CITY OF ST. CHARLES ILLINOIS • 1834	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:	Demolition and New building		
	PUBLIC HEARING		**MEETING 7/6/22**	**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, 3/16/22 Meeting Minutes	

Project Description:

A 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. The proposed building would contain retail and parking on the first floor and 42 upper floor residential apartments. Plans also show reconfiguration of the adjacent streets to add parking. The applicant is Conrad Hurst, Frontier Development/ STC 216, LLC.

The Commission reviewed a previous version of the project in March 2022, and recommended approval of the project. New applications and revised plans area being presented. Changes include:

- Reduction of the building height from 5 to 4 stories.
- Reduction of the unit count from 43 to 42 units. (Unit mix has changed from 27 one-bedroom/16 two-bedroom to 12 one-bedroom/30 two-bedroom.)
- Revised building architecture and reorientation of the building to follow Riverside Ave.
- Removal of the BMO ATM.
- Increase in parking spaces from 53 to 60.

Both applications, and the previous plans that were reviewed, can be viewed on the project website: https://www.stcharlesil.gov/projects/river-east-lofts

Staff Comments:

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.

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.

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 7/19/22).

RIVER EAST LOFTS

NEW CONSTRUCTION

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

3D VIEW LOOKING NORTHEAST:

BUILDING DATA:

PROPOSED BUILDING CONSTRUCTION TYPE: IIB SPRINKLED

BUILDING HEIGHT ABOVE GRADE: 50'-0"

GROSS BUILDING AREA: 54,921 SQ. FT.

STORIES ABOVE GRADE: 4 STORIES

NET RESIDENTIAL AREA: 48,499 SQ. FT.

TOTAL RESIDENTIAL UNITS: 42 UNITS

NET RETAIL AREA: 6,422 SQ. FT.

CONTACT INFORMATION:

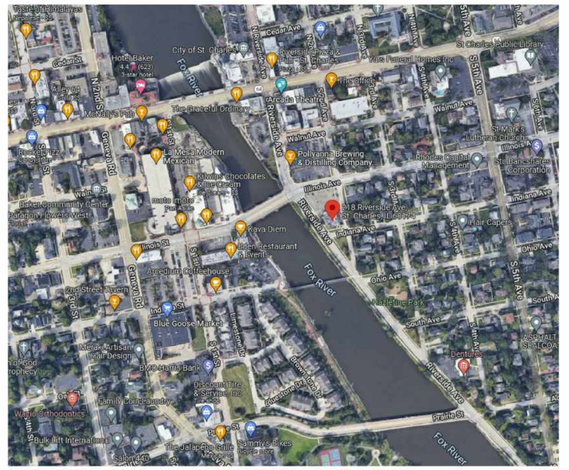
OWNER:
Frontier Development Group

ARCHITECT:
Batir Architecture

CIVIL ENGINEER:
WBK Engineering

SHEET INDEX:

A001	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C101	EXISTING CONDITIONS AND DEMOLITION PLAN
C200	CROSS SECTION SHEET
C201	CROSS SECTION SHEET
C300	GEOMETRIC PLAN
C400	UTILITY PLAN
C500	GRADING & DRAINAGE PLAN
C600	PLANTING PLAN
C700	STORMWATER POLLUTION PREVENTION PLAN
L100	LANDSCAPE PLAN
A201	FIRST FLOOR PLAN
A202	SECOND FLOOR PLAN
A203	THIRD FLOOR PLAN
A204	FOURTH FLOOR PLAN
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A303	3D EXTERIOR VIEW
A304	3D EXTERIOR VIEW
A305	3D EXTERIOR VIEW



VICINITY MAP:
Not to Scale

PROJECT:
21021

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

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

COVER SHEET

ISSUED:
06-22-2022
PUD APP SUBMITTAL

© COPYRIGHT 2022
BATIR ARCHITECTURE, LTD.

SCALE
UNLESS NOTED OTHERWISE

A001

ILLINOIS AVENUE

S. SECOND AVENUE

INDIANA AVENUE

RIVERSIDE AVENUE

RIVERSIDE AVENUE

ILLINOIS AVENUE

500 YEAR FLOOD LINE (PER FIRM)

100 YEAR FLOOD LINE, ELE. 686.4'

100 YEAR FLOOD LINE (PER FIRM)

FLOODWAY ELEVATION (PER FIRM)

10 YEAR FLOOD LIMITS. ELE. 683.9'

GABION WALL

LOT LINE (TYP.)

LOT 1

LOT 2

LOT 3

PARCEL 2

S11° 22' 18"E (111.70')

S78° 41' 13"W 68.26 (68.40')

N78° 41' 13"E 117.53'

N35° 10' 04"W 122.13'

CHAMBER BUILDING

BMO ATM

78.67

22.97

12.73

27.60

10.88

75.54

69.41

X MB

8" GAS METER

SAN MH RIM=686.74 WELDED SHUT

STM MH RIM=685.59 INV=681.34 E 15" PVC INV=682.09 S 18" PVC

STM INL RIM=692.53 INV=688.58 W 15" PVC INV=688.48 W 12" PVC INV=688.68 E 15" PVC

STM INL RIM=686.87 INV=684.77 SE 10" RCP

STM INL RIM=696.85 INV=684.20 S 10" PVC INV=684.30 W 10" RCP

STM INL RIM=682.45 INV=682.65 W 12" PVC INV=683.75 N 10" CLAY

SAN MH RIM=686.36 INV=680.91 S 8" CLAY

STM MH RIM=682.99 INV=680.04 W 12" RCP INV=680.04 E 12" RCP

STM MH RIM=684.00 INV=681.30 S 12" RCP

STM INL RIM=680.98 W 12" RCP

STM INL RIM=683.19 INV=679.94

STM MH RIM=682.84 INV=679.04 E 12" RCP INV=676.09 W 12" RCP

STM INL RIM=680.21 INV=680.01 12" RCP

SAN MH RIM=686.44 INV=678.24 N 36" RCP

STM MH RIM=686.68 NW 10" PVC NW 12" RCP (WELDED SHUT) INV=678.18 INV=681.23 E 12"

SAN MH RIM=681.34

X683.86

689.36+

689.00+

690.56+

688.30+

687.19+

688.79+

688.92+

686.33+

684.49+

684.66+

684.36+

683.75+

683.93+

685.09

684.34

685.34

NOTES:

1. SURVEY BY WBK ENGINEERING LLC.
2. HORIZONTAL CONTROL IS BASED ON SPC83 ILLINOIS STATE PLANES EAST ZONE
3. VERTICAL CONTROL IS BASED ON NAVD88. SITE BENCHMARKS HAVE BEEN PLACED AS SHOWN.
4. UTILITIES ARE SHOWN BASED ON THE MEASURED LOCATIONS OF THEIR ABOVE GROUND SURFACE IMPROVEMENTS ONLY. NO RESEARCH OR INVESTIGATION HAS BEEN MADE TO THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES. SANITARY SEWER FORCEMAIN AND WATERMAIN ARE KNOWN TO RUN ALONG THE SOUTH SIDE OF EAST MICHIGAN AVENUE FROM PRIOR WORK, BUT ARE NOT SHOWN. OTHER UTILITIES MAY EXIST, PLEASE CALL MISS-DIG PRIOR TO CONSTRUCTION.
5. NO RESEARCH OR INVESTIGATION HAS BEEN MADE IN MATTERS OF TITLE INCLUDING PROPERTY BOUNDARIES AND/OR EASEMENTS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. PROPERTY LINES AS SHOWN ARE BASED ON THE NEIGHBORING RECORDING PLATS AND ASSESSOR'S LEGAL DESCRIPTION ONLY. NO PROPERTY CORNERS HAVE BEEN SET.
6. 100 AND 500 YEAR FLOODPLAIN LOCATIONS ARE LOCATED TO THE WEST OF THE SITE.
7. THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT OPERATIONS IN SUCH A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
8. EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS OR IN THE PROPOSAL AND SUPPLEMENTAL SPECIFICATIONS CONTAINED THEREIN, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2020 "STANDARD SPECIFICATIONS"FOR THE CONSTRUCTION BY THE DEPARTMENT OF TRANSPORTATION.

CONTROL COORDINATES FRONTIER DEVELOPMENT

NO.	NORTHING	EASTING	ELEV	DESC
402	1910894.44	989955.75	687.48	CP TAG BOLT
403	1910596.72	990087.63	687.98	CP TAG BOLT
404	1911130.69	989791.68	693.99	CP NW BOLT

UTILITY INFORMATION:

AT&T
EMAIL: G11629@ATT.COM

COMCAST
PHONE: (224)229-5862
EMAIL: MARTHA GIERAS@COMCAST.COM
ATTN: MARTHA GIERAS

VERIZON
EMAIL: INVESTIGATIONS@VERIZON.COM
ATTN: INVESTIGATION TEAM

METRO FIBERNET LLC.
PHONE: (812)213-1378
EMAIL: KORIE.NELLIS@METRONETINC.COM
ATTN: KORIE NELLIS

NICOR GAS
PHONE: (630)388-2362
ATTN: UTILITY CONSULTANT GO3W

CITY OF ST. CHARLES
PHONE: (630)762-7079
EMAIL: MAPS@STCHARLESIL.GOV
ATTN: ERIC CREIGHTON

PLAN LEGEND

EXISTING	LINETYPES	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
W 8"	WATER MAIN (W/ SIZE)	W 8"
	PIPE TRENCH BACKFILL	
G G	GAS MAIN	G G
T T	TELEPHONE LINES	T T
E E	ELECTRIC LINE	E E
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	GUARDRAIL	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	SUMP STRUCTURE	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	VALVE & VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	
	TREE, EVERGREEN, SHRUB & PROPOSED TREE TO REMOVE	

NOTE:
SCALE SHOWN IS FOR FULL SIZE 22"X34" PLANS.
IF PRINTED ON HALF SIZE PAPER (11"X17") SCALE IS DOUBLED.

0' 20' 40' 60'

TITLE: 216 & 218 RIVERSIDE AVENUE PUD

EXISTING CONDITIONS PLAN

DSGN.	BTD	SCALE : AS NOTED	EC200254_CHAMBER.DWG
DWN.	BTD		
CHKD.	JWC		

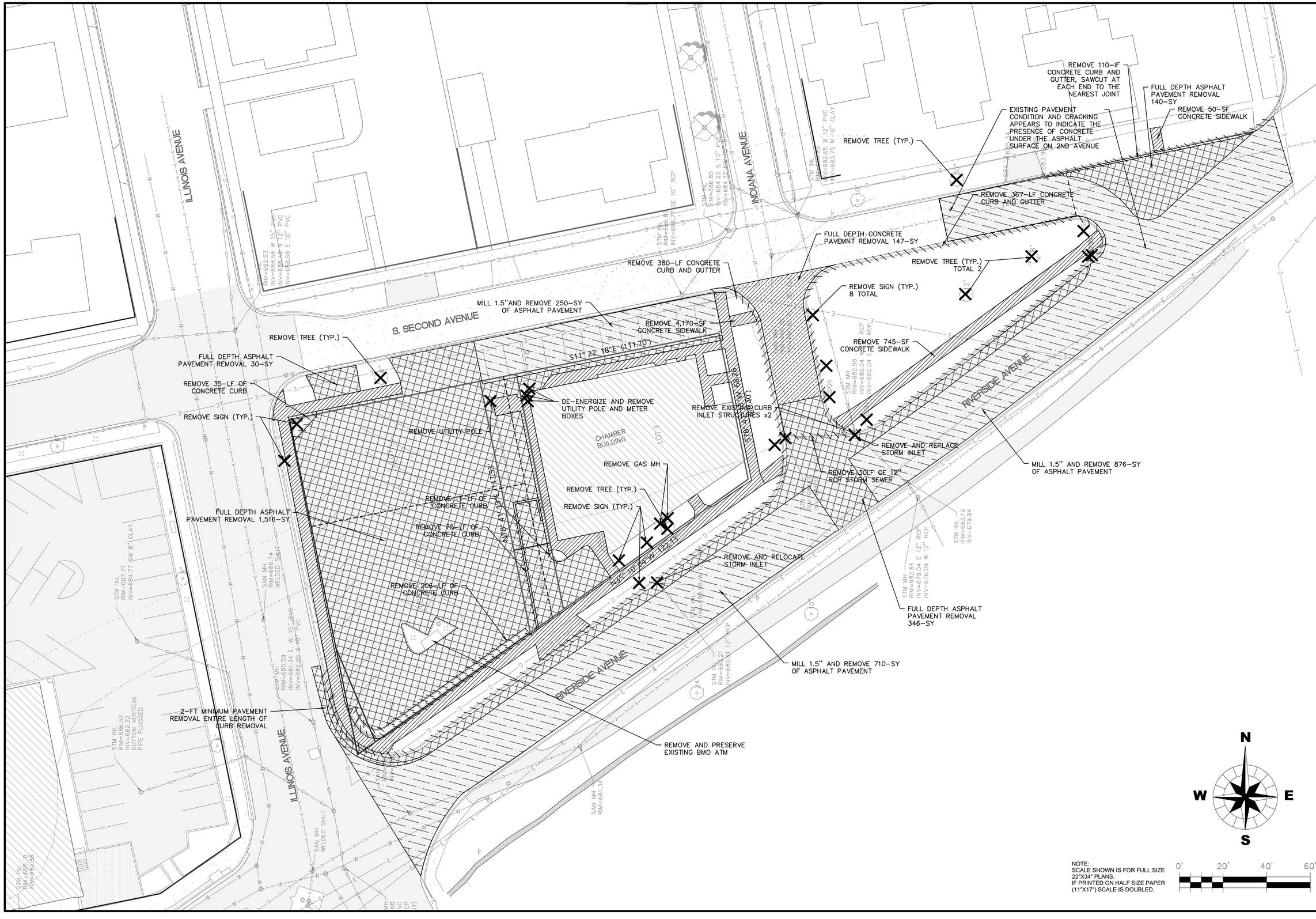
NO.	DATE	NATURE OF REVISION

CLIENT :
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 : 06/30/2022
DRAWING NO. EC
SHEET:
C100

UPDATED 6/2/2022 - BD/KWES



UPDATED: 6/22/2022 - REVISIONS

TITLE: 216 & 218 RIVERSIDE AVENUE PUD

EXISTING CONDITIONS AND DEMOLITION PLAN

DSGN.	BTD
DWN.	BTD
CHKD.	JWC
SCALE : AS NOTED	
DM200254_CHAMBER.DWG	

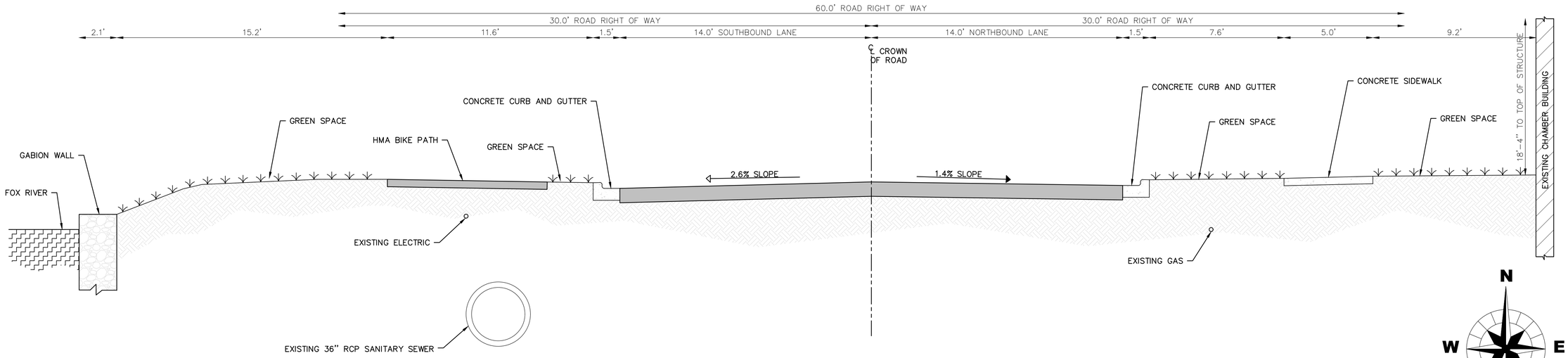
NO.	DATE	NATURE OF REVISION

CLIENT:
STC MORSE, LLC
1 E. MAIN STREET
ST. CHARLES, IL 60174
IL 60174

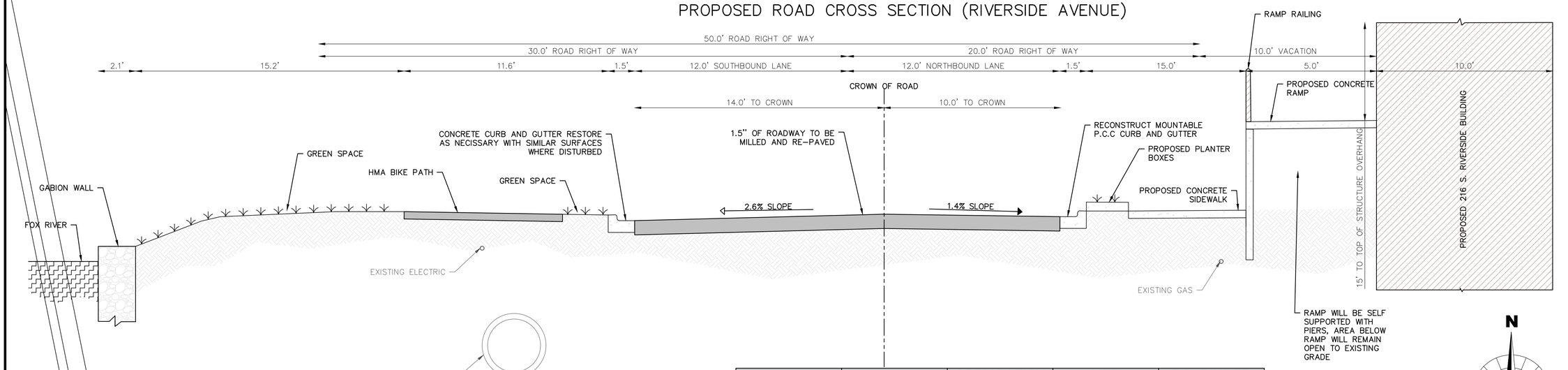
WBK ENGINEERING, LLC
116 WEST MAIN STREET, SUITE 201
ST. CHARLES, ILLINOIS 60174
(630) 443-7755

PROJECT NO. 200254
DATE : 06/30/2022
DRAWING NO. DM
SHEET:
C101

EXISTING ROAD CROSS SECTION (RIVERSIDE AVENUE)



PROPOSED ROAD CROSS SECTION (RIVERSIDE AVENUE)



MIX DESIGN	ITEM	APPLICATION RATE	LIFT THICKNESS	PG BINDER GRADE
IDOT HMA MIC "C", 50	HMA SURFACE COURSE	168 LB/SY	1.5 INCH	PG 58-28
IL-19.0, N50	HMA BINDER COURSE	308 LB/SY (MAX)	2.75 INCH (3 LIFTS REQUIRED)	PG 58-28

NOTE:
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IF PRINTED ON HALF SIZE PAPER (11"X17") SCALE IS DOUBLED.

TITLE : **216 & 218 RIVERSIDE AVENUE PUD**

CROSS SECTION SHEET

DSGN.	BTD	
DWN.	BTD	
CHKD.	JWC	
SCALE : AS NOTED		CS200254.DWG

NO.	DATE	NATURE OF REVISION

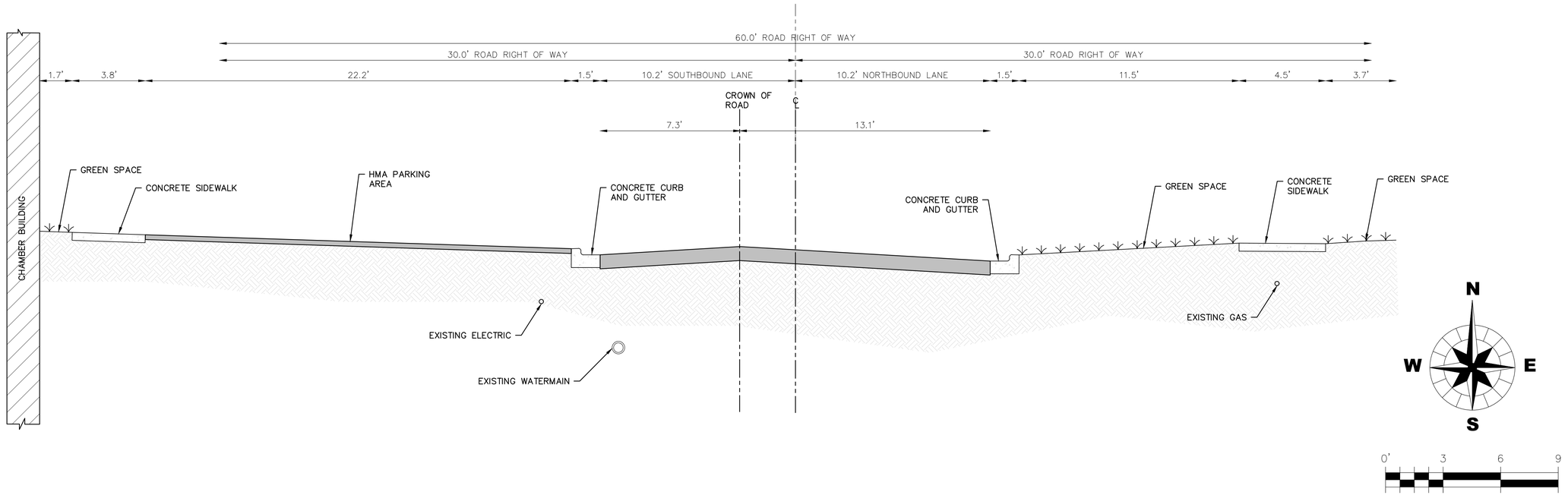
CLIENT :
STC MORSE, LLC
1 E. MAIN STREET
ST. CHARLES, IL 60174

WBK ENGINEERING, LLC
116 WEST MAIN STREET, SUITE 201
ST. CHARLES, ILLINOIS 60174
(630) 443-7755

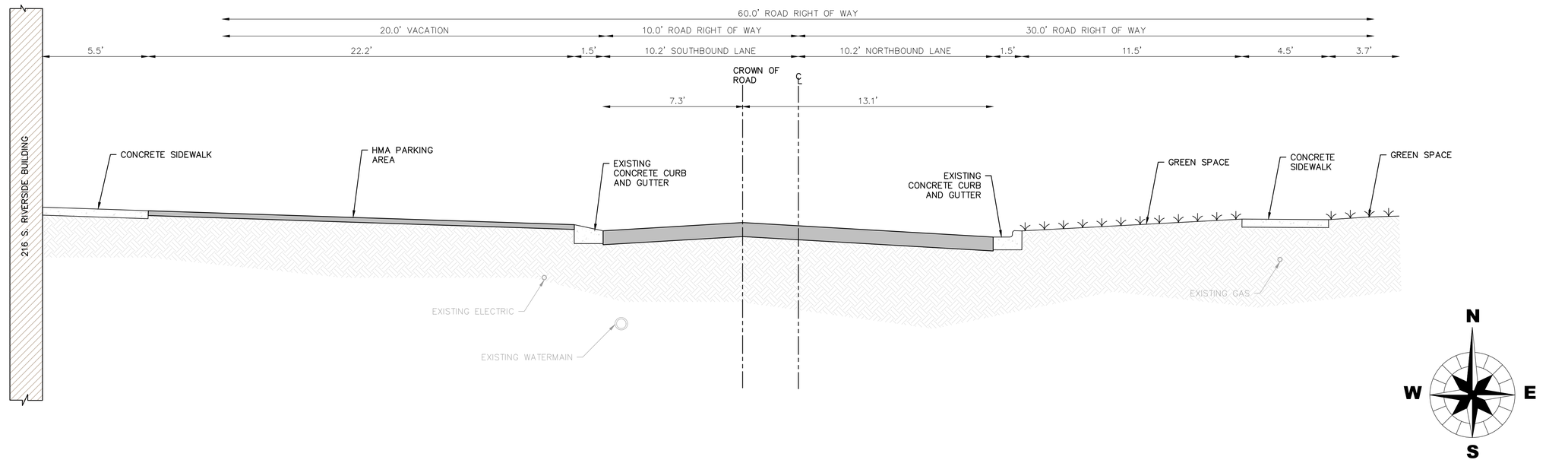
PROJECT NO. 200254
DATE : 06/30/2022
DRAWING NO. **CS1**
SHEET:
C200

UPDATED 6/27/2022 - REVIEWES

EXISTING ROAD CROSS SECTION (2ND AVENUE)



PROPOSED ROAD CROSS SECTION (2ND AVENUE)



NOTE:
SCALE SHOWN IS FOR FULL SIZE 22"X34" PLANS.
IF PRINTED ON HALF SIZE PAPER (11"X17") SCALE IS DOUBLED.

0' 3 6 9

TITLE : 216 & 218 RIVERSIDE AVENUE PUD

CROSS SECTION SHEET

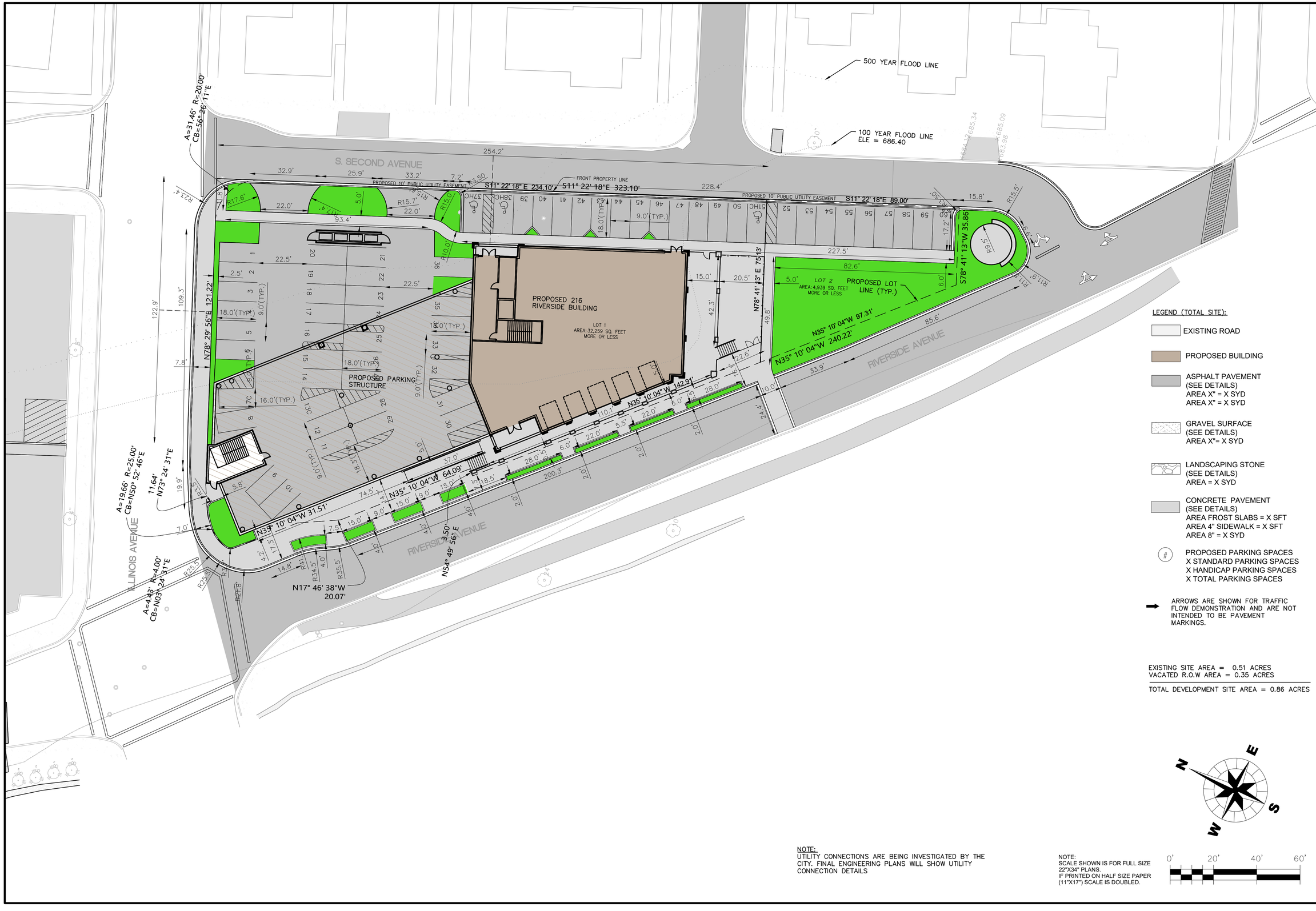
DSGN.	BTD
DWN.	BTD
CHKD.	JWC
SCALE : AS NOTED	
CS200254.DWG	

NO.	DATE	NATURE OF REVISION

CLIENT : STC MORSE, LLC
1 E. MAIN STREET
ST. CHARLES, IL 60174

WBK ENGINEERING, LLC
116 WEST MAIN STREET, SUITE 201
ST. CHARLES, ILLINOIS 60174
(630) 443-7755

PROJECT NO. 200254
DATE : 06/30/2022
DRAWING NO. CS2
SHEET: C201



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.

EXISTING SITE AREA = 0.51 ACRES
VACATED R.O.W AREA = 0.35 ACRES

TOTAL DEVELOPMENT SITE AREA = 0.86 ACRES

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.

0' 20' 40' 60'

TITLE: 216 & 218 RIVERSIDE AVENUE PUD

GEOMETRIC PLAN

DSGN.	BTD
DWN.	BTD
CHKD.	JWC
SCALE: AS NOTED	
GM200254_CHAMBER.DWG	

NO.	DATE	NATURE OF REVISION

CLIENT:
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: 06/30/2022
DRAWING NO. GM
SHEET:
C300

UPDATED 6/20/2022 - REVIVES

TIE INTO EXISTING SANITARY STRUCTURE

CONTRACTOR TO CORE-BORE INTO EXISTING STRUCTURE AT AN ELEVATION A MINIMUM OF 0.10' HIGHER THAN THE DOWNSTREAM INVERT AND INSERT A BOOTED CONNECTION FOR PROPOSED 6" SANITARY SEWER. ALLOW SUFFICIENT HOLE DIAMETER FOR OUTER DIAMETER OF THE PIPE PLUS ALLOWING TOLERANCE FOR MANEUVERING. PROVIDE A WATER-TIGHT CONNECTION.

500 YEAR FLOOD LINE

100 YEAR FLOOD LINE

253 FT OF 8" D.I.P

S. SECOND AVENUE

WATER SERVICE

65 L.F. 6" SDR 26 PVC @ 1.0% MIN.

34 L.F. 6" SDR 26 PVC @ 1.0% MIN.

PROPOSED HYDRANT AND VALVE BOX

PROPOSED HYDRANT AND VALVE BOX

SANITARY SERVICE INTO BUILDING

25.5 L.F. 6" SDR 26 PVC @ 1.0% MIN.

LOT BOUNDARY (TYP.)

231 FT OF 8" D.I.P

PROPOSED PARKING STRUCTURE

PROPOSED CHAMBER BUILDING

RIVERSIDE AVENUE

FLOODWAY LIMITS

397 FT OF 10" D.I.P

24" STORM INLET

28 LF OF 12" RCP STORM SEWER

TIE INTO EXISTING STORM STRUCTURE RIM=680.95

80 LF OF 12" RCP STORM SEWER

CONTRACTOR TO CORE-BORE INTO EXISTING PRECAST STRUCTURE AT THE ELEVATION TO BE DETERMINED. ALLOW SUFFICIENT HOLE DIAMETER FOR O.D. OF PIPE PLUS ALLOWING TOLERANCE FOR MANEUVERING.

PROVIDE A SILT-TIGHT CONNECTION AS FOLLOWS:
AFTER PIPE IS SET, PLACE NON-SHRINK MORTAR ON INSIDE AND OUTSIDE OF STRUCTURE AROUND NEW PIPE. ALLOW MORTAR TO SET PRIOR TO BACKFILL AND COMPACTION TO AVOID CRACKING.

48" STORM MANHOLE

ILLINOIS AVENUE

NOTE:
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NOTE:
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IF PRINTED ON HALF SIZE PAPER (11"X17") SCALE IS DOUBLED.

0' 20' 40' 60'

TITLE : 216 & 218 RIVERSIDE AVENUE PUD

UTILITY PLAN

DSGN.	BTD
DWN.	BTD
CHKD.	JWC
SCALE : AS NOTED	
UT200254_CHAMBER.DWG	

NO.	DATE	NATURE OF REVISION

CLIENT :

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 : 06/30/2022

DRAWING NO. UT

SHEET:

C400

UPDATED: 6/30/2022 - BDE/KRES

LEGEND:

TOC = TOP OF CURB

RIM = STRUCTURE RIM

ME = MATCH EXISTING

TOW = TOP OF WALL

BOW = BOTTOM OF WALL

+999.99 SPOT GRADE

NOTE:
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IF PRINTED ON HALF SIZE PAPER (11"X17") SCALE IS DOUBLED.

0' 20' 40' 60'

TITLE: 216 & 218 RIVERSIDE AVENUE PUD

GRADING AND DRAINAGE PLAN

DSGN.	BTD
DWN.	BTD
CHKD.	JWC
SCALE : AS NOTED	
GR200254_CHAMBER.DWG	

NO.	DATE	NATURE OF REVISION

CLIENT:
STC MORSE, LLC
1 E. MAIN STREET
ST. CHARLES, IL 60174
IL 60174

WBK ENGINEERING, LLC
68 EAST MICHIGAN AVENUE
BATTLE CREEK, MICHIGAN 49017
P: (269) 224-3182

WBK ENGINEERING

PROJECT NO. 200254

DATE : 06/30/2022

DRAWING NO. GR

SHEET:

C500

UPDATED: 6/30/2022 - BDEVRIES

UPDATED: 6/30/2022 - BDEVRIES

NOTE:
SCALE SHOWN IS FOR FULL SIZE
ZONING DRAWINGS
IF PRINTED ON HALF SIZE PAPER
(11"X17") SCALE IS DOUBLED.

SHEET: C600
DRAWING NO. LP
DATE : 06/30/2022
PROJECT NO. 200254

WBK ENGINEERING
WBK ENGINEERING, LLC
68 EAST MICHIGAN AVENUE
BATTLE CREEK, MICHIGAN 49017
P: (269) 224-3182

CLIENT :
STC MORSE, LLC
1 E. MAIN STREET
ST. CHARLES, IL 60174
IL 60174

NO.	DATE	NATURE OF REVISION

DSGN.	BTD
DWN.	BTD
CHKD.	JWC
SCALE : AS NOTED	
LP200254.DWG	

TITLE :
216 & 218 RIVERSIDE AVENUE PUD
PLANTING PLAN

CONTROL MEASURE GROUP	CONTROL MEASURE	APPL.	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMNT.
VEGETATIVE SOIL COVER	TEMPORARY SEEDING		TS	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.		
	PERMANENT SEEDING	X	PS	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X
	DORMANT SEEDING		DS	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.		
	SODDING		SO	QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGEWAYS WHERE SEEDING MAY BE DIFFICULT.		
	PLANTS, TREES, & SHRUBS	X	GC	PROVIDES GROUND COVER, SHRUBS AND TREES IN ADDITION TO PERMANENT VEGETATION. MAY BE USED AS PART OF A FINAL LANDSCAPE PLAN ALONG WITH SHRUBS AND TREES.		X
NON VEGETATIVE SOIL COVER	MULCHING		M	ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. CONTROLS UNWANTED VEGETATION AND PRESERVES MOISTURE. PROVIDES COVER WHERE VEGETATION CANNOT BE ESTABLISHED.		
	EROSION CONTROL BLANKET		EB	PROTECTS AND PRESERVES MOISTURE FOR PERMANENT SEEDING ON STEEP SLOPES, AREAS OF PERIODIC CONCENTRATED RUNOFF (DITCHES) OR IN AREAS THAT MAY BE DAMAGED BY PEDESTRIAN TRAFFIC.		
	AGGREGATE COVER		AG	PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.		
	PAVING	X	P	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X
DIVERSIONS	RIDGE DIVERSION		RD	TYPICALLY USED ABOVE SLOPES. USED WHERE AN EXCESS OF SOIL IS AVAILABLE.		
	CHANNEL DIVERSION		CD	TYPICALLY USED AT TOP OR BASE OF SLOPES. USED WHEN EXCESS SOIL IS NOT AVAILABLE.		
	COMBINATION DIVERSION		DC	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.		
	CURB AND GUTTER	X	CG	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		X
	BENCHES	X	B	SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.		X
WATERWAYS	BARE CHANNEL		BC	PROVIDES MEANS OF CONVEYING RUNOFF TO DESIRED LOCATION. MAY BE USED TO DRAIN DEPRESSIONAL AREAS. ONLY APPLICABLE WHEN VELOCITY OF FLOW IS VERY LOW.		
	STRUCTURAL STREAMBANK STABILIZATION		SSS	PROTECTS STREAMBANKS FROM EROSIVE FORCE OF FLOWING WATER.		
	VEGETATIVE CHANNEL		VC	PROVIDED ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.		
	VEGETATIVE STREAMBANK STABILIZATION		VS	PROTECTS STREAMBANKS FROM EROSIVE FORCE OF FLOWING WATER AND PROVIDES NATURAL, PLEASING APPEARANCE.		
	LINED CHANNEL		LC	USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.		
	DITCH CHECKS		SDC	USED IN DITCHES TO RETARD THE VELOCITY OF WATER IN A DITCH TO MINIMIZE SOIL EROSION PRIOR TO THE DITCH BEING VEGETATED.		
ENCLOSED DRAINAGE	STORM SEWER		ST	CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		
	UNDERDRAIN		UD	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DEWATER SEDIMENT BASINS.		
SPILLWAYS	STRAIGHT PIPE SPILLWAY		SS	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.		
	DROP INLET SPILLWAY		DIS	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		
	WEIR SPILLWAY		W	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.		
	BOX INLET WEIR SPILLWAY		BS	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WEIR LENGTH.		
OUTLETS	LINED APRON		LA	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.		
SEDIMENT BASINS	EMBANKMENT SEDIMENT BASIN		ES	USED WHERE TOPOGRAPHY LENDS ITSELF TO CONSTRUCTING A DAM AND EARTH FILL IS AVAILABLE.		
	EXCAVATED SEDIMENT BASIN		XS	USED WHERE EMBANKMENT COULD CAUSE A HAZARD DOWNSTREAM IN CASE OF FAILURE AND WHEN EXCESS EARTH FILL IS NOT AVAILABLE.		
	COMBINATION SEDIMENT BASIN		CS	USED WHEN TOPOGRAPHY IS SUITABLE BUT ADDITIONAL CAPACITY IS NEEDED.		
SEDIMENT FILTERS	BARRIER FILTER		BF	USED TO FILTER SEDIMENT FROM RUNOFF.		
	VEGETATIVE FILTER		VF	USED ALONG DRAINAGEWAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.		
	FILTER FABRIC	X	FF	USED FOR ROADWAY MANHOLES, CATCH BASINS & INLETS.	X	
	SILT FENCE		SF	USED ALONG DRAINAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF.		
MUD AND DUST CONTROL	STABILIZED CONST. ENTRANCE		SE	PREVENTS MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.		
	DUST AND TRAFFIC CONTROL		DT	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.		

PRE-CONSTRUCTION

INSTALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WITHIN THE CONSTRUCTION AND STAGING AREA.

STAGE 1

1. INSTALL FILTER FABRICS ALONG SITE.
2. INSTALL INLET PROTECTION-FABRIC DROP AT INFLOW STRUCTURES.
3. GRADE SITE AND PROCEED WITH PAVING AND BUILDING ACTIVITIES
4. ESTABLISH ACCEPTABLE GROUND COVER WITH PERMANENT SEEDING.

CONSTRUCTION STAGING NOTES:

THE CONTRACTOR WILL NOT BE ALLOWED TO CLEAR MORE THEN ONE STAGE AT A TIME. SOIL STABILIZATION (TEMPORARY OR PERMANENT) MUST BE COMPLETED WITHIN 48 HOURS OF OPENING THE SOIL TO THE ELEMENTS. PERMANENT SOIL STABILIZATION WILL BE INSTALLED PRIOR TO STARTING THE NEXT STAGE OF CONSTRUCTION.

WINTER SHUT DOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER TO PROVIDE PROPER SOIL EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET AND/OR SODDING PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET, HEAVY MULCH, OR HYDRO MULCH.

CONTRACTOR CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION"

GENERAL CONTRACTOR

_____ _____ _____

SIGNATURE TITLE DATE

_____COMPANY

SUB-CONTRACTOR RESPONSIBLE FOR:_____

_____ _____ _____

SIGNATURE TITLE DATE

_____

COMPANY

WITNESSED BY OWNER

_____ _____ _____

SIGNATURE TITLE DATE

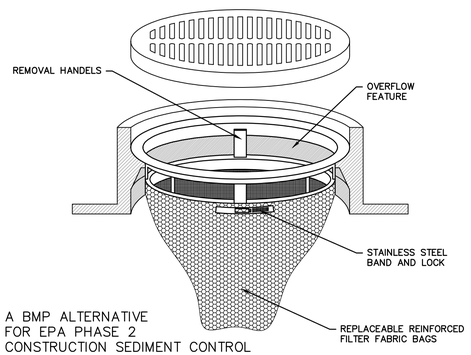
_____

COMPANY

CATCH-ALL

INLET PROTECTOR

FOR ROUND, RECTANGULAR, BEEHIVE, OR ROLL CURB INLET CASTINGS



A BMP ALTERNATIVE
FOR EPA PHASE 2
CONSTRUCTION SEDIMENT CONTROL

INSTALLED COMPLETELY BELOW GRADE

FROM...
MARATHON MATERIALS, INC.
25523 W. SCHULTZ STREET
PLAINFIELD, IL 60544
(800) 983-9493
WWW.MARATHONMATERIALS.COM

INSPECTION AND MAINTENANCE TABLE

ACTIVITY	RESPONSIBLE PARTY	DURATION
MAINTENANCE OF STABILIZATION DURING CONSTRUCTION		DURING CONSTRUCTION AS NEEDED
OBSERVATION OF STABILIZATION DURING CONSTRUCTION		WEEKLY AND W/IN 24 HRS AFTER RAINFALL EVENT OF 0.5" OR GREATER
VEGETATION MAINTENANCE		1 YEAR FROM COMPLETION
VEGETATION AND STABILIZATION MAINTENANCE		ONGOING FROM PROJECT COMPLETION

SOIL PROTECTION SCHEDULE

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.
PERMANENT SEEDING			A			*	*	
DORMANT SEEDING	B							
TEMPORARY SEEDING			C				D	
SODDING			E**					
MULCHING	F							

A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.

B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.

C. SPRING OATS 100 LBS/ACRE

D. WHEAT OR CEREAL RYE 150 LBS/ACRE.

E. SOD

F. STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

TITLE : 216 & 218 RIVERSIDE AVENUE PUD

STORMWATER POLLUTION PREVENTION PLAN

NO.	DATE	NATURE OF REVISION

DSGN. BTD
DWN. BTD
CHKD. JWC
SCALE : AS NOTED
SWPP200254_CHAMBER.DWG

CLIENT :
STC MORSE, LLC
1 E. MAIN STREET
ST. CHARLES, IL 60174

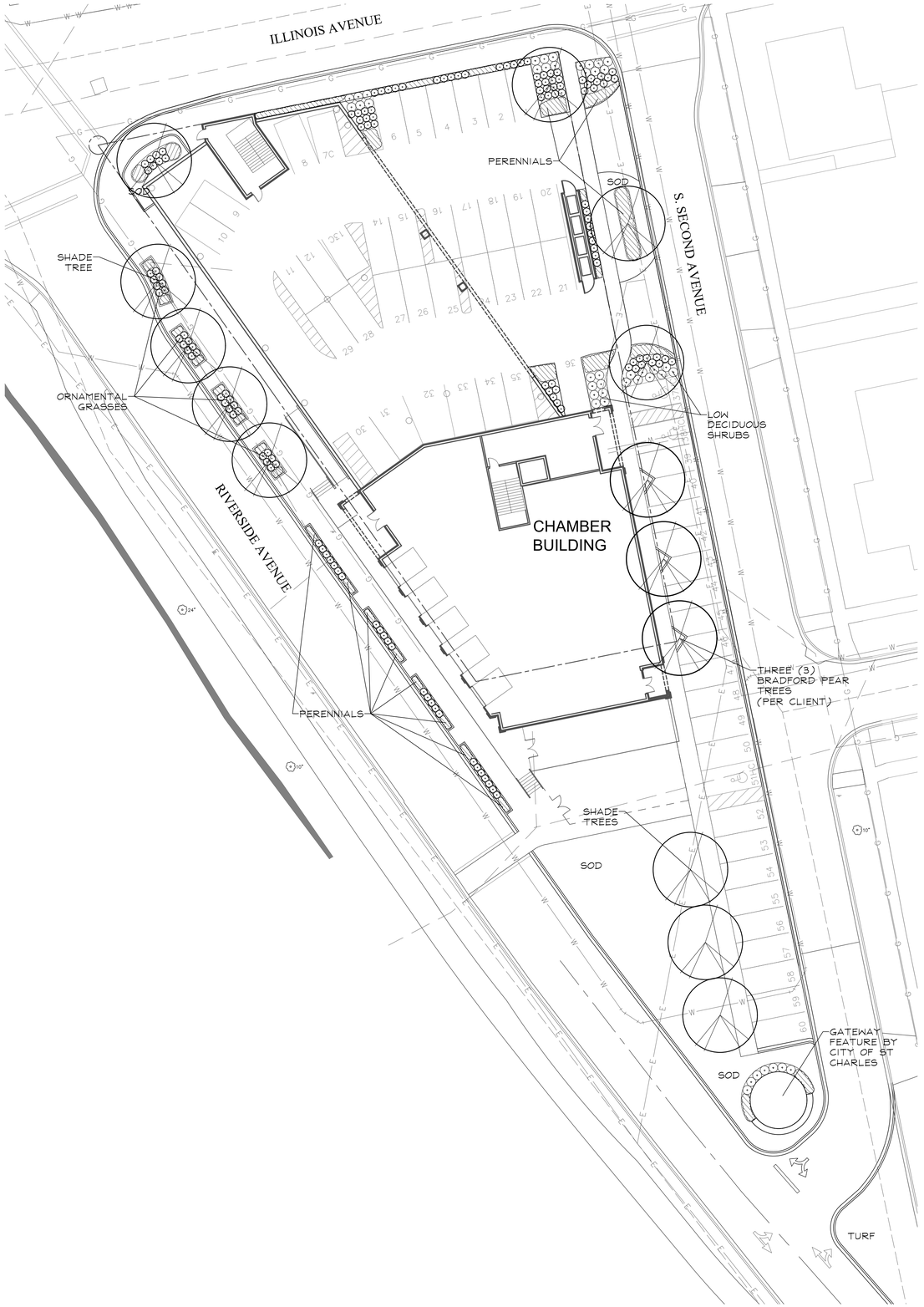
WBK ENGINEERING, LLC
116 WEST MAIN STREET, SUITE 201
ST. CHARLES, ILLINOIS 60174
(630) 443-7755

PROJECT NO. 200254
DATE : 06/30/2022
DRAWING NO. SWPP
SHEET:
C700

UPDATED: 6/21/2022 - BDE/KRES

REPRESENTATIVE PLANT LIST

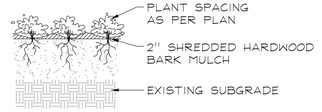
Key	Botanical/Common Name	Size	Remarks
	SHADE TREES		
	Acer x freemanii AUTUMN BLAZE MAPLE	3" Cal.	
	Acer miyabei 'Morton' STATE STREET MAPLE	3" Cal.	
	Celtis occidentalis COMMON HACKBERRY	3" Cal.	
	Gleditsia triacanthos inermis 'Skyline' SKYLINE HONEYLOCUST	3" Cal.	
	Quercus bicolor SWAMP WHITE OAK	3" Cal.	
	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	3" Cal.	
	Ulmus carpinifolia 'Regal' REGAL SMOOTHLEAF ELM	3" Cal.	
	ORNAMENTAL TREES		
	Amelanchier grandiflora APPLE SERVICEBERRY	8' Tall	Multi-Stem
	Betula nigra RIVER BIRCH	8' Tall	Multi-Stem
	Cornus mas CORNELIANCHERRY DOGWOOD	8' Tall	Multi-Stem
	Malus 'PrairiFire' PRAIRIFIRE CRABAPPLE	8' Tall	Multi-Stem
	DECIDUOUS SHRUBS		
	Cornus sericea 'Baileyi' BAILEY'S REDTWIG DOGWOOD	5 Gal./36" Tall	5' O.C.
	Cotoneaster acutifolia PEKING COTONEASTER	5 Gal./36" Tall	4' O.C.
	Spiraea betulifolia 'Tor' BIRCHLEAF SPIREA	5 Gal./24" Tall	3' O.C.
	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	5 Gal./24" Tall	4' O.C.
	EVERGREEN SHRUBS		
	Juniperus chinensis 'Kallays Compact' KALLAY COMPACT PFITZER JUNIPER	5 Gal./24" Wide	4' O.C.
	Taxus x media 'Densiformis' DENSE YEW	5 Gal./24" Wide	4' O.C.
	PERENNIALS AND ORNAMENTAL GRASSES		
	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Miscanthus sinensis 'Gracillimus' MAIDEN GRASS	#3	36" O.C.
	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#2	24" O.C.
	Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	#1	18" O.C.
	Salvia nemorosa 'East Friesland' EAST FRIESLAND SALVIA	#1	18" O.C.
	Sporobolus heterolepis PRAIRIE DROPSEED	#1	18" O.C.
	GROUNDCOVERS		
	Euonymous fortunei var. 'Coloratus' PURPLELEAF WINTERCREEPER	#SP4	12" O.C.
	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#5P4	12" O.C.



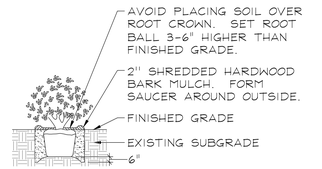
0 10' 20' 40' 60'
SCALE: 1"=20'

NORTH

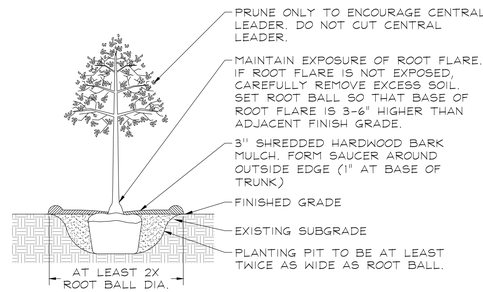
PLANTING DETAILS



PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT
FRONTIER DEVELOPMENT
1 E MAIN STREET
ST CHARLES, IL 60174

ENGINEER
WBK engineering
116 WEST MAIN STREET
SUITE 201
ST. CHARLES, ILLINOIS 60174

RIVER EAST LOFTS

ST. CHARLES, ILLINOIS

PRELIMINARY LANDSCAPE PLAN

2	06.21.2022
1	04.13.2022

REVISIONS

DATE	3.22.2022
PROJECT NO.	WBK2201
DRAWN	CLE
CHECKED	REO

SHEET NO.

L100

811 Know what's below. Call before you dig.

XREFS:

PLOT CONFIG:

ILLINOIS AVENUE

S. SECOND AVENUE

S. RIVERSIDE AVENUE

DUMPSTER ENCLOSURE

BUILDING HEIGHT MEASUREMENT LOCATION PER PLAT OF SURVEY

ACCESSIBLE RESIDENTIAL ENTRANCE

ACCESSIBLE RETAIL ENTRANCE

FACP

RES. LOBBY

ELEV. RM

BIKE STORAGE

CIRCULATION

UP

RETAIL

RES. SECONDARY ENTRANCE

COVERED PARKING

SEE CIVIL SITE PLAN FOR PARKING LAYOUT

RAISED PATIO

LOWER PATIO

DN

NON-ADA RAMP DN

RIVERSIDE RETAIL ENTRANCE

RAISED PATIO

01 FIRST FLOOR RETAIL PLAN

SCALE: 1/8" = 1'-0"

NORTH

NOTE: SEE CIVIL DRAWINGS FOR SITE PLAN DETAILS

1ST FLOOR AREAS

GROSS AREA: 7,798 S.F.
NET RETAIL AREA: 6,422 S.F.
NET RESIDENTIAL AREA: 1,376 S.F.
COVERED PARKING: 8,473 S.F.

PROJECT: 21021

RIVER EAST LOFTS
NEW CONSTRUCTION

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

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

FIRST FLOOR PLAN

ISSUED:
06-22-2022
PUD APP SUBMITTAL

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

A201

1 02 2ND FLOOR
SCALE: 1/8" = 1'-0"

2ND FLOOR AREAS (14 UNITS)
GROSS AREA: 16,054 S.F.
NET RES. UNITS: 13,743 S.F.
COMMON AREA: 2,247 S.F.
UTILITIY AREA: 64 S.F.

PROJECT:
21021

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

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SECOND FLOOR PLAN

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SCALE
1/8" = 1'-0"
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A202

NORTH

03 3RD FLOOR

SCALE: 1/8" = 1'-0"

3RD FLOOR AREAS (14 UNITS)
GROSS AREA: 16,055 S.F.
NET RES. UNITS: 13,745 S.F.
COMMON AREA: 2,246 S.F.
UTILITIY AREA: 64 S.F.

PROJECT:
21021

RIVER EAST LOFTS
NEW CONSTRUCTION

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

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THIRD FLOOR PLAN

ISSUED:
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SCALE
1/8" = 1'-0"
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A203

04 4TH FLOOR

SCALE: 1/8" = 1'-0"

NORTH

4TH FLOOR AREAS (14 UNITS)

GROSS AREA: 15,014 S.F.
NET RES. UNITS: 13,049 S.F.
COMMON AREA: 1,901 S.F.
UTILITIY AREA: 64 S.F.

PROJECT:
21021

RIVER EAST LOFTS
NEW CONSTRUCTION

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

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FOURTH FLOOR PLAN

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SCALE
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A204

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

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

PROJECT:
21021

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

BÂTIR
DESIGN-BUILD-SUSTAINABLE SOLUTIONS
BATIR ARCHITECTURE, LTD.
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
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EXTERIOR ELEVATIONS

ISSUED:
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SCALE
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A301

1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16'

PROJECT:
21021

RIVER EAST LOFTS
NEW CONSTRUCTION

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

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DESIGN BUILD SUSTAINABLE SOLUTIONS
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PHONE: 630-513-5109 FAX: 630-513-5919
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EXTERIOR ELEVATIONS

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SCALE
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UNLESS NOTED OTHERWISE

A302

RENDERED 3D VIEW LOOKING NORTHEAST:

PROJECT:
21021

RIVER EAST LOFTS
NEW CONSTRUCTION

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

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

3D VIEW

ISSUED:
06-22-2022
PUD APP SUBMITTAL

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BATIR ARCHITECTURE, LTD.

SCALE
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A303

RENDERED 3D VIEW LOOKING SOUTHEAST:

PROJECT:
21021

RIVER EAST LOFTS
NEW CONSTRUCTION

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

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

3D VIEW

ISSUED:
06-22-2022
PUD APP SUBMITTAL

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SCALE
UNLESS NOTED OTHERWISE

A304

RENDERED BIRD'S EYE VIEW LOOKING WEST:

PROJECT:
21021

RIVER EAST LOFTS
NEW CONSTRUCTION

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

BÂTIR
DESIGN BUILD SUSTAINABLE SOLUTIONS
BATIR ARCHITECTURE, LTD.
121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-513-5109 FAX: 630-513-5919
WWW.BATIRARCH.COM

3D VIEW

ISSUED:
06-22-2022
PUD APP SUBMITTAL

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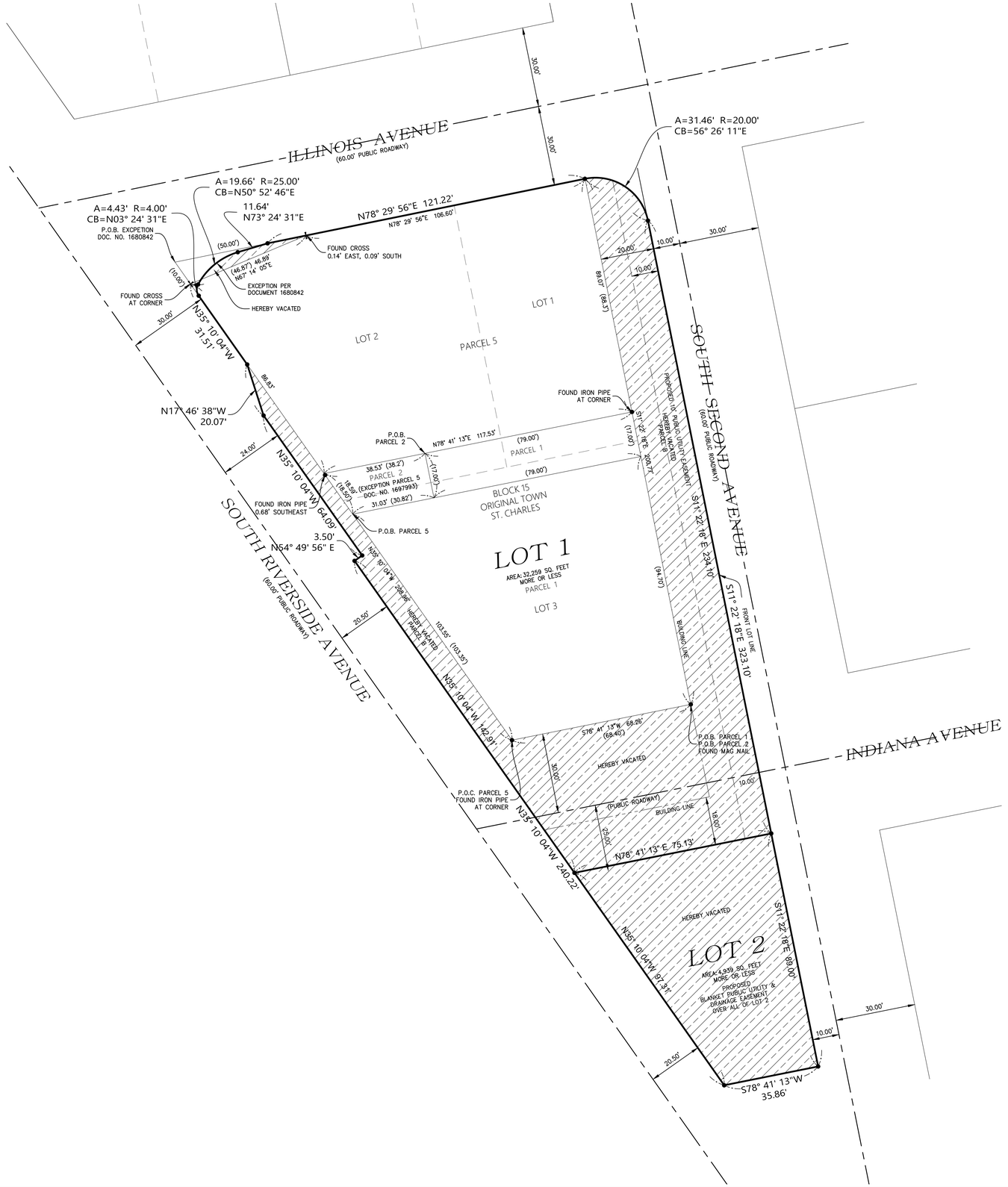
BATIR ARCHITECTURE, LTD.

SCALE
UNLESS NOTED OTHERWISE

A305

OWNER: STC MORSE, LLC
ADDRESS: 1 E MAIN STREET
CITY, STATE, ZIP: ST. CHARLES, IL 60174

PRELIMINARY PLAT OF SUBDIVSION
RIVER EAST LOFTS SUBDIVISION



SCALE: 1" = 20'
0 20 40 60

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983

AREA SUMMARY
(TO HEAVY LINES)
37,198 SQUARE FEET
OR 0.854 ACRES
MORE OR LESS

LEGEND
- PARCEL LIMITS
- SECTION LINE
- RIGHT OF WAY LINE
- EASEMENT
- BUILDING SETBACK LINE
- CENTER LINE OF RIGHT OF WAY
- ROADWAY HEREBY VACATED
- P.O.C. POINT OF COMMENCMENT
- P.O.B. POINT OF BEGINNING

LOCATION MAP
NOT TO SCALE

DRAWN BY: RWH
DATE: 6/29/2022
CHECKED BY: RPD
DATE: 06/29/2022
FIELD WORK COMPLETED
DATE: N/A

PROJECT NUMBER: 210124
SCALE: 1" = 20'
DESIGNED BY: CHARLES HANLON

REV	DESCRIPTION	DATE
0	PRELIMINARY PLAT	6/29/2022
1	REVISED BOUNDARY	7/8/2022
2	UPDATED LEGAL	7/14/2022
3	EASEMENTS ADDED	7/21/2022
4	REVISED BOUNDARY	8/2/2022

PLACE OF 208 S. RIVERSIDE AVENUE
ST. CHARLES, IL 60174

P.U.E. PUBLIC UTILITY EASEMENT
P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
R CHORD BEARING
CB CHORD BEARING
BLDG BUILDING
CLF CHAIN LINK FENCE
WDF WOOD FENCE
VNF VINYL PRIVACY FENCE
WIF WROUGHT IRON FENCE
BBF BOARD ON BOARD FENCE
FIP OR SIP FOUND OR SET IRON PIPE
FMN OR SMN FOUND OR SET MAG NAIL
FCN OR SCN FOUND OR SET CROSS NOTCH
FPK OR SPK FOUND OR SET PARKER-KALON NAIL

SURVEYORS NOTES:
1) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2) BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES FIELD MONUMENTATION SHOULD BE ESTABLISHED.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS.
4) PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESIS ABBREVIATED REC ARE RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS

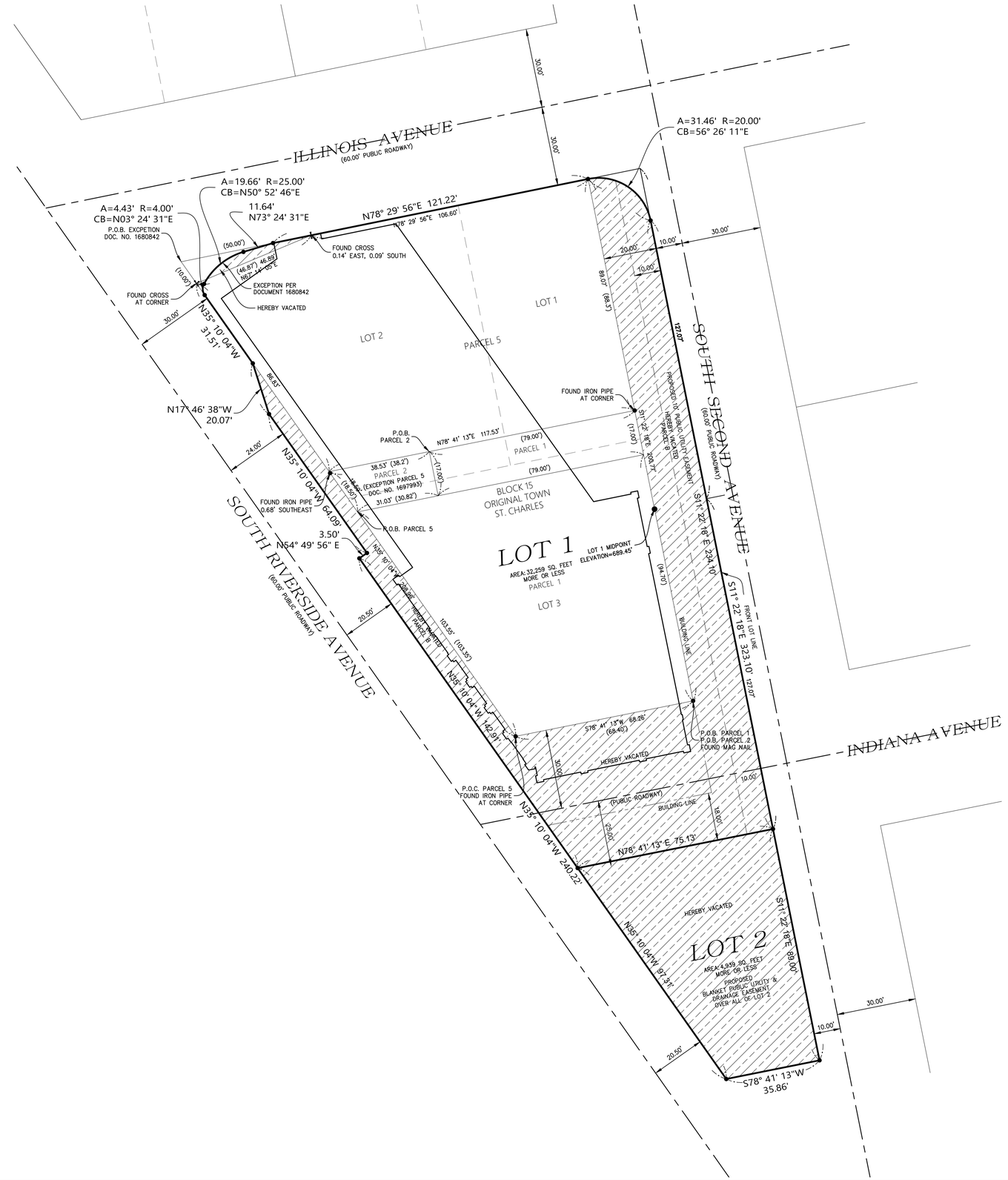
DESIGNER:
WBK ENGINEERING, LLC
116 WEST MAIN STREET, SUITE 201
ST. CHARLES, ILLINOIS 60174
(630) 443-7755
WBK ENGINEERING

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

PROJECT NUMBER: 210224
DATE: 7/1/2022
SHEET: 1 OF 2
DRAWING NUMBER: PLAT

OWNER: STC MORSE, LLC
ADDRESS: 1 E MAIN STREET
CITY, STATE, ZIP: ST. CHARLES, IL 60174

PRELIMINARY PLAT EXHIBIT
RIVER EAST LOFTS SUBDIVISION



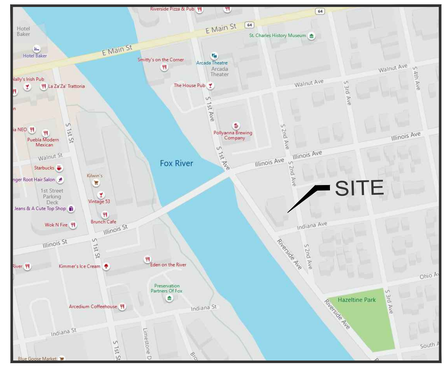
SCALE: 1" = 20'
0 20 40 60

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983

AREA SUMMARY
(TO HEAVY LINES)
37,198 SQUARE FEET
OR 0.854 ACRES
MORE OR LESS

LEGEND

- PARCEL LIMITS
- SECTION LINE
- RIGHT OF WAY LINE
- EASEMENT
- BUILDING SETBACK LINE
- CENTER LINE OF RIGHT OF WAY
- ROADWAY HEREBY VACATED
- P.O.C. POINT OF COMMENCMENT
- P.O.B. POINT OF BEGINNING



LOCATION MAP
NOT TO SCALE

REV	DESCRIPTION	DATE
0	ISSUED FOR PLAT REVIEW	3/8/2022
1	REVISED PER COMMENTS	3/9/2022
2	UPDATED LEGAL	3/14/2022
3	REVISED BOUNDARY	3/24/2022
4	EASEMENTS ADDED	4/4/2022

P.U.E. PUBLIC UTILITY EASEMENT
P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
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DRAWN BY: RWH
DATE: 6/29/2022
CHECKED BY: RPD
DATE: 06/29/2022
FIELD WORK COMPLETED
DATE: N/A
PROJECT NUMBER: 210124
SCALE: 1" = 20'
DRAWING BY: CHUCK HANLON
PARCEL ON 2.08 S. RIVERSIDE AVENUE
ST. CHARLES, IL 60174

DESIGNER:
WBK ENGINEERING, LLC
116 WEST MAIN STREET, SUITE 201
ST. CHARLES, ILLINOIS 60174
(630) 443-7755
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REGIONAL LAND SERVICES
9512 FOWLER ROAD
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PROJECT NUMBER: 210224
DATE: 7/1/2022
SHEET: 2 OF 2
DRAWING NUMBER:
EXHIBIT

A motion was made by Dr. Smunt to approve COA using a wood grained PVC or wooden fence and seconded by Mr. Pretz with a unanimous voice vote to approve COA for 520 State Ave.

d. 520 State Ave (Porch)

Mr. Jim Ratliff, Homeowner, presented COA for new porch at 520 State Ave.

Commission discussed material color and style of porch.

A motion was made by Dr. Smunt to approve COA as presented on the slides of finished product on home shown and per verbal agreements in discussion and seconded by Mr. Pretz with a unanimous voice vote to approve COA for 520 State Ave.

6. Grant Applications

None.

7. Landmark Applications

None.

8. Preliminary Reviews- Open forum for questions or presentation of preliminary concepts to the Commission for feedback

a. 218 Indiana St.

Brad Saelens, Project Architect, presented updated concept plan for new build at 218 Indiana Street.

Dr. Smunt reviewed previous meeting discussions on the styling of home for the neighborhood. Commission doesn't believe the style of the building as presented fits the neighborhood.

Commission discussed moving to a more traditional look for the building, giving suggestions of other buildings in the area.

9. Other Commission Business

a. Recommendation to Plan Commission regarding Special Use for PUD & PUD Preliminary Plans for River East Lofts

Mr. Curt Hurst, Developer, discussed his plan for the property, advising the current zoning ordinance on property allowed for redevelopment of 2, 40,000 square foot 50-foot-tall buildings with retail. The Comprehensive Plan for St. Charles encourages the same.

Mr. Hurst presented the proposed development to Commission, explaining different aspects of the building.

Ms. Malay instructed that the Historical Commission is not approving or denying this project, they will make a recommendation to Planning & Development Committee. The Historic Commission will look at the impact on the Historic District, does the building fit in and compliment the neighborhood or does it have a negative impact. At this point the developer is able to build two 50-foot-tall buildings without a PUD, they are able to build something with

mass which the Commission will consider. With the PUD it gives the City ability to have more regulation on the architecture.

Commission addressed questions to Mr. Curt Hurst and Mr. Conrad Hurst concerning the PUD.

Dr. Smunt asked Mr. Hurst what were the main things they pulled from the Comprehensive Plan to guide them on this site.

Mr. Conrad Hurst responded they took the picture from the Comprehensive Plan for this site, which anticipated a large mixed-use building, maintain the open space experience, gateway elements and pedestrian connectivity. The plan may not have anticipated the opportunity to condense the building into a taller building. Mr. Hurst asked if the Commission thought they had deviated from the plan? Dr. Smunt responded no, the plan shows to vacate Riverside Ave, the proposed development does not vacate Riverside nor effecting the bike trail system. The proposed plan is handling in a different way but the proposed plan is handling in a better way.

Dr. Smunt followed up with question presented by residents of the neighborhood to the immediate east claiming the proposed building will block their view of the Fox River. Asked Mr. Hurst to address.

Mr. Hurst stated the views from the neighborhood are somewhat limited, not saying there are not river views and not saying this building won't impact them. In terms of the PUD we should focus on what the ordinance allows which is a 50-foot-high building and the last 9 feet that the PUD requests. The 9 feet above the 50-foot height is not going to impact anybody in the neighborhoods view. Most of the resident's views are impacted by the current building and trees in the neighborhood.

Mr. Kessler asked about the height concerns being addressed by the setbacks of the building.

Mr. Conrad Hurst responded he felt they did address on the fifth level by pulling back from the street level façade, trying to keep the visibility impact as minimal as they can. The height helps with minimizing the impact on the south side of the building with the step down to the green space where it is adjacent to a residential neighborhood, this is in a Central Business District so they have to take both zoning districts into account when asking if the building fits into the neighborhood.

Mr. Kessler asked, on the plaza area where the section of the street would be vacated, is that intended to be private to the residents of the building?

Mr. Conrad Hurst responded no, it will be open to the public.

Mr. Curt Hurst added, just to clarify to the south end where the artwork, landscaping and gateway monumentation would be publicly owned. Developer would cooperate with the City which wanted to have their influence on that area. North of the area would be privately owned but intended to be used by public.

Mr. Pretz asked if developer would state the three exceptions seeking with the PUD.

Mr. Conrad Hurst responded, 9-foot height variance, a gross floor area predicated on doing 1 building instead of 2, a density variance which will change the layout of rental units.

Mr. Pretz asked about utilities, HVAC, is that at the lowest level on the ground or on the roof?

Mr. Conrad Hurst responded they will be using V-tech units each unit will be contained inside of the individual apartments.
Mr. Pretz stated the reason he was asking this question is that if they stayed at the 50-foot level and put all of those systems on the roof would you still be able to put those systems up there?

Mr. Conrad Hurst responded yes, the reason they switched to the v-tech units is that the 5th level was to be used for the mechanicals, the backwall was solid and would have been unusable space other than for mechanicals. By getting these into the rooms freed up space.

Mr. Pretz added that at the 50-foot level they could have put the mechanicals on top of the building but would have added shielding and by the time they were done it would give the same appearance as a fifth floor.

Mr. Pretz questioned the façade of the building, is it a brick façade or is it panel? Mr. Pretz thought the style appears to be a prairie style building. Would they consider roman brick, which is long and narrow. On the 4th and 5th floor, the columns have urns, not on all the columns but strategically placed to keep the verticals going up but from the site lines it enhances the columns, is that something you could potentially take a look at?

Mr. Conrad Hurst confirmed it is brick. Inspiration was pulled from the Hotel Baker. Brick supplier identified a newer version of what the Hotel Baker uses. They are open to looking into the roman brick and urns on the building. Brick samples will be brought to the Planning and Development meeting.

Ms. Rice followed up on the variances, asking for additional information on the gross floor and density variances.

Mr. Conrad Hurst stated their buildings gross floor, as drawn, is just shy of 57,000 square feet. Current zoning ordinances would allow them to build 2 buildings with 40,000 square feet per building, allowing 80,000 square feet on the two parcels they own. They would be required to build two buildings with a party wall so it would look like one building. By combining into one building it allows them to condense into one site allowing them to have more open space. The density ordinance is geared towards the type of unit mix they want to have, it doesn't change the population factor, just the type of units they are renting. More one and two bedroom and less three bedroom units.

Mr. Curt Hurst explained that if doing the math from the land cash donation worksheets, if you have three bedrooms, which they could do 22 of based on the density, multiply by 3.09 you would have 67 residents. If you use the current plan with 43 units of 1 and 2 bedrooms, would be 65 residents.

Ms. Rice followed up stating she does appreciate the open space, the connectivity, the river front area and bike parking is needed downtown, likes how tiered down building toward the residential area. North end is a little harsh.

Mr. Conrad Hurst responded in a structural perspective that is the stair core, it goes all the way to the fifth floor which is what is lending to the flatter elevation. Economics are getting difficult after pulling five units from the building to get the tiered effect on the south side of building. It would be difficult economically to remove the stair core and tier that northern elevation. There

will be other architectural details on the north side, added sills to all the windows and awnings. There will also be lighting. Columns will go to the fourth floor.

Ms. Malay asked if developer has met with the property owners around the site? In the end the gross floor area has been backed off by about 20,000 square feet.

Mr. Curt Hurst replied, no, other than at the city meetings.

Mr. Conrad Hurst added they thought the concept review process was a more efficient way to get the feedback from the neighborhood. Public notice went to all residents within 250 feet, allows a meeting to get everyone in one room to get feedback. Start running into issues to create a building as attractive as this one, with as many features, when you just force yourself into the box of the current zoning.

Dr. Smunt asked developer to address parking being a major concern of the neighborhood to the east based on their experience during festivals and parades. They get inundated with visitors from out of town and are concerned this development will have a greater impact. There are also concerns about claims of loss of one space and claims the proposed development will create an additional load for more parking, up to 100 spaces.

Mr. Conrad Hurst responded the initial plan had more parking to which the concern was not enough green space. Parking spaces were pulled to allow for more green space still within zoning ordinances, they are not requesting a variance for parking but it's in their best interest to maintain parking. Developments like this give the City the resources needed to solve these problems.

Mr. Curt Hurst addressed the tax increment on this building. They are currently paying $13,000 tax on this property. Working with the tax assessor on what they think the taxes will be on this property after will be about $5,500 per unit or over $200,000 for the building resulting in new revenue for the city in which they can use to address parking.

Dr. Smunt continued asking that all the parking for residents will be on the property.

Mr. Conrad Hurst responded that yes that is their intention and they are in the zoning ordinance.

Mr. Pretz asked if there is parking inside the building.

Mr. Curt Hurst advised that yes, there is parking inside the building. They are finalizing the count but there will be 24 plus or minus on the inside. Once they finalize the structural items they will have a better count. Parking outside currently has 12 spaces, they have increased it to 24 spaces. There was originally more but it was cut back to allow for more green space.

Mr. Colby noted that the project is located in Downtown Special Service area and it qualifies for parking exemption. As long as there is parking within a certain distance additional parking does not need to be provided in order to meet the code requirements. It is required that where there is existing parking it not be eliminated. On this site there is 30 something spaces in the parking lot that will be part of the building site, also spaces along 2nd Ave. that are currently public spaces. What is being proposed is there will be a reduction in the number of spaces in the private parking lot but an increase in the number of street spaces along 2nd Ave. With the street vacation that's been requested those spaces will be privately owned spaces. Total spaces will be equal to the number of spaces that were there previously. Complies with the parking exemption standards.

Mr. Pretz spoke on the improved style of the most recent submission for the new building. Mr. Pretz stated he thought the prairie style has a better blend with the area.

Mr. Pretz would prefer to stay at the 50-foot height but stated the stepped approach the recessed fifth floor is an improvement. Prefers to look at a finished 5th floor than utilities. Mr. Pretz gave the Mr. Hurst a picture of building.

Mr. Pretz asked street traffic and parking as relates to neighborhood, questioned if possibly making Indiana a one-way street could alleviate traffic and open up parking.

Mr. Kessler agreed design has improved. In the Comprehensive Plan looked like a parking garage was shown where PollyAnna currently sits. Is parking garage a possibility by PollyAnna?

Mr. Hurst advised they own the lot to the north of PollyAnna and has been in discussion with the City of St. Charles about a land swap to create a parcel for a potential parking structure in that location.

Mr. Colby discussed the property current zoning CBD-1 and what could be built. Total site square footage is 21,000. On each parcel could construct 40,000 square feet for a total of 80,000 gross floor area. Building height currently allowed is 50 feet, calculated from different frontages. What is being proposed 59 feet 7 inches measured from the higher side of the property. Commercial use can be part of the overall square footage.

Dr. Smunt reviewed the 2013 Comprehensive Plan prior to meeting. Looked at the goals of the Comprehensive Plan. Buffer on the south side, orientation of building is the stair stepping towards the south side gateway entrance which handles the key gateway issue, following guidelines in the Comprehensive Plan. Parking off street and on 2nd Ave. more needs to be done on parking for the neighborhood to the east. Site is considered a catalyst site in the Comprehensive Plan and should include gateway feature such as gathering space, this plan does accommodate. If this was residential zoning, we would have a different dialog as zoning is completely different. The proposal falls well into the intent of the Comprehensive Plan and I support it. No designated landmarks directly to the east.

Ms. Rice stated development of the site is inevitable. Appreciate it will be a gateway to the downtown area. It is quite different than what is there today. According to the Comprehensive Plan and what the city will allow the site will be developed.

Ms. Malay stated the new plan is much improved. The buildings owned to the north is a good example of the prairie era. I understand where the neighbors are coming from, it will be a big change, but as stated, it is zoned for this use and matches the comprehensive plan. I agree we need to look at parking. With the fact that we could have two structures that are 50 feet tall versus one that is tiered back.

Mr. Greg Taylor, Resident, asked the Historic Commission to recommend denial of the project due to the adverse effects this project will have on property values within the Central Historic District. Municipal Code 17.32 states one of the five purposes is to protect and increase the value of property within the Historic areas within the city of St. Charles. The River East project will have the opposite effect of protecting and increasing property values in the Central Historic District. The additional load of parking associated with a 43-unit building will make an already difficult parking situation, dreadful. Currently whenever there is an event downtown our neighborhood lots are filled. Where are all the cars associated with a 43-unit apartment building

going to find parking. If this proposed building was not in CBD-1 zoning the development required parking spaces would need between 105 and 135 parking spaces. This project provides negative 1 to the current inventory of parking spaces. Current parking spaces are being used now, every weekend.

What is not mentioned in the application, redevelopment of the site could vary based on the city's ability to address transportation , page 91 paragraph Q. Parking is included in transportation. The city should continue to provide parking and carefully monitor the demand to ensure current and future needs are met before it's developed, page 89 of Comprehensive Plan. Project will result large flow of traffic into our streets seeking parking which will negatively affect our property values.

Size of the River East Lofts will dwarf the nearby homes to the east. I found a shadow study on the website; the proposed building casts a shadow so large you don't see where it ends. The study was done on July 20 at 9:00 a.m. when the sun is highest in the sky. Mr. Taylor shared a picture with the Commission of the westward view from his home. The westward view from his dining room will be 100% void of sky and just a brick wall.

Massive scale, the shadows cast by this building, the view of a brick wall for many of the property owners, will erode property values. The reduced ability to enter and leave giving away property to private developer will inconvenience many residents.

Ms. Martha Gass, Resident, read letter submitted to the Historic Commission.

> *Thank you for taking the time to read why the River East Lofts will negatively affect our historic neighborhood.*
> *I ask that you recommend to the City Council denial of a Certificate of Appropriateness.*
>
> *Chapter 8 of our Comprehensive Plan discusses the downtown area. One of the downtown subarea goals is "Preservation and enhancement of the Downtown's historic architectural character." Some of the subarea objectives are: "Provide a high level of physical and visual access to the Fox River from all portions of Downtown", and "Require new development to meet high standards of site and building design that are compatible with the historic character". It also specifically addresses Image & Character. "Downtown is made up of several blocks of varying types of development forms and uses. Within these blocks, however, there is a clear hierarchy of "corridors" that provide the most character-defining experience. The value of traditional downtowns like St Charles' are most often derived from their intimate scale and focus on the pedestrian." The River East Lofts does not meet these goals or objectives. It does not preserve or enhance downtown's historic architectural character – it's located adjacent to an old neighborhood with houses over 100 years old and presents as a monolithic structure not at all compatible with the neighborhood. The scale is far from intimate. And instead of providing a high level of physical and visual access to the Fox River, it will prevent views of the river from east Illinois Ave and from the neighborhoods to its east, and instead present these areas with a view of brick.*
>
> *It continues regarding the Historic District. "The City of St. Charles has adopted Historic Preservation Ordinances to foster awareness of the City's rich history including its historic sites and buildings. The City's Historic Preservation Commission is responsible for ensuring modifications and renovations, along with new development and construction, are consistent with the standards established for the historic district. The City's history is important in maintaining its cultural fabric and identity. This value is recognized by the City's residents and the City should ensure that this rich and unique history is not lost but rather complemented and enhanced with new downtown investment and development."*

This Commission is charged with "preserving the distinctive historic architectural areas and structures that are significant to the City's history."

The project does not meet the General Architectural and Aesthetic Guidelines in that it is NOT "compatible with surrounding structures" in the Height and Scale criteria for the certificate. Nor does it meet the criteria for New Structures: "New structures in an historic district shall be compatible with, but need not be the same as, the architectural styles and general designs and layouts of the surrounding structures."

Height – The building is not compatible with surrounding structures. It towers over them by more than three stories. One building immediately east is two stories, but the other buildings immediately east are 1.5 stories, as are most of the buildings in the adjacent blocks.
Scale – The building is not compatible with the surrounding structures. Its mass at more than 57,750sf is more than 20 times the 2852 sf of the very largest building nearest it. The other buildings nearby range from 1760 to 1828sf. It dwarfs all neighboring properties. In fact, River East Lofts are 4.8 times larger than the combined 12,033sf of the entire building stock in the block east of the Chamber building. The renderings do not provide a good perspective for how out of scale it is with the neighborhood. The first two renderings are from points high over the trees, thus hiding the scale. The third rendering obscures the view of my block with trees and does not show the Indiana/Ohio block. The fourth and fifth do not address it. I asked Rachel Hitzemann this on March 11/14: " Would you request a simulated view of what a person would see while standing in the middle of 2nd Ave at Riverside Ave looking northerly up the middle of 2nd Ave that includes the current housing stock on the easterly side of the view and the entirety of the building on the westerly side of that view, and include the large silver maple tree that is in the easterly parkway between Indiana and Illinois Ave.?" Perhaps this view will have been provided us by the time of the meeting on March 16.

The River East Lofts are grossly not compatible to their surroundings in the Central Historic District. They would be more compatible if they were scaled back to two to three stories, and tapered on the south end. But as the project is proposed, it should be denied a Certificate of Appropriateness.

Ms. Gass discussed current zoning that would allow two fifty-foot buildings on the two lots. The density is based on the square footage of the buildings, not the entire square footage of the buildings. Current zoning the footprint of that space is 21,400 square feet. The two buildings zoning would allow 21 dwelling units limit split between the 2 buildings, 10 units in one and 11 in the other. Ten 4,000 square foot units.

PUD application lists height at 50 feet 9 inches. The zero point on the northeast corner of the lot. Bring this up because the Chronicle did state they had scaled down the height of the building but they have not. Nine feet is significant to the people east of the building.

Ms. Gass submitted a shadow study she had done on March 12 to the city. The shadow study submitted by developer does not show the full impact throughout the year.

Mr. Jim Ratliff, Resident, spoke to say he likes every aspect of the proposal and feels it is a well thought out project. He and his wife hope it will be approved by the city and feels it will increase property values of anything near the project.

Mr. Al Watts, Preservation Partners of the Fox Valley asked if the current building will be demolished?

Mr. Curt Hurst responded that yes, it will be demolished.

Recommendation to the Plan Commission:
Dr. Smunt recommends the Plan Commission recognize the developers have closely followed the recommendation of the Comprehensive Plan in regards to the gateway into the downtown, have quality architectural design that will enhance property values, the historic resources of the city will not have a negative impact. Parking will need to be addressed by the Plan Commission. Motion 2nd by Mr. Kessler.
Smunt, Kessler, Rice and Malay voted in favor of the motion.
Mr. Pretz abstained, not against, but not settled on the fifth floor.

10. Public Comment

11. Additional Business and Observations from Commissioners or Staff

12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, April 6th, 2022 at 7:00 P.M.

13. Adjournment
With no further business to discuss, the meeting adjourned at 9:23 p.m.