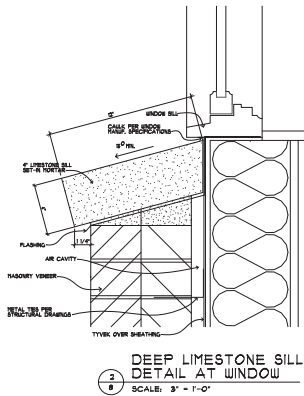
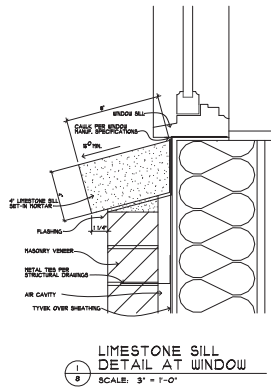
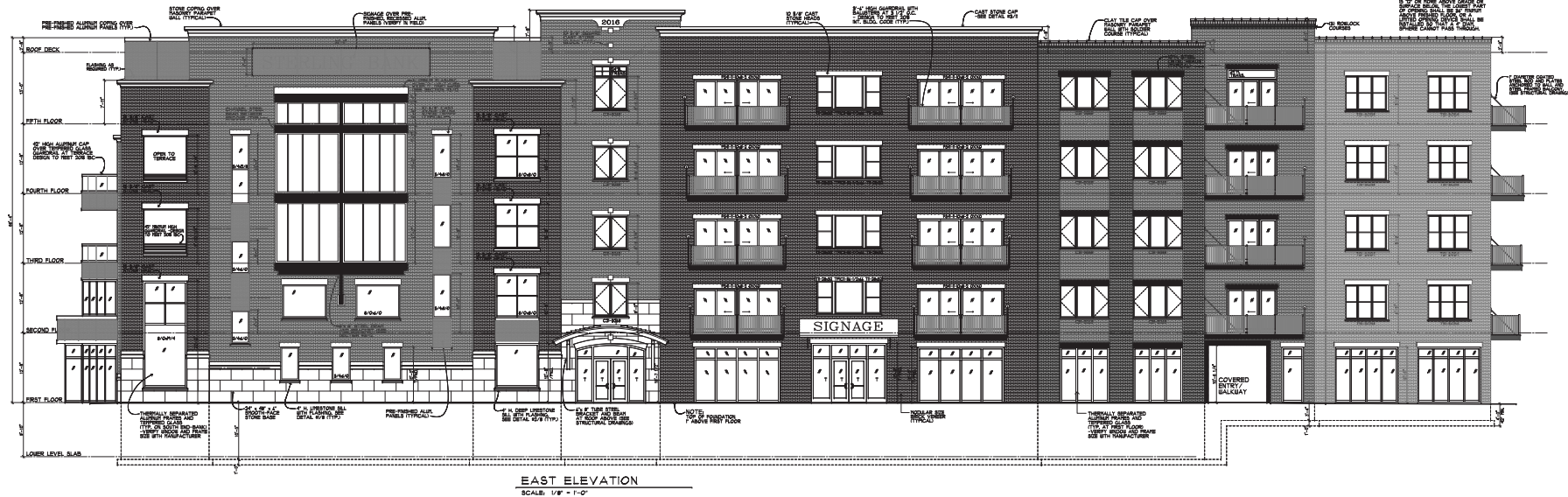
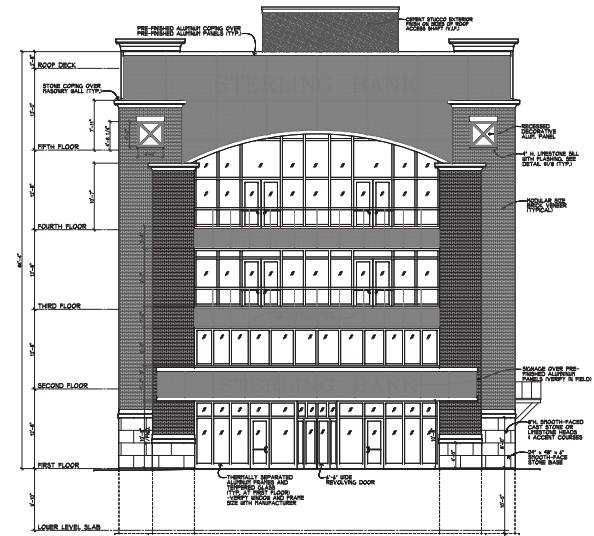
		<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>				
		<b>Agenda Item Title/Address:</b>		COA: 10 Illinois St.		
		<b>Proposal:</b>		New mixed-use building		
		<b>Petitioner:</b>		Bob Rasmussen, First Street Development II, LLC		
		<b>Please check appropriate box (x)</b>				
		<b>PUBLIC HEARING</b>			<b>MEETING 9/7/16</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>						
X	Certificate of Appropriateness (COA)			Façade Improvement Plan		
	Preliminary Review			Landmark/District Designation		
	Discussion Item			Commission Business		
<b>ATTACHMENTS:</b>						
Building Elevations						
Minutes from 6/15/16						
<b>EXECUTIVE SUMMARY:</b>						
<p>Proposed is a new building to be constructed on the lot between the new parking deck and the Fox River, adjacent to Illinois St. This is Building #3 of Phase 3 of the First Street Redevelopment.</p> <p>The Commission reviewed and recommended approval of a PUD Preliminary Plan for Building #3 in June 2016. The Commission also recommended approval of a PUD Amendment to permit first floor bank and office uses in Building #3. The PUD Preliminary Plan and PUD Amendment are up for City Council approval on Sept. 6.</p> <p>The elevations for Building #3 substantially conform to the PUD Preliminary Plan.</p>						
<b>RECOMMENDATION / SUGGESTED ACTION:</b>						
Provide feedback and recommendations on approval of the COA.						



**NOTE:**  
WINDOWS ARE WEATHER SHIELD WINDOWS (UNO).  
VERIFY SILL SIZES BY MANUFACTURER'S SPECIFICATIONS AS REQUIRED.  
VERIFY WINDOW MANUFACTURER'S PATTERN BY OWNER AND  
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

**NOTE:**  
INSTALL ALL FLASHING & SEALANT AS REQUIRED FOR  
WEATHERTIGHT EXTERIOR - ALL FLASHING INSTALLATION  
TO FOLLOW DETAILS FROM SHEET DETAIL 1 AIR  
CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC.  
ARCHITECTURAL SHEET DETAIL MANUAL, TOP OF FLASHING  
TO BE INSTALLED UNDER TYPIC.

**NOTE:**  
ALL MASONRY DETAILS TO FOLLOW RECOMMENDED  
PRACTICES BY THE MASONRY ADVISORY COUNCIL  
(MASONRY) INCLUDING FLASHING, TIES, AND  
EXPANSION JOINTS, JOINTS, CHALK AND SEAL.  
MASONRY PORTAL STONE 1 (PRESENT AT BARONET  
SILLS AS REQUIRED FOR WATERIGHT FINISH.



AUG. 8, 2016 - BID/PERMIT SET



STATE OF ILLINOIS  
OFFICIAL PERMIT  
REGISTRATION NUMBER  
04002891

PROPOSED NEW OFFICE/RESIDENTIAL CONDOMINIUM:  
**FIRST STREET - BLDG. 3**  
ST. CHARLES, ILLINOIS 60174  
FIRST STREET DEVELOPMENT, LLC

BLDG. 3

Revisions:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_

Commission: 2506  
Issue Date: 8-8-2016  
Drawn By: CDZ  
SOUTH AND EAST  
ELEVATIONS

Sheet:  
**A8**  
of 9

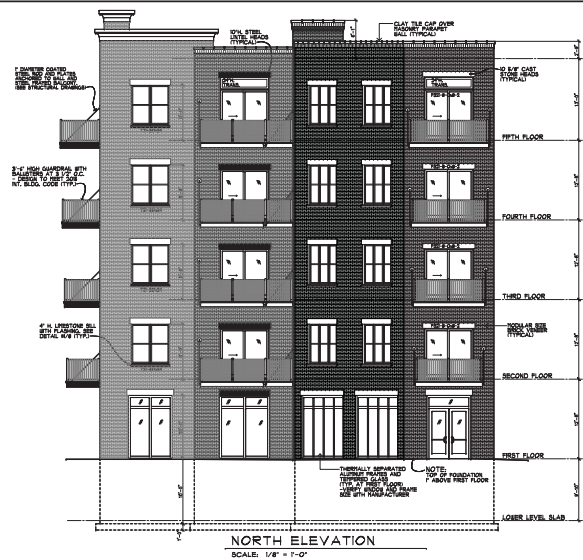


**NOTE:**

WINDOWS ARE WEATHER SHIELD WINDOWS (W.W.O.)  
VERIFY AVAIL. SIZES &/ MANUF. - UPGRADE AS REQUIRED.  
VERIFY WINDOW MANUF. I GRILL PATTERN &/ OWNER AND  
INSTALL PER MANUFACTURER'S SPECIFICATIONS.  
CONTRACTOR TO VERIFY ALL WINDOW HEIGHTS  
GLAZED PENETRATION TO PROVIDE A MAXIMUM  
U-FACTOR PER 2016 IECC.  
3/8" FIXED PENETRATION  
45° 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 TYVEK.

**NOTE:**  
ALL MASONRY DETAILS TO FOLLOW RECOMMENDED PRACTICES BY THE MASONRY ADVISORY COUNCIL ([www.maconline.org](http://www.maconline.org)) INCLUDING FLASHING, TIES, AND EXPANSION / CONTROL JOINTS. CAULK AND SEAL MASONRY, MORTAR, STONE / CEMENT AT PARAPET WALLS AS REQUIRED FOR WATERTIGHT FINISH.



AUG. 8, 2016 - BID/PERMIT SET

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

BLDG. 3

Revisions:

Commission: 2505  
Issue Date: 8-6-2016  
Drawn By: CDZ  
NORTH AND WEST  
ELEVATIONS

Sheet:  
**A9**  
of: 9

Mr. Pretz said the Commission's job is to consider development of properties without the restrictions of having to consider the competitor.

Mr. Bobowiec expressed concern over having a "white elephant" sitting on First Street if the hotel fails. He asked what they would do with the space if that happens. Mr. Rasmussen said the hotel firmly believes in the business plan and doesn't think this is a big concern. Mr. Bobowiec said the original plan was for permanent residents to help draw business to the local establishments. Mr. Rasmussen said other buildings in the area are helping do that, but hotel guests will eat out more often than local residents.

Chairman Norris read the Commission's action item. He asked if they were ready to provide a recommendation to the Plan Commission. Mr. Rasmussen said he preferred they wait on a vote on the preliminary plan until he comes back with new architectural renderings.

**A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to recommend to Plan Commission approval of the size, scale, and mass of Building #2. [At the request of the applicant, the Commission did not provide a recommendation on the PUD Preliminary Architectural Plans for Building #2. The Commission will consider revised architectural plans at a later meeting.]**

**A motion was made by Mr. Withey and seconded by Mr. Pretz to recommend to Plan Commission approval of the PUD amendment to allow a hotel use on the first floor of Building #2 and that the hotel use is appropriate for the site. Motion passed by a vote of 4 ayes to 2 nays, with Mr. Bobowiec and Ms. Malay voting nay.**

### ***Building #3 Discussion:***

Mr. Marshall presented his drawings. Building #3 is designed to look like a series of buildings. He said this was done due to the size and scale of the building, and to keep a unique look for Sterling Bank, which will locate at the south end of the building. He is using a mix of steel and brick. The remaining elevation is very simple. He noted they are still working on the condos so the windows may get moved around. The first floor will contain office space.

Mr. Rasmussen stated the bank will use this location as their corporate headquarters in Illinois. They will have staff from other locations coming into town.

Mr. Withey was pleased with the overall concept and is fine with the proposed uses.

Dr. Smunt said this isn't too different from the original approved plans and felt this was even better. He said he would like to see fewer casement windows.

Mr. Gibson said the balconies would not be unusable for a few months of the year due to the river bugs. He asked if there was something that could be done to give the residents some accessible outdoor space. He also asked if there was any potential use of the rooftop. Mr. Rasmussen said they looked into having a rooftop bar associated with a main floor restaurant, but



the numerous code requirements prevent that as an option. Mr. Marshall said it might be possible with the residential portion of the building.

Ms. Malay felt they were headed in the right direction, but questioned the depth of the staggered elevations. She noted the building across First Street looks a bit phony and asked to avoid a similar look.

Mr. Bobowiec and Mr. Pretz both said they are fine with this plan.

Chairman Norris stated they did a great job with the bank portion of the building.

**A motion was made by Dr. Smunt and seconded by Mr. Gibson with a unanimous voice vote to recommend to Plan Commission approval of the PUD amendment to allow bank and office uses on the first floor of Building #3.**

**A motion was made Dr. Smunt and seconded by Ms. Malay with a unanimous voice vote to recommend to Plan Commission approval of the size, scale, and mass of Building #3.**

**A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to recommend to Plan Commission approval of the PUD Preliminary Architectural Plans for Building #3.**

## **12. Additional Business from Commissioners or Staff**

- a. Landmarks research**
- b. 2016 Projects Discussion**
  - i. Residential Design Guidelines update**
  - ii. Survey of Pottawatomie area**
  - iii. City Council Tour**
  - iv. Nantucket initiatives**

**A motion was made by Mr. Pretz and seconded by Mr. Bobowiec with a unanimous voice vote to table all #12 agenda items until the next meeting.**

## **13. Meeting Announcements: Historic Preservation Commission meeting Wednesday, July 6, 2016 at 7:00 P.M. in the Committee Room.**

## **14. Public Comment**

## **15. Adjournment**

With no further business to discuss, the meeting adjourned at 9:05 p.m.