



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Jennifer Barclay, HWC Engineering

Meeting Date: September 10, 2024

Agenda Item: PC No. 24-008

Application Type: Development Plan

Hearing: Public Hearing

Summary: A request for development plan approval to reconfigure parking lot and drive-thru as well as update façade.

Owner: Shamrock TBC, INC; Dan McGue

Applicant: MRV Architects; Jeanne Armando

Property Address: 7949 Calumet Ave.

Current Zoning: CD-4.A (General Urban-A District)

Adjacent Zoning: All directions: North: CD-4.A

Action Requested: Open Public Hearing

Additional Actions Required: Findings of Fact

Staff Recommendation: Motion to Schedule Public Hearing
Review Conditions of Approval Questions
Review of Zoning Code(s)

Attachments:

1. Exhibit A: Application
2. Exhibit B: Applicant Narrative
3. Exhibit C: Proposed Site Plan
4. Exhibit D: Proposed Landscape Plan
5. Exhibit E: Proposed Dumpster Enclosure
6. Exhibit F: Proposed Wall Light

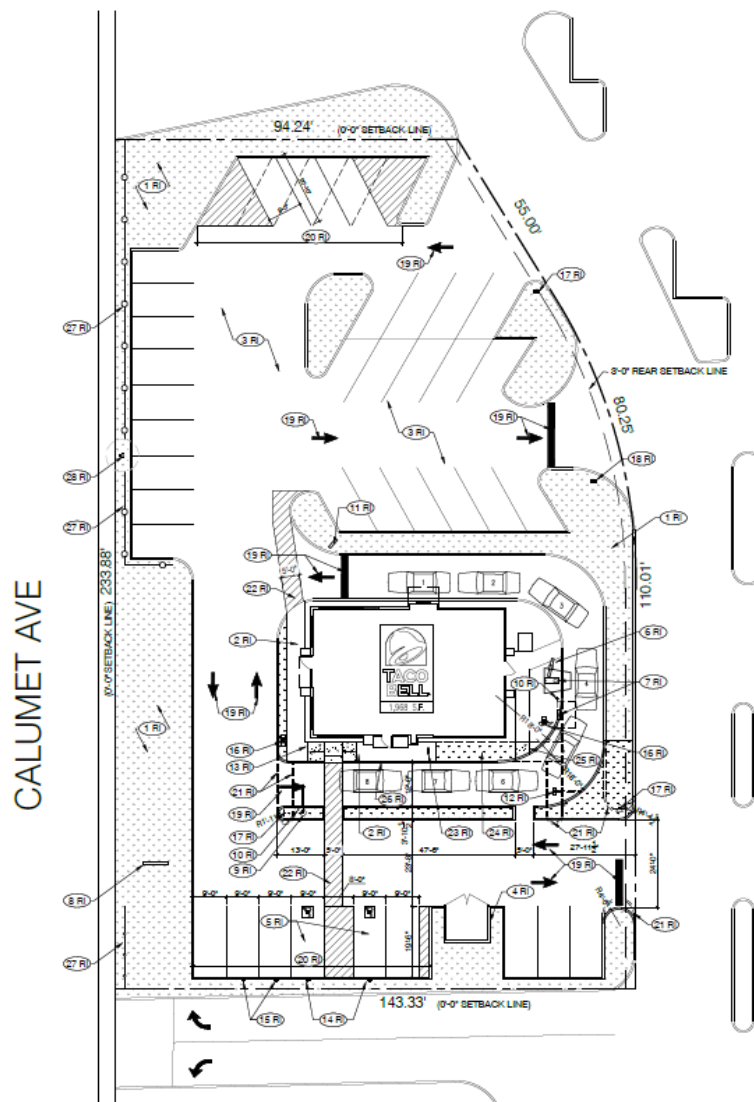
PROJECT SUMMARY:

7949 Calumet Ave is part of Calumet Munster Shopping Center Subdivision Lot 5. The lot houses a 1,940-sf Taco Bell with associated parking, drive-thru and dumpster. The building was constructed in 1992.

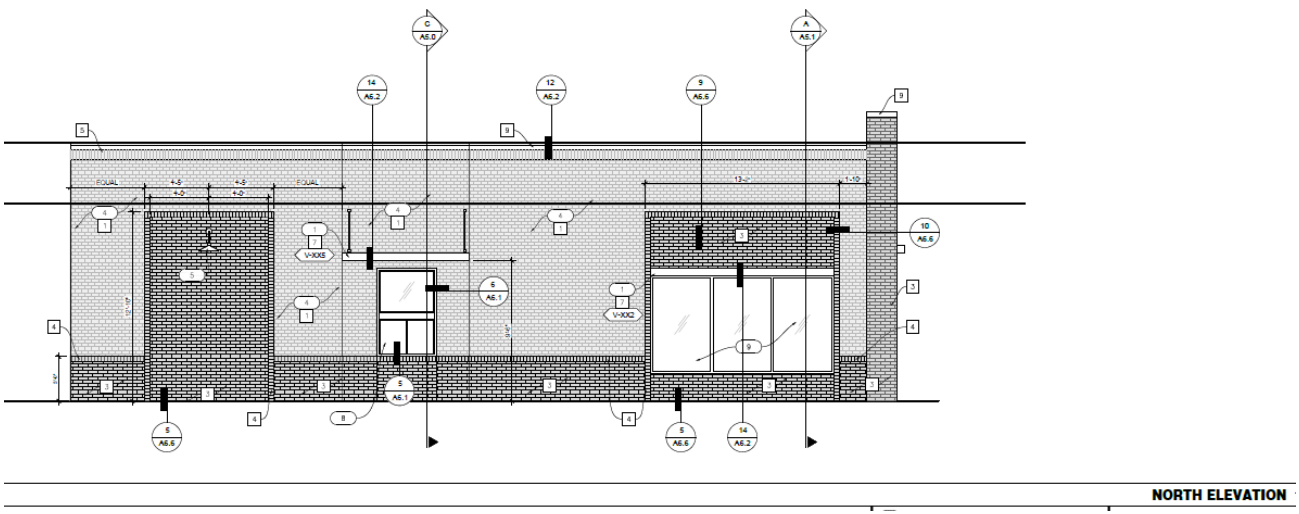
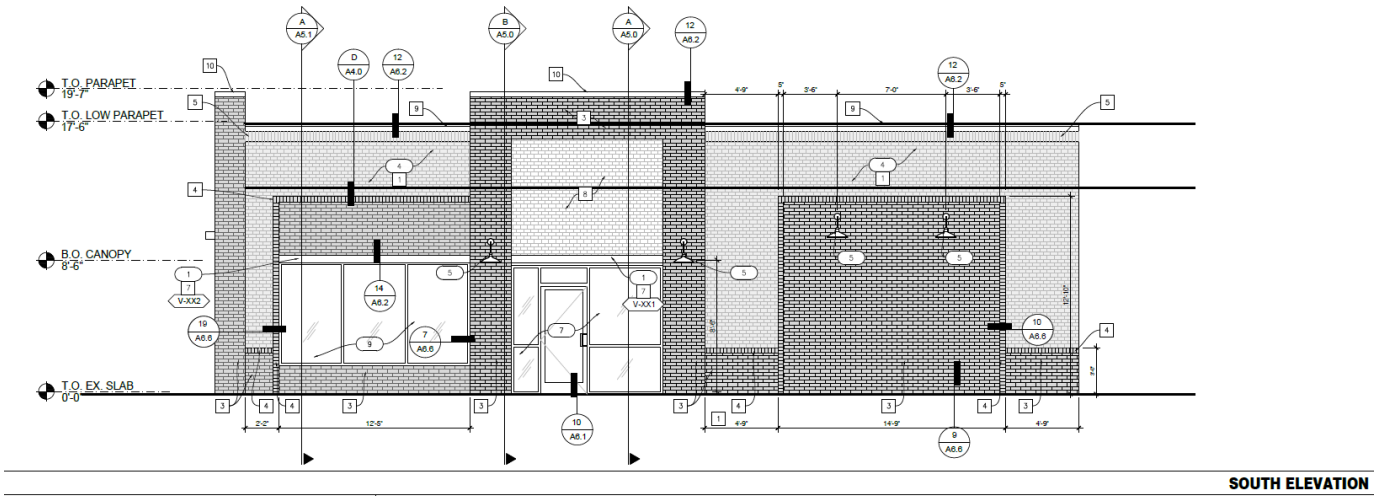
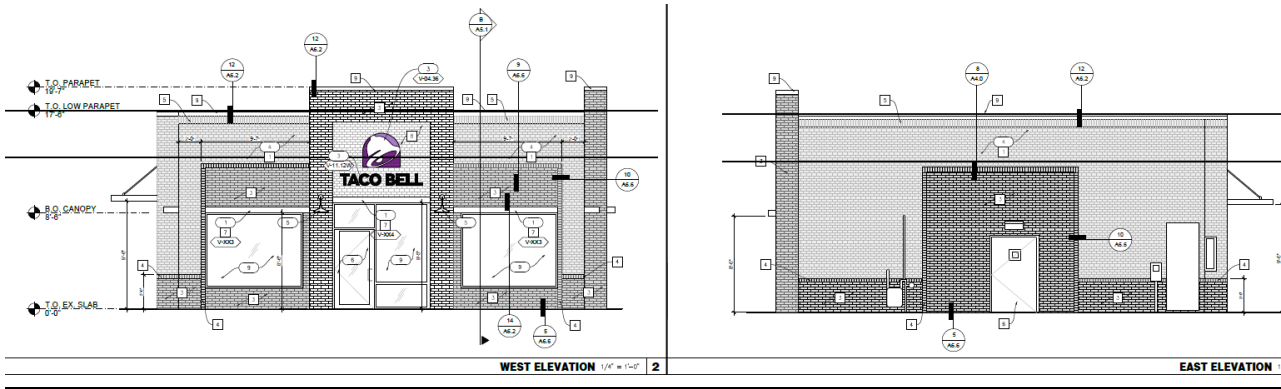
Today, Taco Bell desires to overhaul the interior and exterior of their building to fit with new corporate brand standards. Proposed improvements include:

1. The removal of the clay tile roof and building up the parapet walls to cover the roof top equipment.
2. New exterior finish of thin brick will be applied over the entire building.
3. New brand image signage will be installed at the entrance tower along Calumet Avenue however signage is not part of this approval.
4. The interior of the building will receive new finishes in the dining room and restrooms.
5. The kitchen will have some equipment relocated to achieve a better and more productive work flow.
6. The drive-thru is being reconfigured as well as parking to alleviate congestions. New drive-thru speaker, post entrance and clearance bar is proposed.
7. New directional signs will be added to the site to help customer navigate to the drive-thru.

SITE PLAN



BUILDING ELEVATIONS:



DEVELOPMENT PLAN STANDARDS:

In reviewing, recommending, and taking action on a 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).
- iv. The Supplemental Development Standards of Section 26-6.606 (Traffic Circulation).
- v. The Supplemental Development Standards of Section 26-6.607 (Facilities for Persons with Disabilities).
- vi. The Supplemental Development Standards of Section 26-6.608 (Preservation of Natural Features).
- vii. The Supplemental Development Standards of Section 26-6.609 (Areas of Special Flood Hazard).

The applicant has addressed these criteria in the attached application.

STAFF RECOMMENDATION:

Staff is encouraged to see investment and improvements in properties. Overall staff is satisfied with the application as presented.

MOTION:

The Plan Commission may wish to consider the following motion:

Motion to conditionally approve, the conditions being:

1. All signage will be applied for and approved separate of this application and approval.

Exhibit A



Petition PC 24 008
Date: 7-23-24
Application Fee: \$
Sign Fee: \$

Town of Munster Plan Commission Petition Application
OWNER INFORMATION:

Shamrock TBC, Inc. (Dan McGue) 630-655-8274
Name of Owner Phone Number
15 Spinning Wheel Ct., Suite 110, Hinsdale, IL 60521 dmcgue@shamrocktbc.com
Street address, City, ST, ZIP Code Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

Jeanne Armando (Agent for Owner) 847-638-2572
Name of Applicant/Petitioner Phone Number
5105 Tollview Drive #201, Rolling Meadows, IL 60008 jeanner@mrvarch.com
Street address, City, ST, ZIP Code Email address

PROPERTY INFORMATION: Taco Bell

Business or Development Name (if applicable) CD-4.A
7949 Calumet Avenue, Munster, IN 46321
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:

Image upgrade of existing Taco Bell restaurant. Exterior parapet walls to be built-up and new exterior finishes over entire building. New signage, permitted by others. Addition of a landscape island to help control the traffic flow into the drive-thru lane. Upgraded image drive-thru equipment to be installed. Landscaping throughout site to be updated to be in compliance with city ordinances.

Mario Valentini (MRV Architects Inc.) 224-318-2140
Name of Registered Engineer, Architect or Land Surveyor Phone Number
5105 Tollview Drive #201, Rolling Meadows, IL 60008 mariov@mrvarch.com
Street address, City, ST, ZIP Code Email address



Petition PC 24 008

Town of Munster Plan Commission Application Signature Page

I hereby authorize Jeanne Armando to act on my behalf as my agent in this petition and to furnish, upon request, supplemental information in support of this petition application.

Jeanne Armando
Signature of ~~Applicant~~ 7-23-24
Date

[Signature]
Signature of Applicant- Owner 7-23-24
Date

Exhibit B***M R V* ARCHITECTS, INC.**

5105 Tollview Dr., Suite 201, Rolling Meadows, IL 60008 Ph. (224) 318-2140

Taco Bell Remodeling Narrative

This remodeling project to an existing Taco Bell restaurant will be an image upgrade per Brand standards. Site work, Interior, and Building Exterior upgrades are all proposed for this project.

The site layout and drive-thru configuration will be revised to help with the flow into the drive-thru and throughout the site. The current layout of the drive-thru has been cause for traffic jams and confusion to the customers. Adding a landscaped island is proposed to help alleviate the drive-thru issues. New drive-thru speaker & post entrance and clearance bar will be installed. New directional signs will be added to the site to help customer navigate to the drive-thru.

The exterior of the building will receive an extensive image upgrade. Proposed is the removal of the clay tile roof and building up the parapet walls to cover the roof top equipment. New exterior finish of thin brick will be applied over the entire building to bring it up to ordinance compliancy. New brand image signage will be installed at the entrance tower along Calumet Avenue.

The interior of the building will receive new finishes in the Dining Room and Restrooms. Dining Room to receive new furniture. The Kitchen will have some equipment relocated to achieve a better and more productive work flow.

Exhibit C

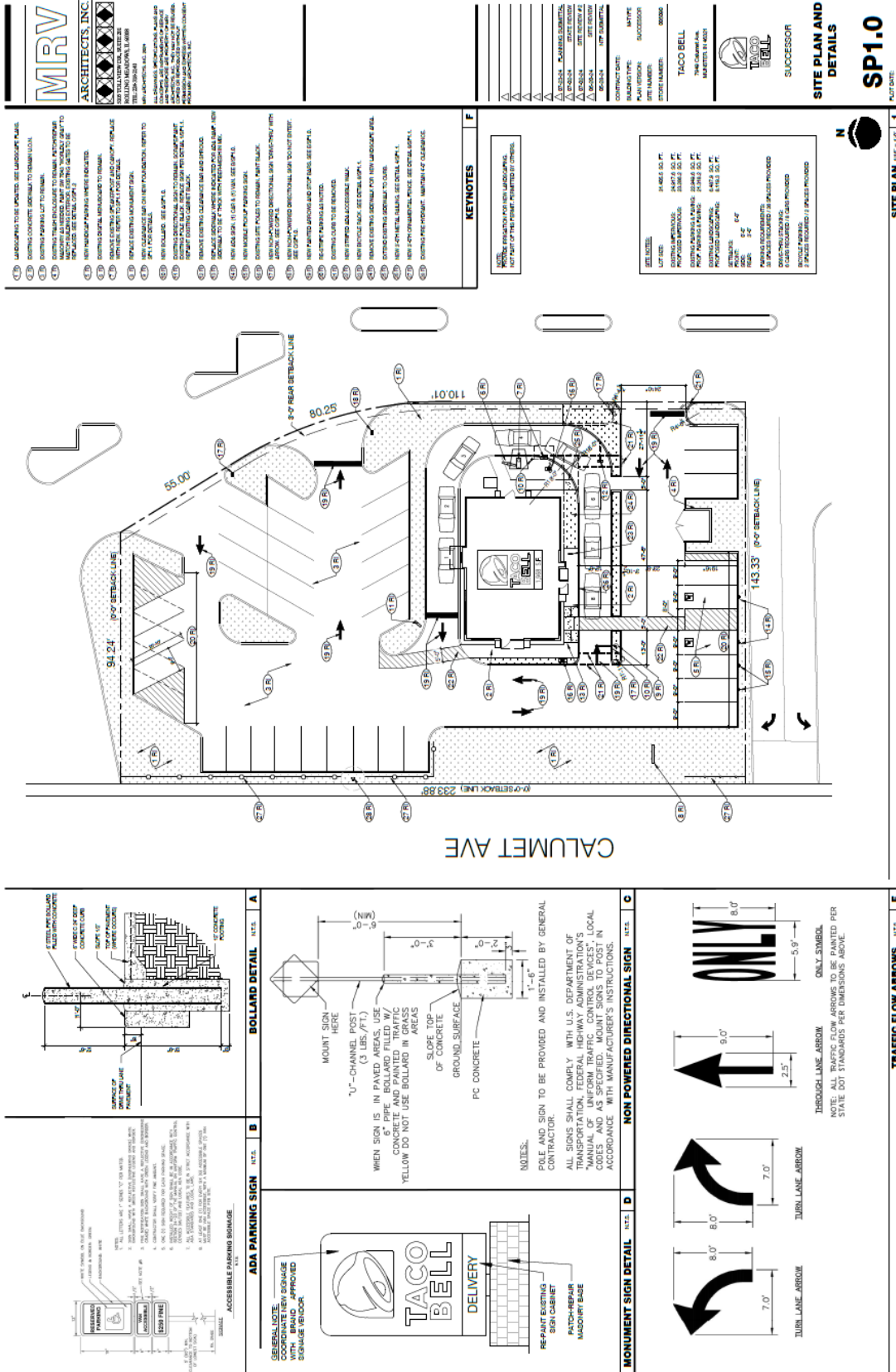
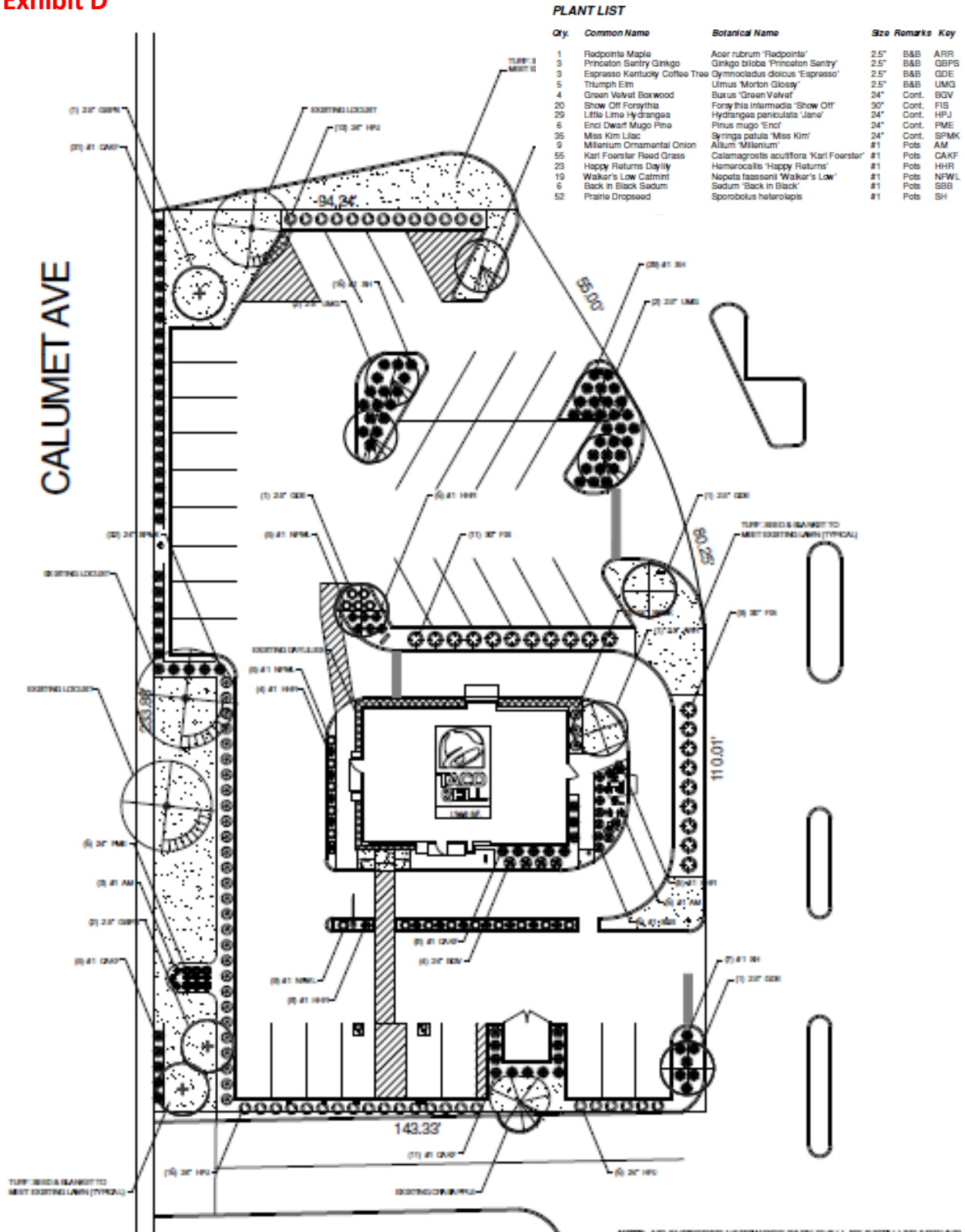


Exhibit D



PLANT LIST

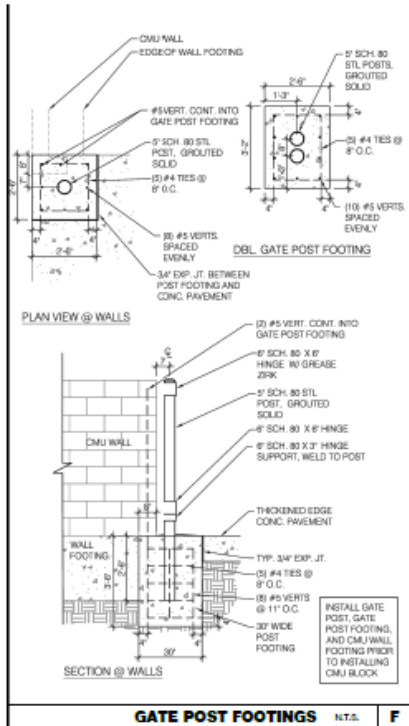
Qty.	Common Name	Botanical Name	Size	Remarks	Key
1	Redpointe Maple	Acer rubrum 'Redpointe'	2.5'	B&B	ARR
3	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	2.5'	B&B	GBPS
3	Espresso Kentucky Coffee Tree	Gymnocladus dioica 'Espresso'	2.5'	B&B	GDE
5	Triumph Elm	Ulmus 'Morton Glossy'	2.5'	B&B	UMG
4	Green Velvet Boxwood	Buxus 'Green Velvet'	24"	Cont.	BGV
20	Show Off Forsythia	Forsythia intermedia 'Show Off'	30"	Cont.	FIS
29	Little Lime Hydrangea	Hydrangea paniculata 'Jana'	24"	Cont.	HPJ
6	Encl Dwarf Mugo Pine	Pinus mugo 'Encl'	24"	Cont.	PME
35	Miss Kim Lilac	Syringa patula 'Miss Kim'	24"	Cont.	SPMK
9	Milkenum Ornamental Onion	Allium 'Milkenum'	#1	Pots	AM
55	Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1	Pots	CAKF
23	Happy Returns Daylily	Hemerocallis 'Happy Returns'	#1	Pots	HHR
19	Walker's Low Catmint	Napeta faassenii 'Walker's Low'	#1	Pots	NFWL
6	Back In Black Sedum	Sedum 'Back In Black'	#1	Pots	SBB
52	Prairie Dropseed	Sporobolus heterolepis	#1	Pots	SH

NOTE: NO SHIPPED HARDWOOD BARK SHALL BE INSTALLED AROUND THE BUILDING FOUNDATION. WASHED STONERIVER ROCK (24") SHALL BE USED IN THESE LOCATIONS.

LANDSCAPE CALCULATIONS

EXISTING LANDSCAPE: 6,487.3 S.F.
 PROPOSED LANDSCAPE: 8,193.5 S.F.

Exhibit E



GATE POST FOOTINGS N.T.S. **F**

GATE HARDWARE: ALL HARDWARE AND ACCESSORIES SHALL BE HEAVY GALVANIZED.

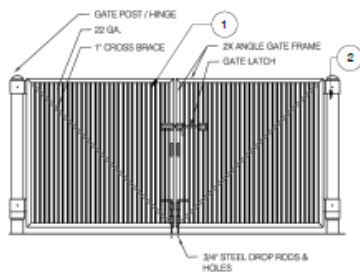
GATE STOP: MUSHROOM TYPE OR FLUSH PLATE WITH ANCHORS SET IN CONCRETE TO ENGAGE THE CENTER DROP ROD OR FLUNGER BAR.

GATE NOTES: (4) EQUAL WIDE X 6'-0" HIGH MTL. GATES, TYPE 'B' 1 1/2" DECKING, 22GA. W.T.S. 1 X 1.875 BAR CROSS BRACING WELD AND GRIND SMOOTH ALL CONNECTIONS, TYP. PRIME AND PAINT ALL STEEL COMPONENTS.

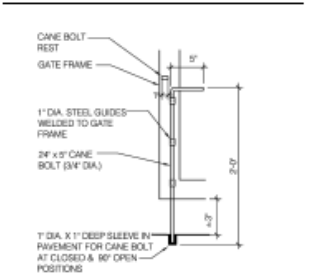
ENCLOSURE NOTES N.T.S. **I**

SYMBOL	AREA	MANUFACTURER	COLOR
1	GATE FRAME COLOR	SPENCER WELLS	DRY TITE CYBER SPACE
2	PIPE BOLLARDS	SPENCER WELLS	CAUTION YELLOW
3	CMU	EXISTING	WORKDAY GRAY

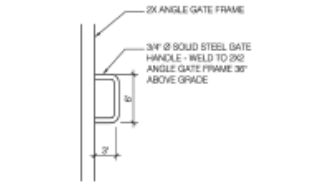
FRONT ELEVATION N.T.S. **E**



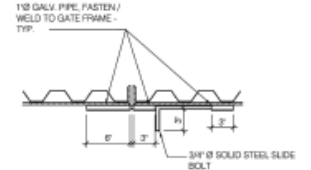
FRONT ELEVATION N.T.S. **E**



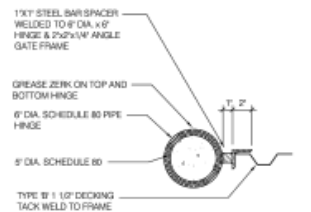
5 CANE BOLT (1 PER GATE)



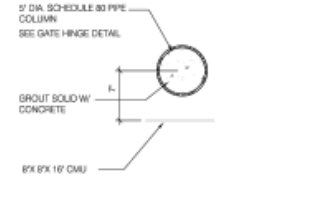
4 GATE HANDLE



3 GATE LATCH



2 GATE HINGE DETAIL



1 JAMB DETAIL

GATE DETAILS VARS **C**

MRV

ARCHITECTS, INC.

5555 SULLY DRIVE, SUITE 204
 ROLLING MEADOWS, IL 60088
 TEL: 312-588-2140
 FAX: 312-588-2141

ALL DIMENSIONS, SPECIFICATIONS, PLANS AND CONDITIONS ARE SUBJECT TO CHANGE AND THEREFORE ARE PROPERTY OF MRV ARCHITECTS, INC. THIS DRAWING IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC WITHOUT PERMISSION AND EXPRESS WRITTEN CONSENT FROM MRV ARCHITECTS, INC.

▲	07-23-24	PLANNING SUBMITTAL
▲	07-28-24	STATE REVIEW
▲	07-28-24	SITE REVIEW #2
▲	06-28-24	SITE REVIEW
▲	05-28-24	NTF SUBMITTAL

CONTRACT DATE:
 BUILDING TYPE: M-TYPE
 PLAN VERSION: SUCCESSOR
 SITE NUMBER:
 STORE NUMBER: 000090

TACO BELL
 7640 Colonial Ave.
 MANITOWOC, WI 53231



SUCCESSOR
TRASH ENCLOSURE DETAILS

SP1.2

NOT DATE:

Exhibit F



LIGHTING CUTSHEET
Exterior Wall Sconce

D1

IMAGE



DESCRIPTION

Exterior Wall Sconce

MATERIAL SPECIFICATIONS

Wrought Iron and Aluminum
Old Silver Finish

SIZE

Width: 14"
Height: 17.25"
P: 16.75"
TDC: 3"

Backplate:
Width: 6"
Depth: 1.25"

LOCATION

Exterior

OTHER DETAILS

To be purchased from Taco Bell approved lighting vendor.

BUILDING DESIGN

Endeavor

REVISION DATE

2020.03.31

Image shown NTS