



CITY OF WASHINGTON, ILLINOIS

Committee of the Whole Agenda Communication

Meeting Date: December 11, 2023

Prepared By: Jon Oliphant, Planning & Development Director
Dennis Carr, City Engineer

Agenda Item: Southeast Square On-Street Parking Vacation Consideration

Explanation: Construction began several weeks ago on the Grist Mill brewpub/restaurant. As part of the final planning for the project, the developer, Grist Mill Ventures, has again asked for consideration of the removal of the two northern on-street parking spaces closest to the intersecting corner. This would allow for the accommodation of six tables and 24 seats for outdoor dining. The attached concept plan shows the approximate location of those tables. The developer has proposed having a planter barrier on three sides with an optional glass partition as can be seen in example photos on the concept plan.

This was discussed at the December 2022 Committee of the Whole meeting. There was not consensus on a direction for this request. Most of the sidewalks around the Square do not have the necessary width to allow for outdoor tables while keeping a minimum 5' wide pedestrian space and a separation from vehicular parking. The east side of the Square has about 11' between the building facades and the curb.

The attached exhibit shows that 66" would be maintained between the building façade and the outdoor dining area if approval was given for the vacation of the parking spaces and for its utilization. An existing streetlight near the southwest corner of the property would be moved to a location near the existing bumpout at Walnut Street. It is important to note that while the developer has requested the consideration of the vacation of two existing spaces, the spaces could be re-stripped to only have a net reduction of one space in this area.

Additionally, the liquor code does not currently allow for the serving or consuming of alcohol in a space such as what is proposed and would require an amendment. A more comprehensive code amendment may be desired to allow for the serving or consumption of alcohol both in public spaces and communal private spaces that could benefit other businesses around the Square.

Fiscal Impact: The cost for the removal of existing on-street parking spaces would be the responsibility of the developer. It is difficult to quantify the cost of a net loss of one parking space. However, the consideration of it would be that it would allow for additional sales tax revenue opportunities for the brewpub.

Action Requested: Staff seeks feedback on the consideration of the removal of the two on-street parking spaces (with a net loss of one space) to accommodate outdoor dining.

VISUAL EXAMPLES



OPTION 1:
(6) 4-SEAT TABLES W/
3 LARGE UMBRELLAS;
PLANTER BARRIER W/
OPTIONAL GLASS
PARTITION

NEW LINE OF CURB

POLE LIGHT TO BE
MOVED

PARKING AREA
RE-STRIPED FROM 5
SPACES TO 4 @ 9'-0"

WALNUT STREET

NEW PLANTING AREA &
RELOCATED POLE LIGHT
PER CITY PLANNING

HOLD-OPEN DOORS

66"

24"

WASHINGTON HISTORICAL
SOCIETY BUILDING

1 ENLARGED PLAN
SCALE: 3/16" = 1'-0"

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| 11.10.2023 | FOR REVIEW |
| 10.19.2023 | SUPERSTRUCTURE PERMIT |
| 08.03.2023 | FOUNDATION PERMIT |
| 06.26.2023 | DESIGN DEVELOPMENT |
| 02.10.2023 | REVISED SCHEMATIC DESIGN |
| 11.22.2022 | SCHEMATIC DESIGN |
| REV. 1 | DATE |
| 1 | ISSUE |

NOT FOR CONSTRUCTION

DATE SIGNED:

Washington Square
TRBC Project

PROJECT NUMBER: 22-01

ENLARGED PLANS
SIDEWALK PATIO
OPTION 1

SHEET

