adequate information is provided to the BZA, 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)		
Plat of Survey depicting current conditions		
Site Plan containing the following:		
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		
Conditions of Approval Form (Note: complete the form specific to your petition)*		
Any other information that the BZA may find useful in determining whether the application is merited.		

* Unique conditions have been established for special use permits for public garages, gas filling stations, used car lots, garden centers, massage parlors, adult bookstores, tattoo parlors, adult cabarets, and outdoor dining areas. Community Development staff will advise potential applicants of these at the pre-application meeting.

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

EVERYTHING IS STAYING IN ITS EXISTING
PLACE ONLY REMODELING EXISTING STRUCTURE

USE VARIANCE CONDITIONS OF APPROVAL (PAGE 1 OF 2)

The Munster Board of Zoning Appeals is authorized to hear petitions for use variances and to forward the petition to the Munster Town Council with a recommendation to approve, a recommendation to deny, or no recommendation. The Board of Zoning Appeals may also recommend reasonable conditions and restrictions. Indiana Code 36-7-4-918.4 lists the legal criteria for a use variance:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:

NOTHING IS CHANGING ONLY REMODELING EXISTING

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. Explain why this statement is true in this case:

3. The need for the variance arises from some condition peculiar to the property involved. Explain why this statement is true in this case:

USE VARIANCE CONDITIONS OF APPROVAL (PAGE 2 OF 2)

4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought. Explain why this statement is true in this case:

5. The approval does not interfere substantially with the adopted comprehensive plan. Explain why this statement is true in this case:

Attach additional pages if necessary

General Information

Parcel Number

45-06-24-126-028.000-027

Local Parcel Number

007-18-28-0490-0001

Tax ID:

Ownership

131 Ridge LLC

12151 S 73rd AVE

Palos Heights, IL 60463

Legal

THOMAS L KIRSCH ADDITION LOT 1

Routing Number

128-490 1

Property Class 447

Office Bldg (1 or 2 Story)

Year: 2024

Location Information

County

Lake

Township

NORTH TOWNSHIP

District 027 (Local 027)

Munster Corp (North)

School Corp 4740

MUNSTER COMMUNITY

Neighborhood 18901-027

Neighborhood- 18901

Section/Plat

Location Address (1)

131-151 RIDGE RD MUNSTER
MUNSTER, IN 46321

Zoning

Subdivision

Lot

Market Model

43-43

Characteristics

Topography

Flood Hazard

Level

☐

Public Utilities

ERA

All

☐

Streets or Roads

TIF

Paved

☒

Neighborhood Life Cycle Stage

Static

Printed

Tuesday, January 7, 2025

Review Group

2024

Data Source

N/A

Collector

FK

Appraiser

Ownership				Transfer of Ownership			
Date		Owner		Doc ID		Book/Page	
09/25/2024		131 Ridge LLC		Tr		2024/532461	
06/30/1998		Kirsch, Thomas L Tr		WD		/	
01/01/1900		KIRSCH, THOMAS L		WD		/	

Valuation Records

Commercial

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	06/07/2024	07/08/2023	05/28/2022	05/21/2021	05/25/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$207,400	\$207,400	\$199,300	\$199,300	\$199,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$207,400	\$207,400	\$199,300	\$199,300	\$199,300
Improvement	\$409,600	\$388,300	\$395,600	\$393,500	\$393,500
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$409,600	\$388,300	\$395,600	\$393,500	\$393,500
Total	\$617,000	\$595,700	\$594,900	\$592,800	\$592,800
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$617,000	\$595,700	\$594,900	\$592,800	\$592,800

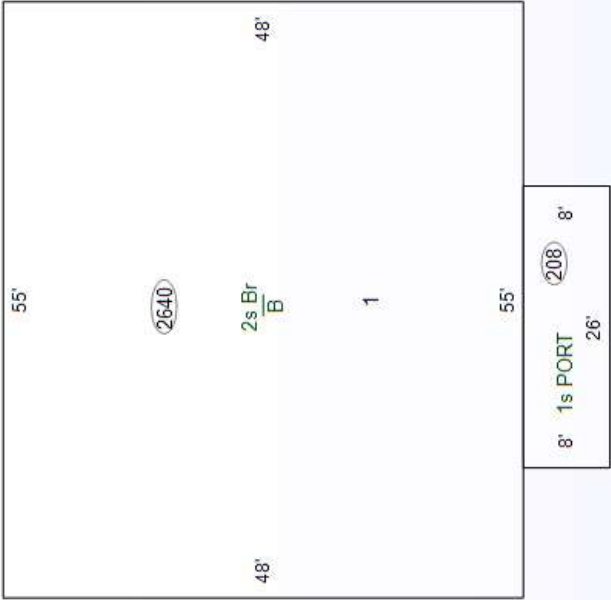
Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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	0.3210	1.79	\$361,000	\$646,190	\$207,427	0%	1.0000	0.00	0.00	100.00	\$207,430

Land Computations

Calculated Acreage	0.32
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
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	0.00
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	\$207,400
Total Value	\$207,400

General Information									
Occupancy	C/I Building	Pre. Use			General Office				
Description	C/I Building C 01	Pre. Framing			Wood Joist				
Story Height	2	Pre. Finish			Finished Divided				
Type	N/A	# of Units			0				
		SB	B	1	U				
Wall Type	B: 1(206')		1: 2(206')		U: 2(206')				
Heating	2640 sqft		2640 sqft		2640 sqft				
A/C	2640 sqft		2640 sqft		2640 sqft				
Sprinkler									
Plumbing RES/CI									
	#	TF	#	TF	Roofing				
Full Bath	0	0	4	12	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal		
Half Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate		
Kitchen Sinks	0	0	0	0	<input type="checkbox"/> Other				
					GCK Adjustments				
Water Heaters	0	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulation		
Add Fixtures	0	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner		
Total	0	0	4	12	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl		
Exterior Features									
Description					Area				Value
Portico					208				\$5,700



Special Features			Other Plumbing		
Description	Value	Description	Value		
Description	Story Height	Constr Type	Grade	Year Built	Eff Cost
	2	Brck	C-1	1985	1998
1: C/I Building C 01					26 A
2: Paving C 01	1	Asphalt	C	1986	38 A

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 C 01	2	Brick	C+1	1985	1998	26 A		0.98		7,920 sqft	\$684,734	43%	\$378,900	0%	100%	1,000	0.00	0.00	100.00	\$405,400
2: Paving C 01	1	Asphalt	C	1986	1986	38 A	\$2.81	0.98	\$2.75	7,670 sqft	\$21,122	80%	\$4,220	0%	100%	1,000	0.00	0.00	100.00	\$4,200

ARTICLES OF ORGANIZATION

Formed pursuant to the provisions of the Indiana Code.

ARTICLE I - NAME AND PRINCIPAL OFFICE ADDRESS

BUSINESS ID 202406071798166
BUSINESS TYPE Domestic Limited Liability Company
BUSINESS NAME 131 RIDGE LLC
PRINCIPAL OFFICE ADDRESS 131 Ridge Road, Munster, IN, 46321, USA

ARTICLE II - REGISTERED OFFICE AND ADDRESS

REGISTERED AGENT TYPE Individual
NAME Peter Alems
ADDRESS 8252 Hohman Avenue, Munster, IN, 46321, USA
SERVICE OF PROCESS EMAIL fdc23@comcast.net

I acknowledge that the Service of Process email provided above is the email address at which electronic service of process may be accepted.

ARTICLE III - PERIOD OF DURATION AND EFFECTIVE DATE

PERIOD OF DURATION Perpetual
EFFECTIVE DATE 06/07/2024
EFFECTIVE TIME 11:33AM

ARTICLE IV - GOVERNING PERSON INFORMATION

TITLE Manager
NAME Peter Alems
ADDRESS 8252 Hohman Avenue, Munster, IN, 46321, USA

MANAGEMENT INFORMATION

THE LLC WILL BE MANAGED BY MANAGER(S) Yes
IS THE LLC A SINGLE MEMBER LLC? No

APPROVED AND FILED
DIEGO MORALES
INDIANA SECRETARY OF STATE
06/07/2024 12:24 PM

SIGNATURE

THE SIGNATOR(S) REPRESENTS THAT THE REGISTERED AGENT NAMED IN THE APPLICATION HAS CONSENTED TO THE APPOINTMENT OF REGISTERED AGENT.

THE UNDERSIGNED, DESIRING TO FORM A LIMITED LIABILITY COMPANY PURSUANT TO THE PROVISIONS OF THE INDIANA BUSINESS FLEXIBILITY ACT EXECUTES THESE ARTICLES OF ORGANIZATION.

IN WITNESS WHEREOF, THE UNDERSIGNED HEREBY VERIFIES, SUBJECT TO THE PENALTIES OF PERJURY, THAT THE STATEMENTS CONTAINED HEREIN ARE TRUE, THIS DAY **June 7, 2024**.

THE UNDERSIGNED ACKNOWLEDGES THAT A PERSON COMMITS A CLASS A MISDEMEANOR BY SIGNING A DOCUMENT THAT THE PERSON KNOWS IS FALSE IN A MATERIAL RESPECT WITH THE INTENT THAT THE DOCUMENT BE DELIVERED TO THE SECRETARY OF STATE FOR FILING.

SIGNATURE

Peter Alems

TITLE

Manager

Business ID : 202406071798166

Filing No : 10367893