



**VILLAGE OF SCHAUMBURG**  
PROGRESS THROUGH THOUGHTFUL PLANNING

**MEMORANDUM**

DATE: January 6, 2025  
TO: Village Manager  
FROM: Director of Community Development  
SUBJECT: SP2410-01/ ROHRMAN KIA DEALERSHIP / 750 E Golf Road/ Site Plan Amendment and Woodfield Regional Center Design Review  
FOR: Village President and Board of Trustees

**APPLICANT INFORMATION**

PETITIONER: Kaleb Yanko  
CORPORATION: Linden Group Architects  
ADDRESS OF PETITIONER: 10100 Orland Parkway Suite 110  
Oland Park, IL 60467  
STATUS: Architect

**PROJECT DATA**

Existing Zoning: B-4 – Retail, Service and Automobile Business  
Existing Land Use: Car Dealership  
Comprehensive Plan Designation: General Commercial - Auto Row  
Size of Parcels: 5.218 Acres

**PROJECT SUMMARY**

The petitioner requests approval of a site plan amendment for building and site modifications and Woodfield Regional Center Design Review at 750 E Golf Road (the former Honda dealership) for a new KIA sales and service facility. The Honda Dealership was recently moved to a new location at 1100 E. Golf Road. The subject property is a 5.218-acre site located at the northwest corner of Golf and Plum Grove Road. The site is currently developed with two existing buildings, a 22,652 square foot primary building for new vehicles sales and 3,196 square foot secondary building for pre-owned vehicle sales and 568 parking spaces. The petitioner proposes to demolish the secondary building, partially demolish and

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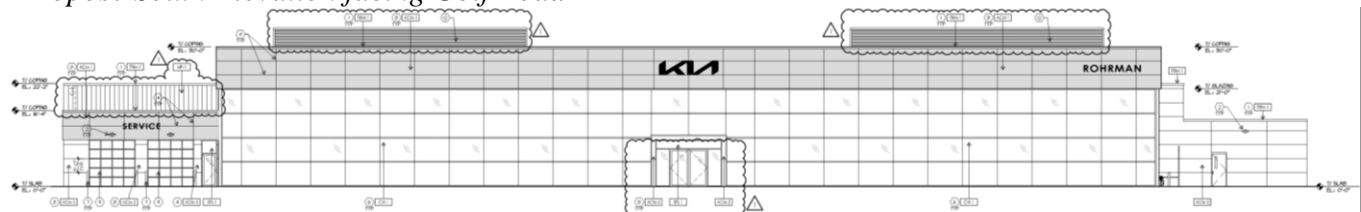
expand the existing primary building, significantly upgrade the façade, and modify the site and landscaping to accommodate a new Rohrman Kia Dealership.

**Building and Façade Modifications**

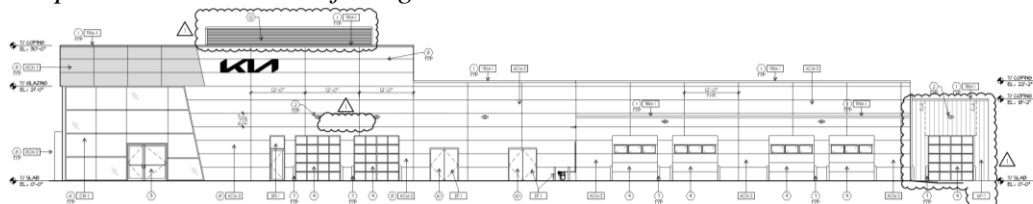
The petitioner proposes to significantly modify and upgrade the site to accommodate a new Rohrman Kia Dealership. Site modifications include the complete demolition of the existing secondary building and a partial demolition and expansion of the existing primary building. The petitioner proposes to demolish approximately 25% of the existing primary structure and maintain the portion of the building that contains the existing service workshop, parts storage department, and second floor. The remaining 17,004 square foot structure is proposed to be expanded by a 32,337 square foot addition. 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 new building design will match the KIA national brand standards and significantly upgrade the building’s facade. The building is located at the intersection of Plum Grove Rd and Golf Rd which is identified as a Key Corner Intersection in the Golf Road Corridor Overlay District. The Golf Road Overlay District states that “high quality design is especially important at key corners as they provide opportunities to showcase unique and groundbreaking design and distinctive architectural forms”. The petitioner proposes high quality design materials that contribute to the modern design. Submitted elevations show a combination of glass curtain wall and ACM cladding as the primary finish materials particularly along the street facing east and south elevations. Other materials include concrete masonry units to match the existing building style and metal siding with a high-quality finish. The concrete masonry units are proposed only on the north and a portion of the west elevations to match existing materials. They are not visible from the adjacent roadways. KIA brand signage is proposed on each street facing elevation of the building.

*Propose South Elevation facing Golf Road*



*Proposed East Elevation facing Plum Grove Road*



**Site and Landscape Modifications**

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The petitioner proposes to modify the site by rearranging the parking, and bringing the site up to current setback, buffer yard, and landscaping code requirements. Existing parking on the site is proposed to be significantly reduced to accommodate the building addition. Parking improvements include repaving, restriping, and realignment of drive aisles to provide improved circulation around the site. A total of 216 parking spaces are required for the use and 351 parking spaces are proposed to be provided on site and an additional 135 parking spaces will be provided at the Off-Site overflow inventory parking lot across the street at 1225 N Plum Grove Road. Additional site improvements include the addition of an accessible pedestrian path from the public right of way along Golf Road to the front entrance of the dealership, a new 220 square foot trash enclosure near the northwest corner of the site, and a three-vehicle concrete display pad to the southeast corner of the site.

Landscape improvements include the addition of a 45-foot-wide buffer yard along the northern property line, 10 feet of foundation landscaping around the entire building, and landscaped parking islands at the end of each parking row. The new Kia Dealership is proposed to meet the required 20% greenspace requirement. Overall, the various design elements of the proposed façade and site modifications will blend nicely with the existing building and site.

#### Planning comments

1. All rooftop mechanical equipment located on the buildings shall be screened with continuous, permanent, sound attenuating and noncombustible screening of a color compatible with the principal structure.

#### Transportation Comments

1. The existing bus stop is approximately 300' west of the intersection, and Pace prefers to relocate the stop closer to the intersection at Plum Grove, as close as practically possible. The ditch and driveway culvert at the existing bus stop location would make it more difficult to construct a concrete pad than if it were relocated east, closer to the intersection. The installation will include a concrete pad (25' x 8') and access from the public sidewalk (5'); adjust the existing drainage structure with new Ty. 1 Frame. Prior to the issuance of Building Permit, the petitioner shall prepare an engineer's estimate and provide the amount in escrow to the Director of the Transportation Department to complete the work.

#### Engineering Comments

1. The underdrain invert shown on the Utility Plan (753.0 ft) differs from the underdrain invert (753.6 ft) shown on the Underground Vault Volume Control/Detention Typical Detail on Sheet 20. The invert should be 753.6 ft so that the volume control in the vault is below the underdrain and credited at 100%.
2. The 0.22-acre drainage area at the southeast corner of the site drains to the existing catch basin located downstream of the proposed outlet control structure. The grading and/or storm sewers in this location should be adjusted to direct this area to the vault.

#### Lighting Comments

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1. The calculation grid “pavement only @ grade” has a max/min value of 262.5. This is incorrect and should be removed from the plans. Revise all the other grids to incorporate these points into them. Show the pavement calculation points within the driving surfaces only. The points should not extend outside of them. Having calculation points outside the pavement would contribute to the calculations summary, making it incorrect.
2. In the luminaire schedule, indicate the arm length used for each fixture.
3. Provide a manufacture’s catalog cut of the proposed luminaire and pole.
4. The light pole locations on the landscape plans are shown differently than the photometric plan. Revise so they both match.
5. Front row light poles adjacent to parking stalls shall be moved to line up with the parking stall lines to minimize potential damage from vehicles.
6. Indicate the adjacent road names on the photometric plan.
7. Provide site electrical plan.
8. 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, conduit burial detail, in-grade handhole (if used) etc.

#### Landscape Comments

1. On the tree preservation plan please provide a spread sheet with columns indicating species, both botanical and common name, size, condition and the disposition of the tree. Provide a summary of the DBH of the trees to be removed and the trees to be preserved.
2. On the tree preservation plan, increase the size and weight of the tree fencing graphic so that the limits are clearly visible on the plans.
3. On sheet L-1 there is a location along Plum Grove Road where two proposed plants and parking lot light occupy the same space. Adjust sheet L-1 to show proposed plants and parking lot light to not occupy the same space.
4. On sheet L-1 Adjust leader line for 8-RGL south of the east entrance off Plum Grove Road to point to the correct plantings.

#### Engineering and Public Works Comments

1. Valve vault on PGR needs to be 72" to accommodate pressure connection and valve from 12" Main
2. Existing sanitary services must be televised to verify condition for re-use. Television logs shall be provided to the village of Schaumburg. If results of televising show sanitary sewer condition acceptable, applicant shall provide letter from the engineer of record for the project. Letter should state that the engineer has reviewed the videos, and the existing sanitary sewer line is in satisfactory condition for re-use.
3. Ductile iron pipe shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200g/m<sup>2</sup> of pipe surface area. All DIP shall be encased; Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5.
4. Verify existing valve for southern water feed is still operating properly and can turn water completely.

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If the Village Board concurs with the Project Review Group recommendation, they should **approve** the Site Plan Amendment for the proposed building and site modifications, and Woodfield Regional Center Design review for Rohrman Kia Dealership located at 750 Golf Road, Case No. SP2410-01, 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. Separate permits are required for the site work and for the building. Separate plan sets are required.
2. Obtain an MWRD permit.
3. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of the Site Plan Approval by the Village Board which authorized the development proposal. The Site Plan Approval, without need for further action by any Village board, commission, or official, shall become null and void if no building permit is issued within the one (1) year requirement. The Village Board may, by motion and majority vote, extend the Site Plan Approval granted herein for periods of up to one (1) year upon the written request of the owner of the subject property or his authorized agent.
4. 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.
5. A complete set of as-built record drawings must be submitted to the Village of Schaumburg Community Development Department for review and approval when the project is completed. These final drawings must be received and approved prior to full release of the project security.
6. Signage is not being considered as part of this request. Sign permits shall be required for installation of all proposed signage.
7. The submitted Building Floor Plans have been accepted as preliminary. The plans will receive a much more detailed review during the commercial building permit review.
8. All rooftop mechanical equipment located on the buildings shall be screened with continuous, permanent, sound attenuating and noncombustible screening of a color compatible with the principal structure.
9. The existing bus stop is approximately 300' west of the intersection, and Pace prefers to relocate the stop closer to the intersection at Plum Grove, as close as practically possible. The ditch and driveway culvert at the existing bus stop location would make it more difficult to construct a concrete pad than if it were relocated east, closer to the intersection. The installation will include a concrete pad (25' x 8') and access from the public sidewalk (5'); adjust the existing drainage structure with new Ty. 1 Frame. Prior to the issuance of a Building Permit, the petitioner shall prepare an engineer's estimate and provide the amount in escrow to the Director of Transportation Department to complete the work.
10. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Landscape and Tree Preservation Plans to the Community Development Department for review and approval illustrating the following:
  - a. On the tree preservation plan please provide a spread sheet with columns indicating species, both botanical and common name, size, condition and the disposition of the tree. Provide a

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- summary of the DBH of the trees to be removed and the trees to be preserved.
- b. On the tree preservation plan, increase the size and weight of the tree fencing graphic so that the limits are clearly visible on the plans.
  - c. On sheet L-1 there is a location along Plum Grove Road where two proposed plants and parking lot light occupy the same space. Adjust sheet L-1 to show proposed plants and parking lot light to not occupy the same space.
  - d. On sheet L-1 Adjust leader line for 8-RGL south of the east entrance off Plum Grove Road to point to the correct plantings.
11. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Lighting and Photometric Plans to the Community Development Department for review and approval illustrating the following:
- a. The calculation grid “pavement only @ grade” has a max/min value of 262.5. This is incorrect and should be removed from the plans. Revise all the other grids to incorporate these points into them. Show the pavement calculation points within the driving surfaces only. The points should not extend outside of them. Having calculation points outside the pavement would contribute to the calculations summary, making it incorrect.
  - b. In the luminaire schedule, indicate the arm length used for each fixture.
  - c. Provide a manufacture’s catalog cut of the proposed luminaire and pole.
  - d. The light pole locations on the landscape plans are shown differently than the photometric plan. Revise so they both match.
  - e. Front row light poles adjacent to parking stalls shall be moved to line up with the parking stall lines to minimize potential damage from vehicles.
  - f. Indicate the adjacent road names on the photometric plan.
  - g. Provide site electrical plan.
  - h. 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, conduit burial detail, in-grade handhole (if used) etc.
12. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department for review and approval illustrating the following:
- a. The underdrain invert shown on the Utility Plan (753.0 ft) differs from the underdrain invert (753.6 ft) shown on the Underground Vault Volume Control/Detention Typical Detail on Sheet 20. The invert should be 753.6 ft so that the volume control in the vault is below the underdrain and credited at 100%.
  - b. The 0.22-acre drainage area at the southeast corner of the site drains to the existing catch basin located downstream of the proposed outlet control structure. The grading and/or storm sewers in this location should be adjusted to direct this area to the vault.
  - c. Valve vault on PGR needs to be 72" to accommodate pressure connection and valve from 12" Main
  - d. Existing sanitary services must be televised to verify condition for re-use. Television logs shall be provided to the village of Schaumburg. If results of televising show sanitary sewer condition acceptable, applicant shall provide letter from the engineer of record for the

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- project. Letter should state that the engineer has reviewed the videos, and the existing sanitary sewer line is in satisfactory condition for re-use.
- e. Ductile iron pipe shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200g/m<sup>2</sup> of pipe surface area. All DIP shall be encased; Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5.
  - f. Verify existing valve for southern water feed is still operating properly and can turn water completely.
13. The following plans/exhibits shall be adopted as part of the governing ordinance:
- a. Architectural Site Plan, Sheet A-1.0, prepared by Linden Group Architects, dated November 21, 2024, and received by the Community Development Department on November 26, 2024
  - b. Trash Enclosure details, Sheet A-1.1, prepared by Linden Group Architects, dated November 21, 2024, and received by the Community Development Department on November 26, 2024
  - c. First Floor Life Safety Plan, Sheet LS-2.0, prepared by Linden Group Architects, dated November 21, 2024, and received by the Community Development Department on November 26, 2024
  - d. First Floor Plan (Ext. Dimensions), Sheet A-2.0, prepared by Linden Group Architects, dated November 21, 2024, and received by the Community Development Department on November 26, 2024
  - e. First Floor Plan, Sheet A-2.1, prepared by Linden Group Architects, dated November 21, 2024, and received by the Community Development Department on November 26, 2024
  - f. Second Floor Plan, Sheet A-2.2, prepared by Linden Group Architects, dated November 21, 2024, and received by the Community Development Department on November 26, 2024
  - g. Exterior Elevations, Sheet A-4, prepared by Linden Group Architects, dated November 21, 2024, and received by the Community Development Department on November 26, 2024
  - h. Tree Preservation Plan, Sheet TP-1, prepared by Ives/Ryan Group Inc, last revised on November 21, 2024, and received by the Community Development Department on November 26, 2024
  - i. Final Landscape Plan, Sheet L-1, prepared by Ives/Ryan Group Inc, last revised on November 21, 2024, and received by the Community Development Department on November 26, 2024
  - j. Landscape Details and General Notes, Sheet L-2, prepared by Ives/Ryan Group Inc, last revised on November 21, 2024, and received by the Community Development Department on November 26, 2024
  - k. Landscape Specifications, Sheet L-3, prepared by Ives/Ryan Group Inc, last revised on November 21, 2024, and received by the Community Development Department on November 26, 2024
  - l. Cover Sheet, Sheet C1, prepared by Spaceco Inc., dated October 18, 2024, last revised on November 21, 2024, and received by the Community Development Department on

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November 26, 2024

- m. Typical Section and General Notes, Sheet GN, prepared by Spaceco Inc., dated October 18, 2024, last revised on November 21, 2024, and received by the Community Development Department on November 26, 2024
- n. Existing Conditions, Sheet ET, prepared by Spaceco Inc., dated October 18, 2024, last revised on November 21, 2024, and received by the Community Development Department on November 26, 2024
- o. Existing Conditions, Sheet DEMO, prepared by Spaceco Inc., dated October 18, 2024, last revised on November 21, 2024, and received by the Community Development Department on November 26, 2024
- p. Geometric Plan, Sheet GM1, prepared by Spaceco Inc., dated October 18, 2024, last revised on November 21, 2024, and received by the Community Development Department on November 26, 2024
- q. Grading Plan, Sheet GR1, prepared by Spaceco Inc., dated October 18, 2024, last revised on November 21, 2024, and received by the Community Development Department on November 26, 2024
- r. Utility Plan, Sheet UT1, prepared by Spaceco Inc., dated October 18, 2024, last revised on November 21, 2024, and received by the Community Development Department on November 26, 2024
- s. Soil Erosion and Sediment Control Plan -1, Sheet SE1, prepared by Spaceco Inc., dated October 18, 2024, last revised on November 21, 2024, and received by the Community Development Department on November 26, 2024
- t. Soil Erosion and Sediment Control Plan -2, Sheet SE2, prepared by Spaceco Inc., dated October 18, 2024, last revised on November 21, 2024, and received by the Community Development Department on November 26, 2024
- u. Soil Erosion and Sediment Control Plan -3, Sheet SE3, prepared by Spaceco Inc., dated October 18, 2024, last revised on November 21, 2024, and received by the Community Development Department on November 26, 2024
- v. Spaceco Specifications, Sheet S1, prepared by Spaceco Inc., dated October 18, 2024, last revised on November 21, 2024, and received by the Community Development Department on November 26, 2024
- w. Village of Schaumburg Specifications, Sheet S2, prepared by Spaceco Inc., dated October 18, 2024, last revised on November 21, 2024, and received by the Community Development Department on November 26, 2024
- x. Detail-5, Sheet D5, prepared by Spaceco Inc., dated October 18, 2024, last revised on November 21, 2024, and received by the Community Development Department on November 26, 2024
- y. MWRD-GN, Sheet MWRD-GN, prepared by Spaceco Inc., dated October 18, 2024, last revised on November 21, 2024, and received by the Community Development Department on November 26, 2024
- z. MWRD WMO PLAN, Sheet MWRD, prepared by Spaceco Inc., dated October 18, 2024, last revised on November 21, 2024, and received by the Community Development Department on November 26, 2024.



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aa. Lighting and Photometric Plan, prepared by Walsh, Long & Company, Inc., dated November 21, 2024, and received by the Community Development Department on November 26, 2024

cc: Applicant  
Owner