

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		PUD Preliminary Plan for First Street Building #8	
	Proposal:		Preliminary Plans for First Street Building #8	
	Petitioner:		Frontier Development	
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 1/16/19	X
AGENDA ITEM CATEGORY:				
	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item	X	Commission Business	
ATTACHMENTS:				
Preliminary Plan set				
EXECUTIVE SUMMARY:				
<p>A PUD Preliminary Plan has been submitted for First Street Building #8, located at the northeast corner of IL Route 31/S. 2nd St. and Illinois St.</p> <p>In December, the Commission provided preliminary review comments on the project. The Commission provided overall positive feedback and commented on certain design elements. The comments and resulting revisions are summarized below:</p> <ul style="list-style-type: none"> • Need to recess the doors on Rt. 31 side. <i>This change has been incorporated.</i> • Recommendation to chamfer the corner of the building at Rt. 31/Illinois St. <i>This corner of the building is now chamfered on the first floor.</i> • The tower element appeared empty and the shape didn't match other elements of the building. <i>The tower has been changed to a square, glass structure that forms a partial third floor extending back across the building, which provides access to the rooftop on both the north and south sides.</i> 				
RECOMMENDATION / SUGGESTED ACTION:				
<p>Review the proposal and provide a recommendation to the Plan Commission.</p> <p>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. <i>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.</i></p> <p>(The project would return later for COA approval prior to building permit issuance.)</p>				

NEW CONSTRUCTION
FIRST STREET REDEVELOPMENT PUD
NORTHEAST CORNER OF S. 2ND ST. & ILLINOIS ST.,
ST. CHARLES, IL 60174

CITY OF ST. CHARLES
BUILDING DEPARTMENT
2 E. MAIN STREET
ST. CHARLES, IL 60174
PHONE: 630-377-4400

- 2015 INTERNATIONAL BUILDING CODE IV AMENDMENTS
- 2015 INTERNATIONAL MECHANICAL CODE IV AMENDMENTS
- 2015 FUEL GAS CODE IV AMENDMENTS
- 2014 NATIONAL ELECTRIC CODE, NFPA NO. 70, IV AMENDMENTS
- 2014 ILLINOIS STATE PLUMBING CODE IV AMENDMENTS
- 2015 INTERNATIONAL FIRE CODE IV AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 1997 ILLINOIS ACCESSIBILITY CODE
- NFPA LIFE SAFETY CODE 101

SHEET INDEX					
SHEET NO.	SHEET DESCRIPTION	DATE OF PREPARATION	CAD-DRAWN		
	ARCHITECTURAL				
A001	COVER SHEET IV/ RENDERING				
A201	FIRST FLOOR PLAN				
A302	SECOND FLOOR PLAN				
A303	THIRD FLOOR PLAN				
A301	EAST & SOUTH BUILDING ELEVATIONS				
A302	WEST & NORTH BUILDING ELEVATIONS				
	LANDSCAPE				
L201	LANDSCAPE & ARCHITECTURAL SITE PLAN				



RENDERED PERSPECTIVE OF NORTHEAST
CORNER OF S. 2ND STREET & ILLINOIS STREET

SCALE: N.T.S.

DEVELOPER:

CURT & CONRAD HURST
FRONTIER DEVELOPMENT GROUP
PHONE: 630-330-7215
curt@frontierdevelopmentgroup.com

RECORD OWNER:

RUSSELL COLBY
CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, IL 60174-1984
PHONE: 630-762-6925
rcolby@stcharlesil.gov

ARCHITECT:

BATIR ARCHITECTURE
1121 E. MAIN STREET
SUITE #220
ST. CHARLES, IL 60174
PHONE: 630-513-5109
FAX: 630-513-5919

ILLINOIS REGISTERED ARCHITECT
NO. 001-018643 EXPIRES:
11-30-2020
ILLINOIS DEPARTMENT OF
PROFESSIONAL REGULATION FIRM
NUMBER: 184-004125

CIVIL ENGINEER:

PHIL WOLF, P.E.
WOLF PACK DEVELOPMENT GROUP
2510 MAPLE AVENUE
DOWNERS GROVE, IL 60515
PHONE: 630-435-0847
pwolf@wolfpackdgg.com

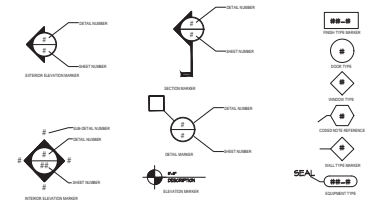
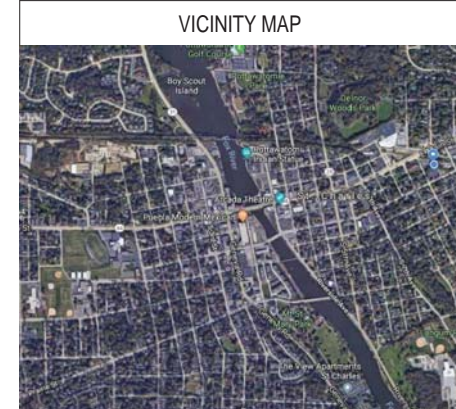


LOCATION MAP

SCALE: N.T.S.

I HEREBY CERTIFY THAT THE PLANS WITH THE FIRMS NAME LISTED BELOW WERE PREPARED UNDER MY DIRECT SUPERVISION.
DATED AT ST. CHARLES, ILLINOIS THIS 8TH DAY OF JANUARY, 2014

PAULA A. PRICE, BATIR ARCHITECTURE, LTD.
ILLINOIS REGISTERED ARCHITECT NO. 001-016648 EXP. DATE: 11-30-2020
ILLINOIS DEPARTMENT OF PROFESSIONAL REGULATION FIRM NUMBER: 164-004125



PROJECT:
18072

**FIRST STREET BUILDING #8
NEW CONSTRUCTION**
NORTHEAST CORNER OF S. 2ND ST. & ILLINOIS ST., ST. CHARLES, IL 60174

BÂTIR
CURRY • BOLD • SUSTAINABLE SOLUTIONS

BÂTIR ARCHITECTURE, LTD.
121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-513-5109 FAX: 630-513-5919
WWW.BATIRARCH.COM

COVER SHEET

ISSUED:
01-08-2014
DATE OF PREPARATION

© COPYRIGHT 2019
WATER ARCHITECTURE, LTD.

SCALE
1/4" = 1'-0"
UNLESS NOTED OTHERWISE

A001

FIRST STREET REDEVELOPMENT - LOT 4

CITY OF ST. CHARLES, ILLINOIS

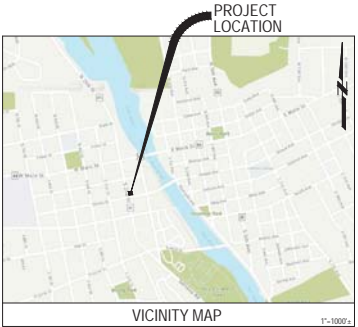
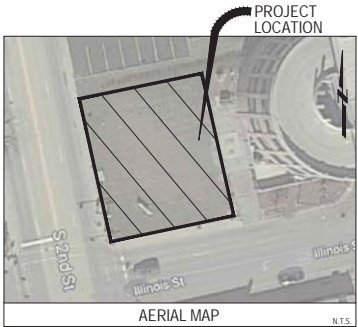
PRELIMINARY ENGINEERING PLANS

INDEX OF DRAWINGS

SHEET NO.	DRAWING TITLE
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS, SITE DEMO, AND EROSION CONTROL PLAN
C3.0	PROPOSED GRADING & UTILITY PLAN
C4.0	CONSTRUCTION DETAILS

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		LIGHT STANDARD/DOUBLE LIGHT STANDARD
		WATER VALVE VAULT
		WATER VALVE BOX
		FIRE HYDRANT
		BUFFALO BOX
		SANITARY MANHOLE
		FLARED END SECTION
		STORM INLET
		STORM CATCH BASIN
		STORM MANHOLE
		CLEANOUT
		STORM SEWER PIPE
		SANITARY SEWER PIPE
		WATER MAIN PIPE
		FORCE MAIN PIPE
		STORM SEWER SERVICE
		SANITARY SEWER SERVICE
		WATER MAIN SERVICE
		SANITARY RM ELEVATION
		SANITARY INVERT ELEVATION
		WATER GRADE RING ELEVATION
		WATER STATION LOCATION
		STORM RIM ELEVATION
		STORM INVERT ELEVATION
		PROPOSED SANITARY STRUCTURE LABEL
		PROPOSED WATER STRUCTURE LABEL
		PROPOSED STORM STRUCTURE LABEL
		PROPOSED RETAINING WALL
		CURB AND GUTTER
		DEPRESSED CURB AND GUTTER
		REVERSE CURB AND GUTTER
		SIDEWALK
		SMALL FLOW ARROW
		DRAINAGE ARROW
		OVERLAND FLOW
		1 FOOT CONTOURS
		ACCESSIBLE CURB RAMP



ABBREVIATIONS

ADJ. ADJUST	E. ELECTRIC	MM. STORM MANHOLE	RT. RIGHT
AGG. AGGREGATE GRAVEL	E.E. EDGE TO EDGE	MM. MINIMUM	SAN. SANITARY SEWER
BL.M. BFT. AGE. MATURE	ELEV. ELEVATION	MM. NORMAL WATER LEVEL	SP. SQUARE FOOT
B.B. BACK TO BACK	ESP. EDGE OF PAVEMENT	OLD. OPEN/LED	SHLD. SHOULDER
BP. BOTTOM OF PIPE	EX. EXISTING	P.E. PRIVATE ENTRANCE	SL. STREET LIGHT
BWALL. GROUND AT BOTTOM OF WALL	F.E. FIELD ENTRANCE	PROF. PROFESSIONAL	SAN. SANITARY MANHOLE
BR. BRICK/PAVING	F.F. FACE TO FACE	PC. POINT OF CURVE	ST. STORM SEWER
BT. BITUMINOUS CONCRETE	FT. FINISHED FLOOR	P.C.C. PORTLAND-CEMENT CONCRETE	STA. STATION
BM. BENCHMARK	FES. FLARED END SECTION	PC. POINT OF COMPOUND CURVE	STD. STANDARD
BO. BY OTHERS	FW. FIRE WEIRANT	PL. PROFILE GRADE LINE	SW. SIDEWALK
C.E. COMMERCIAL ENTRANCE	FL. FLOW LINE	PI. POINT OF INTERSECTION	SY. SQUARE YARDS
CB. CATCH BASIN	FM. FORCE MAIN	PL. PROPERTY LINE	TBR. TO BE REMOVED
CL. CENTERLINE	G. GROUND	PP. POWER POLE	T. TELEPHONE
CLB. CLOSING	LBS. LBS	PROP. PROPOSED	T.A. TYPE A
COMP. CORRUGATED METAL PIPE	CU. GUTTER ELEVATION	PT. POINT OF TANGENCY	T.C. TOP OF CURB
CONTR. CONTROL	GW. GUT WIRE	PVC. POLYVINYL CHLORIDE PIPE	T.F. TOP OF FOUNDATION
C.O. CLEAN OUT	H.C. HANDICAP	P.V.C. POINT OF VERTICAL CURVE	TP. TOP OF PIPE
CONC. CONCRETE	H.M. HEADWALL	P.V. POINT OF VERTICAL INTERSECTION	TM. TOP OF MALL
CY. CUBIC YARD	HM. MANHOLE	PVT. POINT OF VERTICAL TANGENCY	TWALL. TOP OF WALL
D. DITCH	HML. HIGH WATER LEVEL	P. PAVEMENT	TEMP. TEMPORARY
DA. DRAIN TIE	ML. MILE	R. RADIOS	TRANS. TRANSITION
DIP. DUCTILE IRON PIPE	MR. MILE	R.O.W. RIGHT OF WAY	V.B. VALVE BOX
DRM. DUCTILE IRON WATER MAIN	P. PIPE	RCP. REINFORCED CONCRETE PIPE	V.V. VALVE VAULT
DT. DRAIN TILE	MR. MANHOLE	REM. REMOVAL	WL. WATER LEVEL
D.S. DOWN SPOUT	MR. MANHOLE	RR. RAILROAD	WM. WATER MAIN

CONTACT JULIE AT 811
OR 800-892-0123
48 HOURS (2 working days) BEFORE YOU DIG

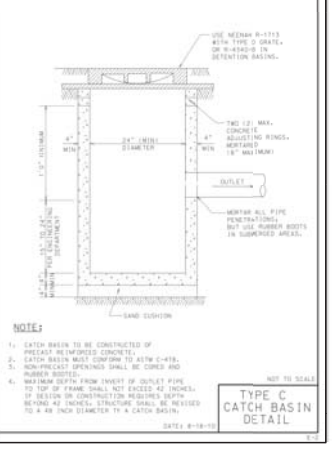
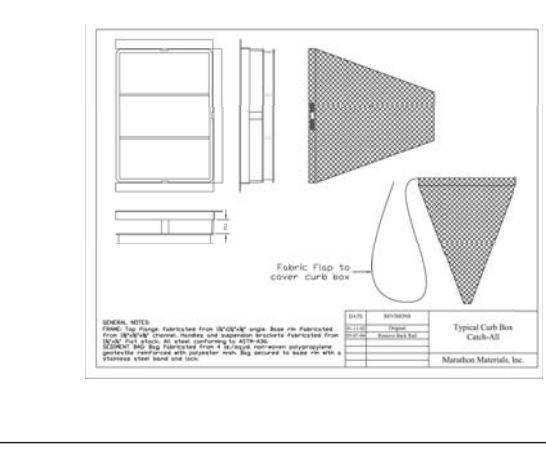
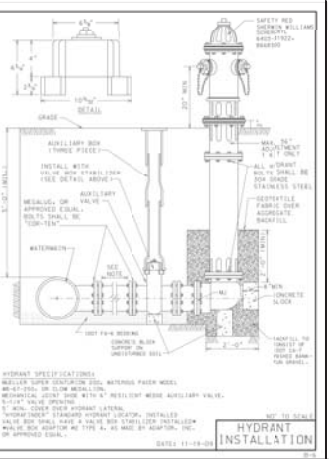
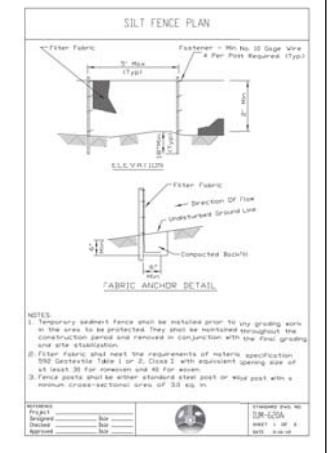
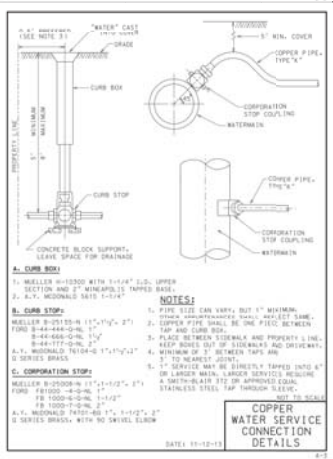
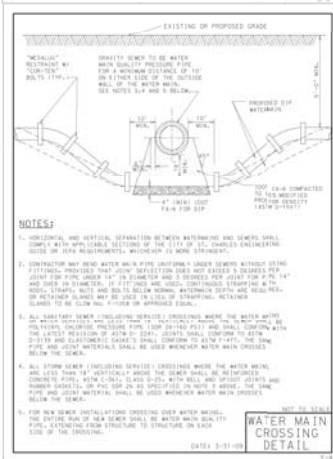
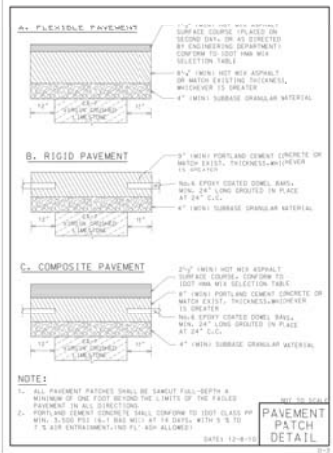
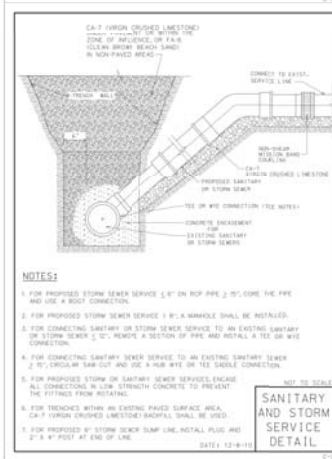
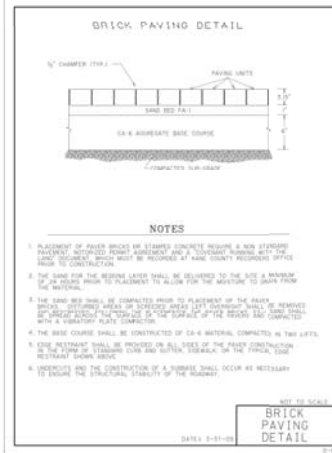
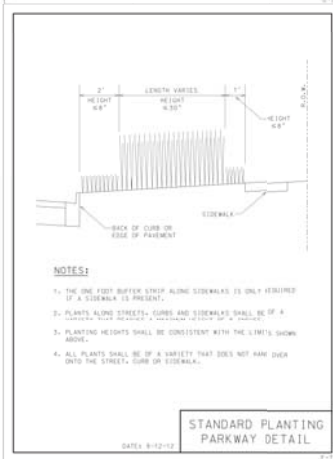
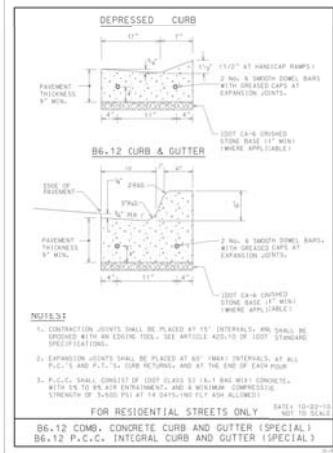
NOTE:
THE LOCATION, ELEVATION, SIZE, AND TYPES OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, ELEVATION, SIZE AND TYPES OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SUSTAINABLE DESIGN | SUSTAINABLE LIVING
Civil Engineering
Land Planning
Project Engineering
Biomimetic Management
Office: (800) 864-3117 • wolfpackag.com

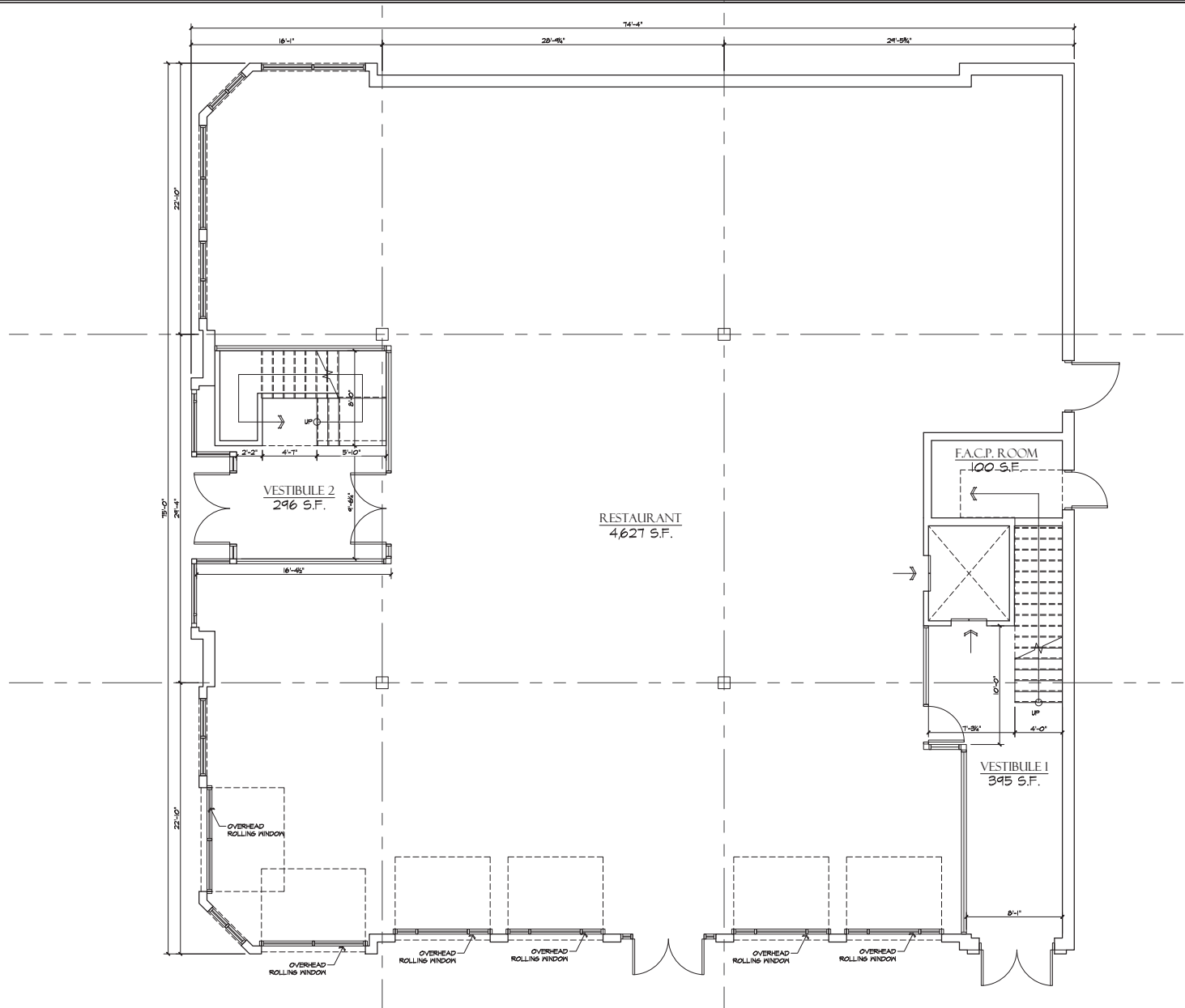


COVER SHEET
FIRST STREET REDEVELOPMENT - LOT 4
CITY OF ST. CHARLES, ILLINOIS

PROJ. MGR.: PJW
PROJ. ENG.: KM
DRAWN BY: KM
DATE: 01-08-19
SCALE: N.T.S.
SHEET NO.
C1.0
PROJ. NUMBER:



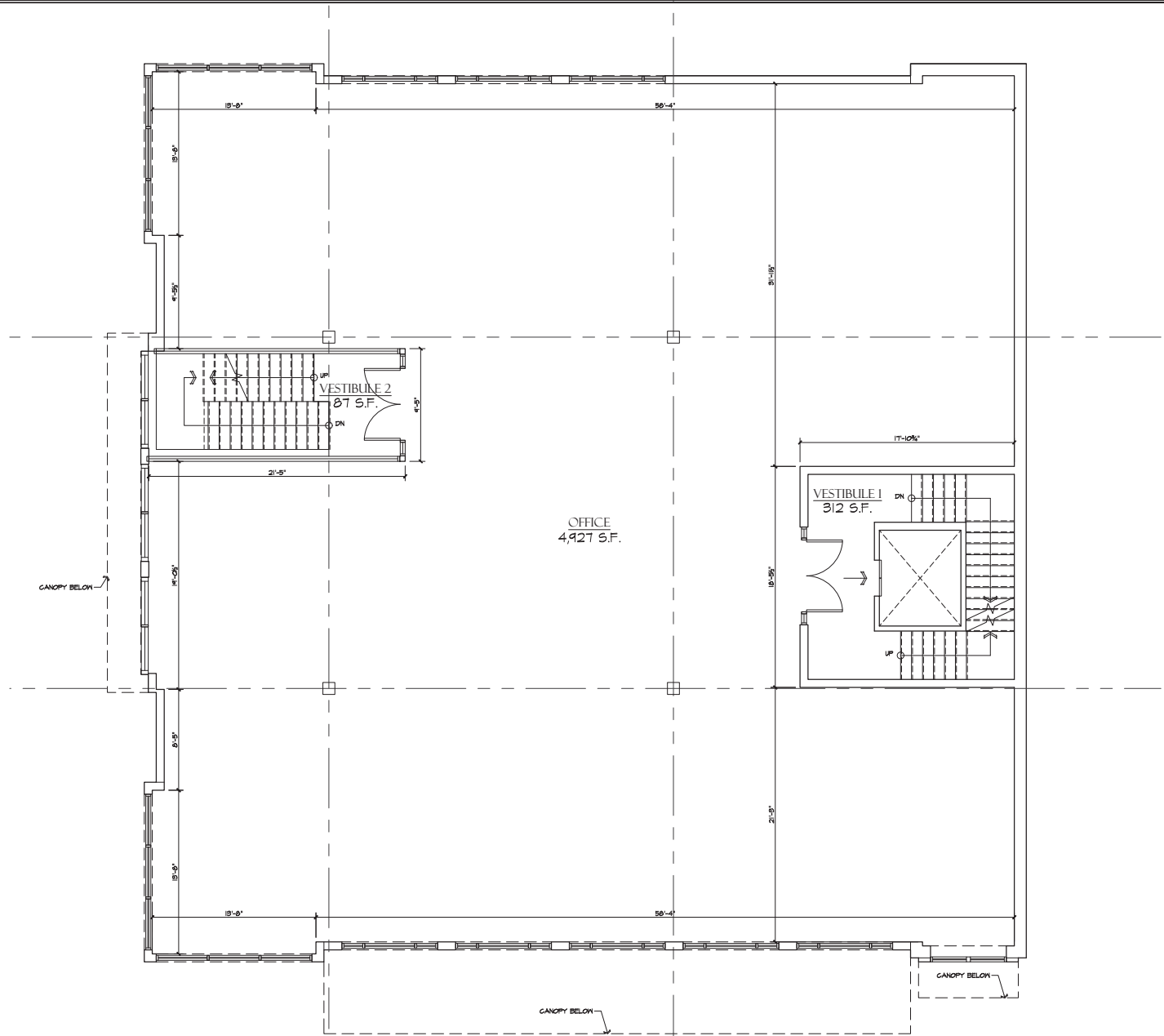
CODE ANALYSIS:
TOTAL BUILDING COVERAGE (1ST FLOOR): 5,418 S.F.
TENANT SPACE: USE GROUP A-2 ASSEMBLY (RESTAURANT/BAIR)
GROSS LEASE AREA SPACE: 1ST FLOOR: 4,627 S.F.
2ND FLOOR: 4,421 S.F.
ROOFTOP: 4,265 S.F.
TOTAL: 13,313 S.F.
FLOOR AREA PER OCCUPANT: 100 GROSS PER S.F. (BUSINESS)
200 GROSS PER S.F. (KITCHEN)
15 GROSS PER S.F. (ASSEMBLY)
GROSS CALCULATIONS (IBC):
GROSS AREA: 4,627 S.F. / 100 = 46 OCCUPANTS
7,482 S.F. / 15 = 500 OCCUPANTS
1,000 S.F. / 200 = 5 OCCUPANTS
GROSS UNITS REQUIRED (STAIRS): 2 MIN.



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

PROJECT: 18072
FIRST STREET BUILDING #8 NEW CONSTRUCTION NORTHEAST CORNER OF S. 3RD ST. & ILLINOIS ST., ST. CHARLES, IL 60174
BATIR BATIR ARCHITECTURE, LTD. 1121 E. MAIN ST. SUITE 220 ST. CHARLES, IL 60174 PH: 618.352.5575 WWW.BATIRARCH.COM
FIRST FLOOR PLAN
ISSUED: 01-08-2018 DATE OF PREPARATION
18 COPYRIGHT 2018 BATIR ARCHITECTURE, LTD.
SCALE 1/4" = 1'-0" 1/8" = 1'-0"
A201

CODE ANALYSIS:	
TOTAL BUILDING COVERAGE (1ST FLOOR):	5,418 S.F.
TENANT SPACE: USE GROUP A-2 ASSEMBLY (RESTAURANT/BAR)	
GROSS LEASE AREA SPACE:	
1ST FLOOR:	4,421 S.F.
2ND FLOOR:	4,421 S.F.
ROOFTOP:	4,296 S.F.
	13,138 S.F.
FLOOR AREA PER OCCUPANT:	
100 GROSS PER S.F. (BUSINESS)	
200 GROSS PER S.F. (KITCHEN)	
15 GROSS PER S.F. (ASSEMBLY)	
EGRESS CALCULATIONS (IBC)	
GROSS AREA:	
4,421 S.F. / 100 =	44 OCCUPANTS
7,482 S.F. / 15 =	500 OCCUPANTS
1,000 S.F. / 200 =	5 OCCUPANTS
EGRESS UNITS REQUIRED (STAIRS):	2 MIN.



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

PROJECT:
18072

**FIRST STREET BUILDING #8
NEW CONSTRUCTION**
NORTHEAST CORNER OF S. 3RD ST. & ILLINOIS ST., ST. CHARLES, IL 60174

BATIR
BATIR ARCHITECTURE, LLC
1121 E. MAIN ST. SUITE 220 ST. CHARLES, IL 60174
PH: 618.355.5555
WWW.BATIRARCH.COM

SECOND FLOOR PLAN

ISSUED:
01-08-2018
DATE OF PREPARATION

SCALE
1/4" = 1'-0"
LEGEND: SEE EXHIBIT A

A202

PROJECT:
18072

FIRST STREET BUILDING #8
NEW CONSTRUCTION
NORTHEAST CORNER OF S. 3RD ST. & ALLAN ST., ST. CHARLES, IL 60174

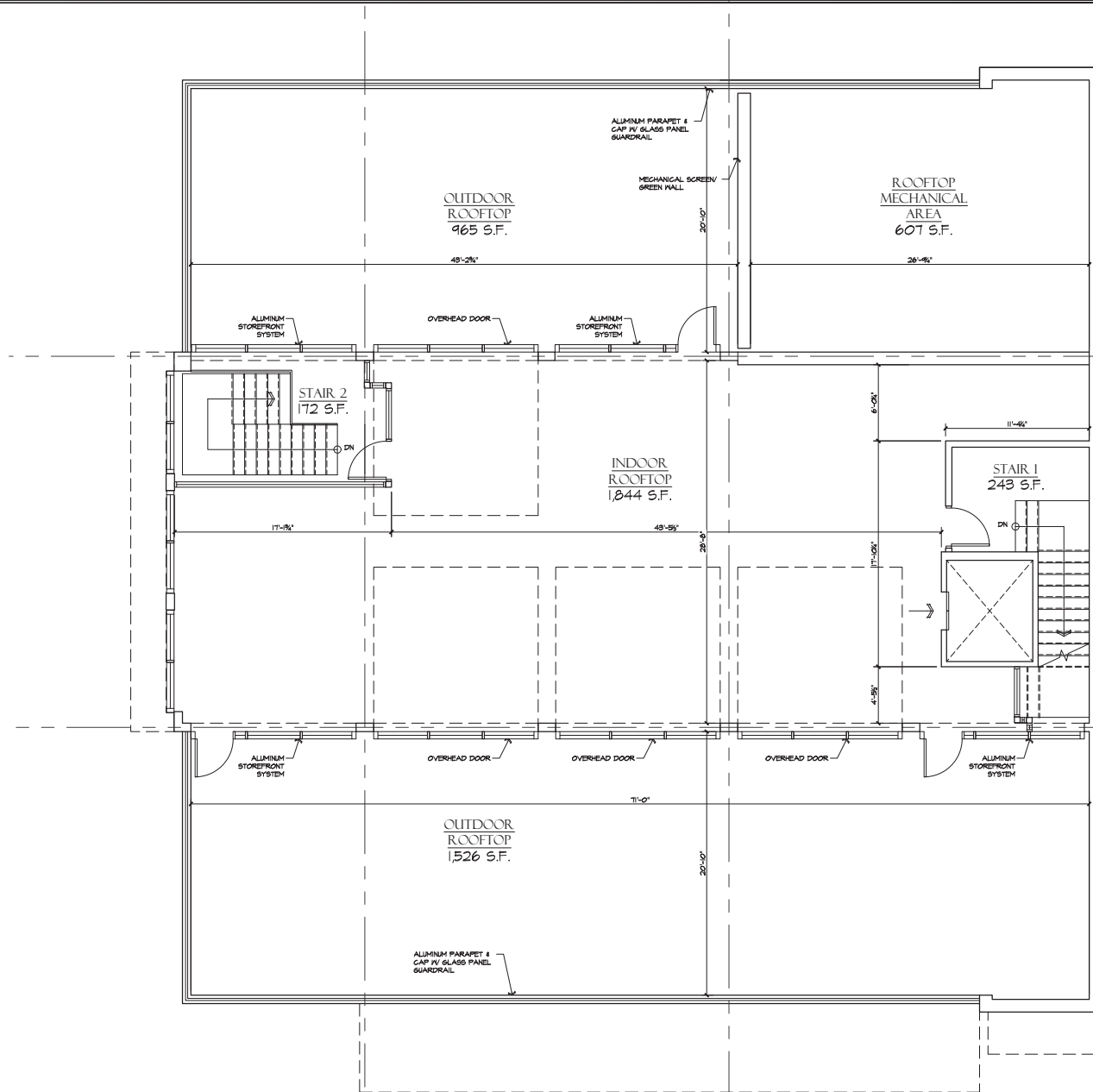
BATR
BATR ARCHITECTURE, LLC
1121 E. MAIN ST. SUITE 220 ST. CHARLES, IL 60174
PH: 618.335.5555
WWW.BATRARCH.COM

ROOFTOP PLAN

ISSUED:
01-08-2018
DATE OF PREPARATION

SCALE
1/4" = 1'-0"
1/8" = 1'-0"

A203



ROOFTOP PLAN

SCALE: 1/4"=1'-0"

CODE ANALYSIS:	
TOTAL BUILDING COVERAGE (1ST FLOOR):	5,418 S.F.
TENANT SPACE: USE GROUP A-2 ASSEMBLY (RESTAURANT/BAIR)	
GROSS LEASE AREA SPACE:	1ST FLOOR: 44,271 S.F.
	2ND FLOOR: 44,271 S.F.
	ROOFTOP: 4,285 S.F.
	18,962 S.F.
FLOOR AREA PER OCCUPANT: 100 GROSS PER S.F. (BUSINESS)	
	200 GROSS PER S.F. (KITCHEN)
	15 GROSS PER S.F. (ASSEMBLY)
GROSS CALCULATIONS (B/C)	
GROSS AREA:	44,271 S.F. / 100 = 441 OCCUPANTS
	7,982 S.F. / 15 = 531 OCCUPANTS
	1,000 S.F. / 200 = 5 OCCUPANTS
	395 OCCUPANTS
EGRESS UNITS REQUIRED (STAIRS): 2 MIN.	



Building 8 - West Elevation
Scale: 1/4" = 1'-0"

SOUTH 2nd STREET



Building 8 - South Elevation
Scale: 1/4" = 1'-0"

ILLINOIS STREET

PROJECT:
18072

**FIRST STREET BUILDING #8
NEW CONSTRUCTION**
NORTHEAST CORNER OF S. 2ND ST & E. CHARLES ST. 60174

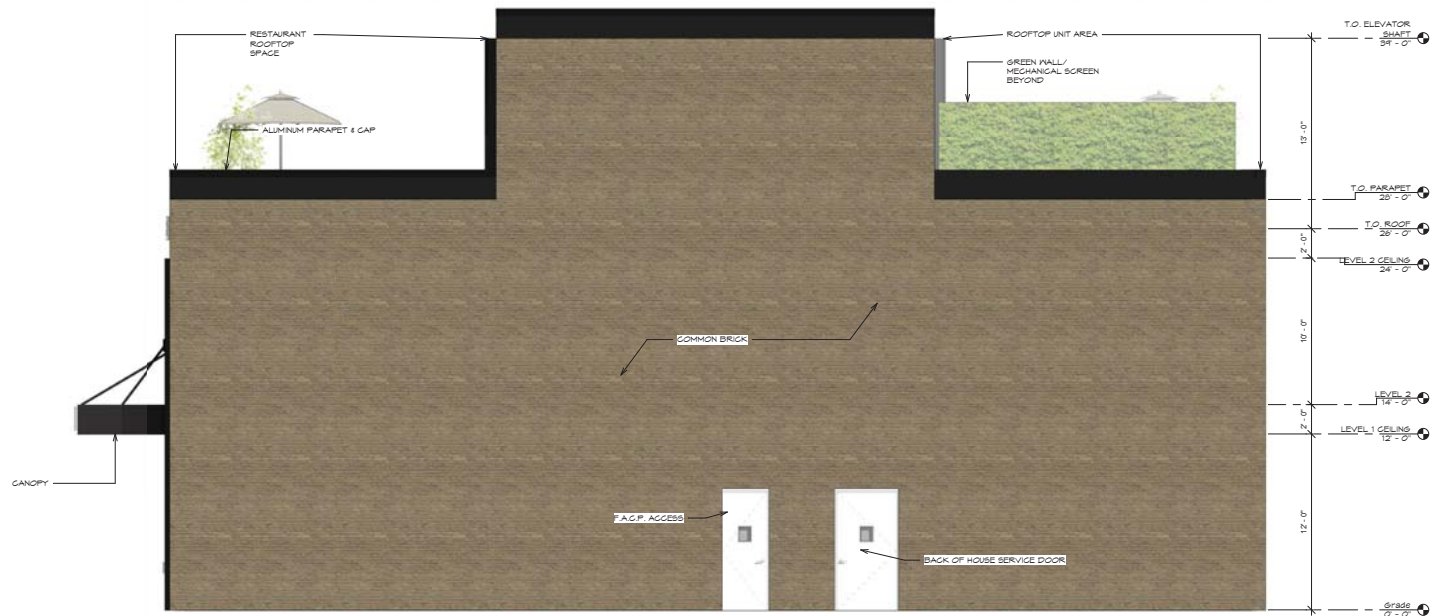
BÂTIR
BÂTIR ARCHITECTURE LTD.
1121 E. MAIN ST. SUITE 200 ST. CHARLES, IL 60174
PH: 630.333.3957
WWW.BATIRARCH.COM

**WEST & SOUTH
BUILDING ELEVATIONS**

ISSUED:
01/08/2019
DATE OF PREPARATION

REVISIONS
DATE
BY
SCALE
1/4" = 1'-0"
DATE: 01/08/2019

A301



Building 8 - East Elevation

Scale: 1/4" = 1'-0"



Building 8 - North Elevation

Scale: 1/4" = 1'-0"

PROJECT:
18072

**FIRST STREET BUILDING #8
NEW CONSTRUCTION**
NORTHEAST CORNER OF S. 2ND ST & E. 4TH ST, ST. CHARLES, IL 60174

BÂTIR
BÂTIR ARCHITECTURE LTD.
1121 E. MAIN ST. SUITE 200, ST. CHARLES, IL 60174
PH: 618.333.5957
WWW.BATIRARCH.COM

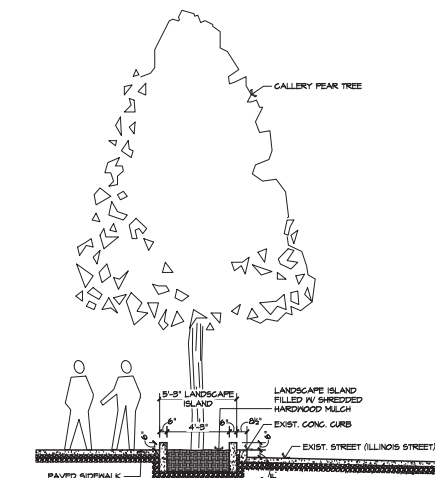
**EAST & NORTH
BUILDING ELEVATIONS**

ISSUED:
01/28/2019
DATE OF PREPARATION

© COPYRIGHT 2019
BÂTIR AND ARCHITECTS, LLC

SCALE
1/4" = 1'-0"
1/8" = 1'-0" (NOT TO SCALE)

A302



NOTE: SECTION IS A SCHEMATIC REPRESENTATION
EXISTING CONDITIONS TO BE VERIFIED IN FIELD.



LANDSCAPE PLAN GENERAL NOTES:

1. ALL SHADE TREES SHALL HAVE A MIN. TRUNK SIZE AT PLANTING OF 2-1/2" TO 3" IN CALIPER AT PLANTING, UNLESS OTHERWISE SPECIFIED. MIN. CALIPER SHALL BE MEASURED 6" ABOVE GRADE.
2. ALL SHRUBS SHALL HAVE A MIN. HEIGHT OF 24" AT PLANTING.
3. PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
4. ALL TRAFFIC LIGHT POLES & FIRE HYDRANT LOCATIONS TO BE VERIFIED IN FIELD.

PLANTING LIST & LEGEND:



TURF GRASS