



To: Dustin Anderson, Town Manager

From: Tom Vander Woude, Planning Director

Date: November 10, 2021

Re: Consideration of an ordinance amending the Lake Business Center Planned Unit Development to permit the development of a Home2Suites hotel at 9200 Calumet Avenue

The purpose of this memo is to request Town Council consideration of an ordinance amending the Lake Business Center Planned Unit Development to permit the development of a Home2Suites hotel at 9200 Calumet Avenue

Background

Hospitality Project Services, represented by Cripe Architects and Engineers, has presented plans to construct a four-story, 107 room Home2Suites with a 21-space parking lot at the northwest corner of the Lake Business Center PUD at 9200 Calumet Avenue. The Lake Business Center PUD is an approximately 56-acre parcel of land that includes multiple lots located along Calumet Avenue south of Fisher Street and north of the Pepsi Bottling plant. The PUD contains a mix of uses that includes professional offices, medical offices, restaurants, warehousing and manufacturing, and a 99-room hotel.



Figure 1: Google streetview of subject parcel

The area of the proposed development is currently a 1.489 acre open grass berm with 9 parking spaces, located west of an existing Homewood Suites hotel. The west half of the parcel covers an underground stormwater detention structure. The area is not platted as a separate lot, but is included in the Resubdivision of Lot 1 For Lake Business Center. The site is accessed by a 27' private road established by an ingress-egress easement.

The Lake Business Center was established in 2006 as a lifestyle center development. It has been amended multiple times since then to modify the uses and form of the development and to develop the outlots along Calumet Avenue. It is currently governed by a site plan and a set of sign standards.

The site plan is shown below and shows the subject parcel to be developed as a 153-space parking lot for shared use within the development.

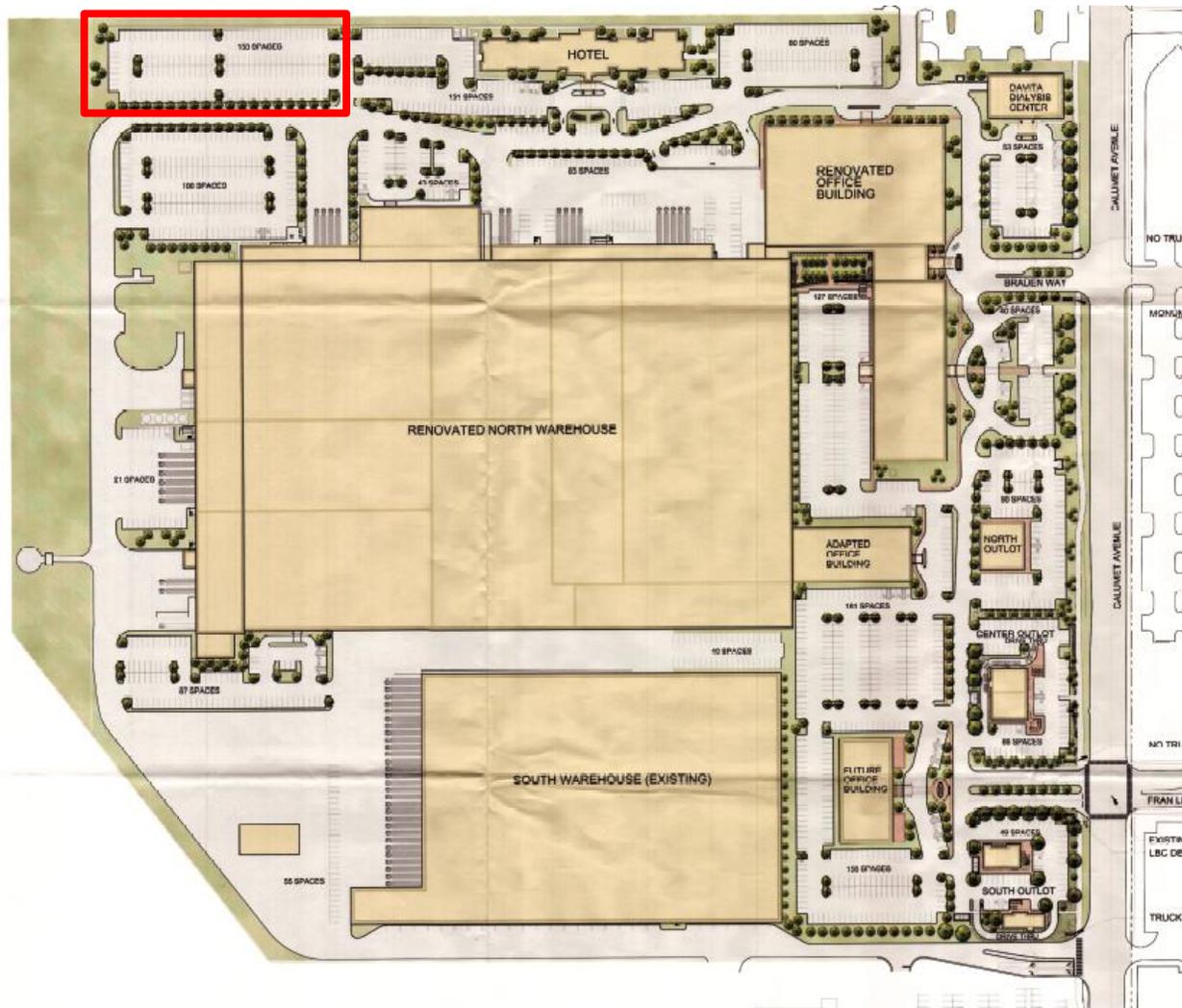


Figure 2: Lake Business Center site plan. Subject property outlined in red.

To construct the proposed hotel, the applicant is requesting an amendment of the Lake Business Center Planned Unit Development to remove the planned parking lot and permit the construction of a hotel.

Separately, a one-lot resubdivision of the Lake Business Center subdivision to plat the subject property as a separate lot and approval of a development plan for the proposed Home2Suites hotel is pending before the Plan Commission.

The project was presented to the Plan Commission at a preliminary hearing in September 2021 and at a public hearing in October 2021. During those hearings, the Plan Commission expressed concern that the comprehensive plan of the Town of Munster depicts a transit-oriented development at the Lake Business

Center site rather than a hotel campus and questioned whether the proposed rezoning would be in conformity with the comprehensive plan. The Plan Commission also noted that the adopted PUD shows the site to be developed as a 153-space parking lot, and developing the site as proposed would result in a parking deficit of 481 spaces in the Lake Business Center.

On the basis of these considerations, the Plan Commission voted five (5) in favor and one (1) opposed to forward an unfavorable recommendation with respect to the PUD amendment.

Recommendation

The Plan Commission recommends the following:

Denial of the request to approve Ordinance 1851 amending the Lake Business Center to permit the development of a Home2Suites hotel at 9200 Calumet Avenue.

Attachments

1. Ordinance 1851
2. PC Docket No. 21-012 Staff Report dated October 12, 2021
3. PC Docket No. 21-012 findings of fact
4. Plan Commission minutes of September 14, 2021 and October 12, 2021