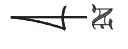
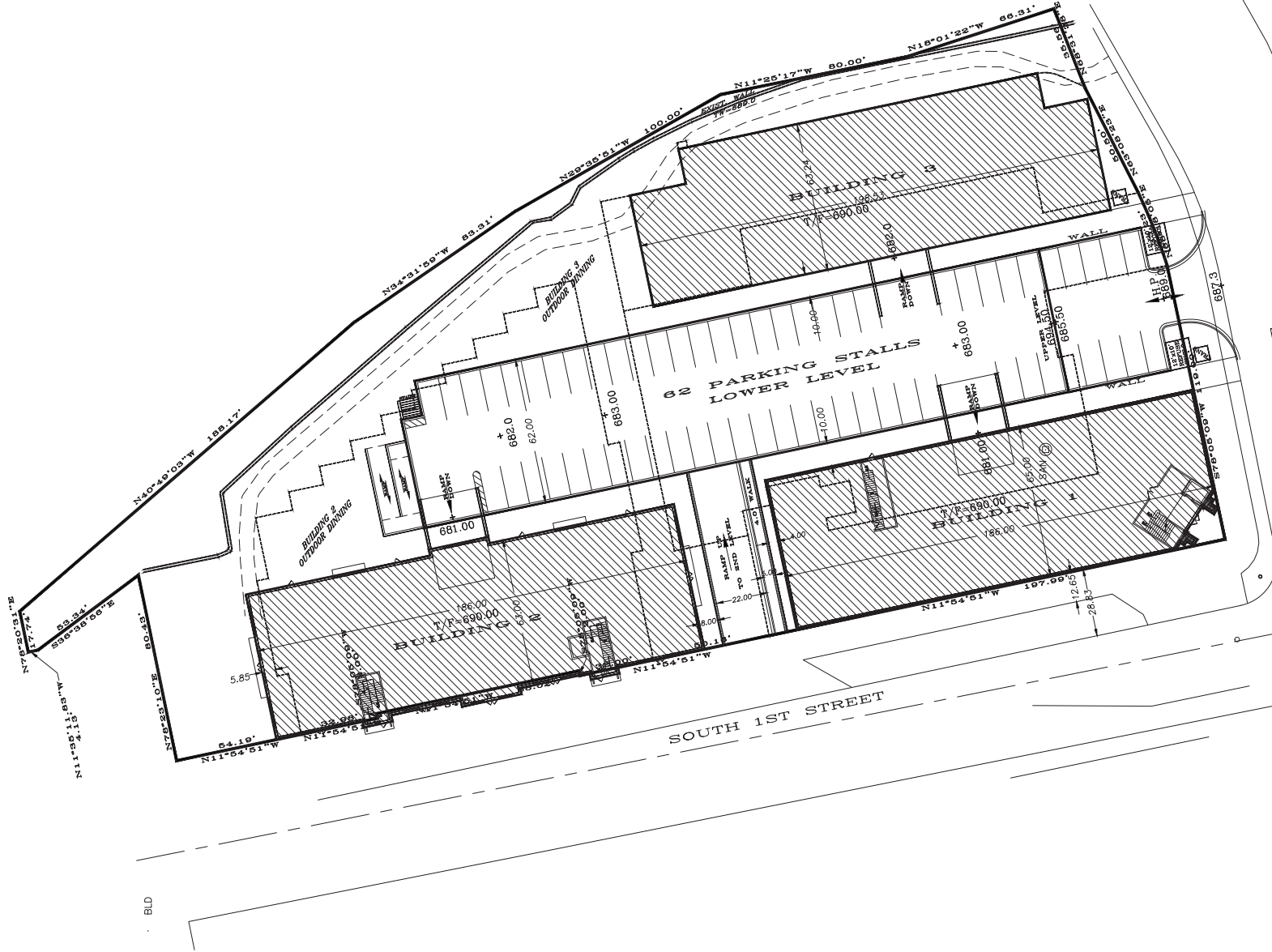
	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	PUD Preliminary Plan for First Street Phase 3		
	Proposal:	Two mixed-use buildings and a parking deck		
	Petitioner:	Bob Rasmussen, First Street Development II, LLC		
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 11/19/14	X
AGENDA ITEM CATEGORY:				
	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item	X	Commission Business	
ATTACHMENTS:				
Plans for First St. Phase 3; Minutes from Concept Plan review (Dec. 2013)				
EXECUTIVE SUMMARY:				
<p>First Street Development II, LLC has filed an application for PUD Preliminary Plan approval for a portion of First Street Phase 3, which is the vacant property located between First St. and the river. The proposed plan covers the portion of the site located south of the planned East Plaza and is generally located in the planned building footprint locations. The Historic Commission last reviewed a Concept Plan for similar site plan in December 2013 (minutes are attached).</p> <p>Proposed is a site plan for 3 mixed-use buildings and a parking deck. Plans are being presented for:</p> <ul style="list-style-type: none"> • Building 1 (first floor retail, upper floors office) • Building 2 (first floor retail/restaurant, upper floors residential) • Parking deck (public parking on two-levels, and provides access to private under building parking) <p>Future Building 3 (first floor retail/restaurant, upper floors residential) will be presented at a later date.</p> <p>The Zoning Ordinance calls for the Historic Preservation Commission to make recommendations to the Plan Commission regarding Planned Unit Development applications for property within a historic district. The Historic Preservation 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.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and a recommendation to the Plan Commission on the PUD Preliminary Plans. Note a COA for each structure will be required at the time of Building Permit.				



1ST STREET PHASE 3

PROPOSED BLDG's

SHEET 1 OF 1

Vacant
Type of Survey

Date
Bk. - Pg.
Date Dwn. / By

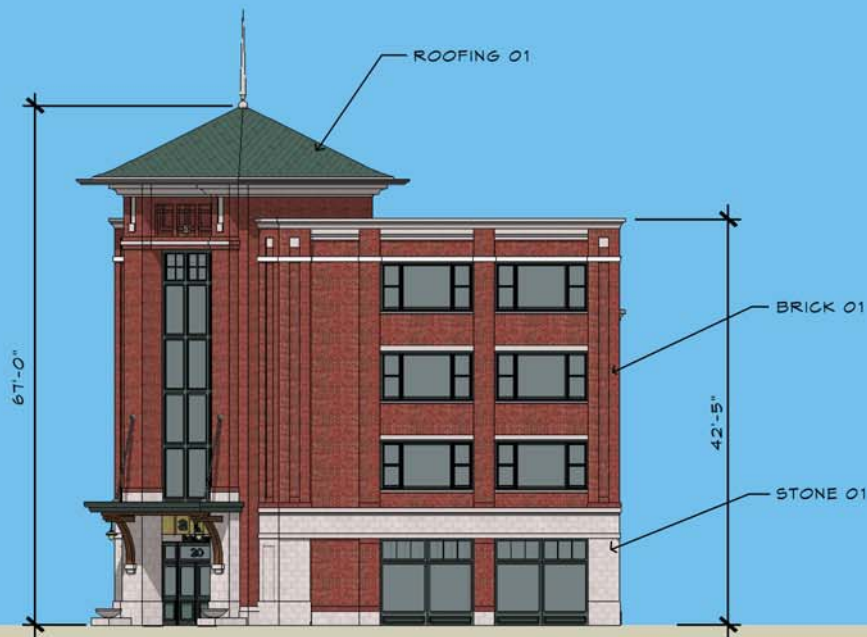
Grading
Mortgage
Foundation

Common Address:
Builder/Client:
Job No.:

Scale: 1"=20'

COUNTY ENGINEERS INC.
CONSTRUCTION MANAGEMENT
202 WEST WALK, CHICAGO, ILLINOIS 60604
EQUILIBRIUM

NOVEMBER 2, 2014



SOUTH ELEVATION BUILDING ONE 11-4-14
 FIRST STREET - PHASE THREE - ST. CHARLES, IL
 FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



NORTH ELEVATION BUILDING ONE 11-4-14
 FIRST STREET - PHASE THREE - ST. CHARLES, IL
 FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS





EAST ELEVATION BUILDING ONE 11-4-14
FIRST STREET - PHASE THREE - ST. CHARLES, IL
FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



WEST ELEVATION BUILDING TWO 11-4-14
FIRST STREET - PHASE THREE - ST. CHARLES, IL
FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



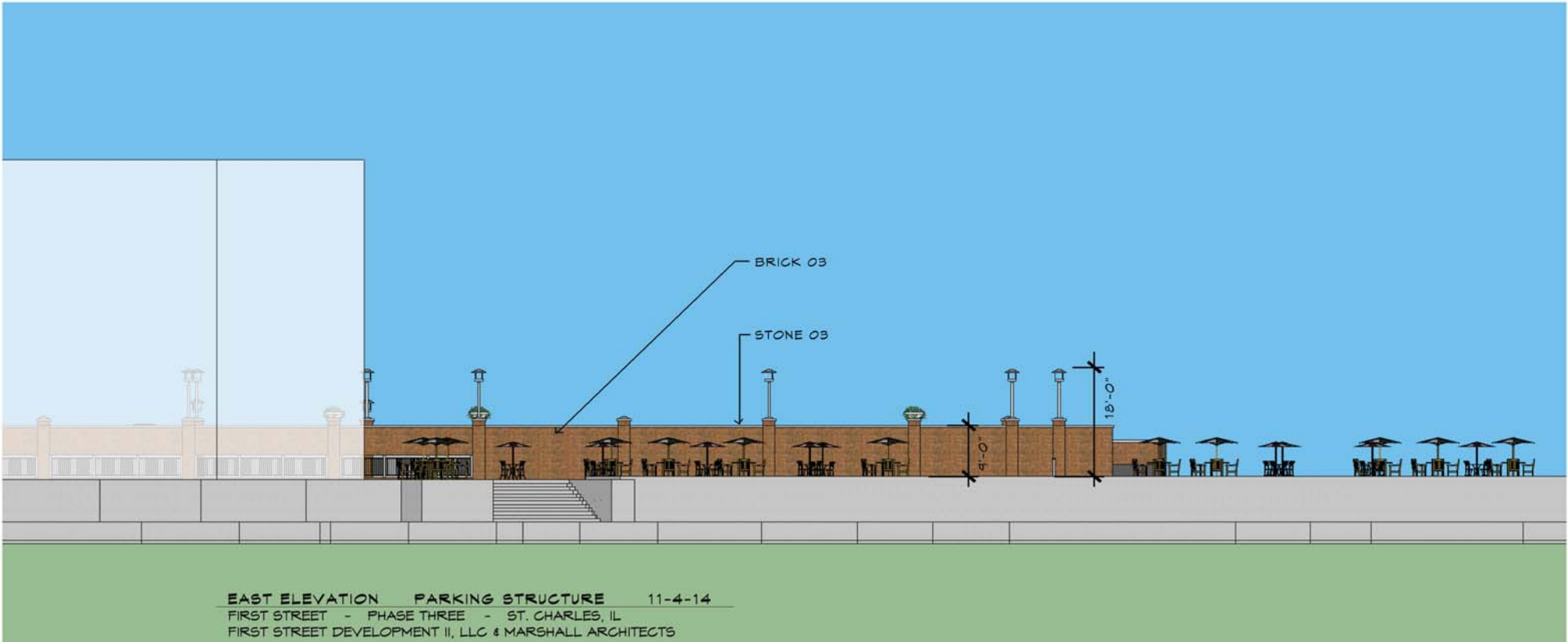
EAST ELEVATION BUILDING TWO 11-4-14
FIRST STREET - PHASE THREE - ST. CHARLES, IL
FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS

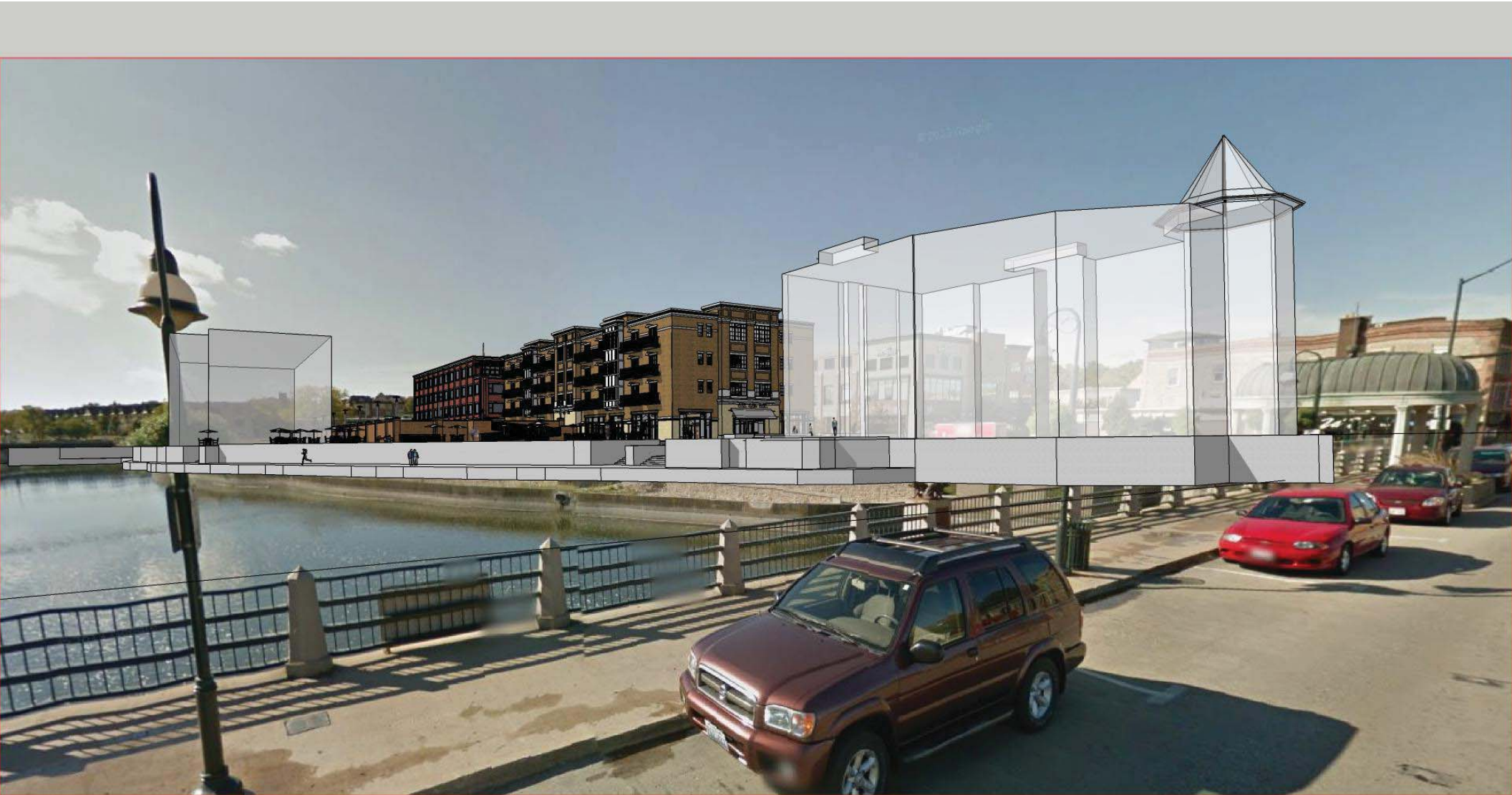


SOUTH ELEVATION BUILDING TWO 11-4-14
FIRST STREET - PHASE THREE - ST. CHARLES, IL
FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



NORTH ELEVATION BUILDING TWO 11-4-14
FIRST STREET - PHASE THREE - ST. CHARLES, IL
FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS























there hasn't been any conclusive evidence from an inspection to provide information on the building's construction.

7. Concept Plan Review: First Street Redevelopment PUD, Phase 3 (northeast corner of S. 1st St. & Illinois St.)

Bob Rasmussen, representing First Street Development, LLC, applicant, was present. He said similar to the last project, First Street Phase 3 has been sitting dormant for the past six years, due to the economy and there no longer being a market for the residential units that were planned. He noted they were lucky they didn't construct anything on the site, as the project would have failed. He said there is now a new opportunity for the project with the economy improving. The new proposal is for three mixed use buildings, with rental apartments in buildings 1 and 2 along First Street and condominiums in building 3 along the river. He said overall the project is at about 70 to 72% of the original project square footage and the building height is down about 20 ft. He said the reduced height will minimize the cavernous effect along First St., which was a past concern. He said the buildings are within the original footprints of the buildings planned for the site. He said the condo building would be financed by an outside company that will be able to offer financing to buyers. For the parking deck, the first floor will be slightly below street level and the second floor will be about 8 ft. high, which will not obstruct residential units on the second floor of the buildings. Commercial uses are planned on the first floor of all of the buildings. He referenced the architectural rendering, which shows an old factory look with sections of EIFS. He noted the buildings need to stay within a certain square footage due to construction costs. Dan Marshall, architect for the building, noted the City wanted the buildings to be larger to help balance out the TIF revenue, so a fifth floor was added to building 3.

Mr. Pretz and Ms. Malay asked about the riverwalk. Mr. Rasmussen said there are no changes to the size of the planned riverwalk. He said outdoor dining that had been planned along the riverwalk will now be located on private property, which will further open up the walkway. Mr. Bobowiec asked how they would handle river bugs in the outdoor dining. Mr. Rasmussen said they weren't a problem last year, but other businesses deal with the issue.

Chairman Smunt noted a planning goal in the downtown has been to keep parking away from the river and not have cars be visible. Mr. Rasmussen stated that from off site, only the second level would be visible, and on the visible portions they would use brick and windows on the façade to hide the cars. Mr. Bobowiec asked how this parking deck would be screened from the outdoor dining and how would noise be dealt with. Mr. Rasmussen said landscaping would be used also. Chairman Smunt noted this is a similar arrangement to what exists at The Office.

Chairman Smunt said he has no issue with the building height. However, he said his reaction to the elevation is that this building could be located anywhere in a modern, contemporary

downtown. He asked what could be done to make this building design unique. He recalled the original design to create a look similar to an urban loft environment. He said what is proposed looks more like an apartment complex.

Mr. Rasmussen said they can consider removing the bays and EIFS and doing more of an old warehouse look, which is less suburban in appearance. Ms. Malay referenced the One West Main building design as an example. Chairman Smunt and Mr. Bobowiec referenced the red brick rowhome development in downtown Elgin, which uses all brick with some variation.

Mr. Pretz asked how much influence the outside company would have on the architecture. Mr. Rasmussen said they would have no influence on the apartments. Mr. Pretz asked if the apartments could eventually be converted to condos. Mr. Rasmussen said his goal is to own the apartments long term.

7. Additional Business

The Commission discussed the Jones Law Office building at the Dunham Hunt house site, 304 Cedar Ave. Chairman Smunt said Laura Rudow of the Park District was going to present the information to the Park Board last Tuesday night. She thought that of all of the Park District properties, Primrose Farm would make the most sense in terms of programming. He said Ms. Rudow wasn't interested in considering the Baker Park location. Ms. Malay said her Park Foundation Board meeting was cancelled, so she hasn't had a chance to discuss this topic with them. Chairman Smunt noted the Heritage Center isn't interested in the building. He mentioned the City is in the planning stages of a Municipal Center parking lot redesign, with increased riverfront greenspace that could be a potential location. Mr. Colby will check on the status of this project.

Ms. Safanda said she would prefer the building not be moved out of the downtown area. She mentioned the idea of forming a group of local attorneys to contribute to the relocation or restoration of the structure. Chairman Smunt said he talked to some local attorneys who expressed interest.

Ms. Malay said safety and maintenance of the building could be an issue at Baker Park. The Commission discussed that the Municipal Center location wouldn't provide a use or function for the building. Ms. Safanda referenced a similar building located at the Depot Museum in Batavia.

Ms. Safanda said the Law Office building may not fit the mission of Primrose Farm, which is meant to focus on a specific time frame of a farm in the 1930s. Chairman Smunt noted that some of the farm buildings are much older.