




## MEMORANDUM

**TO:** Trustee Anthony Puccio, Chairperson  
Economic and Community Development Committee

**FROM:** William J. Heniff, AICP, Director of Community Development 

**MEETING DATE:** December 11, 2023

**SUBJECT:** **108 W. St. Charles Road (Kyo): Grant Requests**

The Community Development Department received three grant applications by the owner of the 108 W. St. Charles Road property (Mingli Dai), for the proposed sit-down restaurant (Kyo Ramen & Poke Bowl) at 108 W. St. Charles Road. The new owner acquired the subject property in August, 2023 from the previous owner/operator of Lom Ling Restaurant. The owner/applicant has been working with Village staff and the DuPage County Health Department on the plan enhancements. Through this effort, the applicant has filed for building permits for the proposed improvements to the interior of the restaurant and the south exterior façade. Concurrent with this action, they are also seeking the following grants:

1. A Downtown Renovation and Improvement Grant (Façade Grant) for the proposed façade modifications and related eligible components. The overall bid quote for this component is \$37,681 and 50% of the eligible cost would be **\$18,841**, plus eligible Village permit fees.
2. A Restaurant Forgivable Loan for the proposed interior buildout modifications to the currently vacant building. The overall bid quote for this component is \$249,590 and 33.3% of the eligible grant cost would be **\$83,196**, plus eligible Village permit fees.

The redevelopment proposal is to remodel the restaurant on the premises from its existing Chinese restaurant décor to a Japanese sushi and poke establishment. Internal project components include:

### **DOWNTOWN RENOVATION & IMPROVEMENT GRANT**

Page 4 of this report shows the existing conditions and the proposed changes. The plan set includes the following components which are grant eligible include (Sheets A-4.1, A-5.4):

1. Removing the existing Lom Ling storefront ornamentation,
2. Repairing and painting the existing masonry facade,
3. Add new fabric awning with aluminum truss frame,
4. Adding new wall signage and external gooseneck lighting, and
5. Installing a new walk-up carry-out window in the existing east two panes of the storefront.



### **DOWNTOWN RESTAURANT FORGIVABLE LOAN COMPONENTS**

These Programs provide for capital expenditure funding for the project and the following elements are eligible for consideration as part of the program:

1. Renovation of the existing restaurant's front-of-house, washrooms, and storefront (Sheet A-0.1).
2. Reflected ceiling demolition (Sheet A-0.2)
3. Patch/repair internal walls (A-4.3)
4. New cabinetry, millwork, tile (Sheets A-5.1, A-5.2, A-5.3) for the sushi bar, liquor bar, and bubble tea bar infrastructure along the length of the existing dining room's east wall.
5. Selected flooring, painting, ceilings as noted throughout the plan set
6. Plumbing, electrical, HVAC (EQ-3, EQ-4.1, EQ-4.2)

The owner plans to clean up and reuse as much of the existing kitchen as possible. Grant funding is only applicable for the noted capital improvements and companion elements such as television monitors, furniture and the like are not eligible for grant funding.

The Downtown Restaurant Forgivable Loan Program allows the Village to grant the petitioner back up to 1/3 of the total project cost, not to exceed \$100,000. A lien would be placed on the building in the amount of the forgivable loan. One tenth of the forgivable loan is forgiven for each full year that the restaurant is open.

### **VILLAGE BUILDING PERMIT FEES**

Both grant programs provide for the costs of associated Village building permit fees as an eligible costs expense (\$1,500 for each grant). Should the grants be approved by the Village Board and given that the projected grant request would still be below the respective grant program caps, staff would support these cost being an eligible cost as part of this request.

### **GRANT REQUEST ELEMENTS**

The applicant has submitted a quote for the exterior and interior improvement by trade/construction element, and which was based upon the building permit submittal. While the applicant is aware of the three-quote requirement, they are asking for a waiver of this provision given timing matters, elusive ability to secure multiple quotes, and that a single source contractor has been selected for this project. As with other such cases, staff will review the final costs and waiver of liens to determine project eligibility. As such, the submitted quote lists the various applicable trades and components. The submittal for the actual building permit and construction level drawings also provides a greater comfort level as to the work that is actually intended to be undertaken.

### **POLICY REVIEW ELEMENTS**

The Downtown Restaurant Forgivable Loan Program and Retail Grant Policy have lease requirements. The proposed Kyo restaurant would be owned and operated by the property owner,



so a lease will not be a component of the request. But if approved, the grants would still be subject to lien requirements, in case the business ceases or the property or restaurant itself is sold.

The Lombard Downtown Revitalization Project Guidebook focuses on aesthetic standards in Section 4. The design recommendations can be applied to numerous buildings in downtown Lombard. This modification of the exterior restaurant use is consistent with the Guidebook graphic illustrations, including the refined building elevation design, incorporation of gooseneck lighting, and sign depiction. The proposed elevations will be quite compatible with the adjacent business (Sky Center Martial Arts) and the recently approved façade grant at 116 W. St. Charles Road (PREA).

#### **COMMITTEE ACTION REQUESTED**

This item is being placed on the December 11, 2023 ECDC agenda for consideration for the 108 W. St. Charles Road property. Staff recommends that the ECDC recommend approval to the Village Board for:

1. A Downtown Renovation & Improvement Grant request of up to **\$18,841** for the proposed façade reconstruction improvements; and
2. the Downtown Restaurant Forgivable Loan in an amount not to exceed **\$83,196**, based upon the proposed interior buildout plans submitted as a part of the request.
3. Applicable Village building permit fees in an amount not to exceed the respective grant caps of \$1,500 for each of the two grants.

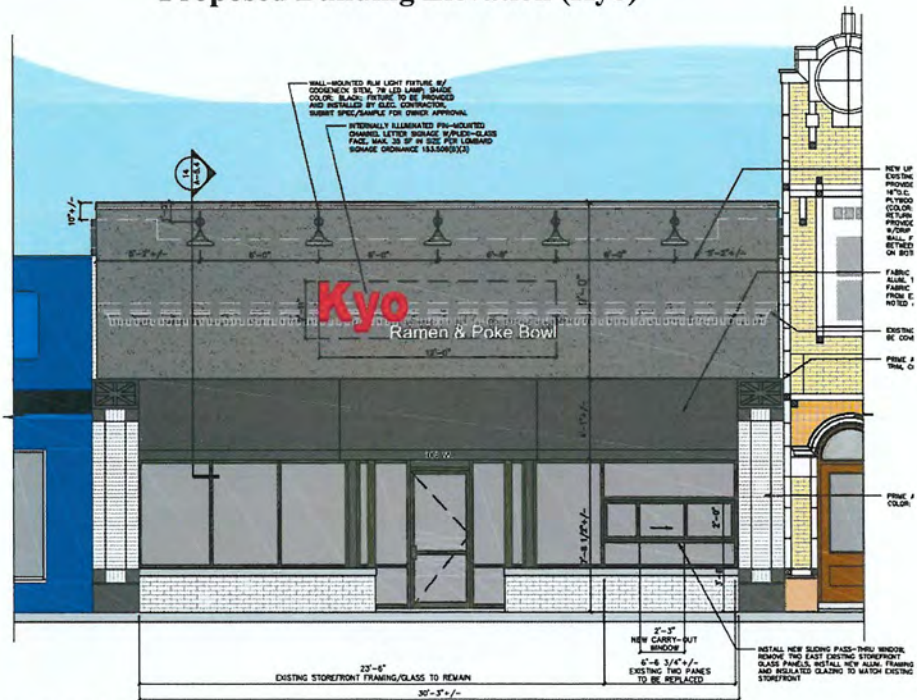
The awards are over \$10,000 and as such requires final approval from the Village Board of Trustees. Said recommendation is subject to the following conditions:

1. Building permits must be received for the applicable work, with completion and passage of all required inspections.
2. Work shall be complete one year from the date of approval by the ECDC.
3. Before the grant can be paid out, the owner applicant shall submit a final receipt (showing the project is paid in full), waivers of lien from contractors, and an IRS W-9 form. The Village shall pay out to the grant recipient based upon the grant parameters limitations set forth within the respective Policies.
4. After the grant funds are paid, the owner/applicant shall display the Village window sign acknowledging they received a grant.

### Existing Building Elevation (Lom Ling)



### Proposed Building Elevation (Kyo)



#### PROPOSED STOREFRONT ELEVATION

SCALE: 3/8" = 1'-0"  
 0' 5' 10' 15'

#### DEMOLITION NOTES

1. PROVIDE ENVIRONMENTAL TEST REPORT TO VILLAGE PRIOR TO DEMOLITION PERMIT APPROVAL. ANY HAZARDOUS MATERIALS FOUND TO BE REMOVED AND DISPOSED OF BY A LICENSED AND INSURED HAZARDOUS REMOVAL CONTRACTOR.
2. PROVIDE DEMOLITION, REMOVAL, AND DISPOSAL OF DESIGNATED



**DOWNTOWN RESTAURANT FORGIVABLE LOAN PROGRAM  
PRE-APPLICATION**

1. A. Building Address and Description: 108 West St. Charles Road, Lombard, Illinois 60148. Restaurant Building- One Story

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B. Property Identification Number: 06-07-204-030

2. A. Business Owners Name: Gold Fish Restaurant, Inc. d/b/a Kyo Ramen & Poke Bowl  
B. Business Owners Address: 2211 S. Stewart Avenue, Unit 3E, Lombard, Illinois 60148  
C. Business Owners Phone (day time): (630) 828-1841  
D. Business Owners Email: Kyoramcn2023@gmail.com

3. A. Property Owners Name: Mingli Dai

B. Property Owners Address: 2211 S. Stewart Avenue, Unit 3E, Lombard, Illinois 60148

C. Property Owners Phone (day time): (630)828-1841

3. Current Tenant, Building Address, Lease Terms, and Description of Business: (use additional paper if necessary)

A. Property is currently vacant and under construction.

4. Proposed Improvements associated with the project: See plans submitted.

- 
5. Plans/Drawings prepared by:

A. Name: Architect Randy Pruyn

B. Address: See previous submission

---

C. Phone (day time): See previous submission.

D. Estimated Cost of the project: See previous submission.

6. Statement of Understanding.

- A. The applicant (undersigned) agrees to comply with the guidelines and procedures of the Restaurant Forgivable Loan Program and the specific design recommendation of the Director of Community Development.
- B. The applicant must submit detailed cost documentation, copies of building permits, and all contractors' waivers of lien upon completion of work.
- C. The applicant, owners, and all contractors must comply with all federal and local regulations.

Business Owner Signature  (Date) 12/05/2023  
Property Owner Signature \_\_\_\_\_ (Date) \_\_\_\_\_

Return application to:

Village of Lombard  
Community Development Department  
255 E. Wilson Ave., Lombard, IL 60148

**TIF RETAIL BUSINESS GRANT PROGRAM  
APPLICATION**

1. A. Building Address: 108 W. St. Charles Road, Lombard, Illinois  
60148

B. Property Identification Number: 06-07-204-  
030

2. A. Business Owners Name: Gold Fish Restaurant, Inc. b/b/a Kyo  
Ramen & Poke Bowl

B. Business Owners Address: 2211 S. Stewart Avenue, Unit 2E, Lombard,  
Illinois 60148

C. Business Owners Phone (daytime): ( 630 ) 828-  
1841

D. Business Owners Email:

Kyoramen2023@gmail.com

3. A. Property Owners Name: Mingli  
Dai

B. Property Owners Address: 2211 S. Stewart Avenue, Unit  
3E, Lombard, Illinois 60148

C. Property Owners Phone (daytime): ( 630 ) 828-  
1841

3. Lease Terms: None at this  
time

4. Description of Business (use additional paper if necessary):



Chinese  
Restaurant  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Proposed Improvements associated with the project (use additional paper if necessary):

See previous submitted  
plans.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Plans/Drawings prepared by:

A. Name: Architect Randy  
Pruyn

B. Address: See previous  
submissions

C. Phone (day time): See Previous  
Submissions

D. Estimated Cost of the project: \$ See previous submissions

7. Statement of Understanding.

A. The applicant (undersigned) agrees to comply with the guidelines and procedures of the Downtown Retail Business Grant Program and the specific design recommendations of the Director of Community Development.

B. The applicant must submit detailed cost documentation, copies of building permits, and all contractors' waivers of lien upon completion of work.







**Phoenix Builders, Ltd.**

**November 29, 2023**

Randy Pruyn  
Kyo Ramen  
407 Edison Ave  
Lombard, IL

RE: **Kyo Ramen & Poke Bowl Exterior**  
108 W St Charles Rd  
Lombard, IL

Thank you for allowing us the opportunity to review this project and inviting us to give you a proposal.

We propose to perform all work as described in contract documents for the total amount of:

**\$37,681.00**

**Thirty Seven Thousand Six Hundred Eighty One Dollars and No Cents**

**Drawings and Addendums**

- \* Our price is based upon drawing by Randy Pruyn date 10/29/23

**Assumptions, Clarifications and allowances**

- \* No sidewalk or street closing permit figured.
- \* Owner to provide type D fixtures.
- \* We have included an allowance of \$2,500.00 for masonry repair. This scope of work will become clear after demolition.

**We will provide as part of our work:**

- \* Supervision
- \* Portable toilets
- \* Dumpsters
- \* {3} sets of Close-out documents that will include all mechanical, electrical, operations and maintenance manuals, as-built drawings (mechanical and electrical). We will provide these documents in both printed form and in compact disc format

**Items Excluded:**

- \* Costs of permits, review fees, or related fees associated with permits or re-design in response to permit review
- \* X-Ray or scans of masonry, concrete, walls, floors, ceilings
- \* Costs of repairs to any utility lines in walls, floors, slabs if damaged by saw cutting or breaking of concrete or masonry
- \* Any damages or repairs to underground building materials (site conduit, etc.) not clearly indicated on plans or identified by J.U.L.I.E.
- \* Removal of hazardous materials
- \* Permanent power fees, gas or water consumption
- \* Termite Control or other forms of subsurface poisoning
- \* Summer or Winter conditions for site work, masonry, paving, or concrete
- \* Undercut removal and or replacement of unsuitable soils
- \* Rock Excavation, Blasting, etc. for unsuitable soils
- \* Dewatering or manipulation to attain proper moisture content or graduation of subgrade
- \* Any fees associated with SWPPP programs



- \* Any Overtime, Premium time or after hours labor is excluded. Normal working hours are between 7:00 AM and 5:00 PM, Monday through Friday, except holidays
- \* Any existing conditions not shown on drawings or contract documents, code violation, or hidden conditions are specifically excluded.
- \* Any items that are indicated as "Verify in field" that may cause a change in the contract costs of work unless specifically identified in drawings are excluded
- \* Any and all floor preparation work
- \* Builder's Risk Insurance is excluded. We would be happy to provide pricing on request
- \* No bid or performance bond costs are included
- \* Professional survey costs

**Items Provided by others:**

- \* Utility company connections
- \* Telephone company connection/usage fees and wiring to building
- \* Third party testing or building inspector fees
- \* Architectural, civil engineering, geotechnical engineering, structural engineering, mechanical, electrical and plumbing design, drawings and services
- \* Water and sewer fixtures and tap fees
- \* All meters and metering devices for utilities such as water, gas, electrical, etc.

**Special Notes or Exceptions**

- \* We have included a 8 week construction duration for this project.
- \* Any deviations or alterations from project documents and specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above proposal amount.
- \* This proposal is valid for thirty (30) days

Please call with any questions. We look forward to working with you on this project.

Sincerely,

Daniel Dickson

V P

Phoenix Builders, Ltd  
847-394-2999 Office  
847-394-9993 Fax  
[www.phoenixbuilders.com](http://www.phoenixbuilders.com)  
[dand@phoenixbuilders.com](mailto:dand@phoenixbuilders.com)



<b>Kyo Ramen &amp; Poke Bowl Exterior</b>			
DIVISION CODES	ESTIMATE	SF COST	COMMENTS
		-	
<b>01 GENERAL CONDITIONS</b>	<b>\$3,889.00</b>	<b>\$0.00</b>	
<b>03-16 BUILDING</b>	<b>\$31,001.00</b>	<b>\$0.00</b>	
<b>SUBTOTAL CONSTRUCTION COSTS</b>	<b>\$34,890.00</b>	<b>\$0.00</b>	
<b>GENERAL CONTRACTOR FEE</b>	<b>\$2,791.00</b>	<b>\$0.00</b>	
<b>TOTAL ESTIMATE</b>	<b>\$37,681.00</b>	<b>\$0.00</b>	
<b>Allowance total</b>	<b>\$2,500.00</b>		
<b>COST BREAKDOWN</b>			
	<b>ESTIMATE</b>	<b>SF COST</b>	
<b>SUBTOTAL GENERAL CONDITIONS</b>	<b>\$3,889.00</b>	<b>\$0.00</b>	
04-0001 MASONRY - I	\$2,500.00	\$0.00	
06-0500 EXTERIOR DEMOLITION	\$1,602.00	\$0.00	
06-1000 CARPENTRY - LUMP SUM	\$9,628.00	\$0.00	
08-5619 WINDOWS - DRIVE UP	\$6,281.00	\$0.00	
09-2400 PLASTERING - EIFS - EXTERIOR INSULATION AND FINISH SYSTEMS	\$6,900.00	\$0.00	
09-9113 EXTERIOR PAINTING	\$840.00	\$0.00	
16-1000 ELECTRIC - I	\$3,250.00	\$0.00	
	<b>\$31,001.00</b>	<b>\$0.00</b>	
Allowance Description	Allowance Amount		COMMENTS
MASONRY - I	\$2,500.00		





**Phoenix Builders, Ltd.**

**November 29, 2023**

Randy Pruyn  
Kyo Ramen & Poke  
308 W St Charles Rd  
Lombard, IL

RE: **Kyo Ramen & Poke Bowl**  
308 W St Charles Rd  
Lombard, IL

Thank you for allowing us the opportunity to review this project and inviting us to give you a proposal.

We propose to perform all work as described in contract documents for the total amount of:

**\$249,590.00**

**Two Hundred Forty Nine Thousand Five Hundred Ninety Dollars and No Cents**

**Alternates**

- \* \$6,432.00 Quarry tile over existing in Kitchen, this includes new base.

**Drawings and Addendums**

- \* Our price is based upon drawing by Randy Pruyn date 10/29/23

**Assumptions, Clarifications and allowances**

- \* We have included an allowance of \$2,000.00 for any required repair to tin ceiling.
- \* Existing sanarty and grease trap are figured to be in working condition.

**We will provide as part of our work:**

- \* Supervision
- \* Portable toilets
- \* Dumpsters
- \* {3} sets of Close-out documents that will include all mechanical, electrical, operations and maintenance manuals, as-built drawings (mechanical and electrical). We will provide these documents in both printed form and in compact disc format

**Items Excluded:**

- \* Costs of permits, review fees, or related fees associated with permits or re-design in response to permit review
- \* X-Ray or scans of masonry, concrete, walls, floors, ceilings
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- \* Removal of hazardous materials
- \* Permanent power fees, gas or water consumption
- \* Termite Control or other forms of subsurface poisoning
- \* Summer or Winter conditions for site work, masonry, paving, or concrete
- \* Undercut removal and or replacement of unsuitable soils
- \* Rock Excavation, Blasting, etc. for unsuitable soils
- \* Dewatering or manipulation to attain proper moisture content or graduation of subgrade

- \* Any fees associated with SWPPP programs
- \* Costs for any utility meters or sub-meters such as Gas, Water, Electric
- \* Any Overtime, Premium time or after hours labor is excluded. Normal working hours are between 7:00 AM and 5:00 PM, Monday through Friday, except holidays
- \* Any existing conditions not shown on drawings or contract documents, code violation, or hidden conditions are specifically excluded.
- \* Any items that are indicated as "Verify in field" that may cause a change in the contract costs of work unless specifically identified in drawings are excluded
- \* Any and all floor preparation work
- \* Builder's Risk Insurance is excluded. We would be happy to provide pricing on request
- \* No bid or performance bond costs are included
- \* Professional survey costs

**Items Provided by others:**

- \* Utility company connections
- \* Telephone company connection/usage fees and wiring to building
- \* Third party testing or building inspector fees
- \* Architectural, civil engineering, geotechnical engineering, structural engineering, mechanical, electrical and plumbing design, drawings and services
- \* Water and sewer fixtures and tap fees
- \* All meters and metering devices for utilities such as water, gas, electrical, etc.

**Special Notes or Exceptions**

- \* We have included a 8 week construction duration for this project.
- \* Any deviations or alterations from project documents and specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above proposal amount.
- \* This proposal is valid for thirty (30) days

Please call with any questions. We look forward to working with you on this project.

Sincerely,

Daniel Dickson

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[dand@phoenixbuilders.com](mailto:dand@phoenixbuilders.com)





Kyo Ramen & Poke Bowl			
DIVISION CODES	ESTIMATE	SF COST	COMMENTS
01 GENERAL CONDITIONS	\$33,255.00	\$0.00	
03-16 BUILDING	\$195,727.00	\$0.00	
<b>SUBTOTAL CONSTRUCTION COSTS</b>	<b>\$228,982.00</b>	<b>\$0.00</b>	
GENERAL CONTRACTOR FEE	\$20,608.00	\$0.00	
<b>TOTAL ESTIMATE</b>	<b>\$249,590.00</b>	<b>\$0.00</b>	
Allowance total	\$2,000.00		
COST BREAKDOWN			
	ESTIMATE	SF COST	
<b>SUBTOTAL GENERAL CONDITIONS</b>	<b>\$33,255.00</b>	<b>\$0.00</b>	
06-0500 INTERIOR DEMOLITION	\$12,973.00	\$0.00	
06-1000 CARPENTRY - LUMP SUM	\$6,469.00	\$0.00	
06-2301 FRP & ACROVYN	\$1,302.00	\$0.00	
06-4000 MILLWORK	\$78,663.00	\$0.00	
09-3013 TILE - CERAMIC AND PORCELAIN	\$6,102.00	\$0.00	
09-5100 ACOUSTICAL CEILINGS	\$3,368.00	\$0.00	
09-5102 TIN CEILINGS ALLOWANCE	\$2,000.00	\$0.00	
09-6520 FLOORING - RESILIENT - FLOORING - LVT	\$10,100.00	\$0.00	
09-7002 FLOOR PREP & DEMO	\$1,200.00	\$0.00	
09-9123 INTERIOR PAINTING	\$18,950.00	\$0.00	
10-2813 TOILET ACCESSORIES	\$700.00	\$0.00	
15-4000 PLUMBING	\$22,600.00	\$0.00	
15-5000 HVAC	\$8,750.00	\$0.00	
16-1000 ELECTRIC - I	\$22,550.00	\$0.00	
	<b>\$195,727.00</b>	<b>\$0.00</b>	
	Alternate Value	Allowances for Alternates	
Quarry tile over existing in Kitchen, this includes new base.	\$6,432.00	\$0.00	
Allowance Description	Allowance Amount		COMMENTS
ACOUSTICAL CEILINGS - OTHER	\$2,000.00		Tin ceiling allowance



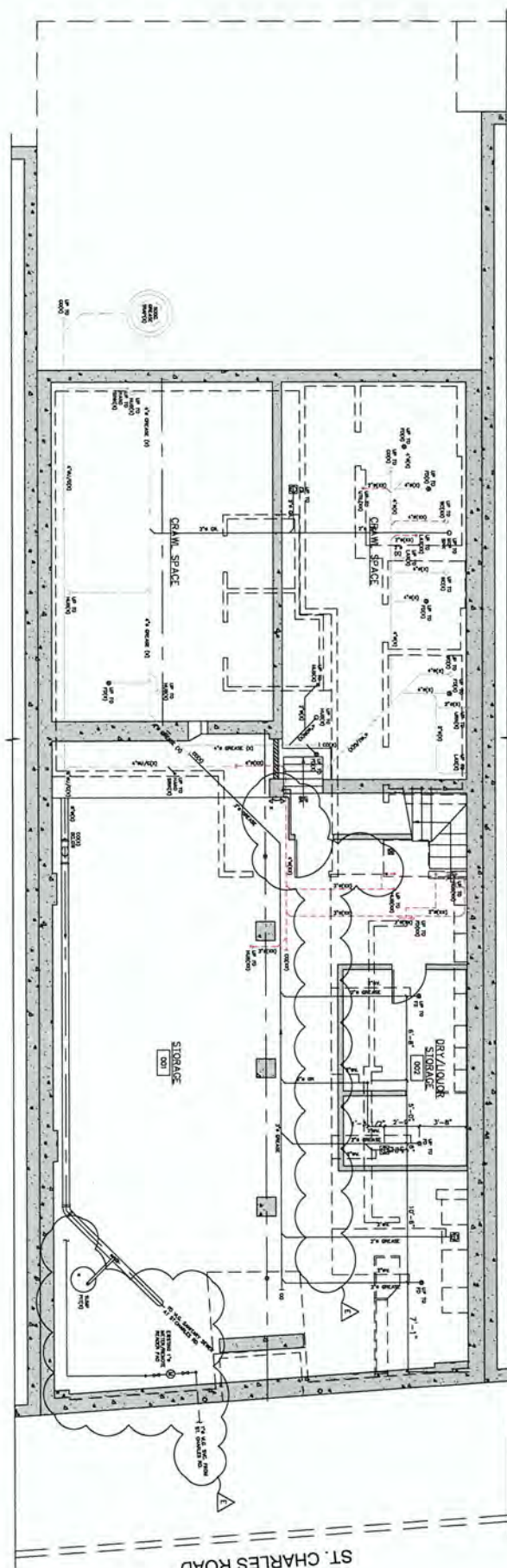












**BASEMENT FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

- WALL PARTITION/LINETYPE KEY.**
- EXISTING WALL TO REMAIN
  - - - EXISTING WALL OR ICM TO BE REMOVED
  - EXISTING WALL OR ICM TO BE REWORKED
- PIPING LINETYPE KEY.**
- EXISTING PIPING TO REMAIN (X)
  - - - EXISTING UNDERGROUND PIPING TO REMAIN - (U/20)
  - NEW PIPING
  - - - NEW DUCT PIPING - (V)



SCALE: 1/4" = 1'-0"  
 DRAWN: RBP 10-25-23  
 CHKD: RBP 11-27-23  
 APPD:  
 FILE: 158 W. St. Charles, 2112.dwg



**KYO RAMEN & POKE BOWL**  
 RESTAURANT RENOVATION  
 158 W. ST. CHARLES ROAD  
 LOWLAND, ILLINOIS 62446

**BASEMENT FLOOR PLAN**

NO.	REVISION DESCRIPTION	DATE
F	BLDG DEPT REVIEW CORRECTIONS	11-27-23
D	ISSUED FOR HEALTH-BLDG DEPT REVIEW	11-9-23
C	ISSUED FOR ESTIMATING	10-29-23
B	PROGRESS SET-READY FOR REFERENCE	10-19-23
A	ISSUED FOR REFERENCE	10-11-23

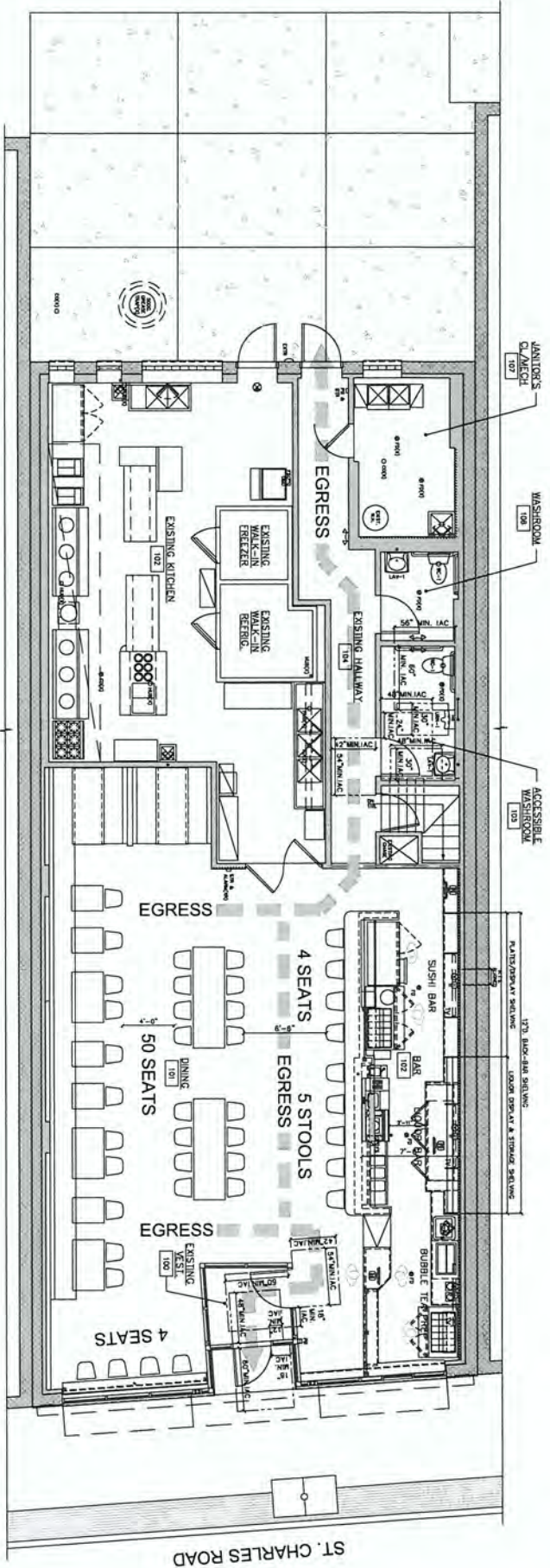
NOTICE: THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF RANDY B. PRUY, NCARB, ALA. AND IS LOANED TO THE ARCHITECT FOR HIS COMPANY'S USE ONLY AND IN CONSIDERATION OF THE CHIEF OF THE ARCHITECT'S FIDELITY AND INTEREST TO RETURN IT WITHIN REASONABLE TIME AND WITHOUT ANY CHARGE. THE ARCHITECT'S FIDELITY AND INTEREST TO RETURN IT WITHIN REASONABLE TIME AND WITHOUT ANY CHARGE IS NOT GUARANTEED. THE ARCHITECT'S FIDELITY AND INTEREST TO RETURN IT WITHIN REASONABLE TIME AND WITHOUT ANY CHARGE IS NOT GUARANTEED.

**Randy B. Pruy, NCARB, ALA**  
 NCARB Certified Member Association of Licensed Architects  
 417 S. Edison Avenue  
 Lowland, Illinois 62446  
 Phone: 652.212.8408  
 Email: rpruy@ncarb.com  
 Website: www.rpruy.com









PROPOSED SEATING PLAN  
 SCALE: 1/4" = 1'-0"

WALL PARTITION/LINETE KEY:  
 --- EXISTING WALL TO REMAIN  
 --- EXISTING WALL TO BE REMOVED



SCALE: 1/4" = 1'-0"
DRAWN: RBP 10-16-23
CHKD: RBP 11-27-23
APPD:
FILE: 158 W. St. Charles_1124.dwg
2327
A-3



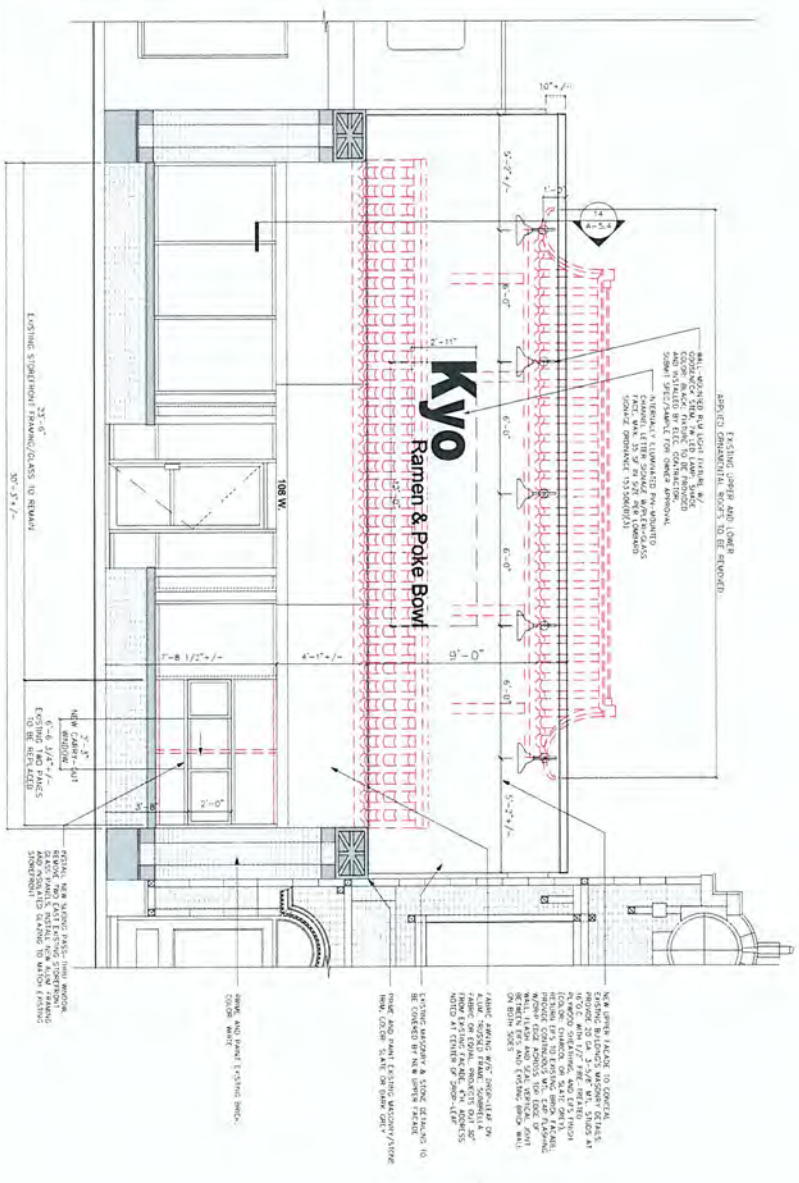
**KYO RAMEN & POKE BOWL**  
 RESTAURANT RENOVATION  
 158 W. ST. CHARLES ROAD  
 LOMBARD, ILLINOIS 60148

**SEATING/EGRESS PLAN**

NO.	REVISION DESCRIPTION	DATE
E	BLOG DEPT REVIEW CORRECTIONS	11-27-23
D	ISSUED FOR HEALTH-BLOG DEPT REVIEW	11-6-23
B	PROGRESS SET-DRAWN FOR REFERENCE	10-18-23
A	ISSUED FOR REFERENCE	10-14-23
NA	REVISION DESCRIPTION	DATE

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**Randy B. Pruy, NCARB, ALA**  
 NCARB Certified Member Association of Licensed Architects  
 407 S. Edison Avenue  
 Lombard, Illinois 60148  
 phone: 630.312.4408  
 e-mail: rpruy@rpruy.com  
 website: www.rpruy.com



PROPOSED STOREFRONT ELEVATION



- REVISION NOTES:
1. REMOVE EXISTING WINDOW FRAME TO MATCH EXISTING WINDOW FRAME AND GLASS TO MATCH EXISTING WINDOW FRAME.
  2. REMOVE EXISTING WINDOW FRAME AND GLASS TO MATCH EXISTING WINDOW FRAME.
  3. REMOVE EXISTING WINDOW FRAME AND GLASS TO MATCH EXISTING WINDOW FRAME.
  4. REMOVE EXISTING WINDOW FRAME AND GLASS TO MATCH EXISTING WINDOW FRAME.
  5. REMOVE EXISTING WINDOW FRAME AND GLASS TO MATCH EXISTING WINDOW FRAME.
1. SHOP DRAWINGS MUST BE PREPARED FOR ANY SQUARE FOOT SUBMITTAL FOR REVIEW AND SEPARATE FRAMEWORK AND APPROVAL BY THE CITY. ALL DRAWINGS MUST BE INCLUDED IN THE SCOPE OF THE FRAMEWORK.



SCALE: 3/8" = 1'-0"
DRAWN: RSP 9-29-23
CHKD: RSP 11-9-23
APPD:
FILE: 108 W St. Charles, 2327
DATE: 11-9-23

NO.	REVISION DESCRIPTION	DATE
D	ISSUED FOR HEALTH-BLDG DEPT REVIEW	11-9-23
C	ISSUED FOR ESTIMATING	11-9-23
B	PROGRESS SET- ISSUED FOR REFERENCE	10-19-23
A	ISSUED FOR REFERENCE	10-11-23
ML	ISSUED FOR REFERENCE	10-11-23

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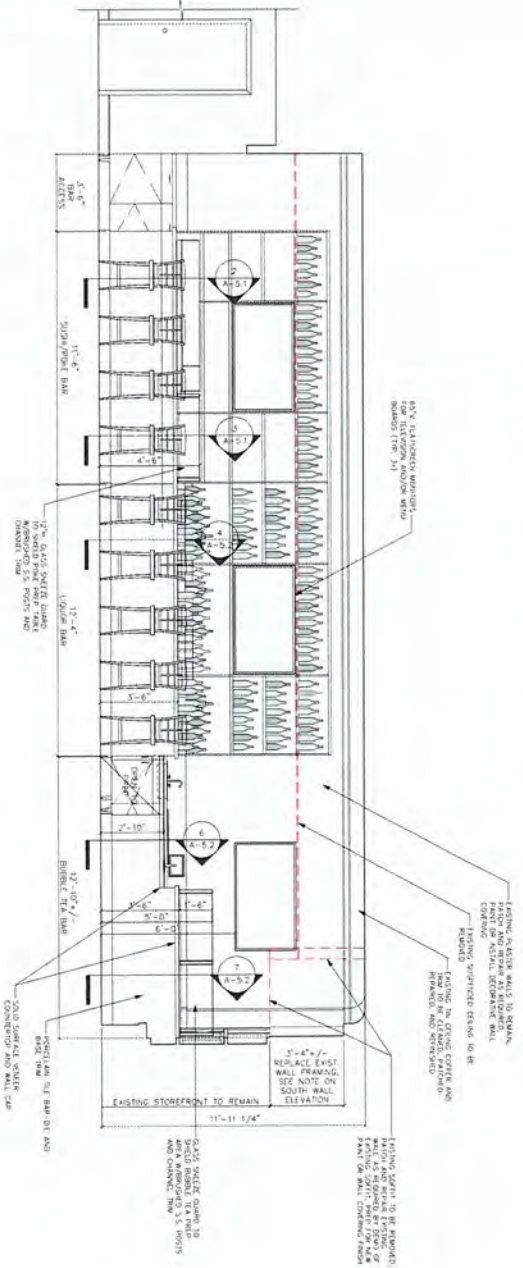




INTERIOR ELEVATION - EAST WALL AT BARS

SCALE 3/8" = 1'-0"

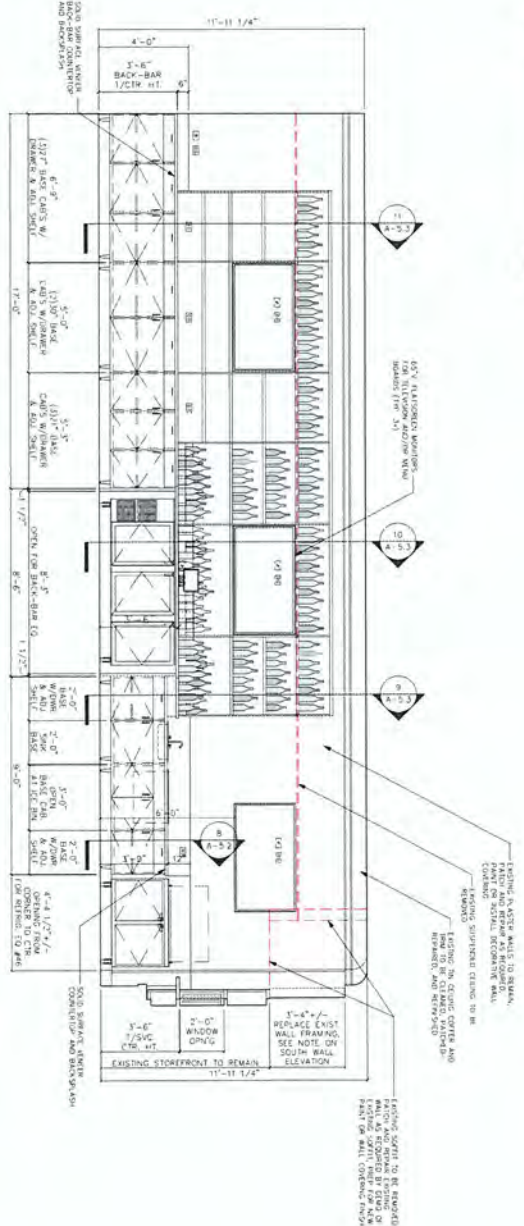
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INTERIOR ELEVATION - EAST WALL AT BACK-BAR

SCALE 3/8" = 1'-0"

2



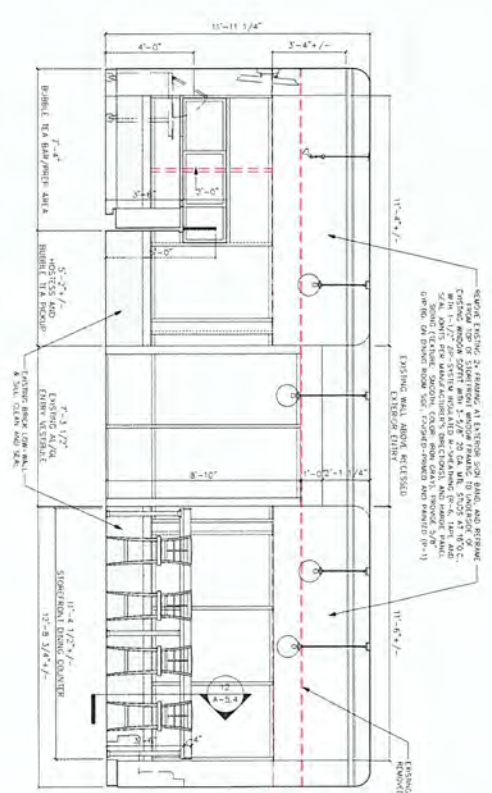
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DRAWN	RBP 9-29-23
CHKD	RBP 11-9-23
APPD	
FILE	108 # B. Charley.rvt
NO.	2327
REV.	
DATE	

KYO RAMEN & POKE BOWL	
RESTAURANT RENOVATION	
108 W. ST. CHARLES ROAD	
LOMBARD, ILLINOIS 60148	
INTERIOR ELEVATIONS	

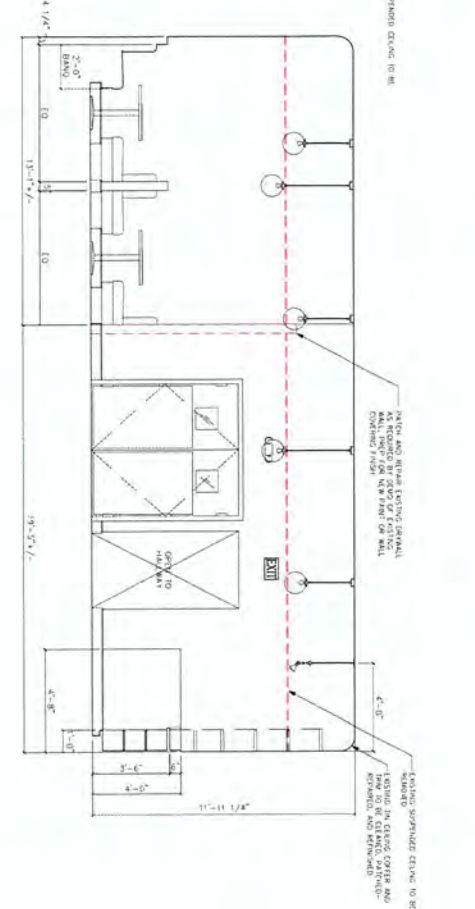
NO.	REVISION DESCRIPTION	DATE
D	ISSUED FOR HEALTH-BLDC DEPT REVIEW	11-9-23
C	ISSUED FOR PERMITS	11-11-23
B	PROGRESS SET-ASAP FOR REFERENCE	10-11-23
A	ISSUED FOR REFERENCE	10-11-23

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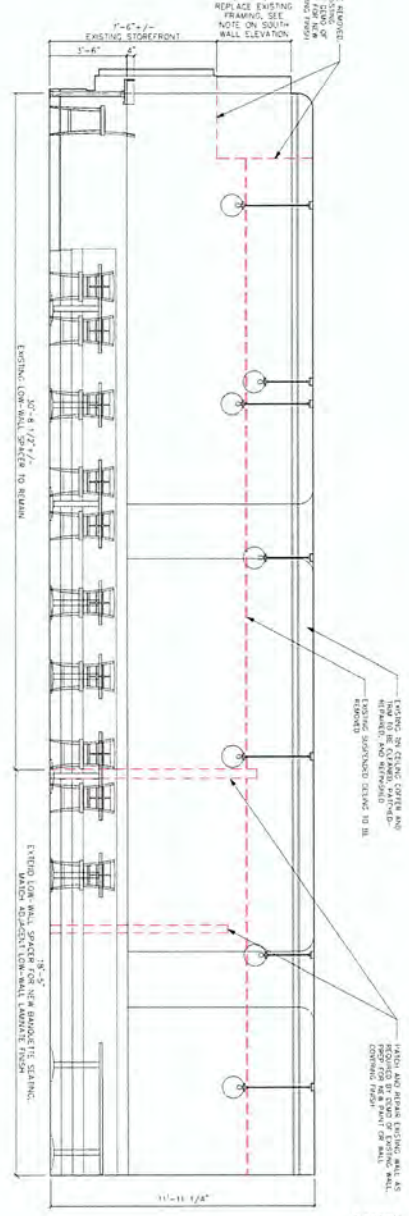




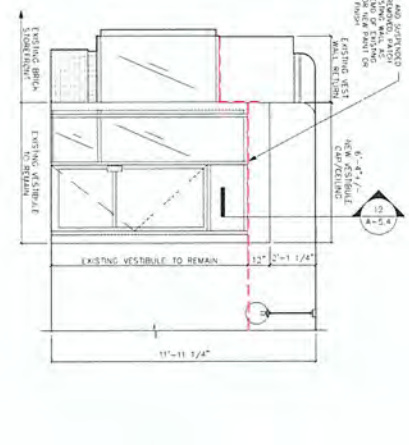
INTERIOR ELEVATION - SOUTH WALL STOREFRONT  
SCALE 3/8" = 1'-0"



INTERIOR ELEVATION - NORTH WALL DINING  
SCALE 3/8" = 1'-0"



INTERIOR ELEVATION - WEST WALL DINING  
SCALE 3/8" = 1'-0"



INTERIOR ELEVATION - ENTRY VESTIBULE LOOKING WEST  
SCALE 3/8" = 1'-0"



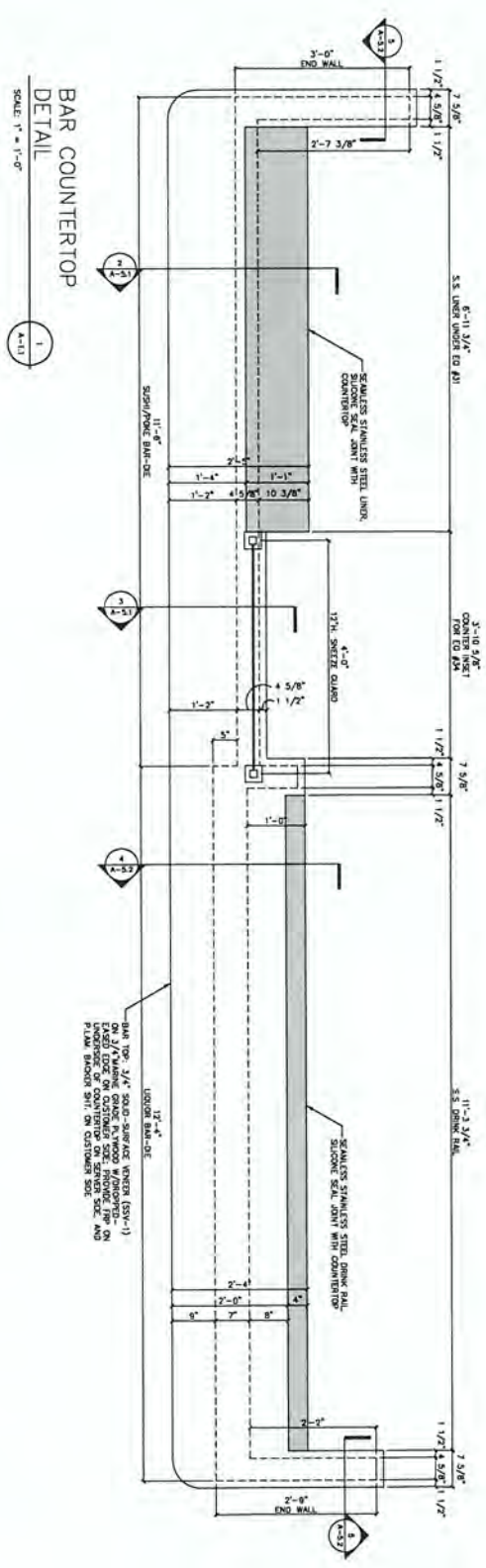
SCALE	3/8" = 1'-0"
DRAWN	10-16-23
CH.D.	11-9-23
APPD.	
FILE	108 W. St. Charles Road

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RESTAURANT RENOVATION	
108 W. ST. CHARLES ROAD	
LOMBARD, ILLINOIS 60148	
INTERIOR ELEVATIONS	

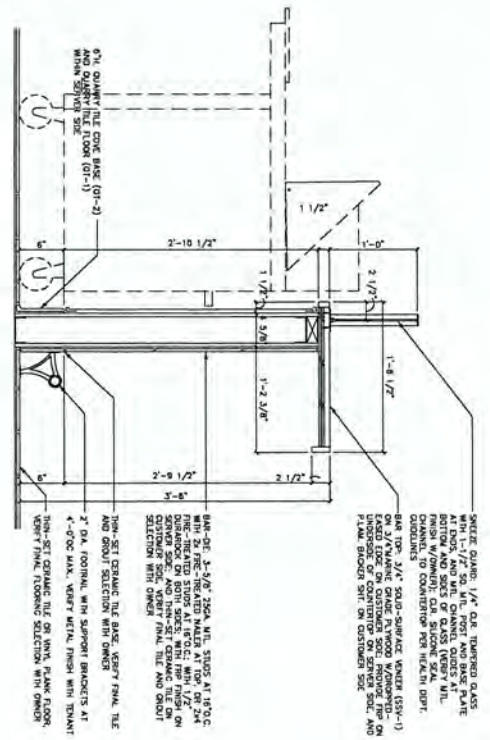
NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR HEALTH-BLDG DEPT REVIEW	11-9-23
2	ISSUED FOR ESTIMATING	11-2-23
3	PROGRESS SET - ISSUED FOR REFERENCE	10-19-23
4	ISSUED FOR REFERENCE	10-11-23
5	REVISION DESCRIPTION	

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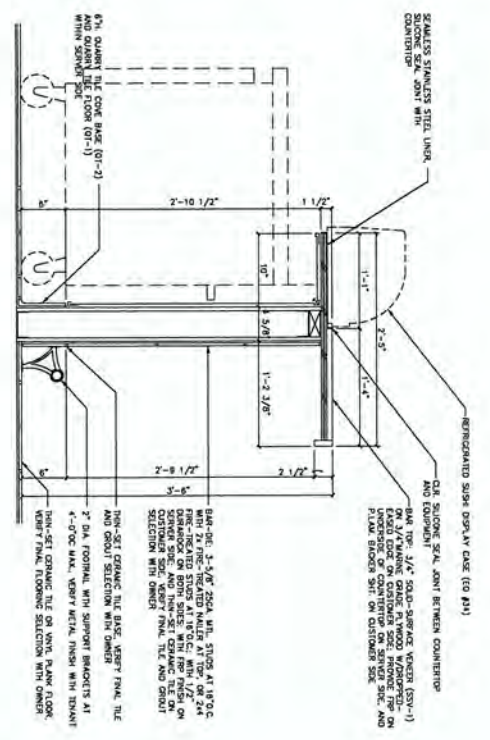
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BAR COUNTERTOP  
DETAIL  
SCALE: 1" = 1'-0"



BAR-DIE DETAIL AT  
POKE PREP REFRIG  
SCALE: 1" = 1'-0"



BAR-DIE DETAIL AT  
SUSHI PREP REFRIG  
SCALE: 1" = 1'-0"



SCALE:	AS SHOWN
DRAWN:	10-27-23
CHKD:	11-8-23
APPD:	
APPD:	
FILE:	100 W. St. Charles, Pitts.

**KYO RAMEN & POKE BOWL**  
RESTAURANT RENOVATION  
100 W. ST. CHARLES ROAD  
LOMBARD, ILLINOIS 60148

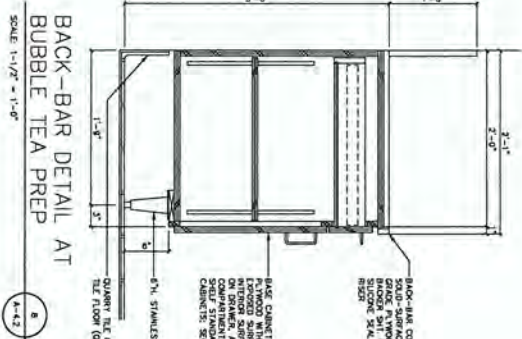
**MILLWORK DETAILS**

NO.	REVISION DESCRIPTION	DATE
D	ISSUED FOR HEALTH-BLOG DOPF REVIEW	11-9-23
C	ISSUED FOR ESTIMATING	10-20-23
B		
A		

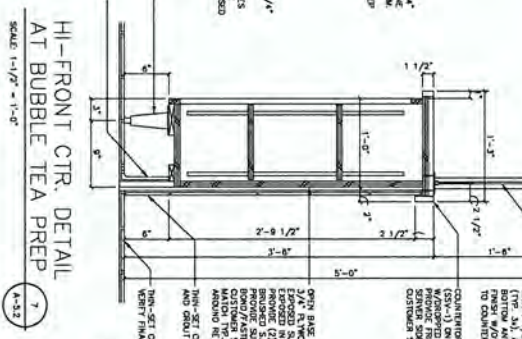
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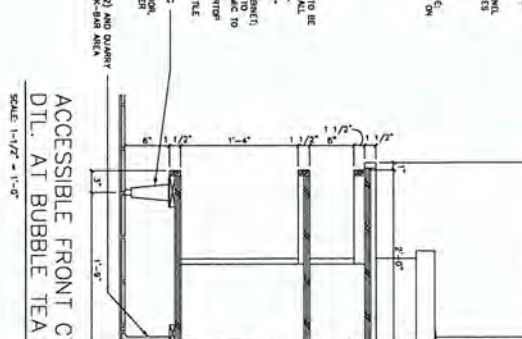




**BACK-BAR DETAIL AT BUBBLE TEA PREP**  
SCALE 1-1/2" = 1'-0"



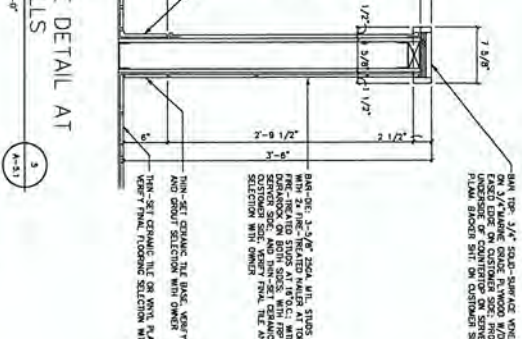
**HI-FRONT CTR. DETAIL AT BUBBLE TEA PREP**  
SCALE 1-1/2" = 1'-0"



**ACCESSIBLE FRONT CTR. DTL. AT BUBBLE TEA PREP**  
SCALE 1-1/2" = 1'-0"



**BAR-DIE DETAIL AT END WALLS**  
SCALE 1-1/2" = 1'-0"



**BAR-DIE DETAIL AT LIQUOR BAR**  
SCALE 1-1/2" = 1'-0"



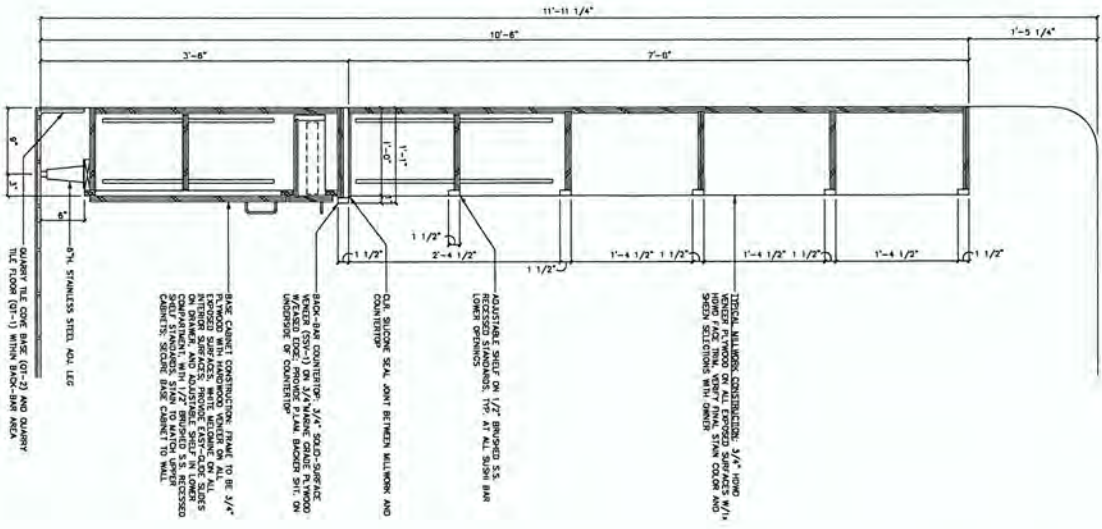
SCALE: AS SHOWN  
DRAWN: 10-27-23  
CHKD: 11-9-23  
APPD:  
APPD:  
FILE: 108 W. St. Charles, KY016

**KYO RAMEN & POKE BOWL**  
RESTAURANT RENOVATION  
108 W. ST. CHARLES ROAD  
LOMBARD, ILLINOIS 60148

NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR HEALTH-BLDG DEPT REVIEW	11-9-23
2	REVISED FOR CONTRACTING	10-29-23

**MILLWORK DETAILS**

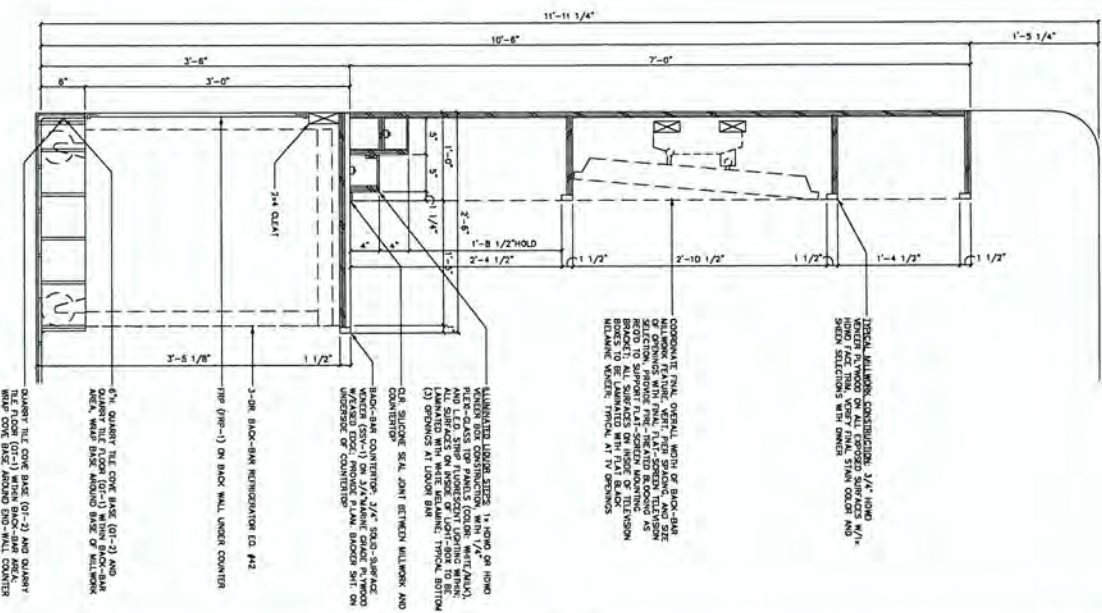
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BACK-BAR DETAIL AT  
SUSHI BAR DISPLAY

SCALE: 1-1/2" = 1'-0"

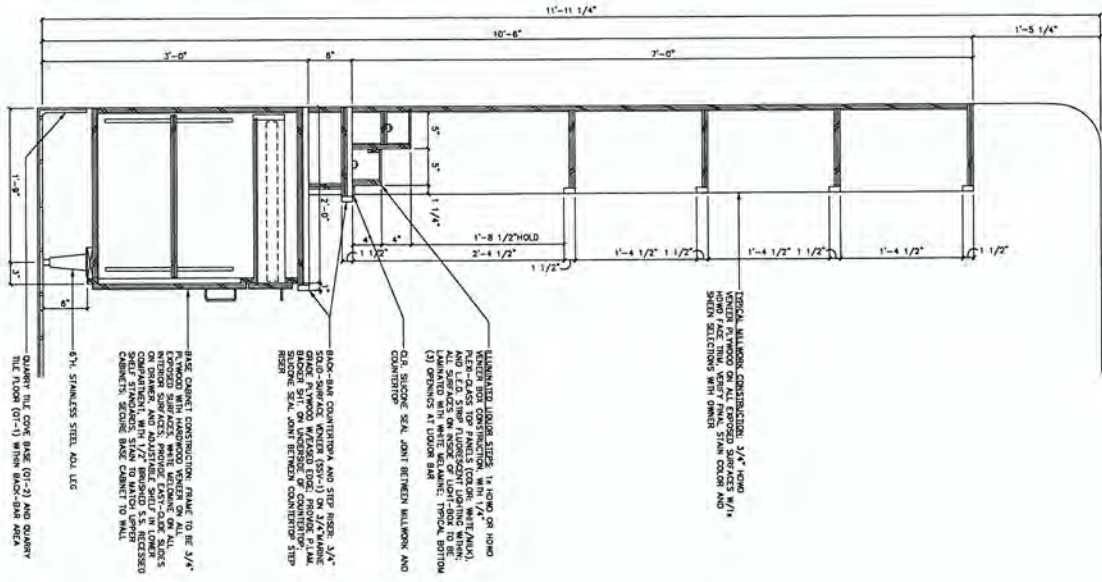
11



BACK-BAR DETAIL AT  
TV/BACK-BAR REFRIG.

SCALE: 1-1/2" = 1'-0"

10



BACK-BAR DETAIL AT  
SUSHI BAR DISPLAY

SCALE: 1-1/2" = 1'-0"

9



SCALE:	AS SHOWN
DRAWN:	10-29-23
CHKD:	11-9-23
APPD:	
APPD:	
FILE:	19 - St. Charles - Millwork

**KYO RAMEN & POKE BOWL**  
RESTAURANT RENOVATOR  
188 W. ST. CHARLES ROAD  
LOMBARD, ILLINOIS 60148

**MILLWORK DETAILS**

NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR HEALTH-BLUE DEPT REVIEW	11-9-23
2	REVISED FOR COMMENTS	10-20-23

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ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	WANSICOTT	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	HEIGHT	REMARKS
100	EXISTING VESTIBULE	FC-1.0	-	STRIPWOOD	ALU/CL	STRIPWOOD	ALU/CL	STRIPWOOD	8'-0"	PAINT TO MATCH EXISTING
101	BAR	FC-1.0	-	STRIPWOOD	ALU/CL	STRIPWOOD	ALU/CL	STRIPWOOD	8'-0"	PAINT TO MATCH EXISTING
102	BAR	FC-1.0	-	STRIPWOOD	ALU/CL	STRIPWOOD	ALU/CL	STRIPWOOD	8'-0"	PAINT TO MATCH EXISTING
103	EXISTING KITCHEN	FC-1.0	-	STRIPWOOD	ALU/CL	STRIPWOOD	ALU/CL	STRIPWOOD	8'-0"	PAINT TO MATCH EXISTING
104	EXISTING HALLWAY	FC-1.0	-	STRIPWOOD	ALU/CL	STRIPWOOD	ALU/CL	STRIPWOOD	8'-0"	PAINT TO MATCH EXISTING
105	ACCESSORY WAREHOUSE	FC-2.0	-	STRIPWOOD	ALU/CL	STRIPWOOD	ALU/CL	STRIPWOOD	8'-0"	PAINT TO MATCH EXISTING
106	WAREHOUSE	FC-2.0	-	STRIPWOOD	ALU/CL	STRIPWOOD	ALU/CL	STRIPWOOD	8'-0"	PAINT TO MATCH EXISTING
107	JOINTERS CL. AREA	FC-1.0	-	STRIPWOOD	ALU/CL	STRIPWOOD	ALU/CL	STRIPWOOD	8'-0"	PAINT TO MATCH EXISTING
001	EXISTING STORAGE	FC-1.0	-	STRIPWOOD	ALU/CL	STRIPWOOD	ALU/CL	STRIPWOOD	8'-0"	PAINT TO MATCH EXISTING
002	EXISTING DRIP STORAGE	FC-1.0	-	STRIPWOOD	ALU/CL	STRIPWOOD	ALU/CL	STRIPWOOD	8'-0"	PAINT TO MATCH EXISTING

GENERAL FINISH NOTES:

- ALL INTERIOR FINISH MATERIALS TO MATCH EXISTING FINISH.
- ALL INTERIOR FINISH MATERIALS TO MATCH EXISTING FINISH.

ROOM FINISH SCHEDULE KEY:

- ALU/CL ALUMINUM CLADDING  
 STRIPWOOD STRIPWOOD  
 FC-1.0 EXISTING FINISH  
 FC-2.0 EXISTING FINISH

GENERAL NOTES:

1. ALL INTERIOR FINISH MATERIALS TO MATCH EXISTING FINISH.
2. ALL INTERIOR FINISH MATERIALS TO MATCH EXISTING FINISH.
3. ALL INTERIOR FINISH MATERIALS TO MATCH EXISTING FINISH.
4. ALL INTERIOR FINISH MATERIALS TO MATCH EXISTING FINISH.
5. ALL INTERIOR FINISH MATERIALS TO MATCH EXISTING FINISH.
6. ALL INTERIOR FINISH MATERIALS TO MATCH EXISTING FINISH.
7. ALL INTERIOR FINISH MATERIALS TO MATCH EXISTING FINISH.
8. ALL INTERIOR FINISH MATERIALS TO MATCH EXISTING FINISH.
9. ALL INTERIOR FINISH MATERIALS TO MATCH EXISTING FINISH.
10. ALL INTERIOR FINISH MATERIALS TO MATCH EXISTING FINISH.

**KYO RAMEN & POKE BOWL**  
 RESTAURANT RENOVATION  
 150 W. ST. CHARLES ROAD  
 LOMBARD, ILLINOIS 60148

**ROOM FINISH SCHEDULE**

NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR HEALTH-BLUE DEPT REVIEW	11-08-23
2		11-31-23
3		12-01-23

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SCALE: N/A  
 DRAWN: 10-31-23  
 CHECK: 11-9-23  
 APPD: 2327  
 FILE: 150 W. St. Charles, 11/20/24

**A-6**



