



# PLAN COMMISSION STAFF REPORT

**To:** Members of the Plan Commission

**From:** Sergio Mendoza, Planning Director

**Meeting Date:** November 18, 2025

**Agenda Item:** PC 25-018

**Application Type:** Development Plan

**Hearing:** Preliminary, continued 10/14/25

**Summary:** Matt Kimmel is requesting consideration of a Development Plan for a single story, 4,200 SF financial institution, Chase Bank, within the Centennial Village Development and proposed to be commonly known as 9521 Calumet Ave.

---

**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:** Public Hearing

**Actions Required:** Schedule Public Hearing  
Development Plan Review

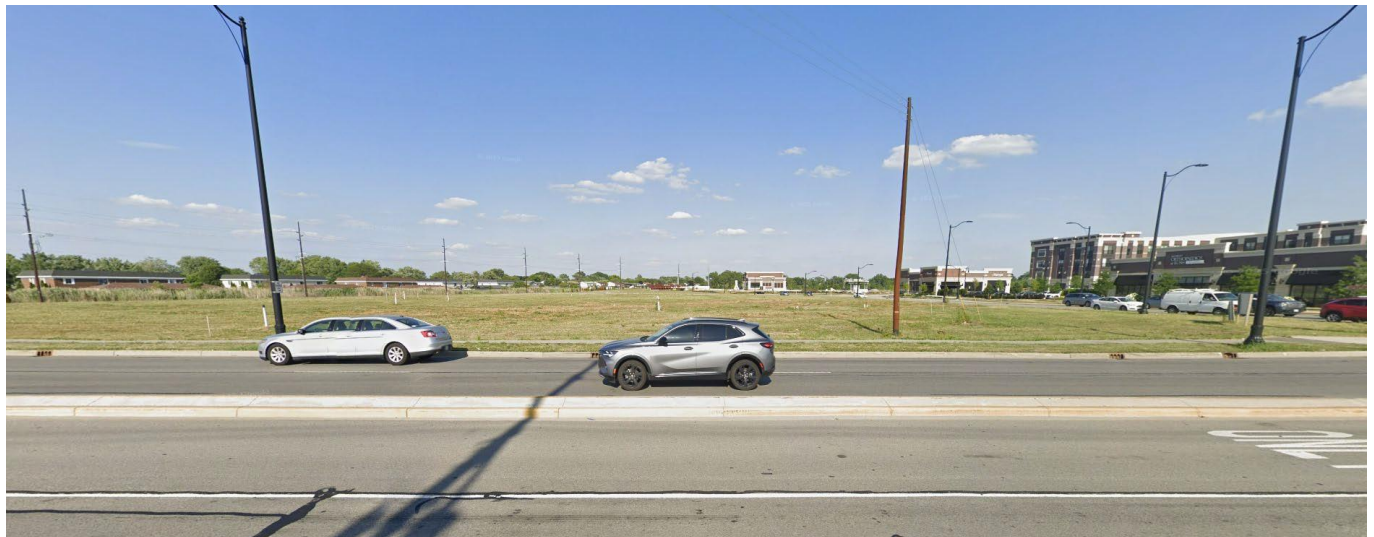
**Staff Recommendation:** Motion to schedule public hearing  
Review of SECTION 26-6.804. G. 5.

**Attachments:**

1. Application, Exhibit A
2. Alta Survey, Exhibit B
3. Site Plan, Exhibit C
4. Renderings, Exhibit D
5. Civil Plans, Exhibit E
6. Landscape Plan, Exhibit F
7. Photometric, Exhibit G
8. Stormwater, Exhibit H
9. Traffic Study, Exhibit I

**PROJECT LOCATION**

The Development Plan for Sprouts Market is proposed on lot 13, at the southwest corner of platted Lot C, located east of Calumet Avenue, north of 45<sup>th</sup> Street, south of the Canadian National Railroad, and west of the 45<sup>th</sup> Street underpass and Canadian National Railroad bridge intersection, see approximate location below in red.



**PROJECT SUMMARY:**

The applicant has secured a use for Lot C of Centennial Village. The proposed use is a single-story, 24,000 square foot Sprouts Market Grocery Store. The project will require a replat/subdivision, amendment to the PUD and a final determination will need to be presented for the proposed intersection of 45<sup>th</sup> Street and Centennial Drive. Impacts the site plan presented include change in parking counts and landscape. Current proposed site plan proposed include:

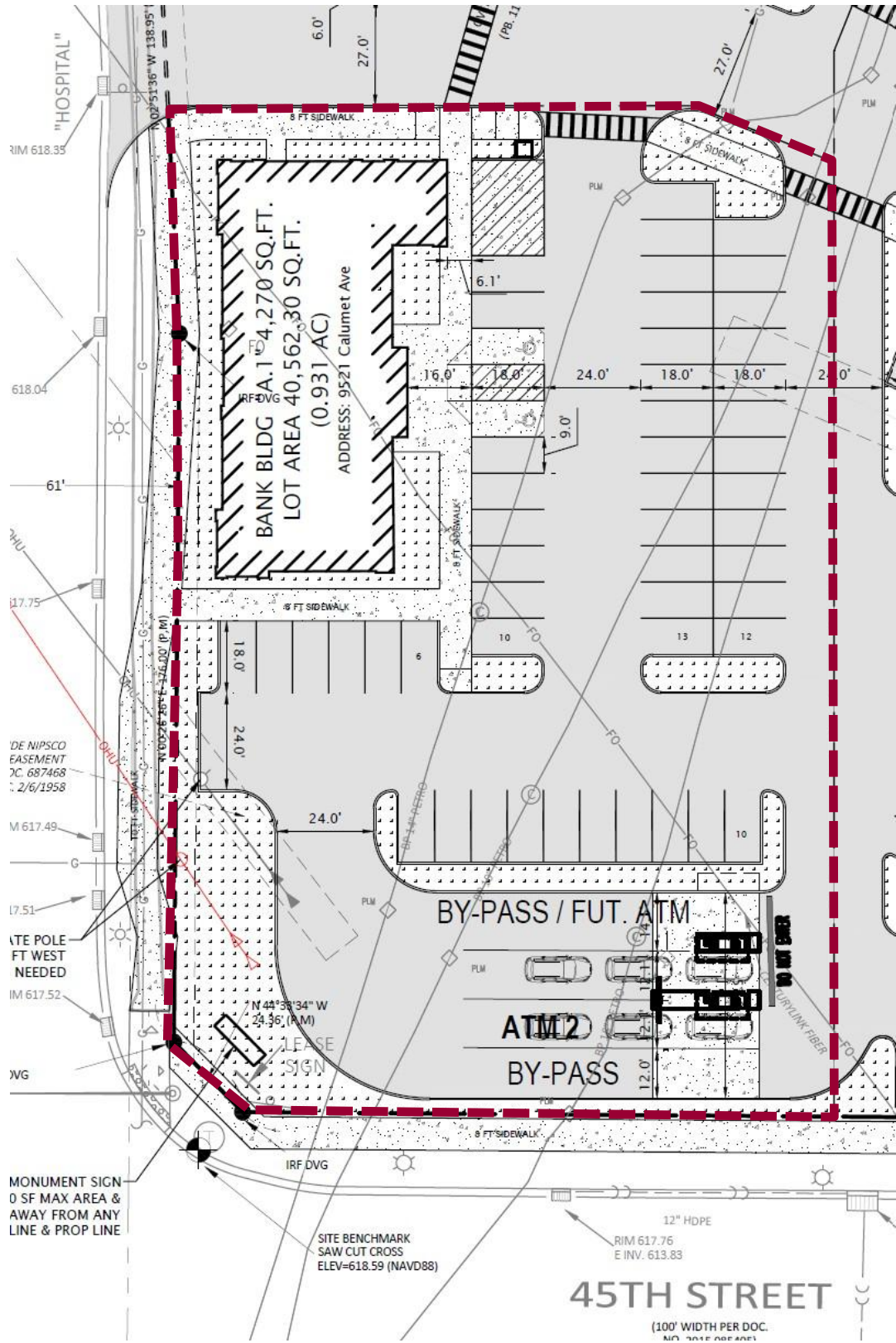
- Vehicle Parking = Required 76 Spaces (3.25 per GSF); Provided 127 including 5 ADA.
- Bicycle Parking = not identified
- Trees/Evergreens/Ornamentals = 25
- Building Materials = Brick, per PUD
- Lighting = Decorative per PUD
- Traffic = engineer's review of traffic impact report needed.
- Stormwater = Connection to existing development management system
- Subdivision/Replat of Lot C to create proposed Lot 10 for Sprouts Market (PC 25-015)
- Amendment to the Centennial Village PUD (PC 25-016)

At the October 14, 2025 Preliminary Hearing, the Commissioners found that the proposed structural materials comply with the Design Guidelines. However, they raised questions regarding the proposed location of the ATM facility at the corner. The applicant explained that the area contains underground pipelines, which restrict above-ground construction. Commissioners also discussed whether additional landscaping or a monument structure that may help screen vehicle stacking. The application was subsequently tabled pending review of the traffic study report from the engineers and analysis of the proposed roundabout's potential impacts.

**Building Renderings:**



Proposed SITE PLAN:



**DEVELOPMENT DRIVE**  
TRAFFIC DIRECTION

**45TH STREET**  
TRAFFIC DIRECTION

**SCREENING PLAN**

**GATEWAY**

Tree codes and quantities:

- 4 GIB
- 3 TAD
- 7 DIS
- 5 DIS
- 41 SAN
- 22 HEH
- 5 CAA
- 19 NEW
- 26 RUF
- 6 FOV
- 5 TAD
- 6 DIS
- 38 SAN
- 30 NEW
- 3 VID
- 3 TAD
- 33 NEW
- 7 CAA
- 3 COH
- 16 ARM
- 7 COH
- 12 DIS
- 13 COH
- 24 HYP
- 22 HYP
- 5 JUP
- 55 CAA
- 4 GLT
- 8 COH
- 8 CA
- 9 C
- 12 C
- 36 HEH
- 5 FOV
- 19 HEH
- 4 COH
- 1 GYD

Dimensions:

- 16.13'
- 20.54'
- 18.01'
- 3.85'
- 8.73'
- 29.97'
- 10.20'
- 19.80'
- 30.00'
- 30.00'
- 26.91'
- 146.88'
- 24.36'
- 18.34'

Other labels:

- CHASE BANK
- UNDERGROUND B
- GAS LINES, SEE CIV
- SITE IMPROVEMENTS, SEE CIVIL
- BP 14" PETRO
- BP 10" PETRO
- 10' PATH, BY OTHERS
- ELOCATED UTILITY
- POST AND GUYWIRE, BY OTHERS
- EXISTING LIGHT POST, TYP.
- MONUM
- IGN, SEE ARCH.
- FUTURE ATM, SEE ARCH.
- DIVE THROUGH ATM AND CANOPY, SEE ARCH.
- MULCH STRIP, TYP.
- 4' HEIGHT ORNAM
- FENCE PROVIDED BY DEVELOPER, TYP.
- SOD, TYP.



**APPLICABLE CODE:**

In reviewing, recommending, and taking action on a Development Plan/Site Plan, the recommending and the Decision-Making Authority shall take into consideration all relevant and material factors and shall ensure that the Site Plan and Site Plan application comply with all of the following, and shall establish any appropriate conditions and safeguards in harmony with the general purpose and intent of this Article:

- a. Compliance with Comprehensive Plan, this Article, Subdivision Regulations, & Building Code. The proposed Development and the Site Plan and Site Plan application must comply with the Town Comprehensive Plan, this Article, the Town Subdivision Regulations, the Town Building Code.
- b. Public services.
  - i. The proposed Development shall not pose an undue burden on police or fire services.
  - ii. If the Development results in a significant increase for park, school, or other public services, property dedicated for these purposes shall be required as a condition of Development.
  - iii. Appropriate right-of-way and Easement dedications shall occur in order to provide necessary access for proper utility maintenance.
  - iv. Streets internal to a Development may be dedicated or private, depending on their design and function.
- c. Supplemental Development Standards.

Without limitation to Sections 26-6.804. G.8.a-b, the proposed Development, Site Plan, and Site Plan application must comply with the following:

- i. The Supplemental Development Standards of Section 26-6.602 (Site Grading). The Supplemental Development Standards of Section 26-6.603 (Site Drainage).
- ii. The Supplemental Development Standards of Section 26-6.604 (Sewage).
- iii. The Supplemental Development Standards of Section 26-6.605 (Utilities).  
The Supplemental Development Standards of Section 26-6.606 (Traffic Circulation).  
The Supplemental Development Standards of Section 26-6.607 (Facilities for Persons with Disabilities).
- iv. The Supplemental Development Standards of Section 26-6.608 (Preservation of Natural Features).
- v. The Supplemental Development Standards of Section 26-6.609 (Areas of Special Flood Hazard).

**SECTION 26-6.804. G. 5. Applicability; Types of Site Plans. (MZC pg. 382)**

a. In all Zoning Districts other than Districts CD-3, CD-3.R1, CD-3.R2, and CD-3.R3, Site Plan approval from either the Plan Commission or the Zoning Administrator, as applicable under paragraph i or ii below, must be obtained:

- i. from the Plan Commission prior to any of the following and for any plan or proposal pursuant to which any of the following is to be erected, Developed, re-Developed, Improved, Substantially Modified, or occur:
  - I. a Structure other than a Single-Family Detached Dwelling or Two-Family Detached Dwelling;
  - II. a Parking Area or Parking Lot;
  - V. any Use of vacant land;
  - VIII. a change in Use that will affect the characteristics or impact to the site or the Town with respect to traffic, access, drainage, utilities, or Town services, as determined by the Planning Director;

- IX. Facade improvements for which a Building Permit is required and which affect greater than fifty percent (50%) of any street-facing Facade, excluding Ordinary Maintenance and Repair;
- ii. from the Zoning Administrator prior to any of the following and for any plan or proposal pursuant to which any of the following is to be erected, Developed, re-Developed, Improved, modified, or occur:
  - I. any change of Use of any part of an existing Building other than a change of Use described in Section 26-6.804.G.5.a.i; or
  - II. any Alteration or modification to a parcel of land, such as changes to parking layout, Driveways, landscaped areas, Screening, Wall, or fences, or public walkways other than those described in Sections 26-6.804.G.5.a.i.; or
  - III. any modification to a Building or other Structure other than Ordinary Maintenance or Repair or a Substantial Modification.

**STAFF FINDINGS AND RECOMMENDATION:**

Staff finds that the applicant has properly submitted a complete application with all required supporting documents. Also, as discussed during the Commission's review, staff supports the inclusion of a more robust screening measures for the bank's vehicle stacking area be presented as part of the Public Hearing process. Perhaps raised landscape mound or architectural gateway wall may accomplish screening efforts. Finally, staff recommends that the applicant ensure compliance with Section 26-6.804.L.9.k.xii regarding Public Notice requirements and review Section 26-6.804.L.9.k.xiii.I–XII governing the Public Hearing procedures under the Town of Munster Character-Based Zoning Code.

**MOTION**

Plan Commission may consider the following motion:

*Motion to schedule PC 25-018, a proposed Development Plan for a financial institution at Centennial Village, for Public Hearing on December 9, 2025, including all discussion and findings.*