

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: IIC3

Title:

Motion to approve An Ordinance Granting Approval of a Minor Change to PUD Preliminary Plan for First St. Redevelopment Building #2 Patio Area (Alter Brewing)

Presenter:

Russell Colby

Meeting: City Council

Date: July 15, 2019

Proposed Cost:

Budgeted Amount: N/A

Not Budgeted:

☐**Executive Summary** (*if not budgeted please explain*):

Alter Brewing is a brewery/restaurant business that plans to occupy the north half of First Street Building #2. Their space will have access and exclusive use of the outdoor patio area. Plans have been submitted for improvement of the patio area, which includes fencing, seating, lighting and a two-level “container bar” structure. A Minor Change to PUD is required for approval of the permanent structures to be located in the patio area.

On 7/8/19, Planning and Development Committee recommended approval of the Minor Change to PUD by a vote of 6 to 1.

The Committee was not unanimous regarding use of the seasonal patio enclosure (outdoor tent).

Attachments (*please list*):

- Ordinance

Recommendation/Suggested Action (*briefly explain*):

Motion to approve An Ordinance Granting Approval of a Minor Change to PUD Preliminary Plan for First St. Redevelopment Building #2 Patio Area (Alter Brewing)

City of St. Charles, IL
Ordinance No. 2019-Z-__

An Ordinance Granting Approval of a Minor Change to PUD Preliminary Plan for First St. Redevelopment Building #2 Patio Area (Alter Brewing)

WHEREAS, a request for a Minor Change to the PUD Preliminary Plan approved by Ordinance 2017-Z-20 “An Ordinance Granting Approval of a Revised PUD Preliminary Plan for First Street Building #2” was filed by Tristan Dacre of Dacre Youngquist Architects (the “Applicant”) for the patio area of Lot 2 of Phase 3 of the First Street Redevelopment PUD, said realty being legally described in Exhibit “A” attached hereto and incorporated herein as the “Subject Property”; and,

WHEREAS, the City Council of the City of St. Charles has determined that under Section 17.04.430 B. of the St. Charles Zoning Ordinance, this request constitutes a minor change to the approved PUD Preliminary Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. That passage of this Ordinance shall constitute approval of a Minor Change to PUD Preliminary Plan, such that the following documents and illustrations are hereby approved, a reduced copy of which is attached hereto and incorporated herein as Exhibit “B”, subject to compliance with such conditions, corrections, and modifications as may be required to comply with the requirements of the St. Charles Municipal Code:

- Alter Brewing - St. Charles – Outdoor Patio & Signage; Dacre & Youngquist, LLC; dated 6/14/2019

2. That the Subject Property may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted.

3. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 15th day of July 2019.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 15th day of July 2019.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 15th day of July 2019.

Raymond P. Rogina, Mayor

Attest:

Charles Amenta, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 2 IN THE RESUBDIVISION OF THE RESUBDIVISION OF FIRST STREET REDEVELOPMENT SUBDIVISION, PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2018 AS DOCUMENT NO. 2018K016461.

EXHIBIT “B”

**PLANS
(13 pages)**



St. Charles – Outdoor Patio & Signage
June 14th, 2019

DACRE & YOUNGQUIST, LLC
ARCHITECTURE | INTERIOR DESIGN

OUR BEER IS A CLARION CALL TO THE COMMUNITY TO ALTER THEIR PRECONCEPTIONS NOT ONLY OF WHAT BEER IS, BUT ALSO OF WHAT BEER CAN BE.



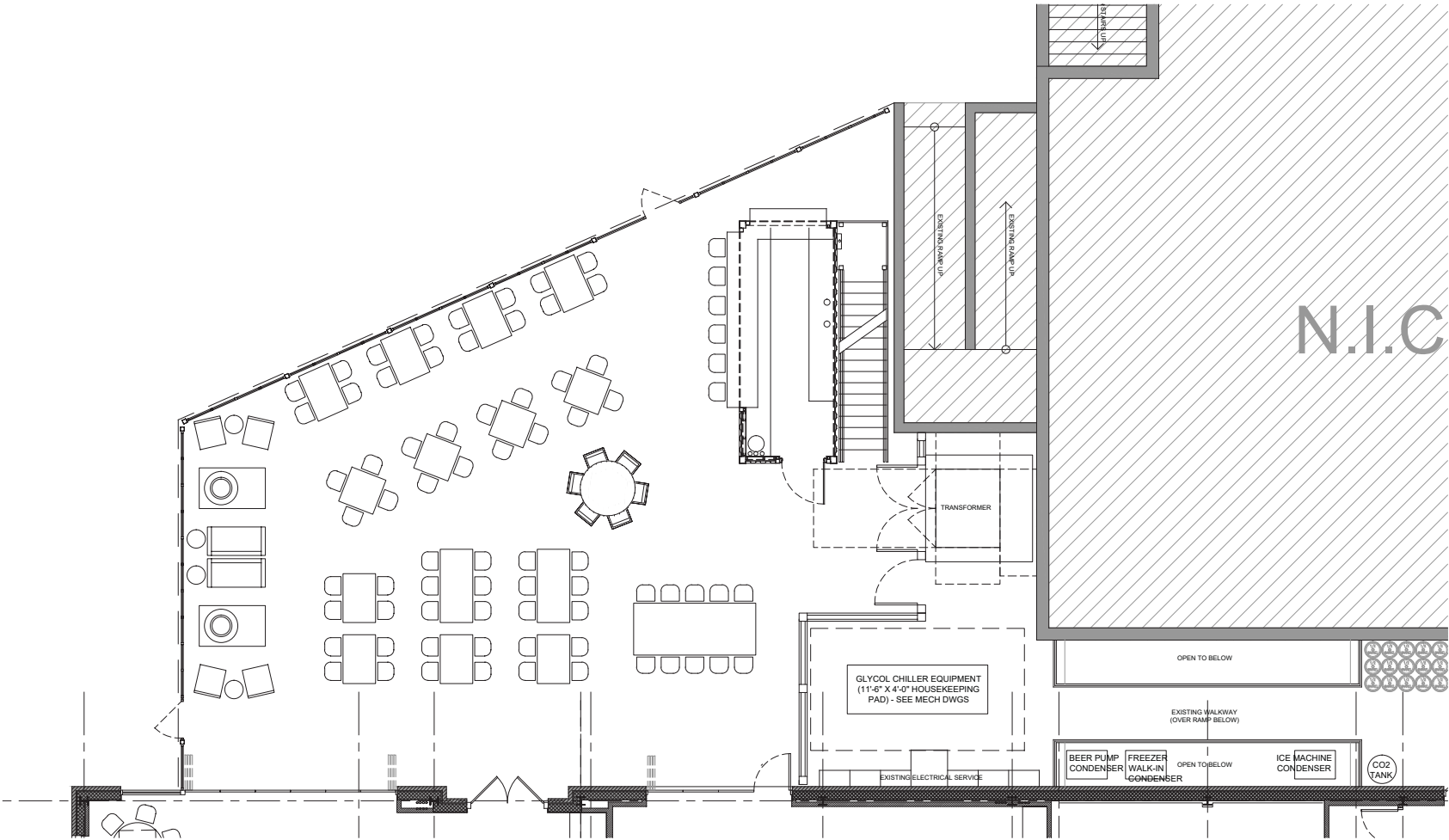
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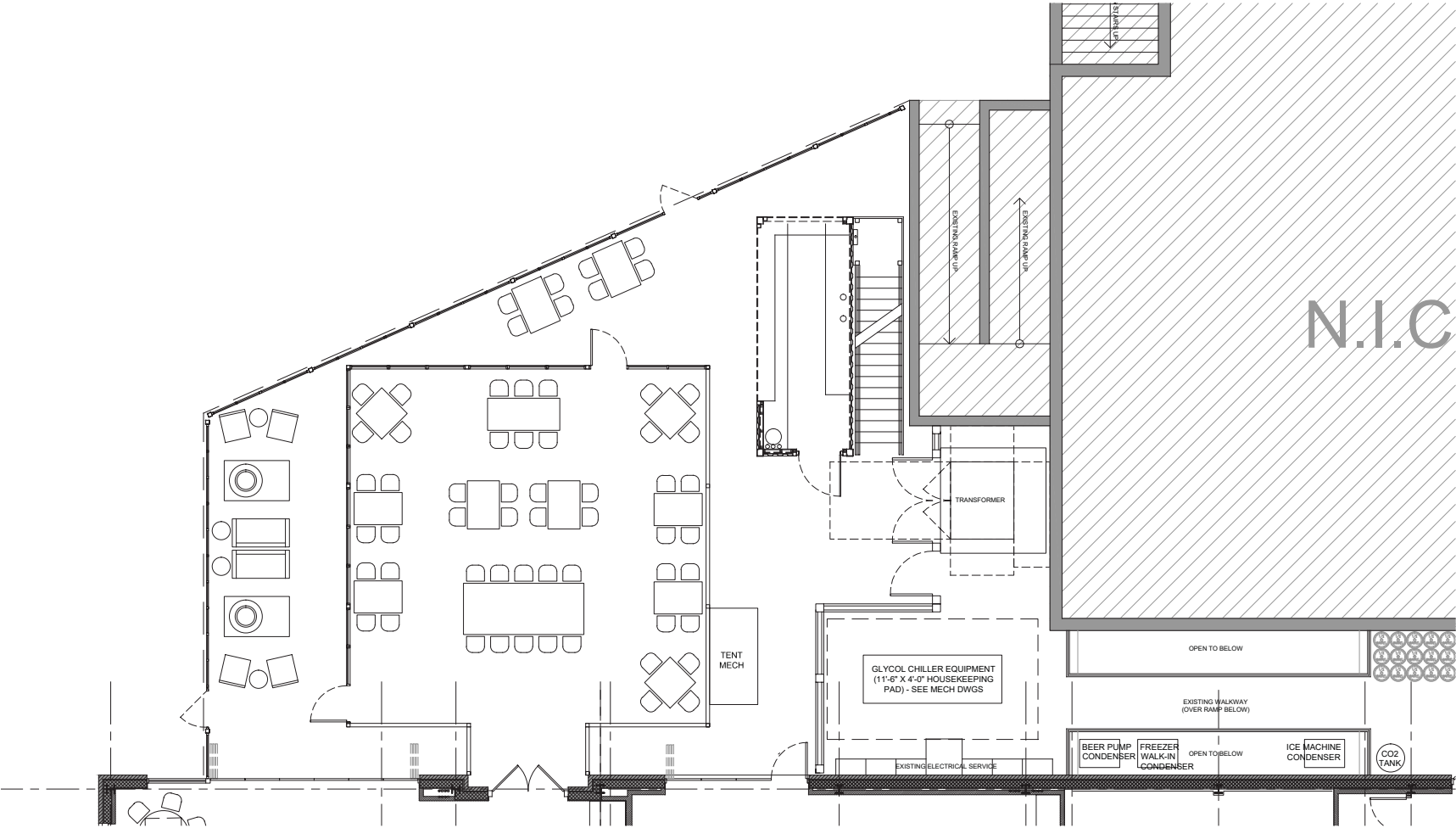
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Exterior Rendering

Alter Brewing - St. Charles - Outdoor Patio & Signage
June 14th, 2019

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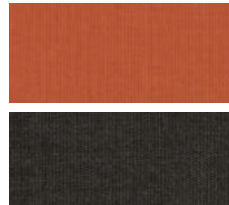
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Exterior Rendering - Enclosure

Alter Brewing - St. Charles - Outdoor Patio & Signage
June 14th, 2019

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DACRE & YOUNGQUIST, LLC
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Patio Furniture, Lighting, & Materials

Alter Brewing - St. Charles - Outdoor Patio & Signage
June 14th, 2019