

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4a

Title:

Plan Commission recommendation to approve a PUD Preliminary Plan for First East Plaza and Riverwalk.

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: July 8, 2019

Proposed Cost: TBD

Budgeted Amount: approx. \$1,300,000

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

An overall PUD Preliminary Plan for Phase 3 of the First Street PUD was approved by the City in 2015. This approval required that updated plans for the adjacent public spaces (streetscapes, Riverwalk and East Plaza) be reviewed by Plan Commission and approved by City Council as each section is proposed for construction.

First Street Building #2 is currently under construction. Per the Redevelopment Agreement for the project, the City is to complete improvement of the remaining bi-level Riverwalk and East Plaza at the time of completion of Building #2, which is expected by fall 2019.

Staff presented a Concept Plan for feedback in October 2018. Preliminary Engineering Plans have been prepared based on the Concept Plan and feedback received during the Concept Plan review.

(Note-Plans for adjacent Building #2 Patio Area for Alter Brewing are listed on the agenda under a separate Minor Change to PUD application.)

Plan Commission review:

The Plan Commission reviewed the plans on 6/18/19 and recommended approval, subject to review of the comments provided during the meeting. Staff has reviewed the technical comments with WBK engineering and is revising the plans as necessary.

Attachments (please list):

Plan Commission resolution; Staff Memo; Preliminary Engineering Plans and supplemental information

Recommendation/Suggested Action (briefly explain):

Staff is looking for direction on the following- there was not unanimous direction from the Plan Commission on these items.

- **Pavers:** Continue use of the West Plaza pavers in the East Plaza, or use a different, larger paver that would help distinguish and bring identity to the East Plaza. *Staff intends to use a different, larger paver.*
- **Lower Riverwalk Railing:** Should a railing be installed along the entire lower Riverwalk? *A lower Riverwalk railing is not proposed in the plan set.*
- **Fountain:** Whether a fountain should be included in this phase of the project, or considered later when the plaza is completed. *A fountain is not included in the current plan set.*
- **Pergola/trellis:** Whether to install a structure over the performance area with this phase of the project, or consider this later when the plaza is completed. *A pergola/trellis is not included in the plan set.*

Note that the East Plaza will likely be extended to the north at some time in the future- either into the vacant lot to the north, or up to the property line to connect with a building or other use on the vacant lot. Therefore, it may be preferred to wait to install any extra amenities (pergola or fountain) until the final extent of the East Plaza is known.

City of St. Charles, Illinois
Plan Commission Resolution No. 12-2019

**A Resolution Recommending Approval of a PUD Preliminary Plan for the
First Street Redevelopment PUD- Phase 3, East Plaza and Riverwalk
(City of St. Charles)**

Passed by Plan Commission on June 18, 2019

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review PUD Preliminary Plans; and

WHEREAS, the Plan Commission has reviewed the PUD Preliminary Plan for the First Street Redevelopment PUD- Phase 3, East Plaza and Riverwalk; and

WHEREAS, the Plan Commission finds said PUD Preliminary Plan to be in conformance with the applicable PUD and Zoning Ordinance requirements, subject to resolution of any outstanding staff review comments.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a PUD Preliminary Plan for the First Street Redevelopment PUD- Phase 3, East Plaza and Riverwalk, subject to resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Pretz, Purdy, Kessler, Wallace, Holderfield, Vargulich, Becker, Melton

Nays:

Absent: Funke

Motion carried: 8-0

PASSED, this 18th day of June 2019.

Chairman
St. Charles Plan Commission



STAFF MEMO

TO: Chairman Todd Wallace and Members of the Plan Commission
FROM: Russell Colby, Community Development Division Manager
RE: First Street East Plaza and Riverwalk Preliminary Plans
DATE: June 14, 2019

The design of the East Plaza and Riverwalk follows the same design theme as the completed Riverwalk improvement along Building #3, and incorporates elements from the adjacent West Plaza.

Significant features of the plan:

- Concrete as the primary walking surface along the Riverwalk, with paver brick accents.
- A typical walking path width of 10 to 15 ft.
- Curvilinear planting islands with integrated seating (similar to West Plaza)
- Use of consistent decorative lighting (pedestrian lighting poles and bollard lighting in upper riverwalk planters)
- Lower riverwalk to be lit by lighting along the wall that will shine down onto the wall and walking surface (specific fixture type/style to be determined)
- Use of Chevron railings along the upper Riverwalk wall
- Large central open space for events, with a location for performances (optional pergola structure- could be installed now or later)
- A central focal point sculpture location
- Curved stairs with seat walls leading from the plaza down to the lower Riverwalk
- Locations for public art installations, including along the lower Riverwalk walls
- A green edge/buffer as an interim condition for potential future connection/transition to the vacant parcel to the north (former Manor lot- not owned by the City).

Significant changes from the Concept Plan:

- The grade change at the northeast corner of Building #2 has been flattened out significantly, allowing the corner “choke point” between Building #2 and existing riverwall to be opened up. Sections of the existing riverwall will be removed/lowered along the East Plaza area.

Staff is seeking input from the Plan Commission regarding:

1. **Surface material for the plaza-** potential options:
 - a. Continue the brick paver pattern from the West Plaza (lighter brick bands with darker brick herringbone design) , OR

- b. Introduce a new paver material (Such as a larger paver more scaled to the size of the plaza- potential options attached)
2. **Performance structure:** A location has been identified for performances facing the plaza. Staff is seeking input on whether to install a pergola structure in this area now, or wait to see what other opportunities may exist for a larger structure/bandshell if the plaza is expanded northward. (A sample of the type of pergola structure is attached)
3. **Water feature/fountain:** There have been suggestions that a water feature or fountain could be incorporated into the plaza. Staff is looking for input as to whether this element should be installed with the East Plaza now, or potentially installed later if the plaza is expanded northward.
4. **Lower river walk railings:** Staff is not proposing to install railings along the lower Riverwalk. Considerations:
 - a. Railings do not exist at other locations in downtown where the river is accessible by pedestrians, unless there is a large elevation change and a guardrail is required for fall protection.
 - b. The walkway along the shoreline is wide, ranging from 10 to 15+ ft. of width.
 - c. The railing would be placed into the “floodway” of the river and would be subject to a more complex permitting process with IDNR.
 - d. The railing could pose a maintenance issue for the City, due to damage from the river and objects carried by the river during flood events.



PROJECT NO. 190254c	
DATE: 08/13/2019	
DRAWING NO. EX	
SHEET:	
1 OF 1	

DISGN	DWG	CHK
DWYN	DWYN	CHK
CHKD.	NA	NA
SCALE	NA	NA
FIG. DATE	NATURE OF REVISION	EX/ISSUE/ILLUSTRATION.DWG

CLIENT: **CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, IL 60174**

WBK ENGINEERING, LLC
116 WEST MAIN STREET, SUITE 201
ST. CHARLES, ILLINOIS 60174
(630) 445-7733

WBK
engineering

TITLE: **ST. CHARLES RIVERWALK
EAST PLAZA
CONCEPT PLAN**



UNIVERSITY MICROFILMS

SITE IMPROVEMENT PLANS FOR ST. CHARLES FIRST STREET RIVERWALK - EAST PLAZA

ST. CHARLES, ILLINOIS

WBK PROJECT NO. 180254C

PLAN LEGEND

EXISTING	LINETYPES	PROPOSED
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	
	—	

PERMITS

AGENCY	DATE	PERMIT #
IDNR-OWR		
CITY OF ST. CHARLES		

LOCATION MAP



SHEET INDEX

#	TITLE	DESCRIPTION
1	CV1	COVER SHEET
2-3	GN1-GN2	GENERAL NOTES AND SPECIFICATIONS
4	EC1	EXISTING CONDITIONS AND REMOVALS
6-7	GM1-GM2	GEOMETRIC PLAN
8-9	GR1-GR2	GRADING AND PAVING PLAN
10-11	UT1-UT2	UTILITY PLAN
12-13	SESC-HSESC2	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
14-18	DT1-DT5	CONSTRUCTION AND SESC DETAILS
19-20	LP1-LP2	LANDSCAPE PLAN AND DETAILS
21-24	ST1-ST4	STRUCTURAL PLANS & STAIR DETAILS

REVISIONS

ORIGINAL PLAN DATE: 03/01/2019

#	SHEET #	DESCRIPTION	DATE

CLIENT

CITY OF ST. CHARLES
2 EAST MAIN STREET
ST. CHARLES, IL 60174
630.377.4400



CIVIL ENGINEER

ENGINEER _____ DATE _____
GREGORY J. CHISMAR, P.E.
ILLINOIS REGISTRATION NO.: 062-044133
EXPIRATION DATE: 11/30/2019



STRUCTURAL ENGINEER

ENGINEER _____ DATE _____
DAVID L. SMOOT, S.E.
ILLINOIS REGISTRATION NO.: XXX-XXXXXX
EXPIRATION DATE: XXX/XX/2019



THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER



CALL J.U.L.I.E. 1-800-892-0123
48 HOURS BEFORE YOU DIG

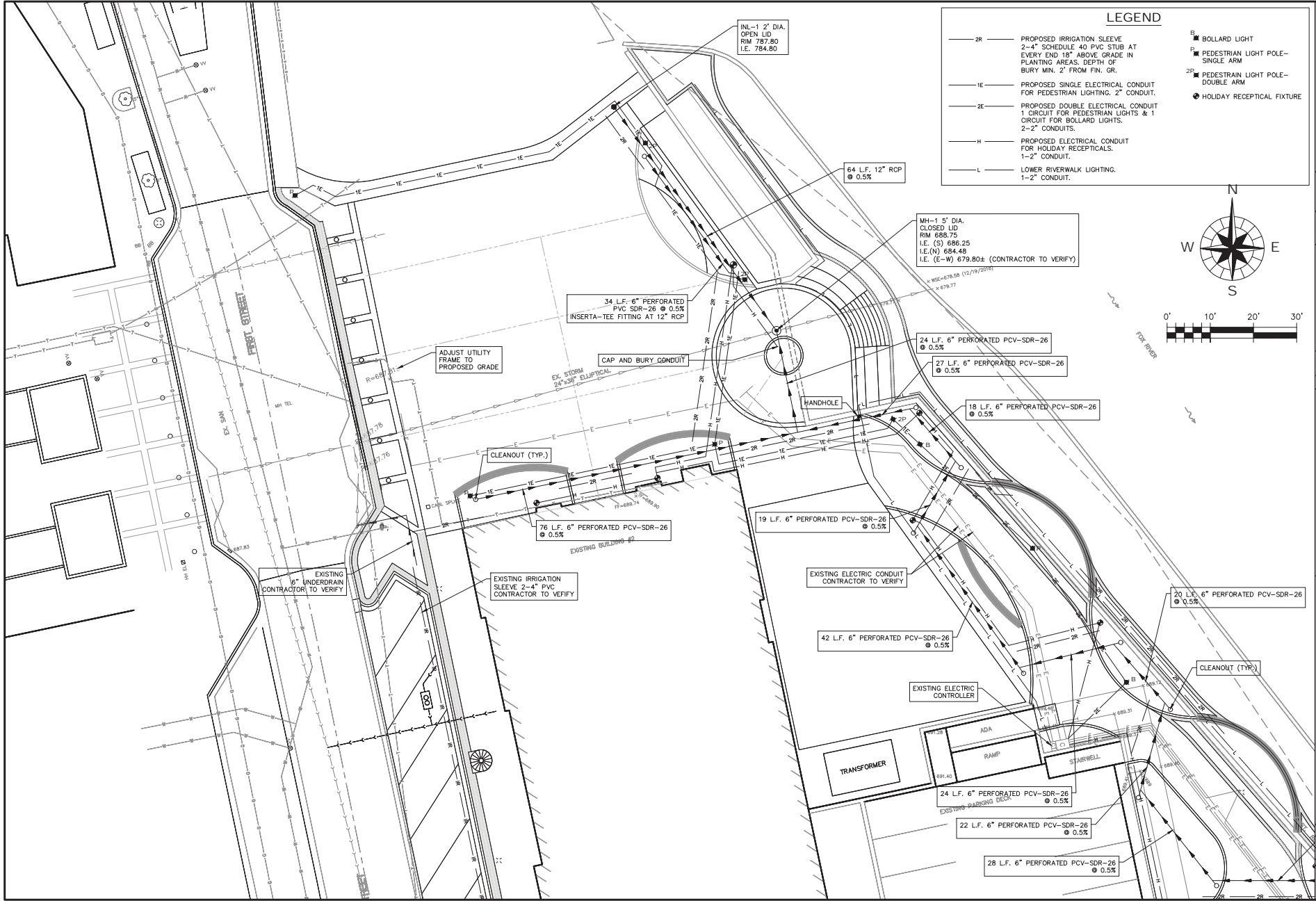
CITY OF ST. CHARLES, KANE COUNTY
SW 1/4 SECTION 27 & NW 1/4 SECTION 34, T40N, R8E



WBK ENGINEERING, LLC

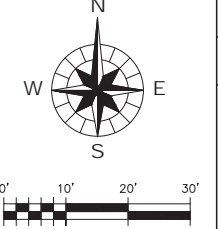
116 WEST MAIN STREET, SUITE 201, ST. CHARLES, ILLINOIS 60174
P: 630.443.7755 F: 630.443.0533 WWW.WBKENGINEERING.COM

PROFESSIONAL DESIGN FIRM NO. 184.007317
EXPIRATION DATE: 04/30/2021

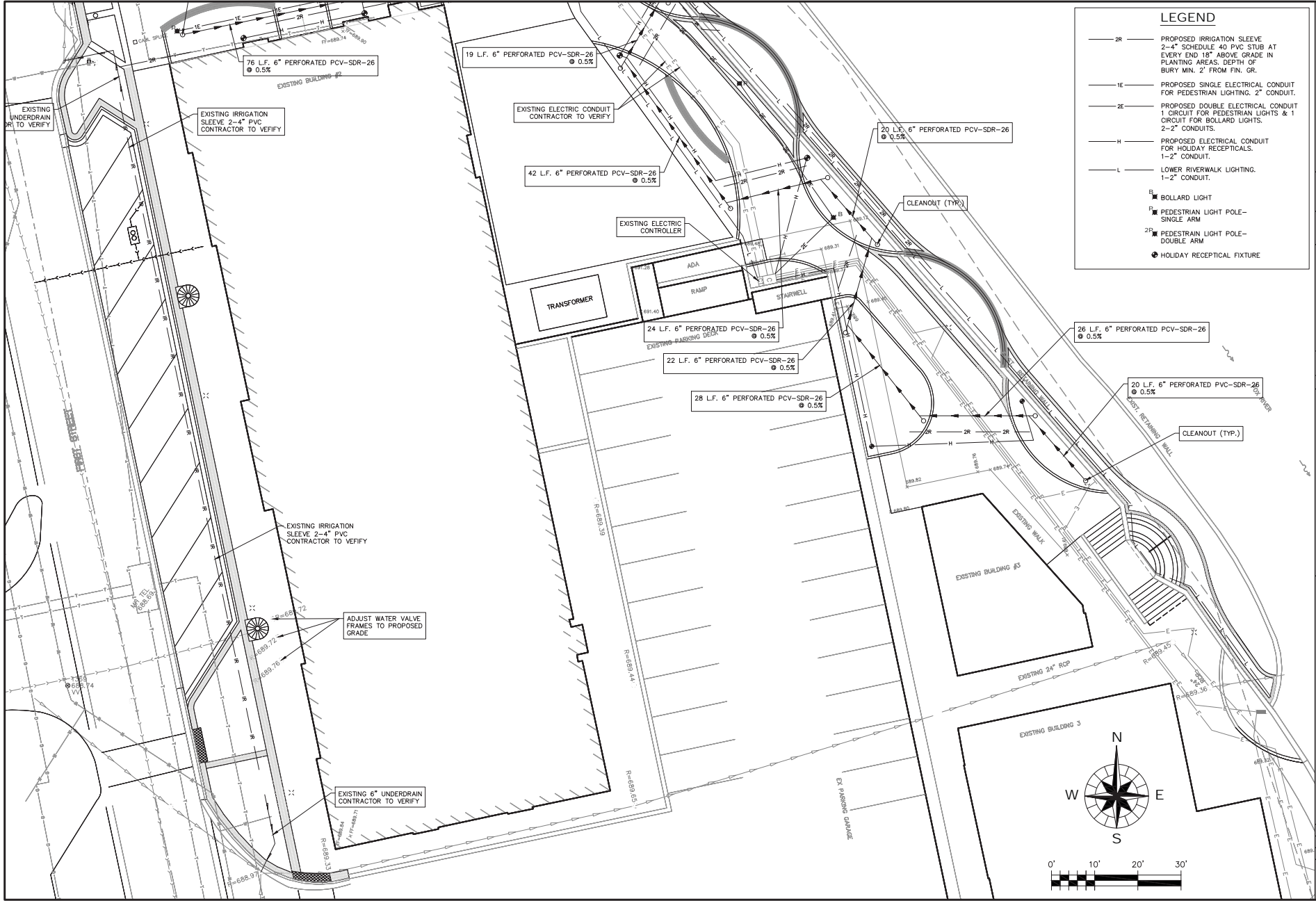


LEGEND

<p>— 2R — PROPOSED IRRIGATION SLEEVE 2-4" SCHEDULE 40 PVC STUB AT EVERY END 18" ABOVE GRADE IN PLANTING AREAS. DEPTH OF BURY MIN. 2' FROM FIN. GR.</p> <p>— 1E — PROPOSED SINGLE ELECTRICAL CONDUIT FOR PEDESTRIAN LIGHTING. 2" CONDUIT.</p> <p>— 2E — PROPOSED DOUBLE ELECTRICAL CONDUIT 1 CIRCUIT FOR PEDESTRIAN LIGHTS & 1 CIRCUIT FOR BOLLARD LIGHTS. 2-2" CONDUITS.</p> <p>— H — PROPOSED ELECTRICAL CONDUIT FOR HOLIDAY RECEPTICALS. 1-2" CONDUIT.</p> <p>— L — LOWER RIVERWALK LIGHTING. 1-2" CONDUIT.</p>	<p>B ■ BOLLARD LIGHT</p> <p>P ■ PEDESTRIAN LIGHT POLE- SINGLE ARM</p> <p>2P ■ PEDESTRIAN LIGHT POLE- DOUBLE ARM</p> <p>● HOLIDAY RECEPTICAL FIGURE</p>
---	--



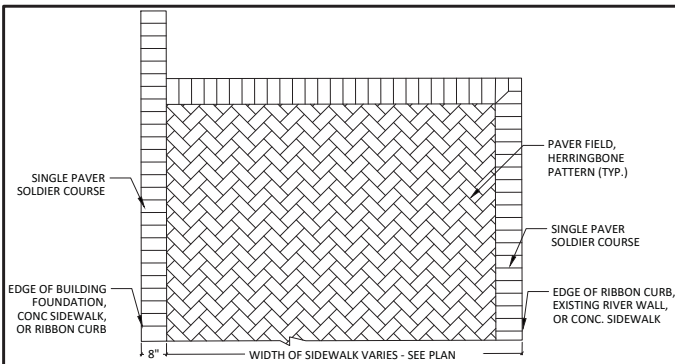
UTILITY PLAN	
TITLE: ST. CHARLES FIRST STREET RIVERWALK - EAST PLAZA	ALB. _____ OMP. _____ DISGN. _____ DWN. _____ CHD. _____ SCALE: AS NOTED
CLIENT: CITY OF ST. CHARLES 2 EAST MAIN STREET ST. CHARLES, IL 60174 630.377.4400	PROJECT NO. 180254C DATE: 03/01/2019 DRAWING NO. UT1 SHEET:
PROJECT NO. 180254C DATE: 03/01/2019 DRAWING NO. UT1 SHEET:	NATURE OF REVISION: _____ RGT. DATE: _____



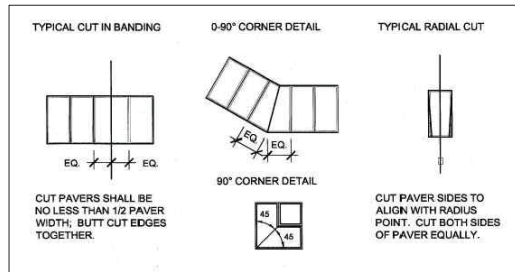
LEGEND

- 2R — PROPOSED IRRIGATION SLEEVE 2-4" SCHEDULE 40 PVC STUB AT EVERY END 18" ABOVE GRADE IN PLANTING AREAS. DEPTH OF BURY MIN. 2' FROM FIN. GR.
 - 1E — PROPOSED SINGLE ELECTRICAL CONDUIT FOR PEDESTRIAN LIGHTING. 2" CONDUIT.
 - 2E — PROPOSED DOUBLE ELECTRICAL CONDUIT 1 CIRCUIT FOR PEDESTRIAN LIGHTS & 1 CIRCUIT FOR BOLLARD LIGHTS. 2-2" CONDUITS.
 - H — PROPOSED ELECTRICAL CONDUIT FOR HOLIDAY RECEPTICALS. 1-2" CONDUIT.
 - L — LOWER RIVERWALK LIGHTING. 1-2" CONDUIT.
- ⊠ BOLLARD LIGHT
 - ⊠ PEDESTRIAN LIGHT POLE-SINGLE ARM
 - ⊠ PEDESTRIAN LIGHT POLE-DOUBLE ARM
 - ⊠ HOLIDAY RECEPTICAL FIXTURE

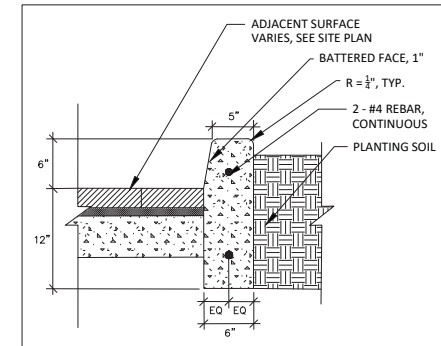
UTILITY PLAN	
TITLE: ST. CHARLES FIRST STREET RIVERWALK - EAST PLAZA	ALB. OMP. GUC.
DISGN. DWN. CHD. SCALE: AS NOTED	DATE: 03/01/2019
CLIENT: CITY OF ST. CHARLES 2 EAST MAIN STREET ST. CHARLES, IL 60174 630.377.4400	PROJECT NO. 180254C
WBK engineering WBK ENGINEERING, LLC 118 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 443-9733	DATE: 03/01/2019
PROJECT NO. 180254C	DRAWING NO. UT2
SHEET:	SHEET:
11 OF 24	11 OF 24



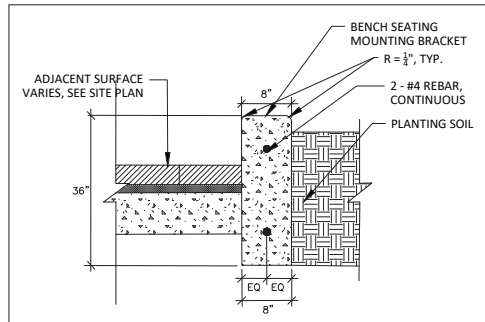
1 BRICK PAVER SURFACE PATTERNING
NO SCALE



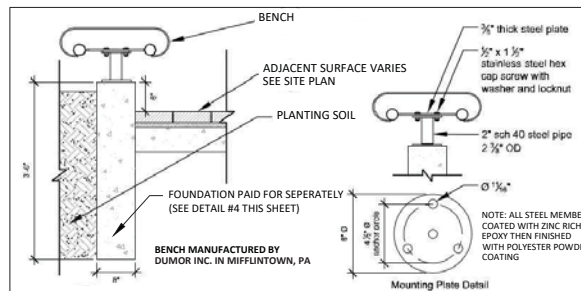
2 TYPICAL PAVER CUTS
NO SCALE



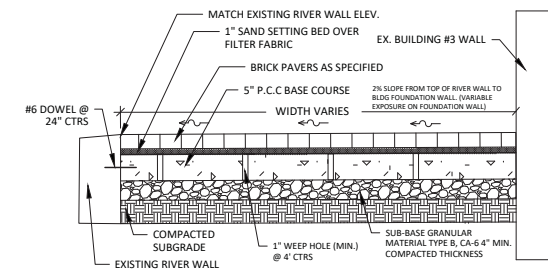
3 CONCRETE BARRIER CURB, 6" WIDTH
NO SCALE



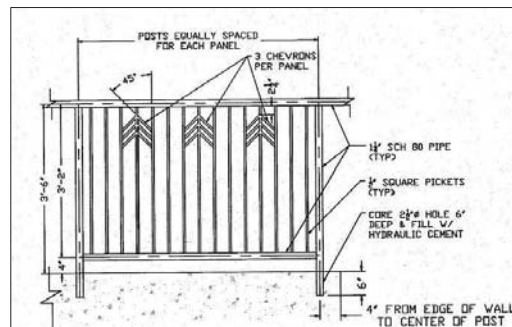
4 CONCRETE BARRIER CURB FOUNDATION FOR BENCH SEATING, 8" WIDTH
NO SCALE



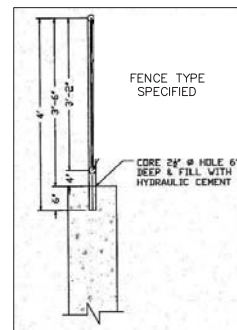
5 BARRIER CURB BENCH SEATING
NO SCALE



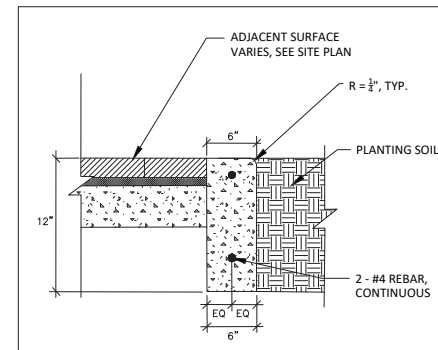
6 TYPICAL SECTION BRICK PAVERS AND GRADING ON EAST SIDE OF BUILDING
NO SCALE



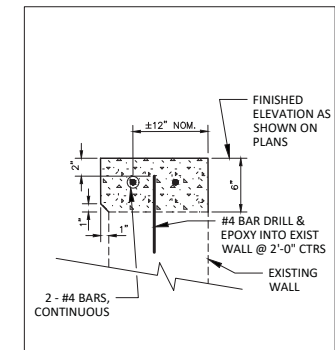
7 ALTERNATE BID CHEVRON RAILING
NO SCALE



8 RAILING SIDE VIEW DETAIL
NO SCALE



9 CONCRETE RIBBON CURB, 6" WIDTH
NO SCALE

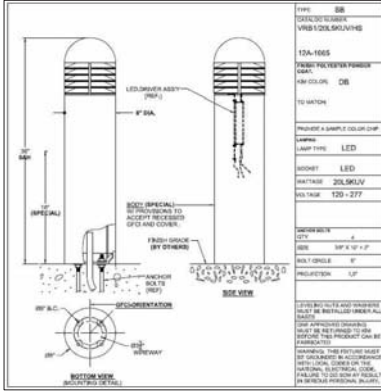


9 EXISTING WALL CAP DETAIL
NO SCALE

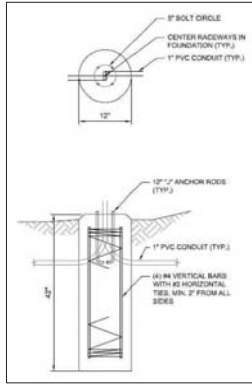
TITLE: ST. CHARLES FIRST STREET RIVERWALK - EAST PLAZA			
DESIGN: JLB	DATE: 03/01/2019	SCALE: NA	PROJECT NO. DT2
DRAWN: GMP	CHECKED: GJC	DATE: 03/01/2019	SHEET: 15 OF 24
CONSTRUCTION AND SESS	DETAILS	DT180254C.DWG	
CLIENT: CITY OF ST. CHARLES, 2 EAST MAIN STREET, ST. CHARLES, IL 60174, 630.377.4400			
CONTRACT NO. 180254C			
PROJECT NO. 180254C			
DATE: 03/01/2019			
DRAWING NO. DT2			
SHEET: 15 OF 24			

WBK ENGINEERING, LLC
116 WEST MAIN STREET, SUITE 201
ST. CHARLES, ILLINOIS 60174
(630) 443-7755

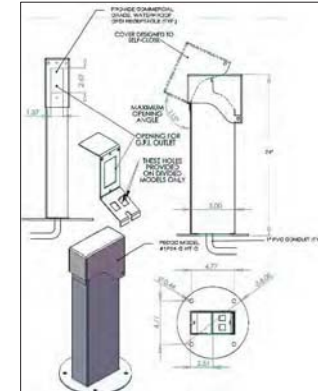
WBK engineering



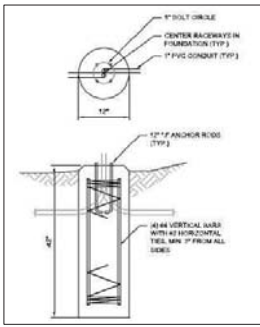
1 BOLLARD LED LIGHTING DETAIL
NO SCALE



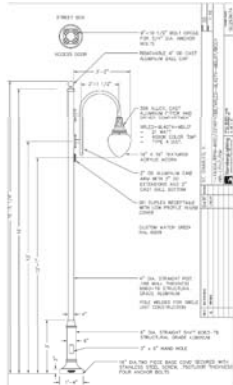
2 BOLLARD LIGHTING FOUNDATION DETAIL
NO SCALE



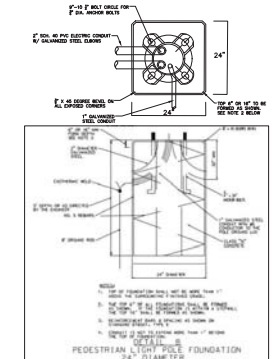
3 HOLIDAY OUTLET PEDESTAL DETAIL
NO SCALE



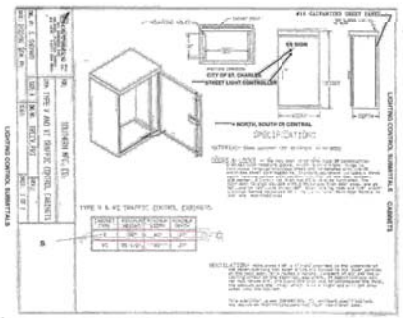
4 HOLIDAY OUTLET FOUNDATION DETAIL
NO SCALE



5 PEDESTRIAN LIGHT POLE DETAIL
NO SCALE



6 PEDESTRIAN LIGHT POLE FOUNDATION
NO SCALE



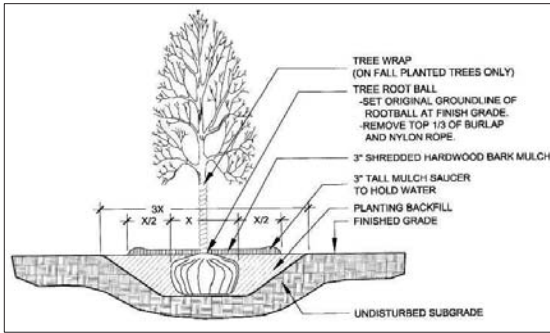
7 LIGHTING CONTROLLER CABINET DETAIL
NO SCALE



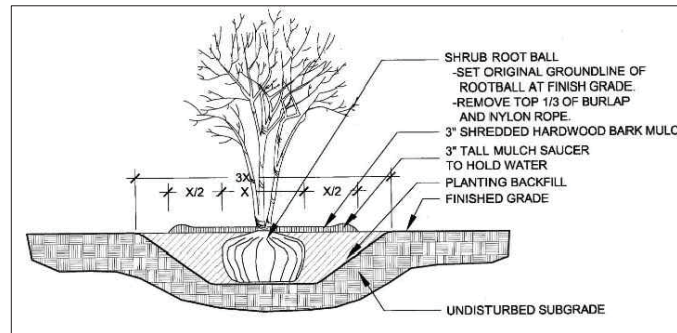
8 LIGHTING CONTROLLER CABINET DETAIL
NO SCALE

TITLE: ST. CHARLES FIRST STREET RIVERWALK - EAST PLAZA CONSTRUCTION AND SESS DETAILS			
DESIGN: JLB	DRWN: GMP	CHD: GJC	SCALE: NA
PROJECT NO. 180254C	DATE: 03/01/2019	DRAWING NO. DT4	SHEET: 17 OF 24
CLIENT: CITY OF ST. CHARLES 2 EAST MAIN STREET ST. CHARLES, IL 60174 630.377.4400			
PROJECT: ST. CHARLES FIRST STREET RIVERWALK - EAST PLAZA			
CONTRACT NO. 180254C			
DATE: 03/01/2019			
DRAWING NO. DT4			
SHEET: 17 OF 24			

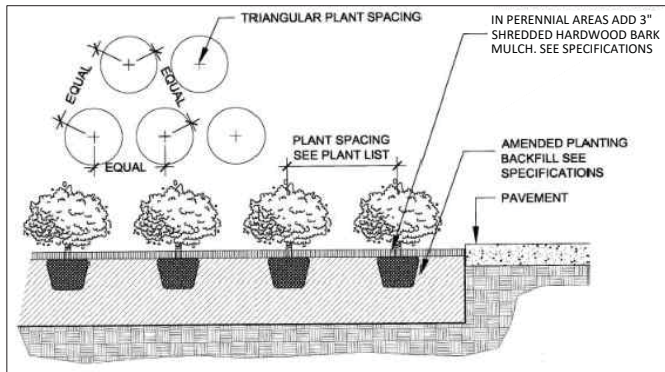
WBK engineering
 WBK ENGINEERING, LLC
 116 WEST MAIN STREET, SUITE 201
 ST. CHARLES, ILLINOIS 60174
 (630) 443-7755



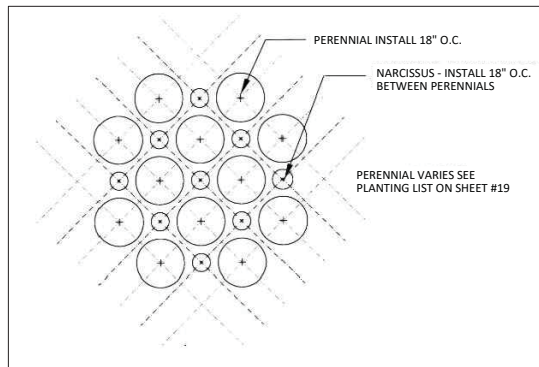
1 SHADE TREE PLANTING DETAIL
NO SCALE



2 SHRUB PLANTING DETAIL
NO SCALE



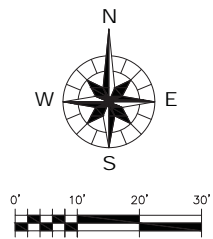
3 PERENNIAL PLANTING DETAIL
NO SCALE



4 BULB/PERENNIAL INTERPLANTING DETAIL
NO SCALE

TITLE: ST. CHARLES FIRST STREET RIVERWALK - EAST PLAZA		CONSTRUCTION AND SESC DETAILS	
DESIGN: JLB	DRAWN: GMP	SCALE: NA	DT 180254.C.DWG
CHD: GJC	SCALE: NA	DATE:	NATURE OF REVISION:
CLIENT: CITY OF ST. CHARLES, 2 EAST MAIN STREET, ST. CHARLES, IL 60174, 630.377.4400			
WBK ENGINEERING, LLC 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 443-7755			
PROJECT NO. 180254C			
DATE: 03/01/2019			
DRAWING NO. DT5			
SHEET:			
18 OF 24			

DATE PLOTTED: 03/01/2019 10:58:11 AM



LEGEND

	PROPOSED EVERGREEN
	PROPOSED ORNAMENTAL TREE
	PROPOSED SHADE TREES
	PROPOSED SHRUBS
	PERENNIALS AND BULBS
	PROPOSED ART LOCATION

NOTES:
 SEE PLAN SHEET NO. 18 FOR PLANTING DETAILS.
 ALL PLANTER BEDS TO BE EXCAVATED 36" DEEP AND HAVE 36" OF TOPSOIL FURNISHED AND PLACED PRIOR TO PLANTING.

PROJECT NO. 180254C	
DATE: 03/01/2019	
DRAWING NO. LP2	
SHEET:	
20OF 24	
CLIENT:	CITY OF ST. CHARLES 2 EAST MAIN STREET ST. CHARLES, IL 60174 630.377.4400
DESIGN:	WMP
DRAWN:	OMP
CHECKED:	GLC
SCALE:	NA
NO. DATE:	NATURE OF REVISION:
1	LP-180254C.DWG

WBK engineering
 WBK ENGINEERING, LLC
 118 WEST MAIN STREET, SUITE 201
 ST. CHARLES, ILLINOIS 60174
 (630) 443-7733

COPYRIGHT © 2019



Upper and lower Riverwalk viewed by Main Street bridge



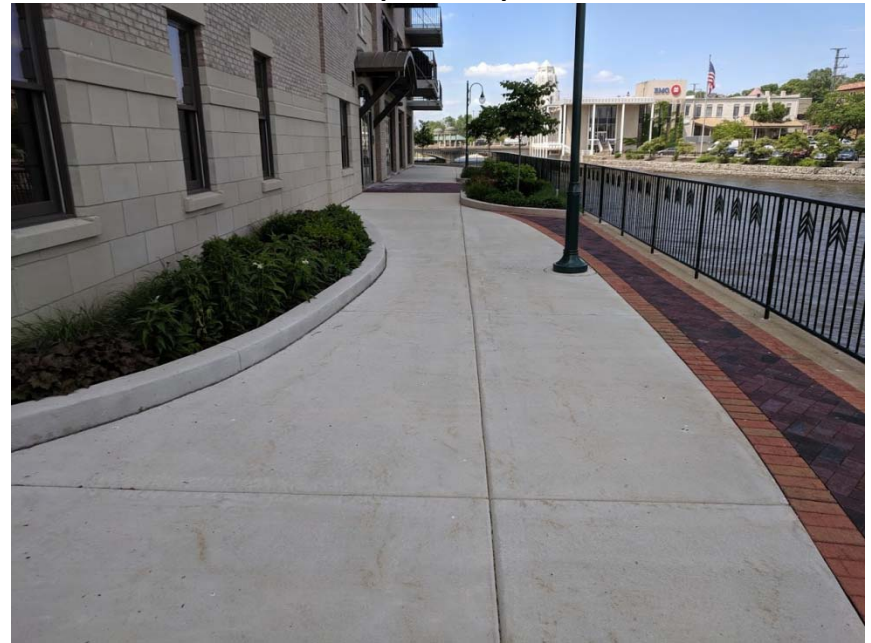
West Plaza border paver pattern



West Plaza center paver pattern



West Plaza seating



Riverwalk paving pattern & Chevron railing



Plaza Paver concepts

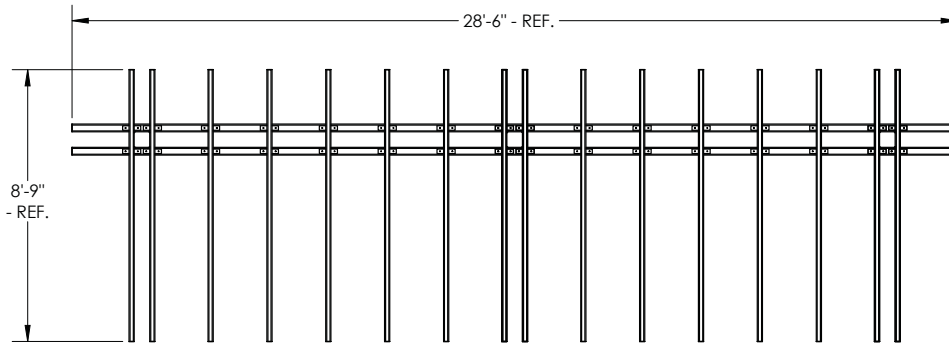
THIS IS A CONCEPT DRAWING. DIMENSIONS SHOWN ARE REPRESENTATIVE. TO ADAPT THIS CONCEPT TO MEET PROJECT SPECIFIC DESIGN REQUIREMENTS, FORWARD YOUR REQUEST TO POLIGON CUSTOMER SERVICE.



PORTERCORP HAS EARNED A **PCI-4000 CERTIFICATION** FROM THE GLOBALLY RECOGNIZED POWDER COATING INSTITUTE (PCI). QUALITY FINISHING IS CRUCIAL TO THE LONG TERM PERFORMANCE OF SHELTER STRUCTURES. THIS CERTIFICATION UNDERSCORES THE COMMITMENT PORTERCORP HAS MADE TO MANUFACTURING QUALITY PRODUCTS.

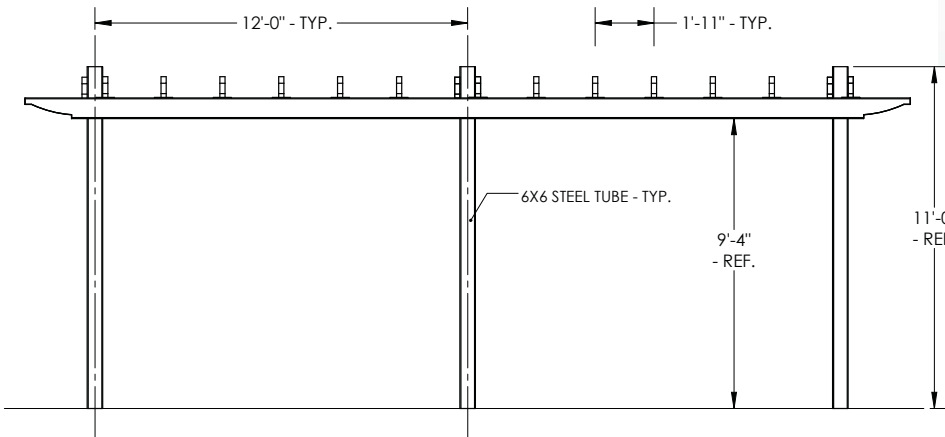
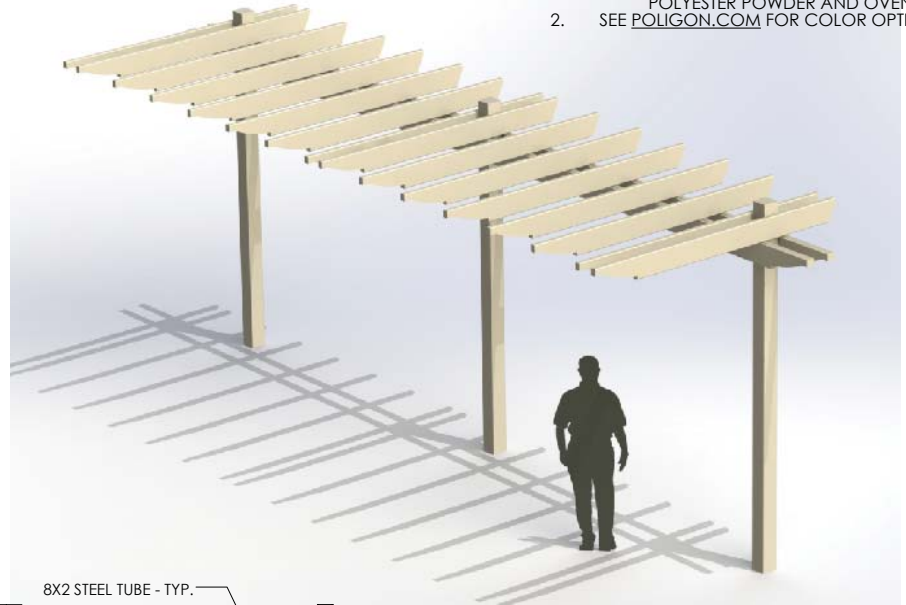
GENERAL FRAME NOTES:

- ALL STEEL COMPONENTS (STRUCTURAL MEMBERS, ORNAMENTATION, RAILING, ETC.) ARE POWDER COATED IN THE FOLLOWING MANNER (UNLESS REQUESTED OTHERWISE):
 - SHOT BLASTED TO NEAR WHITE CONDITION (SSPC SP-10)
 - WASHED AND SEALED IN A PHOSPHATE SPRAY
 - PRIME-COATED WITH POLI-5000 HIGH PERFORMANCE POWDER APPLIED EPOXY
 - TOP-COATED WITH SUPER-DURABLE TGIC POLYESTER POWDER AND OVEN CURED
- SEE POLIGON.COM FOR COLOR OPTIONS

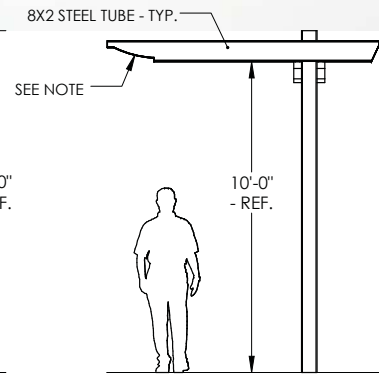


TOP VIEW

NOTE: SEE - SHELTER OPTIONS/DECORATIVE - FOR ADDITIONAL BEAM END CUT STYLES



FRONT VIEW



SIDE VIEW

SHELTER MODEL:

DB147: 8' X 29'
STEEL TRELLIS COLLECTION

poligon[®]

www.poligon.com
616-399-1963
PORTERCORP, 4240 N. 136th AVE.
HOLLAND, MI 49424

PORTER CORP.
A PLAYCORE Company