AGENDA

Zoning Board of Appeals

Wednesday, November 12, 2025
7:00 PM
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 (10/8)

Z2506-05 / Schaumburg Honda (10/8)

CASES TO BE HEARD

Z2510-03 / DILL DINKERS / 895 American Lane / Special Use for a Pickleball Facility

Z2502-07 / NEW STONE DESIGN, INC / 1475 Rodenburg Road / Site Plan Amendment, Parking Variations, Landscape Variations and Business Operations Variation

Z2509-01 / GOLDEN CORRIDOR YMCA / 101 Barrington Road / Special Use for a Health Recreation Facility, Site Plan Amendment and Sign Variations

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 (10/8)
11/12/25
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- ZBA General Minutes 10-8-25.pdf

ZONING BOARD OF APPEALS
GENERAL MINUTES
October 8, 2025

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:00pm.

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

Members Absent:

A quorum was present.

Also Present: Parth Joshi
Planning Manager

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

Mtg Date	Case Number and Name
9/24	General Minutes
	Z2502-03 / A Lamp Concrete Contractors (1/14 continuation)
	Z2506-05 / Bruster's Real Ice Cream
	Z2507-01 / Kolachi Tandoori Grill
	Z2508-03 / Razor Tattoo

All ayes **MOTION CARRIED**

PUBLIC HEARINGS
1) Z2506-05 / SCHAUMBURG HONDA / 1100 E. Golf Road / Site Plan Approval – Site and Landscape Modifications, Landscape Variation and Woodfield Regional Center Design Review

OTHER BUSINESS
Staff shared a training video regarding Comprehensive Plans and what role they play in forming municipal goals.

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

There being no further business, the meeting was adjourned at 7:38pm.

Taylor Storm, Interim Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2506-05 / Schaumburg Honda (10/8)
11/12/25
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Z2506-05 Schaumburg Honda 10-8-25 Minutes.pdf

Z2506-05 / SCHAUMBURG HONDA / 1100 E. Golf Road / Site Plan Approval – Site and Landscape Modifications, Landscape Variation and Woodfield Regional Center Design Review

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 and Jeff Mytych

Member(s) Absent:

A quorum was present.

Also Present:

Sworn in for testimony:	Parth Joshi Planning Manager Schaumburg	Mark Battista 1100 E. Golf Road

Mr. Mark Battista, Petitioner, stated that Schaumburg Honda has been in business since 1984. Since then, the business has grown and the building has run out of space. He said that occasionally, the service department has space issues in the mornings where the back ends of the cars being serviced almost stick out onto Golf Road. He said that by next year, they expect to complete 5,000 repairs per month. The Petitioner is requesting an updated parking layout to ensure the safety of customers.

Mr. Parth Joshi stated that the Petitioner is requesting a site plan amendment, landscape variation, and design review for Schaumburg Honda, located at 1100 E. Golf Road. The dealership recently relocated to this location from their previous location at Plum Grove Road and Golf Road. The Petitioner is proposing to modify the parking and drive-aisle configurations in the main entrance. Mr. Joshi stated the Petitioner is looking to modify the southern parking row, adjacent to the main drive aisle, for efficiency and safety. They are also looking to eliminate the vehicle storage to make space for an one-way additional drive aisle. Mr. Joshi stated the Petitioner is requesting to eliminate landscape islands in the center of the parking lot to ensure customer safety. The Petitioner would still be compliant by having two landscape islands on either side of the parking lot. On the east side, the petitioner is proposing to eliminate the vehicle showroom to create a new façade for inventory parking. The façade will be constructed using EFIS building construction material. Staff is supportive of this design, and believes this design meets the intent of the Woodfield Regional Center.

Chairman Raimondi asked the Recording Secretary if all of the proper public notices were completed 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.

Mr. Dolbeare, Mr. Szurgot, had no questions?

Ms. Veatch asked if the proposed changes were already completed. Mr. Joshi stated that the changes were completed before the final inspections. Ms. Veatch asked if the changes were working, as they have already been implemented. Petitioner Mr. Battista stated yes, there is now room for customer circulation.

Mr. Morreale asked how much of the existing building will be torn down. The Petitioner stated it will just be the showroom and the showroom offices. Mr. Morreale asked when the Petitioner will begin demolition. Mr. Battista stated as soon as Thursday, October 9th or Friday, October 10th.

PUBLIC HEARING CLOSED

Mr. Dolbeare made a motion, seconded by Mr. Szurgot, to close the hearing.

MOTION CARRIED

Mr. Morreale made a motion, seconded by Mr. Mytych, to recommend approval of a Site Plan Approval – Site and Landscape Modifications, Landscape Variation, and Woodfield Regional Center Design Review for Schaumburg Honda located at 1100 Golf Road, Case No. Z2506-05, subject to the following conditions:

1. 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 100% of the approved construction cost estimate, which including 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.
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. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Site Plan, Sheet ST1, prepared by Reitan Architects, LLC, dated August 5, 2025, and received by the Community Development Department on September 19, 2025.
    b. Floor Plan, Sheet A1, prepared by Reitan Architects, LLC, dated August 5, 2025, and received by the Community Development Department on September 19, 2025.
    c. Exterior Elevations, Sheet A2, prepared by Reitan Architects, LLC, dated August 5, 2025, and received by the Community Development Department on September 19, 2025.

d. Parking Lot Layout Concept, Sheet CX1.0, prepared by J. Condon & Associates, INC., dated August 1, 2025, and received by the Community Development Department on September 19, 2025.
e. Project Narrative, prepared by Rohrman Automotive Group, and received by the Community Development Department on September 19, 2025.

MOTION CARRIED: vote: 8 - 0

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. 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, 10/28/25.

ADJOURNMENT
The meeting was adjourned at 7:38pm.

Parth Joshi

Parth Joshi, AICP, Planning Manager
I have reviewed the minutes, and they accurately represent the actions taken by the Zoning Board of Appeals

Taylor Storm

Taylor Storm, Interim Recording ~~Secretary~~
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2510-03 / DILL DINKERS / 895 American Lane / Special Use for a Pickleball Facility
11/12/25
Zoning Board of Appeals

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

Executive Summary:

The petitioner requests a Special Use for a Pickleball Facility for Dill Dinkers, proposed to be located at 895 American Lane.

Recommended Action:

Staff has reviewed the petitioner's request and is supportive of the project. Therefore, staff recommends approval of a Special Use for a Pickleball Facility for Dill Dinkers, Case No. Z2510-03, subject to the conditions listed in the staff report

ATTACHMENTS:

- Staff Report
- Location Map
- Project Narrative
- Proposed Floor Plan
- Z2510-03 Dill Dinkers Application.pdf

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: November 12, 2025

DATE PREPARED: October 27, 2025

CASE NUMBER: Z2510-03

TITLE: Z2510-03 / DILL DINKERS / 895 American Lane / Special Use for a Pickleball Facility

BACKGROUND INFORMATION

Petitioner:	Patty Bahramis
Address of Petitioner:	Eon Development, Inc. 236 Waukegan Road, Glenview, IL 60025
Status of Petitioner:	Developer
Owner of Parcel:	American 6740 Noteholder LLC 236 Waukegan Rd, Glenview, IL 60025
Existing Zoning:	B-3 Planned Office Business District
Existing Land Use:	Vacant Building

Requested Actions:

- Special Use for a Pickleball Facility (Tennis, racquetball, handball, and other private recreational club) [Title 15, Chapter 154, Section 154.174 (B) Appendix A: Summary of Permitted and Special Uses of the Zoning Ordinance]

ANALYSIS

Summary:

The petitioner requests a Special Use for a Pickleball Facility for Dill Dinkers, proposed to be located at 895 American Lane. The property is located east of Plum Grove Road and the building is situated south of American Lane. As proposed, the tenant will occupy the existing vacant building in its entirety.



The floor plan illustrates a ±23,000 square foot tenant space consisting of nine (9) pickleball courts, bathrooms, a pro-shop retail area and receptionist area located in the front of the space. There will also be a small party room

of roughly 715 square feet and an office in the building. The existing loading dock on the north side will remain as is. The petitioner is proposing to use the space for pickleball practice and training. Customers will be required to make appointments ahead of time. The facility will be open seven (7) days a week, with proposed hours of operation from 8 am to 10 pm. The petitioner anticipates hiring 10-12 employees.

The facility will be used for various kinds of pickleball events such as open plays, leagues, classes, fund raisers, etc. The petitioner has also indicated that the proposed party room will be rented out for small corporate and private events.

While there are no exterior changes proposed at this time, the existing landscaping on the property is out of compliance. Therefore, the petitioner will be required to restore the missing plantings on-site with the approved landscape plan. A condition of approval regarding this has been added to this staff report.

Staff has reviewed the petitioner's request and is supportive of it. While the property is zoned for office, the majority of the building interior is conducive for the proposed use. The property was originally built with a mixture of both office and warehouse space. The building is compatible with the surrounding properties. Therefore, staff does not believe the proposed use will have negative effects to the surrounding properties from a noise, parking, or service perspective.

Zoning History:
The subject property is located within the Woodfield Lakes Office Campus and it was rezoned from B-2 PUD to the current B-3 Planned Office Business district zoning designation in 1979. The Village Board granted final plat and development approval for Rolm Office-Warehouse Building in 1982. In 2007, the Village Board granted a special use permit approval to Rational Cooking Systems for the office-warehouse building. There was a previous pickleball user, Pickl'd Paddle, who had submitted plans and the case was scheduled to be heard by the Zoning Board in January 2025. However, the petitioner withdrew their application and that case did not move forward.

Surrounding Zoning and Land Uses:
North: B-4 Retail, Service, Motor Vehicle (La-Z-Boy Home Furnishing, Steinhafels Furniture)
South: B-3 Planned Office Business (Woodfield Lake Office Court)
East: B-3 Planned Office Business (American Center – North America Office Buildings)
West: B-3 Planned Office Business (Homewood Suites Hotel)

Compatibility with Surrounding Land Uses:
The proposed pickleball facility at this location is appropriate and compatible with the surrounding land uses, and will not have a negative impact. The building is also set back approximately 350 feet from American Lane.

Comprehensive Plan Designation:
The Village's Comprehensive Plan designates the subject property as office. The proposed use is permitted in the B-3 zoning district as a special use. Staff does not believe the proposed use will have

negative effects on the existing building if the special use is approved. The building has been vacant since 2021.

Parking:
Parking requirements for the subject property are as follows:

Use / Square Footage	Parking Rate	Required Parking
Proposed Pickleball Facility Dill Dinkers 9 pickleball courts Retail/Office 327 sq ft NFA Party Room 715 sq ft GFA	 4 spaces/court 4 spaces / 1,000 sq ft NFA 15 sq. ft. / person capacity (48) 30% of capacity	 36 spaces 1 space 14 spaces
Parking Required		**51 spaces**
Parking Provided		**76 spaces**
Parking Surplus		**25 spaces**

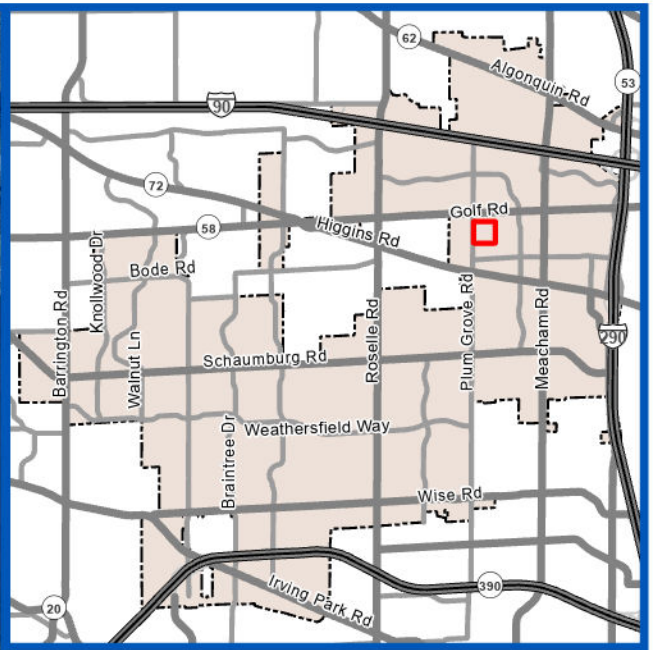
RECOMMENDATION
Staff has reviewed the petitioner's request and is supportive of the project. Therefore, staff recommends **approval** of a Special Use for a Pickleball Facility for Dill Dinkers, Case No. Z2510-03, subject to the following conditions:

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.
2. The proposed floor/equipment plan has 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. The Special Use shall be substantially in accordance with the Project Narrative received by the Community Development Department on August 21, 2025
4. Prior to the issuance of an occupancy permit, the petitioner must restore the site in accordance with the approved landscape plan as illustrated in the staff landscape exhibit dated August 20, 2025.
5. The following plans/exhibits shall be adopted as part of the governing ordinance:
   a. Proposed Floor Plan, Sheet A-101, prepared by Douglas Design, dated September 4, 2025, and received by the Community Development Department on September 5, 2025.
   b. Plat of Survey, Sheet 1 of 2, prepared by United Survey Service LLC, dated August 3, 2017, and received by Community Development Department on August 2, 2025.

c. Plat of Survey, Sheet 2 of 2, prepared by United Survey Service LLC, dated March 5, 2016 and received by Community Development Department on August 2, 2025.
d. Business Narrative, received by the Community Development Department on August 21, 2025.

pc: Petitioner
Owner





Subject Property

Z2510-03

DILL DINKERS

Special Use for a Pickleball Facility

0 80 160
Feet

VILLAGE OF SCHAUMBURG

895 American Lane

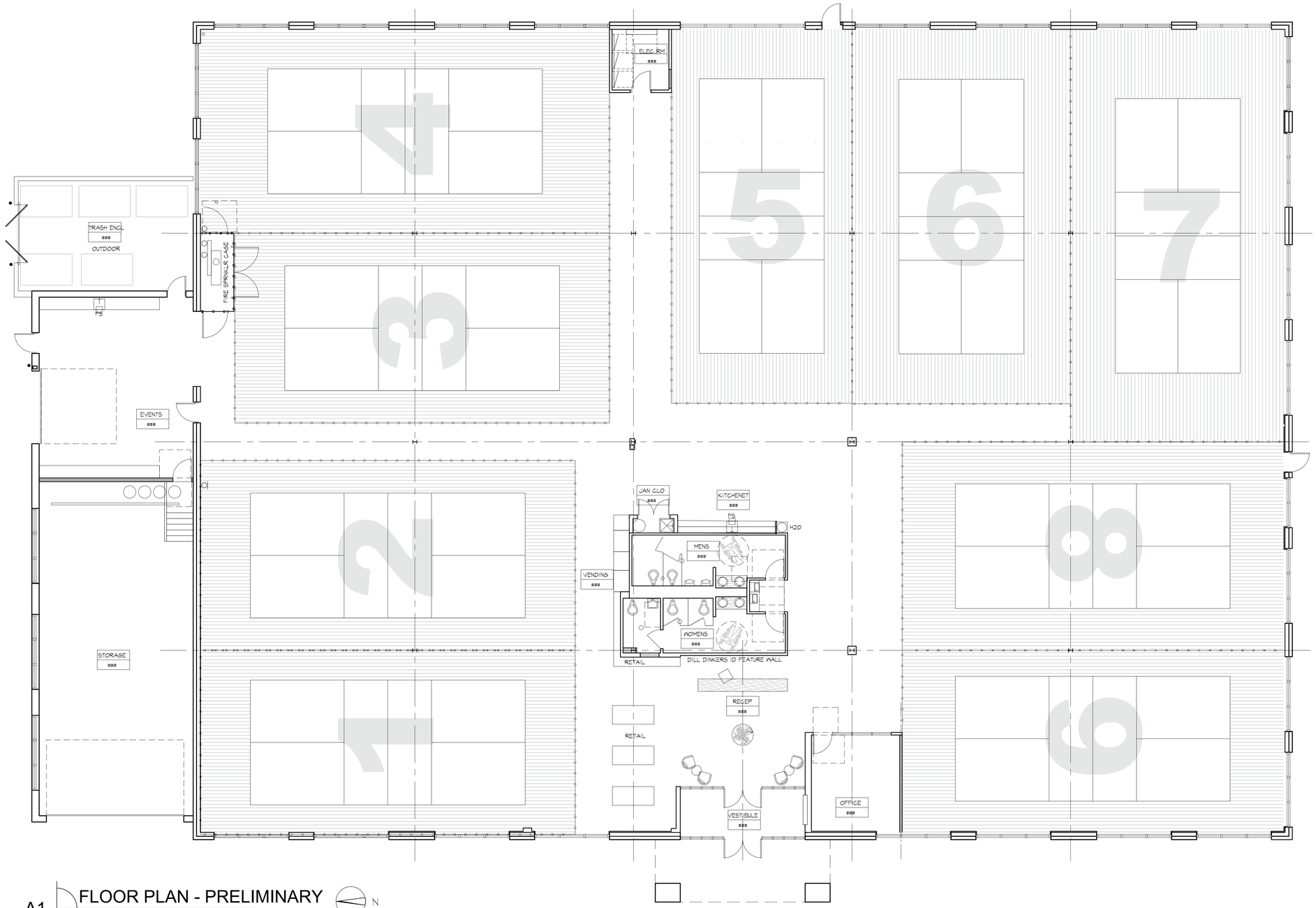
Prepared By:
Village of Schaumburg
Community Development Department

895 American Lane

Project Narrative:

Our intension is to open a pickleball franchise with 9 pickleball courts. There will be 10-12 employees. Operating hours will be 8 am – 10 pm. Buildout will be dictated according to franchise regulations. Project will be overseen by building owners and franchise. Customers will be required to make appointments ahead of time. We will also have tournaments, open plays, leagues, classes, fund raisers, corporate and private events.

Dill Dinkers offers indoor pickleball activities where players of all ages can come together to socialize and stay active. We work with Pickleball Central for our Pro Shops. They supply us with paddles, apparel and accessories on a consignment basis.



A1 FLOOR PLAN - PRELIMINARY

SCALE: 1/8" = 1'-0"

N

DILL DINKERS PICKLEBALL

895 AMEICAN LANE,
SCHAUMBURG IL 60173

REVISIONS

OWNER / APPLICANT:

EON COMPANIES
Attn: Mr George Bahramis
236 Waukegan Road
Glenview IL 60025
t. 847. 486. 0211

PRELIMINARY NOT FOR CONSTRUCTION

FLOOR PLAN

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT [410 ILCS 25] THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400) AND APPLICABLE BUILDING CODES.

\\...\dd+a - VARIOUS - ART Northlake\ARCHITECTURAL\...\...\...

Development Review Application

DEVR-25-48

Submitted On: Jul 4, 2025

Applicant

Patty Bahramis
847-486-0211
@ pc@eon-group.net

Primary Location

895 AMERICAN LN
Schaumburg, IL 60173

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Parth Joshi

DEVR-25-48 (Z2510-03) / DILL DINKERS / 895 American Lane / Special Use for a Pickleball Facility

Applicant Information

Is Applicant the Property Owner?

Yes

Relationship of Applicant to Property

--

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Industrial

PIN Number

07-14-200-044-0000 & 07-14-200-046-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

--

-

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

true

If Other, Describe

Special use & Entertainment use

Brief description of the request

Special use & Entertainment use

Project Staff

Type

Developer

If Other, Describe

--

Company Name

Eon Development, Inc.

Staff Name

George Bahramis

Staff Mailing Address

236 Waukegan Road Glenview, Illinois 60025

Staff Phone Number

312.437.5804

Staff Email

gjb@eon-group.net

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2502-07 / NEW STONE DESIGN, INC / 1475 Rodenburg Road / Site Plan Amendment, Parking Variations, Landscape Variations and Business Operations Variation
11/12/25
Zoning Board of Appeals

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

Executive Summary:

A request for a Site Plan Amendment, Parking Variations, Landscape Variations and Business Operations Variation for New Stone Design, located at 1475 Rodenburg Road, was scheduled for review at the November 12, 2025, Zoning Board of Appeals meeting. The Petitioner did not complete the public notice in accordance with the code; therefore, Staff recommends that the case be continued to a date certain of December 10, 2025.

Recommended Action:

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

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2509-01 / GOLDEN CORRIDOR YMCA / 101 Barrington Road / Special Use for a Health Recreation Facility, Site Plan Amendment and Sign Variations

11/12/25
Zoning Board of Appeals

Presenter: Todd Wenger, PLA, ASLA, Senior Planner
Lead Department: Community Development

Executive Summary:

The petitioner requests approval of a Special Use for a Health and Recreation Center, Site Plan Amendment, and Signage Variations for the Golden Corridor YMCA located at 101 Barrington Road within the Prairie Towne Center Shopping Center. The village's zoning code requires larger recreation facilities which are 4,000 square feet in size or larger to obtain Special Use Approval. The proposed YMCA will fill the previously approved 24-Hour Fitness and At Home tenant spaces, which are currently vacant. As proposed, the YMCA will have a combined square footage of approximately 131,654 square feet. The YMCA will offer athletic/fitness classes and sport leagues at this location.

Recommended Action:

Staff recommends **approval** of a Special Use for a Health Recreation Facility, Site Plan Amendment, and Signage Variations for Golden Corridor YMCA, proposed to be located at 101 Barrington Road, Case No. Z2509-01, subject to the conditions listed in the Staff Report.

ATTACHMENTS:
- Z2509-01 YMCA - Final Report.docx
- ZBA Submittal - Location Map - 2025.10.13.pdf
- ZBA Submittal - Business Narrative2 - 2025.10.13.pdf
- ZBA Submittal - Building Plans - 2025.10.13.pdf
- ZBA Submittal - Interior Rendering - 2025.10.13.pdf
- ZBA Submittal - Plat of Survey - 2025.10.13.pdf
- Z2509-01 Golden Corridor YMCA Application.pdf

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Todd Wenger, PLA, ASLA
Senior Planner

HEARING DATE: November 12, 2025

DATE PREPARED: November 6, 2025

CASE NUMBER: Z2509-01

TITLE: Z2509-01 / GOLDEN CORRIDOR YMCA / 101 Barrington Road / Special Use for a Health Recreation Facility, Site Plan Amendment, and Sign Variations

BACKGROUND INFORMATION

Petitioner:	Mark Kluemper
Address of Petitioner:	Baker Barrios Architects 121 West Wacker Drive Chicago, IL 60601
Status of Petitioner:	Architect
Owner of Parcel:	RCG-Prairie PM, LLC
Address of Owner:	3060 Peachtree Road, Suite 400 Atlanta, GA 30305
Existing Zoning:	B-2 General Business District
Existing Land Use:	Vacant Commercial Building

Requested Actions:

- Special Use for a Health Recreation Center over 4,000 Square Feet in Size [Title 15, Chapter 154, Section 154.173 (B) of the Zoning Ordinance]
- Site Plan Amendment for Building Façade Modifications [Title 15, Chapter 154, Section 154.46 of the Zoning Ordinance]
- Sign Variation to Allow a Projecting Canopy Sign [Title 15, Chapter 155, Section 155.96(C)(4) of the Zoning Ordinance]
- Sign Variation to Allow an Additional Wall Sign [Title 15, Chapter 155, Section 155.96(A)(1) of the Zoning Ordinance]

ANALYSIS

Staff Discussion:

The petitioner requests approval of a Special Use for a Health and Recreation Center, Site Plan Amendment, and Signage Variations for the Golden Corridor YMCA located at 101 Barrington Road within the Prairie Towne Center Shopping Center. The proposed YMCA will fill the previously approved 24-Hour Fitness and At Home tenant spaces, which are currently vacant. The YMCA will offer athletic/fitness classes and sport leagues at this location. Other services include day camps during school breaks, etc.



The village's zoning code permits small health recreation facilities under 4,000 square feet in size but requires larger facilities which are 4,000 square feet in size or larger to obtain Special Use Approval. As proposed, the YMCA will have a combined square footage of approximately 131,654 square feet. The YMCA will have two distinct sections within the building. The north portion of the space (approximately 36,280 sq. ft.) mirrors the former 24-Hour Fitness workout facility. This space was previously fitted with bathrooms, locker rooms, offices, a pool, and workout spaces for the former tenant. These constructed amenities make it a perfect fit for the YMCA's programming. The southern portion of the space (approximately 95,374 sq. ft.) is the former At Home retail store. This large open retail area will be retrofitted with multi-sports (pickleball, soccer, basketball, and volleyball) courts, a running track, spectator seating, batting cages, golf simulators, as well as a small café area near the entrance. This section will also contain a small rehab clinic at the southeast corner. The rehab clinic will have a separate exterior entrance with interior access to the YMCA's workout equipment.

The hours of operation for activities are proposed to be the following:

- Monday – Thursday 6 a.m. to 9 p.m.
- Friday 6 a.m. to 8 p.m.
- Saturday 7 a.m. to 8 p.m.
- Sunday 7 a.m. to 6 p.m.

Staff believes that the proposed use is reasonable and compatible with other permitted recreational uses in multi-tenant commercial centers and in the B-2 Business District. Staff is supportive of the proposed use.

Standards for Special Use Determination:

(a) The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community:

Staff believes that the proposed YMCA provides a space where youth, adults, and families can connect, grow and thrive through exercise and recreation. This use at this particular location makes logical sense and is desirable for the community.

(b) Such use will not, under the circumstances or the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity:

The proposed use is compatible with surrounding uses and will not be detrimental to the health, safety, morals or general welfare of people residing or working in the vicinity or injurious to property values or improvements in the vicinity. The proposed YMCA use will provide expanded opportunities for health and recreation which are not currently available within the vicinity.

(c) The proposed use will comply with the regulations and conditions specified in this chapter for such use and with the stipulations and conditions made as part of the authorization granted by the village board:

Staff believes the proposed YMCA use will comply with the regulations and conditions specified in this chapter for such use.

Site Plan Amendment:

The petitioner is proposing only minimal changes to the exterior façade. The proposed changes include the addition of six new windows along the east façade and several new bike racks. The new windows will provide light into the multi-purpose rooms and the rehab clinic space. The proposed windows will generally match the existing windows along the west façade and blend with the existing architecture.

Signage Variations:

The petitioner has requested two different types of sign variations. The first variation is for a projecting sign above their north entrance canopy. The second variation is for an additional wall sign along their south entry.

The village prohibits canopy signage which projects above the canopy to which it is affixed.

> *"An awning or canopy sign shall not project higher than the top of the awning or canopy to which such sign is affixed."*

The proposed "Golden Corridor Family" sign above the northern entrance canopy facing Barrington Road projects approximately 10" above the canopy. However, if the signage was mounted on the adjacent wall, it would be difficult to see and partially blocked by the canopy itself. This canopy sign is in addition to the 57 sq. ft. "Y" logo wall sign. The projecting canopy sign helps direct pedestrian traffic to the correct entrance using a stylish and modest (only 13 sq. ft.) design approach.

The additional wall sign being requested is over the petitioner's south entry doors. These doors lead directly to the multi-use sport courts and running track which will operate differently from the workout/pool portion of the facility. Therefore, it is important to distinguish between these two entries. The "Sports Club" signage is approximately 144 sq. ft. The total of all combined signage equals 215 sq. ft. which is just over the allowed 200 sq. ft. limit.

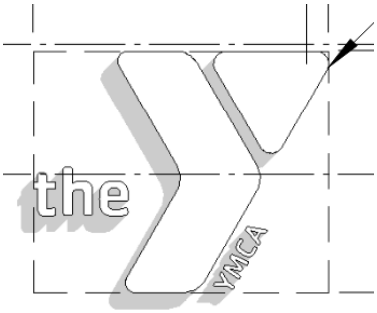
Staff is supportive of the request but is recommending conditions of approval to minimize sign clutter on the building as well as maintain consistency with the shopping center wall signage.

1. Total wall and canopy signs shall be a maximum of 215 square feet.
2. Wall signs for the building shall be individual channel letters.
3. If signs are illuminated, signs shall be internally illuminated.

Sign Design Analysis:

Wall Sign (North Entry)

Type:	Wall Sign
Items of Information:	One
Size of sign:	57 square feet
Height:	6'-10"
Length:	8'- 4-1/8"
Illumination:	Internally Illuminated
Color(s):	To Be Determined



Wall Sign (South Entry)

Type:	Wall Sign
Items of Information:	Two
Size of sign:	139.3 square feet
Height:	4'-0"
Length:	34'-10"
Illumination:	Internally Illuminated
Color(s):	To Be Determined



Canopy Sign (by North Entry)

Type:	Wall Sign
Items of Information:	Three
Size of sign:	12.7 square feet
Height:	10"
Length:	15'-3"
Illumination:	To Be Determined
Color(s):	To Be Determined



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 literal interpretation and strict application of the sign code would force the petitioner to place the projecting canopy sign on the building which would affect the sign's visibility and effectiveness. If the petitioner was not allowed to have an additional wall sign over their second entrance, it would cause confusion for visitors trying to find the sport court area.

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.
There is no evidence that the hardship has been self-created. The petitioner is trying to work with the existing architecture of the shopping center to avoid substantial façade work while maintaining the overall look of the center.

The requested variation will not be materially detrimental to nearby property owners.
Staff does not believe that the proposed sign variations will set a negative precedent or be materially detrimental to nearby property owners. The signs will be oriented towards Barrington Road.

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 projecting canopy sign and additional wall sign variations are a direct result of existing architecture. It is unusual to have such a large single tenant whose footprint encompasses two different entryways spaced far apart which operate independently. Additionally, the proposed signage is consistent with the spirit and intent of the village's sign code which is to enhance the economy, business, and industry of the village by promoting the reasonable, orderly, and effective display of signs.

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.
Staff believes that the requested variations are not contrary to the sign code and will not be obtrusive or add sign clutter. The projecting canopy sign and additional wall sign have been kept minimal in size. These signs will provide information for the general public and have been visibly located and appropriately sized for the building.

Staff believes that the sign variations requested help improve visibility and distinguish between the two distinct interior spaces. The signage is reasonable and in keeping with other variations granted. Staff is supportive of the petitioner's request.

Zoning History:

The subject parcel was originally annexed into the Village as a part of an approximately 480-acre parcel known as the Odlum Farm on March 11, 1986, under Ordinance No. 2613. On March 25, 1986, the Village Board adopted Ordinance No. 2621, rezoning the subject property from A- Agricultural District to B-2 General Retail Business District. On January 29, 1992, the Village Board adopted Ordinance No. 92-9, granting special use approval for an outdoor sales and service area as well as an auto center and Site Plan approval for K-Mart/Eagle Foods Shopping Center, now known as the Prairie Towne Center Shopping Center. On April 27, 1993, the Village Board adopted Ordinance No. 93-59, granting a special use for a Type "A" restaurant for a Little Caesars Pizza within the K-Mart store. Special Use approval was granted in 1994 for Pizza Hut (Case No. Z9405-01) for a Type "B" Restaurant. On June 26, 1996, the Village Board adopted Ordinance No. 96-54 granting a special use for a Type "A" restaurant and parking variation for Starbucks. In 2004, A Site Plan Amendment, Special Use, Building Height Variation, Parking Variation and Sign Variation were granted for Lowe's Home Improvements (Case No. Z0403-09). In 2018 Special Use approval was granted for Napoli Per Tutti (Case No. Z1802-05, Ordinance No. 18-044). Lastly, Special Use approval was granted in 2019 for 24-hour Fitness and At Home (Case No. Z1812-04, Ordinance No. 19-040). A Special Use Approval for a children's recreation center and parking variation was recently granted for Kid's Strong (Case No. Z2506-02, Ordinance No. 25-069).

Surrounding Zoning and Land Uses:

North: B-2 General Business District (Multi-Tenant Building Prairie Towne Center)
South: B-2 General Business District (Multi-Tenant Building Prairie Towne Center)
East: R6 Planned Unit Development (Town Place Ease Condominium Townhomes)
West: B-2 General Business District (Multi-Tenant Building Prairie Towne Center)

Compatibility with Surrounding Land Uses:

The proposed use is surrounded by several commercial retail and service uses. The proposed use offers a recreational use that is compatible with the surrounding commercial uses. The proposed YMCA center will not have a negative effect on the surrounding land uses.

Comprehensive Plan Designation:

The subject development is designated for General Commercial use in the Village Comprehensive Plan. General commercial is intended to accommodate larger shopping centers. Recreational uses are commonly located in large multi-tenant commercial centers. The proposed YMCA recreational center use is compatible and appropriate within this use designation.

Parking:

Parking for the Subject Property and Prairie Town Center Shopping Center is calculated as follows:

Use / Square Footage	**Parking Rate**	**Required Parking**
Proposed YMCA Health Recreation Facility 132,377 sq. ft. GFA 122,967 sq. ft. NFA		
9-multi-sport court (pickleball, volleyball, basketball) (28,200 sq. ft. NFA)	4 per each handball, racquetball or squash court	36 spaces
1,669 sq. ft. NFA	10 per 1,000 square feet of swimming pool water surface plus 1 per employee	17 spaces 3 spaces
28,313 sq. ft. NFA	2 per 1,000 square feet of weight or exercise room NFA	57 spaces
64,785 sq. ft. NFA	1 per 1,000 square feet of remaining indoor NFA.	65 spaces
Parking Required		**178 spaces**
Parking Provided		**345 spaces**
Outlot on Schaumburg Road Children's Recreation Center 3,855 sq. ft. NFA (exercise activity spaces) 300 sq. ft. NFA (office, employee room, storage)	25% of occupancy (100 capacity) 5 spaces per 1,000 sq. ft. of NFA	25 spaces 2 spaces
Retail and General Services 5,413 sq. ft. GFA 4,694 sq. ft. NFA	5 spaces /1,000 sq. ft. NFA	19 spaces
Type "B" Restaurant 1,088 sq. ft. GFA 979 sq. ft. NFA	6 spaces / 1,000 sq. ft. NFA	6 spaces
Type "C" Restaurant 3,165 sq. ft. GFA 1,365 sq. ft. NFA	12 spaces / 1,000 sq. ft. NFA	34 spaces

Anchor Store – Retail Space Kohl's 96,422 sq. ft. GFA 86,779 sq. ft. NFA	4 spaces / 1,000 sq. ft. NFA	386 spaces
Outlot A (SE Corner Schaumburg & Barrington) Retail 5,016 sq. ft. GFA 4,514 sq. ft. NFA	4 spaces / 1,000 sq. ft. NFA	23 spaces
Type "C" Restaurants 5,807 sq. ft. GFA 5,226 sq. ft. NFA	12 spaces / 1,000 sq. ft. NFA	63 spaces
Physical Therapy 2,508 sq. ft. GFA 2,257 sq. ft. NFA	5 spaces /1,000 sq. ft. NFA	11 spaces
Outlot B (Bank) 3,500 sq. ft. GFA 3,150 sq. ft. NFA	5 spaces/1,000 sq. ft. NFA	16 spaces
Outlot C (Barrington & Holmes Way) Retail 5,250 sq. ft. GFA 4,725 sq. ft. NFA	4 spaces/1,000 sq. ft. NFA	19 spaces
Type "A" Restaurant 1,750 sq. ft. GFA 1,575 sq. ft. NFA	16 spaces / 1,000 sq. ft. NFA	25 spaces
Total Parking Required		**807 spaces**
Total Parking Provided		**1,101 spaces**
Total Parking Surplus		**294 spaces**
Previous Variations Granted		**422 spaces**

Per section 154.123 of the Zoning code, a total of 178 parking spaces are required for the uses on the subject property. The subject property has a total of 345 parking spaces that are located west and south of the building. All the properties in the Prairie Town Center (including the subject property) are part of an Operation and Easement Agreement that allows for non-exclusive easement for parking and passage of vehicles on all properties. Excluding the subject property, a total of 807 parking spaces are required for all the other uses at the Prairie Town Shopping Center, and a total of 1,101 parking spaces are provided. Including the subject property, the Prairie Town Shopping Center has a parking surplus

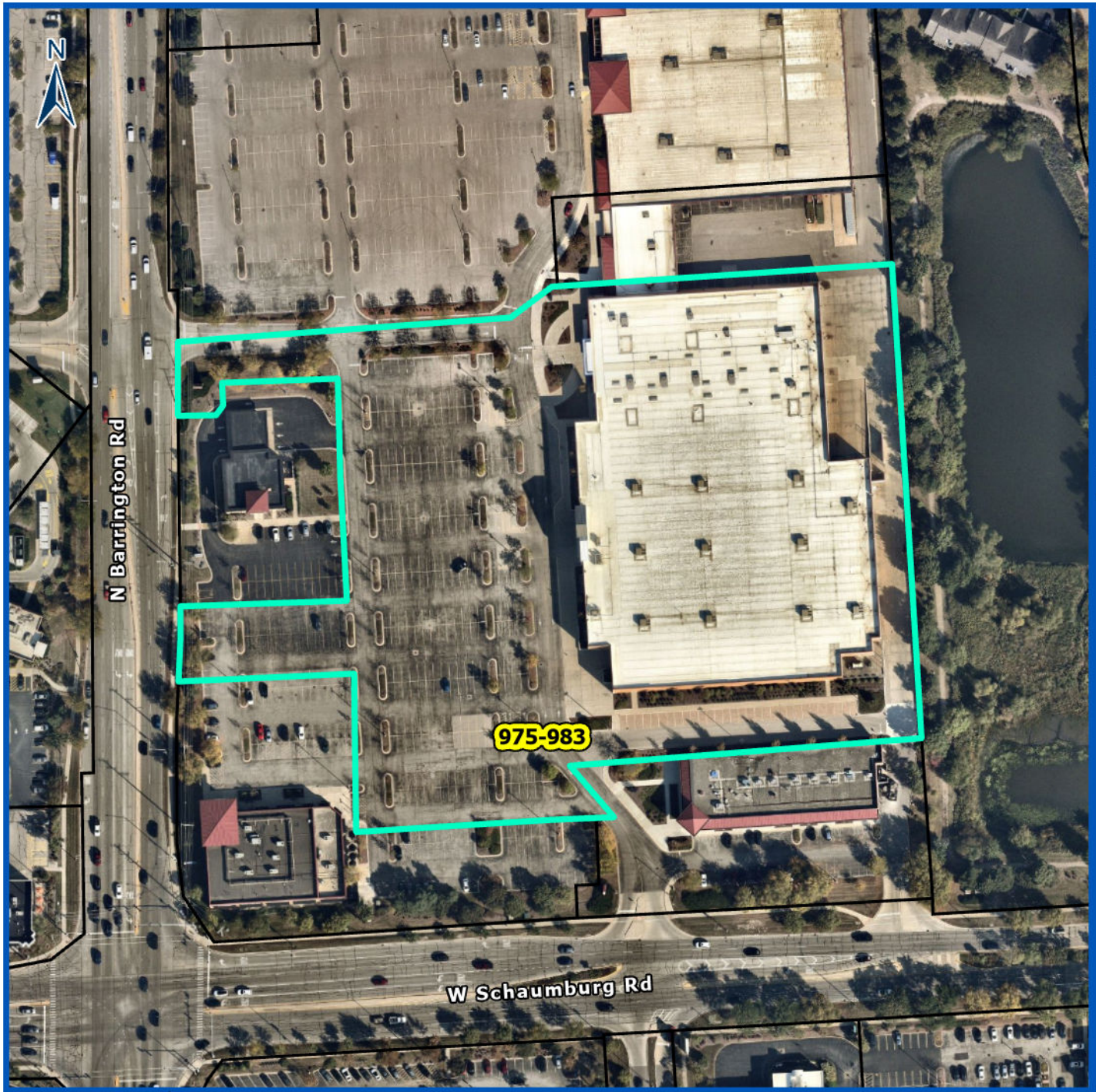
of 294 parking spaces. Given the mix of uses at this shopping center and the available parking, staff has no parking concerns.

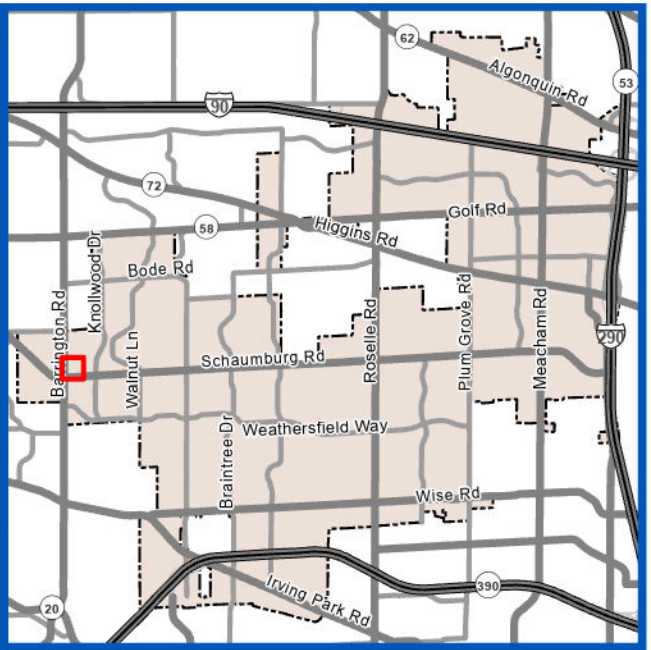
RECOMMENDATION

Staff has reviewed the petitioner's request and is supportive of the request. Therefore, staff recommends **approval** of a Special Use for a Health Recreation Facility, Site Plan Amendment, and Signage Variations for Golden Corridor YMCA, proposed to be located at 101 Barrington Road, Case No. Z2509-01, subject to the following conditions:

1. The proposed Golden Corridor YMCA shall remain in substantial conformance with the adopted business narrative.
2. 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.
3. Separate Sign Permits are required for the installation of each canopy and wall signs.
4. All refuse and recycling bins must be stored in an adequately sized dumpster enclosure.
5. The proposed plans have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the Building Permit process.
6. Establish an accessible ADA route to the door of the rehab entrance to the south, by providing a ramp or depressed curb, adjacent to the access aisle. Shift the two ADA parking spaces north by one parking space to ensure that the access aisle aligns with the front door.
7. Call out existing and proposed bike racks on the site plan and provide a data box on the site plan to show the number of existing bike parking spaces (23) and proposed number of bike parking spaces (6).
8. The following plans shall be adopted as part of the governing ordinance:
    a. Architectural Plans, Sheets 1-15, prepared by Baker Barrios Architects, dated October 13, 2025, and received by the Community Development Department on October 13, 2025.
    b. Interior Architectural Rendering, Sheet 1 of 1, prepared by Baker Barrios Architects, dated October 13, 2025, and received by the Community Development Department on November 4, 2025.
    c. Plat of Survey, Sheet 1 of 1, prepared by Jorgensen & Associates, received by the Community Development Department on October 13, 2025.
    d. Project Narrative, received by the Community Development Department on October 13, 2025.

pc: Petitioner
Owner of Property





Subject Property

Z2509-01

GOLDEN CORRIDOR YMCA

Special Use for a Health Recreation Facility, Site Plan Amendment, and Sign Variations

0 80 160
Feet

VILLAGE OF SCHAUMBURG

101 N. Barrington Road

Prepared By:
Village of Schaumburg
Community Development Department

YMCA Sports Complex & Fitness Center
A Premier Destination for Wellness, Sports, and Community Impact

---

🏟️ **Facility Features – Sports Complex**

- **Multi-Purpose Courts**
  Basketball, volleyball, pickleball for all ages.
- **Indoor Turf Field**
  Soccer, youth leagues, training programs.
- **Batting Cages & Pitching Tunnels**
  Skill development for baseball and softball.
- **Golf Simulators & Training Areas**
  Year-round access for all skill levels.
- **Walking/Jogging Track**
  Encircles the complex for fitness and leisure.
- **On-Site First Aid Stations**
  Ensuring safety throughout the facility.
- **Healthcare Partner Space**
  Chiropractic/orthopedic services on-site for injury prevention, recovery, and wellness.

🏋️ **Facility Features – Fitness Center**

- **Modern Strength & Cardio Equipment**
- **Group Exercise & Wellness Classes**
  Programs for all ages and fitness levels.
- **Aquatics Program**
  Swim lessons, lap swimming, water fitness classes.
- **School Days Off Programs**
  Safe, STEAM-enrichment care during school closures.

⚙️ **Operations Overview**

Business Hours:

- Monday – Thursday 6am – 9pm
- Friday 6am – 8pm
- Saturday 7am – 8pm
- Sunday 7am – 6pm

***** Sports Complex side could run until 11pm depending on tournaments and leagues and Fitness side has the potential to open earlier(5am).

Sports Complex:

- Year-round **leagues, clinics, and tournaments**
- **Training programs** for youth & adults
- **Facility rentals** for regional organizations

Fitness Center:

- **Daily group fitness classes & swim programs**
- **Personal training**
- Wellness initiatives in collaboration with healthcare partners

---

💼 **Economic & Tourism Impact**

- **Increased Tourism**
  Events and tournaments attract regional visitors.
- **Job Creation**
  Staff, instructors, coaches, healthcare professionals.
- **Local Economy Boost**
  More foot traffic to hotels, restaurants, and retail.
- **Community Value**
  Healthier lifestyles, youth development, and deeper community connections.

🌟 **Community Benefits**

- Inclusive, modern space for **recreation and wellness**
- Opportunities for **personal growth and family connection**
- Strengthening **Schaumburg's reputation** as a regional wellness leader

---

🚀 **Conclusion**

The **YMCA Sports Complex & Fitness Center** will:

- Deliver cutting-edge amenities for sports, fitness, and health.
- Create new **economic, social, and wellness value** for Schaumburg.
- Serve as a **model for integrated, inclusive community development**.

A place where youth, adults, and families can connect, grow, and thrive.

INTERIOR ALTERATIONS FOR:

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road,
Schaumburg, IL 60194



DEVELOPMENT REVIEW - SPECIAL USE PACKAGE R1

OCT. 13, 2025

PROJECT TEAM INFORMATION:

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CHICAGO, IL 60601
PHONE: 872.208.9550

STRUCTURAL ENGINEER

CONSULTANT 5 FIRM
CONSULTANT 5 ADDRESS
CONSULTANT 5 ADDRESS
CONSULTANT 5 ADDRESS
CONSULTANT 5 PHONE

MEP-FP ENGINEER

CONSULTANT 4 FIRM
CONSULTANT 4 ADDRESS
CONSULTANT 4 ADDRESS
CONSULTANT 4 ADDRESS
CONSULTANT 4 PHONE

GENERAL CONTRACTOR

CONSULTANT 3 FIRM
CONSULTANT 3 ADDRESS
CONSULTANT 3 ADDRESS
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ARCH NAME
ARCH ##

NOT FOR CONSTRUCTION

Δ	DATE	SUBMISSION
	10.13.2025	SPECIAL USE PACKAGE R1

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GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road,
Schaumburg, IL 60194

PROJECT NO:
250252.00

COVER SHEET- SPECIAL USE

SHEET NUMBER:
G004

THE LINE SHOWN ABOVE IS 3" LONG ON ORIGINAL PAGE SIZE

INDEX OF DRAWINGS - GENERAL- SU

NUMBER	SHEET NAME	REV	REV DATE
G004	COVER SHEET- SPECIAL USE		
G005	SHEET INDEX- VOLUME 1- SPECIAL USE		
G011	CODE SUMMARY		
G077	BIKE RACK DETAIL		
G101	LIFE SAFETY PLAN- LEVEL 1		
G101.1	LIFE SAFETY- OCCUPANCY- LEVEL 1		
QTY: 6			

INDEX OF DRAWINGS - ARCHITECTURAL- SU

NUMBER	SHEET NAME	REV	REV DATE
ARCHITECTURAL DEMOLITION			
AD101	DEMOLITION PLAN- LEVEL 1		
ARCHITECTURAL SITE			
A090	ARCHITECTURAL SITE PLAN		
ARCHITECTURAL PLANS			
A101	FLOOR PLAN- LEVEL 1		
A101A	FLOOR PLAN- LEVEL 1- AREA A		
A101B	FLOOR PLAN- LEVEL 1- AREA B		
A101C	FLOOR PLAN- LEVEL 1- AREA C		
A101D	FLOOR PLAN- LEVEL 1- AREA D		
EXTERIOR ENVELOPE			
A201	EXTERIOR ELEVATIONS		
A211	ENLARGED EXTERIOR ELEVATIONS		
QTY: 9			

INDEX OF DRAWINGS - ELECTRICAL

NUMBER	SHEET NAME	REV	REV DATE

INDEX OF DRAWINGS - PLUMBING

NUMBER	SHEET NAME	REV	REV DATE

INDEX OF DRAWINGS - FIRE PROTECTION

NUMBER	SHEET NAME	REV	REV DATE

INDEX OF DRAWINGS - TELCOM

NUMBER	SHEET NAME	REV	REV DATE

INDEX OF DRAWINGS - STRUCTURAL

NUMBER	SHEET NAME	REV	REV DATE

INDEX OF DRAWINGS - MECHANICAL

NUMBER	SHEET NAME	REV	REV DATE

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NOT FOR CONSTRUCTION

Δ	DATE	SUBMISSION
	10.13.2025	SPECIAL USE PACKAGE R1

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GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road,
Schaumburg, IL 60194

PROJECT NO:
250252.00

SHEET INDEX- VOLUME 1- SPECIAL USE

SHEET NUMBER:
G005

BUILDING CODE SUMMARY

1. PROJECT INFORMATION

PROJECT NAME:	**YMCA**
LOCATION:	**101 BARRINGTON ROAD SCHAUMBURG, IL 60194**
AHJ:	**VILLAGE OF SCHAUMBURG**
OWNER:	**GOLDEN CORRIDOR FAMILY YMCA**

2. APPLICABLE CODES

THE SCOPE OF WORK OUTLINED IN THIS DRAWING PACKAGE WAS DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODES:

ACCESSIBILITY	2021 INTERNATIONAL BUILDING CODE, 2018 ILLINOIS ACCESSIBILITY CODE, 2017 ICC A117.1	
BUILDING	2021 INTERNATIONAL BUILDING CODE	WITH LOCAL AMENDMENTS
EXIST. BLDG	2021 INTERNATIONAL EXISTING BUILDING CODE	WITH LOCAL AMENDMENTS
ELECTRICAL	2020 NATIONAL ELECTRICAL CODE, NFPA 70	WITH LOCAL AMENDMENTS
ENERGY	2018 INTERNATIONAL ENERGY CONSERVATION CODE	WITH LOCAL AMENDMENTS
FIRE	2021 INTERNATIONAL FIRE CODE	WITH LOCAL AMENDMENTS
	2019 NFPA 13, 2019 NFPA 13R, 2019 NFPA 13D, 2019 NFPA 72	---
FUEL GAS	2021 INTERNATIONAL FUEL GAS CODE	WITH LOCAL AMENDMENTS
MECHANICAL	2021 INTERNATIONAL MECHANICAL CODE	WITH LOCAL AMENDMENTS
PLUMBING	2021 INTERNATIONAL PLUMBING CODE CH. 11-14, 2014 ILLINOIS PLUMBING CODE	WITH LOCAL AMENDMENTS

CODE CHECK BY:	**PROJECT MANAGER:**	**DOCUMENT PHASE:**	**DATE:**
	MARK KLUEMPER	SCHEMATIC DESIGN	2025.MM.DD
	ALAN MUI / MK	DESIGN DEVELOPMENT	2025.09.30
	ALAN MUI / MK	---	YYYY.MM.DD

3. USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3)

A.	**CLASSIFICATION OF OCCUPANCIES**			**SECTION 302.1**
	PRIMARY USE:	GROUP A-4	ASSEMBLY	SECTION 303.5
	ADDITIONAL:	GROUP A-3	ASSEMBLY	SECTION 303.4
	ADDITIONAL:	---	---	---

B.	**INCIDENTAL USE AREAS**		**SECTION 508.2.5**
	AREA	REQUIRED	PROVIDED
	---	---	---
	---	---	---
	---	---	---

**PROVIDE AN AUTOMATIC FIRE-EXTINGUISHING SYSTEM. WHERE NO FIRE BARRIER IS REQUIRED, THE INCIDENTAL USE AREA SHALL BE SEPARATED BY CONSTRUCTION CAPABLE OF RESISTING THE PASSAGE OF SMOKE. DOORS SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING UPON DETECTION OF SMOKE. DOORS SHALL NOT HAVE AIR TRANSFER OPENINGS AND SHALL NOT BE UNDERCUT IN EXCESS OF THE CLEARANCE PERMITTED IN ACCORDANCE WITH NFPA 80.*

C.	**ACCESSORY USE AREAS**	**SECTION 508.2**
	BUSINESS & STORAGE	---

D.	**MIXED OCCUPANCY**	**SECTION 508.3.3**
	NON-SEPARATED	---

4. BUILDING DATA | AREA LIMITATIONS & CONSTRUCTION TYPES (CHAPTER 5)

A.	**PROPOSED CONSTRUCTION TYPE**		**CHAPTER 5**
	EXISTING TYPE I-B (GROUP A-4)		
	SPRINKLERED BUILDING	YES	PER NFPA 13 (903.3.1)

B.		**ALLOWABLE HEIGHT AND BUILDING AREAS**		**TABLE 503**
	1.	ALLOWABLE HEIGHT	180' / 12 STORY	
	2.	ALLOWABLE AREA	UL SF / FLOOR	
	3.	PROPOSED HEIGHT	51'-9" / 1 STORY	
	4.	PROPOSED AREA	133,381 SF / FLOOR	

C.	**AREA MODIFICATIONS**	**TABLE 506**
	A. INCREASE DUE TO SPRINKLER PER STORY	--- SF
	B. INCREASE DUE TO FRONTAGE	N/A
	TOTAL ALLOWED AREA PER FLOOR AFTER MODIFICATION	--- SF

D.	**AREA & HEIGHT SUMMARY**	
	HEIGHT (TO TOP OF ROOF)	26'-3"
	STORY	1 STORY

AREA OF PROPOSED BUILDING:			
	---	AREA (SF)	OCCUPANCY
	FIRST FLOOR	133,381 SF	ASSEMBLY, A-3 & A-4; BUSINESS
	TOTAL	**133,381 SF**	

5. FIRE RATED CONSTRUCTION REQUIREMENTS (CHAPTERS 6, 7 & 8)

A.	**STRUCTURAL MEMBER OR ELEMENT PROVIDED**	**TABLE 601**
		FIRE RESISTIVE TIME PERIOD
1.	STRUCTURAL FRAME:	2 HR
2.	EXTERIOR BEARING WALL:	2 HR
3.	INTERIOR BEARING WALL:	2 HR
4.	EXTERIOR NON-BEARING WALL:	
	(0' < 5' FIRE SEPARATION DISTANCE)	1 HR
	(5' < 10' FIRE SEPARATION DISTANCE)	1 HR
	(10' < 30' FIRE SEPARATION DISTANCE)	1 HR
	(OVER 30' FIRE SEPARATION DISTANCE)	0 HR
5.	FLOOR CONSTRUCTION:	2 HR
6.	ROOF CONSTRUCTION:	1 HR
7.	SHAFT ENCLOSURES:	2 HR
8.	MECHANICAL ROOMS:	---
9.	ELEVATOR EQUIPMENT ROOMS:	2 HR
10.	DWELLING SEPARATION:	1 HR

B.	**WALL OPENINGS**			**TABLE 705.8**
			OPENING PERMITTED % OF WALL	
1.	DISTANCE	UP, NS	UP, S	P
	0' < 3'	NP	NP	NP
	>3'-5'	NP	15%	15%
	>5'-10'	10%	25%	25%
	>10'-15'	15%	45%	45%
	>15'-20'	25%	75%	75%
	>20'-25'	45%	NL	NL
	>25'-30'	70%	NL	NL
	>30'	NL	NL	NL

UP = unprotected, S = sprinklered, NS = non-sprinklered P = protected

2.	REQUIRED FIRE RATING		TABLE 716.5
	TYPE OF ASSEMBLY	ASSEMBLY RATING	OPENING RATING
	SHAFT, EXIT ENCLOSURE & EXIT PASSAGE	2 HR	90 MIN.
	SHAFT, EXIT ENCLOSURE & EXIT PASSAGE	1 HR	60 MIN.
	OTHER FIRE BARRIERS	1 HR	45 MIN.
	FIRE PARTITIONS	1 HR	45 MIN.
	CORRIDOR WALLS	1 HR	20 MIN.
	OTHER PARTITIONS	1 HR	45 MIN.
	SMOKE BARRIERS	1 HR	20 MIN.

C.	**INTERIOR FINISH REQUIREMENTS**		**TABLE 803.11**
1.	SPACE	REQUIRED	
	EXIT ENCLOSURES & EXIT PASSAGEWAYS	CLASS B	
	CORRIDORS	CLASS B	
	ROOMS & ENCLOSED SPACES	CLASS C	
	INTERIOR FLOOR FINISH	CLASS II	804.4.2
2.	FIRE WALL RESISTANT RATING		TABLE 706.4
	3 HR		

6. FIRE PROTECTION SYSTEM REQUIREMENTS

			PER NFPA 10 (903.3.1)
A.	**AUTOMATIC SPRINKLER SYSTEM**	**PROVIDED**	
B.	**FIRE EXTINGUISHERS**		**SECTION 905.1**
1.	HAZARD	LIGHT	
2.	AREA PER EXTINGUISHER	3,000 SF	SECTION 907.2.1/907.2.2
3.	TRAVEL DISTANCE	75 FT	
C.	**STANDPIPE REQUIRED**	**---**	**TABLE 1004.1.1**
D.	**FIRE ALARM AND DETECTION SYSTEMS**	**PROVIDED**	

7. OCCUPANT LOAD FACTORS

A.	**USE**	**OLF**	**SECTION 1004**
	ASSEMBLY (UNCONCENTRATED)	15 NET	
	EXERCISE ROOMS	50 GROSS	
	BUSINESS	150 GROSS	
	POOL	50 GROSS	
	POOL DECK	15 GROSS	
	LOCKER ROOMS	50 GROSS	

8. MEANS OF EGRESS (CHAPTER 10)

A.	**COMMON PATH OF TRAVEL**	**75' MAX**	**SECTION 1016.1**
B.	**EXIT ACCESS TRAVEL DISTANCE**	**75' MAX**	
	EXIT ACCESS TRAVEL DISTANCE W/SPRINKLER	250' MAX	
C.	**DEAD END CORRIDOR**	**50' MAX**	

9. ENVIRONMENTAL DATA

A.	**WIND LOAD & RISK CATEGORY INFO**

B.	**SEISMIC LOAD DESIGN DATA**

	---

10. PARKING

A.	**REQUIRED PARKING**	**SCHAUMBURG CODE OF ORD. - TITLE 15 - CH. 151**	
	ATHLETIC OR HEALTH CLUBS	25% CAPACITY IN PERSONS	---

	TOTAL	546	**---**
B.	**PROVIDED PARKING**		---
	STANDARD	469	---
	ADA	16	---
	TOTAL	485	**---**

Baker Barrios

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GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

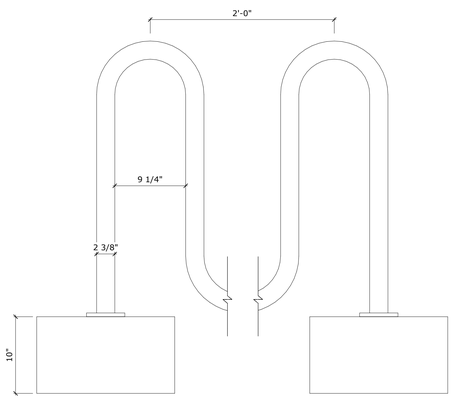
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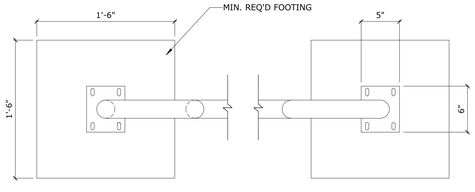
CODE SUMMARY

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G011

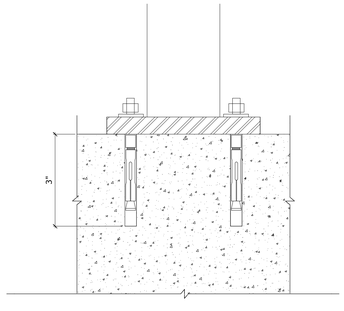
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1 INCH IN LENGTH ON ARCH D
SHEETS ORIGINAL PAGE SIZE



B1 **BIKE RACK - ELEVATION**
1 1/2" = 1'-0"



A1 **BIKE RACK - PLAN**
1 1/2" = 1'-0"



A3 **BIKE RACK - SURFACE MOUNT SECTION DTL**
6" = 1'-0"

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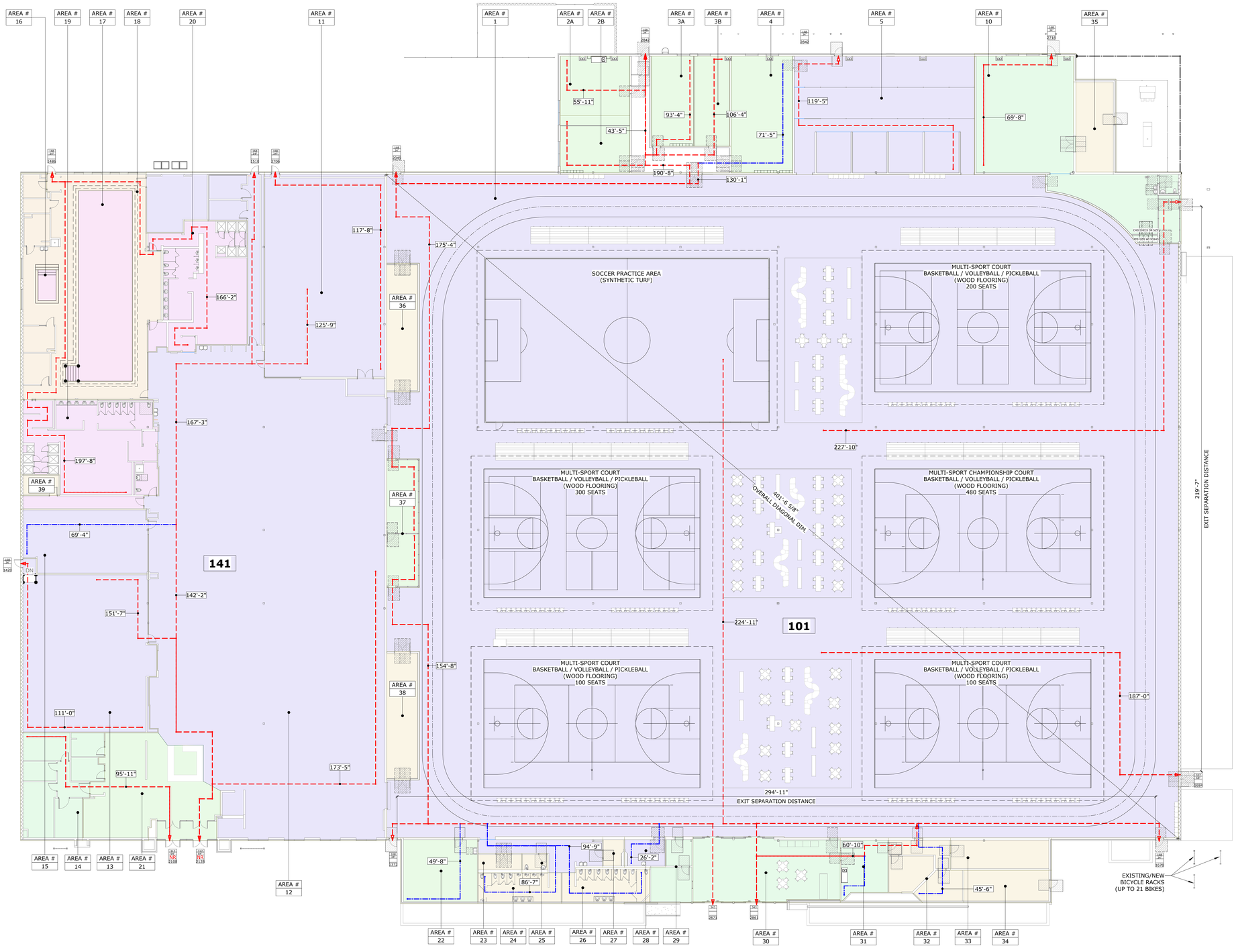
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BIKE RACK DETAIL

SHEET NUMBER:
G077

PLUMBING FIXTURE REQUIREMENT SCHEDULE (2014 IL PLUMBING CODE)										
BUILDING	ASSEMBLY TYPE (2014 IL PLUMBING CODE)	OCCUPANTS	WATER CLOSETS			LAVATORIES		BATHING	DRINKING FOUNTAIN	SERVICE SINK
			MALE	URINALS	FEMALE	MALE	FEMALE			
		0								
101										
101	ASSEMBLY PLACES: SPORTS ARENAS, STADIUMS, CONVENTION HALLS, ETC	1792	4	5	9	3	3	--	1/RR (HI-LO)	1
101	OFFICE BUILDINGS/PUBLIC BUILDINGS	19	1	--	1	1	1	--	1 (HI-LO)	
141										
141	ASSEMBLY PLACES: SPORTS ARENAS, STADIUMS, CONVENTION HALLS, ETC	852	3	3	6	2	2	--	1/RR (HI-LO)	1
141	OFFICE BUILDINGS/PUBLIC BUILDINGS	8	1	--	1	1	1	--	1 (HI-LO)	



OCCUPANCY TYPES

- (IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
- (IBC2021) ASSEMBLY- NO FIXED SEATS-UNCONCENTRATED
- (IBC2021) BUSINESS AREAS
- (IBC2021) EXERCISE ROOMS
- (IBC2021) LOCKER ROOMS
- (IBC2021) SKATING AND SWIMMING-DECK AREA
- (IBC2021) SKATING AND SWIMMING-RINK AND POOL AREA

A1 LIFE SAFETY PLAN- LEVEL 1
1/16" = 1'-0"

TRUE NORTH PROJECT NORTH

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the YMCA

GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road,
Schaumburg, IL 60194

PROJECT NO:
250252.00

LIFE SAFETY PLAN- LEVEL 1

SHEET NUMBER:
G101

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LIFE SAFETY- OCCUPANCY- LEVEL 1

AREA #	NAME	TYPE NAME	AREA FUNCTION	AREA PER OCCUPANT	AREA	OCCUPANTS	EXITS REQUIRED
1	MULTI-SPORT COURTS	EXERCISE ROOM	(IBC2021) EXERCISE ROOMS	50 SF	76,958 SF	1531	4
2A	MULTI-PURPOSE 1	ASSEMBLY	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	621 SF	82	1
2B	MULTI-PURPOSE 1	ASSEMBLY	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	605 SF		1
3A	MULTI-PURPOSE 2	ASSEMBLY	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	580 SF	72	1
3B	MULTI-PURPOSE 2	ASSEMBLY	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	487 SF		1
4	MULTI-PURPOSE 3	ASSEMBLY	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	1,090 SF	73	2
5	BATTING CAGES & GOLF SIM.	EXERCISE ROOM	(IBC2021) EXERCISE ROOMS	50 SF	3,248 SF	34	2
10	REHAB TENANT & RECEPTION	BUSINESS	(IBC2021) BUSINESS AREAS	150 SF	2,769 SF	19	1
11	FITNESS	EXERCISE ROOM	(IBC2021) EXERCISE ROOMS	50 SF	3,820 SF	77	2
12	OPEN FITNESS AREA	EXERCISE ROOM	(IBC2021) EXERCISE ROOMS	50 SF	17,364 SF	384	2
13	MULTI-PURPOSE CLASSROOM	EXERCISE ROOM	(IBC2021) EXERCISE ROOMS	50 SF	3,153 SF	64	2
14	OFFICES, BREAK ROOM, I.T., STORAGE	BUSINESS	(IBC2021) BUSINESS AREAS	150 SF	1,189 SF	8	1
15	MULTI-PURPOSE CLASSROOM	EXERCISE ROOM	(IBC2021) EXERCISE ROOMS	50 SF	1,207 SF	25	1
16	POOL	EXERCISE ROOM	(IBC2021) SKATING AND SWIMMING- RINK AND POOL AREA	50 SF	84 SF	2	1
17	POOL	EXERCISE ROOM	(IBC2021) SKATING AND SWIMMING- RINK AND POOL AREA	50 SF	1,585 SF	32	1
18	POOL DECK	EXERCISE ROOM	(IBC2021) SKATING AND SWIMMING- DECK AREA	15 SF	2,824 SF	189	2
19	LOCKER ROOM	EXERCISE ROOM	(IBC2021) LOCKER ROOMS	50 SF	2,107 SF	45	1
20	LOCKER ROOM	EXERCISE ROOM	(IBC2021) LOCKER ROOMS	50 SF	1,696 SF	34	1
21	RECEPTION	ASSEMBLY	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	1,820 SF		2
22	BREAK ROOM	ASSEMBLY	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	766 SF		2
23	MECHANICAL ROOM	MECHANICAL EQUIPMENT ROOM	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	129 SF		1
24	MEN'S BATHROOM	ACCESSORY	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	390 SF		1
25	UNISEX BATHROOM	ACCESSORY	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	76 SF		1
26	WOMEN'S BATHROOM	ACCESSORY	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	465 SF		1
27	ELECTRICAL ROOM	ELECTRICAL ROOM	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	101 SF		1
28	FIRST AID	EXERCISE ROOM	(IBC2021) EXERCISE ROOMS	50 SF	191 SF		1
29	OFFICE & RECEPTION	BUSINESS	(IBC2021) BUSINESS AREAS	150 SF	359 SF		1
30	VESTIBULE/CAFE	BUSINESS	(IBC2021) BUSINESS AREAS	150 SF	1,417 SF		1
31	PREP/STOCKROOM	BUSINESS	(IBC2021) BUSINESS AREAS	150 SF	407 SF		1
32	STORAGE	ACCESSORY STORAGE AREA	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	632 SF		1
33	SUPPORT	ACCESSORY	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	494 SF		1
34	FIRE RISER ROOM	FIRE RISER ROOM	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	432 SF		1
35	EXISTING ELECTRICAL ROOM	ELECTRICAL ROOM	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	560 SF		1
36	STORAGE	ACCESSORY STORAGE AREA	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	634 SF		1
37	COASHES/REFEREE LOUNGE, MEETING ROOM	ASSEMBLY	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	637 SF		1
38	STORAGE	ACCESSORY STORAGE AREA	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	634 SF		1
39	MEP/JANITOR	ACCESSORY	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	122 SF		1
					131,654 SF	2671	

TRUE NORTH PROJECT NORTH

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GOLDEN CORRIDOR FAMILY

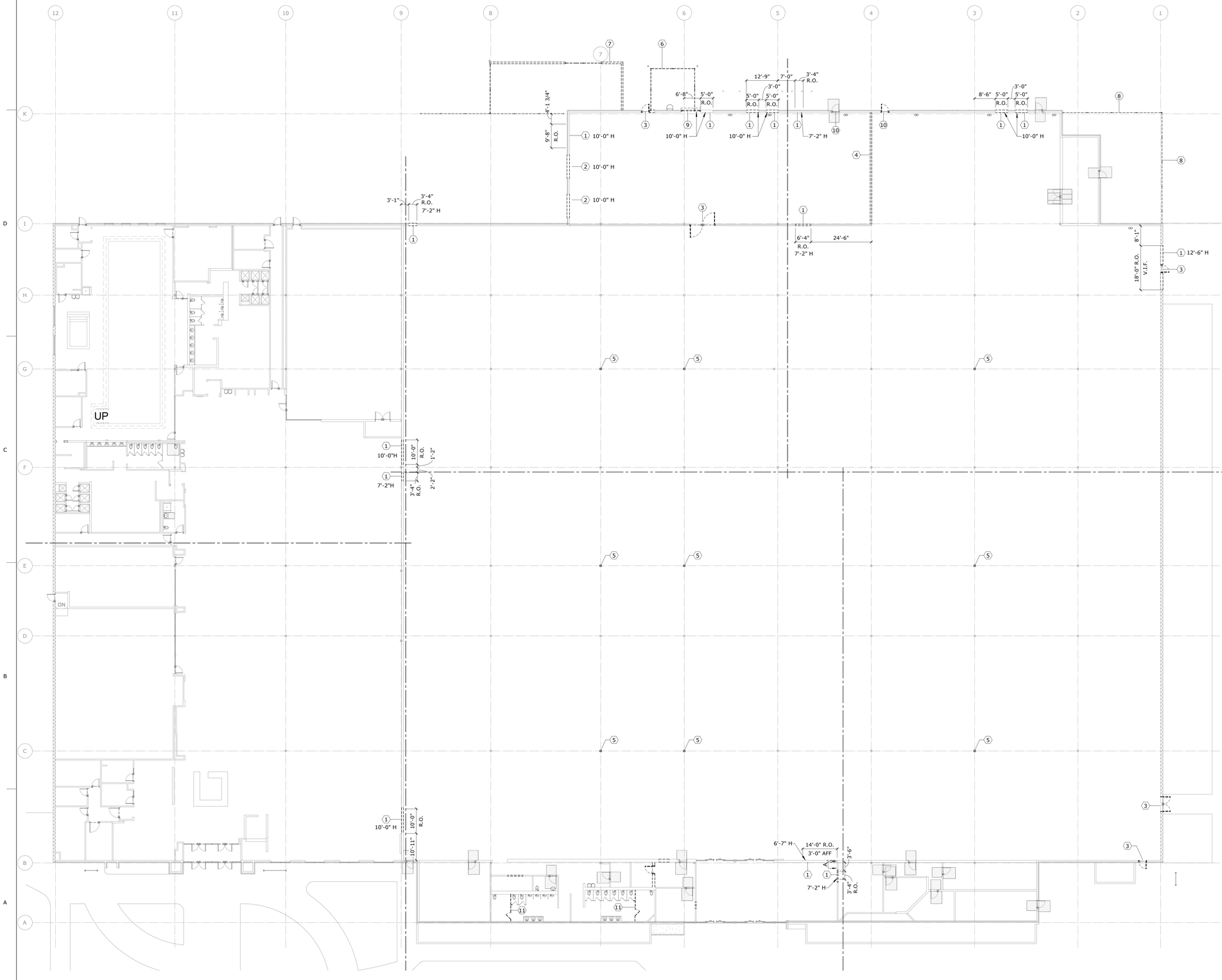
GOLDEN CORRIDOR FAMILY YMCA

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PROJECT NO:
250252.00

LIFE SAFETY- OCCUPANCY- LEVEL 1

SHEET NUMBER:
G101.1



DEMOLITION NOTES BY NUMBER

NUMBER	NOTE
1	PORTION OF EXISTING WALL TO BE REMOVED.
2	EXISTING OVERHEAD DOOR AND PORTION OF WALL ABOVE TO BE REMOVED.
3	EXISTING DOOR TO BE REMOVED.
4	EXISTING WALL TO BE REMOVED.
5	EXISTING COLUMN TO BE REMOVED.
6	EXISTING LOADING DOCK RAMP TO BE REMOVED.
7	EXISTING GARBAGE ENCLOSURE WALL AND GATE TO BE REMOVED.
8	EXISTING CHAIN LINK FENCE TO BE REMOVED.
9	EXISTING OVERHEAD DOOR TO BE REMOVED. INFILL REMAINING AREA NOT OCCUPIED BY NEW BUILDING ELEMENTS.
10	EXISTING DOOR TO BE REMOVED AND INFILLED.
11	PORTION OF EXISTING TOILET PARTITION TO BE REMOVED.

DEMOLITION NOTES

DEMOLITION - ARCHITECTURE

1. THE BUILDING ENVELOPE SHALL BE MAINTAINED IN A WATER TIGHT CONDITION AT ALL TIMES.
2. ALL DOORS TO BE REMOVED ARE TO BE PUT IN STORAGE FOR FUTURE USE BY BUILDING OWNER. BUILDING OWNER IS TO DIRECT CONTRACTOR AS TO WHERE THESE ITEMS SHOULD BE STORED.

DEMOLITION - FINISHES

3. REMOVE EXISTING FINISHES WHERE NEW FINISHES ARE PROPOSED. SEE FINISH SCHEDULES, LEGENDS AND SHEETS.
4. PATCH AND REPAIR ALL AREAS WHERE A DEMOLISHED WALL INTERSECTS A REMAINING WALL. FINISH EXISTING WALL TO MATCH ADJACENT SURFACES, AND PREPARE WALL TO RECEIVE NEW FINISHES, AS DIRECTED BY FINISH PLANS, SCHEDULES, AND NOTES.

DEMOLITION - FIRE PROTECTION

5. ANY EXISTING TO REMAIN FIRE ASSEMBLIES DAMAGED DURING DEMOLITION SHALL BE REPAIRED TO MEET ORIGINAL FIRE PROTECTION REQUIREMENTS.

DEMOLITION - GENERAL

6. FIELD VERIFY ALL EXISTING CONDITION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING PRIOR TO ONSET OF DEMOLITION.
7. DEMOLITION/RESTORATION ITEMS MAY NOT BE ALL INCLUSIVE. THE DEMOLITIONCONTRACTOR IS TO REVIEW THE REQUIREMENTS OF NEW CONSTRUCTION AND IS TO COMPLETE ALL DEMOLITION/ RESTORATION, CUTTING, AND PATCHING NECESSARY TO ACHIEVE INTENDED NEW CONDITION AND QUALITY.
8. SELECTIVE DEMOLITION IS NOT INDICATED IN AREAS WHERE IT MAY BE NECESSARY TO DEMOLISH ALL OR PART OF AN EXISTING BUILDING COMPONENT TO GAIN ACCESS TO AREAS FOR TIE-IN TO BUILDING SYSTEMS, OR WHICH MAY BE REQUIRED TO INSTALL NEW CONSTRUCTION INDICATED ON THE DRAWINGS. DEMOLITION FOR THESE PURPOSES SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER, AND THE AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION PRIOR TO BEGINNING CONSTRUCTION.
9. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE LOCAL BUILDING CODES.
10. EXERCISE EXTREME CAUTION IN THIS DEMOLITION. COST OF REPAIR TO ANY ADJACENT CONDITIONS WHICH ARE DAMAGED AS A RESULT OF THIS DEMOLITION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. RELOCATION OF MATERIAL: RELOCATION OF ANY ITEMS INVOLVED IN THE PROJECT IS SUBJECT TO THE ABILITY TO DO SO WITHOUT PERMANENTLY DAMAGING OR MARRING THE ITEMS TO BE RELOCATED. IF RELOCATION OF ANY ITEM IS NOT POSSIBLE AS PRESCRIBED HEREIN, NEW MATERIALS SHALL BE SUBSTITUTED TO MATCH EXISTING. SAFELY STORE MATERIAL TO BE REUSED UNTIL TIME OF INSTALLATION.
12. CERTAIN ITEMS SUCH AS CUBICLE FURNITURE, ARE TO BE RETURNED TO THE BUILDING OWNER. COORDINATE WITH THE BUILDING OWNER WHICH ITEMS ARE TO BE RETURNED AND THE LOCATION SAID ITEMS ARE TO BE STORED.
13. ALL MATERIALS TO BE DISPOSED OF ARE TO BE DISPOSED OF BY THE CONTRACTOR OFF THE PROJECT SITE IN ACCORDANCE WITH LOCAL RESTRICTIONS UNLESS NOTED OTHERWISE HEREIN.
14. ALL AREAS SHALL BE KEPT IN A BROOM CLEAN CONDITION AT ALL TIMES.

DEMOLITION - MEP

15. PROVIDE ALL NECESSARY DEMOLITION FOR NEW PLUMBING, MECHANICAL, AND ELECTRICAL WORK AS REQUIRED. COORDINATE WITH CONSTRUCTION DOCUMENTS FOR NEW CONSTRUCTION.
16. SEE MECHANICAL,. ELECTRICAL, AND PLUMBING DRAWINGS FOR DEMOLITION OF UTILITIES AND MECHANICAL SYSTEMS.
17. ALL ELECTRICAL, MECHANICAL, PLUMBING, OR COMMUNICATION SERVICES LOCATED IN WALLS, CEILINGS, OR FLOORS TO BE REMOVED ARE TO BE CAPPED AND RELOCATED AS REQUIRED FOR NEW CONDITIONS AND IN ACCORDANCE WITH APPLICABLE CODES.
18. ALL ELECTRICAL, MECHANICAL, PLUMBING, OR COMMUNICATION SERVICES NOT BEING USED ARE TO BE CAPPED AND/OR REMOVED AS REQUIRED FOR NEW CONDITIONS AND IN ACCORDANCE WITH APPLICABLE CODES.
19. ALL PLUMBING LINES TO BE REMOVED ARE TO BE CUT BELOW THE SLAB OR ABOVE THE CEILING AND CAPPED. ADJACENT FINISHES ARE TO BE REPAIRED AS REQUIRED FOR FLUSH FINISH.

DEMOLITION - SITE

20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK. INACTIVE OR ABANDONED UTILITIES SHALL BE CAPPED IN ACCORDANCE WITH LOCAL RESTRICTIONS. REMOVE INACTIVE SERVICES (PLUMBING, MECHANICAL, ELECTRICAL, ETC.) AS REQUIRED TO MAINTAIN OPERATION.
21. MAINTAIN COMPLETE SECURITY OF THE JOB SITE WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETE.

DEMOLITION - STRUCTURAL

22. PROTECT ALL STRUCTURAL MEMBERS FROM DAMAGE.
23. DURING DEMOLITION, BRACE ALL EXISTING STRUCTURES AS NEEDED.
24. DO NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. NOTIFY ARCHITECT OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION TO OBTAIN APPROVAL.
25. IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS IN THE FLOOR DECK, PERFORM THE NECESSARY WORK REQUIRED TO PROVIDE A SMOOTH DECK PREPARED TO RECEIVE NEW FINISHES.

A1 **DEMOLITION PLAN- LEVEL 1**
1/16" = 1'-0"

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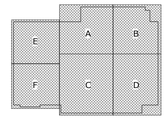
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KEY PLAN:



GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

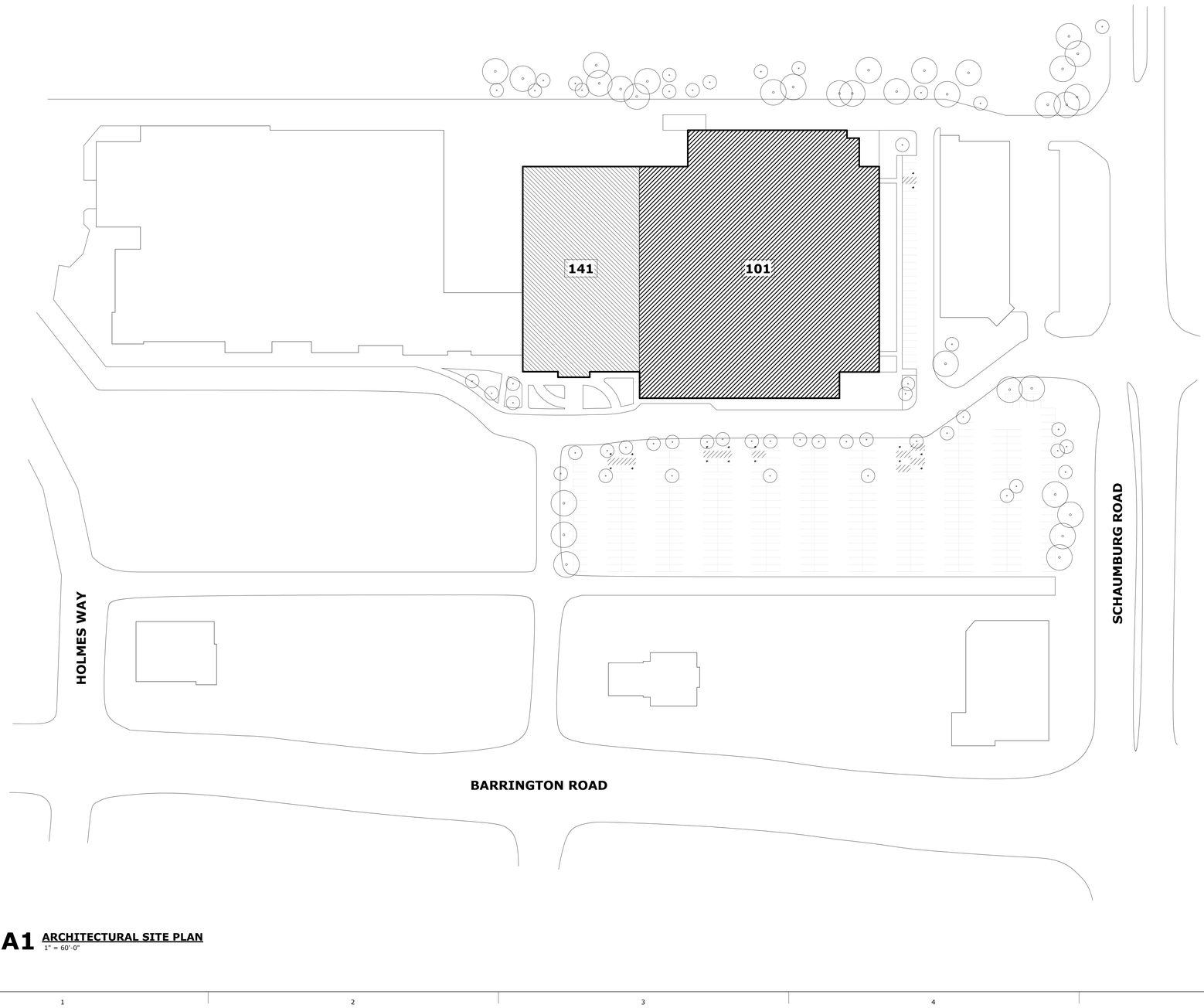
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DEMOLITION PLAN- LEVEL 1

SHEET NUMBER:
AD101

THE LINE SHOWN ABOVE IS
1" WHEN PLOTTED AT 24" X 36"
SHEET'S ORIGINAL PAGE SIZE



ARCHITECTURAL SITE PLAN GENERAL NOTES

1. THE ARCHITECTURAL SITE PLAN HAS BEEN PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY. REFER TO CIVIL, ELECTRICAL, AND PLUMBING PLANS FOR PROJECT SPECIFIC INFORMATION WHICH INCLUDE BUT ARE LIMITED TO:
   A. PROPERTY LINE IDENTIFICATION
   B. SETBACK IDENTIFICATION
   C. BUILDING SITING (DIMENSIONED FROM PROPERTY LINE)
   D. UTILITY CONNECTIONS
   E. TRANSFORMER LOCATIONS
   F. STORM AND WASTE CONNECTIONS
   G. SITE LIGHTING
   H. SITE GRADING
   I. ADA/FHA SITE ACCESSIBILITY ROUTE REQUIREMENTS
   J. DUMPSTER ENCLOSURE LOCATION (IF APPLICABLE)
   K. GENERATOR LOCATION (IF APPLICABLE)
2. ANY SURVEY (IF PROVIDED HEREIN) WAS PERFORMED BY A REGISTERED AND LICENSED SURVEYOR. IT HAS BEEN PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY OR LIABILITIES FOR ERRORS, OMISSIONS, OR OVERSIGHTS CONTAINED WITHIN SUCH SURVEY.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTIONS WITH THE LOCAL UTILITY PROVIDERS.
4. THE CONTRACTOR SHALL COORDINATE REMOVAL, ABANDONMENT, OR RELOCATION OF EXISTING UTILITIES SHOWN ON CIVIL AND MEP/FP DRAWINGS WITH THE LOCAL SERVICE PROVIDERS.
5. WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE IMPROVEMENTS AND / OR A CONNECTION, A MINIMUM OF 48 HOURS ADVANCED NOTICE SHALL BE GIVEN TO THE OWNER. INTERRUPTION IN UTILITY SERVICE SHALL BE OF THE SHORTEST DURATION AS POSSIBLE IN ORDER TO COMPLETE THE REQUIRED WORK. ANY INTERRUPTION SHALL BE APPROVED BY THE UTILITY PROVIDER.
6. IN THE EVENT A UTILITY IS INTERRUPTED WITHOUT ADVANCED NOTICE AND APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED BY THE OWNER. THE RECONNECTION OF UTILITIES SHALL BE MADE IMMEDIATELY.
7. THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH THE CIVIL ENGINEER'S DRAWINGS AND SPECIFICATIONS, AS WELL AS THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS.
8. CONSTRUCTION ACCESS PARKING, OFFICES, EXTENT/SIZE OF STAGING AREA SHALL BE COORDINATED WITH THE OWNER'S ON-SITE REPRESENTATIVE.
9. NEW SIDEWALK CONSTRUCTION SHALL MEET ADA REQUIREMENTS
10. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (8.33%)
11. SIDEWALKS AND CROSSWALKS MAXIMUM CROSS SLOPE SHALL BE 2.0%
12. WHERE SIDEWALKS INTERSECT CURBS, CONTRACTOR SHALL INSTALL AN ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING STRIP.
13. SITE GRADING AND SIDEWALK CONSTRUCTION SHALL BE COMPLETED IN SUCH A MANNER TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. SPECIAL CONSIDERATION SHALL BE MADE AT DOOR LOCATIONS.
14. THE CONTRACTOR SHALL REVIEW AND COORDINATE UNDERGROUND PIPING AND UTILITIES WITH THE STRUCTURAL ENGINEER'S FOUNDATION DRAWINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN THE DRAWINGS.

LEGEND- SITE PLANS

BUILDING ELEMENTS

- EXISTING PARTITION TO REMAIN
- TEMPORARY PARTITION
- PARTITION
- -70.000 — ELEVATION (MAY BE RELATIVE TO PROJECT BENCHMARK OR OTHER DATUM- REFER TO GENERAL NOTES
- N 322.485, E 141.501 — COORDINATES AT POINT (MAY BE RELATIVE TO PROJECT BENCHMARK OR OTHER DATUM- REFER TO GENERAL NOTES)
- 31.00, @ 96° 00' 00", 16.00, 32.00 — PROPERTY LINE LENGTH (IF TAGGED); PROPERTY LINE BEARING (IF TAGGED); PROPERTY LINES (TAGS MAY BE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS AND SURVEY FOR PROPERTY INFORMATION); PROPERTY LINE LENGTH (IF TAGGED)
- 4 — PARKING SPACES (ONE PER DIAGONAL LINE); PARKING ROW COUNT

TRUE NORTH / PROJECT NORTH

SCALE: 1" = 60'
0' 30' 60' 120' 240'

A1 ARCHITECTURAL SITE PLAN
1" = 60'-0"

Baker Barrios

CHICAGO
121 W WACKER DR, SUITE 2900
CHICAGO, IL 60601
872 208 9550

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ARCH NAME
ARCH ##

NOT FOR CONSTRUCTION

Δ	DATE	SUBMISSION
	10.13.2025	SPECIAL USE PACKAGE R1

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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road, Schaumburg, IL 60194

PROJECT NO:
250252.00

ARCHITECTURAL SITE PLAN

SHEET NUMBER:
A090

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL ARCH D SHEETS ORIGINAL PAGE SIZE

N	FLOOR PLAN NOTES BY NUMBER
NUMBER	NOTE

EXISTING TRASH ENCLOSURE

EXISTING ROOF LADDER TO REMAIN

MULTI-PURPOSE ROOM 1 332

MULTI-PURPOSE ROOM 2 331

MULTI-PURPOSE ROOM 3 327

BATTING CAGE 1 328

BATTING CAGE 2 329

REHAB TENANT 330

EXIST. ELEC. ROOM 133

GOLF SIM. 335

GOLF SIM. 311

GOLF SIM. 333

GOLF SIM. 334

RESTROOM 338

REHAB RECEPTION 336

NEW STRIPING FOR ACCESSIBLE PARKING SPACES

POOL 190

MEN'S LOCKER ROOM 191

SPORTS COURT 192

STOR. 224

WOMEN'S LOCKER ROOM 193

MEP/JANITOR 210

UNISEX 212

AREA NOT IN SCOPE

COACHES/ REFEREE LOUNGE 225

MEETING ROOM 226

SPORT COURTS 221

MULTI-PURPOSE CLASSROOM 188

OPEN FITNESS AREA 186

MULTI-PURPOSE CLASSROOM 187

STOR. 223

OFFICE 194

OFFICE 195

I.T. 198

OFFICE 196

RECEPTION 201

BREAK ROOM 199

STOR. 200

EXISTING BICYCLE RACKS

BREAK ROOM 135

MECH. 171

UNISEX 170

MEN'S BATHROOM 136

ELEC. 173

WOMEN'S BATHROOM 137

FIRST AID 155

OFFICE 139

RECEPTION 138

6'-5" CLR.

VESTIBULE / CAFE 100

PREP / STOCKROOM 183

STOR. 153

STOR. 154

SUPPORT 152

FIRE RISER ROOM 185

EXISTING BICYCLE RACK

NEW BICYCLE RACKS

A1 FLOOR PLAN- LEVEL 1

1/16" = 1'-0"

TRUE NORTH

PROJECT NORTH

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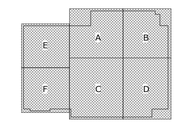
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KEY PLAN:



GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road,
Schaumburg, IL 60194

PROJECT NO.
250252.00

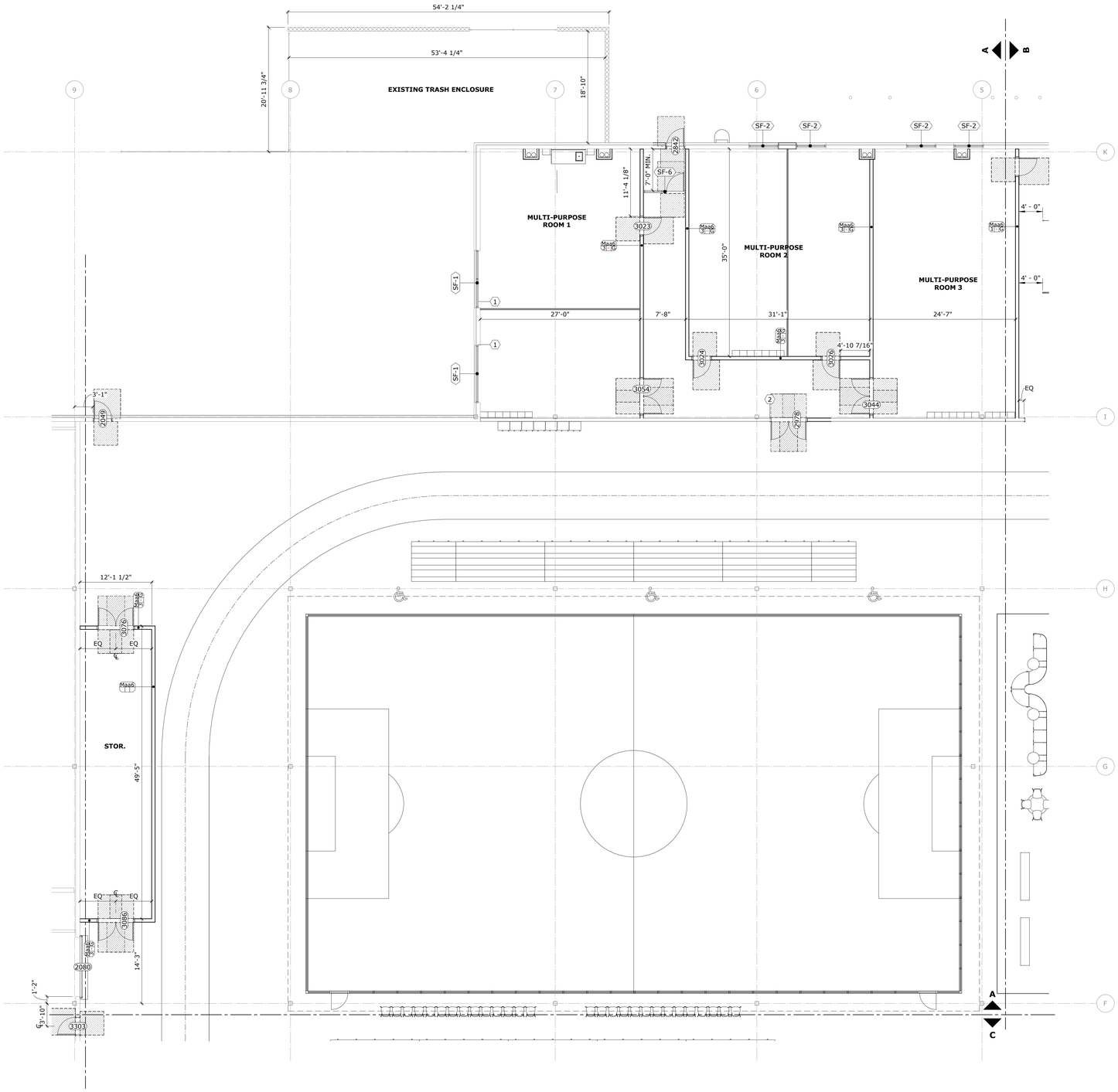
FLOOR PLAN- LEVEL 1

SHEET NUMBER:
A101

41

THE LINE SHOWN ABOVE IS 1 INCH LONG ON ORIGINAL ANSI D SHEETS. ADJUST SCALES ON SMALLER SHEETS ACCORDINGLY.

N	FLOOR PLAN NOTES BY NUMBER
NUMBER	NOTE
1	NEW STOREFRONT IN EXISTING OPENING. VERIFY FINAL LOCATION AND SIZE IN FIELD.
2	ALIGN WITH EDGE OF EXISTING OPENING.



A1 **FLOOR PLAN- LEVEL 1- AREA C**
1/8" = 1'-0"

TRUE NORTH PROJECT NORTH

Baker Barrios

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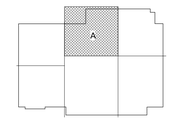
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Δ	DATE	SUBMISSION
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KEY PLAN:



GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road, Schaumburg, IL 60194

PROJECT NO.
250252.00

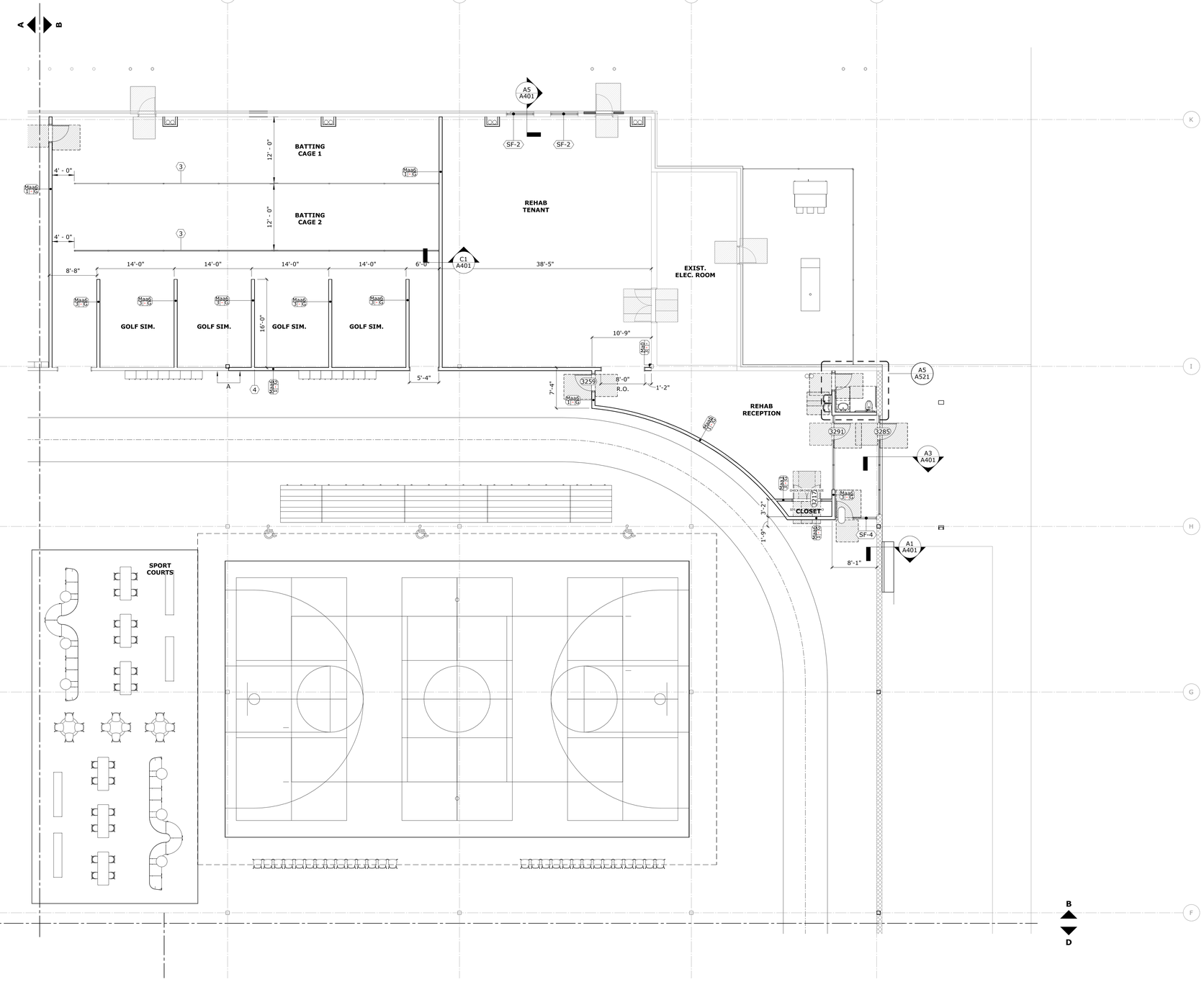
FLOOR PLAN- LEVEL 1- AREA A

SHEET NUMBER:
A101A

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL ARCH D SHEETS OR ORIGINAL PAGE SIZE

FLOOR PLAN NOTES BY NUMBER

NUMBER	NOTE
3	FLOOR-TO-CEILING WIRE MESH FENCING. REFER TO SPECS.
4	VERIFY CONSTRUCTION OF EXISTING ADJACENT WALL IN FIELD. NEW WALL TYPE TO MATCH AND ALIGN.



A1 **FLOOR PLAN- LEVEL 1- AREA D**
1/8" = 1'-0"

TRUE NORTH PROJECT NORTH

Baker Barrios

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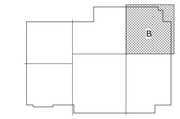
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KEY PLAN:



the YMCA

GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road,
Schaumburg, IL 60194

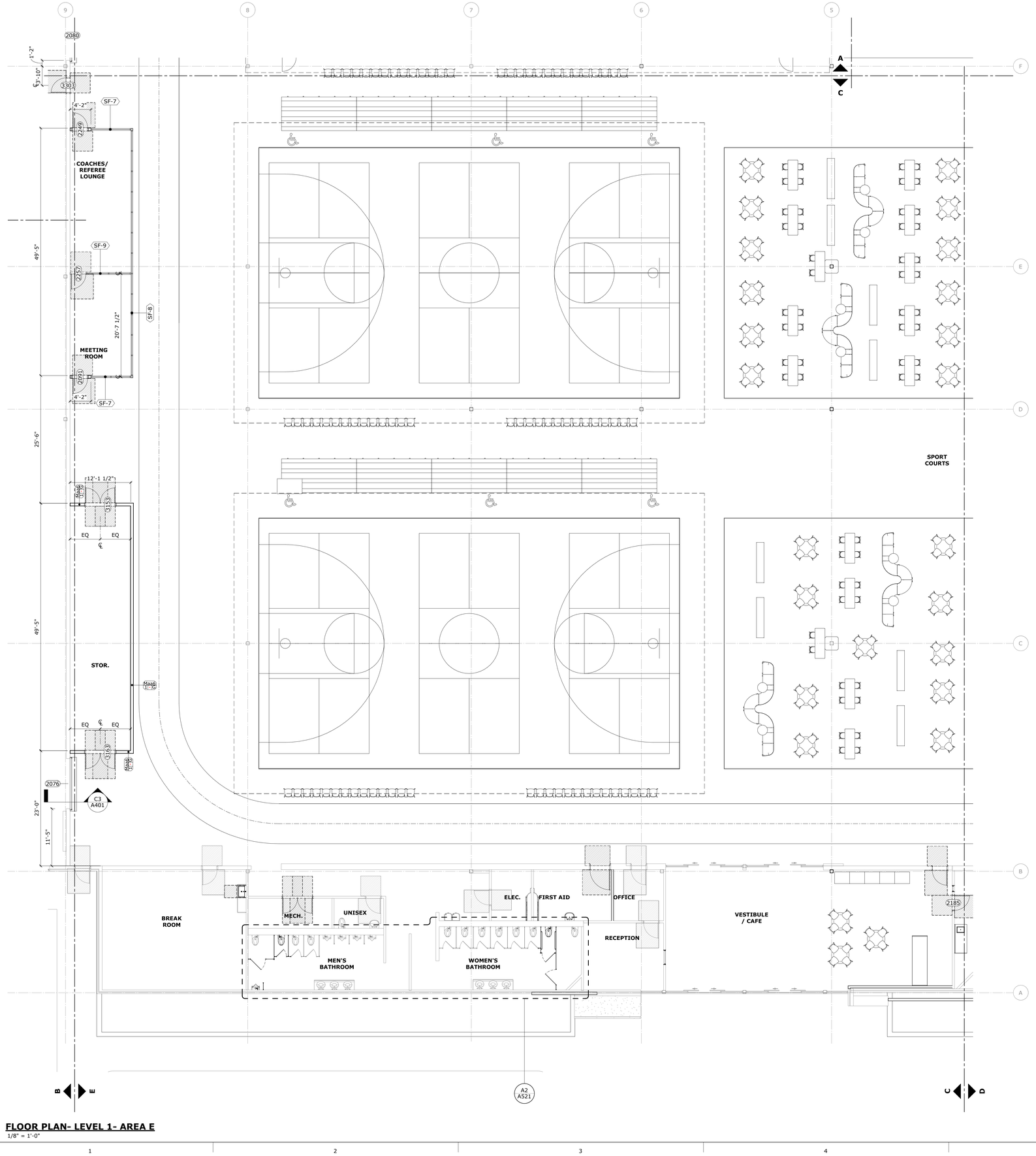
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250252.00

FLOOR PLAN- LEVEL 1- AREA B

SHEET NUMBER:
A101B

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL DRAWINGS SHEETS ORIGINAL PAGE SIZE

N	FLOOR PLAN NOTES BY NUMBER
NUMBER	NOTE



A1 FLOOR PLAN- LEVEL 1- AREA E

1/8" = 1'-0"

TRUE NORTH PROJECT NORTH

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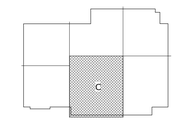
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KEY PLAN:



GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

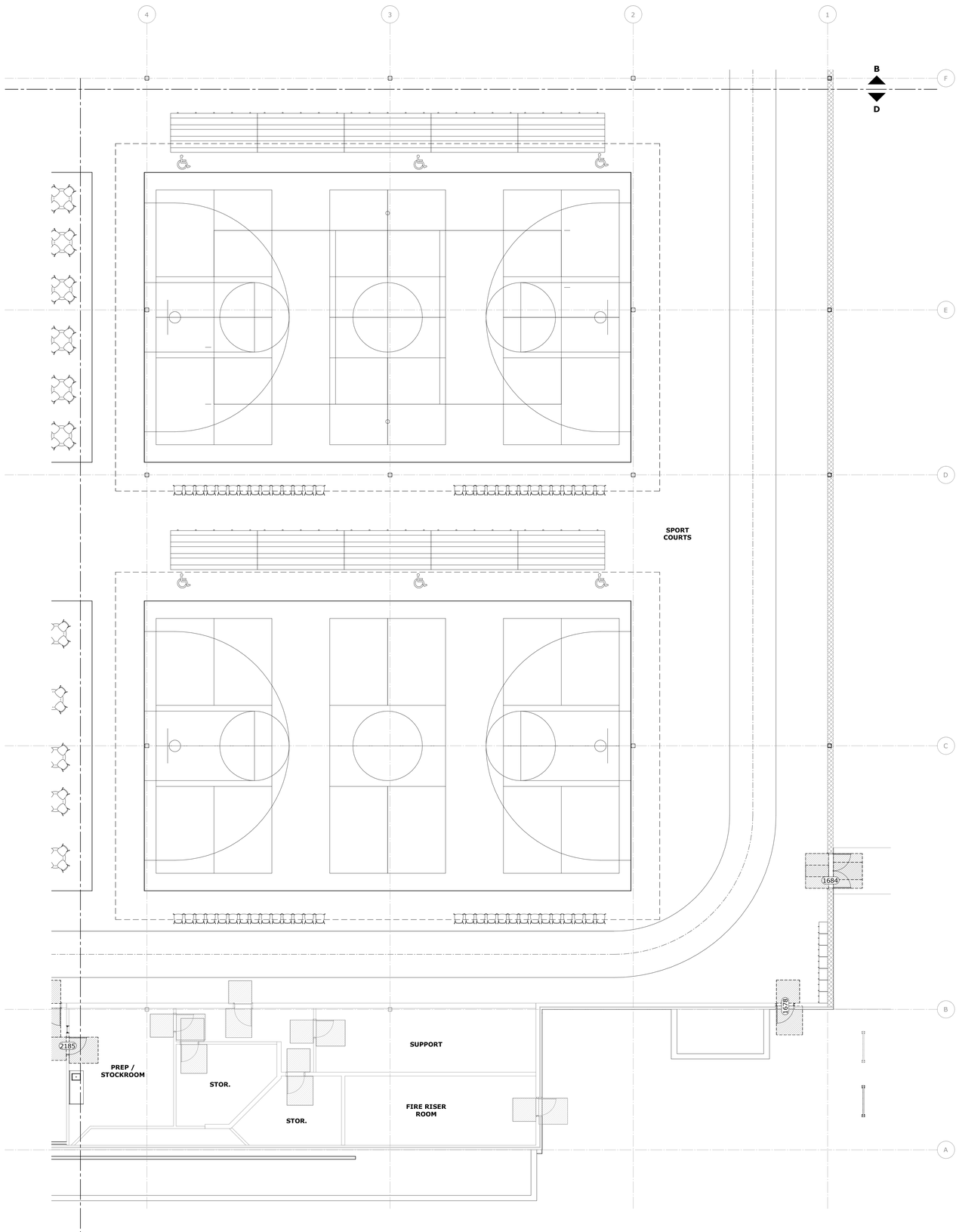
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250252.00

FLOOR PLAN- LEVEL 1- AREA C

SHEET NUMBER:
A101C

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A1 FLOOR PLAN- LEVEL 1- AREA F

1/8" = 1'-0"

FLOOR PLAN NOTES BY NUMBER

NUMBER	NOTE

TRUE NORTH

PROJECT NORTH

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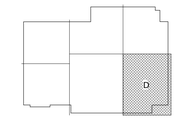
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KEY PLAN:



GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road, Schaumburg, IL 60194

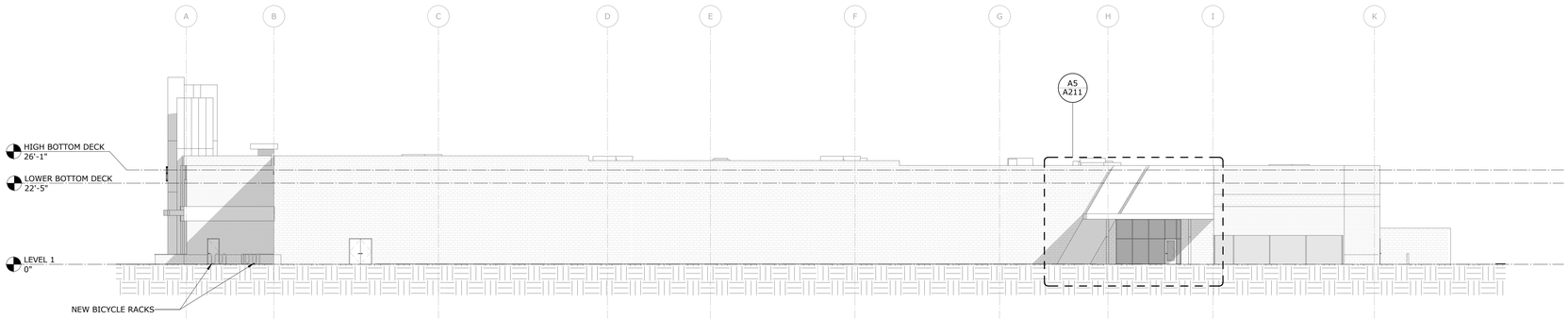
PROJECT NO.
250252.00

FLOOR PLAN- LEVEL 1- AREA D

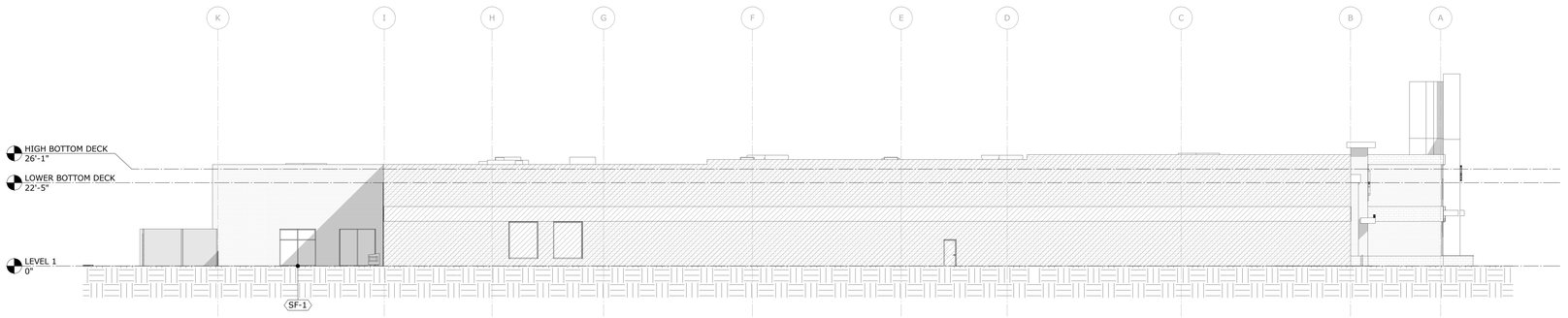
SHEET NUMBER:
A101D

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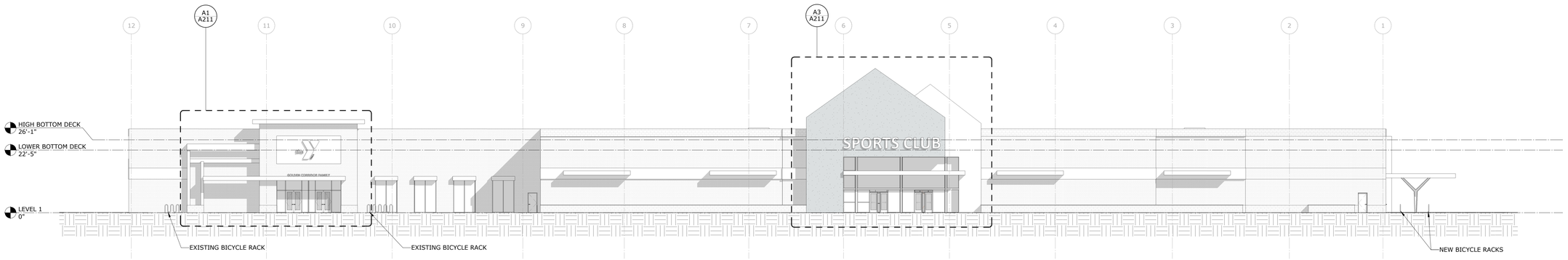
ⓝ ARCH- NOTE BY NUMBER- EXTERIOR ENVELOPE	
NUMBER	**NOTE**
1	SIGN BACKGROUND TO BE SMOOTH, WHITE FINISH
2	'Y' LOGO TO BE FOUR-COLOR DESIGN IN FLAT DECAL OR 2-COLOR DESIGN IN FLAT CUT-OUT OR CHANNEL LETTERS. TBD
3	SIGNAGE TO BE SET IN 'CACHET' FONT.
3	SIGNAGE TO BE SET IN 'CACHET' FONT.



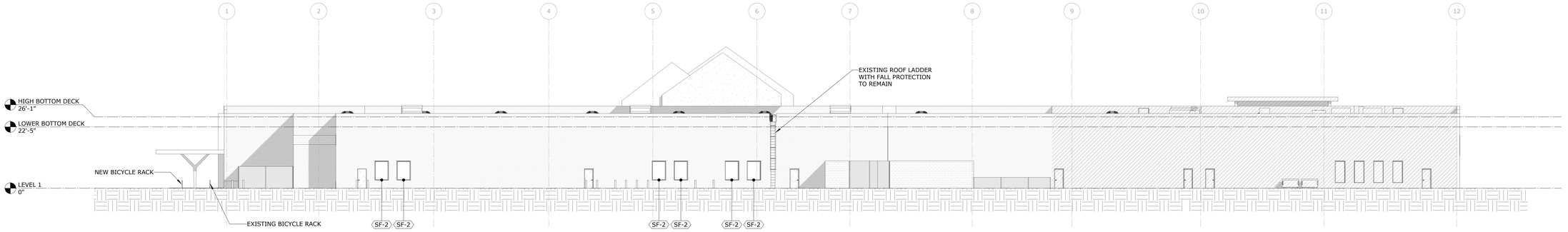
D1 ELEVATION- EXTERIOR- SOUTH
1/16" = 1'-0"



C1 ELEVATION- EXTERIOR- NORTH
1/16" = 1'-0"



B1 ELEVATION- EXTERIOR- WEST
1/16" = 1'-0"



A1 ELEVATION- EXTERIOR- EAST
1/16" = 1'-0"

Baker Barrios

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GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

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Schaumburg, IL 60194

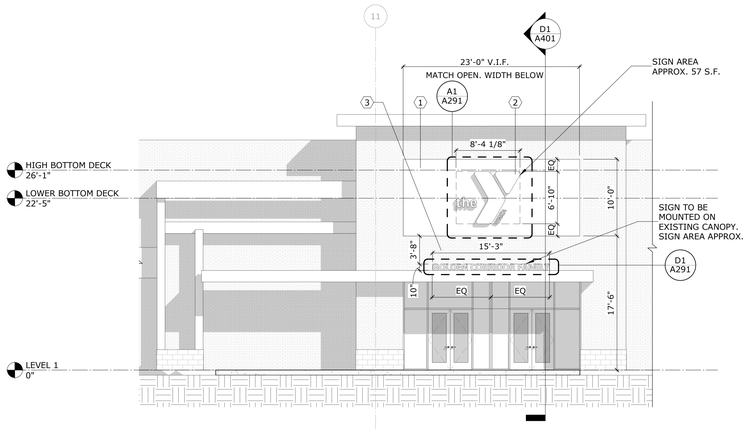
PROJECT NO.:
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EXTERIOR ELEVATIONS

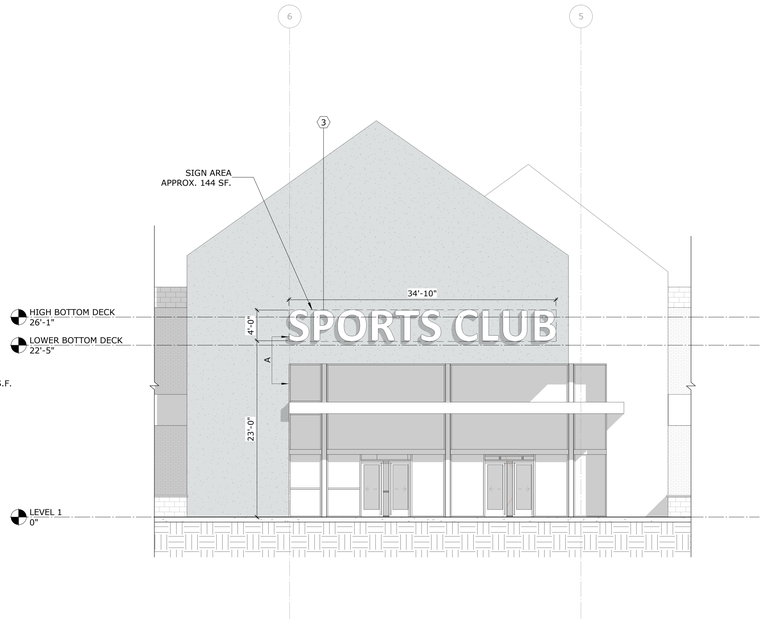
SHEET NUMBER:
A201

THE LINE SHOWN ABOVE IS 1/2" LONG ON ORIGINAL 24x36 SHEETS ORIGINAL PAPER SIZE

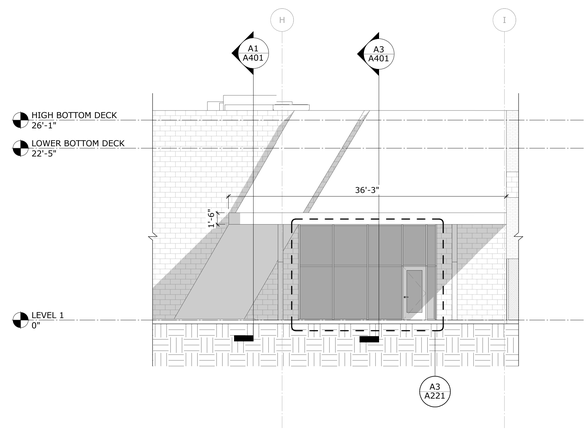
ⓝ	ARCH- NOTE BY NUMBER- EXTERIOR ENVELOPE
NUMBER	**NOTE**
1	SIGN BACKGROUND TO BE SMOOTH, WHITE FINISH
2	'Y' LOGO TO BE FOUR-COLOR DESIGN IN FLAT DECAL OR 2-COLOR DESIGN IN FLAT CUT-OUT OR CHANNEL LETTERS. TBD
3	SIGNAGE TO BE SET IN 'CACHET' FONT.
3	SIGNAGE TO BE SET IN 'CACHET' FONT.



A1 **ENLARGED EXTERIOR ELEVATION - YMCA ENTRANCE**
1/8" = 1'-0"



A3 **ENLARGED EXTERIOR ELEVATION - SPORTS CLUB ENTRANCE**
1/8" = 1'-0"



A5 **ENLARGED EXTERIOR ELEVATION - REHAB TENANT ENTRANCE**
1/8" = 1'-0"

Baker Barrios

CHICAGO
121 W WACKER DR, SUITE 2900
CHICAGO, IL 60601
872 208 9550

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM

ARCH NAME
ARCH ##

NOT FOR CONSTRUCTION

Δ	DATE	SUBMISSION
	10.13.2025	SPECIAL USE PACKAGE R1

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GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road,
Schaumburg, IL 60194

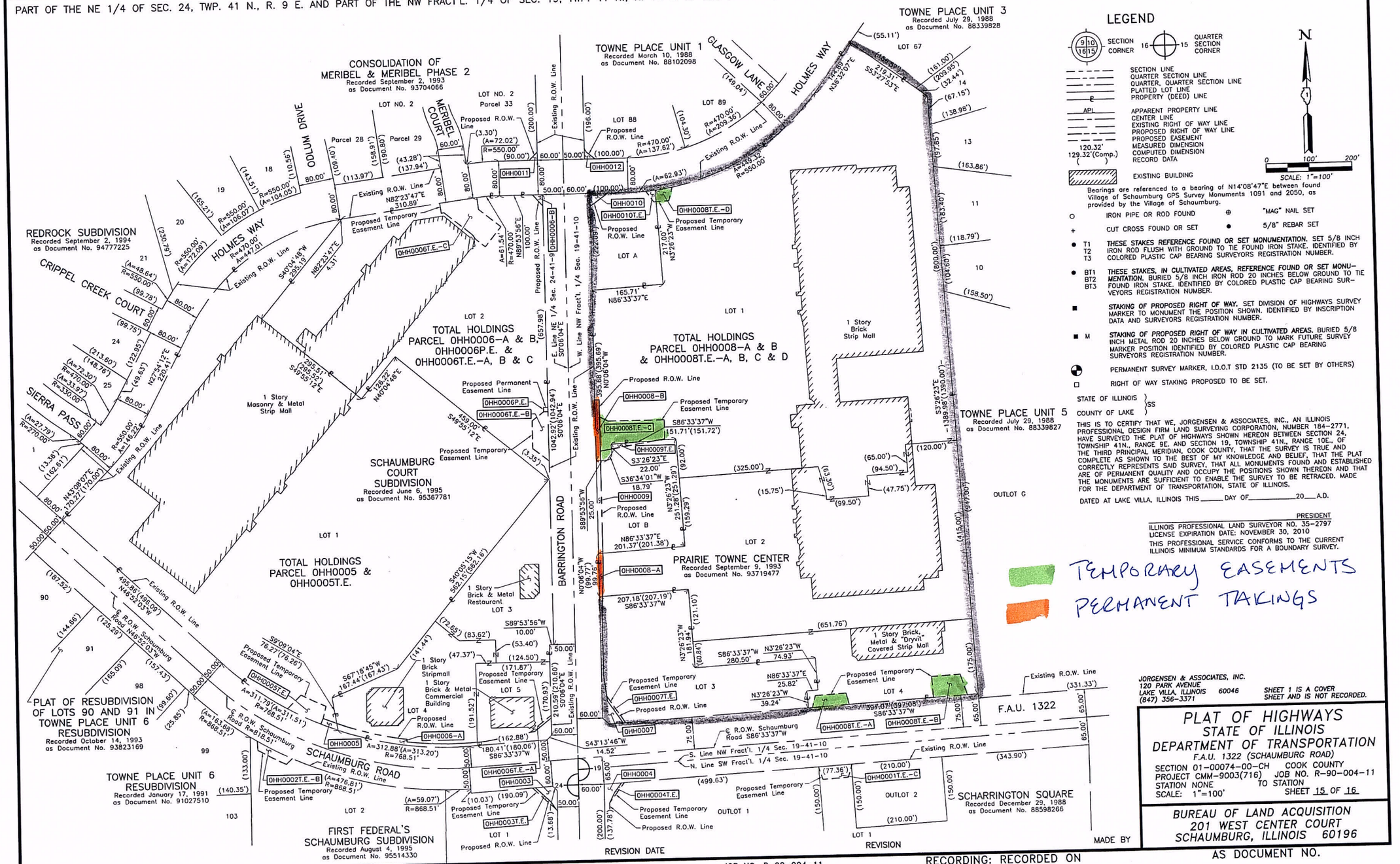
PROJECT NO:
250252.00

ENLARGED EXTERIOR ELEVATIONS

SHEET NUMBER:
A211


250252.00
10/03/2025
Baker Barrios

PART OF THE NE 1/4 OF SEC. 24, TWP. 41 N., R. 9 E. AND PART OF THE NW FRACT'L. 1/4 OF SEC. 19, TWP. 41 N., R. 10 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.



Development Review Application

DEVR-25-55

Submitted On: Aug 15, 2025

Applicant

Mark Kluemper
872-208-9550
@ mkluemper@bakerbarrios.com

Primary Location

101 N BARRINGTON RD
Schaumburg, IL 60194

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Todd Wenger

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Tenant's Architect

Property Owner Approval Confirmed

Yes

Z2509-01 / GOLDEN CORRIDOR YMCA / 101 Barrington Road / Special Use for a Health Recreation Facility, Site Plan Amendment, Parking Variation, and Sign Variations

Property Owner Information

Property Owner Name

RCG-Prairie PM, LLC, a Delaware limited liability company

Property Owner Street Address

3060 Peachtree Road, Suite 400

Property Owner City

Atlanta

Property Owner State

Georgia

Property Owner Zip Code

30305

Property Owner Phone Number

n/a

Property Owner Email

--

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07-19-105-012-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

false

Parking Variation

--

Landscape Variation

--

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

--

Site Plan Approval New Building < 20,000 Sq. Ft.

--

Site Plan Approval New Building > 20,000 Sq. Ft.

--

Rezoning

--

Special Use - Commercial

true

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

YMCA development of a new Sports Complex and Preschool, designed to serve as a hub for health, wellness, youth development, and community engagement. This will be renovating the existing fitness center and vacant warehouse at addresses 141 and 101 respectively.

Project Staff

Type

Architect

If Other, Describe

--

Company Name

Baker Barrios Architect

Staff Name

Alan Mui

Staff Mailing Address

121 W Wacker Dr, Chicago, IL 60601

Staff Phone Number

(872) 208 9555

Staff Email

amui@bakerbarrios.com

Type

Architect

If Other, Describe

--

Company Name

Baker Barrios Architect

Staff Name

Mark Kluemper

Staff Mailing Address

121 W Wacker Dr, Chicago, IL 60601

Staff Phone Number

(872) 208 9555

Staff Email

MKluemper@BakerBarrios.com

Type

Other

If Other, Describe

Tenant

Company Name

Golden Corridor Family Young Men’s Christian Association, an Illinois not-for-profit corporation

Staff Name

Doug Britt

Staff Mailing Address

50 N. McLean Blvd., Elgin, IL 60123

Staff Phone Number

847-888-7410

Staff Email

dougb@gcfymca.org

Type

Other

If Other, Describe

Tenant

Company Name

Golden Corridor Family Young Men’s Christian Association, an Illinois not-for-profit corporation

Staff Name

Joseph Russell

Staff Mailing Address

50 N. Mclean Blvd. Elgin, Illinois 60123

Staff Phone Number

608 208 7930

Staff Email

josephr@gcfymca.org

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true