

		AGENDA ITEM EXECUTIVE SUMMARY					
		Title:		Presentation by First Street LLC of a concept for the Phase 3 property of the First Street Redevelopment Project			
		Presenter(s):		First Street LLC			
<i>Please check appropriate box:</i>							
	Government Operations				Government Services		
X	Planning & Development (8/12/13)				City Council		
Estimated Cost:		N/A		Budgeted:	YES		NO
If NO, please explain how item will be funded:							
Executive Summary:							
<p>Background: Phase 3 of the First Street Redevelopment PUD includes the riverfront property east of the First Street, south of Main St. and north of Illinois St. Phase 3 includes Building 1 (River Terrace), Buildings 2 and 3 and the second parking deck (River Loft), the east plaza and river walk, and Building 9 (1 W. Main St./former Manor site).</p> <p>Presentation: First Street LLC will be presenting a revised concept for the Phase 3 property at the meeting.</p> <p>The concept will not include the Building 9 site (1 W. Main St./former Manor site) as this is controlled by a separate party, SMN Development.</p> <p>Review Process: The revised concept will require a review and approval process by Historic Preservation Commission, Plan Commission and City Council. Staff will need to review the details of the proposal to determine what type of process will be required.</p>							
Attachments: <i>(please list)</i>							
Aerial photo of the Phase 3 site Conceptual plans provided by First Street LLC: Site plans (two alternate versions), building elevation, building floor plan							
Recommendation / Suggested Action <i>(briefly explain):</i>							
Presentation by First Street LLC of a concept for the Phase 3 property of the First Street Redevelopment Project.							
<i>For office use only:</i>		<i>Agenda Item Number: 3c</i>					



Building 4/Parking Deck

West Plaza

First Street

Main Street

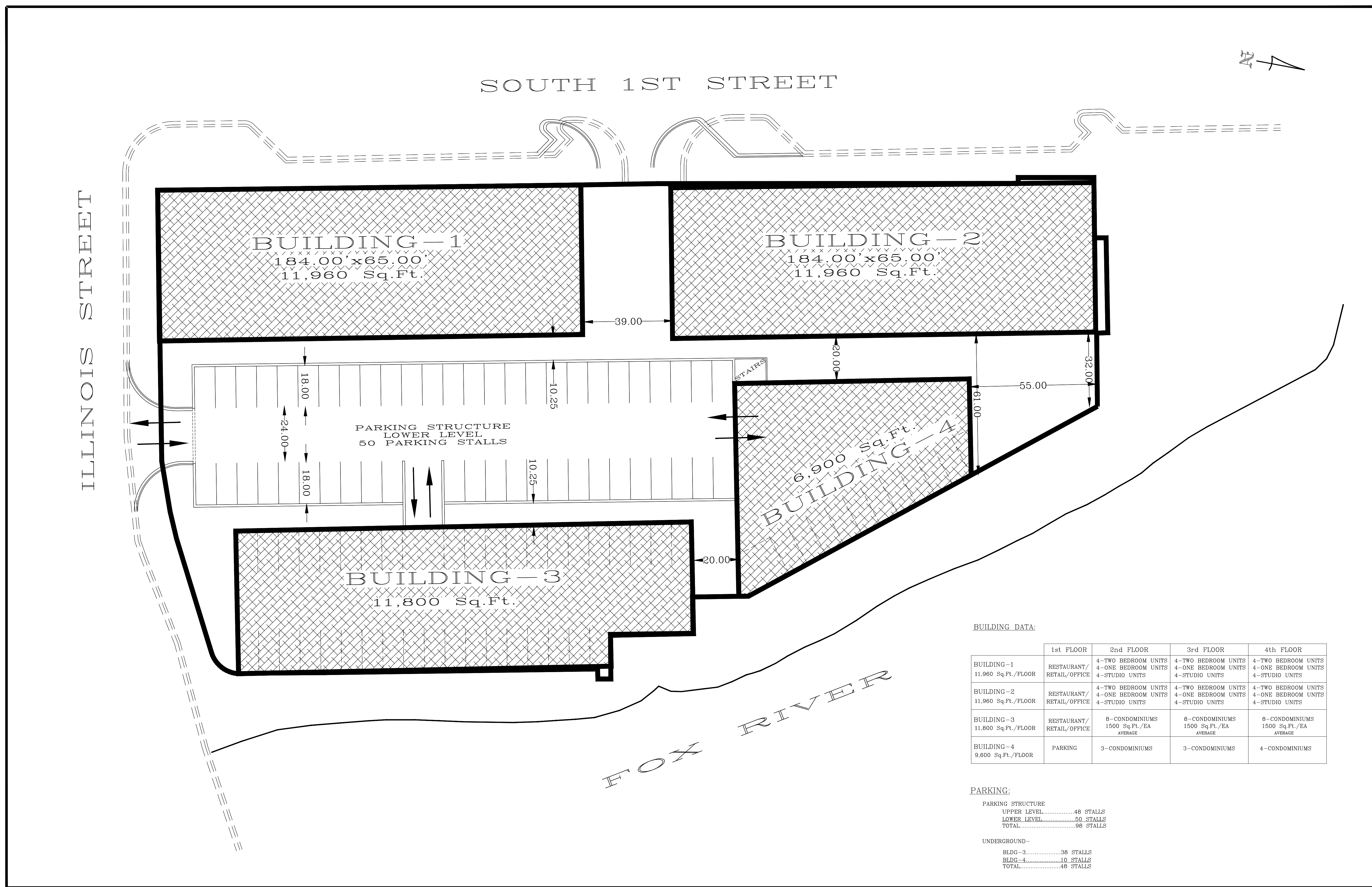
SMN Development

East Plaza

First Street LLC

**First Street
Redevelopment
Phase 3 Property**

Illinois Street



BUILDING DATA:

	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR
BUILDING-1 11,960 Sq.Ft./FLOOR	RESTAURANT/ RETAIL/OFFICE	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS 4-STUDIO UNITS	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS 4-STUDIO UNITS	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS 4-STUDIO UNITS
BUILDING-2 11,960 Sq.Ft./FLOOR	RESTAURANT/ RETAIL/OFFICE	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS 4-STUDIO UNITS	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS 4-STUDIO UNITS	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS 4-STUDIO UNITS
BUILDING-3 11,800 Sq.Ft./FLOOR	RESTAURANT/ RETAIL/OFFICE	8-CONDOMINIUMS 1500 Sq.Ft./EA AVERAGE	8-CONDOMINIUMS 1500 Sq.Ft./EA AVERAGE	8-CONDOMINIUMS 1500 Sq.Ft./EA AVERAGE
BUILDING-4 9,600 Sq.Ft./FLOOR	PARKING	3-CONDOMINIUMS	3-CONDOMINIUMS	4-CONDOMINIUMS

PARKING:

PARKING STRUCTURE

UPPER LEVEL	48 STALLS
LOWER LEVEL	50 STALLS
TOTAL	98 STALLS

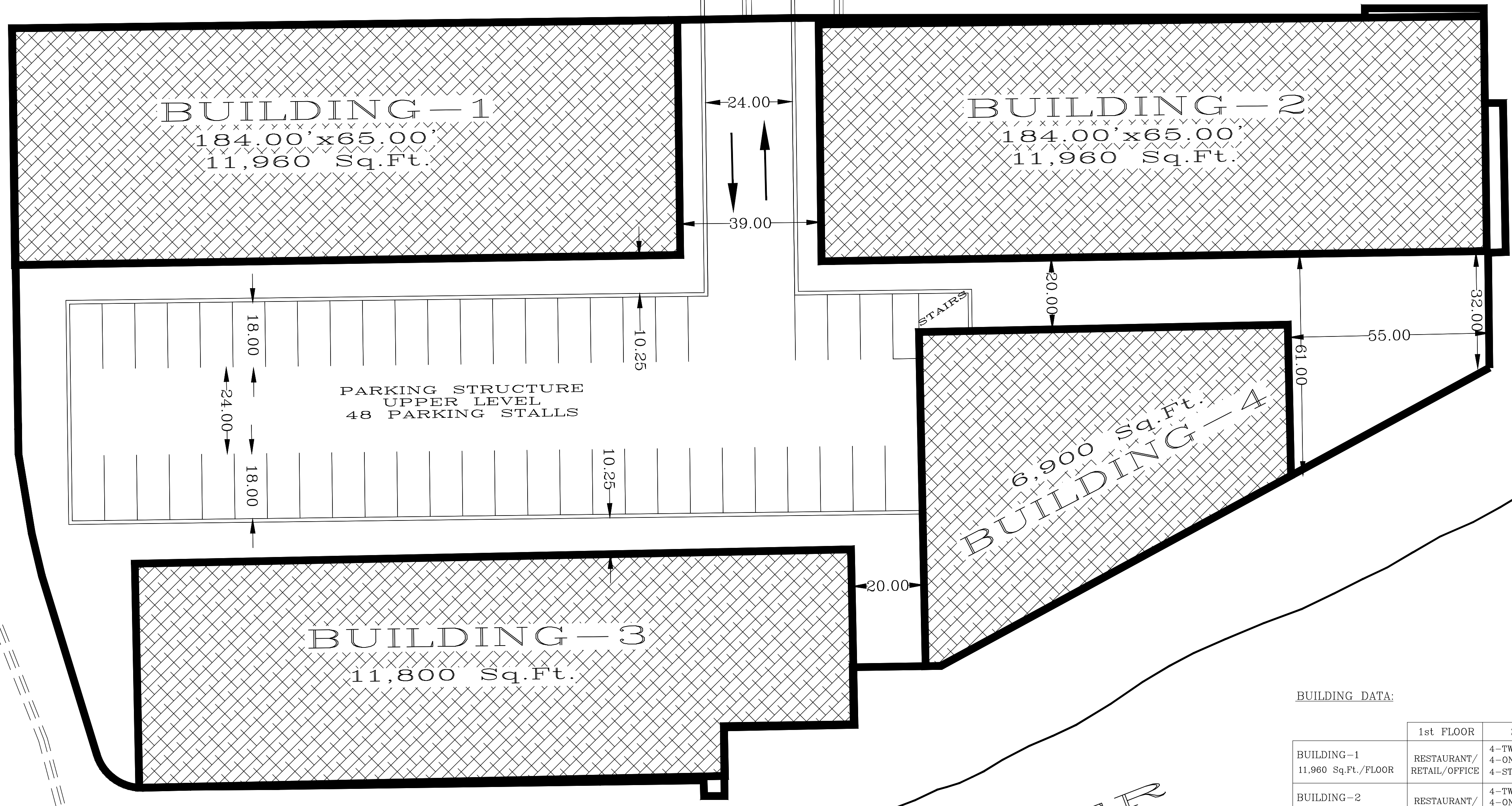
UNDERGROUND-

BLDG-3	38 STALLS
BLDG-4	10 STALLS
TOTAL	48 STALLS



ILLINOIS STREET

SOUTH 1ST STREET



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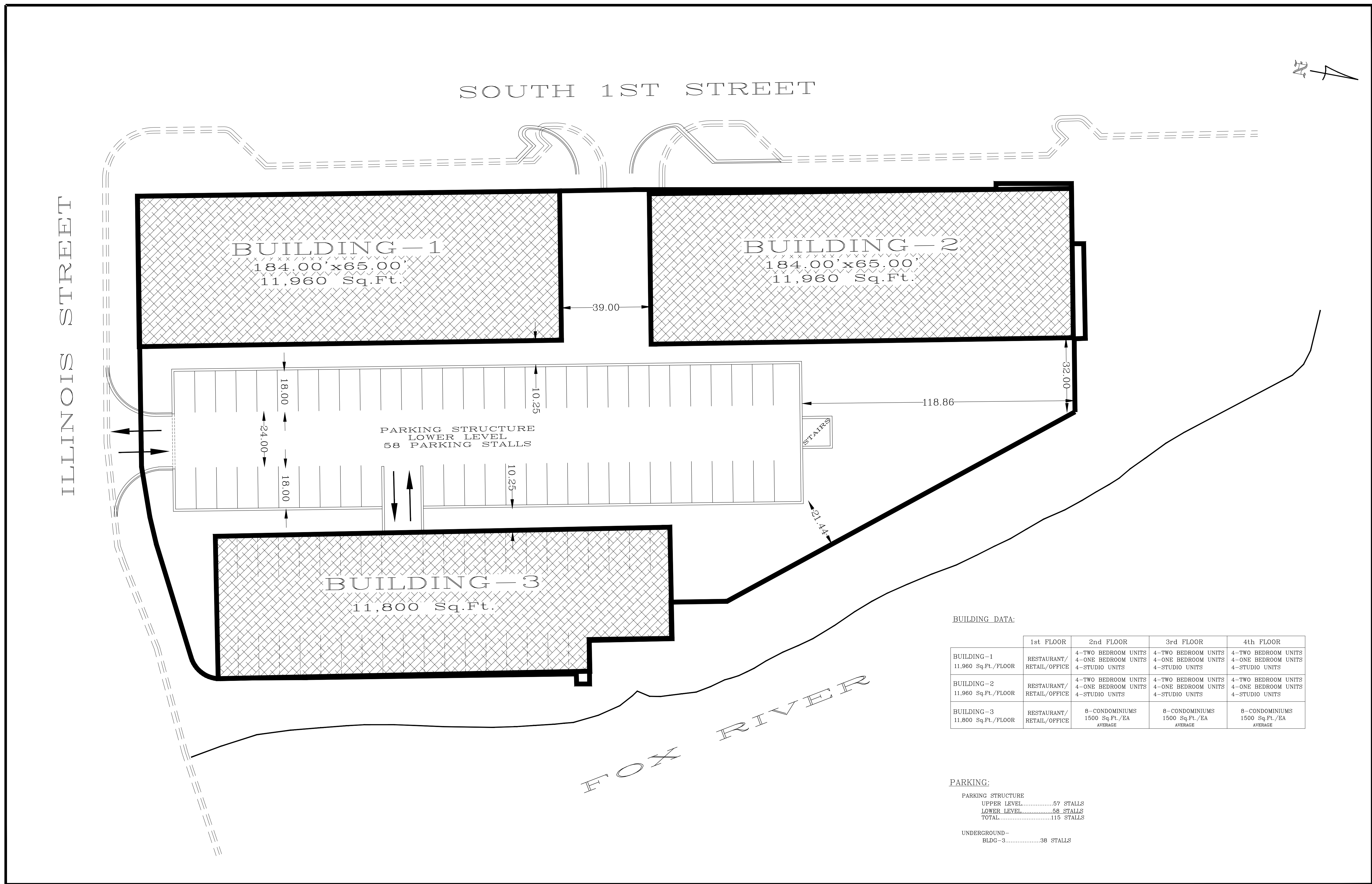
PARKING STRUCTURE

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LOWER LEVEL.....	50 STALLS
TOTAL.....	98 STALLS

UNDERGROUND-

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FOX RIVER



BUILDING DATA:

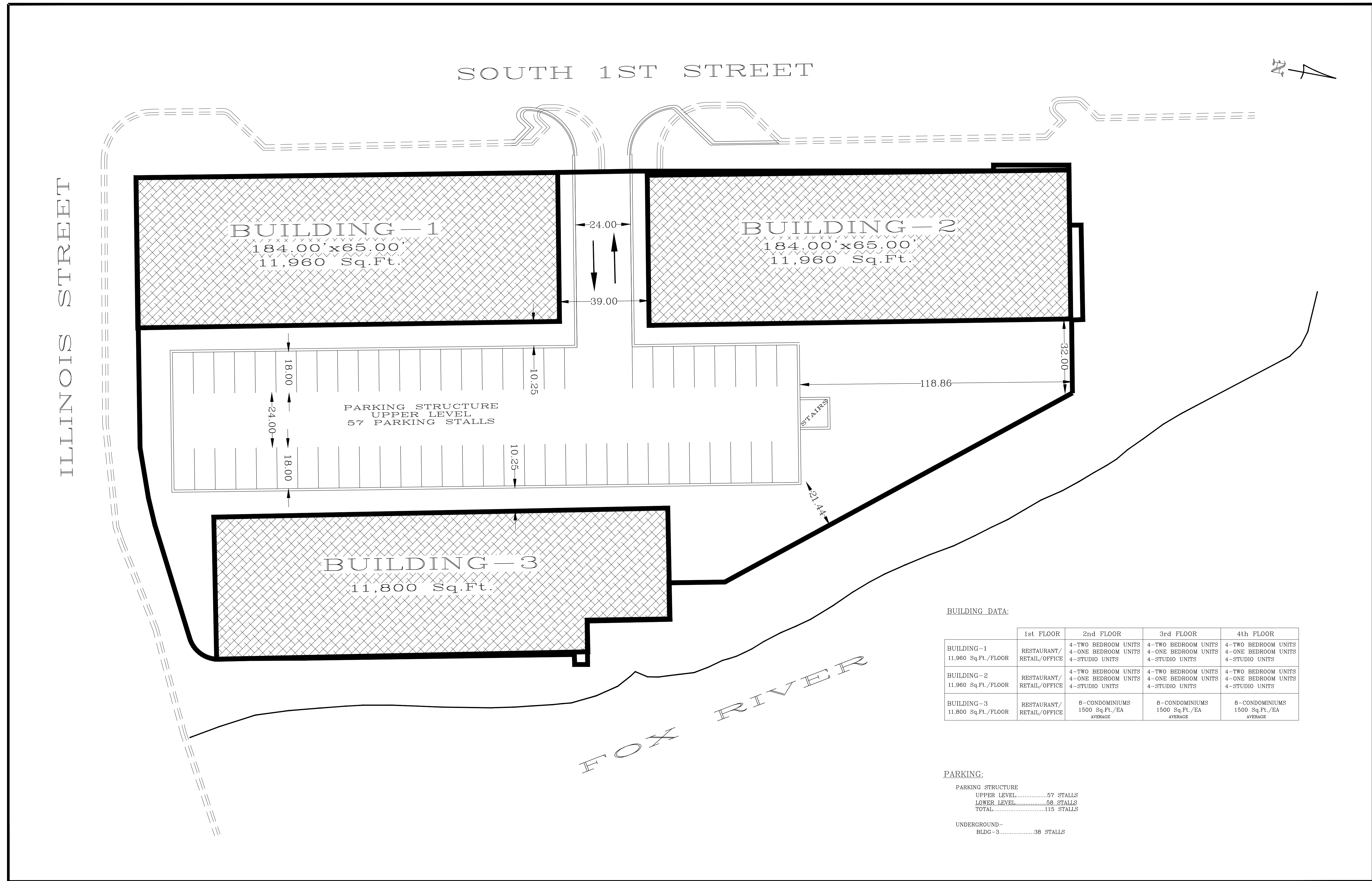
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PARKING:

PARKING STRUCTURE
 UPPER LEVEL.....57 STALLS
 LOWER LEVEL.....58 STALLS
 TOTAL.....115 STALLS

UNDERGROUND-
 BLDG-3.....38 STALLS





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PRELIM. CONCEPT SKETCH 7-7-13

FOR: FIRST STREET DEVELOPMENT, LLC

PROPOSED MIXED-USE BUILDING - RESIDENTIAL / COMMERCIAL CONDOMINIUMS

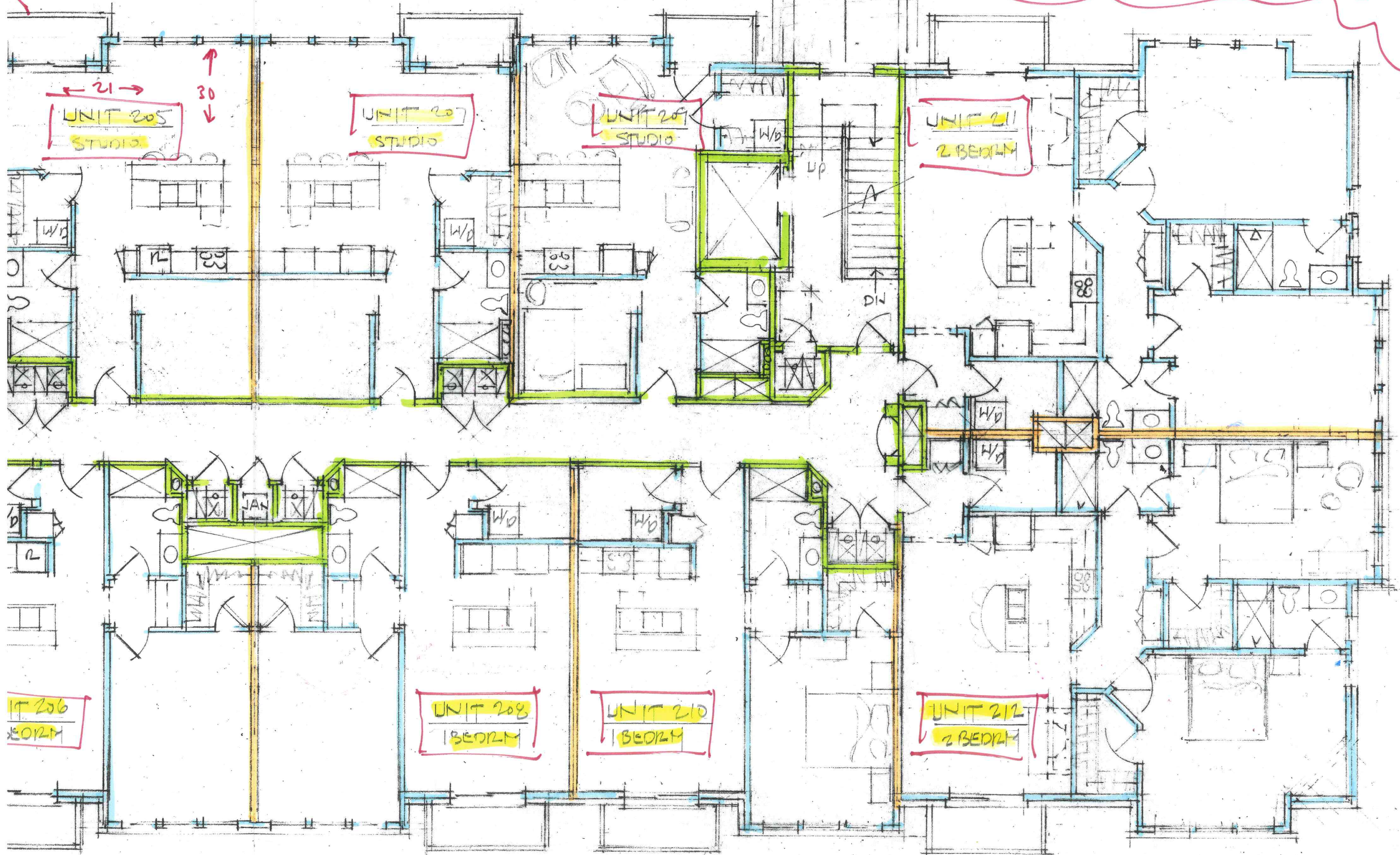
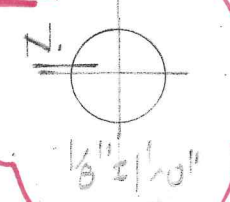
ST. CHARLES, ILLINOIS

BY: MARSHALL ARCHITECTS 1/8" = 1'-0"

(TYP.
10x4 v-

184'

FIRST STREET APARTMENTS - ST. CHARLES, IL.
MARSHALL ARCHITECTS
7-21-13



UNIT 205
STUDIO

UNIT 207
STUDIO

UNIT 209
STUDIO

UNIT 211
2 BEDRM

UNIT 206
2 BEDRM

UNIT 208
1 BEDRM

UNIT 210
1 BEDRM

UNIT 212
2 BEDRM

