

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Recommendation to Plan Commission regarding Special Use for PUD & PUD Preliminary Plans for River East Lofts		
	Significance:	Contributing		
	Presenter:	Conrad Hurst, Frontier Development		
	Project Type:	Building Addition/New building		
	PUBLIC HEARING		MEETING 3/16/22	X
Agenda Item Category:				
	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation	X	Commission Business	
Attached Documents:		Additional Requested Documents:		
Plans, 7/7/21 Meeting Minutes				
Project Description:				
<p>Special Use for PUD and PUD Preliminary Plan Applications have been submitted proposing a mixed-use building at the southeast corner of Illinois & Riverside Aves. The site is currently a parking lot with bank ATM and an office building (former location of the Chamber of Commerce).</p> <p>The proposed building would contain retail space and parking on the first floor and 43 upper floor residential apartments. Plans also show reconfiguration of the adjacent streets to add parking. The applicant is Conrad Hurst, on behalf of owners STC Morse, LLC and STC 216, LLC.</p> <p>The Commission previously provided preliminary review comments on 6/16/21 and reviewed the Concept Plan on 7/7/21. The architectural and site plans have been revised.</p> <p>Both applications can be found here: https://www.stcharlesil.gov/projects/river-east-lofts</p>				
Staff Comments:				
<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.</p> <p><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>				
Recommendation / Suggested Action:				
Provide comments regarding the Special Use Plan's potential impact on the historic resources of the City, particularly with regard to designated landmarks and historic districts. Comments will be forwarded to the Plan Commission (on 3/22/22).				











RIVER EAST LOFTS

NEW CONSTRUCTION
216-218 SOUTH RIVERSIDE AVENUE
ST. CHARLES, ILLINOIS 60174

RIVER EAST LOFTS
NEW CONSTRUCTION
216-218 SOUTH RIVERSIDE AVENUE
ST. CHARLES, ILLINOIS 60174



3D VIEW LOOKING NORTHEAST:
Not to Scale

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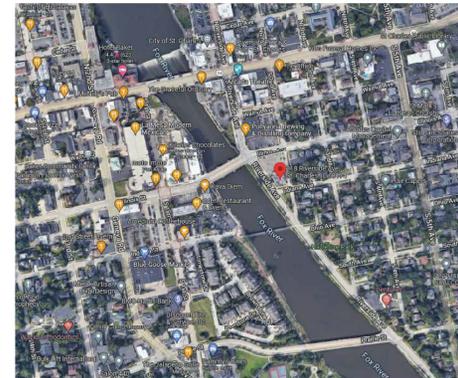
COVER SHEET

BUILDING DATA:

PROPOSED BUILDING CONSTRUCTION TYPE: IIB SPRINKLED	BUILDING HEIGHT ABOVE GRADE: 59'-8"
GROSS BUILDING AREA: 57,767 SQ. FT.	STORIES ABOVE GRADE: 5 STORIES
NET RESIDENTIAL AREA: 39,370 SQ. FT.	TOTAL RESIDENTIAL UNITS: 43 UNITS
NET RETAIL AREA: 7,571 SQ. FT.	

SHEET INDEX:

A001	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C200	CROSS SECTION SHEET
C300	GEOMETRIC PLAN
C400	UTILITY PLAN
C500	GRADING & DRAINAGE PLAN
C501	GRADING & DRAINAGE PLAN
C600	PLANTING PLAN
A201	FIRST FLOOR PLAN
A202	SECOND FLOOR PLAN
A203	THIRD FLOOR PLAN
A204	FOURTH FLOOR PLAN
A205	FIFTH FLOOR PLAN
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A311	3D EXTERIOR VIEWS

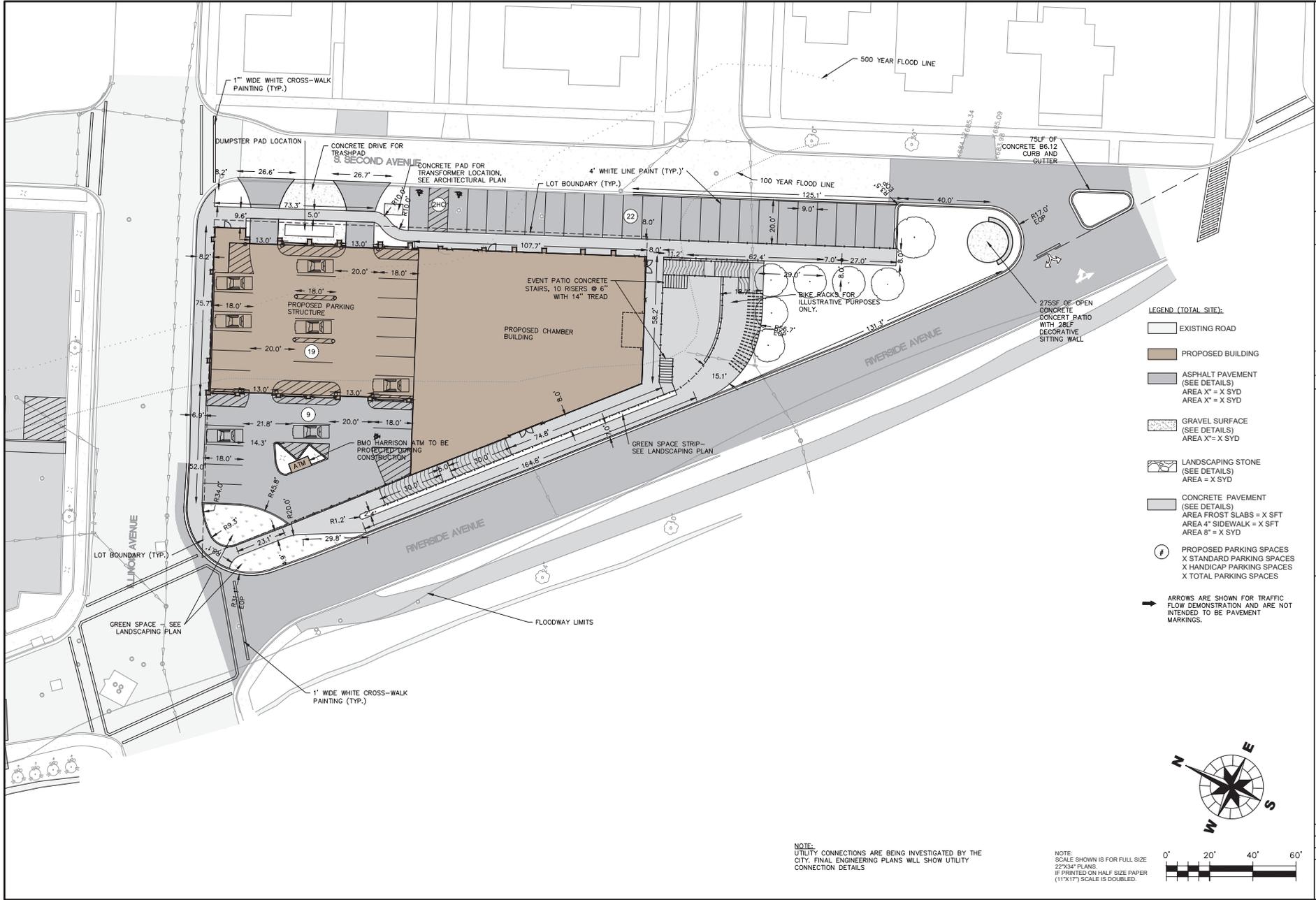


VICINITY MAP:
Not to Scale

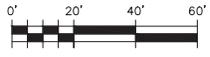
ISSUED:
08-29-2021
CONCEPT REVIEW
08-18-2021
PROGRESS REVIEW
04-01-2021
PROGRESS REVIEW
03-02-2022
PUD / HISTORIC REVIEW

SCALE
LINE SIZE NOTED ON SHEETS

A001



- LEGEND (TOTAL SITE):**
- EXISTING ROAD
 - PROPOSED BUILDING
 - ASPHALT PAVEMENT (SEE DETAILS)
AREA X' = X SYD
AREA X" = X SYD
 - GRAVEL SURFACE (SEE DETAILS)
AREA X' = X SYD
 - LANDSCAPING STONE (SEE DETAILS)
AREA = X SYD
 - CONCRETE PAVEMENT (SEE DETAILS)
AREA FROST SLABS = X SFT
AREA 4" SIDEWALK = X SFT
AREA 8" = X SYD
 - PROPOSED PARKING SPACES
X STANDARD PARKING SPACES
X HANDICAP PARKING SPACES
X TOTAL PARKING SPACES
 - ARROWS ARE SHOWN FOR TRAFFIC FLOW DEMONSTRATION AND ARE NOT INTENDED TO BE PAVEMENT MARKINGS.



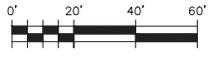
NOTE:
UTILITY CONNECTIONS ARE BEING INVESTIGATED BY THE CITY. FINAL ENGINEERING PLANS WILL SHOW UTILITY CONNECTION DETAILS

NOTE:
SCALE SHOWN IS FOR FULL SIZE 22"x34" PLANS.
IF PRINTED ON HALF SIZE PAPER (11"x17") SCALE IS DOUBLED.

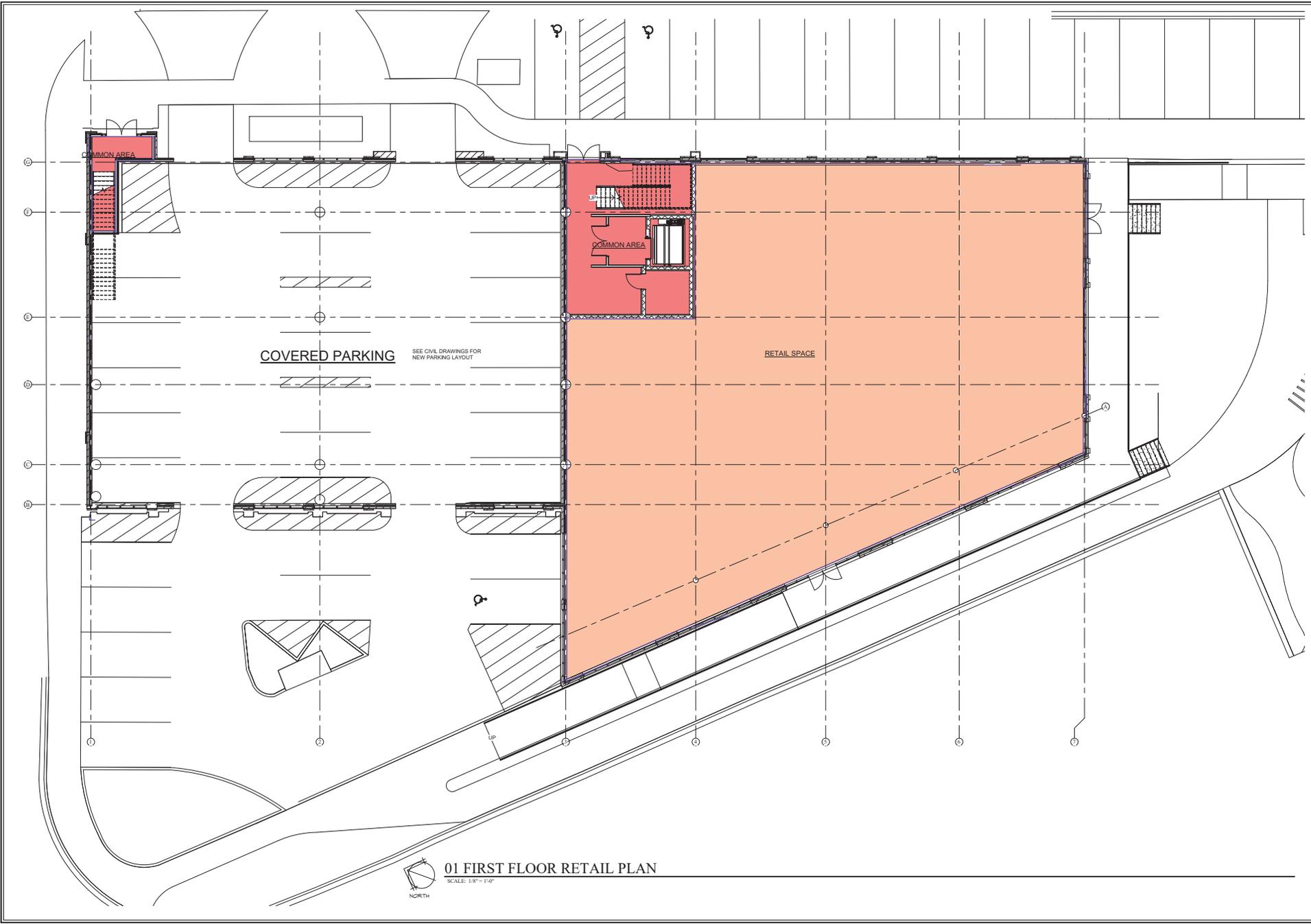
216 & 218 RIVERSIDE AVENUE PUD	
GEOMETRIC PLAN	
DISN. BYD. JWC	DWN. BYD. JWC
CHKD. BYD. JWC	SCALE AS NOTED
NO. DATE	NATURE OF REVISION
STC MORSE, LLC 1 E. MAIN STREET ST. CHARLES, IL 60174 IL 60174	
WBK ENGINEERING, LLC 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 443-7755	
PROJECT NO. 200254	
DATE: 03/02/2022	
DRAWING NO. GM	
SHEET:	
C300	



NOTE:
SCALE SHOWN IS FOR FULL SIZE
22"x34" PLANS.
IF PRINTED ON HALF SIZE PAPER
(11"x17") SCALE IS DOUBLED.



CLIENT: STC MORSE, LLC 1 E. MAIN STREET ST. CHARLES, IL 60174 IL 60174		TITLE 216 & 218 RIVERSIDE AVENUE PUD PLANTING PLAN	
PROJECT NO. 200254 DATE : 03/02/2022 DRAWING NO. LP SHEET: C600		DSN. DWN. CHKD. SCALE AS NOTED	BID. BID. JWC SCALE AS NOTED
WBK ENGINEERING, LLC 68 EAST MADISON AVENUE BATTLE CREEK, MICHIGAN 48917 P (269) 220-8122		NO. DATE NATURE OF REVISION LP-200254.DWG	



01 FIRST FLOOR RETAIL PLAN
 SCALE: 1/8" = 1'-0"

PROJECT:
21021

RIVER EAST LOFTS
 NEW CONSTRUCTION
 245-275 SOUTH RIVERSIDE AVENUE
 ST. CHARLES, ILLINOIS 60174

BATR
 BATRA ARCHITECTURAL LTD.
 1171 N. MICHIGAN AVE. SUITE 1100
 CHICAGO, IL 60611
 PHONE: 606-513-5109 • FAX: 606-513-5919
 WWW.BATRAARCH.COM

**FIRST FLOOR PLAN
 WITH SITE PLAN**

ISSUED:
 08-28-2021
 CONCEPT REVIEW
 09-15-2021
 PROGRESS REVIEW
 01-01-2021
 PROGRESS REVIEW
 03-02-2022
 PLO / HISTORIC REVIEW

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SCALE
 1/8" = 1'-0"
 LINE SEE NOTES FOR DETAILS

A201

PROJECT:
21021

RIVER EAST LOFTS
NEW CONSTRUCTION
246-278 SOUTH RIVERSIDE AVENUE
ST. CHARLES, ILLINOIS 60174

BATR
BATR ARCHITECTURE, LTD.
200 W. WASHINGTON ST. SUITE 1000
CHICAGO, IL 60604
PHONE: 606-513-5109 FAX: 606-513-9919
WWW.BATRARCH.COM

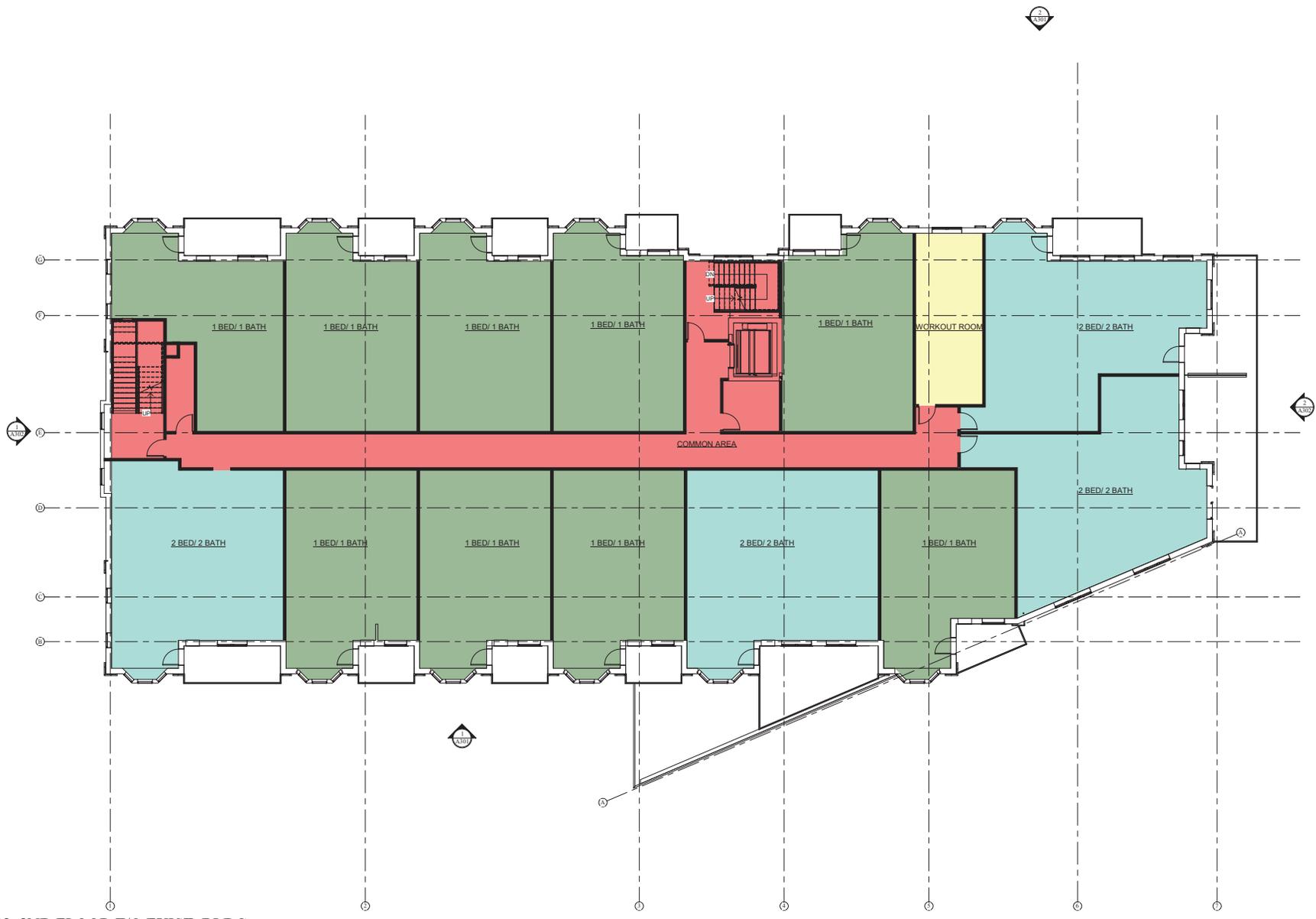
SECOND FLOOR PLAN

ISSUED:
08-28-2021
CONCEPT REVIEW
09-15-2021
PROGRESS REVIEW
09-01-2021
PROGRESS REVIEW
03-02-2022
PLD / HISTORIC REVIEW

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SCALE
1/8" = 1'-0"
LINES NOTED OTHERWISE

A202



1 02 2ND FLOOR T/O EXIST. BLDG
SCALE: 1/8" = 1'-0"

PROJECT:
21021

RIVER EAST LOFTS
NEW CONSTRUCTION
206-218 SOUTH RIVERSIDE AVENUE
ST. CHARLES, ILLINOIS 60174

BATR
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117 E. MADISON ST. STE. 100
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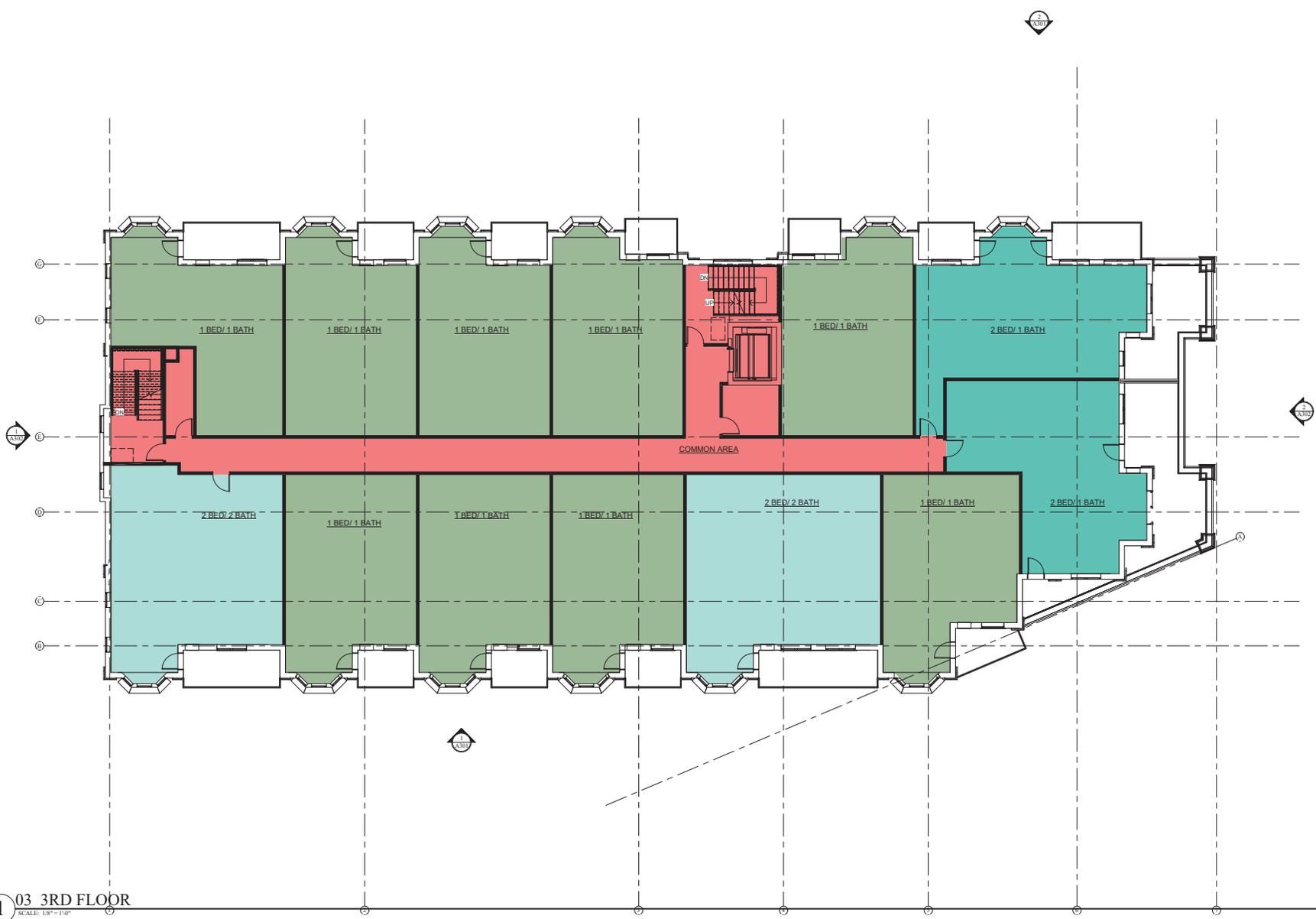
THIRD FLOOR PLAN

ISSUED:
06-29-2021
CONCEPT REVIEW
08-18-2021
PROGRESS REVIEW
09-01-2021
PROGRESS REVIEW
03-02-2022
PLD / HISTORIC REVIEW

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SCALE
1/8" = 1'-0"
LINE SHOWN NOT TO SCALE

A203



1 03 3RD FLOOR
SCALE: 1/8" = 1'-0"

PROJECT:
21021

RIVER EAST LOFTS
NEW CONSTRUCTION
242-275-8000 RIVERSIDE AVENUE
ST. CHARLES, ILLINOIS 60174

BATR
BATR ARCHITECTURE, LTD.
200 W. MADISON ST. SUITE 1000, CHICAGO, IL 60604
PHONE: 606-512-5109 FAX: 606-512-9919
WWW.BATRARCH.COM

FOURTH FLOOR PLAN

ISSUED:
08-28-2021
CONCEPT REVIEW
09-15-2021
PROGRESS REVIEW
04-01-2021
PROGRESS REVIEW
03-02-2022
PLD / HISTORIC REVIEW

SCALE
1/8" = 1'-0"

A204



1 04 4TH FLOOR
SCALE: 1/8" = 1'-0"

PROJECT:
21021

RIVER EAST LOFTS
NEW CONSTRUCTION
246-218 SOUTH RIVERSIDE AVENUE
ST. CHARLES, ILLINOIS 60174

BATR
BATR ARCHITECTURE, LLC
117 E. N. WASHINGTON ST. ST. CHARLES, IL 60174
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WWW.BATRARCH.COM

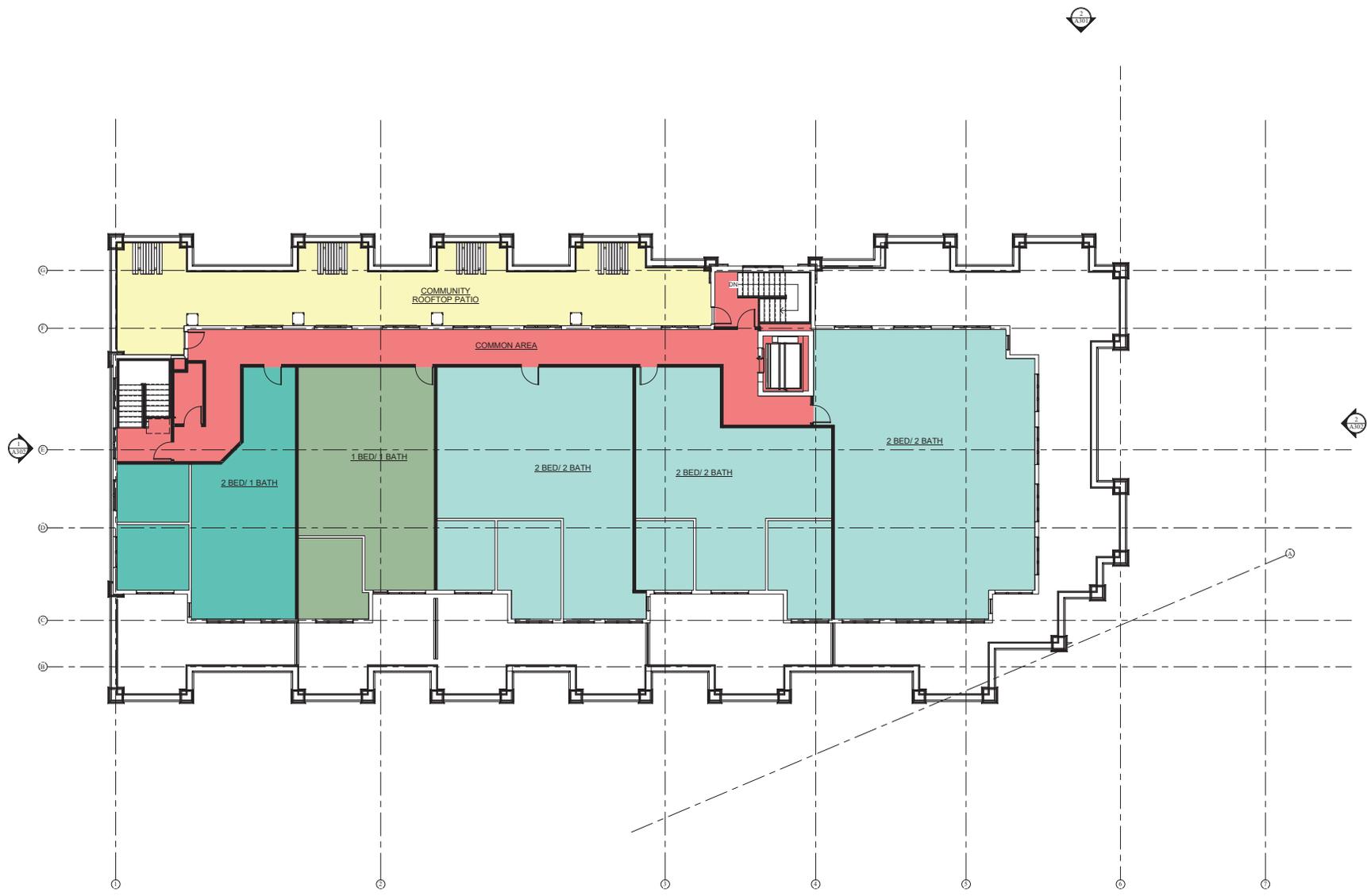
FIFTH FLOOR PLAN

ISSUED:
08-28-2021
CONCEPT REVIEW
09-15-2021
PROGRESS REVIEW
09-01-2021
PROGRESS REVIEW
03-02-2022
PLG / HISTORIC REVIEW

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SCALE
1/8" = 1'-0"
LINE SIZE NOTED OTHERWISE

A205



1 05 5TH FLOOR
SCALE: 1/8" = 1'-0"



1 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT:
21021

RIVER EAST LOFTS
NEW CONSTRUCTION

245-275 SOUTH RIVERSIDE AVENUE
ST. CHARLES, ILLINOIS 60174

BATR
BATH ARCHITECTURE
117 E. MAIN ST. ST. CHARLES, ILL. 60174
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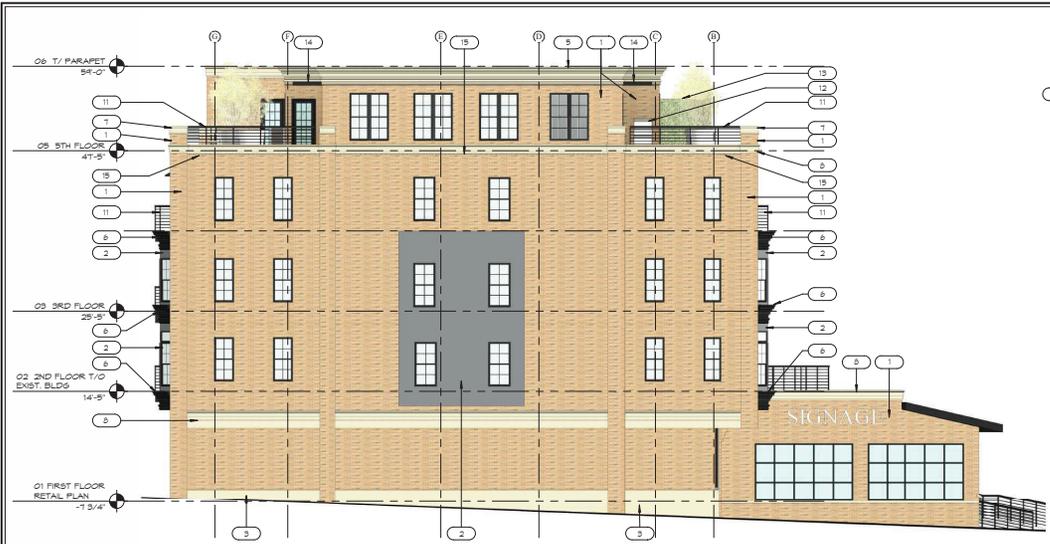
EXTERIOR ELEVATIONS

ISSUED:

08-28-2021
CONCEPT REVIEW
05-15-2022
PROGRESS REVIEW
04-01-2021
PROGRESS REVIEW
03-02-2022
PLG / HISTORIC REVIEW

SCALE
1/8" = 1'-0"
LINE NOT TO SCALE

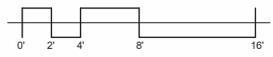
A301



1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 ENLARGED WEST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTE SCHEDULE		
KEYNOTE	ITEM	DESCRIPTION
1	BRICK VENEER	BELDEN MOD 814 BARK OR APPROVED FINISH
2	HARDE ARCHITECTURAL PANEL	FINE SAND TEXTURE IN COLOR, REEN GRAY OR APPROVED FINISH
3	LIMESTONE VENEER	
4	DECORATIVE LIMESTONE	
5	30" CORNICE MOLDINGS	PIYPON, COLOR TO MATCH LIMESTONE COLOR
6	30" CORNICE MOLDINGS	PIYPON, COLOR TO MATCH WINDOW FRAME COLOR (BLACK)
7	12" CAPITAL MOLDINGS	PIYPON, COLOR TO MATCH LIMESTONE COLOR
8	18" CORNICE MOLDINGS	PIYPON, COLOR TO MATCH LIMESTONE COLOR
9	CANVAS APNING	COLOR: BLACK
10	STEEL FRAME SYSTEM	OPEN AIR STEEL FRAME SYSTEM TO MATCH STOREFRONT FRAME DESIGN
11	45" SANDRIL	PONDERCOATED STAINLESS STEEL GUARD
12	MECHANICAL LOUVER	26X48" LOUVER, COLOR TO MATCH WINDOW FRAME
13	PRIVACY DIVIDER	BROWN WALL DIVIDER ON TENANCE BETWEEN ADJACENT UNITS
14	CANOPY	OPEN STRUCTURE CANOPY, COLOR: BLACK
15	DENTAL TRIM	PIYPON, COLOR TO MATCH LIMESTONE COLOR
16	DENTAL MOLDINGS	PIYPON, COLOR TO MATCH LIMESTONE COLOR
17	STOREFRONT SYSTEM	LIMESTONE WALL
		ALUMINUM STOREFRONT FRAME AND GLAZING SYSTEM, COLOR: BLACK

PROJECT:
21021

RIVER EAST LOFTS
NEW CONSTRUCTION
245-275 SOUTH RIVERSIDE AVENUE
ST. CHARLES, ILLINOIS 60174

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EXTERIOR ELEVATIONS

ISSUED:
08-28-2021 CONCEPT REVIEW
09-15-2021 PROGRESS REVIEW
04-01-2021 PROGRESS REVIEW
03-02-2022 PLO / HISTORIC REVIEW

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SCALE
As indicated

A302

PROJECT:
21021

RIVER EAST LOFTS
NEW CONSTRUCTION
246-258 SOUTH RIVERSIDE AVENUE
ST. CHARLES, ILLINOIS 60174

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3D VIEW

ISSUED:
08-28-2021
CONCEPT REVIEW
09-15-2021
PROGRESS REVIEW
09-01-2021
PROGRESS REVIEW
09-02-2022
PUD / HISTORIC REVIEW

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SCALE
1 1/2" = 1'-0"
LINES NOT TO SCALE

A303



3 3D VIEW LOOKING NORTHEAST
SCALE:



2 3D VIEW LOOKING SOUTHEAST
SCALE:

Hitzemann said that no business has requested signs like the ones being proposed, but additional signage is often granted with the use of PUDs.

A recommendation was made by Ms. Dickerson and seconded by Mr. Pretz with a 4-1 vote approve the Special Use with a condition that the time frame for the covers correlate to the 180-day time frame required for the tent. Mr. Kessler opposed.

b. Concept Plan Review: River East Apartments

Curt and Conrad Hurst are proposing to construct a 5-story mixed-use building with commercial on the first floor and residential on the upper floors. The Hurst's stated the building's architecture is intended to be reflective of older architecture and not the modern style. The proposed building will be brick with a slanted roof.

Commissioner Norris noted that the scale and proportion of the building is something that will need to be reviewed and reworked throughout the project. He also said that the height is concerning, since the surrounding buildings are only 1-2 stories. Since the building isn't closer to First St. or Hotel Baker, the building is getting too much attention. Commissioner Norris would prefer that the building height conform to the current zoning and not grant a 13ft height variance. Mr. Norris also felt that the parking layout would be too tight for residents and the public.

Commissioner Pretz agreed with Mr. Norris that the building should remain within the height permitted by the ordinance, based on the sightlines and surrounding properties. He suggested that maybe the building could be stepped back to present a more pedestrian friendly street view. He noted that because there are no tall structures around the site, there is nothing for this building to blend into/ with. He said he would protect the park and ensure that there is proper greenspace on the site, since it is valuable to the surrounding neighborhood. Mr. Pretz stated that the architecture doesn't "wow" him and it isn't close to what he would like for the property.

Curt Hurst noted that it did not "wow" him either, but it is hard to show the architecture with a rendering. Conrad Hurst noted that the architecture is the one point in the project where they can be the most flexible.

Commissioner Kessler was also concerned with the height and scale of the structure. He felt that the architecture was better than what was originally proposed, but it could still use some work.

Commissioner Dickerson said the architecture was an improvement from the last plan presented. She liked the inspiration architecture, but felt that their building doesn't look the same. She suggested to add more green space around the building to give a more park like appeal. She said that a smaller building that didn't extend the whole length and width of the lot would be preferred.

Chairman Malay said that she was concerned with the height in relation to the neighborhood. She noted that they are going from a one-story building to a 5-story building and this change would impact the view of the neighbors, the congestion of the area and in general what the residents will be looking at. She suggested sticking with the 4-story building permitted by Code. She also noted that she would like to see better architecture. She stated that the mansard roof style is not currently a style in the downtown area and should not be used on this building. Ms. Malay also recommended incorporating some of the architecture found in the downtown and surrounding area to tie this building into what is currently in downtown. She also noted that this site is the gateway to the downtown, so it really needs to be wonderful architecture. Finally, Chairman Malay said that the one thing you try to do in historic neighborhoods is keep your parks and open space. She felt that the greatest effort should be made to keep the park and open space.

All commissioners felt that the current building was not architecturally or historically worthy of being saved.

Curt Hurst noted that they want to save the building because it is built very well and tearing it down would increase the construction costs.

Several members of the public spoke at the meeting. Their comments were predominantly centered around several topics. The first topic was the closure of Indiana Street. The residents stated that the street sees a lot of traffic, especially school bus traffic, and the closure would cause a lot of congestion. Another concern that residents had was in regards to the impact of new development on an already over strained sewer system and the cost to the public of increasing the system. Height was another major concern for the residents and they would like to see a building that is capped at two stories. They would also like the building to have architecture similar to the rest of the surrounding buildings and the park and greenspace preserved. One member of the public suggested a step back building approach so that all 4 sides are not the same height, noting that the side facing the neighborhood could be shorter. Finally, residents were concerned about the parking required vs. available on the site. They felt that the increased use of the building will negatively impact the neighborhood parking situation, noting that parking within the neighborhood is an issue in the area now and this will only make it worse.

c. Architectural Surveys for Approval

The Commission tabled the item until the next meeting.

b. Architectural Surveys for Review

The Commission tabled the item until the next meeting.