ST. CHARLES SINCE 1834	**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Project Title/Address:	First Street Redevelopment PUD – Phase 3, Building #2 (First Street Development II, LLC)		
	City Staff:	Russell Colby, Planning Division Manager		
	PUBLIC HEARING 10/3/17		**MEETING 10/17/17**	X
APPLICATIONS:		PUD Preliminary Plan		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Report		Plans (including 2015 approved plans for reference)		
Applications		Applicable PUD ordinances (excerpts)		

SUMMARY:

In March 2015, the City approved PUD plans for the overall First Street Phase 3 site, which includes the riverfront property located north of Illinois Street and east of First Street. Preliminary Plans for Building #2 were also approved at that time.

The developer, First Street Development II, LLC, is proposing modifications to Building #2:

- No change to the building footprint (however the building lot will need to be re-platted to slightly adjust the building line along the First Street sidewalk)
- Building increasing from 4 floors to 5 floors
- First floor remains retail/restaurant use
- Second floor is proposed as office use
- Third to fifth floors are proposed as residential condominiums- 14 total units (the 2015 plan included 36 rental residential units)
- New building architectural design.

The changes require approval of a Revised PUD Preliminary Plan, which includes approval of architectural elevations and an update to the Development Data for the project (which lists square footages and uses within the buildings).

Architectural elevations were reviewed by the Historic Preservation Commission on 9/6/17 and the Commission recommended approval of the design.

SUGGESTED ACTION:

Review the PUD Preliminary Plan.

Staff has found the application materials to be complete and the plan to be in conformance with the applicable PUD and Zoning Ordinance requirements.

INFO / PROCEDURE ON APPLICATIONS:

<u>PUD PRELIMINARY PLAN</u>

- Approval of plans for development of property within a PUD- includes site, landscape, and engineering plans. (Application may also involve a subdivision of land.
- Recommendation is based on compliance with the previously (or concurrently) approved Special Use for PUD standards and other city code requirements (including Zoning and Subdivision codes).

Community & Economic Development
Planning Division
Phone: (630) 377-4443
Fax: (630) 377-4062

ST. CHARLES
SINCE 1834

STAFF MEMO

TO: Chairman Todd Wallace
And the Members of the Plan Commission

FROM: Russell Colby
Planning Division Manager

RE: First Street Phase 3, Buildings #2: Revised PUD Preliminary Plan

DATE: October 13, 2017

APPLICATION INFORMATION:

Project Name: First Street Phase 3 – Buildings # 2

Applicant: First Street Development II, LLC

Purpose: Review Revised PUD Preliminary Plans for Building #2

General Information:

Site Information	
Location	Between First St. & the Fox River, north of Illinois St.

Application:	Special Use for PUD – PUD Amendment PUD Preliminary Plan for Building #3
Applicable City Code Sections	First St. PUD Ords. 2006-Z-26 & 2008-Z-22 Title 17, Chapter 17.06 Design Review Standards & Guidelines, Chapter 17.14 – Business & Mixed Use Districts

Existing Conditions	
Land Use	Vacant building lot (being utilized for construction staging)
Zoning	CBD-1 Central Business District - PUD

Zoning Summary		
North	CBD-1 Central Business District - PUD	Vacant land (planned East Plaza)
East	CBD-1 Central Business District	Parking deck and Riverwalk
South	CBD-1 Central Business District	First St. Building #1
West	CBD-1 Central Business District - PUD	First Street and Building #4 (multi-story building with parking deck)

Comprehensive Plan Designation
Mixed Use

II. OVERVIEW

A. BACKGROUND ON FIRST STREET PROJECT

The First Street Redevelopment PUD was approved in 2006 as a five-phase, mixed-use downtown redevelopment project spanning a 7.6 acre area of properties along First Street between Prairie St. and Main St.

Phases 1 and 2 were constructed from 2007 to 2009 and included: New utility and road infrastructure; Relocation of the Blue Goose store; Building 7A-BMO Harris Bank & 16 affordable rental units; Building 4- The Plaza Parking Deck; and the western portion of the First Street Plaza.

Phase 3 is the site of the current construction activity. Phase 3 includes the riverfront property located between Main & Illinois Streets. The original 2006 plan for the site included:

- Public plaza opposite the existing plaza and a bi-level walkway along the riverfront
- A four-story building at the corner of Main St. and First St.
- Three, five-story buildings wrapped around a parking garage on the remainder of the site.

B. 2015-2017 PLANS FOR PHASE 3 SITE

In March 2015, the City approved a revised PUD Preliminary Plan for the overall Phase 3 site that included the following:

- Public plaza and bi-level Riverwalk in the locations per the original 2006 plan
- Three mixed-use buildings and a public parking deck within the previously planned building footprint areas.
- Preliminary architectural plans were approved for Buildings 1, 2 and the parking deck.

Building #1 and the parking deck were completed in 2016.

Building #3 is under construction and will be completed in spring or early summer 2018.

Construction on Building #2 is scheduled to begin in early spring 2018.

C. CURRENT PROPOSAL

First Street Development II, LLC has filed an application requesting approval of a revised PUD Preliminary Plan approval for Building #2. The developer is proposing to modify:

- The building program, in terms of uses, unit counts and square footages
- Revise the exterior building architecture.

No changes are proposed to the planned public spaces around the Phase 3 site. The building will be within approximately the same footprint as the previously approved Building #2.

III. ANALYSIS

A. HISTORIC PRESERVATION COMMISSION REVIEW

The subject property is located within the Central Historic District, requiring review of the PUD Preliminary Plan by the Historic Preservation Commission regarding its potential impact on the historic district.

The Historic Preservation Commission reviewed the proposal for Building #2 on 9/6/17. The Commission unanimously voted to recommend to the Plan Commission approval of the plans as presented, and offered a number of positive comments on the architectural design.

B. ZONING REVIEW:

The 2006/2008 First Street PUD ordinance established zoning parameters for the project. For the Phase 3 site, deviations to the underlying CBD-1 Central Business zoning district were granted to permit building sizes in excess of 40,000 square feet and building height in excess of 50 ft.

The table below lists the development data for: the current approved plan for Buildings 1, 2, and 3; the proposed Building 2; and the maximum deviations granted by the PUD ordinance.

Per building Development Data for Phase 3					
	Current Approved Plan			**Proposed Building #2**	**PUD Ordinance-Maximum Deviations**
	Building #1 (Complete)	**Building #3 (Under construction)**	**Building #2 (Approved 2015)**		
Building Footprint	11,865 sf	13,092 sf	11,846 sf	12,251 sf	20,056 sf.
Building Square footage	47,460 sf	65,369 sf	47,384 sf	60,543 sf	89,196 sf.
Building Floors	4	5	4	5	5+ mezzanine
Building Height	54 ft. (67 ft. to tower peak)	67 ft. to parapet	50 ft. to parapet	70 ft. to parapet (81 ft. to tower peak)	75 ft. to parapet
Ground floor uses	Retail & Restaurant	Bank & Office per Downtown Overlay criteria	Retail & Restaurant	Retail & Restaurant	-
Upper level uses	Office	Residential & Office	Residential	Floor #2: Office Floor #3-5: Residential	-

Changes to the Building Program for Building #2 vs. the 2015 Plan:

- An additional floor has been added to the building.
- The second floor is proposed as office use.
- Residential unit count has been reduced from 36 units (planned as rental units) down to 14 units (planned as condominium units).

The table below compares the combined development data for Buildings 1, 2, and 3 for the current approved 2015-2017 plan and the 2017 plan with the proposed modifications to Building #2.

Combined development data for Phase 3- Buildings 1, 2 & 3			
		Current Approved Plan	**Proposed Plan with revised Building #2**
Total Building Square footage	Restaurant/ Retail/Service	23,763 sf	24,116 sf
	Bank/Office	67,532 sf	79,847 sf
	Residential	69,432 sf	69,409 sf
	Total	**160,727 sf**	**173,372 sf**
Residential Units	Studio	12	-
	1 BR	12	2
	2 BR	20	20
	3 BR	4	-
	4 BR	-	-
	TBD	-	-
	Total	**48**	**22**
Parking Provided		79 Private 110 Public	82 Private 110 Public
Parking ratio with Phase 3 vs. CBD-1 ordinance requirement*		59%	54%

**For locations within the CBD-1 zoning district that are within Downtown Special Service Areas 1A (parking) and 1B (revitalization), there is no on-site parking requirement. These calculations are provided for comparison purposes.*

C. FIRST FLOOR USE RESTRICTIONS

Although the Phase 3 site is located within the Downtown Overlay District, more limited restrictions on first floor uses were included in the 2006 First Street PUD Ordinance. The PUD restrictions control the ground floor uses within the entire First Street project.

In addition to restricting the individual business types that can occupy first floor spaces, the PUD also imposes a limitation on certain uses as a percentage of all first floor space in the PUD, which would include all phases of the project.

First Floor permitted use list (per Ord. 2006-Z-26):

Only the following uses are permitted on the first floor of enclosed buildings within the First Street Project:

1. *Art Gallery/Studio*
2. *Coffee or Tea Room*
3. *Cultural Facility**
4. *Indoor Recreation and Amusement**
5. *Live Entertainment*
6. *Personal Services**
7. *Restaurant*
8. *Retail Sales*
9. *Tavern/Bar*
10. *Theater**
11. *Utility, Local**
12. *Accessory uses to the preceding uses 1 through 11.*

**Not more than 25% of the total gross leasable floor area on the first floor of all enclosed buildings within the Project, exclusive of ground floor parking areas, the Blue Goose and Building 7A, may be occupied by these uses.*

D. SITE LAYOUT AND ENGINEERING

The site layout and engineering is consistent with the plan approved for the entire Phase 3 property in 2015:

- The planned east plaza and bi-level public riverwalk will be located adjacent to Building #2 to the north and east.
- A private outdoor dining area is planned on the remainder of the Building #2 lot adjacent to the Riverwalk.
- Private parking within the basement level of the building will be accessed through the lower level of the adjacent public parking deck (accessed from Illinois Street).
- Pedestrians walking from Building #2 to the public parking deck can use the First Street sidewalk (to the upper and lower level ramp) or the pedestrian ramp and stairs located at the northeast corner of the parking deck, along the future riverwalk. (This path will be accessible once the east plaza and Riverwalk are completed.)
- A location for a refuse enclosure serving Building #2 has been planned inside the southeast corner of the building. Refuse may also be stored behind the building in the private alleyway between the building and the parking deck.

Future plans to be reviewed:

- Plans for the First Street streetscape adjacent to Building #2 were approved based on the previous plan for the building. Some minor revisions may be needed based on the current proposed building design.
- A revised Plat of Subdivision will be required to modify the First Street right-of-way line along Building #2. The current lot line is based upon the footprint of the previously planned building.
- Plans for the east plaza and Riverwalk will be prepared later. The improvements are to be installed after Building #2 is completed.

E. BUILDING ARCHITECTURE

The proposal is in compliance with the applicable Design Standards in the Zoning Ordinance and the First Street Design Guidelines. Elements include:

- Scale and proportion that is complementary to surrounding buildings
- Façade broken into sections to reduce the visual scale of the building.
- 360 degree building architecture, meaning that architectural design elements are consistent on all sides of the buildings.
- Use of traditional architectural materials, including brick as the primary wall material, cornices, stone lintels, and parapets.
- High level of first floor window transparency. Storefront windows wrap the public facades of the building.
- The ground floor scaled to the pedestrian.
- Attention to architectural details (sills, lintels, cornices, awnings, parapets, etc.)
- Balconies for the residential units overlooking the river (east elevation only).

F. INCLUSIONARY HOUSING

The First Street PUD was approved in 2006, prior to the City adopting an Inclusionary Housing Ordinance in 2008. As a part of the 2006 PUD and Redevelopment Agreement, 16 affordable rental units were provided in Building 7A (the BMO Harris Bank building). These units were constructed in Phases 1 and 2 of the project.

The current code exempts PUD developments that pre-date February 2016. Therefore, there is no requirement to provide any additional affordable units (or the equivalent fee-in-lieu thereof) over and above what was required at the time of the 2006 PUD approval.

G. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

School and Park Land Cash Fees will be due at the time of building permit. Land-Cash worksheets have been completed and submitted, but will be subject to change based on final unit and bedroom counts prior to the time of building permit.

IV. SUGGESTED ACTION

Review the PUD Preliminary Plan.

Staff has found the application materials to be complete and the plan to be in conformance with the applicable PUD and Zoning Ordinance requirements.

V. ATTACHMENTS

- PUD Preliminary Plan application
- Location/Site Plan
- Proposed Building Elevations and Floor Plans for Building #2
- Previously approved 2015 Building Elevations and Streetscape Plan (for reference)

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

For City Use	
Project Name:	First Street Phase 3 - Building #2
Project Number:	2013 -PR- 018
Application Number:	2017 -AP- 031

Received Date
RECEIVED
St. Charles, IL
SEP - 5 2017
CDD
Planning Division

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.

1. Property Information:	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	
2. Applicant Information:	Name First Street Development II, LLC	Phone 630-443-9393
	Address 409 Illinois Ave #1C St. Charles, IL 60174	Fax
		Email
3. Record Owner Information:	Name City of St. Charles	Phone 630-377-4400
	Address 2 E. Main St. 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:

- ☒ 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

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

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 ENGINNERING 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, watermains, 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

Applicant or Authorized Agent — 9/5/17 — 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.:

AVM Investments LLC	
DEKED LLC	
DRJ Investments, LLC	
Wolande Investments, LLC	
Philcorp Investments, LLC	
W6, LLC	

By: _____, Manager

Subscribed and Sworn before me this 5TH day of SEPTEMBER, 2017.

_____
Notary Public

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

ST. CHARLES
SINCE 1834

#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*
TWO EAST MAIN STREET ST. CHARLES, IL 60174 PHONE: 630-377-4400 FAX: 630-377-4440
www.stcharlesil.gov

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:

Type of Dwelling	*# Dwelling Units (DU)*	*Population Generation per Unit*	*Estimated Population*
Detached Single Family			
➢ 3 Bedroom		DU x 2.899 =	
➢ 4 Bedroom		DU x 3.764 =	
➢ 5 Bedroom		DU x 3.770 =	
Attached Single Family			
➢ 1 Bedroom		DU x 1.193 =	
➢ 2 Bedroom		DU x 1.990 =	
➢ 3 Bedroom		DU x 2.392 =	
➢ 4 Bedroom		DU x 3.145 =	
Apartments			
➢ 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 =	
Totals	14 Total Dwelling Units		26,484 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: First Street Development
Date Submitted: 9/5/17 Phase 3 Bldg # 2
Prepared by:

Estimated Student Yield by Grades

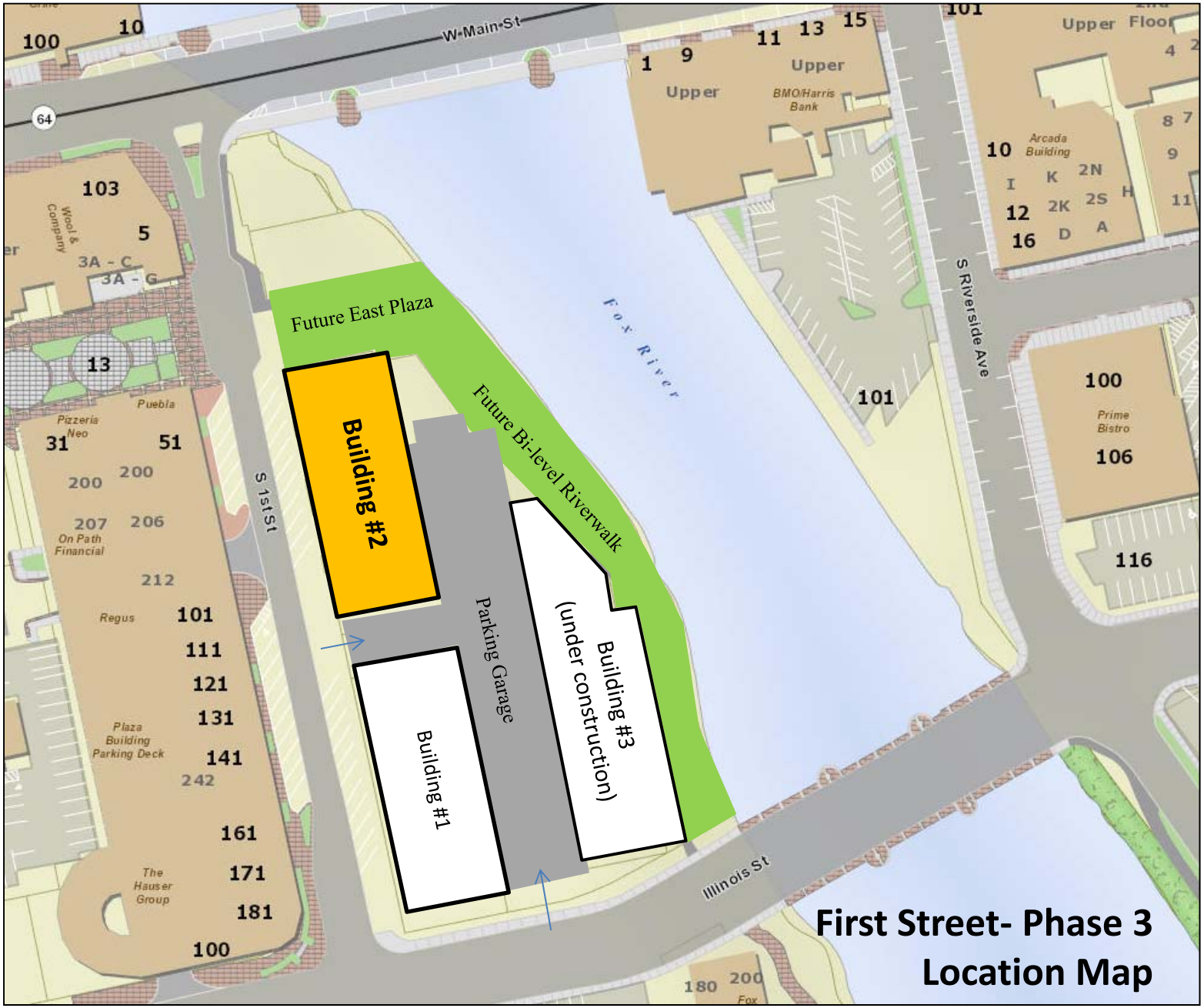
Type of Dwelling	*# of dwelling Units (DU)*	*Elementary (Grades K to 5)*			*Middle (Grades 6 to 8)*			*High (Grades 9 to 12)*		
Detached Single Family										
➢ 3 Bedroom		DU x .369	=		DU x .173	=		DU x .184	=	
➢ 4 Bedroom		DU x .530	=		DU x .298	=		DU x .360	=	
➢ 5 Bedroom		DU x .345	=		DU x .248	=		DU x .300	=	
Attached Single Family										
➢ 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	=	
Apartments										
➢ 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	=	
Totals	_____ TDU			1.036 TE			.506 TM			.554 TH

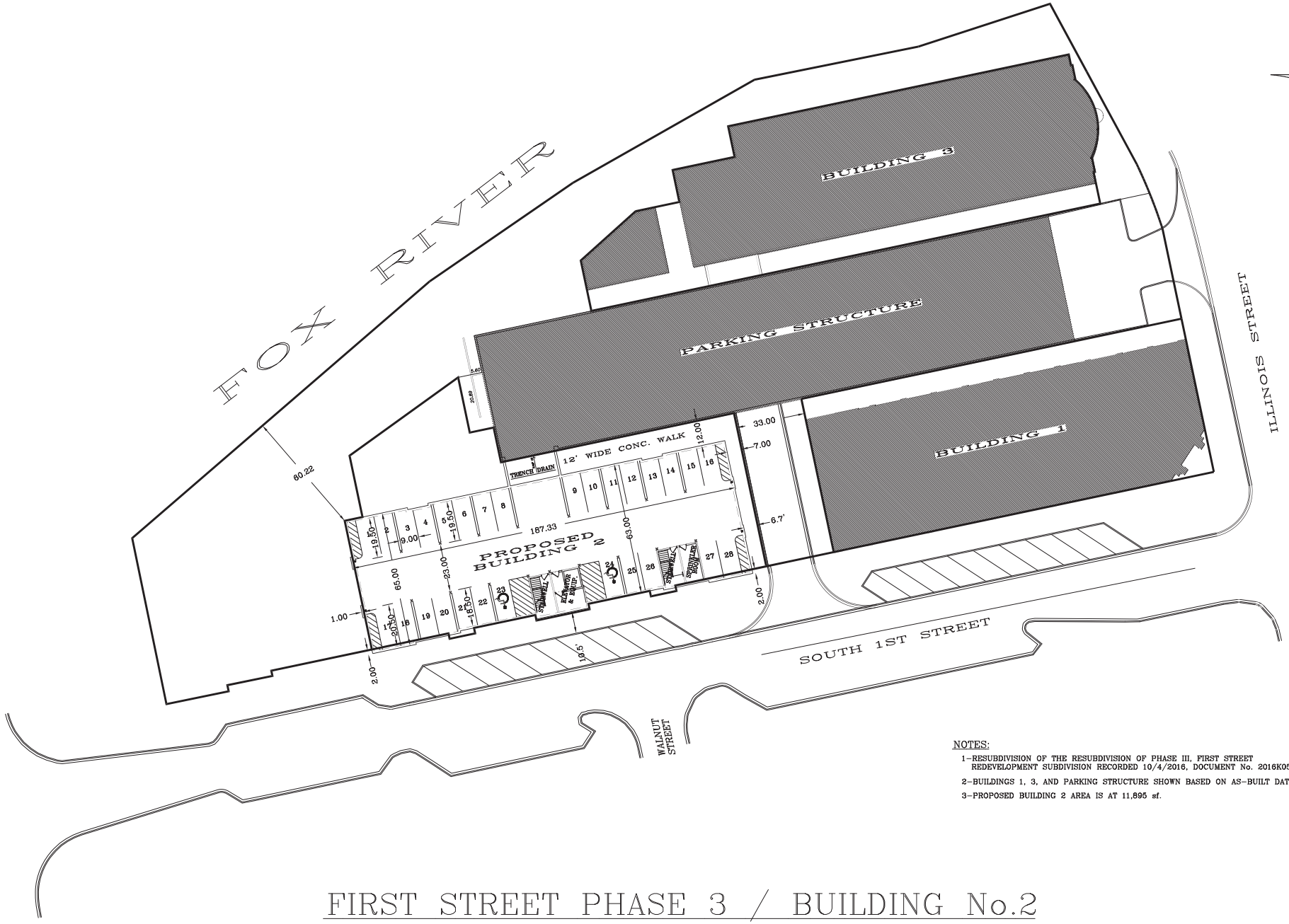
School Site Requirements

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
		Total Site Acres	0.086

Cash in lieu of requirements -

0.086 (Total Site Acres) x $240,500 (Fair Market Value per Improved Land) = $ 20,683.00


W Main St
Future East Plaza
Future Bi-level Riverwalk
Building #2
Parking Garage
Building #1
Building #3
(under construction)
S 1st St
S Riverside Ave
Illinois St
Fox River
First Street- Phase 3
Location Map



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

COUNTY ENGINEERS INC.
DESIGN CONSTRUCTION PERMITS CONSTRUCTION MANAGEMENT
OMOE DOOLEY DRIVE, GENEVA, ILLINOIS 60134 630.364.6976

Common Address :
Builder/Client :
Job No. :
Scale :1"=20'

Grading
Mortgage
Foundation

BUILDING–2 GEOMETRIC PLAN
SHEET 1 OF 1

First Street Building 2 - Preliminary Building Summary 9-1-17

5 stories with a roof deck for residents only (no commercial occupancy on roof deck) with parking in the basement for residents.

60,543 sf gross above grade plus 12,100 sf below grade parking.

Type 2B construction (steel frame) with masonry veneer and insulated aluminum panels

Lower Level:
Size: 12,251 sf gross
Uses: 28 parking stalls including (2) accessible parking spaces

First floor:
Size: 12,251 sf gross, 11,062 net leasable (inside of exterior wall and common area walls)
Uses: Commercial including restaurant

Second floor:
Size: 12,315 sf gross, 11,116 net leasable (including 758 sf of potential corridor)
Uses: Office

Third floor:
Size: 12,378 sf gross, 10,998 net leasable (not including common area corridor)
Uses: Residential Condominiums – (4) 2-bedroom units, (1) 1-bedroom unit

Fourth floor:
Size: 12,441 sf gross, 11,080 net leasable (not including common area corridor)
Uses: Residential Condominiums – (4) 2-bedroom units, (1) 1-bedroom unit

Fifth floor:
Size: 11,158 sf gross, 9,853 net leasable (not including common area corridor)
Uses: Residential Condominiums – (4) 2-bedroom units

Occupied Roof:
Size: 942 sf elevator and stair vestibules, 735 sf roof deck
Use: Common area roof deck for residential unit use only

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

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

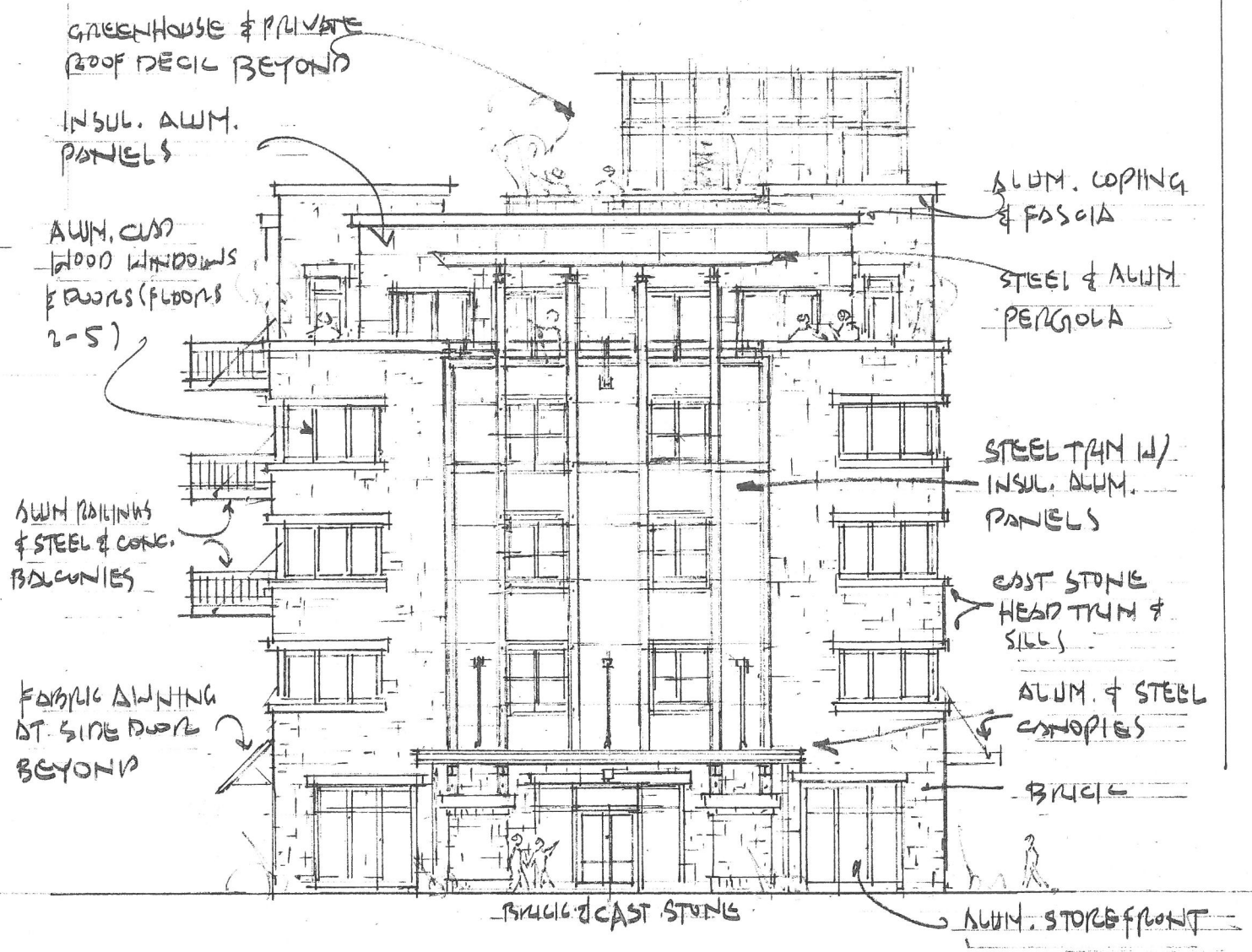
FIRST STREET II LLC. · MARSHALL ARCHITECTS, INC.

· RIVER · LOFT · ST. CHARLES, IL ·

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

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

FIRST STREET II LLC. · MARSHALL ARCHITECTS, INC.

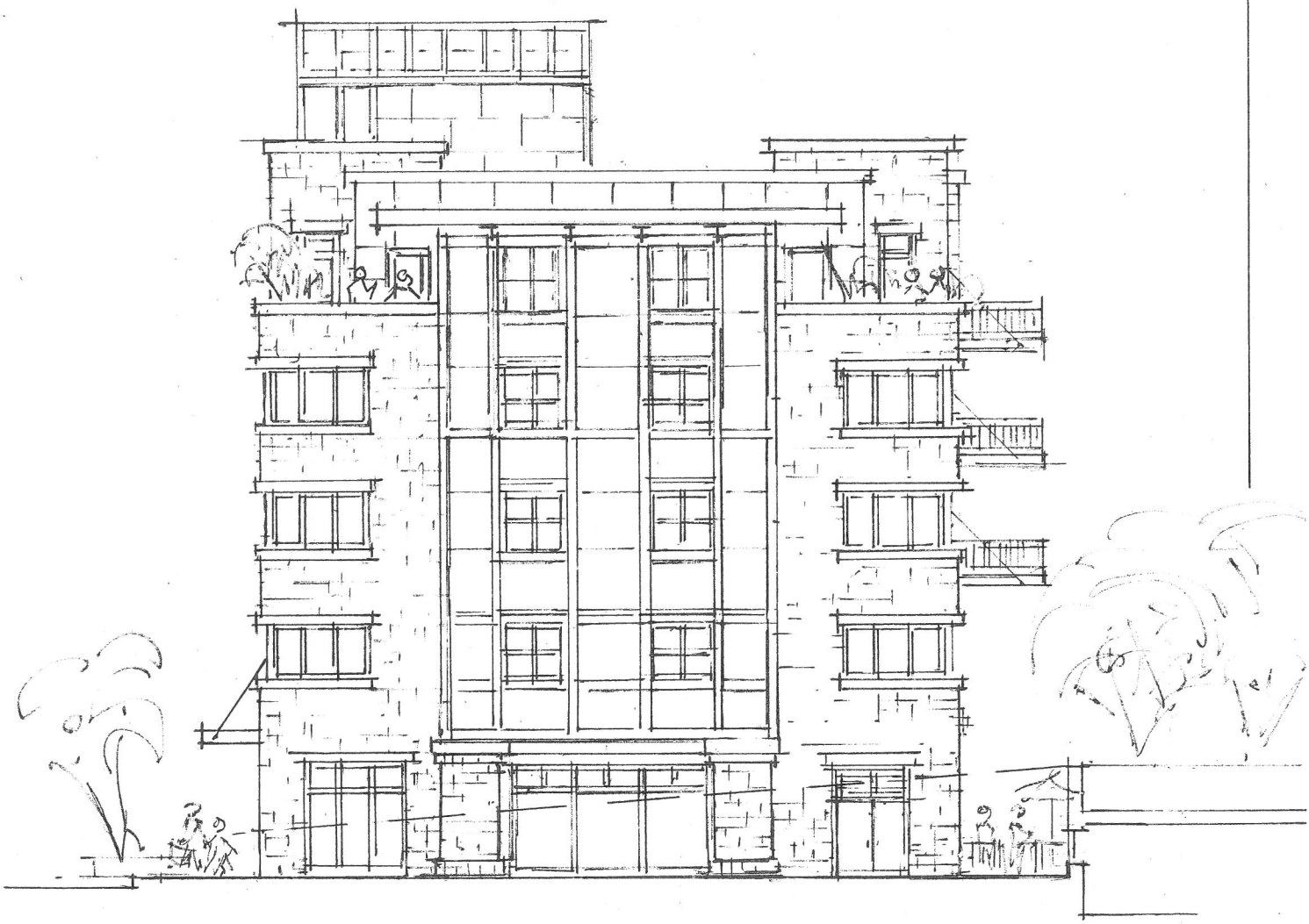
· RIVER · LOFT · ST. CHARLES, IL.

EAST ELEVATION 8.28.17

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

FIRST STREET III 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.

BUILDING 2 RAMP BUILDING 1

STREETSCAPE 8.28.17

FIRST STREET • ST. CHARLES, IL.

PROPOSED MIXED-USE BUILDING:

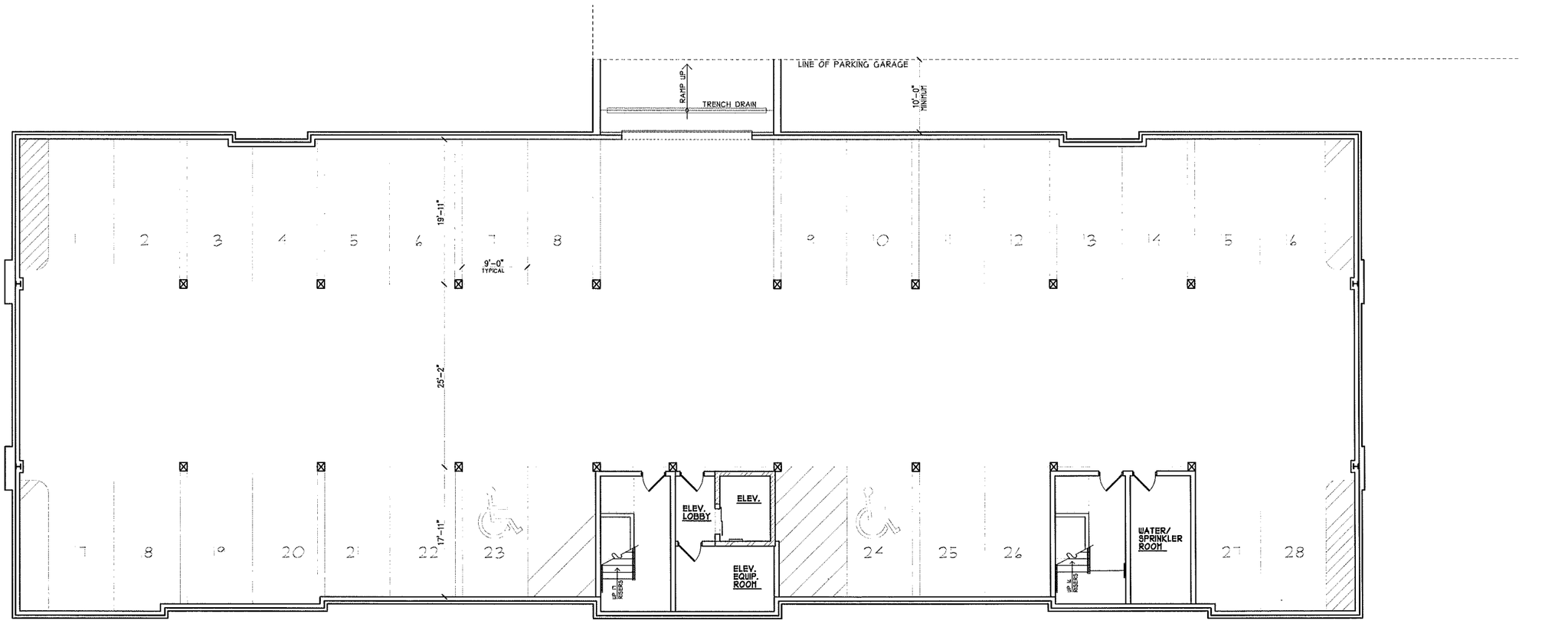
FIRST STREET BUILDING 2 "RIVER LOFT"

ST. CHARLES, ILLINOIS 60174

PLOTTED: 9/26/2017

FIRST STREET DEVELOPMENT II, LLC

MARSHALL ARCHITECTS, INC



LOWER LEVEL PLAN

SCALE: 1/16" = 1'-0"

NORTH

PROPOSED MIXED-USE BUILDING:

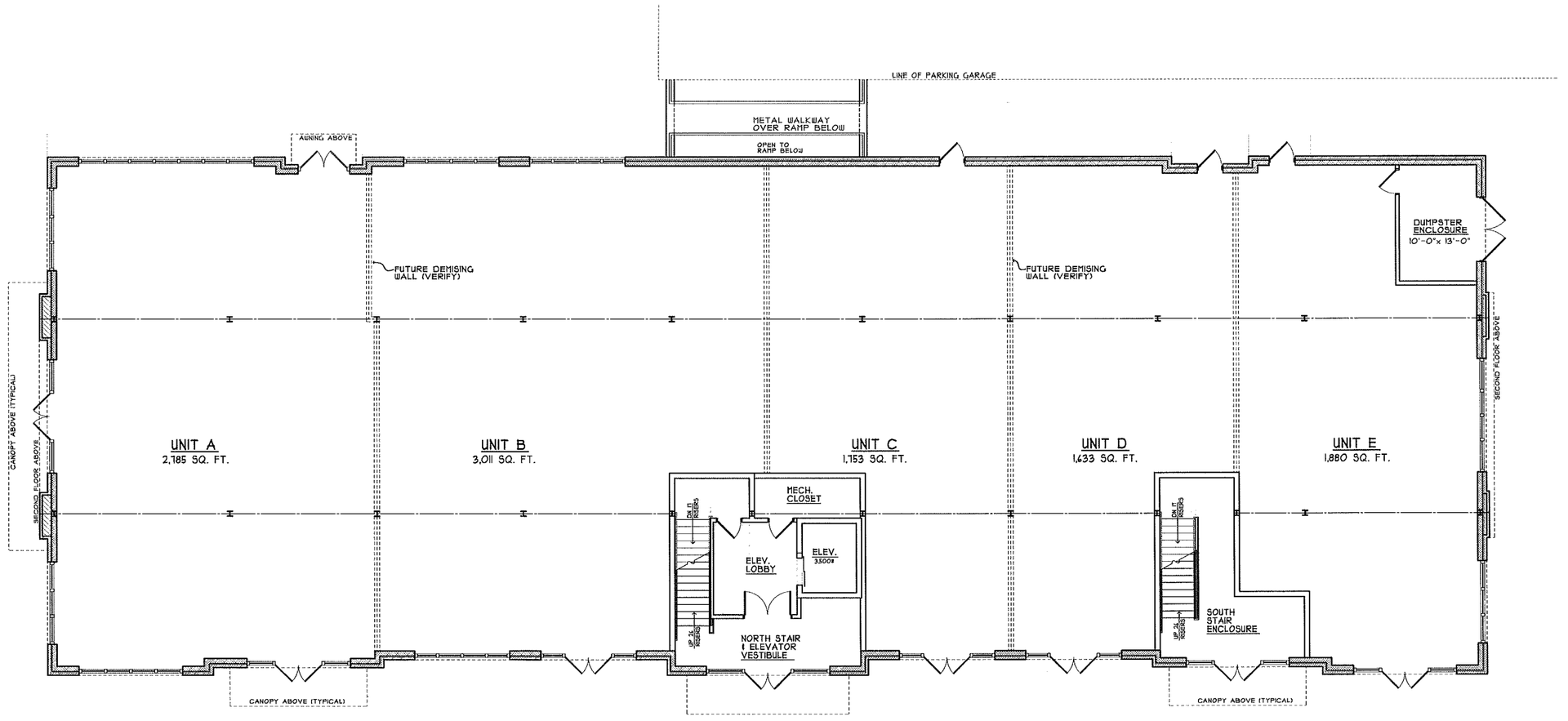
FIRST STREET BUILDING 2 "RIVER LOFT"

ST. CHARLES, ILLINOIS 60174

PLOTTED: 9/26/2017

FIRST STREET DEVELOPMENT II, LLC

MARSHALL ARCHITECTS, INC



FIRST STREET

FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH

PROPOSED MIXED-USE BUILDING:

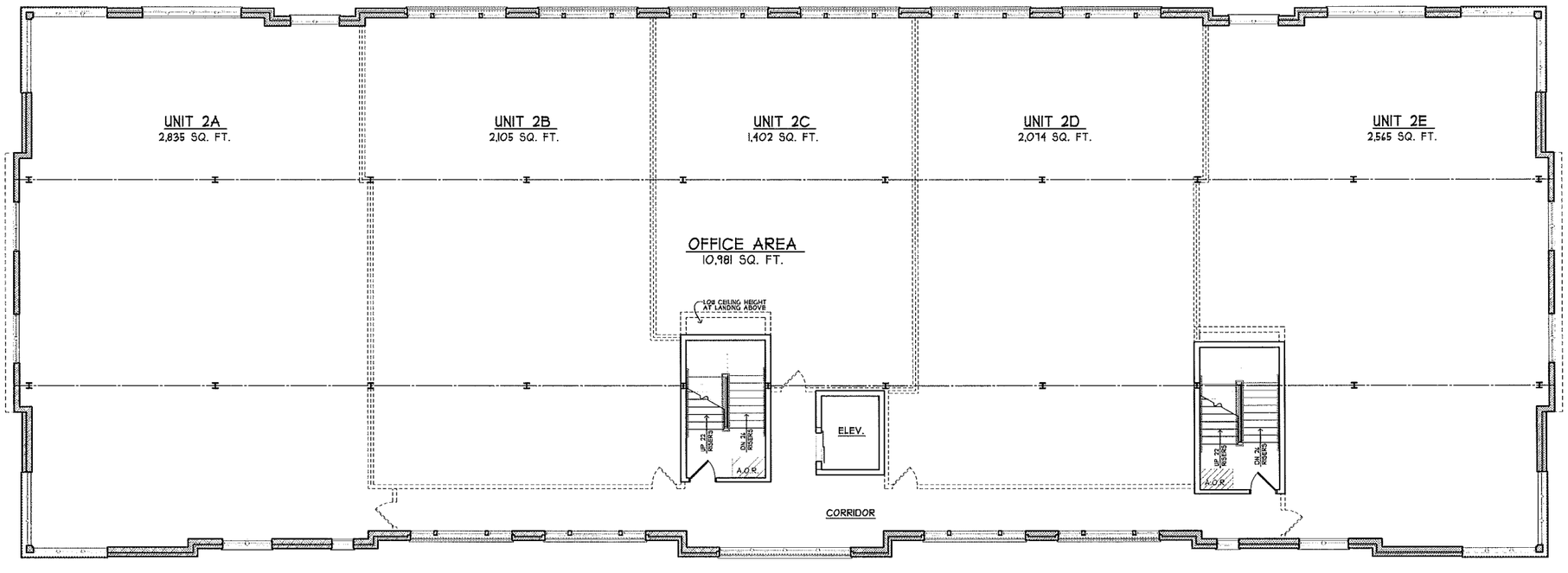
FIRST STREET BUILDING 2 "RIVER LOFT"

ST. CHARLES, ILLINOIS 60174

PLOTTED: 9/26/2017

FIRST STREET DEVELOPMENT II, LLC

MARSHALL ARCHITECTS, INC



SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH

PROPOSED MIXED-USE BUILDING:

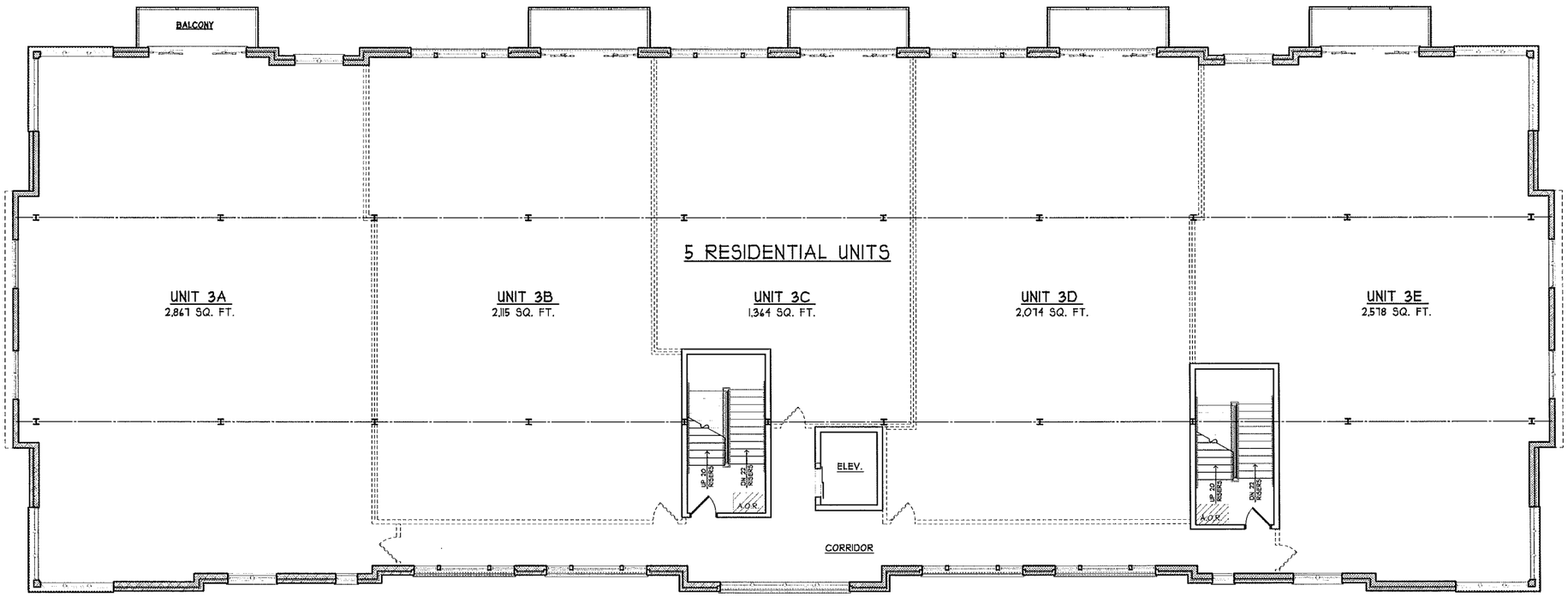
FIRST STREET BUILDING 2 "RIVER LOFT"

ST. CHARLES, ILLINOIS 60174

PLOTTED: 9/26/2017

FIRST STREET DEVELOPMENT II, LLC

MARSHALL ARCHITECTS, INC



THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH

PROPOSED MIXED-USE BUILDING:

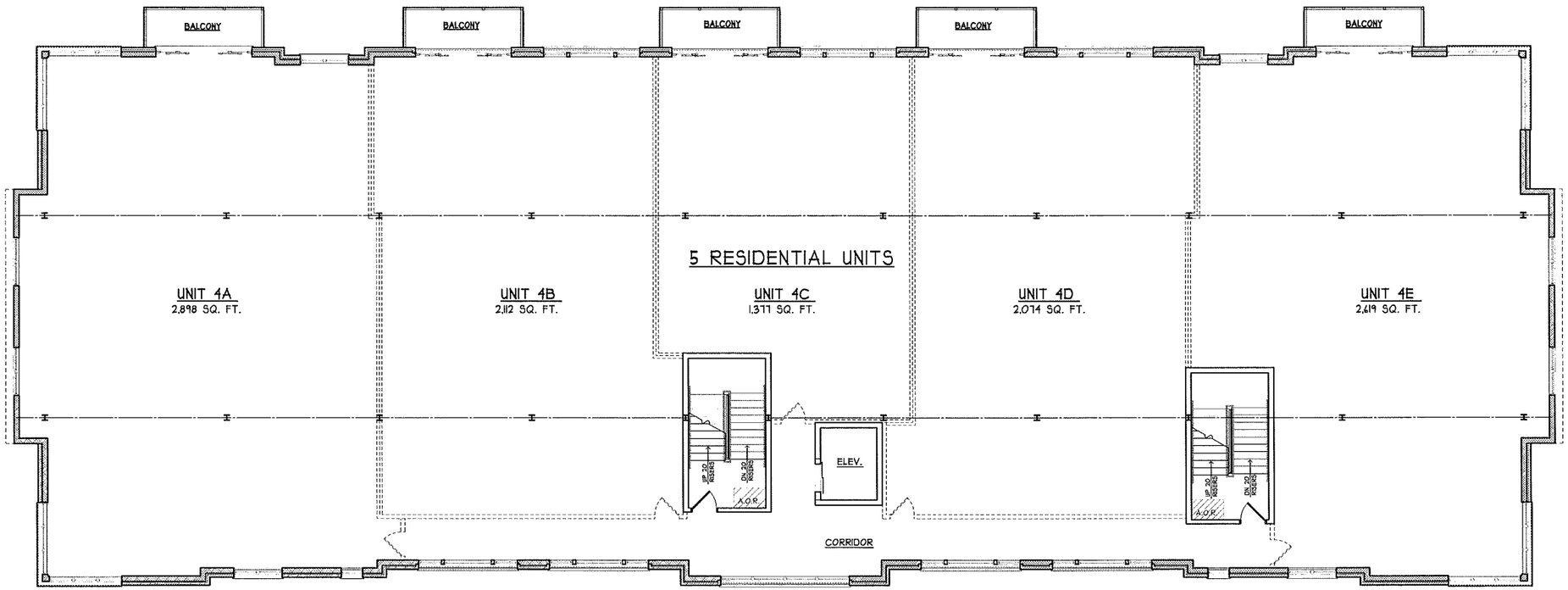
FIRST STREET BUILDING 2 "RIVER LOFT"

ST. CHARLES, ILLINOIS 60174

PLOTTED: 9/26/2017

FIRST STREET DEVELOPMENT II, LLC

MARSHALL ARCHITECTS, INC



FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH

PROPOSED MIXED-USE BUILDING:

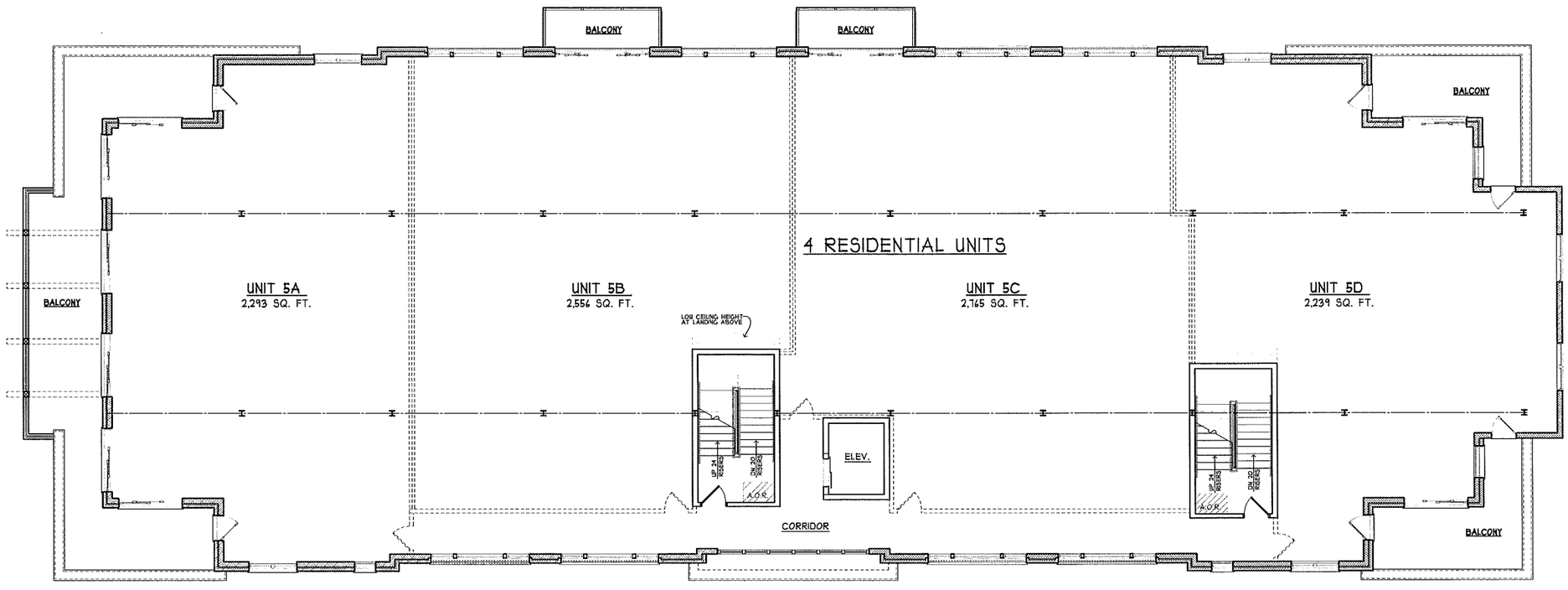
FIRST STREET BUILDING 2 "RIVER LOFT"

ST. CHARLES, ILLINOIS 60174

PLOTTED: 9/26/2017

FIRST STREET DEVELOPMENT II, LLC

MARSHALL ARCHITECTS, INC



FIFTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH

PROPOSED MIXED-USE BUILDING:

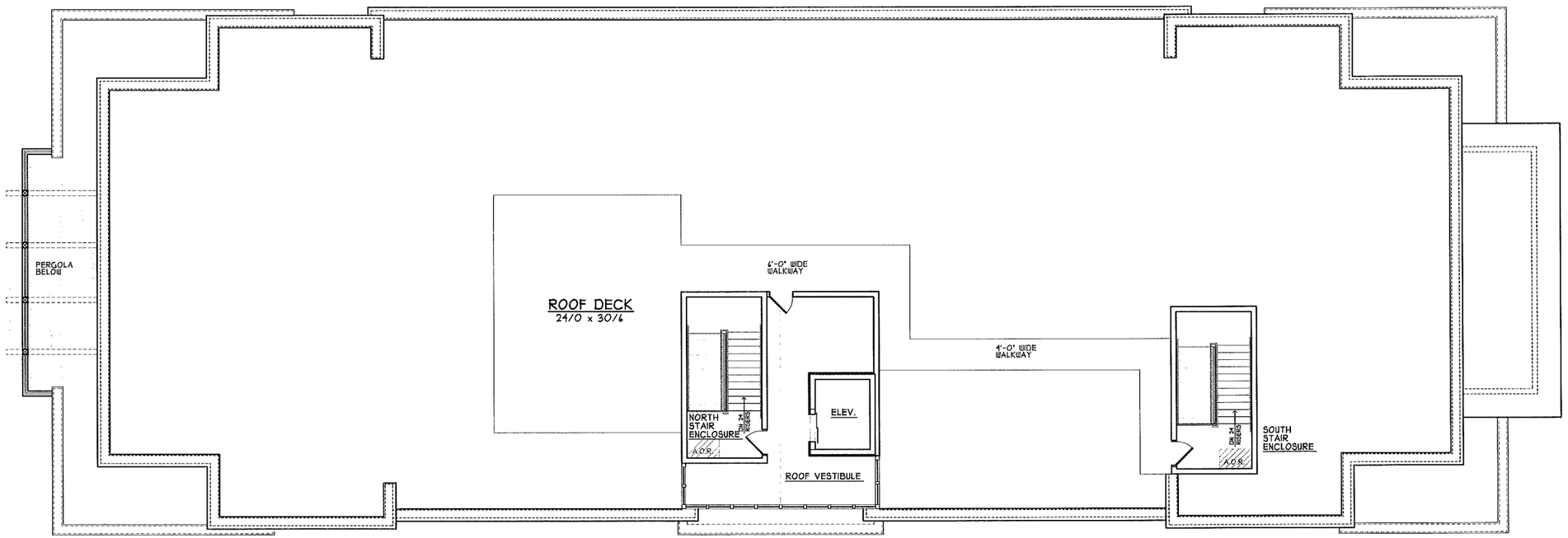
FIRST STREET BUILDING 2 "RIVER LOFT"

ST. CHARLES, ILLINOIS 60174

PLOTTED: 9/26/2017

FIRST STREET DEVELOPMENT II, LLC

MARSHALL ARCHITECTS, INC

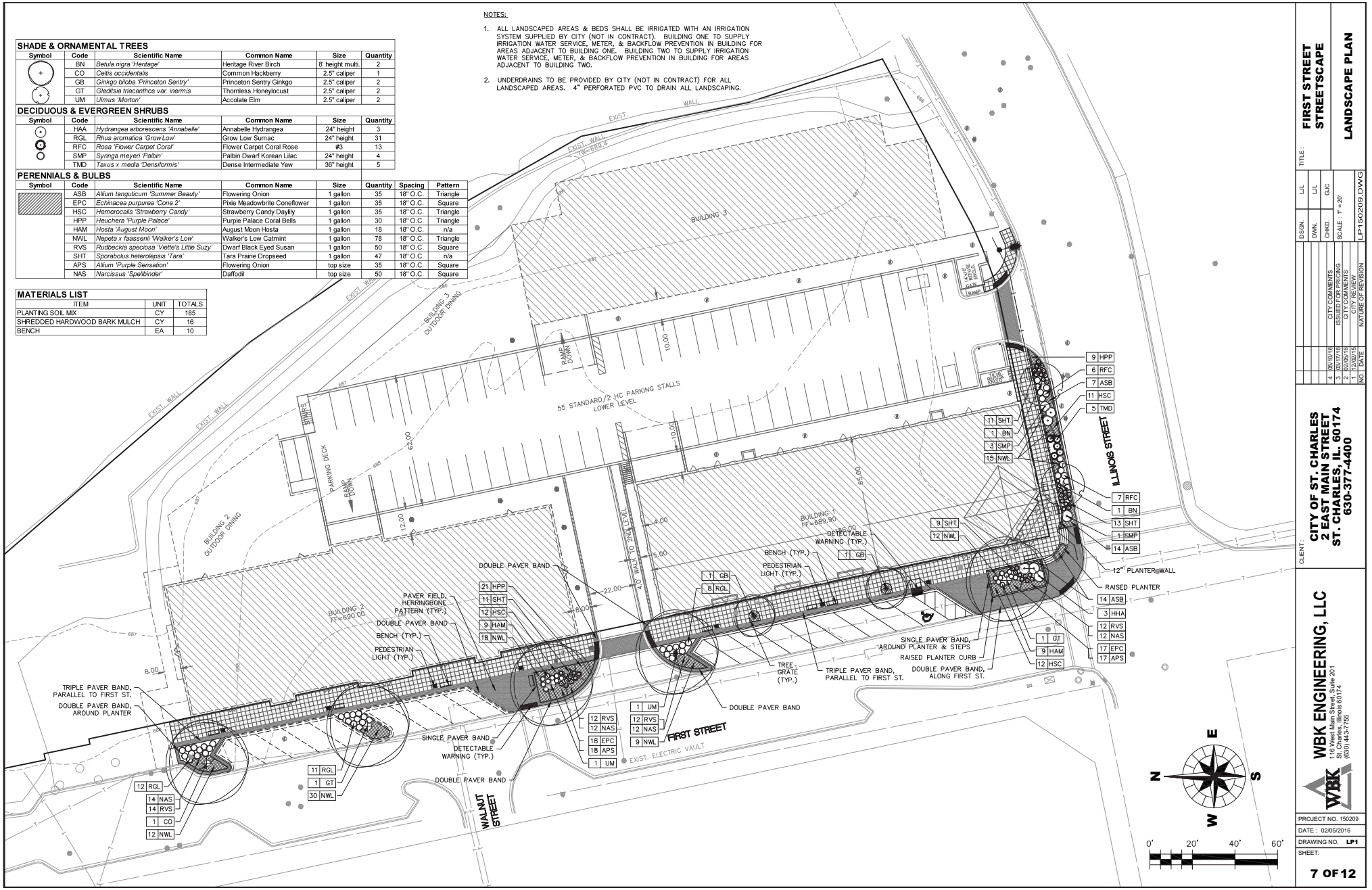


ROOF PLAN

SCALE: 1/16" = 1'-0"

NORTH

2015 Approved Streetscape Plan for Building #2



CLIENT:
CITY OF ST. CHARLES
2 EAST MAIN STREET
ST. CHARLES, IL. 60174
630-377-4400

NO.	DATE	NATURE OF REVISION
4	06/16/16	CITY COMMENTS
3	05/17/16	ISSUED FOR PRICING
2	02/26/16	CITY COMMENTS
1	12/4/2015	CITY REVIEW

DSGN: LJL
DWN: LJL
CHKD: GJC
SCALE: 1" = 20'
LP150209.DWG

TITLE:
FIRST STREET STREETSCAPE
LANDSCAPE PLAN

WBK ENGINEERING, LLC
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 150209
DATE: 02/05/2016
DRAWING NO. LP1
SHEET:
7 OF 12

2015 Approved Elevations for Building #2

WEST ELEVATION BUILDING TWO 2-2-15

FIRST STREET - PHASE THREE - ST. CHARLES, IL

FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS

EAST ELEVATION BUILDING TWO 2-2-15

FIRST STREET - PHASE THREE - ST. CHARLES, IL

FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS

SOUTH ELEVATION BUILDING TWO 2-2-15
FIRST STREET - PHASE THREE - ST. CHARLES, IL
FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS

NORTH ELEVATION BUILDING TWO 2-2-15
FIRST STREET - PHASE THREE - ST. CHARLES, IL
FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS