



VILLAGE OF SCHAUMBURG

AGENDA

Schaumburg Business Development Commission

Monday, September 9, 2024

5:30 PM - Westwood Tavern - 1385 N. Meacham Road

CALL TO ORDER

APPROVAL OF MINUTES

1. Minutes June 10, 2024

NEW BUSINESS

1. Featured Business of the Month - Amazon Fresh
2. Educational Topic - Centex TIF
3. Informational Only - Draft Wise Road TIF Façade Program
4. Recommendation to Approve a Class 7C for 40 S. Roselle Road (Hopscotch English Pub)

UNFINISHED BUSINESS

CONTINUING ITEMS

1. Schaumburg Business Association Update
2. Village of Schaumburg Update

DEFERRALS

COMMENTS FROM THE PUBLIC

ADJOURNMENT

NEXT MEETING

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.



Minutes June 10, 2024
9/9/2024
Schaumburg Business Development Commission

Presenter:

Lead Department: Economic Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

Description	Type
▣ Minutes 6-10-24	Exhibit

I have reviewed the minutes, and they correctly represent the actions taken by the Commission.


Matt Frank, Director of Economic Development

**SCHAUMBURG BUSINESS DEVELOPMENT COMMISSION
VILLAGE OF SCHAUMBURG
RENAISSANCE SCHAUMBURG HOTEL
JUNE 10, 2024**

MEMBERS PRESENT

Mark Battista, Rohrman Auto Group
Dan Benassi, Entre Commercial Realty
Gerald Bragg, Northwest Community Hospital
Jim Burke, Links Technology Solutions, Inc.
Brian Burke, Links Technology Solutions, Inc.
Brandon Cork, Pulse Technology
Teresa Faidley, Schaumburg Bank & Trust
Bryan Funai, Masuda, Funai, Eifert & Mitchell
Lisa Gilbert, Schaumburg Business Association
Dieter Heigl, Renaissance Schaumburg Hotel
Ken Hong, Sunstar
Kurt Hutchinson, Illinois Bone and Joint Institute
Kyle Kiperman, CraftedWild Cabinetry
Tony LaFrener, Schaumburg Park District
Sarah Moreau, Heidenhain Corporation
Dan Origer, DJ's Auto Service Center
Michael Paulson, Comcast
Joel Regier, Regier Private Wealth Management
Chris Speca, Woodfield Mall
Karen Schumacher, Northwest Community Hospital
Tracy Tinkle, Kuriyama
Randy Yu, Misumi

OTHERS PRESENT

Brian Bieschke, Village of Schaumburg
George Dunham, Village of Schaumburg
Matt Frank, Village of Schaumburg
Jane Lentino, Village of Schaumburg
Matt Wilson, Village of Schaumburg
Mark Rogers, Liston & Tsantilis
Yoonhwa Jung, DN Solutions
Dawon Moon, DN Solutions
Zach Kafitz, Sarnoff & Baccash
Tom Manzardo, Quindel Place
John Schoditsch, Kensington Development

SCHAUMBURG BUSINESS DEVELOPMENT COMMISSION

June 10, 2024

1. **WELCOME**

Mr. Benassi opened the meeting at 5:30 pm and welcomed everyone.

2. **PUBLIC COMMENTS**

None

3. **APPROVAL OF MINUTES – APRIL 08, 2024**

Mr. Jim Burke motioned to approve the meeting minutes from April 8th, 2024.
The motion was seconded by Mr. Heigl.

4. **EDUCATIONAL TOPIC – JOHN SCHODITSCH - KENSINGTON DEVELOPMENT PARTNERS – ENTERTAINMENT DISTRICT UPDATE**

Mr. Benassi introduces Mr. John Schoditsch from Kensington Development.

Mr. Schoditsch said thank you for having me here today. We're based out of Oakbrook, and have additional offices in Denver, and Florida. We're excited about this development and the partnership with the Village of Schaumburg for the last 4 years.

Mr. Schoditsch said Kensington has been a development group for the last 25 years, with the same with the same single source equity partner for the last 15 years. We've completed about 100 developments including restaurants, retail and mixed-use and built about 11 million square feet. We were excited to partner with the Village of Schaumburg and implement their overall vision which we agreed with.

Mr. Schoditsch said when you have a project, you usually need an anchor to move forward with the project, a retailer or another user. Here with the convention center and a full-service hotel, you already have the anchors to move forward with the project. With all the development west, like Topgolf, Veridian, Lurie Hospital, office and residential it's really created a hub and will lend itself to the entertainment project.

Mr. Schoditsch said (referring to a slide) I know you are all familiar with this, if you look at the land area at the north-east quadrant it's 26 acres. The goal is to have a well thought out plan, in stages to develop the area to guarantee it's successful long-term. This is an example of the first phase which we closed a few months ago with the Andretti's to kick off the project next to the convention center and also the 900-car parking garage. Andretti's is a best in class, 90,00 square foot entertainment center. They chose Schaumburg over other communities and that is a great testament to Schaumburg. They will build 3 Illinois locations at most. The parking garage will serve the convention center, the hotel, Andretti Racing and the 2 future entertainment pads as well.

Mr. Schoditsch said phase two will kick off within a month or two with an announcement of a pickle ball user. This includes a 50,000 square foot building with 35,000 sf indoor courts and

SCHAUMBURG BUSINESS DEVELOPMENT COMMISSION

June 10, 2024

15,000 sf outdoor courts with food and beverage and a restaurant. Here we can use surface parking until we have more users line up. When the market gets a little stronger, we can then add luxury apartments. We did add a large LED digital board in the parking garage that will support all the users in this area.

Mr. Schoditsch said another perspective here, a more conceptual view gives you a view of proposed buildings. These are more restaurants, entertainment and roof top seating and where the Andretti and the parking garage will connect with the full-service hotel. We will also densify the area and have more of that walkability of an urban area to walk across the street with the proposed pedestrian bridge. We're very excited and we're seeing great activity. We're constantly in front of national or international users looking to bring them to Schaumburg. I think that concludes our slides here, but I'm here to answer any questions.

Mr. Benassi asked is the parking garage owned by the Village of Schaumburg or Andretti?

Mr. Schoditsch said it will be owned by the Village of Schaumburg.

Mr. Frank said there will be association fees included for users of the parking garage for future maintenance.

Mr. LaFrener said you said the apartments are planned for the future?

Mr. Schoditsch said we're in the early stages of that. We believe based on feedback the users want to be visible from Meacham Rd. but want as many bodies there as possible. We believe it's an opportunity for a highly amenitized apartment complex.

Mr. Brian Burke asked what is Andretti?

Mr. Schoditsch said Andretti is a large upscale patented go-karting racing venue. They can host corporate events and parties.

5. RECOMMENDATION TO APPROVE A CLASS 6B FOR DN SOLUTIONS AMERICA AT 360 E. STATE PARKWAY

Mr. Frank said tonight we have guests from DN Solutions and their attorney Mark Rogers. As we know this building was owned by Kuriyama previously, who moved their manufacturing to Huntley. This building has been vacant since last year. As the renewal for Kuriyama weans off, we are looking to establish a new 6B. Since there is vacancy, this does meet the special circumstances required by the county assessor.

Mr. Frank said DN Solutions is a high-tech company, currently located in New Jersey. They are looking to establish their North American headquarters in Schaumburg and will invest \$10 million into the facility including a new tech and sales center. Here they will entertain guests from all over the world, bringing hospitality business to Schaumburg. They will have about 180 jobs and their average annual salary is \$122,000. Their current property taxes are \$226,000 and with the investment and 6B, they will pay \$682,000. DN Solutions is a manufacturer of high-tech, cutting-edge CNC machines and deal with high end clientele like Samsung. The Steering Committee and staff feel comfortable with this.

SCHAUMBURG BUSINESS DEVELOPMENT COMMISSION

June 10, 2024

Mr. Heigl asked when is this going to happen?

Mr. Jung said there will be a soft opening in September.

Ms. Faidley motioned to approve a Class 6B for DN Solutions American at 360 E. State Parkway
The motion was seconded by Mr. Jim Burke.

All Ayes.

MOTION CARRIED

6. RECOMMENDATION TO APPROVE A CLASS 7C FOR QUINDEL PLACE, LLC AT 35 E. SCHAUMBURG ROAD

Mr. Frank said this is a 5-year, Commercial Class 7C Incentive. Tom Manzardo is with Redstone Wealth Advisors, currently located in Waterbury Place. The Village owned this property previously and Quindel Place bought it several years ago. They will have to do some additional retention to the property, so we thought the class 7 was appropriate to facilitate that investment. They are investing \$2 million, and they will transfer their current 8 employees and will add an additional 8 employees. With this class 7 they will pay roughly \$61,000 in property taxes. Steering committee and staff support this incentive since it's a vacant property.

Mr. Benassi said is this 7C incentive renewable?

Mr. Kafitz said it is renewable for one additional 5-year term.

Mr. Jim Burke motioned to approve a Class 7C for Quindel Place, LLC at 35 E. Schaumburg Rd. The motion was seconded by Ms. Faidley.

All Ayes.

MOTION CARRIED

8. SCHAUMBURG BUSINESS ASSOCIATION UPDATE

Ms. Gilbert said tomorrow is Good Morning Schaumburg with Terry Savage as our speaker. If you watch WGN, Terry is on often with economic updates. Next week, June 19th is our Golf Classic at Schaumburg Golf Club. We have one hole and the gazebo left to sponsor. There's lots of great food and drink. This is where we see a majority of non-SBA members as guests and clients of members.

Ms. Gilbert said June 27th we have our Lemonade Day. This is an entrepreneur program for young folks from 3rd to 5th grade level to participate. Keep an eye on the calendar for locations where you can participate. We'll do a celebration in August for the participants.

Ms. Gilbert said the SBA has introduced a new healthcare option that has been extended through the Illinois Chamber. This is specifically for businesses with 2 – 50 employees. In addition, there is a AAA roadside benefit offered as well.

Trustee Dunham asked do you have a list of addresses of participants for Lemonade Day?

SCHAUMBURG BUSINESS DEVELOPMENT COMMISSION

June 10, 2024

Ms. Gilbert said there will be a map with addresses soon.

9. VILLAGE OF SCHAUMBURG UPDATE

Mr. Frank said John Schoditsch did a great job talking about the Entertainment District. I'd like to talk about our plans with The District on the west side of Meacham. DR Horton is finishing up the town homes and the property looks impressive. To give you a sense of where we are at (referring to a slide) we'll have a grocery store here at the corner of Meacham Algonquin and we've got out-lot restaurant pads along Meacham and Algonquin.

Mr. Frank said the parking garages are always an expensive investment. The parking garage in the Entertainment District is \$31M. We've had to come up with a TIF Incentive to ensure the parking garages are built for the spaces shown here (referring to a slide). Urban Street Group is looking to break ground and move forward this fall with the idea of opening new restaurants, apartments and residences in 2026.

Mr. Frank said the new Lurie Children's Outpatient Center development at I-90 and Roselle Road is moving along quickly. The new Crossroads Development at Golf and Meacham Roads has been approved by Zoning Board and will soon be approved by the Village Board and will submit permits for development. Hopscotch restaurant in Town Square has submitted their letter of credit and will break ground soon as well.

Mr. Frank said we've reviewed our strategic plan with you in the past and I want to give you a high-level update. One of things we've talked about in the past with 30% vacancy is the office market. We're looking at expiring leases and working opportunities that may exist. I hope you all saw that Wheels Inc. is taking a big portion of the Zurich sublease space and we're close to ADP doing the same as well. Those two companies will bring 1,700 new jobs to the market and reduce vacant office space by 350,000 sq.ft. We're also in discussion with another major tenant as well.

Mr. Frank said we've also been working with Woodfield Mall and talking with our anchor users about how we can improve relationships and what opportunities might exist there. Those conversations have been beneficial for unique opportunities within the Woodfield Regional Center.

Mr. Frank said the Centex TIF has now been approved and it's up to us now to create programs and services to help facilitate investment in that area. In addition, enhancement of the business environment which includes looking for that foreign direct investment like DN Solutions to come to the Schaumburg market and lastly our transit options.

Mr. Frank said Thursday we have a Next Level Northwest program. Ms. Faidley, would you like to speak about that?

Ms. Faidley said if I could show you how to obtain a commercial loan at 2.75% interest would you want to hear about it? Along with Next Level Northwest and DCEO from the State of Illinois we are offering a seminar Thursday at the Prairie Center that begins at 8:30 am. We will talk about the Advantage Illinois Program, and we will have representatives there from The

SCHAUMBURG BUSINESS DEVELOPMENT COMMISSION

June 10, 2024

Illinois Climate Bank to talk about cost effective loan options for solar panels and energy efficient solutions for your business. If you reach out to Matt or me, we can get you registered.

Mr. Frank said the Schaumburg Park District will hold their Solstice Hop and Vine event this Saturday June 15th. They have music and the event will take place at the Prairie Center for the Arts. All proceeds benefit scholarships for needy families.

Mr. Frank said I want to thank Dan for chairing this commission this year. It is not an easy task and time consuming.

Mr. Benassi said I want to thank Matt Frank and his staff for this beneficial monthly meeting.

Mr. Kiperman said my partner and I purchased a new business called Junk Destroyers. We will bring this business from Wheaton to Schaumburg. We are also registering a company named Junk Fairies as well.

10. **NEXT MEETING** – Monday, September 9th

11. **ADJOURNMENT**

Mr. Heigl motioned to adjourn the meeting. The motion was seconded by Mr. Regier. Meeting was adjourned at 7:00pm.

Respectfully submitted,

Kristeen Riforgiato
Recording Secretary

Distribution: Village President and Board
Village Clerk
Village Manager



**Featured Business of the Month - Amazon Fresh
9/9/2024
Schaumburg Business Development Commission**

Presenter:

Lead Department: Economic Development

Executive Summary:

Recommended Action:



Educational Topic - Centex TIF
9/9/2024
Schaumburg Business Development Commission

Presenter:

Lead Department: Economic Development

Executive Summary:

Recommended Action:



Informational Only - Draft Wise Road TIF Façade Program

9/9/2024

Schaumburg Business Development Commission

Presenter: Matt Frank, Director of Economic Development

Lead Department: Economic Development

Executive Summary:

In May 2024, the Village Board approved and designated the Centex TIF District. A primary goal of the redevelopment project area is to provide the necessary direction and mechanisms to transform the Centex Industrial Park into a vibrant industrial and commercial district. The Redevelopment Plan outlines the potential for new incentive programs within the TIF district to assist existing building and business owners with certain development and redevelopment costs. These costs may include property assembly, rehabilitation or reconstruction, infrastructure improvements, job training and retention projects, and additional financing.

Upon further research, staff has identified the need for a façade improvement program to assist building and business owners in redeveloping, beautifying, and revitalizing qualified commercial and industrial properties zoned B-2 and M-1 along Wise Road within the Centex TIF District. Village staff has drafted and attached the Wise Road TIF Façade Program Guidelines for the Commission's review.

Recommended Action:

Informational only.

ATTACHMENTS:

Description	Type
▣ Memo	Exhibit
▣ Wise Road TIF Façade Program Guidelines	Exhibit



VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: Schaumburg Business Development Commission
FROM: Matt Frank, Director of Economic Development
RE: Wise Road TIF Façade Program
DATE: September 9, 2024

Introduction

In May 2024, the Village Board approved and designated the Centex TIF District. A primary goal of the redevelopment project area is to provide the necessary direction and mechanisms to transform the Centex Industrial Park into a vibrant industrial and commercial district. The Redevelopment Plan outlines the potential for new incentive programs within the TIF district to assist existing building and business owners with certain development and redevelopment costs. These costs may include property assembly, rehabilitation or reconstruction, infrastructure improvements, job training and retention projects, and additional financing.

Discussion

Upon further research, staff has identified the need for a façade improvement program to assist building and business owners in redeveloping, beautifying, and revitalizing qualified commercial and industrial properties zoned B-2 and M-1 along Wise Road within the Centex TIF District. Village staff has drafted and attached the Wise Road TIF Façade Program Guidelines for the Commission’s review. The Commission’s recommendation will be forwarded to the FLAGG Committee for further consideration. Below are examples of properties that could be eligible for the proposed program.



975-983 W. Wise Road



827-867 W. Wise Road



603-617 W. Wise Road



527-533 W. Wise Road



469-487 W. Wise Road

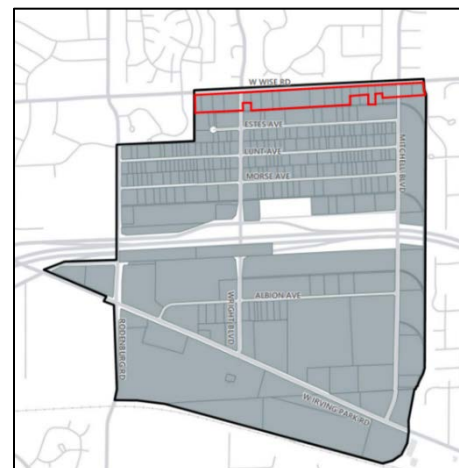


WISE ROAD TIF FAÇADE PROGRAM

PURPOSE: To support and foster the redevelopment, beautification, and revitalization of commercial and industrial properties along Wise Road in the Centex TIF District, with a focus on distressed shopping centers. The goal is to encourage private investment in the rehabilitation of existing buildings along the corridor through matching grants.

LOCATION: All commercial and industrial properties zoned B-2 and M-1 along Wise Road located within the Centex TIF District.

FUNDING: 50% matching grant for eligible project costs up to a maximum amount of \$100,000 in the form of reimbursement, payable by the Village upon successful completion of the approved project and receipt of final invoices.



OVERVIEW: The Wise Road TIF Façade Program focuses on enhancing the exterior of building structures within the Centex TIF District. To qualify, the proposed improvements must correct code violations, lead to a notable visual upgrade to the structure and property or restore the building's character. This grant does not cover routine maintenance costs, including parking lot paving and roof repairs. Eligible projects may include, but are not limited to, the following examples:

- Façade renovation/replacement
- New awnings
- New signage
- Window and/or door replacement
- Exterior lighting
- Painting and tuck pointing, but only if related to other façade improvements
- Additions to create outdoor dining
- Alternative project ideas that can enhance the attractiveness and appeal of the building
- Other related façade or exterior improvements

ELIGIBILITY: All commercial and industrial properties zoned B-2 and M-1 along Wise Road located within the Centex TIF District are eligible to apply. Commercial property and/or business owners must be in good standing with the Village with respect to taxes, licenses, certifications, fees, assessments, etc. The property and project must also comply with all local and state codes and regulations. Since TIF funds will be used, the Illinois Prevailing Wage Act will be applicable to qualifying projects.

To ensure that the use of TIF funding for the project is safeguarded, the owner/applicant is required to commit to ownership/business operation for a period of no less than two (2) years from project reimbursement. Additionally, the applicant must commit to completing the proposed work within the specified timeframe set by the Village of Schaumburg. A lien against the property may be required to ensure these standards are met. If the owner or business fails to meet applied work or the two-year standard, a pro-rata reimbursement of grant funds will be required. Written agreement must be executed prior to starting any work related to requested funds. An application will be revoked if any work is started prior to the execution of the written agreement.



Grants may fund up to 50% of approved project costs, but not-to-exceed \$100,000. Grants are based upon reimbursement of actual costs following project completion and documentation of expenses. Grant reimbursement is only available only for pre-approved work, performed by approved and licensed contractors up to maximum amount specified in written Commitment Letter signed by the Director of Economic Development and the business and/or property owner.

Within 30 days of completion of work, applicant should submit copies of the following documents to the Economic Development Department:

- All contractor invoices, detailing specific tasks completed
- Proof of payment of all invoices/liens
- Digital photos of completed project
- Copy of final inspection approvals from the Village

Final approval will be in the form of a grant agreement approved by the Village Board. Projects must be started within 60 days of grant approval and completed within 180 days unless an extension is agreed upon.

APPROVAL: Applicants are required to schedule a pre-application meeting with the Economic Development Department to determine if their project qualifies prior to submittal. Contact Matt Frank at mfrank@schaumburg.com or at (847) 923-3853 for more information. All applications will be reviewed for completeness, eligibility, and feasibility. Applications will be evaluated by the Economic Development Department and selection shall be at the sole discretion of the Village of Schaumburg and have the right to reject any application. Final approval of application will be processed in the form of a grant agreement to be approved by Village Board.

CHECKLIST: The items listed below are to be included in the requirements of submittal. Please review the following list and assemble all information and documentation BEFORE applying:

1. General Project Information
 - a. Completed Application
 - b. Detailed Business Description and History
 - c. Project Narrative/Site Map(s)
 - d. Project Schedule
 - e. Tenant/Property Owner Information (Title, Lease Agreement, Control of Property, etc.)
2. Detailed Project Information
 - a. Architectural Drawings/Renderings of Project
 - b. Site Plan
3. Project Financial Information
 - a. Total Project Budget
 - b. Budget of Eligible Expenses
 - c. Quotes/bids from at least two contractors
 - d. Pro Forma Cash Flow Statement



**Recommendation to Approve a Class 7C for 40 S. Roselle Road (Hopscotch English Pub)
9/9/2024**

Schaumburg Business Development Commission

Presenter: Matt Frank, Director of Economic Development
Lead Department: Economic Development

Executive Summary:

Hopscotch English Pub (the “Applicant”) has submitted a Cook County Class 7C Application for the construction of a 10,000 square-foot building at 40 S. Roselle Road (the “Subject Property”). Hopscotch English Pub is seeking a Class 7C tax incentive, in which the property would be assessed at a 10% assessment level instead of the normal 25% assessment level. According to the Office of the Cook County Treasurer, the subject property was billed \$0 total in property taxes in the 2023 tax year. Cook County allows the Class 7C incentive for new construction of real estate primarily used for commercial purposes.

Hopscotch English Pub bought the subject property from the Village of Schaumburg in 2023. The applicant plans to build a 10,000 square foot restaurant. The development of the Hopscotch English Pub by SD Construct, LLC will cost an estimated \$3,600,000.

The property at 40 S. Roselle Road is a key parcel for development with its location in Town Square between the Library and Oberweis. The Village marketed this parcel for over 20 years for a restaurant user. The proposed development would fulfill the desire to see this site develop as a restaurant that would take advantage of the amenities in Town Square. With the development, Hopscotch English Pub will have outdoor seating and rooftop patio overlooking the amphitheater and pond.

The Class 7C Incentive calculates the EAV at 10% (as opposed to the normal 25%). It is estimated that Hopscotch English Pub would pay \$501,513 in property taxes with the Class 7C over 5 years versus \$980,435 without the incentive. The difference between the payments in property taxes with and without the Class 7C is estimated to be \$478,922. This savings will be used to pay for the rising costs of labor and materials associated with the project allowing for the construction to commence this year.

Recommended Action:

If the Schaumburg Business Development Commission concurs with the Steering Committee's evaluation, they should recommend to the FLAGG Committee approval of a resolution authorizing a Class 7C tax incentive for Hopscotch English Pub at 40 S. Roselle Road.

ATTACHMENTS:

Description
▣ Application
▣ Memo

Type
Exhibit
Exhibit



1430 Lee Street, Des Plaines, IL 60018
Phone 847-298-8300
Fax 847-298-8388
www.elliottlaw.com

July 3, 2024

Village of Schaumburg
Community Development Department
Attn: Matt Frank
101 Schaumburg Court
Schaumburg, IL 60193-1899

Matter #: 45490-001
Property Address: 40 S. Roselle Road
Schaumburg
Township: Schaumburg
PIN: 07-22-301-060-0000

Dear Mr. Frank and Business Development Committee Members:

I am writing to request that you pass a Resolution supporting the Class 7c Property Tax Incentive for the property located at 40 S. Roselle Road, on behalf of my client, Hopscotch English Pub (“Applicant”). The above listed parcel is identified by Permanent Index Number 07-22-301-060-0000. The legal description for the property is attached hereto.

The Applicant purchased vacant land from the Village of Schaumburg with plans to develop the property and construct a 2-story plus full basement, restaurant/pub building that measures approximately 10,000 square feet of above grade area. However, the commercial development of this property will likely not be feasible without the 7c Tax Incentive. Upon completion of the construction, the subject property will be occupied by Hopscotch English Pub. As a result, my clients are seeking a resolution from the Village supporting the granting of the 7c Tax Incentive – Commercial Urban Relief Eligibility (CURE) for this site. Please note that the applicant took title of the vacant land parcel under SD Construct, LLC.

Justification for the 7c Incentive

As you know, the 7c Incentive is one of the few economic tools available to the Village to encourage commercial development projects. Please find below the justification and evidence regarding the Applicant’ eligibility for the 7c Incentive. To be eligible for the 7c incentive, the Applicant must meet four eligibility factors set forth by the Ordinance, and thus, demonstrate that the area is “in need of commercial development.”

1. Proof that taxes at this location have been stagnant or declining for 3 out of 6 prior years.

Subject property's Assessed Value has remained stagnant due to tax exempt status since 2003. Specifically, the Assessed Value of the property for the past 21 tax years was ZERO (\$0). Please find a spreadsheet detailing the properties' history of Assessed Value attached hereto. Additionally, because new construction is contemplated and then occupied by a non-exempt entity, the assessment will significantly increase even with this incentive if the commercial building is built.

2. There is a reasonable expectation that the commercial development of the property is viable and will go forward on a timely basis if granted the 7c designation

As detailed below, we believe the commercial development is viable and that the Applicant has the ability to move forward on a timely basis.

Currently the property is vacant land. If the Village supports the Applicant's class 7c application, then the Applicant plans to develop the property and a 2-story plus full basement, restaurant/pub building that measures approximately 10,000 square feet of above grade area for Hopscotch English Pub. Applicant has already invested significant resources and funds in the planning of the proposed commercial building. See the attached proposed site plan.

If a resolution supporting the granting of this tax incentive is approved, the construction of the restaurant would commence in August, 2024 and would be completed in July, 2025. The Applicant would hope to open for business in August, 2025.. The total redevelopment is estimated to cost around \$3,600,000 and financing arrangements for the construction have already been approved.

The members of SD Construct, LLC (titleholder) are Dipak Lodhia and Subbu Iyer. The members of the LLC are developers of other commercial developments throughout Illinois, such as The Port of Peri Peri in Skokie, IL and Vasco's Peri Peri in Schaumburg, IL. All of the commercial restaurants owned and operated by the members of SD Construct, LLC are successful and still in business today.

We offer the above as evidence that the members of the Applicant have the business experience and financial ability to open and operate the proposed Hopscotch English Pub in a profitable and timely manner that will economically enhance the Schaumburg property.

3. Evidence the project meets the "But For and Condition Subsequent" certification

As stated above, the construction of the proposed commercial building at this site is not economically feasible without a Class 7c tax incentive. If the Village does not support this class 7c application, then the commercial development would not go forward. This satisfies the "But For" test.

Additionally we believe the Applicants' history of successfully operating other commercial restaurants supports the Applicants' position that they will be able to successfully operate the proposed restaurant when the incentive expires. It is our contention that, while the incentive will help the Applicants thrive during the start-up years when their expenses will be high, their experience will give them the ability to continue to operate successfully once the 7c expires. As discussed in detail above, the Applicant has a great deal of knowledge and experience in the restaurant industry. However, given the low profit margins in these type of businesses and the high start-up costs the incentive is necessary to make this project viable.

4. Evidence the project will result in increased Tax Revenue and Employment

As shown on the attached chart subject real estate currently generates ZERO dollars (\$) in real estate taxes as vacant land previously owned by Village of Schaumburg. Real estate taxes will increase as a result of the construction of the new improvement and occupancy by a non-exempt entity. The real estate taxes during the early years of the incentive (based on a conservative estimated fair market value of \$2,800,000) would be around \$78,435 per year for the first three years of the 7c incentive, gradually rising to approximately \$196,087 once the incentive expires. Additionally, the new business will result in new sales tax revenues and new employment opportunities. Therefore, even after the expiration of the incentive at a conservative market value estimate of \$2,800,000, the property would still be generating over \$117,652 per year in additional property tax revenue.

Furthermore, the property will generate employment opportunities in Schaumburg. The Applicant projects that 30 jobs (14 full-time and 16 part-time) will be created as a result of the proposed development. Additionally, at least 20 construction jobs will be created during the development of the project. Therefore, the proposed 2-story commercial building with full basement for Hopscotch English Pub will be economically beneficial to the Village of Schaumburg.

As discussed above, the Applicant requests that you pass a Resolution supporting the Class 7c Property Tax Incentive. As set forth above we believe the Applicant meet the four eligibility factors set forth by the Ordinance and the proposed project will be ultimately beneficial to the Village of Schaumburg.

We have attached a copy of the Class 7c Eligibility Application that will be submitted to the Cook County Assessor.

We appreciate your careful consideration of this request and are happy to answer any further questions you might have regarding the Class 7c Incentive Application.

Very truly yours,

Melissa Kay Whitley

Enclosures

ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN REQUEST FOR CLASS 7c RESOLUTION

Signature
On Behalf of the Village of Schaumburg

Date

40 S. Roselle Road, Schaumburg, IL					45490-001	
	2018	2019	2020	2021	2022	2023
PIN	Total	Total	Total	Total	Total	Total
Numbers	AV	AV	AV	AV	AV	AV
07-22-301-060-0000	\$0	\$0	\$0	\$0	\$0	\$0

Please note that the subject's vacant land parcel was owned by the Village of Schaumburg, and as such, the parcel was tax exempt.

40 S. Roselle Road	45490-001			
			taxes	taxes
	2022	2023	based on	based on
PIN	Total	Total	2,800,000	2,800,000
Numbers	AV	AV	w/o 7c	with 7c
07-22-301-060-0000	\$0	\$0		
Total Avs	\$0	\$0	\$700,000	\$280,000
Equalizer	3.2234	3.2234	3.0163	3.0163
Tax Rate	11.2580%	11.2580%	9.2870%	9.2870%
Total Taxes	\$0	\$0	\$196,087	\$78,435
Assumptions				
Market Value of new facility is estimated based upon proposed 10,000 SF building @ \$280 psf. Actual Assessor market value may be higher.				
Projected tax calculations are based on the most recent ascertainable tax rate of 9.2870% and equalizer of 3.0163.				
Please note that Year 4 of the tax incentive is at a 15% level of assessment and Year 5 of the tax incentive is at a 20% level of assessment.				

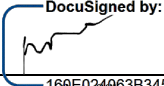
ECONOMIC DISCLOSURE AFFIDAVIT

State of Illinois)
)
County of Cook)

Affiant's Name Nagasubramaniam Natrajan
Affiant's Address..... managing partner
.....City, State, Zip.....
.....Phone Number

The undersigned Affiant being first duly sworn on oath state and affirm that I have personal knowledge of the facts set forth in this Affidavit and that I am competent to testify to the following:

1. That I am an authorized agent of SD Construct, LLC, the legal entity that owns the vacant land and plans to construct a new commercial building on the property commonly known as 40 S. Roselle Road, Schaumburg, Illinois (the "Property");
2. That the Property is identified by Permanent Tax Index Number (s) 07-22-301-060-0000.
3. That the ownership interests in SD Construct, LLC are as follows:
Dipak Lodhia -- 50% ownership
Subbu Iyer -- 50% ownership
4. That, if the Village and County Board support this Class 7c application, I will construct a two story commercial building that will be occupied by Hopscotch English Pub upon completion. The ownership interest in Hopscotch English Pub. is as follows:
Dipak Lodhia - 35% ; Subbu Iyer - 35% ; Ajanta Talukdar - 5% ; Vikas Patel - 7.5%
Niwas LLC - 10% ; and Reserve - 7.5%
5. That the Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.
6. That the subject property will be the only property that SD Construct, LLC owns.


 Signature of Affiant
Nagasubramaniam Natrajan
 Print Affiant's Name

COOK COUNTY ASSESSOR
FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

CLASS 7C
ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 7c Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, **a filing fee of \$500.00**, and supporting documentation must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the Reoccupation of Vacant/Abandoned Property.

Applicant Information

Name: Hopscotch English Pub Telephone: (+1 (847) 373-9649)
Address: 40 S Roselle Rd
City: Schaumburg State: IL Zip Code: 60193
Email: salesforce.subbu@gmail.com

Contact Person (if different than the Applicant)

Name: Michael J. Elliott
Company: Elliott and Associates Attorneys PLLC
Address: 1430 Lee Street
City: Des Plaines State: IL Zip Code: 60018
Email: michael@elliottlaw.com Telephone: (847) 298-8300

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 40 S. Roselle Road (aka 101 Schaumburg Court)
Permanent Real Estate Index Number: 07-22-301-060-0000
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____
City: Schaumburg State: IL Zip Code: 60173
Township: Schaumburg Existing Class: 0-00

Identification of Person Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest.

Property Use

General Description of Proposed Property Usage: English Pub

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach copies of materials, which explain the occupant’s business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Employment Opportunities

How many **construction jobs** will be created as a result of this development? 20

How many permanent full-time and part-time employees do you **currently** employ in Cook County?

Full-time: 0 Part-time: 0

How many **new permanent full-time jobs** will be created by this proposed development? 14

How many **new permanent part-time jobs** will be created by this proposed development? 16

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

- New Construction (**Read and Complete Section A**)
- Substantial Rehabilitation (**Read and Complete Section A**)
Incentive only applied to the market value attributable to the rehabilitation
- Occupation of Abandoned Property
(**Read and Complete Section B**)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (excluding demolition if any): August 1, 2024
Estimated date of construction completion: July 1, 2025
Total redevelopment cost, excluding land: \$ 3,600,000

Attach copies of the following:

___ Construction Documentation:

- Architectural Plans
- Description of Improvement to be demolished or reoccupied
- Development Schedule
- Permits

___ Financial Documentation

- Income Tax Statements (last three years)
- N/A Recent Appraisal (for Substantial Rehabilitation projects)
- N/A Agreements with any taxing district for sharing profits

___ Identification of Persons Having an Interest in the Property

SECTION B (VACANT/ABANDONED PROPERTY)

Application must be made to Assessor prior to reoccupation

If the proposed development consists of the re-occupancy of *abandoned property (property must be twelve months or more vacant)*, provide the following information:

1. Vacancy Information:

- a. How long has the property been vacant?
- b. When and by whom was the subject property last occupied and used?

2. Attach copies of the following documents:

- ___ Sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment
- ___ Records (*such as statements of utility companies*), indicating that the property has been vacant and unused and the duration of such vacancy
- ___ Records indicating that the property was marketed for 6 continuous months
- ___ Income Tax Statements (*last three years*)

3. If a sale has taken place:

- Estimated date of reoccupation: _____
- Date of purchase: _____
- Name of purchaser: _____
- Name of seller: _____
- Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) sale contract
- (b) recorded deed
- (c) assignment of beneficial interest
- (d) real estate transfer declaration

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7C Application and that it finds Class 7C necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If, at a later date, the municipality or the County Board denies the applicant’s request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 7C incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an “Incentive Appeal” requesting the Class Change be applied to the property.

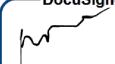
In addition, a copy of the application must be submitted to the Cook County Bureau of Economic Development (BED) for their approval (for additional information contact BED at 312-603-1000).

FINALIZING THE INCENTIVE PROCESS

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website (www.cookcountyassessor.com) to determine the allowable filing dates for such action.

When filing an appeal requesting an Incentive Class Change a \$100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 7C designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

DocuSigned by:

Signature 160E024063B345B...
Nagasubramaniam Natrajan
Print Name


7/2/2024
Date
Managing Partner
Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7C Eligibility Application must be signed by a beneficiary, officer or general partner.*

REVOCATION OR CANCELLATION AGREEMENT

In return for receiving the Class 7c incentive classification for the subject property, the undersigned owner(s) hereby stipulates and agrees that in the event of a voluntary cancellation of the Incentive or upon revocation, that the undersigned shall be personally liable for and shall reimburse to the County Collector an amount equal to the difference, if any, in the amount of taxes that would have been collected had the subject property been assessed without the Class 7c classification and the amount of taxes actually billed and collected upon the subject property for the tax year in which the incentive was revoked or cancelled during which the property was being assessed with the Class 7c classification. Failure of the undersigned to make such a reimbursement to the County Collector shall not constitute a lien upon the subject property but shall constitute an in personam liability, which may be enforced against the owners. Further, the undersigned certifies that he/she has read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as to those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

I, the undersigned, hereby agree to be bound by the terms of the revocation or cancellation agreement.

	DocuSigned by: 	7/2/2024
Signature	160E024063B345B... Nagasubramaniam Natrajan	Date Managing Partner
Print Name	Title	

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7c Eligibility Application must be signed by the beneficiary, officer and/or general partner.*

Revised 4/1/22

Legal Description / Parties of Interest

LOT 1 IN FINAL PLAT OF RESUBDIVISION OF TOWN SQUARE RESUBDIVISION NO. 2, ACCORDING TO THE PLAT RECORDED NOVEMBER 20, 2003, AS DOCUMENT NUMBER 0332418095, BEING A RESUBDIVISION OF LOTS 2 AND 3 IN TOWN SQUARE RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF PART OF THE NORTH EAST ¼ OF THE SOUTH WEST ¼ OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 2003, AS DOCUMENT NUMBER 0312627018, IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS.

Parties of Interest

SD Construct LLC (titleholder)

Dipak Lodhia – 50% ownership interest

Subbu Iyer – 50% ownership interest

Hopscotch English Pub (future occupant)

Dipak Lodhia – 35% ownership interest

Subbu Iyer – 35% ownership interest

Ajanta Talukdar – 5% ownership interest

Vikas Patel – 7.5% ownership interest

Niwas LLC – 10% ownership interest

Reserve – 7.5% ownership interest



Chicago Title and Trust Company
 10 South LaSalle Street, Suite 3100
 Chicago, IL 60603
 312-223-2062

Disbursement Statement

Settlement Date: May 26, 2023
Disbursement Date: May 26, 2023
Order Number: CCHI2201739LD
Escrow Officer: Michele Perez
Buyer: SD Construct LLC, an Illinois limited liability company
Seller: Village of Schaumburg, an Illinois municipal corporation
Property: 40 S. Roselle Road
 Schaumburg, IL 60193

Seller			Buyer	
Debit	Credit		Debit	Credit
		Total Consideration		
	225,000.00	1. Purchase Price	225,000.00	
		2. Earnest Money		5,000.00
		Title/Escrow Charges \$5,013.00		
1,525.00		3. Owner's Policy and Endorsements Coverage: \$225,000.00 Version: ALTA Owner's Policy 2006		
350.00		4. Extended Coverage		
1,000.00		5. Deed and Money Escrow	1,000.00	
		6. CPL Fee to Buyer	25.00	
50.00		7. CPL Fee to Seller		
50.00		8. MGR Service Fee - Taxes Marked as Exempt		
		9. Policy Update Fee	150.00	
250.00		10. New York Closing Fee (GAP Coverage)	250.00	
150.00		11. Commitment Update Fee		
		12. Recording Service Fee	108.00	
		13. E Recording and Service Fees	5.00	
50.00		14. Wire Transfer Service Fee	50.00	
		Miscellaneous Charges		
12,500.00		15. Commission to Adelpia Properties		
12,500.00		16. Commission to Lee & Associates of Illinois LLC		
0.00		17. Attorney Fees to Klein Thorpe & Jenkins Limited		
28,425.00	225,000.00	Subtotals	226,588.00	5,000.00
		Balance Due FROM Buyer		221,588.00
196,575.00		Balance Due TO Seller		
225,000.00	225,000.00	Totals	226,588.00	226,588.00

See signature page to follow

Disbursement Statement

BUYER

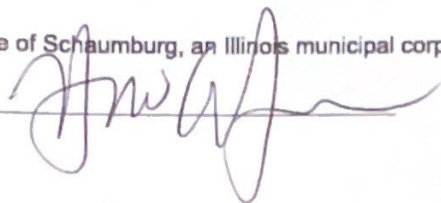
SD Construct LLC, an Illinois limited liability company

BY: _____

SELLER

Village of Schaumburg, an Illinois municipal corporation

BY: _____



Chicago Title and Trust Company

BY: _____

Chicago Title and Trust Company

SEND FUTURE TAX BILLS TO:

SD Construct LLC
830 E. Higgins Road, Suite 111R
Schaumburg, IL 60173

THIS DOCUMENT WAS PREPARED BY:

Klein, Thorpe and Jenkins, Ltd.
20 North Wacker Drive
Suite 1660
Chicago, Illinois 60606
Howard C. Jablecki, Esq.
(3751-025)

AFTER RECORDING MAIL TO:

Bishop & LaForte, Ltd.
Attn: Robert Hall
1S450 Summit Avenue, Ste 325
Oakbrook Terrace, IL 60181

) [This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), is made as of this 26 day of May, 2023, by the **VILLAGE OF SCHAUMBURG**, Illinois, an Illinois home rule municipal corporation (the "Grantor"), having an address at 101 Schaumburg Court, Schaumburg, Illinois 60193 to **SD CONSTRUCT LLC**, an Illinois limited liability company ("Grantee"), having an address at 830 E. Higgins Road, Suite 111R, Schaumburg, Illinois 60173.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate described on **Exhibit A** attached hereto and made a part hereof together with the building structures, fixtures, and other improvements located on said real estate, if any, but excluding fixtures and improvements owned by tenants, and all hereditaments, easements and appurtenances thereunto belonging, or in any way pertaining to said real estate ("**Property**"), subject only to those matters described on **Exhibit B** attached hereto and made a part hereof ("**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject only to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that Grantor, and only Grantor, has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered, except as herein recited, and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming by, through, or under Grantor but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.

GRANTOR:

VILLAGE OF SCHAUMBURG, ILLINOIS, an Illinois home rule municipal corporation

By: *Brian Townsend*
Name: Brian Townsend
Title: Village Manager

STATE OF)
) SS
COUNTY OF)

On May 25th, 2023 before me, the undersigned, personally appeared Brian Townsend, Village Manager, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Witness my hand and official seal.

Magdalena Gerwel
Notary Public
My Commission expires: July 24, 2024
[SEAL]

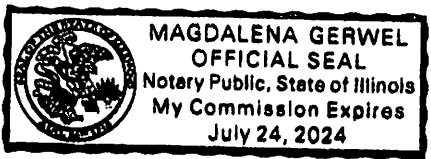


Exhibit A to Special Warranty Deed

Legal Description of the Property

LOT 1 IN FINAL PLAT OF RESUBDIVISION OF TOWN SQUARE RESUBDIVISION NO. 2, ACCORDING TO THE PLAT RECORDED NOVEMBER 20, 2003, AS DOCUMENT NUMBER 0332418095, BEING A RESUBDIVISION OF LOTS 2 AND 3 IN TOWN SQUARE RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF PART OF THE NORTH EAST ¼ OF THE SOUTH WEST ¼ OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 2003, AS DOCUMENT NUMBER 0312627018, IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS.

P.I.N.: 07-22-301-060-0000

Common Address: 40 S. Roselle Road, Schaumburg, Illinois 60193

Exhibit B to Special Warranty Deed

Permitted Exceptions

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record, which do not materially adversely affect Grantee's intended use of the Property;
- (b) All matters which a correct survey of the Property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Any and all liens not yet delinquent for real property and personal property taxes and for general and special assessments against the Property;
- (e) All matters arising in connection with any acts of Grantee; and
- (f) Building and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property, which do not materially adversely affect Grantee's intended use of the Property.

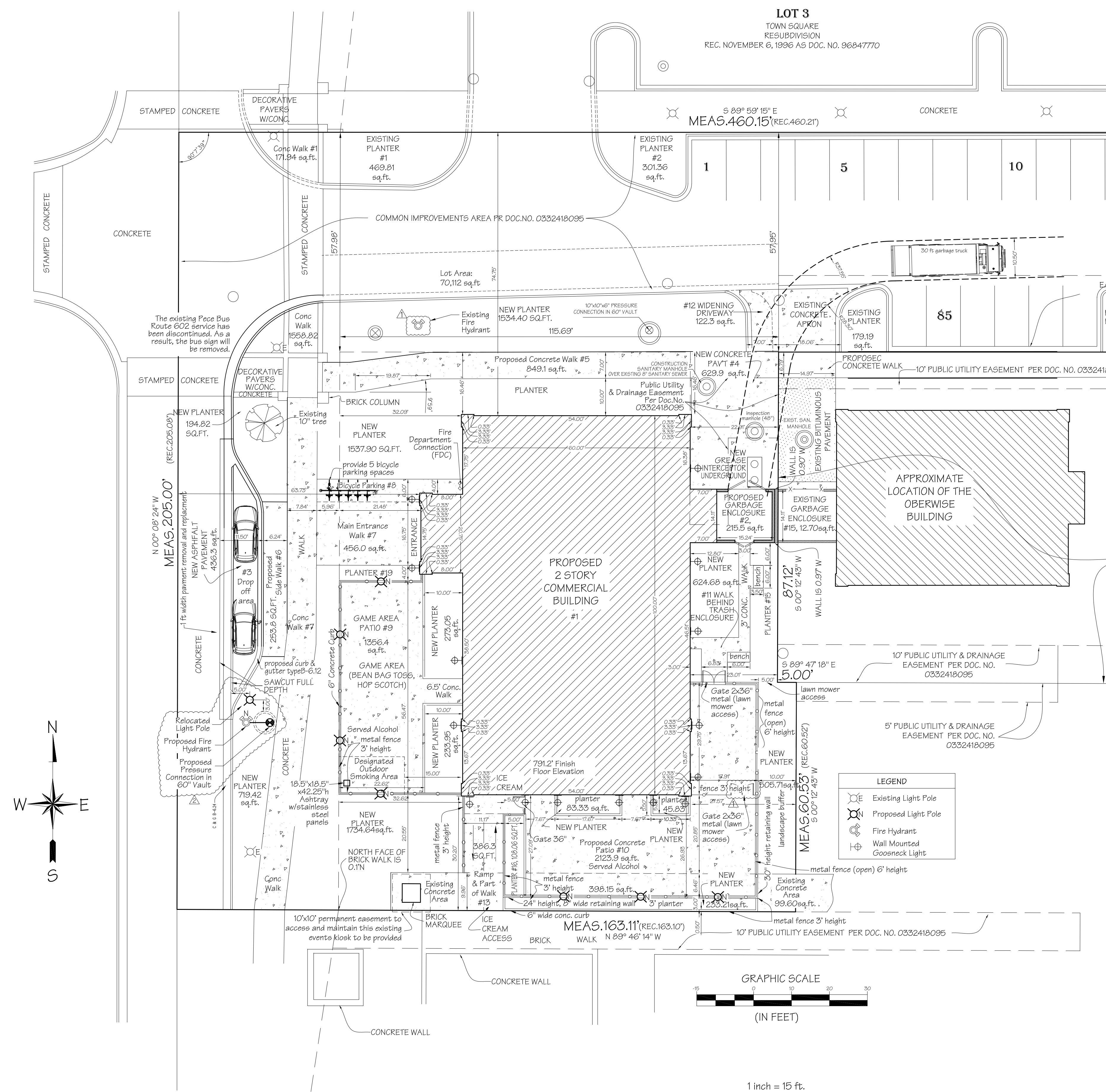
"HOPSCOTCH" NEW 2 STORY BRICK COMMERCIAL BUILDING DESIGNED AS A RESTAURANT AND TAVERN 40 S. ROSELLE ROAD, SCHAUMBURG, IL 60193

The following is a list of adopted codes that regulate construction within the Village of Schaumburg.
Building Codes
 2021 International Residential Code
 Appendix AA, Sizing and Capacities of Gas Piping
 Appendix AB, Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents
 Appendix AC, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems
 Appendix AJ, Existing Buildings and Structures
 Appendix AK, Sound Transmission
 Appendix AT, Solar-Ready Provisions - Detached One- and Two-Family Dwellings and Townhouses
 Excluding Part VII Plumbing, Chapters 25-33, and Part VIII Electrical, Chapters 34-43
 2021 International Building Code
 Excluding Chapter 27 Electrical, Chapter 28 Mechanical Systems, and Chapter 29 Plumbing Systems
 2021 International Existing Building Code
 2021 International Fuel Gas Code
 2021 International Property Maintenance Code
 Specific Chapters from the 2021 International Swimming Pool and Spa Code:
 Chapter 7 Onground Storable Residential Swimming Pools
 Chapter 8 Permanent Inground Residential Swimming Pools
 Chapter 9 Permanent Residential Spas and Permanent Residential Exercise Spas
 Chapter 10 Portable Residential Spas and Portable Residential Exercise Spas
 Chapter 11 Referenced Standards
 Village of Schaumburg Ordinance, Title 15, Chapter 153, Amendments to the Building Code
Energy
 2018 International Energy Conservation Code, with Illinois Amendments
Mechanical
 2021 International Mechanical Code
Electrical
 2020 National Electrical Code, NFPA 70
 Village of Schaumburg Ordinance, Title 15, Chapter 152: Amendments to the National Electrical Code
Plumbing
 Specific Chapters from the 2021 International Plumbing Code:
 Chapter 11 Storm Drainage
 Chapter 12 Special Piping and Storage Systems
 Chapter 13 Nonpotable Water Systems
 Chapter 14 Subsurface Graywater Soil Absorption Systems
 2014 Illinois Plumbing Code
Fire Protection
 2021 International Fire Code
 Appendix D, Fire Apparatus Access Roads
 Appendix E, Hazard Categories
 Appendix F, Hazard Ranking
 Appendix G, Cryogenic Fluids - Weight and Volume Equivalents
 Appendix N, Indoor Trade Shows and Exhibitions
 Village of Schaumburg Ordinance, Title 15, Chapter 157: Amendments to the Fire Code
Accessibility
 2018 Illinois Accessibility Code
 Chapter 11 Accessibility, of the 2021 International Building Code
 2017 ICC A117.1 Accessible and Usable Buildings and Facilities
Elevators/ Escalators
 2019 ASME A17.1, Safety Code for Elevators and Escalators of Illinois
Zoning Ordinance
 Schaumburg Ordinance, Title 15, Land Usage, Chapter 154, Zoning
Subdivision and Land Development Ordinance
 Schaumburg Ordinance, Title 15, Land Usage, Chapter 151, Subdivision and Land Development

CODE MATRIX	
Project Name	"HOPSCOTCH" NEW RESTAURANT & TAVERN
Project Address	40 S. Roselle Road, Schaumburg, IL 60193
Automatic Sprinkler System	YES
Fire Alarm System	YES
Occupancy Classification	A-2 Assembly Group (Restaurants, Taverns)

BUILDING CODE REQUIREMENTS		
	Required	Provided
Type of Construction		V-B
Building Height in Feet Above Grade	60ft max (Building Code)	33.5 ft
Number of Stories Above Grade	2 story max.	2 story
Allowable Area	18000.00 sq.ft	11329.92
Fire Resistance Rating Required for Building Elements (Hours)		
Primary structural frame	0	0
Bearing Wall - Exterior	0	0
Bearing Wall - Interior	0	0
Nonbearing walls and Partition Exterior	0	0
Nonbearing walls and Partition Interior	0	0
Floor Construction	0	0
Roof Construction	0	0

ZONING DATA			
Lot Area	70,116 sq.ft.		
Zone District	B-2 General Business District		
Maximum Building Height	35 ft. (Zoning Code)	33.50 Ft.	
Maximum Floor Area Ratio	0.4 (28046.4 sq.ft.)	11329.92 sq.ft.	
Maximum Lot Coverage	0.3 (21,034.8 sq.ft.)	6341.90 sq.ft.	
Minimum Green Area	0.2 (14,023.2 sq.ft.)	12093.30 sq.ft.	
Min. Front & Corner Side Yard	28 feet	64.06 ft	
Side Yard	0 feet	23.01 ft	
Rear Yard	15 feet	30.77 ft	
	Existing	Proposed	Total
Basement	0.00	6009.55	6009.55
First Floor	0.00	6341.48	6341.48
Second Floor	0.00	4988.44	4988.44
TOTAL without basement	0.00	11329.92	11329.92
Footprint of Principal Building	0.00	6341.9	6341.90
Concrete Pavements (with garbage)	5077.9	6823.3	11901.20
Removal Walk at South	0.0	-788.6	-788.60
Planters	4221.94	7871.36	12093.30
Street (Asphalt) with Curbs	40131.6	436.6	40568.20
TOTAL			70116.00



INDEX OF DRAWINGS	
NO	SHEET TITLE
A-0	SITE PLAN & INDEX OF DRAWING
A-1	SITE PLAN & OCCUPANT LOAD CALCULATIONS
A-2	BASEMENT FLOOR PLAN, WINDOW SCHEDULE, ROOM FINISH SCHEDULE
A-3	BASEMENT FLOOR PLAN EQUIPMENT SCHEDULE
A-4	FIRST FLOOR PLAN
A-5	FIRST FLOOR PLAN EQUIPMENT SCHEDULE
A-6	SECOND FLOOR PLAN
A-7	STAIRCASE DETAILS
A-8	CROSS SECTION
A-9	WEST & SOUTH ELEVATIONS
A-10	NORTH & EAST ELEVATIONS
A-11	HANDICAPPED DETAILS
A-12	BASEMENT LIFE SAFETY PLAN
A-13	1ST FLOOR LIFE SAFETY PLAN
A-14	2ND FLOOR LIFE SAFETY PLAN
A-15	DROPPED CEILING SECOND, FIRST & BASEMENT FLOOR PLAN
E-1	BASEMENT FLOOR ELECTRICAL PLAN & DETAILS
E-2	FIRST FLOOR ELECTRICAL PLAN
E-3	SECOND FLOOR ELECTRICAL PLAN & CALCULATIONS
E-4	ELECTRICAL DIAGRAMS & NOTES
M-1	BASEMENT FLOOR MECHANICAL PLAN & SCHEDULES
M-2	FIRST FLOOR MECHANICAL PLAN & SCHEDULES
M-3	SECOND FLOOR MECHANICAL PLAN & SCHEDULES
M-4	ROOF MECHANICAL PLAN & NOTES
P-1	UNDERGROUND DRAINAGE SYSTEM LAYOUT FOR THE BASEMENT
P-2	WASTE DIAGRAM
P-3	WATER SUPPLY DIAGRAM, GAS PIPING DIAGRAM & OCCUPANT LOAD CALCULATIONS FOR MIN. PLUMBING FIXTURES

PARCEL AREA= 70,116.0 S.F.				
EXISTING IMPERVIOUS AREA	BUILDING	PROPOSED IMPERVIOUS AREA	TOTAL IMPERVIOUS	TAG
ROADS + CURBS & GUTTERS	40,131.6 S.F.		6341.9 S.F.	#1
SIDE WALKS	4993.0 S.F.	TRASH ENCLOSURE	215.5 S.F.	#2
CONCRETE DRIVEWAY	50.6 S.F.	DROP OFF PAVT AREA	436.6 S.F.	#3
BRICK COLUMNS	20.9 S.F.	PAVT IN FRONT OF TRASH ENCLOSURE	629.9 S.F.	#4
BRICK WALL OF EXISTING GARBAGE ENCLOSURE	13.4 S.F.	SIDEWALK @ NORTH	849.1 S.F.	#5
		SIDEWALK NEXT TO DROP OFF AREA	253.8 S.F.	#6
		MAIN ENTRANCE WALK	456.0 S.F.	#7
		BICYCLE PARKING AREA	205.8 S.F.	#8
		GAME AREA PATIO	1356.4 S.F.	#9
		CONC. PATIO @ SOUTH	2123.9 S.F.	#10
		WALK BEHIND TRASH ENCLOSURE	224.3 S.F.	#11
		WIDENING DRIVEWAY	122.3 S.F.	#12
		RAMP & PART OF WALK	386.3 S.F.	#13
		REMOVAL WALK AT SOUTH	-788.6 S.F.	
TOTAL IMPERVIOUS	45209.5 S.F.	TOTAL IMPERVIOUS	12812.3 S.F.	
TOTAL EXISTING AND PROPOSED IMPERVIOUS COVERAGE = 58022.7 S.F.				

A COPY OF APPROVED PLANS SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT ALL THE TIMES.

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE ORDINANCES AND CODES OF THE VILLAGE OF SCHAUMBURG, AND THE STATE OF ILLINOIS.

Andrzej Kaprznyski
November 9, 2023

ANDRZEJ KAPRZYNSKI REGISTERED ARCHITECT # 001-021688
 NOVEMBER 30, 2024 LICENSE EXP.

PRO-PLAN ARCHITECTS PC
705 Devon Ave, Park Ridge, IL 60068

PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006386



REVISIONS		SHEET TITLE	DRAWN BY:	PERMIT NUMBER:	DATE:	SHEET NO.
REVISION 1	7/26/2023					
REVISION 2	11/9/2023					

"HOPSCOTCH" NEW RESTAURANT & TAVERN
40 S. Roselle Road, Schaumburg, IL 60193



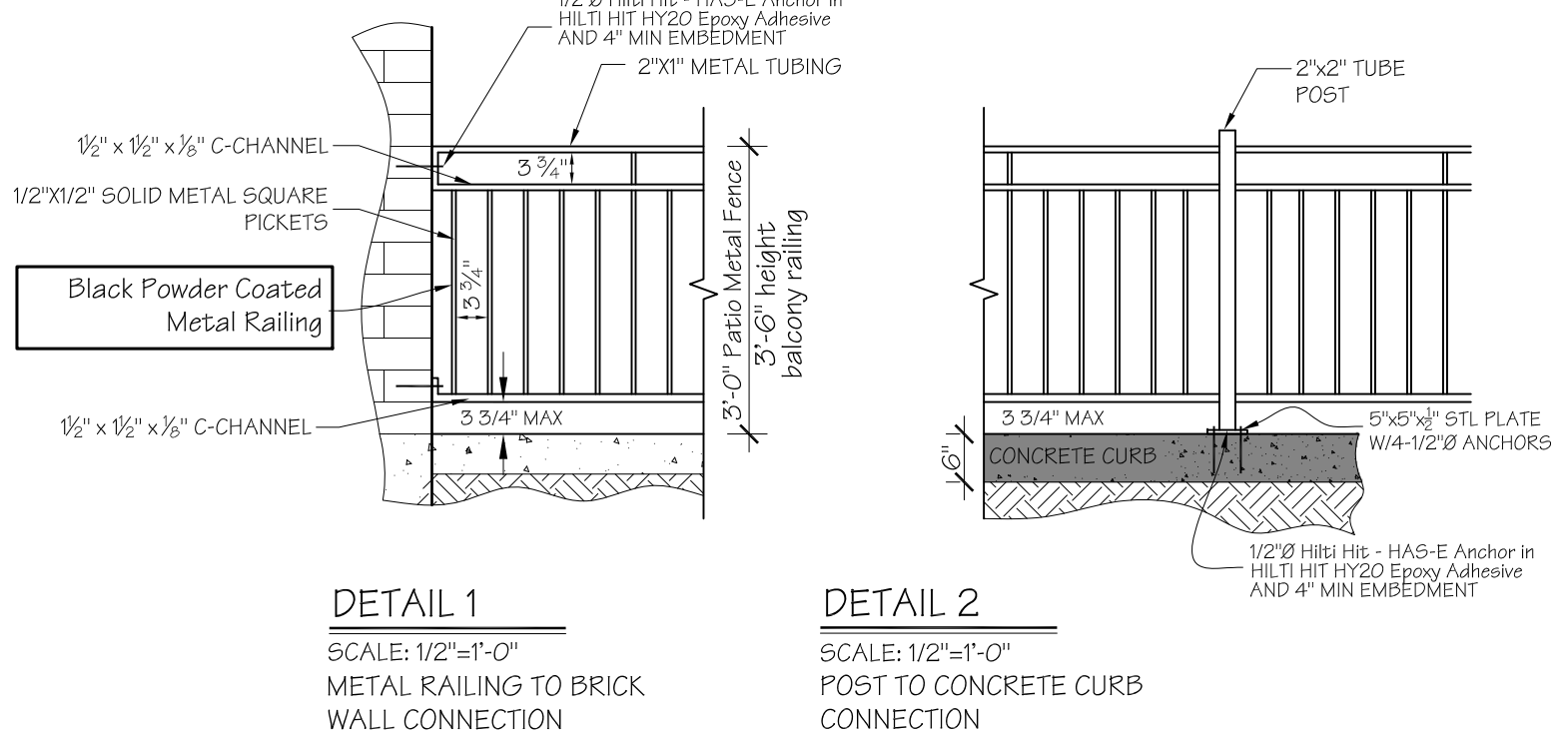
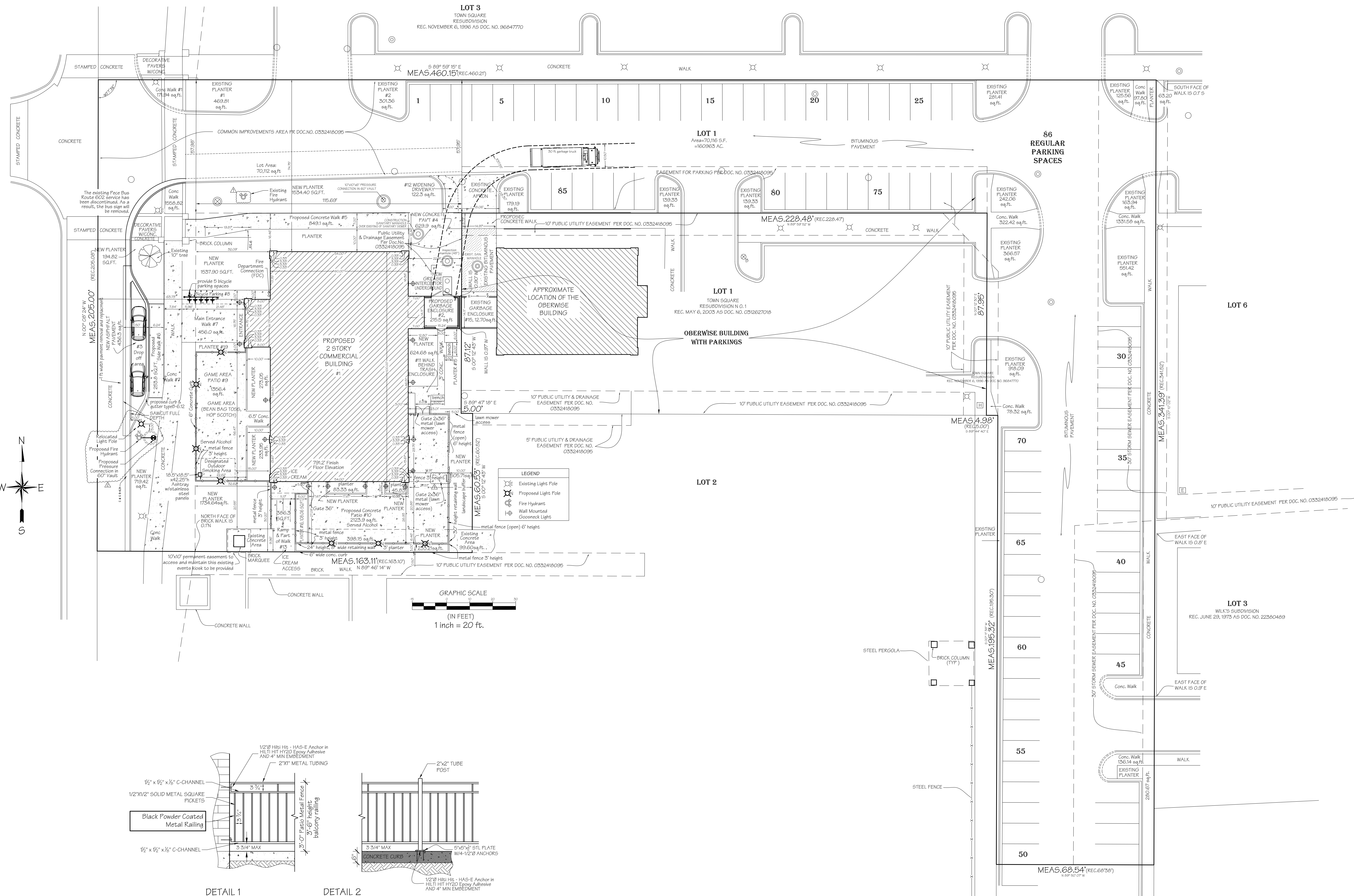
PRO-PLAN ARCHITECTS, PC
andy kaprznyski
705 Devon Ave, Park Ridge, IL 60068
tel/fax 773 577 6304

ORDER NO. 22-014

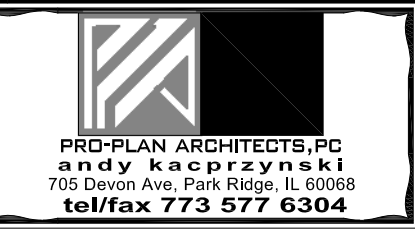
OCCUPANCY LOAD		
BASEMENT		
Party Room	- 15 sq.ft./person	635.34 SQ.FT.
Client area	- 15 sq.ft./person	1501.47 SQ.FT.
Virtual games	- 11 sq.ft./person	224.14 SQ. FT.
Golf stimulator 1	- custom	255 SQ. FT.
Golf stimulator 2	- custom	255 SQ. FT.
Gaming Area	- custom	159.47 SQ. FT.
Bar	- 150 sq.ft./person	198.89 SQ. FT.
Preparation Room	- 200 sq.ft./person	133.54 SQ. FT.
Locker room	- 50 sq.ft./person	115.25 SQ. FT.
Accessory areas		
Handicapped Men toilet		103.07 sq. ft.
Handicapped Women toilet		125.97 sq. ft.
Corridor 1		225.83 sq.ft.
Corridor 2		26.75 sq.ft.
Staircase 1		160.47 sq.ft.
Staircase 2		153.21 sq.ft.
Electrical Room		46.61 sq.ft.
Mech. Closet		28.10 sq.ft.
Janitor Room		84.81 sq.ft.
Dry Storage		429.48 sq.ft.
Total	- 300 sq.ft./person	1384.50 sq. ft.
Total occupancy load		151 persons

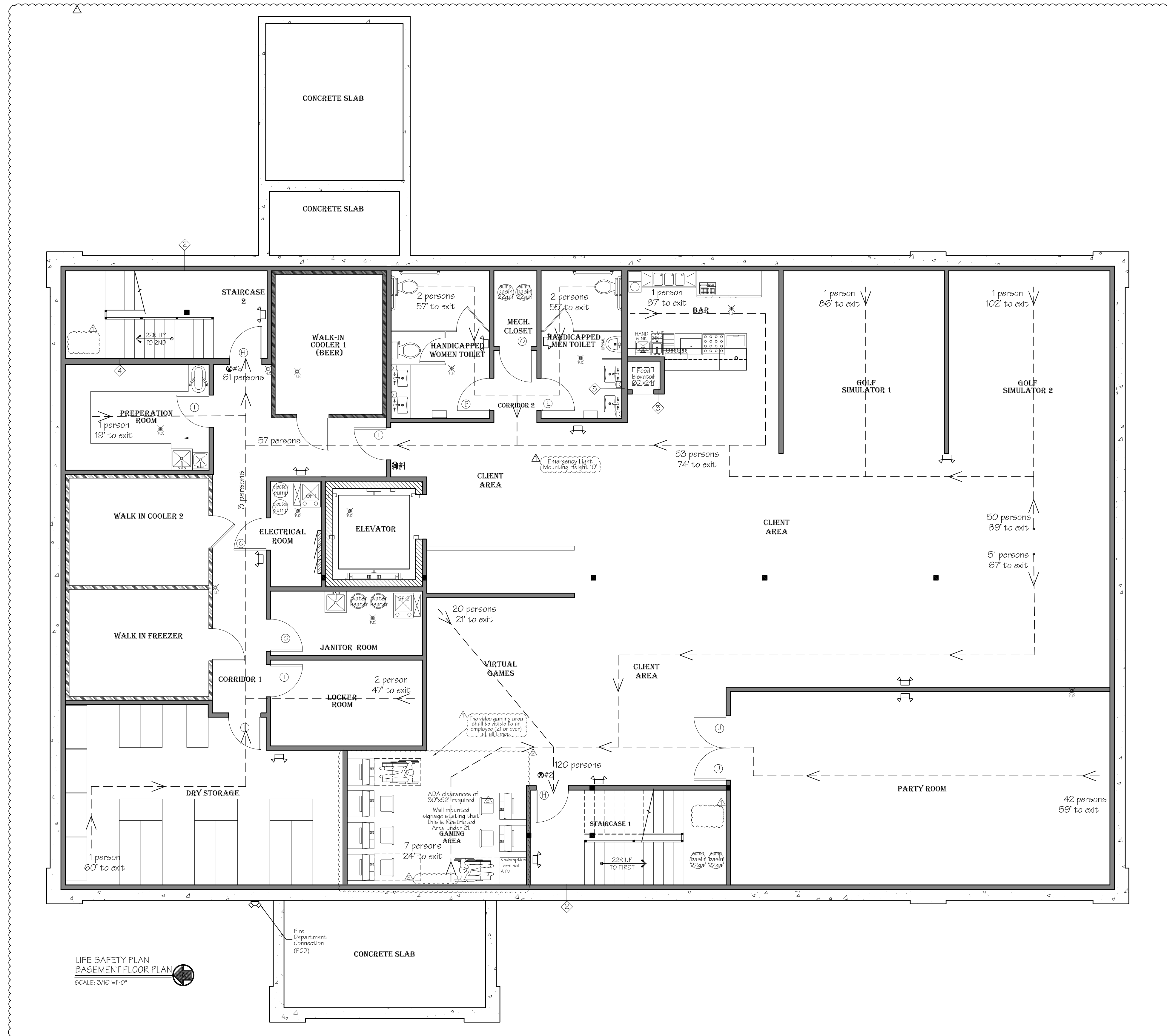
OCCUPANCY LOAD		
FIRST FLOOR		
Client area #1	- 15 sq.ft./person	500.07 SQ.FT.
Client area #2	- 15 sq.ft./person	1905.12 SQ.FT.
Sweet shop client area	- 15 sq.ft./person	92.60 SQ. FT.
Sweet shop sales area	- 150 sq.ft./person	117.71 SQ. FT.
Waiting area	- 15 sq.ft./person	236.67 SQ. FT.
Reception	- 150 sq.ft./person	60.00 SQ. FT.
Bar	- 150 sq.ft./person	357.88 SQ. FT.
Dishwashing area	- 200 sq.ft./person	121.3300 SQ. FT.
Preparation area	- 200 sq.ft./person	217.50 SQ. FT.
Kitchen	- 200 sq.ft./person	234.80 SQ.FT.
Office room	- 150 sq.ft./person	103.78 SQ. FT.
Waiter area	- 150 sq.ft./person	104.61 SQ.FT.
Dancing area	- 5 sq.ft./person	250.82 SQ.FT.
Outdoor Dancing area	- 5 sq.ft./person	532.11 SQ.FT.
Outdoor Seating area	- 15 sq.ft./person	1437.76 SQ.FT.
Accessory areas		
Handicapped Men toilet		172.93 sq.ft.
Handicapped Women toilet		172.93 sq. ft.
Corridor		90.96 sq.ft.
Vestibule		188.71 sq.ft.
Staircase 1		164.95 sq.ft.
Staircase 2		195.75 sq.ft.
Janitor room		15.00 sq.ft.
Dry storage		97.39 sq.ft.
Fire Sprinkler room		36.00 sq.ft.
Storage		34.61 sq.ft.
DJ place		46.70 sq.ft.
Total	- 300 sq.ft./person	1215.93 sq. ft.
Total occupancy load		453 persons

OCCUPANCY LOAD		
SECOND FLOOR		
Party Room 1	- 15 sq.ft./person	447.08 SQ.FT.
Party Room 2	- 15 sq.ft./person	447.08 SQ.FT.
Dining area	- 15 sq.ft./person	2078.73 SQ.FT.
Outdoor Roof Seating area	- 15 sq.ft./person	1002.62 SQ. FT.
Bar	- 150 sq.ft./person	227.4 SQ. FT.
Waiter area	- 150 sq.ft./person	95.52 SQ. FT.
Accessory areas		
Handicapped Men toilet		103.07 SQ. FT.
Handicapped Women toilet		125.97 SQ. FT.
Corridor 1		166.39 SQ. FT.
Corridor 2		28.53 SQ. FT.
Staircase 1		167.8 SQ. FT.
Staircase 2		190.36 SQ. FT.
Janitor room		25.34 SQ. FT.
Total	- 300 sq.ft./person	797.69 sq. ft.
Total occupancy load		272 persons

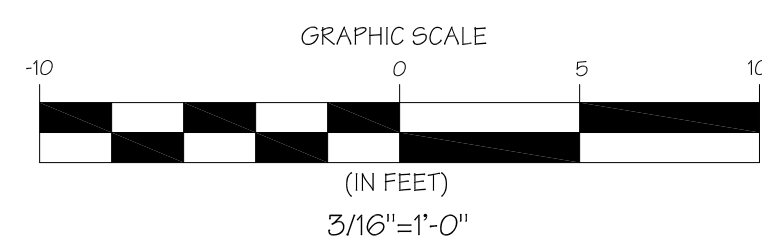


REVISIONS REVISION 1 7/26/2023 REVISION 2 11/9/2023	"HOPSCOTCH" NEW RESTAURANT & TAVERN 40 S. Roselle Road, Schaumburg, IL 60193	SHEET TITLE: SITE PLAN & OCCUPANT LOAD CALCULATIONS	DRAWN BY: PIOTR NAKLIČKI 773-577-6304 E-MAIL: Piotr@naklicki.net	PERMIT NUMBER: DATE: November 9, 2023	SHEET NO. A-1 ORDER NO: 22-014
---	---	--	--	---	---





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



Maximum Spacing Guidelines-ELM2LF						
Mounting Height	Illumination Level	Single Luminarie Coverage		Multiple Luminarie Coverage		Application Notes
		3' Path of Egress	6' Path of Egress	3' Path of Egress	6' Path of Egress	
7.5'	1FCavg	32'	20'	35'	28'	100' Corridor, 8' wide, and 12' high with 80/50/20 reflectances
10'	1FCavg	20'	NA	27'	24'	

REVISIONS	
REVISION 1	7/26/2023
REVISION 2	11/9/2023

"HOPSCOTCH" NEW RESTAURANT & TAVERN
40 S. Roselle Road,
Schaumburg, IL 60193

SHEET TITLE:
BASEMENT
LIFE SAFETY PLAN

PRO-PLAN ARCHITECTS, P.C.
andy kacprzyński
705 Devon Ave., Park Ridge, IL 60068
tel/fax 773 577 6304

DRAWN BY:
PIOTR NAKLIKI
773-577-6304
E-MAIL:
Piotr@Naklicki.net

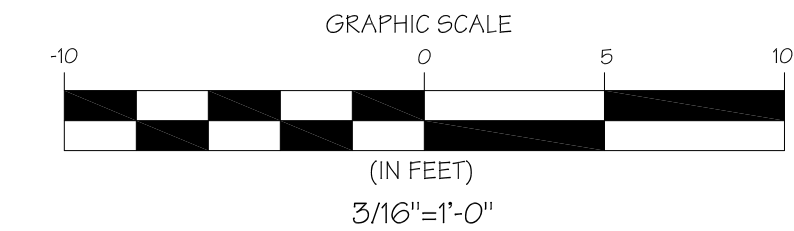
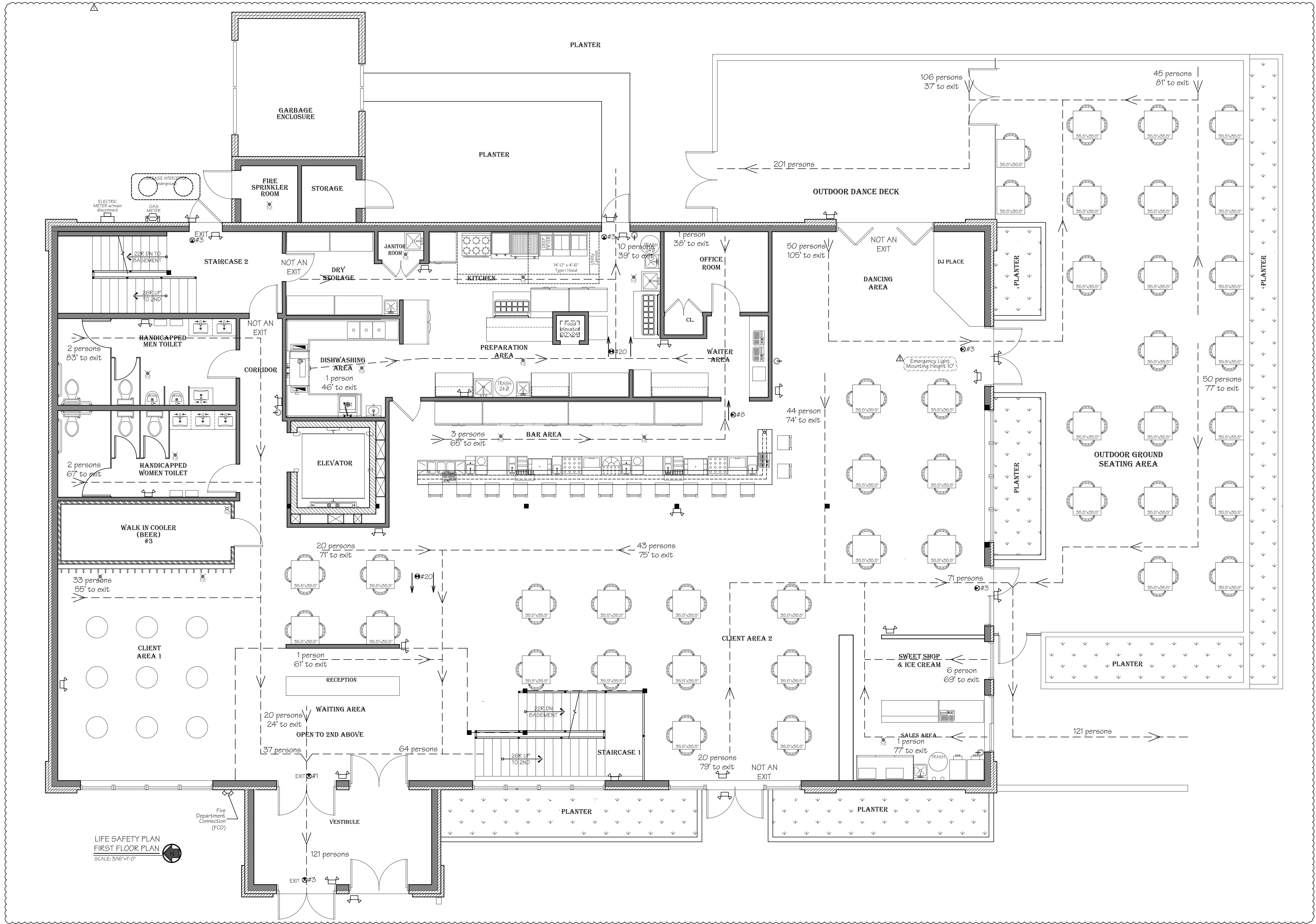
PERMIT NUMBER:
DATE:
November 9, 2023

SHEET NO.
A-12
ORDER NO: 22-014



LEGEND

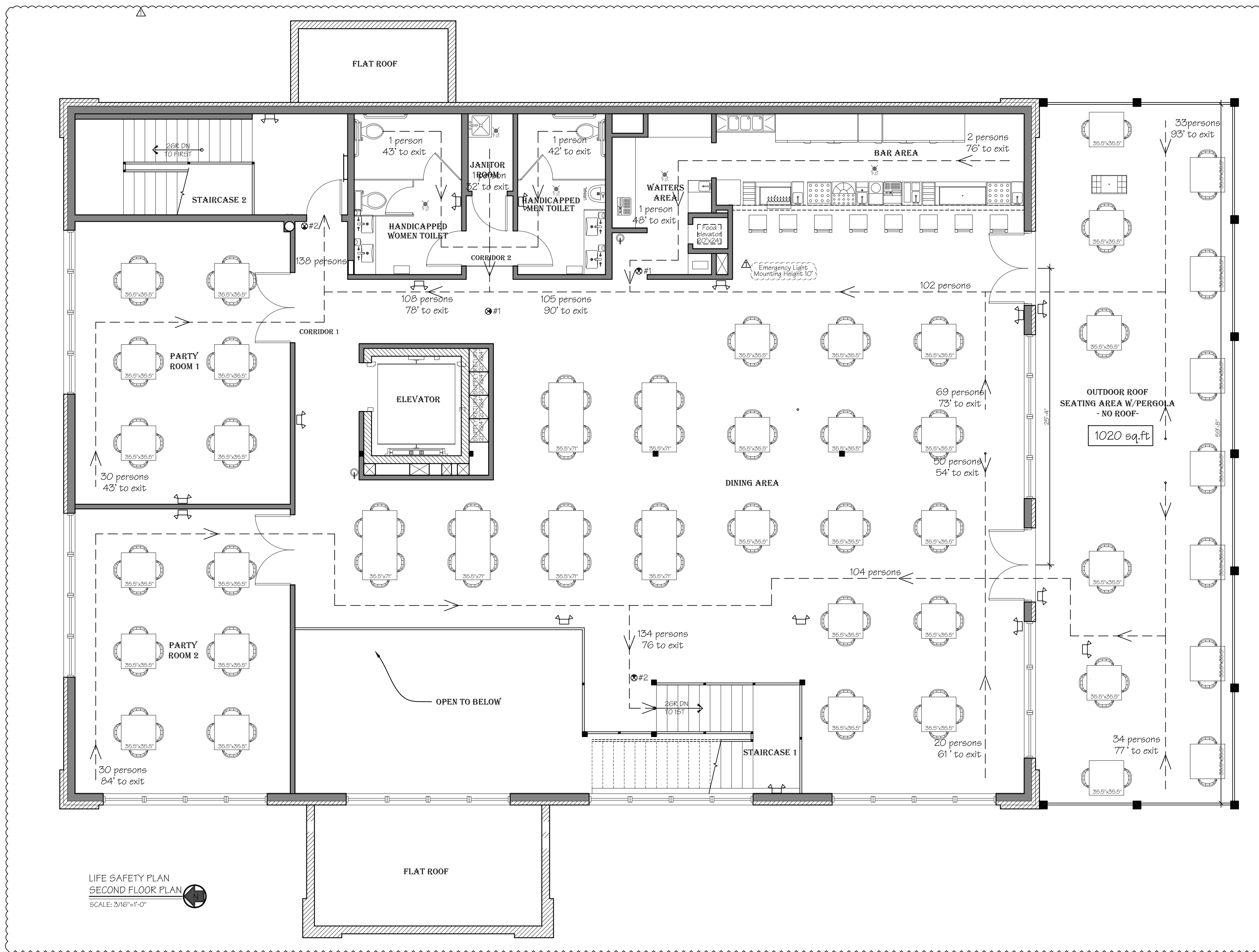
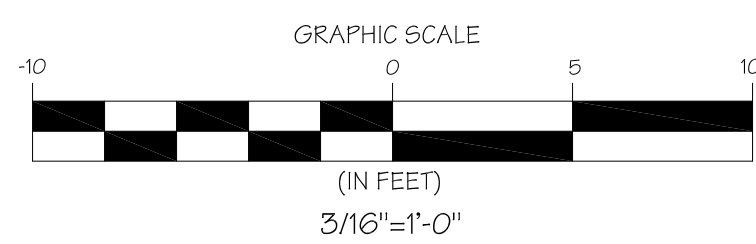
- FRAMING WALL
- BRICK WALL
- WALK-IN COOLER/FREEZER PANEL WALL
- 8" CMU WALL



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

REVISIONS REVISION 1 7/26/2023 REVISION 2 11/9/2023		"HOPSCOTCH" NEW RESTAURANT & TAVERN 40 S. ROELLE ROAD, SCHAUMBURG, IL 60193	SHEET TITLE: FIRST FLOOR LIFE SAFETY PLAN	PRO-PLAN ARCHITECTS, P.C. ANDRZEJ KACPRZYNSKI 705 DEWEN AVE., PARK RIDGE, IL 60068 TEL/FAX 773 577 6304	DRAWN BY: PIOTR NAKLICKI 773-577-6304 E-MAIL: PIOTR@NAKLICKI.NET	PERMIT NUMBER: DATE: November 9, 2023	SHEET NO. A-13 ORDER NO: 22-014
--	--	--	---	---	--	---	--





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



REVISIONS	
REVISION 1	7/26/2023
REVISION 2	11/9/2023

"HOPSCOTCH" NEW
RESTAURANT & TAVERN
40 S. Roselle Road,
Schaumburg, IL 60193

SHEET TITLE:
SECOND
FLOOR LIFE SAFETY
PLAN

PRO-PLAN ARCHITECTS, P.C.
andy kacprzyński
705 Devon Ave., Park Ridge, IL 60068
tel/fax 773 577 6304

DRAWN BY:
PIOTR NAKLIČKI
773-577-6304
E-MAIL:
Piotr@Naklicki.net

PERMIT NUMBER:
DATE:
November
9, 2023

SHEET NO.
A-14

ORDER NO.: 22-014



VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

TO: Schaumburg Business Development Commission
FROM: Matt Frank, Director of Economic Development
RE: Hopscotch English Pub at 40 S. Roselle Road, Class 7C Request
DATE: September 9, 2024

Introduction

Hopscotch English Pub (the “Applicant”) has submitted a Cook County Class 7C Application for the construction of a 10,000 square-foot building at 40 S. Roselle Road (the “Subject Property”). Hopscotch English Pub is seeking a Class 7C tax incentive, in which the property would be assessed at a 10% assessment level instead of the normal 25% assessment level. According to the Office of the Cook County Treasurer, the subject property was billed \$0 total in property taxes in the 2023 tax year. Cook County allows the Class 7C incentive for new construction of real estate primarily used for commercial purposes.

Figure 1: 40 S. Roselle Location Map



Discussion

Hopscotch English Pub bought the subject property from the Village of Schaumburg in 2023. The applicant plans to build a 10,000 square foot restaurant on the subject property noted in Figure 1. The development of the Hopscotch English Pub by SD Construct, LLC will cost an estimated \$3,600,000.

The property at 40 S. Roselle Road is a key parcel for development with its location in Town Square between the Library and Oberweis. The Village marketed this parcel for over 20 years for a restaurant user. The proposed development would fulfill the desire to see this site develop as a restaurant that would take advantage of the

amenities in Town Square. With the development, Hopscotch English Pub will have outdoor seating and rooftop patio overlooking the amphitheater and pond.

Employment and Business Growth

There are 20 construction jobs projected to be created because of this development. Hopscotch English Pub will employ 14 full-time employees and 16 part-time employees. The restaurant will also generate sales and food and beverage taxes for the Village of Schaumburg.

Capital Improvements

The Applicant is proposing to invest \$3,600,000 to develop the 10,000 square foot building that will fit in with the character of Town Square and Olde Schaumburg as shown in Figure 2 below:

Figure 2: 40 S. Roselle Proposed Development



The estimated market value with improvements is estimated to be \$2,800,000. The estimated property taxes after improvements and the Class 7C would be \$78,435.

	Proposed Valuation with 7C	Valuation without 7C	Valuation if Vacant
Equalized Assessed Value (EAV)	\$844,200	\$2,110,500	\$0
Tax Amount	\$78,435	\$196,087	\$0

The Class 7C Incentive calculates the EAV at 10% (as opposed to the normal 25%). It is estimated that Hopscotch English Pub would pay \$501,513 in property taxes with the Class 7C over 5 years versus \$980,435 without the incentive. The difference between the payments in property taxes with and without the Class 7C is estimated to be \$478,922. This savings will be used to pay for the rising costs of labor and materials associated with the project allowing for the construction to commence this year.

Civic Involvement

The Village of Schaumburg’s policy also requires ongoing community involvement and financial support. For civic involvement, Hopscotch English Pub has shared they will be active in the community and a member of the Schaumburg Business Association.

Staff supports this application as it has presented. If the Village Board recommends approval, staff will work with the Applicant to make the incentive contingent upon the property owner's investment, hiring new employees, and contributing to the community in the subject property as outlined in the Development Agreement.

Recommendation

If the Schaumburg Business Development Commission concurs with the Steering Committee's evaluation, they should recommend to the FLAGG Committee approval of a resolution authorizing a Class 7C tax incentive for Hopscotch English Pub at 40 S. Roselle Road.



**Schaumburg Business Association Update
9/9/2024
Schaumburg Business Development Commission**

Presenter:

Lead Department: Economic Development

Executive Summary:

Recommended Action:



**Village of Schaumburg Update
9/9/2024
Schaumburg Business Development Commission**

Presenter:

Lead Department: Economic Development

Executive Summary:

Recommended Action: