

	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>		Agenda Item number: 4c
	Title:	<b>Recommendation to Approve a Resolution for an Outdoor Café Layout for the First Street Plaza for Summer 2024</b>	
	Presenter:	<b>Derek Conley, Economic Development Director</b>	
<b>Meeting:</b> Planning & Development Committee		<b>Date:</b> November 13, 2023	
<b>Proposed Cost:</b> \$		<b>Budgeted Amount:</b> \$	<b>Not Budgeted:</b> <input type="checkbox"/>
<b>TIF District:</b> TIF 4 - First Street (VOTING RESTRICTION)			
<p><b>Executive Summary</b> (if not budgeted, please explain):</p> <p>The City Code allows businesses in the CBD-1 Central Downtown Business District to utilize public sidewalks and plazas for outdoor cafés, subject to meeting certain standards and obtaining a 100-day Sidewalk Café permit, with two permitting periods for the Summer season between April 15 and November 1.</p> <p>At the July 17, 2023 Government Operations Committee meeting, City staff presented a preliminary outdoor dining layout for the new expanded First Street Plaza. The preliminary layout was positively received by the committee with a few suggestions listed below:</p> <ul style="list-style-type: none"> <li>• Optimize accessibility and clear walkways through the plaza</li> <li>• Investigate the costs associated with including an ADA ramp to existing lower plaza</li> <li>• Aesthetic improvements that create clearly defined outdoor dining areas</li> <li>• Increase the fees for private use of the city-owned plaza area</li> </ul> <p>City Council has requested that staff work towards a set outdoor dining layout for the plaza going forward rather than approving a new layout each year. Staff agrees that a set layout is the goal, however, given the significant changes to the plaza this year, staff recommends that we hold off for one year to allow the City and businesses to make adjustments. Additionally, outdoor dining permits for the summer season will continue to be broken down into 2 – 100 permits period. The first period is from April 15 to July 23, and the second period from July 24 to October 31.</p> <p>Attached to the packet are the 2024 outdoor dining layouts for each plaza restaurant. Below are descriptions of the dining layout for each restaurant. The total outdoor dining square footage estimate is 7,475 square feet, compare to 7,288 square feet in 2022. The estimated total square footage of the new expanded plaza is 45,350 square feet, the existing plaza is an estimated 17,250 square feet (including the area north of Alter Brewing). Staff has provided an estimate of seating capacity for each business for a total of 412 seats, but the businesses may choose to reconfigure the layout to meet their specific needs.</p> <p><b><u>Alter Brewing</u></b></p> <p>In prior years Alter Brewing has utilized the plaza area north of their business for outdoor dining. The new proposed layout for Alter shifts the outdoor dining space to the new plaza area east of the business on First Street. Exhibit A shows this area shaded in blue. Alter would invest in a new door that would create an entrance to the outdoor dining area from the indoor dining area. The estimate cost of this door</p>			

is \$20,000. The proposed door is colored green on Exhibit A. City staff estimates approximately 96 seats can be accommodated in this space.

### **La Zaza's**

The new proposal is similar with what was proposed at the July Government Operations meeting. La Zaza's has indicated they preferred to not have outdoor dining along Route 64 as it is too noisy and prefer to have a larger space in the existing plaza area. La Zaza's would like the dedicated outdoor dining space to extend far enough north to include the existing doors on the east wall of their business. La Zaza's space is denoted as yellow on Exhibit A, with the location of the door colored purple. City staff estimates approximately 98 seats can be accommodated in this space.

### **La Mesa**

In previous years, La Mesa occupied the existing plaza space north of their building for outdoor dining. The new proposed plan shifts the outdoor dining area to the new plaza area west of the business along First Street. La Mesa's new proposed area is shaded orange. La Mesa has also indicated they anticipate adding a door to the on the east wall of the building for visitors and staff to access the indoor dining space. City staff estimates approximately 98 seats can be accommodated in this space.

### **McNally's**

McNally's proposed outdoor dining space is substantially similar to what was allowed in 2023. The area is shaded purple on Exhibit A. In contrast to other proposed layouts, McNally's area is regular in shape, as it is a rectangle. City staff estimate approximately 56 seats can be accommodate in this space.

### **Gia Mia**

At the July 17, Government Operations Meeting the committee gave staff direction to increase accessibility and clear walkways through the plaza. Currently, there is a barrier wall on the western edge of the existing plaza. The proposed layout shows the middle portion of the barrier wall removed to allow a more direct access through the center of the existing plaza, creating a continuous path from end to end that continues east into the new plaza area. This new opening would also create a more direct drop-off access point into the plaza. A consequence of removing this wall is that Gia Mia's outdoor space would decrease from what was allowed in previous years. The estimated costs of removal of the \$30,000. Photos and renderings of these options are depicted as Exhibit 1.

Gia Mia outdoor dining area is pulled in towards the building. This would result in a loss of approximately 6 tables and 24 seats. City staff estimates approximately 64 seats can be accommodated in this space.

### **Attachments (please list):**

EXHIBIT 1: Photos and rendering new proposed entrance to existing plaza; Resolution, including  
EXHIBIT A: Outdoor Café Layout for the First Street Plaza

### **Recommendation/Suggested Action (briefly explain):**

Recommendation to Approve a Resolution for an Outdoor Café Layout for the First Street Plaza for Summer 2024

## Exhibit “1”

### A. Existing plaza space with barrier wall



### B. Propose new opening to the existing plaza space.



\*Pergola not included the current City proposal, but could be added at a later date.

Photos and rendering new proposed entrance to existing plaza

**City of St. Charles, Illinois**  
**Resolution No. 2023-\_\_\_\_\_**

**Resolution Approving an Outdoor Café Layout for the First Street  
Plaza for Season 2024**

**Presented & Passed by the  
City Council on \_\_\_\_\_**

WHEREAS, Title 12, “Streets, Sidewalks, Public Places and Special Events”, Chapter 12.04, “General Provisions,” Section 12.04.102, “Outdoor Cafés in Public Places” of the St. Charles Municipal Code, Section B.2, provides that the City Council shall authorize a plan for the layout of Outdoor Cafés on the First Street East Plaza.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois:

WHEREAS, The City Administrator is authorized to issue Outdoor Café Permit for the First Street Plaza, per Section 12.04.102, for Season 2024, in accordance with the Outdoor Café Layout attached as Exhibit “A”.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 20th day of November 2023.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 20th day of November 2023.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this 20th day of November 2023.

\_\_\_\_\_  
Lora A. Vitek, Mayor

Attest:

\_\_\_\_\_  
City Clerk/Recording Secretary

Voice Vote:

Ayes:

Nays:

Absent:

Abstain:

EXHIBIT "A"  
Outdoor Café Layout for the First Street Plaza for Summer 2024

