

Village of Schaumburg
Zoning Board of Appeals
December 11, 2024
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CALL TO ORDER

The meeting was called to order by Chairman Harry Raimondi at 7:52pm.

ROLL CALL

Members Present: Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch,
Pat Riley, Glenn Szurgot, Patty Errera and Rob Morreale

Member(s) Absent: Mike LaRosa and Sunil Shah

A quorum was present.

Also Present: Monica Richart
Sustainability Planner

Sworn in for testimony: Ryan Franklin George Portillo
Assistant Director 320 W. Ohio Street, Suite 3W
Chicago, IL

The audio did not properly record the meeting. The minutes contain a summary of what occurred.

Mr. Franklin stated that Fogo De Chao was approved by the Village Board in December, 2023, (Case No. Z2306-01). The initial approval included a request for a parking variation for the reduction of parking in the overall parking lot. However, a parking variation should have also been requested to reduce the required parking on the newly subdivided lot. The overall site plan and number of parking spaces remain unchanged, but by virtue of the creation of the lot for this restaurant, there is no on-site parking. The parking requirement is 132 parking spaces. However, there is a shared parking agreement, and its First Amendment cites that the agreement will remain in effect unless jointly terminated and such termination requires Village Board approval. The Declarations of Easements, Covenants and Restrictions for the subject property also memorializes the shared parking agreement. Mr. Franklin said that Staff is supportive of the parking variations for two reasons. First, the Petitioner submitted a parking study that compared the existing conditions versus 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.

Chairman Raimondi asked if the public had any questions or concerns. There were none.

Chairman Raimondi asked the Board for their comments.

There was minimal discussion about valet parking. A question arose about the photo of the \$15 valet sign which was included in their packets. Some Board members inquired if that will be the fee because they felt it was excessive. Mr. Portillo said the photo they were referring to was just an example of what the valet sign will look like. He has not yet been informed of what the fee will be or if valet parking will be complimentary.

PUBLIC HEARING CLOSED

Mr. Szurgot made a motion, seconded by Ms. Errera, to close the hearing.

MOTION CARRIED

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Mr. Dolbeare made a motion, seconded by Ms. Veatch, to recommend approval of a Parking Variation and Valet Parking Plan Approval for Fogo De Chao located at 1950 E. Golf Road Case No. Z2410-01, subject to the 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

MOTION CARRIED: vote: 7 - 0 with two member(s) absent

A poll was taken: Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Mike LaRosa - Absent
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Yes
Mr. Sunil Shah - Absent
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Yes

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 1/14/25.

ADJOURNMENT

The meeting was adjourned at 8:05pm.

Ryan Franklin, AICP, Assistant Director
I have reviewed the minutes, and they accurately represent the actions taken by the Zoning Board of Appeals

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals