

Item #1:
Report Of AC Meeting - April 15, 2013
Double G's Restaurant Changes



AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING
Monday, April 15, 2013 at 7:00 P.M.

CALL TO ORDER:

ACTION ITEMS:

- 1.) Approval of the February 11, 2013 Draft Meeting Minutes.
- 2.) Consideration of a request by C.K. Concepts LLC (Mr. George Callas, Manager) to allow modification of the to the previously approved Special Use Permit/ PUD Ordinance 98-O-22 and site plan for lots 68 and 70 within the Preserves PUD, including but not limited to reconfiguration of the parking lot entrance, parking lot expansion, landscaping, parking lot lighting, signage and the addition of approximately 2,700 square feet of outdoor dining area for Double G's Restaurant, 4868 Illinois Route 83 and zoned under the R-2 PUD District classification within the Village of Long Grove, Illinois

OTHER BUSINESS: NONE

ADJOURNMENT: Next Scheduled Meeting: May 20, 2013 @ 7:00 PM

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.



MEMORANDUM

TO: Village President and Village Board
FROM: James M. Hogue, Village Planner
DATE: April 17, 2013
RE: Board & Commissions Report for 4/23/13

This memo is intended to update the Village Board as to the status of projects and activities of the Long Grove Plan Commission & Zoning Board of Appeals (PCZBA), Conservancy & Scenic Corridor Committee (CSCC) and the Architectural Commission (AC).

AC; 4.15.13 (1 action item)

Consideration of a request by C.K. Concepts LLC (Mr. George Callas, Manager) to allow modification to the previously approved Special Use Permit/ PUD Ordinance 98-O-22 and site plan for lots 68 and 70 within the Preserves PUD, including but not limited to reconfiguration of the parking lot entrance, parking lot expansion, landscaping, parking lot lighting, signage and the addition of approximately 2,700 square feet of outdoor dining area for Double G's Restaurant, 4868 Illinois Route 83 and zoned under the R-2 PUD District classification within the Village of Long Grove, Illinois.

At the April 15th regular Architectural Commission (AC) meeting the AC considered the landscaping, lighting, signage and site plan and elevations as part of the modifications to the approved final plans for the "The Preserve PUD". Their recommendations to the Village Board concerning the submittal are as follows;

- Site Plan – Overall the reaction to the site plan as proposed was positive. The AC noted the plan was well thought out with regard to neighboring properties and provided good access (both internal and external) to the site as well as provide needed parking for the restaurant use. A motion was made by Commissioner Tapas, seconded by Commissioner Plunkett to accept the site plan as prepared by Haegar Engineering dated 4.10.13 and presented to the AC on 4.15.13. The motion was approved subject to the following conditions;
 - 1) Plans for the proposed 14' x '20 shed shall be brought back to the AC including material samples, colors, shingles and other specifications of the structure for further review and consideration.

- 2) The Village Engineer shall review and verify that the proposed detention area\bio-swale does not create a flooding or “overtop” situation in the parking area during a 100 year storm event.
- Lighting – The AC found the photometrics as proposed acceptable. Fixtures are to match the fixtures already on-site and in the existing parking area. A motion was made by Commissioner Tapas, seconded by Commissioner Calas to recommend approval of the site lighting\ photometric plan prepared by Haegar Engineering as revised 4-10-13 and presented to the AC on 4.15.13. The motion was approved as follows;
 - 1) Twelve (12) fixtures matching the existing on-site fixtures shall be permitted as depicted on the site lighting\ photometric plan prepared by Haegar Engineering.
 - 2) Fixtures shall be less than fifteen (15) feet in height with a 250 watt light metal halide light source.
 - 3) Petitioner shall submit specifications for any additional exterior lighting proposed for the outdoor dining area including types of fixtures, illumination source, wattage and fixture placement to the AC for further review and approval.
 - Elevations\ Outdoor Dining – The AC noted the proposed changes to the façade of the south elevation specifically as they relate to the outdoor dining aspect of the proposal. The AC had no objections to the outdoor dining per se but did have concerns with some of the exterior building modifications. A motion was made by Commissioner Tapas, seconded by Commissioner Plunkett, to recommend approval of the outdoor dining area per the site plan as prepared by Haegar Engineering dated 4.10.13 and Outdoor Area Seating Plan as prepared by Haegar Engineering dated 3-10-13 and presented to the AC on 4.15.13. This motion was approved subject to the following condition;
 - 1) Petitioner shall submit specifications for awnings, canopies, fencing and outdoor dining area landscaping (as well as additional exterior lighting proposed for the outdoor dining area) including materials, material samples, colors, elevations, site specifics and other specifications to the AC for further review and approval.
 - Landscaping – The AC noted the comprehensive nature of the proposed landscaping as being sensitive and reasonable as it relates to neighboring properties as well as the “green nature” of the parking lot including the bio-swale. A motion was made by Commissioner Styer, seconded by Commissioner Calas, to recommend approval of the landscape plan as submitted by Krogstad Land Design Limited dated 3.4.13 and amended 4.15.13 as presented to the AC on 4.15.13. This motion was approved subject to the following condition;

- 1) The landscape plan as submitted by Krogstad Land Design Limited dated 3.4.13 and amended 4.15.13 as presented to the AC on 4.15.13 shall be subject to the review and approval of the Village Arborist including the determination of the caliper of replacement trees for removed protected species per the Village Tree Protection Ordinance.
- Signage – The AC had some concerns with the building signage as proposed especially the wall sign and the illumination of that sign. Motions were made as follows with regard to the proposed signage.

A motion was made by Commissioner Calas, seconded by Commissioner Plunkett to recommend approval of the second monument sign, which shall mirror the existing monument sign including illumination, to be located adjacent to the relocated entrance on Gilmer Road in substantial conformance with the “Proposed Building Signage” exhibit presented to the AC on 4.15.13. On a voice vote; all aye.

A motion was made by Commissioner Plunkett, seconded by Commissioner Calas to approve the wall sign as submitted with regard to font and general placement on the north building elevation as illustrated on the “Proposed Building Signage” exhibit presented to the AC on 4.15.13. The motion was approved subject to the following condition.

- 1) The petitioner shall submit a final “proof” of the proposed signage which identifies dimensions, materials, illumination, color scheme, copy and exact placement of the sign on the north elevation of the restaurant building to the AC for further review and consideration.

PCZBA; - 5.7.13 Regular Meeting

CSCC; - Next Regular Meeting; 5.8.13



ITEM #2: For the ARCHITECTURAL COMMISSION on MONDAY, April 15th @ 7:00 P.M.

REQUEST: Consideration of a request by C.K. Concepts LLC (Mr. George Callas, Manager) to allow modification of the to the previously approved Special Use Permit/ PUD Ordinance 98-O-22 and site plan for lots 68 and 70 within the Preserves PUD, including but not limited to reconfiguration of the parking lot entrance, parking lot expansion, landscaping, parking lot lighting, signage and the addition of approximately 2,700 square feet of outdoor dining area for Double G's Restaurant, 4868 Illinois Route 83 and zoned under the R-2 PUD District classification within the Village of Long Grove, Illinois

HISTORY/STAFF REVIEW:

History:

The property is located on west side of Illinois Route 83, south of Gilmer Road and more specifically at the southwest corner of Route 83 & Gilmer Road and site of the "Double G's Roadhouse". The property contains 2.0 +/- acres of land area and is presently zoned R-2 PUD.

The property was subdivided in 1998 per Ordinance 98-O-22 as the Preserve Planned Unit Development. This approval made provisions for the restaurant use (previously known as Gridley's and Gridley's Smokehouse) on Lot 70 of this development. Of note, among other things, this approval limited the maximum square footage of the restaurant open to the public to 6000 square feet. This restriction has caused conflict with the "banquet facilities" located in the basement of the structure. Several minor amendments, such as signage (most recently reviewed and approved by the AC in , have been made to this approval over time. Poor access and inadequate parking have been identified as issues with this use on this property since at least 2003. Attempts to secure off-site parking, mostly on adjacent Park District property (Lemmon-Hill Ball Fields) were unsuccessful.

In 2003, the property owner, Mr. George Callas, petitioned the village for amendment of the Special Use Permit to allow the use of the basement as a "banquet facility". This request was unsuccessful based largely on the parking and access issues noted above. Mr. Callas had also investigated the possibility of a long term solution to the parking and access issues by acquiring the northern portion of Lot 68 which is west of and adjacent to the existing restaurant site on Lot 70 of the Preserve PUD.

In 2009 the property owner inquired as to the possibility of outdoor dining at this location. Staff responded that this use was not anticipated in original PUD approval and noted a major PUD amendment would be required. Parking was identified as an issue as the outdoor dining area would count as floor area for parking purposes. It was suggested the B-1 District criteria for outdoor dining be used as "benchmark" for such use as these regulations anticipate outdoor dining adjacent to residential areas. A formal request for such use was never submitted however.

The restaurant closed in 2010 and has been vacant since that time. The property owner has recently been successful in negotiating a deal for a portion of the adjacent property (an additional 2 acres) on the adjacent Lot 68 to the west.

Proposed Project:

As proposed this project is considered a “major” PUD amendment. As such the PCZBA considered this request at their April 2nd Meeting. The PCZBA was very supportive of the request and made the following recommendation;

A motion was made by Commissioner Parr, seconded by Commissioner Rubin to recommend approval of the request as submitted subject to the following conditions;

1. Review and approval of the request by the Architectural Commission as applicable and specifically any additional landscaping, fencing and berming which addresses the neighbors concerns.
2. At such time at the Preserve HOA makes the Preserve Court pathway connection to the restaurant property (Lot 70) the petitioner shall complete the pathway segment/connection to the restaurant on Lot 70.
3. Approval of this request shall be subject to the review and approval by both the Village Arborist and Village Engineer.

On a voice Vote, all aye.

As this is a request for modification of the previously approved PUD certain portions of the request require AC approval; namely the site plan, landscaping, signage, any exterior modifications and lighting.

Overall Development\SitePlan:

The petitioner and their consultants met with the property owners to the west on April 9th in response to Condition #1 as recommended by the PCZBA. The result of this meeting is a slightly reconfigured parking area than was initially proposed (attached). Proposed parking remains the same just configured a bit differently. This was done to minimize impacts to trees on site as well as address and further minimize impacts on properties to the west.

As revised this plan addresses both of the major issues which have been associated with this use at this location namely parking and access. Slight modification, including the reconfiguration of parking to accommodate outdoor dining, a storage shed, and a restored pathway connection to “Outlot H” are proposed for Lot 70 which contains the restaurant building. No modification to or expansion of the existing building and footprint are requested. Use of the building basement for banquet facilities is also contemplated. Parking as well as the square footage limitation on the restaurant have been major issues associated with this portion of the request.

A two acre portion of Lot 68, immediately west of and adjacent to the restaurant site is proposed for additional parking and access. The parking area will be extensively landscaped including a bioswale/detention area. Plans appear to be well thought out and strive to minimize impacts to abutting property and in particular residential properties to the south and west

Lighting

A lighting plan has been submitted (photometrics included). Per the Village Code this proposal would be best considered as "Class 3" lighting although not a perfect match in this classification. All commercial building lighting and parking lot lighting (not anticipated in this class) require AC approval.

Decorative fixtures to match the existing parking lot lighting on Lot 70 are proposed for the new parking area on Lot 68 as well. Height of the fixtures is proposed at approximately twelve (12) feet. Fixtures may be 15' tall as a matter of right. Taller fixtures require AC approval. Uniformity in the lighting fixtures for both the existing and proposed parking area is desirable.

No modification to lighting as it exists on Lot 70 (i.e. the existing restaurant and parking area) are proposed as part of this request.

Twelve (12) 250 watt fixtures with a metal halide light source are proposed for parking lot lighting on Lot 68. Fixtures have been located more or less toward the inside perimeter of the proposed parking area thereby minimizing the possibility of glare to adjacent residences particularly to the west of Lot 68. Metal halide light sources are permitted with AC approval; however, light sources over 200 watts are not permitted.

External lighting may not glare or "escape" into traffic or onto adjoining properties. This appears to have been met based upon the photometrics submitted. Variations to the exterior lighting requirements may be granted by the AC for "good cause".

Note: This plan may be slightly modified to account for the reconfigured site plan but substantial changes to the photometrics and lighting plan are not anticipated.

Landscaping

As part of the submittal package a landscape plan was submitted and is attached. Review and approval of the landscape plan by the AC is required. It is anticipated a revised landscaping plan will be presented to the AC to account for the reconfiguration of the parking area. Again, with the exception of the landscaping on the west end of the detention pond between the road and the pond the landscape plan should remain consistent with what was previously submitted. Reconfiguration of the landscaping will be required to account for the reconfiguration of the parking area but berming, fencing and landscaping as proposed are anticipated but in a slightly reconfigured fashion.

Trees located on the portion of Lot 68 acquired by the petitioner and proposed for parking will need to be removed. Lot 68 is, for the most part, is heavily wooded. However, the portion of the property nearest to Gilmer Road (and acquired by the petitioner) is least wooded portion of the property thereby minimizing impact to trees on the site. Tree to be removed on site must be done in conformance with the Village Tree Preservation Ordinance. The reconfigured parking plan further minimizes impacts and removal of existing trees on-site.

It appears that most trees inventoried on Lot 68 are protected species (Basswood, Black Cherry & Burr Oak) per the Village Tree Preservation Ordinance. Basswood appears to be the dominant tree species on-site. Any protected species removed per the Village Tree Preservation Ordinance are subject to the terms and conditions of that ordinance (which was also a condition of the PUD approval for Lot 68). Basswood and Burr Oak trees greater than 10" in diameter and Black Cherry trees greater than 8" in diameter must be replaced.

This tree removal plan (as well as the landscape plan) has been submitted to the Village Arborist for consideration as well. His comments are attached for consideration by the AC.

The landscaping plan for the parking area on Lot 68 proposes landscaping around the perimeter utilizing a combination of existing trees (mostly to the south) with berming and landscaping to the east, west and north.

Standards for parking lot landscaping are as follows;

D) Parking Lots:

1. **Parking Lot Screening:** Every parking lot and structure shall, to the extent hereinafter specified, be screened by a perimeter landscaped buffer yard having a width of at least ten feet (10') or the width of the required yard, whichever is less. The landscaping and screening shall have a minimum height of at least three feet (3').

2. **Parking Lot Interior Landscaping:** In addition to the requirements set forth in subsection (D)1 of this section, every parking lot containing ten (10) or more parking spaces shall contain at least one tree of two inches (2") or greater in diameter for each ten (10) parking spaces. Such trees may be provided by the preservation of existing trees or the planting of new trees. Each tree shall be surrounded by a landscaped area of at least thirty six (36) square feet. No existing or new tree located more than five feet (5') outside the perimeter of the paved parking area shall be counted in meeting the requirements of this subsection (D)2. All islands in excess of fifty (50) square feet created by curbs or other traffic flow regulators shall be landscaped. Planting islands located within the interior of a parking lot shall be at least six feet (6') in width.

As reconfigured this standard will need to be met. Additionally, a berm is contemplated along the west end of the property (nearest to the residences) of 7 feet in height as measured from the parking lot driveway. A fence, as well as landscaping on top of the berm is proposed to minimize any potential impact to the residential properties to the west. The detention/ bio-swale area in the center of the parking area is proposed to be planted with "bio-swale seed plugs" within the actual detention (wet) area and a prairie seed mix around the perimeter. The composition of the seed mixes have yet to be determined.

Per the recommendation of the PCZBA any additional landscaping (including berming and fencing) which serves further minimize any impacts to residents to the south and west should be considered. As a side note the petitioner and their consultants met with the property owners to the west on April 9th. The petitioner will have modifications to the landscape plan as attached as a result of that meeting.

Signage

Signage was not contemplated in the original PUD approval per Ordinance 98-O-22. As such, two minor PUD amendments (ord. 2003-O-08 & 2009-O-13) have been considered and approved to allow for signage at this location.

Additional signage is being requested. Any additional signage (as well as any exterior alterations contemplated for the exterior of the restaurant structure) requires AC review and approval.

In addition to the existing sign along the Rt. 83 frontage, petitioner proposes a wall sign on the north elevation of the building and an additional free standing monument sign to be located near the reconfigured entrance to the property to the west of the parking area on Lot 68.

The proposed ground sign will mirror the existing ground sign with a total square footage of signage of approximately 45 sq. ft. per sign face. Petitioner proposes that internally illuminated LED's (light emitting diodes) be used to illuminate the "logo" (DG & Flame) and copy on the sign. The sign is proposed to be constructed of an aluminum face with black & white film applied to an acrylic surface on the "Double G's" and "Roadhouse" copy. The logo will be face lit/backlit with Red Halo-Lit illumination. Background colors include Light Tan, Dark Brown, Dark Tan & Black.

The wall sign proposed for the north façade of the building will measure 3' x 18' and contain approximately 54 square feet of signage. Petitioner is proposing aluminum channel letter signage, with transparent lettering and shine-through LED lighting. No material list or color scheme has been submitted with this signage.

As signage has been approved as minor amendments to the PUD there are no applicable standards for signage in this instance. The AC should use "good judgment and an underlying spirit of goodwill" in considering this request. As this is a major amendment to the PUD the recommendations of the AC will establish the standards for signage at this location.

Elevations\ Outdoor Dining

The petitioner proposes the addition of approximately 2,700 square feet of outdoor dining area on the property. This addition will be located on the south side of the existing structure. Site plan of the proposed outdoor dining area is attached. Adequate parking to accommodate this use is anticipated in this request.

Staff also suggests that the AC consider the B-1 District Standards for the Outdoor Dining portion of the request. These are listed below. Although the property is not part of the B-1 District, the B-1 district does anticipate outdoor dining adjacent to residential uses. As the property in question is bounded on the south and west by residential land uses the standards listed below appear appropriate to consider in relation to the outdoor dining portion of the request.

Outdoor dining use that is ancillary to a primary restaurant use and that is conducted within or on a permanent structure that is located higher than grade level, subject to compliance with the license requirements of section 3-7-1 of this code and the following:

- (a) The outdoor dining use must be an integral part of the principal use.
- (b) The outdoor dining area may only be in use during the hours that the primary restaurant use is in operation, but in no event shall the outdoor dining area be in use between the hours of eleven o'clock (11:00) P.M. and eight o'clock (8:00) A.M., unless otherwise approved by the village board.
- (c) Unless otherwise provided in the special use permit upon good cause shown, the operation of the outdoor dining use shall not eliminate any required open space, green areas, or parking spaces, and the use of the outdoor dining area shall comply with the off street parking requirements of section 5-9-4 of this title. The outdoor dining area shall be considered as part of the principal use when determining the maximum floor area permitted in footnote 8 of the table in section 5-4-10 of this chapter.
- (d) The principal use must have adequate restrooms for the additional capacity. If the village determines that the additional capacity of the outdoor dining use necessitates additional public restrooms, such additional restrooms shall be provided. In addition, any such additional capacity shall be subject to the approval of the fire marshal.

- (e) No music or amplified sounds shall be permitted in the outdoor dining area, unless otherwise approved by the village board.
- (f) Any outdoor dining area illumination system shall be subject to the review and approval of the architectural board.
- (g) Foodstuffs and beverages sold or delivered in the outdoor dining area must be consumed on site.
- (h) If the special use would be in proximity to a residential use, mitigating strategies may be required, dependent upon distance to the residential use, intervening structures, the proposed hours of operation, and other pertinent factors.

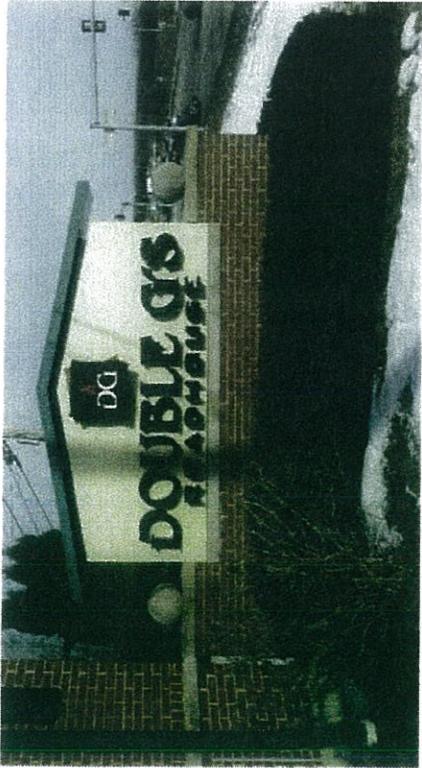
Petitioner had suggested awnings would be attached to the existing restaurant structure. Thus far nothing has been submitted with regard to this modification to the building.

ARCHITECTURAL COMMISSION DECISION:

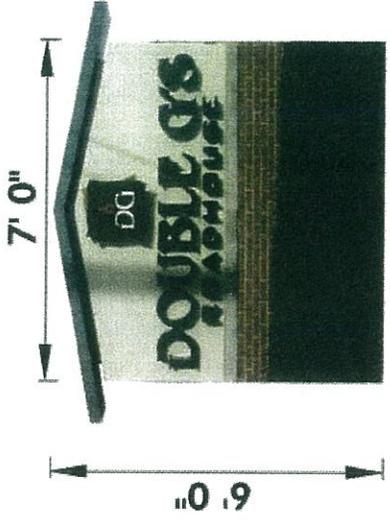
The Village Code offers the following with regard to the site plan review;

- (a) The site should be planned to meet, if not exceed, setbacks and to establish, protect, and enhance buffer yards between properties and to minimize disturbance to the natural landscaping on the site. Further, the project should be designed to preserve and enhance natural features on the site, including, without limitation, existing trees, wooded areas, buffer yards, and landscaping.
- (b) Access to the site and circulation thereon should be safe and convenient for pedestrians, cyclists, and vehicles.
- (c) Driveways should be located to maintain adequate space between cuts in the streetscape.
- (d) Driveway and parking areas should be screened to reduce visual intrusions into surrounding properties and to enhance the secluded appearance of the village.
- (e) Screening or fencing should be consistent in design and materials with the principal buildings on the subject and adjacent properties.
- (f) Monotony should be avoided.
- (g) Exterior lighting should be designed to be consistent with the village's dark at night character and shall, at a minimum, comply with the lighting restrictions contained in this title.

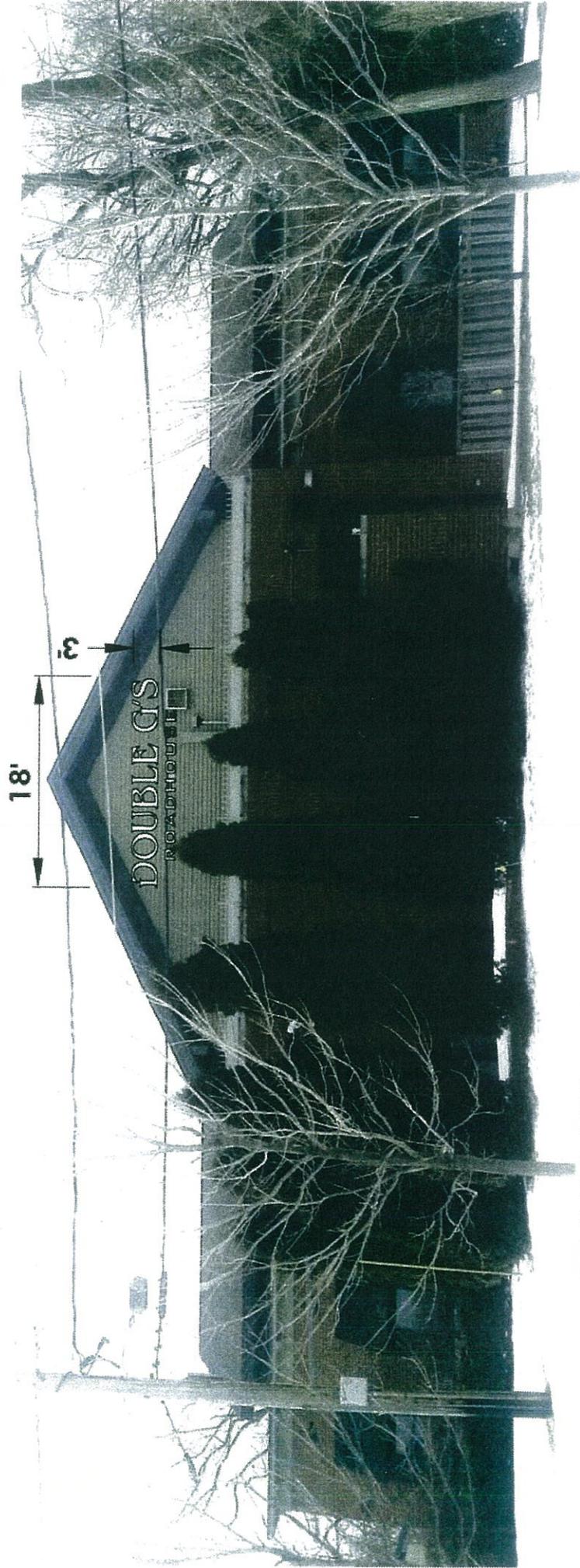
The Commission should review the final site plan, landscaping, lighting, signage and outdoor dining facilities and make recommendations to the Village Board as part of the amended PUD approval. Particular consideration should be given to the PCZBA recommendation for any additional landscaping (including berming and fencing) which serves further minimize any impacts to residents to the south and west should be considered.



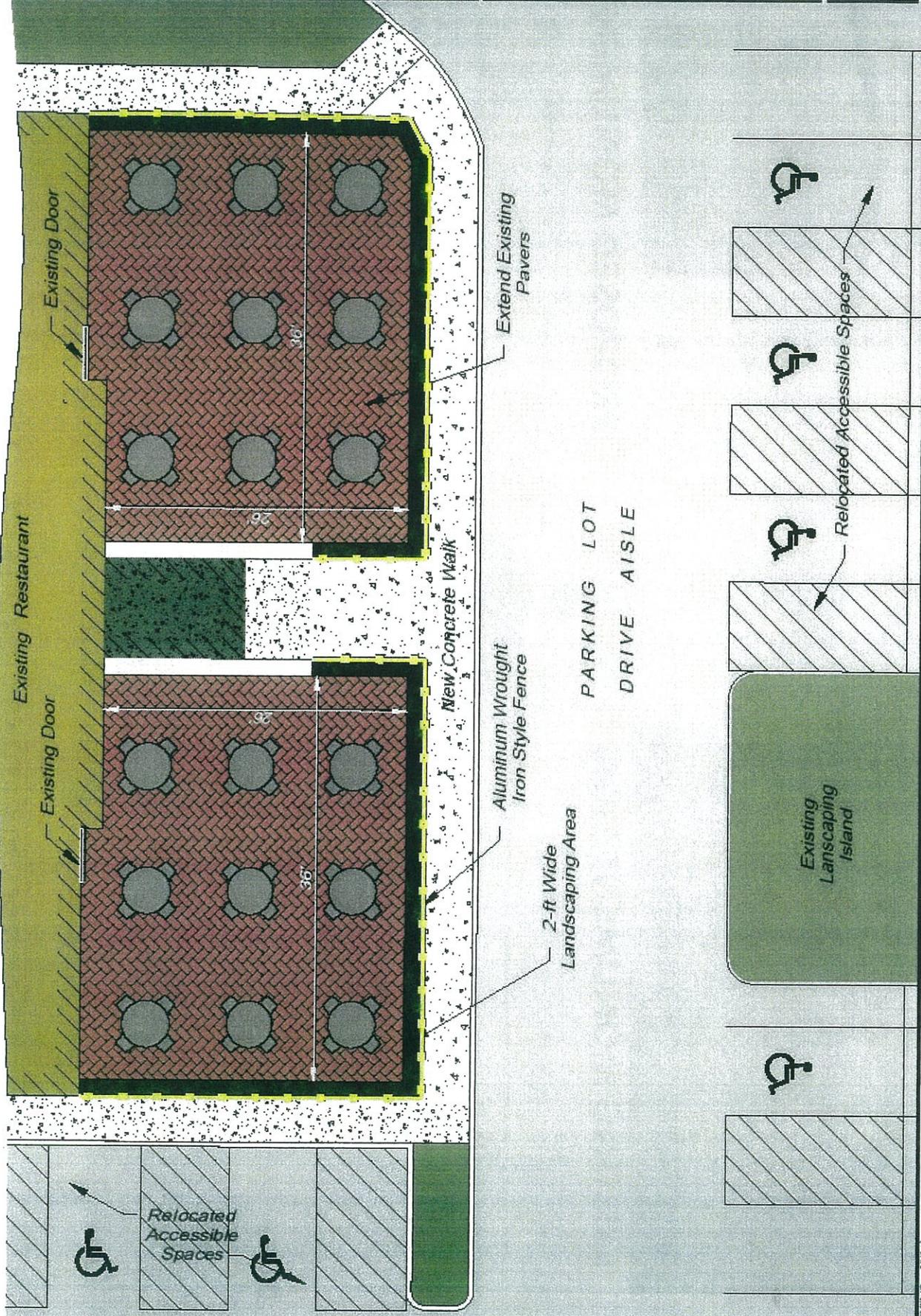
EXISTING MONUMENT SIGN



PROPOSED MONUMENT SIGN



PROPOSED BUILDING SIGNAGE - NORTH ELEVATION



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Urban Forest Management, Inc.

March 27, 2013

Mr. Jim Hogue
Village Planner
Village of Long Grove
3110 RFD
Long Grove, IL 60047-9653

RE: Lot 68, The Preserves
Tree Inventory and Landscape Plan Review

Dear Jim:

As requested, I have reviewed the site conditions, the Tree Location Exhibit by Haeger Engineering, revision date of 3-26-13, and the Landscape Plan & Tree Inventory by Krogstad Land Design Limited, revision date of 3-23-13, for a proposed parking lot expansion within Lot 68 of the Preserves.

I initially went to the site 3-21-13 after receiving your e-mail to review the existing conditions and observed several protected trees had not been tagged and inventoried. It appeared that no new trees had been tagged and added since the original inventory had been conducted at least 10 years previously. I also noted that the conditions of many of the trees listed on the inventory appeared to rate them in poor condition due to their forms. I called the arborist, Karl Krogstad, and informed him of my observations and he stated that he would revisit the site and update the inventory.

I received the updated inventory listing 3-27-13 with all the additional trees added to it. Mr. Krogstad also updated the replacement inches required. This listing shows 474" of protected trees being removed and requiring replacement. I did note that a lot of the trees requiring replacement still had conditions of 4 or 5. It had appeared to me that many of these trees with a condition rating of 4 or 5 in the inventory listing were in fair condition but may have had a lean or sweep in the trunk or some deadwood. Generally, the form of a tree is not factored into the health or condition of a tree. There are plenty of leaning trees or one-sided trees that are in fair, good or even very good condition that will still be living 40-50 years from now. Most of the trees have been growing this way their entire lives, which could have been more than 100 years for some of them. The form of a tree does not indicate that the tree is hazardous unless there is basal decay, root rot, root heave or other problems present. Deadwood in the crown of trees in a woodlot also does not automatically place a tree in poor condition. The percentage of deadwood and where it is located within the crown is more important in determining the health of the tree. Deadwood in the lower canopy of a dense woodland can be normal due to the amount of light that reaches these branches. If the deadwood is concentrated in the top center of the crown, then the tree is probably declining.

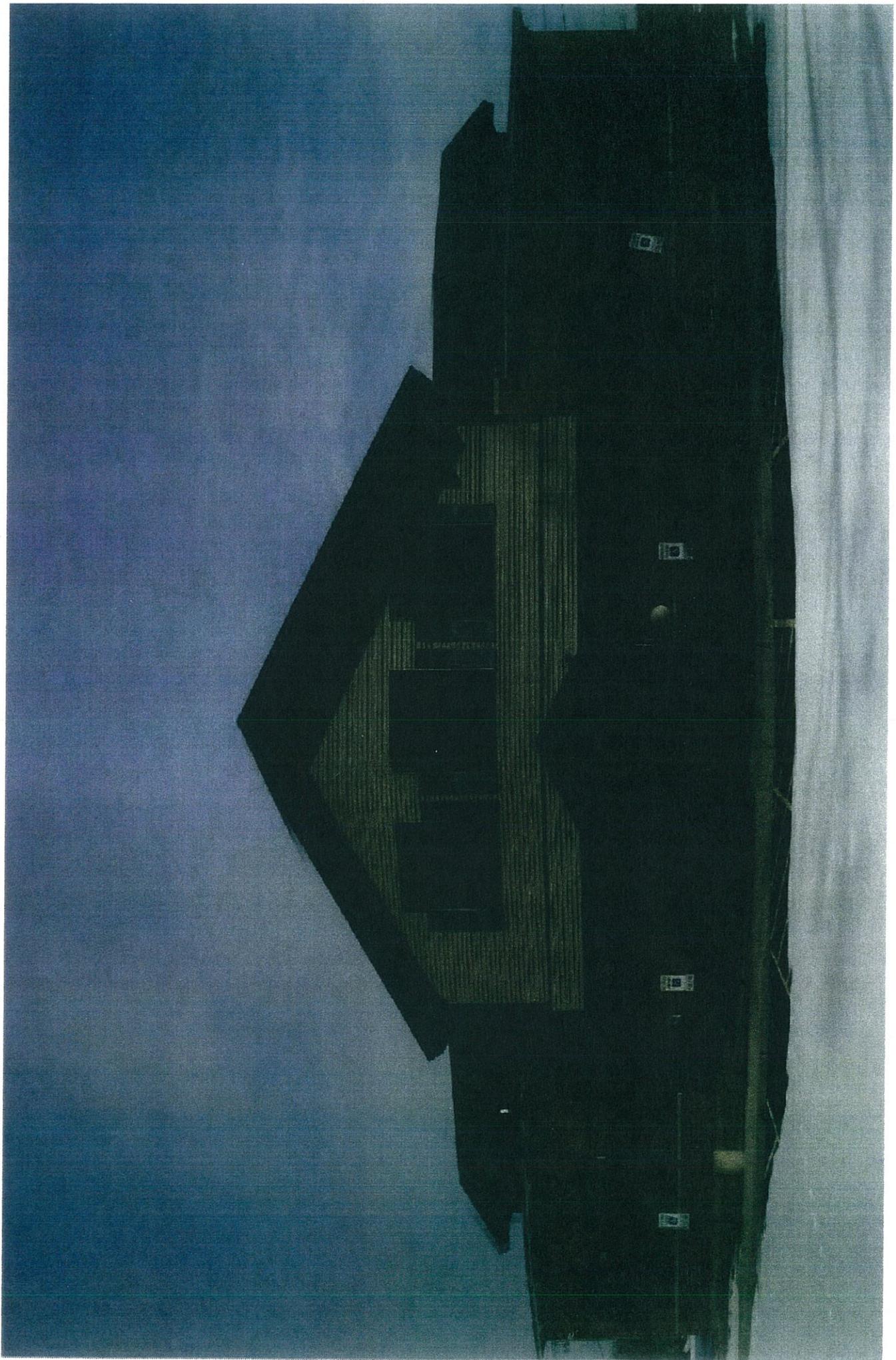
Mr. Jim Hogue
March 27, 2013
Page 2

Mr. Krogstad indicated that the landscape plan dated 03/4/13 will not change as there was the maximum amount of plant material proposed as the site could handle. New plantings shouldn't be installed in areas where they will impact the existing plantings. This landscape plan shows those plants required for the buffer, yard and interior parking, with a total of 162". It also included replacement plantings for a total of 87". The difference from the 474" would have to be made up either by fee in lieu of planting and/or upgrading the sizes on the new plant material.

Please call me if you have any questions.

Sincerely,
URBAN FOREST MANAGEMENT, INC


Todd R. Sinn
Senior Forester



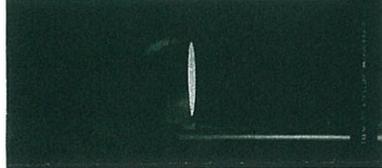


RONDELLA
PROJECT - Double Top

PROJECT MANAGER: JAC
DESIGNER: JAC
DATE: 3-4-13
PROJECT NO.: 13-001C
SHEET NO.: 1

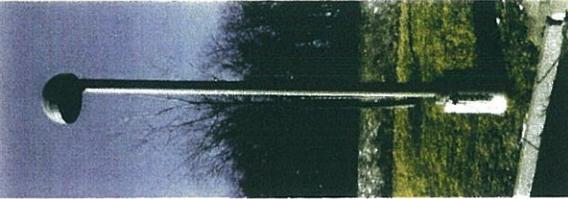
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SITE LIGHTING PLAN
PARKING LOT EXPANSION
DOUBLE G'S ROADHOUSE
LONG GROVE, FL

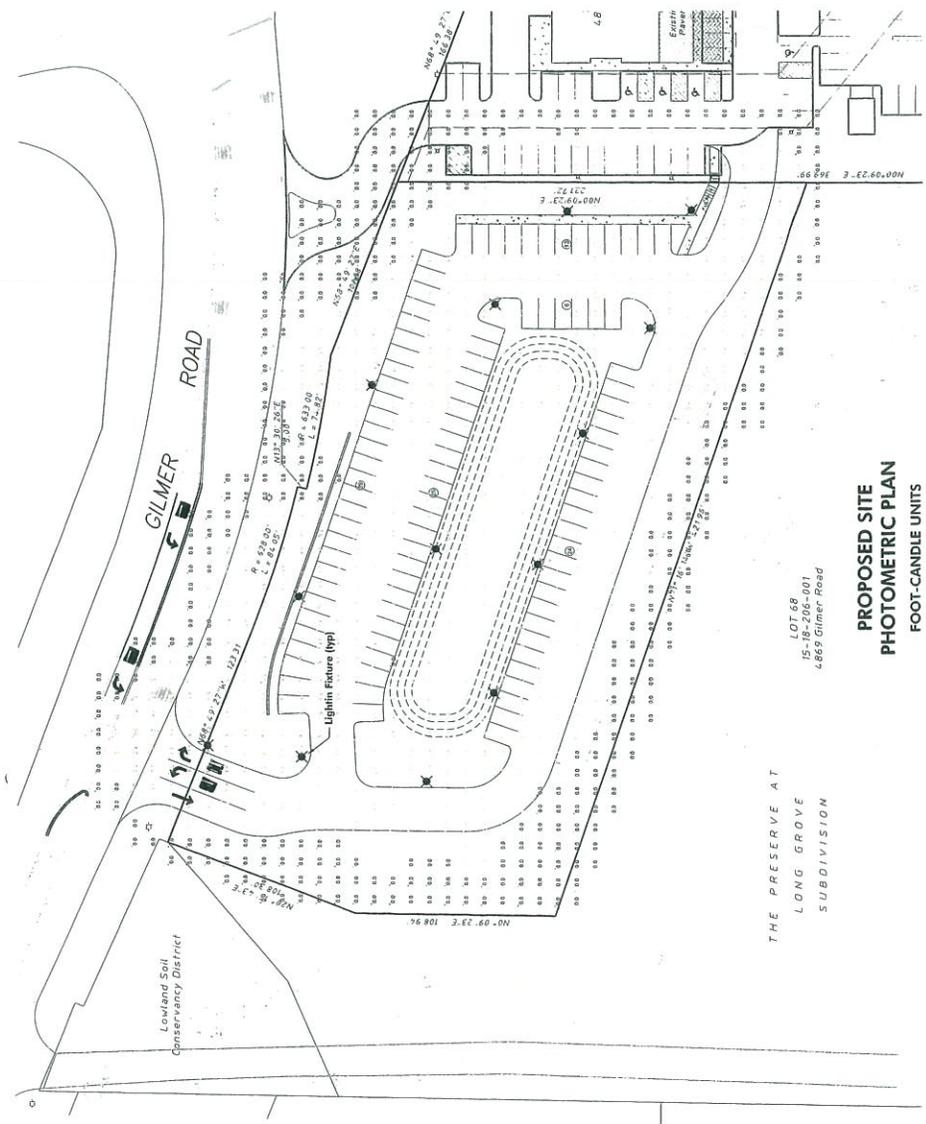


RONDELLA

EXISTING LIGHTING FIXTURE IN PARKING LOT
MATCH STYLE, HEIGHT, COLOR



EXISTING LIGHTING FIXTURE IN PARKING LOT
MATCH STYLE, HEIGHT, COLOR



PROPOSED SITE PHOTOMETRIC PLAN
FOOT-CANDLE UNITS

THE PRESERVE AT
LONG GROVE
SUBDIVISION

LOT 68
15-18-205-001
4869 Gilmer Road

POLES

EXISTING LIGHTING FIXTURE
MATCH STYLE, HEIGHT, COLOR

EXISTING LIGHTING FIXTURE
MATCH STYLE, HEIGHT, COLOR

EXISTING LIGHTING FIXTURE
MATCH STYLE, HEIGHT, COLOR

File Path: C:\Users\jhaegge\Documents\13-001C\13-001C\13-001C.dwg
Plot Date: 3/4/2013 10:45:00 AM
Plot Scale: 1/4" = 40'



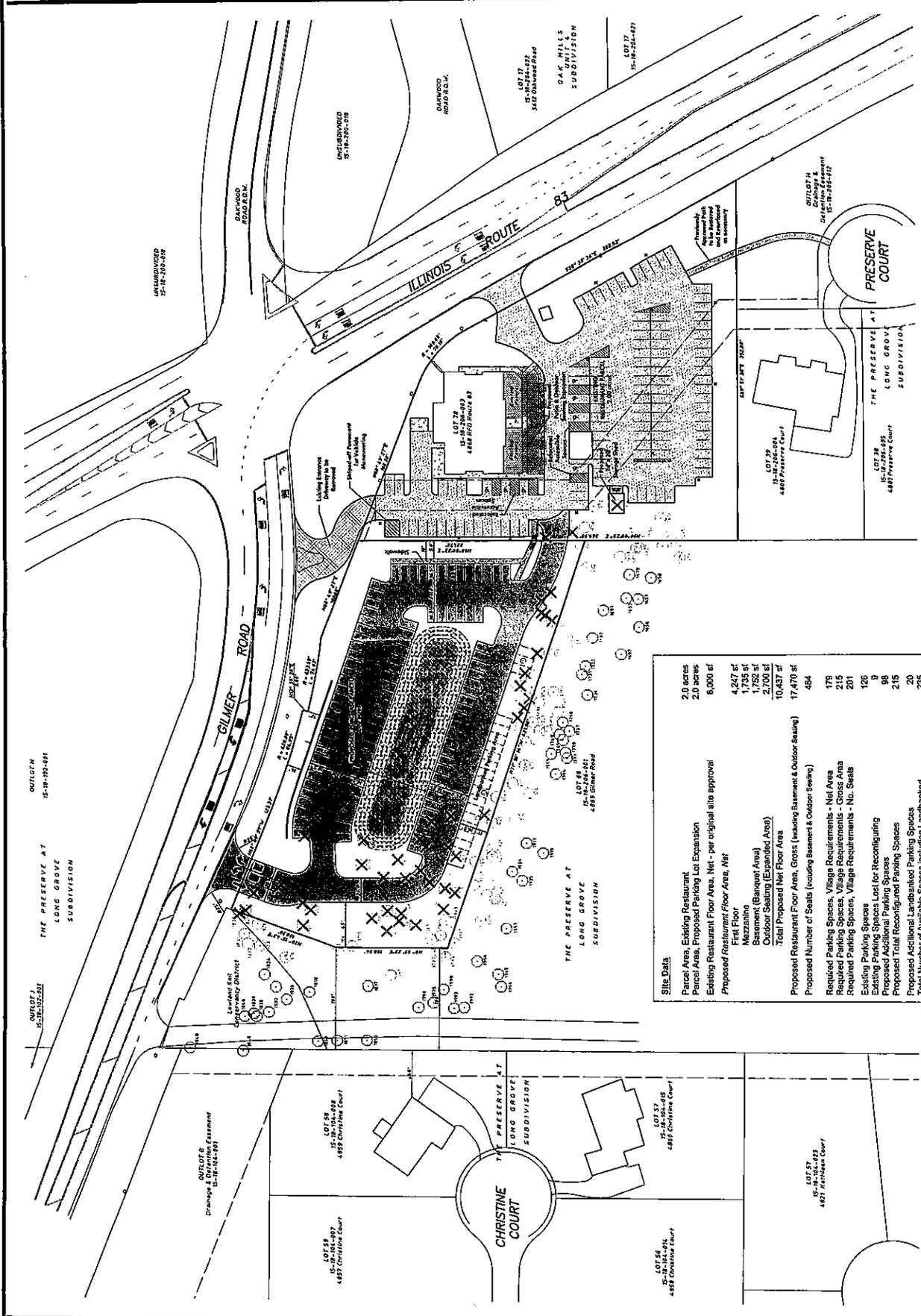
Scale: 1" = 40'

NO. Date: _____
 Author: _____

HAEBER ENGINEERING
 Consulting Engineers
 Land Surveyors
 1001 N. Grand Street, Ste. 200, Chicago, IL 60610
 Tel: (773) 344-1100
 Fax: (773) 344-1101
 www.haebere.com

SITE PLAN
PARKING LOT EXPANSION
DOUBLE G'S ROADHOUSE

Project Name: _____
 Date: 3.4.13
 Sheet No. 13.001C
 Sheet



Site Data	
Parcel Area, Existing Restaurant	2.0 acres
Parcel Area, Proposed Parking Lot Expansion	2.0 acres
Existing Restaurant Floor Area, Net - per original site approval	6,000 sf
Proposed Restaurant Floor Area, Net	4,247 sf
Basement (Banquet Area)	1,735 sf
Outdoor Seating (Expanded Area)	1,752 sf
Total Proposed Net Floor Area	2,708 sf
Proposed Restaurant Floor Area, Gross (including Basement & Outdoor Seating)	10,437 sf
Proposed Number of Seats (including Basement & Outdoor Seating)	17,470 sf
Required Parking Spaces, Village Requirements - Net Area	464
Required Parking Spaces, Village Requirements - Gross Area	179
Required Parking Spaces, Village Requirements - No. Seats	215
Existing Parking Spaces	201
Proposed Additional Parking Spaces	126
Proposed Total Reconfigured Parking Spaces	98
Proposed Additional Landbanked Parking Spaces	215
Total Number of Available Spaces, including Landbanked	20
	235

NO. DATE: 13.001C, 3.4.13, 13.001C