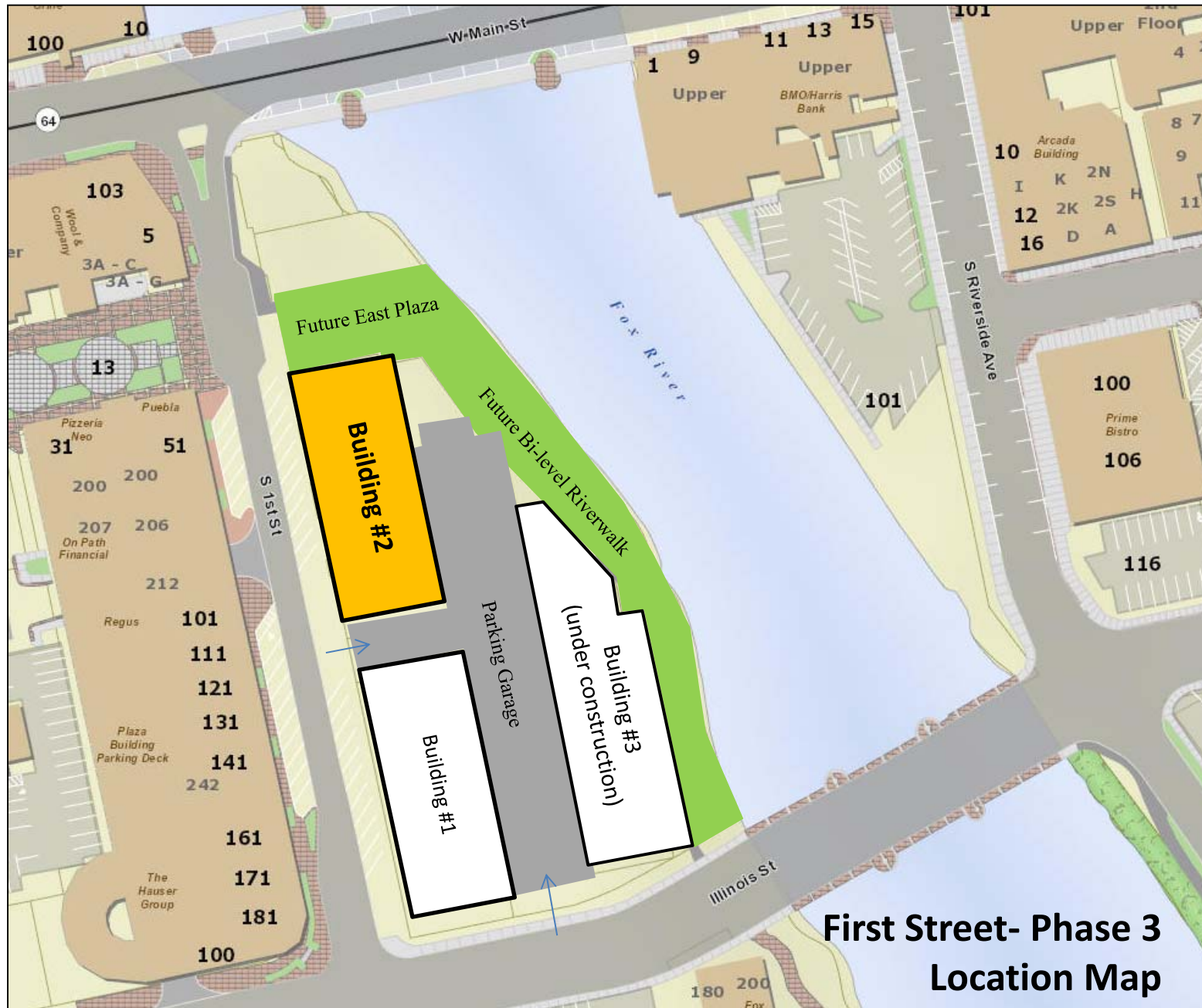
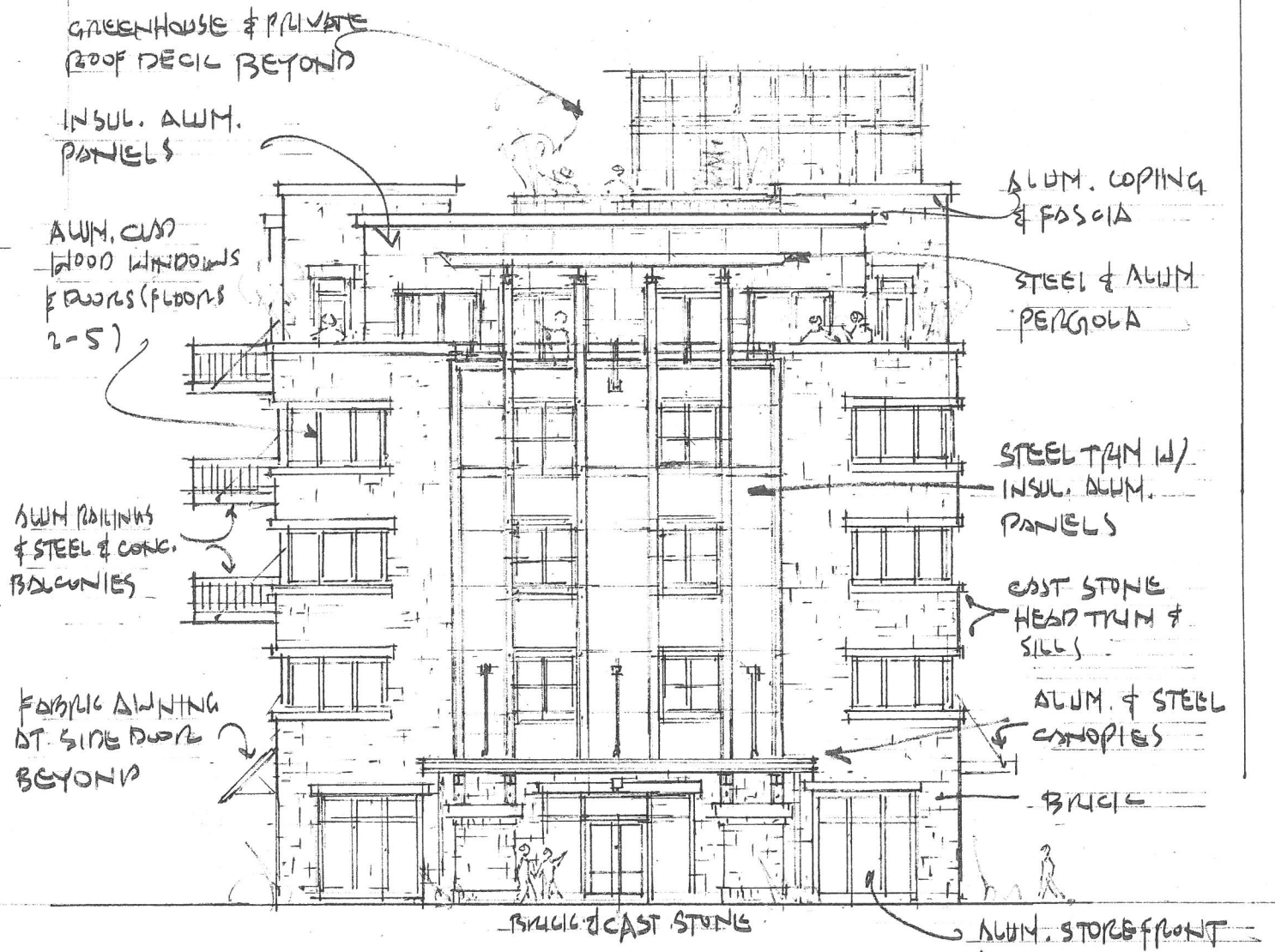
 ST. CHARLES SINCE 1834	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		PUD Preliminary Plan for First Street Building #2	
	Proposal:		Preliminary Plans for First Street Building #2	
	Petitioner:		Bob Rasmussen, First Street Development II, LLC Dan Marshall, Architect	
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 9/6/17	X
AGENDA ITEM CATEGORY:				
	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item	X	Commission Business	
ATTACHMENTS:				
First St. Phase 3 Site Plan showing building location Proposed plans for Building #3 Previous approved 2015 plans for Building #2				
EXECUTIVE SUMMARY:				
<p>A PUD Preliminary Plan has been submitted for First Street Phase 3, Building #2.</p> <p>In 2015, the Commission reviewed and approved Preliminary Plans for all of the Phase 3 property, which included elevations for Building #2. Since that time, COAs have been approved for construction of Building #1 and the parking deck (now completed) and Building #3 (currently under construction).</p> <p>The proposed building is a 5-story mixed use building, with retail/restaurant uses on the ground floor, office use on the second floor, and residential use on floors 3 through 5.</p> <p>Parking will be located in the basement level of the building and will be accessed from the adjacent parking deck.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
<p>Review the proposal and provide a recommendation to the Plan Commission.</p> <p>The Zoning Ordinance calls for the Historic Preservation Commission to make recommendations to the Plan Commission regarding PUD applications for property within a historic district. <i>The Commission's recommendation shall address the potential impact of the application on the historic resources of the City, particularly with regard to designated landmarks and historic districts directly affected.</i></p>				



**First Street- Phase 3
Location Map**



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"

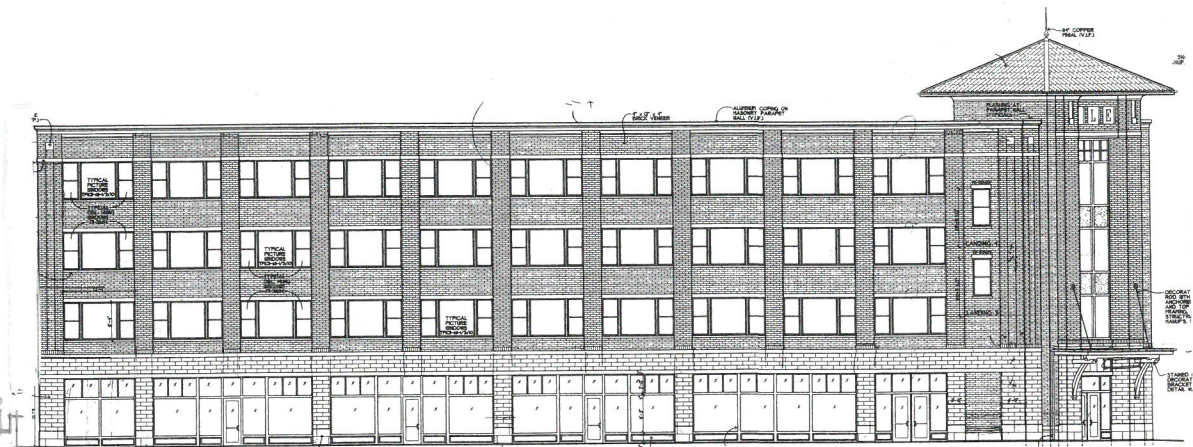
FIRST STREET II, LLC - MARSHALL ARCHITECTS, INC.

RIVER LOFT - ST. CHARLES, IL.



BUILDING 2

RAMP



BUILDING 1

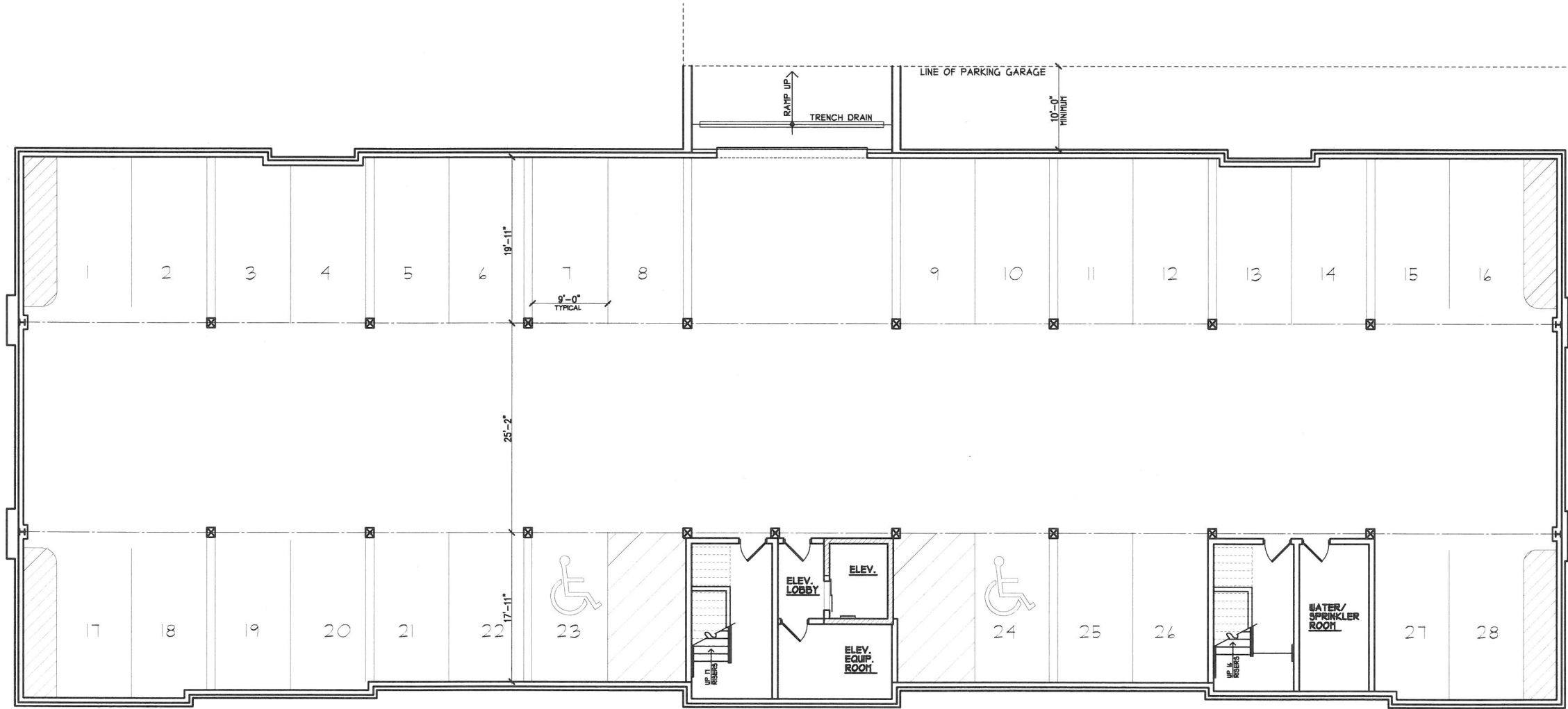
STREETSCOPE 8.28.17

FIRST STREET • ST. CHARLES, IL.

PROPOSED NEW BUILDING ON:
FIRST STREET

PLOTTED: 9/1/2017

BUILDING TWO
ST. CHARLES, ILLINOIS 60174
FIRST STREET DEVELOPMENT, LLC



LOWER LEVEL PLAN

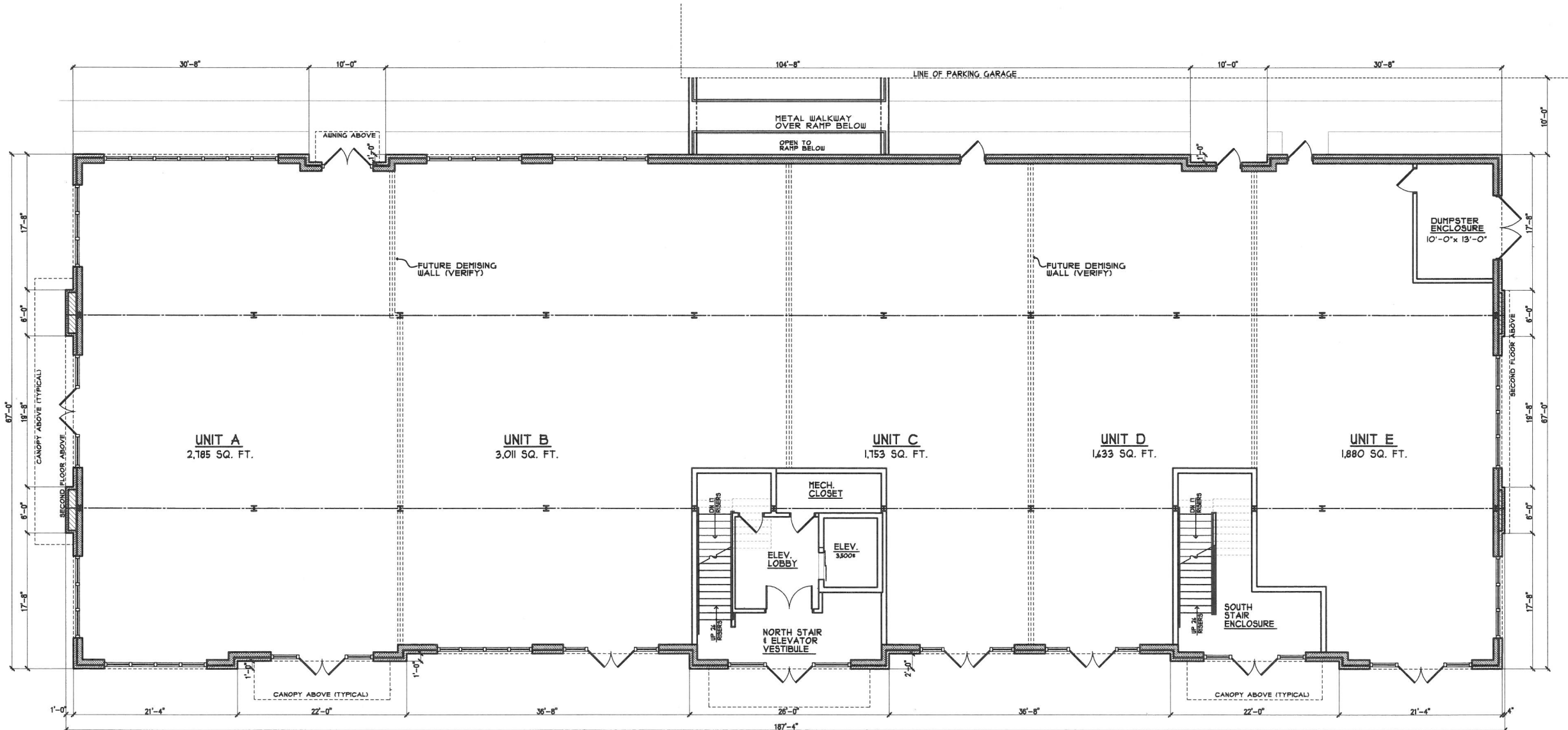
SCALE: 1/16" = 1'-0"



PROPOSED NEW BUILDING ON:
FIRST STREET

PLOTTED: 9/1/2017

BUILDING TWO
ST. CHARLES, ILLINOIS 60174
FIRST STREET DEVELOPMENT, LLC



FIRST STREET

FIRST FLOOR PLAN

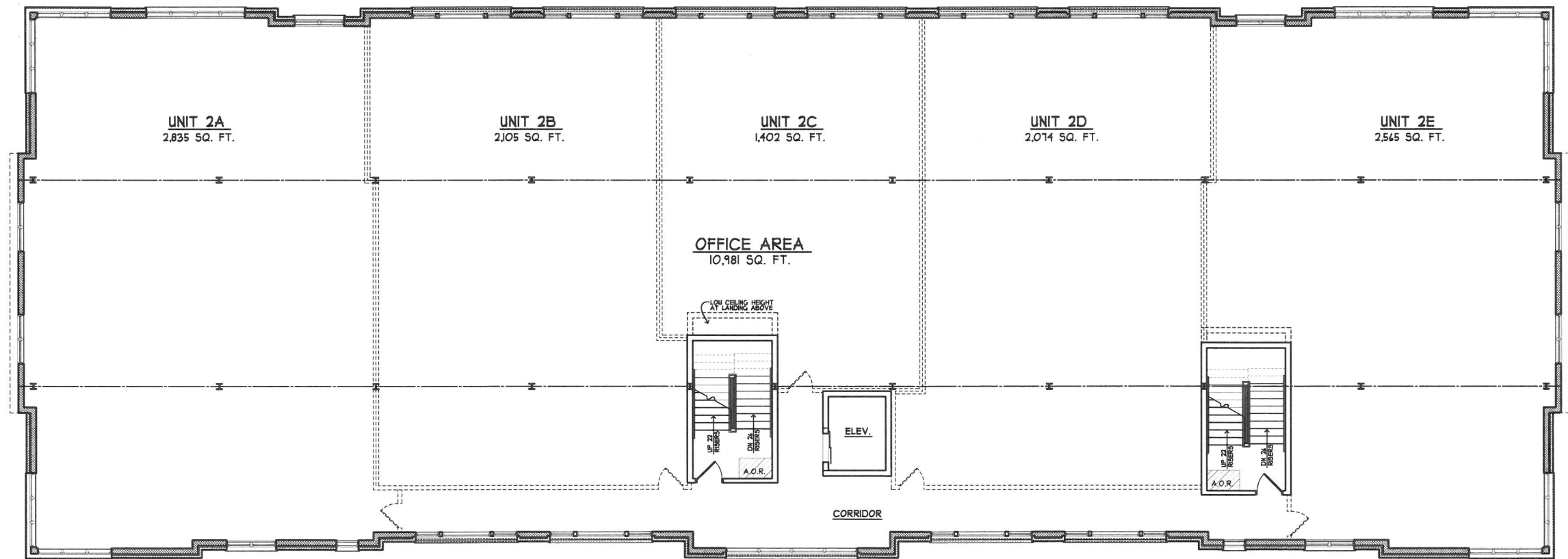
SCALE: 1/16" = 1'-0"



PROPOSED NEW BUILDING ON:
FIRST STREET

PLOTTED: 9/1/2017

BUILDING TWO
ST. CHARLES, ILLINOIS 60174
FIRST STREET DEVELOPMENT, LLC



SECOND FLOOR PLAN

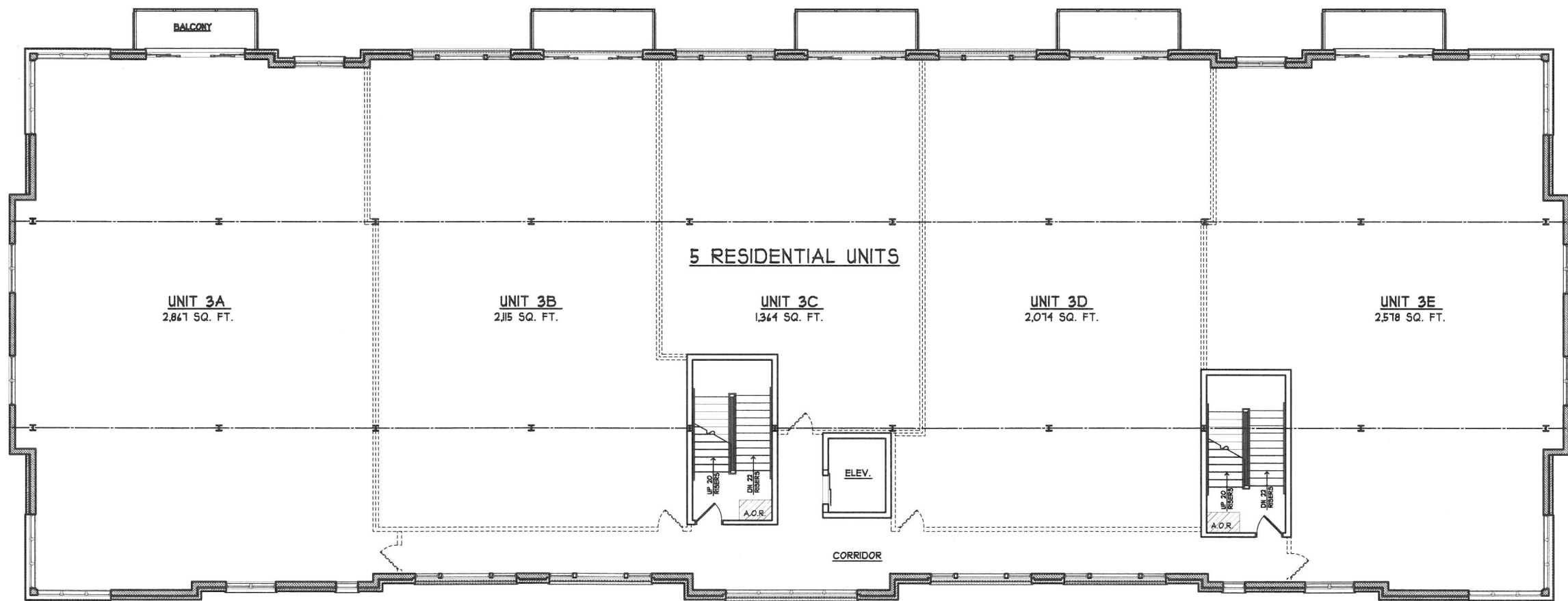
SCALE: 1/16" = 1'-0"



PROPOSED NEW BUILDING ON:
FIRST STREET

PLOTTED: 9/1/2017

BUILDING TWO
ST. CHARLES, ILLINOIS 60174
FIRST STREET DEVELOPMENT, LLC



THIRD FLOOR PLAN

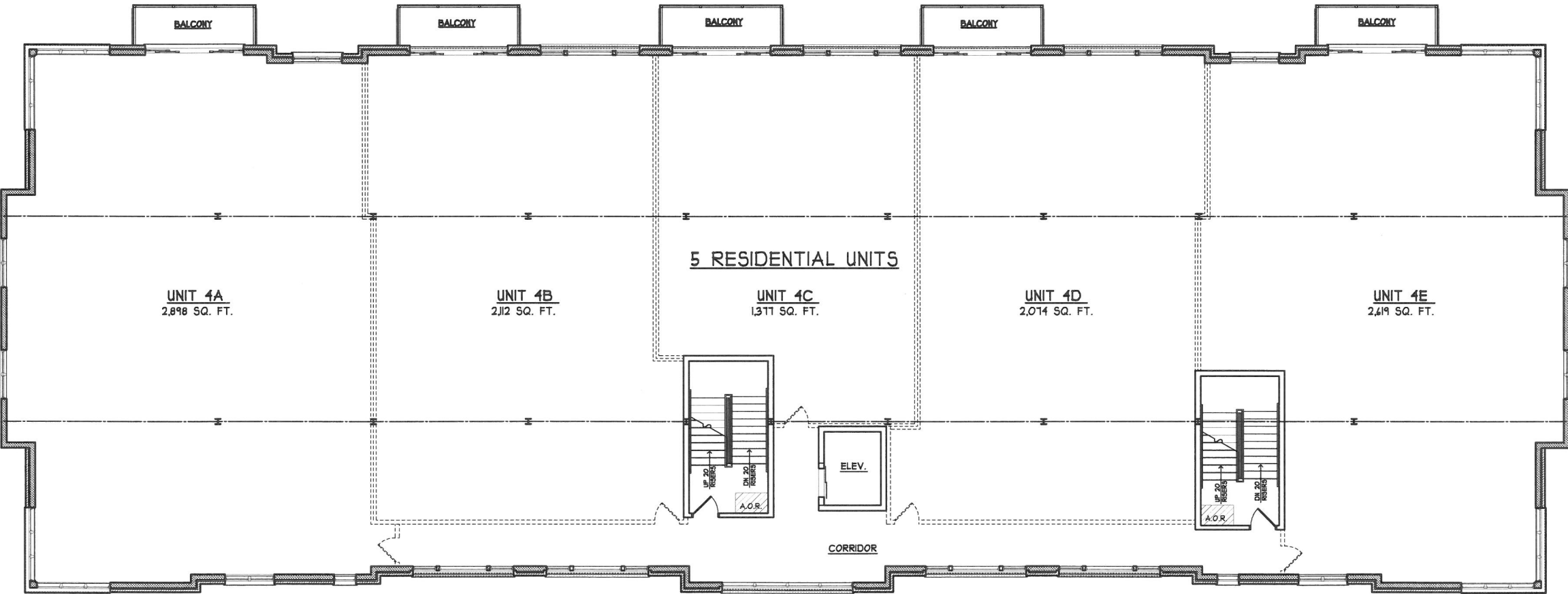
SCALE: 1/16" = 1'-0"



PROPOSED NEW BUILDING ON:
FIRST STREET

PLOTTED: 9/1/2017

BUILDING TWO
ST. CHARLES, ILLINOIS 60174
FIRST STREET DEVELOPMENT, LLC

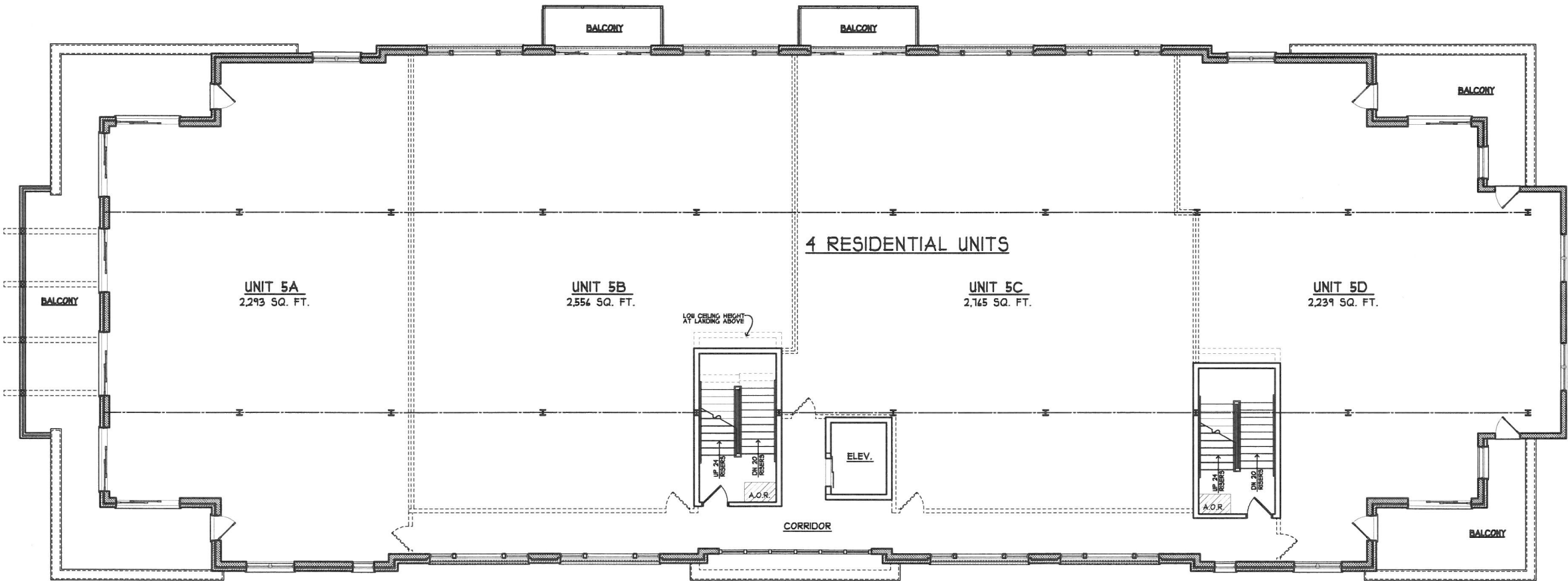


FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0" 

PROPOSED NEW BUILDING ON:
FIRST STREET

PLOTTED: 9/1/2017

BUILDING TWO
ST. CHARLES, ILLINOIS 60174
FIRST STREET DEVELOPMENT, LLC



FIFTH FLOOR PLAN

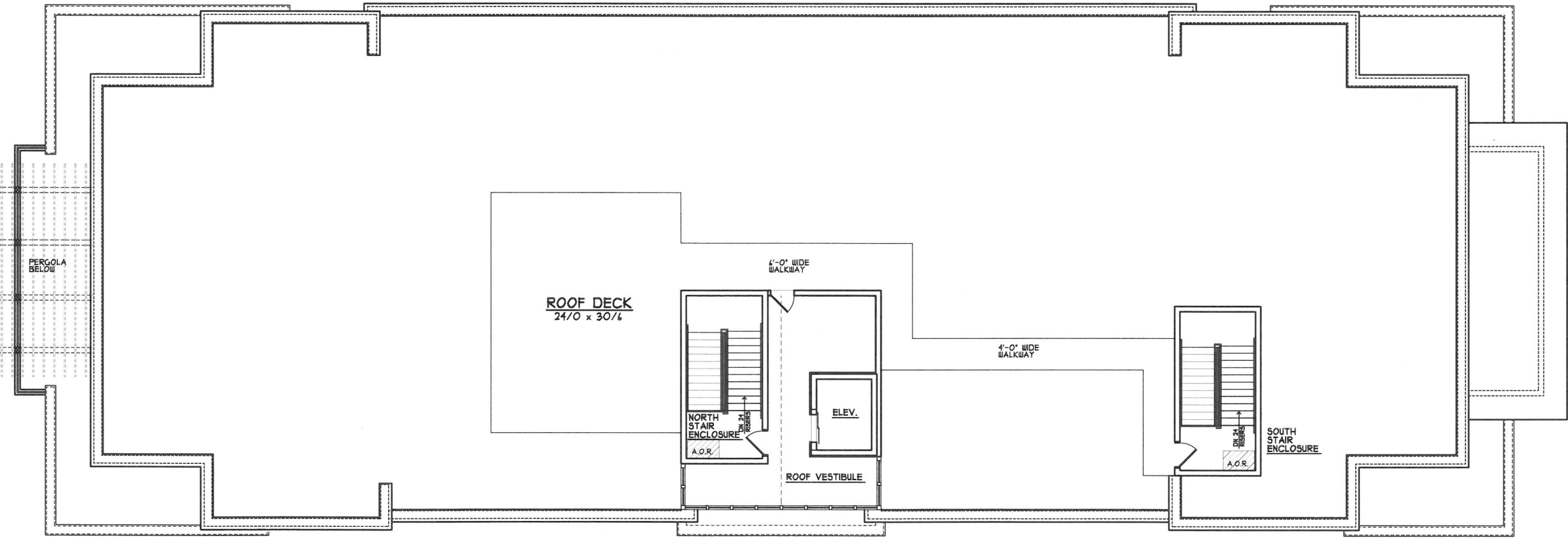
SCALE: 1/16" = 1'-0"



PROPOSED NEW BUILDING ON:
FIRST STREET

PLOTTED: 9/1/2017

BUILDING TWO
ST. CHARLES, ILLINOIS 60174
FIRST STREET DEVELOPMENT, LLC



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



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



ALUMINUM
LOUVER

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