AGENDA

Zoning Board of Appeals

Wednesday, August 27, 2025
Temporary Village Hall
1000 E. Woodfield Rd.
Schaumburg, IL 60193

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

A G E N D A

Zoning Board of Appeals

MINUTES TO BE APPROVED

General Minutes (8/13)

Z2504-01 / Children's Land Daycare (8/13)

Z2506-07 / Dance Family Chi (8/13)

CASES TO BE HEARD

Z2505-03 / MARISCOS MIRAMAR / 1901 McConnor Parkway / Special Use for a type "A" Restaurant, Site Plan Amendment, Parking Variation, Landscape Variation, Sign Variations, and Woodfield Regional Center Design Review

Z2508-01 / AMUDHAM INC (d/b/a - Indiyaana) / 1301 American Lane / Special Use for a Type A Restaurant, Special Use for a Banquet Facility, and Parking Variation

Z2508-02 / THE BEVERAGE INCUBATORS / 955 American Lane / Special Use for a Laboratory and Testing Facility

Z2507-01 / KOLACHI TANDOORI GRILL / 1117 S Roselle Road / Special Use for a Type "A" Restaurant

Z2506-05 / BRUSTER'S ICE CREAM / 1821 W. Irving Park Road / Site Plan Approval, Special Use for Type "B" Restaurant, Special Use for a Drive-Through, Landscape Variation, and Sign Variation

COMMENTS FROM THE PUBLIC

ADJOURNMENT

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or

services should contact the Village Manager's Office at 847.923.4705, preferably no later than five days before the meeting.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

General Minutes (8/13)
08/27/25
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- ZBA General Minutes 8-13-25.docx

ZONING BOARD OF APPEALS
GENERAL MINUTES
August 13, 2025

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7pm.

ROLL CALL
Members Present: Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch, Pat Riley, Rob Morreale, Glenn Szurgot, Patty Errera, Jeff Mytych and Sunil Shah

Member(s) Absent:

A quorum was present.

Also Present: Todd Wenger
Senior Planner

CONSIDERATION OF MINUTES
Mr. Dolbeare made a motion, seconded by Mr. Morreale, to approve the following minutes:

Mtg Date	Case Number and Name
7/23	General Minutes
	Z2506-02 / KidStrong
	Z2506-06 / Hopscotch
	Z2507-01 / Kolachi Tandoori (continuation)
	Z2502-03 / A Lamp Concrete (continuation)

All ayes **MOTION CARRIED**

PUBLIC HEARING(S)
1) Z2504-01 / Children's Land Daycare / 2371 W. Schaumburg Road / Site Plan Approval, Special Use for a Daycare Center and Landscape Variation

2) Z2506-07 / Dance Family Chi / 1242 Remington Road, Suite B / Special Use for a Dance Studio

ADJOURNMENT
Mr. Szurgot made a motion, seconded by Mr. Morreale, to close the meeting.
All ayes **MOTION CARRIED**

There being no further business, the meeting was adjourned at 7:46pm.

_____
Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2504-01 / Children's Land Daycare (8/13)
08/27/25
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL Z2504-01 Children's Land Mts 8-13-25.pdf

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7pm.

ROLL CALL
Members Present: Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch, Pat Riley, Rob Morreale, Glenn Szurgot, Patty Errera, Jeff Mytych and Sunil Shah

Member(s) Absent:

A quorum was present.

Also Present:

Sworn in for testimony:	Todd Wenger, PLA, ASLA Senior Planner	Agnes Plecka 111 W. Washington St. Chicago, IL	Chris Russo ALA Architects 2600 Behan Rd. Crystal Lake, IL

Ms. Agnes Plecka, Petitioner, stated that Children's Land Daycare is a family-owned company that is 20+ years old, and they have 11 existing locations. Their goal and mission are to embrace diversity and exclusivity and provide high-quality care and programming that involves STEM activities, motor skills, fine arts and music. Everything is custom-made and specific to each age group of the children they service. They pride themselves on providing state-of-the-art facilities that are beautiful and very imaginatively designed. They invoke castle-looking, fairytale images to stimulate children's imagination. They provide classrooms that are bright with all kinds of facilities, including indoor playgrounds, indoor gym and a small library in every classroom. They feel the proposed is very complimentary to the surrounding residential uses and noted that subject property has been vacant for many years. The proposed includes a two-story building for a day care center and 47 parking spaces. They are able to increase their landscape area and provide an additional playground, more than the minimum required by State regulations. They will only have one curb cut on Knollwood and none on Schaumburg Road. They are requesting approval for foundation landscaping on the west and south sides of the building since that is where the playground will be. They exceed the overall landscape requirements. Their proposed hours are Monday – Friday, 7am – 6pm. The maximum number of children (ranging from 6 weeks to 6 years old) at any given time is 186. Their 20 years' experience has shown that most daycares operate at an 80% capacity. Not all children attend every day, some children attend for a partial day, etc. They are providing the required 47 parking spaces. Their peak hours are typically from 7am – 9am and 4pm – 6pm. They will have 28 teachers and 2 visiting music and dance professionals. Traffic circulation will be onsite only. Teachers will be outside to greet and help direct traffic.

Chairman Raimondi asked the Recording Secretary if proper public notices were sent out and she said, yes.

Mr. Todd Wenger stated that Ms. Plecka provided a good presentation. He said that the subject property is surrounded by residential and some commercial to the west. There will be a pedestrian access that will connect to Schaumburg Road and Knollwood Drive, per the Transportation Department's requirement. There will only be one curb-cut along Knollwood Drive. Parents are required to walk their children in the

building and sign them in and pick them up in the building and sign them out. The foundation landscape variation is needed on the west and south sides of the property, where the outdoor play areas will be located. There are a lot of areas surrounding the enclosed play spaces where additional landscaping has been provided in terms of square footage and number of plantings. The Petitioner is providing 33% of landscaping, and 20% is required by code. The trees and shrubs combined also exceed code requirements. This is not unlike many other daycares within Schaumburg where many of the plantings are pushed to the exterior spaces to make it safe and to make room for play. Mr. Wenger said that Staff is supportive of the request and recommends approval.

Chairman Raimondi asked if the public had any questions or concerns. There were none.

Chairman Raimondi asked the Board for their comments.

Ms. Veatch stated that with approximately 30 employees, the parking lot might only have about 17 open parking spaces, which seems a little tight. The daycare where she brings her child is about the same size as the proposed and there are usually more than 10 parents parked in the parking lot at any given time. When Children's Land has special events such as graduations and open-house parent events, more parking spaces will be needed. Special events at her child's daycare seem to take up 75 parking spaces. She asked if parking is permitted on Knollwood Drive. Mr. Wenger said there is no parking on Knollwood where the proposed building will be. She asked if parking is permitted after Knollwood Drive and Sherborn, and he said parking is allowed there where the residential section starts. She said it could be a long walk. The Petitioner stated that the Children's Land in Mt. Prospect, which has the same occupancy level, only has 24 parking spaces and they have not yet had any parking conflicts.

Mr. Riley stated that the proposed drawings of the building are quite attractive. He asked what type of fencing will be surrounding the play area. Mr. Chris Russo, architect, said a privacy composite fence, which mimics stone, will be installed around the entire playground area. He added that there will also be a gate.

Mr. Morreale stated that his wife used to work at a corporate daycare, and he knows that the peak hours get busy and the number of remaining parking spaces concerns him. Yet, he understands that Children's Land has been in the business a long time and they know what they are doing. When people are leaving and there's only one turn out onto Knollwood, that will be a little crazy during the drop-off and pick-up times. Ms. Plecka said that the driveway is large enough to accommodate traffic entering and exiting in both directions and it will be extra wide for people turning in. Ms. Plecka said that she and her team spent several months working very diligently with Staff, addressing every issue raised. She expressed appreciation to Staff as they were very helpful.

Mr. Szurgot asked if the color scheme on the drawings are the same color scheme and materials for the proposed location. Ms. Plecka said, yes, and added that they submitted a material board to Staff. He asked if the southern end of the building will be all glass windows. Ms. Plecka said, yes, they are like garage doors that can be put up and down, adding that the indoor play area is surrounded by glass windows and the larger play area is outside. He asked if there will be bike racks, and Mr. Russo said it is located on the proposed site plan. Mr. Szurgot said it is a nice building.

Ms. Errera stated that she loves the building and the fact that they are providing more teaching and not just babysitting. She asked if there is curbing for the parking spaces. Mr. Russo said yes and added that they don't typically include that on renderings. She asked if food will be served, and Ms. Plecka said that there is no food preparation onsite, however, they do serve organic food which is delivered to the site daily.

Mr. Mytych asked if there will be any restrictions on exiting the property, particularly going south on Knollwood, which is all residential. Mr. Wenger said that the Transportation Department reviewed that, and they believe that most of the traffic will be generated from the residential district and will be returning to the residential district, but will be split pretty evenly between Knollwood and Schaumburg Roads. They do not feel that it would have any significant impact. Mr. Wenger said that there is stacking room for approximately 2.5 cars. There should be plenty of room to stack onsite instead of on Knollwood. The entrance and exit area will be 26' wide, which is slightly wider than the traditional 24' wide.

Mr. Shah asked if it's correct that the proposed is the seventh Children's Land Daycare, and Ms. Plecka stated that this will be the eleventh, if approved. He said the elevation is truly beautiful.

Mr. Dolbeare had no questions.

Chairman Raimondi stated that he was also concerned about the in-and-out traffic flow, which was addressed. He asked if it's correct that there will be no actual grass on the property and that the entire play area will have artificial turf. Referring to the drawings, Mr. Wenger identified where natural grass will be installed. Chairman Raimondi asked the Petitioner if she agrees with all the conditions on the Staff Report, and Ms. Plecka said, yes.

Ms. Errera suggested that the Children's Land owners may want to consider talking with the bank next door to their property since the bank's parking lot is nearly empty every day. Mr. Morreale said that he has observed the same thing. Ms. Plecka said that the owners of Children Land strive to be good neighbors.

PUBLIC HEARING CLOSED

Mr. Morreale made a motion, seconded by Mr. Riley, to close the hearing. **MOTION CARRIED**

Mr. Dolbeare made a motion, seconded by Mr. Mytych, to recommend approval of a Site Plan Approval, Special Use for a Daycare Center and Landscape Variation for Children's Land Daycare located at 2371 W. Schaumburg Road, Case No. Z2504-01, subject to the following conditions:

1. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal. The development approvals granted herein, without need for further action by any Village board, commission or official, shall become null and void if no building permit is issued within the one (1) year requirement. The Village Board may, by motion and majority vote, extend the development approvals granted herein for periods of up to one (1) year upon the written request of the owner of the subject property or his authorized agent.
2. Prior to the issuance of a building permit, the petitioner shall submit the Police and Fire Fund developer contribution of $1,498.4. This amount is based on $0.10 per gross square foot of the building.

3. A Land Development Permit and fee are required prior to commencing any site work, and prior to receiving any building permits for the site. A Letter of Credit or Subdivision Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Subdivision Bond must be written for a period of 2 years in the amount of 50% of the approved construction cost estimate, which includes landscaping and site lighting. Sample forms of the project security are available upon request. The fee for the land development permit is based on the current village fee schedule. A separate building permit is also required. Separate plans and permit applications should be provided.
4. Prior to the issuance of a land development permit, an easement agreement must be submitted for review for the existing bike path on the north side of the parking lot.
5. A MWRD/WMO permit will be required. Please note that village code differs from the WMO.
6. No signage is being approved with this request as it is for reference purposes only. Separate sign permits will be required.
7. The proposed plans have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.
8. Prior to the issuance of a Land Development Permit, the Engineering Plans shall be revised to include the following:
    a. The water service leading up to the proposed fire hydrant must be 8-inches.
9. Prior to the issuance of a Land Development Permit, the photometric plan shall be revised to include the following:
    a. A revised electrical site plan that matches the number and locations of light poles and trees on the landscape plan.
10. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Title Sheet, Sheet A000, prepared by ALA Architects & Planners, Inc, dated March 7, 2025, latest revision dated July 9, 2025, and received by the Community Development Department on July 14, 2025.
    b. Site Plan, Sheet A001, prepared by ALA Architects & Planners, Inc, dated March 7, 2025, latest revision dated July 9, 2025, and received by the Community Development Department on July 14, 2025.
    c. First Floor Plan, Sheet A111, prepared by ALA Architects & Planners, Inc, dated March 7, 2025, latest revision dated July 9, 2025, and received by the Community Development Department on July 14, 2025.
    d. Second Floor Plan, Sheet A112, prepared by ALA Architects & Planners, Inc, dated March 7, 2025, latest revision dated July 9, 2025, and received by the Community Development Department on July 14, 2025.
    e. Front and Rear Elevation, Sheet A200, prepared by ALA Architects & Planners, Inc, dated March 7, 2025, latest revision dated July 9, 2025, and received by the Community Development Department on July 14, 2025.

f. Left and Right Side Elevations, Sheet A201, prepared by ALA Architects & Planners, Inc, dated March 7, 2025, latest revision dated July 9, 2025, and received by the Community Development Department on July 14, 2025.

g. Covered Playground Elevation, Sheet A202, prepared by ALA Architects & Planners, Inc, dated March 7, 2025, latest revision dated July 9, 2025, and received by the Community Development Department on July 14, 2025.

h. Playground Plan and Dumpster Plan, Sheet A400, prepared by ALA Architects & Planners, Inc, dated March 7, 2025, latest revision dated July 9, 2025, and received by the Community Development Department on July 14, 2025.

i. Proposed Site Landscape Plan, Sheet L100, prepared by ALA Architects & Planners, Inc, dated March 7, 2025, latest revision dated July 14, 2025, and received by the Community Development Department on July 14, 2025.

j. Landscape Plan Details and Notes, Sheet L200, prepared by ALA Architects & Planners, Inc, dated March 7, 2025, latest revision dated July 14, 2025, and received by the Community Development Department on July 14, 2025.

k. Title Sheet, C000, prepared by Larson Engineering, Inc, dated February 28, 2025, last revised July 11, 2025, and received by the Community Development Department on July 14, 2025.

l. Geometric Site Plan, C200, prepared by Larson Engineering, Inc, dated February 28, 2025, last revised July 11, 2025, and received by the Community Development Department on July 14, 2025.

m. Utility Plan, C500, prepared by Larson Engineering, Inc, dated February 28, 2025, last revised July 11, 2025, and received by the Community Development Department on July 14, 2025.

n. Operation & Maintenance Plan, C700, prepared by Larson Engineering, Inc, dated February 28, 2025, last revised July 11, 2025, and received by the Community Development Department on July 14, 2025.

o. Electrical Site Plan, E100, prepared by Larson Engineering, Inc, dated February 28, 2025, last revised July 11, 2025, and received by the Community Development Department on July 14, 2025.

p. Electrical Site Photometric Plan, E101, prepared by Larson Engineering, Inc, dated February 28, 2025, last revised July 11, 2025, and received by the Community Development Department on July 14, 2025.

q. Material Board and Colored Elevation, prepared by ALA Architects & Planners, Inc, and received by Community Development Department on July 28, 2025.

r. Building Renderings, prepared by ALA Architects & Planners, Inc, and received by Community Development Department on June 2, 2025.

s. Project Narrative, prepared by Jaffe & Berlin, LLC, and received by the Community Development Department on March 21, 2025.

MOTION CARRIED: vote: 9 - 0 with no member(s) absent

A poll was taken: Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Jeff Mytych - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Yes
Mr. Sunil Shah - Yes
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Yes

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 8/26/25.

ADJOURNMENT

The meeting was adjourned at 7:39pm.

Todd Wenger, PLA, ASLA, Senior Planner
I have reviewed the minutes, and they accurately represent the actions taken by the Zoning Board of Appeals

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2506-07 / Dance Family Chi (8/13)
08/27/25
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL Z2506-07 Dance Family Chi Mts 8-13-25.pdf

Village of Schaumburg
Zoning Board of Appeals
August 13, 2025

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:39pm.

ROLL CALL
Members Present: Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch, Pat Riley, Rob Morreale, Glenn Szurgot, Patty Errera, Jeff Mytych and Sunil Shah

Member(s) Absent:

A quorum was present.

Also Present:

Sworn in for testimony:	Todd Wenger, PLA, ASLA Senior Planner	Iryna Kisil 1242 Remington Road Suite B Schaumburg

Ms. Iryna Kisil, Petitioner, stated that she would like to open a dance studio for adults and children. She's been teaching dance for approximately 10 years. She currently teaches in Des Plaines and has lived in Schaumburg for the past two years.

Mr. Todd Wenger stated that the Petitioner is requesting Special Use Approval to operate a dance studio in the M-P District. The subject property is located in an area that currently has mostly offices. Studios are allowed as special uses in this district. The Petitioner proposes to offer individual and group dance classes for children and adults. There will be five to fifteen students per class. The 1,800 square-foot tenant space will be comprised of a main dance area, some changing rooms and an office. Their hours of operation will be 4pm – 9pm on weekdays and 10am – 4pm on Saturdays. Due to the type of proposed occupancy, 177 parking spaces are required per Village code. Currently, 172 parking spaces are provided. The code allows Staff to approve these types of parking situations when parking counts are provided by the Petitioner and there is shared parking with the rest of the center. The subject property has additional adjacent property. The Petitioner's parking counts show that there are a lot of open parking spaces at this property throughout the day. Mr. Wenger said that Staff is supportive of the request and recommends approval.

Chairman Raimondi asked the Recording Secretary if all of the proper public notices were sent out and she said, yes.

Chairman Raimondi asked if the public had any questions or concerns. There were none.

Chairman Raimondi asked the Board for their comments.

Messrs. Dolbeare, Riley, Morreale, Szurgot, Mytych and Shah had no questions or comments.

Ms. Veatch, Ms. Errera and Chairman Raimondi had no questions or comments

PUBLIC HEARING CLOSED

Mr. Szurgot made a motion, seconded by Mr. Morreale, to close the hearing. **MOTION CARRIED**

Mr. Dolbeare made a motion, seconded by Ms. Veatch, to recommend approval of a Special Use for a Dance Studio for Dance Family Chi located at 1242 Remington Road, Suite B, Case No. Z2506-07, subject to the following conditions:

1. The Special Use shall be substantially in accordance with the business narrative attached to the application, received by the Community Development Department on June 26, 2025.
2. The following plans/exhibits shall be adopted as part of the governing ordinance:
   a. Dance Family Chi - Floor Plan, received by the Community Development Department on June 26, 2025.
   b. Dance Family Chi - Business Narrative, received by the Community Development Department on June 26, 2025.

MOTION CARRIED: vote: 9 - 0 with no member(s) absent

A poll was taken:
Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Jeff Mytych - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Yes
Mr. Sunil Shah - Yes
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Yes

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 8/26/25.

ADJOURNMENT

The meeting was adjourned at 7:44pm.

Todd Wenger, PLA, ASLA, Senior Planner
I have reviewed the minutes, and they accurately represent the actions taken by the Zoning Board of Appeals

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2505-03 / MARISCOS MIRAMAR / 1901 McConnor Parkway / Special Use for a type "A" Restaurant, Site Plan Amendment, Parking Variation, Landscape Variation, Sign Variations, and Woodfield Regional Center Design Review
08/27/25
Zoning Board of Appeals

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Community Development

Executive Summary:

The petitioner is requesting approval of a Special Use for a 13,588 square foot Type "A" Restaurant, Site Plan Amendment, Landscape Variation, Sign Variations and Woodfield Regional Center Design Review for Mariscos Miramar to be located at 1901 McConnor Parkway – formerly known as RAM Restaurant and Brewery.

Recommended Action:

Staff has reviewed the petitioner's request and is supportive. Therefore, staff recommends **approval** of a Special Use for a Type "A" Restaurant, Site Plan Amendment, Landscape Variation, Sign Variations and Woodfield Regional Center Design Review for Case No. Z2505-03, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Staff Report
- Project Narrative
- Plans
- Plat of Survey
- Location Map

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: August 27, 2025

DATE PREPARED: August 14, 2025

CASE NUMBER: Z2505-03

TITLE: Z2505-03 / MARISCOS MIRAMAR / 1901 McConnor Parkway / Special Use for a type "A" Restaurant, Site Plan Amendment, Parking Variation, Landscape Variation, Sign Variations, and Woodfield Regional Center Design Review

BACKGROUND INFORMATION

Petitioner:	Wesam Rahman Karaja WMK.20 LLC
Address of Petitioner:	2642 W. Winona St, Chicago, IL 60625
Status of Petitioner:	Architect
Owner of Parcel:	Andres Mendivil Contract Purchaser
Address of Owner:	1900 McConnor Pkwy, Schaumburg, IL 60173
Existing Zoning:	B-3 – Planned Office Business District
Existing Land Use:	Vacant Restaurant

Requested Action:

- Special Use for a Type “A” Restaurant [Title 15, Chapter 154, Section 154.174(B) Appendix A: Summary of Permitted and Special Uses of the Zoning Ordinance]
- Site Plan Amendment – Building, Site, and Landscape Modifications [Title 15, Chapter 154, Section 154.46(A)]
- Landscape Variation to Reduce Foundation Landscaping on East and South sides of the building from 10 feet to 0 feet [Title 15, Chapter 154, Section 154.136(M)(1)
- Sign Variation to allow 2 Additional Wall Signs [Title 15, Chapter 155, Section 155.95(A)(1)]
- Sign Variation to allow a Projecting Canopy Sign [Title 15, Chapter 155, Section 155.95(C)(4)]
- Woodfield Regional Center Design Review

ANALYSIS

Staff Discussion

The petitioner is requesting approval of a Special Use for a 13,588 square foot Type "A" Restaurant, Site Plan Amendment, Landscape Variation, Sign Variations and Woodfield Regional Center Design Review for Mariscos Miramar to be located at 1901 McConnor Parkway – formerly known as RAM Restaurant and Brewery.



Special Use

The property is zoned B-3 – Planned Office Business and a standalone restaurant building requires a special use permit approval. Type "A" Restaurants are defined as restaurants, including night clubs and lounges, where 95% of the product offered for sale is consumed within the confines of the restaurant. The restaurant will serve mexican seafood entrees and a full menu of alcoholic drinks. The hours of operation are from 10:00 a.m. to 10:00 p.m. throught the week. The business will employ approximately 55 full and part time persons.

As proposed, the floor plan illustrates a combination of bench, dining, stool, and bar seating areas. There will be a total of 3 private dining rooms for events and large parties. The entrance of the building will include a vestibule, foyer area for waiting and followed by a reception desk. Bathrooms are provided on the left side of the entrance. Back of house areas such as kitchen and storage will be on the northwest side of the building.

Site Plan

Since the property has been vacant since 2020, the existing condition of the site requires general maintenance and clean up. Therefore, the petitioner is proposing minor site modifications to the site including portions of the existing sidewalk to be removed and replaced, crack sealing & seal-coating various areas of the lot, paint parking stalls and landscape upgrades. Additionally, the petitioner is proposing to construct a ±1,450 square foot enclosed patio on the south side of the building. The existing brewerey equipment at the north east corner of the building will also be removed. Lastly, a pedestrian sidewalk connection will be constructed to provide pedestrian access from the public sidewalk on the east side of the subject parcel.

Woodfield Regional Center Design Review

The exterior of the building will be modified with several design elements including extension of the existing windows on all sides of the building and changing the existing coping with dark gray metal panels. The front entrance of the building will be enhanced to include a cantelivered canopy with two

support columns to be constructed of stone. The north east portion of the building facing east side of the parking lot will include two new windows with dark gray metal panel coverings.

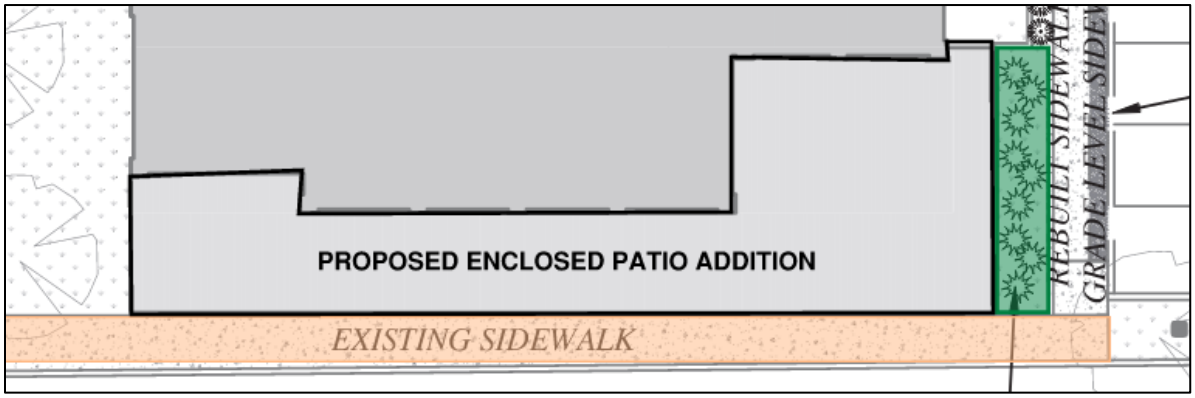


East Elevation

The existing awning on the south side of the building will be removed and a building addition for an enclosed patio will be built. The enclosed patio will carry the dark gray metal themed design along with a brown stone veneer around the base to match the rest of the building. Scone lighting will be installed on all four sides of the building to enhance ambiance. Lastly, a blue LED light will be installed around the top of the building to illuminate the façade and create a glowing effect around its edges for enhance visibility. Per code, exposed flex/rope lighting is not permitted in the village. The applicant has submitted a detailed cut sheet which shows the proposed LED light will be installed behind a cover and so the light will not be exposed. Overall, the proposed modifications of the facade comply with the Woodfield Regional Center design guidelines.

Landscape Variation

The Petitioner is requesting a landscape variation to reduce the foundation landscaping on the east and south sides of the building. On the east side of the building and proposed enclosed patio, the foundation landscaping will be reduced by 8'11"; from 10' to 2'1". As illustrated, the landscape area measures 2'1" in width. This is an existing condition that was previously approved by the Village Board, but the variation wasn't stated in the enabling ordinance. The petitioner is also requesting a foundtation variation on the south side of the enclosed patio, which will be reduced by 10'; from 10' to 0'.



Although the foundation landscape area on the east and south sides of the building will be reduced, the overall number of plantings exeeds code requirements. Additionally, the overall landscape area on the site exceeds the required twenty (20) percent, with approximately fifty five (55) percent of the site developed as landscape area. Staff is supportive of the foundation landscape variation requests.

Sign Variations

The petitioner is requesting a sign variation to increase the number of wall signs to three; to install one wall sign on the north and south elevation and a canopy sign on the east elevation. As justification for these variations, the Petitioner cites the length and configuration of McConnor Parkway and its remote location away from main vehicle corridors. In 1999, the Village Board granted a sign variation to allow two (2) wall signs; one on the east elevation and one on the north elevation. In 2020, similar sign variances were approved for Blue Martini, which never got built.

East Elevation

The east elevation faces McConnor Parkway and is permitted one wall sign. A 32 square foot canopy sign, which includes the name of the business, is proposed above the main entrance to the building.



East Elevation - Proposed Canopy Sign

RAM Brewery and Restaurant had a projecting canopy sign in this location where the building wall above the main entrance was recessed. Although the recessed portion of the building is being built out with the new entry feature, the tiered fascia on the entry feature and projecting fascia of the building wall make it difficult affix a wall sign above the main entrance. The canopy sign projects higher than the canopy to which it is affixed and therefore requires a sign variation. Staff is supportive of the variation request for the canopy sign.

South Elevation

The Petitioner is seeking a variation to install an additional 25 square foot wall sign on the south elevation of the building. The site is remotely located from Golf Road and I-



290, with less vehicle traffic and pedestrian activity. The additional wall sign is needed to identify the restaurant and draw the attention of people travelling from Golf Road and I-290 to the site. Staff is supportive of the request.

North Elevation



The Petitioner is seeking a variation to install an additional 77 square foot wall sign on the north elevation of the building which includes the name of the business embodied in a fish logo. The Village Board previously granted a variation for a wall sign in this location in consideration of the length and configuration of McConnor Parkway. Staff is supportive of this variation request.

Design Analysis:

Type of Sign: Canopy Sign (East Elevation)
Square Feet: 32 Square Feet
Height: Letters – 2'
Number of Items of Information: 2
Illumination: Illuminated sign

Type of Sign: Wall Sign (South Elevation)
Square Feet: 25 Square Feet
Height: Letters – 1'8"
Number of Items of Information: 2
Illumination: Illuminated sign

Type of Sign: Wall Sign (North Elevation)
Square Feet: 77 Square Feet
Height: Letters – 6'2"
Number of Items of Information: 4
Illumination: Illuminated sign

The Sign Ordinance lists five justifications for variations. Those justifications and their application to the requested variation are as follows:

The literal interpretation and strict application of the provisions and requirements of this chapter would cause "undue and unnecessary hardships" to the sign owner in such a way as to prevent the owner from displaying the sign as intended by the chapter.
The intent and purpose of the sign code is to regulate placement and features of signs to enable the public to locate goods, services and facilities. The site is located on a curved road that faces two of the building facades which creates a hardship by limiting the number of wall signs allowed per the sign ordinance.

The alleged hardship must be clearly exhibited and must be a result of an external influence of this chapter and not be self-imposed or created by any person having an interest in the property.
The Petitioner cites the length and configuration of McConnor Parkway and its remote location away from main vehicle corridors. The site is remotely located from Golf Road and I-290, with less vehicle traffic and pedestrian activity. The additional wall sign is needed to identify the restaurant and draw attention to the site from Golf Road and I290.

The requested variation will not be materially detrimental to nearby property owners.
Staff does not believe that the proposed signs are materially detrimental to nearby property owners.

The unique and unusual conditions applying to the specific building, parcel, or property upon which the sign is to be erected do not apply generally to other properties in the Village.
The majority of commercial properties in the village are located on linear streets and on the corner of an intersection where the path of travel changes direction. The site is located on a curved road that faces two of the building facades and is remote from Golf Road and I-290 with less vehicle traffic and pedestrian activity.

The granting of the variation will not be contrary to the general objectives of this chapter regarding the size, number, and placement of signs so that they are not obtrusive; and to reduce clutter along the rights-of-way.
The additional building signs are not contrary to the general objectives of the chapter. The sign code allows one 200 square foot sign per building. As proposed the combined area of the three wall signs is 134 square feet.

Zoning History
Part of the Unocal (originally Pure Oil) Corporation regional headquarters property, the subject property was zoned P.M.D. (Planned Metro Development) in 1975 and was subject to the terms of an annexation agreement between the Village of Schaumburg and Unocal, and the "Woodfield 76" development plan. In 1989, the Village rezoned the site to the B-3 District classification. In 1995, the Village adopted the Third Amended and Restated Annexation Agreement between the Village and Unocal which included a revised concept plan for the Unocal properties. On February 11, 1997, the Village Board adopted Ordinance No. 97-09 granting Special Use for a hotel for the AmeriSutites Hotel, now known as Hyatt Place. At that time, a proposed restaurant was to be situated on the approved outlot east of the AmeriSuites Hotel parcel. On January 26, 1999, the Village Board adopted

Ordinance No. 99-09 granting Special Use for a Type "A" Restaurant, variation to permit one additional wall sign, and Site Plan Approval for RAM Restaurant and Brewery (Z9811-01). In 2001, the Village Board approved an amendment to the special use, parking variation, alternate landscape plan, and site plan amendment for an outdoor seating area (Case No. Z0104-09, Ord. No. 01-094). In August, 2020, the Village Board granted approval of a special use for a type "A" restaurant, site plan amendment, landscape variation, and sign variations for Blue Martini. However, Blue Martini never moved forward with construction.

Surrounding Zoning and Land Uses:
North: B-3 Planned Office Business District (IKEA)
South: B-3 Planned Office Business District (US Post Office)
East: B-3 MU PUD (Vacant)
West: B-3 Planned Office Business District (Hyatt Place Hotel)

Compatibility with Surrounding Land Uses:
The proposed restaurant is an appropriate and compatible use of the subject property. The restaurant compliments nearby office, hotel and retail developments and is conveniently located near the interstate roadway system for easy access.

Comprehensive Plan Designation:
The Future Land Use map within the Comprehensive Plan identifies the subject property as "Regional Center". The Regional Center classification includes uses such as retailers, restaurants offices, and large multi-tenant shopping centers that have a regional base. The proposed use is consistent with the Regional Plan classification.

Parking Calculations
Parking for the restaurant is calculated as follows:

Use / Square Footage	Parking Rate	Required Parking
Proposed Mariscos Miramar Restaurant 13,588 sq. ft. GFA 10,761 sq. ft. NFA	16 spaces / 1,000 sq. ft. NFA	172 spaces
Total Parking Provided		153 spaces
Parking Required		172 spaces
Parking Deficit		19 spaces

Section 154.123 of the Off-Street Parking and Loading Code requires 16 parking spaces per 1,000 square feet of net floor area for Type “A” restaurants. As proposed, the subject property will have a parking deficit of 19 spaces or 11% of the required parking spaces. During the initial review of the proposed use, parking was calculated, and a variation would have been requested and reviewed by the Zoning Board. However, upon further evaluation, a parking variation is no longer required to be specifically reviewed by the Zoning Board. The zoning code includes provisions for parking variations of up to 20% to be approved administratively, as long as parking counts are provided and a shared parking agreement exisits with adjacent properties. There is an existing cross access and shared parking with the adjacent Hyatt Place Hotel which provides 20 additional parking spaces between the hours of 6:30 p.m. to 6:30 a.m. Staff will continue to work with the petitioner and process an administrative approval for the reduction in parking.

TRANSPORTATION

1. For the pedestrian access to McConnor Parkway, the pedestrian crosswalk shall be straightened to minimize the distance in the vehicular traveled way. Pedestrian access shall be provided straight out from the front door, utilizing the existing structure and improving the connection with curb ramps and crosswalks.
2. At the pedestrian crossing to the west connecting to the adjacent hotel:
    1. Provide an ADA ramp and detectable warnings for the receiving sidewalk to the west.
    2. Provide a crosswalk width to match the receiving sidewalk to the west
    3. Provide a raised curb to the south on the eastern proposed receiving ramp.
    4. The placement of the detectable warnings shall be wrapped around the bottom of the curb ramp.
3. The canopy posts shall not obstruct the pedestrian accessible route. Revise structure design to provide the minimal clearance of 4 feet.
4. All six ADA parking spaces shall be moved to the south, providing minimal distance to the ramp for access to the front door. According to State accessibility code, two standard accessible parking spaces may share a single access aisle. The placement of the detectable warnings shall be wrapped around the bottom of the curb ramp for each ADA parking space the ramp is serving.
5. ADA parking signage shall be placed at the centerline of each accessible parking space provided. Update sheet SP1.0 to reflect this and omit conflicting information.
6. Ensure there is ample space to accommodate the length of a bike (typically 6') without obstructing the clear space for the pedestrian route.
7. Indicate which style of bike rack is proposed i.e. 3-loop for 5 bike capacity.
8. Prior to the issuance of a permit, a recorded traffic agreement is required. As this was not received in the ZBA submittal submit the completed document for staff review.

LANDSCAPING

1. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department which include the following:
    a. Provide an overall updated landscape plan for the entire site which includes the new additions to the building and all other site changes.
    b. Proposed removal of existing overgrown plantings along McConnor Boulevard is supported by staff, however, replacement screening plantings will be required to meet minimum code standards. Include new plantings on overall landscape plan which meet parking lot planting/screening requirements.
    c. Provide a note on the landscape plan stating that all parking lot trees shall be limbed up to a min. height of 6' tall up from the pavement to ensure motorists' visibility.
    d. Provide note on the landscape plan stating that existing scrub growth along McConnor Parkway adjacent to the bike path and south of the detention basin shall be removed and sodded as needed.
    e. Provide a mix of woody shrubs with perennials along the west and east foundation areas of the proposed enclosed patio addition as well as along the east building elevation north of the entrance. Perennials alone are insufficient to meet foundation planting requirements.

CDD ENGINEERING

1. A land development permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Project Security in the form of a Letter of Credit or Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Bond must be written for a period of 2 years in the amount of 50 percent of the approved construction cost estimate, which includes landscaping and site lighting.
2. Provide an ALTA survey that shows the existing utilities.

CDD HEALTH

1. Prior to the issuance of a building permit, the petitioner shall submit a Solid Waste/Recycling Plan to the Community Development Department for approval. Consult with your waste hauler as to what materials you generate that may be taken out of the waste stream and recycled.
2. The proposed plans for the food establishment have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.
3. A State certified food manager shall be onsite at all times while potentially hazardous food is being prepared. Multiple certified food managers shall be required.
4. A liquor license will be required.
5. The petitioner may designate an outdoor area for their patrons to smoke. This area shall be 15 feet from the doors, windows, and ventilation systems. An ashtray needs to be placed in this area.

RECOMMENDATION

Staff has reviewed the petitioner's request and is supportive. Therefore, staff recommends **approval** of a Special Use for a Type "A" Restaurant, Site Plan Amendment, Landscape Variation, Sign Variations and Woodfield Regional Center Design Review for Case No. Z2505-03, subject to the following conditions:

1. A land development permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Project Security in the form of a Letter of Credit or Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Bond must be written for a period of 2 years in the amount of 50 percent of the approved construction cost estimate, which includes landscaping and site lighting.
2. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
3. Provide an ALTA survey that shows the existing utilities.
4. Prior to the issuance of a building permit, the petitioner shall submit a Solid Waste/Recycling Plan to the Community Development Department for approval. Consult with your waste hauler as to what materials you generate that may be taken out of the waste stream and recycled.
5. The proposed plans for the food establishment have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.
6. A State certified food manager shall be onsite at all times while potentially hazardous food is being prepared. Multiple certified food managers shall be required.
7. A liquor license will be required.
8. The petitioner may designate an outdoor area for their patrons to smoke. This area shall be 15 feet from the doors, windows, and ventilation systems. An ashtray needs to be placed in this area.
9. The canopy posts shall not obstruct the pedestrian accessible route. Revise structure design to provide the minimal clearance of 4 feet.
10. Ensure there is ample space to accommodate the length of a bike (typically 6') without obstructing the clear space for the pedestrian route.
11. Indicate which style of bike rack is proposed i.e. 3-loop for 5 bike capacity.
12. Prior to the issuance of a permit, a recorded traffic agreement is required. As this was not received in the ZBA submittal submit the completed document for staff review.
13. A revised justification letter must be submitted. Number 3 – Foundation Landscape Variation – South Elevation shall be revised to say Parking Variation.
14. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department which include the following:
    a. Provide an overall updated landscape plan for the entire site which includes the new additions to the building and all other site changes.

b. Proposed removal of existing overgrown plantings along McConnor Boulevard is supported by staff, however, replacement screening plantings will be required to meet minimum code standards. Include new plantings on overall landscape plan which meet parking lot planting/screening requirements.
c. Provide a note on the landscape plan stating that all parking lot trees shall be limbed up to a min. height of 6' tall up from the pavement to ensure motorists' visibility.
d. Provide note on the landscape plan stating that existing scrub growth along McConnor Parkway adjacent to the bike path and south of the detention basin shall be removed and sodded as needed.
e. Provide a mix of woody shrubs with perennials along the west and east foundation areas of the proposed enclosed patio addition as well as along the east building elevation north of the entrance. Perennials alone are insufficient to meet foundation planting requirements.

15. Prior to the issuance of a land development permit, the engineering plans shall be revised to include the following:
    a. Confirm that the existing grease trap is functional and has adequate capacity for the new use.
    b. Add a note to Sheet SP-1 that there will be no changes the existing water service, sanitary sewer, or storm sewer. If there will be changes to any of these utilities, provide a Utility Plan that shows all utility work.
    c. Sheet T under Building Data, existing building area is listed twice with separate square footage number. Provide additional clarification or eliminate the incorrect one.
    d. For the pedestrian access to McConnor Parkway, the pedestrian crosswalk shall be straightened to minimize the distance in the vehicular traveled way. Pedestrian access shall be provided straight out from the front door, utilizing the existing structure and improving the connection with curb ramps and crosswalks.
    e. At the pedestrian crossing to the west connecting to the adjacent hotel:
        i. Provide an ADA ramp and detectable warnings for the receiving sidewalk to the west.
        ii. Provide a crosswalk width to match the receiving sidewalk to the west
        iii. Provide a raised curb to the south on the eastern proposed receiving ramp.
        iv. The placement of the detectable warnings shall be wrapped around the bottom of the curb ramp.
    f. As stated in the previous review cycle, wheel stops are not permitted in the village per code section 151.08. All proposed wheel stops shall be removed.
    g. All six ADA parking spaces shall be moved to the south, providing minimal distance to the ramp for access to the front door. According to state accessibility code, two standard accessible parking spaces may share a single access aisle. The placement of the detectable warnings shall be wrapped around the bottom of the curb ramp for each ADA parking space the ramp is serving.
    h. ADA parking signage shall be placed at the centerline of each accessible parking space provided. Update sheet SP1.0 to reflect this and omit conflicting information.

i. Check the drawing scale on sheet SP1.0 as this appears to be off by several feet.

16. Prior to the issuance of a building permit, the building plans shall include the following:
    a. Verify Construction Type: II-B or III-B.
    b. Provide plumbing fixture count analysis based on the 2014 Illinois Plumbing Code.
    c. Provide more information on roof drains for the new entry canopy.
    d. Clarify the configuration of the curb cuts for the accessible parking along the east side of the building.
    e. Consider providing a second accessible curb cut to serve the northern group of three accessible parking spaces so that people do not have to maneuver withing the drive aisle from the northern accessible spaces all the way down to the curb cut at the far south end.
    f. Confirm that the accessible ramps do not exceed 1:12 pitch.
    g. Provide handrails on both sides of accessible ramps.
    b. If total ramp rise exceeds 30” a 42” high guardrail is required at the accessible ramps.
    c. Provide intermediate handrails at the curved main entrance stairs per IBC 1014.9 such that no portion of the stair is more than 30" from a handrail.
    d. Clarify if the floor level of the “Existing Equipment Room” is the same as the main floor level. The elevations seem to suggest that the floor is lower. Note: If so, this change in floor level would require a ramp down from the main dining room to serve the “New Private Dining Room.”
    e. Sheet EX shows an “Existing Mechanical Room” that is being converted to a “Unisex Toilet Room” and an “Existing Equipment Room” that is being converted to a “Private Dining Room”. Provide more information on the type of existing equipment being removed from the room.
    f. New wall openings are being created for access to the new “Private Dining Room” Clarify if these are load bearing walls.
    g. The new single user unisex toilet room for the private dining room must be fully accessible.
    h. Provide more information on the egress from the “Existing Private Dining Room”. It appears that there are sliding ‘barn’ doors in the path of egress. But per IBC 1010.1.2 egress doors must be swinging hinged or pivot doors.
    i. Existing Vestibule does not meet the 7’ minimum required for doors in series.
    j. Show locations of accessible seating on the seating plan. Note: 5% (min) of each type (2-top, 4-top, etc...) of seating must be wheelchair accessible and must be distributed throughout the restaurant.
    k. Also provide 5% (min) wheelchair accessible seating for each private dining room.
    l. Also provide 5% (min) wheelchair accessible seating at bar. Note: counter height at accessible portion of bar shall be 34" (max) & knee/toe clearance must be provided.
    m. Provide the purpose of the curved countertop in the main dining area. Note; an accessible section may be required. 20. Check accessibility requirements at the door from the main dining room to the enclosed patio. It appears as if a planter box is partially obstructing accessibility.

n. Sheet A1 shows an egress door from the new “Private Dining Room” that does not appear on the exterior elevations (A3). Note, if this door is to remain an exterior landing and stairs should also be shown.
o. The door from back of house to the exterior on the north side of the building is shown at main floor level on the floor plan (A1), but at grade level on the exterior elevation (A3).
p. Some of the windows appear to be lower than the floor level (see 1/A2 & 1/A3). 24. Accessible ramp is shown on the East Elevation, but not the north & south elevations.

17. The following plans, exhibits and documents shall be adopted as part of the governing ordinance:
    a. Renderings, Sheet CVR1 and CVR2, prepared by WMK.20 LLC, received by the Community Development Department on July 31, 2025.
    b. Site & Building Data, Maps & Overall Site Plan, Sheet T, prepared by WMK.20 LLC, dated April 25, 2025, latest revised date June 29, 2025, and received by the Community Development Department on July 31, 2025.
    c. Existing/Demo Site Plan, Sheet EX. SP, prepared by WMK.20 LLC, dated April 25, 2025, latest revised date June 29, 2025, and received by the Community Development Department on July 31, 2025.
    d. Proposed Site Plan, Sheet SP1.0, prepared by WMK.20 LLC, dated April 25, 2025, latest revised date June 29, 2025, and received by the Community Development Department on July 31, 2025.
    e. Site Lighting Plan, Sheet SP1.2, prepared by WMK.20 LLC, dated April 25, 2025, latest revised date June 29, 2025, and received by the Community Development Department on July 31, 2025.
    f. Landscape Plan, Planting Schedule and Details, Sheet L, prepared by WMK.20 LLC, dated April 25, 2025, latest revised date June 29, 2025, and received by the Community Development Department on July 31, 2025.
    g. General Notes and Specifications, Sheet G, prepared by WMK.20 LLC, dated April 25, 2025, latest revised date June 29, 2025, and received by the Community Development Department on July 31, 2025.
    h. Site Photometric Plan, Sheet PHM., prepared by WMK.20 LLC, dated April 25, 2025, latest revised date June 29, 2025, and received by the Community Development Department on July 31, 2025.
    i. Existing/Demo Floor Plan, Sheet EX., prepared by WMK.20 LLC, dated April 25, 2025, latest revised date June 29, 2025, and received by the Community Development Department on July 31, 2025.
    j. Proposed Floor Plan, Sheet A1, prepared by WMK.20 LLC, dated April 25, 2025, latest revised date June 29, 2025, and received by the Community Development Department on July 31, 2025.
    k. Equipment Plan, Sheet A1.1, prepared by WMK.20 LLC, dated April 25, 2025, latest revised date June 29, 2025, and received by the Community Development Department on July 31, 2025.

l. Occupancy Areas, Sheet A1.2, prepared by WMK.20 LLC, dated April 25, 2025, latest revised date June 29, 2025, and received by the Community Development Department on July 31, 2025.
m. Exterior Elevations (East & South), Sheet A2, prepared by WMK.20 LLC, dated April 25, 2025, latest revised date June 29, 2025, and received by the Community Development Department on July 31, 2025.
n. Exterior Elevations (West & North), Sheet A3, prepared by WMK.20 LLC, dated April 25, 2025, latest revised date June 29, 2025, and received by the Community Development Department on July 31, 2025.
o. Proposed Exterior Signage, Sheet A4, prepared by WMK.20 LLC, dated April 25, 2025, latest revised date June 29, 2025, and received by the Community Development Department on July 31, 2025.
p. Colored Elevations, Sheet A5, prepared by WMK.20 LLC, dated April 25, 2025, latest revised date June 29, 2025, and received by the Community Development Department on July 31, 2025.
q. Plat of Survey, received by the Community Development Department on May 5, 2025
r. Project Narrative, received by the Community Development Department on May 5, 2025.
s. Justification Letter, received by the Community Development Department on July 28, 2025.

pc: Petitioner
Owner of Property

Business Plan

Purchase of Restaurant Property and Operation of Mexican Seafood Restaurant in Schaumburg Illinois.

1. Summary. Family restaurant.

Mariscos Miramar (MM), located in Villa Park IL., and Las Islitas (LI), located in Stone Park IL., are well established staples of Mexican Seafood in the West-Suburbs of Chicago. Having been in business for over 15 years, MM and LI have shown growth and resilience year over year. This, despite numerous competitors moving into suburbs further west from where the restaurants draw loyal patrons. Expanding into a large and more prominent flagship location in Schaumburg will draw crowds from surrounding suburbs including Elgin, all which have high hispanic populations. Furthermore, a flagship location like this will serve to introduce our brand to a largely untapped customer base of working professionals of all ethnicities.

2. Description

MM and LI are an extension of “Las Islas Marias” (LIM) restaurants. LIM introduced “Nayarit-Style” Mexican Seafood to Chicago in the early 2000’s. For years, one sole family member operated LIM in Chicago and surrounding suburbs. With the explosion of popularity for their style of cooking came numerous competitors. That is when approval was given for other family members to help grow the LIM brand in the Chicagoland Area. At one point as many and 15 locations operated simultaneously with various ownerships. After 5 years in business in Villa Park the trade-name “Mariscos Miramar” came about and soon after in early 2018 the new assumed name was adopted by a second generation family member of the founding family. For marketing and brand recognition purposes the new location and any future new locations will operate as “Mariscos Miramar.”

3. Market Analysis

Market Overview

Mariscos, simple translation “Seafood”, is a prized commodity amongst the Hispanic base. Traditional Mexican Restaurants consistently adopt “Mariscos” menus as a save-all when experiencing an economic squeeze due to its high popularity. Consumers have long spoken and when it comes to Mariscos our product makes us a top-choice.

Target Audience

Our base is and always will be Hispanic families. However, we understand and take on the challenge of introducing our “Nayarit-Style” to other groups whom for the most part have not been targeted. This new acquisition will be the perfect vehicle to help bring curious foodies and explorers of all ethnic groups through our doors.

Competitive Analysis

Direct competitors, limited to medium-small operations surrounding Schaumburg lack the food quality or service reputation, oftentimes both, which have helped to cement our continued success. It is this blended with a lively atmosphere that includes an occasional table-side Mariachi or Norteño band which truly sets us apart. Our facilities are always well-maintained for ultimate comfort and pleasure.

4. Organization and Management

Structure

Locations are managed by an Owner/Manager overseeing managers. As many as three full-time managers and occasionally supervisors help cover all shifts. This insures there is always a person in charge to bring oversight to all aspects of day to day operations. Managers have as a priority obligation to supervise and

oversee staff and service quality. We believe vigilance and preparedness is key to providing the best customer experience.

Staffing

Current staffing protocols will transfer to any new locations. Adjustments in numbers will be determined on a as-needed basis depending on the season and shift-specific demand. We highly anticipate current staffing levels to be sufficient to cover up to a 30% increase in sales volume. Moreover, training programs will be instituted to enhance service quality.

5. Marketing and Sales Strategy

Promotion

Marketing has already began at current locations via posters. Also, digital posts have begun to circulate on existing social media platforms. Participation in festivals in and around the Schaumburg area will be used to market the upcoming opening of this location. Digital collaboration campaigns are in talks to promote existing as well as upcoming new locations.

Sales Strategy

Stay true to a menu that has worked for 25 years and introduce our theme to a largely untapped customer base of various ethnic groups. Maintain competitive lunch specials and daily specials. Institute a competitive Happy-Hour menu to draw a new previously overlooked sub-group. Expand take-out and delivery sales through partnerships with third-party vendors as well as offer in house delivery. A minimum of two private rooms will be available for small corporate events and private parties available throughout the week.

6. Product Line

Slightly revamp alcohol menu offerings to include traditional American bar top sellers with a “Miramar” twist to bring uniqueness. Implement popular traditional

Mexican top seller finger foods to satisfy cravings while a slow introduction to our menu is made.

7. Special Services

Private event space will be available for corporate lunches and small private parties on weekends. An existing catering menu may be enhanced to include on-site catering of functions.

8. Financial Plan

Conservatively speaking, a 50% increase in revenue can be obtained with only a 10-20% increase in labor and overhead costs. These numbers will add to already respectable profit margins. Cost management is optimized by shopping around for best stock pricing on a weekly basis. Staff motivation and firm policies enhance productivity and efficiency leading to lower labors costs than industry standards.

Projections

-Year 1: Revenue increase of 50% from current Villa Park sales (3.5 million).

-Year 2: Revenue increase of 15%.

-Year 3; Revenue increase of 15%.

9. Funding

Funding is necessary to acquire property via purchase and to remodel and update said property. Additionally, funding is required to furnish and equip for operations. Some working capital funding is also requested.

In conclusion, acquiring the restaurant property and completely rehabbing and improving said property will go a long way in attracting future customers who are

always eager for a new restaurant. Planting roots in a popular area like the Woodfield Shopping District will significantly grow our brand recognition. Not to mention the draw effect from a top-tier property and location with direct visibility from I-290 and I-90. “Mariscos” and “Nayarit-Style” are an up and coming staple of food choices much like “Mexican” was throughout the 90’s. As the general public is introduced to our menu options more loyal patrons are sure to follow through our doors.



NORTH/EAST CORNER VIEW



EAST (FRONT) VIEW

WMK.20 LLC

ARCHITECTURE, DESIGN
BUILDING CONSULTANTS

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHTED WORK OF WMK.20 LLC AND ARE NOT TO BE REPRODUCED IN ANY FORM OR PARTS THEREOF WITHOUT THE AUTHORIZATION, WITHDRAWAL OF THIS NOTICE MAY RESULT IN LEGAL ACTION TO RECOVER UP TO $150,000 AND ALL LEGAL FEES.

MARISCOS MIRAMAR

PROJECT ADDRESS: 1901 MCCONNOR PKWY
SCHAUMBURG, IL 60173

DRAWING DATE: 04-25-2025

REVISIONS

DRAWN BY	CHECKED BY
WK	AT

CVR1

NOT TO SCALE IF PLOTTED ON 11X17



SOUTH (ENCLOSED PATIO) VIEW

WMK.20 LLC
ARCHITECTURE, DESIGN
BUILDING CONSULTANTS

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF WMK.20 LLC AND SHALL NOT BE USED OR REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN AUTHORIZATION. INFRINGEMENT OF THIS NOTICE MAY RESULT IN LEGAL ACTION TO RECOVER LOST FEES AND ALL LEGAL FEES.

MARISCOS MIRAMAR

PROJECT ADDRESS: 1901 MCCONNOR PKWY
SCHAUMBURG, IL 60173

DRAWING DATE: 04-25-2025

REVISIONS

DRAWN BY	CHECKED BY
WK	AT

CVR2

NOT TO SCALE IF PLOTTED ON 11X17

MARISCOS MIRAMAR

1901 MCCONNOR PKWY SCHAUMBURG, IL 60173

NOTE

a. THE ARCHITECT OF RECORD AND ASSOCIATES IS PROVIDING PLANS ONLY, NO OTHER OTHER TYPE OF ARCHITECTURAL SERVICES IN INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
b. ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
c. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT. THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEMS. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION OR AS AGREED BETWEEN CONTRACTOR AND OWNER.
d. DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND OWNER.
e. THE CONTRACTORS MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE PROPER NOTICE OR OBTAIN CLARIFICATIONS WILL BE CAUSE FOR ADDITIONAL COMPENSATION.
f. THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND MANNER WITHIN THE OWNERS SCHEDULE
g. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURES RECOMMENDATIONS.
h. CONTRACTOR RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK.
i. THE ARCHITECT AND ASSOCIATES DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCED HEREIN BEYOND REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE STEPS NECESSARY TO RESOLVE THEM. FAILURE TO DO SO, SHALL ABSOLVE THE ARCHITECT OF ANY RESPONSIBILITY FOR THE CONSEQUENCES. ACTIONS TAKEN WITHOUT KNOWLEDGE AND CONSENT OF THE ARCHITECT SHALL BECOME THE RESPONSIBILITY OF THE PARTIES INVOLVED IN THE ACTION.

DEFERRED SUBMISSIONS

- •• FIRE SPRINKLER SYSTEM: REQUIRED - UNDER A SEPARATE PERMIT (IF REQUIRED)
- •• FIRE ALARM SYSTEM: REQUIRED - UNDER A SEPARATE PERMIT (IF REQUIRED)

FIRE DEPARTMENT NOTES

FIRE ALARM PERMITS REQUIRED FOR THIS PROJECT. PERMITS SHALL BE OBTAINED FROM CITY HALL DEVELOPMENT SERVICES COUNTER.
FIRE EXTINGUISHERS SHALL FOLLOW NFPA 10 REQUIREMENTS.
ANY QUESTIONS CONTRACT:

FIRE CHIEF: JIM WALTERS
PHONE: 847-923-6750
EMAIL: jwalters@schaumburg.com

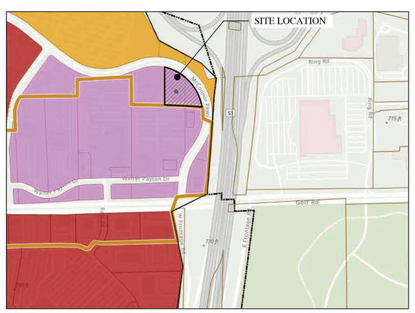
INSPECTION REPORTING FOR BUSINESSES
www.InspectionReportsOnline.net (IROL)
CONTACT MICHAEL RONS AT
PHONE: (847) 923-6742
EMAIL: mrons@schaumburg.com

APPLICABLE BUILDING CODES

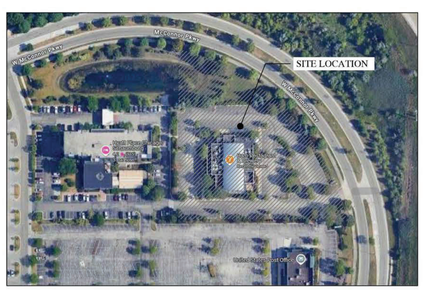
- ALL WORK MUST COMPLY WITH THE FOLLOWING:
- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2014 ILLINOIS PLUMBING CODE
- 2021 ILLINOIS ENERGY CONSERVATION CODE
- 2018 ILLINOIS ACCESSIBILITY CODE
- 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2021 INTERNATIONAL FIRE CODE
- *VILLAGE OF SCHAUMBURG AMENDMENTS*
- *VILLAGE OF SCHAUMBURG ZONING ORDINANCE*

BUILDING DATA

ZONING DISTRICT:	B-3
DISTRICT NAME:	BUSINESS
ZONING USE:	RESTAURANT TYPE A- SIT DOWN
OCCUPANCY TYPE (IBC):	ASSEMBLY (DINE-IN RESTAURANT) - *SINGLE OCCUPANCY*
SITE AREA:	±123,856 SQFT
EXISTING BUILDING AREA:	±11,940 SQ.FT.
EXISTING BUILDING AREA:	±13,588 SQ.FT.
NUMBER OF STORIES:	1
TYPE OF CONSTRUCTION:	III-B PROTECTED (SPRINKLERED)



3 ZONING MAP
Scale: N.T.S.



2 SITE LOCATION
Scale: N.T.S.

DRAWINGS INDEX

1.	SHEET CVR1	RENDERINGS
2.	SHEET CVR2	RENDERINGS
3.	SHEET T	SITE & BUILDING DATA, MAPS & OVERALL SITE PLAN
4.	SHEET EX. SP	EXISTING/ DEMO SITE PLAN
5.	SHEET SP1.0	PROPOSED SITE PLAN
6.	SHEET SP1.2	SITE LIGHTING PLAN
7.	SHEET L	LANDSCAPE PLAN, PLANTING SCHEDULE AND DETAILS
8.	SHEET G	GENERAL NOTES AND SPECIFICATIONS
9.	SHEET PHM.	SITE PHOTOMETRIC PLAN
10.	SHEET EX.	EXISTING/ DEMO FLOOR PLAN
11.	SHEET A1	PROPOSED FLOOR PLAN
12.	SHEET A1.1	EQUIPMENT PLAN
13.	SHEET A1.2	OCCUPANCY AREAS
14.	SHEET A2	EXTERIOR ELEVATIONS (EAST & SOUTH)
15.	SHEET A3	EXTERIOR ELEVATIONS (WEST & NORTH)
16.	SHEET A4	PROPOSED EXTERIOR SIGNAGE
17.	SHEET A5	COLORED ELEVATIONS

REQUIRED PARKING ANALYSIS

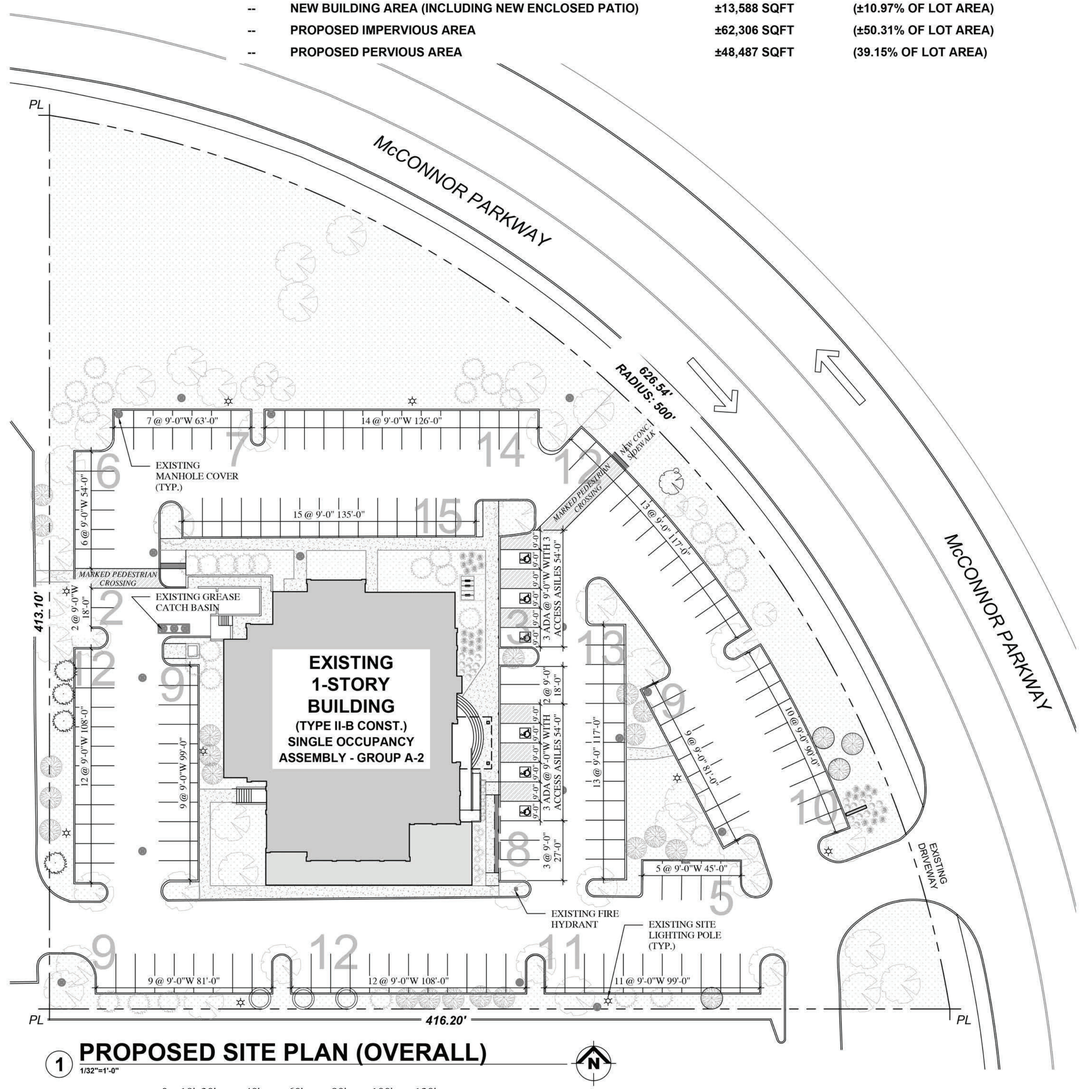
SPACE NAME	SPACE USE	FLOOR AREA	PARKING RATIO	# OF PARKING REQUIRED	
~~GRAND FLOOR AREA~~	~~RESTAURANT (TYPE A - SIT DOWN)~~	~~13,588 SQ. FT.~~	~~16 SPACES PER 1,000 SQFT~~	~~218~~	*NOT USED*
NET FLOOR AREA	RESTAURANT (TYPE A - SIT DOWN)	10,761 SQ. FT.	16 SPACES PER 1,000 SQFT	172	*USED*
TOTAL PARKING PROVIDED -			**158**		
TOTAL PARKING REQUIRED -			**172**		
TOTAL OF PARKING SHORTAGE -			**14**		
BICYCLE PARKING PROVIDED - 5 TOTAL (5 REQUIRED)					

LOT COVERAGE (EXISTING)

- LOT AREA: ±123,856 SQFT
  - -- EXISTING BUILDING AREA ±11,940 SQFT (±9.64% OF LOT AREA)
  - -- EXISTING IMPERVIOUS AREA ±62,676 SQFT (±50.60% OF LOT AREA)
  - -- EXISTING PERVIOUS AREA ±49,240 SQFT (39.76% OF LOT AREA)

LOT COVERAGE (PROPOSED)

- LOT AREA: ±123,856 SQFT
  - -- NEW BUILDING AREA (INCLUDING NEW ENCLOSED PATIO) ±13,588 SQFT (±10.97% OF LOT AREA)
  - -- PROPOSED IMPERVIOUS AREA ±62,306 SQFT (±50.31% OF LOT AREA)
  - -- PROPOSED PERVIOUS AREA ±48,487 SQFT (39.15% OF LOT AREA)



1 PROPOSED SITE PLAN (OVERALL)
1/32"=1'-0"

1/32" = 1'-0" 0 10' 20' 40' 60' 80' 100' 120'

WMK.20 LLC
ARCHITECTURE, DESIGN
BUILDING CONSULTANTS
WMK.20 LLC
ARCHITECTURE DESIGN BUILT CONSULTANTS

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WMK.20 LLC AND SHALL NOT BE REPRODUCED IN ANY FORM OR MANNER WHATSOEVER NOR HAVE ANY OTHER USE MADE OF THEM WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF WMK.20 LLC. ANY UNAUTHORIZED USE SHALL BE ILLEGAL ACTION TO REPRODUCTION BUT FEES AND ALL LEGAL FEES.

MARISCOS MIRAMAR
PROJECT ADDRESS: 1901 MCCONNOR PKWY SCHAUMBURG, IL 60173

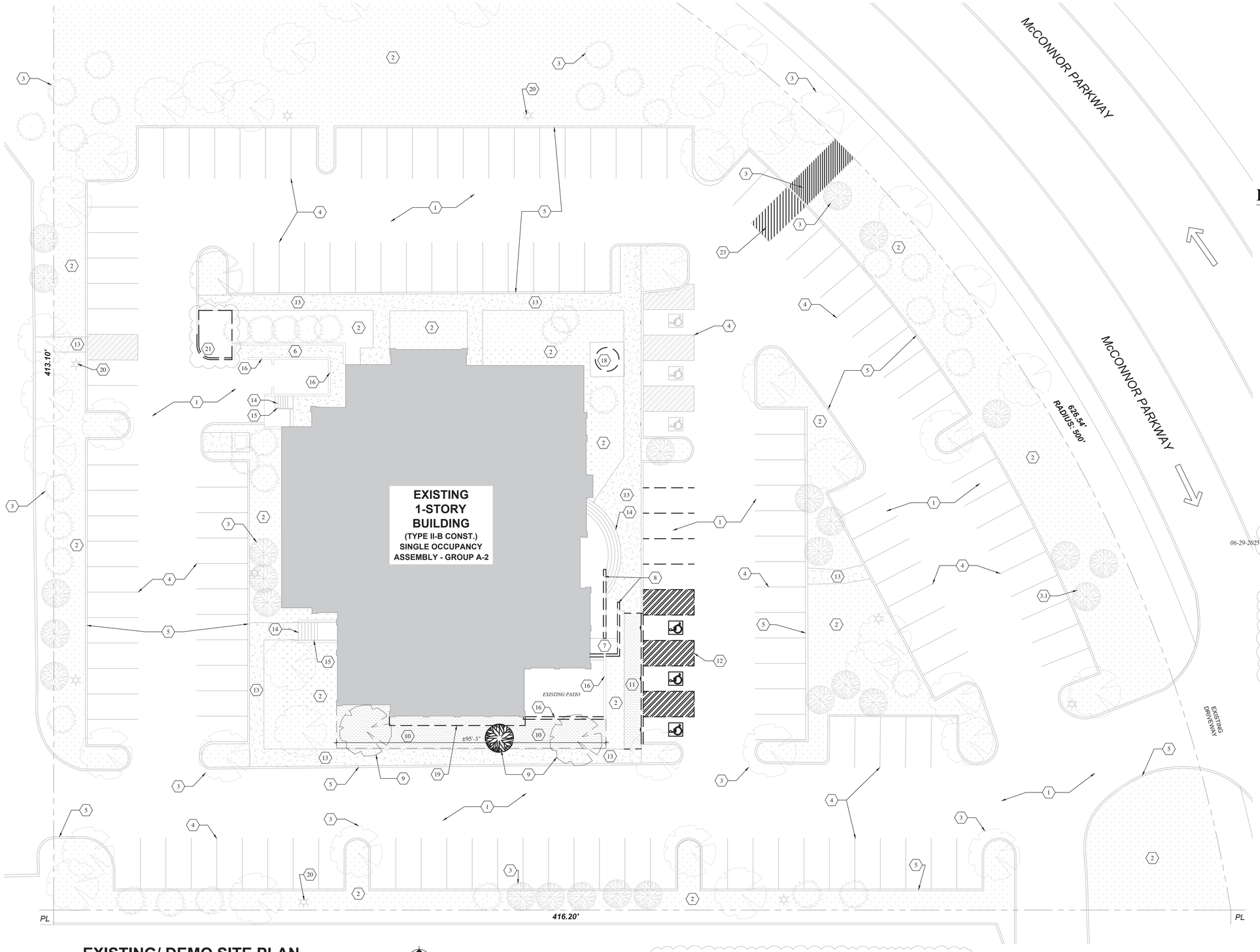
DRAWING DATE: 04-25-2025

REVISIONS
06-29-2025

DRAWN BY: WK
CHECKED BY: AT

T

NOT TO SCALE IF PLOTTED ON 11X17



DEMO ITEMS

1. EXISTING ASPHALT; REPAIR AS NEEDED; CRACK SEALING & SEAL-COATING
2. EXISTING SOD AREA; NO CHANGE
3. EXISTING TREES TO REMAIN (TYP.)

3.1 REPLACE (3) TREES THAT WERE REMOVED (UNKNOWN TIME OF REMOVAL)

4. EXISTING PARKING STALLS; TO BE REPAINTED
5. EXISTING CONCRETE CURB; TO REMAIN, REPAIR AS NEEDED
6. EXISTING RAMP; TO REMAIN, REPAIR AS NEEDED
7. EXISTING RAMP (@ FRONT); TO REMAIN, REPAIR AS NEEDED
8. EXISTING (SHORT) MASONRY WALL AT FRONT RAMP TO BE REMOVED; MAINTAIN EXISTING RAMP
9. EXISTING TREE TO BE REMOVED
10. EXISTING SOD TO BE REMOVED; PREP FOR NEW WALL FOR PROPOSED ENCLOSED PATIO
11. EXISTING CONCRETE SIDEWALK TO BE REMOVED AND REBUILT
12. EXISTING PARKING STALLS TO BE REPAINTED IN A NEW CONFIGURATION; REFER TO PROPOSED SITE PLAN
13. EXISTING CONC. SIDEWALK TO REMAIN; REPAIR AS NEEDED
14. EXISTING CONC. STAIRS; TO REMAIN; REPAIR AS NEEDED
15. EXISTING RAILING; REPAIR/ REPLACE, VERIFY HANDRAIL @ 34-38" MAX. HEIGHT
16. EXISTING RETAINING WALL; TO REMAIN

06-29-2025

17. EXISTING RETAINING WALL TO BE REMOVED
18. EXISTING RAISED PLATFORM TO BE REMOVED AND REPLACED WITH A CONCRETE PAD TO HOST FOR NEW BICYCLE RACKS
19. EXISTING SHADE CANOPY TO BE REMOVED
20. EXISTING SITE LIGHT POLES; TO REMAIN, REPAIR AS NEEDED
21. EXISTING CURB @ LANDSCAPING TO BE REMOVED AND REPLACED WITH NEW ADA RAMP
22. INDICATED GLASS AREA TO BE REMOVED, A NEW ADA RAMP AND CONC. WALK TO BE INSTALLED CREATING A ACCESS POINT FROM MCCONNOR PKWY
23. INDICATED PARKING STALL TO BE FILLED WITH A STRIPPED PAIN MARKING

06-29-2025

1 EXISTING/ DEMO SITE PLAN

1/16"=1'-0"

1/16" = 1'-0" 0' 5' 10' 20' 30' 40' 50' 60'

EXISTING OVERALL SITE NOTE

WITH EXCEPTION OF REPAIRS & SIDEWALK, ADA RAMP RECONSTRUCTION IN SAME LOCATION. NO CHANGE TO EXISTING PARKING STALLS, CURBS UNLESS OTHERWISE NOTED

06-29-2025

WMK.20 LLC
ARCHITECTURE, DESIGN
BUILDING CONSULTANTS

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHTED WORK OF WMK.20 LLC AND MAY NOT BE REPRODUCED IN ANY FORM OR WHOLE WITHOUT WRITTEN AUTHORIZATION. INFRINGEMENT OF THIS NOTICE MAY RESULT IN LEGAL ACTION TO RECOVER LOST FEES AND ALL LEGAL FEES.

MARISCOS MIRAMAR

PROJECT ADDRESS: 1901 MCCONNOR PKWY
SCHAUMBURG, IL 60173

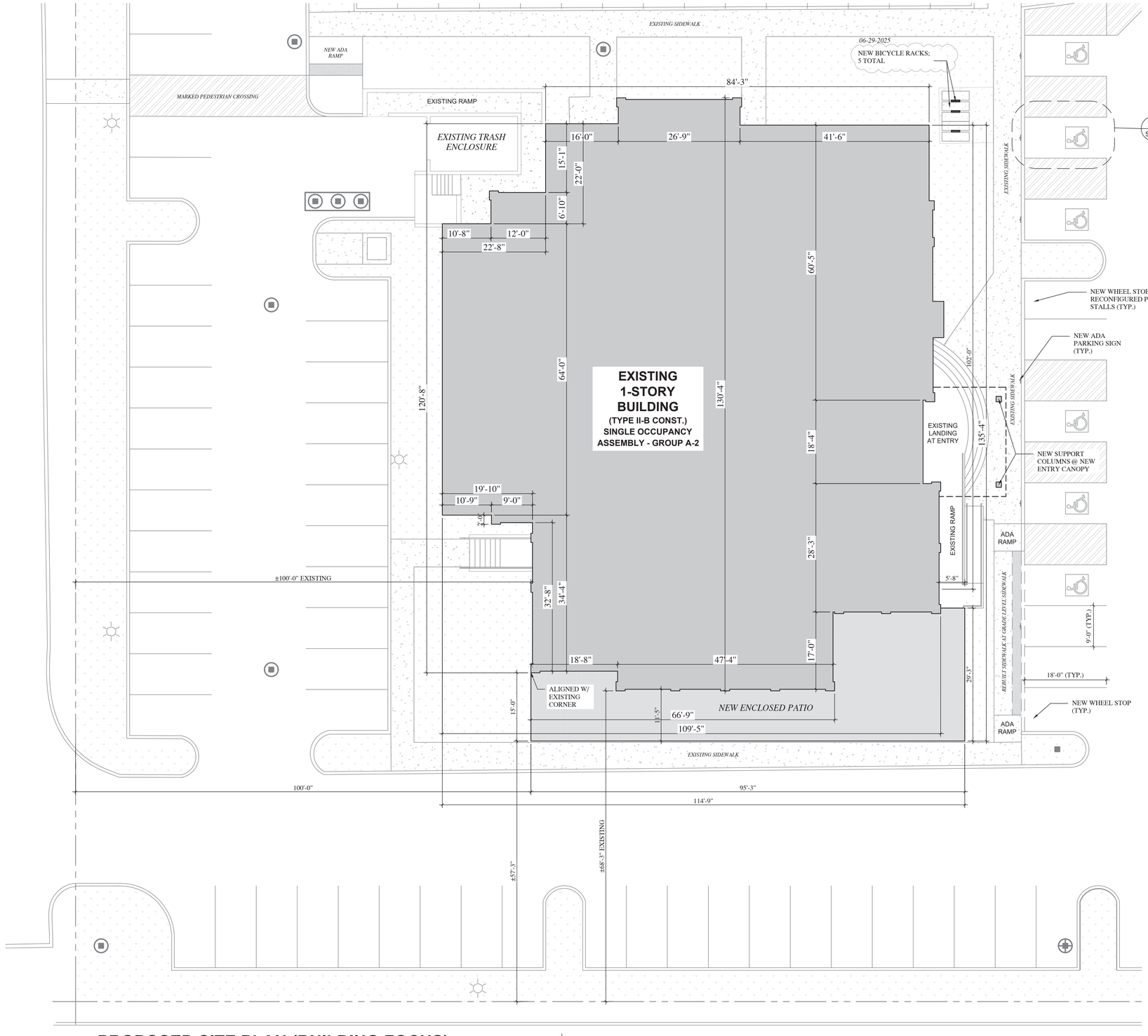
DRAWING DATE: 04-25-2025

REVISIONS
06-29-2025

DRAWN BY: WK
CHECKED BY: AT

EX.
SP

NOT TO SCALE IF PLOTTED ON 11X17

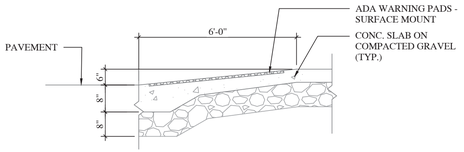


1 PROPOSED SITE PLAN (BUILDING FOCUS)

1/16"=1'-0"

1/16" = 1'-0" (0' 5' 10' 20' 30' 40' 50' 60')

NOTE: NO CHANGES TO EXISTING SITE ELEMENTS OR CONFIGURATIONS, UNLESS NOTED



TYP. ADA RAMP DETAIL

6 TYP. RAMP DETAIL

N.T.S.

2 ACCESSIBLE PARKING SIGN

N.T.S.

TYPICAL ADA PARKING STALL

2 3/16"=1'-0"

3/16"=1'-0" (0' 5' 10' 20')

WMK.20 LLC

ARCHITECTURE, DESIGN
BUILDING CONSULTANTS

WMK.20 LLC
ARCHITECTURE DESIGN BUILDING CONSULTANTS

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF WMK.20 LLC AND SHALL NOT BE USED, COPIED OR REPRODUCED IN PART OR IN WHOLE WITHOUT WRITTEN AUTHORIZATION. INFRINGEMENT OF THIS NOTICE MAY RESULT IN LEGAL ACTION TO RECOVER UP TO $150,000 AND ALL LEGAL FEES.

MARISCOS MIRAMAR

PROJECT ADDRESS: 1901 MCCONNOR PKWY
SCHAUMBURG, IL 60173

DRAWING DATE: 04-25-2025

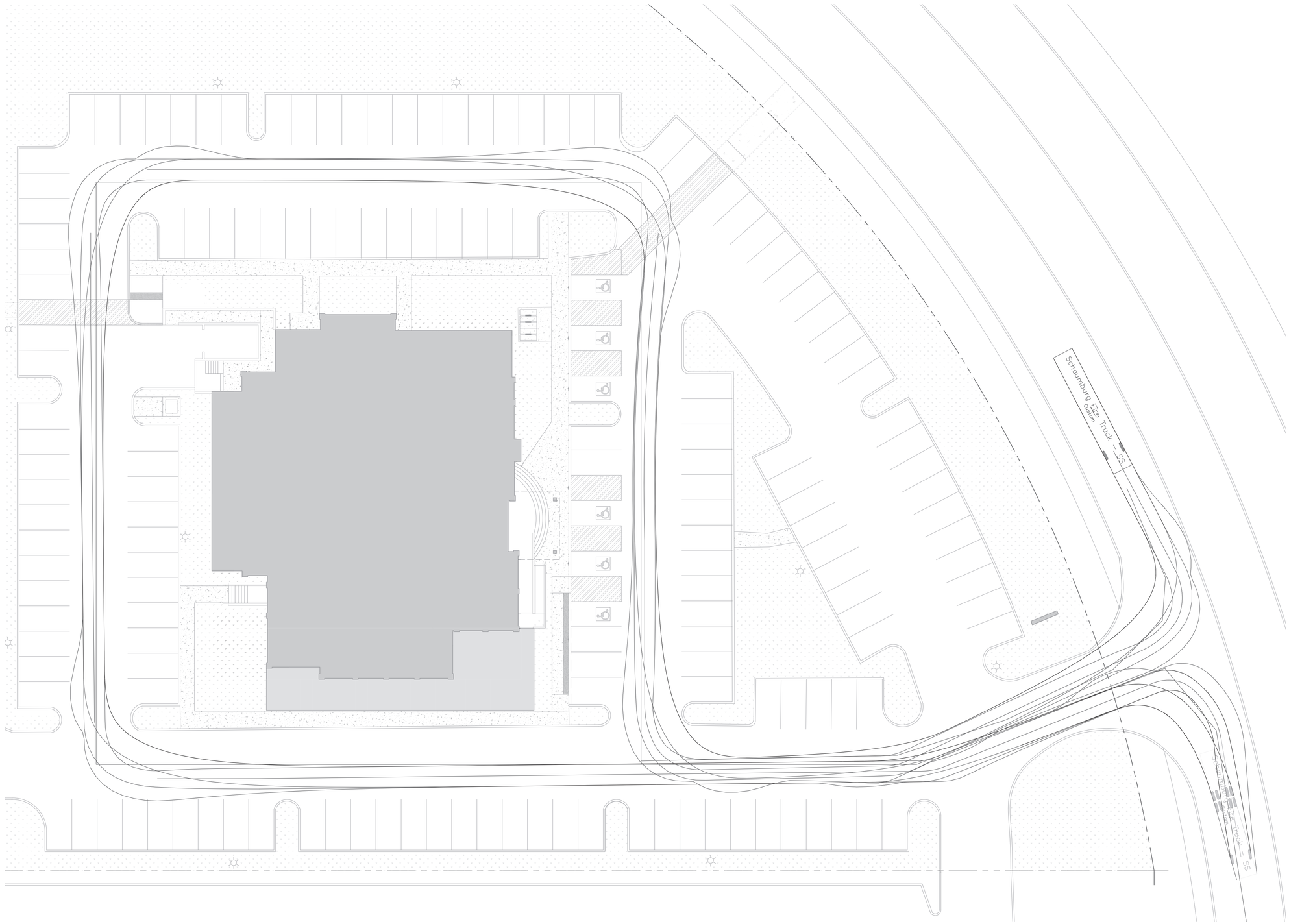
REVISIONS
06-29-2025

DRAWN BY: WK

CHECKED BY: AT

NOT TO SCALE IF PLOTTED ON 11X17

SP1.0



1 **TRUCK PATH**
1/16"=1'-0"

1/16" = 1'-0"
0' 5' 10' 20' 30' 40' 50' 60'

WMK.20 LLC
ARCHITECTURE, DESIGN
BUILDING CONSULTANTS

WMK.20 LLC
ARCHITECTURE DESIGN BUILD CONSULTANTS

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WMK.20 LLC AND SHALL NOT BE REPRODUCED IN PART OR AS WHOLE WITHOUT WRITTEN AUTHORIZATION. INFRINGEMENT OF THIS NOTICE MAY RESULT IN LEGAL ACTION TO RECOVER UP TO $150,000 AND ALL LEGAL FEES.

MARISCOS MIRAMAR

PROJECT ADDRESS: 1901 MCCONNOR PKWY
SCHAUMBURG, IL 60173

DRAWING DATE: 04-25-2025

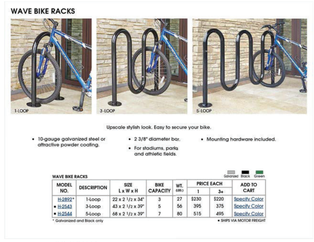
REVISIONS
06-29-2025

DRAWN BY WK

CHECKED BY AT

SP1.1

NOT TO SCALE IF PLOTTED ON 11X17



OR EQUAL

3 BICYCLE SECURE RACK

N.T.S.

GENERAL LANDSCAPE NOTES

1.01 PLANT MATERIALS
A. CONTRACTOR SHALL PROVIDE AND INSTALL ALL PLANT MATERIALS IN ACCORDANCE WITH THE LANDSCAPE PLAN.
B. ALL PLANTS SHALL CONFORM TO THE LATEST AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
C. MATERIALS MUST MATCH SPECIFIED SIZE, GENUS, SPECIES, AND VARIETY; AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASE, PESTS, OR PHYSICAL DEFECTS.
D. PARK GRADE MATERIAL IS NOT ACCEPTABLE.
E. TREES MUST EXHIBIT A CENTRAL LEADER UNLESS DESIGNATED AS MULTI-STEM IN THE PLANT LIST.
F. QUANTITY LISTS ARE FOR CONVENIENCE ONLY; CONTRACTOR SHALL VERIFY QUANTITIES AND DEFER TO THE PLAN IN THE EVENT OF DISCREPANCIES.
G. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM JAMES DOWDEN & ASSOCIATES, INC.

1.02 WATERING AND WARRANTY
A. ALL PLANTINGS SHALL BE WATERED WITHIN 24 HOURS OF INSTALLATION.
B. A WATERING SCHEDULE MUST BE ESTABLISHED WITH THE OWNER PRIOR TO INSTALLATION.
C. CONTRACTOR SHALL VERIFY PROPER WATERING IS OCCURRING TO ENSURE PLANT ESTABLISHMENT AND HEALTH.
D. CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY FOR ALL PLANT MATERIALS FROM THE DATE OF INSTALLATION AND PROJECT ACCEPTANCE.

1.03 PLANTING AND ROOT PREPARATION
A. ALL PLANTS SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED.
B. ROOT-BOUND MATERIAL SHALL NOT BE ACCEPTED.
C. REMOVE ALL SYNTHETIC/PLASTIC WRAPPING MATERIALS PRIOR TO PLANTING.
D. CONTRACTOR MAY ROLL BACK BURLAP FROM THE TOP OF ROOT BALLS AT THEIR DISCRETION.

1.04 MULCHING
A. INSTALL 3" OF SHREDDED HARDWOOD BARK MULCH AROUND ALL PLANTINGS.
B. AVOID OVER-MULCHING AND " MULCH VOLCANOES.
C. MULCH BEDS SHALL EXTEND A MINIMUM OF 2'-0" BEYOND THE CENTER OF EACH TREE OR SHRUB.
D. PULL MULCH BACK 2" FROM THE BASE OF TREE TRUNKS TO EXPOSE THE ROOT FLARE AND CROWN.

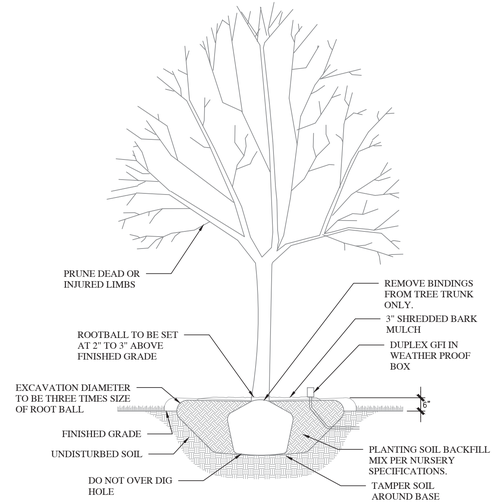
1.05 PERENNIAL BED PREPARATIONA. AMEND PERENNIAL BEDS WITH 1 CUBIC YARD OF COMPOST PER 100 SF.B. TILL COMPOST TO A DEPTH OF 8 INCHES BEFORE PLANTING.

1.06 PLANT ALIGNMENT AND STAKINGA. ALL PLANTS MUST BE INSTALLED PLUMB (VERTICALLY STRAIGHT).B. STAKING OF DECIDUOUS TREES IS OPTIONAL, BUT PLANTS MUST REMAIN PLUMB THROUGH THE END OF THE WARRANTY PERIOD.

1.07 CLEARANCES FROM UTILITIESA. MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF: - 5'-0" FROM UNDERGROUND ELECTRICAL, WATER, AND SEWER SERVICES - 10'-0" FROM MANHOLES, VALVE VAULTS, AND UTILITY BOXES - 10'-0" FROM LIGHT POLES (SHADE TREES) - 3'-0" TO 5'-0" FROM FIRE HYDRANTS (SHRUBS)

1.08 SITE CONDITIONSA. CONTRACTOR MUST LOCATE AND VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK.B. MAINTAIN CLEAN AND ORDERLY WORK AREAS THROUGHOUT CONSTRUCTION.C. CONTRACTOR SHALL EVALUATE SITE CONDITIONS PRIOR TO SUBMITTING PROPOSALS.D. MISJUDGMENT OF SITE CONDITIONS SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMANCE OBLIGATIONS.

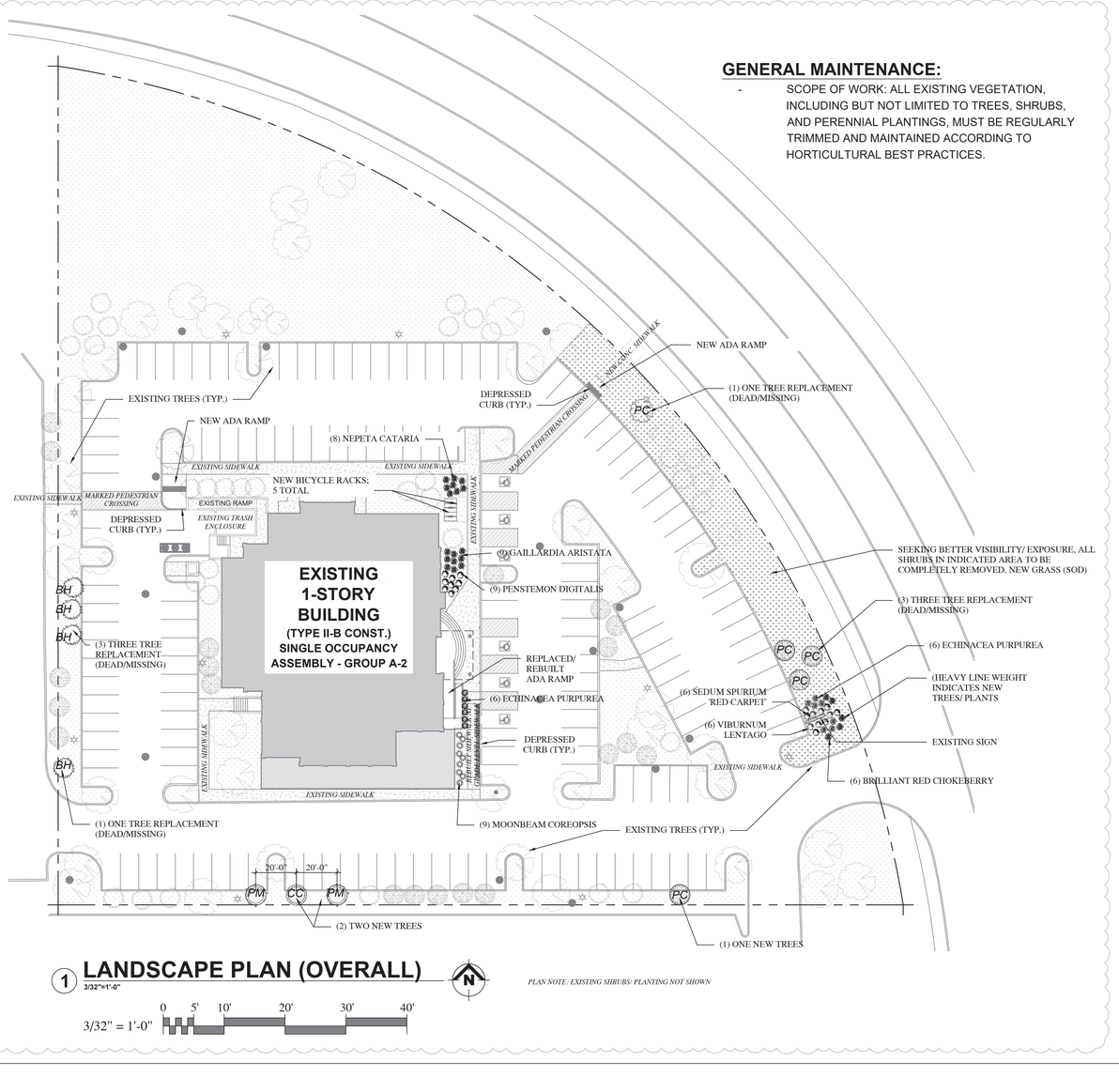
1.09 SEEDING AND STABILIZATIONA. ALL TURF AREAS SHALL BE SEEDED WITH PREMIUM BLUEGRASS MIX AT 4-5 LBS/1,000 SF.B. ALL DISTURBED AREAS SHALL BE PROTECTED USING NORTH AMERICAN GREEN DS75 EROSION CONTROL BLANKET, OR AN APPROVED EQUAL.



NOTE: FOR FURTHER INFORMATION REGARDING PLANTING METHODS AND DETAILS REFER TO THE CURRENT VILLAGE OF SCHAUMBURG LANDSCAPE ORDINANCE.

2 TREE PLANTING DIAGRAM

N.T.S.



1 LANDSCAPE PLAN (OVERALL)

3/32"=1'-0"

3/32" = 1'-0"

0 5' 10' 20' 30' 40'

PLAN NOTE: EXISTING SHRUBS/ PLANTING NOT SHOWN

GENERAL MAINTENANCE:

- SCOPE OF WORK: ALL EXISTING VEGETATION, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, AND PERENNIAL PLANTINGS, MUST BE REGULARLY TRIMMED AND MAINTAINED ACCORDING TO HORTICULTURAL BEST PRACTICES.

LOT COVERAGE (EXISTING)

- **LOT AREA: ±123,856 SQFT**
  - -- **EXISTING BUILDING AREA** — **±11,940 SQFT** — **(±9.64% OF LOT AREA)**
  - -- **EXISTING IMPERVIOUS AREA** — **±62,676 SQFT** — **(±50.60% OF LOT AREA)**
  - -- **EXISTING PERVIOUS AREA** — **±49,240 SQFT** — **(39.76% OF LOT AREA)**

LOT COVERAGE (PROPOSED)

- **LOT AREA: ±123,856 SQFT**
  - -- **NEW BUILDING AREA (INCLUDING NEW ENCLOSED PATIO)** — **±13,588 SQFT** — **(±10.97% OF LOT AREA)**
  - -- **PROPOSED IMPERVIOUS AREA** — **±62,306 SQFT** — **(±50.31% OF LOT AREA)**
  - -- **PROPOSED PERVIOUS AREA** — **±48,487 SQFT** — **(39.15% OF LOT AREA)**

PREVIOUSLY EXISTING NUMBER OF TREES: 114
PROPOSED NUMBER OF TREES: 114

TOTAL TREES REMOVED (REFER TO EXISTING/ DEMO SITE PLAN SHEET EX. SP.) 3
TOTAL NUMBER OF TREES PLANTED IN LIEU OF TREES REMOVE: 3
TOTAL NUMBER OF TREES TO BE PLANTED DUE TO MISSING/ DEAD TREES: 9

NEW TREES ONLY; EXISTING NOT SHOWN

TREE / SHRUB SCHEDULE

QTY.	PLANT KEY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE
2	CC	Cercis Canadensis 'Covey'	Covey Weeping Redbud	Ornamentals (Flowering)	2.25" CALIPER
1	PM	Pseudotsuga Menziesii	Douglas Fir	Evergreen	4" CALIPER
4	PC	Malus Prairifire	Prairifire Crabapple	Deciduous	4" CALIPER
4	BH	Picea Glauca	Black Hills	Evergreen	4" CALIPER

NEW PLANTS SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE/ SPACING	REMARK
BRILLIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA	1 GAL./ 18" O.C.	
ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL./ 18" O.C.	
SEDUM SPURIUM 'RED CARPET'	RED CARPET STONECROP		
VIBURNUM LENTAGO	NANNY BERRY		
COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS		
ECHINACEA PURPUREA	PURPLE CONEFLOWER		
PENSTEMON DIGITALIS	FOXGLOVE BEARDTONGUE		
GAILLARDIA ARISTATA	BLANKET FLOWER		
NEPETA CATARIA	CATNIP		

WMK.20 LLC
ARCHITECTURE, DESIGN
BUILDING CONSULTANTS

WMK.20 LLC
ARCHITECTURE DESIGN BUILD CONSULTANTS

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHTED WORK OF WMK.20 LLC AND MAY NOT BE REPRODUCED IN PART OR AS WHOLE WITHOUT WRITTEN AUTHORIZATION. INFRINGEMENT OF THIS NOTICE MAY RESULT IN LEGAL ACTION TO RECOVER UP TO $150,000 AND ALL LEGAL FEES.

MARISCOS MIRAMAR

PROJECT ADDRESS: 1901 MCCONNOR PKWY
SCHAUMBURG, IL 60173

DRAWING DATE: 04-25-2025

REVISIONS
06-29-2025

DRAWN BY: WK
CHECKED BY: AT

L

NOT TO SCALE IF PLOTTED ON 11X17

EXISTING GREASE TRAP NOTE

A GREASE TRAP INSPECTION REPORT WILL BE COMPLETED BY A PLUMBING COMPANY (THIRD PARTY). UPON COMPLETION, SUCH A REPORT WILL BE SUBMITTED TO THE DEPARTMENT AS REQUIRED. ANY REPAIRS THAT MAY BE REQUIRED WILL BE COMPLETED IN ORDER TO BRING THE EXISTING GREASE TRAP TO MEET CODE STANDARDS AND IN FUNCTIONAL CONDITION.

FINISH SCHEDULE

- WALL FINISHING (NON-FOOD PREPARATION AREAS: DRY WALL PRIMED, SEALED & DOUBLE COATED WITH SEMI-GLOSS PAINT (BENJAMIN MOORE BRAND)
- WALL FINISHING (FOOD BEVERAGE, STORAGE, PREP, SERVICE AREAS & RESTROOMS): DRY WALL-SEALED WITH FIBRE-REINFORCED PLASTIC (FRP; ALSO CALLED FIBRE-REINFORCED POLYMER, OR IN AMERICAN ENGLISH FIBER)
- WALL FINISHING IF APPLICABLE (FOOD BEVERAGE, STORAGE, PREP, SERVICE AREAS & RESTROOMS): DRY WALL PRIMED, SEALED & DOUBLE COATED WITH SEMI-GLOSS OR GLOSS PAINT (BENJAMIN MOORE BRAND)
- FLOORING FINISHING (LOBBY/DINING): PORCELAIN/ CERAMIC TILE (PER OWNER/ TENANT)
- FLOOR FINISHING (FOOD BEVERAGE, STORAGE, PREP, SERVICE AREAS & RESTROOMS): NON-SLIP PORCELAIN/ CERAMIC TILE W/ MATCHING COVE BASE (MIN. 3/8" AT WALL/ FLOOR JUNCTURE) OR EQUAL (PER OWNER/TENANT)
- MOP SINK: WALL FINISH AT MOP SINK TO BE CERAMIC TILE (48" HIGH)

INTERIOR FINISH:	CLASS C
FLAME SPREAD INDEX:	76-200
SMOKE DEVELOPED INDEX:	0-450
FLOOR FINISH CLASSIFICATION	CLASS I

GENERAL FINISH NOTES

1. IN KITCHENS/ PREP AREAS, FOOD HANDLING AREAS, BATHROOMS AND STORAGE ROOMS, BLACK RUBBER COVING MUST BE PROVIDED AS WELL CERAMIC FLOOR TILES MUST BE VINYL COAT, SO IT CAN BE WASHED AND CLEANED, OR GLOSSY FINISHED PAINT SO ITS WASHABLE.
2. CEILING ABOVE FOOD AREAS AND ABOVE BATHROOMS SHALL BE LIGHT COLORED, SMOOTH AND WASHABLE, USDA APPROVED CEILING TILES; VINYL CLAD GYPSUM BOARD
3. CABINETRY SHALL HAVE STAINLESS STEEL TOP WITH STAINLESS STEEL SHELVES ON 6" STAINLESS STEEL LEGS.
4. CEILING TILES AREA TO BE SMOOTH, IMPERVIOUS, NON-ABSORBENT AND EASILY CLEANABLE OVER ALL FOOD PREPARATION/ PROCESSING/ DISPENSING AREAS, STORAGE AND WASHROOMS
5. PROVIDE WATERPROOFING AT FLOORS IN ALL WET AREAS AND UP TO 12" UP WALLS (KITCHENS, RESTROOMS, WATER UTILITYS ETC.)
6. ALL FINISH MATERIALS SHALL NOT EXCEED CLASS C (FLAME SPREAD RATING NOT GREATER THAN 200) AND A SMOKE DEVELOPMENT NOT EXCEED 450
7. FINISH ALL EXPOSED WOOD (IF ANY) FINISHES WITH FIRE RETARDANT VARNISH (TYP.)
8. ALL FINISH FLOORING SHALL BE SLIP RESISTANT
9. PROVIDE GYP. BD. TO 6" ABOVE CEILING OR TO DECK IF NO CEILING.
10. PROVIDE 5/8" DUROCK TO 36" AT ALL WET AREA WALLS
11. PROVIDE METAL STUDS FOR PLUMBING WALLS V.I.F. WIDTH TO FULLY ACCOMMODATE & INSULATE ALL PLUMBING
12. PROVIDE BLOCKING IN WALLS FOR ALL SHELVING, KITCHEN EQUIPMENT, PLUMBING FIXTURES, ELECTRICAL FIXTURES. ALL WOOD BLOCKING TO BE FACTORY FIRE RETARDANT TREATED.
13. PROVIDE SOUND BATTS AT WALLS BETWEEN KITCHEN AND DINING
14. ANY GAPS, VOIDS, WALL PENETRATIONS, PROTRUSIONS & ESCUTCHEON PLATES TO BE SEALED WITH SILLICONE CAULK AS REQUIRED



CAD/Revit® drawings at: armstrongceilings.com/cadrevit

Kitchen Zone™ 24" x 24" panels with Prelude® XL® 15/16" suspension system

Panels meet USDA/FSIS guidelines. A better option than vinyl-covered gypsum; Panel offers a lower cost, tighter weight option, with more pieces per carton.

KEY SELECTION ATTRIBUTES

- Kitchen Zone™ panels are part of the System® portfolio and meet the most stringent industry sustainability compliance standards today
- Easier to cut with less dust
- Recyclable through Armstrong Recycling Program
- Brighter visual with 20% more light reflectance than vinyl-covered gypsum
- CleanAssure™ family of products – includes disinfectable panels, suspension systems, and trim
- Mold- and mildew-resistant surface
- Durable – Water-repellent, washable, Scratch-resistant, Soil-resistant
- Smooth surface meets USDA/FSIS guidelines for use in food processing areas
- 30-year limited System Warranty against visible sag, mold, and mildew

TYPICAL APPLICATIONS

- Kitchen food preparation areas
- Laboratories
- Cafeterias
- Lavatories/restrooms

COLOR

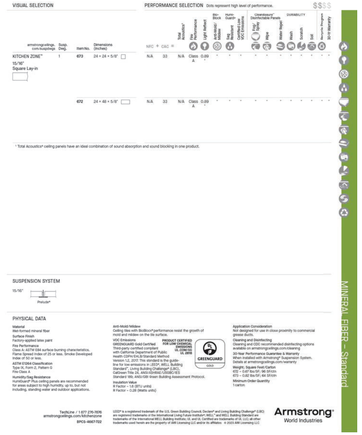
White (BW)

DETAILS

1. Kitchen Zone™ up in
2. Kitchen Zone™ up in with Prelude® XL® suspension system

TechLine 877 276-7676
armstrongceilings.com/kitchenzone

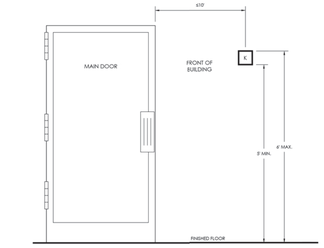
Armstrong WORLD industries



TechLine / 1 877 276-7676
armstrongceilings.com/commercial
8113-0907/02

Armstrong WORLD industries

KITCHEN DROPPED CEILING TILES



NOTES:

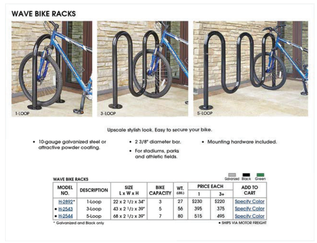
1. HAVE KEY(S) MADE THAT WILL PROVIDE ACCESS TO THE INTERIOR OF THE BUILDING. ANY INTERIOR SECURED AREAS AND ANY SPECIFIC KEYS REQUESTED BY THE FIRE DEPARTMENT.
2. THE KEY BOX SHALL BE INSTALLED NO LOWER THAN 5' FROM THE BOTTOM OF THE KEY BOX AND NO HIGHER THAN 6' FROM THE TOP OF THE KEY BOX ABOVE FINISHED GRADE. KEY BOX SHALL BE NOT GREATER THAN 12 ADJACENT TO THE MAIN BUILDING ENTRANCE THAT TROVES THE PUBLIC STREET ACCESS UNLESS DESIGNATED AT A DIFFERNT LOCATION BY THE FIRE DEPARTMENT.
3. THE BOX MUST BE INSTALLED IN PLAIN VIEW, AS YOU APPROACH THE BUILDING, IN A LOCATION NOT LIKELY TO BE HIDDEN WITH LANDSCAPE GROWTH OR OTHER OBSTRUCTIONS.
4. FOLLOW THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. ALL KEYS MUST BE LABELED USING A SUBSTANIAL KEY IDENTIFICATION TAG THAT WILL WITHSTAND EXPOSURE TO MOISTURE.
6. TEST ALL KEYS IN LOCK MECHANISM BEFORE CONTACTING THE FIRE PREVENTION DIVISION.
7. SCHEDULE AN INSPECTION ON THE FIRE PREVENTION DIVISION WEB PAGE TO HAVE THE KEY BOX LOCKED.

KNOX BOX INSTALLATION REQ'



KNOX BOX SPECIFICATION

OR EQUAL



BICYCLE SECURE RACK

OR EQUAL

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHTED WORK OF WMK.20 LLC AND MAY NOT BE REPRODUCED IN ANY OR IN WHOLE WITHOUT WRITTEN AUTHORIZATION. INFRINGEMENT OF THIS NOTICE MAY RESULT IN LEGAL ACTION TO RECOVER UP TO$30,000 AND ALL LEGAL FEES.

WMK.20 LLC
ARCHITECTURE, DESIGN
BUILDING CONSULTANTS
WMK.20 LLC
ARCHITECTURE DESIGN BUILD CONSULTANTS

MARISCOS MIRAMAR

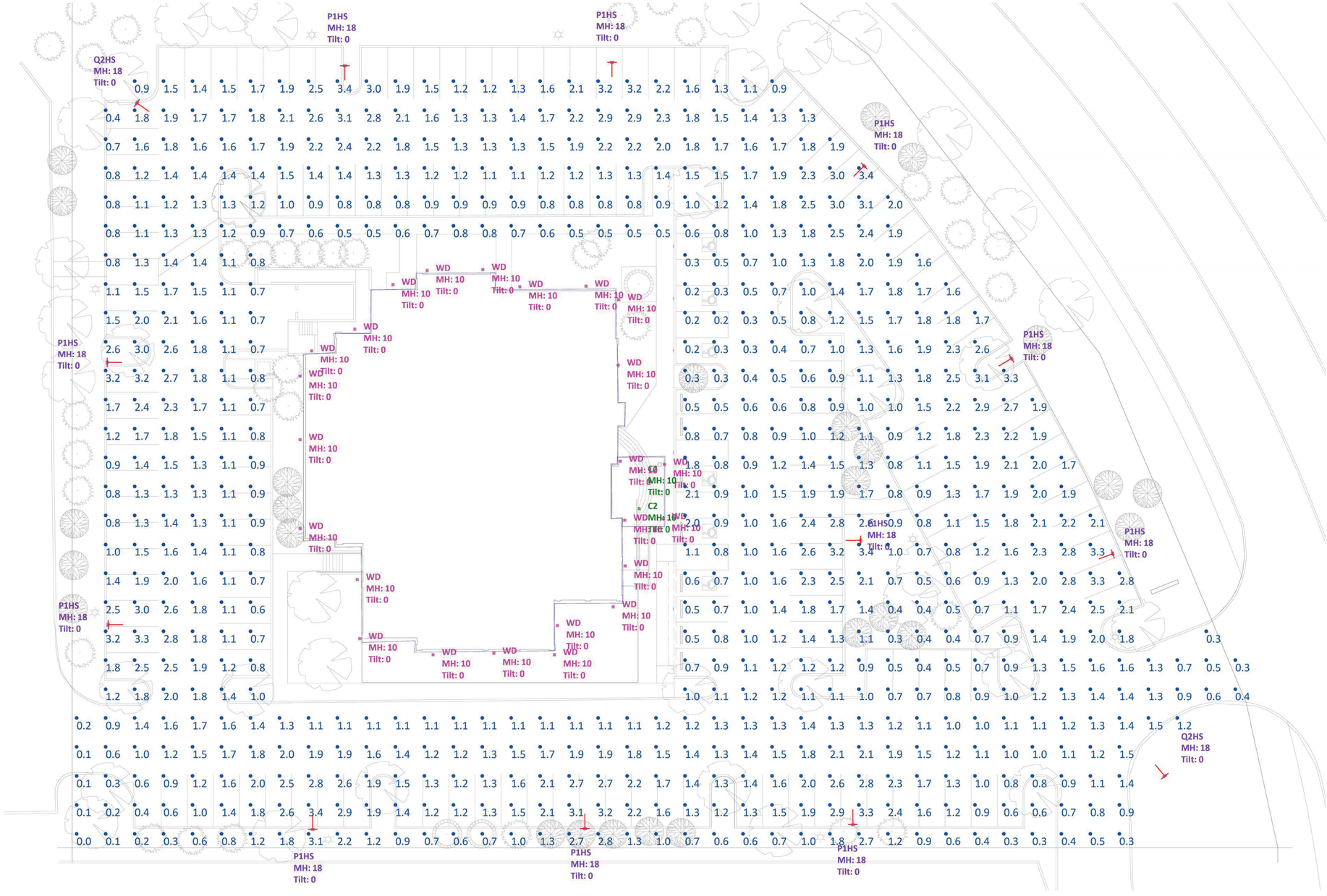
PROJECT ADDRESS: 1901 MCCONNOR PKWY
SCHAUMBURG, IL 60173

DRAWING DATE: 04-25-2025			
REVISIONS			
06-29-2025			
DRAWN BY	WK	CHECKED BY	AT

G

NOT TO SCALE IF PLOTTED ON 11X17

06-29-2025



Luminaire Schedule				
Label	**Symbol**	**Description**	**LLF**	**Qty**
WD		Decorative wall light	0.850	24
C2		CNY LED P0 40K MVOLT	0.850	2
P1HS		LITHONIA DSX0 LED P5 40K 70CRI T4M HS	0.850	11
Q2HS		LITHONIA DSX0 LED P2 40K 70CRI TFTM HS	0.850	2

Calculation Summary						
Label	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
Carpark1	Fc	1.4	3.4	0.0	N.A.	N.A.

1 PHOTOMETRIC PLAN
N.T.S.

WMK.20 LLC
ARCHITECTURE, DESIGN
BUILDING CONSULTANTS

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHTED WORK OF WMK.20 LLC AND MAY NOT BE REPRODUCED IN PART OR IN WHOLE WITHOUT EXPRESS AUTHORIZATION. INFRINGEMENT OF THIS NOTICE MAY RESULT IN LEGAL ACTION TO RECOVER DAMAGES AND/OR INJUNCTIVE RELIEF.

MARISCOS MIRAMAR

PROJECT ADDRESS: 1901 MCCONNOR PKWY
SCHAUMBURG, IL 60173

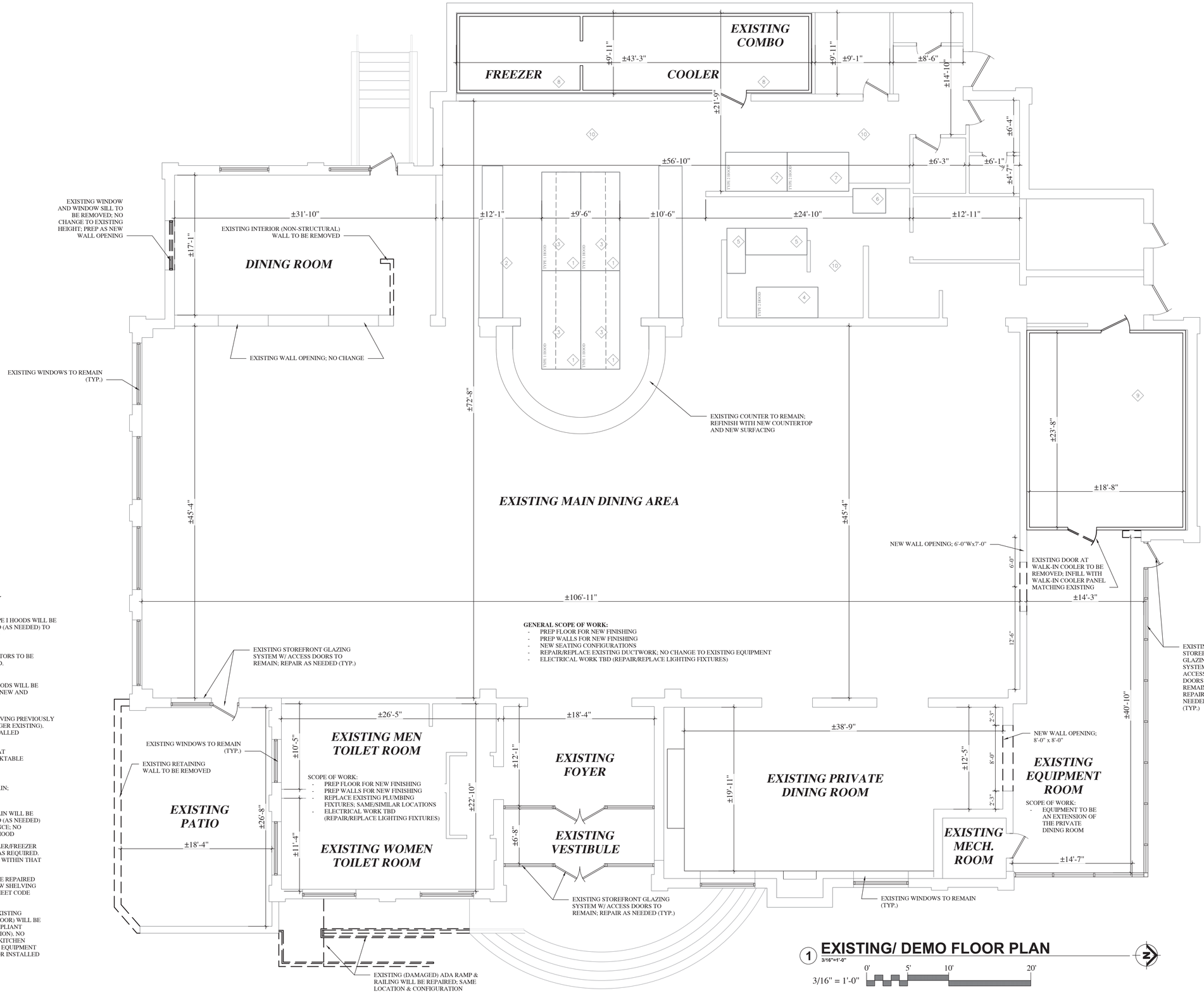
DRAWING DATE: 04-25-2025

REVISIONS

DRAWN BY	CHECKED BY
WK	AT

PHM

NOT TO SCALE IF PLOTTED ON 11X17



EXISTING PLAN KEY

1. TOTAL OF (4) FOUR EXISTING TYPE I HOODS WILL BE SERVICED, CLEANED & REPAIRED (AS NEEDED) TO BRING UP TO CODE COMPLIANCE
2. EXISTING WORK TOP REFRIGERATORS TO BE REPAIRED/ REPLACED AS NEEDED.
3. EXISTING EQUIPMENT UNDER HOODS WILL BE REMOVED AND REPLACED WITH NEW AND DIFFERENT EQUIPMENT.
4. EXISTING TYPE II HOOD WAS SERVING PREVIOUSLY EXISTING DISHWASHER (NO LONGER EXISTING). NEW DISHWASHER WILL BE INSTALLED
5. STAINLESS STEEL WORK TABLE AT PREVIOUSLY DISHWASHER; WORKTABLE TO REMAIN
6. EXISTING ICE MACHINE TO REMAIN; REPAIR & CLEAN AS NEEDED
7. EXISTING TYPE II HOOD TO REMAIN WILL BE SERVICED, CLEANED & REPAIRED (AS NEEDED) TO BRING UP TO CODE COMPLIANCE; NO EQUIPMENT IS PRESENT UNDER HOOD
8. EXISTING COMBO WALK-IN COOLER/FREEZER TO BE REPAIRED AND CLEANED AS REQUIRED. NEW SHELVING WILL BE PLACED WITHIN THAT MEET CODE REQUIREMENT
9. EXISTING WALK-IN COOLER TO BE REPAIRED AND CLEANED AS REQUIRED. NEW SHELVING WILL BE PLACED WITHIN THAT MEET CODE REQUIREMENT
10. EXISTING KITCHEN AREA: ALL EXISTING FINISHING (WALLS, CEILING & FLOOR) WILL BE REPLACED WITH NEW CODE COMPLIANT FINISHES (SAME/ SIMILAR LOCATION). NO CHANGE TO OVERALL EXISTING KITCHEN CONFIGURATION. ALL REQUIRED EQUIPMENT AND ITEMS WILL BE REPLACED OR INSTALLED UPON PERMIT SUBMITTAL

1 EXISTING/ DEMO FLOOR PLAN

3/16"=1'-0"

3/16" = 1'-0"

0' 5' 10' 20'

N

WMK.20 LLC
ARCHITECTURE, DESIGN
BUILDING CONSULTANTS

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHTED WORK OF WMK.20 LLC AND MAY NOT BE REPRODUCED IN ANY FORM, IN WHOLE OR IN PART, WITHOUT THE AUTHORIZATION, WITHDRAWAL OF THIS NOTICE MAY RESULT IN LEGAL ACTION TO RECOVER UP TO $150,000 AND ALL LEGAL FEES.

MARISCOS MIRAMAR

PROJECT ADDRESS: 1901 MCCONNOR PKWY
SCHAUMBURG, IL 60173

DRAWING DATE: 04-25-2025

REVISIONS
06-29-2025

DRAWN BY: WK
CHECKED BY: AT

EX

NOT TO SCALE IF PLOTTED ON 11X17

06-29-2025

VERIFY/ INSTALL KNOX BOX; REFER TO SPECIFICATION/ REQUIREMENTS ON SHEET G

DINING ROOM

ENCLOSED PATIO

REFER TO SHEET A1.1 FOR PRELIMINARY EQUIPMENT PLAN

TABLES & CHAIRS SEATING

BUILT-IN BENCH SEATING

TWO 180/60

BUILT-IN BENCH SEATING

BUILT-IN BENCH & TABLE/CHAIRS SEATING

±11'-10" EXISTING

REFINISHED EXISTING COUNTER

4'-3"

8'-11"

TABLES & CHAIRS SEATING

COAT CLOSET MILLWORK

RECEPTION

8'-9"

22'-4"

BAR AREA

BAR COUNTER & STOOL SEATING

27'-4"

6'-5"

8'-0"

MAIN DINING AREA

STOOL SEATING

BUILT-IN BENCH SEATING

NEW PRIVATE DINING ROOM

EXISTING MEN TOILET ROOM

EXISTING WOMEN TOILET ROOM

WAITING FOYER

BENCH

EXISTING VESTIBULE

EXISTING PRIVATE DINING ROOM

NEW UNISEX TOILET ROOM

06-29-2025

VERIFY/ INSTALL KNOX BOX; REFER TO SPECIFICATION/ REQUIREMENTS ON SHEET G

1 PRELIMINARY INTERIOR FLOOR PLAN

3/16"=1'-0"

3/16" = 1'-0"

0' 5' 10' 20'

N

WMK.20 LLC

ARCHITECTURE, DESIGN
BUILDING CONSULTANTS

WMK.20 LLC
ARCHITECTURE DESIGN BUILD CONSULTANTS

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF WMK.20 LLC AND SHALL NOT BE USED, COPIED OR REPRODUCED IN ANY FORM OR WHOLE WITHOUT WRITTEN AUTHORIZATION. INFRINGEMENT OF THIS NOTICE MAY RESULT IN LEGAL ACTION TO RECOVER UP TO $150,000 AS ALLOWED BY LAW.

MARISCOS MIRAMAR

PROJECT ADDRESS: 1901 MCCONNOR PKWY
SCHAUMBURG, IL 60173

DRAWING DATE: 04-25-2025

REVISIONS
06-29-2025

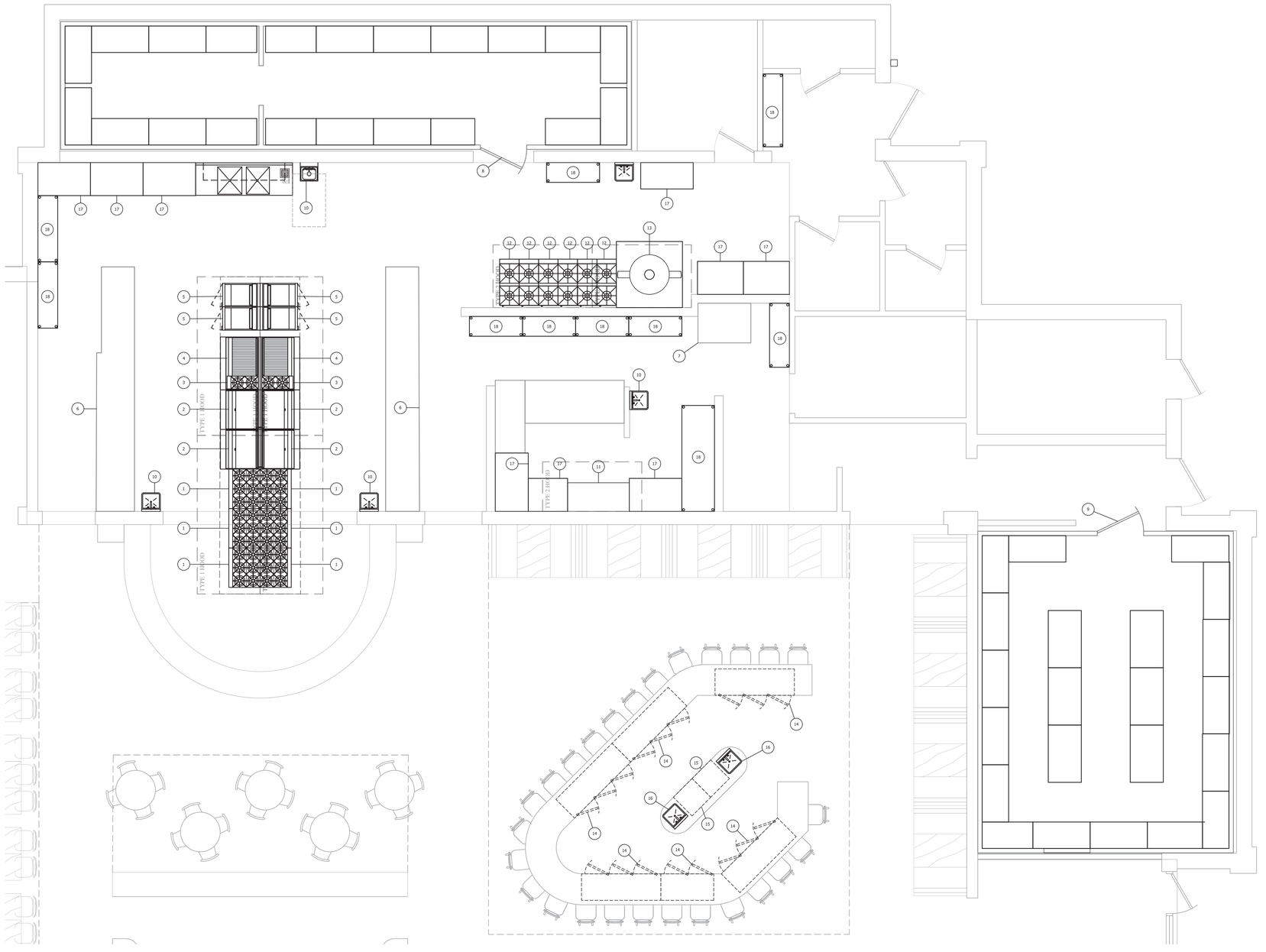
DRAWN BY: WK

CHECKED BY: AT

A1

NOT TO SCALE IF PLOTTED ON 11X17

#	PRELIMINARY EQUIPMENT SCHEDULE
TAG	NAME
1	GAS RANGE OVEN W/ 2 DRAWER REFRIGERATED CHEF BASE
2	GAS GRIDDLE/ W/ 2 DRAWER REFRIGERATED CHEF BASE
3	GAS STOCK POT RANGE ON STAINLESS STEEL TABLE
4	GAS CHARBROILER 2 DRAWER REFRIGERATED CHEF BASE
5	STAINLESS STEEL FLOOR DEEP FRYER
6	EXISTING WORK TOP REFRIGERATORS TO BE REPAIRED/ REPLACED AS NEEDED
7	EXISTING ICE MACHINE TO REMAIN; REPAIR & CLEAN AS NEEDED
8	EXISTING COMBO WALK-IN COOLER/FREEZER TO BE REPAIRED AND CLEANED AS REQUIRED. NEW SHELVING WILL BE PLACED WITHIN THAT MEET CODE REQUIREMENT
9	EXISTING WALK-IN COOLER TO BE REPAIRED AND CLEANED AS REQUIRED. NEW SHELVING WILL BE PLACED WITHIN THAT MEET CODE REQUIREMENT
10	STAINLESS STEEL HAND SINKS W/ SPLASH GUARDS
11	DISHWASHER
12	2 BURNER STOCK BURNER RANGE
13	STATIONARY STEAM JACKETED GAS KETTLE
14	UNDER COUNTER REFRIGERATOR
15	UNDER COUNTER DISHWASHER
16	"DROP-IN" HANDSINK
17	STAINLESS STEEL TABLE
18	STAINLESS STEEL SHELVING
19	EXISTING STAINLESS STEEL TABLES



1 PRELIMINARY INTERIOR FLOOR PLAN

1/4"=1'-0"

1/4" = 1'-0" (12" 0' 1' 5' 10' 15')

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHTED WORK OF WMK.20 LLC AND MAY NOT BE REPRODUCED IN ANY FORM OR PART, OR USED WITHOUT WRITTEN AUTHORIZATION. INFRINGEMENT OF THIS NOTICE MAY RESULT IN LEGAL ACTION TO RECOVER UP TO $150,000 AND ALL LEGAL FEES.

WMK.20 LLC

ARCHITECTURE, DESIGN
BUILDING CONSULTANTS

WMK.20 LLC
ARCHITECTURE DESIGN BUILD CONSULTANTS

MARISCOS MIRAMAR

PROJECT ADDRESS: 1901 MCCONNOR PKWY
SCHAUMBURG, IL 60173

DRAWING DATE: 04-25-2025

REVISIONS
06-29-2025

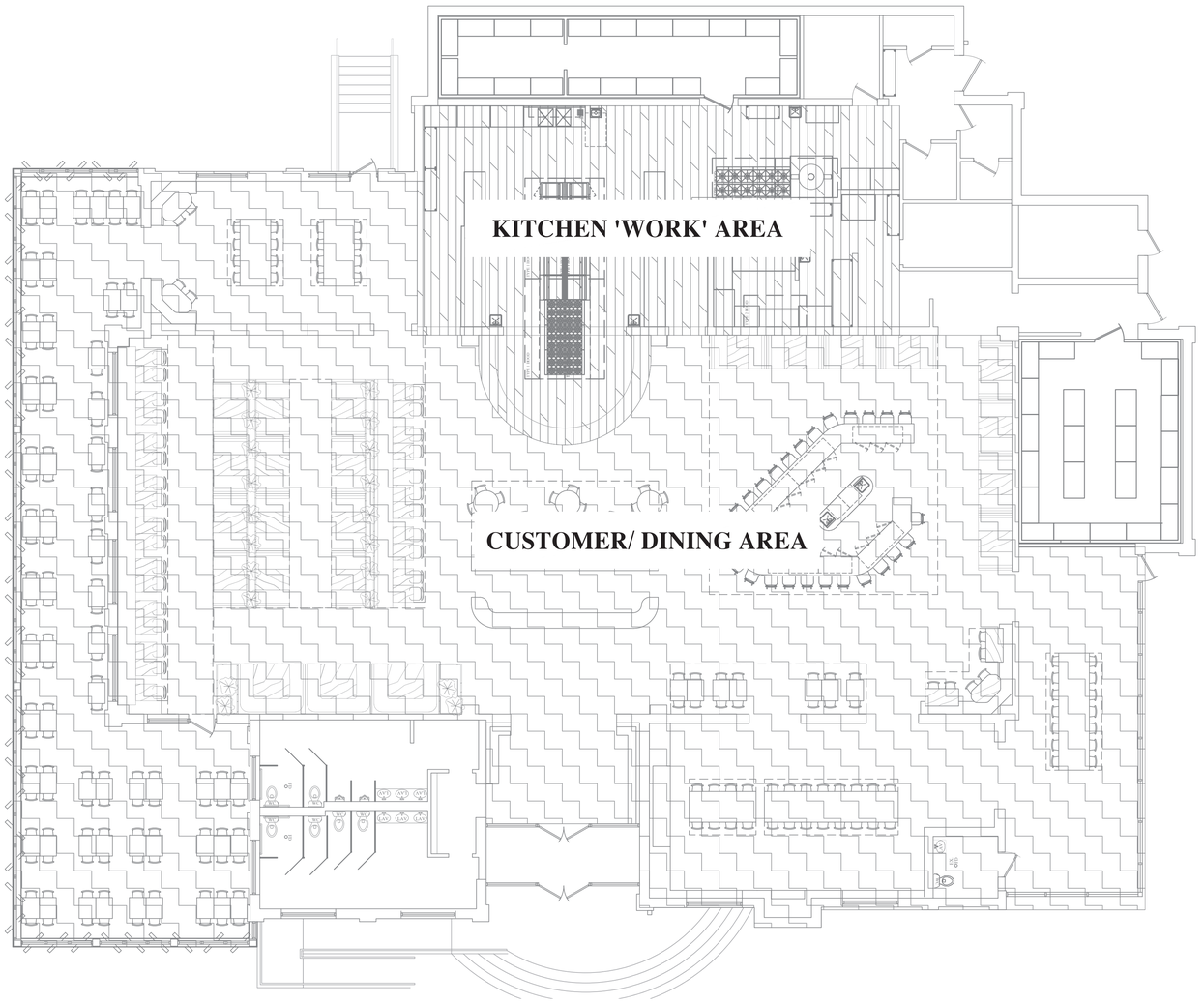
DRAWN BY: WK
CHECKED BY: AT

A1.1

NOT TO SCALE IF PLOTTED ON 11X17

OCCUPANCY TYPE PLAN

- *CUSTOMER/ DINING AREA: 8,953 SQFT*
- *KITCHEN 'WORK' AREA: 1,808 SQFT*



1 **OCCUPANCY TYPE PLAN (FOR PARKING DETERMINATION)**
1/8"=1'-0"

0' 5' 10' 20' 30'
1/8" = 1'-0"

WMK.20 LLC
ARCHITECTURE, DESIGN
BUILDING CONSULTANTS

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF WMK.20 LLC AND SHALL NOT BE USED, COPIED OR REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN AUTHORIZATION. INFRINGEMENT OF THIS NOTICE MAY RESULT IN LEGAL ACTION TO RECOVER UP TO $150,000 AND ALL LEGAL FEES.

MARISCOS MIRAMAR

PROJECT ADDRESS: 1901 MCCONNOR PKWY
SCHAUMBURG, IL 60173

DRAWING DATE: 04-25-2025

REVISIONS
06-29-2025

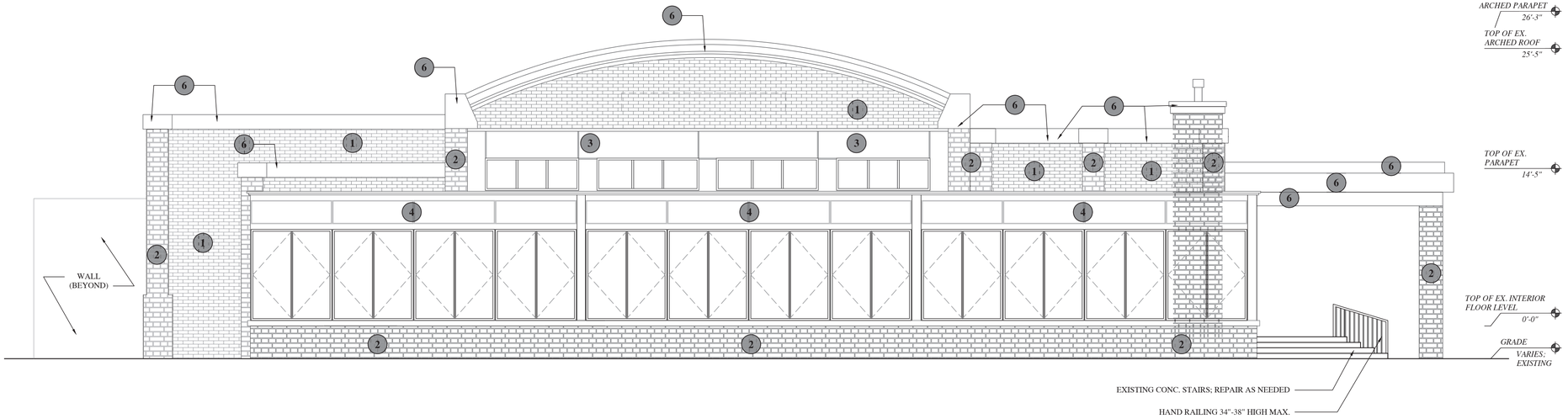
DRAWN BY: WK
CHECKED BY: AT

A1.2

NOT TO SCALE IF PLOTTED ON 11X17

FINISH MATERIAL SCHEDULE

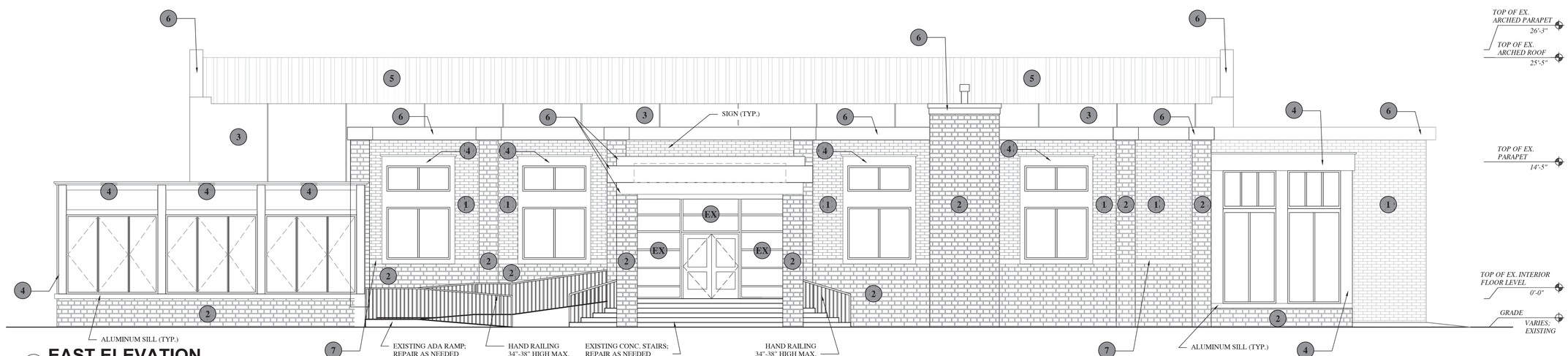
TAG	MATERIAL	TYPE	MANUFACTURER	DESCRIPTION	SPEC. #
1	EXISTING BRICK VENEER	SMOOTH FINISH RED BRICK VENEER	-	NO CHANGE, REPAIR/CLEAN AS NEEDED	-
2	NATURAL STONE	CLASSIC VENEER COLLECTION, SPLIT FACE	NATURAL STONE VENEER	6-IN, 8-IN OR 12-IN X RANDOM X (3/8-IN + TEXTURE) CHISELED INDIVIDUAL STONE PIECE WITH A CLOVEN LOOK	-
3	METAL WALL PANELS	"T-GROOVE®" WALL PANEL	WESTERN STATES METAL ROOFING	CHARCOAL GRAY, 1" GAP BETWEEN THE PANEL SIDE LAPS	-
4	METAL WALL PANELS	"T-GROOVE®" METAL FASCIA, SOFFIT	WESTERN STATES METAL ROOFING	CHARCOAL GRAY, FLUSH FIT	-
5	METAL ROOF PANELS	MECHANICALLY SEAMED METAL ROOFING	WESTERN STATES METAL ROOFING	24 GA. CHARCOAL GRAY ROOF METAL PANELS	-
6	METAL WALL PANELS	"T-GROOVE®" METAL FASCIA, SOFFIT	WESTERN STATES METAL ROOFING	MATT BLACK, FLUSH FIT	-



2 SOUTH ELEVATION

3/16"=1'-0"

3/16" = 1'-0" (0' 5' 10' 20')



1 EAST ELEVATION

3/16"=1'-0"

3/16" = 1'-0" (0' 5' 10' 20')

WMK.20 LLC

ARCHITECTURE, DESIGN
BUILDING CONSULTANTS

WMK.20 LLC
ARCHITECTURE DESIGN BUILD CONSULTANTS

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF WMK.20 LLC AND SHALL NOT BE USED, COPIED OR REPRODUCED IN PART OR AS WHOLE WITHOUT WRITTEN AUTHORIZATION. INFRINGEMENT OF THIS NOTICE MAY RESULT IN LEGAL ACTION TO RECOVER DUE FEES AND ALL LEGAL FEES.

MARISCOS MIRAMAR

PROJECT ADDRESS: 1901 MCCONNOR PKWY
SCHAUMBURG, IL 60173

DRAWING DATE: 04-25-2025

REVISIONS
06-29-2025

DRAWN BY: WK

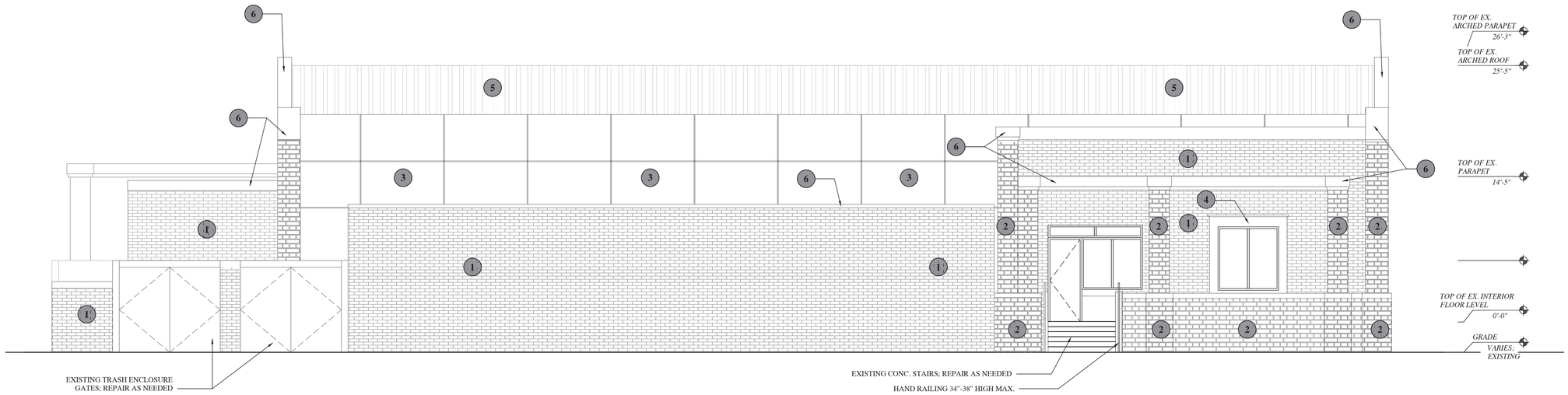
CHECKED BY: AT

A2

NOT TO SCALE IF PLOTTED ON 11X17

FINISH MATERIAL SCHEDULE

TAG	MATERIAL	TYPE	MANUFACTURER	DESCRIPTION	SPEC. #
1	EXISTING BRICK VENEER	SMOOTH FINISH RED BRICK VENEER	-	NO CHANGE, REPAIR/CLEAN AS NEEDED	-
2	NATURAL STONE	CLASSIC VENEER COLLECTION, SPLIT FACE	NATURAL STONE VENEER	6-IN, 8-IN OR 12-IN X RANDOM X (3/8-IN + TEXTURE) CHISELED INDIVIDUAL STONE PIECE WITH A CLOVEN LOOK	-
3	METAL WALL PANELS	"T-GROOVE/8" WALL PANEL	WESTERN STATES METAL ROOFING	CHARCOAL GRAY, 1" GAP BETWEEN THE PANEL SIDE LAPS	-
4	METAL WALL PANELS	"T-GROOVE/8" METAL FASCIA, SOFFIT	WESTERN STATES METAL ROOFING	MATT BLACK, FLUSH FIT	-
5	METAL ROOF PANELS	MECHANICALLY SEAMED METAL ROOFING	WESTERN STATES METAL ROOFING	24 GA. CHARCOAL GRAY ROOF METAL PANELS	-
6	METAL WALL PANELS	"T-GROOVE/8" METAL FASCIA, SOFFIT	WESTERN STATES METAL ROOFING	MATT BLACK, FLUSH FIT	-

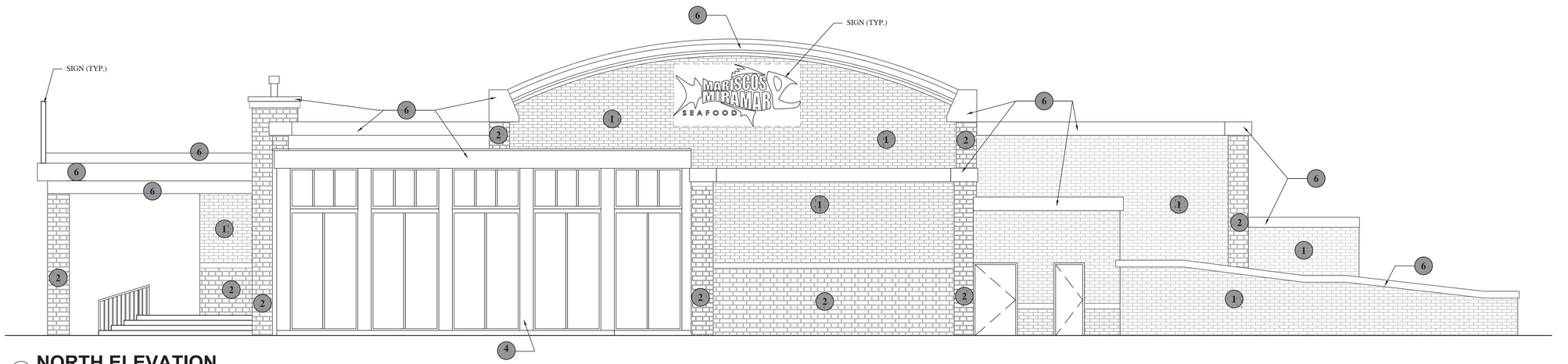


2 WEST ELEVATION

3/16"=1'-0"

0' 5' 10' 20'

3/16" = 1'-0"



1 NORTH ELEVATION

3/16"=1'-0"

0' 5' 10' 20'

3/16" = 1'-0"

WMK.20 LLC

ARCHITECTURE, DESIGN
BUILDING CONSULTANTS

WMK.20 LLC
ARCHITECTURE DESIGN BUILD CONSULTANTS

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF WMK.20 LLC AND SHALL NOT BE USED, COPIED OR REPRODUCED IN PART OR AS WHOLE WITHOUT WRITTEN AUTHORIZATION. INFRINGEMENT OF THIS NOTICE MAY RESULT IN LEGAL ACTION TO RECOVER UP TO $150,000 AND ALL LEGAL FEES.

MARISCOS MIRAMAR

PROJECT ADDRESS: 1901 MCCONNOR PKWY
SCHAUMBURG, IL 60173

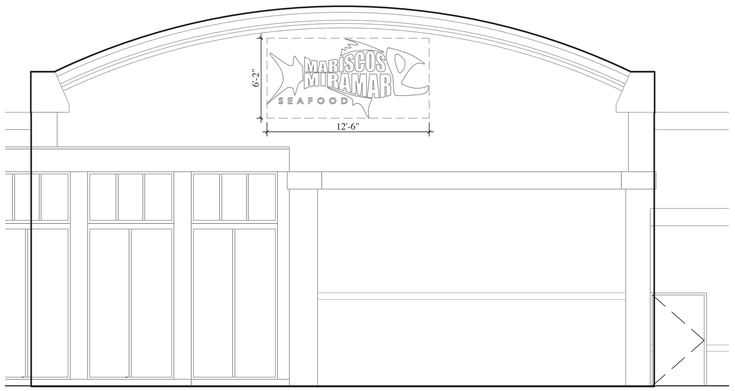
DRAWING DATE: 04-25-2025

REVISIONS
WK 06-29-2025

DRAWN BY
CHECKED BY AT

A3

NOT TO SCALE IF PLOTTED ON 11X17

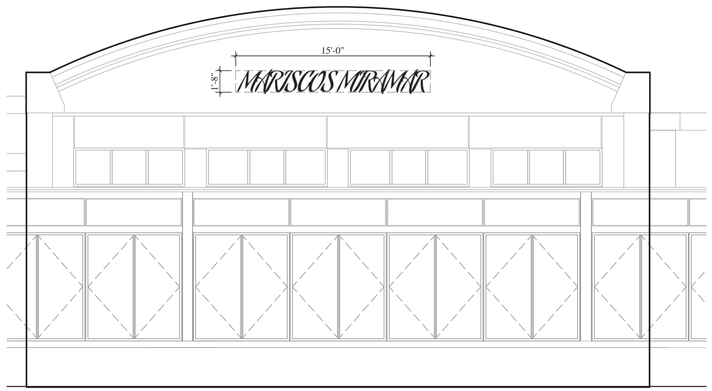


3 SIGN @ NORTH ELEVATION

3/16"=1'-0"

3/16" = 1'-0" 0' 5' 10' 20'

WALL AREA: *1,356 SQFT*
SIGN AREA: *77.00 SQFT*
PERCENTAGE OF SIGN AREA TO WALL *5.68%*



2 SIGN @ SOUTH ELEVATION

3/16"=1'-0"

3/16" = 1'-0" 0' 5' 10' 20'

WALL AREA: *1,356 SQFT*
SIGN AREA: *25.00 SQFT*
PERCENTAGE OF SIGN AREA TO WALL *1.84%*



1 SIGN @ EAST ELEVATION

3/16"=1'-0"

3/16" = 1'-0" 0' 5' 10' 20'

CANOPY AREA: *82.39 SQFT*
SIGN AREA: *32.00 SQFT*
PERCENTAGE OF SIGN AREA TO CANOPY *38.84%*

WMK.20 LLC

ARCHITECTURE, DESIGN
BUILDING CONSULTANTS

WMK.20 LLC
ARCHITECTURE DESIGN BUILD CONSULTANTS

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WMK.20 LLC AND SHALL NOT BE REPRODUCED IN PART OR AS WHOLE WITHOUT WRITTEN AUTHORIZATION. INFRINGEMENT OF THIS NOTICE MAY RESULT IN LEGAL ACTION TO RECOVER LOST FEES AND ALL LEGAL FEES.

MARISCOS MIRAMAR

PROJECT ADDRESS: 1901 MCCONNOR PKWY
SCHAUMBURG, IL 60173

DRAWING DATE: 04-25-2025

REVISIONS
06-29-2025

DRAWN BY WK

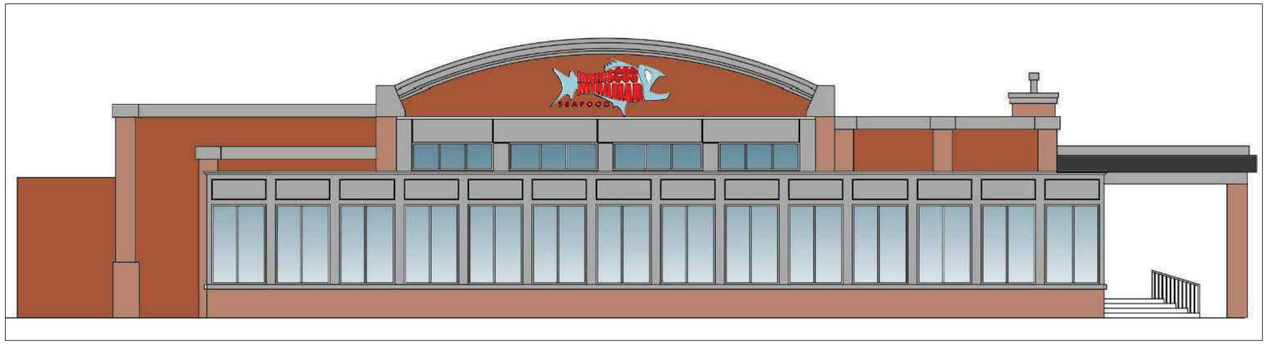
CHECKED BY AT

A4

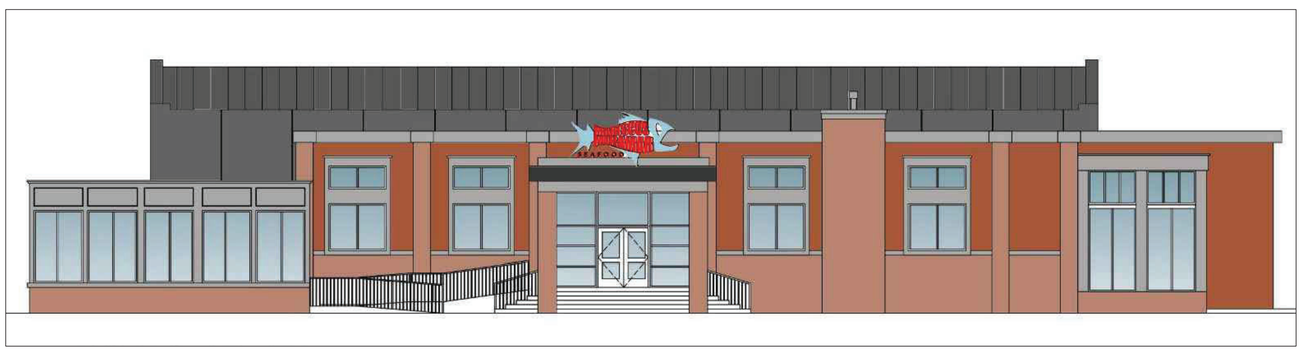
NOT TO SCALE IF PLOTTED ON 11X17



1 **NORTH ELEVATION**



2 **SOUTH ELEVATION**



1 **EAST ELEVATION**

WMK.20 LLC

ARCHITECTURE, DESIGN
BUILDING CONSULTANTS

WMK.20 LLC
ARCHITECTURE DESIGN BUILD CONSULTANTS

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE NOT TO BE REPRODUCED IN PART OR IN WHOLE WITHOUT WRITTEN AUTHORIZATION. INFRINGEMENT OF THIS NOTICE MAY RESULT IN LEGAL ACTION TO RECOVER DAMAGES AND ALL LEGAL FEES.

MARISCOS MIRAMAR

PROJECT ADDRESS: 1901 MCCONNOR PKWY
SCHAUMBURG, IL 60173

DRAWING DATE: 04-25-2025

REVISIONS
06-29-2025

DRAWN BY	CHECKED BY
WK	AT

A5

NOT TO SCALE IF PLOTTED ON 11X17

5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

NORTH

MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184-003233

ALTA/NSPS Land Title Survey

PARCEL 1:LOT 2 IN THE WOODFIELD VILLAGE GREEN FIRST RESUBDIVISION, BEING A RESUBDIVISION OF LOT 3 IN WOODFIELD VILLAGE GREEN WOODFIELD - 76 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10,EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FRACTIONAL SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 3, 1998 AS DOCUMENT 98789378, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS (BUT NOT FOR PARKING, EXCEPT AS EXPRESSLY PROVIDED THEREIN) FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANT DATED MARCH 31, 1999 AND RECORDED ON APRIL 12, 1999 AS DOCUMENT NUMBER 99349797 MADE BY PRIME HOSPITALITY CORP. TO SCHAUMBURG LAND COMPANY LLC OVER PORTIONS OF THE FOLLOWING DESCRIBED LAND: LOTS 1 AND 3 IN THE WOODFIELD VILLAGE GREEN FIRST RESUBDIVISION BEING A RESUBDIVISION OF LOT 3 IN WOODFIELD VILLAGE GREEN WOODFIELD - 76 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FRACTIONAL SOUTHWEST ½ OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 3, 1998 AS DOCUMENT 98789378, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1901 McCONNOR PKWY., SCHAUMBURG, IL. 60173
P.I.N. 07-12-402-012-0000 & 08-07-301-011-0000

TOTAL LAND AREA = 123,856 sq. ft. = 2.843 acres, more or less
BUILDING FOOTPRINT = 11,940 sq. ft.

PHONE:(773)282-5900
FAX: (773)282-9424
mmsurvey1285@sbcglobal.net

EXCEPTIONS FROM THE TITLE COMMITMENT:

Q 25. Reservation of the oil, gas, petroleum, hydrocarbon substances, water and other minerals below a depth of 500 feet measured vertically from the present surface of that part of the Land, described as follows:that part of the Southeast quarter of Section 12, Township 41 North, Range 10 East of the Third PrincipalMeridian, described as follows: Beginning at a point on the East line of the Southeast Quarter of Section 12, aforesaid, 983.20 feet North of the Southeast corner thereof; thence continue North along said East line 321.18 feet to the North line ofthe South Half of the Southeast Quarter of Section 12, aforesaid; thence West along said North line 561.79 feet to a point; thence South along the West Line of the Land described, 1167.87 feet to a point 584.53 feet West of the East line of said Southeast Quarter and 140.0 feet North of the South Line of said Southeast Quarter; thence East along a line 140.0 feet North of and parallel with the South line of the Southeast Quarter of Section 12 aforesaid (being also the North line of Golf Road, State Route 58),501.53 feet to a point 93.0 feet West of the said East Line of the Southeast Quarter of Section 12 (being also the Westerly line of permanent easement to the Metropolitan Sanitary district of Greater Chicago as per Document 21391850); thence Northerly along said Westerly 848.90 feet to the point of beginning; inCook County, Illinois; andTogether with the right of entry below said depth of 500 feet by slant or directional drilling from other Lands to develop and produce oil, gas, petroleum, and hydrocarbon substances, water and other minerals, and the right to use structures below said depth of 500 feet for the storage and subsequent removal of gas or other substances, together with the right to conduct secondary recovery operations therein, as well as rights of way, easements and servitudes to, in and through said subsurface Land for the purpose of exercising the rights herein reserved, but without any rights of surface entry as contained in the deed from Union Oil Company, a California Corporation to Carol L. Meyer, dated July 3, 1973 and recorded July 3,1973 as Document 22385429 and by deed from Carol L. Meyer to Chicago Title and Trust Company, as trustee under trust agreement dated June 25, 1973 and known as trust number 62475, dated July 3, 1973 and recorded July 3, 1973 as Document 22385430.(Affects part of Parcels 1 & 2)

R 26. Reservation of the oil, gas, petroleum, hydrocarbon substances, water and other minerals below a depth of 500 feet measured vertically from the present surface of the Land, together with the right of entry below said depth of 500 feet by slant or directional drilling from other Lands to develop and produce oil, gas, petroleum, and hydrocarbon substances, water and other minerals, and the right to use structures below said depth of 500 feet for the storage and subsequent removal of gas or other substances, together with the right to conduct secondary recovery operations therein, as well as rights of way, easements and servitudes to, in and through said subsurface Land for the purpose of exercising the rights herein reserved, but without any rights of surface entry as contained in the deed from Union Oil Company of California, a California Corporation to Unocal Land & Development Company, a California Corporation by deed dated September 12, 1988 and recorded September 18, 1988 as Document 88422309.(Affects Parcels 1 & 2)

S 27. Permanent and temporary grants of easement from Union Oil Company of California, a California Corporation to the Metropolitan Sanitary District of Greater Chicago, dated January 7, 1971 and recorded February 8, 1971 as document 21391850 for the purpose of constructing and maintaining the upper salt creek intercepting sewer No. 3 over the following described tracts of Land: (A) Temporary easement over: That part of a tract of the Southeast Quarter of Section 12, Township 41 North, Range 10 East of the ThirdPrincipal Meridian, and that part of the South 1/2 of Section 7, Township 41 North, Range 11 East of theThird Principal Meridian, in Cook County, Illinois, which is more particularly described as follows: Commencing at the intersection of the East Line of the Southeast 1/4 of said Section 12 and the existing Northerly right of way line of Golf Road; thence Southwesterly along said right of way line, South 89 degrees, 31 minutes, 31 seconds West, a distance of 33 feet to a point, said point being the Point of Beginning; thence Northeasterly along a line, North 6 degrees, 10 minutes, 43 seconds East, to a point on the existing South Line of the Northwest Tollway; thence Northwesterly along said South Line, a distance of 107 feet to a point; thence Southwesterly along a line, South 6 degrees, 10 minutes, 43 seconds West, to a point on the existing North right of way line of Golf Road; thence Easterly along said right of way line, a distance of 103 feet to the point of beginning;

EXCEPTIONS FROM THE TITLE COMMITMENT:(Continuation)

(B) Permanent easement over: That part of a tract of the Southeast Quarter of Section 12, Township 41 North, Range 10, East of the Third Principal Meridian, and that part of the South 1/2 of Section 7, Township 41 North, Range 11, East of theThird Principal Meridian, in Cook County, Illinois, which is more particularly described as follows: Commencing at the intersection of the East Line of the Southeast 1/4 of said Section 12 and the existing Northerly right of way line of Golf Road; thence Southwesterly along said right of way line, South 89 degrees, 31 minutes, 31 seconds West, a distance of 73 feet to a point, said point being the Point of Beginning; thence Northeasterly along a line, North 6 degrees, 10 minutes, 43 seconds East, to a point on the existing South Line of the Northwest Tollway; thence Northwesterly along said South Line, a distance of 22 feet to a point; thence Southwesterly along a line, South 6 degrees, 10 minutes, 43 seconds West, to a point on the existing North right of way line of Golf Road; thence Easterly along said right of way line,a distance of 20 feet to the point of beginning.(Affects Lot 2 and other property)For exact location as to Lot 2 see Plat.

V 30. A 50 foot building setback line over the Northerly and Easterly lines of the Land, as shown on the Plat recorded July 26, 1993 as Document 93580462 and as shown on Plat of Resubdivision recorded September 23, 1998 as Document 98789378.(Affects Parcels 1 & 2)

W 31. 20 foot easement in favor of utility companies, and its/their respective successors and assigns, to install,operate and maintain all equipment necessary for the purpose of serving the Land and other property,together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded/filed as Document No. 87579086 and as shown on Plat of Resubdivision Document No.98789378.(For exact location see Plat)(Affects Parcels 1 & 2)

X 32. Terms and provisions of the reciprocal grant of road way easements dated November 25, 1981 and recorded November 25, 1981 recorded as Document Number 26070571 made by and Between Lasalle National Bank as Trustee under Trust Agreement 101568, Lasalle National Bank as Trustee under Trust Agreement 100750 and Union Oil Company of California.(Affects Parcels 1 & 2 and other property)

Y 33. Terms, provisions and conditions of the cross access easement agreement dated February 18, 1997 and recorded on February 21, 1997 as Document Number 97120611 made by and between Brown Trout Investments Ltd and Great Lakes Reit, L.P. Note: The driveway easement as noted therein is located on adjoining property and the improvements to be made on the Land (as contemplated by the plans and specifications made by Nelson Architects, Inc. dated March 11, 1999,) do not interfere with said easement.(Affects Parcels 1 & 2)

Z 34. Stormwater management easement at the Northwest corner of the Land as shown on Plat of Resubdivision Document 98789378 and noted above, for exact location see Plat(Affects Parcels 1 & 2)

AA 35. 10 foot water main easement as shown on Plat of Resubdivision Document 98789378.(Affects the North 10 feet of the South 20 feet of the Land)(Affects Parcels 1 & 2)

AB 36. 10 foot public utility easement over the South Line of the Land as shown on the Plat of Resubdivisionrecorded as Document 98789378.(Affects Parcels 1 & 2)

AC 37. 5 feet public utility easement and drainage easement as shown on Plat of Resubdivision aforesaid.(Affects the West 5 feet of the Land)

AD 38. Easement in favor of Commonwealth Edison Company and the Illinois Bell Telephone Company(Ameritech) and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded/filed as Document No.98789378, affecting those portions of the Land as shown on said Plat within the dotted lines and marked "Easement".(Affects Parcels 1 & 2)

AE 39. We have examined the Plat of Resubdivision recorded September 3, 1998 as Document 98789378 entitled "Woodfield Village Green First Resubdivision" and note the following:The Plat referred to above contains the following statements:
(A) Maintenance of the detension basin shall be the responsibility of owner's of Lot 1 and Lot 2.
(B) The maintenance of the detention basin falling within the stormwater management easement area shall be the responsibility of the owners of Lots 1 and 2 an access easement is hereby granted to the owners of Lots 1 and 2 over said easement for drainage, utility and detention purposes.
(C) A cross access easement will be provided between Lots 1 and 2 once a site plan for Lot 2 has beenapproved by the Village of Schaumburg.(Affects Lots 1 and 2)

AF 40. Terms,provisions and restrictions as set forth in the deed dated March 31, 1999 and recorded on April 8,1969 as Document Number 99338909 made by and between Prime Hospitality Corp. and Schaumburg Land Company LLC relating to use, contruction, height of buildings on the Land.(Affects Parcels 1 & 2)

AG 41. Terms, provisions, easements, covenants and restrictions set forth in the easement agreement and declaration of restrictive covenant dated March 31, 1999 and recorded on April 12, 1999 as Document Number 99349797 made by and between Prime Hospitality Corp. and Schaumburg Land Company LLC providing interalia for access, drainage, waterline, maintenance and parking easements.Amendment recorded October 15, 2008 as Document Number 0829933015.(Affects Parcel 1)

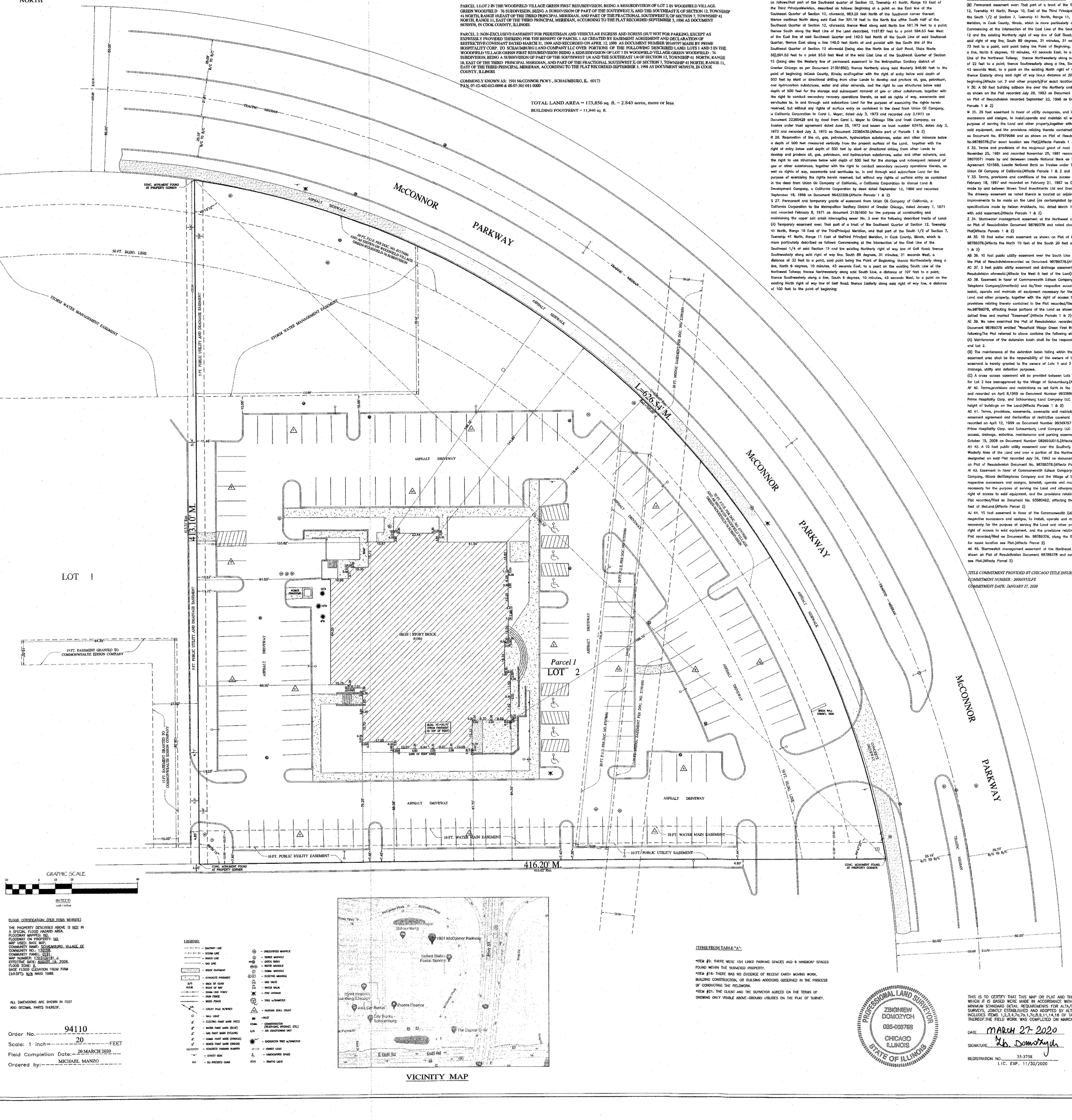
AH 42. A 10 foot public utility easement over the Southerly line of the Land and Westerly lines of the Land and over a portion of the Northwest corner of the Land as designated on said Plat recorded July 26, 1993 as document 93580462 and as shown on Plat of Resubdivision Document No. 98788378.(Affects Parcels 1 and 2)

AI 43. Easement in favor of Commonwealth Edison Company; Northern Illinois Gas Company, Illinois BellTelephone Company and the Village of Schaumburg, and its/their respective successors and assigns, toinstall, operate and maintain all equipment necessary for the purpose of serving the Land and otherproperty, together with the right of access to said equipment, and the provisions relating thereto containedin the Plat recorded/filed as Document No. 93580462, affecting the Southerly and Westerly 10 feet of theLand (Affects Parcel 2)

AJ 44. 15 foot easement in favor of the Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded/filed as Document No. 98789378, along the Southeasterly line of Lot 1 for exact location see Plat.(Affects Parcel 2)

AK 45. Stormwatch management easement at the Northeast corner of the Land as shown on Plat of Resubdivision Document 98789378 and noted above, for exact location see Plat.(Affects Parcel 2)

TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER : 20001952LFE
COMMITMENT DATE: JANUARY 27, 2020



GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 feet

FLOOD CERTIFICATION: (PER FEMA WEBSITE)

THE PROPERTY DESCRIBED ABOVE IS NOT IN A SPECIAL FLOOD HAZARD AREA.
FLOODWAY MAPPED: NO.
FLOODWAY ON PROPERTY: NO.
MAP USED: RATE MAP.
COMMUNITY NAME: SCHAUMBURG, VILLAGE OF
COMMUNITY NO.: 170158.
COMMUNITY PANEL: 0191 J.
MAP NUMBER: 17031C0191 J.
EFFECTIVE DATE: AUGUST 19, 2008.
FLOOD ZONE: X
BASE FLOOD ELEVATION FROM FIRM (±0.5FT): N/A NAVD 1988.

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Order No. 94110
Scale: 1 inch= 20 FEET
Field Completion Date: 20 MARCH 2020
Ordered by: MICHAEL MANZO

LEGEND:

- SANITARY LINE
- STORM LINE
- WATER LINE
- GAS LINE
- BRICK PAVEMENT
- CONCRETE PAVEMENT
- B/C, R.O.W. — BACK OF CURB, RIGHT OF WAY
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- UTILITY POLE W/WIRES
- WALL LIGHT
- ELECTRIC PAINT MARK (RED)
- WATER MAIN MARK (BLUE)
- GAS PAINT MARK (YELLOW)
- COMM. PAINT MARK (ORANGE)
- SEWER PAINT MARK (GREEN)
- CONCRETE PARKING BUMPER
- STREET SIGN
- D.C. — DEPRESSED CURB
- UNIDENTIFIED MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- WATER MANHOLE
- COMM. MANHOLE
- ELECTRIC MANHOLE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- TREE w/DIAMETER
- PARKING SPACE COUNT
- INLET
- COMM. — COMMUNICATION (TELEPHONE, INTERNET, ETC.)
- A/C — AIR CONDITIONING UNIT
- EVERGREEN TREE w/DIAMETER
- STREET LIGHT
- HANDICAPPED SPACE
- TRAFFIC LIGHT

VICINITY MAP

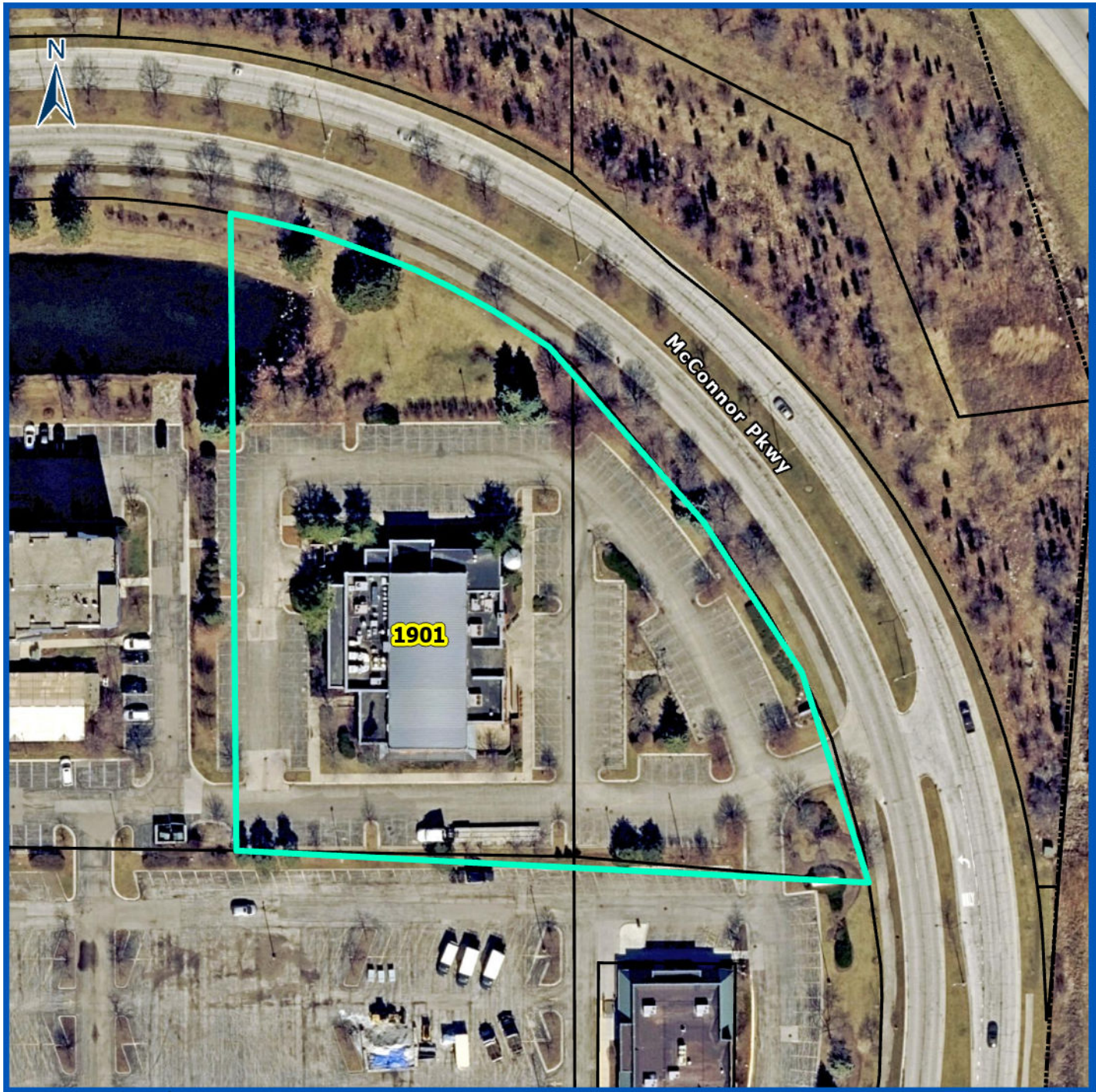
ITEMS FROM TABLE "A":

•ITEM #9: THERE WERE 154 LINED PARKING SPACES AND 6 HANDICAP SPACES FOUND WITHIN THE SURVEYED PROPERTY.
•ITEM #16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
•ITEM #21: THE CLIENT AND THE SURVEYOR AGREED ON THE TERMS OF SHOWING ONLY VISIBLE ABOVE-GROUND UTILITIES ON THE PLAT OF SURVEY.

PROFESSIONAL LAND SURVEYOR
ZBIGNIEW DOMOZYCH
035-003758
CHICAGO ILLINOIS
STATE OF ILLINOIS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1,2,3,4,7a,7b.1,7c,8,9,11,14,16 OF TABLE A THEREOF.THE FIELD WORK WAS COMPLETED ON MARCH 20, 2020.

DATE MARCH 27 2020
SIGNATURE Zb. Domozych
REGISTRATION NO. 35-3758
LIC. EXP. 11/30/2020





Subject Property

Z2505-03

Mariscos Miramar

Special Use for a type "A" Restaurant, Site Plan Amendment, Landscape Variation, Sign Variations, and Woodfield Regional Center Design Review

0 40 80
Feet

VILLAGE OF SCHAUMBURG

1901 McConnor Pkwy

Prepared By:
Village of Schaumburg
Community Development Department

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2508-01 / AMUDHAM INC (d/b/a - Indiyaana) / 1301 American Lane / Special Use for a Type A Restaurant, Special Use for a Banquet Facility, and Parking Variation
08/27/25
Zoning Board of Appeals

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Community Development

Executive Summary:

The petitioner requests approval of a Special Use for a Type "A" Restaurant for Indiyaana and a Special Use for a Banquet Hall located at 1301 American Lane.

Recommended Action:

Staff has reviewed the petitioner's request and is supportive of the request. Therefore, staff recommends **approval** of a Special Use for a Type "A" Restaurant and Special Use for a Banquet Facility for Amudham Inc (d/b/a Indiyaana) proposed to be located at 1301 American Lane, Case No. Z2508-01, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Staff Report
- Project Narrative
- Floor Plans
- Plat of Survey
- Location Map

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: August 27, 2025

DATE PREPARED: August 21, 2025

CASE NUMBER: Z2508-01

TITLE: Z2508-01 / AMUDHAM INC (d/b/a - Indiyaana) / 1301 American Lane / Special Use for a Type A Restaurant, Special Use for a Banquet Facility, and Parking Variation

BACKGROUND INFORMATION

Petitioner:	Sivakumar Rajarathinam
Address of Petitioner:	253 West Northland Ave, Appleton, WI 54911
Status of Petitioner:	Contract Purchaser
Owner of Subject Property:	1301 American Lane Investors LLC 2211 N. Elston Ave, Ste 400 Chicago, IL 60614
Existing Zoning:	B-3 General Business District
Existing Land Use:	Vacant restaurant

Requested Action:

- Special Use for a Type "A" Restaurant [Title 15, Chapter 154, Section 154.174(B) Appendix A: Summary of Permitted and Special Uses of the Zoning Ordinance]
- Special Use for a Banquet Hall [Title 15, Chapter 154, Section 154.174(B) Appendix A: Summary of Permitted and Special Uses of the Zoning Ordinance]

ANALYSIS

Staff Discussion:

The petitioner requests approval of a Special Use for a Type "A" Restaurant for Indiyaana and a Special Use for a Banquet Hall located at 1301 American Lane. The property was most recently occupied by another restaurant called Schaumburg Indian Grill which closed in February 2024. A new Special Use approval is required as the restaurant and banquet hall have been closed for more than 1 year.



The proposed restaurant will be an Indian food establishment. The existing building includes multiple dining areas, a bakery, and a dedicated bar. The submitted floor plans are the original floor plans for the building. A "future patio" is shown on the floor plans, which is not part of this request. Additionally, the notes on the submitted plans and business names are also outdated. The petitioner is using the original set of plans for the purposes of the requested special use permit application. The petitioner is not proposing to make any modifications to the floor plan at this time.

The existing floor plan for the building is proposed to replicate that of the previous approvals from Schaumburg Indian Grill, and other previous restaurants located on the property. Additionally, the second story of the building has a banquet hall which is equipped with a separate kitchen for service. The petitioners business plan includes the use of the banquet facility for corporate gatherings, and special events, including weddings and conferences. The restaurant/banquet concept will also focus on the proximity benefits of the adjacent hotels and offices. The proposed hours of operations will be as following –

- Monday–Thursday: Dining 11:30 am –10:30 pm, Bar 11:30 am –11:30 am, banquet available until 12:00 am
- Friday–Saturday: Dining 11:30 am –11:30 pm, Bar 11:30 am –1:00 am, banquet available until 1:00 am
- Sunday: Dining 11:30 am – 10:00 pm, Bar 11:30 pm – 10:30 pm, banquet available until 11:00 pm

In addition, the petitioner anticipates happy hours from Monday – Thursday 4 pm – 7 pm, and weekend brunch from 10:30 am – 2:30 pm.

The proposed restaurant will serve diverse selection of Indian cuisine, with a mix of 60% South Indian and 40% North Indian dishes. Offerings range from tandoor and appetizers to main courses, accompaniments, rice, desserts, and beverages, with both traditional and modern influences.

The proposed restaurant will have a total of 27 staff members to run the day-to-day restaurant, kitchen, events, and marketing operations, including owner/managing director, general manager, executive chef and kitchen staff, restaurant manager, event banquet/coordinator, bar manager & mixologists, guest concierge, marketing manager and sales manager.

Please note, the property contains multiple code violations. Staff and legal counsel are working with the applicant on a settlement agreement related to the circuit court case which requires correction of violations, particularly related to the parking lot and outside of the property.

Zoning History:

In March 2004, the Village Board granted Special Use and Site Plan Approval, along with associated variations for Barati's Restaurant (Case No. Z0312-02). In October 2004, the Village Board granted

approval of a Site Plan Amendment for building modifications for Entourage Restaurant (Case No. SP0409-02). The Village Board granted Site Plan Approval for a patio addition in 2006 (Case No. Z0607-05); however, the patio was never constructed. In 2014, the Village Board again approved a Special Use and Site Plan with a patio for David Burke's Grillhouse (Case No. Z1407-05), however once again the patio was not built. The Clubhouse restaurant subsequently opened and was able to transfer previous Special Use approvals in 2016, but the restaurant closed in 2018. In 2019, the Village Board granted Special Use approval and a parking variation for a banquet hall (Z1904-02). In October 2021, the Village Board granted approval of a site plan amendment for a building addition, special use amendment for a drive through facility, parking variation, and landscape variations for Schaumburg Indian Grill (Case No. Z2105-03, Ordinance No. 21-096); however, that project was never built.

Surrounding Zoning and Land Uses:
North: B-3 / Planned Office Business District (Meacham Pointe)
South: B-3 / Planned Office Business District (Courtyard by Marriott)
East: B-3 / Planned Office Business District (Weber Grill, Huntington Bank, Giordano's)
West: B-3 / Planned Office Business District (Hyatt House, Parkway Corporate Center)

Compatibility with Surrounding Land Uses:
The proposed restaurant is fully compatible with the surrounding hotel and office uses.

Comprehensive Plan Designation:
The Future Land Use map within the Comprehensive Plan identifies the subject property as "Office". The Office classification is a broad classification that includes commercial uses such as professional and medical offices that can be in office parks or standalone buildings. This land use classification may also include commercial uses such as hotels, restaurants, and service businesses that support office centers and activity.

The Commercial and Industrial Areas Map further identifies the property as Restaurant Row which is part of the larger Woodfield Regional Center. Restaurants are appropriate uses for office and office service uses; therefore, the proposed restaurant is consistent with the village's land use designation for this property.

Parking:
Parking for the proposed restaurant is as follows:

Use	Parking Rate	Required Parking
Indiyaana Proposed Type "A" Restaurant 10,953 sq ft GFA 10,359 sq ft NFA	16 spaces / 1,000 sq ft NFA	166 spaces

2nd Story Banquet Space 10,081 sq ft GFA 7,193 sq ft NFA	30% of occupancy Occupancy calculated as 15 sq ft per person NFA	144 spaces
Required Parking		**310 spaces**
Provided Parking		**265 spaces**
Perking Deficit		**45 spaces**
Previous Parking Variations Granted		**71 spaces**
Net Parking Exceeding Variations		**26 spaces**

As indicated above with the proposed use, the property will have +26 net parking spaces, considering previous variations. Parking variations were granted in 2004 (Z1312-02) and 2019 (Z1904-02) which decreased the number of required parking spaces by a total of 71 spaces. During the initial review of the proposed use, parking was calculated, and a variation would have been requested and reviewed by the Zoning Board. However, upon further evaluation, a parking variation is no longer required.

Additionally, reciprocal easement agreements for shared access and parking were established with the Courtyard by Marriott Hotel to the south (Doc# 0419739014), Parkway Corporate Place office development to the west (Doc# 048918051), and Weber Grill to the east (Doc# 0424610028) when this property developed. All agreements are still in effect as the covenants run with the land and cannot be modified, amended, or terminated without Village approval.

PLANNING

1. All terms and conditions of Ordinance Nos. 04-038, 04-15, 06-169, 14-095, and 19-039 the enabling ordinances for the subject property, not specifically revised herein are hereby reaffirmed by reference.
2. The Special Use shall be substantially in accordance with the Project Narrative received by the Community Development Department on August 1, 2025.

BUILDING

1. A special inspection will be required by the Building, Health, and Fire Departments to confirm the scope of work necessary to bring the property into full code compliance.
2. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
3. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg.

HEALTH/CODE COMPLIANCE

1. Prior to the issuance of a Certificate of Occupancy, the petitioner shall submit a Solid Waste/Recycling Plan to the Community Development Department for approval. Consult with your waste hauler as to what materials you generate that may be taken out of the waste stream and recycled.
2. The proposed plans for the food establishment have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.
3. A state certified food manager shall be onsite at all times while potentially hazardous food is being prepared. Multiple certified food managers shall be required.
4. The petitioner may designate an outdoor area for their patrons to smoke. This area shall be 15 feet from the doors, windows, and ventilation systems. An ashtray needs to be placed in this area.
5. The petitioner shall provide a conveniently located 4 sided refuse/recycling enclosure located at, or near the rear door of the building. The enclosure shall be large enough to accommodate all refuse and recycling containers.

LANDSCAPING

1. Landscaping on site must be restored in accordance with the approved landscape plan for the property.

ENGINEERING

1. A site maintenance or a land development permit will be required.
2. An asphalt mill and overlay of the entire parking lot, including inlet repairs and re-striping, shall be completed in accordance with Village of Schaumburg Code Section 151.08, Pavement Design Standards and Specifications. The applicant shall submit plans detailing the scope of parking lot work for review and permit approval prior to commencement.
3. If the scope of the project changes to include underground utility work, re-grading, or other significant changes to the site, the applicant will need to submit detailed Engineering Plans showing the additional scope for review and permit. In this case additional outside agency permits may be required.

RECOMMENDATION

Staff has reviewed the petitioner's request and is supportive of the request. Therefore, staff recommends **approval** of a Special Use for a Type "A" Restaurant and Special Use for a Banquet Facility for Amudham Inc (d/b/a Indiyaana) proposed to be located at 1301 American Lane, Case No. Z2508-01, subject to the following conditions:

1. All terms and conditions of Ordinance Nos. 04-038, 04-15, 06-169, 14-095, and 19-039 the enabling ordinances for the subject property, not specifically revised herein are hereby reaffirmed by reference.

2. The Special Use shall be substantially in accordance with the Project Narrative received by the Community Development Department on January 3, 2024.
3. A special inspection will be required by the Building, Health, and Fire Departments to confirm the scope of work necessary to bring the property into full code compliance.
4. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
5. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg.
6. Prior to the issuance of a Certificate of Occupancy, the petitioner shall submit a Solid Waste/Recycling Plan to the Community Development Department for approval. Consult with your waste hauler as to what materials you generate that may be taken out of the waste stream and recycled.
7. The proposed plans for the food establishment have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.
8. A state certified food manager shall be onsite at all times while potentially hazardous food is being prepared. Multiple certified food managers shall be required.
9. The petitioner may designate an outdoor area for their patrons to smoke. This area shall be 15 feet from the doors, windows, and ventilation systems. An ashtray needs to be placed in this area.
10. The petitioner shall provide a conveniently located 4 sided refuse/recycling enclosure located at, or near the rear door of the building. The enclosure shall be large enough to accommodate all refuse and recycling containers.
11. Landscaping on site must be restored in accordance with the approved landscape plan for the property.
12. A site maintenance or a land development permit will be required.
13. An asphalt mill and overlay of the entire parking lot, including inlet repairs and re-striping, shall be completed in accordance with Village of Schaumburg Code Section 151.08, Pavement Design Standards and Specifications. The applicant shall submit plans detailing the scope of parking lot work for review and permit approval prior to commencement.
14. If the scope of the project changes to include underground utility work, re-grading, or other significant changes to the site, the applicant will need to submit detailed Engineering Plans showing the additional scope for review and permit. In this case additional outside agency permits may be required.
15. Special uses as approved shall only terminate and become void in the event that neither special use is commenced with the required time period or special uses cease operation for one year (1) year and are abandoned as defined in Title 15, Chapter 154, Section 154.44.
16. The following plans shall be adopted as part of the governing ordinance:
    a. As-Built Floor Plans, Sheet A-001, A101, A102, AS-101, prepared by Feel & Bari LLC, and received by the Community Development Department on August 4, 2025.

b. ALTA / ACSM Land Title Survey, and received by the Community Development Department on August 4, 2025.
c. Project narrative, received by the Community Development Department on August 4, 2025.

pc: Petitioner
Owner

Chicago Project Plan

February 5th, 2025

Shamburg Project

List Price
$3.9Mn



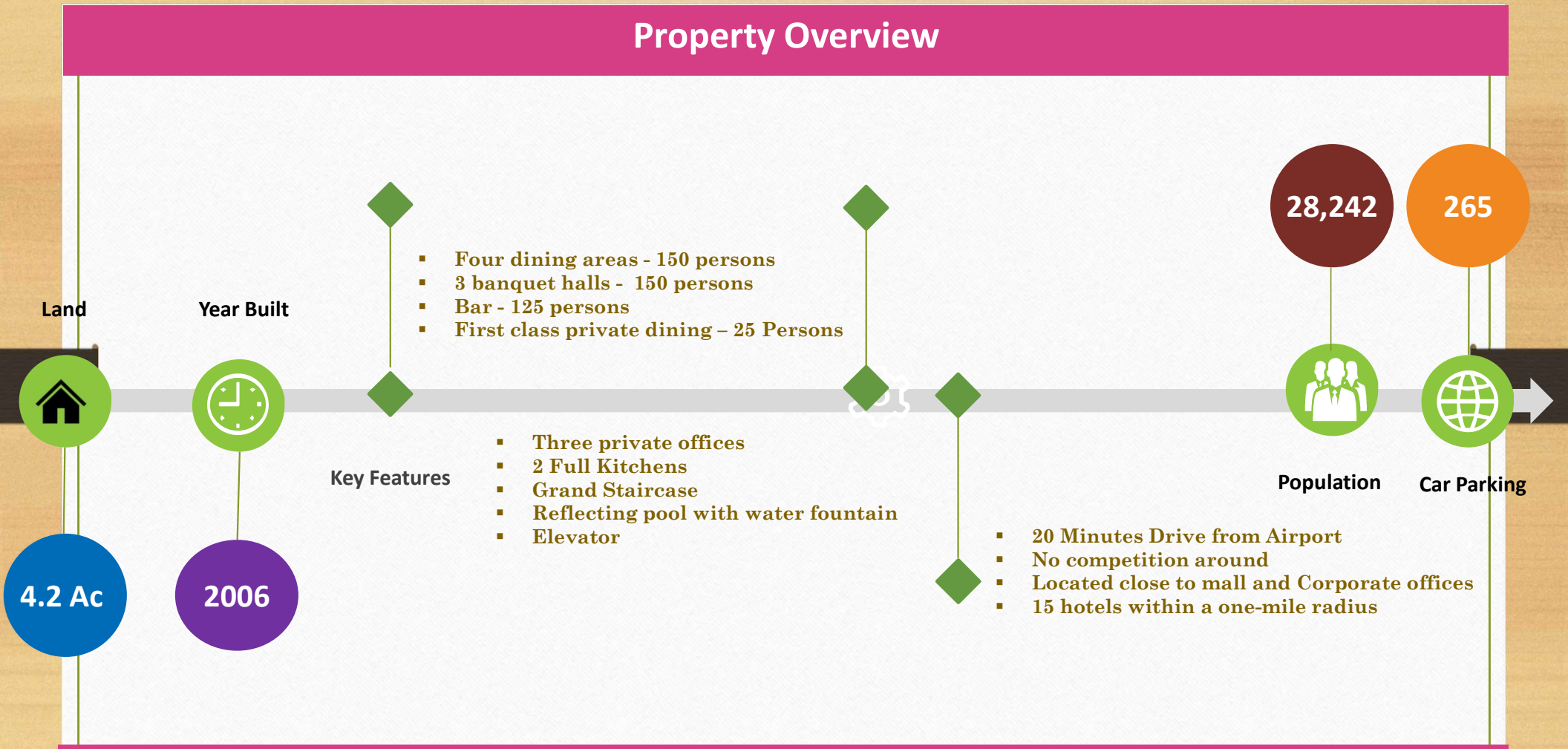
Accepted Offer
$3.575Mn

Earnest Money
$200k paid

Closing Date
Aug 1st
2025

1301 American Ln – Entourage Schaumburg, IL 60173

Property Overview



~ 230k Indian lives in Illinois – 2.5% of total Population in Chicago

Roadmap

5 **Grand Opening**
Oct 15th 2025

4 **Soft Opening**
October 7th 2025

3 **Team Readiness**
September 10th 2025

2 **Property Readiness**
September 30th 2025

1 **Purchase of Property**
Due date: Aug 1st 2025

Business Overview

Executive Summary

Our **Indian fine-dining restaurant** in Schaumburg will offer a **luxurious dining experience** with a capacity of **450 guests** across multiple dining areas, banquet halls, and a private bar. The restaurant will feature **authentic Indian cuisine** with a modern presentation, an elegant ambiance, and a focus on **exceptional guest service**.

This Indian fine-dining restaurant in Schaumburg will redefine **luxury dining with a blend of authenticity, innovation, and exclusivity**. The **grand ambiance, signature dishes, and impeccable service** will make it a **go-to destination** for fine Indian cuisine, upscale events, and high-profile dining experiences.

Business Overview

- **Name: INDIYAANA**
- **Concept:** Upscale Indian fine dining with banquet facilities , bakery and a dedicated bar
- **Target Audience:**
  - High-end clientele seeking authentic yet modern Indian cuisine
  - Corporate and family gatherings
  - Special events such as weddings, business conferences, and private celebrations
  - Lunch services for Corporate offices and major events catering

Org Structure / Management Plan

The restaurant will be managed with a **structured leadership team** ensuring smooth operations:

1. Executive Team(Led by Sampathkumar Devarajan)

- **Owner / Managing Director** – Oversees financials, branding, Business Growth and expansion strategies
- **General Manager** – Handles daily operations, staffing, and customer experience

2. Culinary Team *(Led by Chef Jesu Santiagu Lambert)*

- **Executive Chef** – Chef Lambert will design the menu, manage kitchen staff, and ensure quality standards
- **Sous Chefs & Kitchen Team** – Specializing in **tandoor, curries, fusion dishes, and desserts**
- **Pastry Chef** – Manages artisanal Indian desserts and baked goods

3. Front-of-House & Service Team

- **Restaurant Manager** – Ensures seamless dining and customer satisfaction.
- **Banquet & Events Coordinator** – Handles private events, weddings, and corporate functions.
- **Bar Manager & Mixologists** – Oversees **cocktail innovation and beverage service**.
- **Guest Relations & Concierge** – Manages VIP dining, reservations, and special requests

4. Marketing & Sales Team

- **Marketing Manager** – Promotes the restaurant via **social media, influencer collaborations, and digital marketing**
- **Sales Manager** – Works on **corporate partnerships, catering contracts, and private bookings**.

Strategy and Revenue Streams

Marketing & Branding Strategy

- **High-end branding** with a focus on luxury Indian hospitality
- **Social Media** Instagram, Facebook, TikTok showcasing our signature dishes and live dining experiences
- **Influencer Collaborations** with food bloggers and local celebrities
- **Exclusive Soft Opening** for VIP guests and media
- **Loyalty Program**: Rewarding repeat customers with special offers and early event access
- **Celebrity** – Meet Famous Indian Chef and Celebrities
- **Weekend Cultural Programs** – Bring Indian cultural music and performances to attract customers

Revenue Streams

- **Fine Dining Sales** (À la Carte & Chef's Tasting Menus)
- **Banquet Hall Reservations** (Corporate & Private Events)
- **Bar & Lounge Revenue** (Signature Cocktails, Whiskey Tastings)
- **Catering Services** for Off-Site Events
- **Private Dining & VIP Experiences**

Hours of Operations

Hours of Operation

Day	Dining Hours	Bar Hours	Banquet/Event Availability
Monday - Thursday	11:30 AM - 10:30 PM	11:30 AM - 11:30 PM	Available until 12:00 AM
Friday - Saturday	11:30 AM - 11:30 PM	11:30 AM - 1:00 AM	Available until 1:00 AM
Sunday	11:30 AM - 10:00 PM	11:30 AM - 10:30 PM	Available until 11:00 PM

- In compliance with **Illinois restaurant operation laws and liquor license regulations**, the facility would will follow these hours:
- **Happy Hours:** 4:00 PM – 7:00 PM (Monday-Thursday)
- **Brunch Service:** 10:30 AM – 2:30 PM (Weekends)
- *Note:* Hours may be adjusted based on **special events, holidays, and private bookings.**

(As Per Chicago Laws & Industry Standards)

Key Features and Infrastructure

❖ Dining Areas *(150 seats Inclusive all Dine in)*

•Four elegantly designed dining sections featuring **modern Indian décor, premium seating, and warm lighting** to create an inviting atmosphere

❑ **Key Offerings**

- À la carte dining with North and South Indian specialties
- Fusion dishes and contemporary takes on classic Indian flavors
- Open-kitchen concept for an immersive dining experience

❖ Banquet Halls (150 seats total)

- Three **multi-purpose banquet** halls for weddings, corporate events, and private parties.
- **Customizable seating** arrangements to accommodate events of various sizes.
- Equipped with **state-of-the-art AV systems**, dedicated service staff, and customizable menus for events

❖ Bar & Lounge (125 seats total)

❑ **A full-service bar featuring**

- Signature Indian-inspired cocktails (e.g., Saffron Old Fashioned, Tamarind Margarita)
- Curated wine and whiskey selection
- Tapas-style Indian appetizers and bar snacks
- Live music and DJ nights to enhance the **high-end social experience**

❖ First-Class Private Dining

- **Exclusive VIP dining area** for intimate gatherings and high-profile guests.
- **Personalized service**, private butler option, and curated tasting menus.
- Perfect for **celebrity guests, business executives, and luxury dining enthusiasts**.

Executive Chef

Meet the Head Chef – Chef Jesu Santiagu Lambert

At the heart of our **culinary excellence** is **Chef Jesu Santiagu Lambert**, an **expat chef from India** with **over 25 years of global experience** in fine dining, luxury hospitality, and contemporary Indian cuisine.

His Background & Expertise,

- Trained in **classic and modern Indian gastronomy**, blending **authentic flavours with innovative techniques**
- Worked with **renowned restaurants and five-star hotels** across multiple countries
- Specializes in **progressive Indian cuisine**, combining tradition with **avant-garde presentation**
- Known for **his deep understanding of spices, artisanal cooking, and creative plating techniques**

Vision for the Restaurant:

Chef Lambert will bring a **world-class dining experience** by,

- Crafting an **authentic yet modern Indian menu** with a global appeal
- Incorporating **seasonal ingredients and premium Indian flavours** into each dish
- Elevating the guest experience with **personalized chef's tasting menus** and **live culinary showcases**
- With his leadership, the restaurant will not just serve **food**—it will deliver an **unforgettable fine-dining experience that sets new standards in Indian cuisine**.

Projections

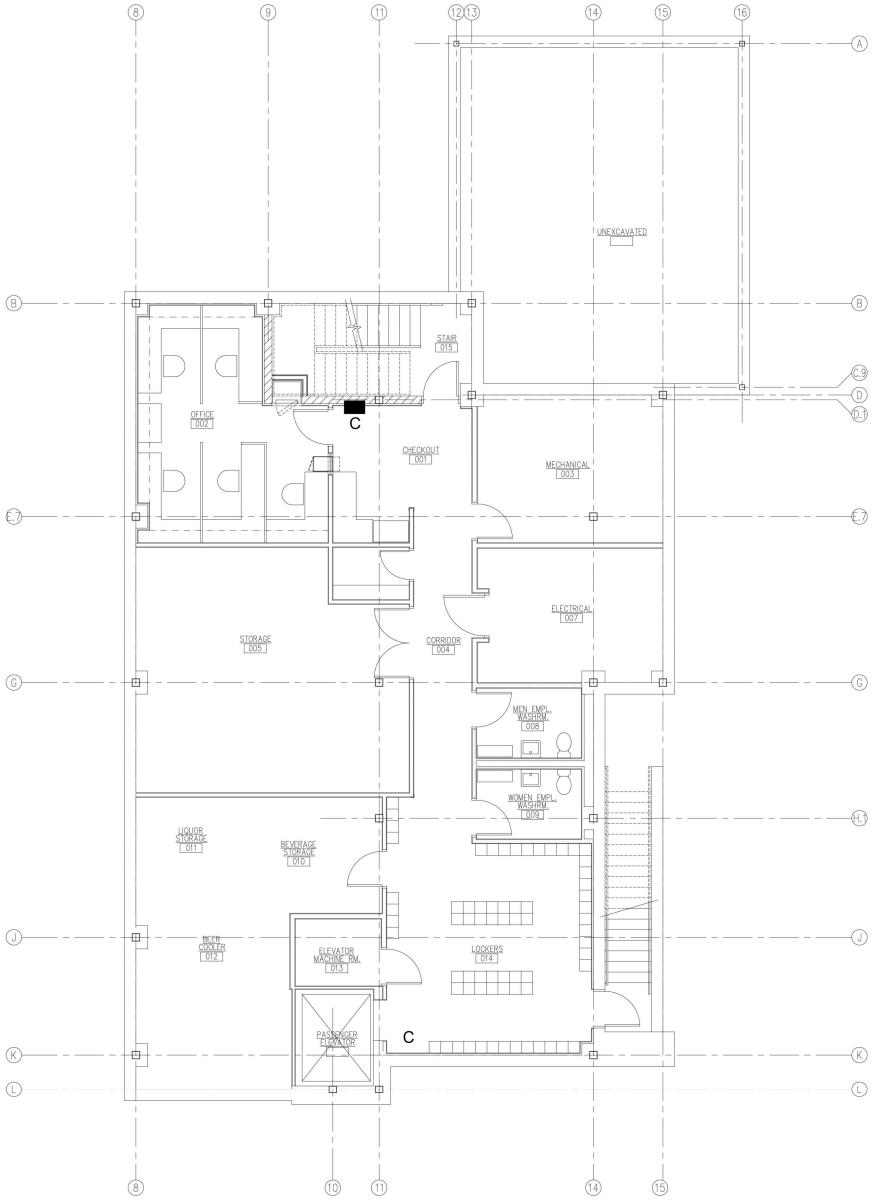
Description	Year 1		Year 2	Increase	Year 3	Increase
Revenues:	$ 3,744,000		$ 4,100,000	10%	$ 4,500,000	10%
	$ -		$ -		$ -	
Total Revenues:	$ 3,744,000		$ 4,100,000		$ 4,500,000	
COGS	$ (1,497,600)	40%	$ (1,640,000)	40%	$ (1,800,000)	40%
Gross Profit:	$ 2,246,400	44%	$ 2,460,000	60%	$ 2,700,000	60%
Operating Expenses:						
Wages	$ 900,000		$ 900,000		$ 900,000	
Advertising	$ 25,000		$ 25,000		$ 25,000	
Car & Truck Exp.	$ 30,000		$ 30,000		$ 30,000	
Insurance	$ 8,000		$ 8,000		$ 8,000	
Supplies/Office	$ 20,000		$ 20,000		$ 20,000	
Rent/Leases	$ 180,000		$ 180,000		$ 180,000	
Taxes	$ 180,000		$ 180,000		$ 180,000	
Licenses	$ 2,500		$ 2,500		$ 2,500	
accommodation	$ 40,000		$ 40,000		$ 40,000	
Utilities	$ 48,000		$ 48,000		$ 48,000	
Telephone	$ 15,000		$ 15,000		$ 15,000	
Fuel Expense	$ 25,000		$ 25,000		$ 25,000	
Internet	$ 750		$ 750		$ 750	
Repairs & Maint.	$ 25,000		$ 25,000		$ 25,000	
Misc. Expense	$ 50,000		$ 50,000		$ 50,000	
Total Operating Expenses	$ 1,549,250	41%	$ 1,549,250	38%	$ 1,549,250	34%
Net Income:	**$697,150**	**19%**	**$910,750**	**22%**	**$ 1,150,750**	**26%**

Predicted Sales Details

Day	Sales ($)	No of Days	Total Revenue
Friday-Sunday	20,000/day	3 days per week	$60,000.00 weekly $240,000.00 monthly
Weekdays (Mon, Wed, Thu)	6,000/day	3 days per week	$18,000.00 weekly $72,000.00 monthly
Monthly Revenue			$312,000.00
Annual Revenue			$3.744 Mn

- Minimum prediction for 1st year to ensure we meet the target by 100%
- With the professionally certified Kitchen and Bar staffs, we would be able to double the revenue in two years
- 8 professionally qualified Chefs would be coming from India for the Kitchen operations
- 8 professionally qualified front office staffs including GM would be coming from India for the operations

Thanks



1 BASEMENT FLOOR PLAN VIEW

N

FEEL & BARI LLC
2101 Vista Parkway,
Suite 211 & 207
West Palm Beach
FL 33411

Contact :
Sony Sanghi Akber
+1 (929) 420-0684
sony@feelandbari.com

MARK	DATE	DESCRIPTION
ISSUED		

PROPOSED INDIAN RESTAURANT AT SCHAUMBURG

1301 AMERICAN LANE
SCHAUMBURG, IL 60173
60173

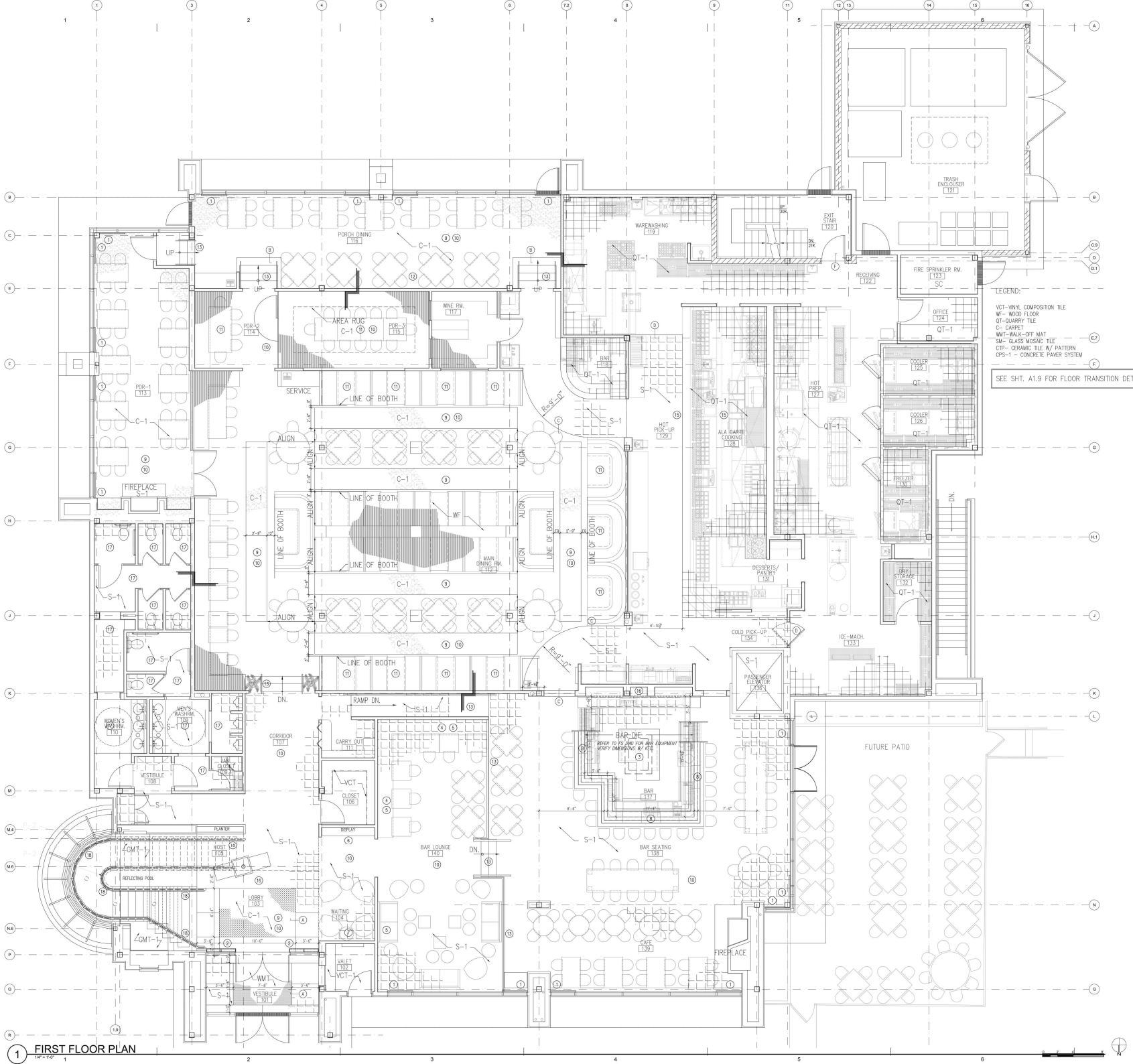
PROJECT NO:	3241
CAD DWG FILE:	
DRAWN BY:	-
CHKD BY:	-

COPYRIGHT: © 2020 FEEL & BARI LLC
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF FEEL & BARI LLC AND THE SAME MAY NOT BE REPRODUCED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF FEEL & BARI LLC.

SHEET TITLE
BASEMENT FLOOR PLAN

75

A-001



1 FIRST FLOOR PLAN
1/4" = 1'-0"

FEEL & BARI LLC
2101 Vista Parkway,
Suite 211 & 207
West Palm Beach
FL 33411
Contact :
Sony Singhi-Akbar
+1 (609) 420-0684
sony@feelandbari.com

MARK	DATE	DESCRIPTION
DWG/BU		

PROPOSED INDIAN RESTAURANT AT SCHAUMBURG

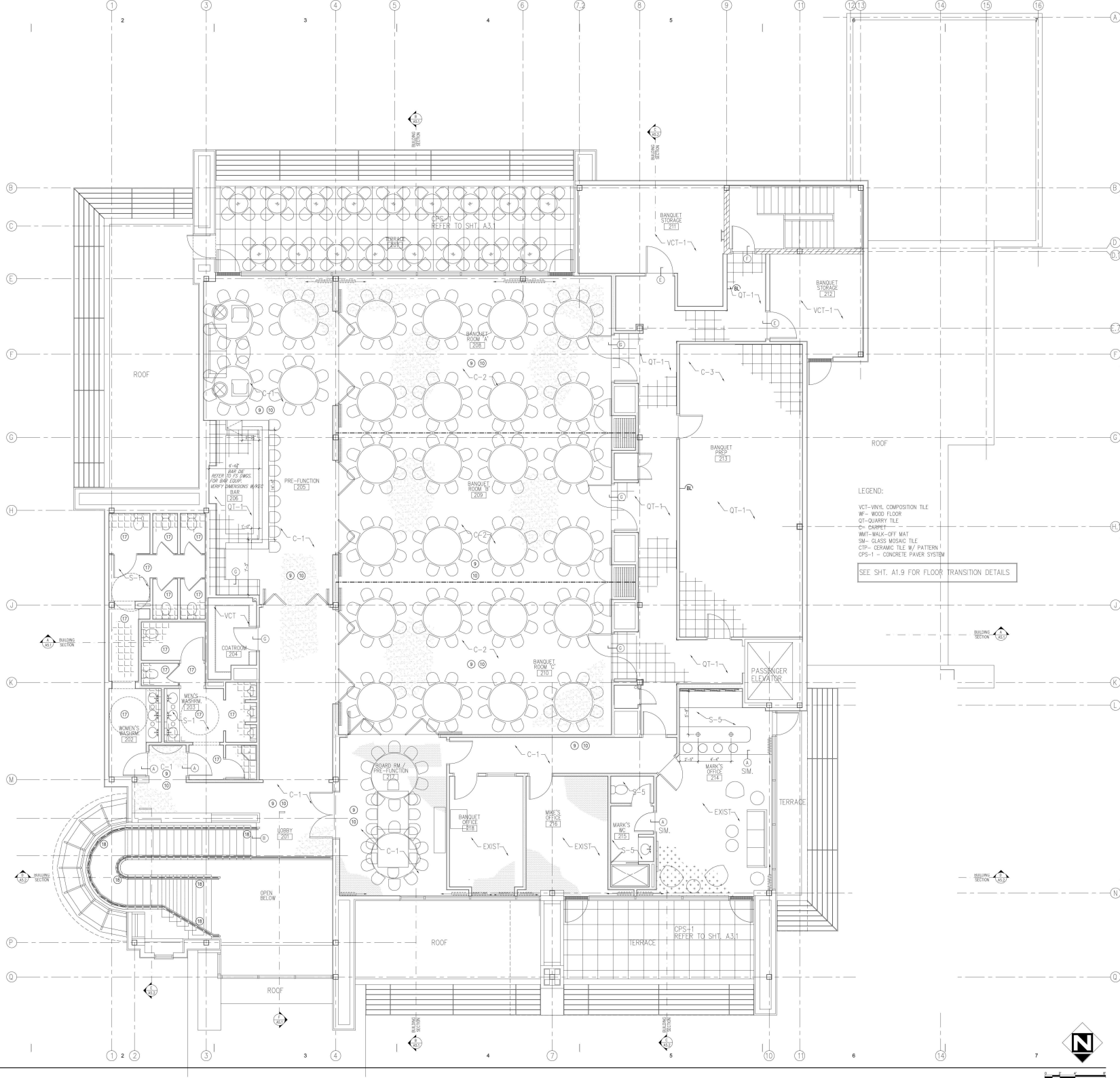
1301 AMERICAN LANE
SCHAUMBURG, IL
60173

PROJECT NO:	3241
CAD DWG FILE:	
DRAWN BY:	-
CHKD BY:	-

COPYRIGHT: © 2020 FEEL & BARI LLC
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF FEEL & BARI LLC AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF FEEL & BARI LLC

SHEET TITLE
FIRST FLOOR PLAN

A-101



2 SECOND FLOOR PLAN
1/4" = 1'-0"

FEEL & BARI LLC
2101 Vista Parkway,
Suite 215 & 207
West Palm Beach
FL 33411
Contact :
Sony Sanghi Akber
+1 (929) 420-3684
sony@feelandbari.com

MARK	DATE	DESCRIPTION
ISSUED		

PROPOSED INDIAN RESTAURANT AT SCHAUMBURG

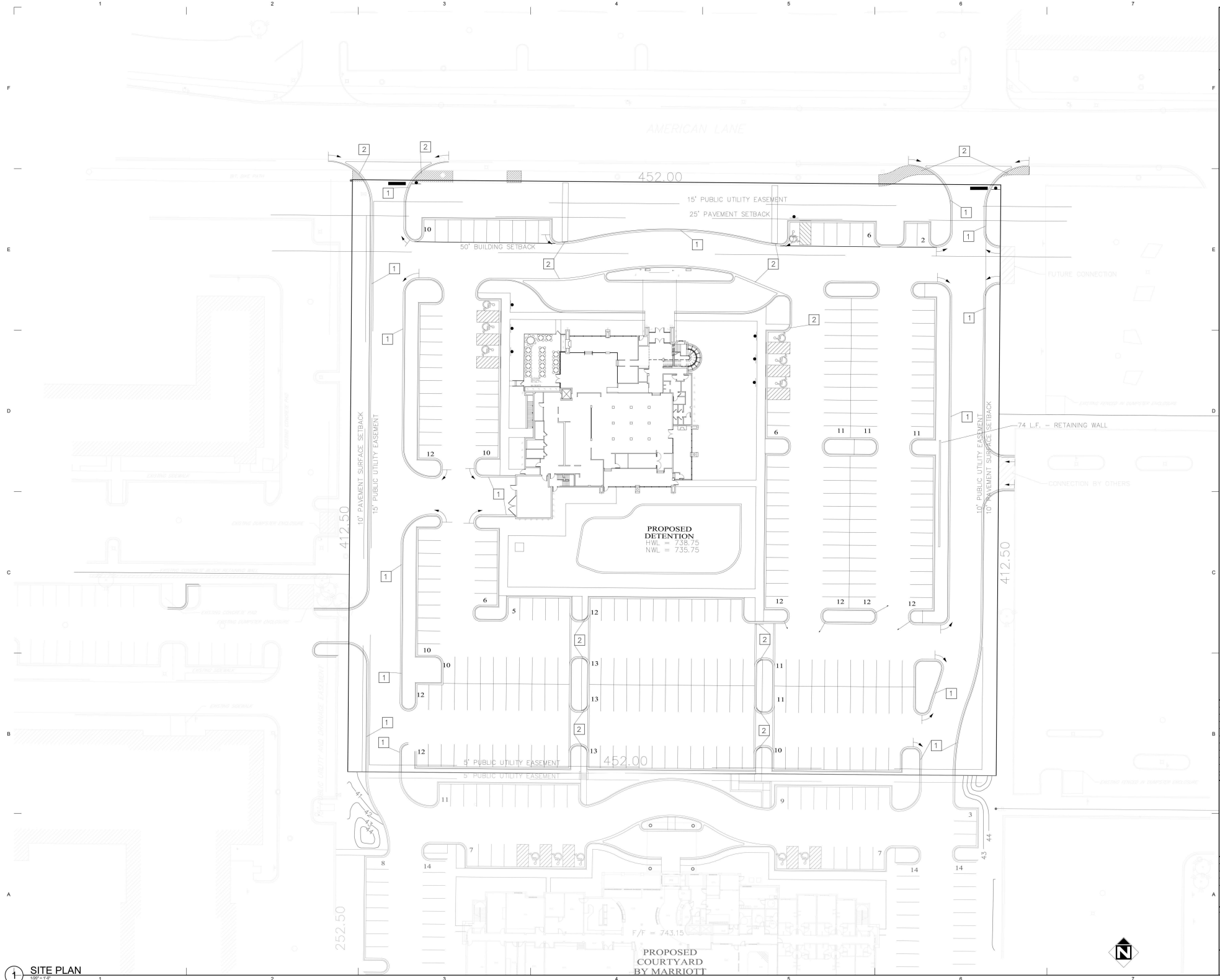
1301 AMERICAN LANE
SCHAUMBURG, IL
60173

PROJECT NO:	3241
CAD DWG FILE:	-
DRAWN BY:	-
CHK'D BY:	-

COPYRIGHT: © 2020 FEEL & BARI LLC
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT (FEEL & BARI LLC) AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF FEEL & BARI LLC.

SHEET TITLE
SECOND FLOOR PLAN

A-102



1 SITE PLAN
1/20" = 1'-0"

FEEL & BARI LLC
2101 Vista Parkway,
Suite 211 & 207
West Palm Beach
FL 33411

Contact :
Suny Bangki Akbar
+1 (929) 420-3684
suny@feelandbari.com

ISSUED	DATE	DESCRIPTION
ISSUED		

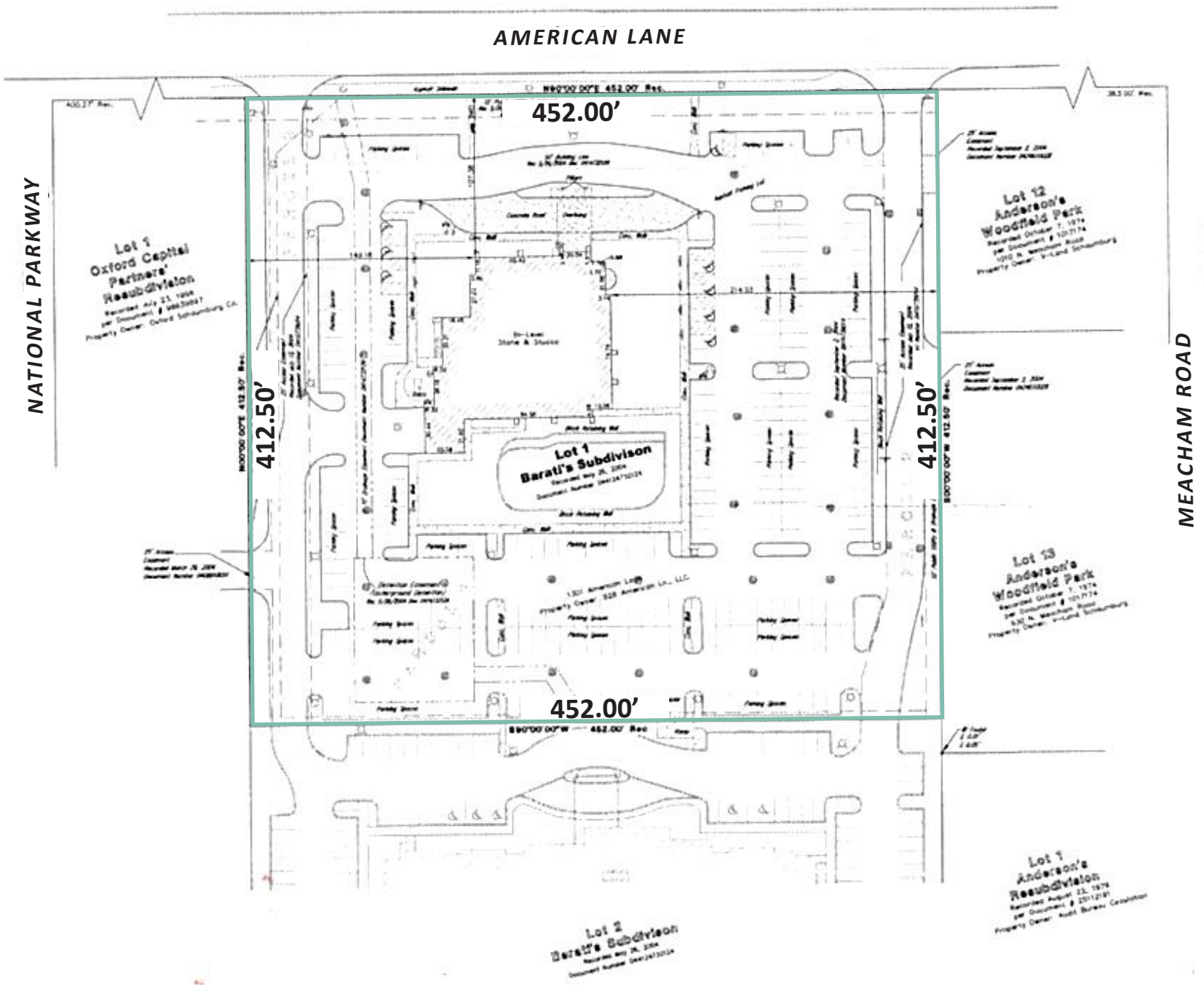
PROPOSED INDIAN RESTAURANT
AT SCHAUMBURG

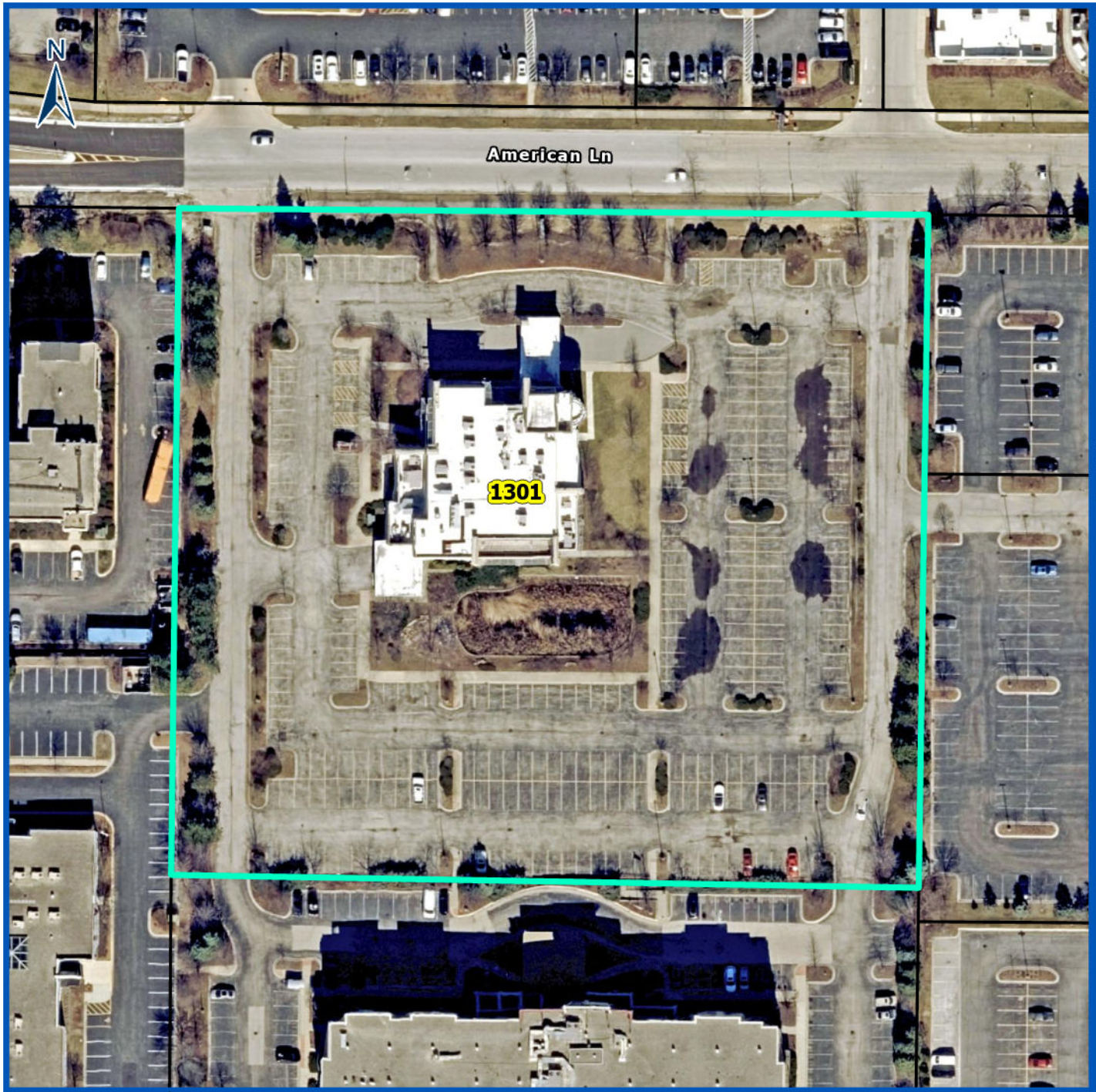
1301 AMERICAN LANE
SCHAUMBURG, IL
60173

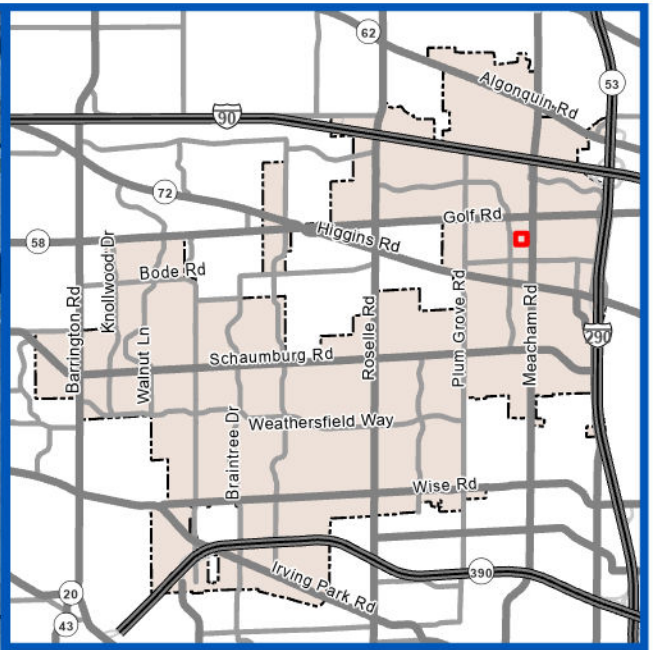
PROJECT NO:	3241
CAD DWG FILE:	
DRAWN BY:	-
CHK'D BY:	-

COPYRIGHT: © 2025 FEEL & BARI LLC
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF FEEL & BARI LLC, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF FEEL & BARI LLC.

SHEET TITLE
SITE PLAN


AMERICAN LANE
NATIONAL PARKWAY
MEACHAM ROAD
452.00'
412.50'
412.50'
452.00'
Lot 1
Barati's Subdivison
Lot 1
Oxford Capital
Partners'
Resubdivision
Lot 12
Anderson's
Woodfield Park
Lot 13
Anderson's
Woodfield Park
Lot 1
Anderson's
Resubdivision
Lot 2
Barati's Subdivison





Subject Property

Z2508-01

AMUDHAM INC (d/b/a - Indiyaana)

Special Use for a Type "A" Restaurant, Special use for a Banquet Facility, and Parking Variation

0 40 80
Feet

VILLAGE OF SCHAUMBURG

1301 American Ln

Prepared By:
Village of Schaumburg
Community Development Department

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2508-02 / THE BEVERAGE INCUBATORS / 955 American Lane / Special Use for a Laboratory and Testing Facility
08/27/25
Zoning Board of Appeals

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Community Development

Executive Summary:

This case was to be scheduled for September 10, 2025 ZBA hearing. However, staff inadvertently published the legal notice for the August 27, 2025 ZBA hearing instead. As such, Staff recommends that the case be continued to a date certain of September 10, 2025.

Recommended Action:

Staff recommends that the case be continued to a date certain of September 10, 2025.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2507-01 / KOLACHI TANDOORI GRILL / 1117 S Roselle Road / Special Use for a Type "A" Restaurant

08/27/25
Zoning Board of Appeals

Presenter: Monica Richart, Sustainability Planner
Lead Department: Community Development

Executive Summary:

This case was originally scheduled for review at the July 23rd ZBA hearing and continued by petitioner request to the August 27th ZBA hearing. However, the petitioner has requested the case be continued to the September 10th ZBA hearing. As such, staff recommends that the case be continued to the specific date of September 10th, 2025. If you have any questions, please contact me at 847-923-3855.

Recommended Action:

Staff recommends that the case be continued to the specific date of September 10th, 2025.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2506-05 / BRUSTER'S ICE CREAM / 1821 W. Irving Park Road / Site Plan Approval, Special Use for Type "B" Restaurant, Special Use for a Drive-Through, Landscape Variation, and Sign Variation
08/27/25
Zoning Board of Appeals

Presenter: Monica Richart, Sustainability Planner
Lead Department: Community Development

Executive Summary:

During the review of this project, it was determined that a parking variation is required. Legal notices have already been sent out and the parking variation wasn't included in the legal notice. Public notice which includes the parking variation is required. Therefore, staff recommends that the case be rescheduled to the specific date of September 10th, 2025.

Recommended Action:

Staff recommends that the case be rescheduled to the specific date of September 10th, 2025.