

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS PREPARED BY: Martha Dooley
Landscape and Sustainability Planner

HEARING DATE: March 2, 2022

DATE PREPARED: February 18, 2022 CASE NUMBER: Z2201-04

TITLE: SWEETGREEN RESTAURANT / 1320 N. Meacham Road – Meacham Corners / Special Use for a Type “C” Restaurant, Special Use for a Drive Through Facility, Parking Variation, Sign Variations, Woodfield Regional Center Design Review

BACKGROUND INFORMATION

Petitioner: Mike Klingl
Senior Development Manager

Address of Petitioner: JSD Professional Services, Inc.
1400 E. Touhy Aveune, Suite 215
Des Plaines, IL 60018

Status of Petitioner: Agent for Petitioner

Owner of Subject Property: Paramount Specialty Finance
Dasha White
1204 S. Congress Ave.
Austin, TX 78704

Existing Zoning: B-2 General Business District

Existing Land Use: Vacant Restaurant - Meacham Corners

Requested Action:

- Special Use for a Type “C” Restaurant [Title 15, Chapter 154, Section 154.173 (C)(2) of the Zoning Ordinance]
- Special Use for a Drive-Through [Title 15, Chapter 154, Section 154.90.13 of the Zoning Ordinance]
- Variation to Allow an Additional Wall Sign [Title 15, Chapter 155, Section 155.95(A)(1)]
- Variation to Allow Sign with Visible Light Source [Title 15, Chapter 155, Section 155.95(A)(3)]
- Variation to Locate Short Term Parking Spaces Closest to Front Door [Title 15, Chapter 154.121(J)]
- Woodfield Regional Center Review [Title 15, Chapter 154, Section 154.53 of the Zoning Ordinance]

ANALYSIS

Summary:

The petitioner requests special use approval for a Type “C” Restaurant, special use for a drive though facility, wall sign variations, parking variation, and Woodfield Regional Center Design Review for a Sweetgreen



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restaurant to be located in the former PDQ Restaurant at 1320 N. Meacham Road. Sweetgreen is a new fast casual concept serving regionally and locally sourced fresh ingredients that make up their specialty salads and “warm bowls”. Every morning, Sweetgreen stores receive deliveries of fresh whole vegetables, fruits, grains, and assorted meats and seafood used to create their healthy, fresh menu items.

Sweetgreen is committed to supporting and partnering with small and mid-size farmers, and volunteering with local non-profits organizations. Sustainability is a core principle for the company which is evident by their local food sourcing policy, food packaging design, and waste management practices. Sweetgreen restaurants divert food waste by participating in food scrap composting with local haulers and average a 60% diversion rate of waste from landfills.

Hours of operation will be Monday through Saturday from 6:00 a.m. to 11:00 p.m. and Sunday from 7:00 a.m. to 7:30 p.m. but food is served on Monday through Saturday from 10:30 a.m. to 10:30 p.m. and on Sunday from 11:00 a.m. to 6:00 p.m. The restaurant will employ approximately 13 full and part-time staff during peak hours, with no more than 25 employees at any given time. Deliveries will take place 6 days per week, typically between the hours of 7:00 a.m. and 9:00 a.m. via panel truck.

Sweetgreen has several restaurant locations in the United States; however, none of them offer an option for customers to retrieve their orders via a pick-up window. Their Schaumburg location will be their first opportunity to offer this option of order fulfillment. As proposed, sweetgreen will remove the existing order window and replace it with a non-operating window through which customers can view employees preparing meals. Sweetgreen offers their customers three options for ordering:

- Order online for delivery off-site
- Order online and retrieve the order at pick-up window or inside the restaurant
- Order inside the restaurant and dine-in or take the order for consumption elsewhere

When a customer places an order via the sweetgreen App, sweetgreen sends a text message to the customer informing them of the time when the order will be ready. The customer travels to the restaurant to retrieve their order. When they arrive, they can either retrieve their order inside the building, or enter the pick-up lane and present their order number to the sweetgreen team member who gives the order to the customer. Curbside pick-up is not an option. Payment is made via the sweetgreen app when the order is placed and is not collected at the pick-up window. If a customer mistakenly enters the pick-up lane expecting to place an order, a menu board sign is proposed to notify them of their choices. When they reach the pick-up window, they will be notified to place their order online or order inside the restaurant. At this point, the customer exits the pick-up lane and places an order via the sweetgreen App or inside the restaurant. Sweetgreen estimates approximately 50% of their customers will utilize the pick-up window and 50% will order inside the restaurant.

As existing, the exterior of the building is constructed primarily of brown and beige colored brick with soldier course banding, decorative cornice on all sides of the building, and limited amounts of EIFS panels. Aluminum canopies above the windows and the railing surrounding the outdoor patio are bright lime green.

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The petitioner is proposing to apply dark green and white colored stain to the brick on various portions of the building to reflect their organic-inspired brand image. On the west façade, brick at the main entrance will be stained white to accent the front entry. Along the base of the building, a dark green band is proposed on all facades. On the north façade, the brick will be stained dark green to emphasize the pick-up window.

Staff believes the amount of stain is excessive and not representative of the directives in the Woodfield Regional Center Design Guidelines which state that the limits and extent of branding need to be carefully controlled. Staff recommends the brick stain be limited to white on the front entry and a band of dark green EIFS at the drive-up window. Side by side comparisons illustrating how the limit and extent of branding can be controlled are provided below.

Front Entry



SWEETGREEN PROPOSED



STAFF EXIHBIT

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North Façade (Pick-Up Window)

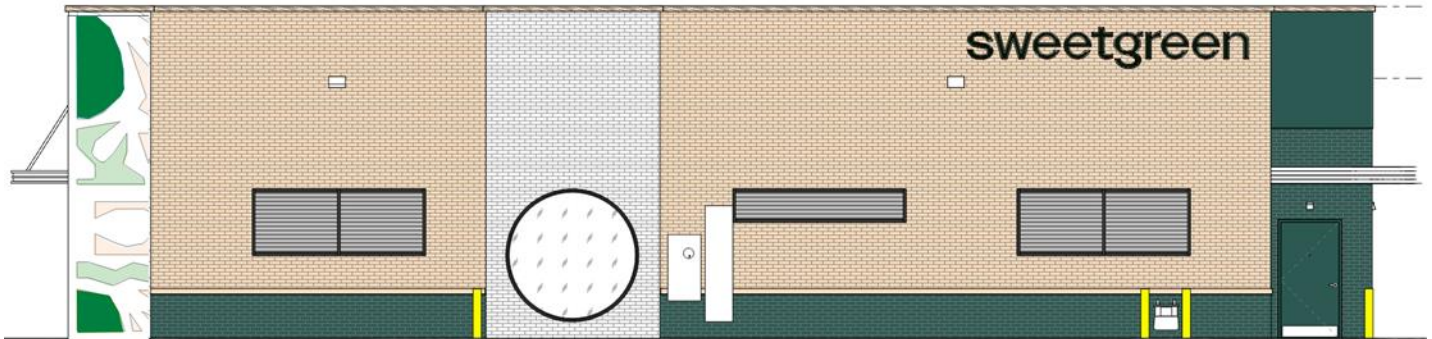


SWEETGREEN PROPOSED

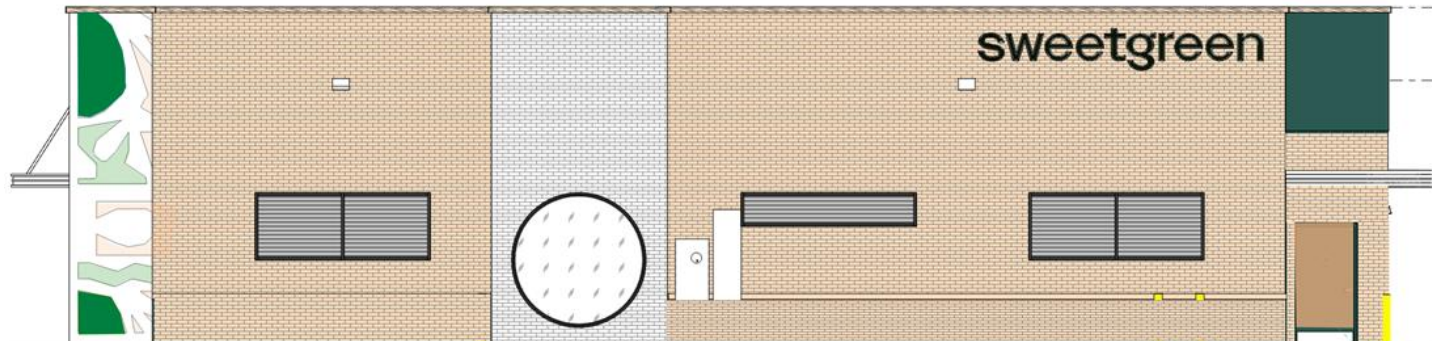


STAFF EXHIBIT

East Façade (facing Meacham Road)



SWEETGREEN PROPOSED



STAFF EXHIBIT

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South Façade



On the east façade, the existing order window will be removed and replaced with a large round window allowing customers to view sweetgreen employees preparing the fresh ingredients used in their recipes. The small horizontal shaped window on the east façade will be covered with metal louvers, to match others on this façade, where new kitchen equipment will be installed and visible through the window if left uncovered. The petitioner is proposing to raise the height of the roof at the existing order window and lower a portion of raised roof on the east façade to simplify the roofline. A new EIFS parapet wall will be installed to ensure the rooftop units are fully screened. A new wood trim cap will be placed atop the parapet and building walls further accentuating the organic image conveyed in the sweetgreen brand. A new aluminum canopy is proposed above the entrance on the west side façade and wraps around the north façade over the pick-up window. New canopies are proposed above the dining room windows on the east façade as well.

The petitioner will commission a local artist to paint a mural measuring about 300 square feet on the south façade wrapping over to the east facade. The color renderings illustrate a conceptual mural consisting of colors and shapes that portray an organic, natural image. Staff recommends the mural be painted on another surface and mounted to the brick so if the image changes in the future, the paint doesn't have to be removed from the brick.

Lastly, the petitioner is proposing exposed neon lighting along the canopies on the west and north facades of the building. A discussion of the neon band is provided in the Sign Variations section below.

Within the Woodfield Regional Center, the limits and extent of branding should be carefully controlled but allow opportunities for branding within the building design that are incorporated in concert with sound design and quality materials. The limit and extent of branding through the application of stain is excessive and should be carefully used to accent specific portions of the building façade. Prior to issuance of a building permit, the plans shall be revised to limit the use of branding and comply with the intent of the Woodfield Regional Center Design Guidelines.

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Sign Variations:

Visible Light Source

Sweetgreen’s standard proto-type signage, across their national stores, makes use of exposed neon lighting. The petitioner has indicated that use of this exposed lighting is an integral part of Sweetgreen’s brand and has become a feature that makes their stores easily recognizable to their customers. To maximize continuity between their stores, the petitioner believes it is important to remain consistent in the design and to use this type and style of unshielded, visible neon lighting whenever and wherever possible.

The petitioner is seeking a variation to provide wall signage with exposed, visible neon tubes. There are two sections in the sign code where provisions for unshielded and visible bulbs or light sources can be found.

- Section 155.31(A) states that unshielded lighting to illuminate buildings is prohibited except when used on a temporary basis for things like holiday tree sales, carnivals, fairs, or other similar activities.
- Section 155.95(A)(3) states that illumination shall be shielded where the light source is not visible or exposed on the face or sides of the characters.

The proposed wall signs incorporate an unshielded, exposed neon light source within the face of the channel letters. As proposed, the exposed neon expresses the identity of the proprietor and would be materially altered if a colored shield was provided to screen the neon light source.

During review of the project, staff discussed the sign code provisions with the petitioner. At that time, the petitioner indicated a willingness to provide a clear acrylic face over the neon tubes similar to wall signage at Blackwood BBQ (1711 E. Golf Road). Staff evaluated the permit that was issued for the signage at Blackwood BBQ finding the plans illustrate a clear acrylic face over the neon tubes. At the time, staff interpreted this as meeting the code requirement that the light source be shielded but did not apply code provisions requiring the light source not be visible on the face or sides of the sign. It was determined the permit was issued in error and a letter of non-compliance was sent to the business owner. Should the business owner request any modifications to the sign, they will have to request a variation to keep the visible neon light source or bring the sign into compliance with provisions in the sign code.

The intent of the sign code is to enable the public to locate goods, services and facilities without difficulty and confusion, encourage attractiveness of the village, and protect property values. To ensure the public can locate goods, services, and facilities, signage should be expressive of the identity of the proprietor. Staff recommends the neon light source be shielded by a clear, acrylic face and believes the requested variation to allow a visible light source is consistent with the overall intent and purpose of the sign code. Staff recommends denial of a variation to allow exposed neon tubing, and approval of a variation to allow visible neon tubing.

The Sign Ordinance lists five justifications for variations. Those justifications and their application to the requested variation are as follows:

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The literal interpretation and strict application of the provisions and requirements of this chapter would cause "undue and unnecessary hardships" to the sign owner in such a way as to prevent the owner from displaying the sign as intended by the chapter.

The intent of the sign code is to allow signage that expresses the identity of the business. Staff believes placing an opaque face over the neon light source will materially alter the ability to express sweetgreen’s identity through their signage.

The alleged difficulty or hardship must be clearly exhibited and must be a result of an external influence or this chapter and not be self-imposed or created by any person having an interest in the property.

Sweetgreen’s identity is expressed to their customers via their signage and building design. Staff believes their neon signage combined with selective use of corporate branding on the building and the proposed mural convey the message of where this restaurant is and who they are.

The requested variation will not be materially detrimental to nearby property owners. The definition of "not materially detrimental" refers to a sign that does not endanger or cause injury to the public, damage public improvements, or impair property values.

The proposed neon signage will not be materially detrimental to nearby property owners.

The unique and unusual conditions applying to the specific building, parcel or property upon which the sign is to be erected do not apply generally to other properties in the village.

There are no unique or unusual conditions that apply to the building or property.

The granting of the variation will not be contrary to the general objectives of this chapter regarding the size, number and placement of signs so that they are not obtrusive; and to reduce clutter along village rights-of-way.

The proposed neon signage will not have an impact on clutter along the right of way.

Staff is supportive of the variation request.

Additional Wall Sign

Section 155.95(A)(2) of the Village’s Sign Code states that “the gross area of a wall sign shall not exceed 10% of the area of the building wall, including doors and windows, to which the sign is to be affixed or 200 square feet whichever is smaller”. Village Code does allow for a sign to be increased to 20% of the area of the building wall or 200 square feet, whichever is smaller, when the sign consists solely of individual channel letters. The subject property is permitted two (2) wall signs, one on the east elevation, facing Meacham Road, and one on the north elevation, facing Remington Road. The proposed wall frontage of the east elevation is approximately 1,570 square feet and the proposed sign is 41.94 square feet. The proposed wall frontage on the north elevation is 795 square feet and the proposed sign is 21.54 square feet. The petitioner is proposing a 41.94 square foot (20” by 16’ 11 7/8”) wall sign on the west elevation which is on 1,555 square feet of wall face. For all three elevations requesting signage, each sign is less than the maximum 20% of the allotted wall area.

With the proposed additional sign measuring 41.94 square feet, the petitioner is proposing a total gross surface area of 105.42 square feet for all three (3) elevations combined. Similar variations have been granted to allow

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for an additional wall sign for Wendy’s (Case No. Z1408-03), Miller’s Ale House (Case No. Z1612-02), Andigo Credit Union (Case No. Z1703-05), and PDQ (Case No. Z1711-05) where signage did not exceed the gross surface area allowed.

Staff believes that the requested variation is consistent with the overall intent and purpose of the Village Sign Code, will not have any negative affect on surrounding properties, and will be in keeping with similar approved variations for additional wall signage. Staff supports the variation request provided the sign is modified so the neon light source is not visible.

The Sign Ordinance lists five justifications for variations. Those justifications and their application to the requested variation are as follows:

The literal interpretation and strict application of the provisions and requirements of this chapter would cause “undue and unnecessary hardships” to the sign owner in such a way as to prevent the owner from displaying the sign as intended by the chapter.

The subject building was oriented to be “building forward” or as close to the street as possible in keeping with the directives in the Woodfield Regional Center Design Guidelines. While the east façade of the building has been designed to have a strong architectural presence on Meacham Road, the front door is located on the west façade. The petitioner is proposing to install a second sign on the west façade facing the shared parking field for the Meacham Corners development which will help to direct customers to the front door of the restaurant. The requested variation is consistent with variations approved for Miller’s Ale House and Andigo Credit Union which are also located in Meacham Corners, as well as the previous PDQ variation request.

The alleged hardship must be clearly exhibited and must be a result of an external influence or this chapter and not be self-imposed or created by any person having an interest in the property.

The Woodfield Regional Center Design Guidelines state that buildings should be located as close to the street as possible. When a building is oriented in this manner, the parking field is typically on the side or at the rear of the building. In this case, the entrance to the facility is located on the west side of the building facing the parking field. An additional wall sign on the west façade provides wayfinding to the front entrance.

The requested variation will not be materially detrimental to nearby property owners.

The proposed additional wall sign will not have a negative effect on surrounding properties.

The unique and unusual conditions applying to the specific building, parcel, or property upon which the sign is to be erected do not apply generally to other properties in the Village.

The variation request is consistent with similar requests that have been granted. Parking for the subject parcel is located west of the building and the proposed sign will allow for customers to clearly identify the building entrance.

The granting of the variation will not be contrary to the general objectives of this chapter regarding the size, number, and placement of signs so that they are not obtrusive; and to reduce clutter along the rights-of-way.

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The requested variation is consistent with the general objectives of the Sign Code. The intent of the Sign Code is to promote reasonable, orderly, and effective signage, and to identify business in an attractive manner. As the parking for the subject parcel is west of the building, the proposed sign will allow for customers to clearly identify the building entrance.

Staff is supportive of the variation request.

Neon Light Band

The petitioner requests a Sign Variation to allow a white neon light band on the metal awnings on the west and north building facades. Staff reviewed the proposed white neon light band and is not supportive for several reasons.



First, Section 155.31 of the sign code states that “a building or other structure may be illuminated, but all lighting used for this purpose must be designed, located, shielded, and directed in such a manner that the light source is fixed and not directly visible from any adjacent publicly dedicated roadway and surrounding property.” As proposed, the neon light band is exposed, not shielded, and is directly visible from street view.

Second, Section 155.176 of the zoning code states that the use of “decorative exterior neon on buildings shall be integral to the architectural design of the building and have a logical and complementary relationship to the building elevation”. An example of decorative neon or similar lighting that does complement the building’s elevation is Portillo’s, where the use of exterior lighting is integral to and complements the building façade. As proposed, the proposed metal awnings are affixed to, and not an architectural element integral to the building facade.

Third, the Woodfield Regional Center Design Guidelines state “that accent lighting should highlight the key design aspects of a building and should be restrained in application”. The Woodfield Regional Center Design Guidelines were adopted as an element of the Comprehensive Plan in 2004. Staff feels that the neon light band

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is excessive and doesn't contribute to the architectural integrity of the building. Schaumburg has high standards for design within the Woodfield Regional Center, and Staff believes that approval of the proposed neon light band will detract from the guidelines that the Village has upheld. As such, staff is not supportive of the proposed neon light band.

In 2012, Longhorn Steakhouse requested a red LED light band around the top of its building (Case No. Z1112-02). The Zoning Board recommended approval of a white, shielded LED band at the top of the front entrance and chimney feature which was approved by the Village Board.

Staff is not supportive of the variation request.

Zoning History:

The property was developed as one of the first developments within the Schaumburg Industrial Park Subdivision, which was platted in 1964. The Village Board granted approval to Reliance Insurance Company for the construction of the original office building in 1965. In 1976, U.S. Life vacated the facility and The General Association of Regular Baptist Churches received approval to construct a warehouse addition (Case No. Z0381). At that time, parking approval was also granted for the newly proposed office/warehouse use. In 2002, the Village Board approved a site plan amendment for a 31,683 square foot building addition (Case No. Z0203-02), and in 2015 a demolition permit was issued to demolish the existing building. In 2016, the Village Board approved a rezoning of the property from M-P to B-2 for a 3-lot development for Meacham Corners (Case No. Z1511-06), the development of Lot 2 for Motorola Employees Credit Union (Case No. Z1603-03), a final plat of subdivision for Lot 2 (Z1606-02), a site plan and special use for PDQ Restaurant (Z1609-04), and a site plan and special use for Miller's Ale House (Z1612-02). In 2017, the Village Board approved a sign variation to allow an additional wall sign for PDQ Restaurant (Z1709-05) but the sign was never installed. Later in 2017, the Village Board approved another variation to allow an additional wall sign at PDQ Restaurant (Z1711-05) which was installed.

Surrounding Zoning and Land Uses:

North: B-2 General Business District (Shoppes on Meacham and K & M Printing)
South: B-2 (Consumers Credit Union – Meacham Corners)
East: B-5 Planned Regional Center District (Woodfield Village Green)
West: M-P Planned Manufacturing District (Office-Warehouse 1305-1355 E. Remington Road)

Compatibility with Surrounding Land Uses:

The proposed restaurant is fully compatible with the surrounding commercial, restaurant and office uses.

Comprehensive Plan Designation:

The Village adopted a new Comprehensive Plan in March 2018. The Future Land Use map within the Comprehensive Plan identifies the subject property as “Community Commercial”. Community Commercial uses are those that provide for the everyday needs of Schaumburg residents. Examples may include restaurants, gas stations, medium or big-box grocers/retailers, small offices, and daycare centers. Community Commercial may serve as neighborhood nodes or be aligned along a collector or arterial street.

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The Commercial & Industrial Areas Map within the Comprehensive Plan also identifies the subject property as part of the Employment Districts where businesses such as restaurants support the employees working in surrounding retail and office establishments.

Parking:

Parking Variation to:

The subject parcel is located in the 3-lot development known as Meacham Corners (Z1511-06). In 2016, the Community Development Department administratively approved 5 dedicated parking spaces for the Motorola Credit Union per Section 151.121 of the Zoning Ordinance which allowed 2%, or 8 maximum, of the total parking spaces on the combined parcels to be designated for one business. Additionally, there are 5 dedicated curbside parking spaces at Miller’s Ale House which are positioned closest to the front door. During the Covid-19 pandemic, many restaurant owners shifted to a curbside “pick-up” business model to stay in business when CDC guidelines prohibited serving food indoors. To respond quickly to business owners trying to stay open during this time, village staff allowed these temporary spaces while adopting a code amendment specific to short-term and curbside parking spaces. Staff will be contacting business owners who want to keep these short-term spaces by asking them to apply for administrative approval to reserve them on a permanent basis. Staff’s priority is to work on enforcement at shopping centers first and restaurants after that.

Section 154.121(J) states that a maximum of 4% of the on-site parking spaces or no more than 15 spaces, whichever is less, are permitted for short term parking. There are 140 parking stalls on the subject parcel; therefore, 5 short-term parking spaces are permitted. Short-term parking spaces shall not be those closest to the front door (exclusive of ADA spaces), and no more than 10 spaces are allowed for any one business.

The petitioner is requesting five (5) short-term parking spaces for use by customers who arrive early and must wait a short time for their order to be ready, or those that pre-order and decide to pick-up their order inside the restaurant. As proposed, two of the short-term spaces are adjacent to the ADA parking stalls near the front door, and the remaining 3 spaces are positioned in the closest spaces across the drive aisle. There is ample parking on the subject parcel to relocate the short-term parking stalls to other locations in the parking lot that are not closest to the front door; therefore, staff is not supportive of the request.

As indicated below, parking for the proposed restaurant and Meacham Corners exceeds minimum parking requirements. Parking for Meacham Corners has been calculated as follows:

Use/Square Footage	Parking Rate	Required Parking
<i>Proposed Sweetgreen Restaurant</i> Type “C” Restaurant		
2,782 sq ft GFA 2,246 sq ft NFA	12 spaces/1,000 sq ft NFA	27 spaces
Credit Union		

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3,900 sq ft GFA 3,510 sq ft NFA	5 spaces/1,000 sq ft NFA	18 spaces
Miller’s Ale House Type “A” Restaurant		
7,490 sq ft GFA	16 spaces/1,000 sq ft NFA	84 spaces
5,234 sq ft NFA		
457 sq ft outdoor patio	8 spaces/1,000 sq ft. NFA	4 spaces
Total Parking Provided		226
Total Parking Required		133
Parking Surplus		93

There are 93 more parking spaces than the code requires; therefore, parking in the development is sufficient.

Planning:

1. Ensure that all rooftop mechanical units are completely screened from view using parapet walls or other screening compatible with the design and materials of the building.
2. Prior to issuance of a building permit, the elevations shall be revised to limit the extent of branding on the building and comply with the Woodfield Regional Center Design Guidelines.
3. Prior to the issuance of a building permit, final artwork for the mural shall be provided for review and approval for compliance with the Woodfield Regional Center Design Guidelines.
4. Prior to issuance of a sign permit, the wall signs shall be revised to provide a clear, acrylic face over the neon tube, so they are not exposed.
5. The mural shall be painted on another surface and mounted to the brick.

CDD Engineering:

1. A site maintenance permit is required for the sidewalk and ADA improvements prior to the start of construction.

Transportation:

1. Prior to the issuance of a permit, a recorded traffic agreement is required. Traffic agreements between the Village and the property owner allow the village to enforce parking and traffic regulations on the property, including but not limited to, speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, and the prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property.

Landscaping:

1. Any plant material that dies or is impacted by construction shall be replaced with the same plant material having the same size as that which was removed or destroyed.
2. Landscaping is required around base of directional and menu order signs.

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Health/Code Compliance:

1. The floor plan has been accepted as preliminary. The plans will receive a much more detailed review during building permit review.
2. A state certified food manager shall be always onsite while potentially hazardous food is being prepared. Multiple certified food managers may be required. The number of certified food managers shall be determined at the time of the final occupancy inspection.
3. The petitioner may designate an outdoor area for their patrons to smoke. This area shall be 15 feet from the doors, windows, and ventilation systems. An ashtray needs to be placed in this area.

RECOMMENDATION

Staff recommends **approval** of a site plan amendment, special use for a Type “C” restaurant, special use for a drive through, sign variation for an additional wall sign, sign variation for wall signs with visible light source, and Woodfield Regional Center Design Review.

Staff recommends **denial** of a sign variation to allow wall signs with unshielded neon tube, sign variation for a neon light band on canopies, parking variation to allow placement of short-term parking spaces closest to the door, and exception to the Woodfield Regional Center Design Guidelines regarding the limit and extent of branding, for sweetgreen Restaurant, Case No. Z2201-04, subject to the following conditions:

1. A site maintenance permit is required for the sidewalk and ADA improvements prior to the start of construction.
2. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of the approval by the Village Board which authorized the development proposal. The approval, without need for further action by any Village Board, commission, or official, shall become null and void if no building permit is issued within the one (1) year requirement.
3. Prior to the issuance of a building permit, the petitioner shall submit a Solid Waste/Recycling Plan to the Community Development Department for approval.
4. Ensure that all rooftop mechanical units are completely screened from view using parapet walls or other screening compatible with the design and materials of the building.
5. Prior to issuance of a building permit, the elevations shall be revised to limit the extent of branding on the building for compliance with the Woodfield Regional Center Design Guidelines.
6. Prior to the issuance of a building permit, final artwork for the mural shall be provided for review and approval for compliance with the Woodfield Regional Center Design Guidelines.
7. Prior to the issuance of a sign permit, the wall signs shall be revised to provide a clear, acrylic face over the neon tube, so they are not exposed.
8. The mural shall be painted on another surface and mounted to the brick.
9. Prior to the issuance of a permit, a recorded traffic agreement is required. Traffic agreements between the Village and the property owner allow the village to enforce parking and traffic regulations on the property, including but not limited to, speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, and the prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property.

TO: ZONING BOARD OF APPEALS
HEARING DATE: March 2, 2022
DATE PREPARED: February 18, 2022
CASE NUMBER: Z2201-04

TITLE: SWEETGREEN RESTAURANT / 1320 N. Meacham Road – Meacham Corners / Special Use for a Type “C” Restaurant, Special Use for a Drive Through Facility, Parking Variation, Sign Variations, Woodfield Regional Center Design Review

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10. Any plant material that dies or is impacted by construction shall be replaced with the same plant material having the same size as that which was removed or destroyed.
11. Provide landscaping around base of directional and menu board signage.
12. The floor plan has been accepted as preliminary. The plans will receive a much more detailed review during building permit review.
13. A state certified food manager shall be always onsite while potentially hazardous food is being prepared. Multiple certified food managers may be required. The number of certified food managers shall be determined at the time of the final occupancy inspection.
14. The petitioner may designate an outdoor area for their patrons to smoke. This area shall be 15 feet from the doors, windows, and ventilation systems. An ashtray needs to be placed in this area.
15. The following plans shall be adopted as part of the governing ordinance:
 - a. Sheet C0.0, Overall Site Plan Meacham Corners Development, prepared by JSD Inc., dated January 19, 2022, revised on February 3, 2022, and received by the Community Development Department on February 7, 2022.
 - b. Sheet C1.0, Site Plan, prepared by JSD Inc., dated January 19, 2022, revised on February 7, 2022, and received by the Community Development Department on February 7, 2022.
 - c. Sheet C2.0, Spot Grade Plan, prepared by JSD Inc., dated January 19, 2022, revised on February 7, 2022, and received by the Community Development Department on February 7, 2022.
 - d. Sheet C3.0, Details and Notes, prepared by JSD Inc., dated January 19, 2022, revised on February 7, 2022, and received by the Community Development Department on February 7, 2022.
 - e. Sheet A-030, Exterior Elevations, prepared by JSD Inc., dated January 19, 2022, revised on February 7, 2022, and received by the Community Development Department on February 7, 2022.
 - f. Sheet A-100, Floor Plan, prepared by Harlan R. Faust, received by the Community Development Department on February 7, 2022.
 - g. Sheet ELV-1, Exterior Elevations, prepared by Harlan R. Faust, received by the Community Development Department on February 7, 2022.
 - h. Sheet ELV-2, Exterior Elevations, prepared by Harlan R. Faust, received by the Community Development Department on February 7, 2022.
 - i. Page 1, Cover Sheet, prepared by Ruggles Sign, dated January 21, 2022, most recently revised February 4, 2022, received by the Community Development Department on February 7, 2022.
 - j. Page 2, Site Plan, prepared by Ruggles Sign, dated January 21, 2022, most recently revised February 4, 2022, received by the Community Development Department on February 7, 2022.
 - k. Page 3, Plan View – sign Locations, prepared by Ruggles Sign, dated January 21, 2022, most recently revised February 4, 2022, received by the Community Development Department on February 7, 2022.
 - l. Page 4, Exterior Elevations, prepared by Ruggles Sign, dated January 21, 2022, most recently revised February 4, 2022, received by the Community Development Department on February 7, 2022.
 - m. Page 5, Neon Sign, prepared by Ruggles Sign, dated January 21, 2022, most recently revised February 4, 2022, received by the Community Development Department on February 7, 2022.
 - n. Page 6, Exterior Elevation – West, prepared by Ruggles Sign, dated January 21, 2022, most recently revised February 4, 2022, received by the Community Development Department on February 7, 2022.
 - o. Page 7, Exterior Rendering – North, prepared by Ruggles Sign, dated January 21, 2022, most recently revised February 4, 2022, received by the Community Development Department on February 7, 2022.

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- p. Page 8, SG Sign, prepared by Ruggles Sign, dated January 21, 2022, most recently revised February 4, 2022, received by the Community Development Department on February 7, 2022.
- q. Page 9, Monument Sign, prepared by Ruggles Sign, dated January 21, 2022, most recently revised February 4, 2022, received by the Community Development Department on February 7, 2022.
- r. Page 10, Directional Sign, prepared by Ruggles Sign, dated January 21, 2022, most recently revised February 4, 2022, received by the Community Development Department on February 7, 2022.
- s. Page 11, Pavement Markings, prepared by Ruggles Sign, dated January 21, 2022, most recently revised February 4, 2022, received by the Community Development Department on February 7, 2022.
- t. Page 12, Digital Menu Board Sign, prepared by Ruggles Sign, dated January 21, 2022, most recently revised February 4, 2022, received by the Community Development Department on February 7, 2022.
- u. Page 13, Short Term Parking Sign, prepared by Ruggles Sign, dated January 21, 2022, most recently revised February 4, 2022, received by the Community Development Department on February 7, 2022.

pc: Petitioner
Property Owner