AGENDA

Zoning Board of Appeals

Wednesday, June 24, 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

Zoning Board of Appeals

MINUTES TO BE APPROVED

General Minutes (6/10)

Z2603-02 / Vanam Indian Vegetarian (continuation 6/10)

Z2602-03 / 7 Brew Development (6/10)

Z2605-03 / Club Car Wash (6/10)

CASES TO BE HEARD

Z2603-02 / VANAM INDIAN VEGETARIAN / 331 W. Golf Road / Special Use for a Banquet Hall

Z2604 -01 / SWADESHI BANQUET HALL / 1209 E. Golf Road / Special Use for a Banquet Hall and Valet Parking Plan

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 (6/10)
06/24/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- ZBA General Minutes 6-10-26.docx

ZONING BOARD OF APPEALS
GENERAL MINUTES
June 10, 2026

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

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

Member(s) Absent:

A quorum was present.

Also Present: Todd Wenger PLA, ASLA
Senior Planner

CONSIDERATION OF MINUTES

Mr. Dolbeare made a motion, seconded by Mr. Szurgot, to approve the following minutes, as presented:

Mtg Date	Case Number and Name
5/13	General Minutes
	Z2512-01 / Niazee School of Osteopathic Medicine
	Z2603-02 / Vanam Indian Vegetarian (continuation)

All ayes **MOTION CARRIED**

PUBLIC HEARING(S)

1) Z2603-02 / VANAM INDIAN VEGETARIAN / 331 W. Golf Road / Special Use for a Banquet Hall

2) Z2602-03 / 7 BREW DEVELOPMENT / 400 E. Golf Road / Plat of Subdivision, Site Plan Approval, Special Use Approval for a Drive-Through, Sign Variation and Woodfield Regional Center Design Review

3) Z2605-03 / CLUB CAR WASH / 404 E. Golf Road / Site Plan Approval, Special Use for a Car Wash, Parking Variation and Woodfield Regional Center Design Review

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

There being no further business, the meeting was adjourned at 8:21pm.

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2603-02 / Vanam Indian Vegetarian (continuation 6/10)
06/24/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Z2603-02 Vanam Continuation Mts 6-10-26.docx

Z2603-02 / VANAM INDIAN VEGETARIAN / 331 W. Golf Road / Special Use for a Banquet Hall

Village of Schaumburg
Zoning Board of Appeals
June 10, 2026

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:01pm.

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

Member(s) Absent:

A quorum was present.

Also Present: Todd Wenger
Senior Planner

Chairman Raimondi stated that Staff is requesting that this case be continued to a date certain of 5/27 due to public notice issues.

Mr. Szurgot made and motion and seconded by Mr. Morreale that this case be continued to a date certain of 5/13.
All ayes **MOTION CARRIED**

ADJOURNMENT
The meeting was adjourned at 7:02pm.

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2602-03 / 7 Brew Development (6/10)
06/24/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL Z2602-03 7 Brew Development Mts 6-10-26.docx

Z2602-03 / 7 BREW DEVELOPMENT / 400 E. Golf Road / Plat of Subdivision, Site Plan Approval, Special Use Approval for a Drive-Through, Sign Variation and Woodfield Regional Center Design Review

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:02pm.

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

Member(s) Absent:

A quorum was present.

Also Present:

Sworn in for testimony:	Todd Wenger, PLA, ASLA Senior Planner	Matt Nyweide 7 Brew 100 Powell Nashville, TN

Mr. Matt Nyweide, representing the Petitioner, stated that they are seeking approval for a 7 Brew at the former site of Bahama Breeze. They are one of two parcels that are being proposed at that location. 7 Brew is a double drive-through coffee concept which has no interior or exterior dining. An employee takes your order with a tablet; the customer makes their way around the drive-through and another employee delivers the beverage to your window. They currently have 700+ locations. They serve primarily coffee and energy-based drinks. The proposed location is on the west side of the parcel. The drive-through entrance is on the northwest corner of the site. The building is approximately 1,000 square-feet.

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

Mr. Todd Wenger stated that the proposed 7 Brew will be located on the west half or approximately 2/5 of the existing lot. The proposed second site, on the east half of the property, will be the proposed Club Car Wash which will go before the ZBA immediately following this public hearing. The existing building will be demolished. The 7 Brew building will be very small and has no interior or exterior seating. It will be possible for a few people to walk up and place an order onsite from an employee with a tablet. The site development, with a parking lot on the north side, has a double drive-through lane which wraps around the building. 7 Brew is very popular and does require a large amount of drive-through stacking. Staff is very comfortable with the double drive-through concept which we typically don't see for this size of a building. There will be additional landscaping around the building and in the back setback areas. The building itself is a prototype featuring two shades of grey brick. It has a parapet which wraps around the sides of the building with a blue, curved roof, as well as a blue canopy, which also wraps around the sides. There is a matching LED blue strip lighting under the canopy which is fully shielded and is not exposed. They will have street-facing windows. The drive-through is isolated from the rest of the parking areas. The drive-through setback from Golf Road is in excess of the code and is pretty robust in terms of its screening.

There is also a variation request for the offsite/off-premise sign. This is to partially utilize the existing sign located at the corner, which will be on the Club Car Wash site. 7 Brew proposes to combine their signage on the single ground sign. Staff supports this as it will result in one less ground sign. It has nice landscaping around it for year-round interest, and it provides very good way-finding access from the drive aisle that will be next door. Mr. Wenger said that Staff is supportive of the request and is recommends approval.

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

Chairman Raimondi asked the Board for their comments.

Mr. Dolbeare stated that the drawings for the building are attractive. He asked if the Petitioner knows the manufacturer of the brewers, and Mr. Nyweide did not know but added that he can find out and notify Mr. Wenger. He added that 3 very large brewers operate inside.

Ms. Veatch had no questions.

Mr. Riley asked Mr. Nyweide if he is agreeable to the conditions in the Staff Report and he said, yes.

Mr. Morreale asked if 7 Brew will be hiring people for traffic control because he has seen their Bloomingdale location, which opened a few months ago, and the many vehicles that are in the drive-through lanes. He is concerned about the existing H Mart and the proposed car wash in that same shopping plaza. Mr. Nyweide said they have a third-party traffic control management company that can arrive onsite within an hour's notice. They also anticipate having them control traffic when they first open.

Mr. Szurgot asked Mr. Nyweide to explain how vehicles will enter the subject property and how beverage orders are taken. Mr. Nyweidge said that there are two employees who are outside with tablets and work their way about 2/3 of the way down the drive-through. When a vehicle arrives, an employee will approach the driver's window with a tablet to take the order. There will be no menu board in the drive-through. As the driver proceeds to the front of the building, an employee will bring the order to the driver. The service side of the building has 2 sliding doors where employees will be exiting to deliver the beverages to the drivers. Mr. Szurgot asked what they do in the winter months. Mr. Nyweide said the employees do short shifts consisting of 30 minutes each and supply them with hand warmers, overcoats and heat lamps underneath the canopy where they can get warm.

Ms. Errera asked if customers can pre-order. Mr. Nyweide said customers cannot pre-order but can view the menu online. She asked if the coffee drinks are more popular or if they sell a lot of energy drinks. Mr. Nyweide said they do get a lot of energy drink orders, but he believes the iced, coffee-based drinks are most popular.

Mr. Mytych asked where the traffic overflow will go since the drive-through lanes will accommodate 27 vehicles. He visited the Bloomingdale location 11 different times in the past 2.5 weeks to do parking counts. The average was 27 vehicles but he also observed as many as 36 vehicles. He asked what will happen in the parking lot in January with all the vehicles that will be entering and exiting the 7 Brew property, as well

as the proposed car wash facility next door. Mr. Wenger said that if traffic backs up, it will do so within the drive aisle to the north, which is not on public drives. There is a shared parking agreement with the shopping center to alleviate any possible issues. Mr. Nyweide said they currently have 13 7 Brew locations in Chicago and Northwest Indiana, with another 7 locations currently under construction. Every time they open a store, they do see the stacking decrease eventually. He added that the more stores they open, the better it will be across all the stores.

Mr. Bhagwakar asked why they don't have drive-through windows, which would make it easier for their staff, especially in the winter. Mr. Nyweide said it is because of the double drive-through model which makes things quick and efficient.

Mr. Mytych asked if purchases are cashless, and Mr. Nyweide said they do accept cash.

Chairman Raimondi stated that he passed by the Bloomingdale location approximately a month ago and it was extremely busy. He hopes that the stacking at the Schaumburg location will be satisfactory. Chairman Raimondi said he was also concerned about the stacking and overflow going towards H-Mart. He feels the exit is important because if a driver wants to travel east, they will have to go to the traffic light. He asked if Staff addressed that. Mr. Wenger said Staff did talk about it and also addressed possible signage that could be of benefit. Staff anticipates that drivers may try to do that once but will likely not do it again after they experience how difficult it is to turn left onto Golf Road without a traffic light. Chairman Raimondi asked if the restrooms will be for employees only and Mr. Nyweide said yes, but in an emergency, their staff will be allowed to let a patron use the interior restroom. Chairman Raimondi asked if they will have any baked goods for sale. Mr. Nyweide said the only food item for sale will be packaged muffins.

Mr. Szurgot asked if a customer goes there for the first time and realizes there is no menu board, how will they know what to order. Mr. Nyweide said there are 7 base recipes and the employee taking the order will recommend selecting one of the 7 base "classics." The servers often make recommendations based on what the customer likes.

PUBLIC HEARING CLOSED

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

All ayes **MOTION CARRIED**

Mr. Morreale made a motion, seconded by Ms. Veatch, to recommend approval of a Plat of Subdivision, Site Plan Approval, Special Use Approval for a Drive-Through, Sign Variation and Woodfield Regional Center Design Review for 7 Brew Development located at 400 E. Golf Road, Case No. Z2602-03 subject to the following conditions:

1. A Land Development Permit is required prior to commencing any site work, and prior to receiving any building permits for the site. A Letter of Credit or Subdivision Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Subdivision Bond must be written for a period of 2 years in the amount of 50% of the approved construction cost estimate, 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.

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. Any change to the approved plans listed below must be brought to the attention of the Director of Community Development before any construction can begin. Ad-hoc field changes are considered a violation of approved plans and could result in the revocation of development permits.
4. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Plat of Subdivision to the Community Development Department for review and approval to illustrating the following:
    a. Revise the Plat of Subdivision to show the proposed 10' easement for storm drainage as indicated on the Seven Brew Utility Plan.
    b. Remove the parking and building setbacks from the Plat of Subdivision.
5. Prior to execution of the plat, the petitioner shall submit the revised Declarations of Restrictions, Grant of Easements and Common Area Maintenance Agreement for review and approval. The Declarations must be recorded for it to be valid and prior to the issuance of a Land Development Permit.
6. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department which include the following:
    a. The diagonal striping leaving the pick up window should be slanted in the opposite direction.
    b. Use the Village of Schaumburg Permeable Pavement sign.
    c. For the new water service an 8 inch is required up to the hydrant split. The "domestic" segment that leads to the building (after the hydrant split) only needs to be sized to meet the demand of the building (does not need to be 8 inch).
    d. The typical section for the permeable pavement should be revisited and revised as necessary. The surface grades per the grading plan are approximately 776 – 776.70 ft. The top of aggregate layer is 773.85 ft, which is 2.15 - 2.85 ft below the surface. A typical depth of pavers/setting depth is approximately 0.5 ft, which results in a 1.65 – 2.35 ft discrepancy.
    e. Add cleanouts to the upstream ends of the proposed underdrains.
    f. There are two segments of 8-inch diameter storm sewer that should be upsized to the Village's minimum 10-inch diameter.
    g. If existing storm sewers are to be removed as part of this project, do not show them on the Utility Plan.
    h. Ensure there is consistency between the storm sewer information shown on these plans vs. what is shown on the Club Car Wash plans. The sizes/alignment of the storm sewers at the northeast corner

of the site differ between the two plans. This will be important for demonstrating 100-year conveyance to the legacy detention basin.

i. To determine the incremental detention volume required for the development, the applicant needs to follow the procedure outlined in 5.5.3.1 of the MWRD Technical Guidance Manual. This includes a Modified Rational Method calculation of the existing site using TP-40 rainfall and the pro-rated actual release rate for the legacy basin.

j. The verified storage volume within the legacy basin should be based on the HWL corresponding to the actual release rate in the 1979 Schedule D form. The storage volume was calculated assuming same bounce from the original permit.

k. Stormwater conveyance (storm sewer/overland flow route) calculations will be reviewed during final engineering. Please note since offsite legacy detention is being utilized for the development, it must be demonstrated that the critical duration 100-year flowrate from the site can be conveyed to the regional basin.

l. The following MWRD permitting documents will be required for the development:

    i. WMO Permit Application (Schedules A, B, and C)
    ii. Schedule D-Legacy
    iii. Schedule P
    iv. Schedule R
    v. Fee Payment Voucher Form

m. The demolition plan calls out a portion of the existing eastern water service to remain for use by CCW. Indicate the size of the existing service. If the water service will remain add a note to the demolition plan to cap it.

n. The Village GIS shows a 2nd existing water service connected to the main in Golf Road toward the west end of the lot. Call this out to be disconnected at the main using a stainless steel repair sleeve.

o. The existing sanitary service must be televised prior to re-use, and provide copy of the televising to the Village.

p. The proposed grades along the shared property line between 7 Brew and CCW differ by 1 to 2 feet. Coordinate the grading plans of the two projects so that the grades match along the shared property line.

q. A separate demolition permit will be required for the removal of the existing building etc shown in Sheet C-7 Demolition Plan.

r. Luminaire type CB2 is still shown as 5000K color temperature, revise to 4000K.

s. Light poles shall be located at least 3.0 feet from back of curb. Label pole setback on photometric plan.

t. Light poles adjacent to parking stalls shall be moved to line up with the parking stall lines to minimize potential damage from vehicles.

u. Final Engineering plans shall include a detailed site lighting electrical plan showing conduit routing/size/type and wire size/type/quantity, plus lighting details including pole foundation, pole handhole wiring/grounding/bonding detail, splicing/fusing detail, conduits burial detail, etc.

v. An IDOT permit will be required for work in Golf Road to make the water service connection.

w. An executed traffic agreement is required for each property prior to the issuance of a permit.

x. Provide a separate traffic signage and striping plan.

y. Provide a separate directional signage plan.

z. Once approved, provide the IDOT permit for the sidewalk connections.

aa. Relocate "Do Not Enter" pavement marking to the north to notify motorists prior to the drive through exit.

bb. Wherever possible, please use native woody and herbaceous plant material.

cc. When specifying plants for the end parking lot islands, use material whose mature height is less than 24" for driver visibility.

7. Prior to the issuance of a Building Permit, the petitioner shall submit a revised copy of the Building Plans to the Community Development Department which include the following:

   a. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg. The plans will receive a detailed review during the commercial building permit process.

8. The proposed plans for the food establishment have been accepted as preliminary by the Environmental Health Division. The plans will receive a detailed review during the commercial building permit process.

9. Separate sign permits will be required for all signage.

10. The following plans/exhibits shall be adopted as part of the governing ordinance:

    a. Project Narrative, prepared by 7 Brew and received by the Community Development Department on January 15, 2026.

    b. Preliminary Landscape Plan Title L0.1, prepared by Dickson Design Studio, dated January 27, 2026, last revised April 30, 2026, and received by the Community Development Department on May 1, 2026.

    c. Preliminary Landscape Plan Details L0.2, prepared by Dickson Design Studio, dated January 27, 2026, last revised April 30, 2026, and received by the Community Development Department on May 1, 2026.

d. Tree Preservation/Removal Plan L1.1, prepared by Dickson Design Studio, dated January 27, 2026, last revised April 30, 2026, and received by the Community Development Department on May 1, 2026.

e. Preliminary Landscape Plan Notes L1.2, prepared by Dickson Design Studio, dated January 27, 2026, last revised April 30, 2026, and received by the Community Development Department on May 1, 2026.

f. Preliminary Landscape Plan L2.1, prepared by Dickson Design Studio, dated January 27, 2026, last revised April 30, 2026, and received by the Community Development Department on May 1, 2026.

g. Floor Plan A1.2, prepared by Veritas Architecture + Design, dated November 24, 2025 and received by the Community Development Department on May 1, 2026.

h. Roof Plan A1.7, prepared by Veritas Architecture + Design, dated November 24, 2025 and received by the Community Development Department on May 1, 2026.

i. Exterior Elevations A2.0-A2.3, prepared by Veritas l + Design, dated November 24, 2025 and received by the Community Development Department on May 1, 2026.

j. Building Section A3.0, prepared by Veritas Architecture + Design, dated November 24, 2025 and received by the Community Development Department on May 1, 2026.

k. Trash Enclosure A5.4, prepared by Veritas Architecture + Design, dated November 24, 2025 and received by the Community Development Department on May 1, 2026.

l. Material Color Board, prepared by Veritas Architecture + Design, dated November 24, 2025 and received by the Community Development Department on May 1, 2026.

m. Renderings, prepared by Veritas Architecture + Design, dated November 24, 2025 and received by the Community Development Department on May 1, 2026.

n. Final Engineering Title Sheet C-1, prepared by Northwestern Engineering Consultants, P.C., dated May 1, 2026 and received by the Community Development Department on May 1, 2026.

o. Site Plan C-2, prepared by Northwestern Engineering Consultants, P.C., dated May 1, 2026 and received by the Community Development Department on May 1, 2026.

p. Grading and Drainage Plan C-3, prepared by Northwestern Engineering Consultants, P.C., dated May 1, 2026 and received by the Community Development Department on May 1, 2026.

q. Utility Plan C-4, prepared by Northwestern Engineering Consultants, P.C., dated May 1, 2026 and received by the Community Development Department on May 1, 2026.

r. Stormwater Pollution Prevention Plan C-5, prepared by Northwestern Engineering Consultants, P.C., dated May 1, 2026 and received by the Community Development Department on May 1, 2026.

s. Details C-6, prepared by Northwestern Engineering Consultants, P.C., dated May 1, 2026 and received by the Community Development Department on May 1, 2026.

t. Existing Conditions and Demolition Plan C-7, prepared by Northwestern Engineering Consultants, P.C., dated May 1, 2026 and received by the Community Development Department on May 1, 2026.

u. Photometric Point-by-Point Footcandle Plot A260186B, prepared by Security Lighting, dated April 27, 2026 and received by the Community Development Department on May 1, 2026.

v. Preliminary Sign Elevation SK1, prepared by Reitan Architects, LLC., dated November 26, 2025, last revised May 18, 2026 and received by the Community Development Department on June 1, 2026.

w. Detail Plan: Site Signage, prepared by Dickson Design Studio, dated November 26, 2025, last revised May 18, 2026 and received by the Community Development Department on June 1, 2026.

x. Plat of Subdivision, prepared by Northwestern Engineering Consultants, dated January 12, 2026 and received by the Community Development Department on May 1, 2026.

y. Plat of Survey, prepared by Northwestern Engineering Consultants, dated October 28, 2025 and received by the Community Development Department on January 15, 2026.

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

A poll was taken:
Mr. Dhitu Bhagwakar - Yes
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, 6/23/26.

ADJOURNMENT

The meeting was adjourned at 7:30pm.

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

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2605-03 / Club Car Wash (6/10)
06/24/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL Z2605-03 Club Car Wash Mts 6-10-26.docx

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:31pm.

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

Member(s) Absent:

A quorum was present.

Also Present:

Sworn in for testimony:	Todd Wenger, PLA, ASLA Senior Planner	Michael Leidig 1250 Centennial Centre Blvd. Hobart, WI

Mr. Michael Leidig, representing the Petitioner, stated that Club Car Wash began in 2006 in Missouri. Since then, they have expanded to over 260 locations around the country. Since 2020, they have made a push into the Wisconsin, Northern Illinois and Western Minnesota area. Entering the site off the private drive on the west side of their site after the split, there is a one-way single lane that enters cars into the queue lane and then further branches out into a dual lane. Club Car Wash is a subscription-based service, and membership is accepted at any of their US locations. They offer four different tiers, depending on what type of wash you want. Typically, on opening day, both lanes are open to anyone as their employees help customers sign up. After a month or two, the lane on the west side of the site becomes a "member lane" where you have a QR sticker on the inside of your window, similar to an IPass. As you drive to the gate, it goes up and you proceed to the wash. The lane closest to the building will be for those who do not have a membership, and they can buy a single wash. The car wash is fully staffed at all times, and there are typically four crew members onsite. Two employees will be in the pay booth where people can pay by cash or card or sign up for membership. Once you enter past the 2-stop arm gates, it narrows down into one lane. There is an emergency exit after you pass the stop arms but before entering the wash. The employees can open the stop arms so drivers can exit. Turning into the car wash, it's an all-concrete area with a heated concrete pad. Their employees will have power washers to spray down the front of vehicles before entering the wash. The wash can hold approximately 6 cars and is a continuous conveyor belt. Cars can pull in, continuing one car after the other, depending on how long the cars are. At full capacity, they can discharge a car every 30 seconds. Upon exiting the wash, you turn into the one-way exit, which will signage. Typically, 70% of customers proceed to the self-service vacuum area upon exiting the wash. There are towels for wiping down the interior and exterior of the cars. The vacuum stations operate off one overhead tube connecting the vacuum stations. The vacuum turbines will be on the north side of the site. There are trash receptacles located near each of the vacuum extensions. The trash is emptied every hour by staff. They have employee parking onsite. Sometimes, there is a fifth manager who floats around from different locations around the area. If a parking space were not available, that person would park in one of the vacuum stalls, which they typically try not to do. Vacuums are only operational during business hours. Their hours are typically from 7am – 8pm with some variation for day-light savings time, and Sunday hours are slightly different. Mr.

Leidig said they have a very robust landscape plan and are committed to meeting any of the Staff's comments for lighting.

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

Mr. Todd Wenger stated that Club Car Wash is proposed next door to the east of (Z2602-03) 7 Brew Development, which went before the ZBA earlier on this same date of 6/10/26. As noted in the 7 Brew public hearing, this is the site of the former Bahama Breeze, which will be demolished. A new car wash building will be constructed. The vacuums will be located along the east side of the building, and the drive-through will be along the west side. Staff feels it is well buffered and will be set further back than necessary. The detention basin on the far east side also helps set it back from the east. The proposed building is the standard size for Club Car Wash and has slightly upgraded finishes for Schaumburg. It will be all brick, with towers at either end of the tunnel. A parapet wraps around the sides of the building. The signage on the drawings is for illustrative purposes. There will also be some nice black metal awnings along the east side. Mr. Wenger said that Staff is pleased with the building and noted that the Petitioner went above and beyond meeting the Village's code. The lot will be fully buffered by landscaping, which will help keep some of the noise and visual clutter down. No lighting is permitted on the car wash vacuum arms.

Parking Variation

Mr. Wenger said the parking variation is slightly unusual as Staff does not see this very often. Village code was updated sometime ago to require five parking spaces for every space in capacity within the tunnel. The Petitioner mentioned five car wash spaces, but Staff has rounded it up to six. Staff is being pretty generous with the amount that was required but wanted to cover themselves either way. Because of that, the Petitioner would have to have 30 parking spaces but only 19 spaces are onsite, thus it necessitated a variation. As the Petitioner also mentioned, because of the high rate of quick discharge of the cars, they turn cars over approximately every 30 seconds. Staff is comfortable with this parking reduction. The rounding up also added to the deficit of 11 spaces. Mr. Wenger said that Staff is supportive of this project and recommends approval with the conditions listed on the Staff Report.

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

Chairman Raimondi asked the Board for their comments.

Mr. Szurgot asked if they have different packages for car wash. Mr. Leidig said they have a post-wax spray, a spot-free after rinse and very similar to other car washes. Mr. Szurgot asked if they clean car mats. Mr. Leidig said no because it is an external-only car wash. He added that the vacuum stands do have clips and boards on them where customers can place the car mats and vacuum them off. Towels will also be provided in the vacuum area for customers to dry off their car.

Ms. Errera asked if they are open in the wintertime. Mr. Leidig said yes and that people typically don't wash their vehicle as often in the winter. Their regular customers still frequent the car wash in the winter to get the salt off of their car, and the heated concrete helps with that. She asked if they have different hours in the wintertime and he said, no.

Mr. Mytych said if a driver leaves 7 Brew and goes east, turning right and there are people trying to get into the car wash, they will cross paths. He asked if that would fall under 7 Brew's third-party traffic agreement. He also asked who is responsible for that. Mr. Wenger said that drivers heading west into the car wash will be queuing, if there is a back-up for 7 Brew, in the same line. Mr. Mytych asked if drivers will be coming out of 7 Brew that will turn right while people are turning left into the car wash at the same time. Mr. Wenger said that people will have to merge and "play nice" Similar to other parking lot traffic. Mr. Wenger said he believes that management of these back-ups would fall under 7 Brew's responsibility. Mr. Mytych said he would hate for this responsibility to be unknown. Mr. Wenger said, good point.

Mr. Bhagwakar, Mr. Dolbeare and Mr. Morreale had no questions.

Ms. Veatch asked the Petitioner to address the vacuum noise due to nearby residential properties. Mr. Leidig said they placed the vacuums on the north side to keep it away from the frontage. The vacuums are screened inside of a wooden enclosure with the same black gloss metal around it as the dumpster enclosure gate. He said they do make noise and while vacuuming, you are definitely going to hear it, but once you exit the site, it dies down to background noise pretty quickly. He noted that there are 27,000 vehicles a day traveling on Golf Road and by the time a driver gets near the car wash, the traffic noise will be the predominant noise. They typically try to locate the vacuum stalls away from the frontage. She asked if the vacuums have a mechanism to adjust the noise level. She said that the volume of air that is being sucked into the hoses is a lot stronger than other car washes and causes a louder noise. Mr. Leidig said he knows that Club Car Wash wants to have a powerful vacuum so customers can efficiently vacuum out their cars but is not certain if the vacuum system has an option to adjust the noise level. He noted that employees do walk around the property fairly frequently and if they hear a vacuum making noise while not being used, they will securely close them. He stated that Club Car Wash uses one turbine system that serves the entire row of vacuum stations. She asked if it's correct that the vacuums are turned off when the facility closes, and he said yes.

Mr. Riley asked Mr. Leidig if he is agreeable to all of the conditions in the Staff Report. Mr. Leidig said he talked to Staff the day before this public hearing and have most of them resolved. Mr. Wenger said that he did hear back from Staff regarding the 10,000 square-foot per inlet situation, and Staff is fine with that. Mr. Leidig explained to the Board that Club Car Wash has a standard 20-foot-deep stall with a 30-foot-wide drive lane to the vacuums and then a 20-foot-wide vacuum area on the other side. He explained that a 20-foot long, modern-day truck parked in a stall with the trunk open means that the customer is standing back a little bit in the traffic lane. Club Car Wash likes to give people a little more room there for safety reasons while traffic is maneuvering through the site. Typically, Club Car Wash does a 20 x 30 x 20, but Staff felt that was too wide and uses too much pavement. There were a couple of comments in the Staff Report about reducing the turning radius for the entrance of the wash. Twenty-four feet is a standard two-way traffic when you don't have drivers with their trunks open, standing in traffic. They were willing to compromise at 20 x 27 x 20 but Staff insisted on going down to 24 feet. Mr. Leidig said that they humbly request that the Village allow them to do a 20 x 30 x 20 or compromise somewhere in the middle at 20 x 27 x 20. Mr. Wenger said that currently, the drive aisle has a 24-foot width and the stall length is 20 feet, which is approximately 3.5 feet longer than what code requires. The Village typically tries to keep stalls down to 16.5 feet if there is an overhang. He said that Staff, respectively, would like to keep the dimensions that

were shown because they believe it provides an adequate depth to get around the vehicle with safety and still maintain a significant portion of green space which is adding to their overage.

Chairman Raimondi asked if they will be offering detailing like many car washes do, and Mr. Leidig said he believes they do not offer that in any of their other locations and don't intend to. Chairman Raimondi said that the traffic light to the east is going to be an important part of the success of the car wash. He asked if they have rumble strips at the entrance and exit of the car wash. Mr. Leidig said he believes they do not have rumble strips in the concrete but believes they might have some sort of a rumbling mechanism like a pipe-grate system internal to the car wash. He does know that Club Car Wash does everything they can to reduce ice on the property. Chairman Raimondi asked if they will have restrooms for customers. Mr. Leidig said there will be one restroom with the entrance from the outside of the building which is locked outside of business hours. Chairman Raimondi asked if there is a bypass lane, and Mr. Leidig said yes, on the south side of the site which they refer to as the emergency exit lane. Chairman Raimondi asked what would happen if someone has an emergency and haven't paid yet and can't get out. Mr. Leidig said the driver can flag an employee who can open up the gate to exit. He asked where they will stack the snow. Mr. Leidig said they will likely plow it over in the clear area on the southeast corner of the site. If they need to, they will load the snow into a dump truck and haul it off.

Mr. Dolbeare asked what the Petitioner's rationale is for wanting a wider space in the vacuum stalls. Mr. Leidig said they are essentially asking for an extra 6 feet which would keep them well above the Village's green space requirements. This is a unique situation where the expectation is that you are out of your car and maneuvering around. Twenty-seven feet is the smallest the Petitioner would propose to go. That allows an additional buffer for people to be comfortable. Mr. Wenger said that Staff allows for a greater depth and width of the vacuum stalls and allows for flexibility around the sides, as well as the depth. The Petitioner is correct--- nose-to-nose, we are normally at 18 feet or 18.5 feet. In this case, Staff would typically look for only 16.5 feet. Staff feels that the additional 3.5 feet plus their allowable overhang of 2 feet gives them significant room to flip down trailer gates and things like that. The former Busy Bee on Golf Road has the same vacuum stall dimensions of 24 x 20 feet and Staff has seen no issues with that.

Ms. Veatch said she doesn't think it would hurt to make the vacuum stalls a little deeper. Chairman Raimondi asked what we are giving up if the stalls were to be 27 feet wide, and Mr. Wenger said a little bit of green space. However, he believes there is still adequate distance between the back of curb and the eastern detention area. Mr. Leidig said they would still be meeting their green space requirement. Mr. Wenger said the 10,000 square-foot rule is now going to get a little bit bigger. Mr. Leidig said it would be approximately 10,500 square feet instead of 10,000. Mr. Leidig said they would prefer to add a $3,000 inlet. Mr. Wenger said that the Village's subdivision control ordinance in the engineering section talks about parking lot pavement and you can only drain 10,000 square feet to one inlet. In this particular case, it's noted in the Staff Report that the engineers are fine with slightly exceeding it. Currently, the parking lot has 10,290 square feet draining into one inlet, making it 290 square feet over the allowable. That is at a level that Staff can approve. However, if we now make it 3 feet wider, that will bring us to 10,500 square feet or approximately 500 square feet over the limit. Staff would ask that an additional inlet be installed to be able to meet that the requirement. Mr. Leidig said that the castings they use on the inlet are rated to drain up to an acre. The inlet that is being discussed is on the northeast side of the vacuum area. One inlet drains to the bio-pond, which is the low part of the site and is away from the building. If there are more than 6

inches of ponding for any reason, it would just flow into the bio-pond right there. That is intentionally designed to prevent damage to anyone's property. Mr. Wenger said that it would be 14 inches before it would overtop. There could be a little ponding in there if it did clog back up with leaves on it. It is a very localized section and would not flood the whole area. Mr. Leidig said that if the 10,000 square feet was a sticking point, they would be more than happy to add an inlet to reduce that to under the Village's 10,000 square-foot requirement. It will not drain a huge area but would essentially be one inlet for 500 square feet, which is miniscule. Mr. Dolbeare commended Staff because the Petitioner did go over the 10,000 square-foot rule and they were still amicable by allowing it. Credit to Staff for doing that. He added that Staff's concerns were more involved than he initially realized.

Chairman Raimondi asked for an informal vote to determine if the Board would be agreeable to increasing the width to 27 feet with the extra inlet.

Informal poll: 7-2

An informal poll was taken: Mr. Dhitu Bhagwakar - Yes
Mr. James Dolbeare - No
Ms. Patricia Errera - Yes
Mr. Jeff Mytych - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - No
Mr. Pat Riley - Yes
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Yes

PUBLIC HEARING CLOSED

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

All ayes **MOTION CARRIED**

Mr. Szurgot made a motion, seconded by Ms. Errera, to recommend approval of a Site Plan Approval, Special Use for a Car Wash, Parking Variation and Woodfield Regional Center Design Review for Club Car Wash located at 404 E. Golf Road, Case No. Z2603-03 subject to the following conditions:

1. A Land Development Permit is required prior to commencing any site work, and prior to receiving any building permits for the site. A Letter of Credit or Subdivision Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Subdivision Bond must be written for a period of 2 years in the amount of 50% of the approved construction cost estimate, 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.
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. Any change to the approved plans listed below must be brought to the attention of the Director of Community Development before any construction can begin. Ad-hoc field changes are considered a violation of approved plans and could result in the revocation of development permits.
4. Separate sign permits will be required for all signage. No wall signs are being approved as part of this case.
5. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department which include the following:
    a. The stripe between the two drive thru lanes shall be white. The crosswalk striping shall be white. Any parking stall lines may be white or yellow.
    b. Add Do Not Enter signs at the two one way exit drive aisles.
    c. Add curb inlet along the pipe at the south end of the parking lot, along with minor regrading of parking lot, so there isn't 10,000+ sf of pavement draining to one inlet.
    d. The storm structures immediately upstream of the bioretention facility shall be converted to catch basins to provide debris/sediment collection points before reaching the facility.
    e. Avoid 90-degree bend at watermain service line near building.
    f. Provide crossing elevations where needed.
    g. Add a cleanout to the upstream end of the proposed underdrain.
    h. The material of the proposed underdrain (PVC or HDPE) shall be specified on the plans.
    i. Ensure there is consistency between the storm sewer information shown on these plans vs. what is shown on the 7 Brew plans. The sizes/alignment of the storm sewers at the northeast corner of the site differ between the two plans. This will be important for demonstrating 100-year conveyance to the legacy detention basin.
    j. The seasonally high groundwater elevation (SHGWE) and offset information should be added to the bioretention facility detail on Sheet 7.
    k. To determine the incremental detention volume required for the development, the applicant needs to follow the procedure outlined in 5.5.3.1 of the MWRD Technical Guidance Manual. This includes a Modified Rational Method calculation of the existing site using TP-40 rainfall and the pro-rated actual release rate for the legacy basin.
    l. The verified storage volume within the legacy basin should be based on the HWL corresponding to the actual release rate in the 1979 Schedule D form.
    m. Stormwater conveyance (storm sewer/overland flow route) calculations will be reviewed during final engineering. Please note since offsite legacy detention is being utilized for the development, it must be demonstrated that the critical duration 100-year flowrate from the site can be conveyed to the regional basin.
    n. Verify the size of the existing water service that is proposed to be re-used.
    o. For the water service, clarify using different line types which part is existing and which is new.

p. An IDOT permit will be required for work in Golf Road to make the sewer service connection.

q. The following MWRD permitting documents will be required for the development:

   i. WMO Permit Application (Schedules A, B, and C)

   ii. Schedule D-Legacy

   iii. Schedule P

   iv. Schedule R

   v. Fee Payment Voucher Form

r. Include an Illuminance photometric summary including the minimum, average, Average/minimum and maximum/minimum to verify they are in accordance with the values in the Village Ordinance 151.10.2 (A) for high level activities.

s. Show the pavement calculation points within the driving surfaces only, they should not extend outside of them.

t. Label the mounting height for the type “F” luminaires.

u. In the Site Lighting Schedule, indicate the photometric (ies) files used in the photometric calculations.

v. In the Site Lighting Schedule, indicate the tilt (referenced above horizontal) for all fixtures to verify that fixtures have a zero-degree tilt and so as not to project glare to roadways or neighboring properties.

w. In the Site Lighting Schedule, indicate the arm length used for each fixture.

x. In the Site Lighting Schedule remove the callout “* OR EQUAL”. If different luminaires are to be used, photometric calculations shall be revised using these luminaires and resubmitted for approval

y. Only the first page of the manufactures catalog cuts of the proposed luminaires were provided, provide all cut sheet pages for every luminaire.

z. Provide cut sheets for the light poles.

aa. Light poles adjacent to parking stalls shall be moved to line up with the parking stall lines to minimize potential damage from vehicles.

bb. The general notes state to refer to Sheet ED300 for additional site lighting details and specifications but this sheet was not included.

cc. The provide scale of 1/16”=1’-0” does not appear to be correct.

dd. Light pole foundations shall include a ground rod.

ee. The top of foundation is called out as 2’-6” above grade, it shall be no more than four inches above finished grade.

ff. Light pole foundation depth is called out as 3’-7” and 5’-0”, foundations shall be at least 6’-0” deep below grade.

gg. Show the light pole locations on the utility and landscape plans to verify there are no conflicts.

hh. Final Engineering plans shall include a detailed site lighting electrical plan showing conduit routing/size/type and wire size/type/quantity, plus lighting details including pole handhole wiring/grounding/bonding detail, splicing/fusing detail, conduits burial detail, etc.

ii. Indicate location of all above ground proposed utilities.

jj. Indicate the location of any site lighting.

kk. Are there to be trash receptacles along the east edge of the parking lot? If so, please shown their locations.

ll. Indicate stormwater end walls and catch basin in bio retention facility.

mm. Provide a landscape cross section of the bio retention facility that indicates the specific species of deep-rooted native plants as shown on sheet 7 of the site civil plans.

nn. Details for bike racks are shown on sheet 7 of the civil plans but no location is shown on the landscape plan.

oo. An existing tree on the east side of the project is currently growing with a parking lot island. It occupies the same space that is the location of the bioretention facility. Please show tree protection plus a retaining wall for the survival of the tree or show it being removed and replaced.

pp. Show tree protection for trees to remain and provided tree protection details.

qq. Relocate bike parking closer to the pedestrian access from Golf Rd. Bike racks shall be conveniently located near the entrance of the building it is serving and should be highly visible from the building entrance from where bicyclists approach. Bicycle parking areas shall be separated from motor vehicle parking areas.

rr. Per code section 154.125, a minimum of 5 bicycle parking spaces is required based on the total number of employees working on site. Developments with less than ten (10) employees or extenuating circumstances may be exempt from bicycle parking requirements subject to review of a written request.

ss. Reduce the width of the drive-through exit drive aisles. The proposed 17-foot widths for a one-way circulation is excessive and should be revised to a narrower dimension consistent with standard design practices.

tt. Stop bars shall be 24" wide pavement marking according to IDOT BLRS standards.

uu. Provide curb and gutter around the entire parking lot.

vv. Provide ADA parking and depressed curb ramp for pedestrian access route.

ww. Relocate “Do Not Enter” pavement marking to the north to notify motorists prior to the drive through exit.

xx. Location of the R1-6A sign shall be on the right side of the drive aisle, consistent with MUTCD standards. Please note that signage may also be installed on the left side in addition to the required right-side placement.

yy. Align the curb ramps and design the pedestrian access route with the shortest distance as possible.

zz. The curb return radius at the drive-through entrance is overly wide and should be reduced to better control vehicle movements and minimize excessive pavement area.

aaa. Update truck turning templates with 47' Schaumburg Fire Engine detail.

bbb. An executed traffic agreement is required for each property prior to the issuance of a permit.

ccc. Provide a separate traffic signage and striping plan.

ddd. Provide a separate directional signage plan as previously requested.

eee. Once approved, provide the IDOT permit for the sidewalk connections.

fff. Petitioner shall be allowed to widen the drive isle between vacuum parking stalls to 27’ to maintain safety zone around parked vehicles.

6. Prior to the issuance of a Building Permit, the petitioner shall submit a revised copy of the Building Plans to the Community Development Department which include the following:
   a. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg. The plans will receive a detailed review during the commercial building permit process.
7. The following plans/exhibits shall be adopted as part of the governing ordinance:
   a. Project Narrative, prepared by Club Car Wash and received by the Community Development Department on May 12, 2026.
   b. Plans & Elevations, prepared by Finkle + Williams Architecture, dated April 23, 2026 and received by the Community Development Department on May 12, 2026
   c. Photometric Plan, prepared by Timberlake Engineering, dated May 12, 2026 and received by the Community Development Department on May 12, 2026
   d. Landscape Plan, prepared by Elevate Outdoor, dated April 29, 2026 and received by the Community Development Department on May 12, 2026
   e. Location Maps and Index, prepared by Robert E. Lee & Associates, dated April 2026 and received by the Community Development Department on May 12, 2026
   f. Existing Site Conditions, prepared by Robert E. Lee & Associates, dated April 2026 and received by the Community Development Department on May 12, 2026
   g. Site Plan, prepared by Robert E. Lee & Associates, dated April 2026 and received by the Community Development Department on May 12, 2026
   h. Utility Plan, prepared by Robert E. Lee & Associates, dated April 2026 and received by the Community Development Department on May 12, 2026
   i. Grading and Erosion Control Plan, prepared by Robert E. Lee & Associates, dated April 2026 and received by the Community Development Department on May 12, 2026

j. Truck Turning Templates, prepared by Robert E. Lee & Associates, dated April 2026 and received by the Community Development Department on May 12, 2026

k. Preliminary Sign Elevation SK1, prepared by Reitan Architects, LLC., dated November 26, 2025, last revised May 18, 2026 and received by the Community Development Department on June 1, 2026.

l. Detail Plan: Site Signage, prepared by Dickson Design Studio, dated November 26, 2025, last revised May 18, 2026 and received by the Community Development Department on June 1, 2026.

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

A poll was taken:
Mr. Dhitu Bhagwakar - Yes
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, 6/23/26.

ADJOURNMENT

The meeting was adjourned at 8:21pm.

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

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2603-02 / VANAM INDIAN VEGETARIAN / 331 W. Golf Road / Special Use for a Banquet Hall
06/24/26
Zoning Board of Appeals

Presenter:

Lead Department: Community Development

Executive Summary:

The petitioner requests approval of a Special Use for a Banquet Hall for Vanam Indian Vegetarian to be located at 331 W. Golf Road.

Recommended Action:

Staff recommends approval of a Special Use for a Banquet Hall for Vanam Indian Vegetarian, proposed to be located at 331 W. Golf Road, Case No. Z2603-02, subject to the conditions stated in the PRG Report.

ATTACHMENTS:

- PRG Report
- Location Map
- Project Narrative
- Floor Plan
- Plat of Survey
- Redacted Z2603-02 Vanam Application.pdf

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS PREPARED BY: Ian Salzman, AICP
Associate Planner

HEARING DATE: June 24, 2026

DATE PREPARED: June 1, 2026 CASE NUMBER: Z2603-02

TITLE: VANAM INDIAN VEGETARIAN / 331 W. Golf Road / Special Use for a Banquet Hall

BACKGROUND INFORMATION

Petitioner:	Sambasiva Movva
Address of Petitioner:	2571 Retreat Circle Lisle, IL 60532
Status of Petitioner:	Manager
Owner of Parcel:	RMS Properties LLC
Address of Owner:	1111 N. Plaza Drive, Suite 200 Schaumburg, IL 60173
Existing Zoning:	B-2 General Business District Golf Road Corridor Subdistrict D
Existing Land Use:	General Commercial

Requested Actions:

- Special Use for a Banquet Hall [Title 15, Chapter 154, Section 154.198(E) of the Zoning Ordinance]

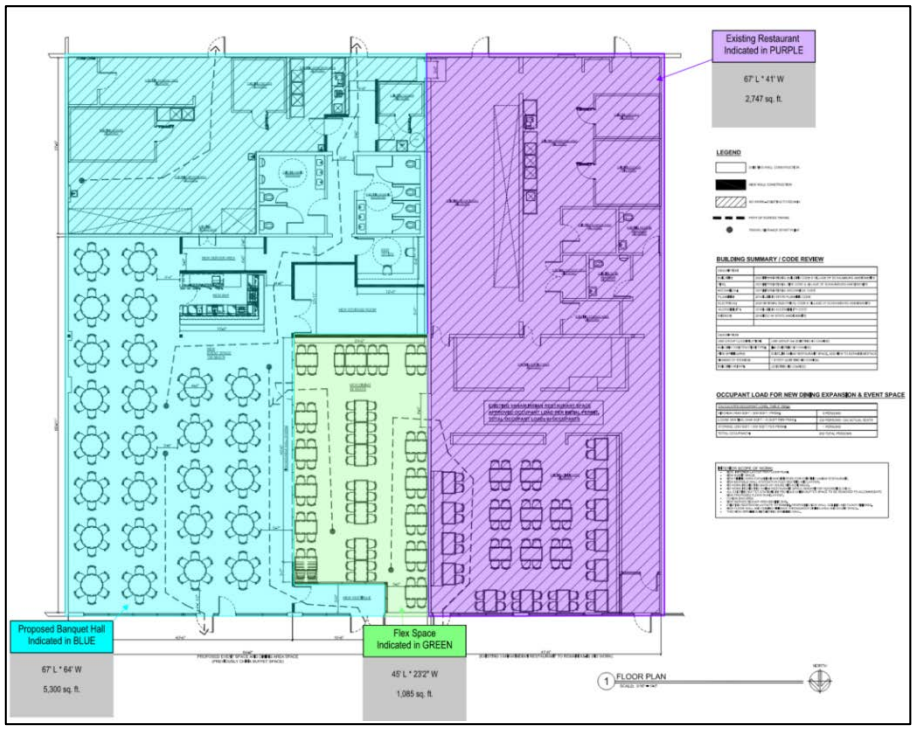
ANALYSIS

Staff Discussion:



The petitioner requests approval of a special use for a banquet hall for Vanam Indian Vegetarian restaurant at 331 W. Golf Road within Golf Point Plaza Shopping Center. The petitioner proposes a banquet hall space to rent out for various types of banquets and events. The existing restaurant at 337 W. Golf Road is connected to 331 W. Golf Road and received a business license to expand their restaurant operations into the subject property in April. Now they wish to convert a portion of it into a banquet hall as an accessory use to their restaurant operations. Vanam proposes to use approximately 1,085 square feet of the subject property as a restaurant overflow dining area and 5,300 square feet as a reservation-based banquet hall.

The 6,400 sq. ft. space includes the main 2,890 sq. ft. banquet hall, a 1,630 sq. ft. food preparation area for catering, a 1,085 sq. ft. restaurant overflow dining area, a 110 sq. ft. office room, a 250 sq. ft. storage room, and two bathrooms totaling approximately 375 square feet. The 1,085 sq. ft. restaurant overflow dining area will serve as a flex space for the banquet hall and the restaurant, in the case that one use is significantly busier than the other. Vanam will install a movable wall on the eastern side of the flex space to accomplish this function. The banquet hall's food preparation area is an existing full-size kitchen for the former Super China Buffet restaurant. It will primarily support banquet and event operations and will occasionally assist the main Vanam kitchen during peak overflow periods. Vanam will manage the banquet hall operations themselves. They will assign approximately 10-15 staff members to manage banquet hall events, depending on the event size, with no significant increase in their permanent staff. There will be no valet services or off-site parking.



Access to the event space will be provided either through the restaurant side at 337 W. Golf Road or through the two entrance doors at 331 W. Golf Road facing the parking lot.

The petitioner proposes to rent the banquet hall between 10:00 AM and 11:30 PM. The flex space will operate during restaurant hours, from 11:00 AM to 10:00 PM on weekdays and 11:00 AM to 10:30 PM on weekends.

Zoning History:

In February 1984, the Village Board approved the Site Plan for the Golf Point Plaza Shopping Center (Case No. SP8311-03). Approval was granted for the comprehensive remodeling of the retail center, razing the original building and reconstructing the center with the present orientation to Golf Road. All Seasons Yogurt, a Type "C" restaurant, was granted a Special Use and parking variation in October 1988 with the adoption of Ordinance No. 3071 (Case No. Z8808-02). In March 1991, the Village Board approved a Special Use for a Type "C" restaurant and a 37-space parking variation for Robinson's No. 1 Ribs Restaurant in Ordinance No. 91-027 (Case

No. Z9101-01). The Village Board adopted Ordinance No. 98-031 (Case No. Z9802-01), granting Special Use for a 4,800 sq. ft. Type "C" restaurant for the Great China Buffet Restaurant; however, the restaurant never opened.

In June 1998, the Village Board adopted a Statement of Agreement and Conditions for the subject property, which granted approval of a 4,925 sq. ft. expansion of the center and a new elevation program. The Village adopted Ordinance No. 98-125 in October 1998, granting Special Use approval for a 6,400 sq. ft. Type "C" restaurant for the Super China Buffet. On May 25, 1999, the Village Board adopted Ordinance No. 99-036 (Case No. Z9903-08) granting a Special Use for a 700 sq. ft. Type "C" restaurant for O'Brien's Irish Sandwich Bar. In July 1999, the shopping center received a sign variation for one additional ground sign with the adoption of Ordinance No. 99-057 (Case No. Z9905-05).

On April 25, 2000, the Village Board approved Ordinance No. 00-052 (Case No. Z0003-05), granting a Special Use amendment for O'Brien's Irish Sandwich Bar for a 190 sq. ft. outdoor seating area. The Village Board adopted Ordinance No. 01-006, approving a Special Use for the Playful Paws Doggie Day Care in January 2001, and Ordinance No. 02-008 for U-Save Auto Rental in January 2002. In September 2003, the Village Board granted approval for the relocation of Playful Paws (later known as Ruff N Ready) and U-Save, along with a 64-space parking variation for U-Save (Ordinance Nos. 03-125 and 03-126, respectively). In May 2005, the Village Board approved Ordinance No. 05-062 (Case No. Z0503-02), granting approval of a Site Plan Amendment, along with a 109-space parking variation for the addition of the Alexian Brothers Occupational Health Clinic within the shopping center.

In August 2005, the Village Board approved Ordinance 05-125 (Case No. Z0506-12) for a Special Use approval and a 13-space parking variation case for Fumare Lounge Restaurant which permitted a smoking establishment to occupy a tenant space in the Golf Point Plaza. Fumare Lounge was originally approved as a Type "C" restaurant. However due to the Illinois Clean Indoor Air Act, it is now strictly a hookah-smoking establishment. The Village Board approved a Special Use for a Tattoo Establishment for Atmosphere Tattoo Gallery at 301 W. Golf Road through Ordinance No. 17-077 (Case No. Z1707-01) in August 2017. In September 2018, a Special Use was granted to Global Brew Tap House for a Type "C" restaurant under Ordinance No. 18-111 (Case No. Z1808-02). The most recent case was in August 2023, in which the Village Board approved a Special Use Amendment for Retail Tobacco Sales for Fumare Lounge, since the lounge no longer met the criteria of a Type "C" restaurant (Ordinance No. 23-068, Case No. Z2306-04).

Surrounding Zoning and Land Uses:

North:	B-2 General Business District and B-4 Retail, Service and Motor Vehicle District / Commercial and Automobile Dealership (Heartland Bank and Trust, Ahlgrim Funeral Home, and Tesla Chicago Schaumburg)
South:	Village of Hoffman Estates (Commercial and Office/Aldi, First American Bank, multi-tenant office)
East:	B-2 General Business District / Commercial (Schaumburg Marketplace Shopping Center)
West:	B-2 General Business District / Commercial (Discount Tire, Physicians Immediate Care)

Compatibility with Surrounding Land Uses:
The petitioner proposes to host gatherings and corporate events and to partner with local businesses to provide various event hosting services. This use is compatible with other surrounding uses in the area including restaurant, office, and service uses.

Comprehensive Plan Designation:
The subject property is designated as general commercial according to the Village Comprehensive Plan. The general commercial area designation is intended for large shopping centers and developments including franchise restaurants and national retailers. Staff does not believe the proposed use will have negative effects on the surrounding area if the special use is approved.

Parking:
The proposed Banquet Hall has a parking requirement of 76 spaces. This calculation provides 15 sq. ft. per person in the banquet hall and flex space, 200 sq. ft. per person in the kitchen, and 290 sq. ft. per person in storage, based on 2021 International Building Code Table 1004.5. The total required parking for Golf Point Plaza Shopping Center is 428 spaces. The property has 450 parking spaces provided onsite and a parking variation allowance for an additional 186 spaces, thus meeting the parking requirement by a surplus of 208 spaces. The parking calculation for the proposed and existing businesses is as follows:

USE	PARKING RATE	Required parking
Proposed Vanam Indian Banquet Hall 6,400 sq. ft. GFA 5,760 sq. ft. NFA	30% capacity Capacity = 252 occupants	76 spaces
Atmosphere Tattoo Gallery 2,400 sq. ft. GFA 2,160 sq. ft. NFA	4 spaces per 1,000 sq. ft. NFA	9 spaces
Fumare Existing Hookah Lounge 1,800 sq. ft. GFA 1,620 sq. ft. NFA	4 spaces per 1,000 sq. ft. NFA	6 spaces
VR Oasis LLC 2,400 sq. ft. GFA 2,160 sq. ft. NFA	4 spaces per 1,000 sq ft NFA	9 spaces
Brilliant Nails Lounge 1,200 sq. ft. GFA 1,080 sq. ft. NFA	4 spaces per 1,000 sq ft NFA	4 spaces

Binny's Beverage Depot 24,700 sq. ft. GFA 22,230 sq. ft. NFA	4 spaces per 1,000 sq ft NFA	89 spaces
Vanam Indian Vegetarian Restaurant 3,900 sq. ft. GFA 3,510 sq. ft. NFA	12 spaces per 1,000 sq ft NFA Type "C" Restaurant	42 spaces
Global Brew 3,500 sq. ft. GFA 3,150 sq. ft. NFA	12 spaces per 1,000 sq ft NFA Type "C" Restaurant	38 spaces
Ascension Illinois 23,600 sq. ft. GFA 21,240 sq. ft. NFA	5 spaces per 1,000 sq ft NFA Medical Office	106 spaces
Auto Zone L273 10,070 sq. ft. GFA 9,063 sq. ft. NFA	3.5 spaces per 1,000 sq ft NFA Auto Repair	32 spaces
Vacant 4,600 sq. ft. GFA 4,140 sq. ft. NFA	4 spaces per 1,000 sq ft NFA	17 spaces
Parking Required		**428 spaces**
Parking Provided		450 spaces
Previous Variations Granted		186 spaces Ord. No. 03-125 (64) Ord. No. 05-062 (109) Ord. No. 05-125 (13)
Net Parking Surplus		**208 spaces**

Given other restaurant and services uses operating during similar times, staff requested parking counts from the petitioner at varying times of the day to evaluate parking impacts/capacity. The petitioner has provided parking counts for the property. For this case, we requested counts on the restaurant's busiest nights, between Friday and Sunday. The provided parking counts indicate the following:

- Friday, May 22, 2026
  - 12 PM – 48 parked cars
  - 5 PM – 62 parked cars
  - 10 PM – 32 parked cars
- Saturday, May 23, 2026
  - 10 AM – 28 parked cars

  - 5 PM – 32 parked cars
  - 10 PM – 26 parked cars
- Sunday, May 24, 2026
  - 10 AM – 29 parked cars
  - 5 PM – 29 parked cars
  - 10 PM – 36 parked cars

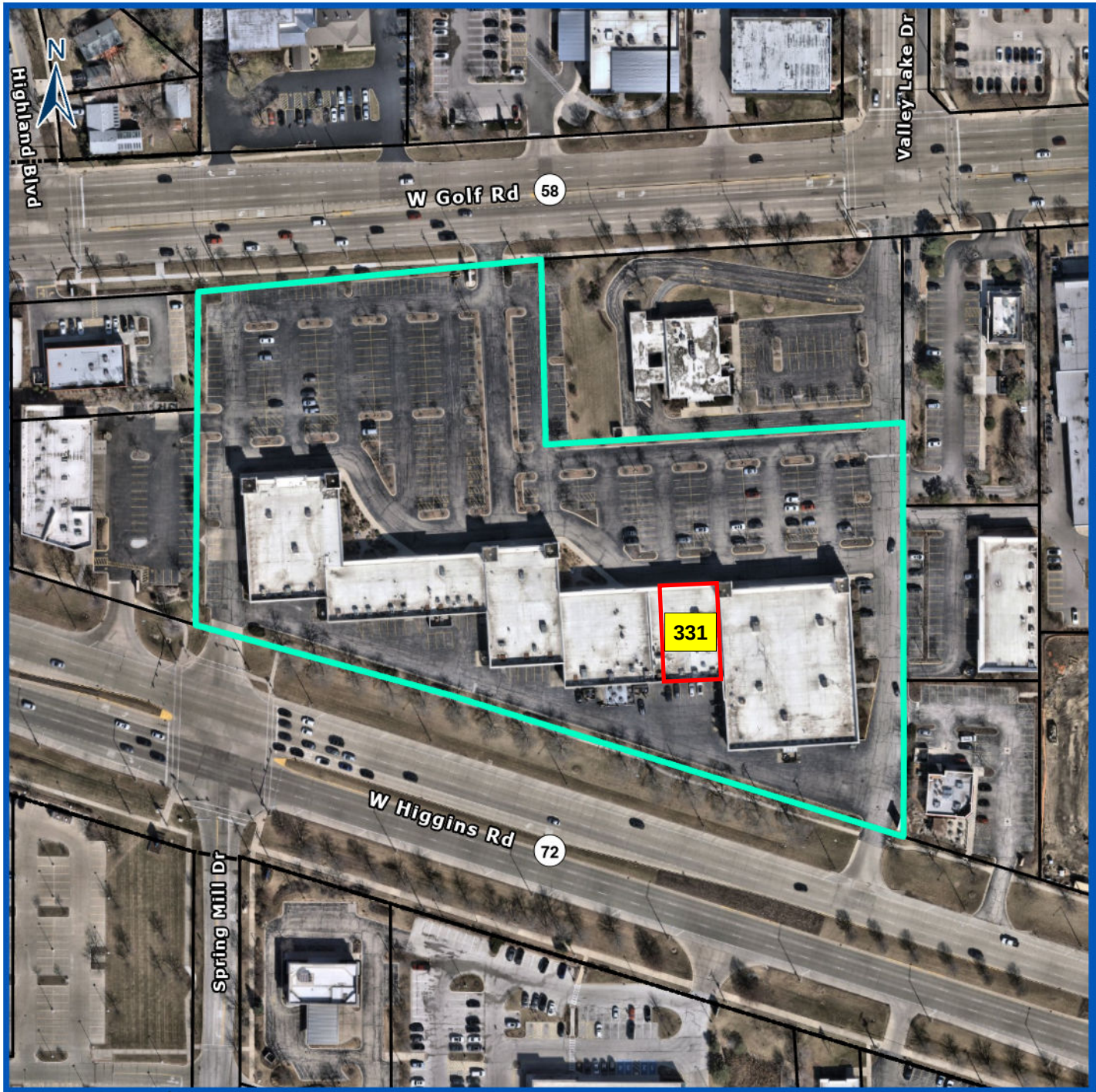
As indicated in the parking counts above, the maximum number of parked cars on the property at any given time was sixty-two (62) parked cars. The pictures provided by the applicant show a considerable number of open parking spaces, even during peak hours. Staff believes that the Golf Point Plaza Shopping Center's parking lot provides adequate parking for all uses at the subject property.

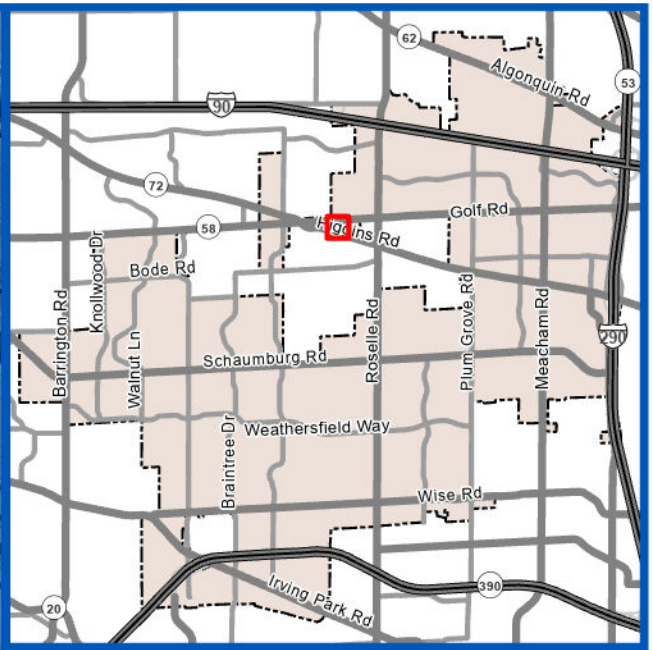
RECOMMENDATION

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a special use for a banquet hall for Vanam Indian Vegetarian, Case No. Z2603-02, 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 year from the date of adoption of the enabling ordinance by the Village Board.
2. The floor plan has been accepted as preliminary. The plans will receive a much more detailed review during building permit review.
3. No additional wall sign permits shall be permitted on the property without approval from the Village Board.
4. A liquor license shall be obtained prior to serving alcohol at the proposed Banquet Hall.
5. A state-certified food manager shall be onsite at all times while food is being prepared.
6. The following plans/exhibits, shall be adopted as part of the governing ordinance:
   a. Business Narrative; received by the Community Development Department on March 25, 2026.
   b. Floor Plan, prepared by Studio Carney Architecture, dated December 18, 2025, and received by the Community Development Department on February 9, 2026.

pc: Petitioner





Subject Property

Z2603-02

VANAM INDIAN VEGETARIAN

Special Use for a Banquet Hall

0 80 160
Feet

VILLAGE OF SCHAUMBURG

331 W. Golf Road

Prepared By:
Village of Schaumburg
Community Development Department

Revised Project Narrative – Vanam Banquets

Description of the Project

The proposed project consists of utilizing the adjacent tenant space (former Super China Buffet) as an extension of the existing Vanam Indian Vegetarian Restaurant, with dual functionality:
1. Restaurant Overflow Dining Area
2. Reservation-Based Banquet/Event Space

This space is not a separate standalone business. It operates as a supporting and complementary extension of Vanam Indian Vegetarian Restaurant, allowing flexibility based on operational needs.

Clarification of Use

The second space will be used as follows:
- Primary Use: Overflow dining area during peak hours
- Secondary Use: Reservation-only banquet/event space

The space will not operate simultaneously as both overflow and event space. When booked for events, it will be dedicated exclusively to that event.

Kitchen Usage

The existing kitchen in the former Super China Buffet space will primarily support banquet/event operations and may assist the main Vanam kitchen during peak overflow periods. All food preparation remains under the Vanam restaurant operation.

Description of Business Operations

Vanam Banquets will function as a controlled, reservation-based extension of the restaurant. It will operate indoors only, with no outdoor activities or amplified exterior sound, and is not a nightclub or bar-focused venue.

Hours of Operation

Restaurant Overflow Use:
- Weekdays: 11:00 AM – 10:00 PM
- Weekends: 11:00 AM – 10:30 PM

Banquet/Event Use:
- By reservation only
- Typically between 10:00 AM – 11:30 PM

The space will transition between uses based on schedule.

Number of Employees

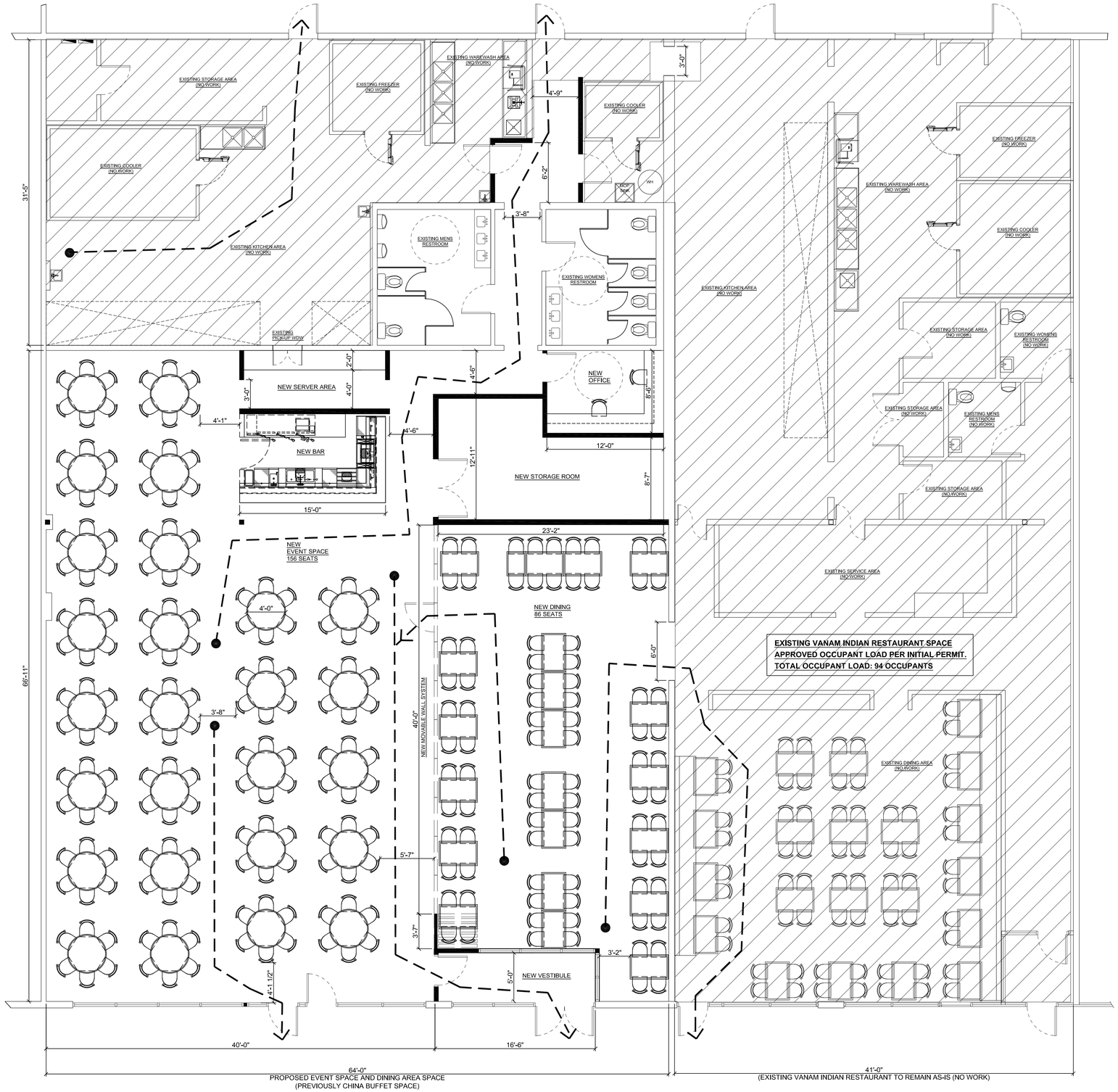
Approximately 10–15 employees during events. Staffing levels vary based on event size, with no significant increase in permanent staff.

Additional Operational Details

All activities are indoors. Existing parking is sufficient, with no valet or off-site parking. Noise is controlled within the building, and scheduled events ensure controlled traffic flow.

Summary

The proposed space is a flexible extension of Vanam restaurant operations, designed to accommodate overflow dining and private events in a controlled manner, ensuring compliance with Village requirements.



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

NORTH

LEGEND

- EXISTING WALL CONSTRUCTION
- NEW WALL CONSTRUCTION
- NO WORK - EXISTING TO REMAIN
- PATH OF EGRESS TRAVEL
- TRAVEL DISTANCE START POINT

BUILDING SUMMARY / CODE REVIEW

DESCRIPTION	
BUILDING:	2021 INTERNATIONAL BUILDING CODE & VILLAGE OF SCHAUMBURG AMENDMENTS
FIRE:	2021 INTERNATIONAL FIRE CODE & VILLAGE OF SCHAUMBURG AMENDMENTS
MECHANICAL:	2021 INTERNATIONAL MECHANICAL CODE
PLUMBING:	2014 ILLINOIS STATE PLUMBING CODE
ELECTRICAL:	2020 NATIONAL ELECTRICAL CODE & VILLAGE OF SCHAUMBURG AMENDMENTS
ACCESSIBILITY:	2018 ILLINOIS ACCESSIBILITY CODE
ENERGY:	2018 IECC W/ STATE AMENDMENTS
DESCRIPTION	
USE GROUP CLASSIFICATION:	USE GROUP A-2 (EXISTING NO CHANGE)
BUILDING CONSTRUCTION TYPE:	II-B (EXISTING NO CHANGE)
FIRE SPRINKLERS:	EXIST. IN VANAM RESTAURANT SPACE. ADD NEW TO EXPANSION SPACE
NUMBER OF STORIES:	1 STORY (EXISTING NO CHANGE)
BUILDING HEIGHT:	(EXISTING NO CHANGE)

OCCUPANT LOAD FOR NEW DINING EXPANSION & EVENT SPACE

CALCULATED OCCUPANT LOAD: TABLE 1004.5	
KITCHEN (1640 SQFT / 200 SQFT / PRSN):	9 PERSONS
LOOSE SEATING (3446 SQFT / 15 SQFT PER PRSN):	230 PERSONS / 242 ACTUAL SEATS
STORAGE (290 SQFT / 300 SQFT PER PRSN):	1 PERSONS
TOTAL OCCUPANCY:	252 TOTAL PERSONS

INTERIOR SCOPE OF WORK:
- NEW INTERIOR LAYOUT PER FLOOR PLAN.
- NEW EVENT SPACE
- NEW DINING AREA EXPANSION WHEN NEEDED FOR EXISTING VANAM RESTAURANT.
- NEW MOVABLE WALL SYSTEM FOR FLEX SEATING AND LAYOUT.
- NO WORK IN EXISTING BACK OF HOUSE KITCHEN AREAS.
- NO WORK IN EXISTING VANAM RESTAURANT SPACE (SHOWN FOR REFERENCE ONLY)
- ALL EXISTING BUFFET STATIONS IN PREVIOUS CHINA BUFFET SPACE TO BE REMOVED TO ACCOMMODATE NEW PROPOSED FLOOR PLAN LAYOUT.
- (1) NEW BAR AREA.
- NEW SERVER PICK-UP AREA BEHIND BAR.
- EXISTING RESTROOM LAYOUTS TO REMAIN. PROPOSING NEW WALL, CEILING AND FLOOR FINISHES.
- NEW FLOOR WALL AND CEILING FINISHES THROUGHOUT DINING AREA AND EVENT SPACE.
- TWO NEW OPENINGS IN EXISTING DEMISING WALL.

studio carney architecture
Design Firm Number: 184.0070740
2000 center drive, hoffman estates, il
suite east d219
O: (847)-701-4138
E: info@studiocarney.com

Issue Date: 12/18/25
License Expiration Date:

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. © STUDIO CARNEY ARCHITECTURE, INC. MAINTAINS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.

Rev.	Discription	Date

VANAM RESTAURANT - DINING EXPANSION & EVENT SPACE

331 W. GOLF ROAD SCHAUMBURG, IL

Project Number:	25-113
Drawn by:	AD
Checked by:	MC
Sheet Issue Date:	12/18/25

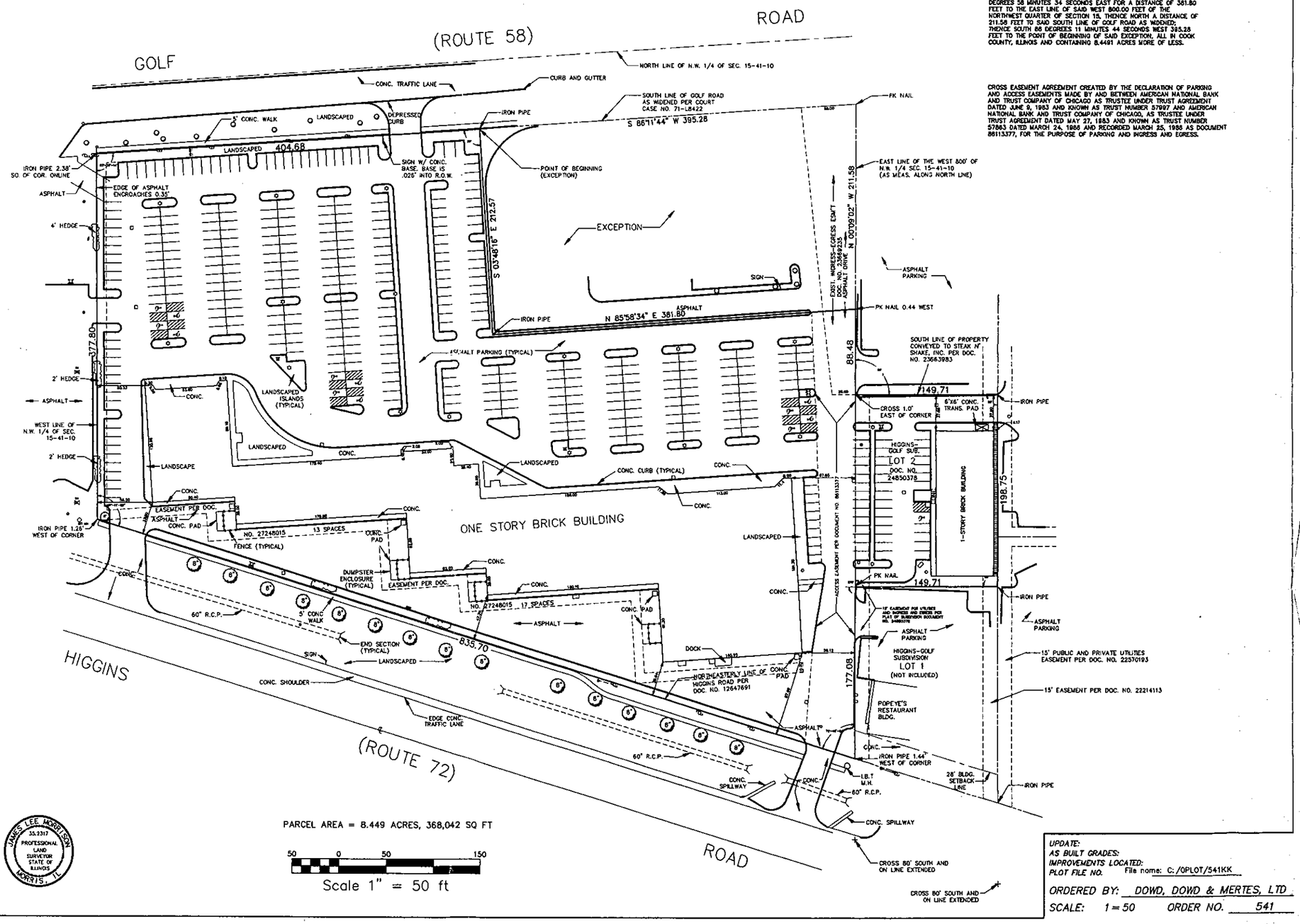
ALTA/ACSM LAND TITLE SURVEY

MORRISON SURVEYING CO., INC.
620 Michael Drive, Morris, Illinois 60450-3000
Phone (815) 942-2620 FAX (815) 941-2620

of

THAT PART OF THE WEST 800.00 FEET OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (AS MEASURED ALONG THE NORTH LINE OF SAID SECTION) WHICH LIES SOUTH OF THE SOUTH LINE OF GOLF ROAD AS WIDENED BY COURT CASE 71 L 8442 AND NORTH OF THE NORTHERLY LINE OF HIGGINS ROAD AS WIDENED UNDER STATE BOND ISSUE 72, ALL IN COOK COUNTY ILLINOIS. ALSO LOT 2 OF HIGGINS GOLF SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID NORTHWEST QUARTER WITH THE SOUTH LINE OF SAID GOLF ROAD AS WIDENED; THENCE NORTH 86 DEGREES 11 MINUTES 44 SECONDS EAST ALONG THE SOUTH LINE OF SAID GOLF ROAD A DISTANCE OF 404.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 3 DEGREES 48 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 212.57 FEET; THENCE NORTH 85 DEGREES 58 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 381.80 FEET TO THE EAST LINE OF SAID WEST 800.00 FEET OF THE NORTHWEST QUARTER OF SECTION 15, THENCE NORTH A DISTANCE OF 211.58 FEET TO SAID SOUTH LINE OF GOLF ROAD AS WIDENED; THENCE SOUTH 86 DEGREES 11 MINUTES 44 SECONDS WEST 395.28 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTION, ALL IN COOK COUNTY, ILLINOIS AND CONTAINING 8.4491 ACRES MORE OR LESS.

CROSS EASEMENT AGREEMENT CREATED BY THE DECLARATION OF PARKING AND ACCESS EASEMENTS MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1983 AND KNOWN AS TRUST NUMBER 57997 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 27, 1883 AND KNOWN AS TRUST NUMBER 57843 DATED MARCH 24, 1886 AND RECORDED MARCH 25, 1986 AS DOCUMENT 86113377, FOR THE PURPOSE OF PARKING AND INGRESS AND EGRESS.



LEGEND

EASEMENT LINE	
MANHOLE	
VALVE AND VAULT	
HYDRANT	
STORM INLET	
LIGHT POLE	
POWER POLE W/GUY	
EXIST TREE	Evergreen
BUSH	
B-BOX	

Said described property is located within an area having a Zone Designation C by the Secretary of Housing and Urban Development, an Flood Insurance Rate Map No. 0005 with a date of identification of 9/3/82, for Community 170138, in Cook County, State of Illinois, which is the current Flood Insurance Rate map for the community in w said premises is situated.

State of Illinois)
County of Grundy) SS

To:
Chicago Title Insurance Co.
Parkway Bank and Trust Company
Ron Schottel

This to certify that this plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes Items 1,1,12,13,14, and 15 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Suburban" Survey.

Dated this 2 day of NOV A.D. 1993

Illinois Professional Land Surveyor No. 35-2317

JAMES LEE MORRISON 35.2317 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS MORRIS, IL

PARCEL AREA = 8.449 ACRES, 368,042 SQ FT

50 0 50 150
Scale 1" = 50 ft

UPDATE:
AS BUILT GRADES:
IMPROVEMENTS LOCATED:
PLOT FILE NO. File name: C:/OPLOT/541KK

ORDERED BY: DOWD, DOWD & MERTES, LTD
SCALE: 1=50 ORDER NO. 541

Record No: DEVR-25-76

Development Review Application

Status: Active

Submitted On: 12/29/2025

Primary Location

331 W GOLF RD
Schaumburg, IL 60195

Owner

RMS PROPERTIES LLC
[redacted]

Applicant

Sambasiva Movva
[redacted]

Z2603-02 / VANAM INDIAN VEGETARIAN / 331 W. Golf Road / Special Use for a Banquet Hall

Pre-Application Contact

Have you spoken to a Village planner about this project*

Yes

Who have you spoken to?*

Ian Salzman

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Leased space

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name*

RMS PROPERTIES LLC

Property Owner Street Address*

[redacted]

Property Owner City*

Schaumburg

Property Owner State*

IL

Property Owner Zip Code*

60573

Property Owner Phone Number*

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?*

Commercial

PIN Number*

NA

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

☐

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

☑

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*

We are combing Vanam Indian Vegeterian restaurant and Super china Buffet locations into single location. Both combined into single location which covers bigger dining and accomdate separate party room for the same.

Project Staff

Type

Architect

If Other, Describe

Company Name

AD3 Studio

Staff Name*

[redacted]

Staff Mailing Address*

[redacted]

Staff Phone Number*

[redacted]

Staff Email*

[redacted]

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

Sambasiva Movva
Dec 29, 2025

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2604 -01 / SWADESHI BANQUET HALL / 1209 E. Golf Road / Special Use for a Banquet Hall and Valet Parking Plan
06/24/26
Zoning Board of Appeals

Presenter: Chidochashe Baker, AICP, Community Planner
Lead Department: Community Development

Executive Summary:

The petitioner requests approval of a valet parking plan and special use for a banquet hall for Swadeshi Banquet Hall at 1209 E Golf Road in the Woodfield Commons East shopping center. The banquet hall is proposed to occupy approximately 9,500 square feet of the 23,500 square-foot existing vacant tenant space.

Recommended Action:

Staff recommends approval of a special use for a banquet hall and valet parking plan for Swadeshi Banquet Hall, Case No. Z2604-01, subject to conditions stated in the staff report.

ATTACHMENTS:

- Staff Report
- Location Map
- Application
- Site Plan
- Plat of Survey
- Floor Plan and Elevations
- Valet Parking Plan

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS PREPARED BY: Chidochashe Baker, AICP Community Planner

HEARING DATE: June 24, 2026

DATE PREPARED: June 15, 2026 CASE NUMBER: Z2604 -01

TITLE: Z2604 -01/ SWADESHI BANQUET HALL / 1209 E. Golf Road / Special Use for a Banquet Hall and Valet Parking Plan

BACKGROUND INFORMATION

Petitioner:	Naga Kakarala
Address of Petitioner:	1441 E Katie Ln Palatine, Il 60074
Status of Petitioner:	Lease Holder
Owner of Parcel:	NECG WOODFIELD BH LLC
Address of Owner:	1 Hillcrest Center Suite 310 Spring Valley, NY 10977
Existing Zoning:	B-4 Retail, Service, And Automobile Business District, Golf Road Corridor Overlay District – Subdistrict-B
Existing Land Use:	Retail and Service

Requested Actions:

- Special Use for a Banquet Hall [Title 15, Chapter 154, Section 154.174 (B) of the Zoning Ordinance]
- Valet Parking Plan [Title 11, Chapter 129, Section 129.06]

ANALYSIS

Staff Discussion:



The petitioner requests approval of a valet parking plan and special use for a banquet hall for Swadeshi Banquet Hall at 1209 E Golf Road in the Woodfield Commons East shopping center. The banquet hall is proposed to occupy approximately 9,500 square feet of the 23,500

square-foot existing vacant tenant space. The banquet hall facility is proposed to host various types of events including but not limited to weddings, receptions, corporate events, cultural gatherings, and private celebrations.

The proposed floor plan shows a 4,500 square foot banquet hall, 1,900 square foot lobby area with bathrooms, office and a bar located on either side of the lobby. Plans also show a 1,885 square feet full-service kitchen that will allow for both outside catering and food preparation on site. There is a large hallway and two exit doors in the rear of the banquet hall that are proposed to be used for loading, deliveries and storage.

The petitioner proposes some façade modifications to accommodate a new entrance and a secondary exit door for fire access to the banquet space. The kitchen and event operation space is proposed to have a separate entrance from the front façade. The petitioner also submitted conceptual renderings of the proposed building facade. The proposed conceptual rendering does not accurately show the existing tenant spaces to the north of the subject tenant space or surrounding buildings. A condition has been added regarding the submittal of scaled and detailed elevation drawings of the proposed façade modifications. The façade modifications will be reviewed for approval administratively.

The proposed days and hours of operation for the banquet space are weekdays on Thursdays and Fridays from 5pm – 11pm and weekends on Saturdays and Sundays from 8am to 12am. The banquet space is proposed to be closed Mondays through Wednesdays, except for special occasions and private bookings. The petitioner also proposes to have 15 to 20 employees for the operation of the banquet hall services.

Staff believes the proposed banquet hall will not negatively impact surrounding uses. The banquet hall is proposed to be located two tenant spaces away from the Schaumburg Department of Moter Vehicles (DMV). The DMV is currently the busiest use within the shopping center. The DMV hours of operation are Monday through Friday from 7:30 am to 4:30pm and Saturday from 7:30pm to 12pm. The petitioner proposes to operate the banquet hall during off-peak hours for DMV to lessen traffic conflicts at the shopping center. Most of the other uses in the shopping center are various retail, and service uses that have similar hours of operation as the proposed banquet hall use. Staff is supportive of this special use request.

Parking Variation
Information about parking for the use is provided in the parking information section below.

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:
The proposed use at this particular location is desirable to provide another banquet space in the village as well as occupy a portion of the large existing vacant tenant space. In addition to the banquet space the petitioner is proposing to occupy the remaining 14,000 sq. ft. space at 1209 E Golf Rd with a new grocery store, a food court, and a fine dining restaurant.

(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 use is proposed to be operated during off-peak hours of the busiest use in the shopping center. The shopping center property is surrounded by uses that are complementary to the banquet hall use, including 2 hotels just south of the subject property. Staff believes the proposed use will not be detrimental to the health, safety, morals or general welfare of people working in the vicinity or injurious to property values or improvements in 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:
The proposed use will comply with the regulations and conditions specified in this chapter for such use.

Valet Parking Plan
Valet services are proposed to be available on the banquet space's busiest days. The proposed valet service operation hours are proposed to be Friday nights (6 pm to 11 pm) Saturdays (5pm to 12 am) and Sundays (10 am to 2 PM and 5 Pm to 11 PM). The petitioner proposes to offer valet parking services at a dedicated drop-off area in front of the Banquet hall's new entrance. The valet parking services are proposed to be provided through a third party company,Five Star Valet Corp. The valet service company will provide all equipment including key podium and portable valet parking devices. The subject property has a total of 410 parking spaces and 21 of those parking spaces are proposed to be designated for valet parking. The valet parking spaces are proposed along the north property line facing Golf Rd and farthest away from the shopping center buildings. Staff does not anticipate that the designated spaces for valet parking will create conflicts with operations of other businesses in the Woodfield commons East shopping center.

Staff believes that valet services for this use will aid in the flow of traffic around the site as well as divert banquet parking further away from the main parking for existing uses at the property. The property has adequate parking to support valet parking operations for the banquet. Staff also believes that the proposed valet parking plan complies with the requirements of the Village valet parking ordinance. Staff is supportive of the proposed valet parking plan.

Zoning History:
According to Village records, the existing commercial shopping center received development approvals in 1975. Following construction of the center in 1976, the Village Board approved a special use for the Type B Frisco Floyd's Sourdough Heaven Restaurant (Case No. Z0387) and parking plan review for the State Auto Testing Facility (Case No. Z0354). In 1978 a special use for a Type A restaurant was approved for the Venture Store (Case No. Z7807-08). In 1983 the Village Board approved a special use for a Type A restaurant and 150 space parking variation for Boogie Nights (Case No. Z8306-05). In 2007 the village approved a site plan amendment, façade modifications and parking variation for Recreational Equipment Inc. (Case No, Z0706-06).

Surrounding Zoning and Land Uses:
North: B-4 Retail, Service, and Automobile Business District, GRC Sub-B/ Car Dealerships (Lincoln and Chevrolet)
South: B-3 Planned Office Business District / Hotels (Extended Stay and Homes 2 Suites by Hilton)
East: B-4 Retail, Service, And Automobile Business District, GRC Sub-B / Retail, Recreation, and Amusement (Multitenant buildings 1301 – 1321 E Golf Rd)
West: B-4 Retail, Service, and Automobile Business District, GRC Sub-B / Grocery Store (Joong Boo Market)

Compatibility with Surrounding Land Uses:
The petitioner proposes a banquet hall that will host various events and gatherings that are complementary with surrounding uses such as hotels, retail, restaurants and entertainment uses. This use is compatible with various surrounding uses in the area.

Comprehensive Plan Designation:
The subject property is designated as general commercial according to the Village Comprehensive Plan. The general commercial area designation is intended for large shopping centers and developments including franchise restaurants and national retailers. Staff does not believe the proposed use will have negative effects on the surrounding area if the special use is approved.

Parking:
Majority of the uses at the property are retail and service uses. The petitioner proposes to also provide some retail, and restaurant uses to the property. For the purposes of calculating required parking, staff

assumed the petitioner's proposed conceptual plan to provide a grocery store, a food court and a restaurant in addition to the proposed banquet hall. A total of 436 parking spaces are required for all existing and proposed uses at the property. The property has 410 parking spaces provided onsite

USE	PARKING RATE	Required parking
Proposed Swadeshi Banquet Hall (9,515 sq. ft. GFA) 350 Occupant load	30% of Capacity	95 spaces
Type A restaurant (proposed Fine dining restaurant) (2,100 sq. ft. NFA)	16 spaces per 1,000 sq. ft.	34 spaces
Type B restaurant (proposed Food Court) (3,644 sq. ft. NFA)	12 spaces per 1,000 sq. ft.	44 spaces
Retail and Service Uses (63,402 sq. ft. NFA)	4 spaces per 1,000 sq. ft.	253 spaces
Total Required		**436 spaces**
Total Provided		**410 spaces**
Deficit		**26 spaces**

With the proposed use, the property will have a parking deficit of 26 spaces, which is 6.34 % of the required parking spaces. In 2021 the Village approved a parking code amendment regarding off-street requirements (Case No. Z2005-05, Ordinance No. 21-004). This parking amendment authorizes village staff to approve parking reductions of up to 10% of the required parking spaces via an administrative approval process. Since the parking deficit of 26 spaces is under 10% of the required parking, staff will process the parking variation administratively, pending administrative review of parking counts for the property.

§129.05 VALET PARKING OPERATIONS

The valet parking operator and his employees shall, when conducting a valet parking operation, wear a clearly legible patch, insignia, or badge on the clothing stating the name of the valet operation.
The valet parking operators will wear clothing or other items indicating that they are part of the valet operation.

Valet parking spaces may be designated with a portable device, no taller than four feet (cones, for instance) with no markings, letters, words, numbers or lights on them. These devices may only be

placed no earlier than one hour before valeting begins, and must be removed within one hour of the cessation of valet parking operations.
The petitioner will be utilizing a portable traffic device to designate valet parking spaces. The device will be removed once valet operations end.

No permanent signs for valet or other signs or devices designating valet parking spaces may be used other than the portable devices defined above.
No permanent signs will be utilized. The temporary sign and portable kiosk will be removed once valet operations end. The photo in the submitted valet documents shows what appears to be a temporary valet kiosk sign and portable valet parking device.

Circulation in a parking lot shall not be impeded by valet parking operations.
Regular parking lot circulation will not be impeded by valet parking operations. Circulation for valet parking operations is proposed to adhere to current traffic flow at the site.

"Stadium parking", double or triple parking may be approved if circulation is not impeded and is part of an approved valet parking plan.
The petitioner is not proposing stadium parking.

If off-site property is used for valet parking, as shown on an approved valet parking plan, and the owner of the off-site property revokes or otherwise abrogates the use of the off-site property for valet parking, said valet parking operation which utilized said off-site parking shall cease to use that property for valet parking. The sponsor must submit a new valet parking plan within 30 days of such loss of off-site parking.
The petitioner understands these requirements. No off-site valet parking is requested at this time.

Valet parking operations may only be conducted in areas shown on an approved valet parking plan.
The petitioner has committed to conduct valet parking in areas illustrated on the proposed valet parking plan. If approved, the petitioner will be required to follow the approved plan.

Vehicles in staging area used for valet drop-off as shown on an approved valet parking plan, may be stored or parked for no longer than five minutes per vehicle.
The petitioner will be utilizing the drop-off area spaces located near the entrance of the banquet hall. These areas will be used temporarily until the vehicles can be relocated to the designated valet parking stalls. Per code, these areas cannot be parked.

All structures used in a valet parking operation, other than permanent structures approved by the Village and shown on a site plan in accordance with Chapter 154 of this code, shall be portable and placed in operation and in view of the public no earlier than one hour before valet parking

operations commence and must be moved from the view of the public no later than one hour after the cessation of valet parking operations. These structures may not impede pedestrian circulation nor create a driver view obstruction. All devices used for valet operations will be portable. All portable valet devices will be removed once valet operations end.

Fire lanes may not be used to "hold", park, or store vehicles and may not be blocked or impeded by any valet parking operation activity.
The vehicle pick-up and drop-off area for the valet operations is proposed in the fire lane. The entire drive isle in front of the proposed tenant space is designated as a fire lane. Staff evaluated the proposed valet plan with the Fire Marshal and determined that a maximum of 3-cars length (60ft) can be designated for the valet parking use. Staff recommends revising the site plan and relocating some of the existing fire lane signage in front of the banquet hall to exclude an area no larger than 3 cars length (60ft max.) for valet pick- up and drop-off. A condition has been added for revision to the site plan to accommodate the proposed valet pick-up and drop-off area.

It shall be a violation of this chapter for a valet to drive a vehicle or park a vehicle that violates any law related to moving vehicles or parking.
The petitioner shall abide by all requirements of the Village Valet Parking Ordinance and all laws related to moving vehicles.

Dashboard ticket: Every valet parking operator shall place or cause the operator's agent to place on the dashboard of each patron's vehicle a ticket stating the valet company and its phone number in such a manner so as to be conspicuously visible through the windshield of the patron's vehicle.
The petitioner has submitted a sample valet ticket/receipt which will be placed on the dashboard or rear-view mirror of every vehicle.

Valet parking receipt: All valet parking attendants must, upon taking custody of a patron's vehicle, issue a numbered receipt to each customer, containing the name, address, and telephone number of the company providing the valet service, a statement that the company has liability insurance as required by this chapter, and the charge for the valet service.
Valet parking will be complimentary. The petitioner has submitted a sample valet ticket/receipt which will be given to each valet patron.

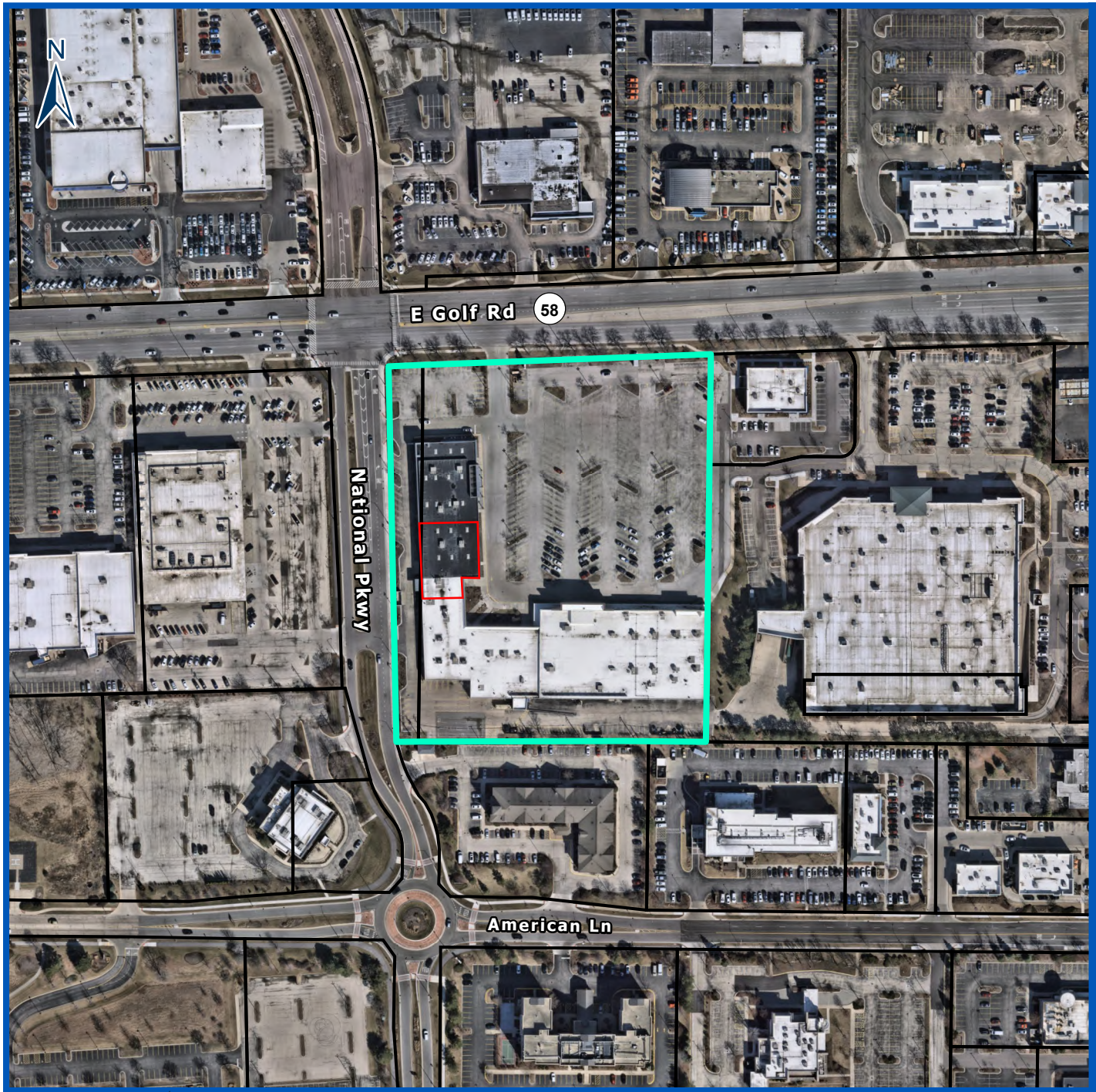
No business or person in the Village of Schaumburg shall provide a valet parking service nor shall any valet parking operation be conducted unless a valet parking plan for that business or person has been approved, and a valet parking permit has been issued in accordance with this chapter.
Based on the above analysis, the petitioner shall abide by the requirements of the Village valet parking ordinance.

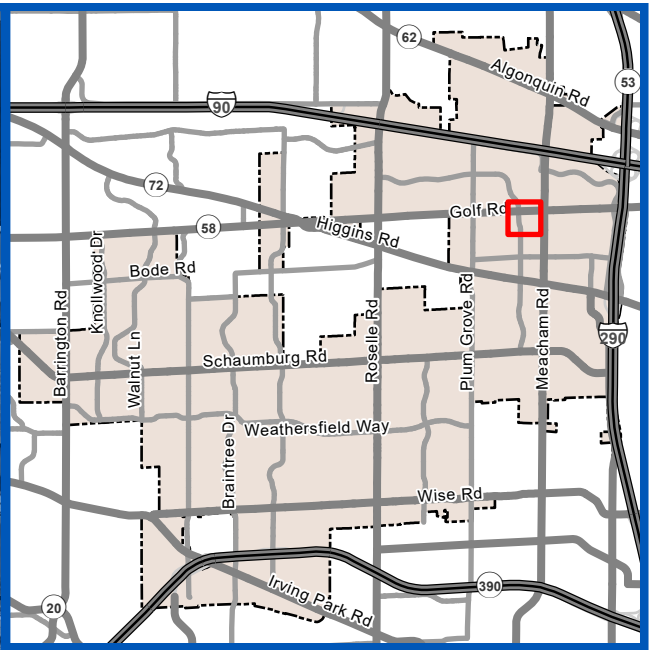
RECOMMENDATION

Staff has reviewed the requested special use and Valet parking plan and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a special use for a banquet hall and valet parking plan for Swadeshi Banquet Hall, Case No. Z2604-01, subject to the following conditions:

1. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board.
2. The floor plan has been accepted as preliminary by the Building and Health Divisions. The plans will receive a much more detailed review during building permit review.
3. A liquor license shall be obtained prior to serving alcohol at the proposed Banquet Hall.
4. A state-certified food manager shall be onsite at all times while food is being prepared.
5. Prior to issuance of building permits the petitioner shall submit revised building floor plans as follows:
   a. All bathrooms shall meet current accessibility codes.
   b. Provide 2 added toilets, 1 lavatory to the Woman's restroom, and 1 added toilet, 2 urinals, 1 added lavatory to the Men's restroom.
   c. Provide an additional service sink.
   d. Provide 2 lobby exits of 43.2" clear.
   e. Resize 3 comp sink.
6. Prior to issuance of building permit the petitioner shall submit scaled building elevations detailing the proposed modifications to the building façade and a revised site plan that accurately represents the site layout.
7. Prior to issuance of building permit the site plan shall be revised to:
   a. Provide a dumpster enclosure constructed per the requirements of Code section 96.06.
   b. Show a 60ft (3-cars length) valet pick-up and drop-off area.
8. The designated valet pick-up and drop off area shall be located 20ft away from any pedestrian crossings.
9. Some of the existing fire lane signage in front of the banquet hall shall be relocated to exclude an area no larger than 3 cars length (60ft max.) for valet pick- up and drop-off
10. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Business Narrative, received by the Community Development Department on April 15, 2026.
    b. Valet Parking Plan, received by the Community Development Department on January 22, 2026.
    c. Revised Banquet Hall Floor Plans; Sheets A-02; received by the Community Development Department on May 29, 2026.
    d. Revised Site Plan; Sheet A-01; received by the Community Development Department on May 29, 2026.

pc: Petitioner





Subject Property

Z2604-01

SWADESHI BANQUET HALL

Special Use for a Banquet Hall and Valet Parking Plan

0 120 240
Feet

VILLAGE OF SCHAUMBURG

1209 E Golf Rd

Prepared By:
Village of Schaumburg
Community Development Department

Record No: DEVR-25-75

Development Review Application

Status: Active

Submitted On: 12/23/2025

Primary Location

1209 E GOLF RD
Schaumburg, IL 60173

Owner

INRETAIL FUND WOODFIELD COMMONS LLC
814 COMMERCE DR STE 300 OAK BROOK, IL 60523

Applicant

NAGA KAKARALA
[redacted]
[redacted]
1441 e katie ln
palatine , il 60074

Z2604-01 / SWADESHI BANQUET HALL / 1209 E. Golf Road / Special Use for a Banquet Hall and Valet Parking Plan

Pre-Application Contact

Have you spoken to a Village planner about this project*

Yes

Who have you spoken to?*

Chido Baker

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

LEASE HOLDER

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name*

NECG WOODFIELD BH LLC

Property Owner Street Address*

1 HILLCREST CENTER SUITE 310

Property Owner City*

SPRING VALLY

Property Owner State*

NY

Property Owner Zip Code*

10977

Property Owner Phone Number*

[redacted]

Property Owner Email

alex.corno@cbre.com

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?*

Commercial

PIN Number*

07-14-200-014-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

☐

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

☑

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*

Swadeshi plaza looking for SPecial use permit for Banquet Hall and Valet Parking Plan at exciting building at 1209 Golf Rd
Actaully Our Swadeshi Plaza at Schaumburg is planing to start retail grocery and Cafe , Viggi fine dininh Restuarent and SPU for Banquet hall facilty

Valet Parking Operator(s)

Valet Parking Service

SWADESHI BANQUTE HALL

Valet Parking Service Street Address

1209 GOLF RD

Valet Parking Service City

Schaumburg

Valet Parking Service State

IL

Valet Parking Service Zip Code

60173

Valet Parking Phone Number

8479425274

Valet Parking Service Email

nagkakarala@gmail.com

Project Staff

Type

Other

If Other, Describe

Business Partner and Lease holder

Company Name

Swadeshi Plaza

Staff Name*

[redacted]

Staff Mailing Address*

1441 E Katie LN

Staff Phone Number*

[redacted]

Staff Email*

[redacted]

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

NAGA KAKARALA
Dec 15, 2025

10 VALET PARKING

5 VALET PARKING

6 VALET PARKING

1209 GOLF RD

VALET PARKING DROP-OFF PICK-UP

PODIUM

carts

STALL EXHIBITS DIPLOMAND

STALL 1 | STALL 2 | STALL 3 | STALL 4 | STALL 5 | STALL 6

SWADESHI BAZAR

FRESH MEAT COUNTER | REACH IN FREEZER | REACH IN FREEZER

CAFE SELT SERVICE

CHECKOUTS

GROCERY SECTIM PRODUCE
RAW AME COOLERS MEAT

CANNED GOODS | CANNED GOODS | CANNED GOODS | CANNED GOODS | CANNED GOODS | CANNED GOODS | CEREALS

ORDER PICKUP

CAFE KITCHEN

FROZEN FOODS | FROZEN FOODS | DRINKS | DRINKS

kitchen raw grocer storage | veggi cooler | veggi freezer | meat cuting | meat cooler | meat freezer

BACK OPERATIONS

RECEPTION

VIGGI FINE DINNING

VEGGI KITCHEN OPERATIONS

STAFF DINNING AREA

UBER OR DOOR DASH

STAFF BATAMAN

DATA CAMERA RM

OFFICE RM

GREASE TRAP

COATS / OFF

OFF. RM

BANQUETE LOBBY

BATHROOM | BATHROOM | BATHROOM

BAR

BANQUETE / EVENTS HALL (capacity for 300~350 seats)

STAGE

MAIN RM

KITCHEN/BACK OPERATION

TABLE | TABLE | PREP TABLE

STORAGE ENTRY AND EXIT OF GOODS

ELECTRIC PANNELS AND UTILITY RM

KITCHEN/BACK OPERATION

1- HALF BATH ROOM
2- BANQUET HALL STUFF STAGE SELF BOTH SIDES WITH CENTRAL TABLE
3- PLATES AND CUTLERY ITEMS STORAGE SELF ON BOTH SIDES WITH CENTRAL TABLE
4- PLATES AND CUTLERY DISH WASHER AND EQUIPMENT AREA WITH CENTRAL TABLE
5- TWO TRASH BINS (BLUE AND GREEN)
6- KICHEN EQUIP. GRINDER / ICE MAKER ETE
7- FOOD COLD STORAGE SELFS
8- HOT FOID STORAGE SELFS
9- DOUBLE SIDE PREP TABLE FOR KICHEN
10- KICHEN HOOD AND UNDER STOVES AND FRYERS ETE
11-3 BASIN SINK SEPERATED 4 FT WALLS

GARBAGE CONTAINER

NATIONAL PKWY

LEGEND

- BLUE CONTAINER FOR CLEAN AND DRY PAPER AND CARDBOARD
- GREEN CONTAINER FOR 100% RECYCLABLE GLASS BOTTLES

1 SITE PLAN

Scale: 1/16"=1'-0"

DESCRITION:		PROJECT:	SCALE:	SHEET:
SITE PLAN				A-01
DISTRICT:	CITY:	MAILING ADDR: 1209 GOLF RD SWADESKI PLAYER SPACE PLAN	DATE: 10-09-25	

6Dia NORTH ARROW & SCALE

1" = 60'
GRAPHIC SCALE
0 30' 60' 120'

NORTHWEST CORNER OF SECTION 13-41-10, ALSO NORTHEAST CORNER OF SECTION 14-41-10

NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 13-41-10

POINT ON SOUTH LINE OF GOLF ROAD PER COURT CASE NO. 71L9862

EAST GOLF ROAD
PUBLIC RIGHT-OF-WAY WIDTH VARIES

POB: PARCEL 2
FOUND 3/4" IRON PIPE (NO I.D.)
E=0.30', N=0.24'

70.0' FROM CENTERLINE PER DOCUMENT NO. 10488003(R)

SOUTH LINE OF GOLF ROAD PER COURT CASE NO. 68L13469

N87°16'57"E(C)
N87°42'42"E 770.23'(R)

N87°42'42"E 189.453'(R)

POB: PARCEL 3
POB: EXCEPT
S45°55'48"E 34.55'(R)
S46°21'33"E(C)

95.0' FROM CENTERLINE(R2)

140.0'
70.0' 70.0'

EXCEPT PORTION OF PARCEL 3

N02°17'18"W 204.552'(R)

S00°25'37"E 189.452'(R)

SOUTH LINE OF MEACHAM ROAD PER COURT CASE NO. 68L13469

N89°34'23"W 204.552'(R)

EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13-41-10

N87°16'57"E(C)
N87°42'42"E 486.713'(R2)(C)

N87°45'35"E 74.12'(R)(C)

0.4' (EAST)
0.2' (NORTH)

0.2' (NORTH)
0.6' (NORTH)

N02°43'03"W(R2)
N02°17'18"W 635.00'(R)(C)

ACCESS

ASPHALT
CONCRETE
GRASS
CONCRETE MEDIAN
ASPHALT MEDIAN
CENTERLINE
CURB & GUTTER
CROSS ACCESS
ADJACENT ASPHALT PARKING

5.0' 5' PUBLIC UTILITY EASEMENT DOCUMENT NO. 22263211 (37)

770.23'(R)

PUBLIC UTILITY EASEMENT DOCUMENT NO. 22263211 (37)

PARCEL 3
PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13-41-10

(39) EASEMENT FOR THE BENEFIT OF PARCEL 2, FOR THE USE OF INGRESS AND EGRESS, FOR VEHICULAR AND PEDESTRIAN TRAFFIC AND FOR VEHICULAR PARKING AND OUTSIDE OF THE BUILDING LINES, AS RECORDED IN DOCUMENT NO. 21577346

13
OWNER: SEARS D768TAX BZ 107A
APN: 07-13-100-008-0000
DOCUMENT: NOT AVAILABLE

MEACHAM ROAD
140 PUBLIC RIGHT-OF-WAY
RIGHT-OF-WAY
CENTERLINE

S00°00'08"E(C)
S00°25'37"E 672.296'(R)

NATIONAL PARKWAY
PUBLIC RIGHT-OF-WAY VARIES (DOCUMENT #24553597)

N02°43'03"W(R2)
N02°17'18"W 635.00'(R)(C)

S00°04'02"E 803.816'(R2)
WEST LINE OF NORTHWEST 1/4 OF SECTION 13-41-10 AND EAST LINE OF THE NORTHEAST 1/4 OF SECTION 14-41-10

10' EASEMENT (DOCUMENT NO. 22084289) (43)

BUILDING NO. 1209-1219

BUILDING NO. 1225

BUILDING NO. 1223

BUILDING NO. 1229

BUILDING NO. 1235-37
1 STORY BRICK BUILDING

7b TOTAL BUILDING AREA 91,057±SQ. FT.

7c HEIGHT= 23.1'

PARCEL 2
WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13 & PART OF THE EAST 1/2 OF SECTION 14

BUILDING NO. 1251

BUILDING NO. 1253-55

15' PUBLIC UTILITY EASEMENT (DOCUMENT NO. 22263210) (38)

CONCRETE LANDING & STEPS

EASEMENT (DOCUMENT NO. 22084270) (41) (43)

OWNER: IRC
APN: 07-13-100-007-0000
DOCUMENT: 0435827085

S00°25'37"W 660.795'(R)(M)
S00°00'08"E(C)

50.0' INGRESS AND EGRESS EASEMENT (DOCUMENT NO. 21577346) (39)

N89°59'52"E(C)
N89°34'23"W 485.443'(R)(C)

10' ELECTRIC EASEMENT (DOCUMENT NO. 21697273) (40)

N89°59'52"E(C)
N89°34'23"W 770.23'(R)

FOUND 3/4" IRON PIPE (NO I.D.) N=0.32'

10' PUBLIC UTILITY EASEMENT (DOCUMENT NO. 22263211) (DOCUMENT NO. 22263210) (37) (38)

ADJACENT ASPHALT PARKING

BRICK SHED

ANTENNA

N89°34'23"W 44.681'(R)(C)
N89°59'52"E(C)

FOUND 5/8" REBAR WITH ALUMINUM CAP (VILLAGE OF SCHAUMBURG CONTROL DO NOT DISTURB 1278) N=0.29'

13
OWNER: STAY AMERICA
APN: 07-13-100-025-0000
DOCUMENT: 0533610222

10' ELECTRIC EASEMENT (DOCUMENT NO. 21697272) (42)

13
OWNER: SDG 1020 MEACHAM LLC
APN: 07-13-100-024-0000
DOCUMENT: 1526822111

LOT 2
MEACHAM POINT

POINT OF INTERSECTION, WITH A LINE PERPENDICULARLY TO WEST LINE OF MEACHAM ROAD THROUGH A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 13-41-10, POINT BEING 803.816 FROM NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 13-41-10
FOUND 3/4" IRON PIPE (NO I.D.) E=0.41', N=0.24'

ADJACENT BUILDING

LOADING DOCK

MATCH LINE: SEE SHEET 3
MATCH LINE: SEE SHEET 2

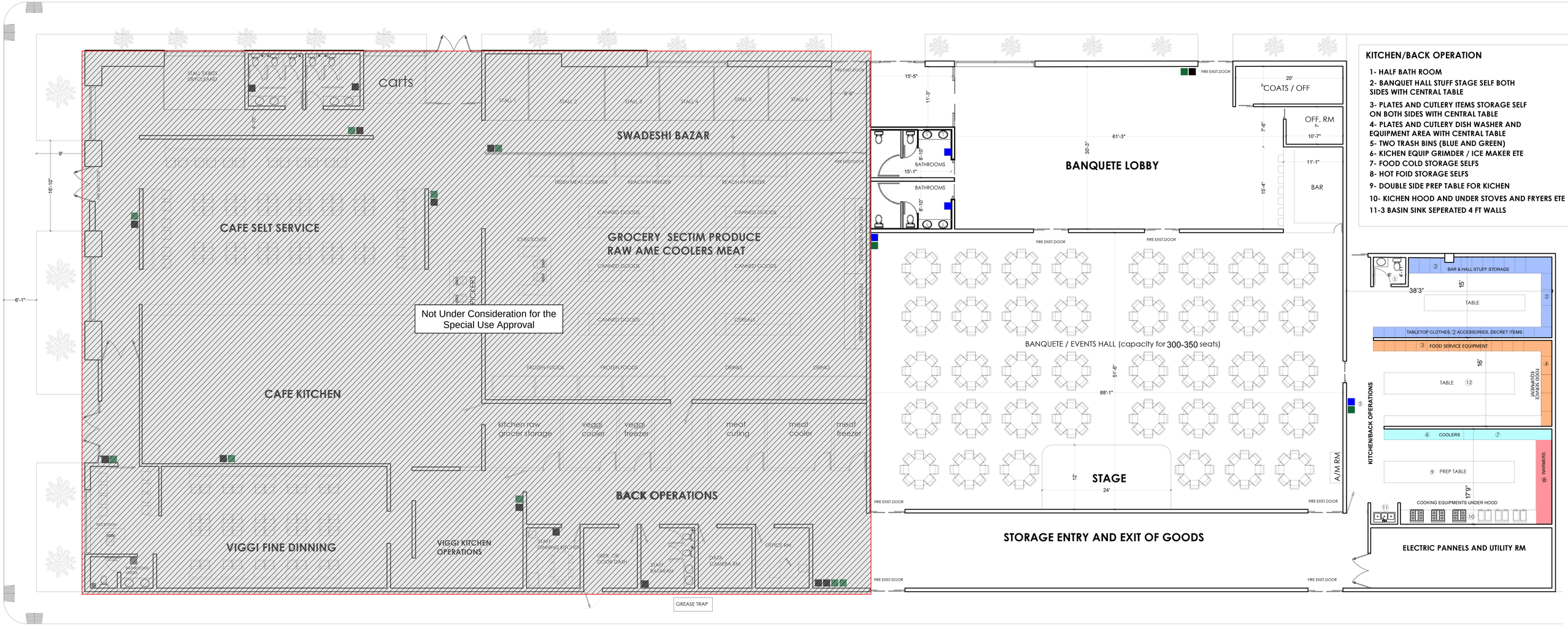
6Dib LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	GAS VALVE	MONUMENT AS NOTED	CUL CULVERT
NO PARKING AREA	MONITORING WELL	UTILITY POLE	LD LOADING DOCK
HANDICAP PARKING	MANHOLE (UNKNOWN)	GUY ANCHOR	LIS LIFT STATION
CATCH BASIN	GAS METER	CB CHORD BEARING	LS LANDSCAPED AREA
CURB STORM INLET	ELECTRIC BOX	CH CHORD LENGTH	NO. NUMBER
LIGHT POLE	WATER MANHOLE	L ARC LENGTH	OH OVERHANG
SIGN	FIRE HYDRANT	R RADIUS	POB POINT OF BEGINNING
TSB TRAFFIC SIGNAL BOX	WATER VALVE	Δ CENTRAL ANGLE	POC POINT OF COMMENCEMENT
TSP TRAFFIC SIGNAL POST	SANITARY MANHOLE	(C) CALCULATED DATA	PL PLANTER
GRATE TOP STORM INLET	TELEPHONE PEDESTAL	(M) FIELD MEASURED DATA	PS PARKING SPACE(S)
STORM MANHOLE	TELEPHONE RISER	(R) TITLE DESCRIPTION	RW RETAINING WALL
FLAGPOLE	FLAGPOLE	(R2) DOCUMENT NO. 24553597	SQ.FT. SQUARE FEET
COLUMN	TELEPHONE MANHOLE	CB CONTROL BOX	WF WOOD FENCE
BOLLARD	ELECTRIC MANHOLE	CC CONCRETE CURB	
ELECTRIC TRANSFORMER	CAR STOP	CCG CONCRETE CURB & GUTTER	
		CF CONCRETE FLUME	OHU OVERHEAD UTILITY LINE

6Dvi ALTA/ACSM LAND TITLE SURVEY
2
OF
WOODFIELD COMMONS EAST & WEST
1111-1255 EAST GOLF ROAD
COOK COUNTY SCHAUMBURG, ILLINOIS

AMERICAN SURVEYING & MAPPING INC.
318 MAGUIRE BLVD., SUITE 200 ORLANDO, FLORIDA 32803
PHONE (407) 426-7979 WWW.ASMCORPORATE.COM

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KITCHEN/BACK OPERATION

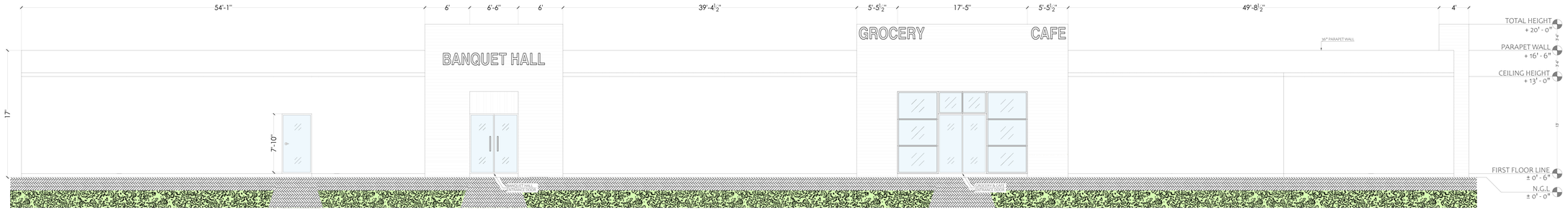
1- HALF BATH ROOM
2- BANQUET HALL STUFF STAGE SELF BOTH SIDES WITH CENTRAL TABLE
3- PLATES AND CUTLERY ITEMS STORAGE SELF ON BOTH SIDES WITH CENTRAL TABLE
4- PLATES AND CUTLERY DISH WASHER AND EQUIPMENT AREA WITH CENTRAL TABLE
5- TWO TRASH BINS (BLUE AND GREEN)
6- KICHEN EQUIP GRIMDER / ICE MAKER ETE
7- FOOD COLD STORAGE SELFS
8- HOT FOID STORAGE SELFS
9- DOUBLE SIDE PREP TABLE FOR KICHEN
10- KICHEN HOOD AND UNDER STOVES AND FRYERS ETE
11-3 BASIN SINK SEPERATED 4 FT WALLS

1

FLOOR PLAN

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

DESCRITION:		PROJECT:	SCALE:	SHEET:
FLOOR PLAN				A-02
DISTRICT:	CITY:	MAILING ADDR: 1209 GOLF RD SWADESHI PLAZA SPACE PLAN	DATE:	



1 A1.1

PROPOSED EAST ELEVATION

SCALE: NTS.



Proposals: we are going to keep the Same Exciting building material like metal frames and glass doors for Entry sections and Also keeping the same stucco building material for Exterior entire walls of building

NORTH

STAMP:

CLIENT:

CLIENT ADDRESS:

REVISION

No	DATE	DESCRIPTION

NAME SHEET:

PROPOSED EAST ELEVATION

PROPERTY ADDRESS:

PROJECT

NEW CONSTRUCTION

SCALE:	SHEET:
NTS.	A1.1

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND

Proposed times for valet parking operations

We provide valet Parking service for our Banquet Hall operations

We using Star Valet service company and they handle professional valet service since couple of years in Chicago land and proposing 21 Valet Parking slots on the north and East side of banquet Hall (we can see on our new updated site Plan drawings which are uploaded)

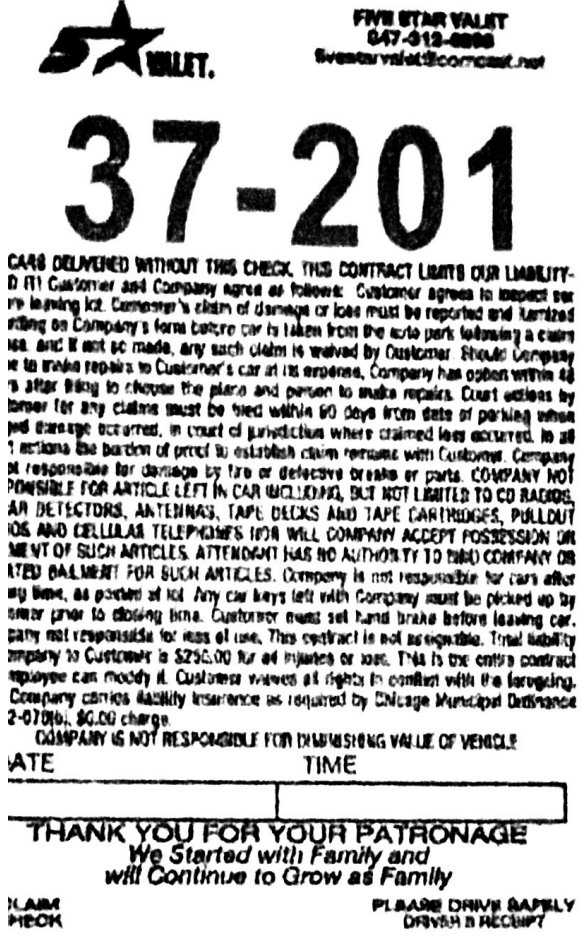
our Valet pick up and drop of service after Banquet Hall entrance which is Ezy and convenient for our Gusts

Actually, our Banquet Hall Valet Parking service Available on Friday night (6 PM to 11 PM) Saturday (5 PM to 12 AM) and Sunday Morning (10 am to 2 PM and 5 Pm to 11 PM)


61 62 63 64 65 66 67 68 69 70
71 72 73 74 75 76 77 78 79
81 82 83 84 85 86 87 88 89
91 92 93 94 95 96 97 98 99


VALET
PARKING
STOP
HERE
5 VALET
(847)312-6898


VALET
PARKING
STOP
HERE
5 VALET
(847)312-6898
VALET
PARKING
STOP
HERE
5 VALET
(847)312-6898



FIVE STAR VALET
647-312-6666
fivestarvalet@comcast.net

37-201

CARS DELIVERED WITHOUT THIS CHECK. THIS CONTRACT LIMITS OUR LIABILITY-
D IT! Customer and Company agree as follows: Customer agrees to inspect car
re leaving lot. Customer's claim of damage or loss must be reported and itemized
riting on Company's form before car is taken from the auto park following a claim
ss, and if not so made, any such claim is waived by Customer. Should Company
e to make repairs to Customer's car at its expense, Company has option within 48
s after filing to choose the place and person to make repairs. Court actions by
tomer for any claims must be filed within 90 days from date of parking when
ged damage occurred, in court of jurisdiction where claimed loss occurred. In all
r actions the burden of proof to establish claim remains with Customer. Company
ot responsible for damage to tire or defective brake or parts. COMPANY NOT
PONSIBLE FOR ARTICLE LEFT IN CAR INCLUDING, BUT NOT LIMITED TO CD RACKS,
AR DETECTORS, ANTENNAS, TAPE DECKS AND TAPE CARTRIDGES, PULLOUT
IOS AND CELLULAR TELEPHONES NOR WILL COMPANY ACCEPT POSSESSION OR
MENT OF SUCH ARTICLES. ATTENDANT HAS NO AUTHORITY TO BIND COMPANY OR
ATED BAILMENT FOR SUCH ARTICLES. Company is not responsible for cars after
ny time, as posted at lot. Any car keys left with Company must be picked up by
ner prior to closing time. Customer must set hand brake before leaving car.
pany not responsible for loss of use. This contract is not assignable. Total liability
mpany to Customer is $250.00 for all injuries or loss. This is the entire contract
employee can modify it. Customer waives all rights in conflict with the foregoing.
Company carries liability insurance as required by Chicago Municipal Ordinance
2-070(b). $6.00 charge.

COMPANY IS NOT RESPONSIBLE FOR DIMINISHING VALUE OF VEHICLE

ATE TIME

THANK YOU FOR YOUR PATRONAGE
We Started with Family and
will Continue to Grow as Family

LAIM
HECK

PLEASE DRIVE SAFELY
DRIVER'S RECEIPT

37-201



FIVE STAR VALET
647-312-6666
fivestarvalet@comcast.net

37-201

FIVE STAR VALET
647-312-6666
estarvalet@comcast.net

37-201

MFG: VALET PARKING TICKETS

CITY OF CHICAGO

DEPARTMENT OF BUSINESS AFFAIRS AND CONSUMER PROTECTION

BUSINESS LICENSE

BY THE AUTHORITY OF THE **CITY OF CHICAGO**, THE FOLLOWING BUSINESS LICENSE IS HEREBY GRANTED TO:

LEGAL NAME/LICENSEE: **FIVE STAR VALET CORP.**
DBA NAME: **FIVE STAR VALET CORP.**
BUSINESS ADDRESS: **81 E. VAN BUREN ST.**
CHICAGO, IL 60605

(SBC- CHICAGO CLUB)

ACCOUNT NO: **346522** SITE NO: **7** LICENSE NO.: **2464126** LICENSE FEE: **$600.00**

LICENSE TYPE: **VALET PARKING OPERATOR**
LICENSE CODE: **2101**

THIS BUSINESS LICENSE IS ISSUED AND ACCEPTED SUBJECT TO THE REPRESENTATION MADE ON THE APPLICATION THEREFOR, AND MAY BE SUSPENDED OR REVOKED FOR CAUSE AS PROVIDED BY LAW. LICENSEE SHALL OBSERVE AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE UNITED STATES GOVERNMENT, STATE OF ILLINOIS, COUNTY OF COOK, CITY OF CHICAGO AND ALL AGENCIES THEREOF.

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE UPON THE LICENSED PREMISES

ISSUED ON: **JULY 17, 2025**
EXPIRATION DATE: **JUNE 30, 2026**

MAYOR

Anna M. Valencia
CITY CLERK

VOID