



**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 3a

Title:

Recommendation to approve a Minor Change to PUD Preliminary Plan for First Street Building #3- Sterling Bank.

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: February 13, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

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

In September 2016, the City Council approved Ordinance No. 2016-Z-18, approving a PUD Preliminary Plan for First Street Building #3. The southern portion of the building adjacent to Illinois Street is planned as bank and office uses.

Sterling Bank, now owner of this section of the building, has submitted a Minor Change application. Sterling Bank’s section of the building had been previously planned as 4 floors, with the upper floor having a two-story ceiling height. This section of the building is now planned as 5 floors. The height of the building is unchanged.

The revised portions of the exterior building elevations are “bubbled” on the attached plans. The east, south and west elevations have been modified due to changes to the interior configuration.

The revised elevations were reviewed by the Historic Preservation Commission on 2/2/17 and the Commission approved a Certificate of Appropriateness for the updated design. The Commission offered positive comments regarding the exterior changes.

In addition to revised building elevations, the Minor Change would also update the Development Data information attached to the PUD ordinance to reflect the new square footages within the building.

Redevelopment Agreement:

The property is subject to a Redevelopment Agreement between the City and First Street Development II, LLC. An amendment to this agreement will be necessary to document the Minor Change approval.

In response to the Minor Change proposal from Sterling Bank, First Street Development II, LLC has requested that the City consider amending the redevelopment agreement to incorporate time restrictions for the new parking deck. The intent of the restrictions would be to prevent residents and office tenants from adjacent buildings from parking within the new parking deck for the duration of the day while retail businesses are open.

Staff is seeking direction from the Committee as to whether there is support for memorializing such parking time restrictions within the redevelopment agreement amendment.

**Attachments** (please list):

Application for Minor Change, 2016 Approved Plans, 2017 Proposed Plans, Letter from First Street Development II, LLC

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

Recommendation to approve a Minor Change to PUD Preliminary Plan for First Street Building #3- Sterling Bank, and direct staff to bring forward an amendment to the Redevelopment Agreement (“First Amendment to City of St. Charles Central Downtown Tax Increment Financing Redevelopment Agreement (First Street Project)”)

# CITY OF ST. CHARLES

TWO EAST MAIN STREET  
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

## MINOR CHANGE TO PUD APPLICATION

<b>For City Use</b>	<i>Sterling Bank</i>
Project Name:	First Street Redevelopment- Building #3
Project Number:	<u>2017 -PR- 003</u>
Application No.:	<u>2017 -AP- 005</u>



**Instructions:**

*A Minor Change to PUD is one that modifies an approved PUD Preliminary Plan in a manner that complies with all standards of the Special Use for PUD Ordinance applicable to the property and meets the definition of a Minor Change as contained either in Section 17.04.430 of the Zoning Ordinance or the Special Use for PUD Ordinance.*

*To request approval of a Minor Change, complete this application and submit it with all required attachments to the Planning Division. When the application is complete, City staff will schedule a review by the Planning and Development Committee of the City Council. The Committee's recommendation will be forwarded to the City Council for final action.*

*The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.*

<b>1. Property Information:</b>	Location: First Street Building #3- 10 Illinois St. - Portion owned by Sterling Bank	
	Parcel Number (s): 09-34-217-012- Floors one and above in the southern 79 ft. of Lot 3	
	PUD Name: First Street Redvelopment	
<b>2. Applicant Information:</b>	Name <b>STERLING BANK</b>	Phone <b>630 549 0887</b>
	Address <b>360 S. 1<sup>ST</sup> STREET ST CHARLES IL 60174</b>	Fax <b>630 584 1589</b>
		Email <b>thomas.Rosse@Sterbank.com</b>
<b>3. Record Owner Information:</b>	Name <b>STERLING BANK</b>	Phone <b>SAME</b>
	Address <b>SAME</b>	Fax <b>↓</b>
		Email <b>↓</b>

**Information for proposed Minor Change:**

Name of PUD: First Street Redevelopment

PUD Ordinance Number: 2006-Z-29 and 2016-Z-18

Ord. or Resolution(s) that approved the current plans: 2016-Z-18

**Identify Specific PUD Plans to be changed:**

- Site/Engineering Plan
- Landscape Plan
- Architectural Elevations
- Signs
- Other plans: Development Data for Building #3

**Description of Proposed Changes:**

Modify approved Building #3 plans to include a full 5th floor for the southern bank/office portion of the building.

Revise building elevations and development data to reflect the changes.

**Attachment Checklist:**

*If multiple zoning or subdivision applications are being submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.*

**APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance (\$200)

**REIMBURSEMENT OF FEES AGREEMENT:**

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

**REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	<u>\$1,000</u>	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

**PROOF OF OWNERSHIP and DISCLOSURE:**

- a) a current title policy report; or
- b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

**LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

**PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

**COVER LETTER:** Letter describing the proposed minor change requested, why it is necessary, and how it is different from the currently approved plan.

**PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

**Copies of Plans:**

Please contact the Planning Division to determine if full size copies of plans are needed. For simple applications, provide one full scale plan set, three (3) 11" x 17" copies (in color if applicable), and a PDF file on CD-ROM or emailed to the Project Manager.


**Plans shall include the following, depending on the scope of the proposed Minor Change:**

- Site Plan indicating location of proposed change.
- For changes to site/engineering plans, show existing/approved and proposed site/engineering plan changes.
- For changes to architectural elevations, show existing/approved and proposed building design, color and materials.
- For changes to landscaping, show approved and proposed plans, indicate species and quantities of plant material to replace existing/approved materials.
- Additional information may be necessary depending on the specific change proposed.

**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

STERLING BANK  
\_\_\_\_\_  
Record Owner

2/6/2017  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Applicant or Authorized Agent

2/6/2017  
\_\_\_\_\_  
Date

---

# STERLING BANK

---

February 6, 2017

City of St. Charles  
Two East Main Street  
St. Charles, IL 60174

Attn: Community & Economic Development/Planning Division

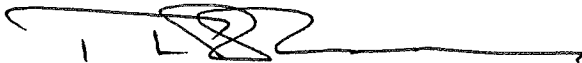
Dear Sir/Madam

Sterling Bank is requesting approval of a Minor Change to PUD Preliminary Plan for First Street Building #3 (10 Illinois Street).

The proposed minor change is to take the Sterling Bank portion of Building #3 from 5 floors of Bank to 2 floors of Bank (floors 1 & 2) and the remaining 3 floors of leasable office space.

Upon review of the preliminary plans by Sterling Bank's Board of Directors, ownership has made the decision to occupy floors 1 & 2 with the option to expand into additional space as the Bank's requirements change over time with the Bank's growth.

Respectfully submitted.



Thomas R Russe  
Senior Vice President  
Sterling Bank



**OWNERSHIP DISCLOSURE FORM  
CORPORATION**

STATE OF ILLINOIS    )  
                                  ) SS.  
KANE COUNTY         )

I, THOMAS R. BUSSE, being first duly sworn on oath depose and say that I am the  
SENIOR VICE PRES. of STERLING BANK, an  
(Illinois) (MISSOURI) Corporation and that the following persons are all of the shareholders  
of 7% or more of the common stock of said Corporation:

_____	_____
_____	_____
_____	_____
_____	_____

BY:   
TITLE: SENIOR VICE PRESIDENT

Subscribed and Sworn before me this 6<sup>TH</sup> day of  
FEBRUARY, 20 17.

  
Notary Public



---

# STERLING BANK

---

February 6, 2017

City of St. Charles  
Two East Main Street  
St. Charles, IL 60174

Attn: Community & Economic Development/Planning Division

Dear Sir/Madam

Regarding the Ownership Disclosure Form/Corporation, as part of the Minor Change to PUD Application:  
To the best of my knowledge, no shareholder of 7% or more of the common stock of Sterling Bank, has  
any official role in the governance of the City of St. Charles, IL.

Respectfully submitted.



Thomas R Russe  
Senior Vice President  
Sterling Bank



**FIRST STREET PHASE 3 DEVELOPMENT DATA**  
**PROPOSED – ~~7/29/16~~ 2/7/17**

<b>Building No.</b>	<b>Type</b>	<b>Floor Level</b>	<b>Area/Units</b>
<b>Building 1</b>	Parking	Basement	29 spaces
	Retail/Commercial	1 <sup>st</sup> level	11,865 sf
	Office	2 <sup>nd</sup> level	11,865 sf
	Office	3 <sup>rd</sup> level	11,865 sf
	Office	4 <sup>th</sup> level	11,865 sf
	<i>Total Office</i>		
<b><u>Total Building area</u></b>			<b><u>47,460 sf</u></b>
<b>Parking Deck</b>			
	Parking	1 <sup>st</sup> level	57 spaces
	Parking	2 <sup>nd</sup> level	53 spaces
<b><u>Total Parking Count</u></b>			<b><u>110 spaces</u></b>
<b>Building 2</b>	Parking	Basement	27 spaces
	Retail/Commercial	1 <sup>st</sup> level	11,898 sf
	Residential	2 <sup>nd</sup> level	12,000 sf
	Residential	3 <sup>rd</sup> level	12,000 sf
	Residential	4 <sup>th</sup> level	12,000 sf
	Total Residential (12 Studio, 12 1-Bedroom, 12 2-Bedroom)		
<b><u>Total Building area</u></b>			<b><u>47,898 sf</u></b>
<b>Building 3</b>	Parking	Basement	28 spaces
	Bank/office	1 <sup>st</sup> level	13,092 sf
	Bank/residential	2 <sup>nd</sup> level	<del>11,573</del> <u>12,542</u> sf
	Bank/residential	3 <sup>rd</sup> level	<del>12,602</del> <u>13,245</u> -sf
	Bank/residential	4 <sup>th</sup> level	<del>12,602</del> <u>13,245</u> -sf
	Residential	5 <sup>th</sup> level	<del>8,343</del> <u>13,245</u> sf
	Total Residential (Bedroom Count TBD)		
<b><u>Total Building area</u></b>			<b><u>58,212 65,369 sf</u></b>

2016 Approved Plans



STATE OF ILLINOIS  
 DESIGN PROFESSIONAL REGISTRATION NUMBER  
 04002491

PROPOSED NEW OFFICE/CONDOMINIUMS:  
**FIRST STREET**  
 ST. CHARLES, ILLINOIS 60184  
 FIRST STREET DEVELOPMENT, LLC

PLOTTED: 7/21/2016

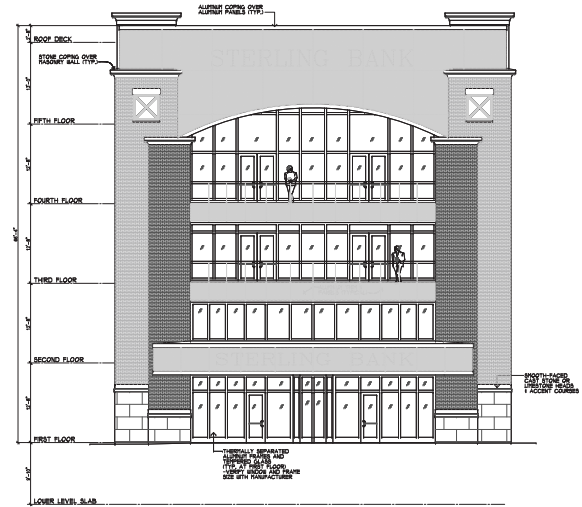
BLDG. 3

Revisions:


Commission: 2502  
 Issue Date:  
 Drawn By: COZ

Sheet:  
**A8**  
 of 9

JULY 21, 2016 - PROGRESS SET - NOT FOR CONSTRUCTION



**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



JULY 21, 2016 - PROGRESS SET - NOT FOR CONSTRUCTION



STATE OF ILLINOIS  
DESIGN PROFESSIONAL REGISTRATION BOARD  
REGISTRATION NUMBER 184002491

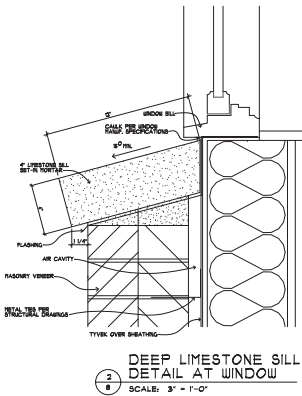
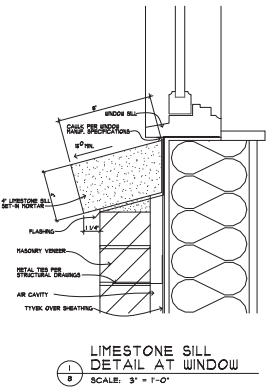
PROPOSED NEW OFFICE/CONDOMINIUMS:  
**FIRST STREET**  
ST. CHARLES, ILLINOIS 60184  
FIRST STREET DEVELOPMENT, LLC

BLDG. 3

Revisions:


Commission: 2502  
Issue Date:  
Drawn By: CDZ

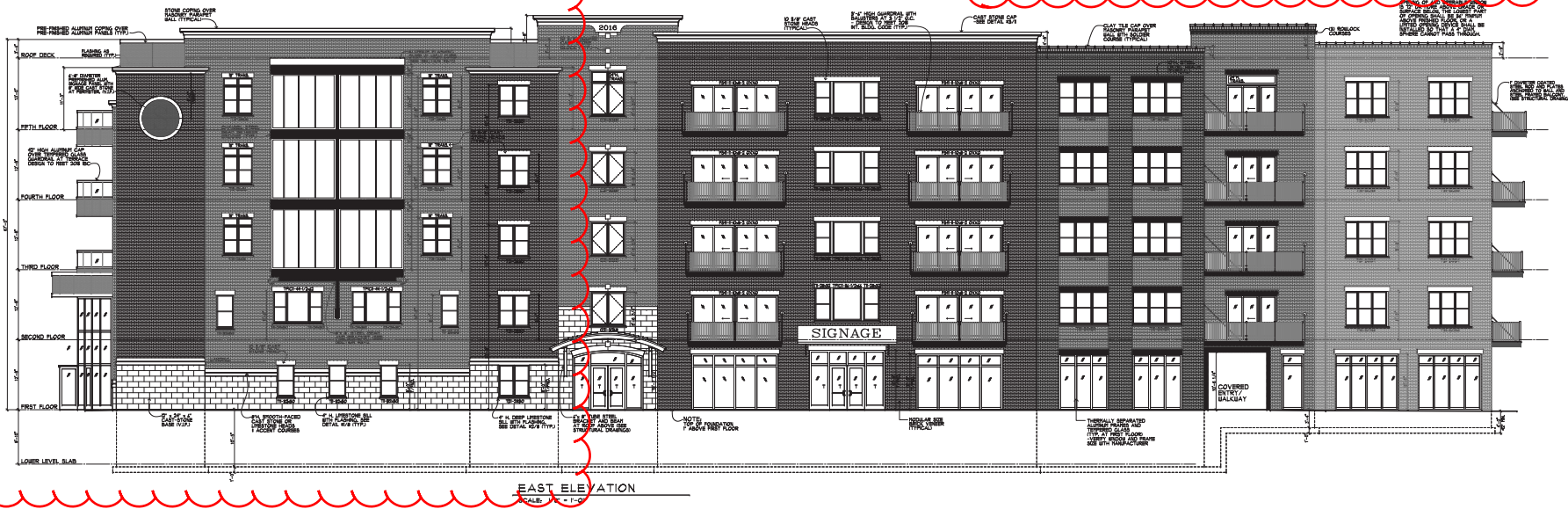
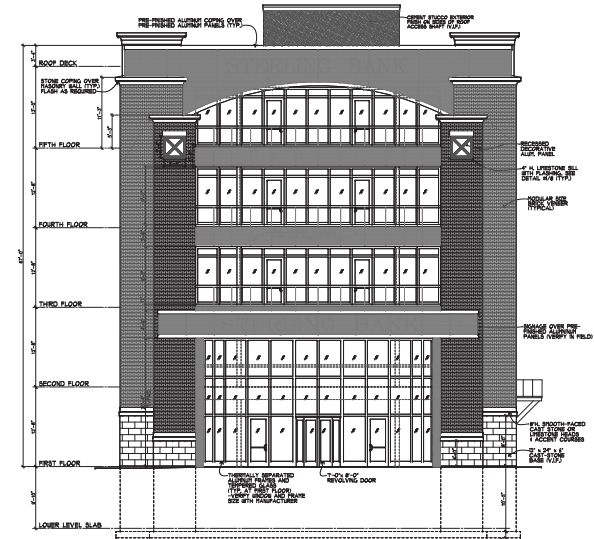
2017 Proposed  
Minor Change



**NOTE:**  
WINDOWS ARE WEATHER SHIELD (W.S.)  
VERIFY AVAIL. SIZES W/ MANF. - UPGRADS AS REQUIRED.  
VERIFY WINDOW MANUF. #, GRID PATTERN, #, QUANT. AND  
INSTALL PER MANUFACTURER'S SPECIFICATIONS.  
CONTRACTOR TO VERIFY ALL WINDOW HEIGHTS  
GLAZED PENETRATION TO PROVIDE A MAXIMUM  
U-FACTOR PER 2015 IECC  
SE FIXED PENETRATION  
IS OPERABLE PENETRATION  
T = FULLY TEMPERED GLASS

**NOTE:**  
INSTALL ALL FLASHING & SEALANT AS REQUIRED FOR  
WEATHERTIGHT EXTERIOR - ALL FLASHING INSTALLATION  
TO FOLLOW DETAILS FROM SHEET 'METAL & AIR  
CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC.  
ARCHITECTURAL SHEET MANUAL, TOP OF FLASHING  
TO BE INSTALLED UNDER TYPE.

**NOTE:**  
ALL MASONRY DETAILS TO FOLLOW RECOMMENDED  
PRACTICES BY THE MASONRY ADVISORY BOARD,  
SEMI-ANNUAL REPORTS INCLUDING FLASHING, SEAL, AND  
EXPANSION CONTRACT JOINTS, LAGES AND SEAL  
MASONRY MORTAR, STONE 1 CEMENT AT PARAPET  
DALLS AS REQUIRED FOR WATER-TIGHT FINISH.



DEC. 22, 2016 - REVISED FOR CONSTRUCTION

PROPOSED NEW OFFICE/RESIDENTIAL CONDOMINIUMS:  
**FIRST STREET - BLDG. 3**

ST. CHARLES, ILLINOIS 60187  
FIRST STREET DEVELOPMENT, LLC

BLDG. 3

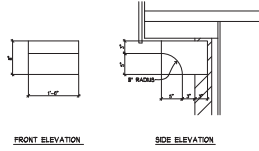
Revisions:  
OWNER/CLIENT  
DATE: 5-2-2016

Commission: 2500  
Issue Date: 8-8-2016  
Drawn By: CDZ  
SOUTH AND EAST  
ELEVATIONS

Sheet:  
**A8**  
of 9



2017 Proposed  
Minor Change



SMOOTH LIMESTONE  
BRACKET DETAIL  
SCALE: 1" = 1'-0"

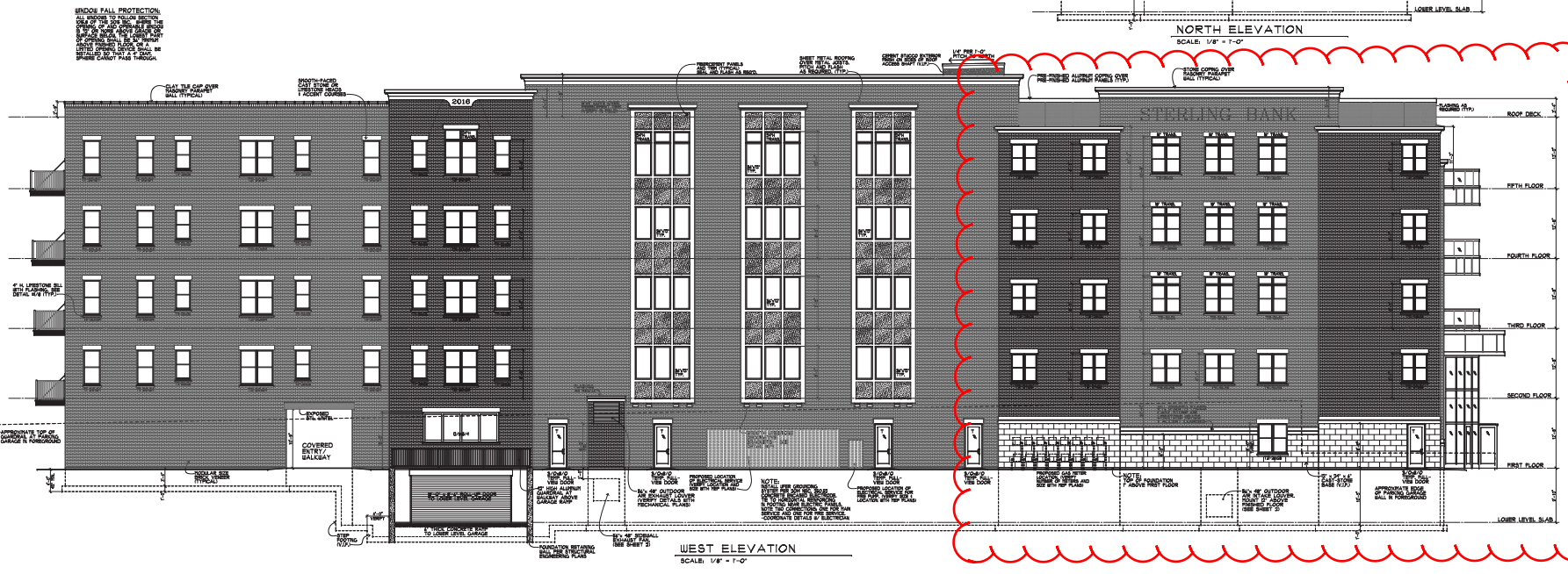
**NOTE:**  
WINDOWS ARE WEATHER SHIELD (WINDOZ SILKO) VERIFY AVAIL. SIZES BY FABR. - UPGRADS AS REQUIRED. VERIFY WINDOW MANUF. & GRID PATTERN BY OWNER AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.  
CONTRACTOR TO VERIFY ALL WINDOW HEIGHTS  
GLAZED PENETRATION TO PROVIDE A MAXIMUM U-FACTOR PER 2015 IECC  
SE FIXED PENETRATION  
OS OPERABLE PENETRATION  
T = FULLY TEMPERED GLASS

**NOTE:**  
INSTALL ALL FLASHING & SEALANT AS REQUIRED FOR WEATHERTIGHT EXTERIOR - ALL FLASHING INSTALLATION TO FOLLOW DETAILS FROM SHEET 'METAL & AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION INC. ARCHITECTURAL SHEET METAL MANUAL' TOP OF FLASHING TO BE INSTALLED UNDER TYPE.

**NOTE:**  
ALL MASONRY DETAILS TO FOLLOW RECOMMENDED PRACTICES BY THE MASONRY ADVISORY BOARD'S (MASONRY) CODE INCLUDING FLASHING, TIE, AND EXPANSION CONTROL JOINTS. LAKE AND SEAL MASONRY MORTAR STONE 1 CEMENT AT PARAPET WALLS AS REQUIRED FOR WATER-TIGHT FINISH.



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"

DEC. 22, 2016 - REVISED FOR CONSTRUCTION



STATE OF ILLINOIS  
DESIGN PROFESSIONAL REGISTRATION NUMBER  
04-002481

PROPOSED NEW OFFICE/RESIDENTIAL CONDOMINIUMS:  
**FIRST STREET - BLDG. 3**  
ST. CHARLES, ILLINOIS 60611  
FIRST STREET DEVELOPMENT, LLC

BLDG. 3

Reasons:  
OWNER/CLIENT  
REV. 8-22-2016

Commission: 2500  
Issue Date: 8-2-2016  
Drawn By: CDZ  
NORTH AND WEST ELEVATIONS

Sheet:  
**A9**  
of 9

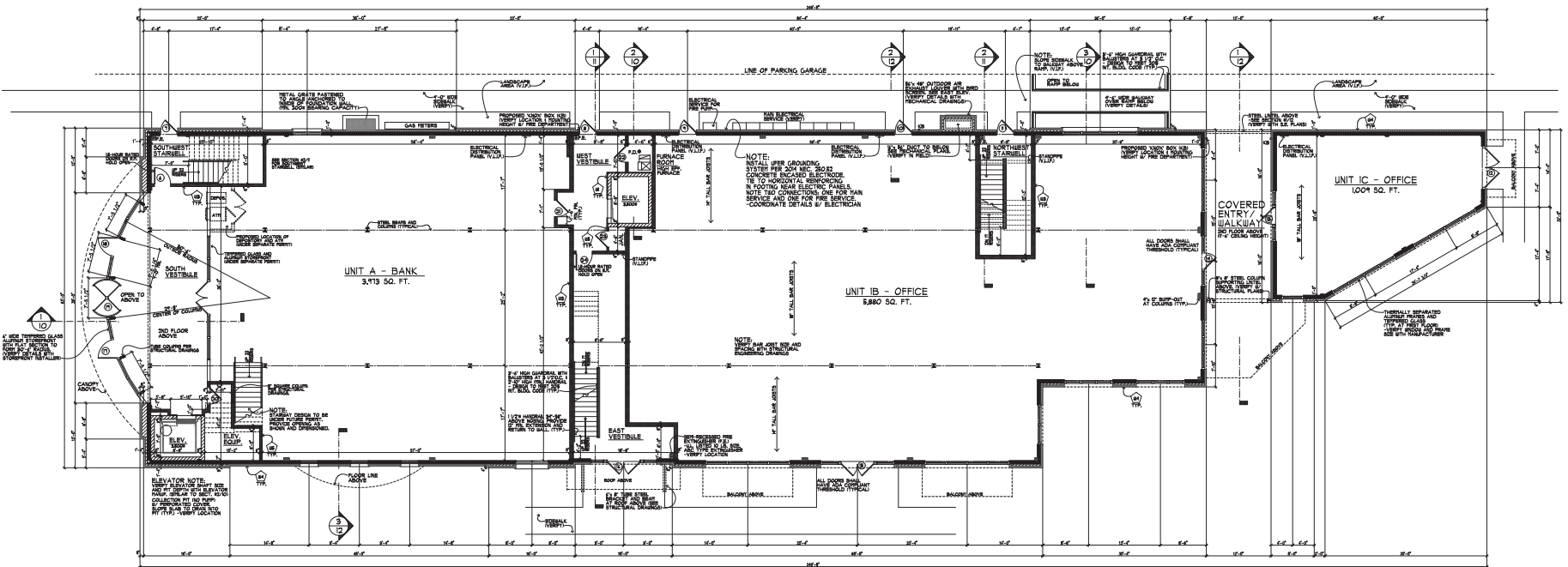
**2015 INTERNATIONAL ENERGY CONSERVATION CODE:**

1. THE EXTERIOR ENVELOPE OF THE BUILDING SHALL FOLLOW THE PREScriptive METHOD OF THE IBC. THE EXTERIOR ENVELOPE SHALL BE CONSIDERED TO BE THE EXTERIOR SURFACE OF THE EXTERIOR WALLS, ROOF AND FLOOR/CEILING SYSTEMS. THE EXTERIOR ENVELOPE SHALL BE CONSIDERED TO BE THE EXTERIOR SURFACE OF THE EXTERIOR WALLS, ROOF AND FLOOR/CEILING SYSTEMS. THE EXTERIOR ENVELOPE SHALL BE CONSIDERED TO BE THE EXTERIOR SURFACE OF THE EXTERIOR WALLS, ROOF AND FLOOR/CEILING SYSTEMS.
2. ROOFING SHALL BE INSTALLED OVER INSULATION AT EXTERIOR WALLS AND SHALL CONTAIN INSULATION ABOVE ROOF DECK.
3. ROOFING SHALL BE INSTALLED OVER INSULATION AT EXTERIOR WALLS AND SHALL CONTAIN INSULATION ABOVE ROOF DECK.
4. ROOFING SHALL BE INSTALLED OVER INSULATION AT EXTERIOR WALLS AND SHALL CONTAIN INSULATION ABOVE ROOF DECK.
5. ROOFING SHALL BE INSTALLED OVER INSULATION AT EXTERIOR WALLS AND SHALL CONTAIN INSULATION ABOVE ROOF DECK.
6. ROOFING SHALL BE INSTALLED OVER INSULATION AT EXTERIOR WALLS AND SHALL CONTAIN INSULATION ABOVE ROOF DECK.
7. A PERMANENT LABEL SHALL BE POSTED ON OR IN THE ELECTRICAL EQUIPMENT PANELS.
8. ROOFING SHALL BE INSTALLED OVER INSULATION AT EXTERIOR WALLS AND SHALL CONTAIN INSULATION ABOVE ROOF DECK.

FIRST FLOOR SQUARE FOOTAGE	
GROSS SQUARE FOOTAGE:	119,042 S.F.
UNIT A - BANK:	19,179 S.F.
UNIT IB - OFFICE:	18,880 S.F.
UNIT IC - OFFICE:	11,004 S.F.
NORTHWEST VESTIBULE:	1,244 S.F.
WEST VESTIBULE:	1,340 S.F.
EAST VESTIBULE:	1,471 S.F.
SOUTH VESTIBULE:	1,176 S.F.

NOTE:  
SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE OF EXTERIOR WALLS AND CENTER OF DOORING WALLS.

WALL TYPE KEY	
	ELEVATOR
	GARAGE LEVEL
	INTERIOR WALL
	EXTERIOR WALL



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

NOTE:  
OWNER SHALL VERIFY ALL PERMITS AND CITY ORDINANCES TO BE OBTAINED TO CITY UNDER SEPARATE PERMIT. PROVIDE TEMPORARY PROTECTIVE LIGHTING AND POWER AS REQUIRED.

DEC. 22, 2016 - REVISED FOR CONSTRUCTION



STATE OF ILLINOIS  
DESIGN PROFESSIONAL REGISTRATION NUMBER  
184,002,854

PROPOSED NEW OFFICE/RESIDENTIAL CONDOMINIUMS:  
**FIRST STREET - BLDG. 3**  
ST. CHARLES, ILLINOIS 401M  
FIRST STREET DEVELOPMENT, LLC

PLOTTED: 11/22/2016

BLDG. 3

Revisions:  
  
 OWNER/CLIENT REV. 0-20-2016  
  
 ARCHITECT REV. 0-20-2016

Commission: 2808  
Issue Date: 8-8-2014  
Drawn By: CDZ  
FIRST FLOOR PLAN

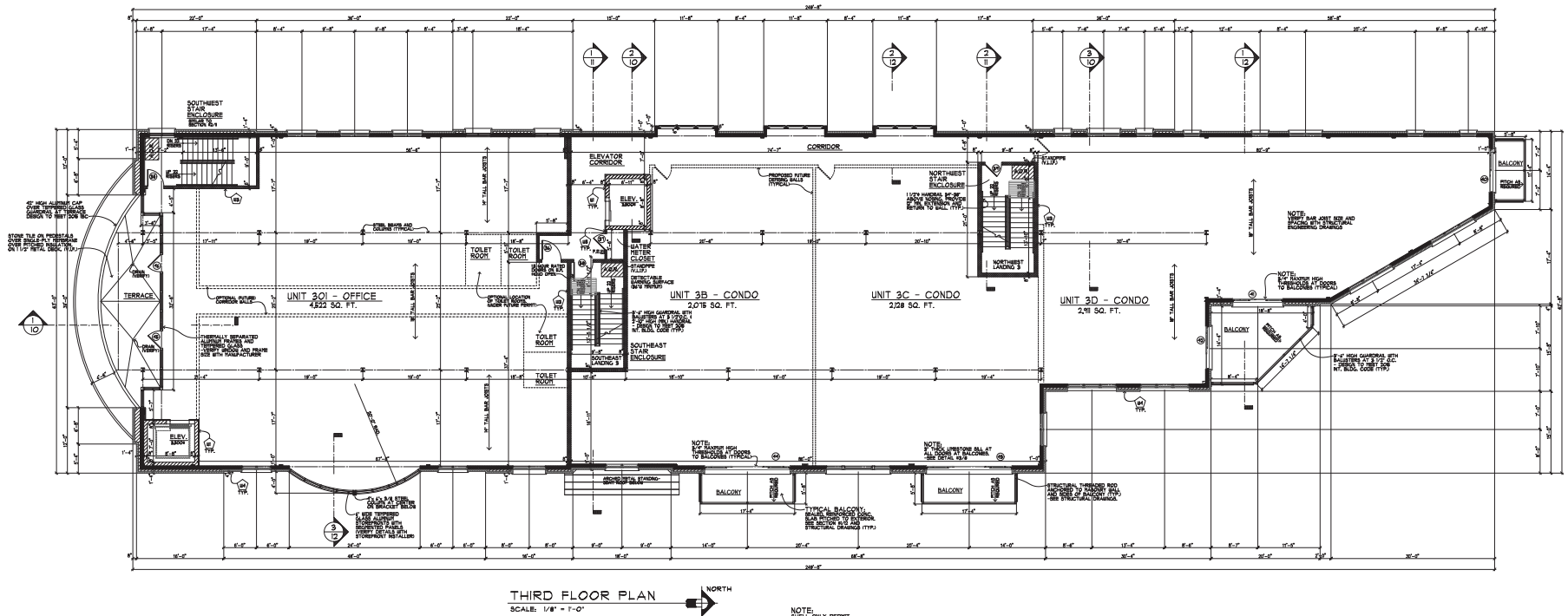
Sheet:  
**AC3**  
of 12



THIRD FLOOR SQUARE FOOTAGE	
GROSS SQUARE FOOTAGE:	19,874 S.F.
UNIT 301 - OFFICE:	54,822 S.F.
UNIT 301 - TERRACE:	1,391 S.F.
UNIT 3B - CONDO:	12,018 S.F.
UNIT 3C - CONDO:	12,028 S.F.
UNIT 3D - CONDO:	12,141 S.F.
NORTHWEST STAIR:	121 S.F.
ELEVATOR CORRIDOR:	1840 S.F.
SOUTHEAST STAIR:	1201 S.F.
SOUTHWEST STAIR + SOUTH ELEVATOR:	1361 S.F.

NOTE:  
SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE OF EXTERIOR WALLS AND CENTER OF DEHING WALLS.

WALL TYPE KEY	
	ELEVATOR 1/2" G.C. & 2" G.C. OR 1/2" REINFORCED PER CONCRETE WALLS 1/2" MIN. THICK WITH 1/4" MIN. LAYER OF TYPE X PAPER OR G.I. BOARD
	GARAGE LEVEL 1/2" G.C. & 2" G.C. OR 1/2" REINFORCED PER CONCRETE WALLS 1/2" MIN. THICK WITH 1/4" MIN. LAYER OF TYPE X PAPER OR G.I. BOARD
	INTERIOR WALL 5/8" G.C. WITH 1/2" REINFORCED PER CONCRETE WALLS 1/2" MIN. THICK WITH 1/4" MIN. LAYER OF TYPE X PAPER OR G.I. BOARD
	EXTERIOR WALL 5/8" G.C. WITH 1/2" REINFORCED PER CONCRETE WALLS 1/2" MIN. THICK WITH 1/4" MIN. LAYER OF TYPE X PAPER OR G.I. BOARD
	HYDRO WALL MINIMUM 2" THICK POLYURETHANE INSULATION WITH 1/2" G.C. WITH 1/2" REINFORCED PER CONCRETE WALLS 1/2" MIN. THICK WITH 1/4" MIN. LAYER OF TYPE X PAPER OR G.I. BOARD



DEC. 22, 2016 - REVISED FOR CONSTRUCTION



STATE OF ILLINOIS  
DESIGN PROFESSIONAL REGISTRATION NUMBER  
184002874

PROPOSED NEW OFFICE/RESIDENTIAL CONDOMINIUMS:  
**FIRST STREET - BLDG. 3**  
ST. CHARLES, ILLINOIS 60184  
FIRST STREET DEVELOPMENT, LLC

PLOTTED: 12/22/2016

BLDG. 3

Revisions:

	OWNER/CLIENT REV. 0-20-2016

Commission: 2808  
Issue Date: 8-8-2014  
Drawn By: CDD  
THIRD FLOOR PLAN

Sheet:  
**A5**  
of 12



**FOURTH FLOOR SQUARE FOOTAGE**

GROSS SQUARE FOOTAGE:	19,874 S.F.
UNIT 40I - OFFICE:	4,822 S.F.
UNIT 40I - TERRACE:	1381 S.F.
UNIT 4B - CONDO:	12,078 S.F.
UNIT 4C - CONDO:	12,028 S.F.
UNIT 4D - CONDO:	12,141 S.F.
NORTHWEST STAIR:	121 S.F.
ELEVATOR CORRIDOR:	1840 S.F.
SOUTHEAST STAIR:	1201 S.F.
SOUTHWEST STAIR & SOUTH ELEVATOR:	1381 S.F.

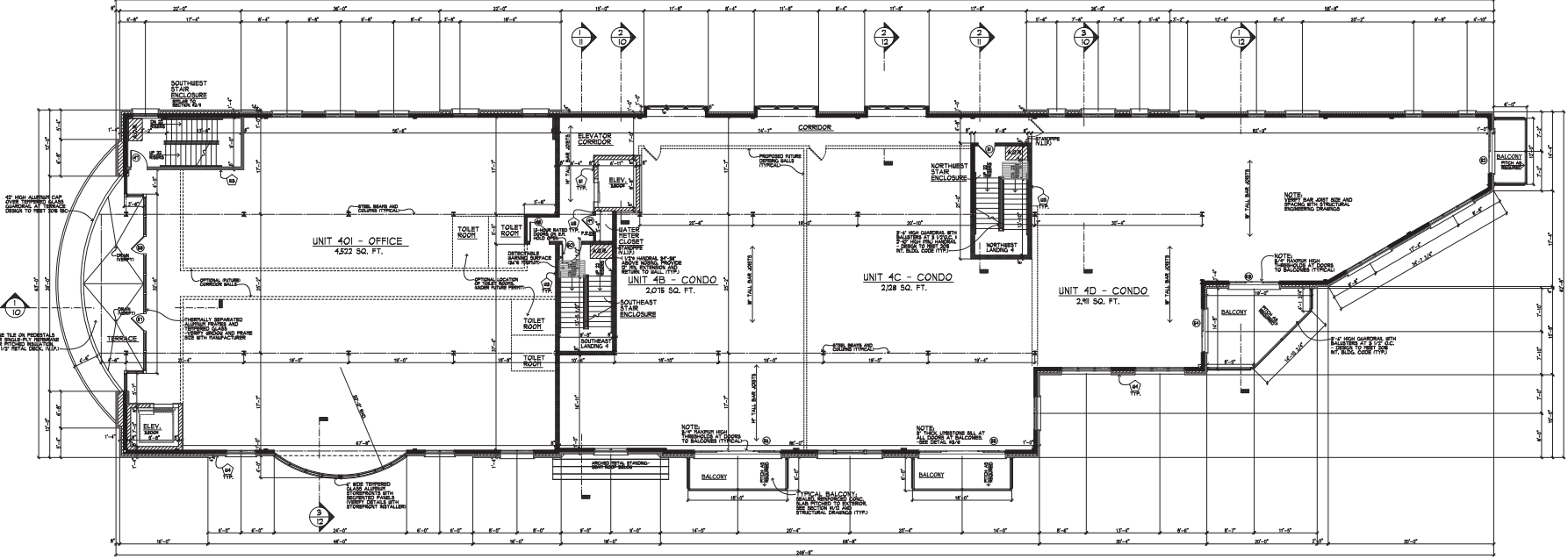
NOTE:  
SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE OF EXTERIOR WALLS AND CENTER OF DEMISING WALLS.

**FOURTH & FIFTH FLOOR DOOR SCHEDULE**

MARK	DOOR SIZE	SHT.	THK.	DOOR		FRAME		HDL SET	REMARKS
				TYPE	MATL. FINISH	TYPE	MATL. FINISH		
(1)	3'-0" x 8'-0"	A6						PANC	1/2 HR/CLOSER
(2)	3'-0" x 8'-0"	A6							3/4 HR/CLOSER
(3)	3'-0" x 7'-0"	A6							3/4 HR/CLOSER
(4)	3'-0" x 7'-0"	A6						PANC	1/2 HR/CLOSER
(5)	3'-0" x 7'-0"	A6							1/2 HR/CLOSER
(6)	8'-0" x 8'-0"	A6							SLIDING PATIO
(7)	4'-0" x 8'-0"	A6							SLIDING PATIO
(8)	8'-0" x 8'-0"	A6							SLIDING PATIO
(9)	4'-0" x 8'-0"	A6							SLIDING PATIO
(10)	4'-0" x 8'-0"	A6							SLIDING PATIO
(11)	3'-0" x 8'-0"	A6							CLOSER
(12)	3'-0" x 8'-0"	A6							CLOSER
(13)	3'-0" x 7'-0"	A1							3/4 HR/CLOSER
(14)	3'-0" x 7'-0"	A1						PANC	1/2 HR/CLOSER
(15)	8'-0" x 8'-0"	A1							SLIDING PATIO
(16)	4'-0" x 8'-0"	A1							SLIDING PATIO
(17)	4'-0" x 8'-0"	A1							SLIDING PATIO
(18)	4'-0" x 8'-0"	A1							SLIDING PATIO
(19)	3'-0" x 8'-0"	A1							SLIDING PATIO
(20)	3'-0" x 8'-0"	A1							SLIDING PATIO
(21)	3'-0" x 8'-0"	A1							SLIDING PATIO
(22)	3'-0" x 8'-0"	A1							SLIDING PATIO
(23)	3'-0" x 8'-0"	A1							SLIDING PATIO
(24)	3'-0" x 8'-0"	A1							SLIDING PATIO
(25)	3'-0" x 8'-0"	A1							SLIDING PATIO
(26)	3'-0" x 8'-0"	A1							SLIDING PATIO
(27)	3'-0" x 8'-0"	A1							SLIDING PATIO
(28)	3'-0" x 8'-0"	A1							SLIDING PATIO
(29)	3'-0" x 8'-0"	A1							SLIDING PATIO
(30)	3'-0" x 8'-0"	A1							SLIDING PATIO
(31)	3'-0" x 8'-0"	A1							SLIDING PATIO
(32)	3'-0" x 8'-0"	A1							SLIDING PATIO
(33)	3'-0" x 8'-0"	A1							SLIDING PATIO
(34)	3'-0" x 8'-0"	A1							SLIDING PATIO
(35)	3'-0" x 8'-0"	A1							SLIDING PATIO
(36)	3'-0" x 8'-0"	A1							SLIDING PATIO
(37)	3'-0" x 8'-0"	A1							SLIDING PATIO
(38)	3'-0" x 8'-0"	A1							SLIDING PATIO
(39)	3'-0" x 8'-0"	A1							SLIDING PATIO
(40)	3'-0" x 8'-0"	A1							SLIDING PATIO
(41)	3'-0" x 8'-0"	A1							SLIDING PATIO
(42)	3'-0" x 8'-0"	A1							SLIDING PATIO
(43)	3'-0" x 8'-0"	A1							SLIDING PATIO
(44)	3'-0" x 8'-0"	A1							SLIDING PATIO
(45)	3'-0" x 8'-0"	A1							SLIDING PATIO
(46)	3'-0" x 8'-0"	A1							SLIDING PATIO
(47)	3'-0" x 8'-0"	A1							SLIDING PATIO
(48)	3'-0" x 8'-0"	A1							SLIDING PATIO
(49)	3'-0" x 8'-0"	A1							SLIDING PATIO
(50)	3'-0" x 8'-0"	A1							SLIDING PATIO
(51)	3'-0" x 8'-0"	A1							SLIDING PATIO
(52)	3'-0" x 8'-0"	A1							SLIDING PATIO
(53)	3'-0" x 8'-0"	A1							SLIDING PATIO
(54)	3'-0" x 8'-0"	A1							SLIDING PATIO
(55)	3'-0" x 8'-0"	A1							SLIDING PATIO
(56)	3'-0" x 8'-0"	A1							SLIDING PATIO
(57)	3'-0" x 8'-0"	A1							SLIDING PATIO
(58)	3'-0" x 8'-0"	A1							SLIDING PATIO
(59)	3'-0" x 8'-0"	A1							SLIDING PATIO
(60)	3'-0" x 8'-0"	A1							SLIDING PATIO
(61)	3'-0" x 8'-0"	A1							SLIDING PATIO
(62)	3'-0" x 8'-0"	A1							SLIDING PATIO
(63)	3'-0" x 8'-0"	A1							SLIDING PATIO
(64)	3'-0" x 8'-0"	A1							SLIDING PATIO
(65)	3'-0" x 8'-0"	A1							SLIDING PATIO
(66)	3'-0" x 8'-0"	A1							SLIDING PATIO
(67)	3'-0" x 8'-0"	A1							SLIDING PATIO
(68)	3'-0" x 8'-0"	A1							SLIDING PATIO
(69)	3'-0" x 8'-0"	A1							SLIDING PATIO
(70)	3'-0" x 8'-0"	A1							SLIDING PATIO
(71)	3'-0" x 8'-0"	A1							SLIDING PATIO
(72)	3'-0" x 8'-0"	A1							SLIDING PATIO
(73)	3'-0" x 8'-0"	A1							SLIDING PATIO
(74)	3'-0" x 8'-0"	A1							SLIDING PATIO
(75)	3'-0" x 8'-0"	A1							SLIDING PATIO
(76)	3'-0" x 8'-0"	A1							SLIDING PATIO
(77)	3'-0" x 8'-0"	A1							SLIDING PATIO
(78)	3'-0" x 8'-0"	A1							SLIDING PATIO
(79)	3'-0" x 8'-0"	A1							SLIDING PATIO
(80)	3'-0" x 8'-0"	A1							SLIDING PATIO
(81)	3'-0" x 8'-0"	A1							SLIDING PATIO
(82)	3'-0" x 8'-0"	A1							SLIDING PATIO
(83)	3'-0" x 8'-0"	A1							SLIDING PATIO
(84)	3'-0" x 8'-0"	A1							SLIDING PATIO
(85)	3'-0" x 8'-0"	A1							SLIDING PATIO
(86)	3'-0" x 8'-0"	A1							SLIDING PATIO
(87)	3'-0" x 8'-0"	A1							SLIDING PATIO
(88)	3'-0" x 8'-0"	A1							SLIDING PATIO
(89)	3'-0" x 8'-0"	A1							SLIDING PATIO
(90)	3'-0" x 8'-0"	A1							SLIDING PATIO
(91)	3'-0" x 8'-0"	A1							SLIDING PATIO
(92)	3'-0" x 8'-0"	A1							SLIDING PATIO
(93)	3'-0" x 8'-0"	A1							SLIDING PATIO
(94)	3'-0" x 8'-0"	A1							SLIDING PATIO
(95)	3'-0" x 8'-0"	A1							SLIDING PATIO
(96)	3'-0" x 8'-0"	A1							SLIDING PATIO
(97)	3'-0" x 8'-0"	A1							SLIDING PATIO
(98)	3'-0" x 8'-0"	A1							SLIDING PATIO
(99)	3'-0" x 8'-0"	A1							SLIDING PATIO
(100)	3'-0" x 8'-0"	A1							SLIDING PATIO

**WALL TYPE KEY**

(A)	1/2" GYP BOARD ON Gypsum Core
(B)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION
(C)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(D)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(E)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(F)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(G)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(H)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(I)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(J)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(K)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(L)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(M)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(N)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(O)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(P)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(Q)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(R)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(S)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(T)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(U)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(V)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(W)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(X)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(Y)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION
(Z)	1/2" GYP BOARD ON Gypsum Core WITH 1/2" POLYURETHANE INSULATION AND 1/2" POLYURETHANE INSULATION



**FOURTH FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

NOTE:  
MILL ONLY REPAIR  
TENANT BUILD-OUT DRAWINGS AND  
REV. DRAWINGS TO BE SUBMITTED  
TO CITY UNDER SEPARATE PERMIT.  
INCLUDE TYPICAL BRANCS,  
LIGHTING AND POWER AS REQUIRED.

DEC. 22, 2016 - REVISED FOR CONSTRUCTION



STATE OF ILLINOIS  
DESIGN PROFESSIONAL REGISTRATION NUMBER  
184,002,854

PROPOSED NEW OFFICE/RESIDENTIAL CONDOMINIUMS:  
**FIRST STREET - BLDG. 3**  
ST. CHARLES, ILLINOIS 60184  
FIRST STREET DEVELOPMENT, LLC

BLDG. 3

Revisors:  
OWNER/CLIENT  
REV. 02-29-2016

Commission: 2808  
Issue Date: 8-8-2014  
Drawn By: CDS  
FOURTH FLOOR PLAN

Sheet:  
**A6**  
of 12



*Law Offices of  
Levato & Kotche*

1060 LAKE STREET • SUITE 200 • HANOVER PARK, ILLINOIS 60133  
(630) 736-0300 • FAX: (630) 736-0400

*Edward N. Levato  
Keith J. Kotche*

February 3, 2017

Ms. Rita Tungare  
City of St. Charles  
2 East Main Street  
St. Charles, Illinois 60174

Re: First Street RDA Amendment

Dear Ms. Tungare:

Pursuant to our recent meetings with you and Russ Colby please accept this letter as a request by First Street Development to seek the City of St. Charles Council's approval of an amendment to the RDA Agreement to restrict parking during daytime hours in the Phase III parking deck.

As discussed the concern is with office employees, other business employees, and residential users parking vehicles in the Phase III deck for prolonged periods of time thereby limiting parking for retail customers. We believe it is imperative to the success of the First Street and other downtown retail businesses that customers have convenient accessible parking.

We would be happy to entertain further discussions regarding the limitations.

Thank you in advance for your consideration.

Very truly yours,

  
KEITH J. KOTCHE

KJK:mks