



**HISTORIC PRESERVATION COMMISSION
AGENDA ITEM EXECUTIVE SUMMARY**

| | |
|-----------------------------------|-----------------------------|
| Agenda Item Title/Address: | First St. Development Lot 8 |
| Proposal: | Building Elevations |
| Petitioner: | |

Please check appropriate box (x)

PUBLIC HEARING

**MEETING
12/5/18**

X

AGENDA ITEM CATEGORY:

| | | | |
|---|--------------------------------------|--|-------------------------------|
| | Certificate of Appropriateness (COA) | | Façade Improvement Plan |
| X | Preliminary Review | | Landmark/District Designation |
| | Discussion Item | | Commission Business |

ATTACHMENTS:

Aerial Photo

Site Plan

Building Designs

EXECUTIVE SUMMARY:

Provided is the elevation designs for a building to be located on the vacant lot at the corner of Illinois St. and S. 2nd St.

RECOMMENDATION / SUGGESTED ACTION:

Provide feedback and recommendations to the preliminary plans.



City of St. Charles, Illinois

Two East Main Street, St. Charles, IL 60174-1984

Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharles.il.gov

First Street Project- Lot 8

RAYMOND ROGINA *Mayor*

MARK KOENEN *City Administrator*

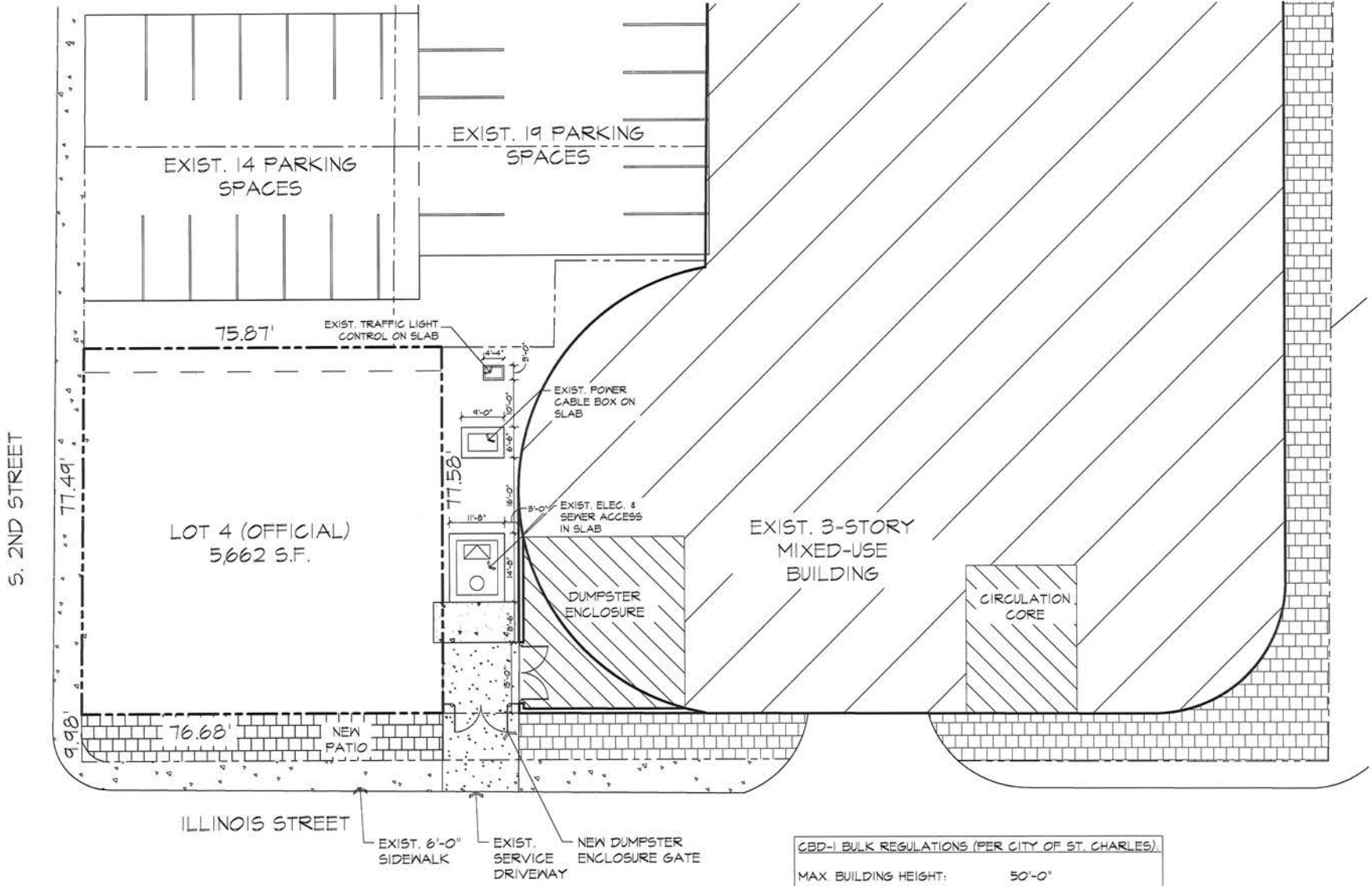


Data Source:
 City of St. Charles, Illinois
 Kane County, Illinois
 DuPage County, Illinois
 Projection: Transverse Mercator
 Coordinate System: Illinois State Plane East
 North American Datum 1983
 Printed on: November 30, 2018 10:03 AM



0 21 42 Feet

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S. 2ND STREET

LOT 4 (OFFICIAL)
5662 S.F.

EXIST. 19 PARKING SPACES

EXIST. 14 PARKING SPACES

EXIST. 3-STORY MIXED-USE BUILDING

CIRCULATION CORE

DUMPSTER ENCLOSURE

NEW PATIO

ILLINOIS STREET

EXIST. 6'-0" SIDEWALK

EXIST. SERVICE DRIVEWAY

NEW DUMPSTER ENCLOSURE GATE

CBD-1 BULK REGULATIONS (PER CITY OF ST. CHARLES)

| | |
|-----------------------|-------------------------|
| MAX. BUILDING HEIGHT: | 50'-0" |
| SETBACKS: | |
| FRONT YARD: | 5'-0" MAX / NO MIN |
| INTERIOR SIDE YARD: | IF PROVIDED, 5'-0" MIN. |
| EXTERIOR SIDE YARD: | MAX. 5'-0", NO MIN. |
| MIN. REAR YARD: | NONE |



NORTH

S. 2ND STREET - LOT 4

SCALE: 1" = 20'-0"

LOCATION S. 2ND ST. & ILLINOIS ST.
ST. CHARLES, IL

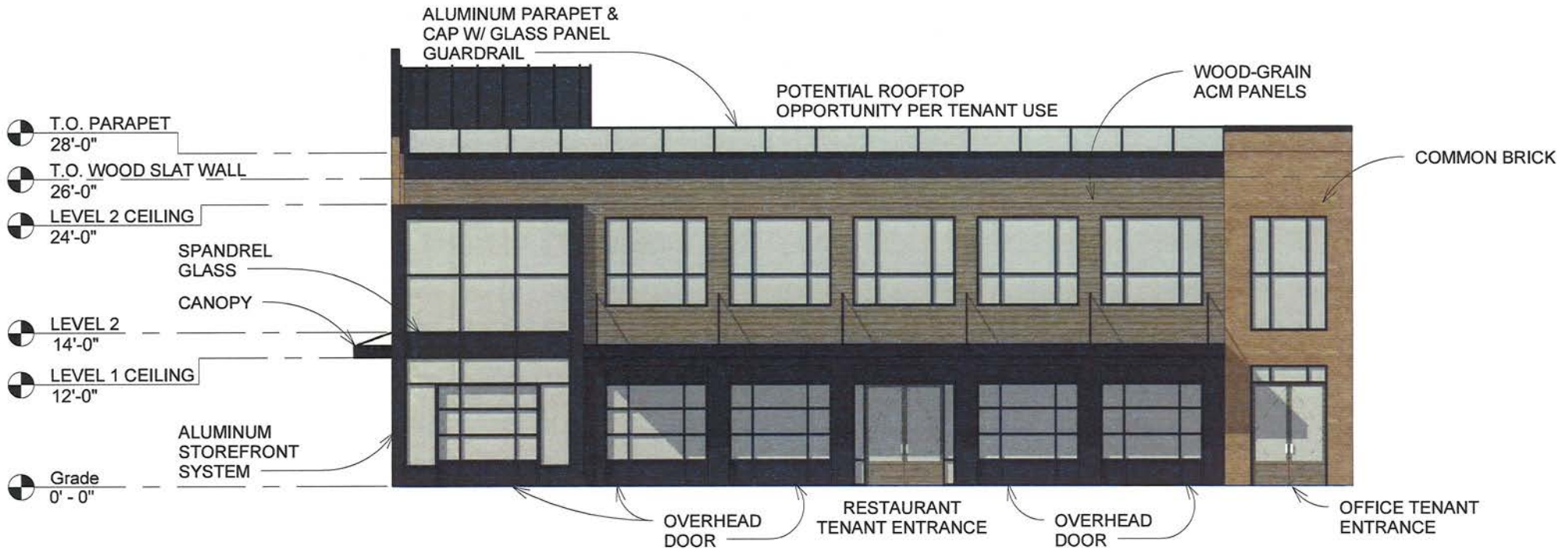
PLAN # 1
PROJECT#

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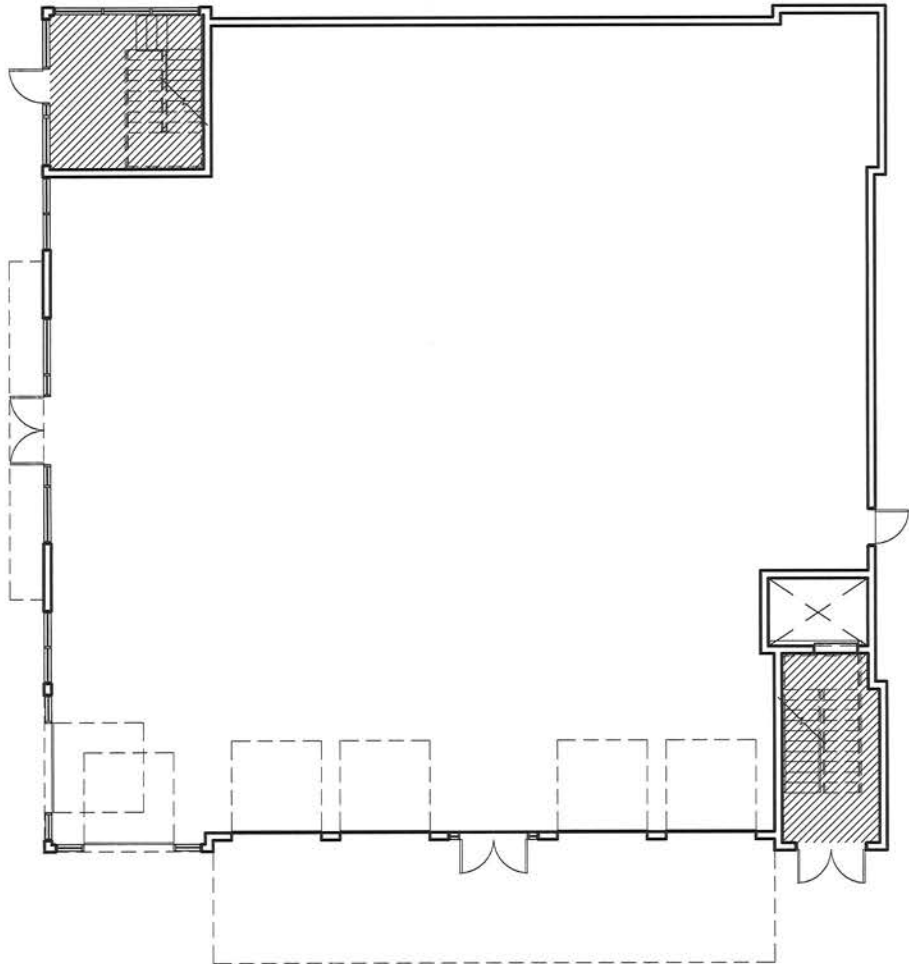
BATIR ARCHITECTURE, LTD
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-513-5109 FAX: 630-513-5919
WWW.BATIRARCH.COM







SOUTH ELEVATION - ILLINOIS STREET



CODE ANALYSIS:

TENANT SPACE: USE GROUP A-2 ASSEMBLY (RESTAURANT/BAR)
 GROSS LEASE AREA SPACE: 4,832 S.F.

FLOOR AREA PER OCCUPANT: 100 GROSS PER S.F. (BUSINESS)
 200 GROSS PER S.F. (KITCHEN)
 15 GROSS PER S.F. (ASSEMBLY)

EGRESS CALCULATIONS: (IBC)

| | | |
|-------------|--------------------|----------------------|
| GROSS AREA: | 4,832 S.F. / 100 = | 48 OCCUPANTS |
| | 3,632 S.F. / 15 = | 242 OCCUPANTS |
| | 1,200 S.F. / 200 = | 6 OCCUPANTS |
| | | 296 OCCUPANTS |

EGRESS UNITS REQUIRED (STAIRS): 2 MIN.



S. 2ND STREET - LOT 4

SCALE: 3/32" = 1'-0"

LOCATION S. 2ND ST. & ILLINOIS ST.
 ST. CHARLES, IL
 PLAN #: FIRST FLOOR PLAN
 PROJECT:

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