



**HISTORIC PRESERVATION COMMISSION
AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item Title/Address:	Special Use for PUD Amendment & PUD Preliminary Plan Applications for First Street Phase 3 (Buildings #2 & #3)
Proposal:	Preliminary Plans for First Street Buildings #2 & #3
Petitioner:	Bob Rasmussen, First Street Development II, LLC

Please check appropriate box (x)

PUBLIC HEARING		MEETING 6/15/16	X
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AGENDA ITEM CATEGORY:

<input type="checkbox"/>	Certificate of Appropriateness (COA)	<input type="checkbox"/>	Façade Improvement Plan
<input type="checkbox"/>	Preliminary Review	<input type="checkbox"/>	Landmark/District Designation
<input type="checkbox"/>	Discussion Item	X	Commission Business

ATTACHMENTS:

First St. Phase 3 Site Plan showing building location, PUD amendment proposal, architectural guidelines, current photos of the site, plans for Building #2 and Building #3.

EXECUTIVE SUMMARY:

The Commission reviewed and recommended approval of a PUD Preliminary Plan for First Street Phase 3 in November 2014. PUD Preliminary Plans were approved by the City Council in March 2015. The Commission approved COAs for Building #1 in June 2015 and for the Parking Deck in October 2015. Construction is now underway on both structures.

Two additional buildings were shown as a part of Phase 3 site - Building #2 and #3.

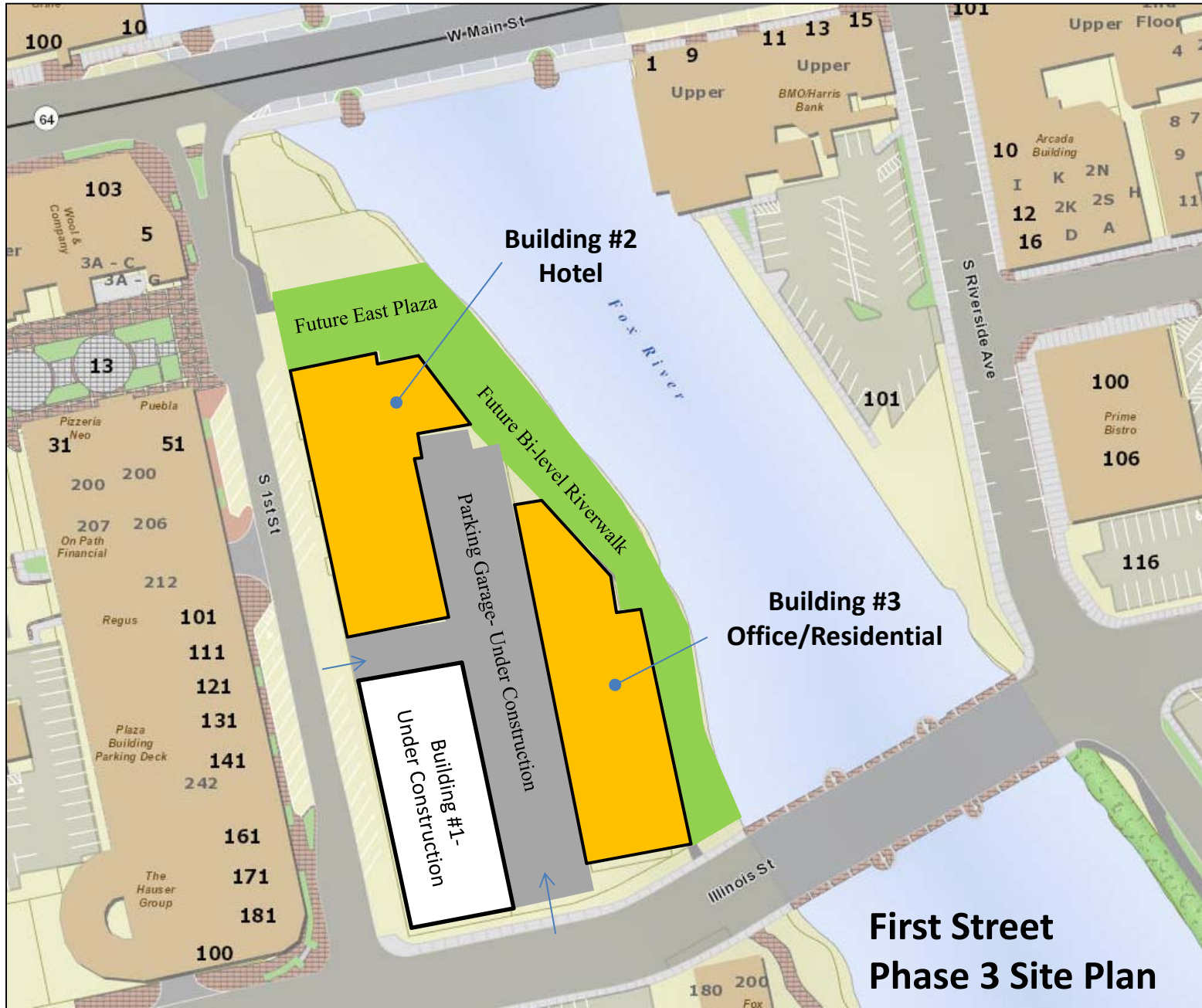
Two items are being presented for recommendation:

1. A change to the PUD requirements regarding first floor uses in the buildings. The buildings meet the First Street PUD zoning requirements, with the exception of the uses planned for the first floors of both Building #2 (hotel) and Building #3 (bank and office).
2. Revised PUD Preliminary Architectural Plans for both buildings. The standards that apply to new buildings in the historic district and within the CBD-1 zoning district are attached.

RECOMMENDATION / SUGGESTED ACTION:

Review the proposal and provide a recommendation to the Plan Commission.

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.*



Proposed PUD Ordinance Amendment regarding first floor uses

The First Street Redevelopment PUD Ordinance #2006-Z-29 (amended by 2008-Z-22 and 2013-Z-17) is proposed to be amended.

The existing ordinance text regarding first floor uses is shown below, with the proposed changes applicable to Building 2 and Building 3 shown in red text:

6 (A). Only the following uses, as defined in the City's Zoning Ordinance, shall be permitted on the first floor of enclosed buildings located on the Subject Realty: Art Gallery/Studio, Coffee or Tea Room, Cultural Facility, Indoor Recreation and Amusement, Live Entertainment, Personal Services, Restaurant, Retail Sales, Tavern/Bar, Theater, Local Utility and Accessory Uses to the preceding uses.

In addition, the following uses, as defined in the City's Zoning Ordinance, shall be permitted on the first floor of the following buildings, as shown in the PUD Preliminary Plan:

- (a) Buildings 7B and the Blue Goose: Bank and Financial Institution
- (b) Building 7A: Bank and Financial Institution, Office- Business or Professional, and Medical/ Dental Clinic.
- (c) **Building 2: Hotel (excluding lodging rooms)**
- (d) **Building 3: Bank and Financial Institution, Office- Business or Professional, and Medical/ Dental Clinic meeting the following criteria:**
 - a. **The business will be open to the general public during normal business hours and may require that customers make an appointment for service.**
 - b. **The primary function of the business establishment will be to provide direct services to customers that are physically present.**
 - c. **The interior space of the business will be configured such that a) the street-level storefront entrance will serve as the public entrance and b) a reception area or waiting area for visitors will be provided directly accessible from the public entrance.**
 - d. **Street-facing storefront windows and doors will not be obstructed at any time and shall be utilized to provide a view of the interior office visible to pedestrians on the street. Illuminated exterior signs and the interior of the storefront shall be illuminated during evening hours.**

Notwithstanding the foregoing, the following uses shall occupy no more than 25% of the gross leasable floor area on the first floor of the buildings located on the Subject Realty, exclusive of ground floor parking areas, the Blue Goose, and building 7A: Cultural Facility, Indoor Recreation and Amusement, Personal Services, Theater, Local Utility, Bank, Financial Institution. The 25% limitation shall be calculated on a cumulative basis among all of the buildings located on the Subject Realty, excluding ground floor parking areas, the Blue Goose, and building 7A.

General Architectural and Aesthetic Guidelines For the Historic District

- a. Height
The height of any proposed alteration or construction should be compatible with the style and character of the structure and with surrounding structures.
- b. Proportions of the Front Facade
The relationship between the width of a building and the height of the front elevation should be compatible with surrounding structures.
- c. Proportions of Windows and Doors
The proportions and relationships between doors and windows should be compatible with the architectural style and character of the building.
- d. Relationship of Building Masses and Spaces
The relationship of a structure to the open space between it and adjoining structures should be compatible.
- e. Roof Shapes
The design of the roof, fascia and cornice should be compatible with the architectural style and character of the building and with adjoining structures.
- f. Scale
The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures
- g. Directional Expression
Facades in historic districts should blend with, and reflect, the dominant horizontal or vertical expression of adjacent structures. The directional expression of a building after alteration, construction or partial demolition should be compatible with its original architectural style and character.
- h. Architectural Details
Architectural details, including types of materials, colors and textures, should be treated so as to make a building compatible with its original architectural style and character, and to enhance the inherent characteristics of surrounding structures.
- i. New Structures
New structures in an historic district shall be compatible with, but need not be the same as, the architectural styles and general designs and layouts of the surrounding structures.

Standards and Guidelines for Building Design in the CBD-1 Zoning District

1. Building Design, Massing and Detail
Intent: New buildings should reflect the architectural heritage of downtown without copying historic architecture, and should be "of their own time." Buildings also should be of high quality and enduring value, so that in the future, they are as revered as the landmark buildings in the rest of downtown. While the design standards and guidelines do not encourage the replication of historic structures, they do promote compatibility with the character of existing buildings in downtown.
Standard:
 - a. Plastic or backlit awnings shall not be used. While the use of more traditional awning materials and forms is encouraged, the width and height of awnings shall be related to the window openings and design of the building.Guidelines:

- b. New buildings should not present a barren landscape of rooftop mechanical equipment and expanses of unadorned flat roofs when viewed from upper floors of existing buildings. The patterns, materials and details of roofs and rooftops should foster views or become viewed elements in themselves, such as rooftop gardens. Rooftop mechanical equipment should be organized and located or screened to be visually consistent with the patterns, materials and details of the structure.
- c. In the Downtown Overlay district and other areas intended to have more intense pedestrian activity, buildings should be designed so that street level and second stories are predominantly windows; street level facades, and facades facing the river or open space, should be a minimum of 50% transparent glass. Facades facing publicly accessible walkways, but not facing streets should be a minimum of 25% transparent glass; upper floors should also contain transparent glass (30% or more); the use of mirrored, tinted or opaque glass or spandrel panels in new buildings to fulfill this guideline is not acceptable. (Spandrel glass may have acceptable applications for other purposes.)
- d. For buildings greater than four stories or 50 feet in height, higher stories should be stepped back from street level facades a minimum of six feet and a maximum of sixteen feet.
- e. Design the lower levels of buildings with pedestrian scale, and a sense of human hand and craft rather than machine production; distinguish the street level of the building from upper levels through the use of an intermediate cornice, a change in building materials or detailing, an awning, trellis or arcade, or lintels at upper level windows. Building entrances should be designed as a prominent feature of the building.
- f. Retail and entertainment uses should open directly onto a public street or publicly accessible pedestrian way (rather than through an interior lobby).
- g. Use earth tones or muted colors in the materials used for building exteriors. The goal is to achieve a design where no single building stands out or overpowers the views or the natural landscape of the valley. Lighter colors or bright colors should be used only in minor accents.
- h. Employ building focal points or “landmark” elements (clock towers, turrets or other architectural devices) with discretion. The use of elements such as gratuitous clock towers or fake dormers is discouraged.
- i. The development of usable rooftop spaces is encouraged. The height of rooftop arbors or garden features should not be considered in the height of the building, but should not exceed 12 feet in height. Such features should be set back from facades facing public rights-of-way at least 10 feet so they are less visible from ground level. Enclosed structures on the roof, including those used for access, should not exceed 20% of the roof area, and “open” roof structures such as arbors or other structures to provide partial shade should not exceed 30% of the roof area.

2. Materials

Intent: Use building materials in a meaningful way, but not in ways that result in a false representation of history.

Guidelines:

- a. The use of brick and stone as dominant materials in a building is highly encouraged. In general, brick and stone should be the predominant materials for buildings within the CBD-1 District, while more wood and other compatible materials are acceptable in the CBD-2 District.
- b. Mortar should generally match the color of the brick or stone.

- c. Accent materials used in parapets, lintels, cornices, sills, bases and decorative building elements should be brick, stone, cast stone or architectural precast concrete, wood (except that wood shall not be used at parapets), untreated copper, terra cotta, or dark colored prefinished metal.
 - d. High quality pre-cast concrete and high quality metal (with a matte or non-lustre finish) and synthetic materials may also be acceptable on an individual basis, provided such materials constitute less than 20 percent of the exterior and should be used in combination with other acceptable materials.
 - e. Reflective or mirrored glass is prohibited; only transparent glass should be used for street level windows.
3. Franchise Architecture
- Intent: Preclude the development of new uses that employ franchise architecture, corporate colors or symbols other than signage to identify their presence. Avoid standardized designs that do not fit in within the context of community character and neighboring development.
- Guideline:
- a. Franchise or corporate architecture should be avoided unless it is compatible with the Standards and Guidelines applicable to the downtown districts. Customized, site specific designs should be provided for all development within downtown St Charles.



Building #2 site- June 2016



Building #3 site- June 2016



ST. CHARLES HOTEL
ST. CHARLES, ILLINOIS

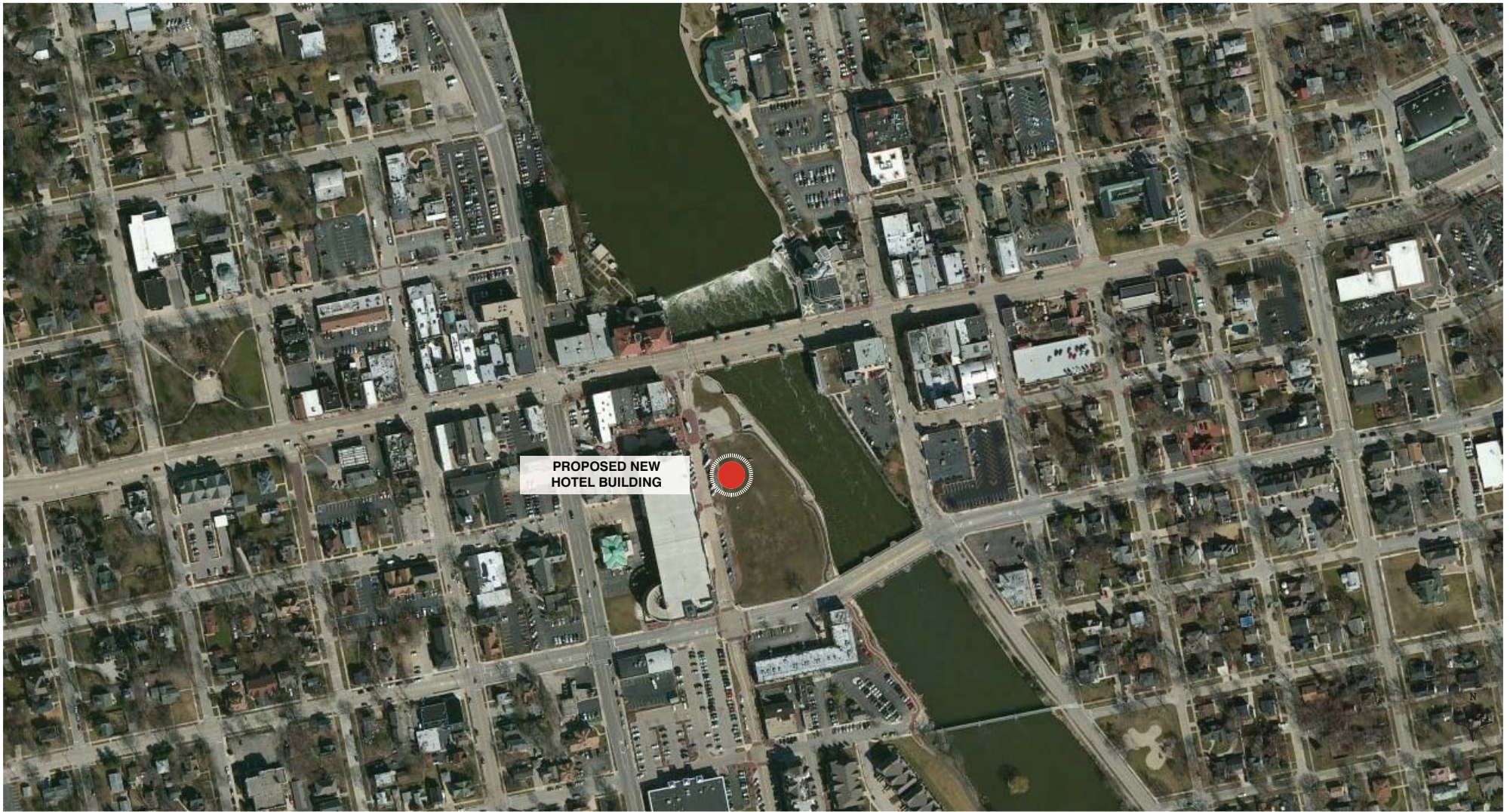
CONCEPT DESIGN
MAY 25, 2016

St. Charles - Hotel

NORR | JRD Development

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St. Charles - Hotel

Aerial

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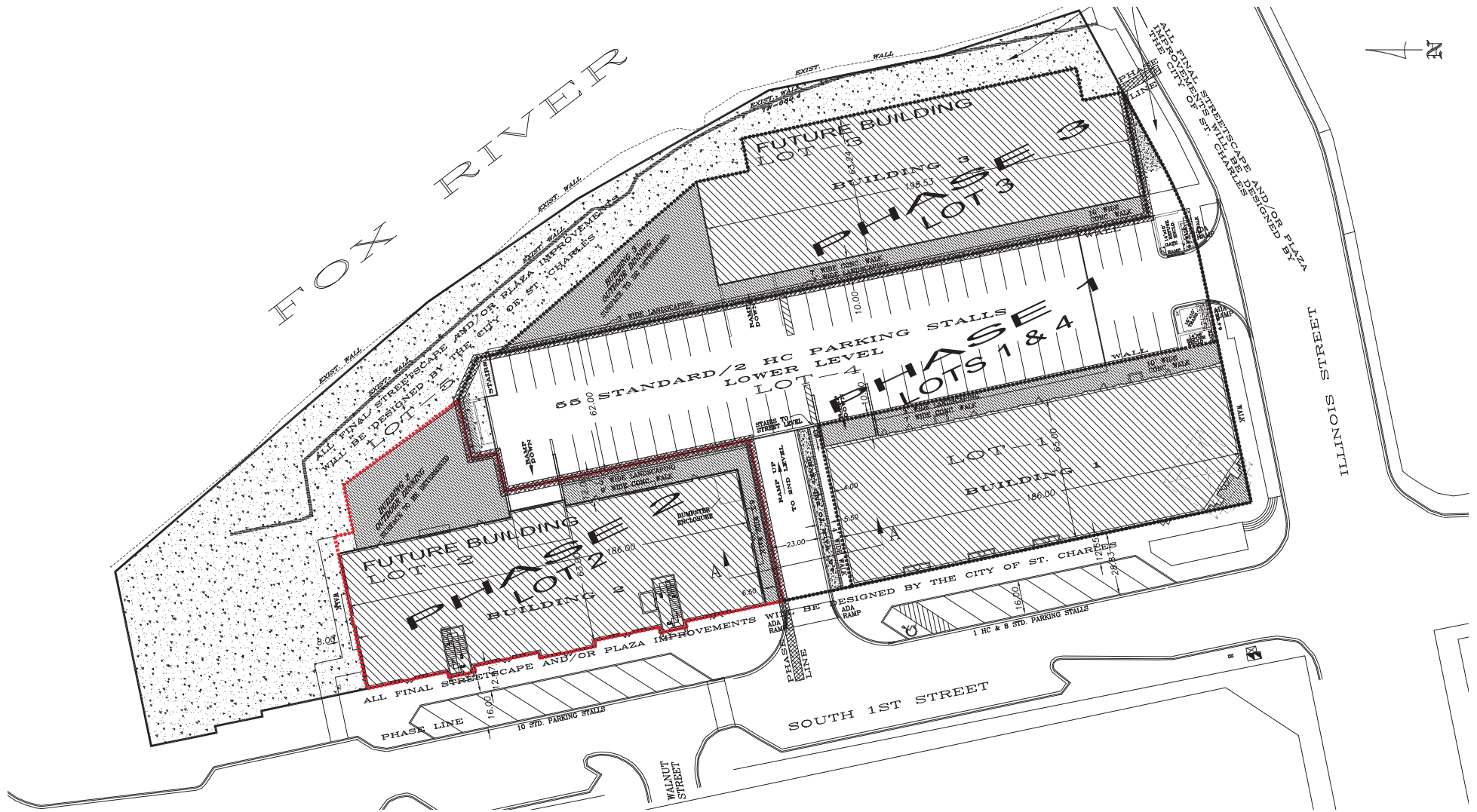
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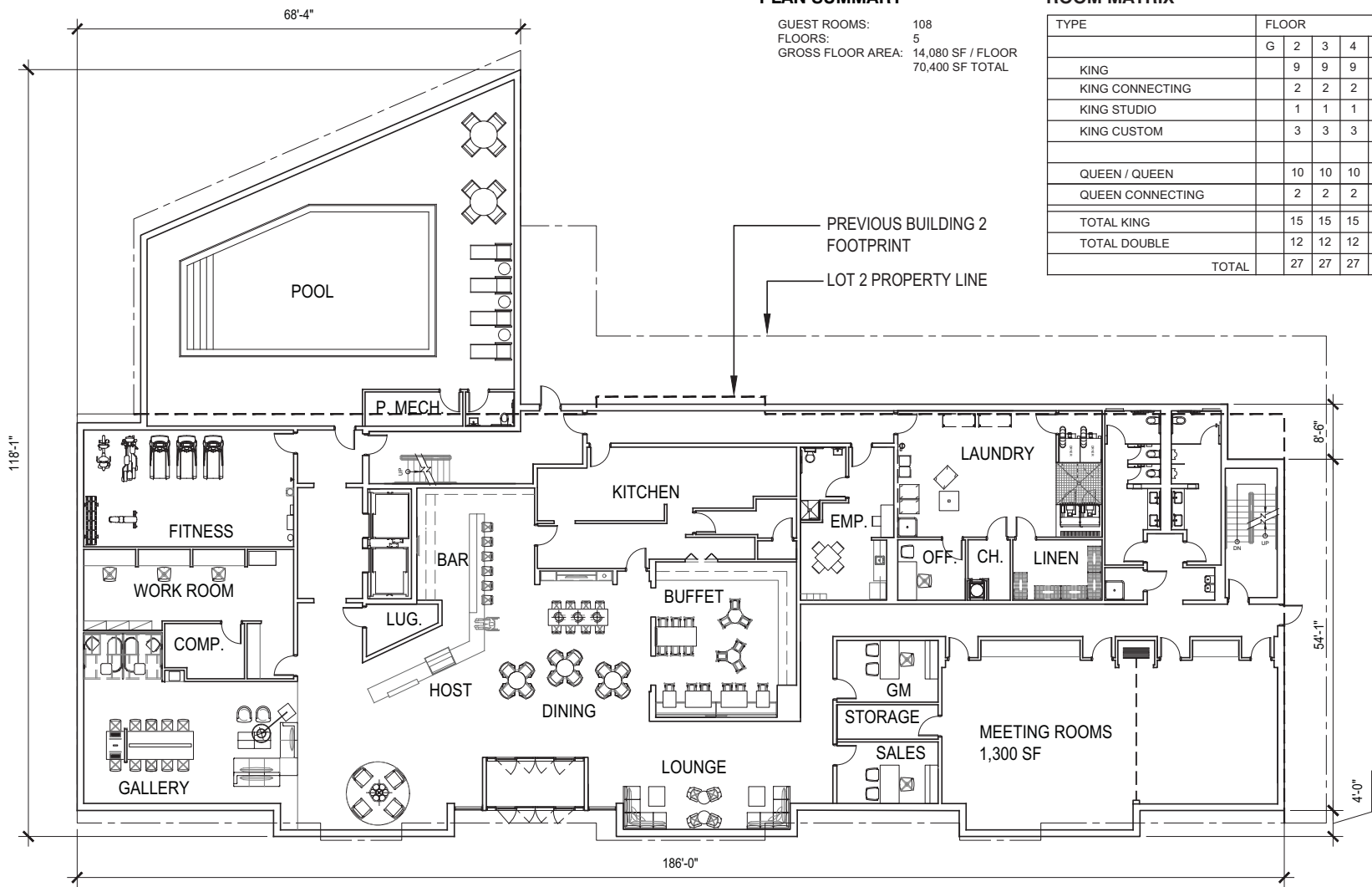
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St. Charles - Hotel

St. Charles Context Images



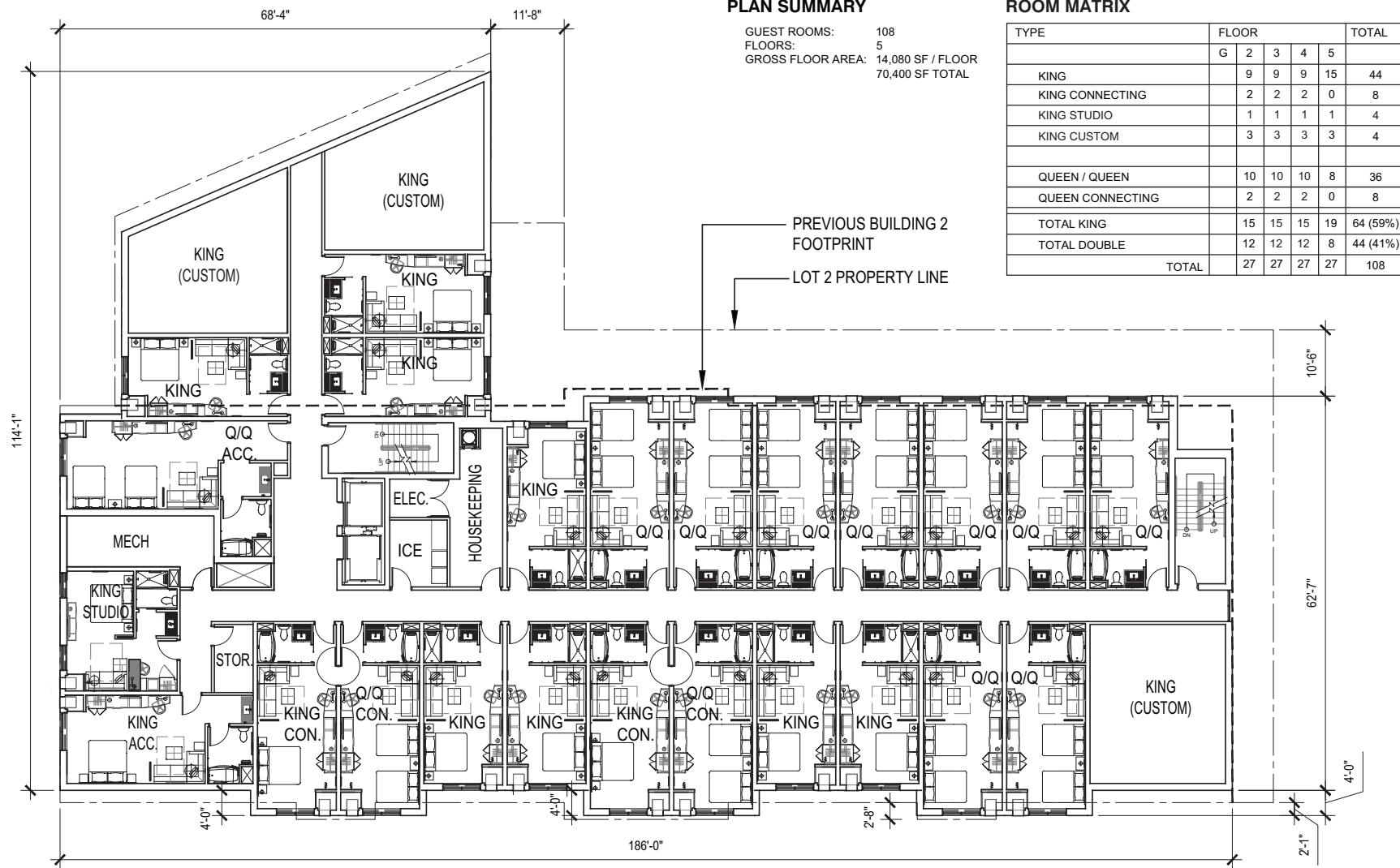


PLAN SUMMARY

GUEST ROOMS: 108
 FLOORS: 5
 GROSS FLOOR AREA: 14,080 SF / FLOOR
 70,400 SF TOTAL

ROOM MATRIX

TYPE	FLOOR					TOTAL
	G	2	3	4	5	
KING		9	9	9	15	44
KING CONNECTING		2	2	2	0	8
KING STUDIO		1	1	1	1	4
KING CUSTOM		3	3	3	3	4
QUEEN / QUEEN		10	10	10	8	36
QUEEN CONNECTING		2	2	2	0	8
TOTAL KING		15	15	15	19	64 (59%)
TOTAL DOUBLE		12	12	12	8	44 (41%)
TOTAL		27	27	27	27	108



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North Elevation



West Elevation

St. Charles - Hotel

Elevations



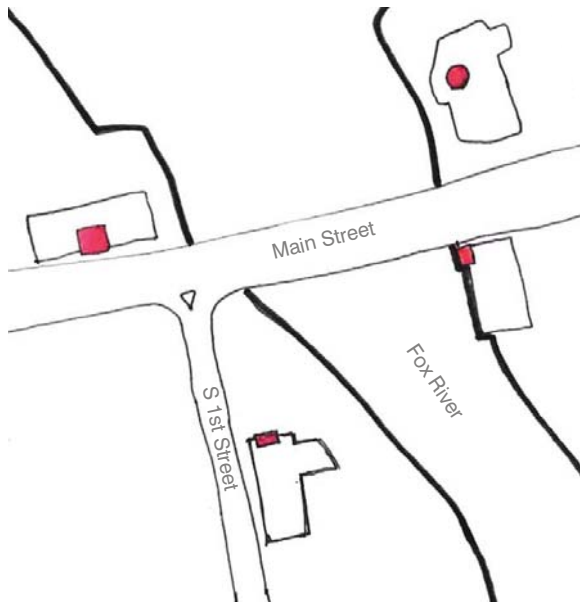
St. Charles - Hotel

New Proposal

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Hotel Baker



St. Charles Municipal Center



Proposed Hotel



BMO Harris Bank



St. Charles - Hotel

Perspective looking South along 1st Street

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St. Charles - Hotel

Perspective looking South East from the Main St. Bridge

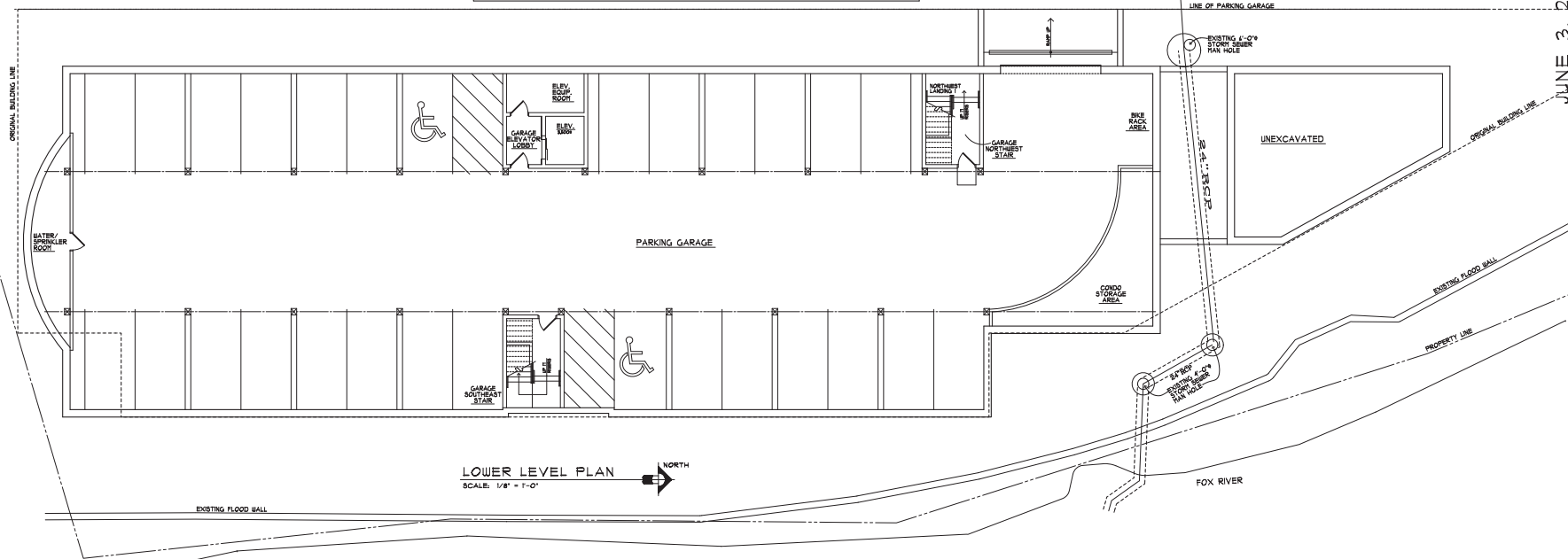
BUILDING THREE

SITE CRITERIA

FOOTPRINT:	±13,530 S.F.
GROSS FIRST & SECOND FLOOR AREA: (COMBINED)	±27,040 S.F.
BANK:	±10,304 S.F.
OFFICE:	±14,455 S.F.
COMMON AREA:	±1,171 S.F.
GROSS THIRD-FIFTH FLOOR AREA: (SEPARATE)	±13,530 S.F.
BANK:	±5,148 S.F.
CONDOMINIUMS:	±1,194 S.F.
COMMON AREA:	±1,244 S.F.
LOWER LEVEL PARKING:	28 SPACES

BUILDING CRITERIA

USE GROUP:	M/B/A & R
CONSTRUCTION TYPE:	2B (B AT PARKING GARAGE)
FIRE SPRINKLER:	YES



LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"

JUNE 3, 2016 - PRELIMINARY DESIGN



STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION NUMBER
184002491

PROPOSED NEW OFFICE/CONDOMINIUMS;
FIRST STREET
ST. CHARLES, ILLINOIS 60184
FIRST STREET DEVELOPMENT, LLC

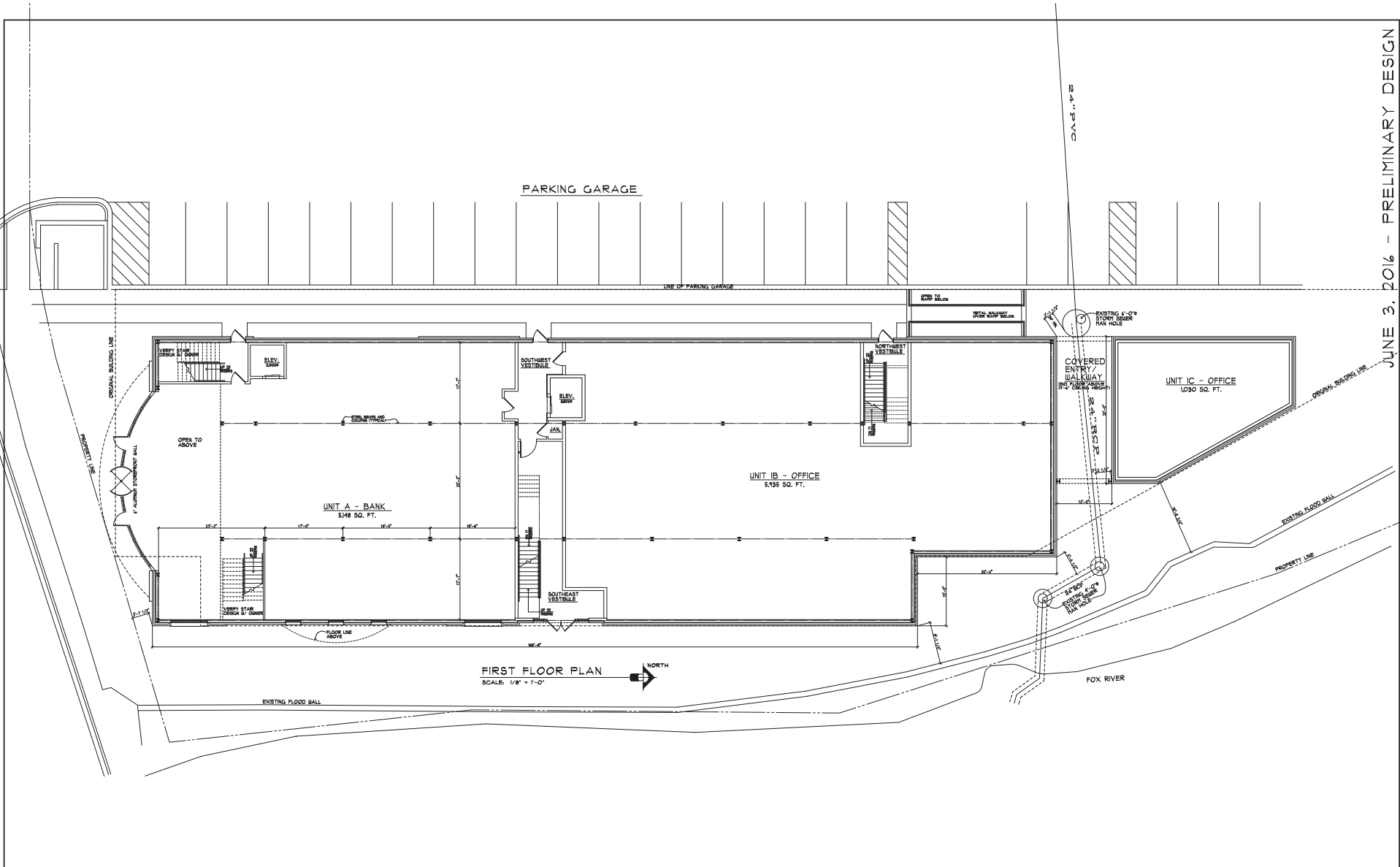
BLDG. 3

Revisions:

Commission: 2505
Issue Date:
Drawn By: CDZ

Sheet:

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JUNE 3, 2016 - PRELIMINARY DESIGN



STATE OF ILLINOIS
DESIGN PROFESSIONAL REGISTRATION NUMBER
184-002-181

PROPOSED NEW OFFICE/CONDOMINIUMS
FIRST STREET
ST. CHARLES, ILLINOIS 60184
FIRST STREET DEVELOPMENT, LLC

PLOTTER: 6/3/2016

BLDG. 3

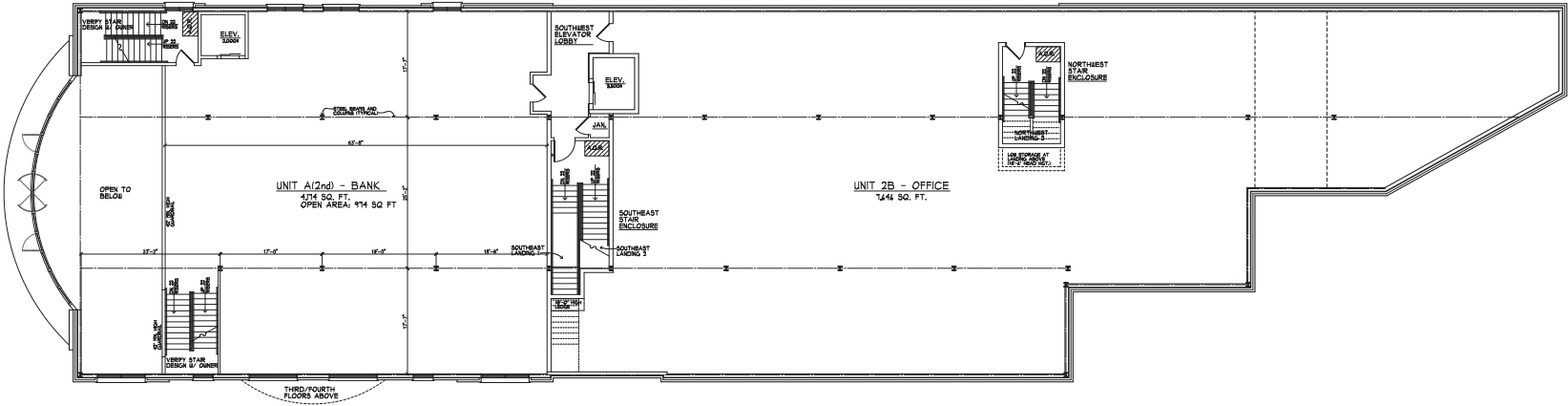
Revisions:

Commission: 2505
Issue Date:
Drawn By: CDZ

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SECOND FLOOR SQUARE FOOTAGE	
GROSS SQUARE FOOTAGE:	±19,530 S.F.
UNIT A - BANK:	±5,148 S.F.
UNIT 2B - OFFICE:	±7,474 S.F.
NORTHWEST STAIR:	±174 S.F.
SOUTHWEST ELEVATOR:	±248 S.F.
SOUTHEAST STAIR:	±250 S.F.

NOTE:
 SQUARE FOOTAGE IS CALCULATED
 FROM OUTSIDE OF EXTERIOR WALLS
 AND CENTER OF DEMISING WALLS.



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

JUNE 3, 2016 - PRELIMINARY DESIGN



STATE OF ILLINOIS
 DESIGN FIRM
 REGISTRATION NUMBER
 184002481

PROPOSED NEW OFFICE/CONDOMINIUMS:
FIRST STREET
 ST. CHARLES, ILLINOIS 60184
 FIRST STREET DEVELOPMENT, LLC

BLDG. 3

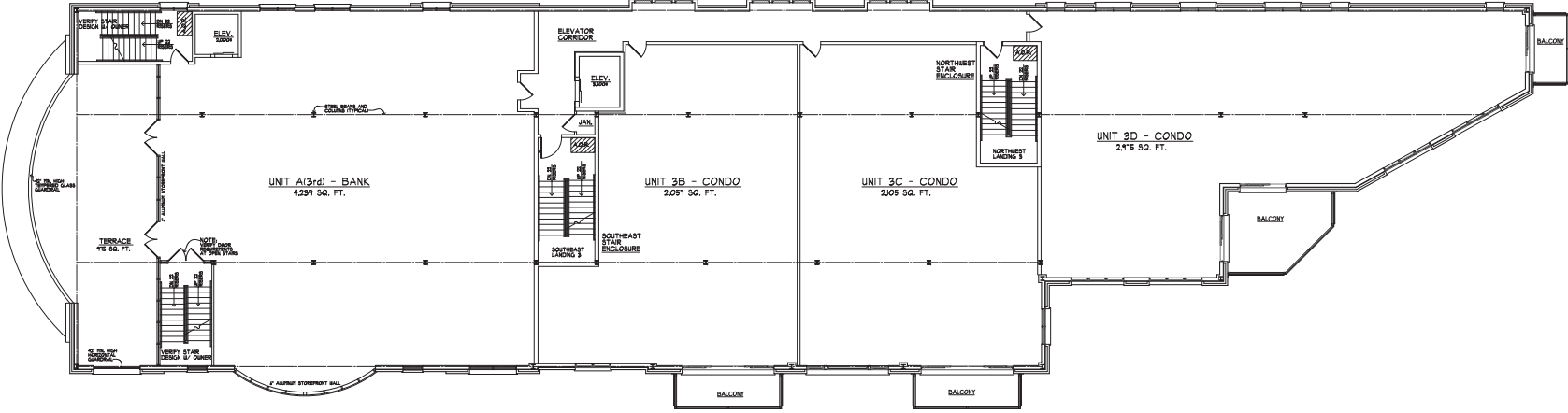
Revisions:

Commission: 2506
 Issue Date: _____
 Drawn By: CDZ

Sheet:
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THIRD FLOOR SQUARE FOOTAGE	
GROSS SQUARE FOOTAGE:	±19,530 S.F.
UNIT A - BANK:	±5,148 S.F.
UNIT 3B - CONDO:	±2,141 S.F.
UNIT 3C - CONDO:	±2,020 S.F.
UNIT 3D - CONDO:	±2,415 S.F.
NORTHWEST STAIR:	±213 S.F.
ELEVATOR CORRIDOR:	±194 S.F.
SOUTHEAST STAIR:	±224 S.F.

NOTE:
 SQUARE FOOTAGE IS CALCULATED
 FROM OUTSIDE OF EXTERIOR WALLS
 AND CENTER OF DEMISING WALLS.



THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 (4TH & 5TH FLOOR SIMILAR)
 -NO 5TH FLOOR UNIT A-BANK

JUNE 3, 2014 - PRELIMINARY DESIGN



STATE OF ILLINOIS
 DESIGN FIRM
 REGISTRATION NUMBER
 04002491

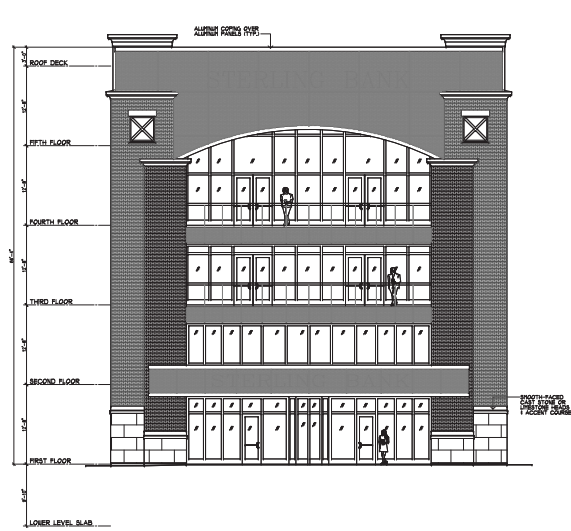
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 FIRST STREET DEVELOPMENT, LLC

BLDG. 3

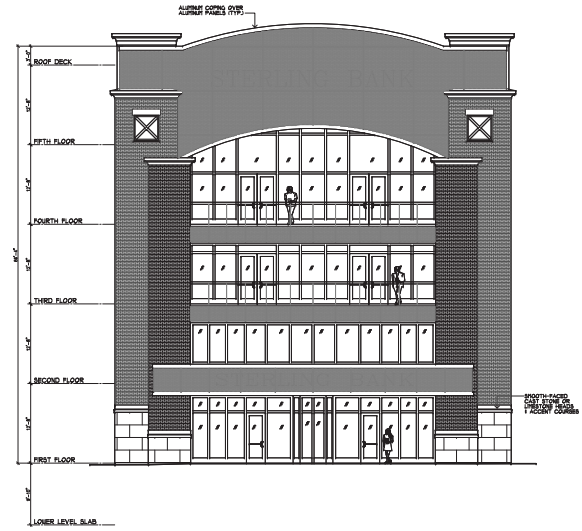
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Commission: 250P
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SOUTH ELEVATION OPTION A
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION OPTION B
SCALE: 1/8" = 1'-0"



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

JUNE 3, 2016 - PRELIMINARY DESIGN



STATE OF ILLINOIS
DESIGN PROFESSIONAL REGISTRATION NUMBER
184002481

PROPOSED NEW OFFICE/CONDOMINIUMS:
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ST. CHARLES, ILLINOIS 60184
FIRST STREET DEVELOPMENT, LLC

BLDG. 3

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Commission: 2508
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STATE OF ILLINOIS
DESIGN PROFESSIONAL
REGISTRATION NUMBER
04002491

PROPOSED NEW OFFICE/CONDOMINIUMS:
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ST. CHARLES, ILLINOIS 60184
FIRST STREET DEVELOPMENT, LLC

BLDG. 3

Revisions:

No.	Description

Commission: 2505
Issue Date:
Drawn By: CDZ

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NORTH ELEVATION

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



WEST ELEVATION

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