# #2013-44
# 835 Cog Circle – Texas Roadhouse
# Project Review for Planning and Zoning Commission

| | |
|---|---|
| **Meeting Date:** | September 18, 2013 |
| **Request:** | Final PUD Amendment to allow changes to the exterior elevations and additional wall 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)<br>South B-2 PUD General Commercial (Rose Plaza)<br>East B-2 PUD General Commercial (Portillos)<br>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 currently under construction for a Texas Roadhouse restaurant.
- Previous Approvals:
  - 2000: Preliminary Plat and PUD approval for Archway East development.
  - 2001: Final Plat and PUD approval for Archway East development.
  - 2001, 2002, 2003, and 2004: TGI Fridays received a PUD Amendment for façade and sign changes.
  - December 2012: Texas Roadhouse received a PUD Amendment for façade, signage and site chances to convert the space from a TGI Fridays to a Texas Roadhouse.

**Development Analysis:**

General

- Request: Final PUD Amendment to allow changes to the exterior elevations and signage in order to add a front façade with tower elements and signage on the east elevation.
- 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

- No changes are proposed to the site design. The main entrance is on the east elevation.

Elevations

- The elevations will have brick, CMU block and natural cedar, which 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.
- A new "front" style elevation is being added to the east side where the main entrance is. This will duplicate the style of the front/south elevation along Route 14. This will have two "tower" elements.

Signage

- Signage was previously approved for this site. The main sign is along the south elevation facing Route 14. This is a red illuminated sign reading "Texas roadhouse." Within the sign is also an logo of the state of Texas. A second wall sign is 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.
- New signage similar to that of the front elevation is proposed on the right side elevation.
- The following table explains the overall signage request.

| **Sign Type** | **Approved Signs** | **New Signage** |
|---|---|---|
| Wall Sign Front Elevation "Texas roadhouse" and logo | Approved 126 SF | Slight increase to 128.5 SF |
| Wall Sign Front and East Elevation LED lighting | Approved 28 SF | Adding an additional 17.2 SF |
| Wall Sign East Elevation Texas Roadhouse | Approved 18.1 SF | |
| Flags 2 flags one US one Texas (US Flag is not regulated by the UDO) | Approved 2 flags 40 SF each (5' x 8') | Adding an additional flag 40 SF |
| Wall Sign East Elevation "Texas roadhouse" and logo | | 128.5 SF |

**Total Signage: 440.3 square feet.**

An additional variation of 188.2 square feet is required.

**Comprehensive Land Use Plan 2020 Vision Summary Review:**

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. The following goal is applicable to this request:

Land Use – Commerce

**Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the City, as well as, the surrounding region through coordination in the Unified Development Ordinance, comprehensive Land Use Plan and Economic Development Strategic Plan.**

This can be accomplished with the following supporting action:

**Supporting Action:** Promote, retain and attract businesses that provide a diverse tax base

**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 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. Adding the additional elevation tower elements adds a finished look to the façade and better delineates the main entrance for customers.

**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 is to allow an additional 188.2 square feet of signage for a total of 440.3 square feet. 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 08/30/13)
   B. Signage (Federal Heath Sign Co., dated 03/05/12, revised 08/28/13, received 08/30/13)
   C. Elevations (GreenbergFarrow, dated 08/05/13, received 08/30/13)

2. Conditions from Ordinance No. 6870 shall remain valid, as applicable.

3. The petitioner shall address all the Departments' review comments.

# City of Crystal Lake
# Development Application

Office Use Only
File # _____

**Project Title:** Texas Roadhouse

**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 Garber as trustee of the Mark B Garber Living Trust
**Address:** Richard Rakita, Weiss Berzowski Brady LLP 700 N Water St. Ste 1500 Milwaukee WI 53202
**Phone:** 414 276 5500
**Fax:** 414 276 6559
**E-mail:** rjr@wbb-law.com

**Property Information**

**Project Description:** Texas Roadhouse will be adding a new third tower which will include additional signage.

**Project Address/Location:** 835 Cog Circle

**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

**Attorney:**

**Engineer:** GreenbergFarrow

**Landscape Architect:** GreenbergFarrow

**Planner:**

**Surveyor:**

**Other:** GreenbergFarrow Contact: Emily Bernahl 847 788 9200 *7765 ebernahl@greenbergfarrow.com

**Signatures**

**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.**

MARK B. GARBER 8/29/13

**OWNER: Print and Sign name** **Date**

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.

# City of Crystal Lake
# Development Application

Office Use Only
File # _____

**Project Title:** Texas Roadhouse

RECEIVED
AUG 30 2013
BY:

**Action Requested**

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD
- X Final PUD Amendment
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**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
Jennifer Mauen: jmauen@greenbergfarrow.com

**Owner Information (if different)**

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

**Address:** Richard Rakita, Weiss Berzowski Brady LLP
700 N Water St. Ste 1500 Milwaukee WI 53202

**Phone:** 414 276 5800

**Fax:** 414 276 0458

**E-mail:** rjr@wbb-law.com

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**Attorney:**

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**Landscape Architect:** GreenbergFarrow

**Planner:**

**Surveyor:**

**Other:** GreenbergFarrow Contact: Emily Bernahl 847 788 9200 * 7765
ebernahl@greenbergfarrow.com
Jennifer Mower * 7774
jmower@greenbergfarrow.com

**Signatures**

Jennifer Mower 8/29/13

**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.**

**OWNER: Print and Sign name** **Date**

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.

# 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 variations 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, Article 4-1000 Table 4-1000 F Commercial Signs, 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 September 18, 2013, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tam Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald August 30, 2013. #A1768)

**CRYSTAL LAKE PLANNING AND ZONING COMMISSION**
**WEDNESDAY, DECEMBER 5, 2012**
**HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Gavle, Goss, Greenman, Jouron, Lembke, Skluzacek, and Hayden were present.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide, Planner, and Rick Paulson, Building Commissioner, were present from Staff.

Mr. Hayden stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

**2012-115 TGI FRIDAYS – Archway East – 835 COG Circle** – PUBLIC HEARING
PUD Amendment for changes to the site, exterior elevations and signage.

Mr. Hayden stated that the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice without objection.

Emily Bernahl and David O'Barr were present to represent the petition. Ms. Bernahl said they are proposing to take over the TGI Friday's restaurant. The foot print will be basically the same with an addition of 1,424 square feet. She showed a Power Point presentation which included elevations, signage, and photos of the proposed building. Ms. Bernahl said the expansion would eliminate 9 parking spaces and they have 41 spaces over the required parking spaces not counting the cross access agreement. She brought a sample board containing the materials to be used in the renovations of the building.

Ms. Bernahl said the garage doors are a new feature for Texas Roadhouse. When the weather permits they want to open the doors up so it is more of an alfresco dining experience. They will not have any additional free standing signs – only the signs on the building.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Jouron said they have very good food. He asked about the roof. Mr. O'Barr said it is a standing seam roof. Mr. Jouron said he doesn't care for the garage doors and the signs are a little large but he is ok with the request.

Mr. Batastini said he likes the concept of the garage doors. He said because of the road behind the building, the rear is like another front. He would like to see the rear elevation dressed up a little. Ms. Bernahl said they will be leaving the mature landscaping there so the rear of the building will be blocked by the landscaping. Mr. Batastini asked about the flag poles. Ms. Bernahl said they will work with staff. Mr. Batastini said the look of the building is different than what is in Crystal Lake and he is supportive of this project. He added that parking is not an issue.

Ms. Bernahl asked about the rear door condition. Ms. Rentzsch said instead of just a plain flat door, they would like to see some raised panels.

Mr. Goss said the employees park across COG Circle. Mr. O'Barr said that is not a problem, all their employees will park there too. Mr. Goss said there is less signage for this request than what TGI Friday's currently has and they are not asking for a pole sign.

Mr. Esposito said he is concerned with the large neon signs. He feels it is too much like a big billboard. They are taking down a nice brick building and putting up a wood structure. Mr. Esposito said he doesn't feel that design is very attractive at all.

Mr. Gavle asked if the petitioner were going to remove the building. Mr. O'Barr said no. They will only be putting an addition on the building. Mr. Gavle feels the garage doors are out of place. This is a good restaurant and supports the request.

Mr. Greenman asked what type of architectural features staff would be looking for on the rear elevation. Ms. Rentzsch said adding "shutters" like what is on the front elevation under the goose neck lighting fixtures. Ms. Bernahl said they will look into adding those. Mr. Greenman said whatever will break up the expanse of the elevation. He sees the flags as signage. Mr. Greenman asked if there were other larger signs approved so close to Route 14. Ms. Rentzsch said yes that Koyoto's has a large sign. Mr. Paulson added that Superior Health Club also has a very large sign. Mr. Greenman feels that the large garage doors will be a popular feature. Mr. O'Barr said that is unique to Crystal Lake. Mr. Goss said those doors can be very cold in the winter. Mr. Greenman thanked the petitioner for coming to Crystal Lake and he supports the project.

Mr. Jouron said the roof seems very shiny. Mr. Paulson shown his flashlight on the materials and Ms. Rentzsch said it does not produce glare.

Mr. Goss said they will need a larger waiting area than they have provided. Not everyone will want to wait in the bar area and suggested benches outside.

Mr. Hayden said he is excited that they are coming to Crystal Lake and hopes they are very successful. He agrees that the rear elevation needs some dressing up.

Mr. Goss moved to approve the Final PUD Amendment to allow changes to the site layout, exterior elevations and signage at 835 COG Circle 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.

Mr. Jouron seconded the motion. On roll call, members Batastini, Gavle, Goss, Greenman, Jouron, Lembke, Skluzacek, and Hayden voted aye. Mr. Esposito voted no. Motion passed.

Mr. Esposito said the larger signs will set a precedence and Portillos will be in asking for larger signs shortly.

**13. 55 E. Crystal Lake Avenue – Special Use Permit to allow a residential use on the first floor in the "B-4" Downtown District.**

Tom Stephani, representing Rosenthal partnership, and Linda Barrow, the property manager, were present. He stated that they preferred to rent the building for commercial space, but as an alternative for the next 1-3 years, they would like to be able to rent it as residential. He stated that the second floor is currently rented to a commercial establishment. He stated that they appreciated the recommendations of the Planning and Zoning Commission, but the upstairs commercial tenant wished to keep the sign and use it, and if they are required to come back to the City annually to renew the residential component, it could cause uncertainty for a residential tenant. He requested that the City Council remove those two conditions.

Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

The Council discussed the matter briefly, and the City Attorney advised that a Special Use Permit runs with the land. Councilmembers Thorsen, Hopkins and Dawson stated that they had no objection to the request. Mayor Shepley stated that he also did not object, noting that there are plenty of residences in the area. Councilwoman Brady Mueller agreed that no one would want to rent there if they had no assurance of being able to renew their lease.

Councilwoman Brady Mueller moved to approve the Planning and Zoning Commission recommendations except 4 and 5 as discussed above, and to adopt an Ordinance granting a Special Use Permit for the property at 55 East Crystal Lake Avenue. Councilman Thorsen seconded the motion. On roll call, all present voted yes. Motion passed.

**15. Anderson Motors, 5213 Northwest Highway - Resolution authorizing execution of the Anderson Motors enhanced sales tax incentive agreement.**

Ted Markee and Paul Vance of Anderson Motors were present for the matter. Councilwoman Brady Mueller moved to adopt a Resolution authorizing the City Manager to sign the Anderson Motors Enhanced Sales Incentive Agreement for 5213 Northwest Highway. Councilwoman Ferguson seconded the motion. On roll call, all present voted yes.

**16. TGI Friday's, 835 Cog Circle – Final Planned Unit Development Amendment to allow site, elevation and signage changes.**

Emily Bernahl, the architect, was present for the matter. She stated that Texas Roadhouse, Inc. was looking to take over the building and keep the existing footprint with a 1,424 square foot addition and change the elevations and signage.

Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Councilman Dawson asked about the "garage door" discussion at the Planning and Zoning Commission meeting. Ms. Bernahl stated that there had been some concern about insulation and the ability to keep the patrons comfortable during the winter months. She stated that the "garage doors" would allow for open air dining during the summer months. In response to Councilman

Dawson's question, Ms. Bernahl assured that the patrons would be comfortable during the colder months.

Mayor Shepley stated that he has seen this type of open air dining at restaurants on North State Street in Chicago and he was very much in favor of it. The other Councilmembers expressed support for the petition.

Councilwoman Brady Mueller moved to approve the Planning and Zoning Commission recommendations, and adopt an Ordinance granting a Planned Unit Development amendment to allow the changes in site layout, exterior elevations and signage for the TGI Fridays site at 825 Cog Circle. Councilman Thorsen seconded the motion. On roll call, all present voted yes. Motion passed.

**17. 414 W. Virginia Street – Special Use Permit for a Drinking Place.**

Mark Saladin, attorney, was present, along with Adam and Melissa Harjung, the petitioners and their architect, Chris Ruso.

Mr. Saladin described the proposed establishment as an upscale, full liquor bar emphasizing wine and craft beers with meats/cheeses. He stated that the historic Jaster Building, at the corner of Route 14 and Pomeroy Street, would cater to adults and conversation, with no amplified music. He stated that the petition had received an 8-1 positive recommendation from the Planning and Zoning Commission, and the petitioners were no longer requesting a parking variation because they had worked out agreements for offsite parking with Vogue Cleaners and the medical supply store two doors down the street. He stated that there are two residential apartments upstairs. He stated that the separate restaurant (currently Chez Pierre) would remain with a new name. He stated that Chez Pierre currently has a full liquor license. He stated that his clients were in agreement with the staff and Planning and Zoning Commission recommendations.

Mayor Shepley asked if anyone in the audience wished to speak on the matter.

John Valus stated that he was the owner of the four unit apartment building at 224 Pomeroy and expressed concern about parking, stating that Buena Vista restaurant currently uses the Vogue parking lot and Vogue is open until 6 p.m., so there would be overlap and lead to parking in his lot and on Pomeroy Street. He stated that the medical office supply parking lot was not user friendly, with no way to turn around if it is full and no lighting. He stated that valet parking was not a viable option since the cars would line up on Pomeroy and then be parked on the side streets anyway. He stated that parking is a very serious issue in that area and he did not wish to see the burden on the neighborhood increased. He stated that he liked the idea of a wine and cheese bar, but questioned if people would go to a wine and cheese bar after 9 p.m.

Vanessa Baker, 415 Oriole Trail, stated that she already has had to contend with broken glass from the London Club and 2 a.m. fights from The Living Room and that was not what she expected when she moved here from Chicago ten years ago. She asked the Council to consider the neighborhood in their decision.

ORDINANCE NO.6870
FILE NO. 316

AN ORDINANCE GRANTING AN AMENDMENT
TO THE FINAL PUD FOR TGI FRIDAY'S – ARCHWAY EAST

WHEREAS, pursuant to the terms of the Petition (File #2012-115) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested an Amendment to the Final Planned Unit Development for TGI Friday's – Archway East to allow changes to the site layout, exterior elevations and signage; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Unified Development Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Amendment to the Final Planned Unit Development be granted as requested in said Petition,

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION I: That a Final PUD Amendment be granted to allow changes to the site layout, exterior elevations and signage for the property located at 835 COG Circle, Crystal Lake, Illinois.

SECTION II: That the Final PUD Amendment be granted 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.

SECTION III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the granting of Variations in accordance with the provisions of this Ordinance, as provided by law.

SECTION IV: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

DATED at Crystal Lake, Illinois, this 18th day of December, 2012.

MAYOR

ATTEST:

CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.

City of Crystal Lake

# Memorandum

**To:** Gary Mayerhofer, City Manager

**From:** Michelle Rentzsch, Director of Planning and Economic Development

**Date:** June 24, 2013

**Re:** Administrative amendment to the Final PUD for Texas Roadhouse

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**Background**

Texas Roadhouse received their Final PUD Amendment on December 18, 2012. The owners are proposing a few changes to the "garage doors" to increase their size to enhance the natural light and outdoor dining feeling. They are also adding an additional window along the front where the customer waiting area is located. The attached architect's letter and revised elevations drawings hightlight the proposed changes. Also attached to this memo are the original elevations.

**Staff discussion**

Staff has reviewed the proposed changes and finds that they are extremely minor in nature, in concert with the intent of the original PUD approval and will not affect the character of the development and in fact will enhance the façade.

Recommended by:

Michelle Rentzsch — Date: 6/24/13

Authorized by:

Gary Mayerhofer — Date: 6/25/13

21 South Evergreen Avenue
Suite 200
Arlington Heights, IL 60005
t: 847 788 9200
f: 847 788 9536

ATLANTA
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PITTSBURGH
SHANGHAI
MEXICO CITY

GreenbergFarrow

June 21, 2013

To Liz Maxwell
City of Crystal Lake
Planning & Economic Development Department
100 W. Woodstock Street
Crystal Lake, IL 60014
Tel: 815.459.2020

Project Texas Roadhouse Crystal Lake, IL

Project # 20120561.0

Re

Dear Liz:

Pursuant to our conversations, this letter is serving to document some minor changes that have made to the Texas Roadhouse elevations.

- The width of the garage doors will be adjusted from 10' to 12'-0" on the southeast and southwest elevation. The spacing between the garage doors will also been adjusted to 18".
- The elevation will also show the addition of a window in the waiting room which shall be located on rear or north elevation.

Color elevations have been provided and the areas of change have been bubbled to further depict the location and area of the affected changes.

Should you require any additional information, please don't hesitate to contact me at 847.788.9200 ext. 7765.

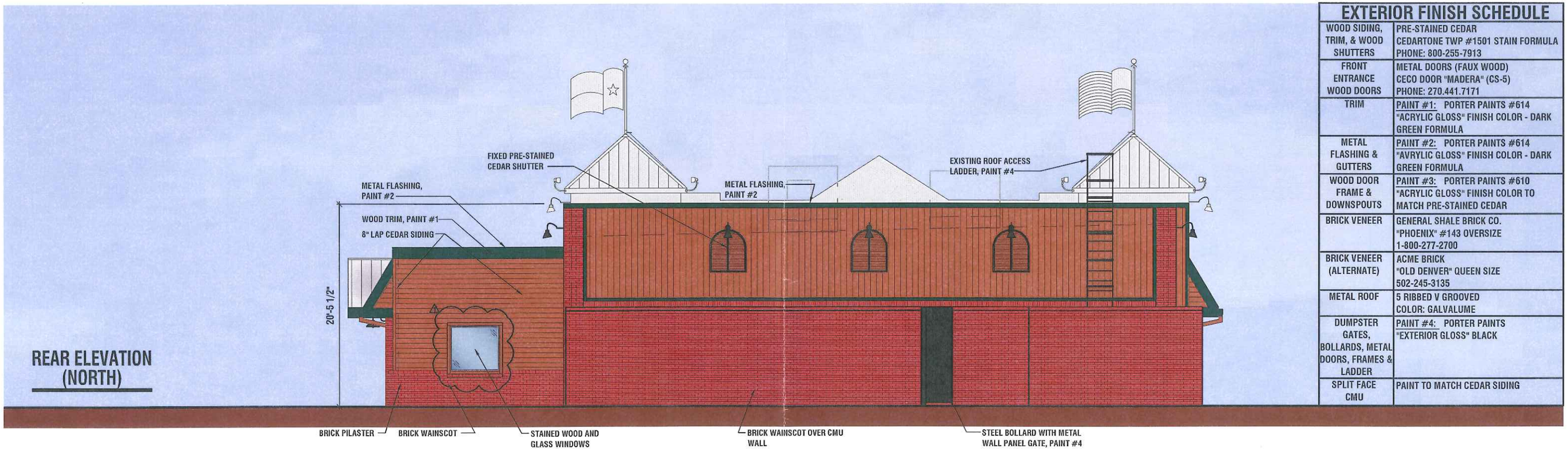
Sincerely,

Emily Bernahl

Emily Bernahl
Site Development Coordinator/Associate




## FRONT ELEVATION (SOUTH)




## REAR ELEVATION (NORTH)

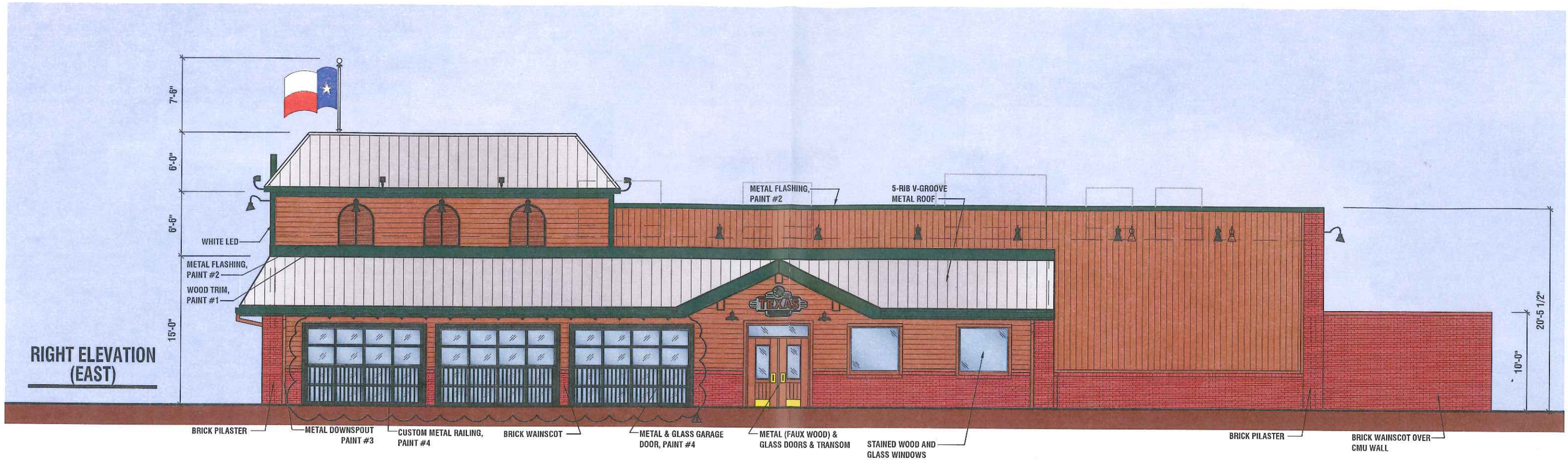
| EXTERIOR FINISH SCHEDULE | |
|---|---|
| WOOD SIDING, TRIM, & WOOD SHUTTERS | PRE-STAINED CEDAR<br>CEDARTONE TWP #1501 STAIN FORMULA<br>PHONE: 800-255-7913 |
| FRONT ENTRANCE WOOD DOORS | METAL DOORS (FAUX WOOD)<br>CECO DOOR "MADERA" (CS-5)<br>PHONE: 270.441.7171 |
| TRIM | PAINT #1: PORTER PAINTS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

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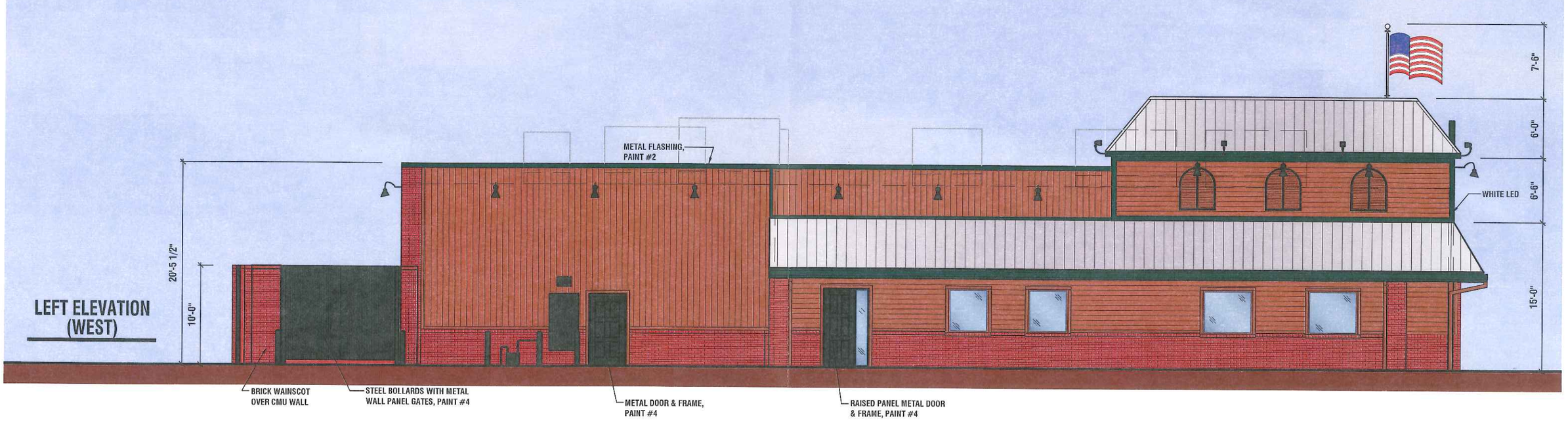
TEXAS ROADHOUSE
CRYSTAL LAKE, ILLINOIS
7787 SF
20120561.0

EXTERIOR ELEVATIONS
SCALE: NOT TO SCALE
A2.1

PLANNING COMMISSION SUBMISSION: 11/14/12
PLAN COMMISSION ADDENDUM: 11/29/12
PLAN COMMISSION UPDATES: 12/14/12
⚠ UPDATED ELEVATIONS: 06/21/13




RIGHT ELEVATION (EAST)




LEFT ELEVATION (WEST)

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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

EXTERIOR ELEVATIONS
SCALE: NOT TO SCALE

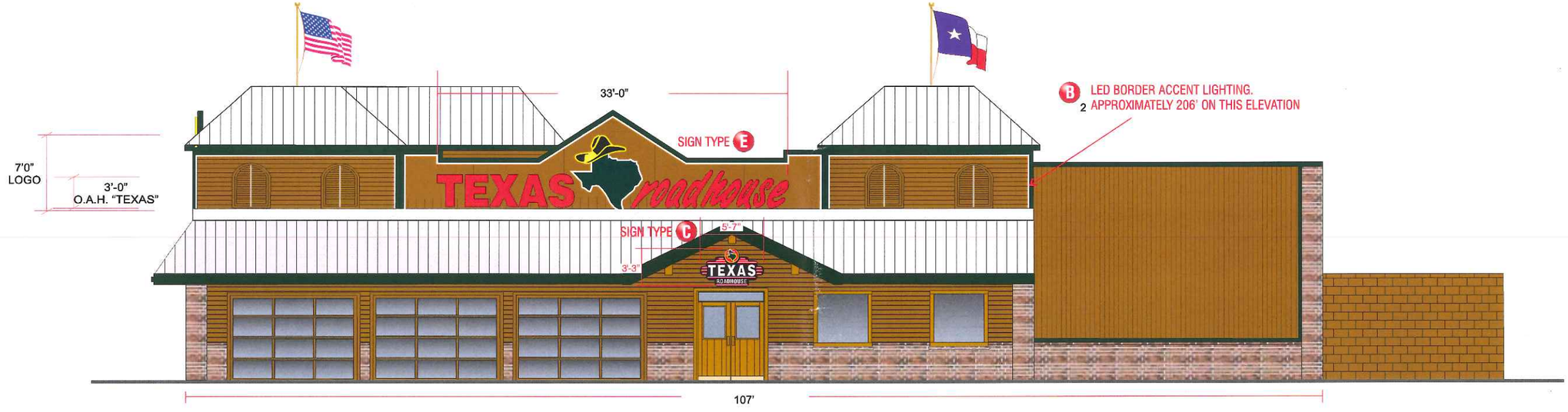
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PLANNING COMMISSION SUBMISSION: 11/14/12
PLAN COMMISSION ADDENDUM: 11/29/12
PLAN COMMISSION UPDATES: 12/12/12
⚠UPDATED ELEVATIONS: 06/21/13




**FRONT ELEVATION**

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




**RIGHT ELEVATION**

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

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Building Quality Signage Since 1901

Revisions:
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R2_8/28/13-SM: Added Right Elevation Channel letterset.

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: 23-15971-10R2

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**LEFT ELEVATION**

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

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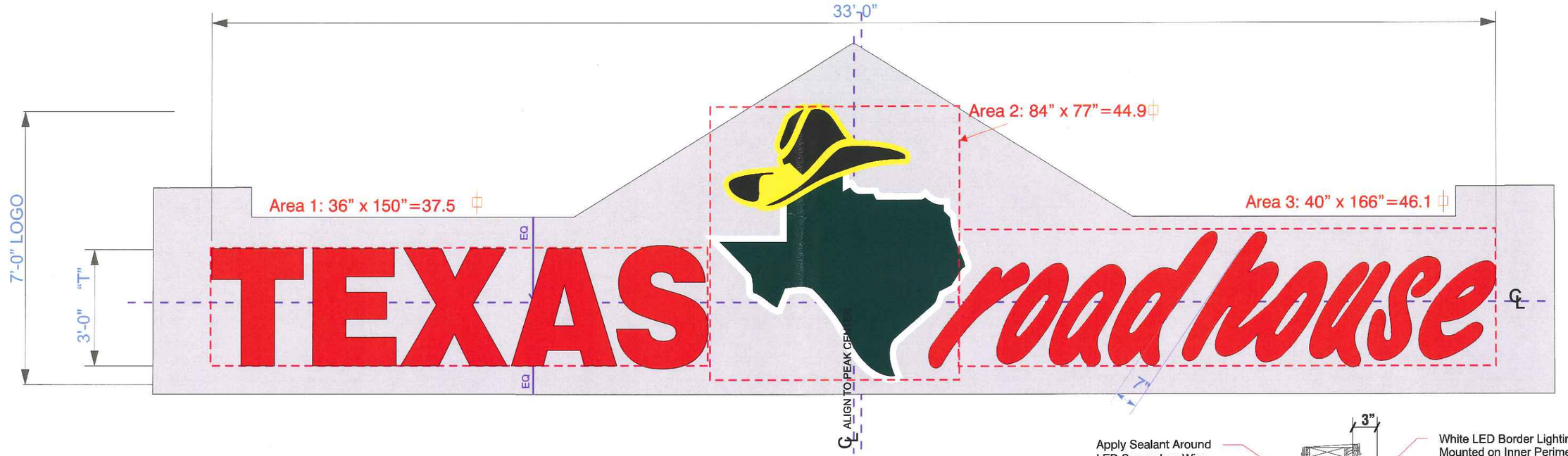
Account Rep: Randy Cearlock
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CRYSTAL LAKE, IL

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Sheet Number: 2 Of 5
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## SIGN TYPE A and E Individual Lighted Channel Letters- Two (2) Set Req'd. Total: 128.5 SQ.FT. Per Set

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

**SCOPE OF WORK:**
Manufacture and install channel letters having remote transformers located in accessible area behind wall.

**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 PER SIGN**

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**

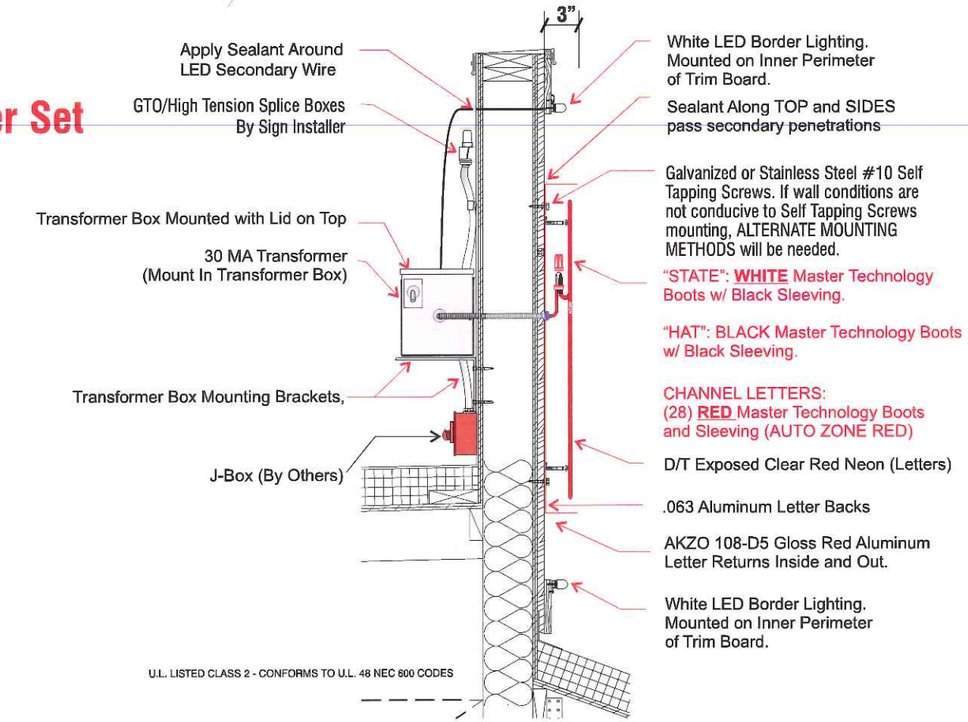
| AKZO 108-D5 Gloss Red | Double Tube Clear Red Neon | AKZO Gloss White | 2100-24 Dk. Green Vinyl Applied to White Face Leaving White Outline. | Outlined W/ 6500Brite White Argon Tubing. | Match PMS-122 | 2100-03 Black Vinyl elements Applied to Yellow Bkgd. Leaving Yellow Outline. | Overlay "Hat" w/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


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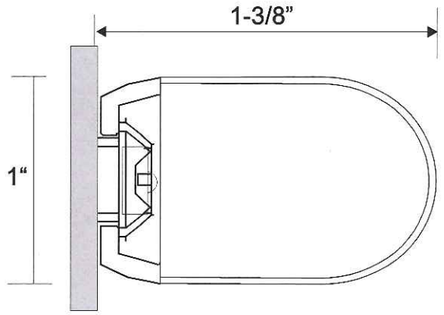
Account Rep: Randy Cearlock
Project Manager: S. Maeser
Drawn By: S. Maeser

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

Project / Location:
CRYSTAL LAKE, IL

Job Number: 23-15971-10
Date: MARCH 5, 2012
Sheet Number: 3 Of 5
Design Number: 23-15971-10R2

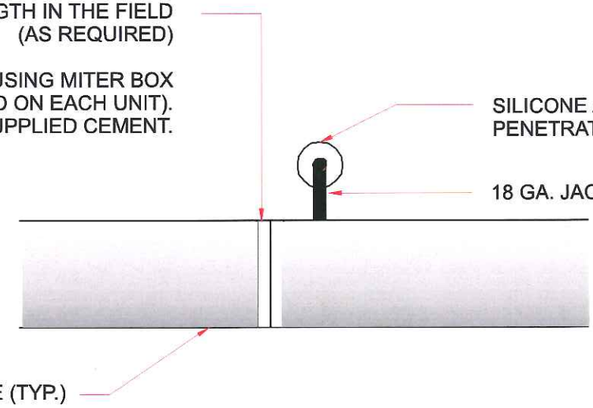

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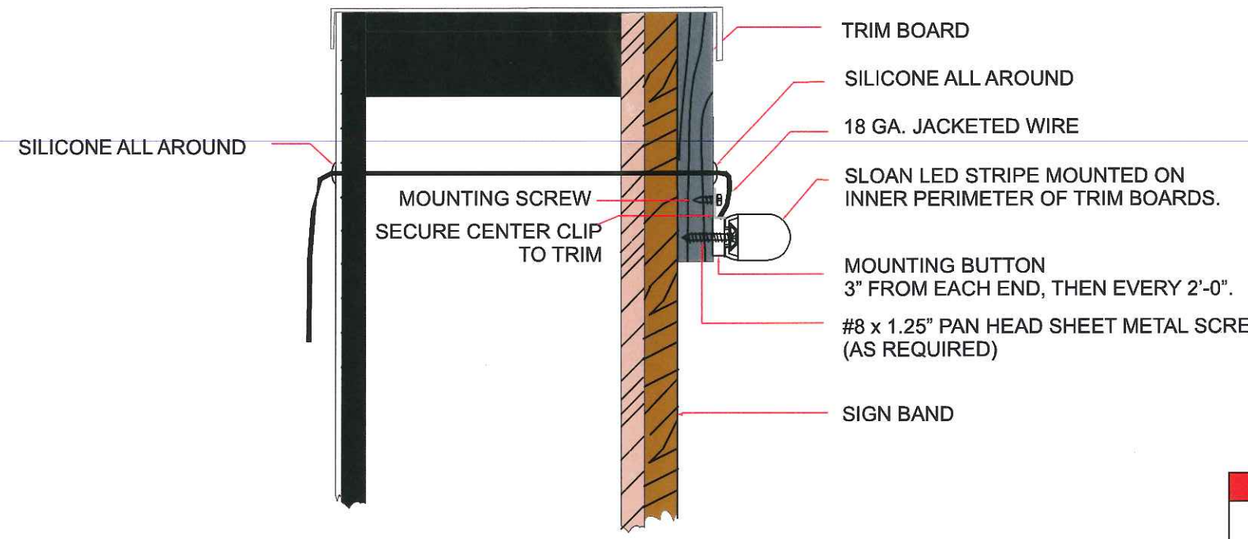

**CROSS SECTION (TYP.)**

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

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Project / Location:
TEXAS road house
CRYSTAL LAKE, IL

Job Number: 23-15971-10
Date: MARCH 5, 2012
Sheet Number: 4 Of 5
Design Number: 23-15971-10R2

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

SIGN TYPE C

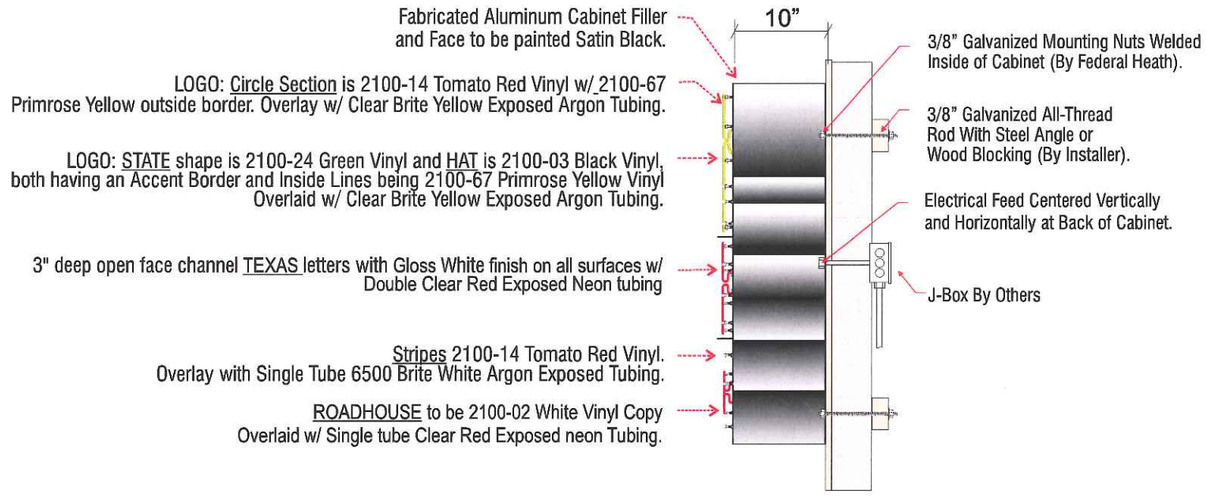
Scale: 3/4"= 1'-0"

**SCOPE OF WORK:**

Manufacture and install S/F illuminated wall sign.

PART # TR18WSN

**18.1 SQ. FT TOTAL**




## 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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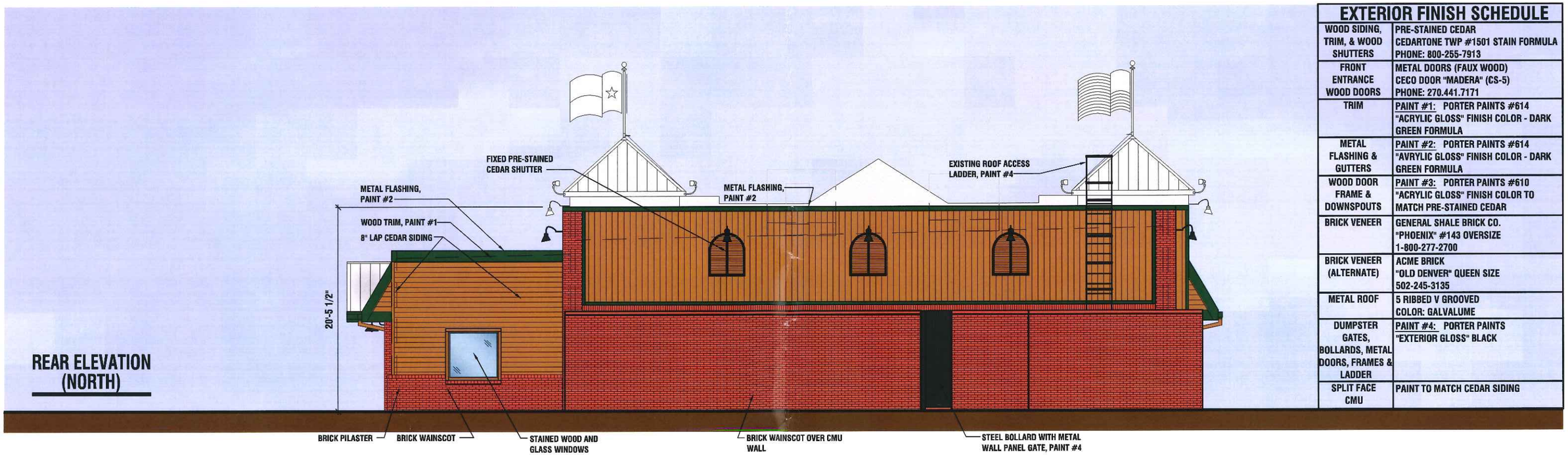
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FRONT ELEVATION (SOUTH)

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BY:

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REAR ELEVATION (NORTH)

## EXTERIOR FINISH SCHEDULE

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

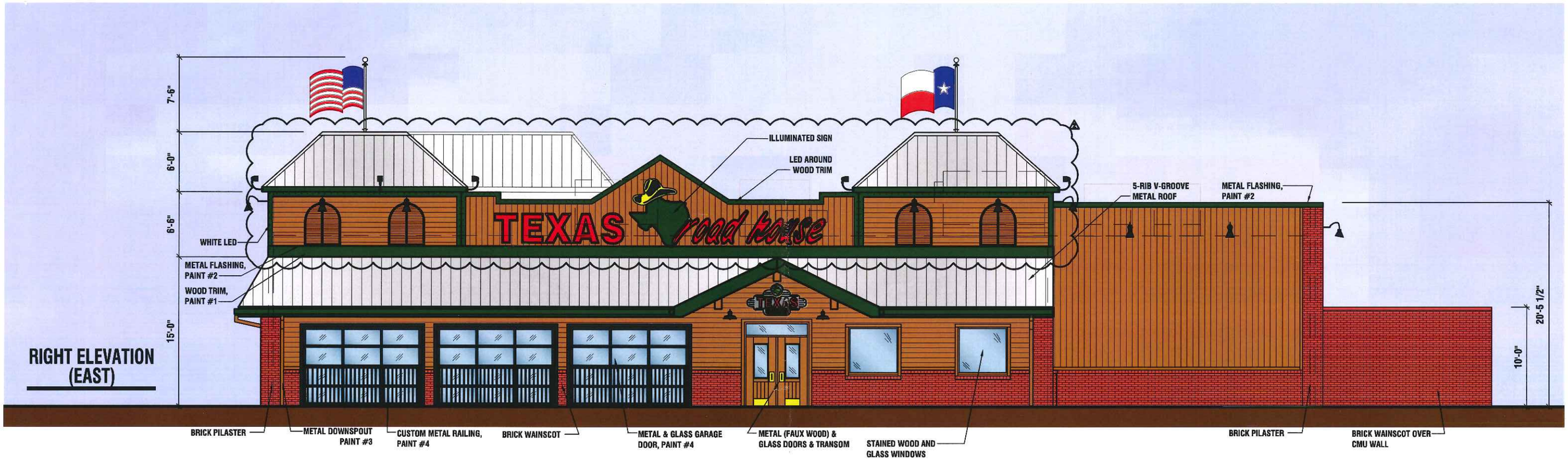
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TEXAS ROADHOUSE

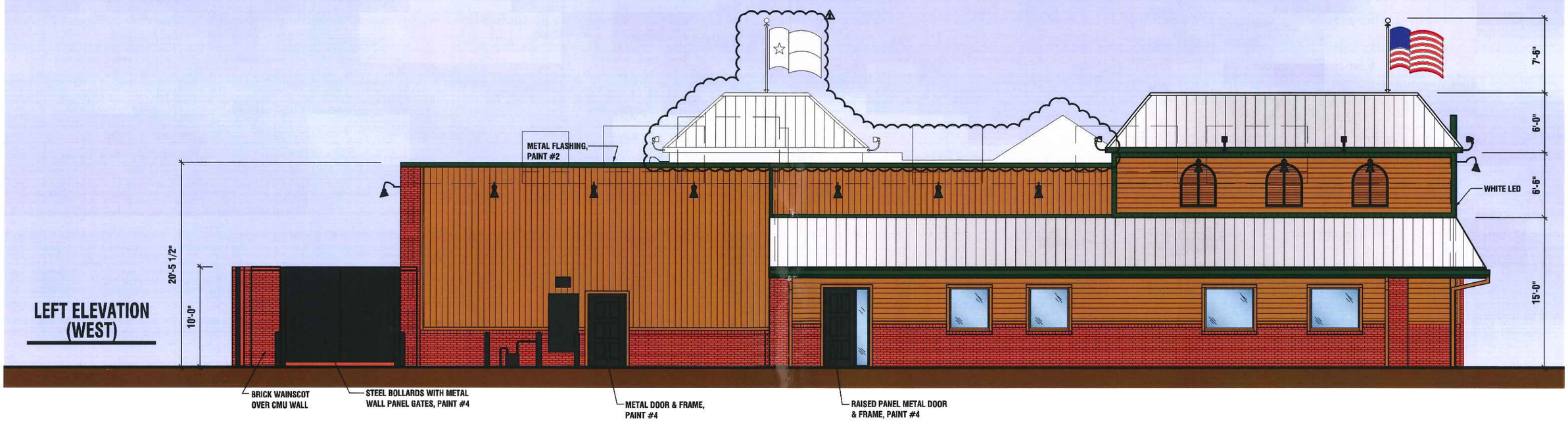
**TEXAS ROADHOUSE**
CRYSTAL LAKE, IL
20120561.0

**EXTERIOR ELEVATIONS**
SCALE: NOT TO SCALE
**A2.1**

PLANNING COMMISSION
SUBMISSION: 11/14/12
PLAN COMMISSION ADDENDUM: 11/29/12
PLAN COMMISSION UPDATES: 12/14/12
UPDATED ELEVATIONS: 06/21/13
UPDATED ELEVATIONS: 08/05/13




## RIGHT ELEVATION (EAST)




## LEFT ELEVATION (WEST)

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Arlington Heights, Illinois 60005
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**TEXAS ROADHOUSE**
CRYSTAL LAKE, IL
20120561.0

**EXTERIOR ELEVATIONS**
SCALE: NOT TO SCALE

**A2.2**

PLANNING COMMISSION
SUBMISSION: 11/14/12
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PLAN COMMISSION UPDATES: 12/12/12
UPDATED ELEVATIONS: 06/21/13
⚠UPDATED ELEVATIONS: 08/05/13