 <p>ST. CHARLES SINCE 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 50 S. 1 st St.		
	Proposal:	New mixed-use building		
	Petitioner:	Bob Rasmussen, First Street Development II, LLC		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 3/21/18	X
AGENDA ITEM CATEGORY:				
X	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Building Elevations Minutes from 9/6/17				
EXECUTIVE SUMMARY:				
<p>Proposed is a new building to be constructed on First St. on the lot north of the ALE building and the ramp to the new parking deck. This is Building #2 of Phase 3 of the First Street Redevelopment, to be called, "River Loft".</p> <p>The Commission reviewed and recommended approval of a PUD Preliminary Plan for Building #2 in September 2017. The PUD Preliminary Plan was approved by City Council in November 2017.</p> <p>The proposed building elevations substantially conform to the PUD Preliminary Plan.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on approval of the COA.				



STATE OF ILLINOIS
DESIGN FIRI
REGISTRATION NUMBER
081002451

PROPOSED NEW MIXED USE BUILDING: "RIVER LOFT"
FIRST STREET - BLDG. 2
ST. CHARLES, ILLINOIS 60114
FIRST STREET DEVELOPMENT II, LLC

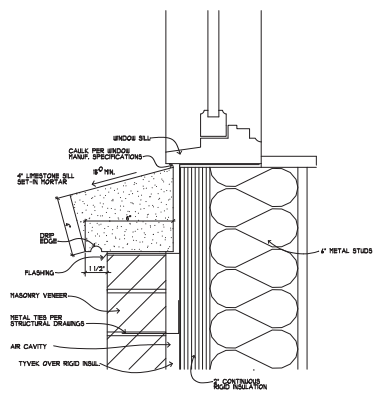
BLDG. 2

Revisions:

 APPROVED FOR PERMIT
 ALL RIGHTS RESERVED
 Commission: 2564
 Issue Date: 2-23-2018
 Drawn By: CDZ
 WEST ELEVATION

Sheet:

 of 14



TYPICAL CAST STONE SILL
DETAIL AT CORNER WINDOWS
SCALE: 3" = 1'-0"

NOTE:
 WINDOWS ARE WEATHER SHIELD WINDOWS (W.O.W.)
 VERIFY AVAIL. SIZES W/ MANUF. - UPGRADE AS REQUIRED.
 VERIFY WINDOW MANUF. I. GRES. PATTERN W/ OWNER AND
 INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 CONTRACTOR TO VERIFY ALL WINDOW HEIGHTS.
 GLAZED PENETRATION TO PROVIDE A MAXIMUM
 U-FACTOR PER 2018 IECC:
 38 FIXED PENETRATION
 25 OPERABLE PENETRATION
 11 ENTRANCE DOORS
 30 RESIDENTIAL PENETRATION
 T = FULLY TEMPERED GLASS

NOTE:
 INSTALL ALL FLASHING / SEALANT AS REQUIRED FOR
 WEATHER TIGHT 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
 (MASONRY.COUNCIL.ORG), INCLUDING FLASHING, TIES,
 EXPANSION JOINTS, JOISTS, FLASHING AND SEAL.
 MASONRY PORTALS, STONE CORNER AT PARAPET
 WALLS AS REQUIRED FOR WATERTIGHT FINISH.



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

Chairman Norris asked staff to relay the Commission's concerns to the owner and ask that she revise her presentation. Mr. Pretz also asked if the individual doing the work could attend the meeting so they could provide answers to very specific questions.

A motion was made by Mr. Gibson and seconded by Dr. Smunt with a unanimous voice vote to table the discussion.

11. PUD Preliminary Plan: First Street Building #2

Bob Rasmussen, First Street Development II, LLC, and Dan Marshall, architect, were present.

Mr. Rasmussen presented background on the project. The Commission previously approved a 4-story apartment building on this site, which included balconies on all facades and restaurant/retail space on the first floor. A year later, a revised concept for a hotel was presented. The current building plan includes retail/restaurant uses on the 1st floor, office use on the 2nd floor, and for-sale residential living on floors 3 through 5.

Mr. Marshall reviewed the architectural elements of the building. The building will have different types of parapets, different heights, and different brick color, so that there isn't one strong overall composition from side to side. It is a single building with broken down mass. He plans to break down the mass by splitting off compositions on the ends that hold the entire middle together. The proposal also includes a roof deck and a greenhouse that will hold the stairs and elevator. The 1st floor is a series of storefronts that can be altered to accommodate the needs of the tenants.

The Commissioners discussed different aspects of the project. The overall impression was favorable. Support was expressed for the more modern aspects of the building, including the greenhouse and projecting bays on the sides of the structure.

A motion was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote to recommend to the Plan Commission approval of the PUD Preliminary Plan for Building #2 as presented.

12. Additional Business and Observations from Commissioners or Staff

a. Residential Façade Grant

Mr. Pretz provided a list of suggestions for reviewing Residential Façade Grants. He suggested putting together some guidelines for the Commissioners to use when reviewing future requests. He felt they need to provide a clear understanding of the difference between maintenance and