



**HISTORIC PRESERVATION COMMISSION
AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item Title/Address:	Concept Plan Review: First St. Redevelopment PUD, Phase 3(northeast corner of S. 1st St. & Illinois St.)
Proposal:	Concept to revise building for Phase 3 (riverfront property)
Petitioner:	First Street Development LLC

Please check appropriate box (x)				
PUBLIC HEARING			MEETING 12/18/13	
			X	

AGENDA ITEM CATEGORY:

<input type="checkbox"/>	Certificate of Appropriateness (COA)	<input type="checkbox"/>	Façade Improvement Plan
<input type="checkbox"/>	Preliminary Review	<input type="checkbox"/>	Landmark/District Designation
<input type="checkbox"/>	Discussion Item	X	Commission Business

ATTACHMENTS:

Concept Plan application; Aerial photo; Proposed Site Plan & Elevation (of Buildings 1 & 2)

Approved PUD plans from 2008

EXECUTIVE SUMMARY:

Background:

The developers of the First Street Redevelopment Project have submitted a Concept Plan application for feedback on revising the building plan and site layout for Phase 3 of the development. The revised concept would modify the development plans for the portion of the project site where the River Loft and River Terrace buildings (Buildings 1, 2, & 3) had been planned, between the Fox River and First Street, directly across from the existing Plaza Parking Deck building. A site plan and building elevation have been provided.

The proposed concept fits within the previously approved building footprints on the site. The planned bi-level walkway along the river and the east plaza, to be located opposite the existing plaza west of First Street, remain in the same locations. The site of Building #9, the One West Main building proposed by SMN Development, located north of the east plaza at First & Main St., is not part of the Concept Plan proposal.

The site is in the Central Historic District and therefore approval of a Certificate of Appropriate is required for any building permit application involving the exterior of any structures. This site in a Planned Unit Development (PUD), which requires all plans to be reviewed by Historic Preservation Commission and Plan Commission and approved by City Council. Significant changes to the project will trigger a requirement for a PUD amendment, with a public hearing before the Plan Commission. At this time, the only potential amendment involves modifying the restrictions on ground floor/street level uses to allow some professional office use.

Information the Concept Plan Review Process:

The purpose of the Concept Plan review is to enable the applicant to obtain informal input from the Historic Preservation Commission, Plan Commission and City Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings.

For properties within a Historic District and for designated Landmarks, and for properties within 250 feet of a Historic District or designated Landmark, the Zoning Ordinance calls for the Historic Preservation Commission to review the Concept Plan and comment regarding its potential impact 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 Concept 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 1/7/14) and Planning & Development Committee of the City Council (on 1/13/14).

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

CONCEPT PLAN APPLICATION

Received Date
RECEIVED
St. Charles, IL

DEC - 3 2013

CDD
Planning Division

CITYVIEW	
Project Name:	<u>First Street</u>
Project Number:	<u>2013 -PR- 018</u>
Application Number:	<u>2013 -AP- 027</u>

To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Parcel Number (s): <u>09-34-127-005, 006, 004, 003, 002</u> <u>09-27-378-011, 012, 010, 009, 008</u>	
	Street Address (or common location if no address is assigned):	
2. Applicant Information:	Name	Phone
	<u>First Street Development, LLC</u> <u>630-443-9393</u>	
	Address	Fax
<u>409 Illinois Ave #1-D</u>		
<u>St. Charles, IL 60174</u>		Email
		<u>Bob@Midwestcustomhvac.com</u>
3. Record Owner Information:	Name	Phone
	<u>City of St. Charles +</u>	
	Address	Fax
<u>First Street Development</u>		
		Email
4. Billing: <i>To whom should costs for this application be billed?</i>	Name	Phone
	<u>First Street Development, LLC</u> <u>630-587-5555</u>	
	Address	Fax
	<u>409 Illinois Ave. #1-D</u>	
<u>St. Charles, 60174</u>		Email

Zoning and Use Information:

Current zoning of the property: CBD-1 PUD

Is the property a designated Landmark or in a Historic District? Yes - In Historic District

Current use of the property: Vacant

Proposed zoning of the property: CBD-1 PUD PUD? Yes

Proposed use of the property: Mixed-Use Development

Comprehensive Plan Designation: Mixed Use

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant
 - PROOF OF OWNERSHIP and DISCLOSURE:**
 - a) a current title policy report; or
 - b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).
 - LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
 - PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
 - AERIAL PHOTOGRAPH:**

Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.
 - PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.
- Copies of Plans:**
- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
 - Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

Concept Plans shall show:

1. Existing Features:
 - Name of project, north arrow, scale, date
 - Boundaries of property with approximate dimensions and acreage
 - Existing streets on and adjacent to the tract
 - Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
 - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.
2. Proposed Features:
 - Name of project, north arrow, scale, date
 - Boundaries of property with approximate dimensions and acreage
 - Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
 - Architectural elevations showing building design, color and materials (if available)
 - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

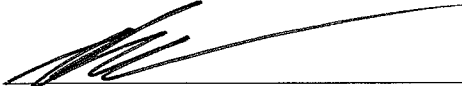
□ SUMMARY OF DEVELOPMENT:

Written information including:


- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

□ INCLUSIONARY HOUSING SUMMARY: For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



Record Owner 12-2-13
Date



Applicant or Authorized Agent 12-2-13
Date

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Bob Rasmussen, being first duly sworn on oath depose and say that I am
Manager of First Street Development, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

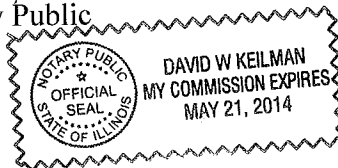
- Robert Rasmussen _____
- Keith Kotche _____
- Chuck Woland _____
- Phil Corcoran _____
- Phil Wilmington _____
- Ed Levato _____
- Mark Kenner _____

By: [Signature], Manager

Subscribed and Sworn before me this 2nd day of
DECEMBER, 2013.

[Signature]

Notary Public





Building 4/Parking Deck

West Plaza

First Street

Main Street

SMN Development /
One West Main Site

East Plaza

First Street LLC
Development Site

Bi-Level Riverwalk

Riverwalk

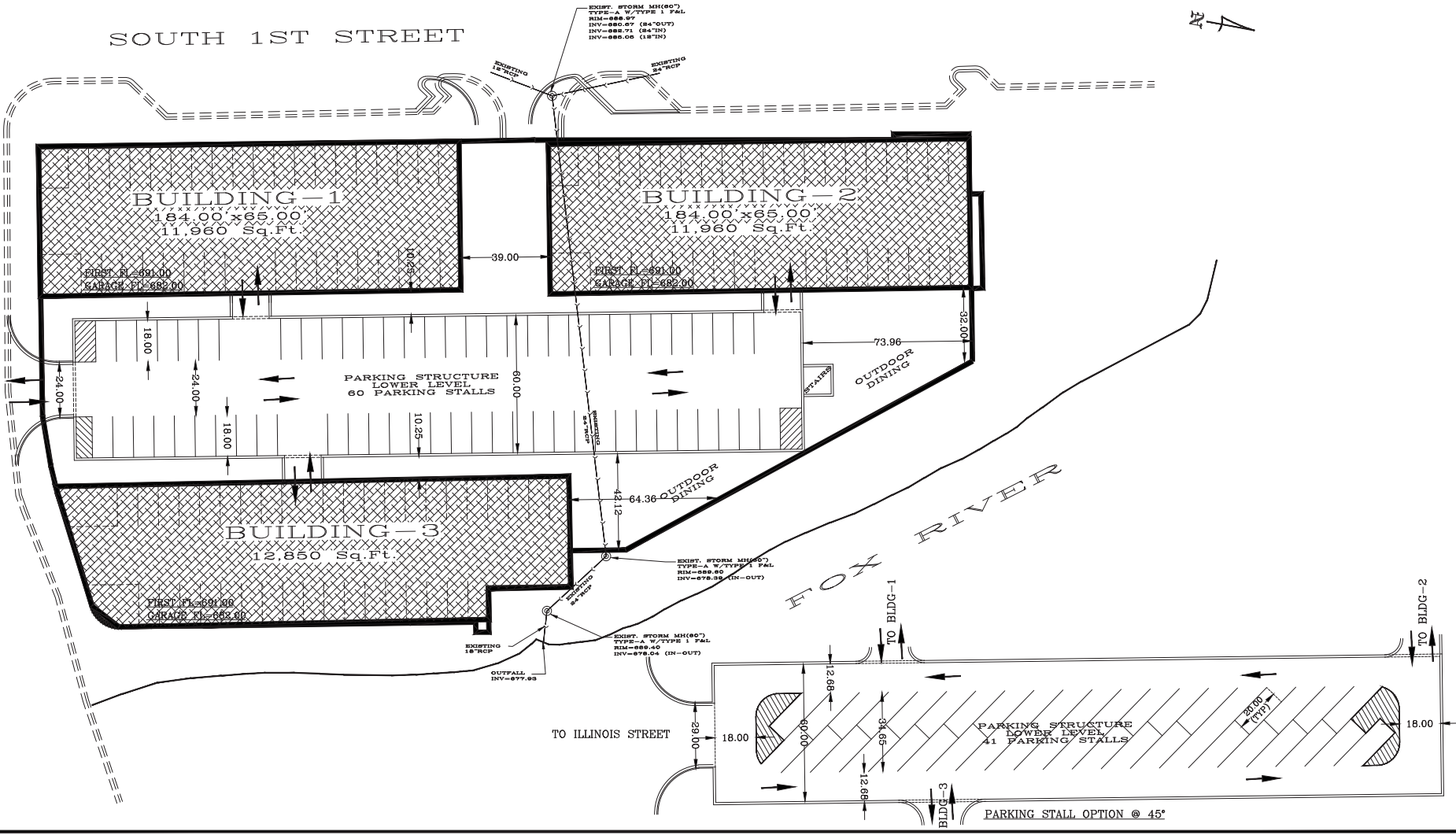
Illinois Street

**First Street
Redevelopment
PUD Phase 3**

**Planned Building
Locations**

ILLINOIS STREET

SOUTH 1ST STREET



BUILDING DATA:

	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR
BUILDING-1 11,960 Sq.Ft./FLOOR	RESTAURANT/ RETAIL/OFFICE	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS	
BUILDING-2 11,960 Sq.Ft./FLOOR	RESTAURANT/ RETAIL/OFFICE	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS	
BUILDING-3 12,850 Sq.Ft./FLOOR	RESTAURANT/ RETAIL/OFFICE	8-CONDOMINIUMS 1400 Sq.Ft./EA apartment	8-CONDOMINIUMS 1400 Sq.Ft./EA apartment	8-CONDOMINIUMS 1400 Sq.Ft./EA apartment	8-CONDOMINIUMS 1400 Sq.Ft./EA apartment

PARKING:

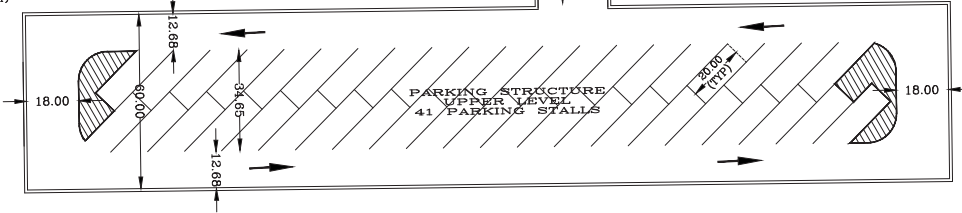
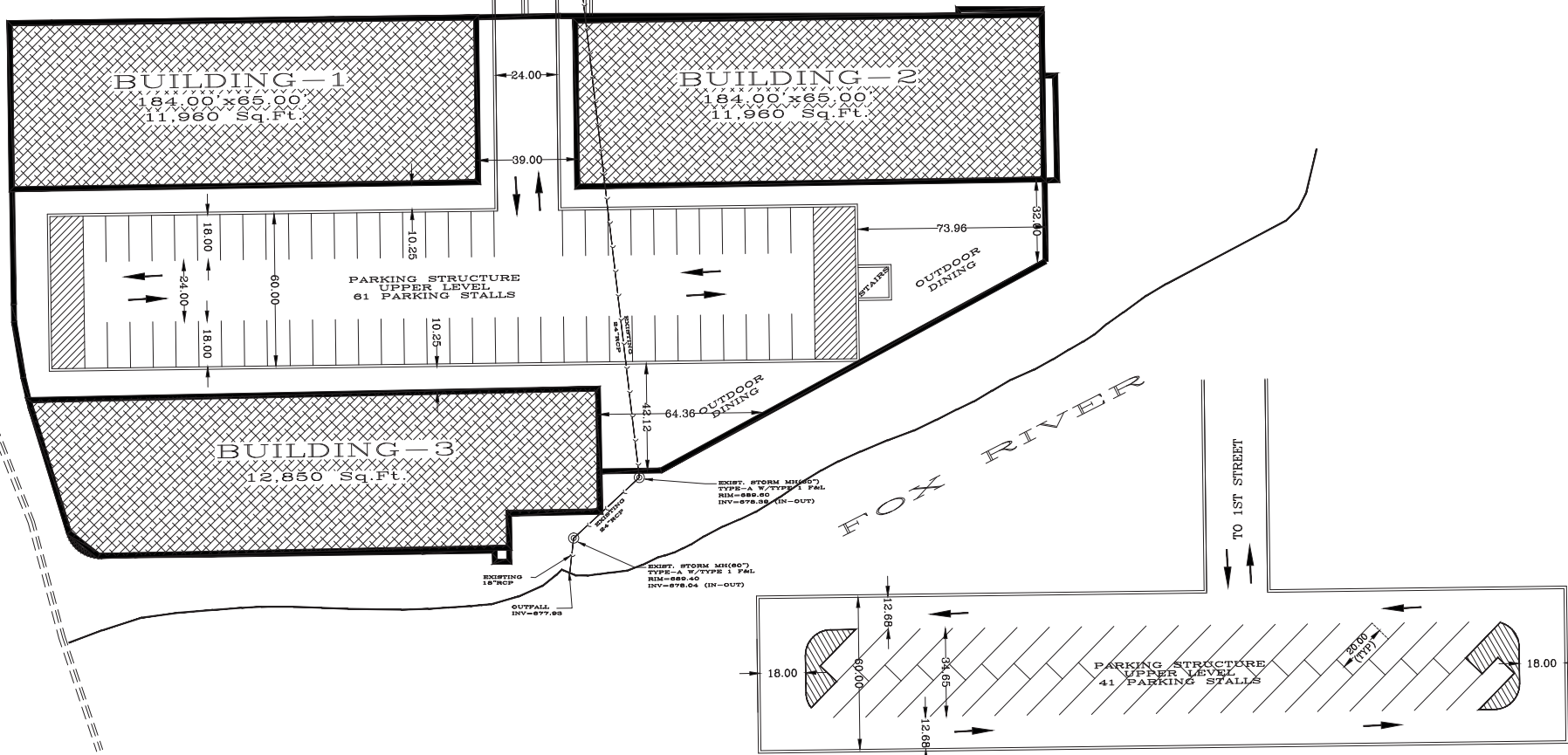
PARKING STRUCTURE	@ 45°	@ 90°
UPPER LEVEL	41 STALLS	60 STALLS
LOWER LEVEL	41 STALLS	61 STALLS
TOTAL	82 STALLS	121 STALLS

UNDERGROUND:

BLDG-1	35 STALLS
BLDG-2	36 STALLS
BLDG-3	37 STALLS
TOTAL	107 STALLS

ILLINOIS STREET

SOUTH 1ST STREET



PARKING STALL OPTION @ 45°

BUILDING DATA:

	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR
BUILDING-1	RESTAURANT/ RETAIL/OFFICE	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS	
BUILDING-2	RESTAURANT/ RETAIL/OFFICE	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS	4-TWO BEDROOM UNITS 4-ONE BEDROOM UNITS	
BUILDING-3	RESTAURANT/ RETAIL/OFFICE	8-CONDOMINIUMS 1400 Sq.Ft./EA units	8-CONDOMINIUMS 1400 Sq.Ft./EA units	8-CONDOMINIUMS 1400 Sq.Ft./EA units	8-CONDOMINIUMS 1400 Sq.Ft./EA units

PARKING:

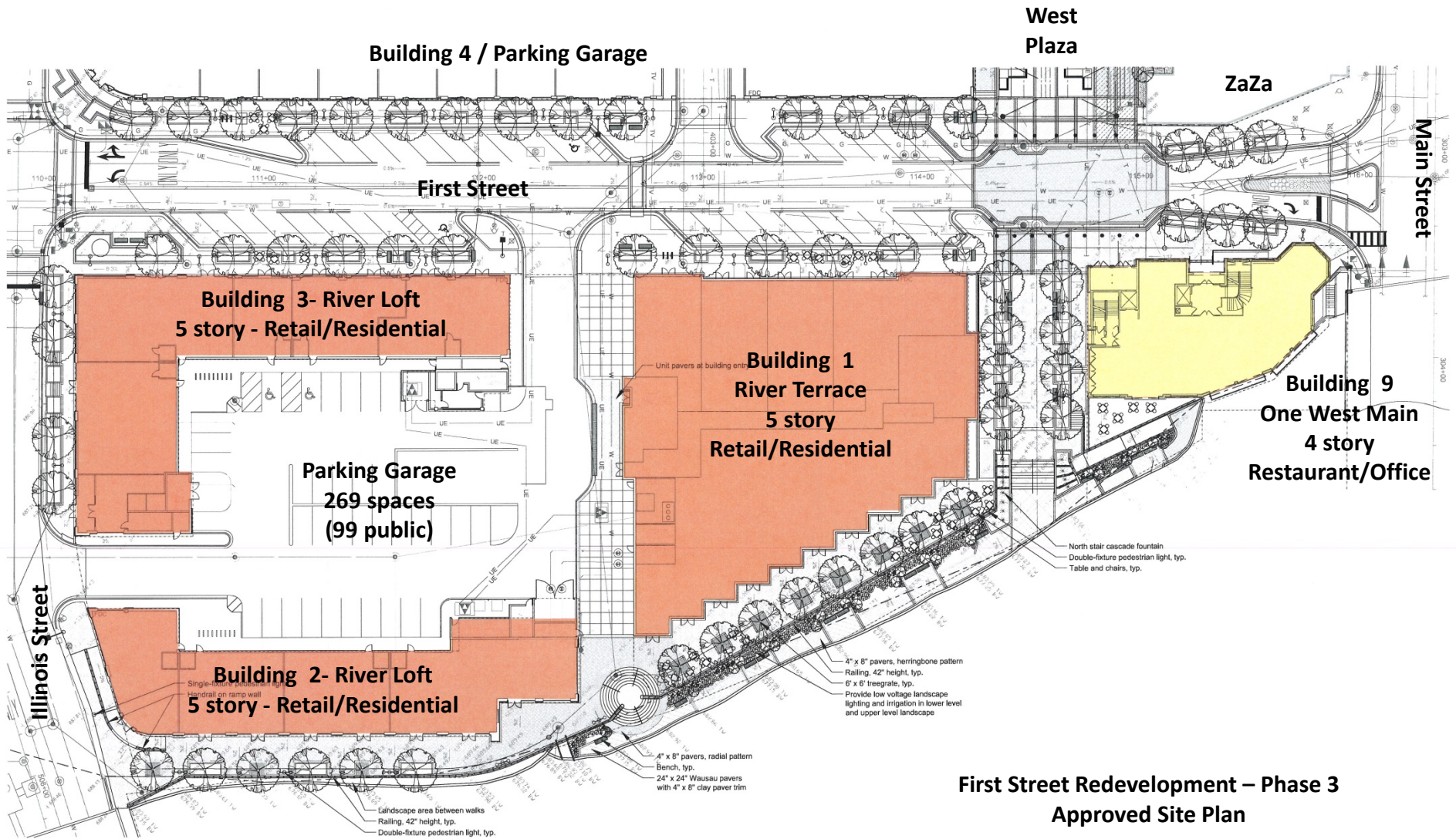
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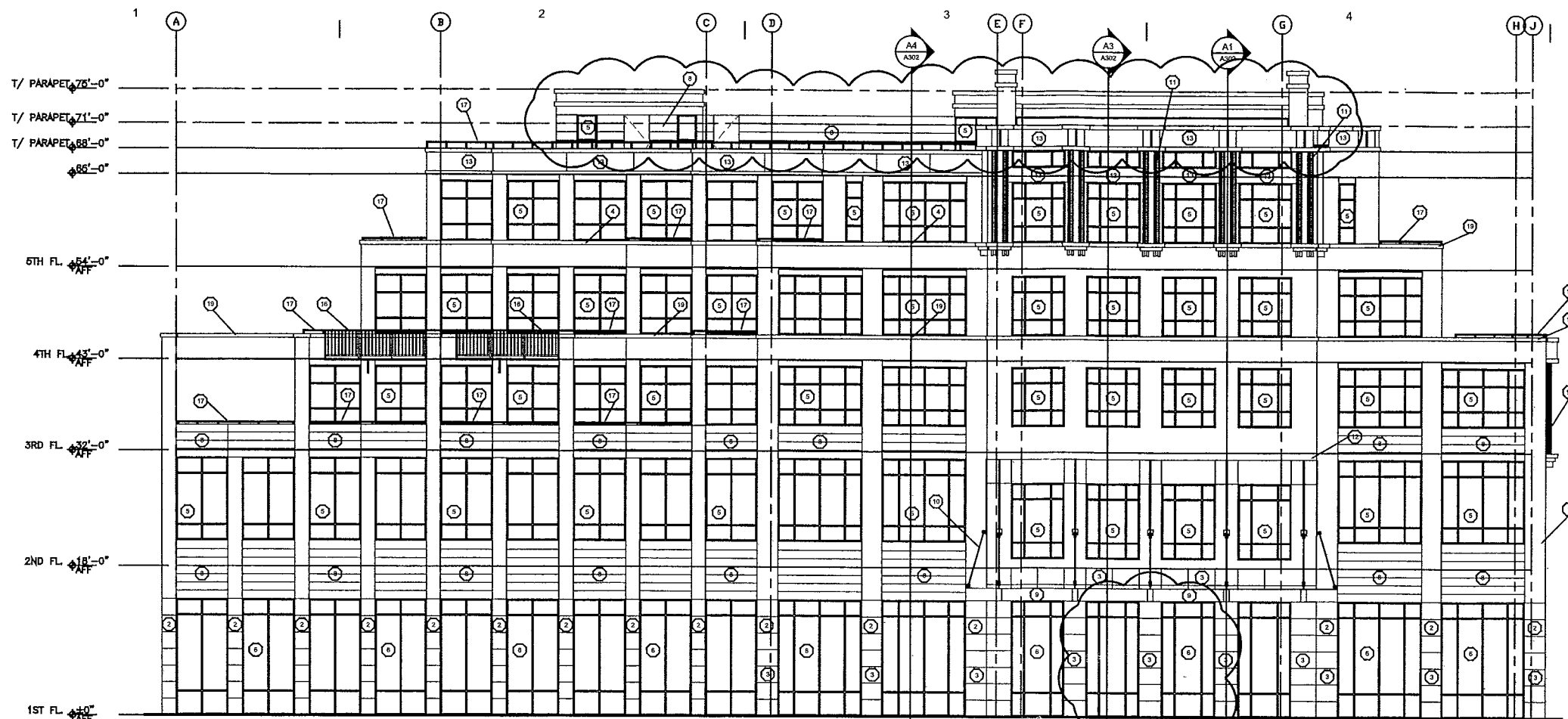
Proposed First St. Elevation of Buildings 1 & 2





**First Street Redevelopment – Phase 3
Approved Site Plan**

2008



(C1) NORTH ELEVATION
1/8" = 1'-0"

- EXTERIOR MATERIAL SCHEDULE**
1. - Modular Brick - Sturbridge sanded smooth, Watertown Brick Co.
Brick Supplier: Interstate Brick (Brent Schmidt 630.730.5156)
- 2" air space
- Tyvek Moisture Barrier
- 1/2" densgold sheathing
- 8" Metal Stud 16" O.C.
- 5/8" GWB
- R-19 BATT Insulation
 2. - Cast Stone Plaster 23 5/8" High x 3 5/8" thick. Color: Ash Brown
Renaissance Stone
- 2" air space
- Tyvek Moisture Barrier
- 1/2" densgold sheathing 8" metal stud 16" O.C.
- 5/8" GWB
- R-19 BATT Insulation
 3. - Cast Stone Plinth - 23 5/8" High x 3 5/8" thick. Color: Buff
Renaissance Stone
- 2" air space
- Tyvek Moisture Barrier
- 1/2" densgold sheathing
- 5/8" GWB
- R-19 BATT Insulation
 4. 5 5/8 x 23 5/8 x 3 5/8" stone sill
Renaissance Stone, Color: Oyster
 5. YKK No. Yes TU 4 1/2" x 2" sections 1" insulated glass low-e glazing
 6. YKK No. YWE 6" x 2 1/2" sections 1" insulated glass low-e glazing
 7. Stone Cap
 8. Metal silding Centria #CS-200 20 Gauge Aluminum.
Slate Gray with Microseam corners.
See Detail
 9. C12 Steel Canopy Fascia. See Details
 10. 1" x tumbuckle paint to match storefront
 11. 8" Diam. Alum. Col. PAC-CLAD- Column Covers: PAC-100F (flush joint)
Color: Slate Gray
 12. 11 5/8 x 3 5/8 x 23 5/8 Renaissance Stone Color to match Plaster
 13. Omega - lite panel as mfg by Laminators Inc.
Fin. To match Alum Frame
 14. 12" x steel col. Paint to match storefront
 15. Half round stl pipe, from 4" e standard steel pipe paint to match fascia
 16. - 2" square s/s tube guardrail
- 1" square s/s tube baluster 5' o.c.
- w/2" s/s frame, s/s bracket. See Detail
 17. - 2" Square tube stainless steel railing with 2" square-tube vertical supports
- 4" - 0" O.C. 4x4 x 1/4 stainless steel plate with 4 - 1/2" x expansion bolts.
 18. - Decorative alum tubes
- 3" x 32" x 6 1/2" Centria #291 & 292 tube alum.
Cover top & bot. fin slate grey
- See Detail
 19. 5 5/8 x 23 5/8 x 19" Stone Cap Renaissance Stone Color: Oyster
 20. Brick Soldier Course
 21. Metal Sill 18 Gauge Aluminum.
Centria Color: Slate Gray.
 22. Through-wall flashing weep holes at 24" O.C.
 23. Brick soffit on Hatfen concealed lntel system.



(A1) WEST ELEVATION
1/8" = 1'-0"

D	
C	
B	
A	

12/5/07	ISSUED FOR PRELIMINARY PERMIT
1/3/107	PROGRESS SET
MARK	DATE DESCRIPTION
ISSUED	

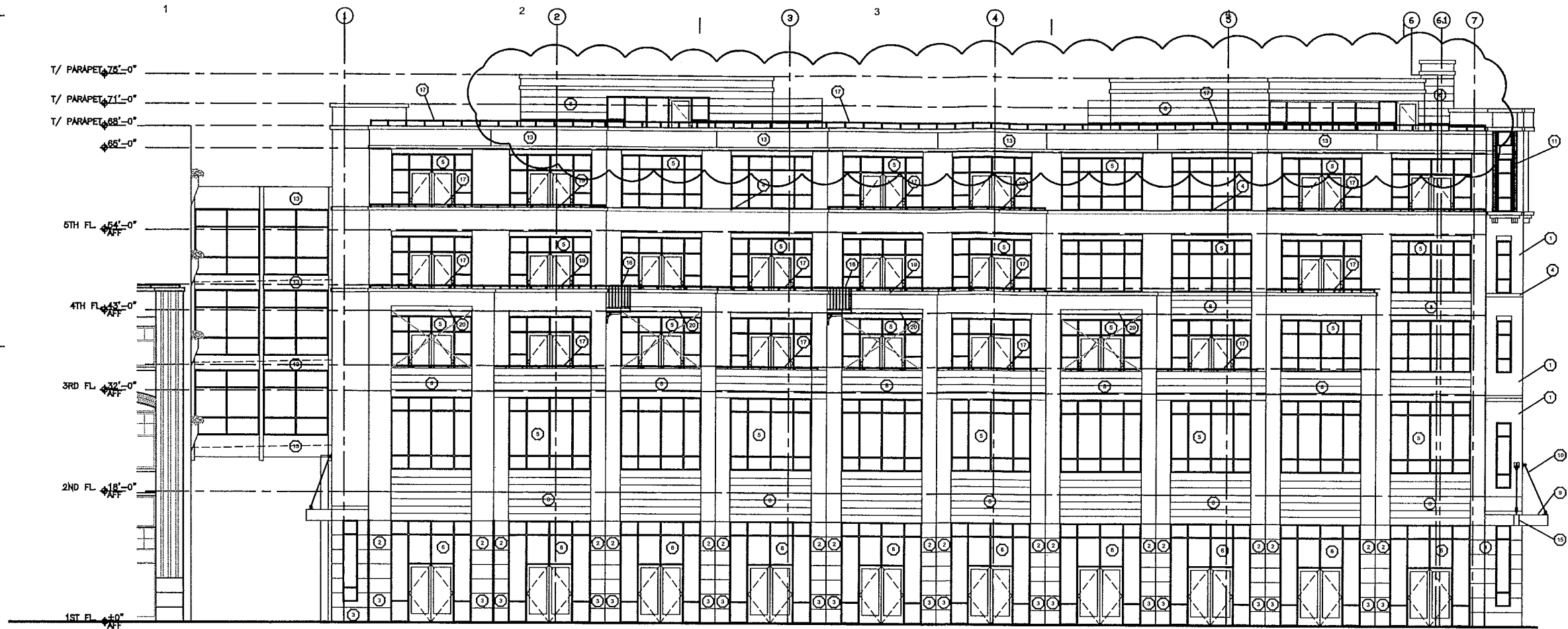
**FIRST STREET
DOWNTOWN
REDEVELOPMENT**

PHASE III- RIVER TERRACE
ST. CHARLES, ILLINOIS 60174

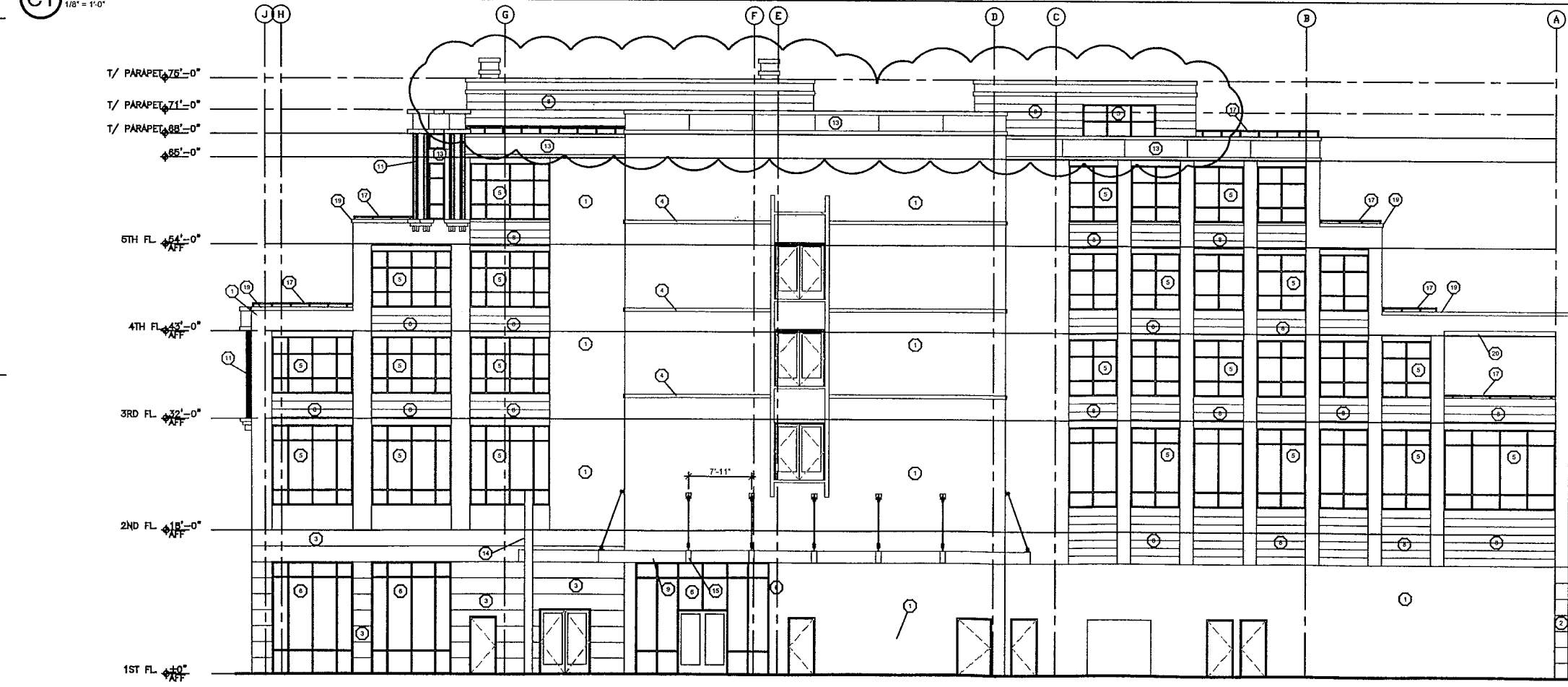
PROJECT NO:	2768
CAD DWG FILE:	12/26/07 - 12/26/07 11 31 AM ST. CHARLES RIVER 12/26/07 11 31 AM ST. CHARLES RIVER
DRAWN BY:	YS
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SHEET TITLE
**EXTERIOR
ELEVATIONS**

A-201



C1 EAST ELEVATION
1/8" = 1'-0"



A1 SOUTH ELEVATION
1/8" = 1'-0"

- EXTERIOR MATERIAL SCHEDULE**
- Modular Brick - Sturbridge sanded smooth, Watertown Brick Co. Brick Supplier: Interstate Brick (Brent Schmitt 630.730.5156)
- 2" air space
- Tyvek Moisture Barrier
- 1/2" densgold sheathing
- 8" Metal Stud 16" O.C.
- 5/8" GWB
- R-19 BATT Insulation
 - Cast Stone Plaster 23 5/8" High x 3 5/8" thick. Color: Ash Brown Renaissance Stone
- 2" air space
- Tyvek Moisture Barrier
- 1/2" densgold sheathing 8" metal stud 16" O.C.
- 5/8" GWB
- R-19 BATT Insulation
 - Cast Stone Plinth -23 5/8" High x 3 5/8" thick. Color: Buff Renaissance Stone
- 2" air space
- Tyvek Moisture Barrier
- 1/2" densgold sheathing
- 5/8" GWB
- R-19 BATT Insulation
 - 5 5/8 x 23 5/8 x 3 5/8" stone sill Renaissance Stone, Color: Oyster
 - YKK No. Yes TU 4 1/2" x 2" sections 1" insulated glass low-e glazing
 - YKK No. YWE got 6" x 2 1/4" sections 1" insulated glass low-e glazing
 - Stone Cap
 - Metal siding Centria #CS-200 20 Gauge Aluminum. Slate Gray with Microseam corners. See Details.
 - C12 Steel Canopy Fascia. See Details.
 - 1" ø lumbuckle paint to match storefront
 - 8" Diam. Alum. Col. PAC-CLAD- Column Covers: PAC-100F (flush joint) Color: Slate Gray
 - 11 5/8 x 3 5/8 x 23 5/8 Renaissance Stone Color to match Plaster
 - Omega - like panel as mfg by Laminators Inc.
 - Fin. To match Alum Frame
 - 1/2" ø steel col. Paint to match storefront
 - Half round sll pipe, from 4" ø standard steel pipe paint to match fascia
 - 2" square s/s tube guardrail
-1" square s/s tube baluster 5" o.c.
-1/2" s/s frame, s/s bracket. See Detail.
 - 2" Square tube stainless steel railing with 2" square-tube vertical supports
-4" - 0" O.C. 4x4 x 1/4 stainless steel plate with 4 - 1/2" ø expansion bolts.
 - Decorative alum tubes
- 3" x 32" x 0 1/2" Centria #291 & 292 tube alum.
Cover top & bot. fin slate grey
- See Detail.
 - 5 5/8 x 23 5/8 x 19" Stone Cap Renaissance Stone Color:Oyster
 - Brick Soldier Course
 - Metal Sill 18 Gauge Aluminum. Centria Color: Slate Grey.
 - Through-wall flashing weep holes at 24" O.C.
 - Brick soffit on Halfen concealed inlet system.

12/26/07	ISSUED FOR PRELIMINARY PERMIT
10/31/07	PROGRESS SET
MARK	DATE DESCRIPTION
ISSUED	

**FIRST STREET
DOWNTOWN
REDEVELOPMENT**

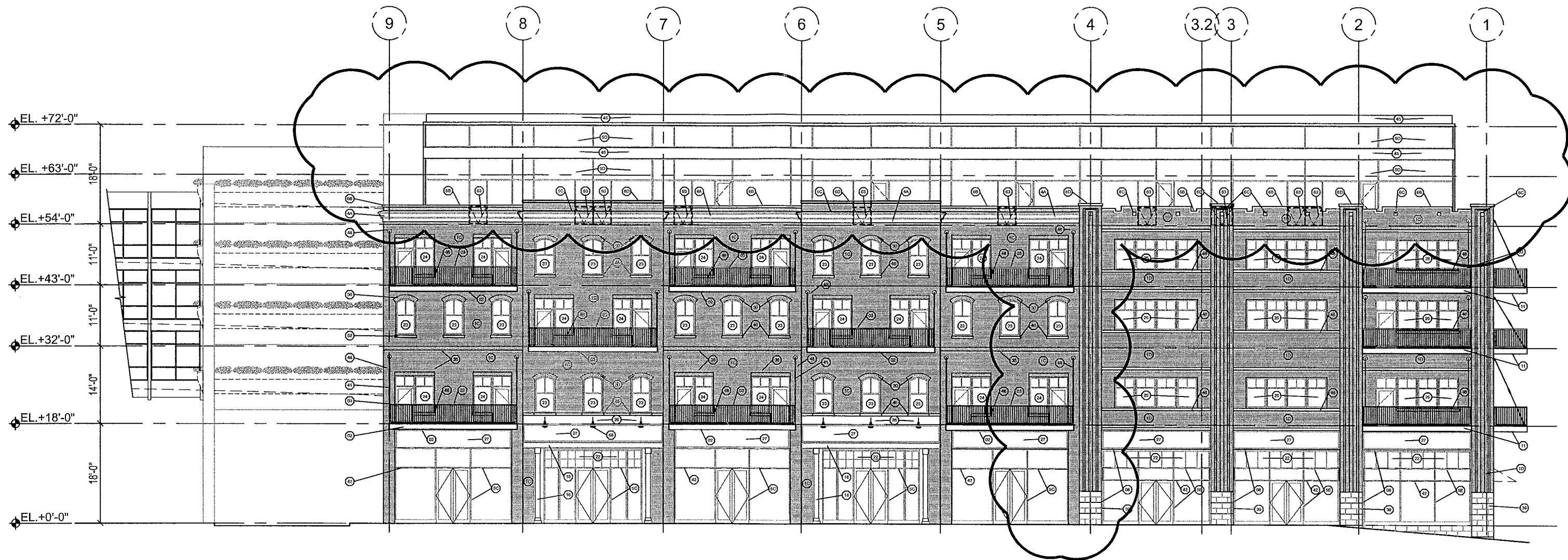
PHASE III- RIVER TERRACE
ST. CHARLES, ILLINOIS 60174

PROJECT NO: 2768
CAD DWG FILE: R307 - BUILDING PERMIT - DOWNTOWN RIVER TERRACE PHASE III EXTERIOR ELEVATIONS.DWG
DRAWN BY: YS
CHECKED BY: DY

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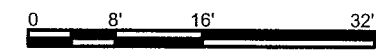
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**EXTERIOR
ELEVATIONS**

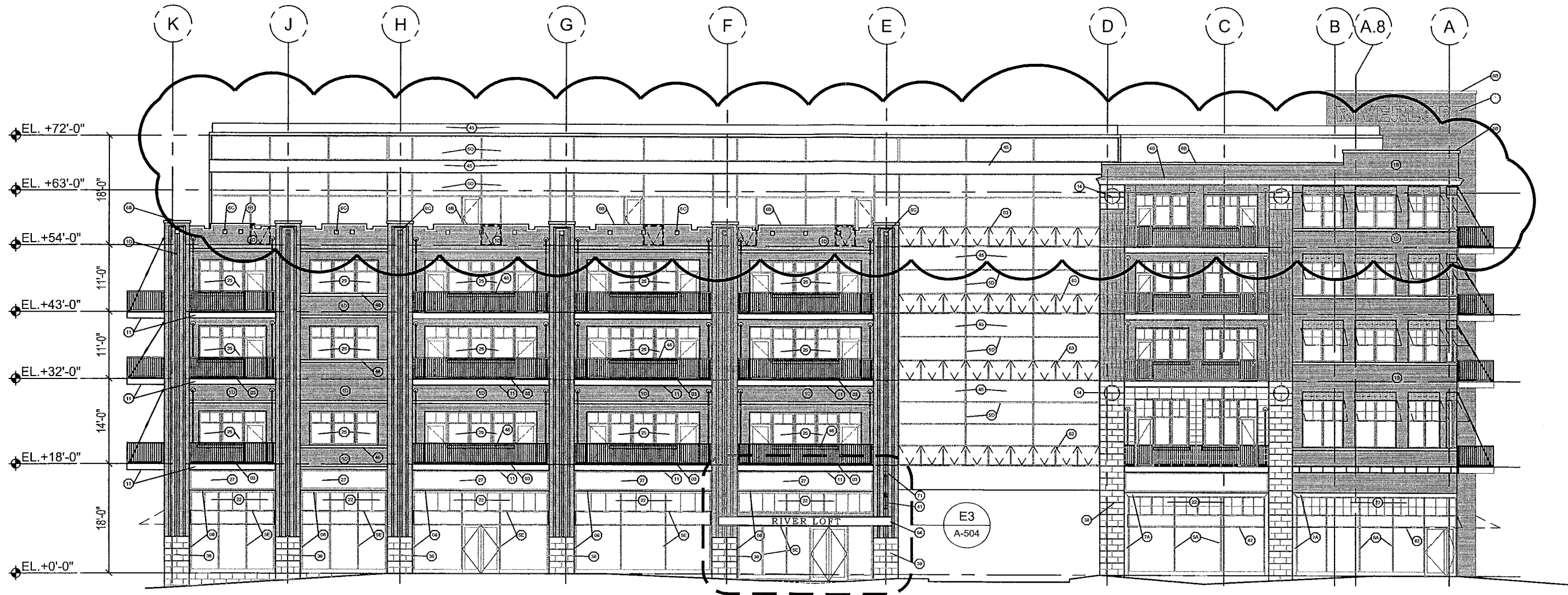
A-202



WEST ELEVATION

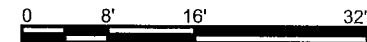
1/16"=1'-0"

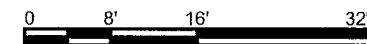
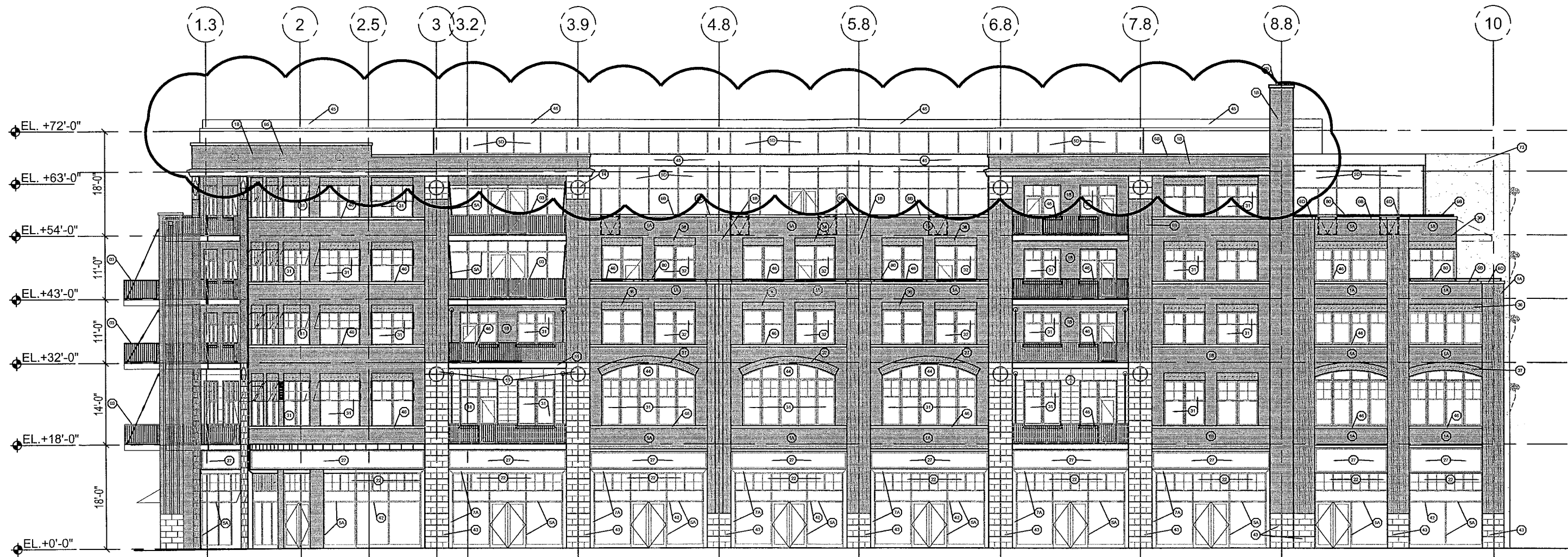




SOUTH ELVATION

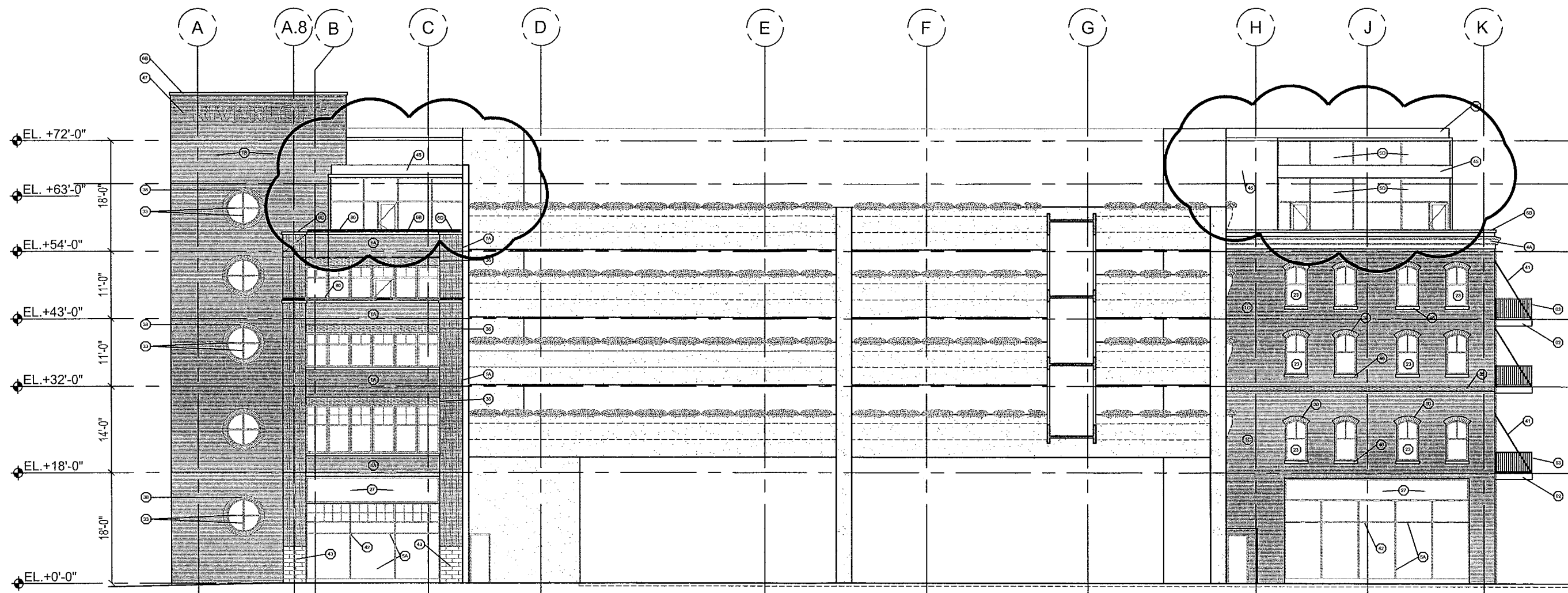
1/16"=1'-0"





EAST ELEVATION

1/16"=1'-0"



NORTH ELEVATION

1/16"=1'-0"





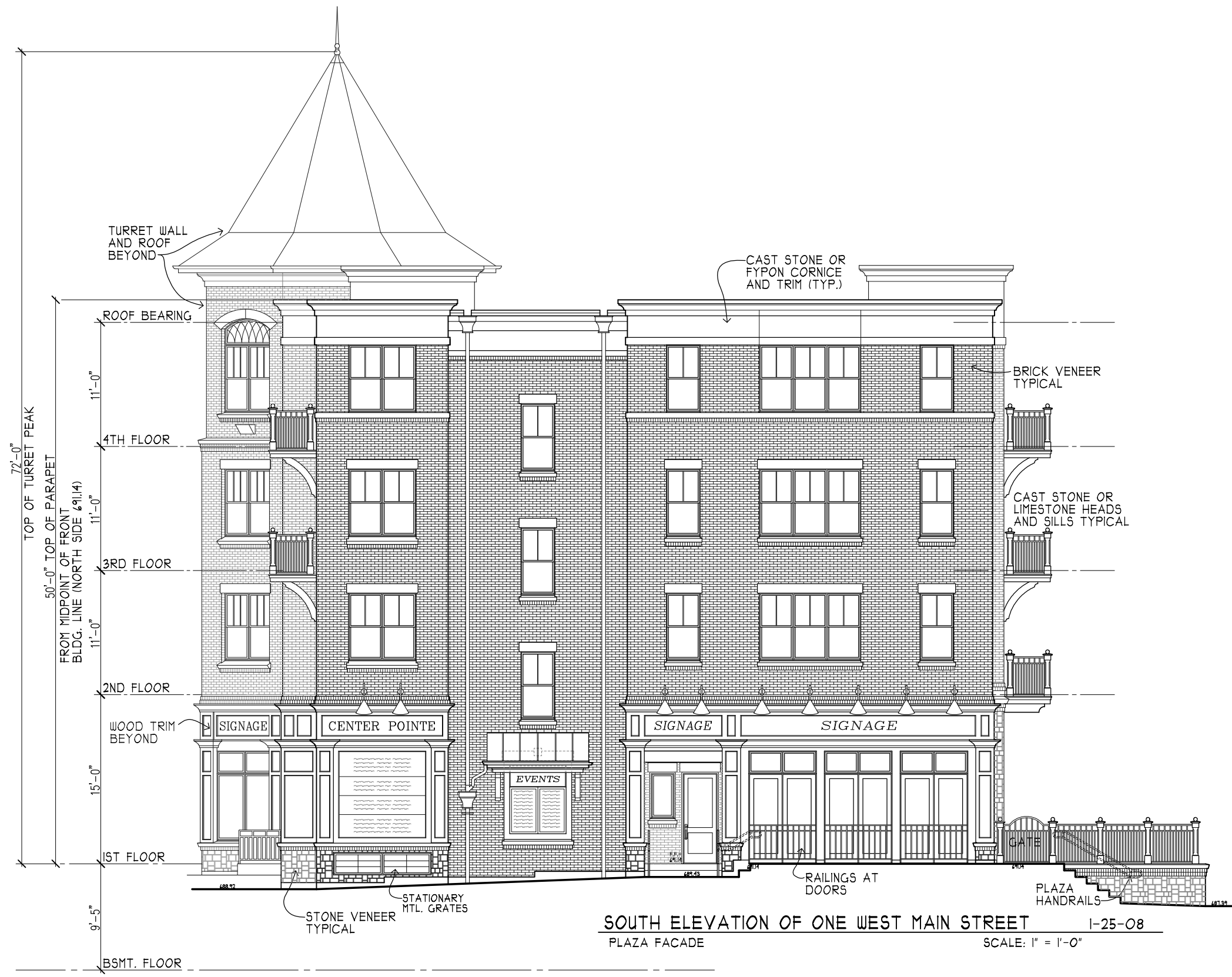
WEST ELEVATION OF ONE WEST MAIN STREET 1-25-08
 FIRST STREET FACADE SCALE: 1" = 10'-0"

PROPOSED NEW BUILDING FOR:
ONE WEST MAIN ST.
 ST. CHARLES, ILLINOIS
 FOR: AVONDALE CUSTOM HOMES

Revisions:

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 ALL RIGHTS RESERVED

Commission: #1935
 Issue Date:
 Drawn By: CDZ
 PRELIMINARY DESIGN



SOUTH ELEVATION OF ONE WEST MAIN STREET 1-25-08
 PLAZA FACADE SCALE: 1" = 1'-0"

PROPOSED NEW BUILDING FOR:
ONE WEST MAIN ST.
 ST. CHARLES, ILLINOIS
 FOR: AVONDALE CUSTOM HOMES

Revisions:

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Commission: #1935
 Issue Date:
 Drawn By: CDZ
 PRELIMINARY DESIGN



EAST ELEVATION OF ONE WEST MAIN STREET
 FOX RIVER FACADE
 I-25-08
 SCALE: 1" = 10'-0"

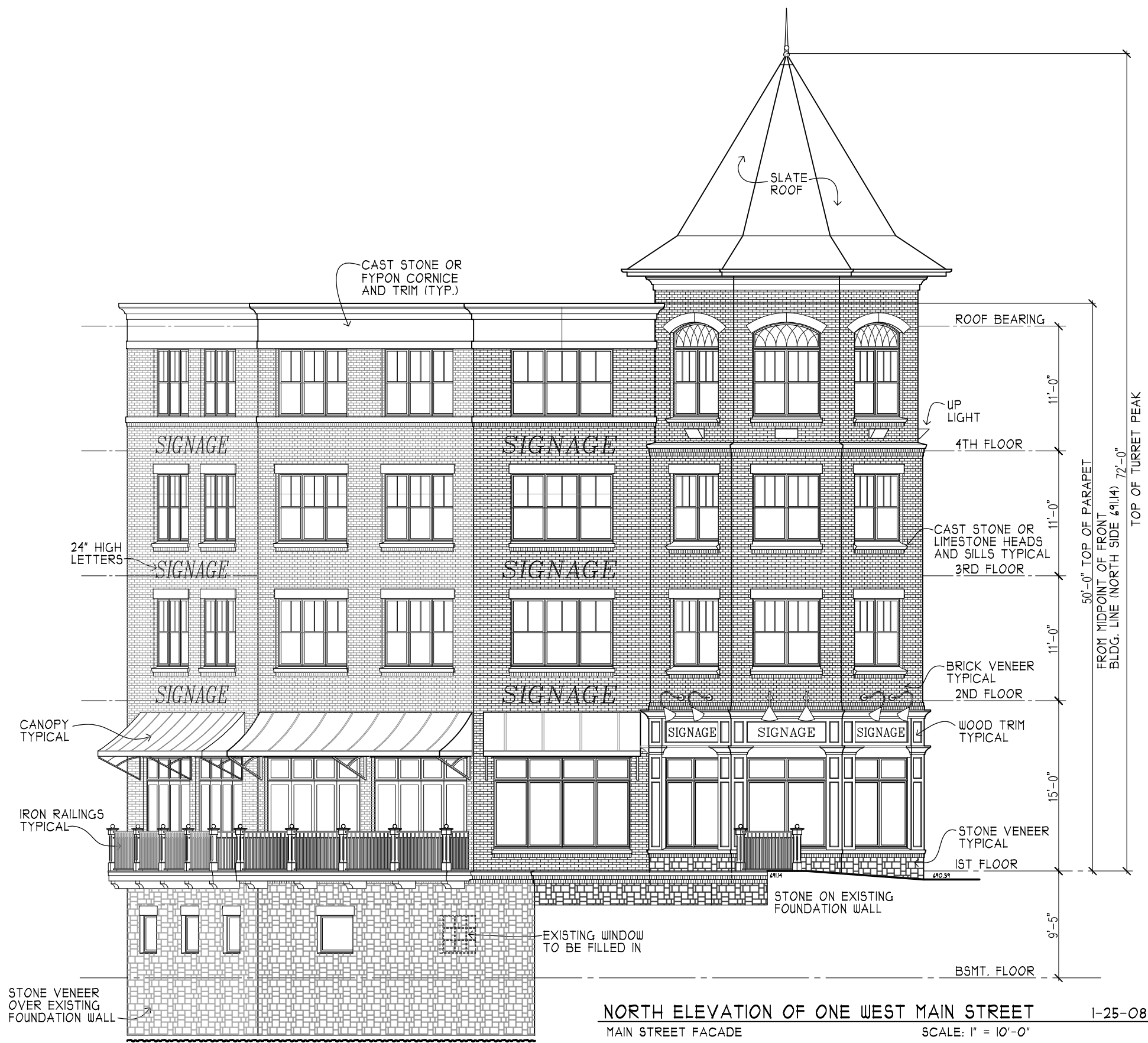
MARSHALL ARCHITECTS
 812 E. Main Street
 Suite 101
 St. Charles, Illinois
 60174
 Tel: 630.584.7888
 Fax: 630.584.7889

PROPOSED NEW BUILDING FOR:
ONE WEST MAIN ST.
 ST. CHARLES, ILLINOIS
 FOR: AVONDALE CUSTOM HOMES

Revisions:

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Commission: #1935
 Issue Date:
 Drawn By: CDZ
 PRELIMINARY DESIGN



PROPOSED NEW BUILDING FOR:
ONE WEST MAIN ST.
 ST. CHARLES, ILLINOIS
 FOR: AVONDALE CUSTOM HOMES

Revisions:

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Commission: #1935
 Issue Date:
 Drawn By: CDZ
 PRELIMINARY DESIGN

NORTH ELEVATION OF ONE WEST MAIN STREET
 MAIN STREET FACADE
 SCALE: 1" = 10'-0"
 1-25-08