PLAN COMMISSION STAFF REPORT

To: Members of the Board of Zoning Appeals

From: Sergio Mendoza, Planning Director

Meeting Date: October 10, 2023

Agenda Item: PC Docket No. 23-021

Application Type: PUD Amendment

Hearing: Public Hearing

Summary: Matt Kimmel/Centennial Village LLC, is requesting approval of an amendment to the Centennial Village Planned Unit Development, revisions to the CV Design Standards and Site Plan to include revisions to the size, location, and shape of Buildings "O."

Applicant: Matt Kimmel/Centennial Village, LLC

Property Address: East of Centennial Drive

Current Zoning: SD-PUD: Special District - Planned Unit Development

Adjacent Zoning:
North: CD-4.A (General Urban – A Character District) and CD-4.R4 (General Urban – Multifamily Residence Character District).
South: CZ (Civic Zone)
East: CZ (Civic Zone)
West: SD-M (Special District – Manufacturing)

Action Requested: Favorable recommendation to the Town Council for Centennial Village PUD Amendment

Additional Actions Required: Findings of Fact and Town Council Action

Staff Recommendation: Favorable recommendation to the Town Council or table/defer for additional review of Centennial Village Design Standards.

Exhibit A Attachments:
1. PUD Amendment Application (*pages. 1-7*)
2. Centennial Village Design Standards (*pages. 8-53)*

Figure 1 Subject Property.

PROJECT BRIEFING

The Centennial Village PUD is currently governed by the Centennial Village PUD Design Standards and Conceptual Plan that was adopted February 15, 2017. The purpose of the Centennial Village Development is to provide the Town of Munster with a sustainable, mixed-use, walkable lifestyle community adjacent to the key regional thoroughfares of Calumet Avenue and 45th Street. The PUD was amended on August 21, 2023, to include revisions to the size, location, and shape of Buildings "I" and "M" and updates to the written standards.

Matt Kimmel/Centennial Village LLC, is requesting approval of an amendment to the Centennial Village

PUD that includes revisions to the Centennial Village Design Standards and Conceptual Plan that are specific to the size, location, and shape of Buildings O.

Figure 2: 2/15/17 Approved Centennial Village Conceptual Plan. Area requested for modification outlined in red.

Figure 3: 9/12/23 Proposed Centennial Village Conceptual Plan. Area requested for modification outlined in yellow.

Figure 4: 10/10/23 Proposed Centennial Village Conceptual Plan. Area requested for modification outlined in red.

BUILDING O RENDERINGS (TAPESTRY HOTEL)

Figure 5: Front (west) elevation of Building O

Figure 5: Rear and Side (southwest) elevation of building O

DESIGN STANDARDS MODIFACTION

The following is a listing of the proposed Development Plan lots with the associated Setback and Building Height Requirements:

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	Retail - Anchor	1	35	30	5	5
B	Retail – Multi Tenant	1	25	5	5	5
C	Retail – Multi Tenant	1	25	5	5	5
D	Retail – Multi Tenant	1	25	5	5	5
E	Hotel	4	50	5	5	5
F	Retail – Multi Tenant	1	25	5	5	5
G	Retail – Multi Tenant 1st Floor, Residential 2nd to 4th Floor	4	65	5	5	5
H	Retail – Multi Tenant 1st Floor, Residential 2nd to 4th Floor	4-5	70~~65~~	5	5	5
I	Retail – Multi Tenant	3	55	5	5	5
J	Retail – Multi Tenant 1st Floor, Residential 2nd to 4th Floor	4-5	70~~65~~	5	5	5
K	Retail – Multi Tenant 1st Floor, Residential 2nd to 4th Floor	4-5	70~~65~~	5	5	5
L	Residential - Multifamily	3	55	5	5	5
M	Retail – Single Tenant	2	55	5	5	5
N	Retail - Anchor	2~~31~~	50~~35~~	5	5	5
O	Hotel~~Retail – Single Tenant~~	5~~1~~	80~~25~~	5	5	5

1. The total minimum number of parking spaces required for the Centennial Village PUD shall be calculated on the following basis:

Land Use	Minimum Required Parking
Retail – Single Tenant	3.25 parking spaces per 1,000 sf of Gross Building Floor Area
Retail – Multi-tenant	3.25 parking spaces per 1,000 sf of Gross Building Floor Area
Restaurant	1.0 space per 4 customer seats
Office Uses	4.0 parking spaces per 1,000 sf of Gross Building Floor Area
Hotel	1.05 parking spaces per number of Hotel Room Units
Residential – Multi-family	1.25 spaces per Residential Unit

The distribution of Architectural Class Materials on all buildings throughout the project site is summarized in the table below:

Building Lot	Building Use Description	No. of Floors (Stories)	Building Materials on Exterior of First Floor	Building Materials on Exterior of 2nd thru 4th Floor
A	Retail – Anchor	1	Class 1 & 2	N/A
B	Retail – Multi Tenant	1	Class 1 & 2	N/A
C	Retail – Multi Tenant	1	Class 1 & 2	N/A
D	Retail – Multi Tenant	1	Class 1 & 2	N/A
E	Hotel	4	Class 1 & 2	Class 3 & 4
F	Retail – Multi Tenant	1	Class 1 & 2	N/A
G	Retail – Multi Tenant 1st Floor, Residential 2nd to 4th Floor	4	Class 1 & 2	Class 3 & 4
H	Retail – Multi Tenant 1st Floor, Residential 2nd to 4th Floor	4 or 5	Class 1 & 2	Class 3 & 4
I	Retaill – Multi Tenant	3	Class 1 & 2	Class 3 & 4
J	Retail – Multi Tenant 1st Floor, Residential 2nd to 4th Floor	4 or 5	Class 1 & 2	Class 3 & 4
K	Retail – Multi Tenant 1st Floor, Residential 2nd to 4th Floor	4 or 5	Class 1 & 2	Class 3 & 4
L	Residential – Multifamily	3	Class 1 & 2	Class 3 & 4
M	Retail – Single Tenant	2	Class 1 & 2	Class 3 & 4
N	Retail – Anchor	231	Class 1 & 2	Class 3 & 4N/A
O	HotelRetail – Single Tenant	51	Class 1 & 2	Class 3 & 4N/A

Class 1 – Primary Exterior Building Materials / Building – 1st Floor

Allowable building materials on Class 1 Exterior Building Walls shall comprise of one or more of the following materials:

a. Brick
b. Natural Masonry and Architectural Cast Stone
c. Architectural Metal Panels
d. Glass & Store Front Aluminum Window & Door Frames
e. Conventional Windows and Frames

Class 1 Primary Building Materials as a total sum will comprise of a minimum of 75% of the total exterior wall surface area on Class 1 building walls. Architectural Pre-cast Wall Panels will be considered as a primary material provided that a Brick or similar Architectural Stone is precast into the panel meeting the minimum of 75% of the building wall surface area. Class 1 Building Materials as defined in this Section shall only be allowed on 1st Floor Level Exterior Walls. The First Floor Level is defined from the line created at the building wall by finish exterior ground elevation grade to the top of the wall for single story buildings and to the 2nd Level Floor line for multi-story buildings.

Class 2 – Accent Materials – 1st Floor

Allowable building materials on Class 2 Exterior Building Walls shall comprise of one or more of the following materials:

a. Architectural Masonry
b. Spandrel Glass and Opaque Panels
c. Exterior Insulation Finishing System (EIFS)
d. Architectural Metal Panels Accents
e. Natural Wood Panels & Siding
f. Manufactured Wood Panels & Siding
g. Structural Steel

Class 2 Accent Exterior Building Materials as a total sum will comprise of a maximum of 25% of the wall surface area on Class 2 building walls. Class 2 Buildings Materials as defined in this Section shall only be allowed on 1st Floor Level Exterior Walls. The First Floor Level is defined from the line created at the building wall by finish exterior ground elevation grade to the top of the wall for single story buildings and to the 2nd Level Floor line for multi-story buildings.

Class 3 – Primary Exterior Building Materials – 2nd to 54th Floors

Allowable building materials on Class 3 Exterior Building Walls shall comprise of one or more of the following materials:

a. Brick
b. Natural Masonry and Architectural Cast Stone
c. Architectural Metal Panels
d. Glass & Store Front Aluminum Window & Door Frames
e. Conventional Windows and Frames including Operable Aluminum or Vinyl Clad Windows

Class 3 Primary Building Materials as a total sum will comprise of a minimum of 2530% of the total exterior wall surface area on Class 3 building walls. Architectural Pre-cast Wall Panels will be considered as a primary material provided that a Brick or similar Architectural Stone is precast into the panel meeting the minimum of 2530% of the building wall surface area. Class 3 Materials as defined in this Section shall only be allowed on 2nd to 54th Floor Level Exterior Walls. The 2nd to 54th Level exterior wall surface is defined from the 2nd Level Floor line to the top of the upper most floor exterior wall, excluding parapet walls and decorative trim and cornices, wall for buildings with flat roofs or to the uppermost level soffit or fascia line for buildings with sloped roofs.

Class 4 – Accent Materials – 2ⁿᵈ to 54ᵗʰ Floors

Allowable building materials on Class 4 Exterior Building Walls shall comprise of one or more of the following materials:

   a. Architectural Masonry
   b. Spandrel Glass and Opaque Panels
   c. Exterior Insulation Finishing System (EIFS)
   d. Architectural Metal Panels Accents
   e. Natural Wood Panels & Siding
   f. Manufactured Wood Panels & Siding
   g. Aluminum Fascia and Soffit Material
   h. Structural Steel

Class 4 Accent Building Materials as a total sum will comprise of a maximum of 750% of the wall surface area on Class 4 building walls. Architectural Pre-cast Wall Panels will be considered as a primary material provided that a Brick or similar Architectural Stone is precast into the panel meeting the minimum of 70% of the building wall surface area. Class 4 Materials as defined in this Section shall only be allowed on 2ⁿᵈ to 4ᵗʰ Floor Level Exterior Walls. The 2ⁿᵈ to 5-4ᵗʰ Level exterior wall surface is defined from the 2ⁿᵈ Level Floor line to the top of the upper most floor wall for buildings with flat roofs or to the uppermost level soffit or fascia line for buildings with sloped roofs.

STAFF FINDINGS and RECOMMENDATON

Staff received a phone call from Matt Kimmel on the afternoon of Tuesday, October 3, 2023 and indicated that after some internal discussions they would like to relocate building O so that it is centered at the end of Centennial Dive, as shown on 2017 plan (*see figure 2*). Mr. Kimmel was advised that it is a common urban design principle to have robust architectural structures, such as the Tapestry Boutique Hotel, be flanked by complementary buildings and featured at the end of a boulevard or drive. On the same day, later that evening, an email was received from Mr. Kimmel's engineering team (Russ Pozen, DVG) with a revised site plan (*see figure 4*) and a redlined version of the Design Standards (*attached as appendix A*).

Staff was able to perform an initial review and identify some of the proposed amendments, which included a change of use to building lot O as well as the class and percentage of building material on exterior of 2ⁿᵈ floor thru the 4ᵗʰ floor structures. A more thorough review of the redlined Design Standards would be ideal, but with the limited review time afforded it appears that the amendments to Design Standards support and enhance the intent of Centennial Village PUD.

MOTION

The Plan Commission may wish to consider the following motions:

1. *Motion for a favorable recommendation to the Town Council for PC 23-021, an amendment to the Centennial Village PUD to change the size, location, and shape of Building O in the Centennial Village Planned Unit Development.*

2. *Motion to table/defer PC 23-021, an amendment to the Centennial Village PUD to change the size, location, and shape of Building O in the Centennial Village Planned Unit Development to allow for additional time to thoroughly review the amendments to the Centennial Village Design Standards.*

EXHIBIT A

49 page application and supporting documents