

SYCAMORE TOWNSHIP
PLANNING & ZONING

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Memorandum

September 19, 2014

To Sycamore Township Board of Trustees & Zoning Commission Project Texas Roadhouse Kenwood/Sycamore Plaza, OH
Project # 20140333.0
From Emily Bernahl
Re Letter of Intent – Texas Roadhouse
7860 Montgomery Road

Dear Members of the Board of Trustees and Zoning Commission,

On behalf of our client, Texas Roadhouse, please consider this memorandum as a formal request for approval of an amendment to a PUD II in order to redevelop the property at 7860 Montgomery Road. The proposed redevelopment will involve demolition of the existing structure (former El Rancho Grande approximately 6,580 square feet) and new construction of a 7,163 square foot Texas Roadhouse restaurant in the same area. The leased premise area for the redevelopment is approximately 0.37 acres, but is part of a larger commercial development approximately 29 acres commonly known as the Sycamore Crossing & Sycamore Plaza. This entire development which includes property to the north and west of the site is zoned E – Retail District under an existing PUD II and consists of a mix of retail and restaurant users. The site is bordered by Interstate 71 along the east and south, and properties on the other side of the interstate consist of a mix of multi-family housing and office uses. The former use was also a sit down restaurant, and therefore there is no change or impact anticipated from the proposed 7,163 square foot restaurant operation. The building height is 27.5 feet with the addition of a 12 foot high flagpole roof mounted to each tower. The building elevations consist primarily of materials including brick wainscot and cedar siding with a metal roof. The accent lighting on the building consists of both decorative reflector lights and white LED tubing bordering a portion of the upper elevation containing the larger wall signs. Breakdown of proposed wall and freestanding sign panels is as follows:

- Front Elevation (facing east): One (1) wall sign consisting of 128.5 square feet.
- Left Elevation (facing south): Two (2) wall signs consisting of 128.5 square feet and 18.1 square feet.
- Right Elevation (facing north): One (1) wall sign consisting of 37.4 square feet.
- Rear Elevation (facing west): No signs proposed.
- Existing Multi-Tenant Pylon Sign (shared with multiple tenants, located at the main entrance off of Montgomery Road): Two (2) inserts, size to be verified upon survey of existing panel dimensions.
- Existing Multi-Tenant Pylon Sign (shared with IHOP, located within parking island southerly adjacent to the existing building): Two (2) inserts, size to be verified upon survey of existing panel dimensions.

The Texas Roadhouse restaurant hours of operation are generally Monday thru Friday, 4 pm to 11 pm, Saturdays and Sundays 11 am to 11 pm. The restaurant employees 40 staff people and the interior seating provides for 281 patrons including the bar area.

Should you require additional information or have any questions please do not hesitate to contact us.

End of Memorandum