



March 18, 2010

**Re: Letter of Intent – 1262 John Q. Hammons Drive – Conditional Use Permit**

Sprecher's Restaurant is a 9,155 SF restaurant and bar located on 3.72 acres at 1262 John Q. Hammons Drive in the Old Sauk Trails Business Park. All surrounding properties are commercial uses.

The restaurant has a capacity of 389 occupants with a dinner time staff of 25. Sprecher's is open 7 days a week from 11:00 am to bar closing. The facility currently has 2 small outdoor patios, one accessed from the dining area, the other from the bar.

The proposed plan calls for adding a third outdoor patio in the lawn area south of the building. The 6,577 SF of fenced area will contain 4,086 SF of concrete patio deck, lawn, trees & landscaping, a gas fire pit, a water feature, and a 12' x 20' bar covered by a 924 SF post & beam supported gable roof. Hours of operation will be the same as the indoor restaurant, but limited to April – November, weather permitting. Staffing in this area is expected to be 8-12 employees.

The patio's capacity of 241 is based on 3,613 SF of seating area divided by 15 SF per person. There are 3 entrances to the patio:

- 1) Accessible access directly from building.
- 2) Accessible access from the front – it is also nearest to existing accessible parking stalls
- 3) Stair access from the rear

The entrances also serve as required exits.

Total capacity of the existing and proposed patio is 630 occupants. There are 197 existing parking stalls; 30% of the 630 occupants equals 189 required stalls. The existing 6 accessible stalls meet current requirements.

Toilet facility needs for 630 occupants is based on a ratio of 80% dining patrons and 20% bar patrons, or one toilet per 68 occupants. Using this ratio, the existing 7 women's toilets and 6 men's toilets/urinals can accommodate 816 patrons, well over our proposed 630.

**Involved parties:**

Owner/Operator: Capitol Cuisine, LLC  
Architect: Iconica, Inc.  
Landscape Architect: Paul Skidmore  
Contractor: Iconica, Inc.

Construction is scheduled to start this spring and take 6-8 weeks.

Sincerely,

Jeff Eaton  
Design Project Manager

JE/Irk

cc: File Copy