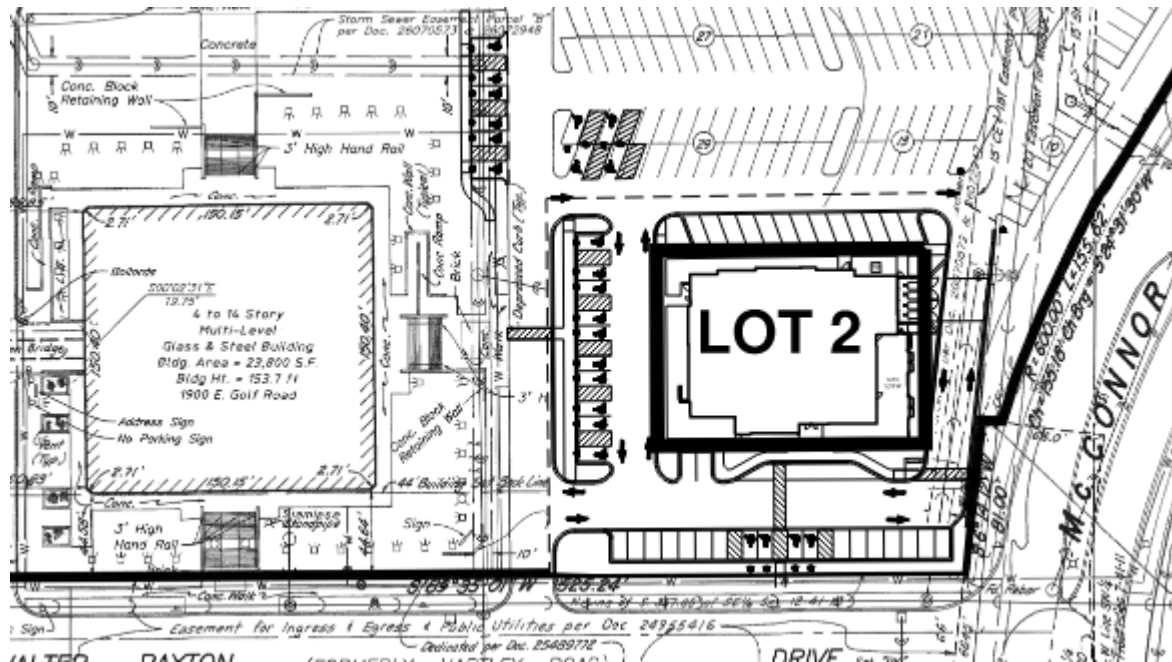


TO: ZONING BOARD OF APPEALS
HEARING DATE: December 11, 2024
DATE PREPARED: November 1, 2024
CASE NUMBER: Z2410-01

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The plat approval created a lot that follows the outline of the curb surrounding the building. Since there is no parking provided on the new parcel, so a parking variation for this lot is required. The new lot is illustrated as Lot 2 in the image below.



Zoning History:

According to village records the Centennial Center I Office Building was originally approved by the Village Board in 1979 (P7902-02). In 1993, the Village Board approved at plat of consolidation to add at the subject property (P9212-04). In 1992, the Village Board approved site plan amendment and landscape modifications to add 179 parking spaces (SP9206-04). In 2004, the Village Board approved special use for a type “A” restaurant for Sweet Tomatoes. In 2014, the Village Board approved a variation for an off-premise sign (Z1408-04) for the office building. In 2015, the Village Board approved a variation for ground sign and to allow an off-premise sign for the office building. In 2023, the Village approved Ordinance 12-104 dated 12.12.2023 approving a Plat of Subdivision, Site Plan, a series of variations and a Woodfield Regional Center Design Review for the Fogo De Chao restaurant (Z2306-01). In 2024, the Village Board approved a preliminary and final plat, parking variation, minimum lot, lot width and lot coverage variations and Woodfield Regional Center Design Review for 1951 McConnor Parkway (Z2311-03).

Surrounding Zoning and Land Uses:

North: B-3 Planned Office (Hyatt Place)

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South: B-5 Planned Regional Center (Retail)
East: B-3 Planned Office (Capital Grille)
West: B-3 Planned Office (Hyatt Regency Schaumburg)

Compatibility with Surrounding Land Uses:

The proposed restaurant is compatible with surrounding and retail uses.

Comprehensive Plan Designation:

The Future Land Use map within the Comprehensive Plan identifies the subject property as “Regional Center”. The Regional Center classification includes uses such as retailers, restaurants, offices, and large multi-tenant shopping centers that have a regional base. The proposed use is consistent with the Regional Plan classification.

This parcel is in Subdistrict “A” of the Golf Road Overlay District, which is the area between Interstate 290 and Meacham Road. The intent of the Overlay District is to preserve the eastern section for retail and restaurants and to refine the uses that are appropriate for various areas along the Corridor. At the east end of the Corridor, Subdistricts “A” and “B” (I-290 to Meacham Road) have been preserved for retail sales and restaurants.

Parking:

The parking calculation for the shopping center is as follows:

Use	Parking Rate	Required Parking
Proposed Fogo De Chao Type “A” Restaurant	16 spaces / 1,000 sq ft NFA	122 spaces
8,490 sq. ft. GFA 7,641 sq. ft. NFA 1,215 sq. ft. Patio	8 spaces / 1,000 sq ft NFA	10 spaces
Required Parking		132 spaces
Provided Parking		0 spaces
Parking Deficit		132 spaces

Parking Variation

In 2023, a parking variation was approved that authorized 931 parking spaces for the larger property (restaurant, office building and Post Office building). Additionally, a Plat of Subdivision was approved that created a lot for the Fogo De Chao restaurant. This small lot encircles the restaurant and little else. The overall site plan and number of parking spaces remain unchanged, but by virtue of the creation of the lot the restaurant has no on-site parking. The restaurant’s parking requirement is 132 parking spaces with

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the new subdivision, no parking spaces are provided on the restaurant site. There is a shared parking agreement and its First Amendment that states the agreement will remain in effect unless jointly terminated and such termination is approved by the Village. The Declarations of Easements, Covenants and Restrictions for the property (Recorded 05.29.24 as Document #2415007016) also memorializes the shared parking agreement.

This situation was envisioned in 2023 and referenced in the PRG Report at that time. The 2023 PRG report stated:

Additionally, since the property is being subdivided to create a lot for the building there is no parking provided on the property, which will also require a variation. Staff is supportive of the parking variations for two reasons. First, the petitioner submitted a parking study that compared the existing conditions vs the proposed use and parking counts for the subject property. The parking study and the parking counts demonstrate there is adequate parking to accommodate the proposed Fogo De Chao.

The village has recently granted approval of variations to reduce the required parking on outlots to zero for Crossroads of Schaumburg proposed at the northeast intersection of Meacham Road and Schaumburg Road (Z2311-02); BJ's Restaurant and Brewhouse proposed at 1315 N. Meacham Road and the Centennial Center Outlot at 1951 McConnor Parkway, which is the post office adjacent to Fogo De Chao (Z2311-03). Staff is supportive of the variation based on the previously submitted parking study and the Declarations of Easements, Covenants and Restrictions that allows for shared parking.

§129.05 VALET PARKING OPERATIONS

The valet parking operator and his employees shall, when conducting a valet parking operation, wear a clearly legible patch, insignia, or badge on the clothing stating the name of the valet operation.

The valet parking operators will wear clothing or other items indicating that they are part of the valet operation.

Valet parking spaces may be designated with a portable device, no taller than four feet (cones, for instance) with no markings, letters, words, numbers or lights on them. These devices may only be placed no earlier than one hour before valeting begins, and must be removed within one hour of the cessation of valet parking operations.

The petitioner will be utilizing a portable traffic device to designate valet parking spaces. The device will be removed once valet operations end.

No permanent signs for valet or other signs or devices designating valet parking spaces may be used other than the portable devices defined above.

No permanent signs will be utilized. The temporary sign and portable kiosk will be removed once valet operations end. The photo in the submitted valet documents shows what appears to be a permanently mounted signs; however, staff has conditioned the project's approval on the use of portable signage or devices.

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Circulation in a parking lot shall not be impeded by valet parking operations.

Regular parking lot circulation will not be impeded by valet parking operations.

“Stadium parking”, double or triple parking may be approved if circulation is not impeded and is part of an approved valet parking plan.

The petitioner is not proposing stadium parking.

If off-site property is used for valet parking, as shown on an approved valet parking plan, and the owner of the off-site property revokes or otherwise abrogates the use of the off-site property for valet parking, said valet parking operation which utilized said off-site parking shall cease to use that property for valet parking. The sponsor must submit a new valet parking plan within 30 days of such loss of off-site parking.

The petitioner understands these requirements; however, the off-site spaces are at Centennial Center via a perpetual shared parking agreement.

Valet parking operations may only be conducted in areas shown on an approved valet parking plan.

The petitioner has committed to conduct valet parking in areas illustrated on the proposed valet parking plan. If approved, the petitioner will be required to follow the approved plan.

Vehicles in staging area used for valet drop-off as shown on an approved valet parking plan, may be stored or parked for no longer than five minutes per vehicle.

The petitioner will be utilizing the drop-off area parking spaces located near the entrances of each restaurant. These areas will be used temporarily until the vehicles can be relocated to the designated valet parking stalls. Per code, these areas cannot be parked.

All structures used in a valet parking operation, other than permanent structures approved by the Village and shown on a site plan in accordance with Chapter 154 of this code, shall be portable and placed in operation and in view of the public no earlier than one hour before valet parking operations commence and must be moved from the view of the public no later than one hour after the cessation of valet parking operations. These structures may not impede pedestrian circulation nor create a driver view obstruction. All devices used for valet operations will be portable. All portable valet devices will be removed once valet operations end.

Fire lanes may not be used to “hold”, park, or store vehicles and may not be blocked or impeded by any valet parking operation activity.

Drive aisles, especially fire lanes, will not be utilized for holding, parking or storing vehicles.

It shall be a violation of this chapter for a valet to drive a vehicle or park a vehicle that violates any law related to moving vehicles or parking.

The petitioner shall abide by all requirements of the Village Valet Parking Ordinance and all laws related to moving vehicles.

Dashboard ticket: Every valet parking operator shall place or cause the operator’s agent to place on the dashboard of each patron’s vehicle a ticket stating the valet company and its phone number in such a manner so as to be conspicuously visible through the windshield of the patron’s vehicle.

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The petitioner has submitted a sample valet ticket/receipt which will be placed on the dashboard or rear view mirror of every vehicle.

Valet parking receipt: All valet parking attendants must, upon taking custody of a patron's vehicle, issue a numbered receipt to each customer, containing the name, address, and telephone number of the company providing the valet service, a statement that the company has liability insurance as required by this chapter, and the charge for the valet service.

Valet parking will be complimentary. The petitioner has submitted a sample valet ticket/receipt which will be given to each valet patron.

No business or person in the Village of Schaumburg shall provide a valet parking service nor shall any valet parking operation be conducted unless a valet parking plan for that business or person has been approved, and a valet parking permit has been issued in accordance with this chapter.

Based on the above analysis, the petitioner shall abide by the requirements of the Village valet parking ordinance.

Recommendation:

Staff has reviewed the petitioner's request and is supportive of the request. Therefore, following conditions:

1. The terms and conditions of Ordinance 23-104 or other ordinances not specifically revised herein shall be hereby reaffirmed by reference.
2. The use of the valet vehicle drop off zone shall not be exclusive to patrons utilizing valet and may be used by all patrons of the restaurant.
3. Final Plat of Subdivision of 1950 E. Golf Road prepared by V3 Companies. Ltd. dated 05.11.23 Last revised 01.26.24 Recorded 05.16.24 as Document #2413707017 in Cook County Illinois.
4. Valet Parking Plan prepared by V3 Companies. Ltd. dated 05.07.24