



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Sergio Mendoza, Planning Director

Meeting Date: March 11, 2025

Agenda Item: PC Docket No. 21-006

Application: Development Plan Conditions Amendment

Hearing: Public Hearing

Summary: Amit Shah, HP Munster Investment LLC requesting to amend Conditions of a previously approved Development Plan for the Hyatt Place Hotel at 9420 Calumet Ave.

Applicant: HP Munster Investment LLC represented by Amit Shah

Property Address: 9420 Calumet Avenue

Current Zoning: Planned Unit Development

Adjacent Zoning: North: SD-M
South: SD-M/PUD
East: CD-4.A
West: SD-M

Applicant Request: Development Plan Conditions Amendment

Additional Actions Required: Findings of Fact

Staff Recommendation: Amend Conditions on Findings of Fact

Attachments:

1. Exhibit A, page 6, Development Plan Application
2. Exhibit B, page 8, Signed Findings of Fact for PC 21-006
3. Exhibit C, page 9, Meeting Minutes from 2021 for PC 21-006
4. Exhibit D, Page 10, Plans

PROJECT LOCATION



Figure 1: Maple Leaf Crossing Development highlighted in yellow, Hyatt Place Hotel lot highlighted in green.

Hyatt Place Hotel is located at 9420 Calumet Avenue within the Maple Leaf Crossing Development. The Maple Leaf Crossing Development is approximately 6-acres located at the northeast quadrant of the intersection of Calumet Avenue and the CN Railroad tracks and at the southwest intersection of Maple Leaf Boulevard and Calumet Avenue. The Hotel is located along Maple Leaf Boulevard within the northwest corner of the Maple Leaf Crossing Development.

PROJECT SUMMARY

Amit Shah of HP Munster Investment LLC previously presented plans for the construction of a four-story, 102 room hotel at 9420 Calumet Avenue. The Plan Commission motion to approve the Development Plan with Conditions identified on the Findings of Fact.

On August 10, 2021. The Plan Commission held a Public Hearing on the Development Plan for Hyatt Place Hotel. At said meeting, members of the commission expressed concerns with aesthetic of the ground floor north wall. Discussion ensued among the commissioners and the petitioners regarding faux windows, landscaping, and including a “living wall.”

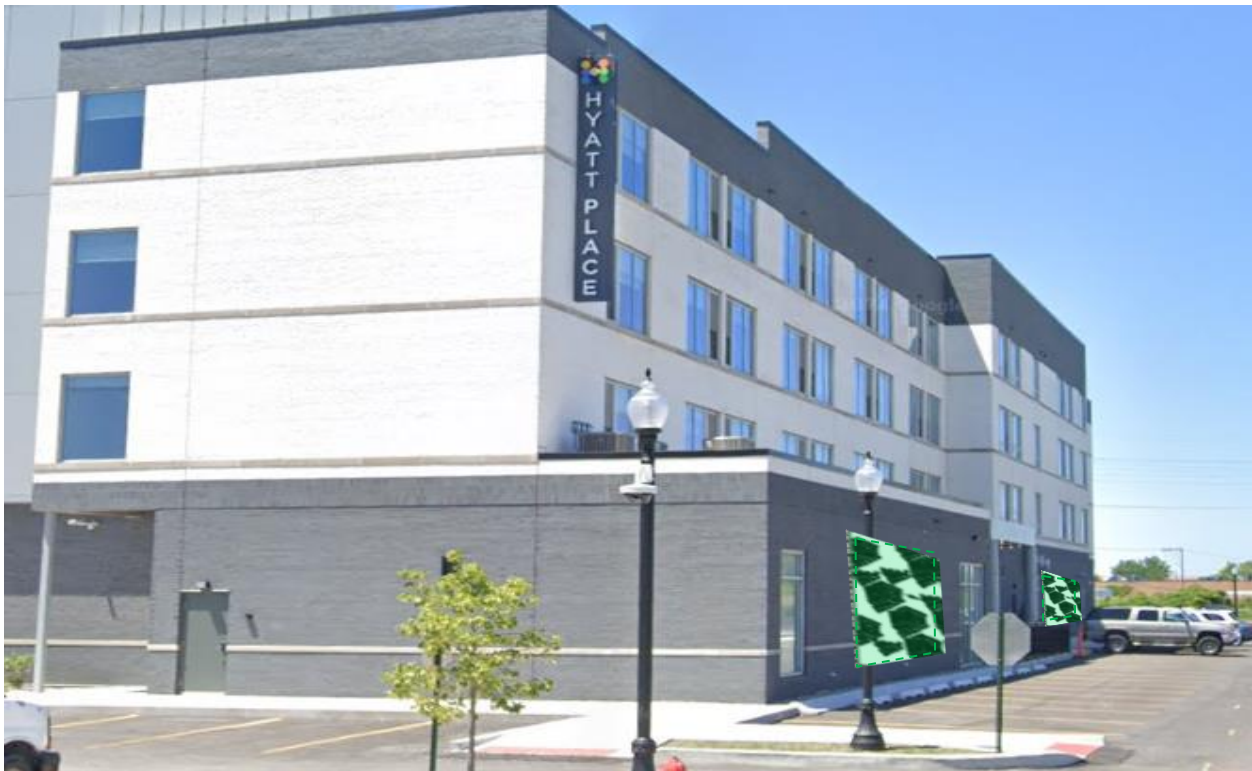
At the conclusion of the public hearing meeting a motion was presented and approved to accept the development plan as presented with minor adjustments to the north wall with Town Planner’s approval. The Findings of Fact presented included language that reads “The north wall of the hotel will include a ‘living wall’.”

Mr. Amit Shah represents that the development plan is unchanged from its approval, except for the living wall installation. He has expressed concerns with the retrofit and maintenance of the living wall and finds that the appearance of a living wall will be less desirable and visually appealing during winter weather conditions. Mr. Shah is now requesting consideration from the Plan Commission to amend the Findings of Fact and remove language that reads “The north wall of the hotel will include a ‘living wall’” and forgo the installation of a living wall to satisfy the conditions of approval on the Findings of Fact to obtain a final occupancy.

CONDITIONS APPROVED with “Living Wall”



Existing subject property building elevation with overlay representation of a living wall shaded in green.



Existing subject property image with enhanced overlay representation of a living wall shaded in green.

EXISTING CONDITIONS without “Living Wall”



Proposed subject property building elevation without a living wall.



Existing subject property image without a living wall.

STAFF FINDINGS AND RECCOMENDATION

Staff finds that the Development Plan is governed by Development Standards in Ordinance 1803, which also references compliance in accordance with Section 26-6.804.G of the Town's Character Based Zoning Code. Also, staff finds Ordinance 1788 is in effect which supports Table 26-6.405.A-6 be applied to matters not addressed in an Approved Development Plan and Development Standards.

In review of the abovementioned ordinances and codes staff finds no language or guidance to living wall standards or requirements. However, minutes of the matter include concerns over the continuance of a blank wall and where ideas to alleviate said expansion of a blank wall were presented. The final motion includes adjustments to the north wall with town planner approval. Results of this motion appear to be in the Findings of Fact as a condition to install two living walls.

After the interpretation of applicable standards and codes, staff offers the following recommendations:

- Amend the Findings of Fact to remove the living wall condition and find compliance with the Development Standards of the existing building design of the filed development plan.
- Amend the Findings of Fact to take into account consideration of all relevant material factors, conditions, and discussion of the Façade Articulation referenced in Table 26-6.405.A-6 and differentiate the façade into segments with approved material that has a defined center and edges with durable qualifying exterior commercial wall art material to visually create a segmented façade articulation

MOTION

The Plan Commission may consider the following motions:

Motion to deny a request to amend the Findings of Fact for PC21-006, and where the building design currently occupied by Hyatt Place Hotel complies with the installation of two living walls at 9420, including all discussion and findings.

Motion to amend the Findings of Fact for PC21-006, and approve the existing building design currently occupied by Hyatt Place Hotel to comply with the original development plan without segmented façade articulation at 9420, including all discussion and findings.

Motion to amend the Findings of Fact for PC21-006, and approve the existing building design currently occupied by Hyatt Place Hotel to comply with a modified segmented façade articulation that will differentiate the façade into segments with approved material that has a defined center and edges with durable qualifying exterior commercial wall art material to visually create a segmented façade articulation in lieu of a living wall at 9420, including all discussion and findings.

EXHIBIT A
Application



Petition PC 21-006 amended
Date: _____
Application Fee: N/A per D/A
Sign Fee: _____

Town of Munster Plan Commission Petition Application

OWNER INFORMATION:

<u>HP Munster Investment LLC</u>	<u>219 614 2676</u>
Name of Owner	Phone Number
<u>9420 Calumet Ave. Munster, IN 46321</u>	<u>amilshah82@gmail.com</u>
Street address, City, ST, ZIP Code	Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

<u>Amit Shah</u>	<u>--</u>
Name of Applicant/Petitioner	Phone Number
<u>--</u>	<u>--</u>
Street address, City, ST, ZIP Code	Email address

PROPERTY INFORMATION:

<u>Hyatt Place Munster</u>	
Business or Development Name (if applicable)	
<u>9420 Calumet Ave. Munster, IN 46321</u>	<u></u>
Address of Property or Legal Description	Current Zoning

APPLICATION INFORMATION:

Please select what this Application is for:

- Subdivision If yes, select one of the following: Preliminary Plat Final Plat
- Development Plan Review
- Rezoning (including Planned Unit Development) – Proposed Zoning District

Brief Description of Project:

Hyatt Place Munster PC Docket 21-006 - Asking to remove a request for a "living wall" on the North wall of the hotel.

<u></u>	<u></u>
Name of Registered Engineer, Architect or Land Surveyor	Phone Number
<u></u>	<u></u>
Street address, City, ST, ZIP Code	Email address



Petition PC 21 - 006 amended

Town of Munster Plan Commission 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.

Amit Shah _____ 1/21/25
Signature of Owner *Date*

Amit Shah _____ 1/21/25
Signature of Applicant *Date*

EXHIBIT B
Findings of Fact

MUNSTER PLAN COMMISSION

Amit Shah
9420 Calumet Avenue
Munster, IN 46321

PC Docket No. 21-006

FINDINGS OF FACT

Applicant has requested approval of a Development Plan for real estate consisting of a Hyatt Place Hotel. The project is a part of the Maple Leaf Crossing PUD.

This matter came before the Commission on August 10, 2021. Applicant presented testimony and evidence in support of a Development Plan for the construction of a Hyatt Place Hotel. The Planning Director, Tom Vander Woude, indicated that he reviewed the plans and they are as set forth in his Staff Report, which is incorporated herein by reference. The Public Hearing was opened. The Public Hearing was closed.

NOW, THEREFORE, based upon the testimony and evidence presented, the Munster Plan Commission finds as follows:

1. The Commission has considered land use, traffic impact, utility impact, urban design principles, and the public safety/services when reviewing the Applicant's Development Plan.
2. The Commission finds that the project is compatible with the Comprehensive Plan.
3. The Commission finds that the project is compatible with surrounding land uses.
4. The Commission finds that the development satisfies the development requirements contained within the Zoning Ordinance.
5. Applicant has submitted plans to construct a Hyatt Place Hotel on the site, and said plans are hereby approved with minor adjustments to the north wall.

Additional Conditions:

- (a) The north wall of the hotel will include a "living wall".
- (b) Additional windows on the ground floor of the north side should be included to match the existing windows.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission, by a vote of seven (7) in favor and zero (0) opposed, approves the Development Plan as submitted by the Applicant.

Findings of Fact approved the 14th day of September, 2021.

TOWN OF MUNSTER PLAN COMMISSION


William Baker, Chairman

ATTEST:


Tom Vander Woude, Executive Secretary

EXHIBIT C
Excerpt Minutes: August 10, 2021

b. PC 21-006 HP Munster Investment LLC requesting approval of a development plan for a Hyatt Place Hotel at 9420 Calumet Ave. in the Maple Leaf Crossing PUD.

Mr. Vander Woude stated that this is a continued public hearing. The subject of the approval is the building architecture. He said there were a few areas where they reviewed the building and there some points where it was not clear whether the project complied with the standards: the materials, the building composition, whether or not it had a distinct cap, center, and base, and whether the building had enough articulation and transparency. He said that he had received revised renderings. He said the main ground floor façade has been broken up with additional Nichiha materials and some additional windows were added to the north façade. Mr. Amit Shah introduced himself as the applicant. He said that they have added a limestone band to the building underneath every window on 2, 3, and 4; they added string lighting on the north elevation; they distinguished the base middle and cap with a different brick. Mr. Raffin asked how the hotel will handle the Nichiha when it reaches the end of its lifespan in 10 or 15 years. Mr. Shah said Nichiha provided a warranty of about 20 years. Mr. Raffin said that there are a lot of lawsuits for the fiber cement. Mr. Shah said that typically they do a full gut within 10 years depending on wear and tear. Mr. Gardiner asked whether they considered adding windows and other elements to the north façade. Mr. Shah said that the east and west sides contain stairwells which are refuge areas that cannot have windows. He said on the east area, they have the banquet hall and they wouldn't want to add windows in that area. He said the north section, the left side is banquet storage, which is not a place to add windows, and the right side is storage areas. Mr. Gardiner said that the PUD standards call for additional windows. Mr. Gardiner said the north wall faces the road and should have some aesthetic elements on the ground floor. Mr. Shah said they could add fake windows. Mr. Baker asked if there is landscaping on the north side. Ms. Mellon asked whether a living wall could be added to the north side. Mr. Baker asked if they could include additional landscaping. Mr. Vander Woude said the site plan doesn't allow for much landscaping. Mr. Shah said he's willing to install landscaping on the wall. Mr. Tulowitzki said this is important because more development will be constructed behind it. Mr. Shah said he prefers a faux window because it is less maintenance.

Mr. Baker opened the public hearing. No comments. Mr. Baker closed the public hearing.

Mr. Gardiner suggested that additional windows on the ground floor of the north side to match the existing windows. Mr. Vander Woude said that the site plan does not show any landscaping on the north side of the building.

Motion: Mr. Specht moved to approve the plan as presented with minor adjustments to the north wall with the Town Planner's approval.

Second: Ms. Mellon.

Resolved: Yes: 7. No: 0. Abstain: 0

Mr. Amit Shah asked whether it was just the windows on the north elevation. Mr. Specht replied that it was windows and living wall described by Ms. Mellon.



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES AND REGULATIONS.

2. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN FEET AND INCHES.

3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

MAUST ARCHITECTURAL SERVICES, INC.
 112 NORTH MAIN STREET
 GOSHEN, INDIANA 46536
 PHONE (774) 231-8500
 FAX (774) 231-8608



SHEET SIZE 30x42

HYATT PLACE

MUNSTER, IN

REVISIONS:

6-25-2021 50% Hyatt Review

9-26-2021 Hyatt Review

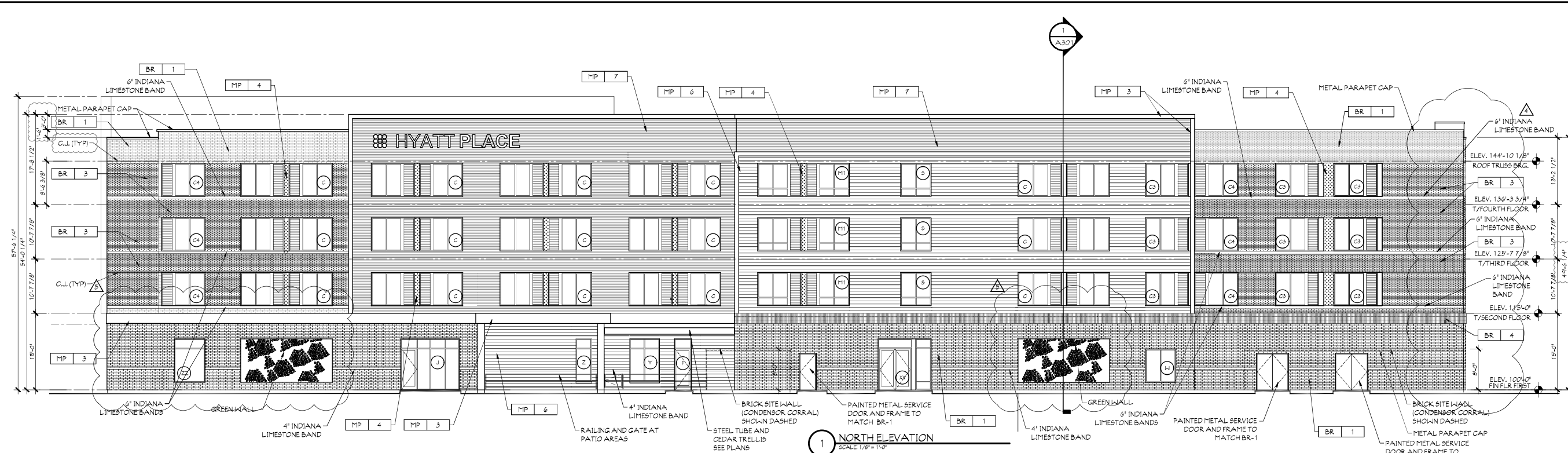
DATE: 01/14/21

JOB NO.: MAS-14-134

NAME: EXTERIOR ELEVATIONS

SHEET:

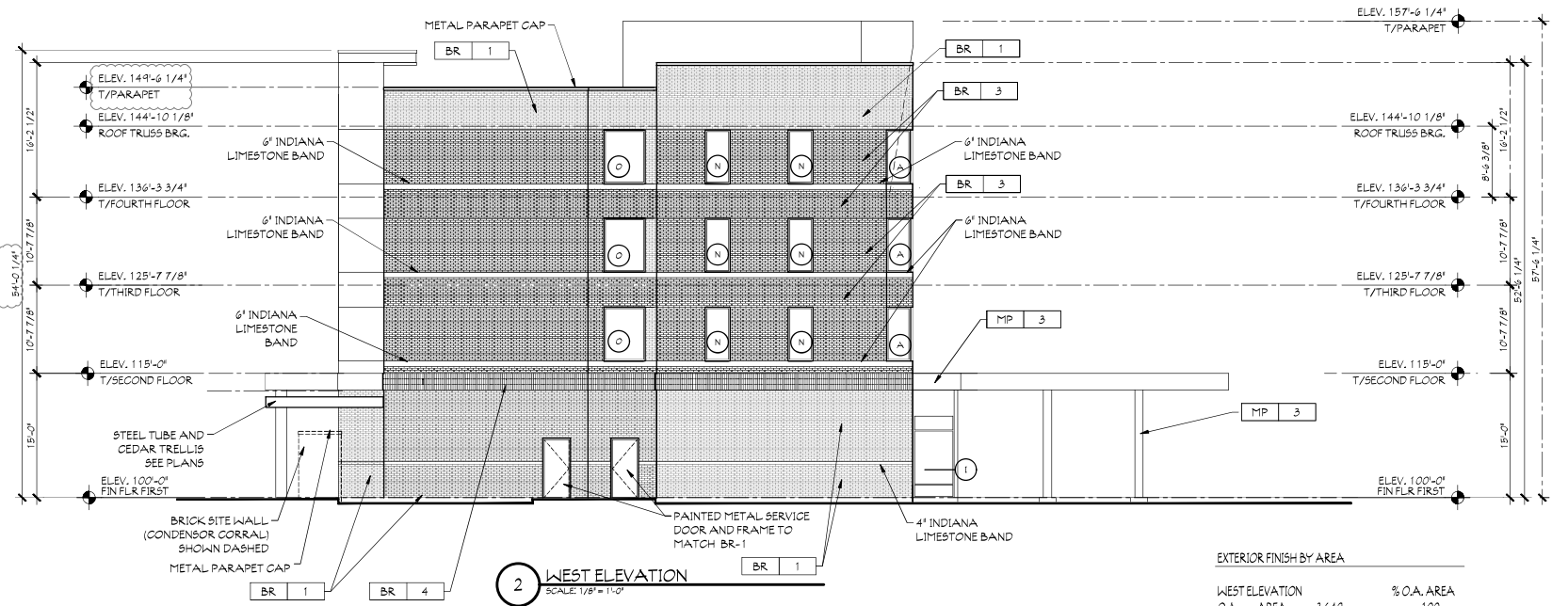
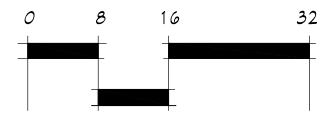
A202



1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES BY AREA

	NORTH ELEVATION	% O.A. AREA
O.A. AREA	14,064	100
GLAZING	2,416	17
O.A. FINISHES	11,646	83
BRICK	5,565	40
METAL PANEL	726	5
NICHIA	5,355	38



2 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES BY AREA

	WEST ELEVATION	% O.A. AREA
O.A. AREA	3,649	100
GLAZING	312	9
O.A. FINISHES	3,337	91
BRICK	3,237	86
METAL PANEL	100	3
NICHIA	0	0

LEGEND

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GENERAL NOTES

1. LOUVERS NOT CONNECTED TO WINDOW SYSTEM TO MATCH ADJACENT MATERIAL COLOR.
2. LOUVERS CONNECTED TO WINDOW SYSTEM TO MATCH ADJACENT WINDOW COLOR.
3. IF METAL PANELS ARE USED, METAL CORE TO BE FIRE RETARDANT.