



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Sergio Mendoza, Planning Director

Meeting Date: October 14, 2025

Agenda Item: PC 25-016

Application Type: PUD Amendment

Hearing: Preliminary

Summary: Matt Kimmel is requesting to requesting an amendment to the CENTENNIAL VILLAGE DESIGN STANDARDS to modify the size, location, and shape of lots and building on recorded lot C, as well as update sign standards and materials for all of Centennial Village PUD.

Applicant: Matt Kimmel , Centennial Village Development.

Property Address: 9505 Calumet Avenue

Current Zoning: PUD – CENTENNIAL VILLAGE

Adjacent Zoning: North: CD 4 A – General Commercial and CD 4 R4 – Multifamily
South: PUD – CENTENNIAL VILLAGE
East: CD 4 R4 – Multifamily
West: SD M – Manufacturing

Applicant Requesting: Schedule Public Hearing

Action Required: Schedule Public Hearing
Review of Section 26-6.804. L. 9. k. xiii.

Attachments:

1. PUD Amendment Application, Exhibit A
2. Draft PUD Design Standards, Exhibit B
3. Alta Survey, Exhibit C
4. Site Plan Exhibit D
5. Preliminary Subdivision/Replat, 4-Way *Intersection*, Exhibit E
6. Preliminary Subdivision/Replat, *Roundabout*, Exhibit F

The proposed Subdivision/Replat is located east of Calumet Avenue, north of 45th Street, south of the Canadian National Railroad, and west of the 45th Street underpass and Canadian National Railroad bridge intersection.

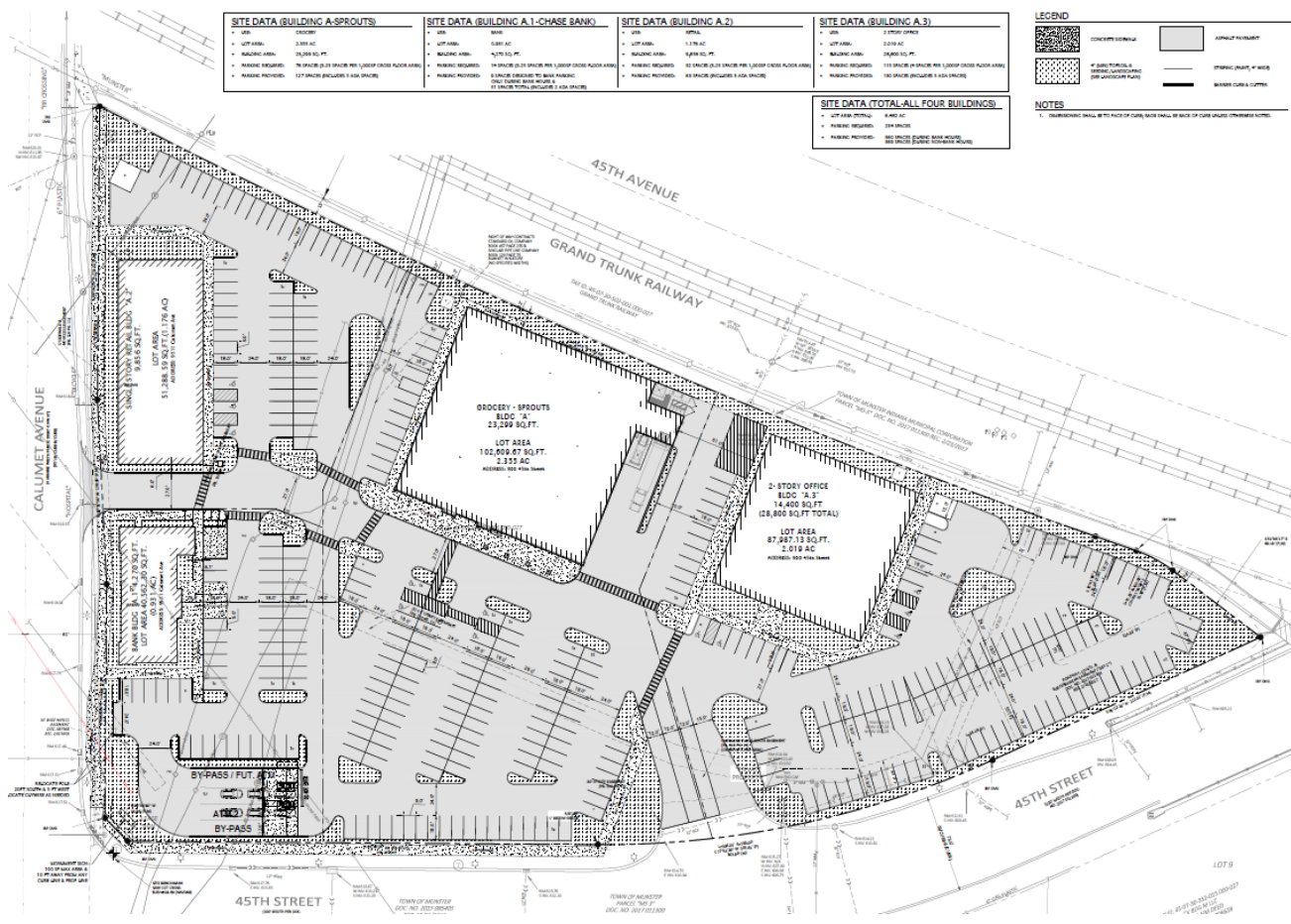


PROJECT BRIEFING

The Centennial Village PUD was approved as a development that will provide Town of Munster with a sustainable, mixed-use, walkable lifestyle community. Centennial Village was established through a Rezone action on July 22, 2013, ORDINANCE 1598. The development is currently governed by the Centennial Village PUD Design Standards and Conceptual Plan that has been amended multiple times through the following ordinances:

- ORDINANCE 1659, adopted June 8, 2015;
- ORDINANCE 1709, adopted March 6, 2017;
- ORDINANCE 1911, adopted August 21, 2023; and
- ORDINANCE 1930, adopted December 3, 2023.

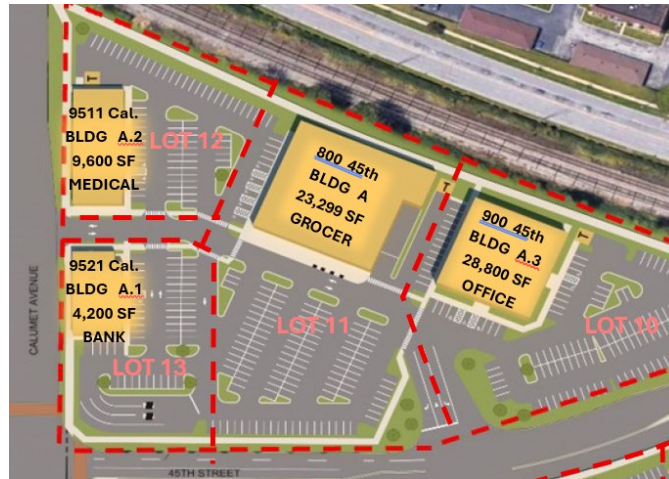
The focus area proposed for amendment is commonly known as 9505 Calumet Avenue, Lot C in Centennial Village. The current site is approximately 6.5 acres of vacant undeveloped land zoned for mixed use development in a TIF district. Lot C was approved by the Plan Commission in March 2017 and recorded in April 2017 as CENTENNIAL VILLAGE, PB 110, PG 11, Document Number: 2017-024636. Mr. Matt Kimmel requests that the subject lot (LOT C) be replated and recognized by the Town of Munster as LOTS 10, 11, 12, 13 OF CENTENNIAL VILLAGE RESUBDIVISION OF LOT C.



In addition, Mr. Kimmel proposes amendment to the Centennial Village PUD Design Standards and Conceptual Plan which include:

- Modification to lots and buildings

Consideration of four new buildings: A = 24,000 SF; A1 = 4,200SF; A2= 9,600 SF; A3 28,000 SF. (page 43)



- Sign standards

Consideration to change in size size, type, material, location, and quantity. (page 48)

Sign Regulations for Centennial Village

Town of Munster

Purpose

The sign regulations set forth are made in accordance with an overall plan and program for the public safety, area development, preservation of property values, and the general welfare of the Town of Munster and Centennial Village. The intent is to safeguard the general welfare of the property owner, to maintain the beauty and aesthetic atmosphere of the community while balancing this with the growth and development of the area. All permanent signs located within the development shall conform to the following standards:

- Building use and materials

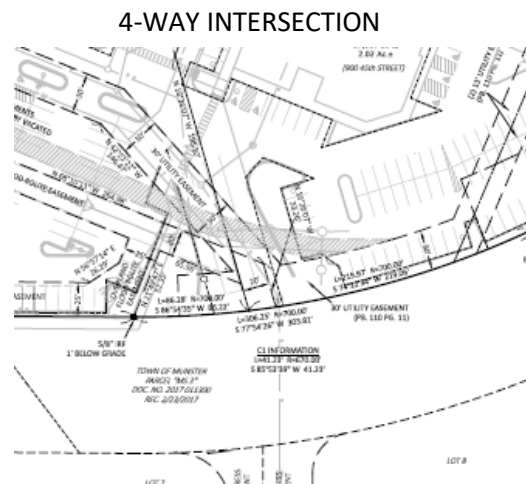
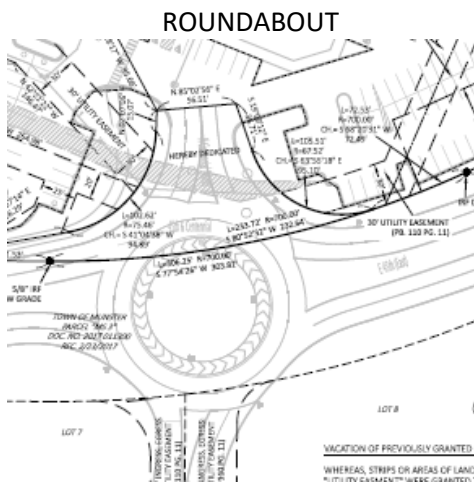
Consideration for a grocer and financial institution, class level material location, and use of structural brick. (page 9)

Building Lot	Building Use Description	No. of Floors (Stories)	Maximum Building Height (ft)	Front Yard Building Setback @ Main Entry (ft)	Side Yard Building Setback (ft)	Rear Yard Building Setback (ft)
A	–Grocery - Anchor	1	35	5	5	5
A.1	Bank	1	25	5	5	5
A.2	Retail – Single Story	1	25	5	5	5
A.3	Office – 2 Story	2	55	5	5	5

- Intersection development

Consideration of a 4-way intersection with a traffic light at 45th Street and Centennial Drive. or a roundabout at 45th Street and Centennial Drive. (page 19, 11)

4. The main north-south thoroughfare named "Centennial Drive" will be developed to intersect with Calumet Avenue at the southwest corner of the site, extend easterly to connect with the existing Centennial Park parking lot, then extend northerly to a proposed Centennial Drive Town Center Green round about, and then further extend north to intersect with 45th Street.



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 RECOMMENDATIONS

Staff finds the applicant and interested parties have submitted a complete application and supporting document. Staff recommends compliance with SECTION 26-6.804. L. 9. k. xii. for a Public Notice and and review of SECTION 26-6.804. L. 9. k. xiii. I. - XII for a Public Hearing of the TOWN OF MUNSTER CHARACTER BASED ZONING CODE and attached CENTENNIAL VILLAGE DESIGN STANDARDS in EXHIBIT B.

MOTION

Plan Commission may consider the following motion:

Motion to schedule PC 25-016, a proposed Amendment to the CENTENNIAL VILLAGE PLANNED UNIT DEVELOPMENT for a November 18, 2025 Public Hearing, including all discussion and findings.