

# TECHNICAL MEMORANDUM

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**DATE:** July 28, 2023  
**TO:** Joel Yacoob, KP CC 1900, LLC  
**FROM:** Peter Reinhofer, P.E.  
**RE:** Fogo de Chao Parking Assessment  
1900 East Golf Road | Schaumburg, Illinois

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V3 Companies has been retained by KP CC 1900, LLC to conduct a parking analysis and assessment for a proposed restaurant to be located adjacent to the existing office building at 1900 East Golf Road in Schaumburg, Illinois. The proposed restaurant, a Fogo de Chao, will consist of approximately 8,490 square feet located within an existing surface parking area for the office building.

The purpose of this parking assessment is to evaluate the existing public parking supply and demand within the available surface parking lots for the existing office building and determine the adequacy of the parking for the office building and the proposed restaurant. Provided in this assessment are existing parking observations of the existing site and a review of the Village of Schaumburg off street parking requirements.

## Existing Conditions and Proposed Use

The existing building at 1900 East Golf Road is part of the Centennial Center that consist of a high-rise office building that provides a total of approximately 273,413 square feet. There is a second building that provides approximately 7,524 square feet that is currently occupied by the United States Postal Service (USPS). The overall site provides approximately 1,006 surface parking spaces. Additionally, on street parking is available adjacent to the office building along the south side of Walter Payton Drive.

There are currently 26 ADA parking spaces within the existing parking lot. There are 20 ADA spaces east of the existing office building and six ADA spaces adjacent to the post office building.

It should be noted that Pace Bus Routes 208 and 606 operate with transit stops adjacent to the existing office building. These two routes operate during the week and weekends and provide connections to various Metra train stations, a CTA train station, and the Pace Northwest Transportation Center.

The proposed development consists of an 8,490 square foot sit down restaurant that will be constructed within a portion of the surface parking lot for the office building as illustrated in the attached Conceptual Site Plan exhibit. Access to the restaurant will be from two driveways connected to the internal north/south drive aisle east of the existing office building. The proposed plan will displace 129 existing surface parking spaces but will reconstruct 54 parking spaces for the restaurant for a net loss of 75 parking spaces, resulting in 931 surface parking spaces after construction of the restaurant.

Based on the Illinois Accessibility Code, a parking lot providing 931 parking spaces must provide a minimum of 19 ADA parking spaces. The 20 existing ADA parking spaces east of the office building are part of the 129 parking spaces being displaced. The proposed parking plan will add six ADA parking spaces directly adjacent to the office building west of the primary north/south drive aisle. Four ADA spaces will also be striped within the parking area north of the proposed restaurant building. An additional ten ADA spaces are proposed west of the restaurant and four ADA spaces south of the restaurant. In total, 24 ADA spaces are proposed in addition to the six existing spaces by the post office for a total of 30 ADA parking spaces.

It is our understanding that the post office building will continue to operate as a retail building. There are no plans for the building to be converted to a restaurant or other higher-parking requirement use.

### **Parking Requirements per Village of Schaumburg**

Typically, parking for a site is determined using parking ratios found in a municipal code. The Village of Schaumburg Municipal Code, Section 154.123 (Schedule of Parking Requirements) provides a schedule of off-street parking ratios to determine the required number of parking spaces corresponding to its specified land use. The Code provides a parking rate for Office and Professional Uses for the office building as well as Commercial Retail and Service Uses for the proposed restaurant. According to the Village of Schaumburg Municipal Code, general office over 150,000 square feet requires 3.3 parking spaces per 1,000 square feet. Therefore, the existing office building would require 902 parking spaces. The Municipal Code does not provide a parking rate for a post office. Using the general office land use of less than 50,000 square feet parking rate of five spaces per 1,000 square feet would require 38 parking spaces, which is likely high for this particular land use.

The code requires a restaurant (Type A, sit down) to provide 16 parking spaces per 1,000 square feet. Therefore, the proposed Fogo De Chao would require 136 parking spaces. Taking into account the proposed restaurant, all three buildings within this site would require 1,076 parking spaces per the Village code. Based on the proposed plan providing a total of approximately 931 parking spaces, there would be a parking deficiency of 145 parking spaces.

### **Existing Parking Observations**

Existing parking data was collected at the site to validate the existing parking supply and estimate the current parking demand of the overall site. For the purpose of this study, the surface parking lot adjacent to the existing high rise office building at 1900 East Golf Road and the post office building at 1951 McConnor Parkway were counted.

Parking observations and occupancy data was collected during a typical weekday and a Saturday at 9 am, 12 pm, and 6 pm at the request of the Village. These days and times were likely selected as these are the typical times when it is assumed that the parking lots for office buildings are at 100 percent peak parking demand or the peak times for this type of restaurant. Parking observations were conducted on Saturday, May 13 and on Wednesday, May 17. The overall surface parking area was broken out into four subareas, as illustrated in the attached Existing Parking Layout exhibit that also illustrates the overall existing site.

Table 1 provides a summary of the number of spaces provided and the total number of spaces occupied. The observations and number of spaces were for the overall surface parking lot and include the reserved parking area north of the high-rise office buildings and the accessible parking spaces.

As illustrated in Table 1, the peak Saturday period occurred during the 12 pm count with 35 parking spaces occupied, or less than four percent. The peak weekday parking demand also occurred during the 12 pm count with 222 parking spaces occupied, or approximately 22 percent. Generally, most of the observed occupied parking spaces were to the east and the north of the existing high-rise office building since these locations are nearest the access points for the building. The parking spaces further to the north in Section A and to the east in Section C were generally unoccupied during the observations. It should be noted that the proposed restaurant is located within the southern portion of Section C. Additionally, the parking spaces around the post office were primarily unoccupied during all of the parking observations.

**Table 1: Observed Parking Demand**

Observation Days	Total Number of Occupied Parking Spaces				Total Spaces Occupied	Percent of Spaced Occupied
	A	B	C	D		
Saturday, May 13 - 9 am	16	0	8	3	27	2.7%
Saturday, May 13 - 12 pm	21	1	9	4	35	3.5%
Saturday, May 13 - 6 pm	13	0	7	3	23	2.3%
Wednesday, May 17 - 9 am	60	11	135	11	217	21.6%
Wednesday, May 17 - 12 pm	64	22	131	5	222	22.1%
Wednesday, May 17 - 6 pm	26	4	26	0	56	5.6%
<b>Total Number of Parking Space</b>	<b>298</b>	<b>424</b>	<b>211</b>	<b>73</b>	<b>1006</b>	

It is anticipated that the proposed Fogo de Chao restaurant will be open for lunch and for dinner, so there should be minimal parking required during the morning hours. The afternoon and evening hours during the weekdays should have ample parking in the area based on the observed parking counts. Additionally, the weekend hours will likely see very few parking spaces occupied for the office building and for the post office, so there will be no impact to the overall parking area.

It is our understanding that there is a shared parking agreement between this site and the Hyatt Regency hotel to the west. The hotel, which also has a convention area and banquet facilities, can utilize the parking areas to the north of the office building for overflow parking during events in the weekday evenings and weekends when the office building parking demand is low. It is anticipated that this shared parking agreement will not impact parking for the overall site after the proposed restaurant is open.

Based on these parking observations and our understanding of the operations of the proposed restaurant, it is our professional opinion that the existing parking lot for the high-rise office building and the post office should accommodate the additional parking demand with the construction of a new restaurant.







**SCHAUMBURG  
FOGO DE CHAO**

**FIGURE 2  
EXISTING PARKING LAYOUT**

SCHAUMBURG

ILLINOIS

