February 14, 2020

Village of Deerfield
Community Development
850 Waukegan Rd
Deerfield, IL 60015

RE: Carson’s Ribs
200 Waukegan Rd
Deerfield, IL 60015
Kolbrook Project #: 1514.002

Plan Commission,

Carson’s Prime Steaks and Famous Barbeque has been a staple in the authentic and classic Chicago dining experience. Established in 1977, this family owned business has been passed down through several generations. Its Deerfield site is the first and original location opening in 1992. With roughly 8,000 square feet of space, this restaurant with dine-in & carry-out, serves between the hours of 11:30AM to 11:30PM, with its usual busiest times between the hours of 6:00PM through 9:00PM. At this time no changes to its typical daily operations will be made. Proposed renovations to this location include an expansion, updated exterior finishes with qualifying exterior features, Porte-Cochere for fast and easy pick up / drop off of patrons near the front entrance & an updated curbside pick-up for quick and convenient carry-out orders.

Expanding into the outdoor patio, the restaurant is to gain roughly 1,700 square feet of space. This will allow an ample amount of room to accommodate for an atrium style entrance, new larger bar, & expanded booth seating on the interior. As noted on our proposed exterior elevations, the existing brick and panel siding (on the gable roof) will be painted White with a stone base wrapping around the restaurant to provide a more modernized look. Any exterior wall, roof or parapet trim will be wrapped in an aluminum Matte Black brake metal finish in contrast to compliment the brick & stone base color. The eastern half of the building will be a built up “Prairie Style” look, seamlessly transitioning into the existing gable roof. The Monolithic features on the eastern side of the restaurant, augment the tower aesthetic at both dine-in & carry entrances. The proposed Porte-Cochere serves both as an aesthetic marquee to the restaurant and as a functional gathering space before entering and/or exiting.

With the expansion of the restaurant, maximum seating capacity increases to 148. This is only 9 more than what is current. 20 employees will occupy the restaurant during its busiest times. Of the total 9,763 square footage, dine-in makes up 39% (3,816 Gross SQ FT) & carry-out makes up 4% (355 Gross SQ FT) of the restaurant. Vehicular traffic will enter the parking lot premises, from the north entrance, which currently enables a right-in & a right-out with two-way traffic at each parking aisle. To the east of the restaurant, two-way traffic & one-way traffic, to the west of the restaurant will transition patrons from the north parking lot to the south parking lot. Vehicular traffic will enter the parking lot premises,
the south entrance, with two-way traffic leading into 90 degree perpendicular parking spaces. One-way traffic circling around into angled parking near the curbside pickup area. Operation of the curbside pickup; vehicular traffic will be directed by asphalt painted directional arrows to the curbside area, as seen in our Proposed Site Plan. Curbside parking spaces will be designated by curbside pick-up signage. There are currently 21 pole mounted light fixtures on site. For a more efficient layout, 11 new LED pole mounted light fixtures are proposed for an even light spread. With consideration for the Whitehall of Deerfield to the north, illumination will be diminished to 0 foot-candles as much as possible along the northern property line. Existing trees & foliage separates Carson’s Ribs from the Whitehall of Deerfield and additionally block illumination from bleeding into the northern property. Delivery / loading is located in the south parking lot by the southwest corner of the restaurant. Deliveries are to be made prior to the restaurant opening to the general public. The existing loading ramp is to remain to help with the unloading process. Currently, there is a concrete pad housing the dumpsters. As seen in our proposed trash enclosure details, an 8in CMU block will be constructed to screen the dumpsters from view and will be accessible from both north & south ends. The trash enclosure will be painted white to match the proposed brick color. The north end is accessible for the recycling & trash bins; the south end is accessible for the trash compactor. There is no proposed outdoor cooking equipment or new landscaping at this time. Any new roof top equipment will be placed in the eastern portion of the roof, as noted in our roof plan, and will be screened from view with the exterior parapet walls. Projected sales at the location will be 4 million dollars.

We are hoping the construction of this renovation will help add to the aesthetic of Deerfield and provide a great sense of pride within the community.

Respectfully,

[Signature]

Steven Kolber, AIA
President/Principal
Kolbrook Design, INC.
skolber@kolbrook.com
GRADE 100'-0" B.O. TRIM 109'-0" B.O. ROOF 110'-0"

T.O. SILL 102'-4" T.O. WINDOWS / DOORS 108'-1" T.O. ENTRANCE 110'-6" T.O. CARRY-OUT 115'-6" T.O. PARAPET 117'-0" T.O. TOWER 120'-0"

EXIST RTU

EXIST CONDENSER UNIT

EXIST TRANSFORMER

EXIST BRICK TO BE PAINTED ICE CUBE - SW 6252, TYP.

NEW ALUM. FASCIA TRIM - PAC CLAD MATTE BLACK TYP.

NEW TRASH ENCLOSURE ON EXIST CONCRETE PAD, TO BE PAINTED ICE CUBE - SW 6252

NEW SHINGLES TO MATCH FASCIA TRIM

NEW ALUM. FASCIA TRIM - PAC CLAD MATTE BLACK TYP.

NEW ALUM. FASCIA TRIM - PAC CLAD MATTE BLACK TYP.

NEW TRASH ENCLOSURE ON EXIST CONCRETE PAD, TO BE PAINTED ICE CUBE - SW 6252

NEW SHINGLES TO MATCH FASCIA TRIM

NEW ALUM. PARAPET & ROOF FASCIA TRIM - PAC CLAD MATTE BLACK TYP.

EXIST SIDING TO REMAIN, TO BE PAINTED ICE CUBE - SW 6252, TYP.

EXIST BRICK TO BE PAINTED ICE CUBE - SW 6252, TYP.

NEW SHINGLES TO MATCH FASCIA TRIM

NEW ALUM. PARAPET & ROOF FASCIA TRIM - PAC CLAD MATTE BLACK TYP.

EXIST RTU

EXIST CONDENSER UNIT

EXIST TRANSFORMER

EXIST BRICK TO BE PAINTED ICE CUBE - SW 6252, TYP.

2" LIGHT GRAY STONE CAP TYP.

BOULDER CREEK STONE VENEER - LONG ISLAND STAK - BERKSHIRE S6350-17, TYP.

NEW ALUM. FASCIA TRIM - PAC CLAD MATTE BLACK TYP.

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NEW SHINGLES TO MATCH FASCIA TRIM

NEW ALUM. PARAPET & ROOF FASCIA TRIM - PAC CLAD MATTE BLACK TYP.
NEW SHINGLES TO MATCH ROOF & FASCIA TRIM

EXIST RTU & EQUIPMENT TO REMAIN

T.O. ROOF 10'-10"

NEW SHINGLES TO MATCH ROOF & TASM TRIM

ALUM. BRAKE METAL ROOF FINISH - PAC CLAD MATTE BLACK

ALUM. BRAKE METAL ROOF FINISH ON CANOPY - PAC CLAD MATTE BLACK

FUTURE RTU EQUIPMENT LOCATION, TO BE SCREENED BY PARAPET WALLS

T.O. PARAPET WALL 18'-2"

ALUM. BRAKE METAL ROOF FINISH ON PORTE COCHERE - PAC CLAD MATTE BLACK

ALUM. BRAKE METAL ROOF FINISH - PAC CLAD MATTE BLACK

NEW SHINGLES TO MATCH ROOF & FASCIA TRIM

NEW SHINGLES TO MATCH ROOF & FASCIA TRIM
Luminaires & Lamps Furnished By Villa Lighting Inc. St Louis, MO. 63103
www.villalighting.com

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.

Design is based on current information provided at the time of request. Any changes in recording height, recording location, lamp sizes, lamp type, and existing light conditions at the time of the design, may result in change request and re-submission. Calculations are based upon a computer simulation and actual field calculations may vary.

Fixtures mounted on 30" grade & 2' bases.

Lighting calculated on this plan.