



# PLAN COMMISSION STAFF REPORT

**To:** Members of the Plan Commission

**From:** Sergio Mendoza, Planning Director

**Meeting Date:** February 10, 2026

**Agenda Item:** PC 26-001

**Application Type:** Development Plan Review

**Hearing:** Public Hearing

**Summary:** The Laborers International Union of North America Local 41, is requesting Development Plan Approval for a second-story addition to an existing one-story brick union hall building located at 550 Superior Avenue

---

**Applicant:** David R Hill, Architect with M2Ke Design LLC, for the Laborers International Union

**Property Address:** 550 Superior Avenue

**Current Zoning:** CD 4 B – General Commercial

**Adjacent Zoning:** North: PUD JEWISH FEDERATION  
South: PUD FRANCISCAN ALLIANCE and CD 4 B – General Commercial  
East: CD 4 B – General Commercial  
West: CD 4 B – General Commercial

**Applicant Requesting:** Approval

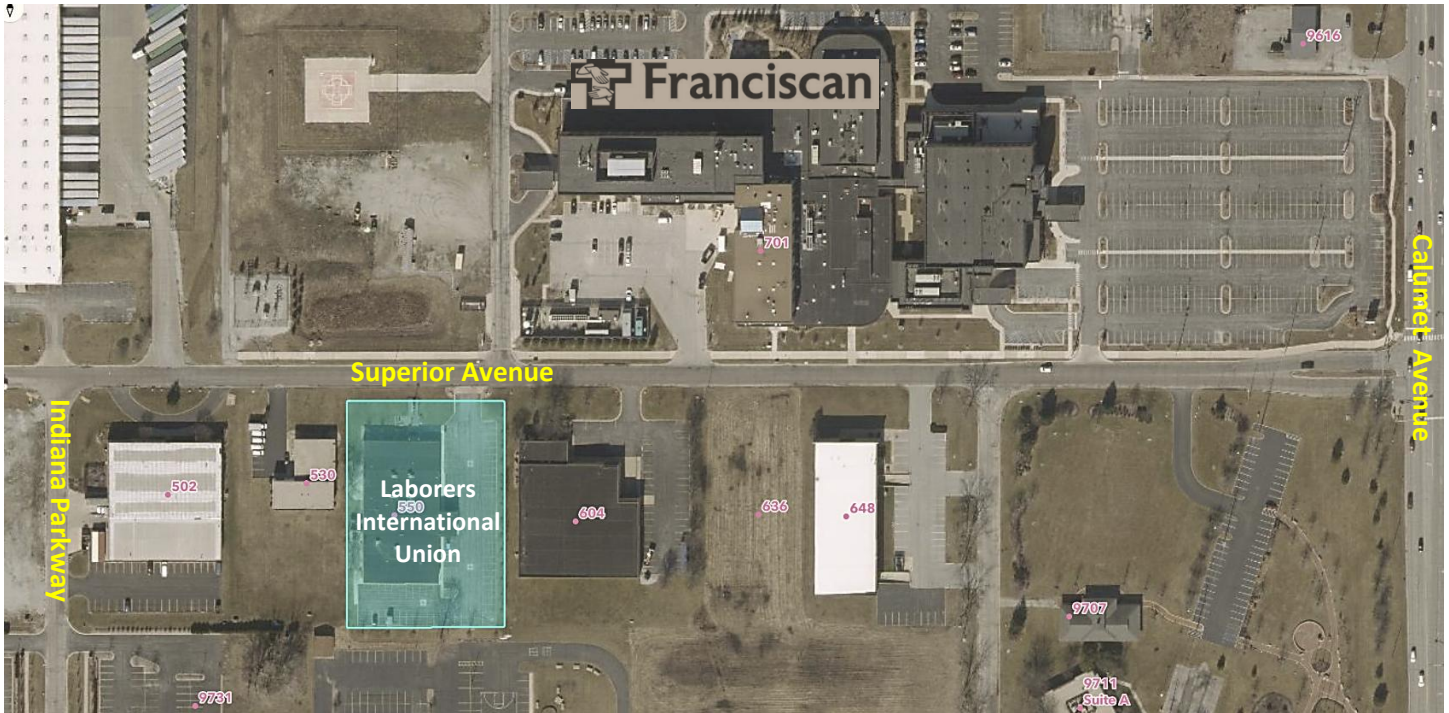
**Actions Required:** Open Public Hearing  
Development Plan Review

**Staff Recommendation:** Review of SECTION 26-6.804. G. 5.  
Findings of Fact

**Attachments:** Application, Exhibit A  
Site Plan, Exhibit B  
Construction Plans, Exhibit C  
Renderings, Exhibit D  
Building Materials, Exhibit E

**PROJECT LOCATION**

The project site is located south of Superior Avenue, approximately 1,300 feet west of Calumet Avenue, and across from Franciscan Health Hospital. The location is shown below in blue on a 210-foot by 300-foot parcel comprising Lot 5 and the west 55 feet of Lot 4. The original building was constructed in 1985 and its construction has been identified as a 13,351-square-foot masonry and steel structure. It is a single-story, single-use building with an approximate height of 16 feet and originally identified 32 off-street parking spaces within a previous manufacturing district zone.

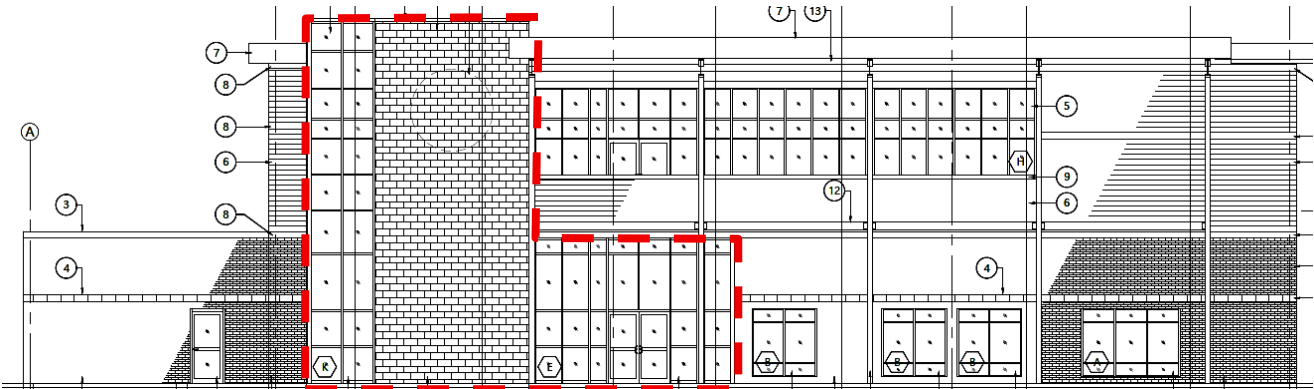
**PROJECT SUMMARY:**

The project consists primarily of a 35-foot vertical expansion to accommodate an approximate 100-foot by 30-foot second-floor conference space addition. Improvements to the façade include new masonry block, updated entrance and access features, and a 6-foot wide balcony. Modifications to the existing building footprint are limited to a 40-foot by 8-foot horizontal expansion for a new entrance and access points. No changes to site circulation, parking layout, access, or utilities have been identified within this Development Plan.

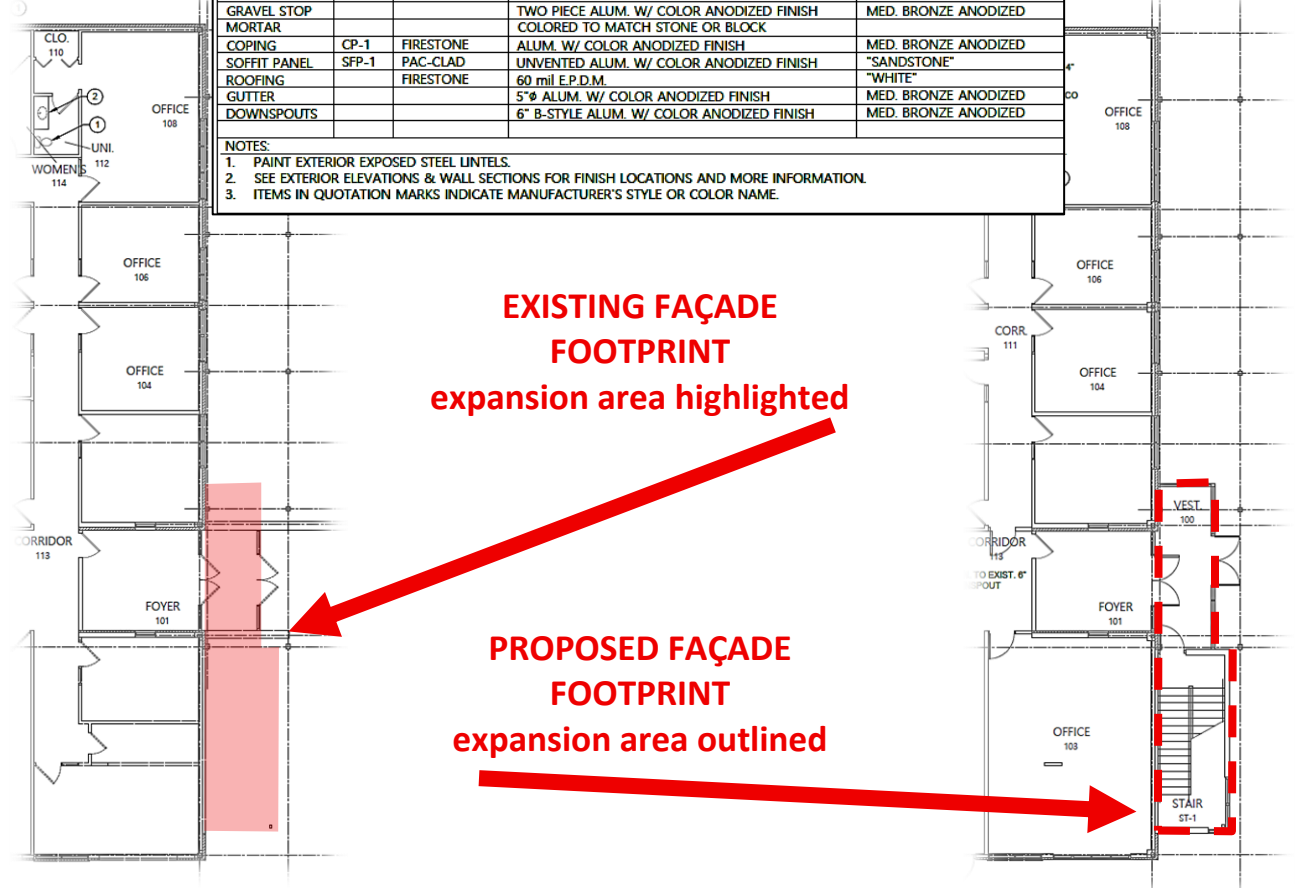
The proposed addition and façade improvements incorporate structural brick and architectural masonry units consistent with commercial construction standards and the existing building envelope. The applicant identifies the use of Master-Brik structural masonry units, Quik-Brik masonry units, and Rustic Face architectural masonry units.

Key elevation elements include new aluminum entry doors, windows, and frames in a storefront glazing configuration; new architectural and structural masonry units; composite wood siding; and structural steel beams, with the existing brick veneer façade to remain. New lighting and signage are identified and will be coordinated by others, with final finishes subject to applicable lighting and sign code requirements and permits. The elevations submitted indicate façade improvements and vertical expansion which are consistent with the existing and surrounding building character.

Building Façade/Material:

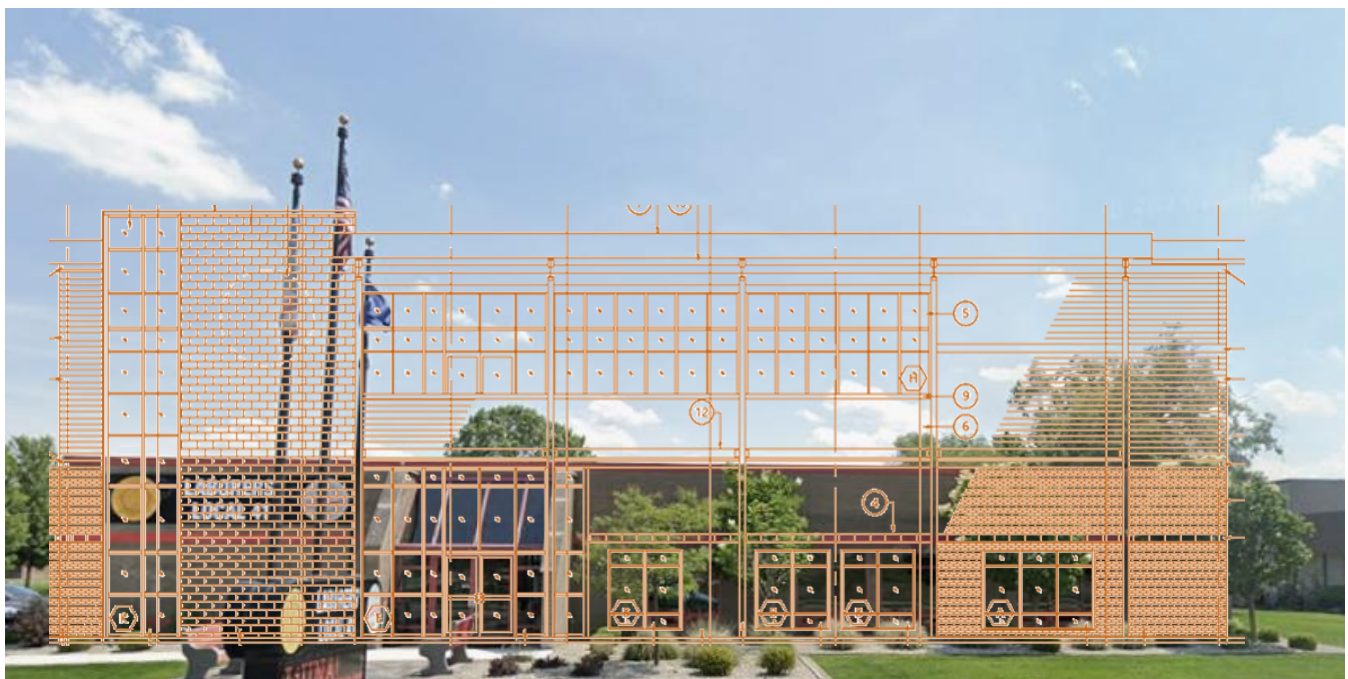


EXTERIOR FINISH SCHEDULE				
ITEM:	TAG:	MANUF:	DESCRIPTION / SIZE:	FINISH / COLOR:
CMU BLOCK	CMU-1	ELGIN BUTLER COMPANY	STRUCTURAL GLAZED TILE (3-5/8" x 7-5/8" x 15-5/8")	#200 "CLASSIC BROWN"
CMU BLOCK	CMU-2	YORK BUILDING PRODUCTS	RUSTIC FACE (SHOT BLASTED), LIGHTWEIGHT (7-5/8" x 7-5/8" x 15-5/8")	"SAHARA"
COMPOSITE WOOD SIDING	WS-1	SIERRA F.P. TRU-GRAIN	SFB006060144 RESYSTA SIDING (5/8" x 6" x 12" SIDING)	"DARK BURMA"
ACM PANEL	ACM-1	ALPOLIC	ALPOLIC HD ACM PANEL	MED. BRONZE ANODIZED
GRAVEL STOP MORTAR			TWO PIECE ALUM. W/ COLOR ANODIZED FINISH COLORED TO MATCH STONE OR BLOCK	MED. BRONZE ANODIZED
COPING	CP-1	FIRESTONE	ALUM. W/ COLOR ANODIZED FINISH	MED. BRONZE ANODIZED
SOFFIT PANEL	SFP-1	PAC-CLAD	UNVENTED ALUM. W/ COLOR ANODIZED FINISH	"SANDSTONE"
ROOFING		FIRESTONE	60 mil E.P.D.M.	"WHITE"
GUTTER			5"Ø ALUM. W/ COLOR ANODIZED FINISH	MED. BRONZE ANODIZED
DOWNSPOUTS			6" B-STYLE ALUM. W/ COLOR ANODIZED FINISH	MED. BRONZE ANODIZED
NOTES:				
1. PAINT EXTERIOR EXPOSED STEEL LINTELS.				
2. SEE EXTERIOR ELEVATIONS & WALL SECTIONS FOR FINISH LOCATIONS AND MORE INFORMATION.				
3. ITEMS IN QUOTATION MARKS INDICATE MANUFACTURER'S STYLE OR COLOR NAME.				





**Building Renderings/Elevation:**



**Zoning Review:**

<b>Munster Standard</b>	<b>Zone Required</b>	<b>Proposed</b>
Use	Business Organization (office/rec)	Existing/ No Change
Minimum Lot Area	NR	Existing/ No Change
Minimum Lot Width	18-feet	Existing/ No Change
Front Setback	0 - 20-feet	Existing / No Change
Side Setbacks	0 - 6-feet	Existing / No Change
Rear Setback	3 - 15-feet	Existing / No Change
Maximum Building Height	4 stories or 50'H	36' H max
Lot Coverage	70%	Existing / No Change
Parking	3.3 per 1,000 SF	Existing / No Change
Landscaping	30% of 1 <sup>st</sup> lot layer	Existing / No Change
Exterior Materials	Brick/Stone	Architectural Masonry Units
Exterior Lighting	Shielded face down 3000K	Unknown
Signage	Wall – 1.5 SF per LN front	Unknown

**CD-4.B****TABLE 26-6.405.A-7 DISTRICT STANDARDS:  
GENERAL URBAN B CHARACTER DISTRICT****Building Materials**

Primary: brick or natural stone, cast stone, wood or metal Shopfront, terra cotta, ceramic tile, similar materials approved by the Plan Commission

Accent: glass, metal, wood, any primary building material, similar materials approved by the Plan Commission

Prohibited: aluminum sidings, metal industrial type siding, vinyl siding, asphalt siding, and E.I.F.S (synthetic stucco), cedar shakes, concrete masonry units, or plywood siding.

**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 proposed scope of work is warranted for Plan Commission Review due to a street-facing facade improvement greater than 50-percent, and as such been processed in accordance with Section 26-6.804.G.5. Also, staff finds that the applicant has submitted all required supporting documentation and has complied with the Public Notice requirements set forth in Section 26-6.804.K so a public hearing may be conducted.

Staff's review of the project finds that it will not adversely affect site circulation, parking, drainage, utilities, or other infrastructure, and will not create an undue burden on police, fire, or other public services. The development is not expected to generate demand requiring the dedication of right-of-way, easements, or land for parks, schools, or other public facilities, or in need of provisions for access, utilities, and infrastructure which already exist to the site.

Staff finds that the proposed building material for the second-story addition constructed of glass, composite wood, and masonry block unit façade is visually consistent with existing commercial construction standards and complements the character of the area and would encourage the commissioners to accept the proposed masonry units as "similar" and complimentary to the existing and surrounding buildings. It is staff's belief that the proposed elevation enhancements maintain the architecture of the existing building envelope with a modern updated appearance.

Staff concludes that the Development Plan, as submitted, complies with all applicable regulatory requirements and is consistent with the intent and purpose of the Town Comprehensive Plan. Staff advises that the applicant should also comply with all Town codes related to lighting, signage, and the tree placement standards. Accordingly, staff recommends approval of the Development Plan for the proposed second-story addition utilizing the masonry, glass, metal, and composite wood materials as presented.

#### **MOTION:**

Plan Commission may consider the following motion:

*Motion to APPROVE PC 26-001, a proposed Development Plan for a second-story addition and façade update with building materials as presented, including all discussion and findings, with the condition that the applicant comply with the Town's tree placement standards and all lighting and signage codes, or seek a variance from the Board of Zoning Appeals.*