

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: IIC2

Title:

Motion to approve An Ordinance Granting Approval of a Preliminary Plan for First Street Phase 3 Riverwalk and East Plaza (First Street Redevelopment PUD)

Presenter:

Russell Colby

Meeting: City Council

Date: July 15, 2019

Proposed Cost: TBD

Budgeted Amount: \$1,300,000

Not Budgeted: ☐**Executive Summary** (*if not budgeted please explain*):

Per the First Street Redevelopment Agreement for the project, the City is to complete improvement of the remaining bi-level Riverwalk and East Plaza at the time of completion of Building #2, which is expected by fall 2019. Staff presented a Concept Plan for feedback in October 2018. Preliminary Engineering Plans have been prepared based on the Concept Plan and feedback received during the Concept Plan review.

On 7/8/19, Planning and Development Committee recommended approval of the PUD Preliminary Plans by a vote of 6 to 1. During discussion, the following direction on open items was provided to staff:

- *Utilize a different, larger paver in the East Plaza (in a color complementary to the existing First Street pavers)*
- *Defer consideration of any pergola/trellis structure or water feature until the final extent of the East Plaza is known.*
- *Defer consideration of the lower Riverwalk railing until construction is completed.*

The Committee was not unanimous regarding whether to install the lower Riverwalk railing now, or defer consideration until construction is completed.

Attachments (*please list*):

- Ordinance

Recommendation/Suggested Action (*briefly explain*):

Motion to approve An Ordinance Granting Approval of a Preliminary Plan for First Street Phase 3 Riverwalk and East Plaza (First Street Redevelopment PUD)

City of St. Charles, Illinois
Ordinance No. 2019-Z-____

**An Ordinance Granting Approval of a Preliminary Plan for
First Street Phase 3 Riverwalk and East Plaza
(First Street Redevelopment PUD)**

WHEREAS, on March 2, 2015, the City approved Ordinance No. 2015-Z-5 entitled “An Ordinance Granting Approval of a PUD Preliminary Plan for a portion of Phase 3 of the First Street Redevelopment PUD (Buildings 1, 2, 3 and Parking Deck)”; and,

WHEREAS, Section 3 of Ordinance No. 2015-Z-5 states that a Preliminary Plan for the Riverwalk and East Plaza shall be submitted for review and approval; and,

WHEREAS, a Preliminary Plan for the Riverwalk and East Plaza has been prepared by the City of St. Charles; and,

WHEREAS, the Plan Commission reviewed and recommended approval of the Preliminary Plan on or about June 18, 2019; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of the Preliminary Plan on or about July 8, 2019; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning & Development 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 Preliminary Plan, incorporated herein as Exhibit “A”, 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:

- East Plaza Concept Plan, prepared by WBK Engineering, dated 6/13/19
- Geometric Plans (pg. 6-7), prepared by WBK Engineering, revised 6/28/19
- Construction & SESC Details (pg. 15, 17), prepared by WBK Engineering, revised 6/3/19
- Landscape Plan and Details (pg. 19-20), prepared by WBK Engineering, revised 6/28/19

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 15th day of July, 2019.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 15th day of July, 2019.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 15th day of July, 2019.

Raymond P. Rogina, Mayor

Attest:

Nancy Garrison, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

APPROVED AS TO FORM:

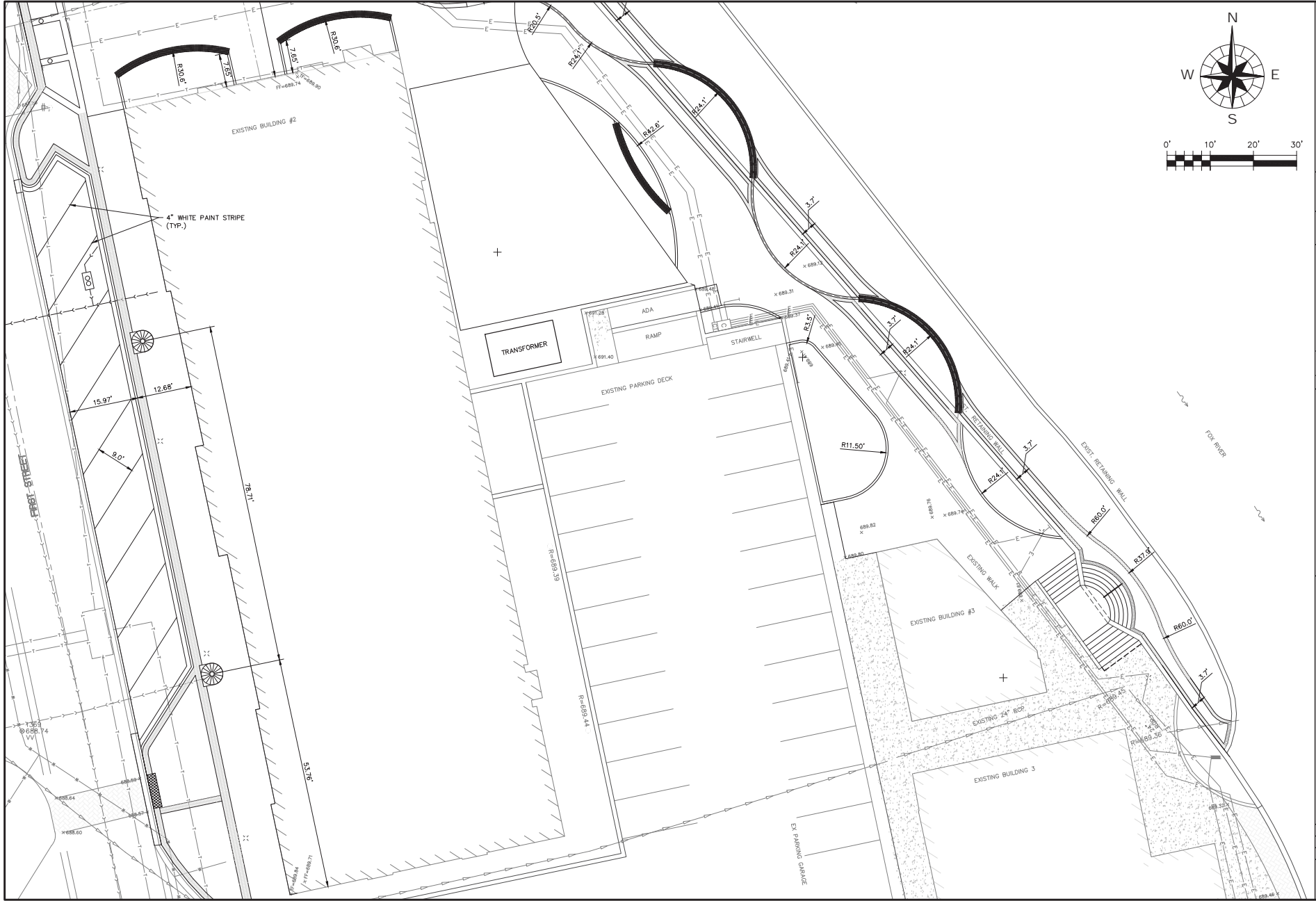
City Attorney

DATE: _____

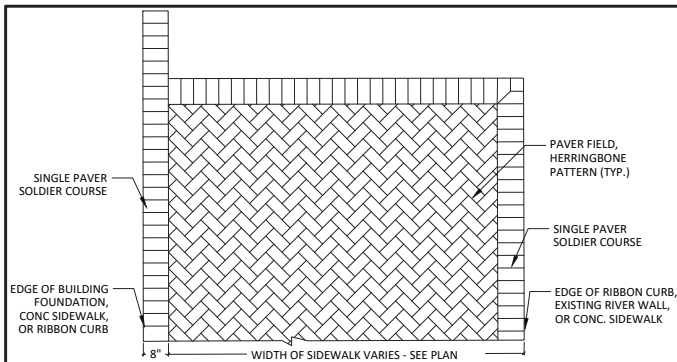
EXHIBIT “A”



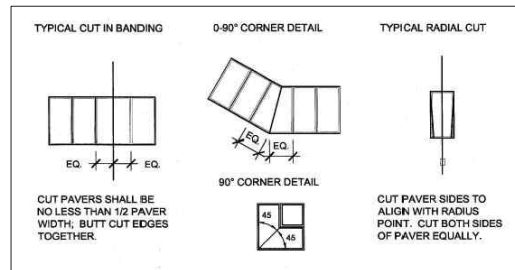
PROJECT NO. 190254c		DATE: 08/13/2019		DRAWING NO. EX		SHEET: 1 OF 1	
<div>  <div> WBK engineering </div> </div>							
WBK ENGINEERING, LLC 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 443-7733							
CITY OF ST. CHARLES 2 E. MAIN STREET ST. CHARLES, IL 60174				ST. CHARLES RIVERWALK EAST PLAZA CONCEPT PLAN			
CLIENT :	DESIGN :	DESIGN :	DESIGN :	DESIGN :	DESIGN :	DESIGN :	DESIGN :
	DRAWN :	DRAWN :	DRAWN :	DRAWN :	DRAWN :	DRAWN :	DRAWN :
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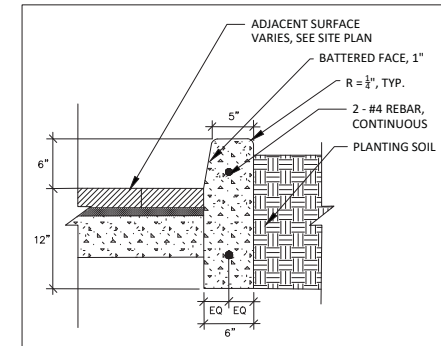
WBK engineering WBK ENGINEERING, LLC 115 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 445-7755		PROJECT NO. 180254C DATE: 03/01/2019 DRAWING NO. GM2 SHEET:		CITY OF ST. CHARLES 2 EAST MAIN STREET ST. CHARLES, IL 60174 630.377.4400		CLIENT:	
DSGN DWG CHD SCALE: AS NOTED	ALB OMP GLC SCALE: AS NOTED	REG. DATE NATURE OF REVISION		TITLE: ST. CHARLES FIRST STREET RIVERWALK - EAST PLAZA		GEOMETRIC PLAN	
GM180254C.DWG							



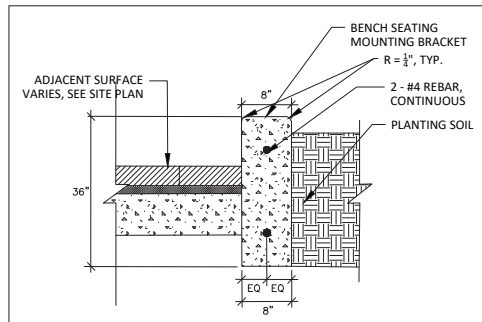
1 BRICK PAVER SURFACE PATTERNING
NO SCALE



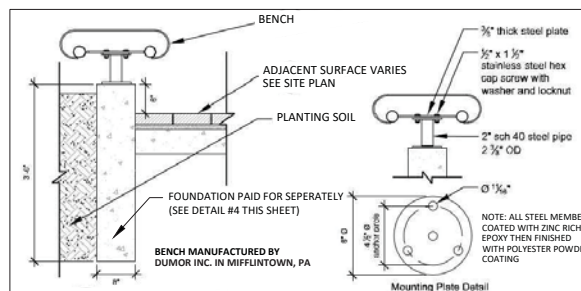
2 TYPICAL PAVER CUTS
NO SCALE



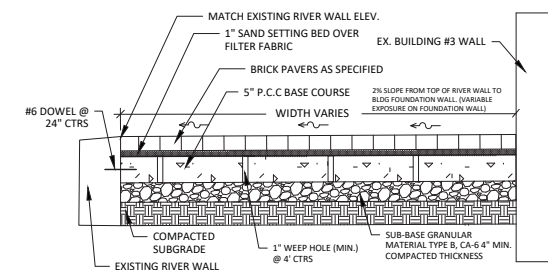
3 CONCRETE BARRIER CURB, 6" WIDTH
NO SCALE



4 CONCRETE BARRIER CURB FOUNDATION FOR BENCH SEATING, 8" WIDTH
NO SCALE

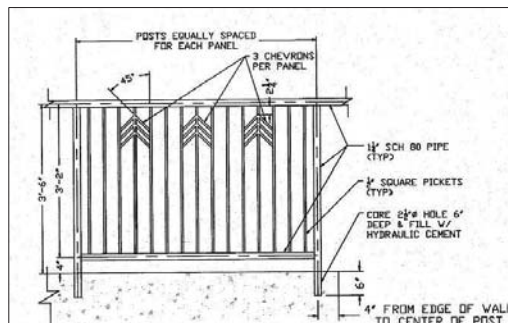


5 BARRIER CURB BENCH SEATING
NO SCALE

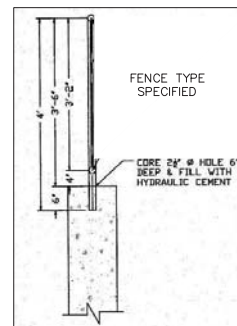


NOTE: SUBBASE GRANULAR MATERIAL, TYPE B, 4" FILTER FABRIC AND SAND SETTING BED SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR BRICK PAVERS. THE 5" PCC BASE COURSE SHALL BE PAID FOR SEPARATELY.

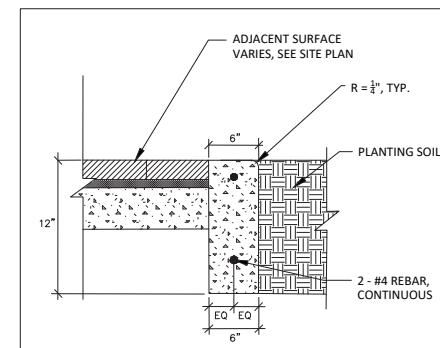
6 TYPICAL SECTION BRICK PAVERS AND GRADING ON EAST SIDE OF BUILDING
NO SCALE



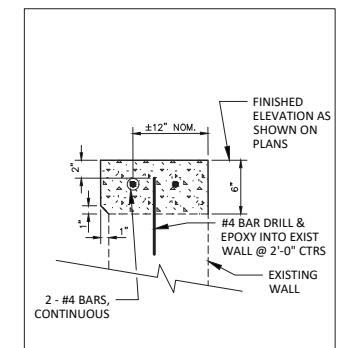
7 ALTERNATE BID CHEVRON RAILING
NO SCALE



8 RAILING SIDE VIEW DETAIL
NO SCALE

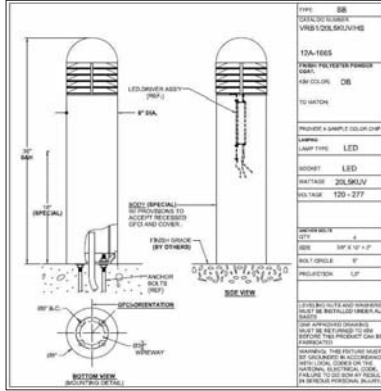


9 CONCRETE RIBBON CURB, 6" WIDTH
NO SCALE

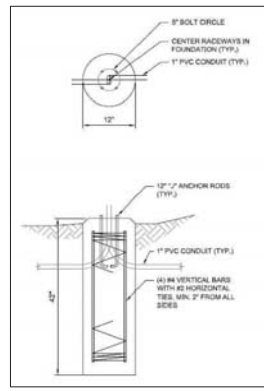


9 EXISTING WALL CAP DETAIL
NO SCALE

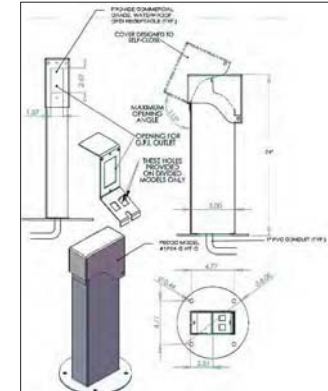
PROJECT NO. 180254C										CITY OF ST. CHARLES 2 EAST MAIN STREET ST. CHARLES, IL 60174 630.377.4400										WBK ENGINEERING, LLC 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60224 (630) 443-7755																			
DATE: 03/01/2019										DRAWING NO. DT2										SHEET: 15 OF 24																			
DESIGN: CHD										CHD										SCALE: NA																			
NO.										DATE										NATURE OF REVISION										DT180254C.DWG									
ST. CHARLES FIRST STREET RIVERWALK - EAST PLAZA										CONSTRUCTION AND SESS DETAILS																													



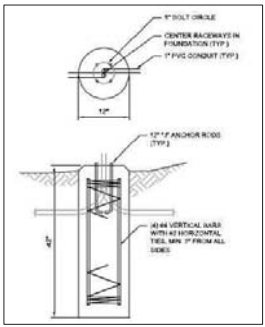
1 BOLLARD LED LIGHTING DETAIL
NO SCALE



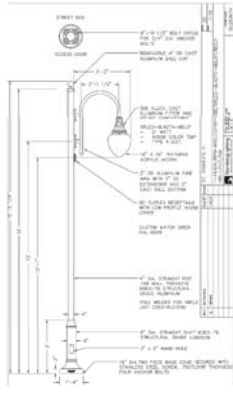
2 BOLLARD LIGHTING FOUNDATION DETAIL
NO SCALE



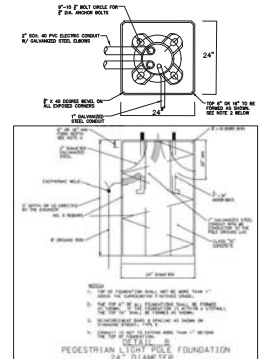
3 HOLIDAY OUTLET PEDESTAL DETAIL
NO SCALE



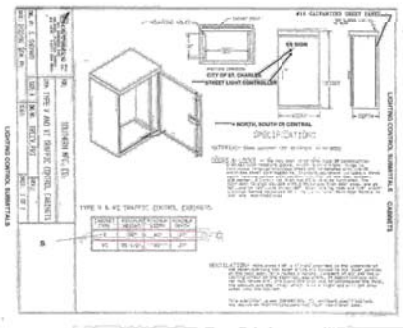
4 HOLIDAY OUTLET FOUNDATION DETAIL
NO SCALE



5 PEDESTRIAN LIGHT POLE DETAIL
NO SCALE



6 PEDESTRIAN LIGHT POLE FOUNDATION
NO SCALE



7 LIGHTING CONTROLLER CABINET DETAIL
NO SCALE



8 LIGHTING CONTROLLER CABINET DETAIL
NO SCALE

TITLE: ST. CHARLES FIRST STREET RIVERWALK - EAST PLAZA		CONSTRUCTION AND SESC DETAILS	
DESIGN: JLB	CONSTRUCTION: GMP	SCALE: NA	DT 180254C.DWG
DRAWN: DWN	CHECKED: GLC	DATE: NA	NATURE OF REVISION
CLIENT: CITY OF ST. CHARLES 2 EAST MAIN STREET ST. CHARLES, IL 60174 630.377.4400		PROJECT NO. 180254C	
WBK ENGINEERING, LLC 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60224 (630) 443-7755		DATE: 03/01/2019	
WBK engineering		DRAWING NO. DT 4	
PROJECT NO. 180254C		SHEET: 17 OF 24	



KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY (SPACING)	NOTES	PLANT LOCATION & QUANTITY													
						BED 1	BED 2	BED 3	BED 4	BED 5	BED 6	BED 7	BED 8	BED 9	BED 10	BED 11	BED 12	BED 13	TREE GRATE
TREES																			
AM	Acer miyabei	State Street Maple	2.5" caliper	2	per plan	B&B	1			1									
AC	Amelanchier canadensis	Shadblow Serviceberry	2.5" caliper	2	per plan	B&B													
GT	Gleditsia inaequalis var. inermis	Thornless Honeylocust	2.5" caliper	7	per plan	B&B					1	2	1	1					2
TC	Thuja canadensis	Canadian Hemlock	2.5" caliper	3	per plan	B&B											3		
SP	Syringa pekinensis	Peking Lilac	2.5" caliper	2	per plan	B&B													
TOTAL PER BED							1	1	1	1	0	1	1	2	1	1	3	1	0
SHRUBS																			
HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5	14	per plan	Container	3	2	2	3							4		
PG	Picea glauca 'Conica'	Dwarf Alberta Spruce	#5	9	per plan	Container									3	3	3		
RM	Rosa 'Meigappi'	Red Drift Groundcover Rose	#3	12	per plan	Container					12	3				2	2	3	
SA	Syringa meyeri 'Palmer'	Palmer Dwarf Korean Lilac	#5	15	per plan	Container		2	2					3	3	2	3		
TD	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	#5	8	per plan	Container													
TM	Taxus x media 'Densiformis'	Densiformis Yew	#5	23	per plan	Container	1	2	2	1	2	3	1	3	2	3	3	3	
TOTAL PER BED							4	6	6	4	10	6	4	11	6	0	13	6	0
PERENNIALS																			
AT	Allium tanguticum 'Summer Beauty'	Flowering Onion	1 gallon	80	18" O.C.	install in single species clumps					16	16			16				
AU	Asclepias tuberosa	Butterfly Weed	top size	96	18" O.C.	install in single species clumps	8				16			16	16	8	16	8	
BC	Boutanous curtipendula	Siber-cells Grama	1 gallon	80	18" O.C.	install in single species clumps	16				16			16	16	8	16	8	
EA	Echinacea alba	White Coneflower	1 gallon	72	18" O.C.	install in single species clumps	8				16			8	8	8	16	8	8
EC	Echinacea 'Cone Z'	Pink Meadowwhite Coneflower	1 gallon	72	18" O.C.	install in single species clumps					16	16		8		16		16	
HP	Heuchera 'Purple Palace'	Purple Palace Coral Bells	1 gallon	72	18" O.C.	install in single species clumps					16	16				8	16	8	8
HA	Hosta 'August Moon'	August Moon Hosta	1 gallon	72	18" O.C.	install in single species clumps	8				16			8	8	8	16	8	8
NR	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	1 gallon	40	18" O.C.	install in single species clumps					8			8	8	8	16	8	8
RF	Rudbeckia fulgida var. speciosa	Showy Black Eyed Susan	1 gallon	104	18" O.C.	install in single species clumps					16	16		16	8	16	8	16	8
SH	Sporobolus heterostachys 'Tara'	Showy Prairie Dropseed	1 gallon	80	18" O.C.	install in single species clumps					16	24		16	8	8	16	8	
SH	Symphoricarpos novae-angliae 'Purple Dome'	New England Aster	1 gallon	80	18" O.C.	install in single species clumps					16			8	8	8	16	8	
TOTAL PER BED							56	80	72	80	64	48	48	88	48	48	128	48	24
BULBS																			
NS	Narcissus 'Spillender'	Daffodil	top size	832	18" O.C.	Between perennials	56	80	72	80	64	48	48	88	48	48	128	48	24
TOTAL PER BED							56	80	72	80	64	48	48	88	48	48	128	48	24

LEGEND

- PROPOSED EVERGREEN
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHADE TREES
- PROPOSED SHRUBS
- PERENNIALS AND BULBS
- PROPOSED ART LOCATION

NOTES:

SEE PLAN SHEET NO. 18 FOR PLANTING DETAILS.

ALL PLANTER BEDS TO BE EXCAVATED 36" DEEP AND HAVE 36" OF TOPSOIL FURNISHED AND PLACED PRIOR TO PLANTING.

CLIENT

CITY OF ST. CHARLES
2 EAST MAIN STREET
ST. CHARLES, IL 60174
630.377.4400

PROJECT NO.

180254C

DATE

03/01/2019

DRAWING NO.

LP1

SHEET

19 OF 24

WEEK ENGINEERING, LLC

115 WEST MAIN STREET, SUITE 201
ST. CHARLES, ILLINOIS 60174
(630) 443-7733

WEEK engineering

PROJECT NO.

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(630) 443-7733

WEEK engineering

PROJECT NO.

180254C

DATE

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DRAWING NO.

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