



CITY OF NOVI CITY COUNCIL
OCTOBER 21, 2025

SUBJECT: Consideration of a request from Ardiana's Restaurant for a new Class C quota license.

SUBMITTING DEPARTMENT: City Clerk

KEY HIGHLIGHTS:

- Ardiana's Restaurant has been operating under current ownership for 13 years.
- The addition of a liquor license would allow the restaurant to attract a broader customer base.
- The City currently has three available quota liquor licenses.

BACKGROUND INFORMATION:

The City currently has three new Class C quota liquor licenses available. Chapter 3 of the City code contains the review criteria for considering a new license. Section 3-13 establishes the city's general licensing policy, which considers whether the facility:

- a) Will provide a service, product, or function that is not presently available within the city or that would be unique to the city or to an identifiable area within the city.
- b) Is of a character that will foster or generate economic development or growth within the city, or an identifiable area of the city, in a manner consistent with the city's policies.
- c) Represents an added financial investment on the part of a long-term business or resident with recognized ties to the city and the local community.

In addition, Section 3-15 (g) establishes specific criteria, evaluating the application with regard to:

The applicant (subsection [g][1]), such as:

- The applicant's management experience in the alcohol/liquor business

The facility (subsection [g][2]), such as:

- compliance with building, zoning, and other code requirements
- effects on traffic
- effects on surrounding businesses and neighborhood
- proximity of the proposed business facility to other similarly situated licensed liquor facilities

Benefits to the community (subsection [g][3])

- effects upon the economic development of the city
- effects on the health, welfare and safety of the general public
- whether the applicant has demonstrated a public need or convenience for the issuance of the liquor license for the business facility at the location proposed, taking into consideration, among other things:
 1. total number of licenses for similar establishments and/or operations in the city; and
 2. proximity of the establishment to other licensed liquor establishments
- The uniqueness of the facility contrasted with other existing or proposed facilities
- The permanence of the proposed facility in the community.

Section 3-17 of the City Code allows for an agreement on the prohibition on profiteering by Class C liquor license holders. Under the terms of the agreement, the City Council shall not approve the transfer of a Class C liquor license within three (3) years of the date of the original issuance of the license. A draft agreement is included in this packet.

Ardiana's Restaurant specializes in homemade European and American fusion cuisine, offering a unique and flavorful twist that sets them apart from other establishments. Their goal is to create a space where people gather not just to eat, but to connect, to celebrate milestones, enjoy meaningful conversations, and feel a true sense of belonging.

The Police Department has no objection to the request. Approval from the Fire Department and Community Development are conditional, pending compliance with City regulations.

RECOMMENDED ACTION: Consideration of a request from Ardiana's Restaurant for a new Class C quota license for the existing restaurant located at 41602 W. 10 Mile Road, Novi, MI 48375 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders. By allowing for the expansion of menu offerings, Ardiana's Restaurant will continue to complement the area and provide residents with a dining option which will foster or generate economic development or growth within the city, by bringing an expanded customer base to the Novi Ten Shopping center in the area of Ten Mile and Meadowbrook Road, in a manner consistent with the city's policies. The applicant appears to qualify for a license under the City's ordinance.

Questionnaire A – Applicant Cover Information and Procedures for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council. Please refer to Novi Alcoholic Liquor Ordinance, Articles I-II.

1(a). **Applicant's personal information:**

Name: Robert Kalaj

Address: _____

Phone: _____

1(b). **Business location information:**

Name: Ardiana's Restaurant

Address: 41602 W. 10 mile Road
Novi, MI 48375

Phone: 248-349-2470

NOTE: If the applicant is a partnership, you must include the name and address of each partner and attach a copy of the partnership agreement. If the applicant is a privately held corporation, you must include the name and address of each corporate officer, member of the board of directors and/or stockholders. Attach a copy of the articles of incorporation.

2. Type of liquor license applying for (circle all those that apply): *(The rest answered on attached paper)*

☒ Class C ☐ Resort ☐ Tavern ☐ Club ☐ Hotel A B ☒ Quota ☐ Transfer ☐ Microbrewery/Brewpub

Theme of Proposed Business: _____

3. Street address and legal description of the property where liquor license is sought:

CITY OF NOVI, MICHIGAN

Liquor License Application

Questionnaires A and B

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3. Street address and legal description of the property where liquor license is to be located:

41602 W. 10 MILE ROAD, NOVI, MICHIGAN 48375

T1N, R8E, SEC 23 PART OF SE 1/4 BEG AT PT DIST N 89-35-00 W 220 FT FROM SE SEC COR, TH N 89-35-00 W 710.80 FT, TH N 00-25-00 E 60 FT, TH S 89-35-00 E 86 FT, TH N 00-25-00 E 400 FT, TH ALG CURVE CONCAVE SELY, RAD 200 FT, CHORD BEARS N 45-25-00 E 282.84 FT, DIST OF 314.16 FT, TH S 89-35-00 E 586.72 FT, TH S 00-35-00 W 440 FT, TH N 89-35-00 W 160 FT, TH S 00-35-00 W 220 FT TO BEG 11.02 A

Questionnaire B – Administrative Background Information for Liquor License

1. What is the applicant's management experience in the alcohol/liquor business?

The theme of the proposed business is a warm, family-owned dining experience rooted in tradition, authenticity, and community. Ardiana's Restaurant specializes in homemade European and American fusion cuisine, offering a unique and flavorful twist that sets us apart from other establishments. Every dish is crafted with love, using time-honored family recipes and fresh, high-quality ingredients. The atmosphere is elegant yet inviting, designed to make guests feel at home while enjoying a memorable and satisfying meal. Our goal is to create a space where people gather not just to eat, but to connect—to celebrate milestones, enjoy meaningful conversations, and feel a true sense of belonging.

2. What is the applicant's general business management experience?

The applicant has over 20 years of experience in the restaurant and hospitality industry, including 13 years as the owner and operator of the current establishment. Throughout this time, they have been directly responsible for all aspects of business management, including staffing, training, budgeting, vendor relations, customer service, and compliance with health and safety regulations. Their hands-on leadership and long-term success reflect a deep understanding of operational efficiency, team development, and responsible service. This extensive experience ensures the applicant is well-equipped to manage a licensed establishment with professionalism and accountability.

3. What is the applicant's general business reputation?

The applicant has built and maintained an outstanding reputation within the Novi community through over a decade of consistent, high-quality service and community involvement. As a long-standing business owner, the applicant is known for professionalism,

integrity, and a genuine commitment to supporting local events, organizations, and causes. Their positive relationships with patrons, neighboring businesses, and local officials reflect a strong and respected presence in the community.

4. What is the applicant's financial status and ability to build and/or operate the proposed facility on which the proposed liquor license is to be located?

The applicant is financially stable and fully capable of operating the proposed facility. With over 13 years of successful ownership and management of the current restaurant, they have demonstrated strong financial responsibility and consistent business performance. The establishment is fully built and operational, with all necessary infrastructure in place. The applicant has a proven track record of maintaining financial solvency, managing operational costs effectively, and sustaining long-term profitability, ensuring their ability to responsibly support and maintain a liquor license.

5. What are the applicant's past criminal convictions involving moral turpitude, violence or alcoholic liquors?

No past criminal convictions.

6. Does the applicant use alcoholic beverages to excess?

No, the applicant does not consume alcohol and has never engaged in its use.

7. What is the effect that the issuance of a license would have upon the economic development of the surrounding area?

The issuance of a liquor license will positively contribute to the economic development of the surrounding area by enhancing the restaurant's ability to attract a broader customer base and increase revenue. This growth directly supports local employment opportunities and encourages continued investment in the neighborhood. In addition, the license will help draw new visitors to this part of Novi—many of whom may not have previously considered dining there due to limited full-service options. With a more complete dining experience, including beer, wine, and cocktails, we can bring renewed energy and activity to a corner of the city that is full of potential. As a long-standing business committed to quality, hospitality, and community connection, we are proud to be part of the effort to revitalize this area, foster new growth, and help it thrive as a vibrant destination for both locals and visitors.

8. What effect would the issuance of a license have on the health, welfare and safety of the general public?

The issuance of a liquor license will be managed with a strong commitment to the health, welfare, and safety of the general public. The applicant prioritizes responsible alcohol service

through comprehensive staff training programs, including compliance with state laws, recognizing signs of intoxication, and preventing sales to minors. Additionally, the restaurant enforces strict safety protocols such as regular monitoring of patron behavior, collaboration with local law enforcement when necessary, and maintaining a secure, welcoming environment. These measures ensure that the establishment operates responsibly and contributes positively to the community's overall safety and well-being.

9. Has the applicant received responses from the Police Department, Building Department and/or Fire Department with regard to the proposed facility?

The applicant maintains positive and collaborative relationships with these agencies to ensure full compliance with all safety and regulatory requirements.

10. What is the public need or convenience for issuance of a liquor license for this facility at the proposed location?

The issuance of a liquor license at our restaurant represents more than just an operational upgrade—it's a meaningful opportunity to better serve and grow with the community we've been proud to be a part of for over 13 years. Our passion has always been creating homemade, high-quality meals in a warm, welcoming environment. Time and again, our loyal guests have shared that the only thing missing from their experience is the ability to enjoy a glass of beer, wine, or a cocktail alongside their food. By offering that option, we will be able to meet a long-standing request from our community and attract new patrons who have avoided us due to the lack of that offering. This will strengthen our role as a local gathering place. This step not only supports the continued growth of our business but also contributes to the economic and social vitality of Novi. We're deeply committed to growing with our community, and this license is an important part of that shared future.

11. What is the uniqueness of the proposed facility when contrasted against other existing or proposed facilities and the compatibility of the proposed facility to surrounding architecture and land use?

The proposed facility is unique in every sense—blending deep community roots, elevated and heartfelt hospitality, and a thoughtfully designed space that stands apart from other existing or proposed establishments in the area. As a family-owned restaurant proudly serving the Novi community for over 13 years, we are known for our exceptional homemade food made with love, warm and genuine hospitality, and the kind of community connection that only comes from true local commitment. Unlike many newer or chain-style establishments, our restaurant reflects authenticity, tradition, and care. Every dish is made from scratch with real ingredients and family-driven passion. Our approach is personal and heartfelt, something that can't be replicated by larger corporate models. Beyond the food itself, our interior design has been meticulously curated to offer an elegant, modern dining experience unlike anything else in the immediate area.

The ambiance rivals that of high-end establishments in surrounding communities, offering Novi residents the same elevated feel—without needing to leave the city. From the moment guests walk in, they're surrounded by refined details, cozy touches, and a welcoming atmosphere that balances modern class with traditional charm. The facility is also fully compatible with the surrounding architecture and land use. Located in a well-established area, the restaurant is part of a plaza that was recently remodeled and given a beautiful facelift—adding fresh character and appeal to the neighborhood. The building and the exterior remain clean, professional, and respectful of the surrounding aesthetic. The addition of a liquor license will enhance our offerings without altering the structure or peaceful presence we've proudly maintained. Instead, it will help us continue to grow as a uniquely cherished part of Novi's dining and community experience.

12. Does the facility to which the proposed liquor license is to be issued comply with the applicable building, plumbing, electrical and fire prevention codes and zoning statutes and ordinances applicable to the City of Novi? Has the applicant received information from the appropriate departments?

Yes, the facility is fully compliant with all applicable building, plumbing, electrical, fire prevention codes, and zoning ordinances set forth by the City of Novi. It is located in a plaza where there has always been a restaurant establishment in that space for over 40 years. We have consistently maintained our establishment to meet or exceed all required safety and operational standards. The applicant has received the appropriate information and guidance from the relevant city departments and has never had any issues of non-compliance. We take great pride in operating a safe, well-maintained, and respectful facility within the community.

13. What effect will the facility to which the proposed liquor license is to be issued have upon vehicular and pedestrian traffic in the area?

The issuance of a liquor license is not expected to negatively impact vehicular or pedestrian traffic in the area. The facility is located within an established commercial zone and is supported by a large, well-designed parking lot that provides ample space and easy traffic flow for both vehicles and pedestrians. We have operated at this location for over 13 years without any traffic-related concerns. Any increase in business resulting from the license will be managed with the same level of care and responsibility we've always upheld, ensuring continued safety and convenience for our guests and the surrounding community.

14. What is the proximity of the proposed business facility to other similarly situated licensed liquor facilities?

There are a few similarly licensed facilities located within a mile of the proposed business, reflecting the area's established and growing dining scene. However, our restaurant offers a unique, family-owned experience centered around homemade food, warm hospitality,

and genuine community connection. The presence of nearby licensed establishments demonstrates a healthy demand for full-service dining options, and our liquor license would complement—not compete with—what already exists. Moreover, we are deeply committed to helping revive and reinvigorate this part of Novi. By enhancing our offerings and drawing more local support, we hope to breathe new life into the area, and create an even more vibrant, welcoming space for residents and visitors who have been waiting patiently for us to serve beer, wine, and cocktails.

15. What is the proximity of the proposed facility to complimentary uses such as office and commercial development?

The proposed facility is located in close proximity to a variety of complementary uses, including office buildings, retail centers, and several automotive dealerships. Positioned within a well-established commercial area, the restaurant is easily accessible to employees, customers, and visitors from nearby businesses. Over the years, we’ve become a convenient and trusted dining destination for local professionals—whether for lunch, casual meetings, or after-work meals. The addition of a liquor license will enhance our ability to serve this surrounding commercial community while contributing to a more dynamic and connected local business environment.

16. What effect would the proposed facility have upon the surrounding neighborhood and/or business establishments, including impacts upon residential areas, church and school districts?

The proposed facility is located in a well-established area surrounded by schools, churches, offices, small businesses, and long-time residential neighborhoods. We are proud to be situated near Novi Community School District and directly near Holy Family Church, with many local offices and businesses nearby. As a family-owned restaurant serving the community for over 13 years, we have always operated with deep respect and care for our neighbors. The addition of a liquor license will be managed with that same sense of responsibility and community awareness. Our goal is to enhance the dining experience—not alter the character of the neighborhood. We remain committed to providing a safe, welcoming, and family-friendly environment that reflects the values of the community around us. Beyond that, we are passionate about helping to revive this part of Novi—bringing renewed energy, welcoming back longtime residents, and attracting new guests who may not have visited before. We believe this license will allow us to grow thoughtfully and serve as a catalyst for even greater connection, vibrancy, and support among local businesses and families.

17. What proposed or actual commitments are being made by the applicant to establish permanency in the community?

The applicant is deeply rooted in the Novi community, having lived here for nearly 30 years and proudly owned and operated the restaurant for the past 13 years. This is not just a business—it's a lifelong commitment and a true family legacy. Our intention is to continue operating and growing the restaurant for generations to come, eventually passing it forward to our children so they can carry on what we've built with love, pride, and dedication. We are incredibly proud to live and own a business in a community that means so much to us. Our ties to Novi are personal and permanent, and we are fully committed to continuing to serve and uplift the area we call home. The restaurant is more than a place to eat—it's a reflection of our family's story and our devotion to a community we cherish deeply.

18. What utilities are available to serve the facility?

The facility is located in a well-established commercial plaza and is fully equipped with all essential utilities, including water, sewer, gas, electricity, and telecommunications. This location has been operating as a restaurant for many decades, with a long history of reliable utility infrastructure in place. All systems are active and maintained to meet current operational standards, ensuring safe, efficient, and uninterrupted service for both guests and staff.

19. What other factors should the Novi City Council consider?

As proud owners of Ardiana's Restaurant for the past 13 years and residents of Novi for nearly 30 years, we ask the Novi City Council to consider the deep commitment, heart, and purpose behind this request. Ardiana's has always been more than just a restaurant—it is a family-run labor of love, a reflection of our roots, and a place where the community gathers to enjoy homemade meals prepared with care and tradition. We've worked tirelessly to make Ardiana's a local staple—where people feel welcomed, cared for, and connected through food that's made from the heart. Every member of our family works in the restaurant, and every dish we serve carries the warmth of that love. It means the world to us to be part of this city we cherish so deeply, and we are honored to call Novi our home. For years, our loyal customers have asked us the same question: "Why don't you serve beer, wine, or cocktails?" The truth is, it's the one piece missing from the experience we want to offer. With a liquor license, we can not only fulfill that long-standing request but also welcome new guests who have been waiting for this addition to visit us. We truly believe this next step will help revitalize our part of Novi and strengthen the local dining scene while staying true to everything we stand for—community, quality, and heartfelt hospitality. We humbly and respectfully ask for your consideration and support in granting this license. This opportunity would mean the world to our family, our customers, and the neighborhood we proudly serve. Thank you for believing in small businesses like ours and for allowing us the chance to grow with the city we love. We are truly proud to be

part of such an incredible community.
God bless you all!

Saturday & Sunday
mornings
only

ARDIANA'S BRUNCH
Saturdays & Sundays only

FRESH QUICHE

[Homemade & Gluten-Free. Served with dressed organic mixed greens]

SPINACH & FETA 17
[Contains Onion]

ROASTED VEGETABLE 17
Zucchini, broccoli, onion, mushroom, pepper, cheese

TUSCAN 17
Tomato, basil, mozzarella, potato

FROM THE HEN HOUSE

CROQUE MADAME 16
Ham & gruyere cheese sandwich with béchamel sauce and sunny side up egg

SHAKSHUKA 16
Eggs poached in a homemade stew of tomatoes, olive oil, peppers, onion, garlic, cumin, paprika & cayenne pepper

BREAKFAST TACOS 16
Homemade chorizo, scrambled eggs, jack cheese, pico de gallo, salsa verde, & chipotle sauce

AVOCADO TOAST 16
Topped with avocado, tomatoes, scrambled eggs, feta, evoo & crushed red pepper

BREAKFAST WRAP 16
Eggs, chorizo, grilled potatoes, cheddar, pico de gallo, chipotle sauce & salsa verde

TRADITIONAL BREAKFAST 8 |Add Meat +4|
Two eggs, potatoes & homemade multi-grain toast

THE A|R SPECIAL 14
Two eggs, bacon & sausage links, potatoes OR pancakes & homemade multi-grain toast

EGGS BENEDICT
Made with homemade English muffins

LOS ALTOS 17

Choice of homemade chorizo or barbacoa, poached eggs, pico de gallo, hollandaise and paprika.
Served with dressed organic mixed greens

FLORENTINE 15

Poached eggs, tomatoes, sauteed spinach, hollandaise, topped with paprika. Served with Potatoes

SMOKED SALMON 19

Smoked salmon, avocado, poached eggs, hollandaise, dill and capers. Served with potatoes

TRADITIONAL 15

Poached eggs, ham, hollandaise, and topped with paprika. Served with Potatoes

BREAKFAST BOWLS

|Served with two any style eggs, homemade multi grain toast & homemade jam|
|Upgrade toast to homemade english muffin +2 or homemade cinnamon raisin toast +1|

BARBACOA BREAKFAST BOWL 17

Homemade barbacoa beef, potatoes, tomatoes, fresh jalapenos, onions, monterey cheese,
cilantro, chipotle sauce & salsa verde

TOMATO PESTO BREAKFAST BOWL 16

Potatoes, artichoke, spinach, feta, red pepper & tomato pesto

DOWN SOUTH BREAKFAST BOWL 16

Grilled redskin potatoes, bacon, green peppers, red onions, mushrooms & cheddar

OMELETTES

|Upgrade toast to homemade english muffin +2 or homemade cinnamon raisin toast +1|

CHORIZO OMELETTE 17

Homemade chorizo, jalapeno, onion, monterey cheese, pico de gallo, salsa verde & avocado.
Served with homemade corn tortillas

PROTEIN OMELETTE 17

Grilled chicken breast, egg whites, spinach, tomatoes & feta.
Choice of breakfast potatoes or dressed organic mixed greens

MEAT LOVERS OMELETTE 16

Bacon, sausage, ham & american cheese
Choice of breakfast potatoes or dressed organic mixed greens

COUNTRY OMELETTE 16

Bacon, tomatoes, onions, green peppers & swiss cheese
Choice of breakfast potatoes or dressed organic mixed greens

SWEET CREATIONS

All our batters are homemade from scratch

CHICKEN & WAFFLES 18

Bacon & cheddar stuffed waffle, topped with our homemade signature fried chicken

LIMONCELLO PANCAKES 15

NUTELLA PANCAKES 15

TRADITIONAL PANCAKES 12

STRAWBERRY WHITE CHOCOLATE \$15

Choice of waffle or pancake. white chocolate chips, fresh strawberries, whipped cream

CARAMEL BANANA 15

Choice of waffle or pancake. bananas, homemade caramel sauce, nutella & whipped cream

RASPBERRY BLISS PANCAKES 15

Stuffed with raspberries, white chocolate chips & whipped cream

STRAWBERRY SHORTCAKE FT 15

French toast stuffed with fresh strawberries & cream

FRENCH TOAST 12

NUTELLA CRÊPE 12

Fresh bananas, nutella & whipped cream

BERRY CRÊPE 12

Fresh berries, homemade three berry sauce & whipped cream

RONALD'S CRÊPE 12

Homemade limoncello sauce, three berry sauce & whipped cream

PLUM & GOAT CHEESE CREPE 12

Homemade plum sauce and goat cheese. & whipped cream

LUNCH

SALADS

Add chicken +6, gyro meat +6 or salmon +10

ARDIANA'S SPINACH SALAD

Roasted red peppers, feta cheese, red onions, olives, and creamy balsamic

14

MARIZABELA CHICKEN SALAD

Organic mixed greens, bacon, chicken, feta cheese, cucumbers, olives, tomatoes, tortilla strips, and white wine vinaigrette

18

GREEK SALAD

Tomatoes, chickpeas, feta cheese, pepperoncini, olives, cucumbers, beets and greek dressing

12

ATHENIAN SALAD

Feta, onions, green peppers, olives, tomatoes, celery, cucumbers, beets, dill, and greek dressing

14

MICHIGAN CHICKEN SALAD 18

Organic mixed greens, grilled chicken, gorgonzola cheese, dried cherries, walnuts, & raspberry vinaigrette

CAESAR SALAD 12

Romaine, parmigiano reggiano, croutons, tossed in our homemade dressing

MAURICE SALAD 18

Ham, chicken, American & Swiss cheese, hard bodied egg & gherkin pickles. Maurice dressing

BISTRO COBB SALAD 18

Chicken, bacon, tomatoes, gorgonzola cheese, avocado and boiled egg. Ranch dressing

HANDHELDS

Add Fries or Soup +3 Add Greek or Caesar salad +5

AVOCADO CHICKEN WRAP

Grilled chicken, avocado, lettuce, tomatoes and feta cheese

13

CRISPY CHICKEN WRAP 13

Homemade fried chicken breast, cheddar, lettuce, tomatoes and mild chipotle mayo

LAMB GYRO 12

Tomatoes, onions & tzatziki sauce.

CHICKEN GYRO 12

Lettuce, tomatoes, onions & tzatziki sauce

Daily Mon. - Sat.

DINNER

STARTERS

STEAK BITES 22

Juicy chunks of filet mignon with our signature sauce

EGGPLANT PARMESAN 18

Lightly breaded eggplant layered in homemade pomodoro sauce and cheese

ARDIANA'S CRISPY CHICKEN 16

Hand battered and fried chicken breast

ROASTED BRUSSEL SPROUTS 16

Caramelized onions, bacon, candied
walnuts and balsamic glaze

FROMAGE FRIT 14

Homemade lightly breaded fried cheese

ARANCINI 16

Lamb & veal, peas, and mozzarella saffron risotto balls

SALADS

Add chicken +6, gyro meat +6 or salmon +10

ARDIANA'S SPINACH SALAD

Roasted red peppers, feta cheese, red onions, olives, and creamy balsamic 14

MARIZABELA CHICKEN SALAD

Organic mixed greens, bacon, chicken, feta cheese, cucumbers, olives, tomatoes, tortilla
strips, and white wine vinaigrette 18

GREEK SALAD

Tomatoes, chickpeas, feta cheese, pepperoncini, olives, cucumbers, beets and greek
dressing 12

ATHENIAN SALAD

Feta, onions, green peppers, olives, tomatoes, celery, cucumbers, beets, dill, and greek
dressing 14

MICHIGAN CHICKEN SALAD

Organic mixed greens, grilled chicken, gorgonzola cheese, dried cherries, walnuts, and
raspberry vinaigrette 18

CAESAR SALAD

Romaine, parmigiano reggiano, croutons, tossed in our homemade dressing 12

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DINNER

PASTA

PASTA ARDIANA

Sautéed mushrooms, onions, roasted red pepper and tomato cream sauce 22

CHICKEN PARMESAN

Lightly breaded chicken served with marinara rigatoni 24

SALMON PASTA

Pan seared salmon, broccolini & cream sauce 28

SHRIMP ALFREDO

24

ENTREE

GOAT CHEESE CHICKEN

Grilled chicken, goat cheese, basil, sun dried tomatoes, rigatoni pasta & alfredo sauce 24

CHICKEN LIMONE

Sautéed chicken, lemon, capers, artichoke, and roasted potato 24

CHICKEN KEBAB

Grilled chicken, green and red peppers, onions and baked rice 24

TUSCANY CHICKEN

Roasted red peppers, grilled onions, mushrooms, mozzarella cheese and roasted potato 24

LAMB SHANK

Baked lamb shank, rice and roasted vegetables 34

SHORT RIB

Braised short rib over garlic mashed potato 32

BEEF STROGANOFF

Beef chunks and mushrooms in a savory sauce served over noodles 28

SEAFOOD

PROVENÇAL SALMON \$27

Tomato, basil, garlic, chives, evoo, and roasted potato

MAHI MAHI \$27

lemon, capers, artichoke, sundried tomato, basil, and roasted potato 27

MEDITERRANEAN WHITE FISH

Broiled white fish and baked rice topped with evoo, lemon, red onion, cucumbers, and tomatoes 26

Add a Greek or Caesar salad to accompany your dinner +5

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DINNER

KIDS MENU

Served with drink

CHICKEN STRIPS & FRIES 8

RIGATONI PASTA 8

Marinara or alfredo sauce

SIDES

SIGNATURE PARMESAN FRIES 7

HOMEMADE MAC & CHEESE 12

BROCCOLINI 9

ROASTED VEGETABLE 9

GRILLED CHICKEN BREAST 9

GYRO MEAT 9

RICE OR GRILLED POTATOES 7

MASHED POTATO 7

BEVERAGES

Coke 350, Diet Coke 350, Sprite 350, Lemonade 350 Ginger Beer 4

San Pellegrino Sparkling Natural Mineral Water 4

COFFEE

Coffee 300 Espresso 2, Cappuccino 5, Latte 6, Cold Brew 4,

Signature European Hot Chocolate 5

TEA

Chai Latte 6, Matcha Latte 6

Hot Tea: Earl Grey 4, Breakfast 4, Lemon Ginger 4, Chamomile 4, Peppermint 4,

Unsweetened Iced Tea 350

Sweetened Raspberry Iced Tea 350

Arnold Palmer 350

HOUSEMADE DESSERTS

Suggested tableside by server.

Mon - FRI only
11-4 only

LUNCH SPECIALS

|Add Fries +3| |Add Soup +3| |Add Greek Salad +5| |Add Caesar Salad +5|

QUICHE \$16

Fresh daily homemade quiche selections served with dressed organic mixed greens

CROQUE MADAME \$15

Ham & gruyere cheese sandwich with béchamel sauce and sunny side up egg

A|R BURGER \$15

Handmade smashed patties, applewood bacon, cheddar cheese, grilled onions, lettuce, tomatoes, pickles, mayo & chipotle sauce

TUNA TWIST SANDWICH \$15

Multi-grain bread, tuna, swiss cheese, fresh spinach, grilled onion, avocado & chipotle sauce

CHICKEN CAPRESE SANDWICH \$14

Homemade focaccia bread, grilled chicken, mozzarella, spinach, tomatoes, balsamic, & pesto

AVOCADO CHICKEN WRAP \$13

Grilled chicken, avocado, lettuce, tomatoes & feta cheese

CRISPY CHICKEN WRAP \$13

Homemade fried chicken, cheddar, lettuce, tomatoes & mayo

CHICKEN CAESAR WRAP \$13

Grilled chicken, romaine lettuce, parmesan reggiano & caesar dressing

LAMB GYRO \$12

Tomatoes, onions & tzatziki sauce

CHICKEN GYRO \$12

Lettuce, tomatoes, onions & tzatziki sauce

A|J CHIPOTLE BOWL \$18

Rice, black beans, pico de gallo, fajita veggies, cheddar jack cheese, salsa verde & chipotle sauce

Choice of: Chicken or Barbacoa Beef

[illegible]

Existing Air Quality

NOVILEN SHOPPING CENTER
EXISTING B-3 ZONING

EXISTING D-3 SPACING

WOOD POLYMER PLANTING AS MANUFACTURED BY
CHEMTECH PLECO, MADE IN U.S.A. 1001 031-0400 ON
EVAL. PLANTING TO BE CONDUCTED WITH STANLEY
SITE. FIGHTERS. MANUFACTURED 0003-75 ALUMINUM
RECYCLED WOOD POLYMER LINES. ALUMINUM FINISH
CLEAN ANDROID RECYCLED WOOD PLANTING TO BE
DEVELOP

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EASTING NORTH BUILDING
 41600 GROSS ST
 WEST BAYVIEW
 62244 JACOBS ST
 TOTAL BUILDING AREA
 101,504 S. 2,025 SF
 603,866 GSF / 230 SF
 415 PARALLEL SPACES REQUIRED FOR
 INVOICED SPACES REQUIRED TO BE
 ACCESSIBLE 3 VEH ACCESSIBLE AND
 7 ACCESSIBLE SPACES

PARKING SPACES ACCOMMODATE PARKING

TOTAL

Declarations

[illegible]

NON OAKLAND COUNTY MICHIGAN
SECTION 23 MOORE NORTH ON PL

[illegible]

project name:
NOVI TEN SHOPPING
CENTER
RENOVATION

Sheet No. _____
Architectural Site
Plan

project num
2534

AS100

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Specific Demolition Notes

Engineering News

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There is a 20% increase in the number of people who are 65 years of age or older in the United States. This increase is expected to continue for the next 20 years.

[illegible]

project name:
NOVI TEN SHOPPING
CENTER

• • • • •

D100

Sheet title:
West Building -
Existing/
Demolition
Sidewalk Plans

project number:
2534

sheet number:
D100

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General Demolition Notes

- 1. ALL EXISTING STRUCTURES TO BE DEMOLISHED IN ACCORDANCE WITH THE FOLLOWING NOTES.
- 2. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 3. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED LOCATION.
- 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES.
- 5. ALL UTILITIES SHALL BE LOCATED AND PROTECTED PRIOR TO DEMOLITION.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 7. ALL DEMOLITION WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCES.
- 8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY BARRIERS AND WARNING SIGNS AT ALL TIMES.
- 9. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 10. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED LOCATION.

Specific Demolition Notes

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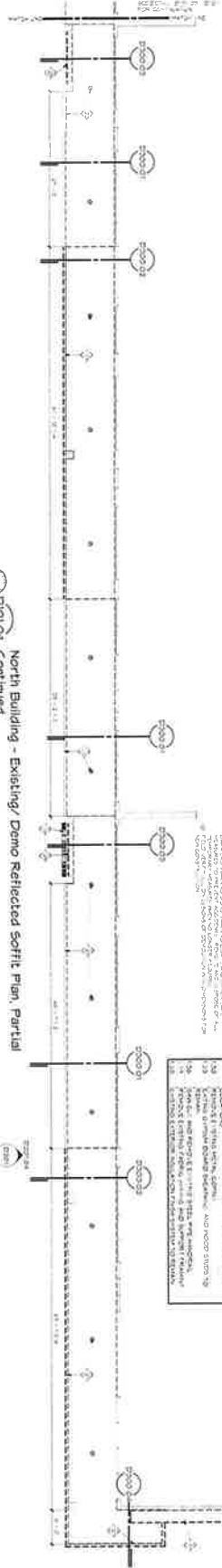
General Notes

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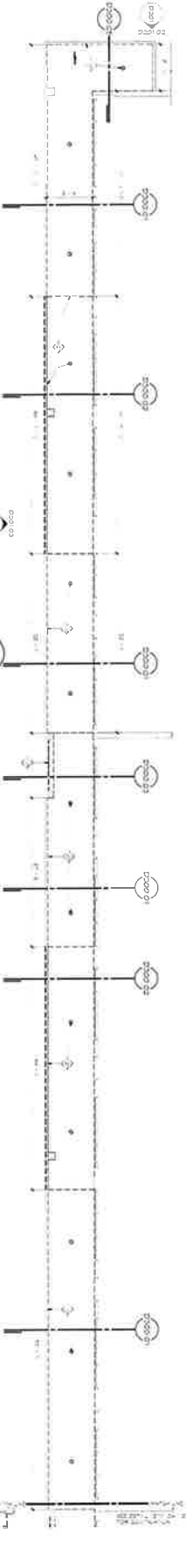


SEGA/UDOMALA ASSOCIATES ARCHITECTS & PLANNERS INC.

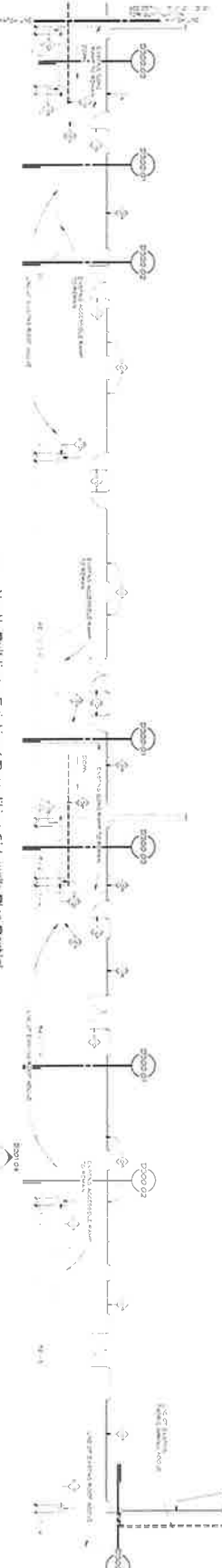
27000 Northwestern Hwy
Suite 100
Farmington Hills, MI 48334
P: 248-552-6098
F: 248-552-6098
www.staarchitects.com



North Building - Existing/ Demo Reflected Soffit Plan, Partial



North Building - Existing/ Demo Reflected Soffit Plan, Partial



North Building - Existing/ Demolition Sidewalk Plan Partial.



North Building - Existing/ Demolition Sidewalk Plan, Partial

Project Name:
NOVI TEN SHOPPING CENTER
RENOVATION

Project Location:
41400-41774 W. Ten Mile Road
Novi, Michigan 48375

Sheet Title:
North Building - Existing/ Demolition Sidewalk Plan & Reflected Soffit Plan

Project Number:
2534

Sheet Number:
D101

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SERAFINO/NOVAK ASSOCIATES ARCHITECTS & PLANNERS INC.
 25000 Northwestern Hwy
 Suite 100
 Farmington Hills, MI 48334
 P: 248-854-9294
 F: 248-854-9294
 WWW.STA-PA.COM

General Demolition Notes

1. ALL EXISTING STRUCTURES TO BE DEMOLISHED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS.

2. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT DEPARTMENT OF PUBLIC WORKS, DIVISION OF DEMOLITION, AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF INDUSTRIAL HYGIENE AND SAFETY.

3. ALL DEMOLITION WORK SHALL BE COMPLETED BY THE DATE SPECIFIED ON THE DEMOLITION PERMIT.

4. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

5. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.

6. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY REQUIREMENTS.

7. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL REQUIREMENTS.

8. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED HISTORIC PRESERVATION REQUIREMENTS.

9. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ARCHITECTURAL REQUIREMENTS.

10. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENGINEERING REQUIREMENTS.

Specific Demolition Notes

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8. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED HISTORIC PRESERVATION REQUIREMENTS.

9. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ARCHITECTURAL REQUIREMENTS.

10. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENGINEERING REQUIREMENTS.



General Demolition Notes

1. All existing structures to be demolished shall be removed in accordance with the following specifications:
2. All existing structures to be demolished shall be removed in accordance with the following specifications:
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Specific Demolition Notes

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SEGA/LOWMAN
ASSOCIATES
ARCHITECTS
& PLANNERS INC.
20200 Northwestern Hwy
Suite 100
Farmington Hills, MI 48334
P: 248-324-0000
F: 248-324-0000
WWW.SEGALOWMAN.COM

D103-04 North Building - Existing/ Demolition North Elevation, Partial
D101 SCALE 1/8" = 1'-0"

D103-03 North Building - Existing/ Demolition North Elevation, Partial
D101 SCALE 1/8" = 1'-0"

D103-02 North Building - Existing/ Demolition Roof Plan, Partial Continued
A101 SCALE 1/8" = 1'-0"

D103-01 North Building - Existing/ Demolition Roof Plan, Partial
A101 SCALE 1/8" = 1'-0"

PROJECT NAME
NOVI TEN SHOPPING
CENTER
RENOVATION

PROJECT LOCATION
41400-41774 W. Ten
Mile Road
Novi, Michigan 48375

DATE: 10/01/2017
DRAWN BY: J. H. H. H.
CHECKED BY: J. H. H. H.
APPROVED BY: J. H. H. H.

SHEET TITLE:
North Building -
Existing/
Demolition Roof
Plan & Exterior
Elevations

PROJECT NUMBER:
2534

SHEET NUMBER:
D103

CSW/WH 02/2021

General Demolition Notes

1. All existing structures to be demolished shall be removed in accordance with the following notes and specifications.
2. All existing structures to be demolished shall be removed in accordance with the following notes and specifications.
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Specific Demolition Notes

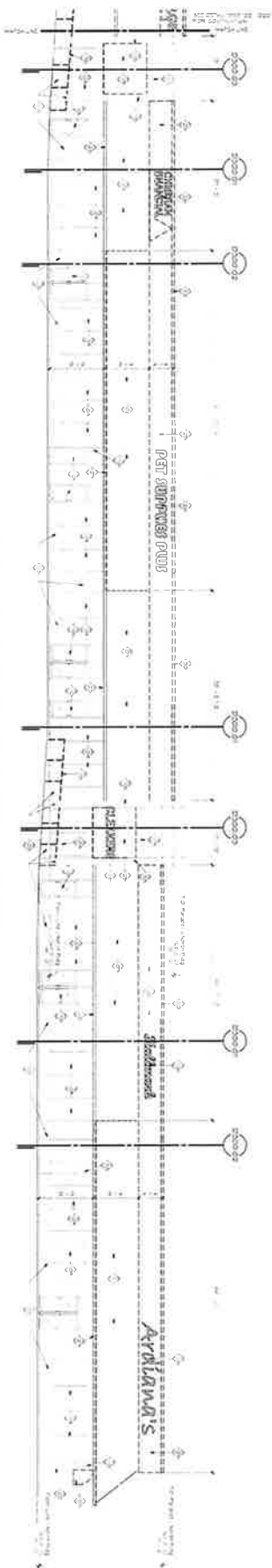
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General Notes

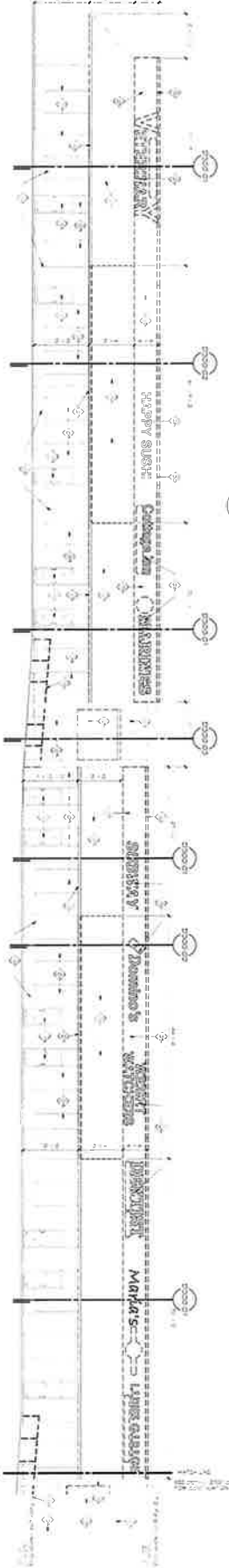
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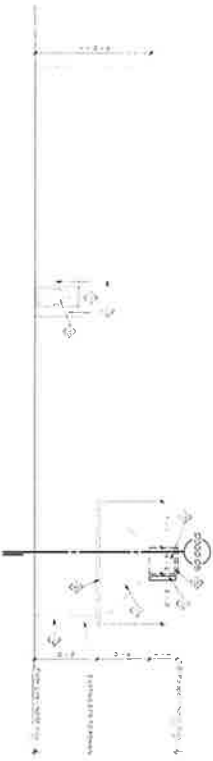
STANLEY ASSOCIATES ARCHITECTS & PLANNERS INC.
 10000 10th Avenue NW
 Suite 100
 Minneapolis, MN 55412
 Phone: 612-338-2200
 Fax: 612-338-2201
 www.stanleyassociates.com



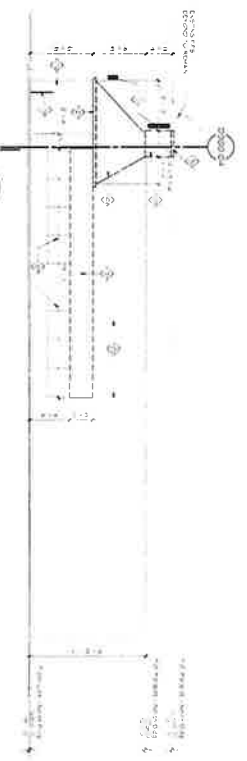
D20104 North Building - Existing/Demolition South Elevation (Partial).
 D101 SCALE 1/8" = 1'-0"



D20103 North Building - Existing/Demolition South Elevation (Partial).
 D101 SCALE 1/8" = 1'-0"



D20102 North Building - Existing/Demolition West Elevation
 D101 SCALE 1/8" = 1'-0"



D20101 North Building - Existing/Demolition East Elevation
 D101 SCALE 1/8" = 1'-0"

PROJECT NAME:
 NOV TEN SHOPPING CENTER RENOVATION
PROJECT LOCATION:
 41400-41774 W. Ten Mile Road
 NOV, MICHIGAN 48375

DATE / REVISION:
 10/10/2021
 10/10/2021
 10/10/2021

SHEET TITLE:
 North Building - Existing/Demolition Exterior Elevations
PROJECT NUMBER:
 2534

SHEET NUMBER:
 D201
 Copyright © 2021

General Demolition Notes

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SEGA/UDMA/ALA
ASSOCIATES
ARCHITECTS
& PLANNERS INC.

37000 Ambrose in Hwy
Suite 100
P.O. Box 100
P.O. Box 100
P.O. Box 100
P.O. Box 100

1 • 254 • 251 • 0000
1 • 254 • 251 • 0000
www.sia-projects.com

project name:
NOVI TEN SHOPPING
CENTER
RENOVATION

project location:
41400-41774 W. Ten
Mile Road
Novi, Michigan 48375

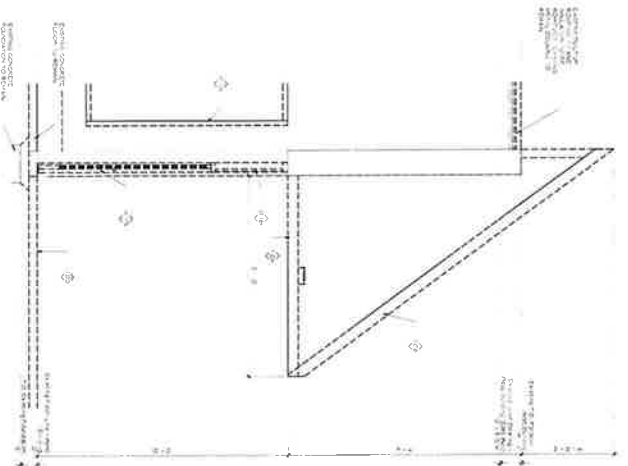
client/owner:
41400-41774 W. Ten
Mile Road
Novi, Michigan 48375

sheet title:
West Building -
Existing/Demolition
Wall Sections

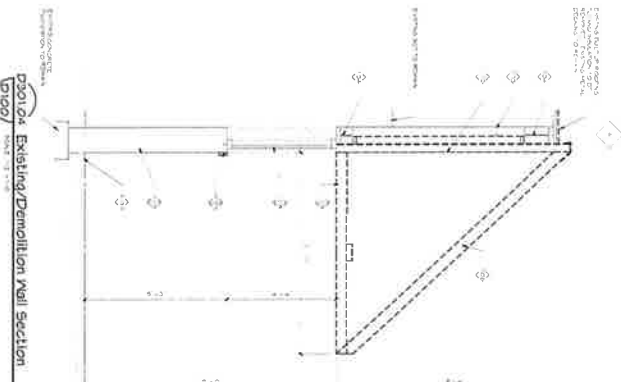
project number:
2534

sheet number:
D301

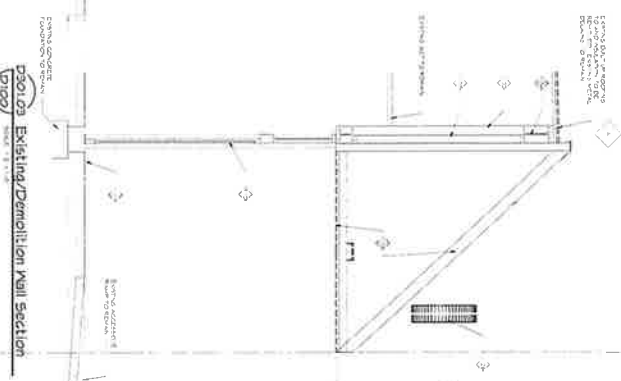
copyright © 2021



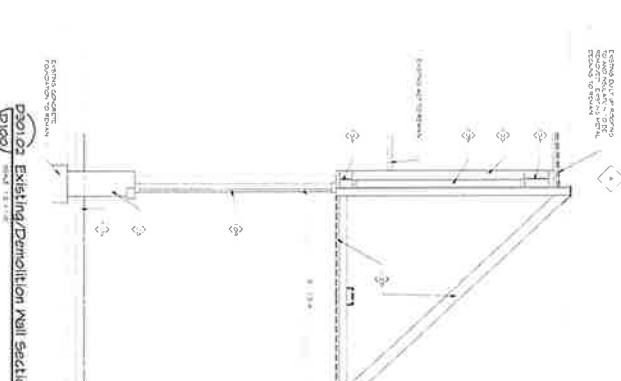
D301.05 Existing/Demolition Wall Section
Sheet 1 of 1



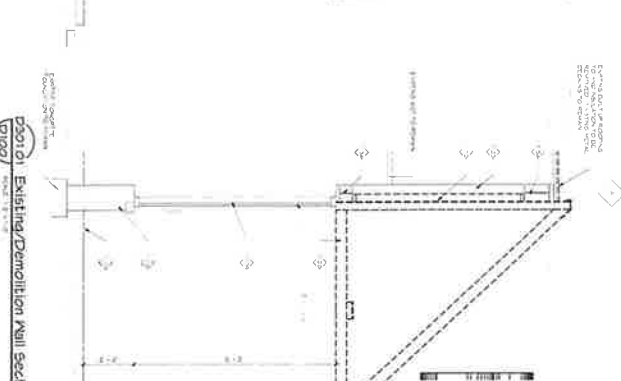
D301.04 Existing/Demolition Wall Section
Sheet 1 of 1



D301.03 Existing/Demolition Wall Section
Sheet 1 of 1



D301.02 Existing/Demolition Wall Section
Sheet 1 of 1



D301.01 Existing/Demolition Wall Section
Sheet 1 of 1



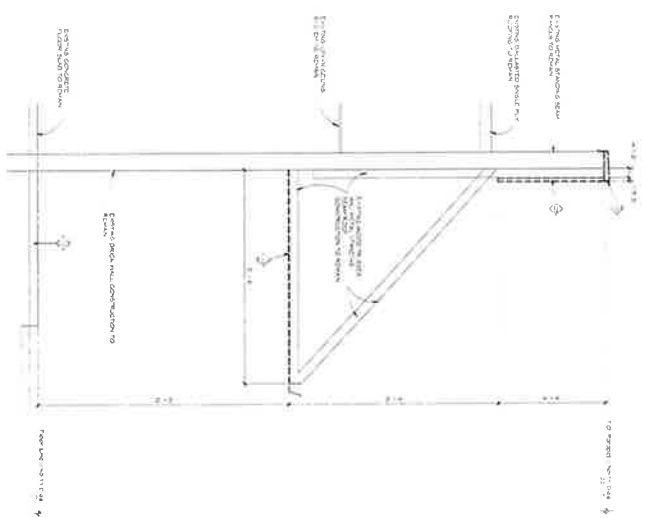
SIEGAL/DIOMATA
ASSOCIATES
ARCHITECTS
& PLANNERS INC.
25000 Northwestern Hwy
Suite 100
Bloomington, MI 48104
P + 248-452-4009
F + 248-452-4006
www.siegal-diomata.com

General Notes

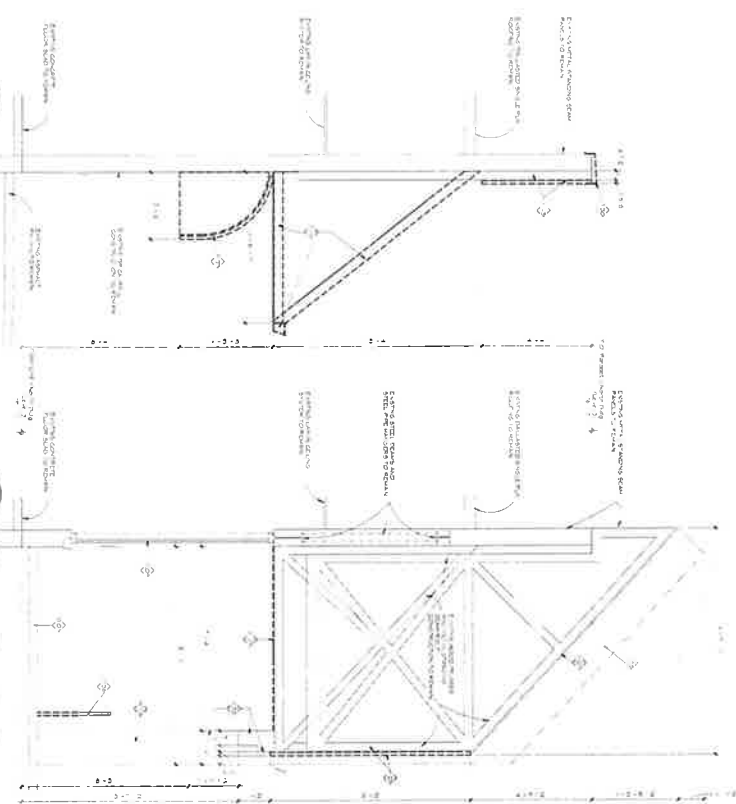
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3. ALL DIMENSIONS ARE TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE FACE OF THE MEMBER UNLESS OTHERWISE NOTED.
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Specific Demolition Notes

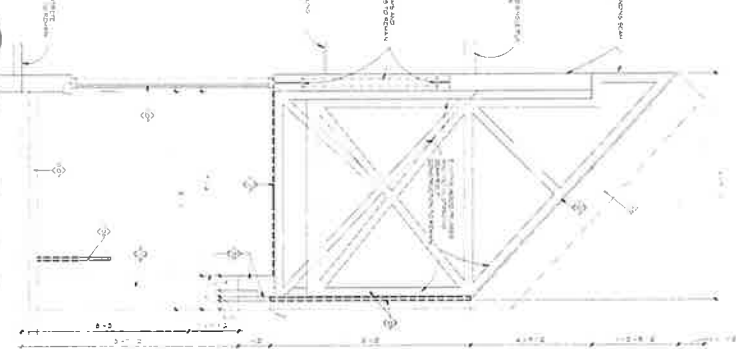
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5. ALL DIMENSIONS ARE TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.
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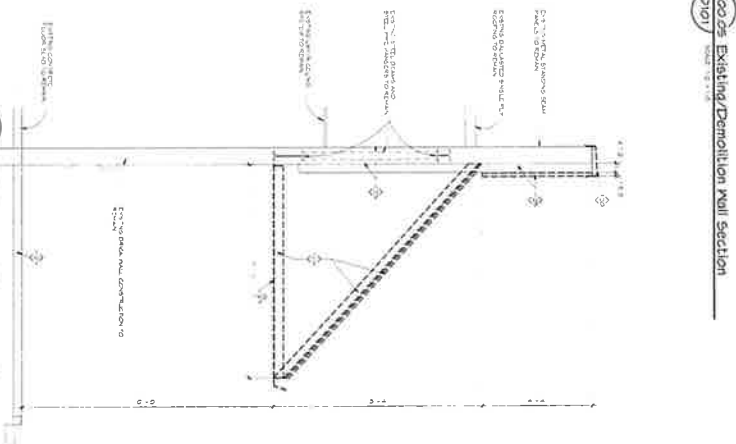
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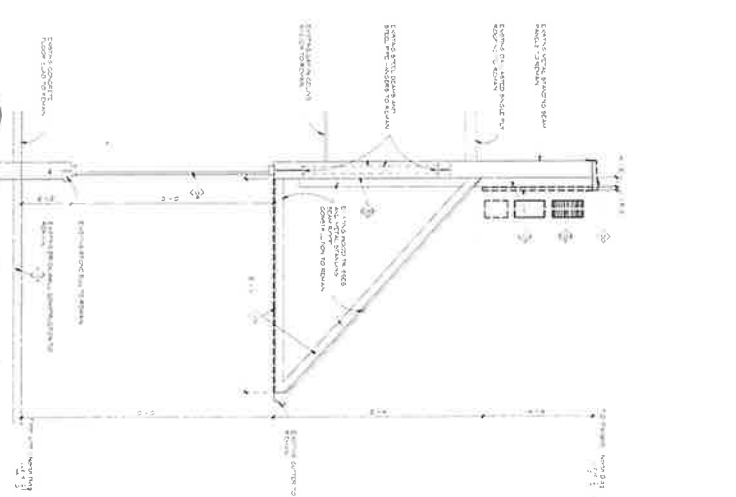
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D300-03 Existing/Demolition Wall Section
Scale: 1/4\"/>



D300-04 Existing/Demolition Wall Section
Scale: 1/4\"/>



D300-05 Existing/Demolition Wall Section
Scale: 1/4\"/>

NOV TEN SHOPPING
CENTER
RENOVATION

Project location:
41400-41774 W. Ten
Mile Road
Novi, Michigan 48375

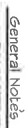
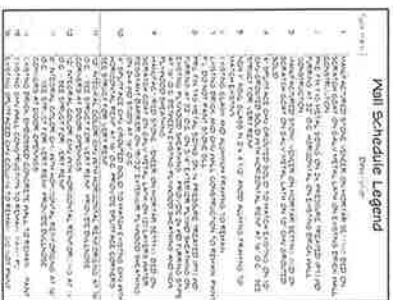
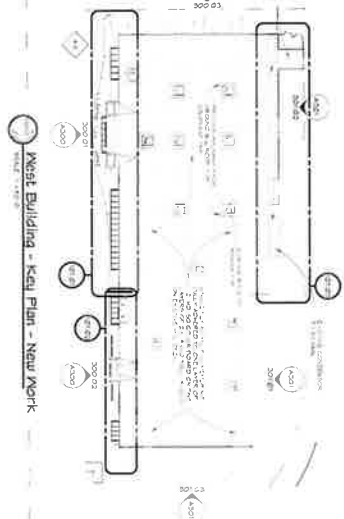
Client / Architect:
Novi Ten Shopping
Center
August 2023
Perkins

Sheet title:
North Building -
Existing/Demolition
Wall Sections

Project number:
2534

Sheet number:
D302

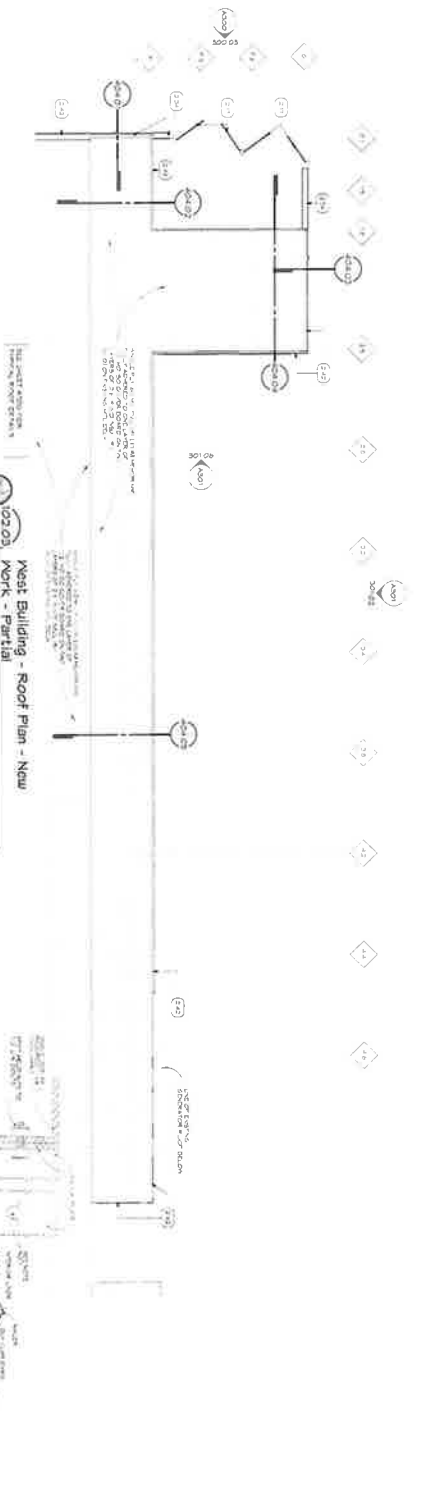
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SIEGA/TUDMALA ASSOCIATES ARCHITECTS & PLANNERS INC.
 2700 West 10th Avenue
 Suite 100
 Denver, CO 80202
 P + 303.733.4000
 F + 303.733.4001
 www.sta-architect.com

PLAN NOTES - NEW WORK

Project Location: 3100 West 10th Avenue, Denver, CO 80202
 Project Name: West Building - Roof Plan - New Work
 Project Number: 2534
 Project Date: 10/1/2023
 Project Status: In Progress
 Project Manager: [Name]
 Project Engineer: [Name]
 Project Designer: [Name]
 Project Checker: [Name]
 Project Approver: [Name]
 Project Date: 10/1/2023
 Project Status: In Progress
 Project Manager: [Name]
 Project Engineer: [Name]
 Project Designer: [Name]
 Project Checker: [Name]
 Project Approver: [Name]



General Notes

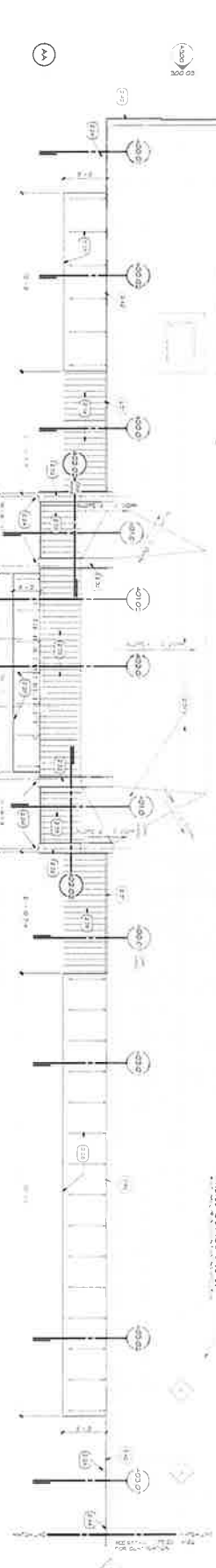
1. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SCHEDULE.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT BUDGET.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SAFETY PLAN.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT ENVIRONMENTAL PLAN.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT QUALITY PLAN.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT COMMUNICATION PLAN.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT RISK MANAGEMENT PLAN.

project name
 NOVI TEN SHOPPING CENTER
 RENOVATION
 project location
 41400-41774 W. Ten Mile Road
 Novi, Michigan 48075

102.04 Mech Curb

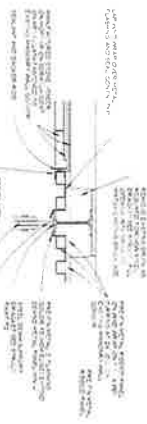


102.03 West Building - Roof Plan - New Work - Partial Continued

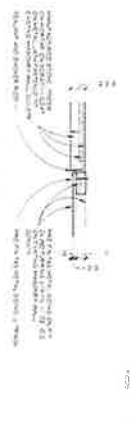


sheet title
 West Building - Roof Plan, New Work
 sheet number
 A102

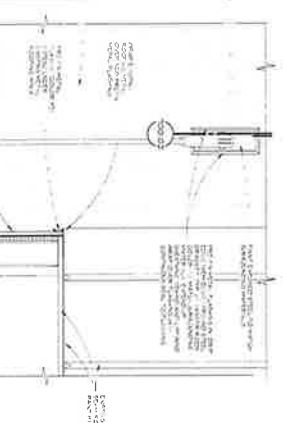
project number
 2534
 sheet number
 A102



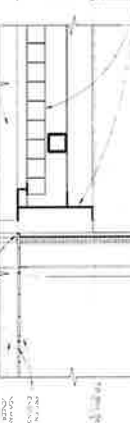
400.01 Parapet Detail @ Metal Ribbed Panel
 SCALE: 1/2" = 1'-0"



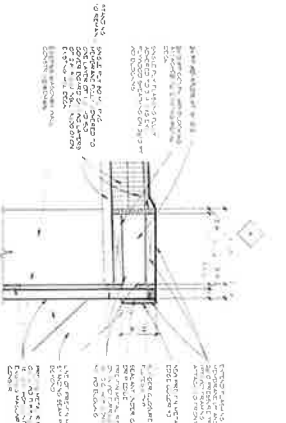
400.02 Gable End Detail
 SCALE: 1/2" = 1'-0"



400.03 Parapet Detail @ Manufactured Stone
 SCALE: 1/2" = 1'-0"



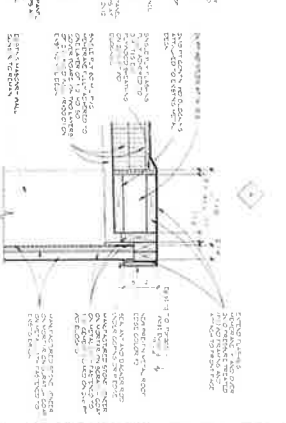
400.04 Manufactured Stone Base Flashing Detail
 SCALE: 1/2" = 1'-0"



400.05 Pre-Fin Metal Ribbed Panel Detail
 SCALE: 1/2" = 1'-0"



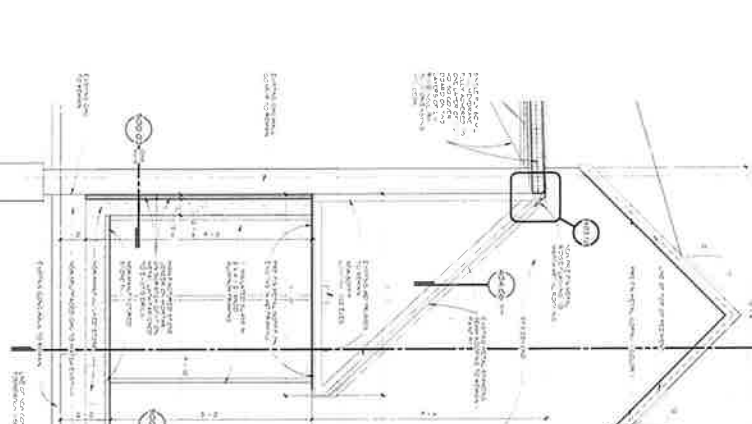
400.06 Manufactured Stone Veneer to Pre-Fin Metal Ribbed Panel Detail
 SCALE: 1/2" = 1'-0"



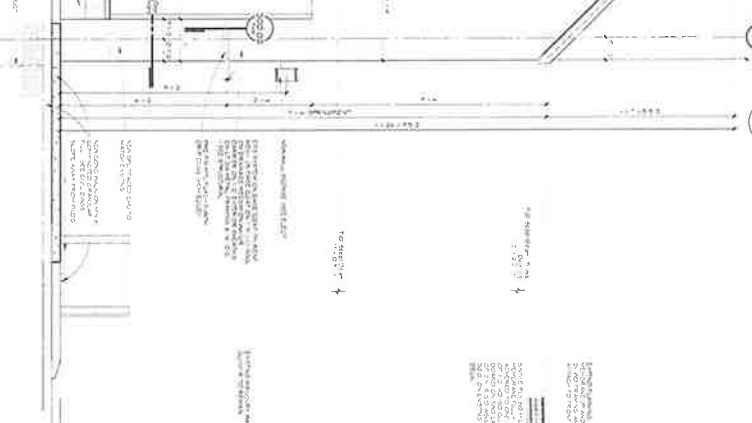
400.07 Pre-Fin Aluminum Canopy Detail
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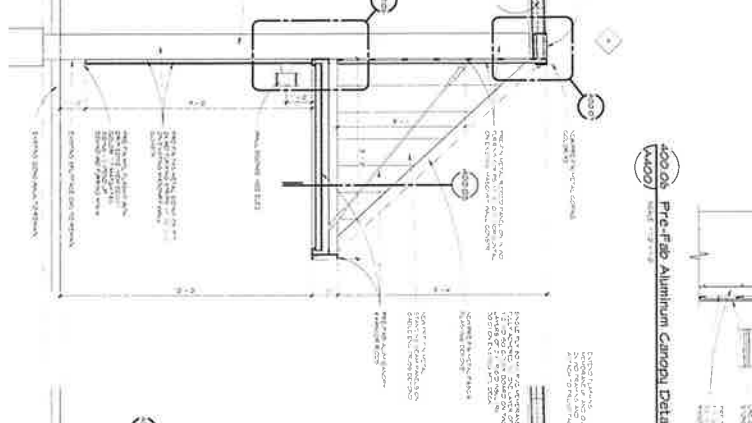
400.08 Gable End Detail
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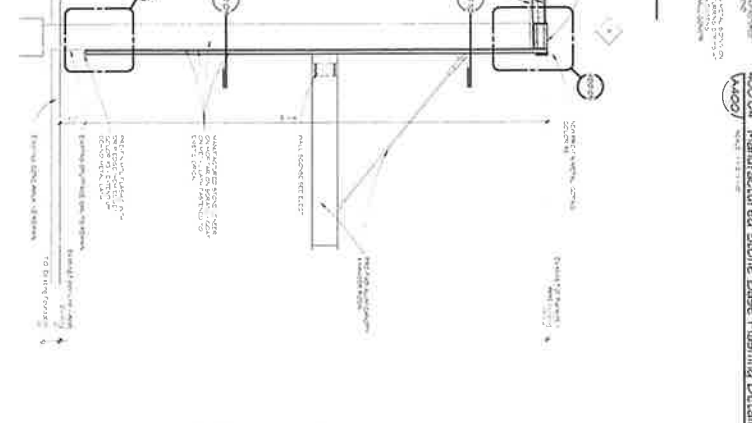
400.01 Wall Section
 SCALE: 1/2" = 1'-0"



400.02 Wall Section
 SCALE: 1/2" = 1'-0"



400.03 Wall Section
 SCALE: 1/2" = 1'-0"



400.04 Wall Section
 SCALE: 1/2" = 1'-0"

Project Name:
 NOV TEN SHOPPING
 CENTER
 RENOVATION

Project Location:
 41400-41774 W. Ten
 Mile Road
 Novi, Michigan 48375

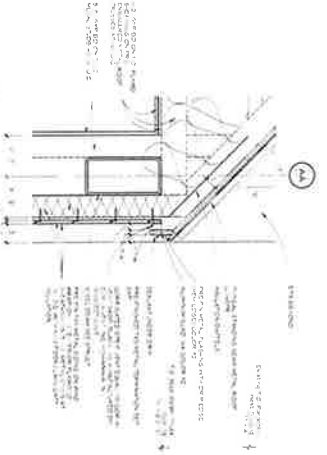
Client/Architect:
 • July 18, 2008 Review
 • August 1, 2008 Review
 • August 1, 2008 Review

Sheet Title:
 West Building -
 Wall Sections

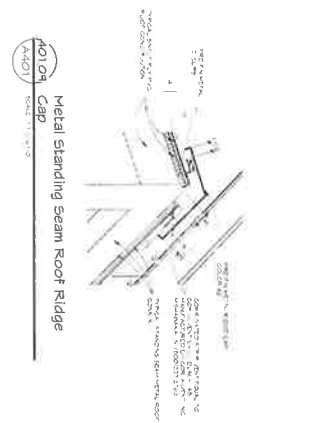
Project Number:
 2534

Sheet Number:
 A400

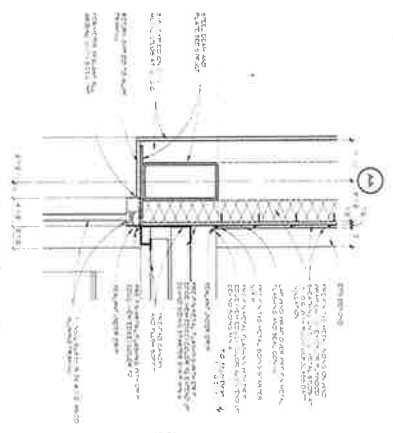
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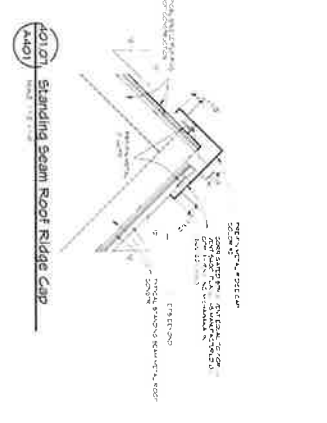
A401A Standing Seam Roof Edge Detail
SCALE: 1/2" = 1'-0"



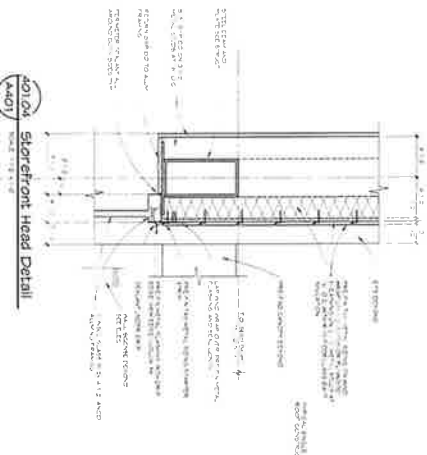
A401B Metal Standing Seam Roof Ridge
SCALE: 1/2" = 1'-0"



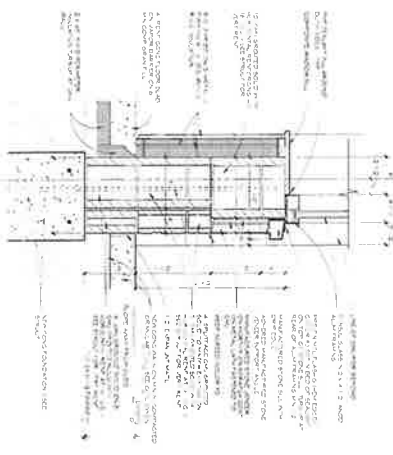
A401C Storefront Head at Pre-Fab
SCALE: 1/2" = 1'-0"



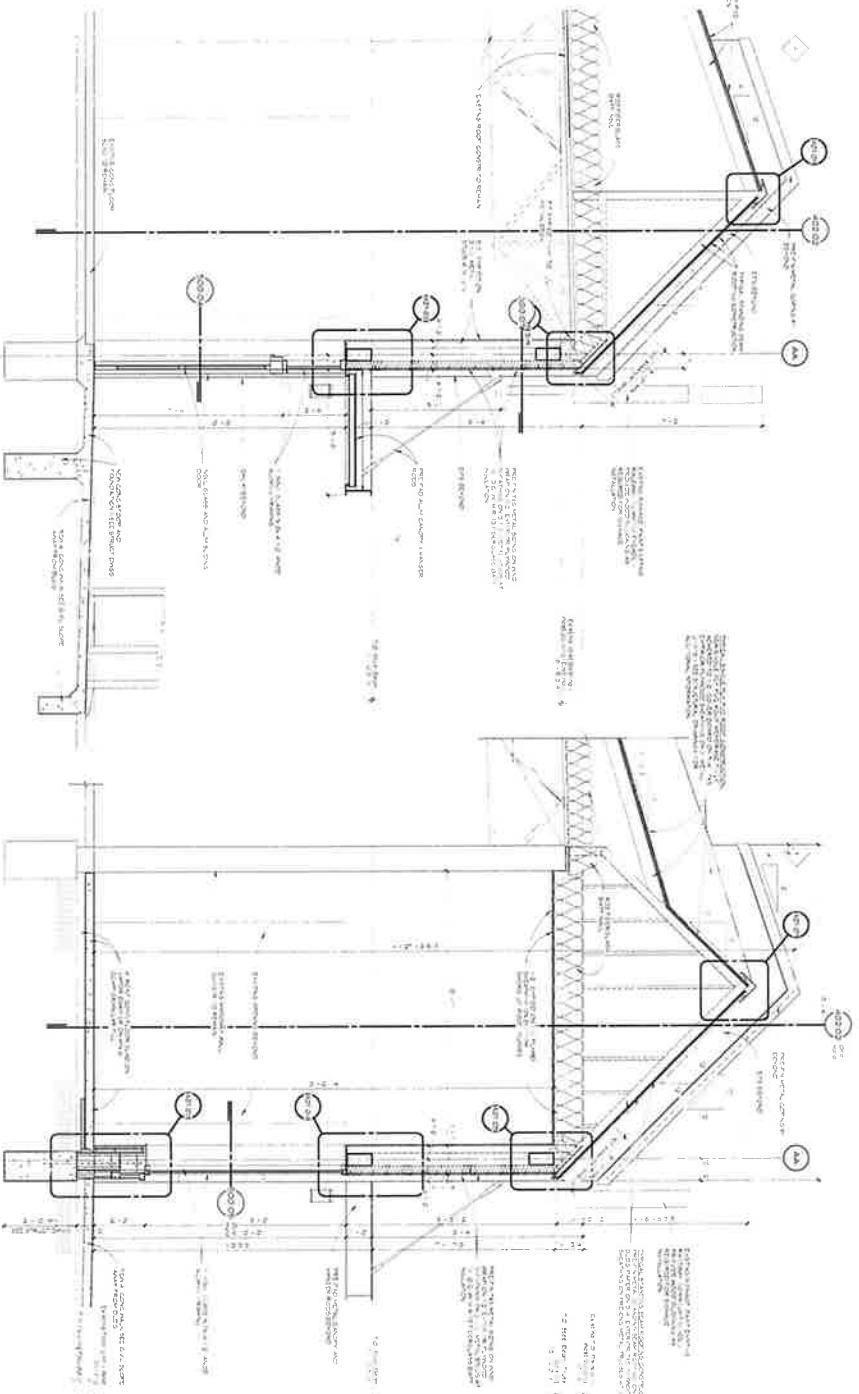
A401D Standing Seam Roof Ridge Cap
SCALE: 1/2" = 1'-0"



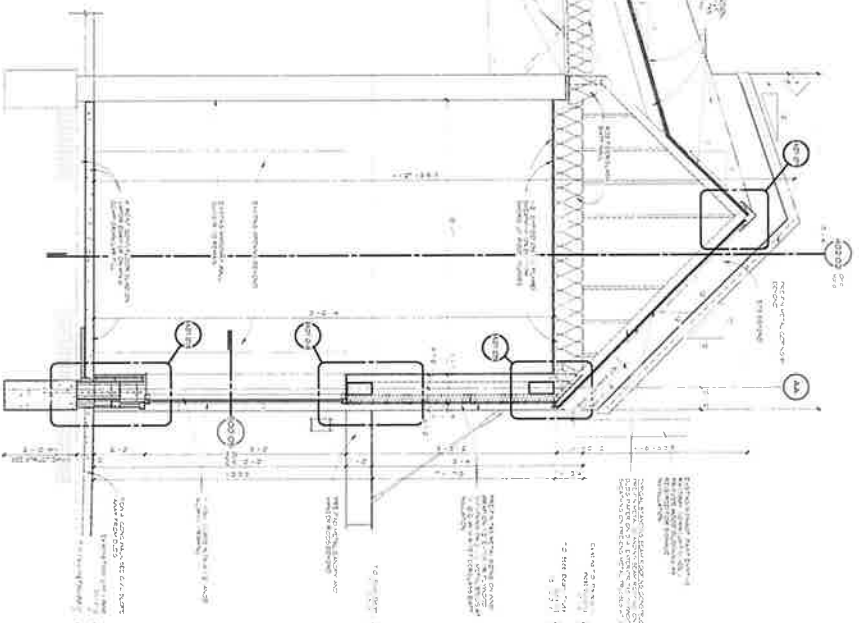
A401E Storefront Head Detail
SCALE: 1/2" = 1'-0"



A401F Section 1A - Callout 1
SCALE: 1/2" = 1'-0"



A401G Wall Section
SCALE: 3/4" = 1'-0"



A401H Wall Section
SCALE: 3/4" = 1'-0"

PROJECT NAME:
NORTEN SHOPPING
CENTER
RENOVATION

PROJECT LOCATION:
41400-41774 W. Ten
Mile Road
Novi, Michigan 48375

DATE/REVISION:
July 10 2021 Drawings
August 1 2021 Permits

SHEET TITLE:
West Building -
Wall Sections

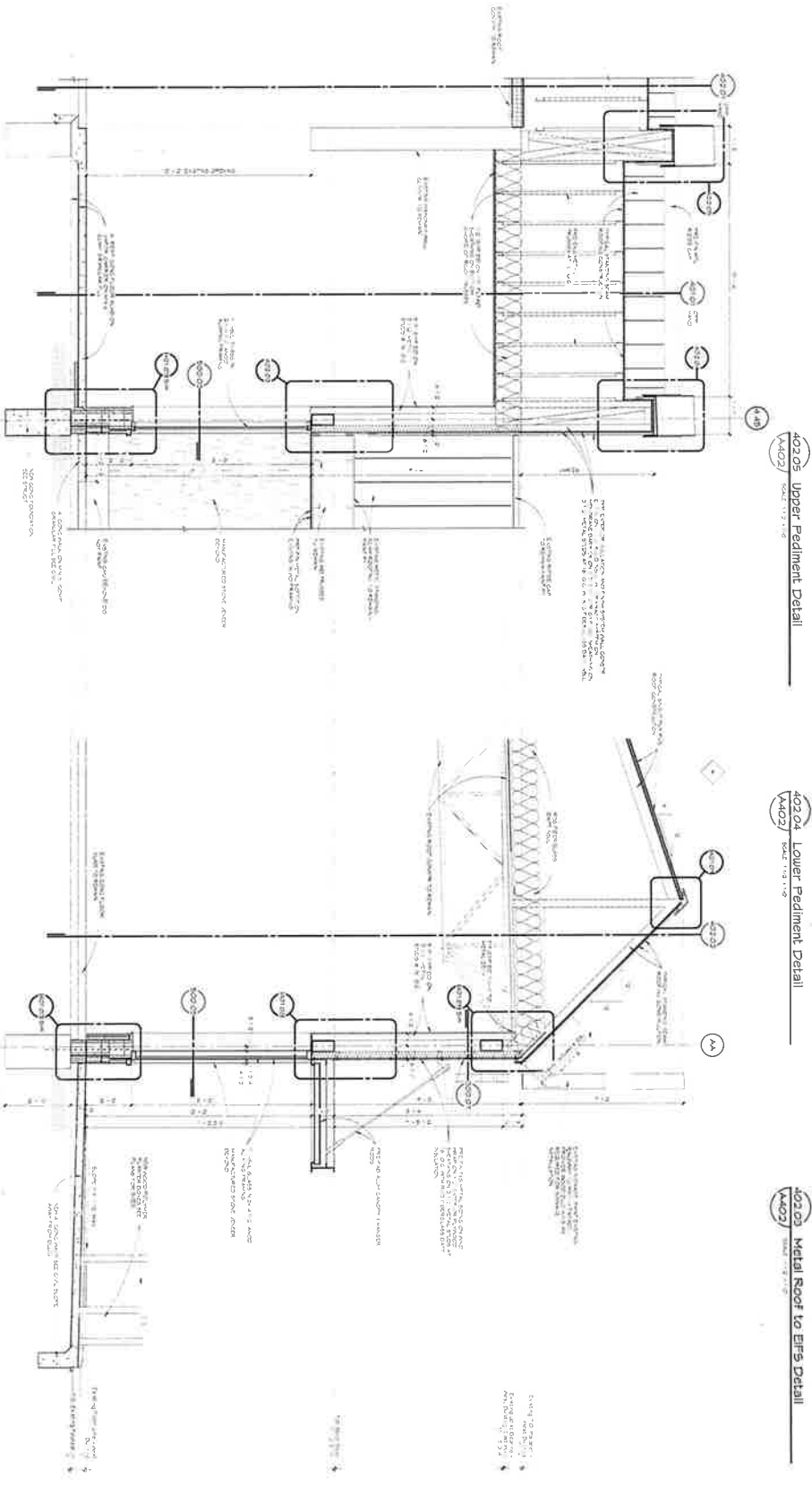
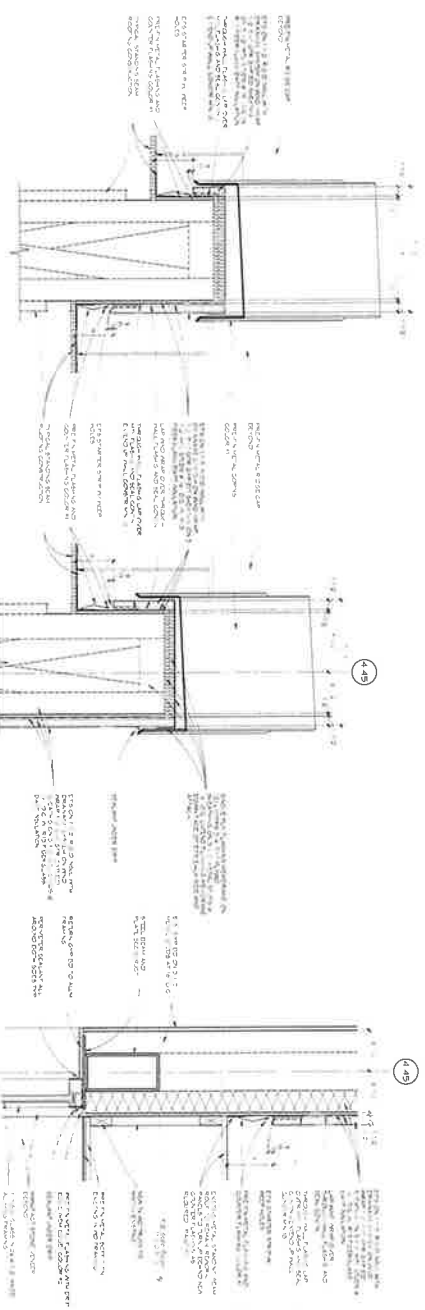
PROJECT NUMBER:
2534

SHEET NUMBER:
A401



SIEGAL/UDOMALA
ASSOCIATES
ARCHITECTS
& PLANNERS INC.

27000 Northbrook Way
Suite 100
Northbrook, IL 60062
P: 847-491-8000
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WWW.SIA-BUILDINGS.COM



project name:
NOV TEN SHOPPING
CENTER
RENOVATION

project location:
41400-41774 W. Ten
Mile Road
Novi, Michigan 48375

drawn/revised by:
AUGUST 2023
AUGUST 2023

sheet title:
West Building
Wall Sections

project number:
2534

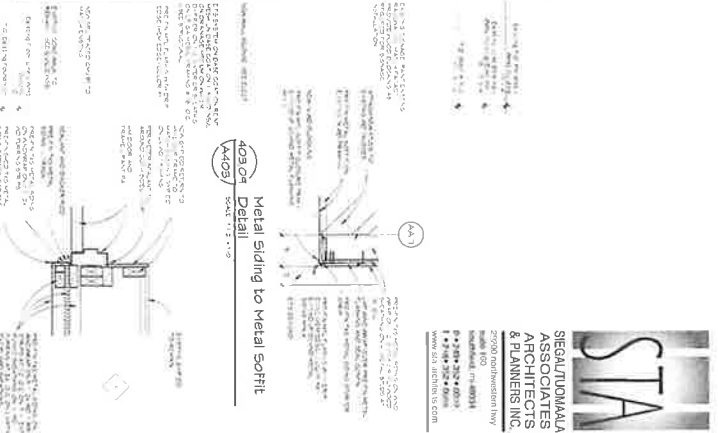
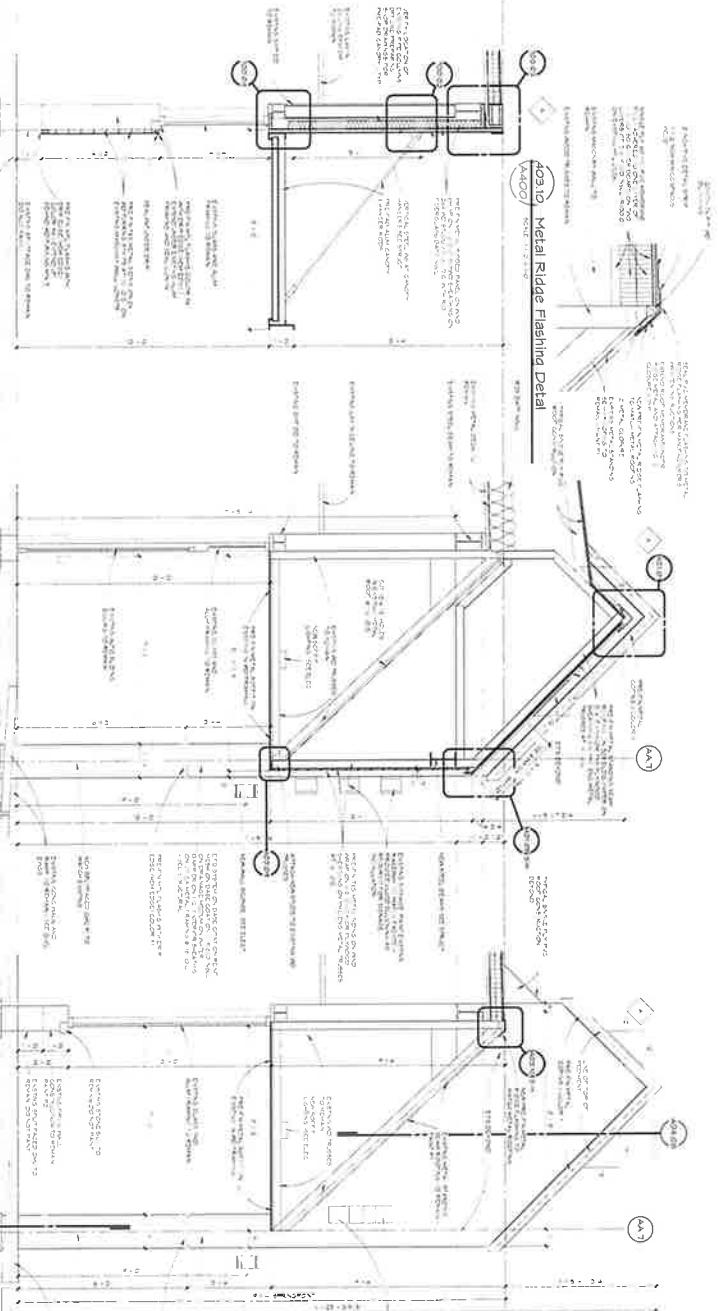
sheet number:
A402

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ARCHITECTS
& PLANNERS INC.

20000 Midwestern Hwy
Suite 100
P.O. Box 200
St. Louis, MO 63103
1-314-352-8888
www.sai-architects.com



A403.01 Wall Section
A403
Scale: 1/8" = 1'-0"

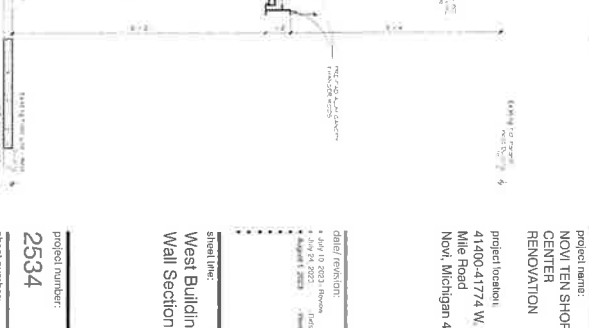
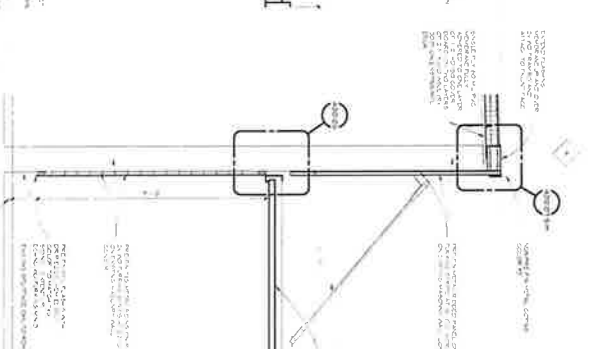
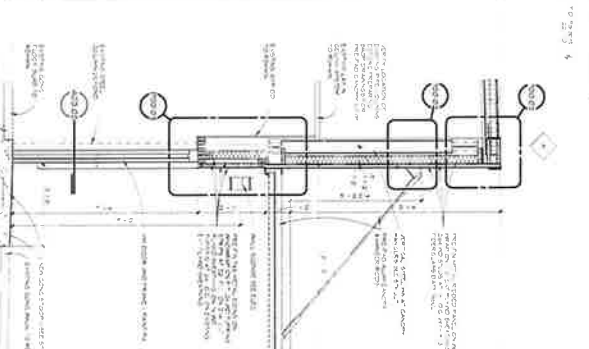
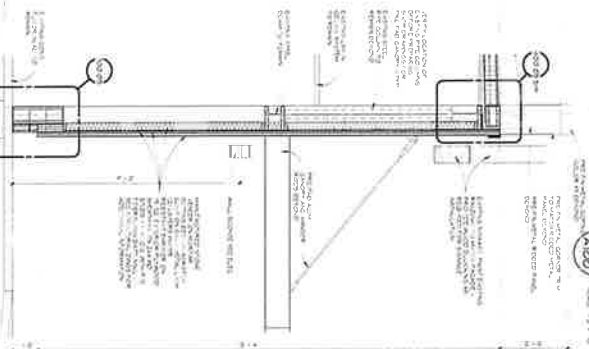
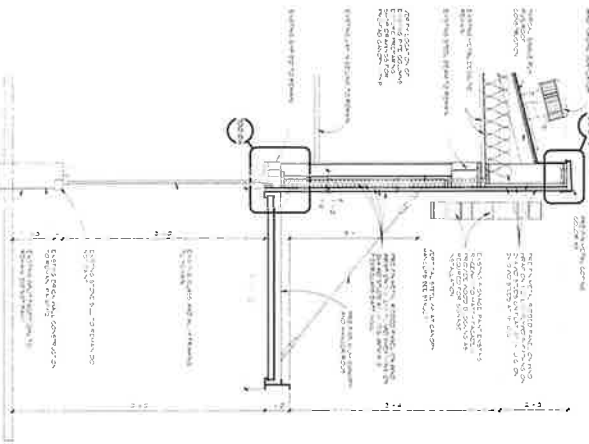
A403.02 Wall Section
A403
Scale: 1/8" = 1'-0"

A403.03 Wall Section
A403
Scale: 1/8" = 1'-0"

A403.04 Wall Section
A403
Scale: 1/8" = 1'-0"

A403.05 Wall Section
A403
Scale: 1/8" = 1'-0"

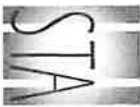
A403.06 Metal Siding to Metal Soffit Detail
A403
Scale: 1/2" = 1'-0"



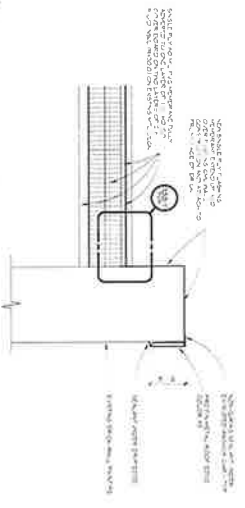
A403.06 Metal Siding to Metal Soffit Detail
A403
Scale: 1/2" = 1'-0"

project name:
NOVI TEN SHOPPING
CENTER
RENOVATION
project location:
41400-4174 W. Ten
Mile Road
Novi, Michigan 48375
date: 10/10/2021
author: J. Smith
checked: J. Smith
scale: 1/8" = 1'-0"

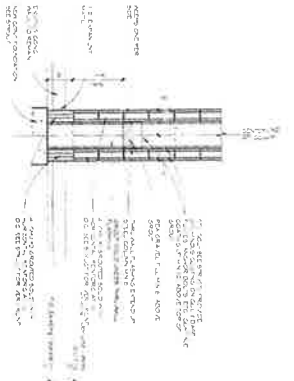
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West Building
Wall Sections
project number:
2534
sheet number:
A403
copyright: © 2021



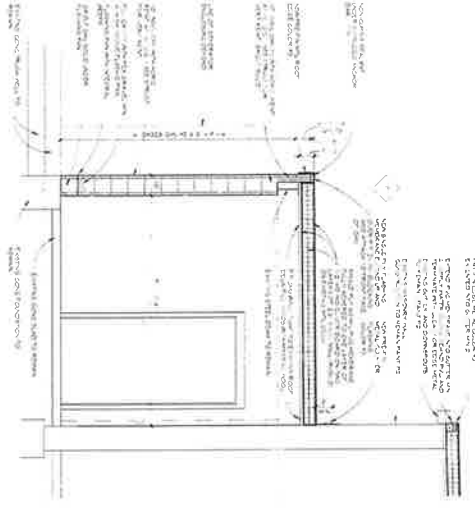
SEGA/1100MILA
ASSOCIATES
ARCHITECTS
& PLANNERS INC.
2700 Northwestern Hwy
Suite 160
Bloomington, MN 55425
P • 612-552-8000
F • 612-552-8001
WWW.STA-ARCHITECTS.COM



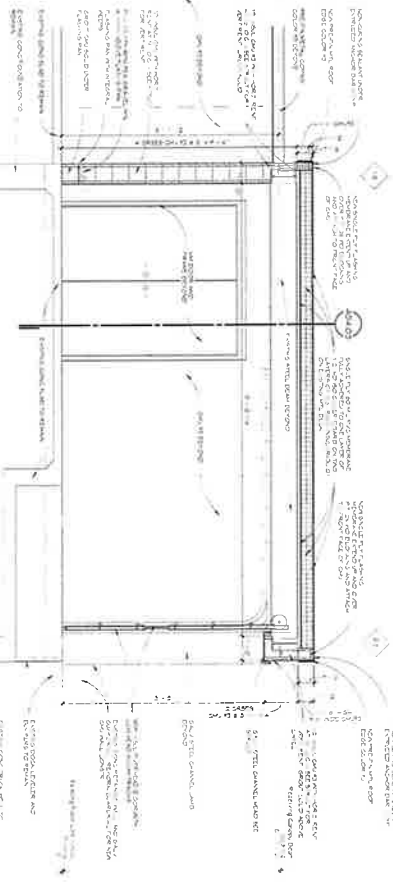
404.03 New Metal Roof Edge Detail
A103 SCALE 1/8" = 1'-0"



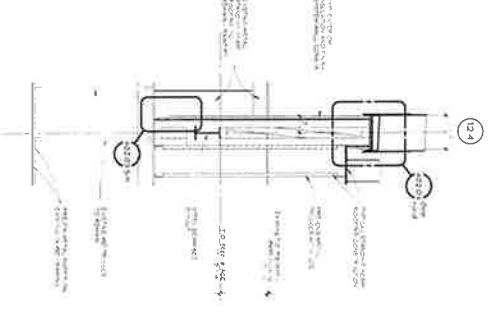
404.01 Column Base Detail
A103 SCALE 3/4" = 1'-0"



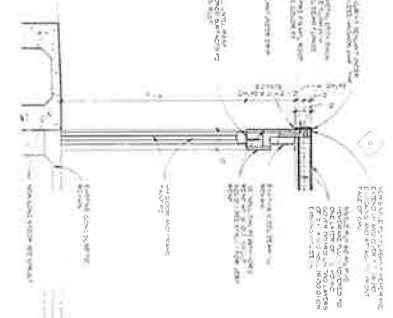
404.05 Wall Section
A100 SCALE 1/2" = 1'-0"



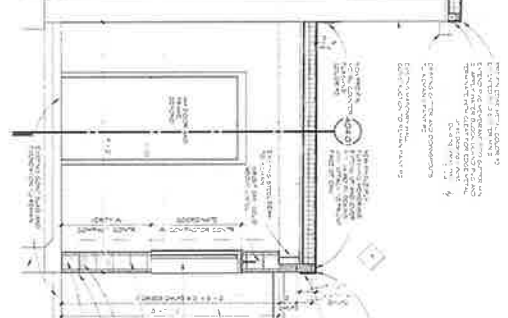
404.04 Wall Section
A103 SCALE 3/4" = 1'-0"



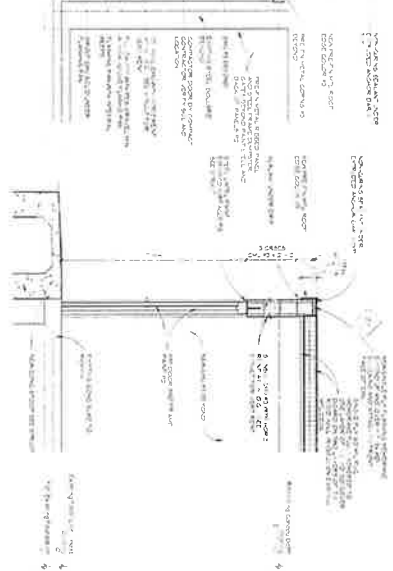
404.06 ACE Pediment Detail
A100 SCALE 1/2" = 1'-0"



404.08 Wall Section
A100 SCALE 1/2" = 1'-0"



404.02 Wall Section
A100 SCALE 1/2" = 1'-0"



404.01 Wall Section
A100 SCALE 1/2" = 1'-0"

PROJECT NAME:
NOV TEN SHOPPING
CENTER
RENOVATION

PROJECT LOCATION:
41400-41774 W. Ten
Mile Road
Novi, Michigan 48375

DATE: (REVISED)
4 JULY 10 2003 Revised
4 AUGUST 1 2003 Permits

SHEET NAME:
West Building
Wall Sections

PROJECT NUMBER:
2534

SHEET NUMBER:
A404

ISSUED FOR: 02/2009



SEIGAL/MUMMA
ASSOCIATES
ARCHITECTS
& PLANNERS INC.

2020 International Way
Suite 100
Boulder, CO 80501
P 303.440.4500
WWW.SEA-BUSINESS.COM

project name:
NOV TEN SHOPPING
CENTER
RENOVATION

project location:
41400-41774 W. Ten
Mile Road
Novi, Michigan 48375

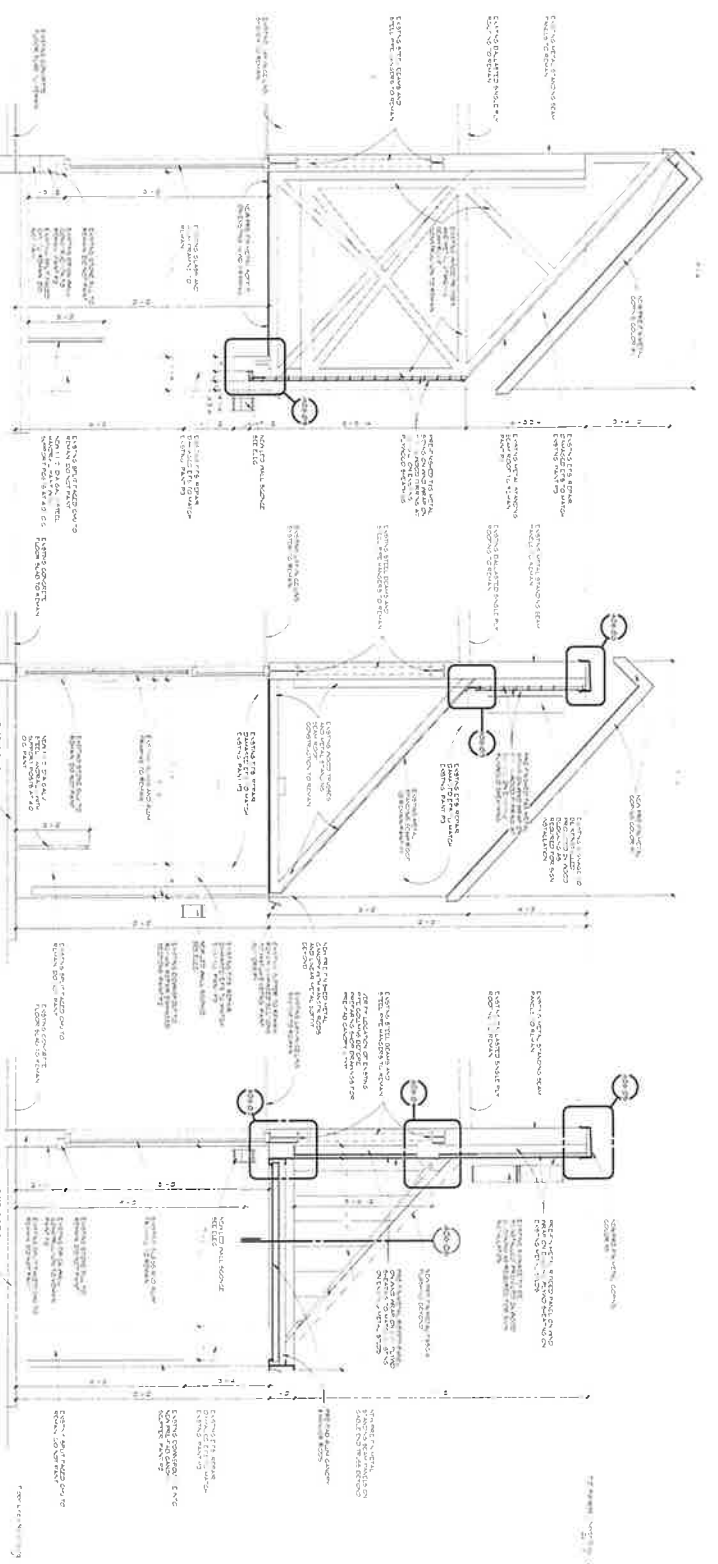
client / owner / architect:
Novi, Michigan
Architect: SEA
Interior: SEA

sheet title:
North Building -
Wall Sections

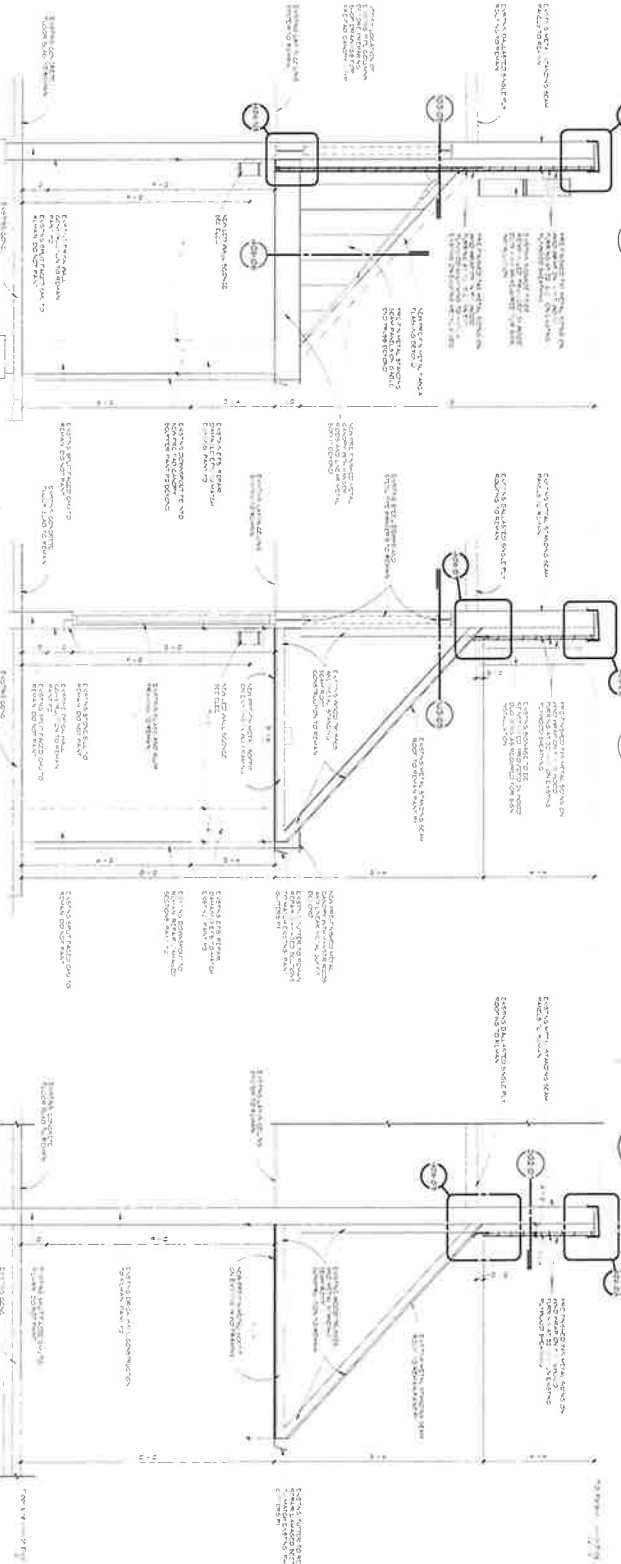
project number:
2534

sheet number:
A405

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405.06 Wall Section
A405
SCALE 3/8\"/>

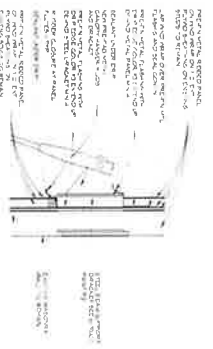


405.04 Wall Section
A405
SCALE 3/8\"/>

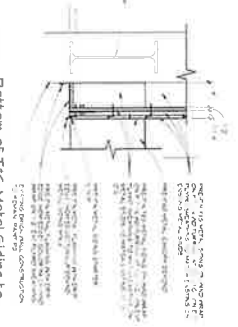
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A405
SCALE 3/8\"/>

405.02 Wall Section
A405
SCALE 3/8\"/>

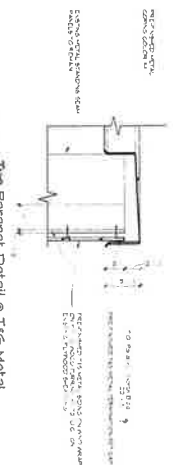
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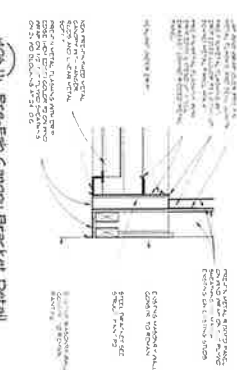
A406.12
Pre-Fab Canopy Hanger Rod
Detail



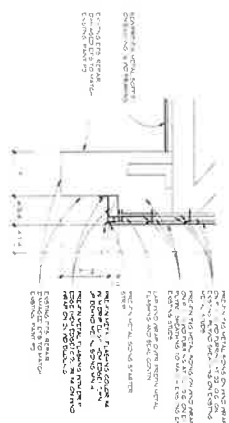
A406.10
Bottom of T16 Metal Sliding to
Track



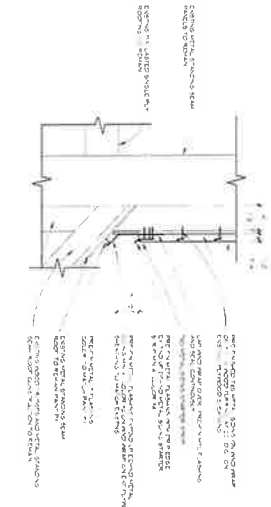
A406.08
Tip Parapet Detail @ T16 Metal
Sliding



A406.11
Pre-Fab Canopy Bracket Detail



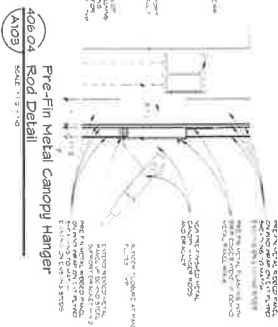
A406.09
Bottom of T16 Metal Sliding to
EIFS



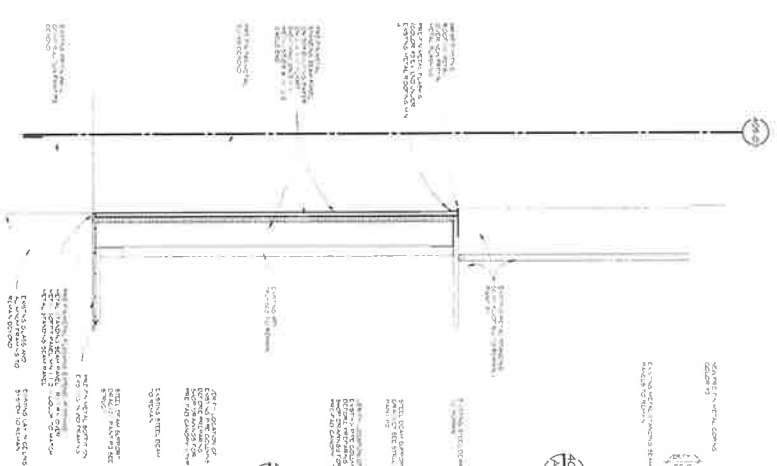
A406.07
Tip T16 Sliding to Metal Roof
Transition



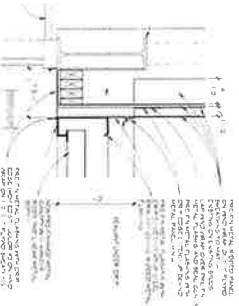
A406.05
Tip Parapet Detail @ Ribbed
Metal Panel



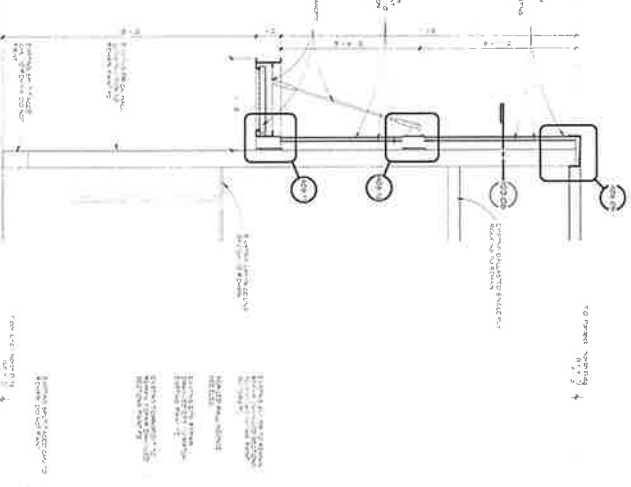
A406.04
Pre-Fin Metal Canopy Hanger
Rod Detail



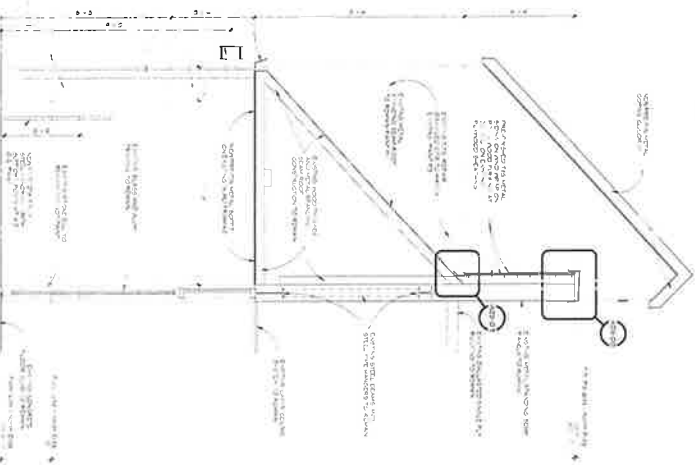
A406.06
Gable End Detail



A406.03
Pre-Fin Metal Canopy Detail



A406.02
Wall Section



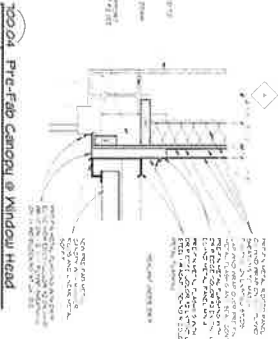
A406.01
Wall Section

PROJECT NAME:
NORTH TEN SHOPPING
CENTER
RENOVATION
PROJECT LOCATION:
41400-41774 W. Ten
Mile Road
Novi, Michigan 48375

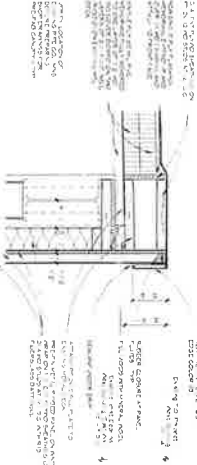
OWNER:
NORTH TEN SHOPPING
CENTER
RENOVATION
PROJECT LOCATION:
41400-41774 W. Ten
Mile Road
Novi, Michigan 48375

PROJECT NUMBER:
2534
SHEET NUMBER:
A406

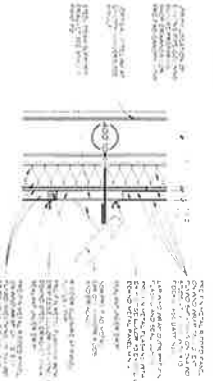
DATE: 02/2021



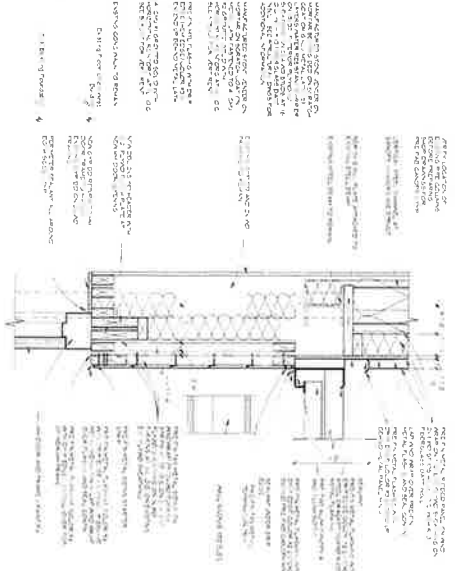
100-04 Pre-Fab Canopy @ Window Head
 SCALE: 1/8" = 1'-0"



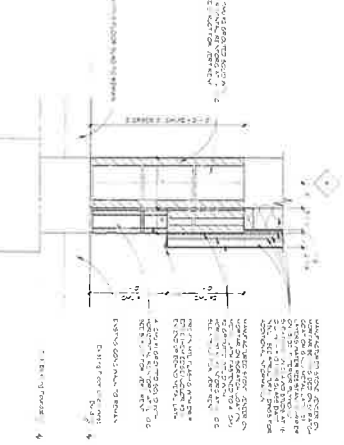
100-03 New Parapet Detail
 SCALE: 1/8" = 1'-0"



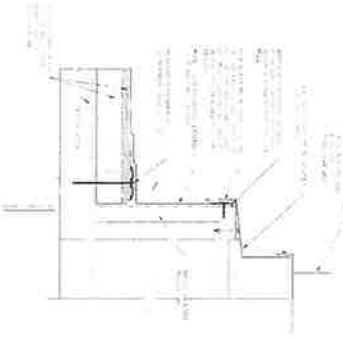
100-02 Pre-Fab Canopy Hanger Rod
 SCALE: 1/8" = 1'-0"



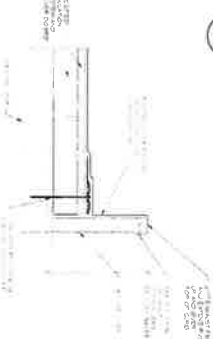
100-01 Detail @ New HM Door
 SCALE: 1/8" = 1'-0"



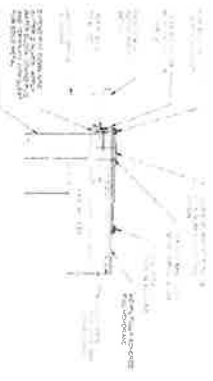
100-05 Door Mill @ Stone Veneer
 SCALE: 1/8" = 1'-0"



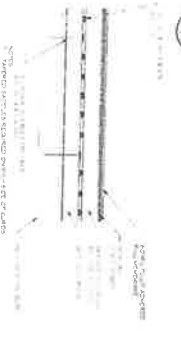
100-06 Typical Curb with Sill Flashing
 SCALE: 3/4" = 1'-0"



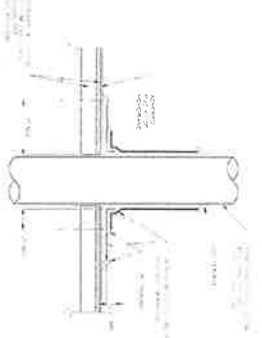
100-05 Typical Up and Over Curb Flashing
 SCALE: 3/4" = 1'-0"



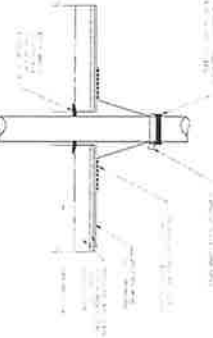
100-07 Edge Metal with Gutter Detail
 SCALE: 3/4" = 1'-0"



100-06 New Roof Profile
 SCALE: 3/4" = 1'-0"



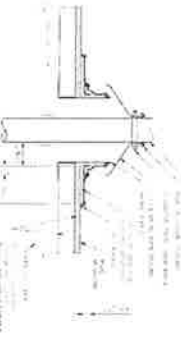
100-15 Field Wrapped Roof Penetration Flashing
 SCALE: 3/4" = 1'-0"



100-13 Typical Pipe Boot Detail
 SCALE: 3/4" = 1'-0"



100-12 Typical Membrane Base
 SCALE: 3/4" = 1'-0"



100-10 Non-Curved Alternate Detail
 SCALE: 3/4" = 1'-0"



cityofnovi.org

Receipt: 14336

07/23/25

Page

The sum of: \$1,210.00

ARDIANA'S RESTAURANT LLC

41602 W. 10 MILE RD.
NOVI MI 48375

LIQUOR	QUOTA APPLICATION			1,210.00
			Total	1,210.00
	TENDERED:	CHECKS	5217	1,210.00

Signed: _____

MEMORANDUM



TO: CORTNEY HANSON, CITY CLERK
FROM: ERICK W. ZINSER *EZ*
DIRECTOR OF PUBLIC SAFETY / CHIEF OF POLICE
INITIATED BY: MICHAEL BENDER, DETECTIVE *MB*
SUBJECT: CLASS C/QUOTA LIQUOR LICENSE APPLICATION,
ARDIANA'S RESTAURANT LLC
DATE: JULY 30, 2025

Liquor License Request:

Ardiana's Restaurant LLC is requesting a new Class C/Quota liquor license, which is located at 41602 W. Ten Mile Rd, Novi, MI 48375.

Applicant/Background Information:

This application is being sought by Robert Kalaj, who owns and operates Ardiana's Restaurant, and has done so since 2012. The applicant has over 20 years of experience in the restaurant and hospitality industry, including 13 years as the owner and operator of Ardiana's Restaurant. Throughout this time, the applicant has been directly responsible for all aspects of business management, including staffing, training, budgeting, vendor relations, customer service, and compliance with health and safety regulations. This extensive experience ensures the applicant is well-equipped to manage a licensed establishment with professionalism and accountability.

Criminal History/Police Contacts:

The applicant has no criminal history or negative police contacts.

Financial Review:

Based upon the financial data provided by the corporation, no issues were found to prevent the liquor license application process from proceeding.

Summary:

Based on the information provided and the subsequent liquor investigation, I find no reason to deny the applicant's request. This request requires the approval of the Novi City Council.

C: Victor Cardenas, City Manager



July 23, 2025

CITY COUNCIL

Mayor

Justin Fischer

Mayor Pro Tem

Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

TO: Cortney Hanson, City Clerk
Melissa Morris, Deputy City Clerk

FROM: Andrew Copeland – Fire Marshal

SUBJECT: -Liquor Business License–
Ardiana's Restaurant
41602 Ten Mile

City Manager

Victor Cardenas

City Clerk

Cortney Hanson

A fire inspection was conducted on 6/6/2025, at the above business and the business has been found to be in compliance with the adopted fire prevention code. The above Liquor License renewal application is recommended for APPROVAL.

Sincerely,

Andrew Copeland – Fire Marshal
City of Novi Fire Department

cc. file

City of Novi

45175 Ten Mile Road
Novi, Michigan 48375
248.347.0460
248.347.0577 fax

cityofnovi.org

MEMORANDUM



TO: Melissa Morris, Deputy City Clerk

FROM: Charles Boulard, Director of Community Development *CB*

SUBJECT: ARDIANA'S RESTAURANT

DATE: 10/15/25

The property located at **41602 TEN MILE RD** has received a Special Inspection permit (**PSI25-0090**) for the purpose of:

- ☐ Auctions
- ☒ Liquor license
- ☐ Arcade license
- ☐ Massage license
- ☐ Outdoor gathering
- ☐ Outdoor seating
- ☐ Other: _____

The Community Development Department has the following recommendation:

- ☐ Approved
- ☒ Approved with conditions (listed below)
- ☐ Not approved

Conditions:

1. Inspection approval

If you have any questions, do not hesitate to contact me at (248) 347-0423.

Thank you!



SUMMARY OF MINUTES SPECIAL LAND USE HEARING CITY OF NOVI

October 6, 2025, 1:30 PM

Mayor's Conference Room | Novi Civic Center
45175 Ten Mile Road

Present: Charles Boulard, Director of Community Development; Jeff Herczeg, Director of Public Works; Kristin Corbett, Deputy Assessor; Nina Schaffrath, Recording Secretary; Victor Kalaj, Management of Ardiana's; Marissa Kalaj, Management of Ardiana's; Nicholas Abboud, Husband of Marissa Kalaj; Robert Kalaj, Owner Ardiana's; Ardiana Kalaj, Owner Ardiana's; Father Drew Mabee, Member of the public; Patrick Huen, Member of the public

Applicant: Ardiana's Restaurant – Robert Kalaj

Hearing called to order at 1:30 P.M.

Correspondence Received: None

Public Participation:

Father Drew Mabee, Priest at Catholic Church - Customer

Patrick Yuen, Harmen – Customer

Albert Ludwig, Owner of Meadowbrook Shopping Center – Letter sent in responding to public notice stating his approval and support of the Special Land Use

1. PSLU25-0003- 41602 Ten Mile Road – Parcel Number: 50-22-23-426-017

The applicant, **Ardiana's Restaurant** is requesting Special Land Use approval at **41602 Ten Mile Road**, parcel number **50-22-23-426-017**. The applicant is requesting approval to use a portion of the parcel for service of alcoholic beverages in accordance with Section 4.89 of the Zoning Ordinance.

Ardiana's Restaurant is asking for Special Land Use approval for the service of alcoholic beverages. Charles Boulard called the hearing to order at 1:30 P.M. There were 34 public hearing notice letters sent out on September 18, 2025, there was only one response from Albert Ludwig, owner of Meadowbrook Shopping Center, stating his approval of the Special Land Use and support of Ardiana's Restaurant. During public participation, Father Drew Mabee spoke, stating that they have many events including funerals, weddings and Mass, that Ardiana's helps to facilitate with catering and service after these events, and he believes having the sale of alcohol as an option will be very beneficial to the restaurant and the community. Patrick Yuen spoke in favor of the restaurant serving alcohol, saying that they bring many of their clients to the restaurant and the serving of alcohol would be positive to these interactions. Nicholas Abboud also weighed in to say that the family aspect of their restaurant is great and the amount of care and hard work that the whole family puts into the business is noticeable in their restaurant.

Charles Boulard asked the applicants about their hours, expected customer base, how employees will be trained and what expected balance between alcohol and food sales. Marissa Kalaj answered that herself, who manages the front of the restaurant, her brother, Victor, who manages the back of the restaurant and both of her parents who own the restaurant will be taking Serve Safe Management Advance testing and all servers will be 18 years or older will be taking the Serve Safe Basics exam. All servers will be required to take this exam and will not be handling alcohol until they do. Marissa and her brother will also be taking the Supervisor Serve Safe exam. They do not plan to have a bar; drinks will be made in the back and brought out to tables with the main focus being on the food. The hours of operation

are Sunday – Saturday, 11:00 A.M – 8:00 P.M. They would like to extend until 9:00 P.M. if they are granted the liquor license. Currently Ardiana's has a lot of customers who want to have drinks with their dinners and brunch and have walked away due to them not being able to serve alcohol. The applicant believes having a liquor license will give them the opportunity to grow their business and give their customers what they are looking for in a dining experience. Jeff Herczeg did not have any objections or questions. He stated that there are no traffic issues he can see.

Kristin Corbett asked if the hours of operation are the same for catering. The applicant confirmed that their events primarily take place during the day and do not extend past 9:00 P.M.

Jeff Herczeg made a motion to recommend approval to City Council for the Special Land Use for a Liquor License at Ardiana's Restaurant in accordance with section 4.89 – 4-A, 4-B, and 4-C of the City of Novi Zoning Ordinance. Ms. Corbett stated that the Assessing Department has no objections and seconded the motion. The motion passed 3-0.

IN CASE NO. PSLU25-0003 Motion to recommend approval, because:

- 1. The proposed establishment will promote the City's economic development goals and objectives, and will be consistent with the City's master plan and zoning ordinance**
- 2. Given the character, location, development trends and other aspects of the area in which the proposed use or change in use is requested, it is demonstrated that the use will provide a service, product, or function that is not presently available within the City or that would be unique to the City or to an identifiable area within the City and that the addition of the use or proposed change in use will be an asset to the area.**
- 3. The use or change in use as constructed and operated by the applicant is compatible with the area in which it will be located, and will not have any appreciable negative secondary effects on the area, such as:**
 - a. Vehicular and pedestrian traffic, particularly during late night or early morning hours that might disturb the area residents.**
 - b. Noise, odors, or lights that emanate beyond the site's boundaries onto property in the area on which there are residential dwellings.**
 - c. Excessive number of persons gathering outside the establishment.**
 - d. Peak hours of use that add to congestion or other negative effects in the neighborhood.**
 - e. Fighting, brawling, outside urination or other behavior that can accompany intoxication.**

Motion approved 3-0 Voice Vote.

Meeting was adjourned at 1:41 P.M.

AGREEMENT REGARDING LIQUOR LICENSE

This Agreement made as of the date of the last signature on _____,
by and between THE CITY OF NOVI, a municipal corporation, with offices located at
45175 W. Ten Mile Road, Novi, Michigan 48375, hereinafter known as "THE CITY", and
_____, owners of _____, whose address is _____, Novi,
Michigan _____, hereinafter known as "APPLICANT."

RECITALS:

A. The City Council of THE CITY, approved a Resolution to recommend to the
Michigan Liquor Control Commission, approval of the issuance of THE CITY'S Class C
Liquor License (hereinafter "License") from THE CITY'S quota for the APPLICANT, to be
located at _____, Novi, Michigan _____ (hereinafter
"PREMISES").

B. To assure that APPLICANT'S representations that were made to and relied
upon by the City Council of THE CITY in approving the Resolution were honored and
enforceable by THE CITY, its City Council separately directed that the signing and
delivery of the Resolution be deferred until the City Attorney had approved one or
more agreements guaranteeing the License would stay in THE CITY, with this Agreement
and the PREMISES.

IT IS THEREFORE AGREED:

1. In the event APPLICANT should cease operating its restaurant and/or
cease to use the License at the PREMISES for any reason whatsoever for a period in
excess of ninety (90) consecutive days without the written consent of THE CITY, then
APPLICANT shall immediately proceed to place the License in escrow as provided in
subsection (a), or return and request termination of the License under subsection (b) if it

has not been removed from escrow as provided in subsection (a) within five (5) years of being placed in escrow. In recognition that notwithstanding the requirements of this Agreement, the Michigan Liquor Control Commission could approve a transfer of the License to a location outside of THE CITY as currently provided in MCL 436.1521(1), as amended, if the License is required to be placed in escrow by this Agreement or the Michigan Liquor Control Act, APPLICANT agrees that after notice and an opportunity for APPLICANT to be heard, the City Council may object to renewal of the License by the Michigan Liquor Control Commission in accordance with the provisions of the Michigan Liquor Control Act and specifically MCL 436.1501(2), as amended.

- a. APPLICANT shall place the License into escrow with the Michigan Liquor Control Commission and maintain same in good standing with the Michigan Liquor Control Commission, conditioned on and with APPLICANT agreeing to take whatever steps are necessary to cause the License to remain in THE CITY, by APPLICANT using the License itself at another location within THE CITY, selling or transferring the License to the OWNER or a successor tenant for use at the PREMISES as provided in the attached Lease or selling or transferring the License to another entity for use at another location in THE CITY.
- b. APPLICANT shall return the License to the Michigan Liquor Control Commission and request that its rights to the License be terminated and that the License not be placed or continued in escrow but instead be returned to THE CITY to be added to its available quota Class C Licenses.

2. The parties also agree that in the event of a fire loss or some other type of event causing physical damage to the APPLICANT'S restaurant at the PREMISES and which results in a temporary closing of the APPLICANT'S business exceeding the ninety (90) consecutive days stated herein while the premises are being repaired or renovated, then same shall not be considered a violation of any of the conditions of this Agreement.

3. APPLICANT agrees that the City Council shall not approve the transfer of the License within three (3) years of the date of the original issuance of the License. The City Council may, but is not required to, excuse the above limitation for any of the following reasons:

- (1) If the License holder is a natural person, he or she dies or becomes incapacitated.
- (2) If the License holder is a corporation, the majority shareholder dies or becomes incapacitated, or the corporation dissolves for reasons other than to transfer the License.
- (3) If the License holder is a limited liability company, the company dissolves for reasons other than to transfer the License.
- (4) The License holder and the proposed License transferee establish that the transfer of the class License shall not result in profiteering.
- (5) The application of this limitation will subject the APPLICANT to financial hardship due to no fault of the APPLICANT, such as a change in the business climate, illness or death, labor or supply problems, and/or other factors outside the APPLICANT'S control.

Unless excused by the City Council as provided above, in the event a License is proposed for transfer within three (3) years from the date of issuance, the APPLICANT agrees that the Michigan Liquor Control Commission shall terminate the License and the City Council may approve the issuance of a new License to a new Applicant without any compensation to the Licensee who placed the License into escrow; provided, however, prior to the approval of such issuance to a new Applicant, the person or entity who placed the License into escrow shall be afforded written notice and an opportunity to be heard, and all objections raised at the hearing shall be resolved (at the Michigan Liquor Control Commission or in the circuit court if necessary) prior to issuance of the License to a new Applicant.

4. APPLICANT agrees that the recommendation of approval agreed upon by the City Council is not a property right and was approved upon the express and continuing condition that the requirements and conditions set forth in this Agreement shall be maintained and not violated by APPLICANT.

5. APPLICANT agrees that after notice and an opportunity for APPLICANT to be heard, a finding by the City Council that a violation of a requirement or condition set forth in this Agreement has occurred, shall be grounds for the City Council to request revocation and/or object to renewal of the License by the Michigan Liquor Control Commission in accordance with the provisions of the Michigan Liquor Control Act and specifically MCL 436.1501(2), as amended.

6. APPLICANT acknowledges that the agreements contained herein are unique and in the event it violates one or more of those agreements, THE CITY would not be adequately compensated by damages or resorting to the remedies described in Paragraph 5, and therefore agrees that the terms and conditions of this Agreement

shall be specifically enforceable by THE CITY by action for such relief in the Oakland County Circuit Court for the State of Michigan and that if THE CITY prevails in such an action, it shall be entitled to an award and judgment that APPLICANT pay THE CITY'S costs and attorney fees incurred.

Witnesses:

APPLICANT:

By:
Its:

Subscribed and sworn to before me
this ____ day of _____, 20__

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission expires: _____

Witnesses:

THE CITY:

By: Justin Fischer, Mayor

By: Cortney Hanson, Clerk

Subscribed and sworn to before me
this ____ day of _____, 20__

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission expires: _____