



BOARD OF ZONING APPEALS STAFF REPORT

To: Members of the Board of Zoning Appeals

From: Sergio Mendoza, Planning Director

Meeting Date: December 10, 2024

Agenda Item: BZA 24-011

Hearing: Public Hearing

Application Type: Developmental Standards Variances

Summary: Requesting variances from (1) Section 26-6.701(B) (5) t. Sign Standards General Sign Provisions to allow for an existing cabinet sign; (2) Table 26-6. 701. B Sign Types, Monument Sign, Dimensions and Additional Standards to replace the copy of an existing Taco Bell monument sign; and (3) Table 26-6. 701. B Sign Types, Wall Sign, Dimensions and Additional Standards for three new Taco Bell wall signs. and TABLE 26-6. 405. Q. PRIVATE LIGHTING STANDARDS to permit one cobra light head type.

Owner: Shamrock TBC, INC; Dan McGue

Applicant: MRV Architects, Inc.; Jeanne Armando

Property Address: 7949 Calumet Ave

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

Adjacent Zoning: North; South; East; West are all: CD-4.A

Applicant Requesting: Approval

Actions Required: Review Conditions of Approval
Findings of Fact

Staff Recommendation: Deny west wall sign variance
Approve Monument sign with conditions
Approval Light Head Type

Attachments:

1. Application (pg. 11)
2. Sign Package (pg. 22)
3. Lighting Plan (pg. 26)

CURRENT CONDITIONS:

7949 Calumet Ave is part of the Calumet Munster Shopping Center Subdivision Lot 5. The lot houses a 1,940-sf Taco Bell with associated parking, drive-thru and dumpster enclosure. The building was constructed in 1992. Site signage includes a freestanding sign with a cabinet face and split face masonry block base and wall signs located on the north and south side of the building.

At the September 10, 2024 Plan Commission the applicant received Development Plan approval for site reconfiguration as well as to resurface the exterior of the building to fit with new corporate brand standards. Improvements included:

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 applied over the entire building.
3. New brand image signage will be installed at the entrance 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.
7. New directional signs added to the site to help customer navigate to the drive-thru.

The owner is requesting that signage be updated to match ongoing investment

Previous wall and monument signs:

North Elevation



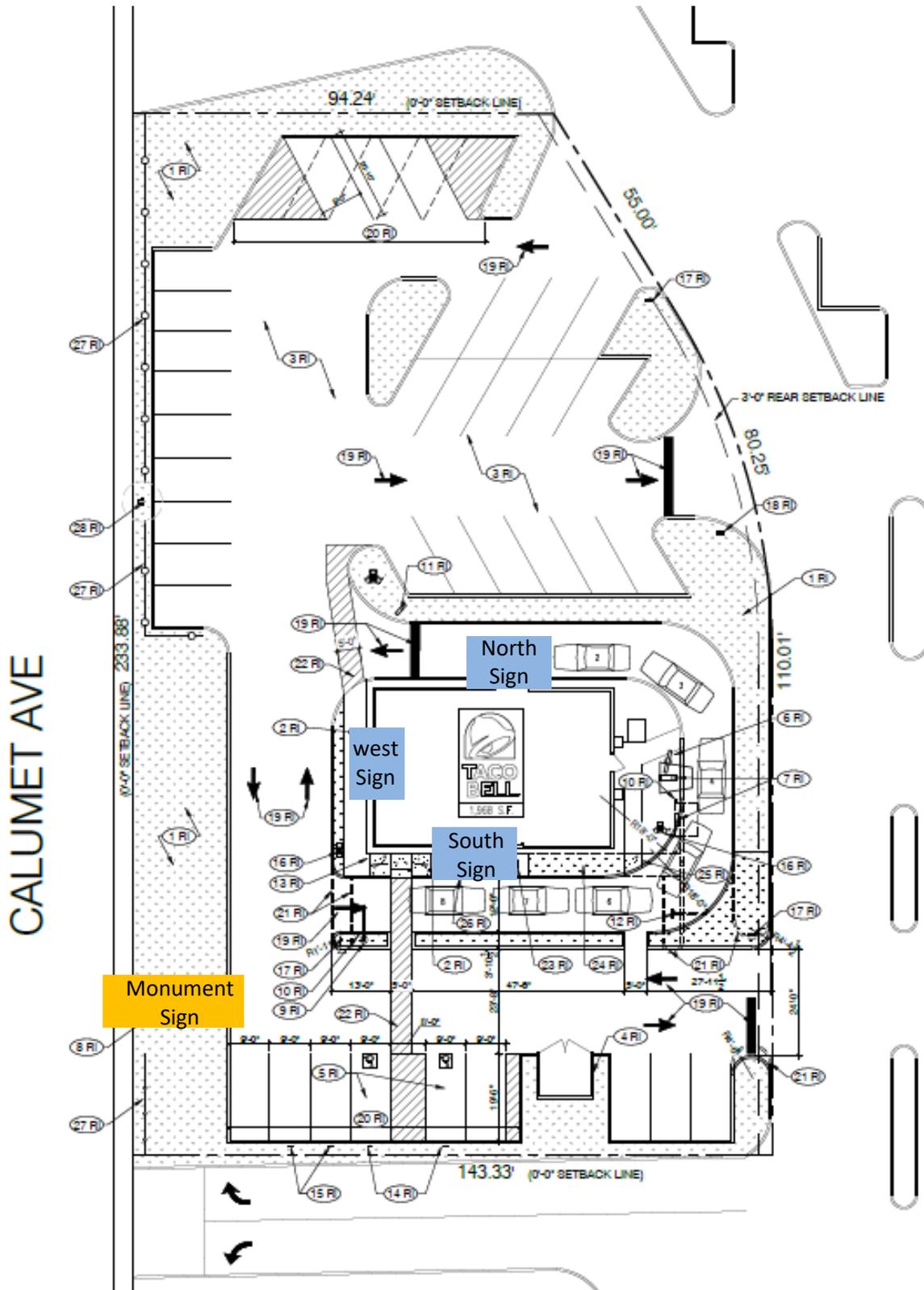
South Elevation



West Elevation and Monument Sign



VARIANCE REQUESTS:



Monument Sign:

Existing Sign



Proposed replacement face



The applicant is requesting to utilize an existing cabinet sign that is legal non-conforming. Since the proposed changes do not bring the sign into compliance with standards a variance must be received to bring the sign fully into compliance.

Section 26-6.701(B) (5) c. and t. Sign Standards General Sign Provisions

(c) The following materials are prohibited for Sign Backgrounds, Frames, Supports, and Ornamentation:

- i. exposed metal poles and
- ii. smooth or split-faced concrete blocks

(t) Except as may be expressly permitted in this Article, Neon Signs, Cabinet Signs, and Projection Signs are not permitted.

Table 26-6.701(B) Monument Sign Specific Standards

Dimensions

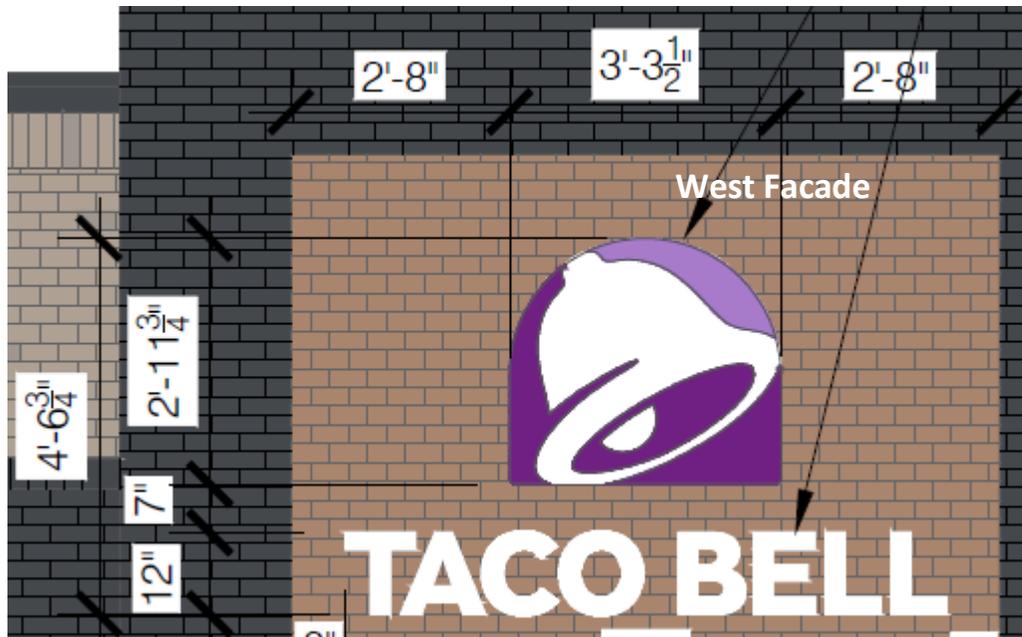
1. Area (Max): 18-sf | *Proposed 32.76-sf*
2. Height (Max): 6-ft including base | *Proposed in excess of 6-ft*
3. Letter height (Max): 12-inches | *Proposed unknown*

Additional Standards

4. (d.) Materials: shall have a Sign face made of authentic brick, stone, or solid metal or wood, with lettering, logo or branding made of solid metal or channel lettering | *Proposed Sign face is polycarbonate with vinyl digital print.*

Wall Signs:

The applicant is requesting new wall signs on 3: one on the north façade (drive aisle), one on the south façade (drive aisle), and one on the west façade facing Calumet Avenue. Only the west façade sign is permitted per code along the primary façade of the building.





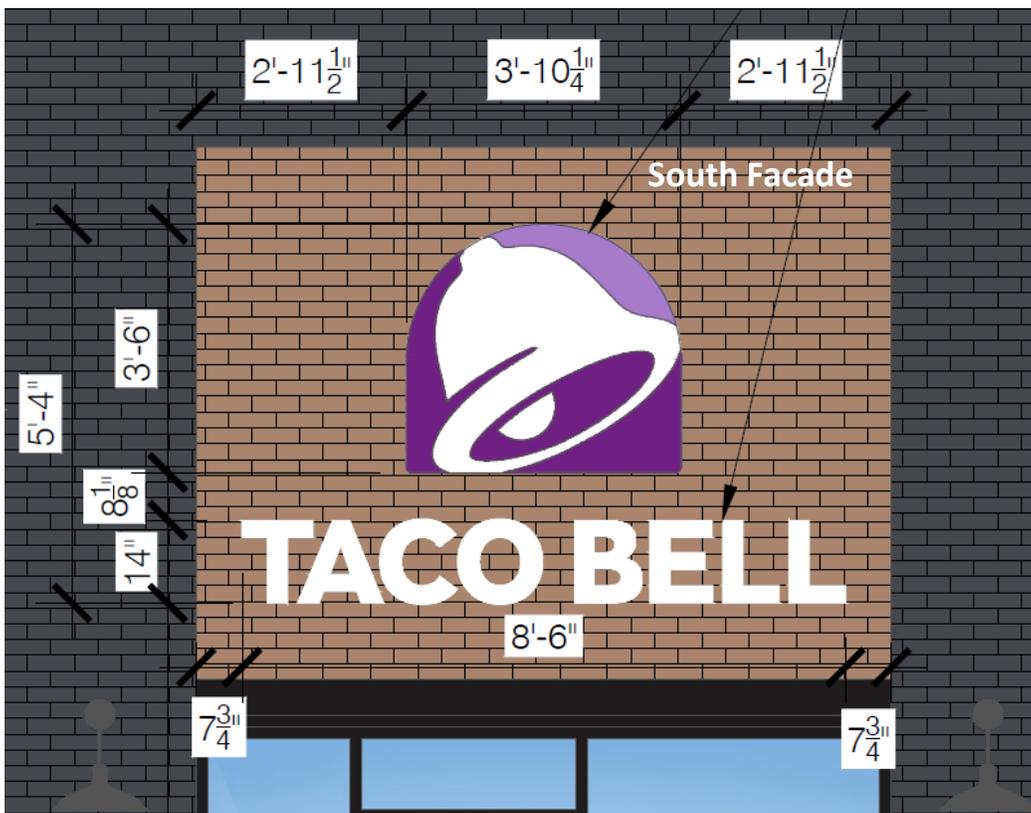


Table 26-6. 701. B Wall Sign Specific Standards

Dimensions

1. Quantity (Max): 1 per Façade – the building has 1 Façade (west) | *Proposed two (2) additional signs (north & south sides of the building*
2. Area: 1.5-sf per linear ft of Façade or business Frontage (53-ft x 1.5) = 79.5-sf allowance for west wall sign | *Proposed north and west sign area: 33.5-sf; Proposed south sign area: 45.3-sf; Total sign area proposed: 112.3- sf*
3. Additional Standards, Sign Size, Overall Height (Max): 36-inches | *Proposed north and west wall sign height: 54.75-inches; Proposed south wall sign height: 64-inches*

Additional Standards

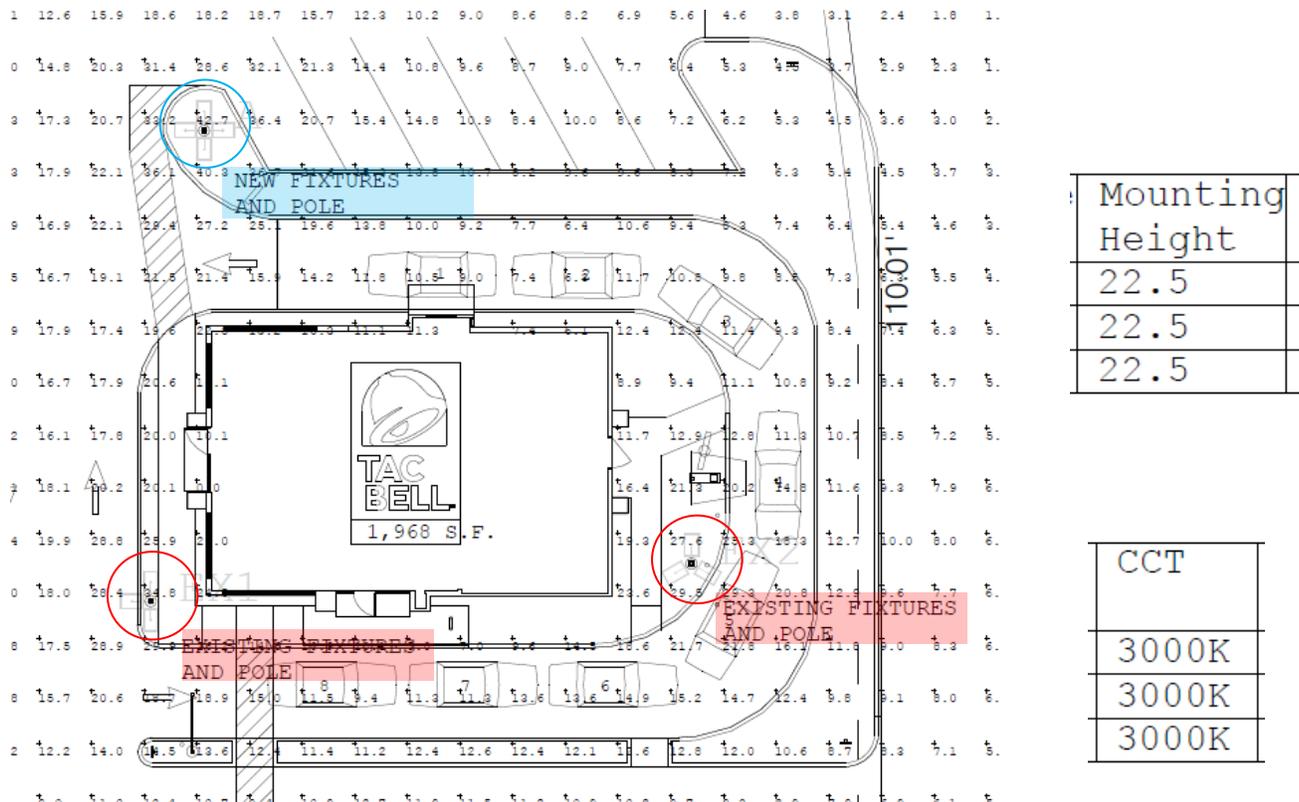
4. (d.) vinyl may not be used to create any design | *Proposed swinging bell, both 36-inches and 42-inches, purple logo signs – materials unknown*

Outstanding items for applicant to address:

- Material of the face/design on the 36-inches and 42-inches swinging bell, purple logo wall signs.

Lighting plan:

The applicant is requesting one lighting pole that exceeds the maximum height and that does not comply with the light head type. The maximum height is 20’ and the applicant is proposing 22.5’ and the proposed head type is Cobra which does not conform to the town Colonial, Coach, or Acorn, to match two pre-existing pole lights heights and head type.





Lighting Standards

LIGHTING TYPE
HEAD/LUMINAIRE TYPES
<p>Colonial Head</p> 
<p>Coach Head</p> 
<p>Acorn Head</p> 

2. Lighting Standards or Poles.

- a. Lighting standards shall comply with **Table 26-6.405.Q-1 (Private Lighting Types)**.
- b. A lighting standard shall be of a height and design consistent with the surrounding area Buildings but in no event higher than twenty feet (20').
- c. Standards shall be located at distances of four times their height.

3. Illumination.

- a. Illumination of Parking Areas, Parking Lots, Parking Structures, and all pedestrian ways shall be provided at an average of 1.0-2.5 foot-candles and a minimum of 0.4 foot-candles.
- b. Illumination at all Lot Lines shall meet the standard of **Table 26-6.405.Q-2 (Private Lighting Standards)**.

VARIANCE STANDARDS

The variance process is established to provide relief to a property owner when, due to unique circumstances, compliance with the zoning code imposes a hardship or practical difficulty on a property owner. The BZA is under no obligation to grant a variance. It is the petitioner's responsibility to prove a hardship or practical difficulty. The BZA should ask the petition to address the criteria listed below.

Section 26-6.804. I. Deviation from Standards & Requirements (pg 392) of the Munster Zoning Code states that the basis for a variance is as follows:

g. **General Standards.**

A variance may be granted only if the Decision-Making Authority has made the following determinations for such variance:

- i. The practical difficulties or unnecessary hardships that would be incurred by strict application of the Use or Development standard, as applicable, are unique and not shared by all properties in the vicinity and are not self-imposed;
- ii. Such Variance is the minimum Variance that will relieve such practical difficulties or unnecessary hardships, as applicable;
- iii. Such Variance is in the spirit of the general purposes and intent of this Article as stated in Division 1; and
- iv. Such Variance is so designed as to provide reasonable consideration to, among other things, the character of the neighborhood, District, or Civic Zone, the conservation of property values in the vicinity, and the guidance of Development in accordance with the Comprehensive Plan.

h. **Specific to development standards variances:**

A variance from development standards may be approved or approved with conditions only if:

- i. It will not be injurious to the public health, safety, morals, and general welfare of the community;
- ii. The use and value of the area Adjacent to the property included in the Variance will not be affected in a substantially adverse manner; and
- iii. The strict application of the Development standards will result in practical difficulties in the use of the property.

The applicant has addressed these criteria (Conditions of Approval Questions Form), see page 15.

STAFF FINDINGS AND RECOMMENDATION

Staff's review finds that the additional lighting to match existing head light type and height will be consistent with the overall development of the site. In addition, staff finds that the north and south wall signage may prove to be necessary to maintain consistency with historic wall sign location along the drive aisle. Staff finds the same sign of the north wall is not necessary to maintain consistency with historic wall sign locations. Finally, staff supports the monument sign maintain its legal non-conformity so long the non-conformity is not further brought out of compliance and recommends all signs comply with the wall and monument sign standards material and bulk regulations.

MOTION

The Board of Zoning Appeals may consider the following motions:

Motion to APPROVE the light pole height and head type; motion to Approve the monument sign with the condition that changeable copy complies with the sign material outlined in the character based zoning code; motion to Approve the north and south wall sign with the condition that they comply with the character based zoning code; motion to deny the west wall sign for BZA 24-011, including all discussion and findings.



Petition BZA 24 - 011

Date: _____

Application Fee: \$_____

Sign Fee: \$_____

Town of Munster Board of Zoning Appeals Petition Application
OWNER INFORMATION:

Name of Owner Phone Number

Street address, City, ST, ZIP Code Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

Name of Applicant/Petitioner Phone Number

Street address, City, ST, ZIP Code Email address

PROPERTY INFORMATION:

Business or Development Name (if applicable)

Address of Property or Legal Description Current Zoning

APPLICATION INFORMATION:

Please select what this Application is for:

- Variance** If yes, select one of the following: **Use** **Developmental Standards**
- Conditional Use**
- Administrative Appeal**

Brief Description of Project and List of Variances or Conditional Uses Being Requested (if applicable):

Name of Registered Engineer, Architect or Land Surveyor Phone Number

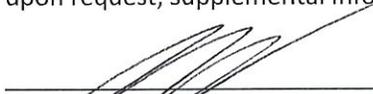
Street address, City, ST, ZIP Code Email address



Petition BZA 24 - 011

Town of Munster Board of Zoning Appeals 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.



Signature of Owner 10-17-24

Date



Signature of Applicant *Jeanne Armando*
(Agent for Owner) 10-17-24

Date

REQUIRED ATTACHMENTS

Required Attachments for Board of Zoning Appeals Applications

To ensure that adequate information is provided to the BZA, please check off each of these items and provide documentation to the Community Development Department at the time of submittal of the application.

ALL APPLICATIONS	Included	N/A
Narrative statement describing project		
Property owner consent (Signature page)		
Proof of Ownership (e.g. copy of tax bill)		
Plat of Survey depicting current conditions		
Site Plan containing the following:		
Boundary identification		
Fire hydrant locations		
Accessory structures		
Parking lot design		
Utility location		
Building footprints		
Proposed curb cuts		
Drainage/detention plans		
Traffic circulation		
Ingress/egress locations		
Major topographic information		
Infrastructure improvements		
Conditions of Approval Form (Note: complete the form specific to your petition)*		
Any other information that the BZA may find useful in determining whether the application is merited.		

* Unique conditions have been established for special use permits for public garages, gas filling stations, used car lots, garden centers, massage parlors, adult bookstores, tattoo parlors, adult cabarets, and outdoor dining areas. Community Development staff will advise potential applicants of these at the pre-application meeting.

NOTE: If you checked any exhibits "N/A", please explain:

DEVELOPMENTAL VARIANCE CONDITIONS OF APPROVAL

The Munster Board of Zoning Appeals is authorized to hear petitions for developmental standards variances and to approve or deny. The Board of Zoning Appeals may also impose reasonable conditions and restrictions. Indiana Code 36-7-4-918.5 lists the legal criteria for a developmental standards variance:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:

Approval of a variance for the use of alternate signage materials to be used on monument sign will not be injurious to the public health, safety, morals, and general welfare of the community. The signage contains nothing offensive to the public, only the Taco Bell name and the brand's Bell logo. The materials used will not differ from many other signs within the community. These signs will help customers to identify the building as a Taco Bell.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. Explain why this statement is true in this case:

The use and value of the adjacent properties will not be adversely affected by the use of alternate signage materials on monument sign. The other neighboring quick service restaurants in the area, Wendy's, Panera, and McDonald's to name a few, all have monument signs made with acrylic faces and not the materials required by the zoning code. Taco bell is asking to use the same materials as other businesses in the same area.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Explain why this statement is true in this case:

The strict terms of the existing zoning ordinance does result in practical difficulties in the use of the property. Taco bell is asking to just replace the monument sign face with the brand's new logo, keeping the box frame and not increasing the size. This is in line with Yum Brands standard way of updated signage. The nationally known Taco Bell logo is recognizable to customers. By changing the design and materials of the signage, the brand's logo will no longer be seen as easily to customers.

Attach additional pages if necessary



October 22, 2024

To Whom It May Concern,

This letter authorizes Jeanne Armando from MRV Architects, Inc. to act as Agent for Owner and represent Daniel McGue, Shamrock TBC, Inc., regarding the Taco Bell project at 7949 Calumet Ave., Munster, IN.

Thank you,

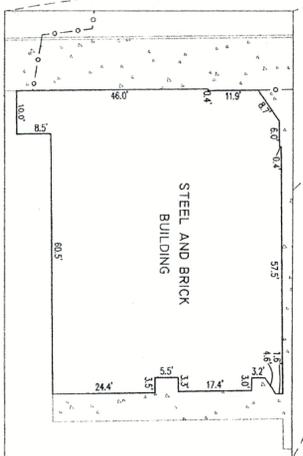
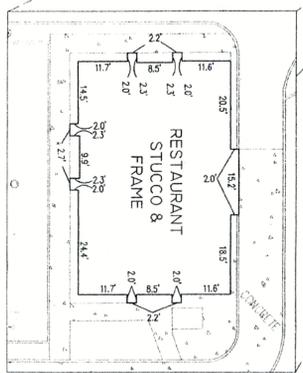
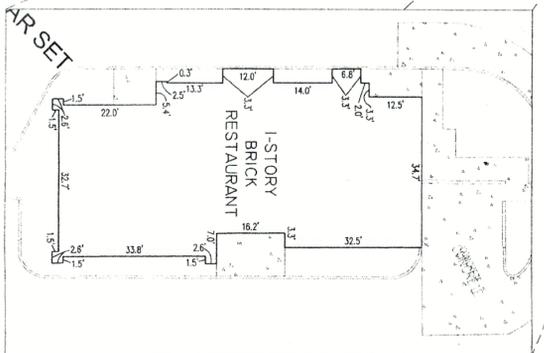
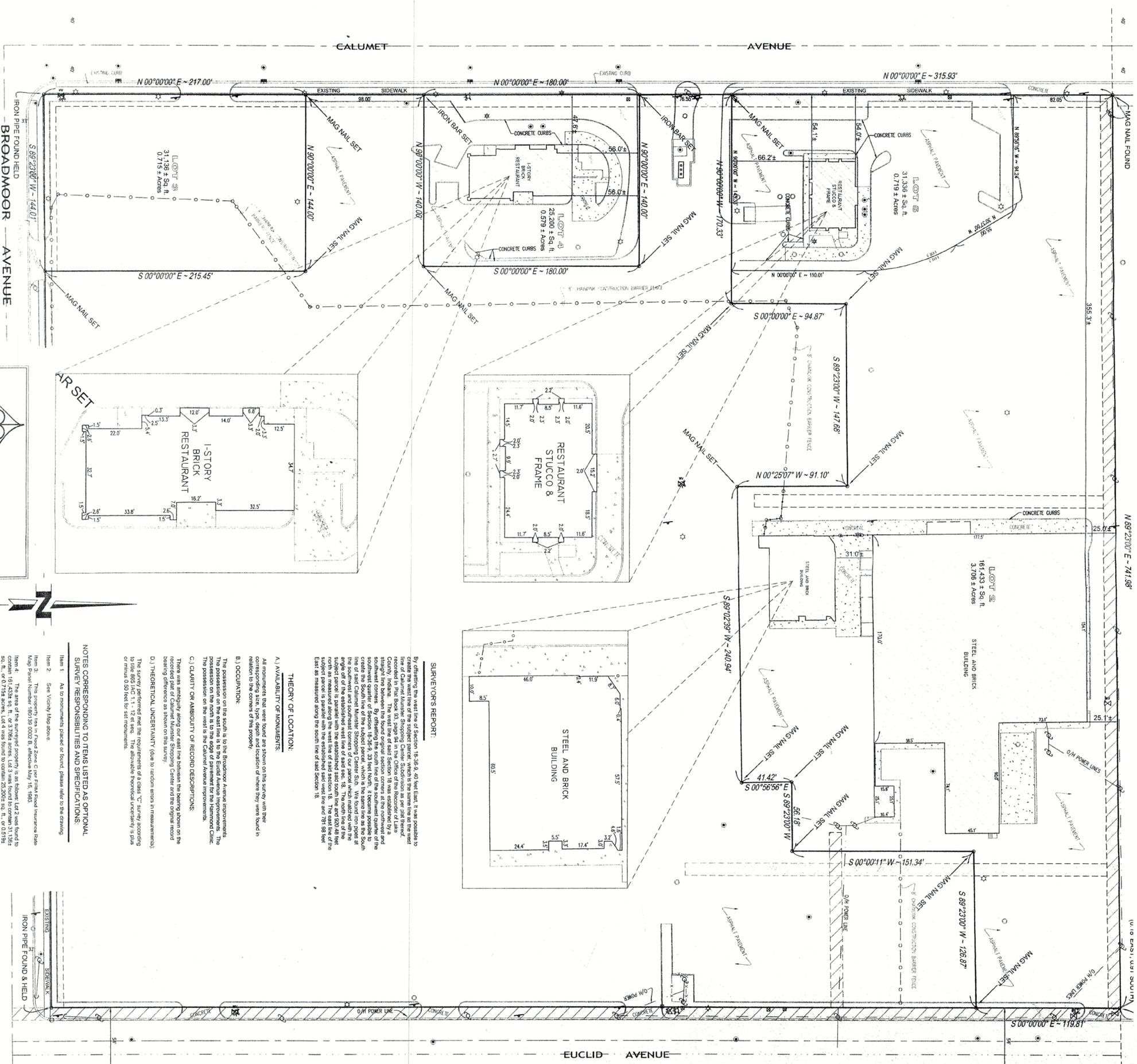
A handwritten signature in black ink, appearing to read 'Daniel McGue', is written over a light gray horizontal line.

Daniel McGue
Shamrock TBC, Inc.

ALTA/ACSM LAND TITLE SURVEY

PART OF CALUMET SHOPPING CENTER

LEGAL DESCRIPTION: Lots 2 through 5, both inclusive, in Calumet Munster Shopping Center Subdivision, as per plat thereof, recorded in Plat Book 93, page 94 in the Office of the Recorder of Lake County, Indiana.



SURVEYORS REPORT:

By offering the west line of Section 18, 36 9.40 feet East. It was possible to create the west line of the subject parcel, which is the same line as the west line of Calumet Shopping Center Subdivision as per plat thereof. The subject parcel is located in the southeast quarter of Section 18, Township 36 North, Range 9 East, Lake County, Indiana. The west line of said Section 18 was established by a straight line between the found original section corners at the northwest and southwest corners of Section 18, 36 9.40 feet North. It became possible to create the South line of the subject parcel, which is the same line as the South line of said Calumet Shopping Center Sub. The found corner pipe at the southwest corner of the subject parcel is 18.00 feet from the established west line of said sec. 18. The north line of the subject parcel is parallel with the established east line and 6207.48 feet East from the established west line of said sec. 18. The east line of the subject parcel is parallel with the established east line and 751.98 feet East as measured along the south line of said Section 18.

THEORY OF LOCATION:

All monuments that were found and shown on the survey with their corresponding bearings and distances or which they were found in relation to the corners of this property.

B.) OCCUPATION:

The possession on the south is to the Broadmoor Avenue improvement. The possession on the north is to the edge of pavement for the Hammond City. The possession on the west is the Calumet Avenue improvement.

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

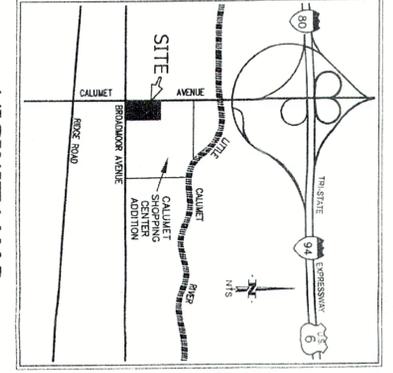
There was ambiguity along our east line between the bearing shown on the record of record and the bearing shown on the original plat. The bearing difference is shown on the survey.

D.) THEORETICAL UNCERTAINTY (due to random errors in measurements):

The survey performed met the requirements of a Class "C" survey according to the 665 IAC 1-1-12 et seq. The allowable theoretical uncertainty is plus or minus 0.30 feet for set monuments.

NOTES CORRESPONDING TO ITEMS LISTED AS OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:

- Item 1. As to monuments placed or found, please refer to the drawing.
- Item 2. See Vicinity Map above.
- Item 3. This property lies in Flood Zone, C-1 or Flood Hazard Insurance Rate Map Panel Number 160139 0002 B, effective May 15, 1983.
- Item 4. The area of the surveyed property is as follows: Lot 2 was found to contain 161,423.84 sq. ft., or 3.7085 acres. Lot 3 was found to contain 31,139.5 sq. ft., or 0.7143 acres. Lot 4 was found to contain 25,200.5 sq. ft., or 0.5791 acres. Lot 5 was found to contain 161,423.84 sq. ft., or 3.7085 acres. All lots were found to contain approximately 249,105 sq. ft., or 5.6891 acres.
- Item 7(a). For exterior dimensions of buildings, refer to the drawings.
- Item 8. As to any substantial, visible improvements such as signs, parking areas or structures, etc., please refer to the drawing.
- Item 9. Some parking areas and/or striping was visible on the line of this survey, but could not be located accurately due to snow covering.
- Item 10. As to an indication of access to a public way such as our own lots and driveway, the property, at the time of this survey, appeared to have access to Broadmoor Avenue along the west line of the property and Broadmoor Avenue along the South line of the property.
- Item 11. (a) Regarding the locations of utilities on the surveyed property, all observed utility lines and utility structures appear on the drawing.
- Item 12. The client did not disclose any survey related requirements specified by any governmental agency.
- Item 14. There was no visible evidence of earth moving work. There was evidence of recent building construction on Lot 1 adjacent to the gas that are steel and brick building being erected on Lot 1. Also, at the time of this survey, there also appeared to be the evidence of the removal or partial removal of a building structure. The building or structure appears to have been attached to the east side of the steel and brick building that is shown on the drawing.
- Item 15. There did not appear to be any completed or proposed changes to street right-of-ways or recent street or sidewalk construction or repairs.
- Item 16. There was no visible evidence of the sign having been used as a static value survey, sign, or survey value.



GRAPHIC SCALE



VICINITY MAP

TORRENGA SURVEYING, LLC.
JOHN STUART ALLEN, Registered Land Surveyor No. LS23900011

CENTRY TO:
COLE TAYLOR BANK
CHICAGO TITLE INSURANCE COMPANY
STATE OF INDIANA)
COUNTY OF LAKE) 5

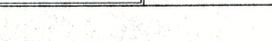
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM AND NSPS in 1999, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), 12, 14, 15, and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedure, instrumentation, and adequate survey personnel were employed in order to complete the survey in accordance with the requirements of the Indiana Surveying Code and the Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.
FEBRUARY 16, 2004

CLIENT:
PETER SPIER & HOULT
Chicago, Illinois 60601-3224
T: 312.641.0888 F: 312.641.0895
JOB NO. 90-045
DRAWN BY: [Signature]
SCALE: 1"=40'

DATE: FEBRUARY 16, 2004
REVISIONS:

ALTA/ACSM LAND TITLE SURVEY
PART OF CALUMET SHOPPING CENTER
IN THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA
LYING IN PART OF THE SOUTHWEST 1/4 OF SECTION 18, T36N, R9E, S36-9

TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
TEL. NO.: (219) 836-8918
WEBSITE: WWW.TORRENGA.COM



NOTE REGARDING TOLERANCES: No measurement is exact. All measurements, whether linear or angular, have a plus or minus (+/-) tolerance. The probable uncertainty of the points in a survey is described as theoretical uncertainty. Theoretical uncertainty provides a standardized figure to show the relative accuracy of a given procedure when compared to a minimum standard. Theoretical uncertainty is defined as the radius of a circle, which encompasses an error which contains the probable location of the measured point on the attached plat. The theoretical uncertainty (due to random errors in measurements) of the corner of the subject tract established in this Survey within the specifications for a Class B Survey (+/- 0.25 feet) as defined in IAC 865.

Tax Record

Last Update: 6/28/2024

Property Number	Property Type	Taxing Unit	Tax Year
45-07-18-351-006.000-027	Real Property	Munster	2023 Pay 2024
<p>Name / Address: David Sen-Foon Chiu & Susan Yvonne Chiu RevocTr Chiu PO Box 431 Cupertino CA 95015-0431</p> <p>Location: 7949 CALUMET AVE, MUNSTER IN 46321</p> <p>Legal Description: Calumet Munster Shopping Center Subdivision Lot 5</p>			
SUMMARY OF YOUR TAXES			
Assessed Value And Tax Summary			2023 Pay 2024
1a. Gross Assessed Value (AV) of homestead property (capped at 1%)			0
1b. Gross AV of residential property and farmland (capped at 2%)			0
1c. Gross AV of all other property, including personal property (capped at 3%)			1,625,500
2. Equals Total Gross Assessed Value of Property			1,625,500
2a. Minus Deductions			- 0
3. Equals Subtotal of Net Assessed Value of Property			1,625,500
3a. Multiplied by Your Local Tax Rate			3.0571
4. Equals Gross Tax Liability			49,693.16
4a. Minus Local Property Tax Credits			- 6,667.22
4b. Minus Savings Due to Property Tax Cap			- 0.00
4c. Minus Savings Due to 65 Years & Older Cap			- 0.00
4d. Minus Savings Due to County Option Circuit Breaker Credit			- 0.00
5. Total Property Tax Liability			43,025.94
PROPERTY TAX CAP INFORMATION			
Property Tax Cap (Equal to 1%, 2% or 3% of Line 2, Depending on Type of Property)			48,765.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum).			9,608.32
Maximum Tax That May Be Imposed Under Cap			58,373.32
GROSS PROPERTY TAX DISTRIBUTION AMOUNTS			
Taxing Authority			2023 Pay 2024
County			10,291.05
Township			1,250.01
School District			21,175.39

City	10,93 .61
Library	1,339.41
Tax Increment	0.00
Special District	4,697.69
Total	49,693.16

OTHER APPLICABLE CHARGES		APPLICABLE DEDUCTIONS	
Levying Authority	2023 Pay 2024	Type of Deduction	2023 Pay 2024
Little Cal River Basin	180.00	Blind/Disabled	0
		Geothermal	0
		Homestead/Standard	0
		Mortgage	0
		Over 65	0
		Veterans	0
		Abatement	0
		Enterprise Zone	0
		Investment	0
		Supplemental Standard	0
		Other	0
TOTAL OTHER CHARGES	180.00	TOTAL DEDUCTIONS	0

FIRST INSTALLMENT (SPRING)		SECOND INSTALLMENT (FALL)	
Delinquent After Friday, May 10, 2024		Delinquent After Tuesday, November 12, 2024	
Current Property Tax	21,512.97	Current Property Tax	21,512.97
Other Charges	180.00	Other Charges	0.00
Delinquent Tax	0.00	Delinquent Tax	0.00
Delinquent Penalty	0.00	Delinquent Penalty	0.00
LESS PREPAYMENTS	-21,692.97	LESS PREPAYMENTS	-21,512.97
Amount Due for SPRING	0.00	Amount Due for FALL	0.00

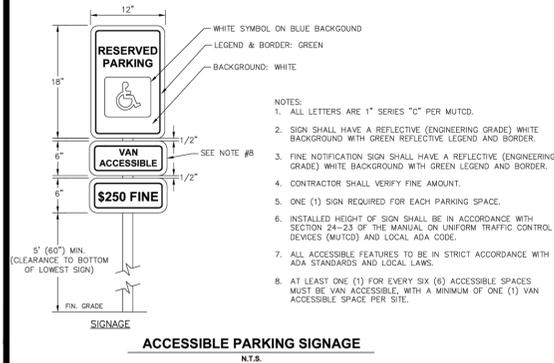
If there are no prior delinquencies, a five percent (5%) penalty will be added if the installment of the tax bill is paid within thirty (30) calendar days after the due date. A ten percent (10%) penalty will be added if an installment of the tax bill is not paid within thirty (30) calendar days after the due date or there are prior delinquencies.

PREVIOUS YEAR TAX INFORMATION FOR 2022 PAY 2023 (*As of Nov 13, 2023)

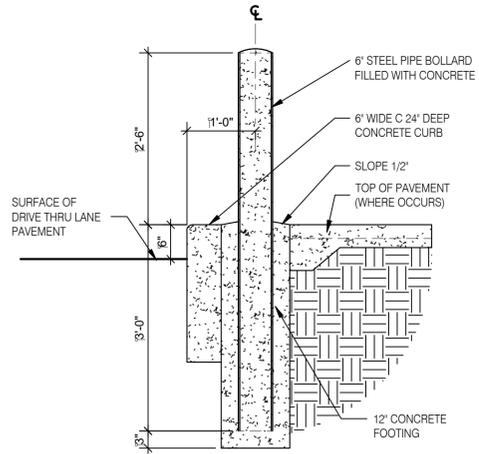
TAX DETAILS

Gross Assessed Value of Land	1,024,600
Gross Assessed Value of Improvements	582,400
Total Deduction Amount	0
Tax Rate	3.0460
Gross Tax Liability	48,949.22
Minus Total Credit Amount (State, Local and Circuit Breaker)	5,747.98
Net Tax	43,201.24

FIRST INSTAL MENT (S RING)		SECOND INSTA MENT (FAL)	
Property Tax Amount	21,600.62	Property Tax Amount	21,600.62
Other Charges	180.00	Other Charges	0.00
Delinquent Tax	0.00	Delinquent Tax	0.00
Delinquent Penalty	0.00	Delinquent Penalty	0.00
Amount Paid	21,780.62	Amount Paid	21,600.62
Balance Due At Year End*	0.00	Balance Due At Year End*	0.00



ADA PARKING SIGN N.T.S. **B**

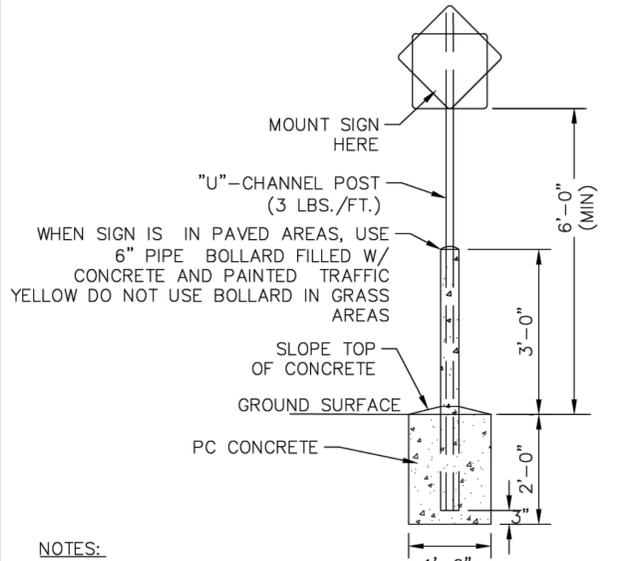


BOLLARD DETAIL N.T.S. **A**

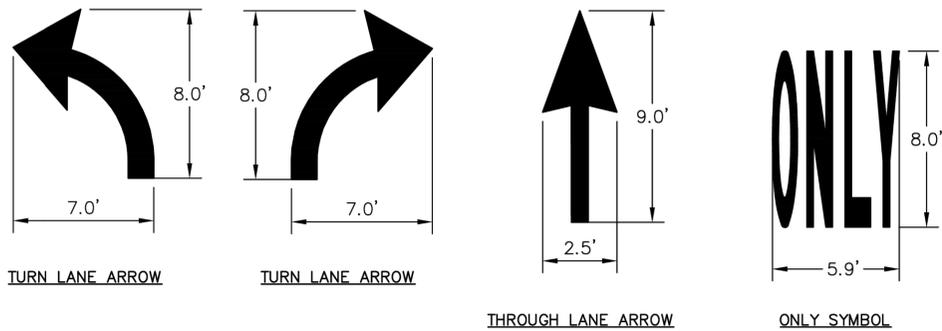
GENERAL NOTE:
COORDINATE NEW SIGNAGE WITH BRAND APPROVED SIGNAGE VENDOR.



MONUMENT SIGN DETAIL N.T.S. **D**

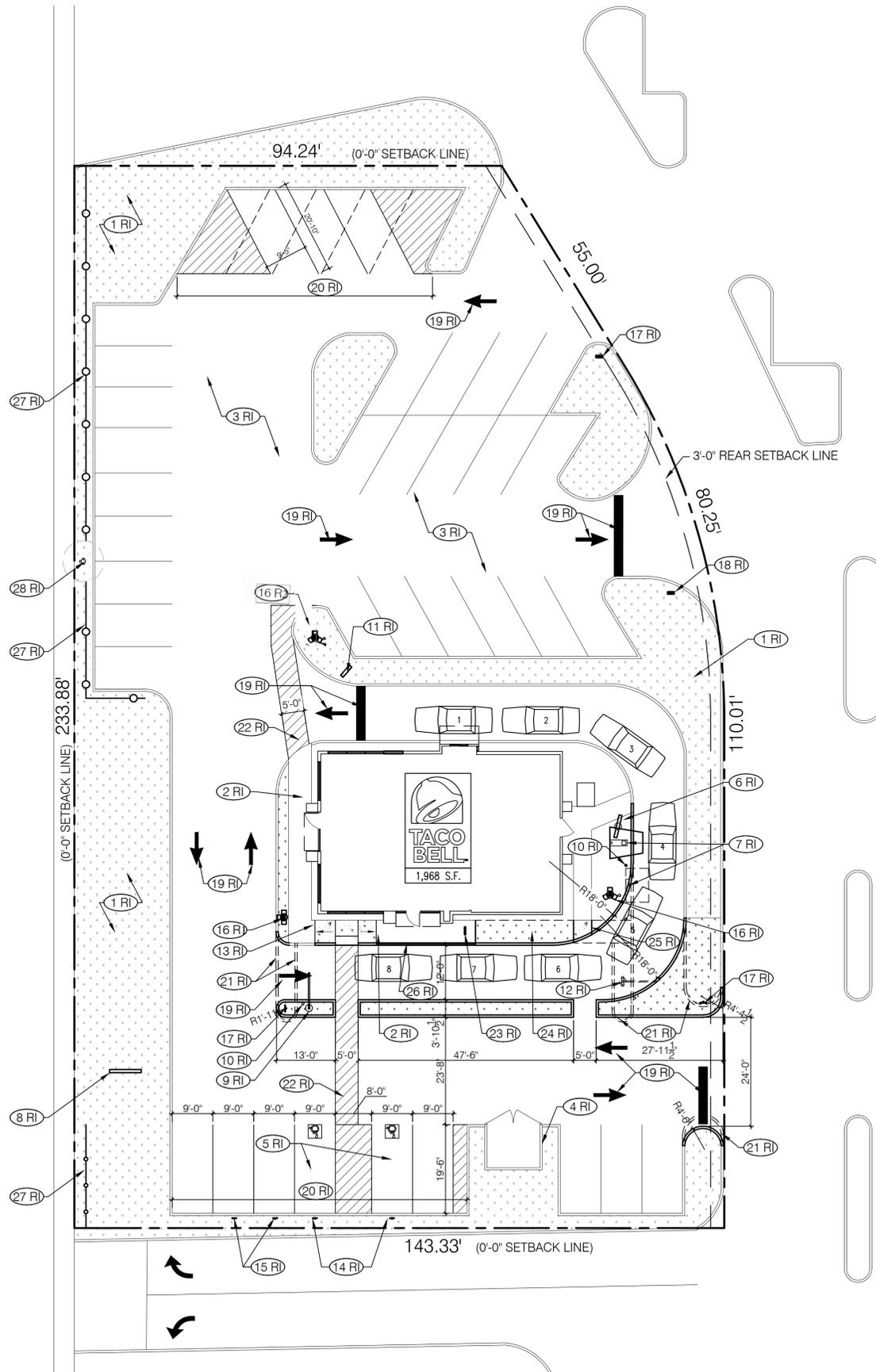


NON POWERED DIRECTIONAL SIGN N.T.S. **C**



TRAFFIC FLOW ARROWS N.T.S. **E**

CALUMET AVE



- 1 RI LANDSCAPING TO BE UPDATED. SEE LANDSCAPE PLANS.
- 2 RI EXISTING CONCRETE SIDEWALK TO REMAIN U.O.N.
- 3 RI EXISTING PARKING LOT TO REMAIN.
- 4 RI EXISTING TRASH ENCLOSURE TO REMAIN. PATCH/REPAIR MASONRY AS NEEDED. PAINT SW 7043 "WORLDLY GRAY" TO MATCH BUILDING EXTERIOR. EXISTING GATES TO BE REPLACED. SEE DETAIL C/SP1.2
- 5 RI NEW HANDICAP PARKING WHERE INDICATED.
- 6 RI EXISTING DIGITAL MENUBOARD TO REMAIN.
- 7 RI REMOVE EXISTING SPEAKERPOST AND CANOPY. REPLACE WITH NEW. REFER TO SP1.1 FOR DETAILS.
- 8 RI REFACE EXISTING MONUMENT SIGN.
- 9 RI NEW CLEARANCE BAR ON NEW FOUNDATION. REFER TO SP1.1 FOR DETAILS.
- 10 RI NEW BOLLARD. SEE A/SP1.0.
- 11 RI EXISTING DIRECTIONAL SIGN TO REMAIN. SCRAPE/PAINT EXISTING POLE BLACK. REFACE SIGN PER DETAIL 1/SP1.1. REPAINT EXISTING CABINET BLACK.
- 12 RI REMOVE EXISTING CLEARANCE BAR AND SHROUD.
- 13 RI REPLACE SIDEWALK WHERE INDICATED FOR ADA RAMP. NEW SIDEWALK TO BE 5" THICK WITH FIBER-MESH IN MIX.
- 14 RI NEW ADA SIGN, (1) CAR & (1) VAN. SEE B/SP1.0.
- 15 RI NEW MOBILE PICKUP PARKING SIGN.
- 16 RI EXISTING SITE POLES AND ONE NEW SITE POLE PAINT BLACK.
- 17 RI NEW NON-POWERED DIRECTIONAL SIGN "DRIVE-THRU" WITH ARROW. SEE C/SP1.0.
- 18 RI NEW NON-POWERED DIRECTIONAL SIGN "DO NOT ENTER". SEE C/SP1.0.
- 19 RI NEW PAINTED ARROWS AND STOP BARS. SEE E/SP1.0.
- 20 RI RE-STRIPE PARKING AS NOTED.
- 21 RI EXISTING CURB TO BE REMOVED.
- 22 RI NEW STRIPED ADA ACCESSIBLE WALK.
- 23 RI NEW BICYCLE RACK. SEE DETAIL 8/SP1.1.
- 24 RI REMOVE EXISTING SIDEWALK FOR NEW LANDSCAPE AREA.
- 25 RI EXTEND EXISTING SIDEWALK TO CURB.
- 26 RI NEW 3'-0" H METAL RAILING. SEE DETAIL 4/SP1.1.
- 27 RI NEW 3'-0" H ORNAMENTAL FENCE. SEE DETAIL 8/SP1.1.
- 28 RI EXISTING FIRE HYDRANT. MAINTAIN 4'-0" CLEARANCE.

KEYNOTES **F**

NOTE:
PROVIDE IRRIGATION FOR ALL LANDSCAPING AREAS. NOT PART OF THIS PERMIT. PERMITTED BY OTHERS.

SITE NOTES:

LOT SIZE:	31,405.5 SQ. FT.
EXISTING IMPERVIOUS:	24,917.6 SQ. FT.
PROPOSED IMPERVIOUS:	23,286.2 SQ. FT.
EXISTING PARKING & PAVING:	22,949.6 SQ. FT.
PROP. PARKING & PAVING:	21,318.2 SQ. FT.
EXISTING LANDSCAPING:	6,487.9 SQ. FT.
PROPOSED LANDSCAPING:	8,119.3 SQ. FT.
SETBACKS:	
FRONT:	0'-0"
SIDE:	0'-0"
REAR:	3'-0"
PARKING REQUIREMENTS:	
33 SPACES REQUIRED / 36 SPACES PROVIDED	
DRIVE-THRU STACKING:	
6 CARS REQUIRED / 8 CARS PROVIDED	
BICYCLE PARKING:	
2 SPACES REQUIRED / 2 SPACES PROVIDED	

MRV

ARCHITECTS, INC.

5105 TOLLVIEW DR., SUITE 201
ROLLING MEADOWS, IL 60008
TEL: 224-318-2140

MRV ARCHITECTS, INC. 2024
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10-22-24	SIGNAGE VARIANCE
09-19-24	CITY COMMENTS
09-17-24	FOR CONSTRUCTION
08-01-24	PERMIT SUBMITTAL
08-01-24	STATE COMMENTS
07-23-24	PLANNING SUBMITTAL
07-02-24	STATE REVIEW
07-02-24	SITE REVIEW #2
06-20-24	SITE REVIEW
05-28-24	NTP SUBMITTAL

CONTRACT DATE:
BUILDING TYPE: M-TYPE
PLAN VERSION: SUCCESSOR
SITE NUMBER:
STORE NUMBER: 005090

TACO BELL

7949 Calumet Ave.
MUNSTER, IN 46321



SUCCESSOR

SITE PLAN AND DETAILS

SP1.0

PLOT DATE:

A TWO (2x) REPLACEMENT FACES FOR EXISTING D/F MONUMENT

FABRICATE & INSTALL
2x New Polycarbonate Faces
For Existing Monument Sign



- Quantity:** 2x (Existing D/F Cabinet @ 7949 Calumet Ave)
- Overall Height:** 85"
- Overall Length:** 55 1/2"
- Total Sq. Ft.:** 32.76 each face
- Cabinet:** EXISTING
Painted to Satin Black
- Retainers:** EXISTING - 2"
Painted to Satin Black
- Face:** NEW White Polycarbonate
- Vinyl:** DIGITAL PRINT TO COLOR CODE
- Illumination:** EXISTING lamps (4x) 84" CW / HO

Notes: Remove & Dispose of Existing Sign Faces

*** Existing Face Is One Piece
No Divider Bar**



Purple
Hex code#5C2D73
RGB values(92, 45, 115)
CMYK values(20, 61, 0, 55)
Pantone®7665 C



Light Purple
Hex code#9679A7
RGB values(150, 121, 167)
CMYK values(10, 28, 0, 35)
Pantone®7440 C



TACO BELL
7949 Calumet Ave.
Munster Ind. 46321

Date	09/05/24
Acct. Executive	Lauren Valdez
Sheet #	001
△ Revision Number	Date
1	00/00/00
2	
3	
4	
5	
6	
Drawn By	D.Townson
Drawing Scale	
PERMIT INFO	
Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	Yes

Signature	mm/dd/yy
Cust. Approval	Date
Signature	mm/dd/yy
Landlord Approval	Date

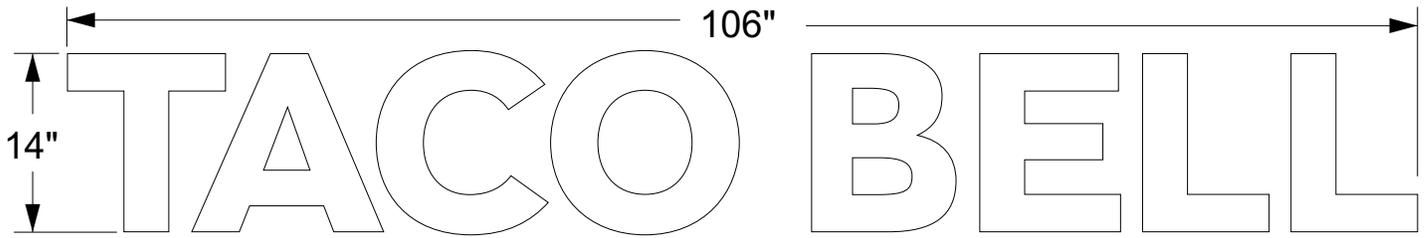
G:\Shared drives\Client Drive\Client Files\T\Taco Bell\Taco Bell - Shamrock\Munster, IN\Art\New Faces.pdf



ELECTRICAL NOTES
Sign company DOES NOT provide Primary Electrical to Sign. Power to the Sign must be done by a licensed electrical contractor or licensed electrician.

Each Sign Must Have:
1. A minimum of One(1) dedicated 120V 20A circuit.
2. Junction box installed within Six(6) feet of Sign.
3. Three Wire: Line, Ground, and Neutral.

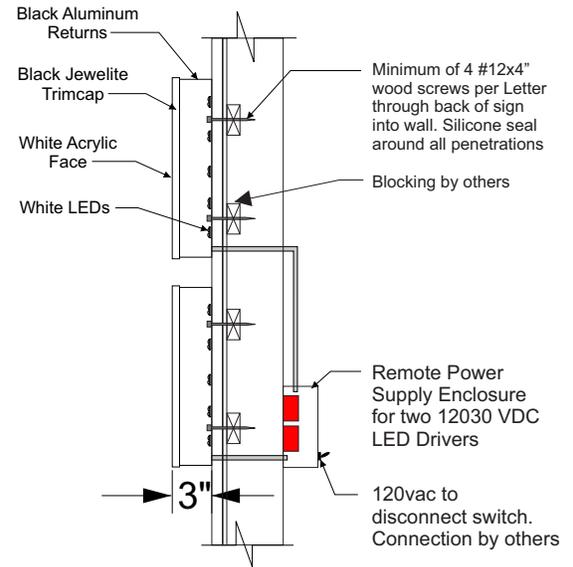
Taco Bell 14" High Channel Letter Sign



10.3 Sq. Ft. (Squared)



11.2 Sq. Ft. (Squared)



Optional Day / Night Faces

- Black Face During Day, White Illuminated at Night



Design Parameters:

- 150 mph wind speed 3-second gust-Exposure C.
- 300 PSF per foot of depth allowable lateral soil bearing pressure
- Compliant with national building codes and standards
- (IBC, UBC, BOCA, AISC, ASCE 7, ACI & Aluminum Design Manual)
- Refer to written documentation for material specification details.

Electrical:

LED Module 6500K White
- 0.5 Watt per Module

(2) LED Power Supply 12030
- 0.5 Amps per Power Supply

Total Amp Load: 1.0 Amp - 120 Volts AC

Circuits: (1) 20 amp circuits 60 HZ - UL 48 & NEC compliant

Total Load: 6.6 amps - (1) 20 amp circuits 60 HZ

Graphic & Color Specifications:

Color	PMS
Dark Purple	2603
Light Purple	2577

Taco Bell - 14"H Channel Letters

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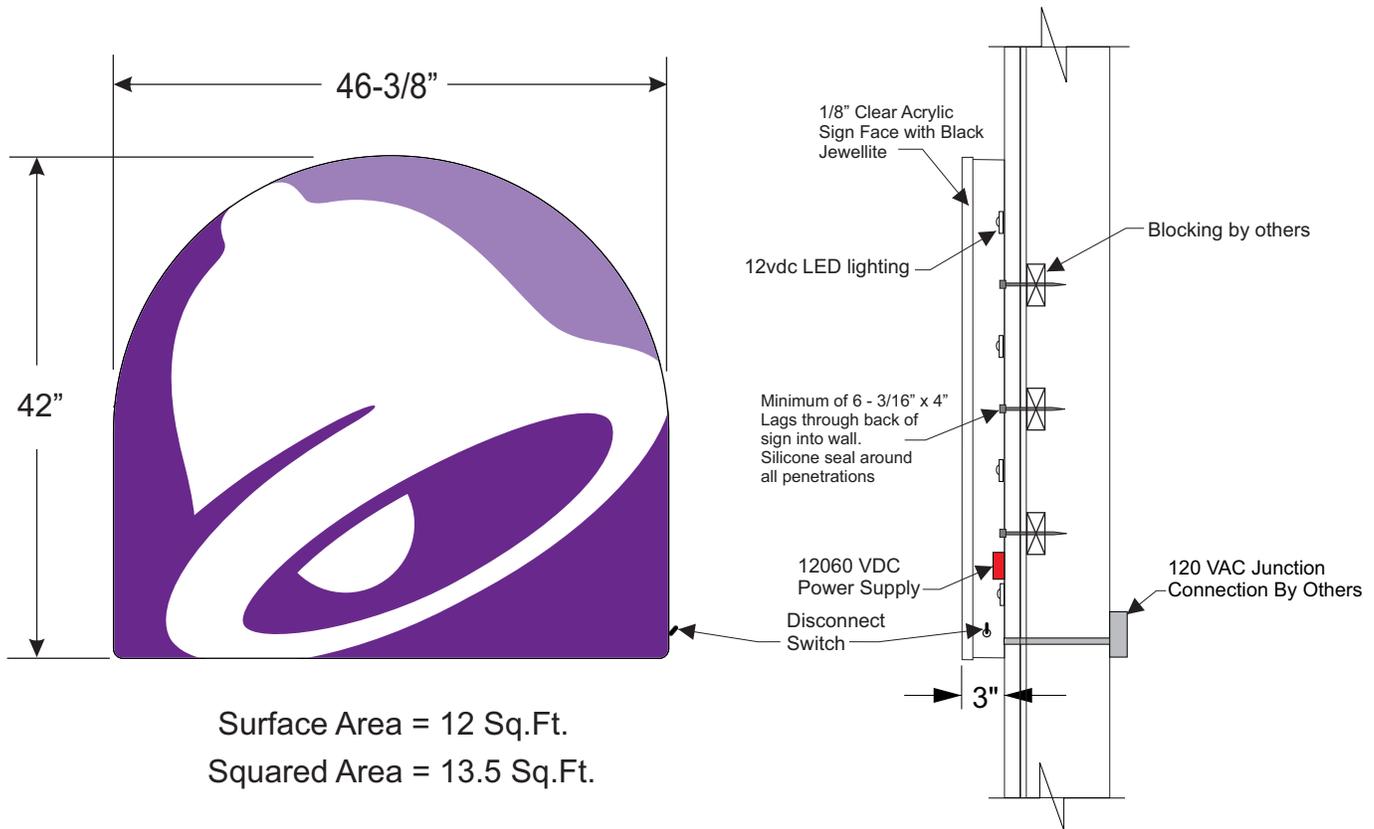
CUSTOMER Taco Bell		FILE NUMBER
DRAWN BY JLW	APPROVED BY (please print)	LAST MODIFIED 1/30/2017
SCALE NTS	SIGNATURE	APPROVAL DATE

Awningtec USA
Backlit Awnings Illuminated Signs

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P.O. Box 837, Corydon, Indiana, USA, 47112
Phone: (812) 734-0423 * 1-800-450-4040 * FAX: (812) 734-0344

Taco Bell 3'6" x 3'10-3/8" Logo Sign



Design Parameters:

- 150 mph wind speed 3-second gust-Exposure C.
- 300 PSF per foot of depth allowable lateral soil bearing pressure
- Compliant with national building codes and standards
- (IBC, UBC, BOCA, AISC, ASCE 7, ACI & Aluminum Design Manual)
- Refer to written documentation for material specification details.

Electrical:

LED Module 6500K White
 - 0.5 Watt per unit
 (1)LED Power Supply 12060
 - 0.75 Amps per Power Supply
 Total Amp Load: 0.75 amps/120 Volts AC
 Circuits: (1) 20 amp circuits 60 HZ - UL 48 & NEC compliant

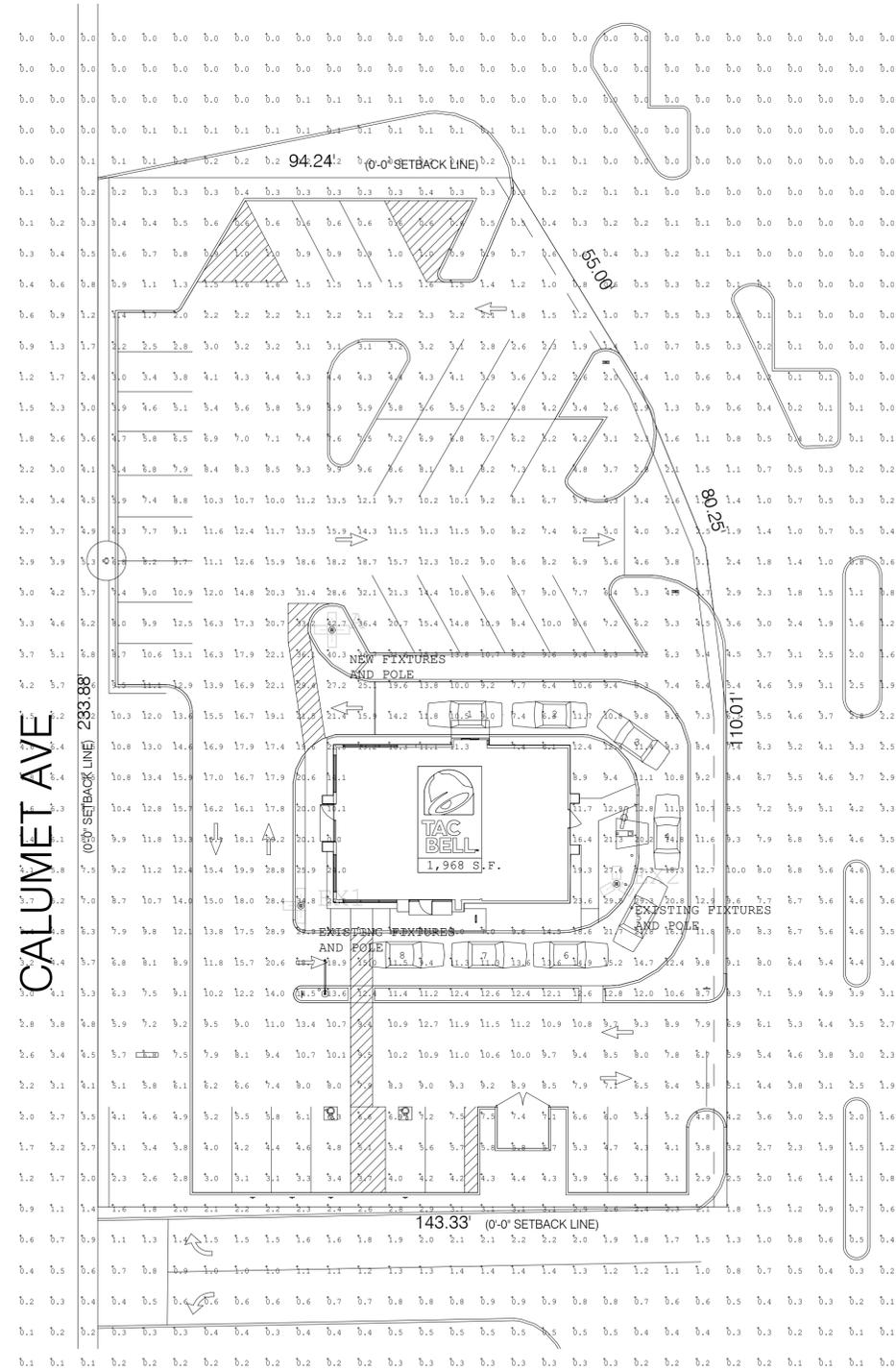
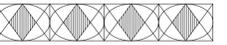
Graphic & Color Specifications:

Color	PMS
Dark Purple	2603
Light Purple	2577

Taco Bell 3'6" x 3'10-3/8" Logo Sign

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CUSTOMER		FILE NUMBER TB-BellLogo-V930-42x46.375.cdr	<p>P.O.Box 837, Corydon, Indiana, USA, 47112 Phone-(812) 734-0423 * 1-800-450-4040 * FAX-(812)734-0344</p>
DRAWN BY MWW	APPROVED BY (please print)	LAST MODIFIED 03-13-17	
SCALE NTS	SIGNATURE	APPROVAL DATE	



ACCUSERV LIGHTING & EQUIPMENT
877-707-7378
DESIGNED BY: JOHN BUJAKE
jbujake@accu-serv.com
QUOTATIONS BY: AARON HAMPTON
ahampton@accu-serv.com

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED	4.83	42.7	0.0	N.A.	N.A.
PARKING LOT & DRIVE-THRU SURFACE	9.25	36.4	0.5	18.50	72.80

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLF	CCT	Luminaire Watts	Mounting Height	Description
	1	A	4 @ 90 Degrees	44426	0.900	3000K	338	22.5	(4) VP-3-480L-340-5K7-5QW-UNV-A-DBT / SES-20-40-01-F-B3-DBT
	1	EX1	3 @ 90 Degrees	44426	0.900	3000K	338	22.5	(3) EXISTING VP-3-480L-340-5K7-5QW-UNV-A-DBT / EXISTING TTF-VIPER-DBT / EXISTING 20' TENON-TOP POLE
	1	EX2	3 @ 120 Degrees	44426	0.900	3000K	338	22.5	(3) EXISTING VP-3-480L-340-5K7-5QW-UNV-A-DBT / EXISTING TTF-VIPER-DBT / EXISTING 20' TENON-TOP POLE

POLES ARE 20'-0" ON 2'-6" BASES

△ 10-22-24	SIGNAGE VARIANCE
△ 09-19-24	CITY COMMENTS
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STORE NUMBER: 005090

TACO BELL

7949 Calumet Ave.
MUNSTER, IN 46321



SUCCESSOR

PHOTOMETRIC PLAN

PH1.0

PLOT DATE:

