

HEARING DATE: March 12, 2025
DATE PREPARED: February 25, 2025
CASE NUMBER: Z2411-02

TITLE: Z2411-02 / STREETS OF WOODFIELD / 601 N. Martingale Road / Preliminary and Final Plat of Resubdivision and Parking Setback Variation

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With the proposed configuration, Lot 1 will remain the primary portion of the shopping center with various retail, restaurants, and entertainment users. Lot 2 will include the existing $\pm 22,000$ sq. ft. Maggiano's restaurant building and associated surface parking lot. The proposed subdivision is being requested by the owner of the property for the sale of Maggiano's restaurant lot (Lot 2). There are no other buildings, site or land use changes proposed for Lot 1 or Lot 2 at this time.

Since the existing shopping center includes various shared site components such as ingress and egress, drive aisles, utilities, and landscaping, the petitioner has submitted a revision to the Declarations of Restrictions, Grant of Easements and Common Area Maintenance Agreement document. The previous agreement included provisions for shared parking amongst all buildings. The proposed amendment to the agreement includes additional provisions for the new owner to be responsible for certain property maintenance elements such as landscaping and parking lot, while other components of the agreement will remain the same, such as shared parking.



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Parking Calculation

Parking for the shopping center is calculated as follows:

| Use / Square Footage | Parking Rate | Required Parking |
|--|---|---------------------------------|
| Maggiano's Type "A" Restaurant 23,442 sq. ft. GFA 21,098 sq. ft. NFA Patio 2671 sq. ft | 16 spaces per 1,000 NFA 8 spaces per 1,000 NFA | 338 spaces 21 spaces |
| Shaw's Crab House Type "A" Restaurant 15,755 sq. ft GFA 14,180 sq. ft. NFA Patio 1,512 sq. ft | 16 spaces per 1,000 NFA 8 spaces per 1,000 NFA | 227 spaces 12 spaces |
| Big Bowl Type "A" Restaurant 5,000 sq. ft GFA 4,500 sq. ft NFA Patio 1,138 sf. ft | 16 spaces per 1,000 NFA 8 spaces per 1,000 NFA | 72 spaces 9 spaces |
| AMC Theater 100,000 GFA | 1 space per 4 seats/occupancy 1964 | 491 spaces |
| Dave & Busters 37292 sq. ft GFA 33,563 sq. ft NFA | 30% of occupancy/1060 | 318 spaces |

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| | | |
|---|------------------------------|---------------------|
| LegoLand 32,705 sq. ft GFA | 30% of occupancy/650 | 195 spaces |
| Bullseye Axe Lounge 4,951 sq. ft GFA | 30% of occupancy/56 | 17 spaces |
| Existing retail, entertainment, and service uses 399,300 sq. ft. GFA 363,000 sq. ft. NFA | 4 spaces / 1,000 sq. ft. NFA | 1,452 spaces |
| Total Parking Required | | 3,152 spaces |
| Total Parking Provided | | 2,733 spaces |
| Total Parking Deficit | | 419 spaces |
| Previous Variations | | 1,402 spaces |
| Net Parking Surplus | | 983 spaces |

Variation

The petitioner is requesting a side yard parking setback variation on the east side of the building. Since the proposed east lot line for Lot 1 abuts the parking lot, the required parking setback of 10 feet would be reduced to 3 feet 7 inches at the dedicated drop off lane. Majority of the east lot line going south abutting the parking spaces is approximately 5 feet away from the parking spaces. The surface parking lot is an existing condition, and the variation request is the result of the reconfigured lot line of Lot 2; therefore, staff is supportive of the request.

Zoning History:

In October 1984, the Village Board approved Ordinance No. 2430, granting Site Plan Approval and zoning variations to permit the construction of 925,937 square feet of retail, office and accessory uses on 39 acres located east of Martingale Road between Higgins Road and Woodfield Road. The plans for the original commercial center were never realized, but in May 1989, the Village Board passed Ordinance No. 3185, approving plans for the 750,000 square foot One Schaumburg Place Commercial Center and granting preliminary Site Plan Approval for a 400-room (maximum 400,000 square foot) hotel and a maximum 465,000 square foot office building to be situated on outlots north and south of the commercial center respectively. Improvement of the property was subject to a Consent Decree and Settlement Agreement in connection with litigation between Woodfield Partners, the Tucker Companies, and the Village of Schaumburg over the original commercial center plans. According to Village records, the consent decree expired in December of 1995.

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In June 1996, the Village Board approved Ordinance No. 96-57 granting Special Use for a Type “A” Restaurant, a sign variation, and Site Plan approval for Maggiano’s Little Italy Restaurant/The Corner Baker for the northernmost outlot of the shopping center. The restaurant approval did not require amendment of the Consent Decree. In September 1997, the Village Board adopted Ordinance No 97-104, granting approval of an amendment to an existing Special Use for a shopping center in the B-3 district, a building height variation, parking variation, signage approval and Site Plan Approval for the New “E” Zone (formerly known as One Schaumburg Place, currently known as the Streets of Woodfield). Since that time, the Village has granted Special Use approval for Segaameworks and Site Plan Approval for the Lowes Theatre elevations. In August 1999, the Village Board approved Ordinance No. 98-91 which granted Special Use for a Gun Shop at Galyan’s. In February 1999, the Village approved Ordinance No 99-11 granting a Special Use for a Type “A” Restaurant for Dick Clark’s American Bandstand Diner. In June 1999, the Village Board approved Ordinance No. 99-50, granting Special Use for 2 Type “A” Restaurants: Shaw’s Crab House & Restaurant and Big Bowl Café Restaurant. In September 1999, the Village Board approved Ordinance Nos. 99-79, 99-80, and 99-81 for 3 Type “C” Restaurants (Jamba Juice, Chipotle, and Starbucks).

In October 2000, the Village Board approved Ordinance No. 00-159 for a building addition for Shaw’s Crab House. In October 2001, the Village Board approved Ordinance No. 01-156 and 01-157 for valet parking plans for Maggiano’s and for Shaw’s/Big Bowl respectively. In 2002 the following approvals were granted: Quizno’s Restaurant and a 49 space parking variation (Ord. No. 02-23), Cold Stone Creamery Restaurant and 17 space parking variation (Ord. No. 02-94), Asiago Restaurant and 200 space parking variation (Ord. No. 04-26), and the Chicago Comedy Company and 16 space parking variation (Ord. No. 05-017). In 2005, Wild Noodles took over the Special Use Approval for Quizno’s. In 2006 the property was rezoned as part of a Village initiated rezoning process from B-3 Planned Office to B-5 Planned Regional Center District (Ord. No. 06-191). The Village Board approved an amendment to the special use for an entertainment center and Special Use for a Type “A” restaurant for Laugh Out Loud Comedy Company in the former Chicago Comedy Company tenant space (Ord. No. 07-116), Special Use Approval for an Entertainment Center, Parking Variation, and Sign Variation for Legoland Discovery Center (Ord. No. 07-190), Special Use approval for LA Boxing (Ord. No. 09-097), Special Use and sign variation approval for Jersey Mike’s (Ord. No. 09-094), Special Use and Sign Variation approval for Meatheads (Ord. No. 09-147).

The Village Board has approved a Special Use approval for Red Mango (Ord. No. 10-136), Special Use and Sign Variation approval for Wicket’s Bar and Grill (Ordinance No. 11-068), and Special Use approval for Salad Works (Hickory River) (Ordinance No. 11-106). In 2014, the Village Board adopted Ordinance Nos. 14-079 and 14-098, which approved façade modifications and sign variations (including two LED signs on the north façade of the parking garage). In December 2014, the Village Board adopted Ordinance No. 14-134, which granted approval of a Special Use for a Type “A” restaurant for AMC Theatres. In 2015, the Village Board granted a site plan amendment and Special Use approval for Gun Sales for Dick’s Sporting Goods (Case No. Z1509-04). In 2019, the Village Board granted Special use Approval for a Type “C” Restaurant for Burger^{IM} (Case No Z1904-08). In

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2021, the Village Board granted variations to the requirements for amusement & entertainment establishments for Belong Gaming (Case No. Z2107-06, Ord No. 21-087).

Surrounding Zoning and Land Uses:

North: B-5 Planned Regional Center Business District - (Woodfield Mall)

South: B-3 Planned Office Business District - (Woodfield Corporate Center)

East: Public Open Space - (Ned Brown Forest Preserve)

West: B-2 General Business District - (Streets of Woodfield Annex, PACE NW-Transit Center, Seasons 52 Restaurant, Quality Inn)

Planning:

1. The Declarations require both owners to sign the amendment and then have it recorded for it to be valid. As such, all owners shall sign the amendment.
2. Approved landscape plan for Maggiano's Restaurant and Streets of Woodfield have been provided. These approved plans shall be attached as Exhibit E to the declarations.

RECOMMENDATION

Staff has reviewed the petitioner's request and is supportive. Therefore, staff recommends **approval** of Preliminary and Final Plat of Resubdivision and Parking Setback Variation, for Streets of Woodfield located at 601 North Martingale Road, Case No. Z2411-02, subject to the following conditions:

1. Prior to the execution of sale, the Plat of Resubdivision shall be recorded and placed on file with the Cook County Clerk.
2. The Declarations require both owners to sign the amendment and then have it recorded for it to be valid. As such, all owners shall sign the amendment.
3. Approved landscape plan for Maggiano's Restaurant and Streets of Woodfield have been provided. These approved plans shall be attached as Exhibit E to the declarations.
4. Prior to execution of the plat, the petitioner shall submit the revised Declarations of Restrictions, Grant of Easements and Common Area Maintenance Agreement for review and approval. The Declarations must be recorded for it to be valid.
5. The proposed amendment to the Declarations of Restrictions, Grant of Easements and Common Area Maintenance Agreement shall not affect shared parking with the proposed Plat of Subdivision.
6. The approved and signed Declarations of Restrictions, Grant of Easements and Common Area Maintenance Agreement shall be given to the Village to be recorded with the executed plat.
7. The following plans/exhibits shall be adopted as part of the governing ordinance:
 - a. Final Plat of Subdivision Exhibit, Sheet 1 and Sheet 2, prepared by Manhard Consulting, dated September 13, 2025 and received by the Community Development Department on February 3, 2025.
 - b. Site Plan Overlay, Sheet 1 of 1, prepared by Manhard Consulting, dated November 1, 2024 and received by the Community Development Department on November 13, 2024.

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- c. Project Narrative & Variation Justification Narrative, prepared by Manhard Consulting, and received by the Community Development Department on November 13, 2024.

pc: Petitioner
Owner