 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Recommendation to Plan Commission regarding PUD Preliminary Plans for First Street Lot 6		
	Significance:	Not rated		
	Presenter:	City of St. Charles		
	Project Type:	Parking Lot and Streetscape Plan		
	PUBLIC HEARING		MEETING 3/20/24	X

Agenda Item Category:

	Preliminary Review		Grant
	Certificate of Appropriateness (COA)		Other Commission Business
	Landmark/District Designation	X	Commission Business

Attached Documents:

Plans

Additional Requested Documents:

Project Description:

A PUD Preliminary Plan Application has been submitted for the construction of a parking lot and streetscaping improvements on First Street Lot 6. This lot had been used as a temporary parking lot for many years, and was previously approved to be developed with a building under the original 2006 First Street project plan.

In 2023, the City entered into an agreement with the new owner of the former Blue Goose building to reconstruct and expand the parking lot on Lot 6. The south portion of the lot will provide additional parking for a new grocer tenant in the building (Whole Foods) and the north portion will provide permanent public parking.

The streetscaping along the lot frontage of Illinois St. and First St. will also be completed following the design used along the rest of First Street, including angled street parking, paver bricks, landscape planter beds, and decorative lighting. The project will be under construction this spring/summer.

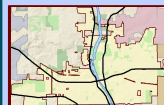
Staff Comments:

The Zoning Ordinance calls for the Historic Preservation Commission to make recommendations to the Plan Commission regarding PUD applications for property within a historic district.

The Commission's recommendation shall address the potential impact of the application on the historic resources of the City, particularly with regard to designated landmarks and historic districts directly affected.

Recommendation / Suggested Action:

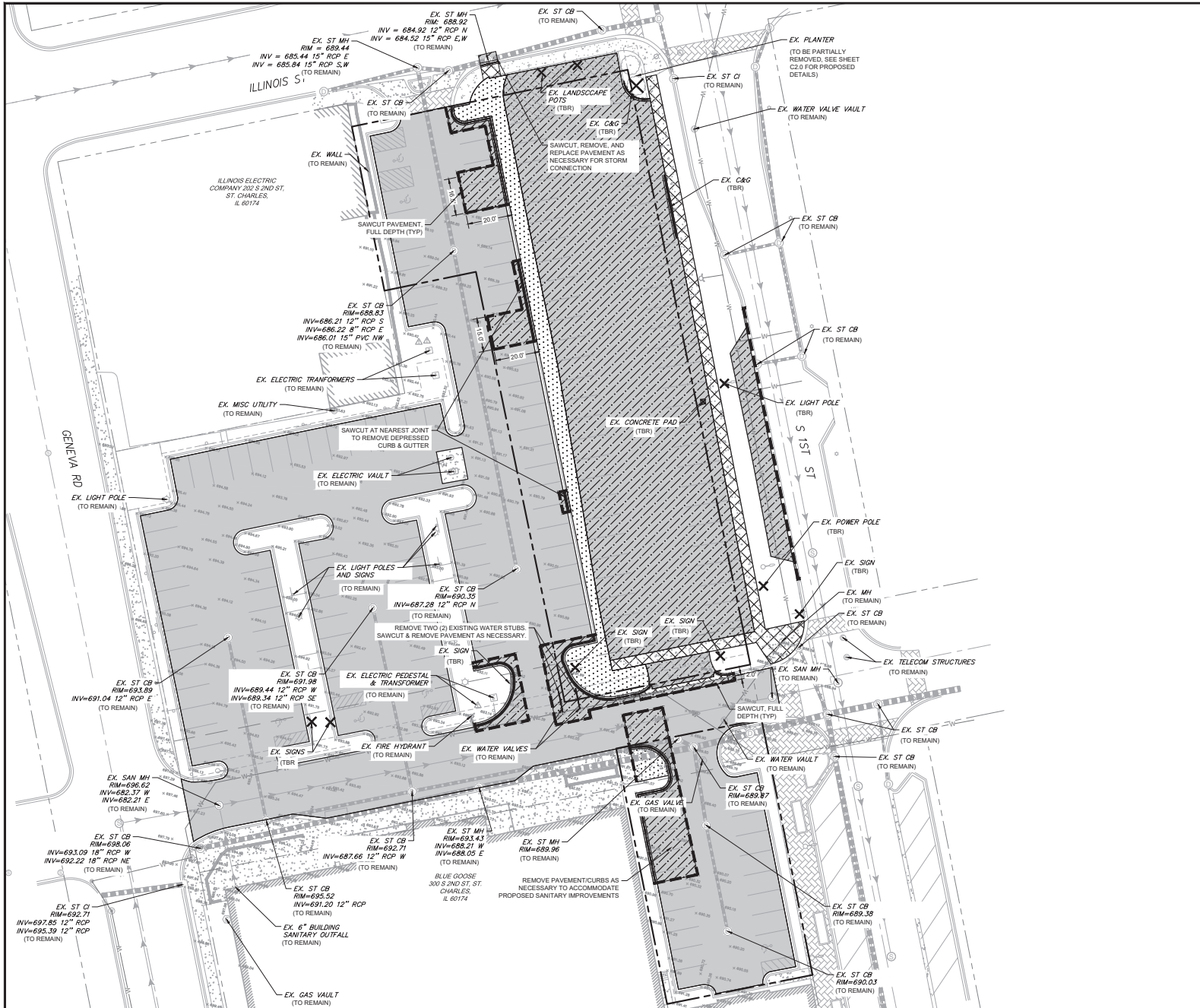
Provide comments regarding the Preliminary Plan's potential impact on the historic resources of the City, particularly with regard to designated landmarks and historic districts. Comments and a recommendation will be forwarded to the Plan Commission.



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983
Printed on: March 15, 2024 11:18 AM



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DEMOLITION LEGEND

- ASPHALT PAVEMENT
2" MILL & OVERLAY
- ASPHALT PAVEMENT
REMOVAL, FULL DEPTH
- CONCRETE PAVEMENT / SIDEWALK
REMOVAL, FULL DEPTH
- GRAVEL REMOVAL, FULL DEPTH
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL
TO BE REMOVED

2000 CASOT DRIVE
SUITE 205
LISLE, IL 60532
P. 630.890.0007
WWW.CAGECIVIL.COM

REVISIONS

NO.	DATE	DESCRIPTION

FINAL CIVIL ENGINEERING PLANS FOR:
**BLUE GOOSE/WHOLE FOODS
MARKET REDEVELOPMENT**

300 S 2ND ST
ST. CHARLES, IL 60174

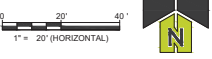
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CALL BEFORE
YOU DIG
811

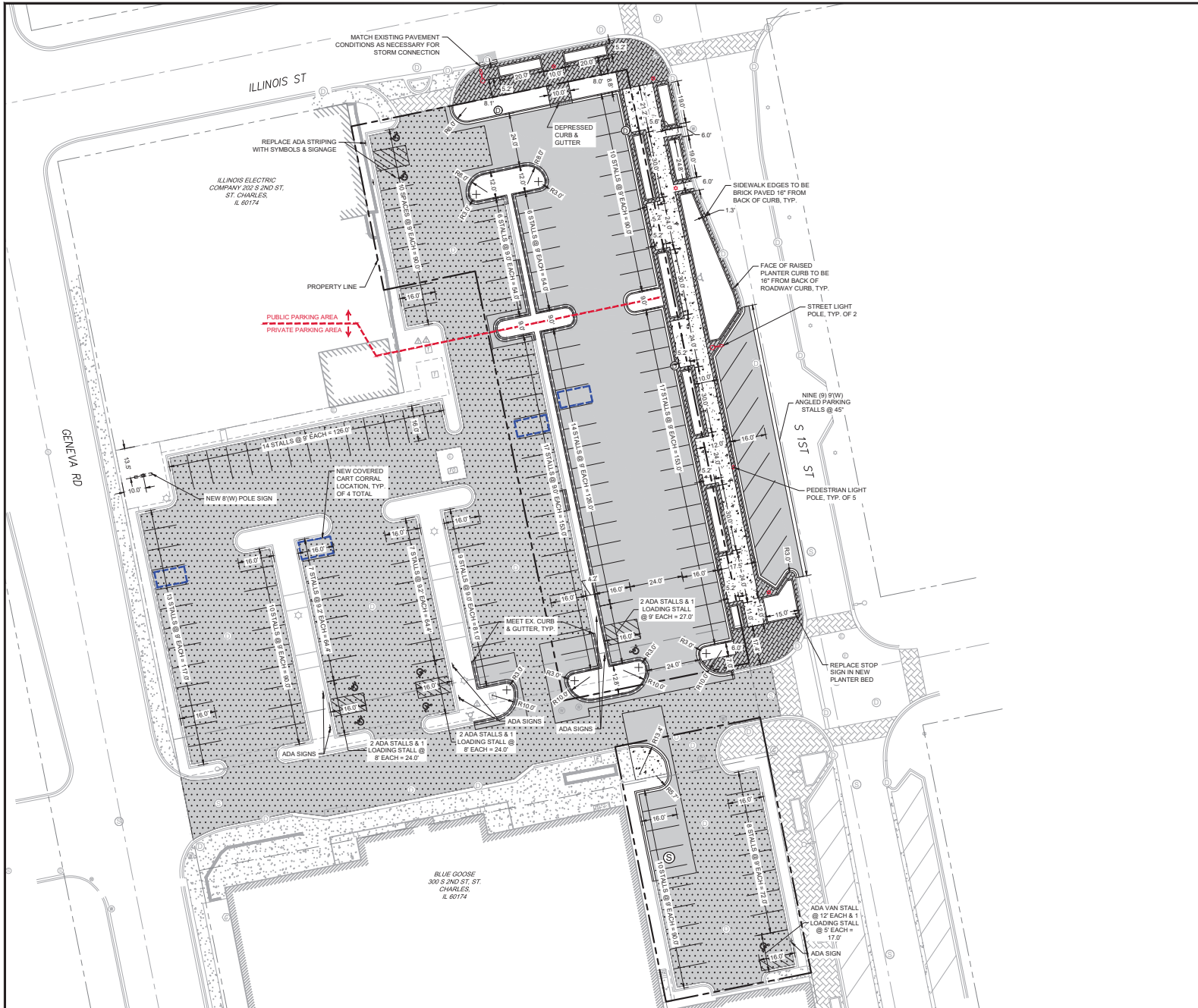
PROJECT NO: 230079
ENG: SJS
DATE: 10/16/2023

SHEET TITLE
**EXISTING CONDITIONS
&
DEMOLITION
PLAN**





SHEET NUMBER
C1.0

3 OF 10





PAVEMENT LEGEND

-  STANDARD DUTY BITUMINOUS PAVEMENT
-  GRAVEL PATHWAY
-  STREETScape PAVERS
- 2" BITUMINOUS SURFACE MILL & OVERLAY
-  PCC SIDEWALK

PARKING SUMMARY

PROVIDED PARKING:	
NORTHEAST PUBLIC LOT	30 + 2 ADA
MAIN PRIVATE LOT	109 + 5 ADA
SOUTHEAST PRIVATE LOT	18 + 1 ADA
ANGLED ON-STREET PARKING	8 + 0 ADA
TOTAL PARKING SPACES	166 + 8 ADA

2000 CASOT DRIVE
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YOU DIG
811



PROJECT NO: 230079
ENGR: SJS
DATE: 10/16/2023
SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
C2.0
4 OF 10

ILLINOIS ELECTRIC COMPANY 202 S 2ND ST, ST. CHARLES, IL 60174

BLUE GOOSE 300 S 2ND ST, ST. CHARLES, IL 60174

S 1ST ST

GENEVA RD

ILLINOIS ST

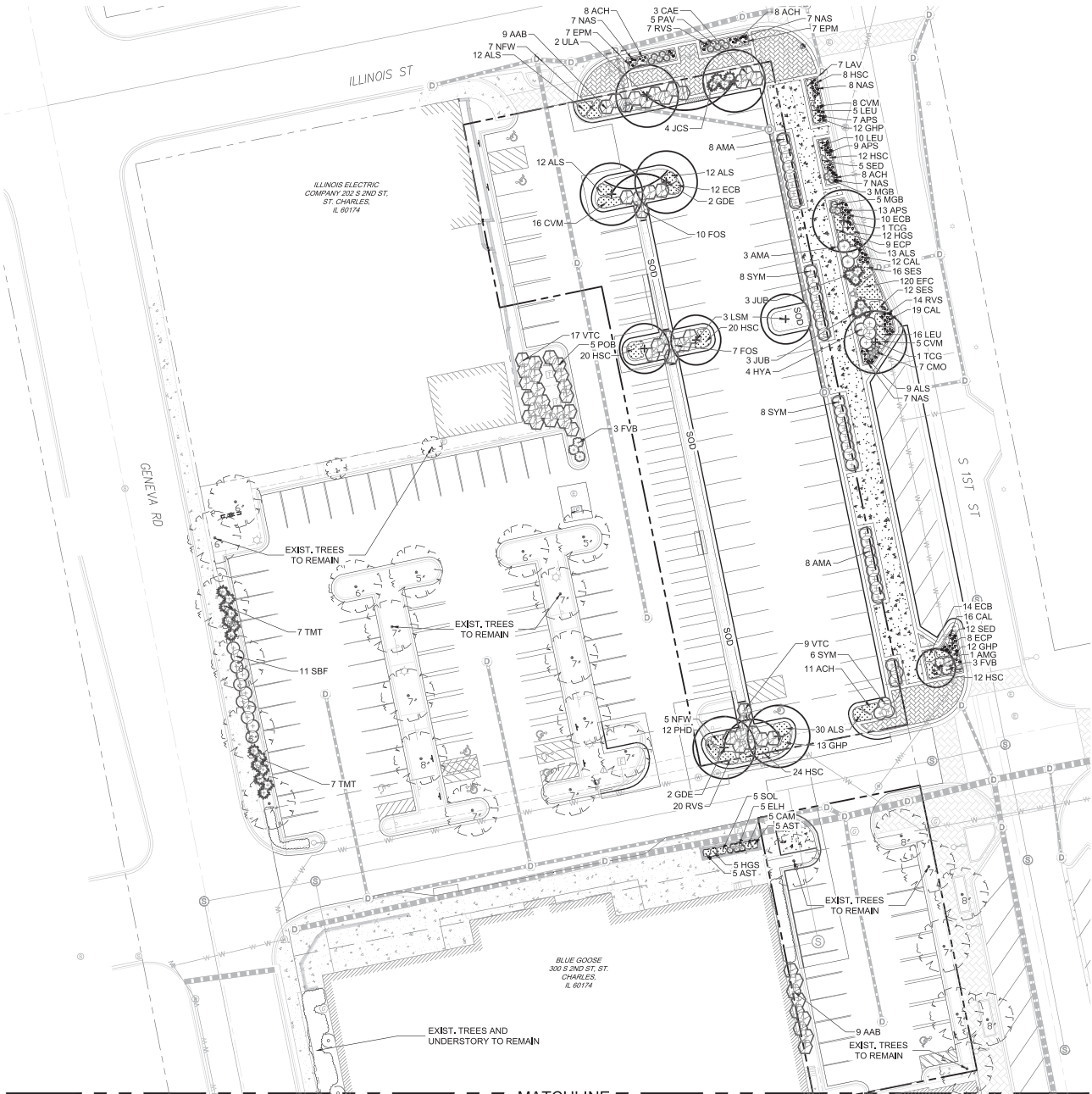
PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
GDE	2.5' cal.	4	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	B&B
LSM	2.5' cal.	3	Liquidambar styraciflua 'Moraine'	Moraine American Sweetgum	B&B
TCG	2.5' cal.	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B&B
ULA	2.5' cal.	2	Ulmus davidiana var. japonica 'Morton'	Accolade Elm	B&B
ORNAMENTAL TREES					
AMG	8' multi.	1	Amelanchier x grandiflora.	Shadblow Serviceberry	B&B
DECIDUOUS SHRUBS					
AAB	30" ht.	18	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	B&B
AMA	24" ht.	19	Aronia melanocarpa 'Elate'	Elate Chokeberry	B&B
CAE	30" ht.	3	Cornus alba 'Elegantissima'	Variiegated Dogwood	B&B
FOS	30" ht.	12	Forsythia x intermedia 'Sunrise'	Sunrise Forsythia	B&B
FVS	18" w.	6	Forsythia viridissima 'bronxensis'	Bronx Greenstem Forsythia	B&B
HYA	24" ht.	4	Hydrangea arbor. 'Hiass Halo'	Hiass Halo Hydrangea	B&B
POB	30" ht.	5	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	B&B
SBF	24" ht.	11	Spiraea bumalda Froebelii	Froebel Bumald Spirea	B&B
SYM	24" ht.	22	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	B&B
VTC	30" ht.	26	Viburnum trilobum 'Alfreda'	Alfreda American Cranberrybush	B&B
EVERGREEN SHRUBS					
JUB	24" w.	6	Juniperus sabinia 'Broadmoor'	Broadmoor Juniper	B&B
JCS	24" ht.	4	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B
TMT	24" w.	21	Taxus media 'Tautoni'	Tauton Intermediate Yew	B&B
ORNAMENTAL GRASSES					
CMO	#1 gal.	7	Carex muskingumensis 'Oehme'	Oehme Variegated Palm Sedge	
ELH	#1 gal.	5	Elymus hystrix	Bottlebrush Grass	
MGB	#1 gal.	6	Miscanthus sinensis 'Gold Bar'	Gold Bar Dwarf Porcupine Grass	
PAV	#1 gal.	10	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass	
GROUNDCOVER / PERENNIALS					
ALS	#1 cont.	38	Achillea Millefolium 'Paprika'	Paprika Yarrow	18" O.C.
AST	#1 cont.	100	Allium 'summer beauty'	Summer Beauty Wild Onion	18" O.C.
AST	#1 cont.	10	Aster Woods Purple	Woods Purple Aster	12" O.C.
CAM	#1 cont.	5	Campanula carpatica Pearl Deep Blue	Pearl Deep Blue Carpathian Harebell	15" O.C.
CVM	#1 cont.	28	Cortegesia verticillata 'Moonbeam'	Moonbeam Coreopsis	18" O.C.
ECB	#1 cont.	36	Echinacea x 'Balsomblanc'	Sombrero Blanco Coneflower	18" O.C.
ECP	#1 cont.	17	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	24" O.C.
EPM	#1 cont.	14	Echinacea purpurea 'Pixie Meadowbrite'	Pixie Meadowbrite Coneflower	18" O.C.
EFC	#1 pot.	120	Eryonimus farfugium 'Cokeranus'	Purpleleaf Wintercreeper	9" O.C.
GHP	#1 cont.	37	Geranium sang. 'Hampshire Purple'	Hampshire Purple Geranium	12" O.C.
HSC	#1 cont.	96	Hemerocallis 'Strawberry Candy'	Strawberry Candy Daylily	15" O.C.
HGS	#1 cont.	17	Heuchera 'Green Spice'	Green Spice Coral Bells	15" O.C.
LAV	#1 cont.	7	Lavendula 'Munstead strain'	Munstead English Lavender	24" O.C.
LEU	#1 cont.	21	Leucanthemum x 'Whoops-a-Daisy'	Whoops-a-Daisy Shasta Daisy	18" O.C.
NFW	#1 cont.	19	Nepeta fasseni 'Walker's low'	Walkers Low Catmint	24" O.C.
PHD	#1 cont.	12	Phlox divaricata	Blue Phlox	15" O.C.
FVS	#1 cont.	41	Rutbeckia speciosa 'Viette's Little Suzy'	Viette's Little Suzy Black Eyed Susan	18" O.C.
SED	#1 cont.	17	Sedum x 'Autumn joy'	Autumn Joy Sedum	18" O.C.
SES	#1 cont.	28	Sesleria autumnalis	Autumn Moor Grass	15" O.C.
SOL	#1 cont.	5	Solidago sphacelata 'Golden Fleece'	Golden Fleece Goldenrod	18" O.C.
SOD	sq. yd.	94	Soldado Lawn		
BULBS - INTERPLANT WITH PERENNIALS					
CAL	bulb	28	Camassia leichlinii	Wild Hyacinth	
NAS	bulb	51	Narcissus 'Spell binder'	Spellbinder Daffodil	
APS	bulb	35	Allium Purple Sensation'	Purple Sensation Allium	

NOTE: BULBS SHALL BE PLANTED BETWEEN LATE SEPTEMBER AND MID NOVEMBER.

LANDSCAPE LEGEND

	EXISTING TREE		PROPOSED MEDIUM SHRUB
	PROPOSED SHADE TREE		PROPOSED EVERGREEN SHRUB
	PROPOSED ORNAMENTAL TREE		PROPOSED LOW SHRUB
	PROPOSED LARGE SHRUB		PROPOSED ORNAMENTAL GRASS
	SODDED LAWN		PROPOSED PERENNIAL PLANTING
	PROPOSED BULBS		EXIST. TREES AND UNDERSTORY TO REMAIN



MATCHLINE
1 LANDSCAPE PLAN NORTH
SCALE 1"=20'
0' 10' 20' 40' 60'

LG Landscape Architecture
Site Planning
Illustration
Workshop LLC
1955 N. Wilmot Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

EXPIRES 08/2025

PROJECT TEAM
CIVIL ENGINEER:

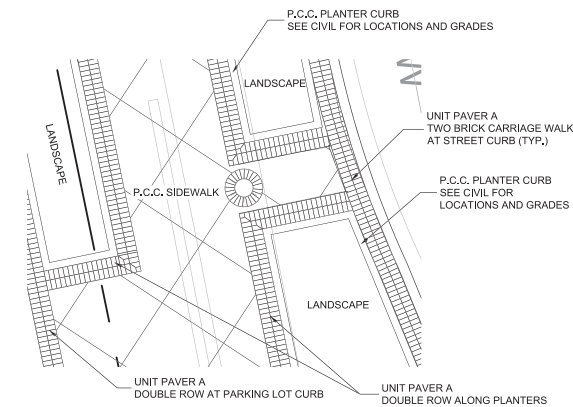
PROJECT NAME
BLUE GOOSE
REDEVELOPMENT
300 S 2ND ST.
CHARLES, IL 60174

DRAWING ISSUED
NO. TITLE DATE
1. Issued for Permit 09/14/2023
2. Revised per City 02/16/2024

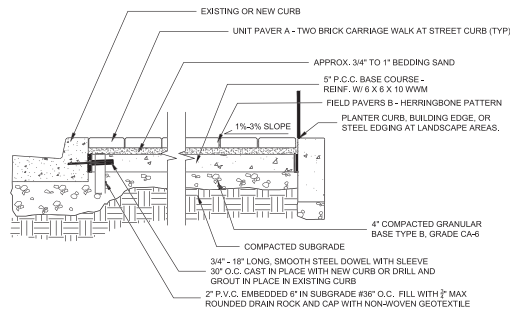
SET TYPE
LANDSCAPE PLANS
PROJECT NUMBER
2308043

DATE
08-30-2023
DRAWN BY: [APPROVED BY:
LCG
SHEET TITLE
LANDSCAPE PLAN -
NORTH
SHEET NUMBER

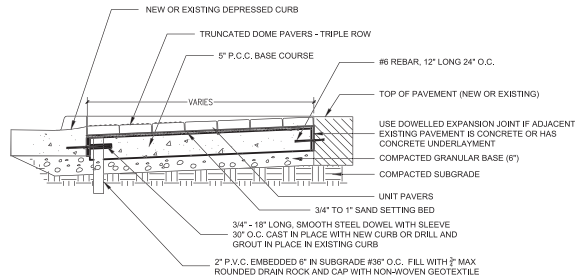
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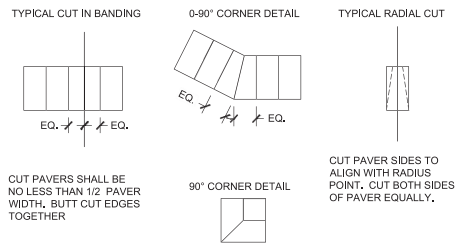
1 SIDEWALK SURFACE PAVING DETAIL SCALE 1/4" = 1'-0"



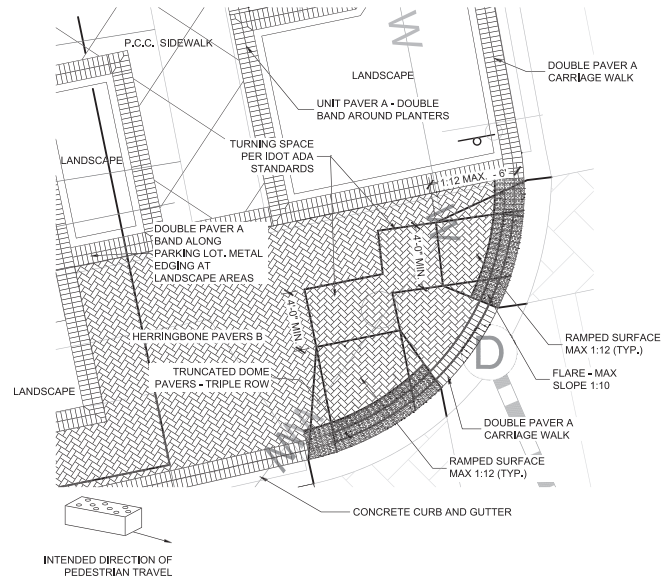
4 PAVER SIDEWALK SECTION SCALE: N.T.S.



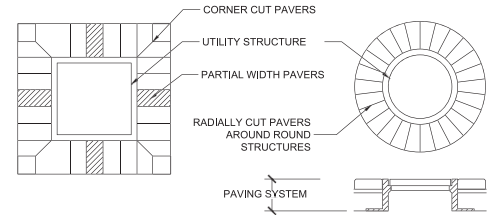
6 HANDICAP RAMP SECTION SCALE 1/4" = 1'-0"



2 TYPICAL PAVER CUTS DETAILS SCALE: N.T.S.



5 HANDICAP RAMP DETAIL LAYOUT SCALE 1/4" = 1'-0"



3 PAVER BORDER AROUND STRUCTURE DETAILS SCALE: N.T.S.

STREETSCAPE / PAVER NOTES

- CONTRACTOR SHALL REVIEW EXISTING ADJACENT STREETSCAPE AND VERIFY AND REPLICATE COLORS, PAVER DETAILS, BANDING DETAILS AND INSTALLATION.
- ALL SLOPES SHALL BE GRADED TO AVOID LOW SPOTS AND PONDING. ANY DISCREPANCIES IN GRADING SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.
- PAVER QUANTITIES ALL QUANTITIES ARE ESTIMATED AS RAW SQ. FT. FROM THE DRAWINGS WITHOUT CUTS AND WASTE. INSTALLER SHALL VERIFY ALL QUANTITIES AND OVERAGES NECESSARY. ALL PAVERS SUPPLIED BY PINEHALL BRICK, WINSTON SALEM, NC.

3.1. PAVER A	- 1,775 SF	- BANDING - OLD TAVERN
3.2. PAVER B	- 1,380 SF	- FIELD HERRINGBONE - OLD TAVERN
3.3. TRUNCATED DOME PAVERS	- 94 SF	- MATCH EXISTING
- CONSULT CIVIL DRAWINGS FOR ALL GRADES AND CROSSWALK LOCATIONS.
- THE PAVERS WILL BE FREE FROM EXCESSIVE CHIPS, CRACKS, VOIDS, DISCOLORATION OR OTHER DEFECTS THAT MIGHT BE VISIBLE OR CAUSE STAINING IN FINISHED WORK.
- THE PAVERS WILL BE MIXED FROM SEVERAL PALLETS OR CUBES, AS THEY ARE PLACED, TO PRODUCE UNIFORM BLEND OF COLORS AND TEXTURES.
- THE BRICK PAVERS WILL BE CUT WITH MOTOR-DRIVEN MASONRY SAW EQUIPMENT TO PROVIDE CLEAN, SHARP, UN-CHIPPED EDGES, CUT UNITS TO PROVIDE PATTERN INDICATED AND TO FIT ADJOINING WORK NEATLY. USE FULL UNITS WITHOUT CUTTING WHERE POSSIBLE.
- HAMMER CUTTING IS NOT ACCEPTABLE
- THE BRICK IS PROPOSED TO BE PLACED ON SAND SETTING BED WITH JOINT FILLER SAND.
- JOINT FILLER SAND: ACCEPTABLE POLYMERIC JOINT FILLER SAND SHALL BE MANUFACTURED BY THE FOLLOWING OR APPROVED EQUAL, THE COLOR SHALL MATCH WHAT WAS INSTALLED IN THE PREVIOUS STREETSCAPE PHASES.

10.0.1.	SILPRO SILPRO PAVER SAND POLYMERIC JOINT SAND, AYER, MA, 01432-1514
10.0.2.	THE QUIKRETE COMPANIES ATLANTA, GEORGIA 30305
10.0.3.	SAKRETE OF NORTH AMERICA CHARLOTTE, NORTH CAROLINA

PROJECT TEAM

CIVIL ENGINEER:

CAGE
CIVIL ENGINEERING

PROJECT NAME

BLUE GOOSE
REDEVELOPMENT
300 S 2ND ST. ST.
CHARLES, IL 60174

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SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2308043

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08-30-2023
DRAWN BY: [APPROVED BY: LCG]
SHEET TITLE
STREETSCAPE DETAILS & NOTES

SHEET NUMBER

L3.1