


|  |                                      |   |  |
|--|--------------------------------------|---|--|
|   | <b>AGENDA ITEM EXECUTIVE SUMMARY</b> |   | Agenda Item number: IIB2               |
|  | Title:                               | Motion to Approve An Ordinance Granting Approval of a Revised PUD Preliminary Plan for First Street Building #2 |  |
|  | Presenter:                           | Rita Tungare  |  |
| Meeting: City Council  |                                      | Date: November 6, 2017  |  |
| Proposed Cost:   |                                      | Budgeted Amount: N/A  | Not Budgeted: <input type="checkbox"/> |
| <b>Executive Summary</b> <i>(if not budgeted please explain):</i><br><br><p>This item was unanimously recommended for approval at the Government Services Committee on Oct. 23, 2017.</p> <p>The School and Park Land-Cash Worksheets have been revised to indicate that the residential units are condominiums, not apartments.</p> |                                      |   |  |
| <b>Attachments</b> <i>(please list):</i> <ul style="list-style-type: none"> <li>• PUD Preliminary Plan application with revised Land-Cash Worksheets</li> <li>• An Ordinance Granting Approval of a Revised PUD Preliminary Plan for First Street Building #2</li> </ul>   |                                      |   |  |
| <b>Recommendation/Suggested Action</b> <i>(briefly explain):</i><br><br><p>Motion to Approve An Ordinance Granting Approval of a Revised PUD Preliminary Plan for First Street Building #2</p>   |                                      |   |  |

# CITY OF ST. CHARLES

TWO EAST MAIN STREET  
ST. CHARLES, ILLINOIS 60174-1984

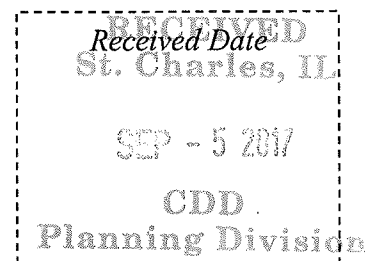


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

## PUD PRELIMINARY PLAN APPLICATION

|                     |   |
|---------------------|---|
| <b>For City Use</b> |   |
| Project Name:       | <u>First Street Phase 3 - Building #2</u> |
| Project Number:     | <u>2013</u> -PR- <u>018</u>               |
| Application Number: | <u>2017</u> -AP- <u>031</u>               |



To request approval of a PUD Preliminary Plan, complete this application and submit it with all required plans and attachments to the Planning Division. Normally this application will track with an application for Special Use for a PUD, unless a Special Use for a PUD has previously been granted and no amendment is necessary.

When the application is complete staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the PUD Preliminary Plan on a Plan Commission meeting agenda.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

|                                     |   |                    |
|-------------------------------------|---|--------------------|
| <b>1. Property Information:</b>     | Location: Vacant lot for First Street Building #2                       |                    |
|                                     | Parcel Number (s): 09-34-127-014  |                    |
|                                     | Proposed PUD Name: First Street Redevelopment PUD, Phase 3, Building #2 |                    |
| <b>2. Applicant Information:</b>    | Name First Street Development II, LLC                                   | Phone 630-443-9393 |
|                                     | Address 409 Illinois Ave #1C<br>St. Charles, IL 60174                   | Fax                |
|                                     |   | Email              |
| <b>3. Record Owner Information:</b> | Name City of St. Charles  | Phone 630-377-4400 |
|                                     | Address 2 E. Main St.<br>St. Charles, IL 60174                          | Fax                |
|                                     |   | Email              |

**Please check the type of application:**

- ☐ New proposed PUD- Planned Unit Development (Special Use Application filed concurrently)
- ☒ Existing PUD-Planned Unit Development
- ☐ PUD Amendment Required for proposed plan (Special Use Application filed concurrently)

**Subdivision of land:**

(To be determined- Minor adjustments to building lot boundaries may be needed based upon proposed building footprints)

- ☒ Proposed lot has already been platted and a new subdivision is not required.
- ☒ New subdivision of property required:
- ☐ Final Plat of Subdivision Application filed concurrently
- ☒ Final Plat of Subdivision Application to be filed later

**Attachment Checklist:**

*If multiple zoning or subdivision applications are being submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.*

*Note: The City Staff, Plan Commission, or City Council, may request other pertinent information during the review process.*

- \* ☐ **APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)

- \* ☐ **REIMBURSEMENT OF FEES AGREEMENT:**

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

- \* ☐ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

| Number of Review Items | Under 5 Acres | 5-15 Acres | 16-75 Acres | Over 75 Acres |
|------------------------|---------------|------------|-------------|---------------|
| 1                      | \$1,000       | \$2,000    | \$3,000     | \$4,000       |
| 2 or 3                 | \$2,000       | \$4,000    | \$5,000     | \$7,000       |
| 4 or more              | \$3,000       | \$5,000    | \$7,000     | \$10,000      |

- \* ☐ **PROOF OF OWNERSHIP and DISCLOSURE:** Ownership Disclosure for Applicant LLC

- a) a current title policy report; or
- b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

*NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.*

❑ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper On file

❑ **PLAT OF SURVEY:** On file

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:** N/A

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

*Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.*

❑ **ENDANGERED SPECIES REPORT:** N/A

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

*Fill out the online form, print the report and submit with this application.*

❑ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

**Copies of Plans:**

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

\* ❑ **SITE/ENGINEERING PLAN:** Site Plan showing building footprint on the lot, outdoor dining area, utility services

**PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the Preliminary Engineering Plans:

1. Accurate boundary lines with dimensions
2. Existing and proposed easements: location, width, purpose
3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
4. Location, size, shape, height, and use of existing and proposed structures
5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with

the proposal indicated

11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermain, and appropriate appurtenant structures
36. Exterior lighting plans showing:
  - Location, height, intensity and fixture type of all proposed exterior lighting
  - Photometric information pertaining to locations of proposed lighting fixtures
37. Typical construction details and specifications
38. Certification of site engineering plans by a registered professional engineer
39. Proof of application for Stormwater Management Permit

□ **SKETCH PLAN FOR LATER PHASES OF PUD:** N/A

For phased PUD's, where a sketch plan is permitted, it shall include, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

**\* □ ARCHITECTURAL PLANS:**

Architectural plans and data for all principal buildings shall be submitted in sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed use buildings, total floor area and total building coverage of each building.

**□ TREE PRESERVATION PLAN: N/A**

Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set. See attachment, "Tree Preservation Requirements for Preliminary Plans".

**□ LANDSCAPE PLAN: N/A**

Landscape Plan showing the following information:

1. Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
2. Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
3. Accurate property boundary lines
4. Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
5. Site area proposed to be landscaped in square feet and as a percentage of the total site area
6. Percent of landscaped area provided as per code requirement
7. Dimensions of landscape islands
8. Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
9. Location and identification of all planting beds and plant materials
10. Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
11. Landscaping of ground signs and screening of dumpsters and other equipment

**□ STORMWATER MANAGEMENT: N/A**

Written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans (attached)

**□ SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST: N/A**

If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Plat Drawing Requirements Checklist must be submitted.

☐ **PUBLIC BENEFITS, DEPARTURES FROM CODE:** N/A

A description of how the PUD meets the purposes and requirements set out in Section 17.04.400 of the Zoning Ordinance. Any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and Title 17, "Zoning," shall be listed and reasons for requesting each departure shall be given.

☐ **SCHEDULE:** Construction schedule indicating: N/A

- a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.
- b. Approximate dates for beginning and completion of each phase.
- c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

\* ☐ **PARK AND SCHOOL LAND/CASH WORKSHEETS**

For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

☐ **INCLUSIONARY HOUSING SUMMARY** N/A

For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

City of St. Charles - See attached authorization form.

Record Owner

Date



9/5/17

Applicant or Authorized Agent

Date

**OWNERSHIP DISCLOSURE FORM  
LIMITED LIABILITY COMPANY (L.L.C.)**

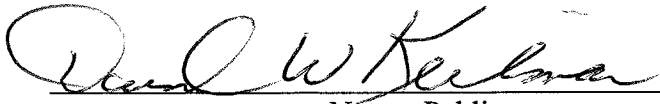
STATE OF ILLINOIS     )  
DUPAGE                 ) SS.  
KANE COUNTY            )

I, Robert Rasmussen, being first duly sworn on oath depose and say that I am  
Manager of First Street Development II, LLC, an Illinois Limited Liability  
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

|                                  |       |
|----------------------------------|-------|
| <u>AVM Investments LLC</u>       | _____ |
| <u>DEKED LLC</u>                 | _____ |
| <u>DRJ Investments, LLC</u>      | _____ |
| <u>Wolande Investments, LLC</u>  | _____ |
| <u>Philcorp Investments, LLC</u> | _____ |
| <u>W6, LLC</u>                   | _____ |
| _____                            | _____ |

By: , Manager

Subscribed and Sworn before me this 5<sup>TH</sup> day of  
SEPTEMBER, 2017.

  
Notary Public  
**DAVID W. KEILMAN**  
OFFICIAL SEAL  
Notary Public - State of Illinois  
My Commission Expires  
**May 29, 2018**





#1 City for Families  
by FamilyCircle® 2011

October 11, 2017

Re: First St. Redevelopment PUD Phase III – PUD Preliminary Plan Application for Building 2

The City of St. Charles, record owner, hereby authorizes the inclusion of certain City-owned parcels in the PUD Preliminary Plan application filed by First Street Redevelopment II, LLC, dated September 5, 2017. The property is legally described as:

Lots 2 in the Resubdivision of the Resubdivision of Phase III First Street Redevelopment Subdivision, recorded as Document #2016K053789

Property located east of First Street, south of Main Street, north of Illinois Street, and west of the Fox River, in St. Charles, IL 60174

PIN Number: 09-34-127-014

Mark Koenen, City Administrator

C: John McGuirk, City Attorney  
Rita Tungare, Director of Community & Economic Development

RAYMOND P. ROGINA *Mayor*  
MARK KOENEN, P.E. *City Administrator*

# PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development First Street Development  
 Date Submitted: 9/5/17 Phase #3 Bldg #2  
 Prepared by: [Signature]

\* Revised 10/24/17



| Type of Dwelling                    | # Dwelling Units (DU) | Population Generation per Unit | Estimated Population       |
|-------------------------------------|-----------------------|--------------------------------|----------------------------|
| <b>Detached Single Family</b>       |                       |                                |                            |
| ➤ 3 Bedroom                         |                       | DU x 2.899                     | =                          |
| ➤ 4 Bedroom                         |                       | DU x 3.764                     | =                          |
| ➤ 5 Bedroom                         |                       | DU x 3.770                     | =                          |
| <b>Attached Single Family</b>       |                       |                                |                            |
| ➤ 1 Bedroom                         |                       | DU x 1.193                     | =                          |
| ➤ 2 Bedroom                         |                       | DU x 1.990                     | =                          |
| ➤ 3 Bedroom                         |                       | DU x 2.392                     | =                          |
| ➤ 4 Bedroom                         |                       | DU x 3.145                     | =                          |
| * <del>Apartments</del> Condominium |                       |                                |                            |
| ➤ Efficiency                        |                       | DU x 1.294                     | =                          |
| ➤ 1 Bedroom                         | 2                     | DU x 1.758                     | = 3,516                    |
| ➤ 2 Bedroom                         | 12                    | DU x 1.914                     | = 22,968                   |
| ➤ 3 Bedroom                         |                       | DU x 3.053                     | =                          |
| <b>Totals</b>                       | <u>14</u>             |                                | <u>26.484</u>              |
|                                     | Total Dwelling Units  |                                | Estimated Total Population |

## Park Site Requirements

Estimated Total Population 26.484 x .010 Acres per capita = 0.265 Acres

## Cash in lieu of requirements -

Total Site Acres 0.265 x \$240,500 (Fair Market Value per Improved Land) = \$ 63,732.50

# SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development

Date Submitted: 9/5/17

Prepared by:

First Street Development

Phase 3 Bldg # 2

\* Revised 10/24/17



## Estimated Student Yield by Grades

| Type of Dwelling                           | # of dwelling Units (DU) | Elementary (Grades K to 5) | Middle (Grades 6 to 8) | High (Grades 9 to 12) |
|--|--------------------------|----------------------------|------------------------|-----------------------|
| <b>Detached Single Family</b>              |                          |                            |                        |                       |
| ➤ 3 Bedroom                                |                          | DU x .369 =                | DU x .173 =            | DU x .184 =           |
| ➤ 4 Bedroom                                |                          | DU x .530 =                | DU x .298 =            | DU x .360 =           |
| ➤ 5 Bedroom                                |                          | DU x .345 =                | DU x .248 =            | DU x .300 =           |
| <b>Attached Single Family</b>              |                          |                            |                        |                       |
| ➤ 1 Bedroom                                |                          | DU x .000 =                | DU x .000 =            | DU x .000 =           |
| ➤ 2 Bedroom                                |                          | DU x .088 =                | DU x .048 =            | DU x .038 =           |
| ➤ 3 Bedroom                                |                          | DU x .234 =                | DU x .058 =            | DU x .059 =           |
| ➤ 4 Bedroom                                |                          | DU x .322 =                | DU x .154 =            | DU x .173 =           |
| * <del>Apartments</del> <b>Condominium</b> |                          |                            |                        |                       |
| ➤ Efficiency                               |                          | DU x .000 =                | DU x .000 =            | DU x .000 =           |
| ➤ 1 Bedroom                                | 2                        | DU x .002 = .004           | DU x .001 = .002       | DU x .001 = .002      |
| ➤ 2 Bedroom                                | 12                       | DU x .086 = 1.032          | DU x .042 = .504       | DU x .046 = .552      |
| ➤ 3 Bedroom                                |                          | DU x .234 =                | DU x .123 =            | DU x .118 =           |
| <b>Totals</b>                              |                          | <u>1.036</u> TE            | <u>.506</u> TM         | <u>.554</u> TH        |

## School Site Requirements

| Type                    | # of students | Acres per student | Site Acres   |
|-------------------------|---------------|-------------------|--------------|
| Elementary (TE)         | 1.036         | x .025            | = 0.026      |
| Middle (TM)             | .506          | x .0389           | = 0.020      |
| High (TH)               | .554          | x .072            | = 0.040      |
| <b>Total Site Acres</b> |               |                   | <u>0.086</u> |

## Cash in lieu of requirements -

0.086 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 20,183.00

**City of St. Charles, Illinois**  
**Ordinance No. 2017-Z-**

**An Ordinance Granting Approval of a Revised PUD Preliminary Plan for  
First Street Building #2**

WHEREAS, on or about September 5, 2017, First Street Development II, LLC (the "Applicant") filed an application for PUD Preliminary Plan for Lot 2 of First Street Redevelopment PUD Phase 3, said realty being legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Realty"); and,

WHEREAS, the Plan Commission recommended approval of the PUD Preliminary Plan on or about October 17, 2017; and,

WHEREAS, the Government Services Committee of the City Council recommended approval of the PUD Preliminary Plan on or about October 23, 2017; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Government Services Committee and has considered the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit "B", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

- Development Data for Phase 3, dated 10/25/17
- Geometric Plan, prepared by County Engineers, dated 10/11/17
- Architectural Elevations, prepared Marshall Architects, dated 8/28/17

3. That the subject property may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted.

4. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of November, 2017.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of November, 2017.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of November, 2017.

---

Raymond P. Rogina, Mayor

Attest:

---

Charles Amenta, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: \_\_\_\_\_

APPROVED AS TO FORM:

---

City Attorney

DATE: \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

LOT 2 OF RESUBDIVISION OF THE RESUBDIVISION OF THE PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION, BEING A RESUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, AS RECORDED WITH THE KANE COUNTY RECORDER'S OFFICE AS DOCUMENT NO. 2016K053789.

**EXHIBIT “B”**

**PUD PRELIMINARY PLANS**

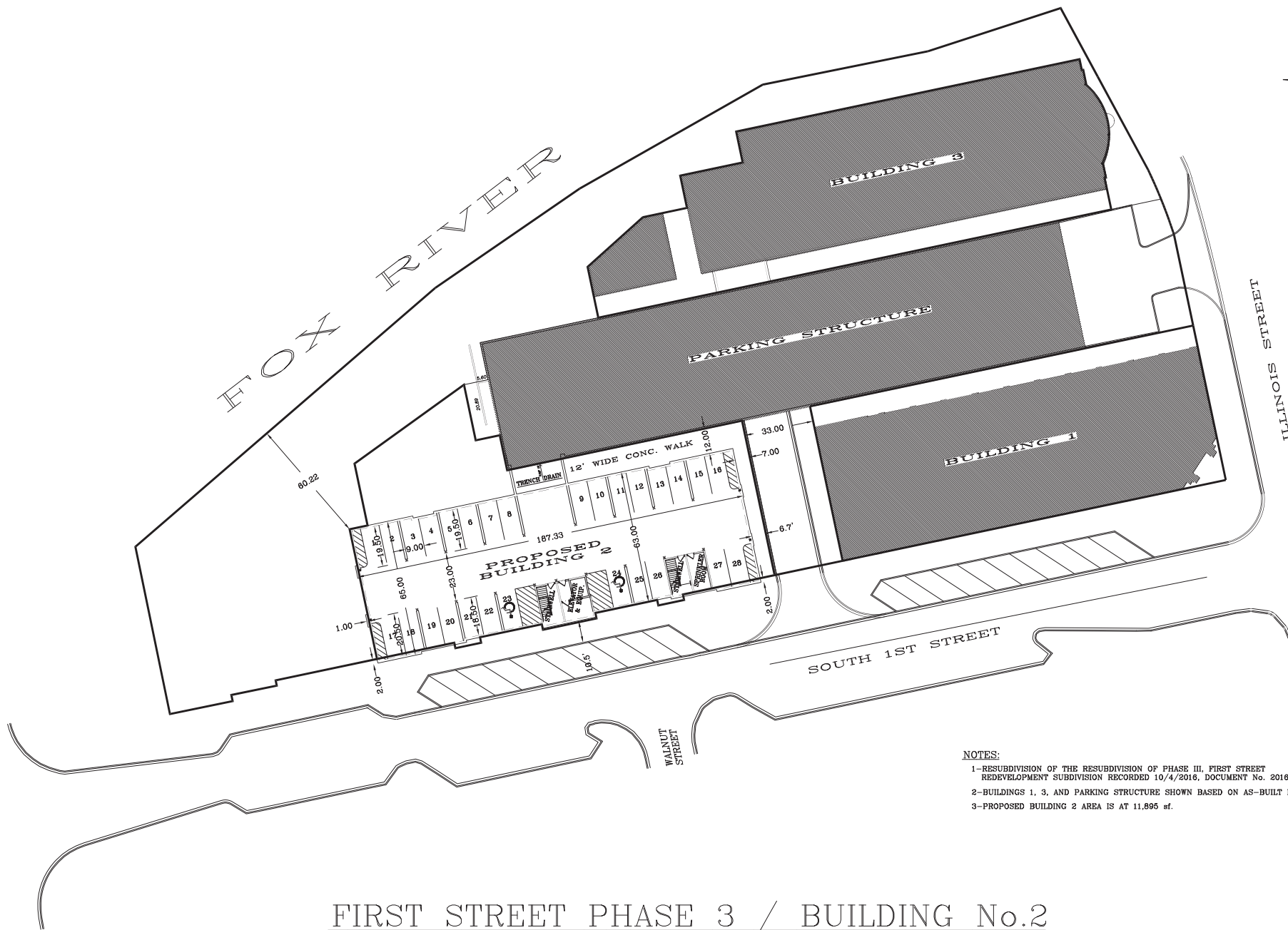
- Development Data for Phase 3, dated 10/25/17
- Geometric Plan, prepared by County Engineers, dated 10/11/17
- Architectural Elevations, prepared Marshall Architects, dated 8/28/17

**FIRST STREET PHASE 3 DEVELOPMENT DATA**  
**10/25/17**

| <u>Building No.</u>  | <u>Type</u>                                      | <u>Floor Level</u>    | <u>Area/Units</u>        |
|--|--|-----------------------|--------------------------|
| <b>Building 1</b>  | Parking  | Basement              | 29 spaces                |
|  | Retail/Commercial                                | 1 <sup>st</sup> level | 11,865 sf                |
|  | Office   | 2 <sup>nd</sup> level | 11,865 sf                |
|  | Office   | 3 <sup>rd</sup> level | 11,865 sf                |
|  | Office   | 4 <sup>th</sup> level | 11,865 sf                |
|  | <i>Total Office</i>                              |                       | 35,595                   |
|  | <b><u>Total Building area</u></b>                |                       | <b><u>47,460 sf</u></b>  |
| <b>Parking Deck</b>  |  |                       |                          |
|  | Parking  | 1 <sup>st</sup> level | 57 spaces                |
|  | Parking  | 2 <sup>nd</sup> level | 53 spaces                |
| <b><u>Total Parking Count</u></b>  |  |                       | <b><u>110 spaces</u></b> |
| <b>Building 2</b>  | Parking  | Basement              | 28 spaces                |
|  | Retail/Commercial                                | 1 <sup>st</sup> level | 12,251 sf                |
|  | Office   | 2 <sup>nd</sup> level | 12,312 sf                |
|  | Residential                                      | 3 <sup>rd</sup> level | 12,378 sf                |
|  | Residential                                      | 4 <sup>th</sup> level | 12,441 sf                |
|  | Residential                                      | 5 <sup>th</sup> level | 11,158 sf                |
|  | Total Residential<br>(2 1-Bedroom, 12 2-Bedroom) |                       | 14 units                 |
| <b><u>Total Building area</u></b>  |  |                       | <b><u>60,543 sf</u></b>  |
| <b>Building 3</b>  | Parking  | Basement              | 28 spaces                |
|  | Bank/office                                      | 1 <sup>st</sup> level | 13,092 sf                |
|  | Office/residential*                              | 2 <sup>nd</sup> level | 12,542 sf                |
|  | Office/residential*                              | 3 <sup>rd</sup> level | 13,245sf                 |
|  | Office/residential*                              | 4 <sup>th</sup> level | 13,245sf                 |
|  | Office/residential*                              | 5 <sup>th</sup> level | 13,245 sf                |
|  | Total Residential<br>(Bedroom Count TBD)         |                       | 12 to 20 units           |
| <i>*Split between office/residential square footage as shown on Architectural Plans dated 12/22/16</i> |  |                       |                          |
| <b><u>Total Building area</u></b>  |  |                       | <b><u>65,369 sf</u></b>  |

*\*Split between office/residential square footage as shown on Architectural Plans dated 12/22/16*





NOTES:

- 1-RESUBDIVISION OF THE RESUBDIVISION OF PHASE III, FIRST STREET REDEVELOPMENT SUBDIVISION RECORDED 10/4/2016, DOCUMENT No. 2016K053789.
- 2-BUILDINGS 1, 3, AND PARKING STRUCTURE SHOWN BASED ON AS-BUILT DATED MAY 7, 2017.
- 3-PROPOSED BUILDING 2 AREA IS AT 11,895 sf.

FIRST STREET PHASE 3 / BUILDING No.2

OCTOBER 11, 2017

REVISIONS:

| 1                         | 2 | 3 |
|---------------------------|---|---|
| BUILDING-2 GEOMETRIC PLAN |   |   |
| SHEET 1 OF 1              |   |   |

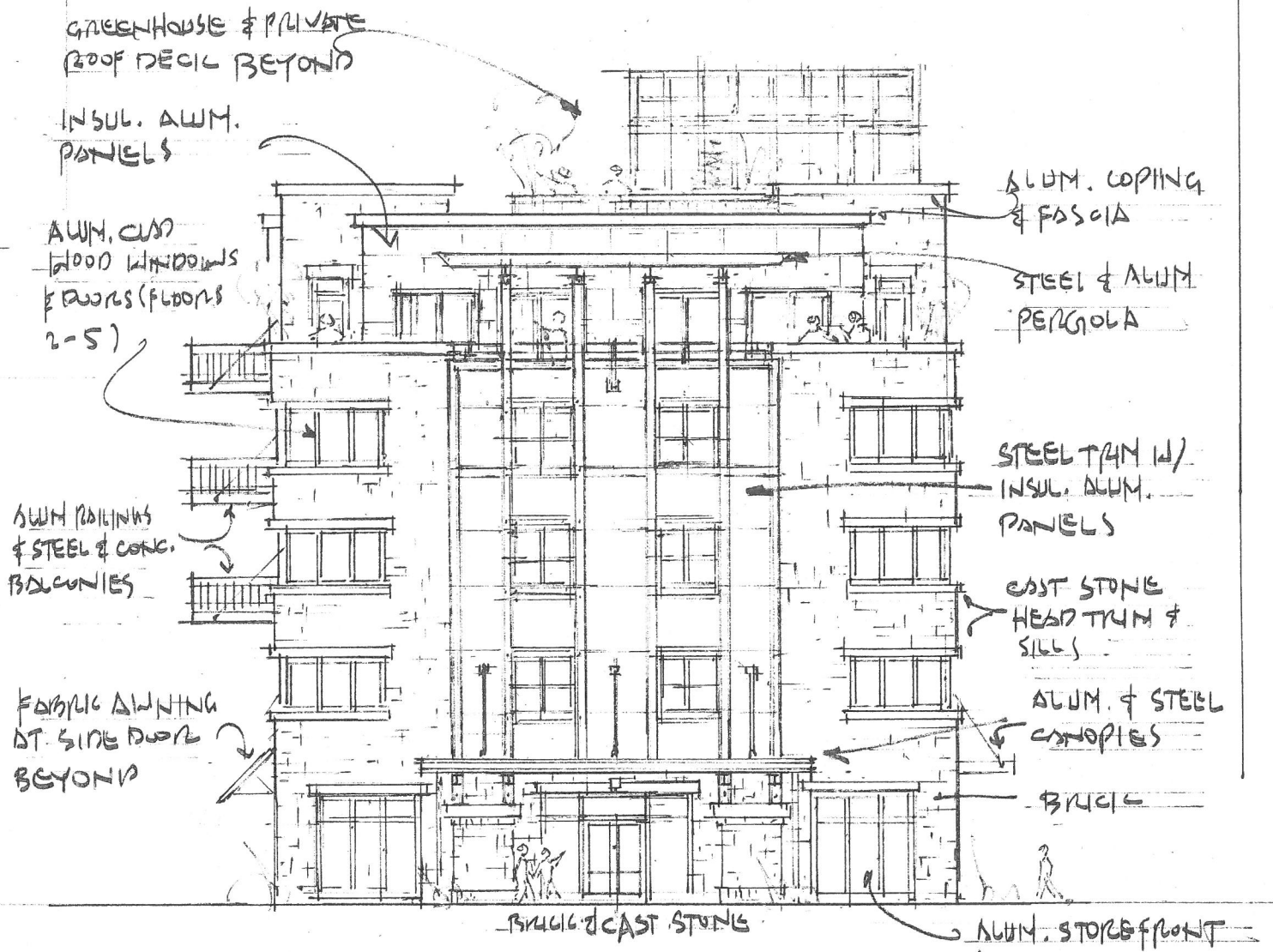
Common Address :  
Builder/Client :  
Job No. :

Scale :1"=30'

COUNTY ENGINEERS INC. CONSTRUCTION MANAGEMENT  
ONE WEST DOOLEY STREET, CHICAGO, ILLINOIS 60614  
630.344.6974



WEST ELEVATION 8-28-17  
1/16" = 1'-0" FIRST STREET BUILDING TWO  
FIRST STREET II LLC • MARSHALL ARCHITECTS, INC.  
• RIVER LOFT • ST. CHARLES, IL.



NORTH ELEVATION

8.28.17

1/4" = 1'-0" FIRST STREET BUILDING TWO

FIRST STREET LLC. MARSHALL ARCHITECTS, INC.

RIVER LOFT ST. CHARLES, IL



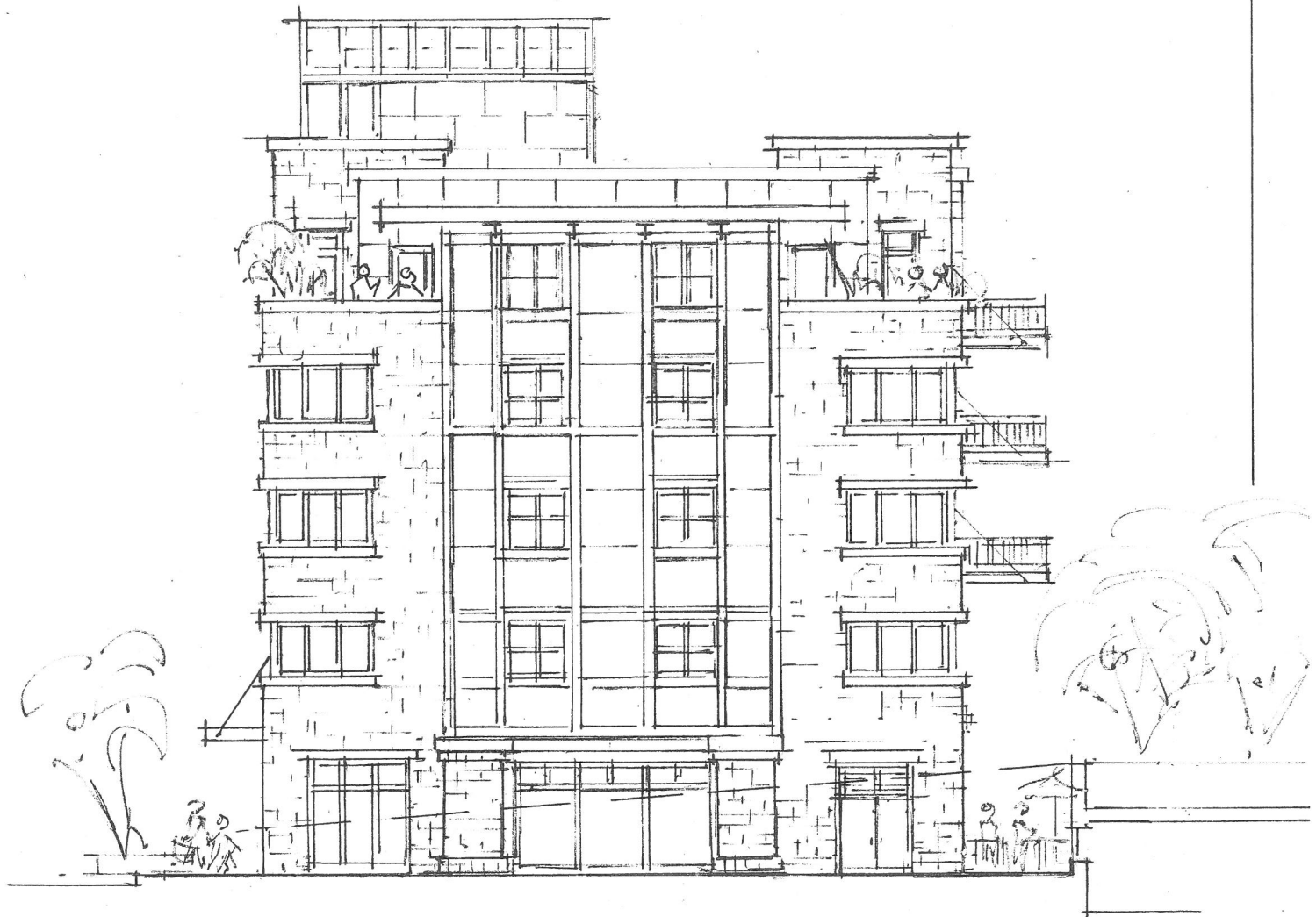
EAST ELEVATION 8.28.17

1/16" = 1'-0" FIRST STREET BUILDING TWO

FIRST STREET LLC. MARSHALL ARCHITECTS, INC.

RIVER LOFT, ST. CHARLES, IL.





SOUTH ELEVATION

8.28.17

FIRST STREET BUILDING TWO

1/16" = 1'-0"

FIRST STREET II, LLC - MARSHALL ARCHITECTS, INC.

RIVER LOFT - ST. CHARLES, IL.