July 14, 2020

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

RE:  Carson’s Ribs  
200 Waukegan Rd  
Deerfield, IL 60015

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 9,429 square feet of space, this restaurant with dine-in & carry-out, serves between the hours of 11:30AM to 10PM Sun. – Thurs. and 11:30AM to 11PM Fri. & Sat. Its usual busiest times between the hours of 6:00PM through 8:00PM daily. At this time no changes to its typical daily operations will be made.

This project includes an expansion with an updated entrance, expanded new kitchen facilities, remodeled dining areas, storage, & office space. The restaurant is to gain roughly 2,648 square feet of space. As noted on our proposed exterior elevations; the existing brick will be painted white, wood finished cementitious siding with a cast concrete stone base will highlight the new additions. Stone accents will complement the brick to provide a more modernized look. Any exterior trim will be wrapped in an aluminum Matte Black metal finish, in-contrast to compliment the brick and stone finish colors.

With the expansion of the restaurant, maximum seating capacity increases to 175. 155 interior seating & 20 patio seating. That is 16 more than what is currently there. 20 employees will occupy the restaurant during its busiest times. Of the total 9,763 square footage, dine-in makes up 38% (4,388 Gross SQ FT) & carry-out makes up 3% (343 Gross SQ FT) of the restaurant.

Vehicular traffic will enter the parking lot via existing curb cuts. Directional signage will be applied to make the curbside pick-up / carry-out area clear. At the curbside pickup, orders that have been placed for a specified pick-up time (online or called-in) will be brought to the customer’s car upon arrival. No made-to-order orders will be taken. 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. The bulk of the parking on the north end will remain as is. We will re-route vehicular traffic on the south end to not interfere with the curbside pickup lane. 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 will still 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. Currently, there is a concrete pad housing the dumpsters. As seen in our proposed trash enclosure details, the new trash enclosure will be housed and covered inside of the new addition. 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.

From the last pre-filing meeting, we are keeping the existing foot print of the building while adding new additions to the building. The existing outdoor patio will remain as is.

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,

Steven Kolber, AIA
President/Principal
Kolbrook Design, INC.
skolber@kolbrook.com
### Transmitter Information

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<th>Facility</th>
<th>Luminaire Type</th>
<th>Arrangement</th>
<th>Total Lamp Locations</th>
<th>LP</th>
<th>Description</th>
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### Transmitter Summary

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<th>Model</th>
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Leaded/Un-Leaded Lamp/Furnished By: Villa Lighting Inc., 800 Lake, M.D. 60143
www.villalighting.com

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

This electrical contractor shall report any damaged light fixtures or missing parts to Villa Lighting within 48 hours of receipt of light fixture package.

Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp voltage, lamp type, and existing fixed obstacles will require a new design.

Sealed/ballasted lamps are to be used on this project. Tungsten halogen lamps are not recommended for use on this project.

Calculations are based upon a computer simulation and actual fixed obstacles may vary.

Fixtures mounted on 12" pole & 7' base.

Lightlevel calculated on this ground.
LITHONIA LIGHTING - RSX1 LED LIGHT POLE FIXTURE - "DARK BRONZE" (TYP. FIXTURE)

EXISTING LIGHT POLE, RED PAINTED FINISH, TYP. CONDITION, +/- 15'-6" ABOVE CONCRETE

LITHONIA LIGHTING - SSS SQUARE STRAIGHT STEEL POLE - "DARK BRONZE"

BOULDER CREEK - LARGE FLAT SILL - LIGHT GRAY

GAF TIMBERLINE HD SHINGLES - CHARCOAL

NICHIA ROUGH SAWN FIBER CEMENT PANELS - ESPRESSO VERTICAL ORIENTATION

PAC-CLAD BRAKE METAL - MATTE BLACK

SHERWIN WILLIAMS - ICE CUBE SW 6252

BOULDER CREEK - LONG ISLAND STACK - KENNEDY S6355-17

PROPOSED EXTERIOR RENDERING
July 15, 2020

Cullen DeCuna
Kolbrook Design Inc.
828 Davis Street Suite 300
Evanston, Illinois 60201

RE: Preliminary plan review for Carson’s Ribs 200 Waukegan Road Deerfield

Dear Mr. DeCuna:

The Fire Prevention Bureau has completed the preliminary plan review for the proposed premises using the International Building Code 2018 Edition and adopted local ordinances. The fire department does not see any issues with the proposed project if the following conditions are met:

1. Per local ordinance, the fire department connections for the automatic sprinkler systems shall be located on the street side of each building. These connections shall also be located within 100 feet of a municipally supplied fire hydrant. The current connection is located on the west side (rear) of the building. The access road in the rear is not wide enough to be considered a fire lane. The fire department connection shall be relocated to meet the requirements of current ordinances. A waterflow bell and red lens strobe shall be installed above the new connection.

2. The fire department Knox box is currently located on the west side of the building at a door that is shown to not exist on the proposed drawings. The box shall be relocated to an approved location adjacent to the main entrance on the east side.

3. The current trash area allows the dumpsters to be in the rear access road. The area for dumpsters shall be constructed to eliminate the blocking of any access road.

This letter does not preclude the possibility that corrections or additions may have to be made during the actual construction phase. If you have any questions, or would like to set up a meeting, please do not hesitate to contact us.

Have a safe day,

[Signature]

Brian McCarthy
Fire Marshal

Cc: Village of Deerfield

Pride · Integrity · Professionalism