AGENDA

Committee of the Whole

Tuesday, January 20, 2026
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

I. CALL TO ORDER

II. APPROVAL OF MINUTES

A. December 16, 2025 (Deferred)

III. NEW BUSINESS

A. Recommendation to Accept the Schematic Design of the New Police Station and Direct the Village Manager to Authorize Williams Architects to Proceed with Design Development

B. Recommendation to Approve an Amendment to Chapters 112 and 113 of the Schaumburg Municipal Code to Modify the Establishments that are Eligible to Serve Alcohol in Food Courts

IV. COMMENTS FROM THE PUBLIC

V. ADJOURNMENT

VI. NEXT VILLAGE BOARD MEETING

A. January 27, 2026

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

December 16, 2025 (Deferred)
01/20/26
Committee of the Whole

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Accept the Schematic Design of the New Police Station and Direct the Village Manager to Authorize Williams Architects to Proceed with Design Development
01/20/26
Committee of the Whole

Presenter: Mark Rysavy, Facilities Division Manager
Lead Department: Engineering and Public Works

Account(s):	Budget:	Expense Request:
6809010-7401 (25018-10-140)	$100,000,000	N/A

The budget status for this request is: Under Budget

Executive Summary:

The Village Board approved a design contract with Williams Architects for the new Police Station to be located at 1000 E. Woodfield Road in March 2024. From May to October 2024 police staff, facilities staff, Williams Architects and Camosy Construction met every two weeks to develop floor plans and elevations based on the space needs analysis completed in July 2022 as part of the schematic design phase. Meetings then paused to allow for significant review by Police Staff and to allow for more focus on the Village Hall Final design and bidding. In October 2025 these meetings started back up to finalize the schematic design and refresh the budget projections.

Several major changes happened between the original space needs analysis and these most recent meetings, most notably the expansion of the real-time information center (RTIC), the creation of the Quality of Life Division in its current form, mechanical and building support area growth, and have all village-owned police vehicles enclosed in a garage. Initial site surveys revealed that 1000 E. Woodfield Road lacked a basement structure, necessitating the relocation of storage/mechanical functions above ground.

The original space study called for 109,508 gross building area with only 40 cars in the garage, with circulation space and wall thickness based on a calculated percentage value. The proposed floor plans show 146,350 gross building area. When reviewing the floor plans as proposed, it is obvious the significant growth from the study value is predominantly in the garage (61.8%), building support (15.3%), general circulation (16.3%), and locker room area (5.6%), totaling 99.0% of growth proposed.

The expanded garage increases parking from 40 stalls to 66 stalls but also accounts for bulk building storage and mechanical not available in a basement, future antenna equipment placement, and slightly wider stalls to allow for daily equipment loading and unloading by officers. The building support areas include mechanical spaces, delivery areas, and added equipment disposal storage areas. The locker room growth was mainly due to the inclusion of dedicated lockers for each auxiliary officer.

The overall design of the building exterior began with a similar concept to Village Hall's modern

prairie style but was requested to take one step further into the modern style. The goal is to keep a more traditional appearance of a municipal building, while massaging its appearance to blend with the surrounding commercial buildings neighboring 1000 E. Woodfield Road. Similar details of stone, brick, and wood grain panels are used like Village Hall for the exterior. The more modern concepts reduce the large overhangs around the entire building and focus them on entry points, add more curtain wall glass on the west side toward the lake, and limit the brick banding details to the main front corner of the building.

The site plan allows plenty of parking for the public at the main entrance and community room along Woodfield Road, with dedicated parking for the training center. The building itself is set back from the parking lot with recessed landscaping areas between to provide additional stormwater control and extra security from vehicles impacting the face of the building. The west end of the building has parking for a dedicated arrestee release, well separated from the public entrance. The northwest quadrant of the site allows for secure staff parking that accounts for a full shift change of traffic. Indoor parking is situated on the north end of the site and building and is accessible through the secure parking gates. The east has limited access as it faces the pond and is intended to be more private.

Currently the site plan shows a proposed location for an antenna tower at the northwest corner of the garage. This antenna is included in the budget, however the requirements of the antenna are still being vetted. Further discussion and decision on this tower is expected by the end of design development.

With the overall budget goal for Village Hall and Police totaling $150 million, and the Village Hall projecting just under $50 million all in, this leaves $100 million for the Police Station to be completed.

The estimated construction budget includes a healthy design contingency of $5 million that will cover any changes required during the design development and construction document phases. This design contingency will reduce as the project develops further and the list of unknowns become more known. This is the same process that was followed for the new Village Hall budgeting process.

With the building sub-total cost being well under the $100 million budget, and the total projected budget being under the $100 million limit, staff recommend acceptance of the schematic design and budget for the new Police Station, and requests permission to proceed to design development. Staff is committed to continue refining the design and budget to reduce costs as much as possible, while still meeting the needs of the Police, now and into the future.

Recommended Action:

The Village Manager recommends the Committee of the Whole recommend the Village Board accept the Schematic Design of the New Police Station and Direct the Village Manager to Authorize Williams Architects to Proceed with Design Development.

ATTACHMENTS:

- Presentation





VILLAGE OF SCHAUMBURG

New Police Station

Schematic Design Approval

20 January 2026

WILLIAMS ARCHITECTS

Agenda

- Project Scope
- Site Plan
- Floor Plans
- Conceptual Exteriors
- Project Budget
- Project Schedule



Police Station

Project Scope

- Previous Square Footage (Space Needs Analysis): **109,508 SF**
- Proposed Square Footage: **145,011 SF**
- Key Drivers:
    - All Vehicles In Garage
    - RTIC Expansion
    - Quality of Life Division
    - Mechanical/Storage Above Grade (no basement)
    - Wider Corridors Based On Similar Facility Tours

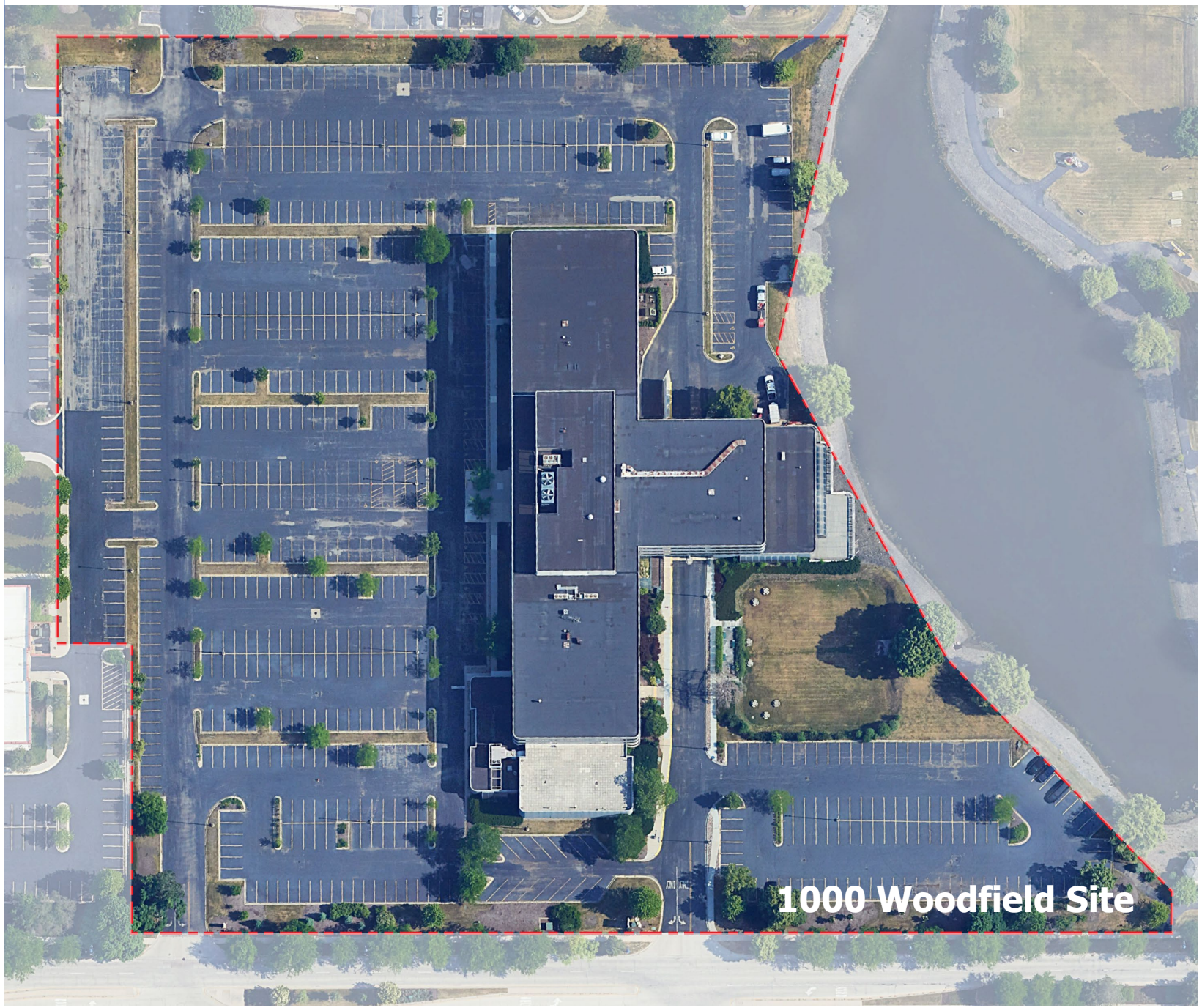


Police Station

Existing Site

DESIGN GOALS:

- Separate Main Entry from Training Entry
- Provide Ample Parking for Public, Training, and Employee Vehicles
- Separate Arrestee Release from Public Entry
- Provide Secure Parking for Employees to Enhance Security
- Provide Location for Possible Antenna Placement

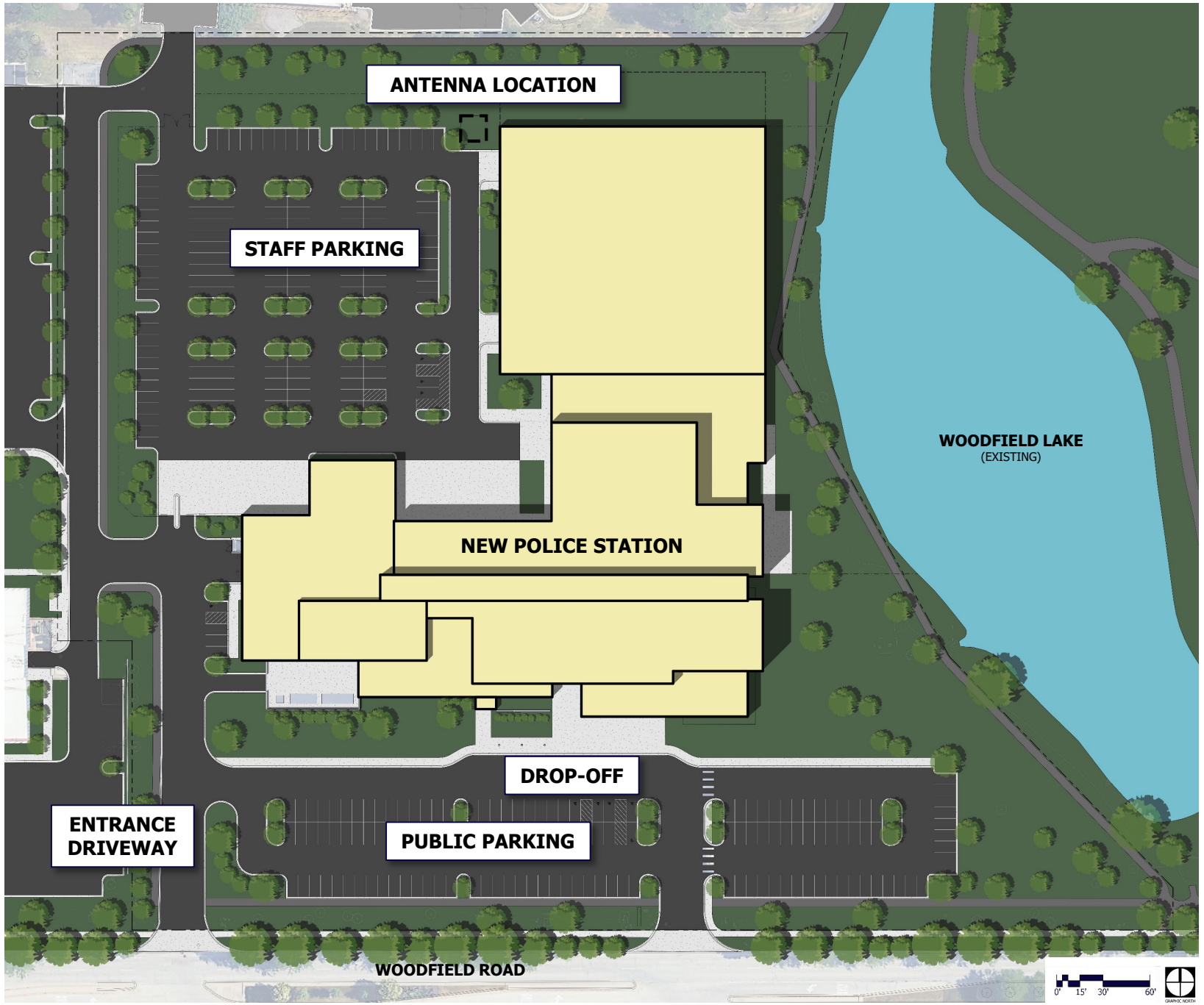


Police Station

Site Plan

DESIGN GOALS:

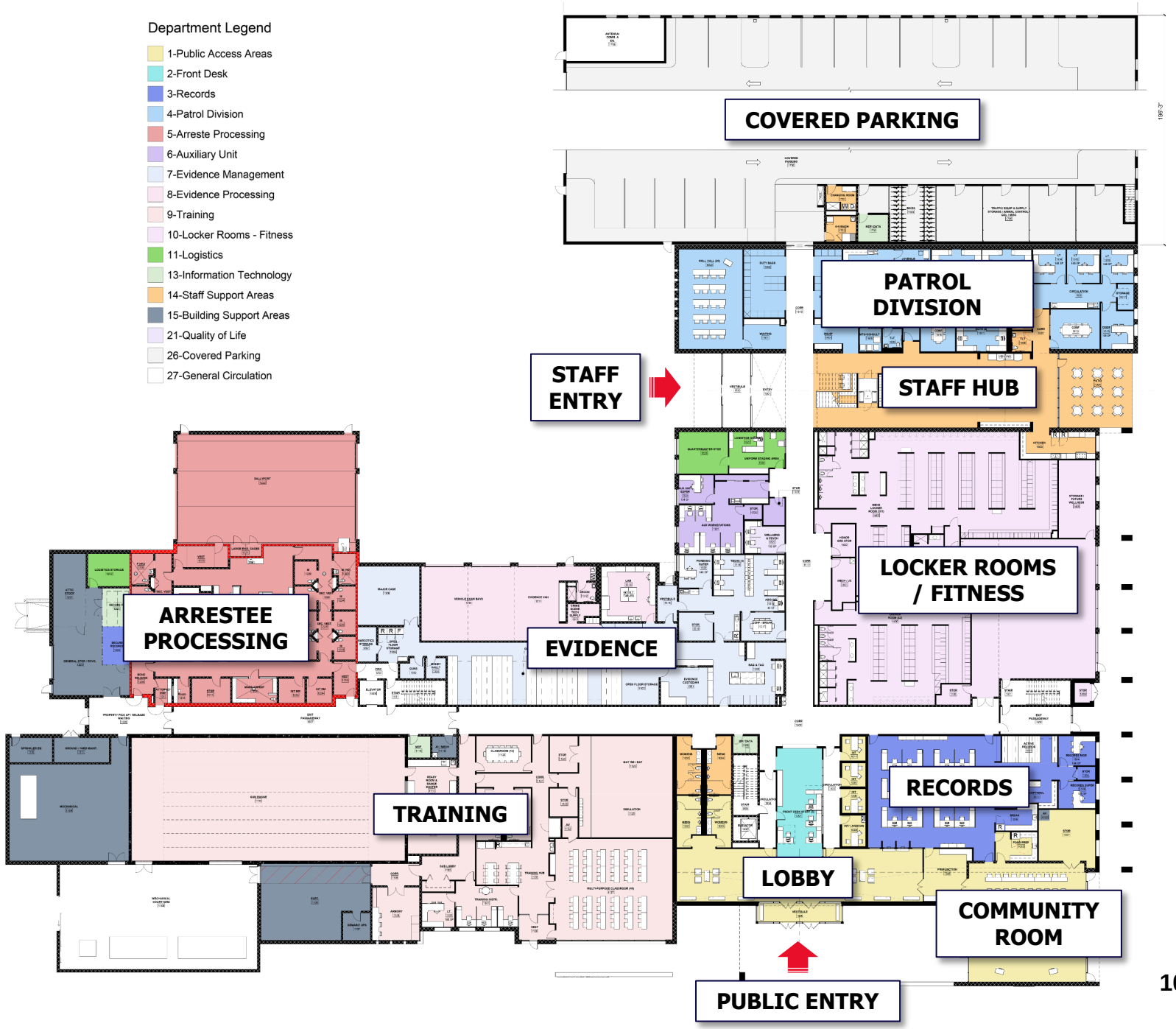
- Separate Main Entry from Training Entry
- Provide Ample Parking for Public, Training, and Employee Vehicles
- Separate Arrestee Release from Public Entry
- Provide Secure Parking for Employees to Enhance Security
- Provide Location for Possible Antenna Placement - TBD



Police Station

Ground Floor Plan

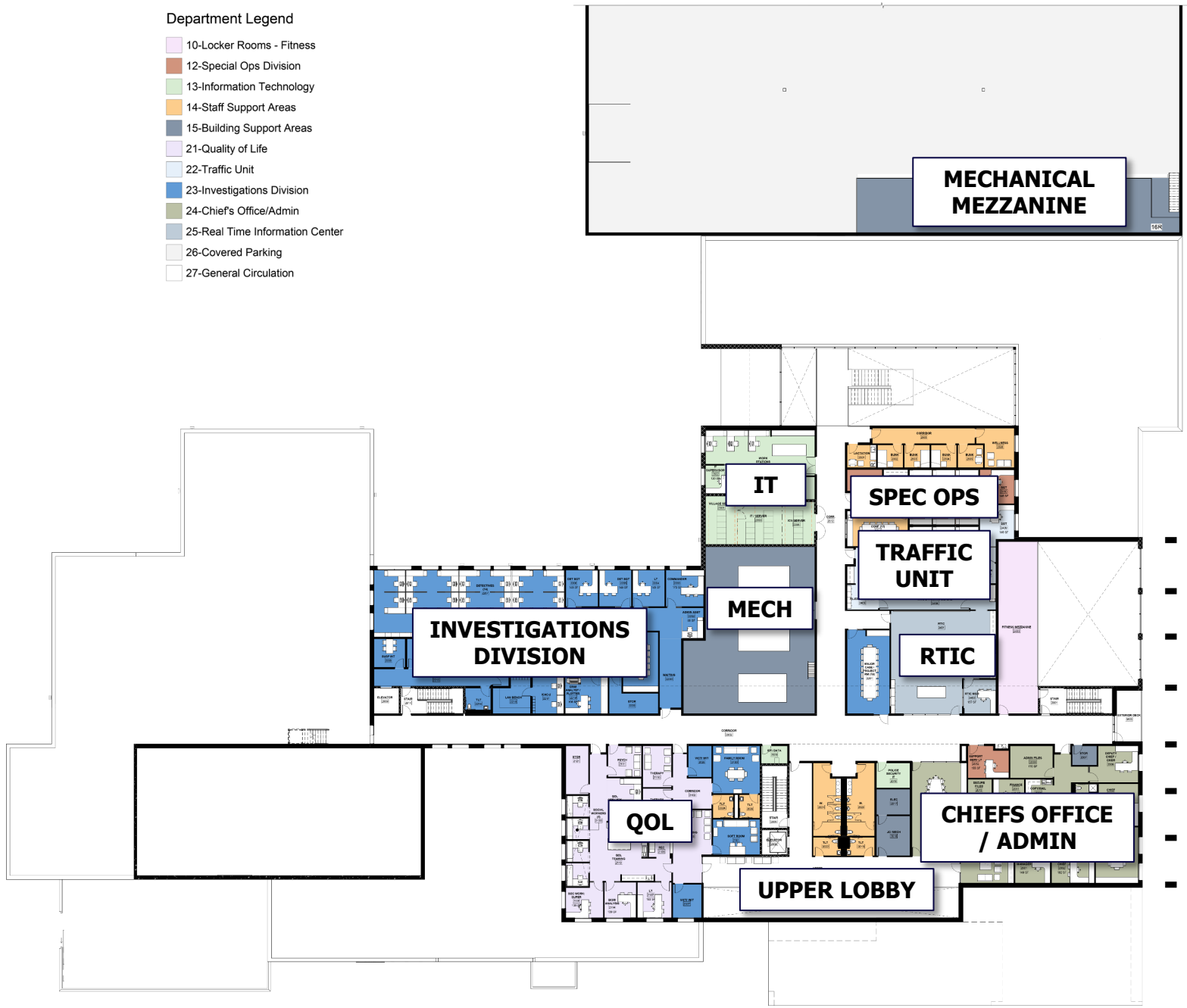
- Clear Separation Between Public and Secure Areas of Building
- Spatial Adjacencies based on how SPD Functions on a Daily Basis
- Park All Village Owned Vehicles in Covered Parking
- Secure Employee Entrance
- Simple Building Circulation
- Room for Growth in Each Division



Police Station

Upper Floor Plan

- Administration and Quality of Life Directly Off 2nd Floor Lobby
- Clear Separation Between Public and Secure Areas of Building



WILLIAMS ARCHITECTS

Police Station Preliminary Exterior Views



Exterior Views

View From Southeast

- Modern Prairie – Similar to Village Hall Materials, one step further into Modern
- Building Setback from Parking for Increased Safety/Security
- More Glass Facing Pond, More Masonry Facing Public Sides of Building
- Raised Roof Over 2nd Floor to Provide Natural Light



Exterior Views

View From Southeast

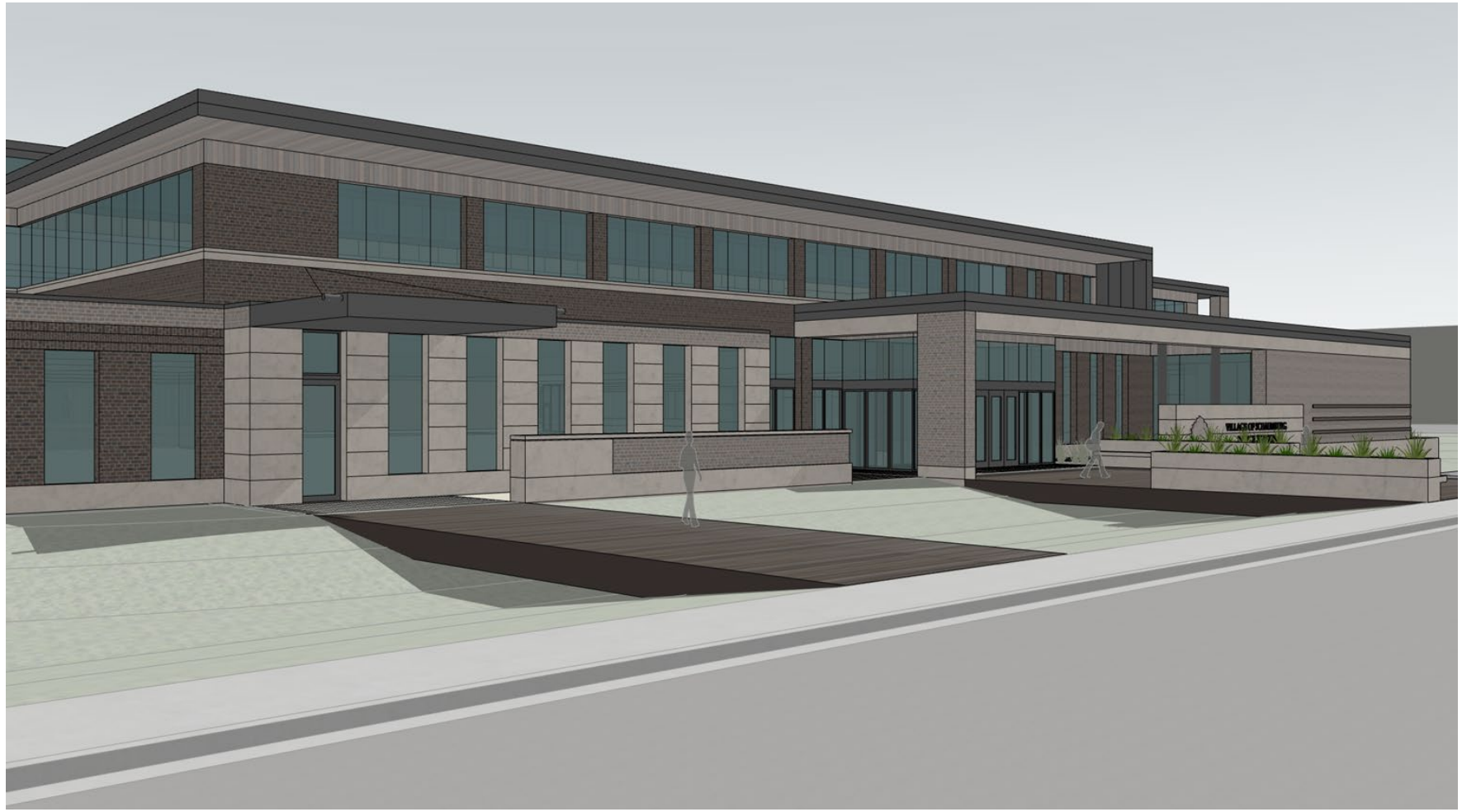
- Entry Plaza with Covered Entry
- Built-in Planters and Benches in Entry Plaza
- Sign Wall Behind Flag Poles



Exterior Views

View From Southwest

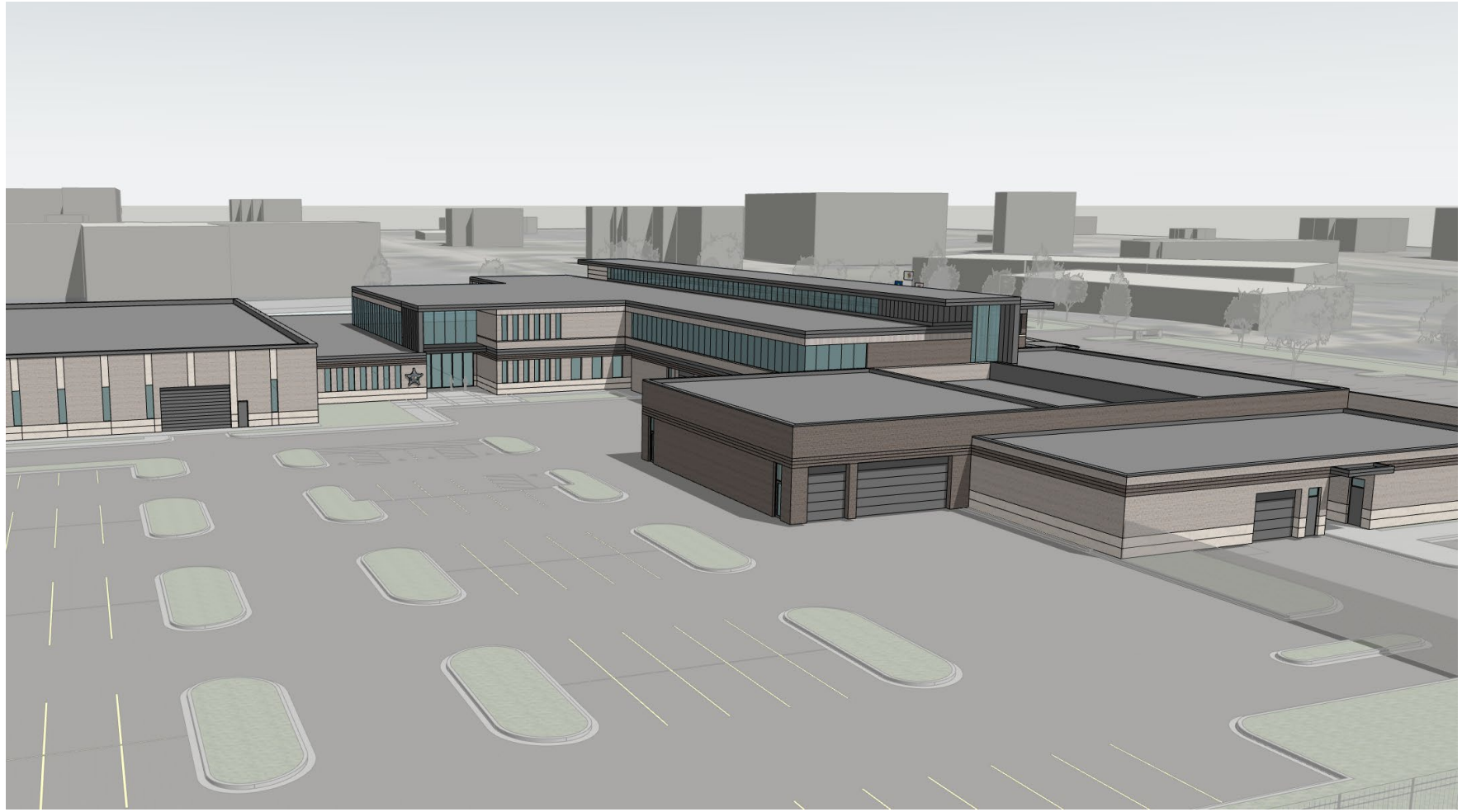
- Training Entry Separate from Main Entry Plaza
- Connection from Community Room to Main Plaza



Exterior Views

View From Northwest

- Secure Staff Parking Lot
- Covered Parking Entry
- Main Staff Entry



Exterior Views

Main Staff Entry

- Covered Entry to Staff Hub



Exterior Views

View From South



Schematic Budget

Building Construction Cost Estimate	$ 80,994,664
Soft Costs (Architects, Furniture, Surveying, Appliances, Fitness Equipment, etc.)	$ 10,847,725
Building Sub-Total Cost	**$ 91,842,389**
Other Costs	$ 7,917,562
Total Projected Budget	**$ 99,759,951**



Schedule

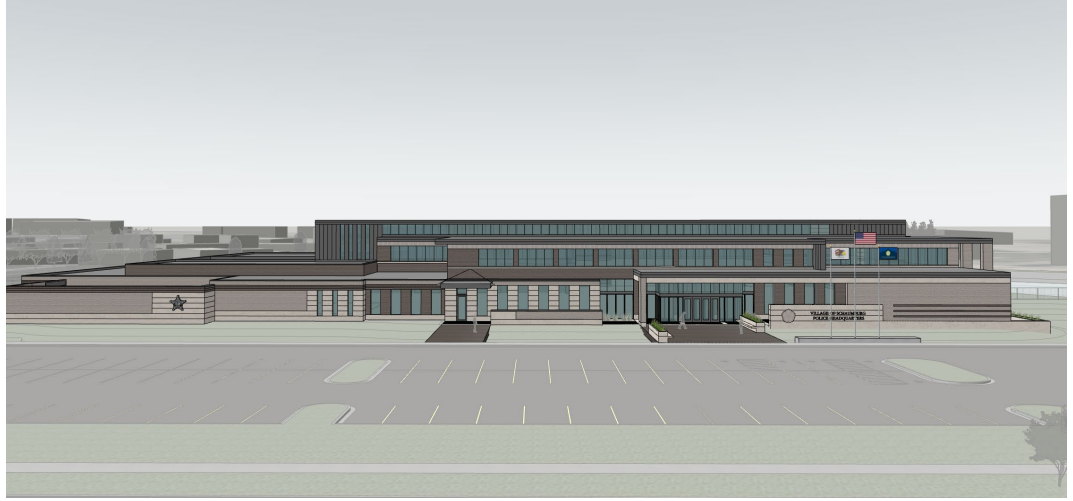
- **January 2026:** Schematic Design Approval
- **June 2026:** Village Board Design Development Approval
- **July 2026 –** ZBA Review / Recommendation
- **January 2027:** Begin Demolition of 1000 Woodfield Road
- **March 2027:** Guaranteed Maximum Price (GMP) Approval
- **May 2027:** Begin Construction of New Facility
- **December 2028:** Construction Completion

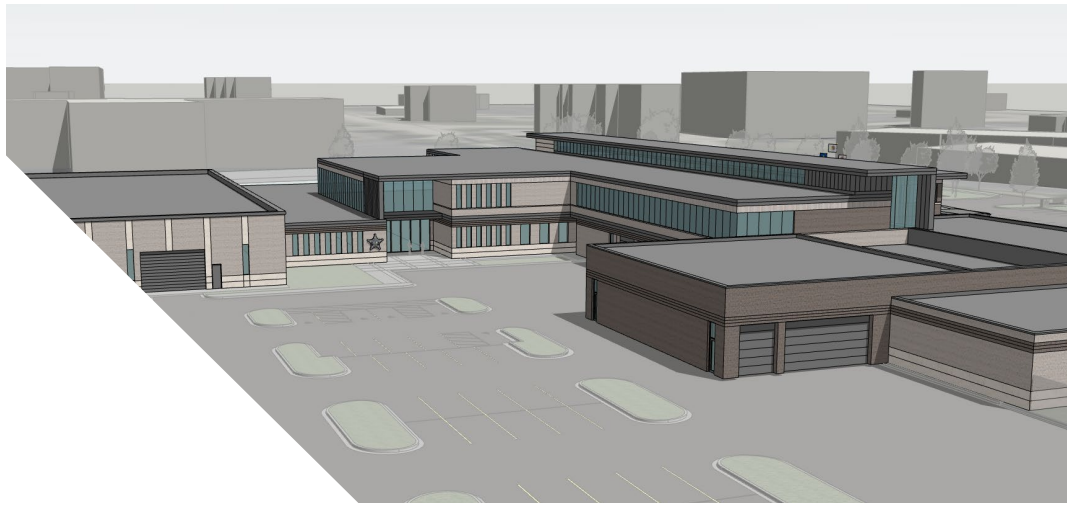


VILLAGE OF SCHAUMBURG

Thank You!

Comments / Questions





WILLIAMS ARCHITECTS

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve an Amendment to Chapters 112 and 113 of the Schaumburg Municipal Code to Modify the Establishments that are Eligible to Serve Alcohol in Food Courts
01/20/26
Committee of the Whole

Presenter: President Dailly
Lead Department: General Government

Executive Summary:

The village has been approached about allowing the sale of alcohol at HMart, an international grocer located at 420 E. Golf Road. The establishment will have a "food court" with multiple outlets serving food for consumption on the premise, or for take-out. The establishment is interested in allowing the sale of beer and wine at the food court area. At present, only Woodfield Mall has a food court license because of the restrictions in the village code - it must be located in the B-5 zoning district and within a building having no less than 1 million square feet.

The proposed code amendment will allow a "food court" (outside of Woodfield Mall) to have a liquor license for on-site sale/consumption. The license could be issued to the store or a third party. The licensee would not be required to serve food, but other food stands in the immediate area would. Further, customers would be required to consume the alcohol in the food court/dining area and would not be able to carry it throughout the store.

For the HMart location, the liquor licensee will be HMart. The alcoholic beverages served under the license will be obtained from a cooler or counter and the purchase processed by a cashier. The cashier will open the beverage for the customer. HMart will also have an employee in the food court area to monitor the consumption and ensure alcohol is not taken from the food court area.

Recommended Action:

The Village President recommends that the Committee of the Whole recommend that the Village Board approve an Amendment to Chapters 112 and 113 of the Schaumburg Municipal Code to modify the establishments that are eligible to serve alcohol in Food Courts

ATTACHMENTS:

- Memo to COW Committee 01-20-2025.pdf
- Schaumburg - Ordinance re_ Food Court Location and Liquor License - 1.2026(2077639.1).pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

Memorandum

Date: January 12, 2026
From: Mayor Tom Dailly
To: Committee of the Whole
Re: Change to Food Court Ordinance and Liquor License

There has been a request from H Mart to open a "food court" (see attached) within their new establishment on east Golf Road. Our existing Food Court ordinance (No 18-087) limits Food Courts to being in a B5 District with a minimum 1,000,000 sq feet of space. The ordinance is attached for reference.

I am requesting this ordinance be changed under Section 113.41, Item A, from "(f) is located in B-5 Planned Regional Center zoning district and within a building having no less than one million (1,000,000) square feet of building area;" to read "(f) is located within an area having no less than 10,000 square feet of building area;".

In addition, in order for this to be effective, I am asking that the existing Class F1-S Liquor License be changed from "A Class F1-S license shall authorize the retail sale of self-service pouring of beer, wine, and cider and self-served beer, wine, and cider products when served with food in a licensed restaurant." to read "A Class F1-S license shall authorize the retail sale of self-service pouring of beer, wine, and cider and self-served beer, wine, and cider products when served in conjunction with a licensed food court.".

This change will allow H Mart and other similar grocery stores to pursue this new concept within their properties.

Tom Dailly

Tom Dailly, Mayor

Village of Schaumburg

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE AMENDING TITLE 11, CHAPTER 112, SECTION 112.14 AND TITLE 11, CHAPTER 113, SECTION 113.41 OF THE SCHAUMBURG VILLAGE CODE RELATIVE TO THE LOCATION OF AND SERVICE OF ALCOHOLIC LIQUOR AT FOOD COURTS

ADOPTED: JANUARY 27, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON JANUARY 28, 2026

ORDINANCE NO. 26-

AN ORDINANCE AMENDING TITLE 11, CHAPTER 112, SECTION 112.14 AND TITLE 11, CHAPTER 113, SECTION 113.41 OF THE SCHAUMBURG VILLAGE CODE RELATIVE TO THE LOCATION OF AND SERVICE OF ALCOHOLIC LIQUOR AT FOOD COURTS

WHEREAS, the Village of Schaumburg, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village desires to make certain changes to the Village Code in order to allow for an expanded location for food court uses and the service of alcoholic liquor at said food courts; and

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that amending the Village Code is in the best interest of the Village;

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: The recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION TWO: Title 11, Chapter 112, SECTION 112.14 of the Schaumburg Village Code is hereby amended to read in its entirety as follows (additions to existing text marked with underlined text; deletions to existing text marked using ~~strikethrough~~):

§ 112.14 LICENSE CLASSIFICATIONS.

Such licenses are hereby divided into classes as follows:

[...]

(F-S) Class F1-S License: A class F1-S license shall authorize either the retail sale of self-service pouring of beer, wine and cider, and staff-served beer, wine and cider products when served with food in a licensed restaurant, or the retail sale of self-service pouring of beer, wine and cider and self-served beer, wine and cider products when served in conjunction with a licensed food court.

A class F1-S license shall be subject to the following regulations:

(1) A BASSET certified individual shall be present at all hours of operation.

(2) It shall be unlawful for the licensee, its agents, and employees to permit any patron under twenty-one (21) years of age access to or use of the taps for self-service beer, wine and cider for consumption.

(3) It shall be unlawful for the licensee, its agents, and employees to permit any intoxicated patron access to or use of the taps for self-serve or self-pour beer or wine for consumption.

(4) The licensee, its agents, and employee that is BASSET certified shall verify identification and provide a patron that is twenty-one (21) year of age or over a clear plastic or glass container that would hold no more than sixteen (16) ounces or beer or cider, or nine (9) ounces of wine for use with the self-service pouring taps. The container shall have an emblem representing the licensee brand that is dissimilar than other containers in the food court. The total number of sixteen (16) ounce beer or cider containers, or nine (9) ounce wine containers shall be limited to no more than one (1) per patron.

(5) The licensee, its agents, and employee that is BASSET certified shall issue an RFID card to the age-verified patron that allows the self-pouring of beer, wine and cider with no more than a thirty-two (32) ounce limit for beer and cider, and twelve (12) ounce limit for wine per person.

(6) At all times the amount of beer or wine to be delivered to the tap will be limited and can be controlled by the BASSET certified staff member.

(7) The fee for such license shall be as set forth in the fee schedule in section 41.01 of this Code.

[...]

SECTION THREE: Title 11, Chapter 113, SECTION 113.41 of the Schaumburg Village Code is hereby amended to read in its entirety as follows (additions to existing text marked with underlined text; deletions to existing text marked using ~~strikethrough~~):

§ 113.41 - LICENSE REQUIREMENTS AND CONDITIONS.

A food court license shall only be issued if the following conditions are met:

(A) Be fully enclosed by some or all of the following: solid walls; planters no less than thirty inches (30") in height and no less than two feet (2') in width; or other non-permeable barriers approved by the village and its necessary departments; and

(B) Be designed and constructed with enclosure and access controls to ensure that:

(1) No customer of a business that is adjacent and accessible to a food court may enter except through that food court's access control points; and

(2) No such customer may exit such food court except through that food court's approved access control points.

(C) Provide entry and exit points of customer access, clearly posted with signage at each access point prohibiting customers' entry or exit with any alcoholic beverage, and monitored by video surveillance at all times that the food court is open for business;

(D) Have seating capacity, whether with stools, chairs, benches, couches or other furniture, not to exceed one thousand (1,000), which may be increased upon written request to the village manager and supporting documentation for the need;

(E) Be staffed with security from the license holder of the food court;

(F) ~~Is located in the B-5 Planned Regional Center zoning district and within a building having no less than one million (1,000,000) square feet of building area~~ Is located within an area having no less than ten thousand square feet (10,000 ft^2) of building area; and

(G) A license fee as listed in title 3 chapter 41 be paid.

SECTION FOUR: That this Ordinance shall be in full force and effect, after passage, approval and publication as required by law.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this _____day of _____, 2026.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino, Village Clerk

VILLAGE OF
SCHAUMBURG

AGENDA ITEM SUMMARY

January 27, 2026
01/20/26
Committee of the Whole

Presenter:
Lead Department: General Government

Executive Summary:

Recommended Action: