#2012-115
835 Cog Circle – TGI Fridays
Project Review for Planning and Zoning Commission

Meeting Date:	December 5, 2012
Request:	Final PUD Amendment to allow changes to the site layout, exterior elevations and signage.
Location:	835 Cog Circle
Acreage:	Approximately 1.7 acres
Zoning:	B-2 PUD General Commercial Planned Unit Development
Surrounding Properties:	North B-2 PUD General Commercial (Sports Authority) South B-2 PUD General Commercial (Rose Plaza) East B-2 PUD General Commercial (Portillos) West B-2 PUD General Commercial (Corner Bakery and In-line Retail)
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- Existing Use: The site is a TGI Fridays and part of the Archway East development.
- Previous Approvals:
  - ◊ 2000: Preliminary Plat and PUD approval for Archway East development.
  - ◊ 2001: Final Plat and PUD approval for Archway East development.
  - ◊ 2001: TGI Fridays received a PUD Amendment for façade and sign changes.
  - ◊ 2002: TGI Fridays received a PUD Amendment for façade and sign changes.
  - ◊ 2003: TGI Fridays received a PUD Amendment for façade and sign changes.
  - ◊ 2004: TGI Fridays received a PUD Amendment for façade and sign changes.

Development Analysis:

General

- Request: Final PUD Amendment to allow changes to the site layout, exterior elevations and signage in order to construct a new building for Texas Roadhouse restaurant.
- Land Use: The land use map shows the area as Commerce. This is an appropriate land use designation for a restaurant use.
- Zoning: The site is zoned B-2 PUD. B-2 zoning is appropriate for a restaurant.

Site Layout

- The Archway East development has access onto Cog Circle, but fronts on Route 14.
- Parking is shared among all tenants in this development, though TGI Fridays has 116 spaces to the south and east of the building.
- The trash enclosure is located along the west side of the building accessed off the drive aisle between this site and the adjacent in-line retail building.

Floor Plan

- The proposed Texas Roadhouse will have 300 seats. This requires 75 parking spaces.

Elevations

- The elevations will have brick, CMU block and natural cedar. These are all natural materials.
- The main walls will be a combination of brick wainscot and 8" cedar siding.
- Dark green trim pieces accent the elevations around the roof lines and where a change in materials occurs.
- The roof is a 5-Rib V-grove metal roof. Metal roofs are permitted provided they are not shiny or cause glare. Staff has reviewed the color and finish of the roof to ensure it meets this requirement.
- The roof downspouts will be painted to match the cedar columns.
- Conditions of approval are added so the elevations meet the Design Standards in the UDO.

Signage

- The main sign is proposed along the south elevation facing Route 14. This is a red illuminated sign reading "Texas roadhouse." Within the sign is also an emblem for the state of Texas.
- A second wall sign is proposed over the main entrance on the east elevation.
- White LED lighting trims the edges around the top architectural features of the roof. LED lighting is permitted provided it highlights an architectural feature and does not shine across the entire wall area.
- The building will also have two flags attached to the peaks of the roof.
- The following table explains the signage and the typical UDO requirements. The signage is part of the PUD request and can be approved as part of the overall PUD approval.

Sign Type	**UDO Requirement**	**Proposed Sign**	**Meets Ord. Y/N**
Wall Sign "Texas roadhouse"	150 SF for all wall signs 75 SF max. per facade	126 SF	No. Exceeds 75 SF per elevation maximum
Wall Sign LED lighting	150 SF for all wall signs	28 SF	Yes. But the total wall signage of 172.1 SF exceeds maximum
Wall Sign (east side) Texas Roadhouse	150 SF for all wall signs 75 SF max. per facade	18.1 SF	Yes. But the total wall signage of 172.1 SF exceeds maximum

Flags (US Flag is not regulated by the UDO)	Permitted in Downtown or VSC. 20 SF Not attached to the roof	40 SF (5' x 8')	No. Site is not in Downtown or VSC. Exceeds 20 SF On top of roof

Findings of fact:

Final Planned Unit Development Amendment

The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow changes to the site layout, exterior elevations and signage. The amendment shall be reviewed in terms of its affect on the character of the PUD for the Archway East development.

Planned Unit Development Variation

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

Specific variation as part of the PUD

The petitioner is asking for sign variations in conjunction with their PUD request. The variations will be to allow the main wall sign to exceed 75 square feet and the total wall signage to be at 172.1 square feet for the two wall signs and the LED lighting. It will also allow the two flags at 40 square feet each to be mounted at the peaks of the roof. The signage is characteristic of the Texas Roadhouse look and corporate marketing. The proposed signage will add to the uniqueness of the building and not detract from the façade of this building or from the adjacent buildings in this development.

Recommended Conditions:

A motion to recommend approval of the Final Planned Unit Development Amendment with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Texas Roadhouse, received 11/14/12)
   B. Signage (Federal Heath sign company, dated 03/05/12, received 11/29/12)
   C. Elevations (GreenbergFarrow, dated 11/29/12, received 11/29/12)
   D. Seating Plan (GreenbergFarrow, dated 11/29/12, received 11/29/12)
   E. Site Plan (GreenbergFarrow, dated 11/14/12, received 11/14/12)

2. Changes to the signage, which meets the Unified Development Ordinance shall not be required to request a PUD Amendment.

3. All exterior lighting must meet the requirements of the Energy Code and the Unified Development Ordinance.

4. Architecture Plan
   a) Convert the metal door on the west elevation to a raised panel door.
   b) On the rear elevation include the cedar shutter feature along the roof plane under the gooseneck lights to better detail the rear elevation.
   c) Continue the brick trim around the trash enclosure area around the base of the CMU block.
   d) A vestibule is necessary at the front entrance. The floor plan shall be amended to illustrate this.

5. The flag poles shall be lowered in height to 7 ½-feet high above the roof peak so the overall height from grade does not exceed 35-feet in height.

6. Accessible parking must be located nearest the front entrance. The parking lot must be restriped.

7. The petitioner shall address all of the review comments of Engineering and Building, Fire Rescue and Planning and Economic Development Departments.

City of Crystal Lake
Development Application

Office Use Only
File # 11 5 2012

Project Title: Texas Roadhouse

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Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD
- X Final PUD Amendment
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ___ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: Texas Roadhouse

Address: 6040 Dutchmans Lane
Louisville, KY 40205

Phone: 502.515.7264

Fax: 502.371.0751

E-mail: Douglas.Druen@TexasRoadhouse.com

Owner Information (if different)

Name: Mark B. Garber, as trustee of the Mark B. Garber Living Trust

Address: Richard J. Rakita/
Weiss Berzowski Brady LLP
700 N. Water Street, Suite 1500
Milwaukee, WI 53202

Phone: (414) 276-5800

Fax: (414) 276-0458

E-mail: rjr@wbb-law.com

Property Information

Project Description: Texas Roadhouse is proposing to remodel the existing TGI Friday's building, changing exterior elevations and signage.

Project Address/Location: 835 Cog Circle, Crystal Lake, IL 60014

PIN Number(s): 19-03-379-002

Development Team

Please include address, phone, fax and e-mail

Developer: Texas Roadhouse

Architect: GreenbergFarrow 21 S. Evergreen Ave. Ste. 200
Arlington Heights, IL 60005 T: 847.788.9200 F: 847.788.9536

Attorney:

Engineer: GreenbergFarrow 21 S. Evergreen Ave. Ste. 200
Arlington Heights, IL 60005 T: 847.788.9200 F: 847.788.9536

Landscape Architect: GreenbergFarrow

Planner:

Surveyor:

Other: GreenbergFarrow Contacts: Emily Bernahl 847.788.9200 ext. 7765
Email: ebernahl@greenbergfarrow.com

Signatures

Texas Roadhouse Holdings LLC
By: Texas Roadhouse, Inc., Its Manager
By: Doug Druen
Market Research Manager

11/8/12

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

TRUSTEE 11/9/12

OWNER: Print and Sign name **Date**

MARK B. GARBER

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

21 South Evergreen Ave
Suite 200
Arlington Heights, IL 60
t: 847 788 9200
f: 847 788 9536

GreenbergFarrow

ATLANTA
NEW YORI
CHICAGO
LOS ANGE
BOSTON
DALLAS
NEW JERSI
ST. PETERS

November 14, 2012

City of Crystal Lake Planning Commission
100 W. Woodstock Street
Crystal Lake, IL 60014

Re: Proposed Texas Roadhouse Restaurant

Dear Commissioners:

On behalf of my client Texas Roadhouse Inc. (TXRH), I would like to take this opportunity to introduce our proposal for construction of a new 7,786 square foot Texas Roadhouse sit-down restaurant and related parking field be located at 835 Cog Circle in the City of Crystal Lake. Texas Roadhouse is proposing to renovate and expand the former TGI Friday's to accommodate their restaurant. This desired expansion will eliminate 9 parking spaces on the east side of the building. Texas Roadhouse intends to lease approximately 1.7 acres, more commonly known as Lot 2. The structure will be used to accommodate a sit-down restaurant with alcohol sales. The exterior of the building will be comprised of cedar siding with brick wainscoting and a metal roof.

116 parking stalls are proposed for the 1.7 acre Texas Roadhouse lot. This is consistent with the parking ratio *"one parking space for each 250 SF or 1 per 4 seats based upon the capacity of the fixed or moveable seating area, whichever is greater"*, assuming 300 seats, the site is required to provide 75 spaces. The site, as determined by the City of Crystal Lake's Municipal Code, is above code by 41 spaces. The site also has cross access rights to the adjacent parcel.

In general, Texas Roadhouse's hours of operation are Monday thru Thursday from 4:00 PM to 10:00 PM, Friday from 4:00 PM to 11:00 PM, Saturday from 11:00 AM to 11:00 PM, and Sunday from 11:00 AM to 10:00 PM.

Texas Roadhouse desires to have all approvals in hand by the end of 2012 with a Grand Opening scheduled for mid 2013.

On behalf of Texas Roadhouse, I look forward to a successful development in the City of Crystal Lake and appreciate your consideration of this project.

With Kind Regards,

Emily Bernahl

Emily Bernahl
Site Development Coordinator/Associate

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF Texas Roadhouse Holdings LLC, on behalf of Mark Garber

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application of Emily Bernahl with Greenberg Farrow, representing Texas Roadhouse Holdings LLC, on behalf of Mark Garber, owner, for a Final Planned Unit Development Amendment, relating to the property at 835 Cog Circle in Crystal Lake, Illinois 60014. PIN: 19-03-379-002.

This application is filed for the purpose of seeking a Final Planned Unit Development Amendment, to allow new elevations and signage for the Texas Roadhouse as well as any other variations necessary to approve the plans as presented pursuant to Article 4-500 Planned Unit Development Standards B. General Standards and C. Development Standards and Article 9-200 E. of the Unified Development Ordinance. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

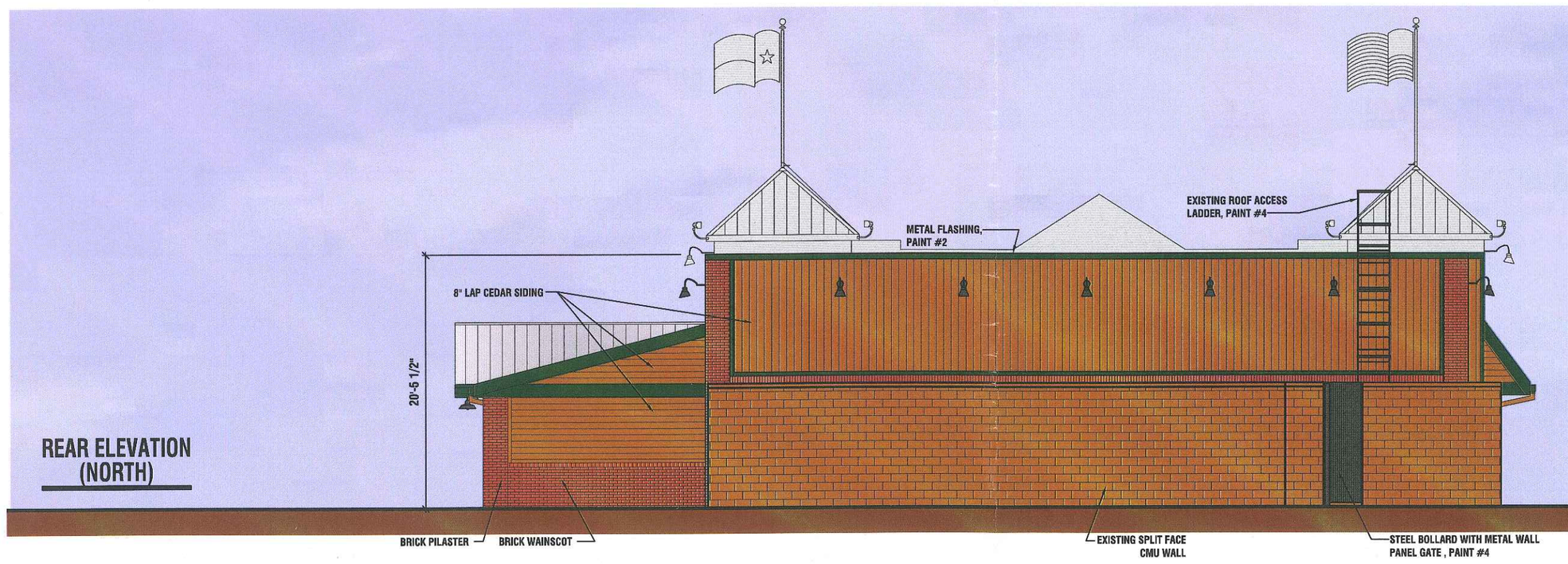
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday December 5, 2012, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald November 20, 2012)



FRONT ELEVATION (SOUTH)

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REAR ELEVATION (NORTH)

EXTERIOR FINISH SCHEDULE

WOOD SIDING, TRIM, & WOOD SHUTTERS	PRE-STAINED CEDAR CEDARTONE TWP #1501 STAIN FORMULA PHONE: 800-255-7913
FRONT ENTRANCE WOOD DOORS	METAL DOORS (FAUX WOOD) CECO DOOR "MADERA" (CS-5) PHONE: 270.441.7171
TRIM	PAINT #1: PORTER PAINTS #614 "ACRYLIC GLOSS" FINISH COLOR - DARK GREEN FORMULA
METAL FLASHING & GUTTERS	PAINT #2: PORTER PAINTS #614 "AVRYLIC GLOSS" FINISH COLOR - DARK GREEN FORMULA
WOOD DOOR FRAME & DOWNSPOUTS	PAINT #3: PORTER PAINTS #610 "ACRYLIC GLOSS" FINISH COLOR TO MATCH PRE-STAINED CEDAR
BRICK VENEER	GENERAL SHALE BRICK CO. "PHOENIX" #143 OVERSIZE 1-800-277-2700
BRICK VENEER (ALTERNATE)	ACME BRICK "OLD DENVER" QUEEN SIZE 502-245-3135
METAL ROOF	5 RIBBED V GROOVED COLOR: GALVALUME
DUMPSTER GATES, BOLLARDS, METAL DOORS, FRAMES & LADDER	PAINT #4: PORTER PAINTS "EXTERIOR GLOSS" BLACK
SPLIT FACE CMU	PAINT TO MATCH CEDAR SIDING

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21 S. Evergreen Ave. Suite 200
Arlington Heights, Illinois 60005
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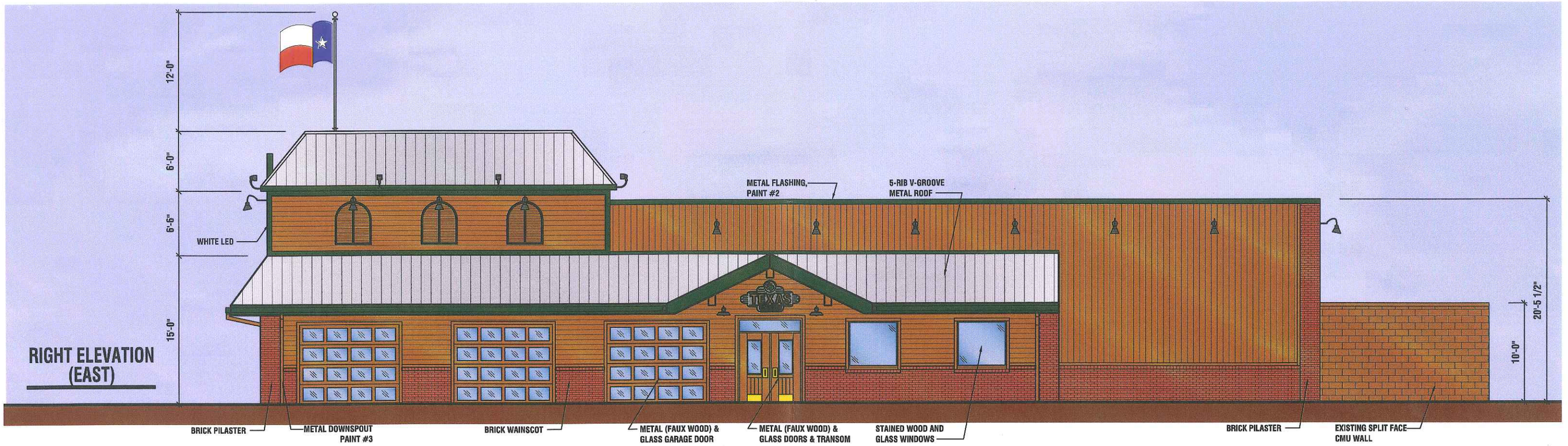
TEXAS ROADHOUSE

TEXAS ROADHOUSE
CRYSTAL LAKE, ILLINOIS
7787 SF
20120561.0

EXTERIOR ELEVATIONS
SCALE: NOT TO SCALE

A2.1

PLANNING COMMISSION SUBMISSION: 11/14/12
PLAN COMMISSION ADDENDUM: 11/29/12



RIGHT ELEVATION (EAST)



LEFT ELEVATION (WEST)

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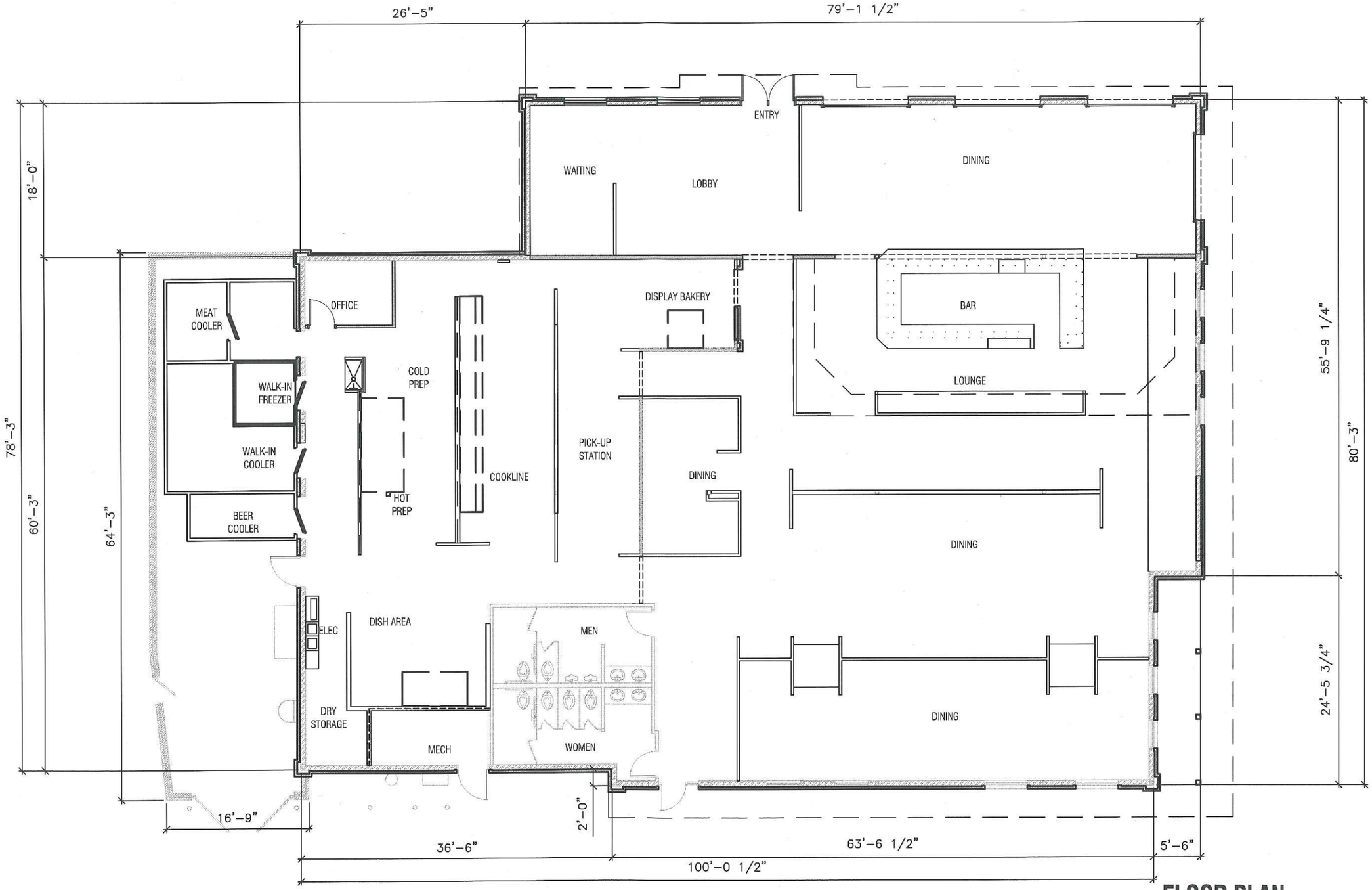
TEXAS ROADHOUSE

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CRYSTAL LAKE, ILLINOIS
7787 SF
20120561.0

EXTERIOR ELEVATIONS
SCALE: NOT TO SCALE

A2.2

PLANNING COMMISSION SUBMISSION: 11/14/12
PLAN COMMISSION ADDENDUM: 11/29/12



FLOOR PLAN

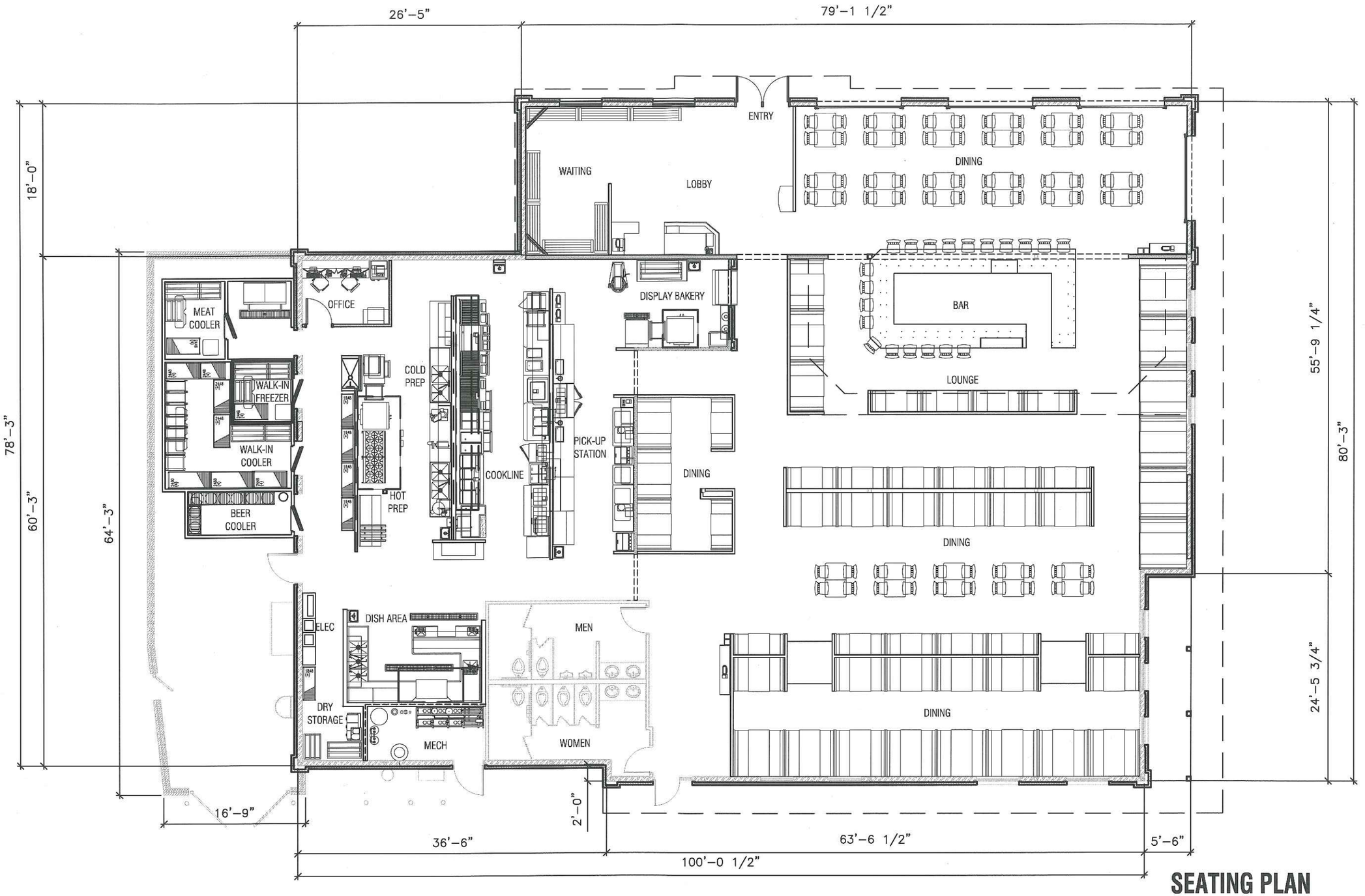
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Arlington Heights, Illinois 60005
t: 847 788 9200 f: 847 788 9536

TEXAS ROADHOUSE
CRYSTAL LAKE, ILLINOIS
7787 SF
20120561.0

FLOOR PLAN EXHIBIT
SCALE: NOT TO SCALE

A1.0

PLANNING COMMISSION SUBMISSION: 11/14/12
PLAN COMMISSION ADDENDUM: 11/29/12



SEATING PLAN

GreenbergFarrow
21 S. Evergreen Ave. Suite 200
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TEXAS ROADHOUSE
CRYSTAL LAKE, ILLINOIS
7787 SF
20120561.0

SEATING PLAN EXHIBIT
SCALE: NOT TO SCALE

A1.1

PLANNING COMMISSION SUBMISSION: 11/14/12
PLAN COMMISSION ADDENDUM: 11/29/12



FRONT ELEVATION

SCALE : 3/32" = 1'-0"



RIGHT ELEVATION

SCALE : 3/32" = 1'-0"

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Revisions:
R1_11/29/12-SM: Added Over door sign and revised elevations.

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

Client Approval/Date:

Landlord Approval/Date:

Account Rep: Randy Cearlock
Project Manager: S. Maeser
Drawn By: S. Maeser

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

Project / Location:
TEXAS road house
CRYSTAL LAKE, IL

Job Number: 23-15971-10
Date: MARCH 5, 2012
Sheet Number: 1 Of 5
Design Number: 23-15971-10R1

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LEFT ELEVATION

SCALE : 3/32" = 1'-0"

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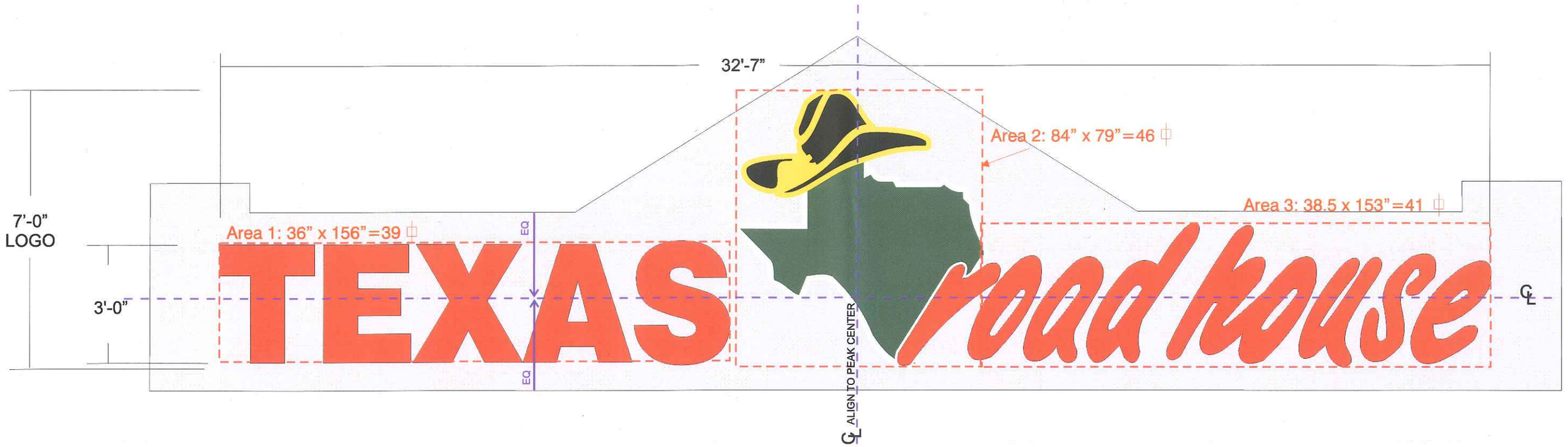
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SIGN TYPE A **Individual Lighted Channel Letters- One (1) Set Req'd.** **Total: 126 SQ.FT.**

SCALE : 3/8" = 1'-0"

SCOPE OF WORK:

Manufacture and install channel letters having remote transformers located in accessible area behind wall.

LOGO PART **# TR84CLGN**

CHANNEL LTRS. **PART # TR36CLN**

INSTALLER IS RESPONSIBLE FOR:

PROVIDING AND INSTALLING ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING (CONNECTORS, GTO CONDUIT, ETC.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

ELECTRICAL REQUIREMENTS

Total: 16.8 Amps

(2) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

MATERIAL FINISH COLORS

AKZO 108-D5 Gloss Red	Double Tube Clear Red Neon	AKZO Gloss White	2100-24 Dk. Green Vinyl Applied to White Face Leaving White Outline.	Outlined W/ 6500Brite White Argon Tubing.	Match PMS-122	2100-03 Black Vinyl elements Applied to Yellow Bkgd. Leaving Yellow Outline.	Overlay "Hat" w/ Single tube Clear Brite Yellow Argon Tubing.
Letters: Returns and Face	Letters	Logo: "State"Returns and Face	Logo: "State"	Logo: "State"	Logo: "Hat" Returns & Face.	Logo: "Hat"	Logo: "Hat"

CUSTOMER TO PROVIDE:

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:

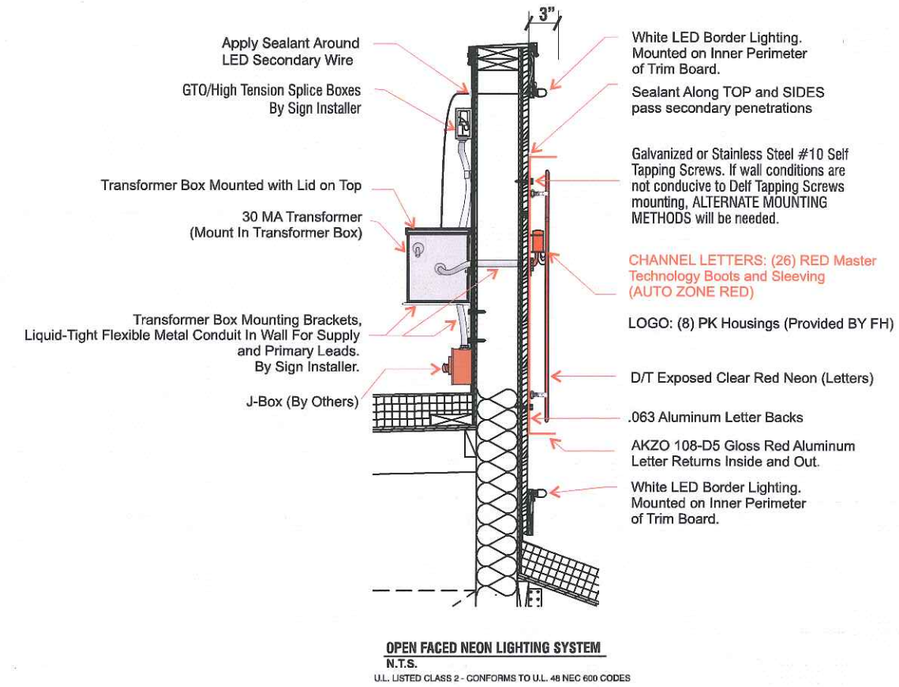
A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
C. Properly sized ground wire that can be traced back to the breaker panel must be provided.
D. Number and size of circuits for each sign to meet Federal Heath Sign's requirement.

Any deviation from the above recommendations may result in:

1. Damage to or improper operation of the sign(s).
2. Delays and additional costs.

Notes:

- Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.
- Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Heath Sign Co. will void the warranty.



OPEN FACED NEON LIGHTING SYSTEM

N.T.S.

U.L. LISTED CLASS 2 - CONFORMS TO U.L. 48 NEC 600 CODES

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Revisions:

R1_11/29/12-SM: Added Over door sign and revised elevations.

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

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Underwriters Laboratories Inc. ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

Project / Location:

TEXAS road house

CRYSTAL LAKE, IL

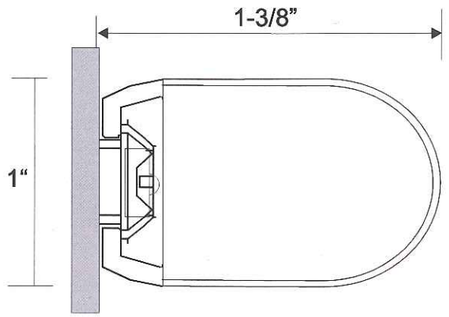
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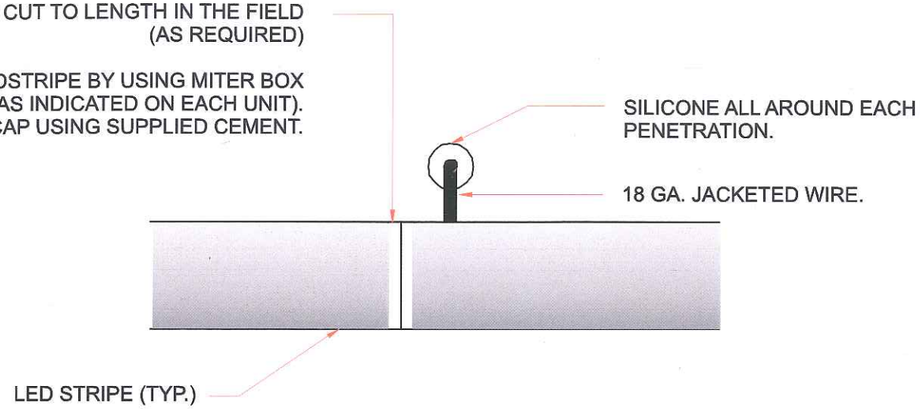
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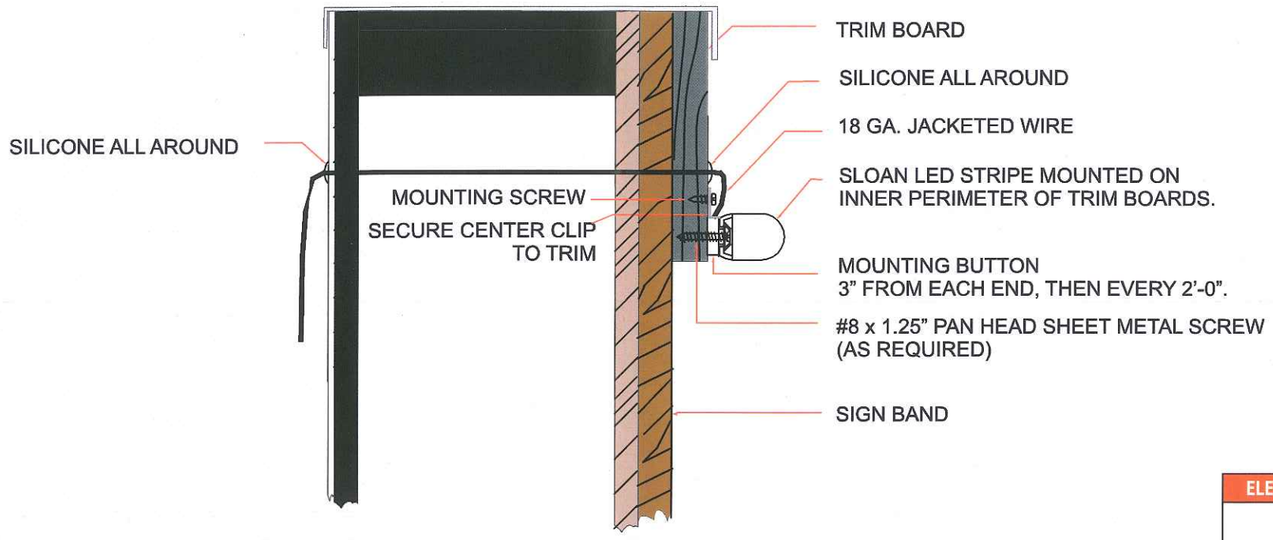
CROSS SECTION (TYP.)

ENDS CUT TO LENGTH IN THE FIELD
(AS REQUIRED)

1. CUT LEDSTRIPE BY USING MITER BOX
(CUT END MARKED AS INDICATED ON EACH UNIT).
2. APPLY ACRYLIC END CAP USING SUPPLIED CEMENT.



CUTTING DETAIL



CROSS SECTION-MOUNTING DETAIL (TYP.)

ELECTRICAL REQUIREMENTS	
Total: 6.0 Amps	ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.
(1) 120V 20A Circuit Required.	

LED ACCENT LIGHTING B 1-3

LEDSTRIPE DETAIL

SCALE : NTS

SCOPE OF WORK:
Manufacture and install LED accent lighting on three elevation having remote transformers located in accessible area behind wall.
(Transformers shall be mounted in Transformer Box if mounted outside of shelter.

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Revisions:
R1_11/29/12-SM: Added Over door sign and revised elevations.

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

Client Approval/Date:

Landlord Approval/Date:

Account Rep: Randy Cearlock
Project Manager: S. Maeser
Drawn By: S. Maeser

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

Project / Location:
TEXAS road house
CRYSTAL LAKE, IL

Job Number: 23-15971-10
Date: MARCH 5, 2012
Sheet Number: 4 Of 5
Design Number: 23-15971-10R1

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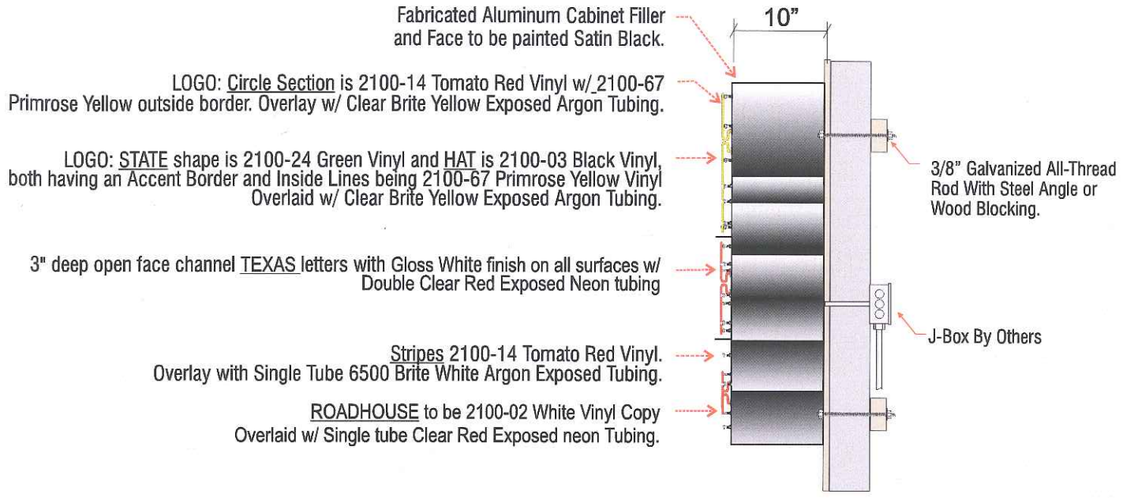
Single Face Illuminated Wall Sign One (1) Req'd

SIGN TYPE C

Scale: 3/4"= 1'-0"

SCOPE OF WORK:
Manufacture and install S/F illuminated wall sign.

PART # TR18WSN



Typical Cabinet End View

CUSTOMER TO PROVIDE:

(For New / Remodel Construction) ADEQUATE BEHIND THE WALL BACKING AND ACCESS AS REQUIRED TO INSTALL SIGNAGE. CUSTOMER TO FORWARD COPY OF FINAL APPROVED SIGNAGE DRAWINGS TO BUILDING SITE CONTACT SO THAT THESE PROVISIONS CAN BE MADE DURING CONSTRUCTION AND PRIOR TO SIGN INSTALLATION.

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:
A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
C. Properly sized ground wire that can be traced back to the breaker panel must be provided.
D. Number and size of circuits for each sign to meet Federal Heath Sign's requirement.

Any deviation from the above recommendations may result in:
1. Damage to or improper operation of the sign(s).
2. Delays and additional costs.

Notes: ⏲ Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.
⏲ Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Heath Sign Co. will void the warranty.

INSTALLER IS RESPONSIBLE FOR:

PROVIDING AND INSTALLING ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING (CONNECTORS, GTO CONDUIT, ETC.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

SEALING BUILDING PENETRATIONS WITH SILICONE TO PREVENT MOISTURE PENETRATION @ EXTERIOR LOCATIONS..

ELECTRICAL REQUIREMENTS	
Total: 7.72 Amps	ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL
(1) 120V 20A Circuit Required.	

MATERIAL FINISH COLORS

AKZO Satin Black — Cabinet and Face Bkgd	AKZO Gloss White — "TEXAS" Letters Inside and outside.	Double Tube Clear Red Neon — "Texas" and "Roadhouse" Letters	Single tube Clear Brite Yellow Argon Tubing. — Logo: Circle, Hat and State
6500Brite White Argon Tubing. — Stripes	2100-14 Tomato Red Vinyl — Logo Circle and Stripe Bkgd.	2100-24 Dk. Green Vinyl — Logo: "State"	2100-67 Primrose Yellow — Logo: Circle, Hat and State Border.
2100-03 Black Vinyl elements Applied to Yellow Bkgd. — Logo: "Hat"			

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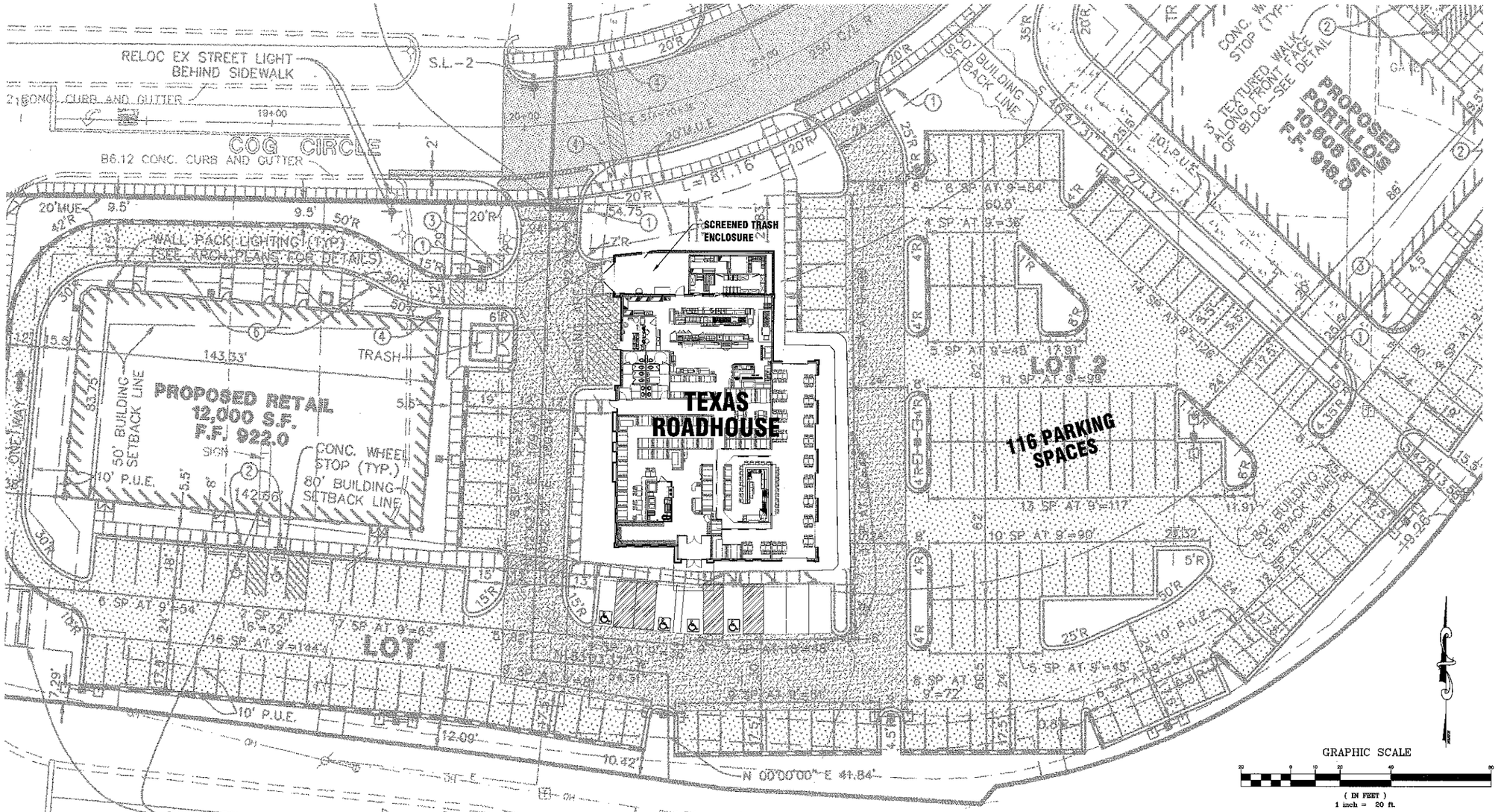
Account Rep: Randy Cearlock
Project Manager: S. Maeser
Drawn By: S. Maeser

Underwriters Laboratories Inc. — ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

Project / Location:
TEXAS road house
CRYSTAL LAKE, IL

Job Number: 23-15971-10
Date: MARCH 5, 2012
Sheet Number: 5 Of 5
Design Number: 23-15971-10R1

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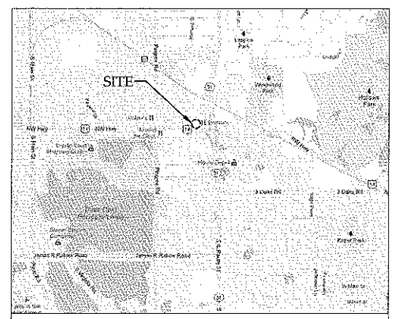


DRAWING REFERENCE NOTE:

EXISTING SITE CONDITIONS ARE SHOWN PER THE CIVIL ENGINEERING PLANS TITLED "PROPOSED IMPROVEMENTS FOR BRADFORD COMMERCIAL DEVELOPMENT," PREPARED BY MANHARD CONSULTING, LTD. AND LAST DATED SEPTEMBER 14, 2001.

PROJECT DATA TABLE:

SITE AREA:	±75,882 SQ. FT. / ±1.74 ACRES
IMPERVIOUS SITE AREA:	±60,286 SQ. FT. (80%)
PERVIOUS (LANDSCAPED) SITE AREA:	±15,396 SQ. FT. (20%)
EXISTING LAND USE:	RESTAURANT
PROPOSED LAND USE:	RESTAURANT
PROPOSED BUILDING AREA:	7,786 SQ. FT.
FLOOR AREA RATIO (FAR):	0.10 (75,682 SQ. FT. / 7,786 SQ. FT.)
PROPOSED BUILDING HEIGHT:	27'-6"
PROPOSED BUILDING SEATING:	300 SEATS
REQUIRED PARKING:	75 SPACES (1 SPACE PER 4 SEATS)
PROVIDED PARKING:	116 SPACES



PROJECT LOCATION MAP
N.T.S.

GreenbergFarrow
CORP.
21 South Evergreen Avenue
Suite 200
Arlington Heights, IL 60005
t: 847 788 9200 f: 847 788 9537

PROJECT TEAM

RECEIVED
NOV 15 2012

RECEIVED
NOV 14 2012

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
11/14/12	SITE PLAN SUBMITTAL

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
KERI WILLIAMS
PROFESSIONAL ENGINEER
LICENSE NO. 062-058662

PROJECT MANAGER
RYAN BLOCKER, P.E.

QUALITY CONTROL
KERI WILLIAMS, P.E.

DRAWN BY
R.B.

PROJECT NAME
TEXAS ROADHOUSE

CRYSTAL LAKE ILLINOIS
835 COG CIRCLE

PROJECT NUMBER
20120561.0

SHEET TITLE
SITE SKETCH 1

SHEET NUMBER
SP1.0



FRONT ELEVATION

SCALE : 3/32" = 1'-0"



RIGHT ELEVATION

SCALE : 3/32" = 1'-0"

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Revisions:

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

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Landlord Approval/Date:

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Project Manager: S. Maeser

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TEXAS road house

CRYSTAL LAKE, IL

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Sheet Number: 1 Of 4

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LEFT ELEVATION

SCALE : 3/32" = 1'-0"

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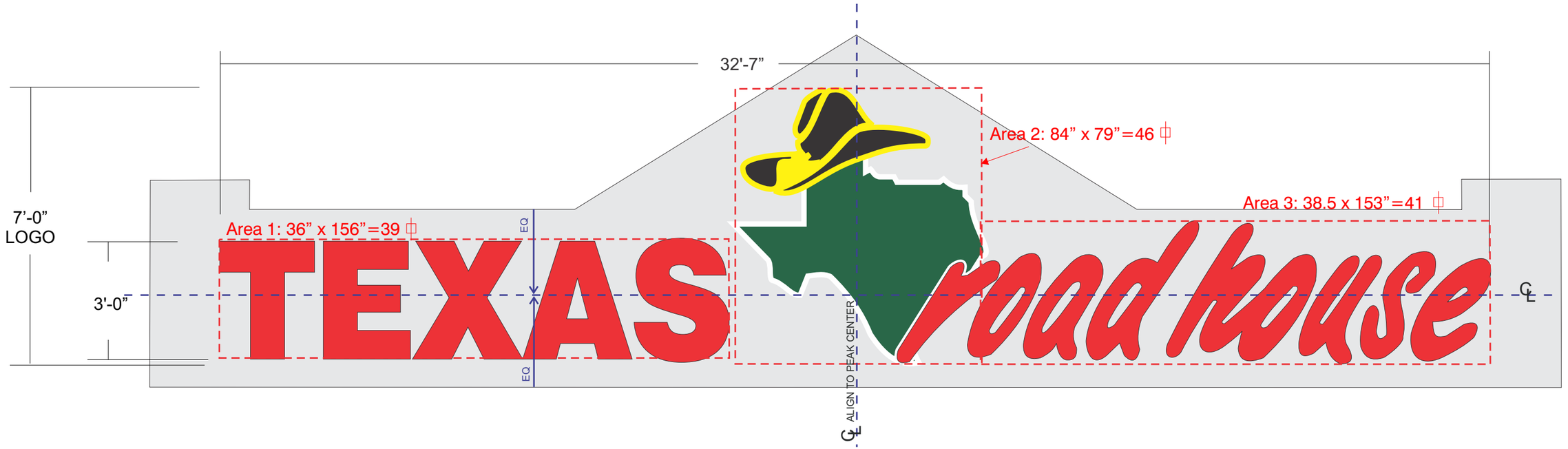
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SIGN TYPE A **Individual Lighted Channel Letters- One (1) Set Req'd.** **Total: 126 SQ.FT.**

SCALE : 3/8" = 1'-0"

SCOPE OF WORK:

Manufacture and install channel letters having remote transformers located in accessible area behind wall.
LOGO PART **# TR84CLGN**
CHANNEL LTRS. **PART # TR36CLN**

INSTALLER IS RESPONSIBLE FOR:

PROVIDING AND INSTALLING ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING (CONNECTORS, GTO CONDUIT, ETC.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

ELECTRICAL REQUIREMENTS

Total: 16.8 Amps

(2) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

MATERIAL FINISH COLORS

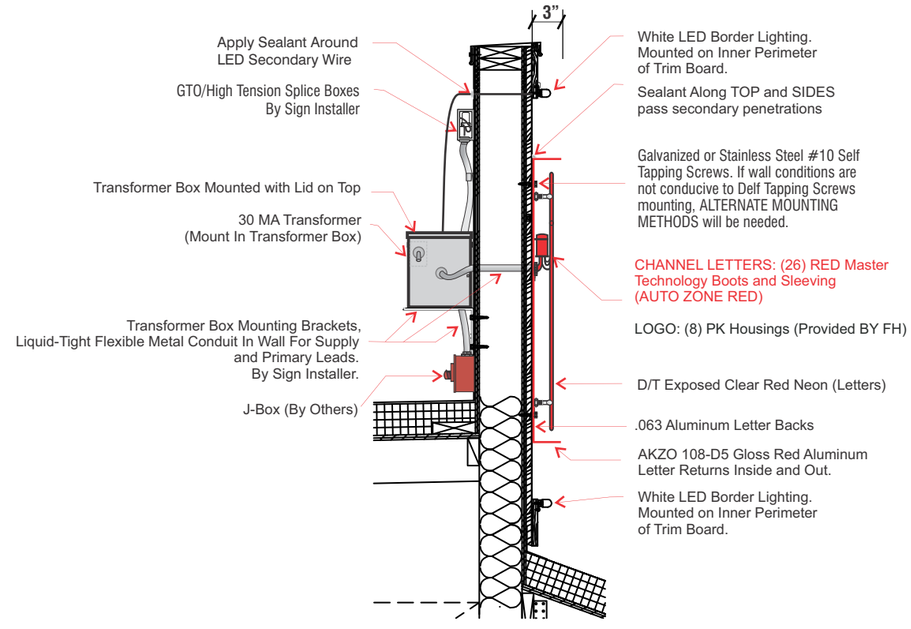
AKZO 108-D5 Gloss Red	Double Tube Clear Red Neon	AKZO Gloss White	2100-24 Dk. Green Vinyl Applied to White Face Leaving White Outline.	Outlined W/ 6500Brite White Argon Tubing.	Match PMS-122	2100-03 Black Vinyl elements Applied to Yellow Bkgd. Leaving Yellow Outline.	Overlay "Hat" w/ Single tube Clear Brite Yellow Argon Tubing.
Letters: Returns and Face	**Letters**	**Logo: "State"Returns and Face**	**Logo: "State"**	**Logo: "State"**	**Logo: "Hat" Returns & Face.**	**Logo: "Hat"**	**Logo: "Hat"**

CUSTOMER TO PROVIDE:

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C. Properly sized ground wire that can be traced back to the breaker panel must be provided.
D. Number and size of circuits for each sign to meet Federal Heath Sign's requirement.

Any deviation from the above recommendations may result in:
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2. Delays and additional costs.

Notes:
- Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.
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OPEN FACED NEON LIGHTING SYSTEM
N.T.S.
U.L. LISTED CLASS 2 - CONFORMS TO U.L. 48 NEC 600 CODES

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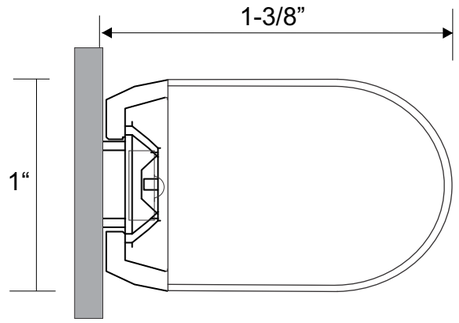
Account Rep: Randy Cearlock
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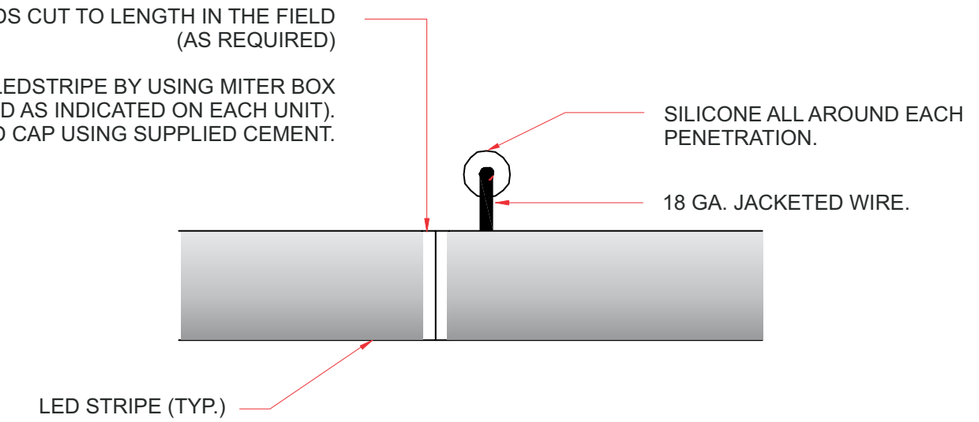
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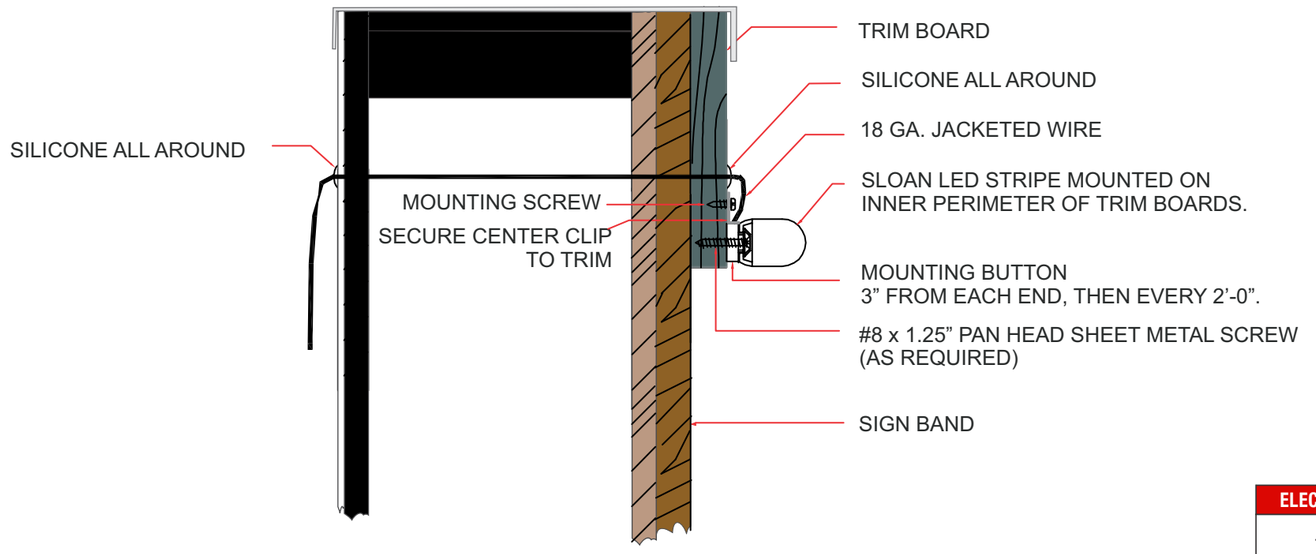
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CROSS SECTION (TYP.)



CUTTING DETAIL



CROSS SECTION-MOUNTING DETAIL (TYP.)

ELECTRICAL REQUIREMENTS	
Total: 6.0 Amps	ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.
(1) 120V 20A Circuit Required.	

LED ACCENT LIGHTING B 1-3

LEDSTRIPE DETAIL

SCALE : NTS

SCOPE OF WORK:

Manufacture and install LED accent lighting on three elevation having remote transformers located in accessible area behind wall. (Transformers shall be mounted in Transformer Box if mounted outside of shelter.

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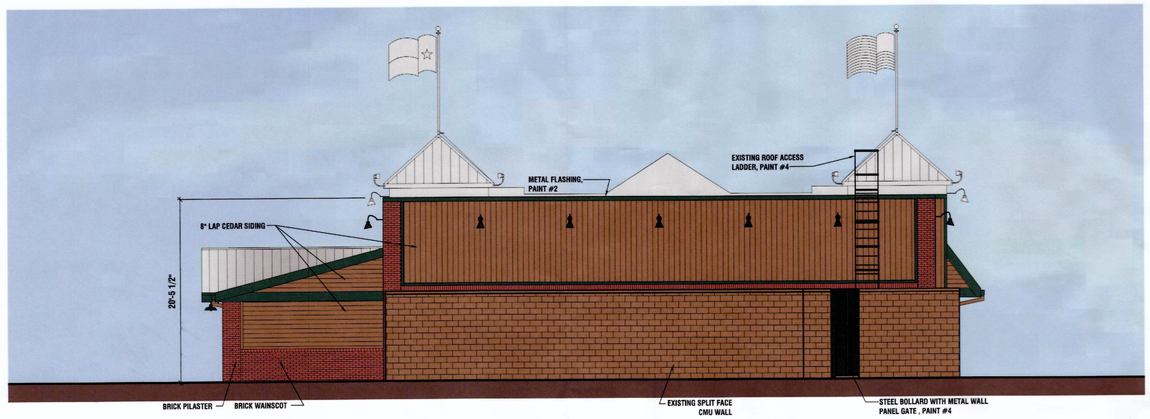
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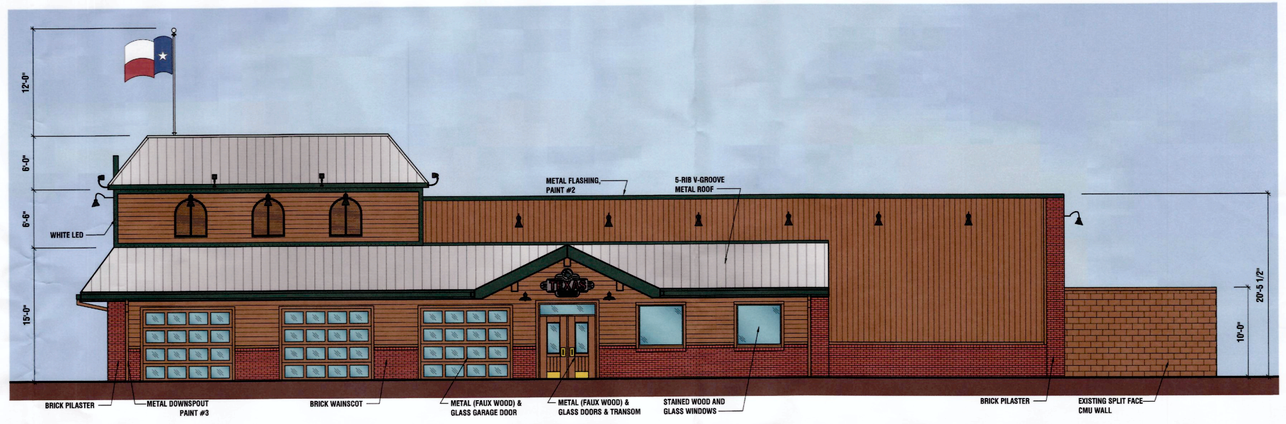
FRONT ELEVATION (SOUTH)



LEFT ELEVATION (WEST)



REAR ELEVATION (NORTH)



RIGHT ELEVATION (EAST)

EXTERIOR FINISH SCHEDULE

BUILDING ITEMS	DESCRIPTION
WOOD SIDING, TRIM, & WOOD SHUTTERS	PRE-STAINED CEDAR HENRY POOR LUMBER 3200 REAGAN DRIVE LAFAYETTE, IN 47906 CONTACT: DOUG MILLER PHONE: 800-255-7913 CEDARTONE TWP #1501 STAIN FORMULA
FRONT ENTRANCE WOOD DOORS	METAL DOORS (FAUX WOOD) CECO DOOR "MADERA" (CS-5) PHONE: 270.441.7171
TRIM	PAINT #1 PORTER PAINTS #614 "ACRYLIC GLOSS" FINISH COLOR - DARK GREEN FORMULA: 2Y16E/2Y13L/8Y10P/1Y24C/2YV NOTE: TWO COATS-BRUSH APPLIED (DO NOT SPRAY)
METAL FLASHING AND GUTTERS	PAINT #2 PORTER PAINTS #614 "ACRYLIC GLOSS" FINISH COLOR - DARK GREEN FORMULA: 2Y16E/2Y13L/8Y10P/1Y24C/2YV

BUILDING ITEMS	DESCRIPTION
WOOD DOOR FRAME, & DOWNSPOUTS	PAINT #3 PORTER PAINTS #610 "ACRYLIC GLOSS" FINISH COLOR TO MATCH PRE-STAINED CEDAR - PRIMER/TWO FINISH COATS PORTER 614 BASE - 14YJ/2Y8M/1Y24K/4P/2Y-V
METAL DOORS AND FRAMES	PAINT #4 PORTER PAINTS "EXTERIOR GLOSS" BLACK - PRIMER/TWO FINISH COATS
BRICK VENEER	GENERAL SHALE BRICK COMPANY "PHOENIX" #143 OVERSIZE SANFORD, NORTH CAROLINA 800-277-2700
BRICK VENEER (ALTERNATE)	ACME BRICK "OLD DENVER" QUEEN SIZE LOUISVILLE, KY 502-245-3135
SPLIT FACE CMU	PAINT TO MATCH CEDAR SIDING
METAL ROOF	GALVALUME 5 RIBBED V GROOVED COLOR: GALVALUME METAL SALES 800-747-1206
DUMPSTER GATES, BOLLARDS & LADDER	BLACK

DISCLAIMER NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES

GreenbergFarrow
21 S. Evergreen Ave. Suite 200
Arlington Heights, Illinois 60005
t: 847 788 9200 f: 847 788 9536

TEXAS ROADHOUSE
CRYSTAL LAKE, ILLINOIS
7787 SF
20120561.0

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"
A2.0

PLANNING COMMISSION SUBMISSION: 11/14/12
PLAN COMMISSION ADDENDUM: 11/29/12