



August 7, 2024

Mr. Chidochashe Baker, AICP
Community Planner
Village of Schaumburg
101 Schaumburg Court
Schaumburg, IL 60193

RE: **Rohrman KIA Addition and Remodeling** – Project Narrative
750 East Golf Road LGA #2044-0066

Dear Mr. Baker:

Our office is the Architect and Owner's representative for the Rohrman Auto Group. They currently own the Honda vehicle sales facility and pre-owned vehicle sales facility located at 750 East Golf Road. The Owner's Honda business has recently been moved to a new location at 1100 E. Golf Road. Therefore, we are seeking planning and zoning approval for an addition, remodeling and conversion to a new KIA sales and service facility at the project address.

The existing building was constructed in 1984. With our proposed project, we are significantly upgrading the site and building. The new building design will match the KIA national brand standards. As you are aware, we have already updated our original design to provide ACM cladding in lieu of EIFS to comply with Village Code.

The project consists of the complete removal of the pre-owned vehicle sales building as well as a partial demolition of the new vehicle sales building. The existing service workshop, parts storage department, and 2nd floor will remain. The workshop and parts department will be remodeled. The 2nd floor is out of scope with no changes. The new addition will include a vehicle showroom and sales offices, administration offices, customer lounges, service reception and service workshop. A fully automatic carwash will also be added on the rear of the building for employee use. The proposed building area is as follows:

Existing Pre-Owned Sales Building: 3,196 sf

Existing Building: 22,652 sf
Building Demolition: 5,648 sf

Existing Building to Remain: 17,004 sf
Building Addition: 32,337 sf
Total New Building Area: 49,341 sf



We appreciate your consideration in this matter and are looking forward to successful project. Should you have any questions or comments, please do not hesitate to contact me directly.

Thank You,

Sincerely,
LINDENGROUP Architects

Kaleb W. Yanko, AIA
Senior Associate

Cc Ryan Rohrman, Owner
Joey Mariconda, Contractor