

VILLAGE OF ANTIOCH

ORDINANCE NO. 10-12-33

**AN ORDINANCE GRANTING A VARIANCE FROM
TITLE 10, CHAPTER 14 SECTION 6 OF THE
VILLAGE CODE RELATED TO WALL SIGNS
(Taco Bell/NJB Operations: PZB 10-03)**

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

December 20, 2010

**Published in pamphlet form by authority of the Village Board
of the Village of Antioch, Lake County, Illinois,
this 21st day of December, 2010.**

LAWRENCE M. HANSON	President	DENNIS B. CROSBY	Trustee
		JAY JOZWIAK	Trustee
CANDI L. ROWE	Clerk	SCOTT A. PIERCE	Trustee
		TED P. POULOS	Trustee
ROBERT J. LONG	Attorney	GEORGE C. SAKAS	Trustee
		MICHAEL W. WOLCZYZ	Trustee

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VILLAGE CODE RELATED TO WALL SIGNS
(Taco Bell/NJB Operations: PZB 10-03)**

WHEREAS, application has been made by NJB Operations (“Owner”) as part of the reconstruction of Taco Bell for a variation to permit additional wall signage in excess to the two allowed by Title 10-14-6 of the Village Code and for a monument sign in excess of the 8 feet height allowed by Title 10-14-7 of the Village Code (collectively, the “Variance”); and

WHEREAS, a public hearing was duly advertised on in the Waukegan News Sun and was held by the Combined Planning Commission and Zoning Board on August 12, 2010, on which date the Combined Planning Commission and Zoning Board voted in favor of recommending approval of the Applicant’s application for said Variance for wall signage and denied the request for additional height for the monument signage; and

WHEREAS, the Combined Planning Commission and Zoning Board has heretofore submitted to the Mayor and Board of Trustees of the Village of Antioch, Lake County, Illinois, its findings of fact and recommendations related thereto; and

WHEREAS, the Corporate Authorities of the Village of Antioch, Lake County, Illinois, have duly considered said finding and recommendations of said Combined Planning Commission and Zoning Board;

THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Antioch, Lake County, Illinois, as follows:

SECTION 1: The findings and recommendations of the Combined Planning Commission and Zoning Board of the Village of Antioch, Lake County, Illinois, are herein incorporated by reference as the findings of this Board to the same effect as if fully recited herein at length. All references in the findings and recommendations are made the references of the Mayor and Board of Trustees of the Village of Antioch.

SECTION 2: That the property which is the subject of this Ordinance (the "Subject Property") is legally described as follows:

Lot 4 of Antioch Venture Being a Resubdivision of Part of Lot 137 in County Clerk's Plat of Unsubdivided Lands in the Northwest Quarter of Section 17, Township 46 North, Range 10 East of the Third Principal Meridian as recorded on Document No 2722207, Dated September 16, 1988 in Lake County, Illinois.

SECTION 3: A variance from Section 10-14-6 is hereby granted and issued to the property operated by NJB Operations, and commonly known as Taco Bell, as herein more specifically described, for the purpose of a variation to permit additional wall signage as provided in documents EL1.0 and EL 1.1 provided by Warren Johnson Architects dated March 02, 2010.

SECTION 4: The specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the Village to the extent that there might be any conflict. Except for the foregoing limitation, the development of the Subject Property is subject to all terms and conditions of applicable ordinances and regulations of the Village of Antioch.

SECTION 5: The following exhibits shall be attached to and made a part of this Variation Ordinance and, except as expressly modified by this Ordinance, all

standards, requirements, designs or specifications in such exhibits shall be binding on the Applicant:

1. Elevation Sheets E1.0 and E1.1 for Taco Bell, Antioch Illinois, as depicted by Warren Johnson Architects, and dated Plotted March 02, 2010.
2. Letter of Recommendation from the Planning and Zoning Board, dated, August 26, 2010.

SECTION 6: Any person violating the terms and conditions of this Ordinance shall be subject to a penalty not exceeding Five Hundred Dollars (\$500.00) with each and every day that the violation of the Ordinance is allowed to remain in effect being deemed a complete and separate offense. In addition, the appropriate authorities of the Village may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person violating the terms of this Ordinance be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees. This section shall not apply to the Village of Antioch, its officials, agents or employees.

SECTION 7: The premises shall be made available for inspection by any department of the Village at all reasonable times for compliance with this Ordinance and any other laws or regulations.

SECTION 8: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law. Provided, however, that this Ordinance shall not take effect until a true and correct copy of this Ordinance is executed by the Applicants or such other parties in interest consenting to and agreeing to be bound by the terms and conditions contained within

this Ordinance. Such execution shall take place within sixty (60) days after the passage and approval of this Ordinance or within such extension of time as may be granted by the Corporate Authorities by motion.

PASSED this 20th day of December, 2010, by the Corporate Authorities of the Village of Antioch on a roll call vote as follows:

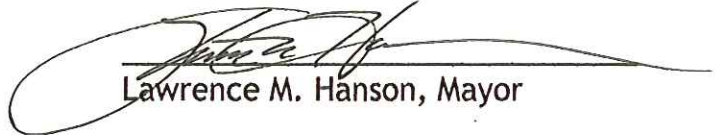
AYES: 3: Poulos, Sakas and Crosby.

NAYS: 1: Pierce.

ABSTAIN: 1: Jozwiak.

ABSENT: 1: Wolczyk.

APPROVED this 20th day of December, 2010.


Lawrence M. Hanson, Mayor

ATTEST:


Candi Rowe, Village Clerk

Published by me in pamphlet form
this 21st day of December, 2010.



STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

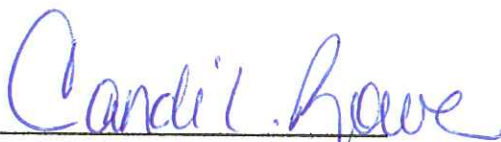
CERTIFICATE

I, Candi L. Rowe, certify that I am the duly appointed Municipal Clerk of the Village of Antioch, Lake County, Illinois.

I certify that on December 20, 2010, the Corporate Authorities of such municipality passed and approved **Ordinance No. 10-12-33**, entitled "**AN ORDINANCE GRANTING A VARIANCE FROM TITLE 10, CHAPTER 14 SECTION 6 OF THE VILLAGE CODE RELATED TO WALL SIGNS (Taco Bell/NJB Operations: PZB 10-03)**" which provided by its terms that it should be published in pamphlet form.

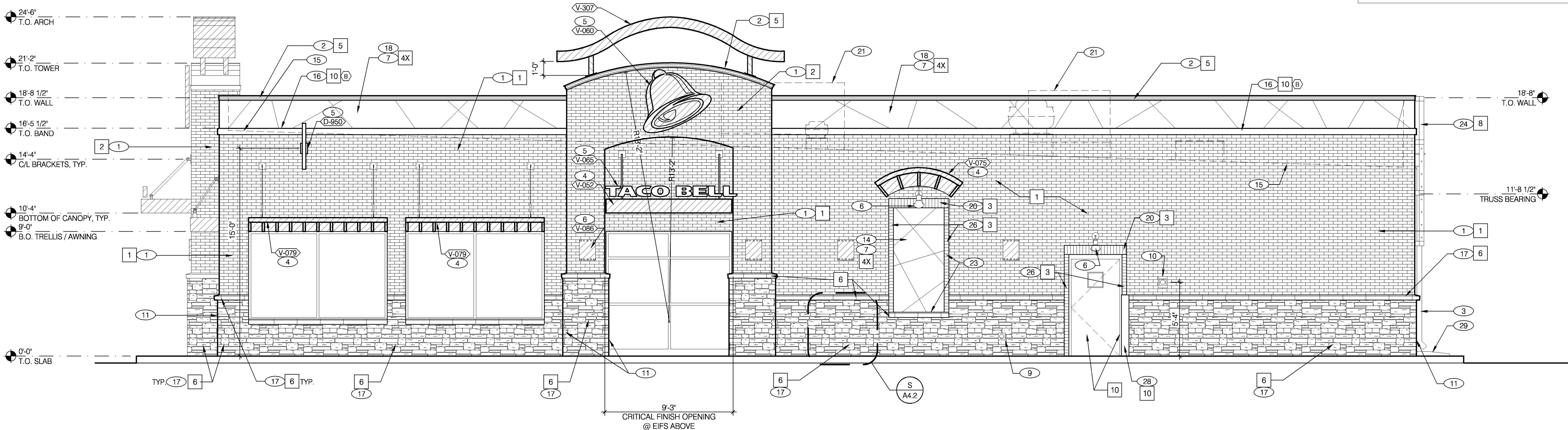
The pamphlet form of **Ordinance No. 10-12-33**, including the Ordinance and cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on December 21, 2010, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Municipal Clerk.

DATED at Antioch, Illinois, this 21st day of December, 2010.


Candi L. Rowe, Village Clerk



SIGN INSTALLER MUST CAULK TOP OF TRELLIS, CANOPIES AND MUST USE CAULK AT BOLTS TO KEEP WATER OUT OF BUILDING.



WEST (VESTIBULE) ELEVATION 1/4"=1'-0"

A

OWENS CORNING
DANE HAGERTY
902 SOUTH RANDALL ROAD
SUITE C, #247
ST. CHARLES, IL 60605
EMAIL: Dane.Hagerty@Owenscorning.com
PH: 630.513.1402

CORONADO PRODUCTS
MERIDITH ZEIGLER
11191 CALABASH AVENUE
FONTANA, CA 92337
PH: 949.254.0046

DAVIS COLORS
(Mortar)
WEST: 800-356-4848
EAST: 800-638-4444

BRICKS INC. - LOCAL
BRENT SCHMIDT
723 S. LASALLE STREET
AURORA, IL 60605
630-897-9926
bschmidt@bricksinc.net

INTERSTATE BRICK - CORPORATE
BETH POLIS
9780 S. 5200 WEST
WEST JORDAN, UT 84088
909-352-6678

SITE IDENTIFICATION:

PROPOSED: NEW 40' TALL, 229 S.F. PYLON SIGN
PROPOSED: 2 EXISTING DIRECTIONAL SIGNS TO REMAIN AND BE REFACED
2 ADDITIONAL SIGNS AT DRIVE THRU ENTRANCE AND EXIT

WALL SIGNS:

PROPOSED: (3) SWINGING BELL SIGNS (MTD. ON WALL)
22.2 S.F. EACH x 3 = 66.6 S.F.
(3) "TACO BELL" SIGNS (MTD. ON CANOPY)
7.2 S.F. EACH x 3 = 21.6 S.F.
(1) PIZZA HUT BLADE SIGN (MTD. ON WALL)
7.0 S.F. EACH x 1 = 7.0 S.F.
(1) METAL BELL CUTOUT (MTD. ON WALL)
3.5 S.F. EACH x 1 = 3.5 S.F.
TOTAL OF WALL SIGNS = 98.7 S.F.

FINISH CONTACTS

I

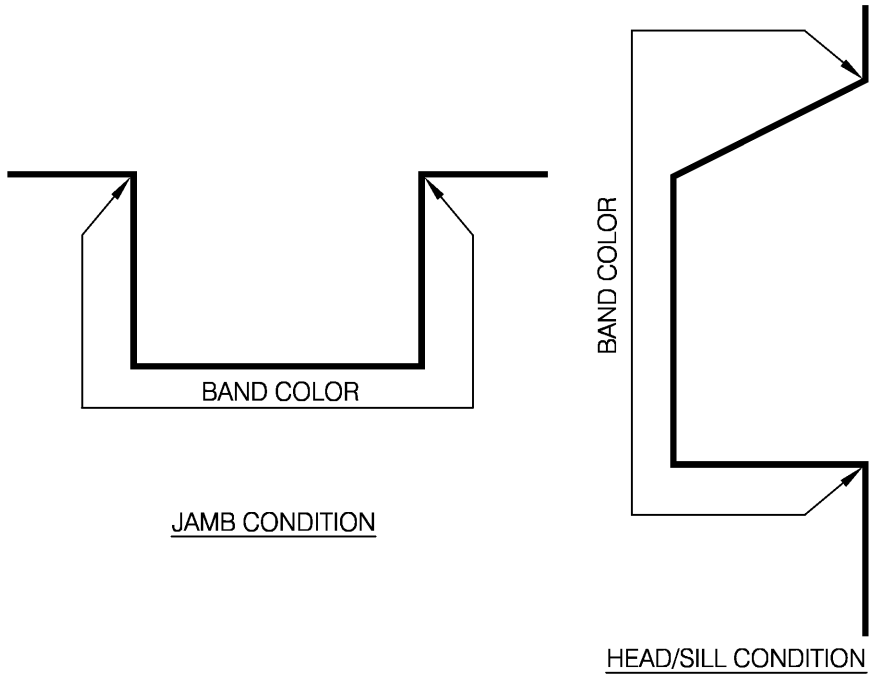
SIGN CALCULATIONS / NOTES

G

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	ALTERNATE COLOR
1	TACO BELL MAIN WALL COLOR	CORONADO	PALOMINO (4" x 8" WIRE CUT)	INTERSTATE BRICK	DESERT SAND (2 1/4" x 7 5/8")
2	TACO BELL ACCENT COLOR	CORONADO	AMBER (4" x 8" WIRE CUT)	INTERSTATE BRICK	OCHRE BUFF (2 1/4" x 7 5/8")
3	TACO BELL ACCENT BAND COLOR	CORONADO	ROOKWOOD (4" x 8" WIRE CUT)	INTERSTATE BRICK	VALLEY TAN (2 1/4" x 7 5/8")
4A	TACO BELL PARAPET BAND COLOR	SHERWIN WILLIAMS	6383 "GOLDEN RULE"		
4B	TACO BELL PARAPET BAND COLOR	SHERWIN WILLIAMS	2861 "AVOCADO"		
4C	TACO BELL PARAPET BAND COLOR	SHERWIN WILLIAMS	2803 "ROOKWOOD TERRA COTTA"		
4D	TACO BELL PARAPET BAND COLOR	SHERWIN WILLIAMS	6558 "PLUMMY"		
5	TACO BELL PARAPET CAP COLOR	SHERWIN WILLIAMS	7069 "IRON ORE"		
6	FIELD STONE	OWENS CORNING DANE HAGERTY 630.513.1402	PROSTONE, VINTAGE WINE #PRO-482284		
	SILL TABLE / CAP STONE		TRIMSTONE, TAUPE		
	STONE MORTAR	DAVIS COLORS	TRUE-TONE - MC58 LIGHTEST OR EQUAL		
7	PIPE BOLLARDS	-	DOT YELLOW		
8	TACO BELL MAIN WALL COLOR	SHERWIN WILLIAMS	6122 "CAMELBACK"		
9	TACO BELL ACCENT COLOR	SHERWIN WILLIAMS	6657 "AMBER WAVE"		
10	TACO BELL ACCENT BAND COLOR	SHERWIN WILLIAMS	2823 "ROOKWOOD CLAY"		

EXTERIOR FINISH SCHEDULE

H



YAF009

ACCENT BAND COLOR TRANSITION

E

MISCELLANEOUS

- A. SEE SHT A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.
B. SEE SCOPE OF WORK FOR RESPONSIBILITIES.
C. "HIGH IMPACT" MESH SHALL BE USED AT ALL RAISED TRIM BANDS @ ENTRIES, WINDOWS & EXPRESSION PANELS U.O.N. SEE SPECIFICATIONS.
D. THE PAINT COLORS SHOWN ARE COLOR REFERENCES FOR THE E.I.F.S. SUPPLIER.
E. E.I.F.S. TEXTURE SHALL BE "FINE".

SEALERS (REFER TO SPECS):

- A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL @ WINDOWS.

LEGEND:



A. VENDOR SCOPE INCLUDES SUPPLY AND INSTALLATION OF AWNINGS, CANOPIES, AND SIGNAGE.

CRITICAL FINISH OPENINGS:

- A. BUILDING FINISH OPENINGS THAT ARE DESIGNATED AS "CRITICAL" SHALL BE MAINTAINED TO PROVIDE FOR THE STANDARD INSTALLATION OF STANDARD SIGNAGE / BUILDING ELEMENTS. VERIFY DIMENSIONS WITH SIGN VENDOR.

GENERAL NOTES

F

V-XXX	QTY	ITEM DESCRIPTION	ELEC	AREA
V-060	3	TACO BELL "SWINGING BELL" SIGN 4'-10 1/2"W x 4'-6 1/4"H	X	22.2
V-062	1	TACO BELL METAL CUT OUT BELL SIGN (SEE NOTE 27, THIS SHEET)		3.5
V-065	3	TACO BELL SIGN 9'-2"W x 9 1/8"H	X	7.2
D-950	1	PIZZA HUT BLADE SIGN 3'-0" DIAMETER	X	7.0

SIGN SCHEDULE

N.T.S.

D1

V-052	3	TACO BELL CANOPY 9'-2"W x 4'-6"D x 1'-0"H W/ LETTERS	X
V-091	1	TACO BELL CANOPY 9'-2"W x 4'-6"D x 1'-0"H	X
V-307	3	TB STEP2BOLD FLYING ARCH 16'-5"W x 3'-3" + 1'-3"H x 3'-0"D	
V-092	1	TACO BELL TRELLIS CANOPY 5'-0"W x 1'-0"H x 2'-0"D	
V-071	2	TACO BELL TRELLIS CANOPY 6'-0"W x 1'-0"H x 2'-0"D	
V-075	2	TACO BELL ARCHED TRELLIS CANOPY	
V-079	3	TACO BELL TRELLIS CANOPY 10'-0"W x 1'-0"H x 2'-0"D	
V-086	10	TACO BELL LIGHT FIXTURE	X

* REQUIRES LIGHT FIXTURE(S). SEE ELECTRICAL.

NOTE: ADDITIONAL INFORMATION IS AVAILABLE ON THE PLANS.YUM.COM WEBSITE. SEE "SIGNAGE AND AWNING INFO."

APPURTENANCES SCHEDULE

N.T.S.

D

- (1) THIN BRICK. SEE DETAIL 7/A6.2 FOR INSTALLATION DETAIL.
(2) DURO-LAST DRIP EDGE FLASHING; PRIME AND PAINT IN FIELD. SEE DETAILS 1, 2 / A6.0.
(3) SCUPPER AND DOWNSPOUT, SEE DETAIL 4/A6.4
(4) CANOPY AND TRELLIS. SEE SCOPE OF WORK.
(5) BUILDING SIGN, SEE SCOPE OF WORK.
(6) WALL LIGHTING, CENTER OVER EXPRESSION PANEL OR AS SHOWN. HT. AS INDICATED. SEE SHEET E4.0
(7) 1" DRAINABLE E.I.F.S. SEE E.I.F.S. LEGEND, THIS SHEET.
(8) SPANDREL GLASS.
(9) HOSE BIB - REFER TO DETAIL 19/A6.3. ALIGN W/ ADJACENT PERPENDICULAR INTERIOR WALL.
(10) CO2 FILLER VALVE & COVER.
(11) STONE CORNER PER DETAIL 8/A6.2.
(12) STEEL BOLLARD. SEE SITE DETAILS.
(13) ELECTRICAL SWITCHGEAR EQUIPMENT, IN SAME LOCATION AS EXISTING METER. REFER TO ELECTRICAL DRAWINGS.
(14) REFER TO M/A4.2 FOR PAINTED "EXPRESSION PANEL" PAINTING DIRECTIONS. SEE DETAIL 9 / A6.2.
(15) INDICATES ROOF BEYOND.

- (16) HORIZONTAL TRIM BAND. SEE DETAILS 12/A6.2 & E/A4.0. BAND PAINT COLOR SHALL BE APPLIED TO TOP, BOTTOM & FACE OF BAND.
(17) CULTURED STONE WAINSCOT AND CAPSTONE. SEE N / A4.2 AND 7, 8, 17, 18, 19/ A6.2. SOLID GROUT, ALL STONES TO SCRATCH PLASTER SUBSTRATE WITH NATURAL COLORED MORTAR; DEEP RAKED TO 3/8" FROM SURFACE.
(18) REFER TO SHEET A4.2 FOR PARAPET PAINTING DIRECTIONS
(19) GAS METER. DO NOT PAINT METER.
(20) THIN BRICK SOLDIER COURSE.
(21) RTU LOCATION BEYOND.
(22) NOT USED.
(23) SEE DETAILS 9, 13, 15 & 16/A6.2 FOR ACCENT TRIM.
(24) ROOF ACCESS LADDER, SEE 15/A6.3.
(25) "OPEN LATE SIGN" IS SUPPLIED BY THE OWNER THROUGH THE DISTRIBUTOR, AND IS NOT PART OF THE SIGNS AND AWNINGS PACKAGE. SEE DETAIL 5, 10, 11, 20 / A6.3.
(26) THIN BRICK HEADER COURSE.
(27) METAL CUT OUT BELL IS SUPPLIED BY THE OWNER THROUGH THE DISTRIBUTOR, AND IS NOT PART OF THE SIGNS AND AWNINGS PACKAGE.
(28) 18 GA. PAINTED STEEL U-CHANNEL TO EXTEND TO TOP OF WAINSCOT. PAINT TO MATCH ACCENT BAND AROUND DOOR.
(29) SPLASH BLOCK.
(30) CHANGE IN THIN BRICK COLOR.
(31) SCUPPER OVERFLOW, HOLD 2" OFF OF FINISH ROOF. SEE DETAIL 12 / A6.4.
(32) INTERNATIONAL SYMBOL OF ACCESSIBILITY.

KEY NOTES

C

PRELIM CITY REVIEW	04.13.09
DAC SUBMITTAL	06.22.09
PERMIT SUBMITTAL	11.09.09
VILLAGE COMMENTS	02.17.10
ZONING SUBMITTAL	03.03.10

CONTRACT DATE: 04.01.09
BUILDING TYPE: T-Y07
PLAN VERSION: JUL08I
PROJECT NUMBER: 09037.CD
DRAWN BY: C. JORDAN

TACO BELL / PIZZA HUT

322 W. IL ROUTE 173
ANTIOCH, IL 60002



EXTERIOR ELEVATIONS

EL1.0

PLOT DATE: 3-02-10

WARREN JOHNSON
ARCHITECTS, INC.
14 N. GREELEY STREET PALATINE, IL 60067
TEL. 847.359.4616 FAX 847.359.4641

MAYOR
Lawrence M. Hanson

CLERK
Candi L. Rowe



TRUSTEES
Dennis B. Crosby
Jay Jozwiak
Scott A. Pierce
Ted P. Poulos
George C. Sakas
Michael W. Wolczyk

August 26, 2010

To: The Honorable Larry Hanson, Mayor; and
Members of the Village Board of Trustees

From: Vern Burdick, Chairmen
Combined Planning and Zoning Commission

RE: PZB10-03 Taco Bell Sign Variance Finding of Fact: Lot 4 of Antioch Venture Being a Resubdivision of Part of Lot 137 in County Clerk's Plat of Unsubdivided Lands in the Northwest Quarter of Section 17, Township 46 North, Range 10 East of the Third Principal Meridian as recorded on Document No 2722207, Dated September 16, 1988 in Lake County, Illinois.; PZB 10-03;

The Combined Planning Commission and Zoning Board conducted a public hearing on April 08, 2010 and August 12, 2010 following notification as required by State Law and Village Ordinances to consider a Sign Variance Request pursuant to Title 10 of the Village Code.

As part of the proposed reconstruction of the Antioch Taco Bell/Pizza Hut, the applicant NJB Operations has requested a sign variance be granted from the Village Code to allow for the installation of additional wall signs, logos on directional signage, and a height variance for the ground sign. Initial construction drawings for the building were submitted during the redrafting of the code, and the applicant was notified of the forthcoming revisions.

Warren Johnson Architects, representing NJB Operations presented to project and redevelopment proposal, which comprised of the complete construction and rebranding of the Taco Bell/Pizza Hut. The proposal requested the use of three wall signs, three canopy signs, one blade sign, and a freestanding sign.

Dustin Nilsen, Director of Community presented his report. He summarized the standards for a zoning variance approval listed under Title 10, Chapter 14, Section 6 of the Village Code, reported the history of the project and the comparison of the standards allowed by the past sign code and the current. This was of particular relevance to this case due to the fact that the project design and construction were in process as the code was being reconstructed. Based on the code revision, the applicant was afforded a greater opportunity to utilize additional wall signage, but less area for its ground sign. In short he did not recommend approval of the variance.

After a continuation of the project, the applicant provided amended drawings based on Planning and Zoning Board comments on May 10th, 2010. After a review of the drawings, the Planning and Zoning Board recommended that the additional wall signage be allowed but that the monument sign variance be denied.

Findings

Based upon the facts presented in the case the Planning and Zoning Board finds the following:

The applicant has two unique users, in brand and function, therefore the additional signage meets a need to distinguish the two users, even if they fall under common ownership. This is a unique circumstance that generally does not apply to users of similar use and location. Therefore the additional wall signage is justified.

In regards to the monument signage the applicant does not meet a number of the key standards listed above; and therefore the Planning and Zoning Board cannot make a positive recommendation regarding the variance with the following findings.

1). There does not appear to be a demonstrated practical design difficulty (Standard (a) iv));

There are a number of similarly situated commercial lots along Illinois 173, all having similar setback and landscaping requirements. At this time no users have been granted or justified a height variance regarding the height of monument signage.

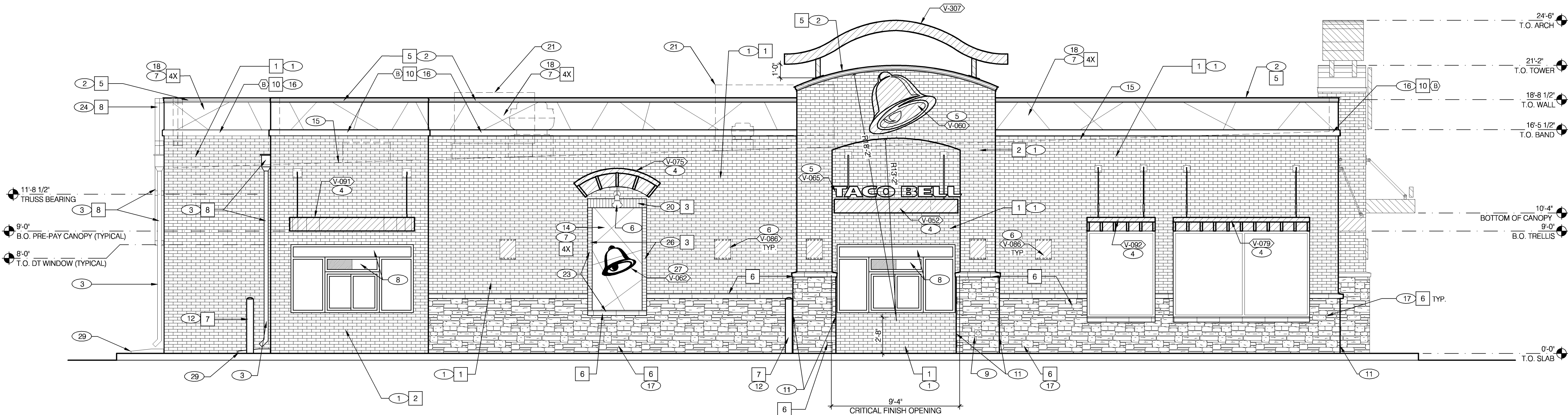
3). The strict application of the regulation will not deny the applicant a reasonable use of the land (Standard (e)).

The applicant has been issued permits to construct the restaurant and is allowed ample wall signage and a monument sign.

With those findings the Planning and Zoning Board unanimously recommends that the wall signage package be approved and the ground signage including the directional logos and monument variance be denied.

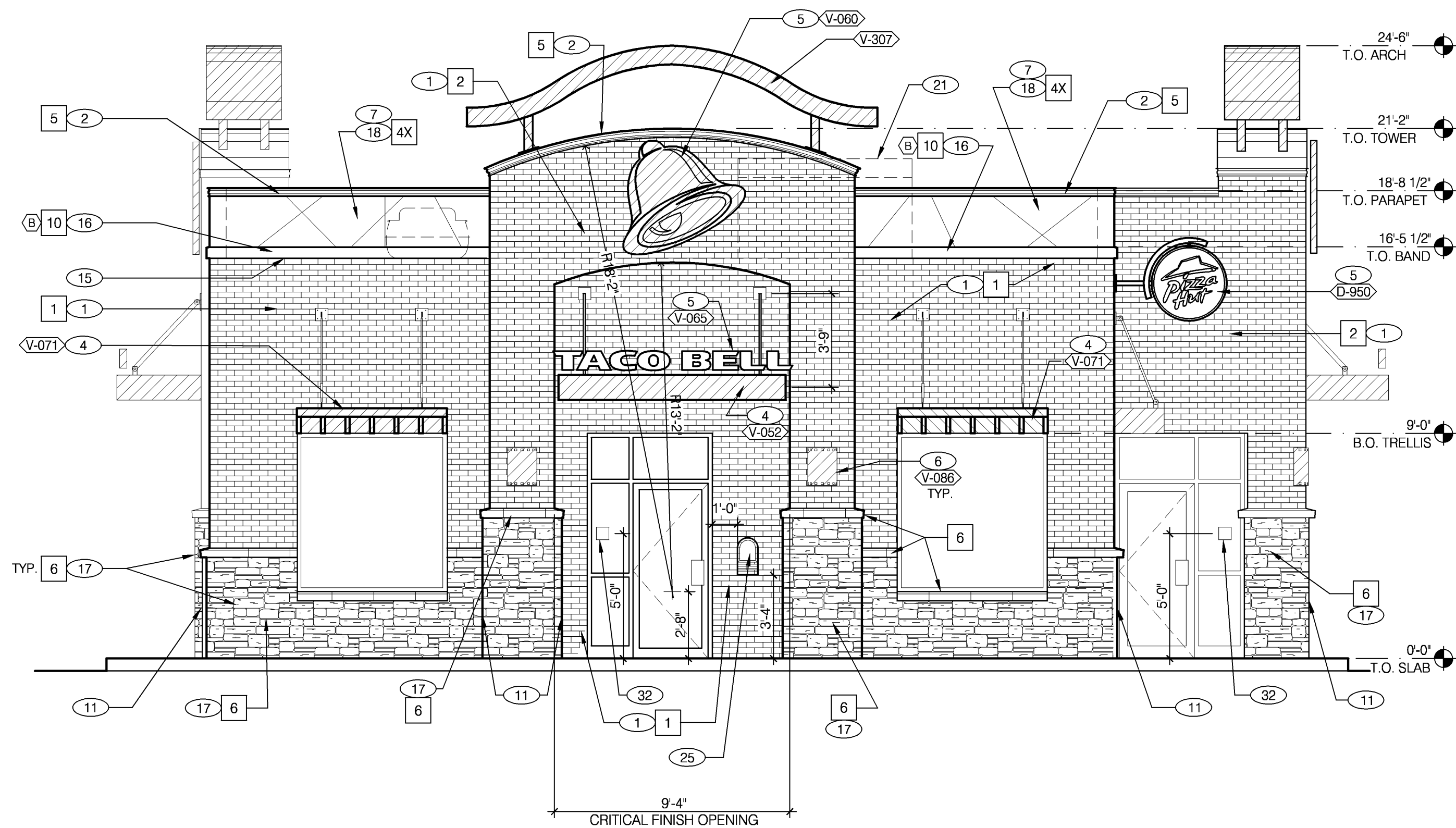
Respectfully submitted,

Vernon Burdick, Chairman
Combined Planning Commission and Zoning Board



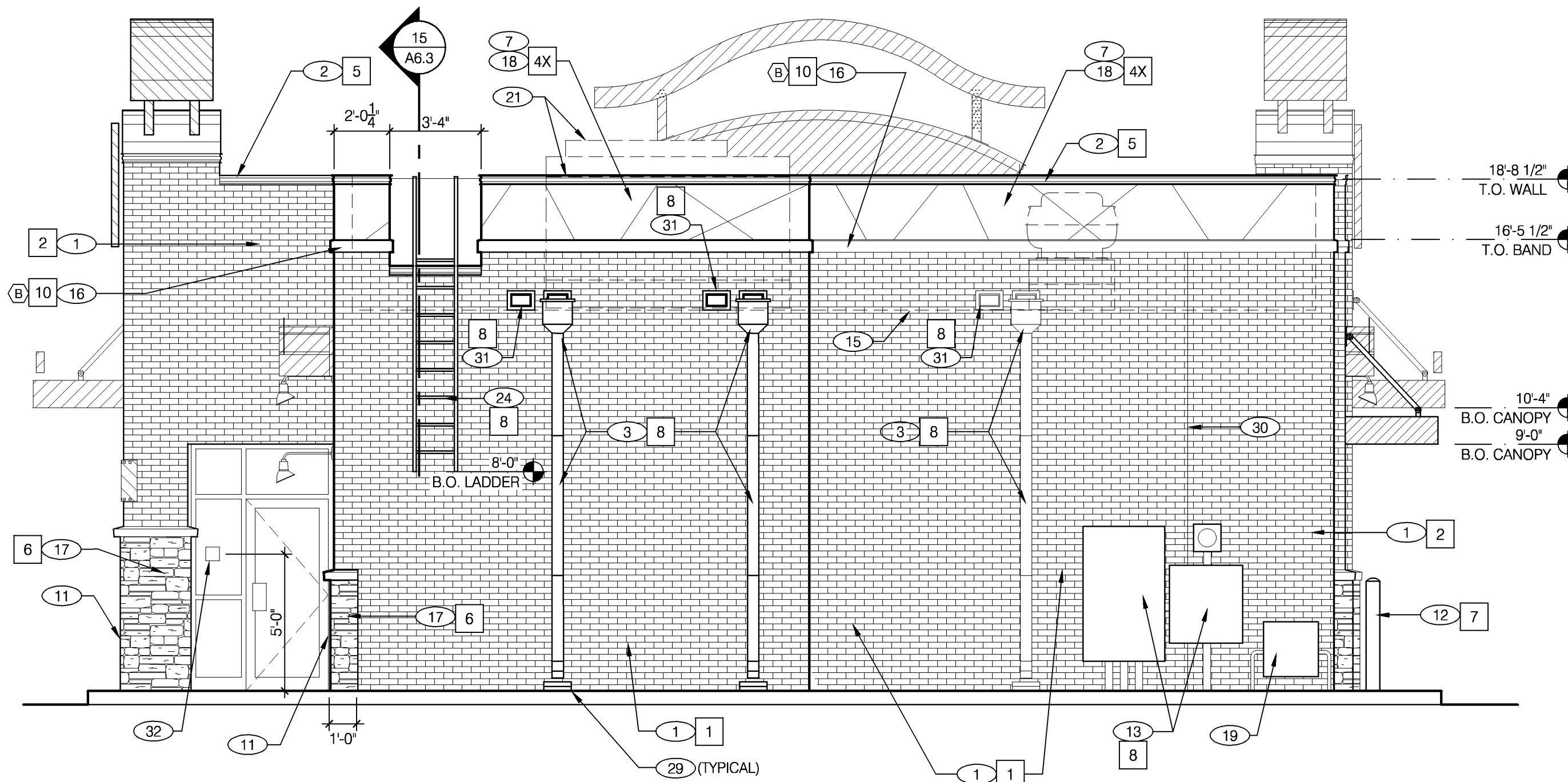
EAST (DRIVE THRU) ELEVATION 1/4" = 1'-0"

A



NORTH (FRONT) ELEVATION 1/4" = 1'-0"

C



SOUTH (REAR) ELEVATION 1/4" = 1'-0"

B

PRELIM CITY REVIEW	04.13.09
DAC SUBMITTAL	06.22.09
PERMIT SUBMITTAL	11.09.09
VILLAGE COMMENTS	02.17.10
ZONING SUBMITTAL	03.03.10

CONTRACT DATE:	04.01.09
BUILDING TYPE:	T-Y07
PLAN VERSION:	JUL081
PROJECT NUMBER:	09037.CD
DRAWN BY:	C. JORDAN

TACO BELL / PIZZA HUT

322 W. IL ROUTE 173
ANTIOCH, IL 60002



EXTERIOR
ELEVATIONS

EL1.1

PLOT DATE: 3-02-10

WARREN JOHNSON
ARCHITECTS, INC.
14 N. GREELEY STREET PALATINE, IL 60067
TEL. 847.354.9616 FAX 847.354.9641