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|  <p>ST. CHARLES SINCE 1834</p> | HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY | | | |
| | Agenda Item Title/Address: | Zoning Map Amendment, Special Use for PUD Amendment and PUD Preliminary Plan Application for Heritage Green (Foxwood Square PUD/ Raymond Judd House, 309 S. 6th Ave.) | | |
| | Proposal: | 4 residential units in Judd House, 3 three-unit townhome bldgs. | | |
| | Petitioner: | Bob Rasmussen, JRD Development | | |
| Please check appropriate box (x) | | | | |
| PUBLIC HEARING | | | MEETING 1/7/15 | X |
| AGENDA ITEM CATEGORY: | | | | |
| | Certificate of Appropriateness (COA) | | Façade Improvement Plan | |
| | Preliminary Review | | Landmark/District Designation | |
| | Discussion Item | X | Commission Business | |
| ATTACHMENTS: | | | | |
| Preliminary Review Comments from 11/19/14; Plans for Heritage Green; 2007 approved plans for Foxwood Square | | | | |
| EXECUTIVE SUMMARY: | | | | |
| <p>Bob Rasmussen of JRD Development has filed applications to revise the 2007 approved PUD plans for Foxwood Square (the site of the landmarked Raymond Judd House, 309 S. 6th Ave.).</p> <p>The new proposed project is called Heritage Green. The project is to include:</p> <ul style="list-style-type: none"> • Renovating the mansion building as 4 residential units (previously approved for 2 units) • Removal of the mansion's curved porch at the south elevation and removal of the porte cochere on the north elevation. No other exterior changes to the building architecture. • Construction of 3, three-unit townhome buildings on the site – one building facing Ohio Ave. and two buildings facing Indiana Ave. (9 additional townhomes vs. 8 previously approved for the vacant lots) • Similar site plan to the original project, with one fewer building. <p>Approval of the project requires the following zoning applications:</p> <ul style="list-style-type: none"> • Zoning Map Amendment to the CBD-2 Mixed Use Business District. The existing RT-4 zoning only allows for two-unit buildings. CBD-2 zoning matches the Heritage Square project to the north. • Special Use for PUD Amendment to increase the overall unit count and revise the development standards for the project (lot area per unit, setback requirements, etc.) • PUD Preliminary Plan approval for revised site and architectural plans. <p>The Zoning Ordinance calls for the Historic Preservation Commission to make recommendations to the Plan Commission regarding zoning 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: | | | | |
| <p>Provide feedback and a recommendation to the Plan Commission on the applications. Note a COA for each structure will be required at the time of Building Permit.</p> | | | | |

Mr. Pretz asked about the issue of looking down at the parking garage. Mr. Rasmussen said parking lots next to a building are no different than what is proposed in this plan, and you will be able to see the river in the distance.

Chairman Smunt suggested a motion state that the project will have a positive impact on the historical nature of downtown.

A motion was made by Mr. Norris and seconded by Mr. Pretz with a unanimous voice vote to recommend to the Plan Commission approval of the PUD Preliminary Plan for First Street Phase 3, with a comment that the proposal will have a positive impact on the historical nature of Downtown St. Charles.

6. Preliminary Review: Foxwood Square PUD

Mr. Rasmussen and Mr. Marshall were present for this item as well.

Mr. Rasmussen said he has the property under contract. He walked through his concept:

- Keep the mansion, but remove the curved porch on the south and the porte cochere on the north side.
- Turn the mansion into 4 rental residential units
- Parking in front of the mansion for the rental units
- Replacing the mansion's window sashes but keeping all of the window framing. The sashes will be Marvin red aluminum clad windows
- Interior will be gutted, but the exterior will be restored and not change appearance
- No addition to the rear of the mansion
- Leave the 5th Ave. townhome lot open for greenspace
- Construct 2, 3-unit townhome buildings fronting on Ohio Ave.
- Construct 1, 3-unit townhome building on Indiana Ave.
- Open up views for the old house
- Driveways along the back of the townhome buildings only (no connection behind the mansion)

The Commission discussed the architecture of the townhomes. Mr. Rasmussen said trying to complement or look like the mansion will be challenging, so he would like to visually separate the mansion from the townhomes to diminish the appearance of the townhomes.

Mr. Marshall said his opinion is there is nothing good about matching a historical building; it is better to let the new buildings be different and organic. Chairman Smunt said the buildings can be modern, but have a vintage design that varies, like the older neighborhoods of St. Charles.

Mr. Rasmussen asked whether the Commission would want the three townhome units to be distinguished from each other, or should each building be consistent. Chairman Smunt said each building should be unified, but the next building could be the same style, but they would have differences in color or detail.

The Commission supported using a unified design for each building, and each could have the same massing, but with variation in the architectural details, which fits what exists in the neighborhood.

7. Mobile Tour App Project

No update.

8. Additional Business

Landmark Nomination for 521 W. Main St. (Haines House)

Mr. Pretz asked the Commission to review the application, including the building materials. The Commission discussion:

- The porch roof appears to be metal and the main roof is asphalt shingle.
- A plat of survey is needed for the legal description of the property, which the owner should have.
- The style of the building is Gothic Revival in the survey, but there are few elements visible, so the Commission recommended National Style on the application.
- From the aerial photo, the original footprint appears to be an L shape, with an additional to the rear.

Mail Order Homes

Mr. Gibson asked about the Mail Order Homes survey. Mr. Colby said there is a binder compiled with addresses, catalogue model pages, photos of the houses, and survey responses for each address. The Commission discussed digitizing the information and making it available on the website or at the library. Mr. Colby said there were about 15 survey replies but they didn't supply much information. Mr. Bobowiec suggested an inexpensive medallion be provided to identify the catalogue houses.

Camp Kane/Jones Law Office

Mr. Colby stated that on Monday, City Council approved filing the landmark nomination for Camp Kane and the Jones Law Office based on the boundaries provided by the Commission. He noted a couple of the alderman expressed some concern about the size of the area being designated.

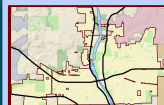


City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

Foxwood Square PUD

RAYMOND ROGINA Mayor
MARK KOENEN City Administrator



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983
Printed on: November 13, 2013 08:35 AM



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Powered by Precision GIS

HERITAGE GREEN

CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

WARNING

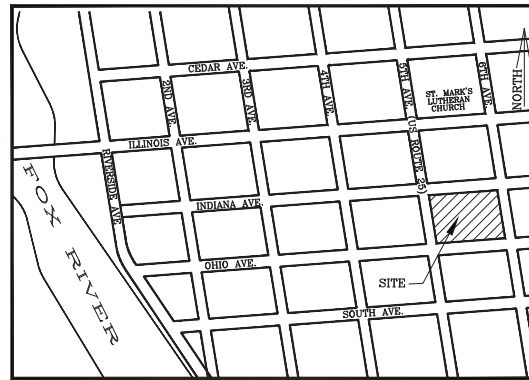


CALL BEFORE
YOU DIG
(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

CITY OF ST. CHARLES NOTES

1. ALL PERVIOUS AREA SHALL BE SODDED OVER A MINIMUM OF 6" OF TOP SOIL UNLESS OTHER LANDSCAPING METHODS ARE APPROVED ON THE LANDSCAPING PLAN.
2. ALL CONDUIT OR PIPE CONSTRUCTED UNDER EXISTING OR PROPOSED PAVED SURFACES AND WALKS SHALL BE BACKFILLED WITH GRANULAR BACKFILL THOROUGHLY COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS.
3. ALL PAVING, SIDEWALK, AND EXCAVATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) AND THE CITY OF ST. CHARLES STANDARD DETAILS, CODES AND REQUIREMENTS.
4. ALL SEWER AND WATER MAIN WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND CITY OF ST. CHARLES CONSTRUCTION STANDARDS.
5. CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE BY THE CITY.
6. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY IN THE FIELD ALL EXISTING AND UNDERGROUND UTILITIES ADJACENT TO THE PROJECT, AND BE RESPONSIBLE FOR PROTECTION OF SAME.
8. ALL CONCRETE SHALL BE 6 BAG MIX, 3500 PSI CONCRETE AT 14 DAYS. CURING MATERIAL SHALL BE MEMBRANE CURING COMPOUND AND SHALL BE WHITE IN COLOR TO ASSURE ADEQUATE COVERAGE.
9. CONTRACTOR SHALL NOTIFY CITY 48 HOURS IN ADVANCE OF CONSTRUCTION OF UNDERGROUND WORK. NO UNDERGROUND WORK SHALL BE COVERED UNTIL SAME HAS BEEN INSPECTED BY THE CITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE CITY PRIOR TO INSTALLING PAVEMENT BASE, PAVEMENT BINDER, PAVEMENT SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
10. IF APPLICABLE, ALL NEW REINFORCED CONCRETE PIPE STORM SEWER 12" AND LARGER WHERE SHOWN ON THE PLANS SHALL BE ASTM DESIGNATION C-76 MINIMUM CLASS, CLASS III. ALL PIPE WITH LESS THAN 3" OF COVER AND MORE THAN 15' OF COVER SHALL BE CLASS V. ALL JOINTS SHALL BE 70" RING RUBBER GASKET CONFORMING TO ASTM C-361 SPECIFICATIONS. ALL STORM SEWERS WITH LESS THAN 1.75' OF COVER AND ALL DUCTILE IRON PIPE STORM SEWERS WHERE SHOWN ON THE PLANS SHALL BE DUCTILE IRON PIPE CLASS 52 ANSI SPECIFICATIONS A-21.51 WITH PUSH-ON OR MECHANICAL JOINTS AND POLYETHYLENE ENCASEMENT.
11. BITUMINOUS PAVEMENT MATERIAL MUST BE PLACED IN TWO LIFTS. THICKNESS OF EACH LIFT SHALL BE AS SHOWN ON APPROVED PLANS. ALL MATERIAL SHALL BE CLASS I BITUMINOUS AS PER IDOT STANDARDS. THE FINAL SURFACE COURSE SHALL NOT BE INSTALLED UNTIL THE CITY HAS APPROVED THE COMPACTION OF THE BINDER MATERIAL. THE BINDER COURSE SHALL NOT BE INSTALLED UNTIL THE COMPACTION OF THE STONE BASE HAS BEEN APPROVED BY THE CITY. THE FINAL SURFACE COURSE MAY NOT BE INSTALLED UNTIL THE MAJOR PORTION OF BUILDING CONSTRUCTION HAS BEEN COMPLETED AS DETERMINED AND APPROVED BY THE CITY.

NOTE: IN CASE OF CONFLICT WITH OTHER NOTES AND SPECIFICATIONS, THE VILLAGE STANDARD NOTES AND DETAILS SHALL APPLY.

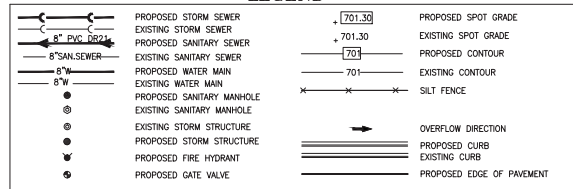


LOCATION MAP
NOT TO SCALE

SHEET INDEX

| TITLE | SHEET NO. |
|-----------------------------------|-----------|
| TITLE SHEET..... | 1 |
| TOPOGRAPHY & DEMOLITION PLAN..... | 2 |
| GEOMETRIC PLAN..... | 3 |
| GRADING PLAN..... | 4 |
| UTILITY PLAN..... | 5 |

LEGEND



UNDERGROUND UTILITY NOTE:

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

USE OF DRAWINGS

Client agrees not to use or permit any other person to use plans, drawings, or other product prepared by the Engineer, which plans, drawings, or other work product are not final and which are not signed, and stamped or sealed by the Engineer and contain the words "Released For Construction".

HOLD HARMLESS STATEMENT

The Engineer is not overseeing the construction of this project. The use of these Drawings and Specifications by and Contractor, Subcontractor, Builders, Mechanic, Tradesman or Worker shall constitute a Hold Harmless Agreement between the User and the Engineer. The User shall in fact agree to hold the Engineer harmless for any responsibility in regard to construction means, methods, techniques, sequences or procedures and for any safety precautions and programs in connection with the work and further shall hold the Engineer harmless for costs and problems arising from the negligence of Contractor, Subcontractor, Builders, Mechanic, Tradesman or Workers. The use of these Drawings also implies that the Engineer shall take no responsibility for the plan User's failure to carry out the work in accordance with the Drawing and Specifications.

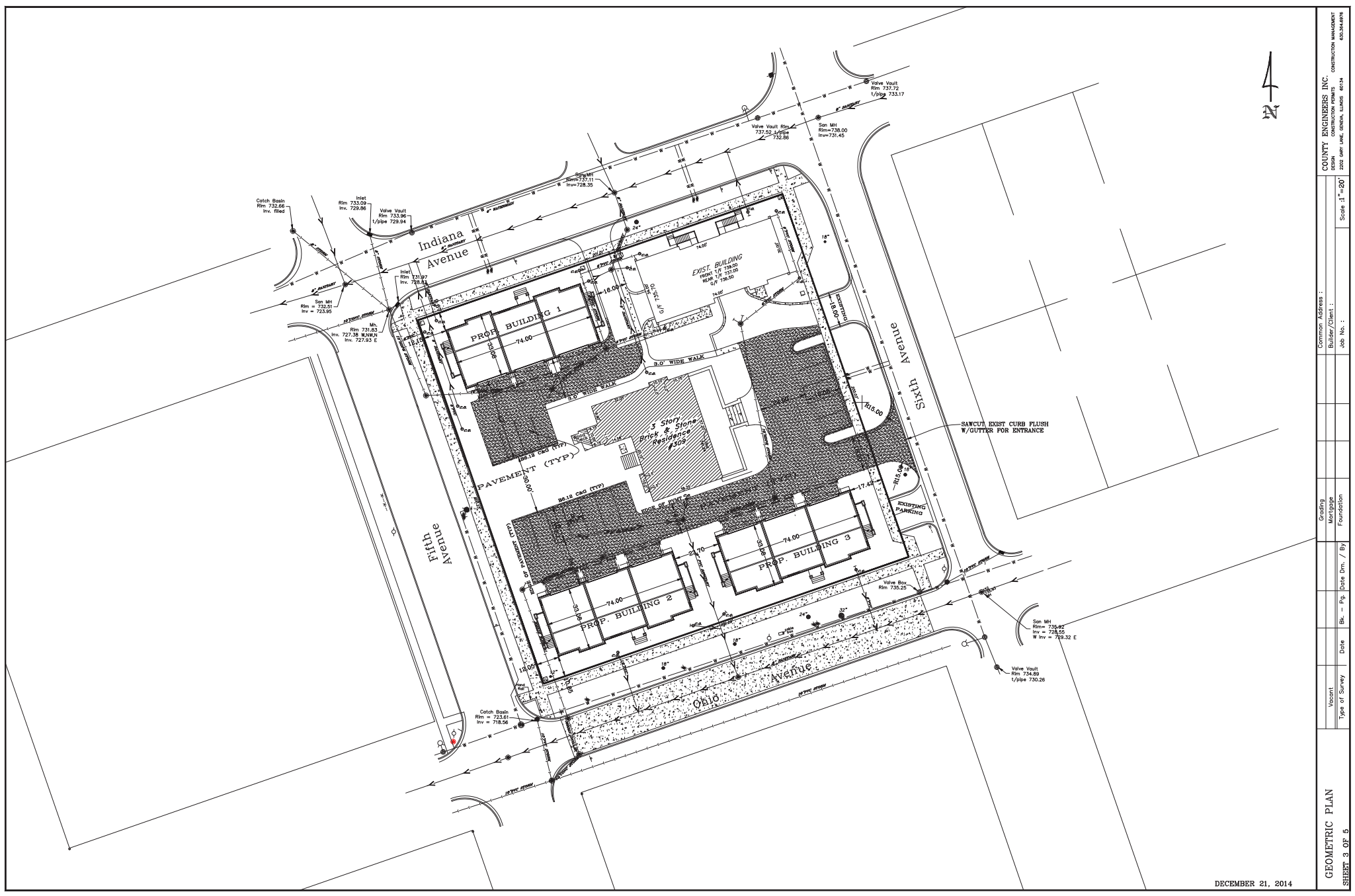
STATE OF ILLINOIS
COUNTY OF KANE) SS)

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.



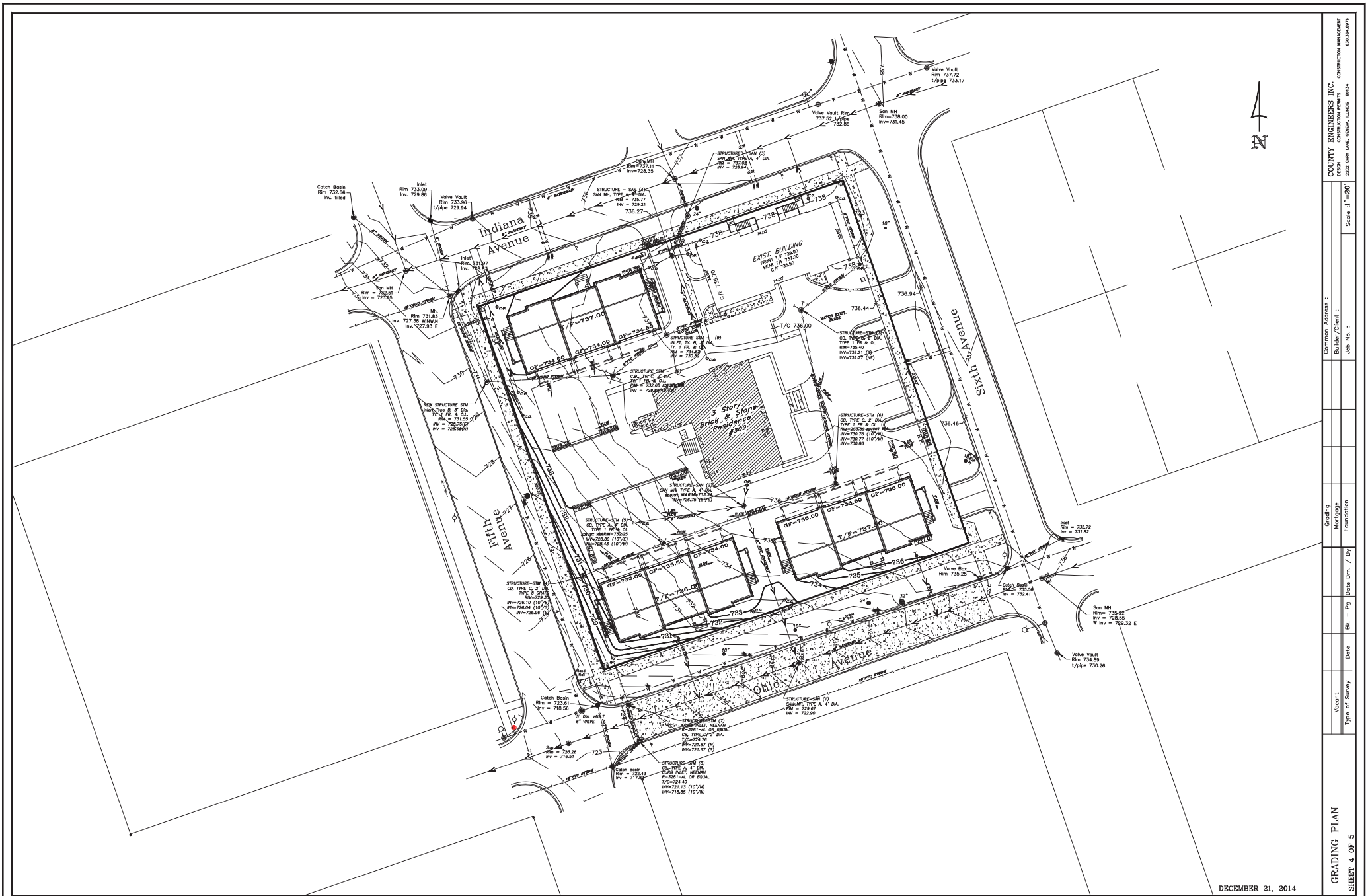
BRANDON JAFARI
REGISTERED PROFESSIONAL ENGINEER
RENEWAL DATE: 11/30/15

COUNTY ENGINEERS INC.
2202 GARY LANE, GENEVA, ILLINOIS 60134
630.364.6976 ceillinois@aol.com



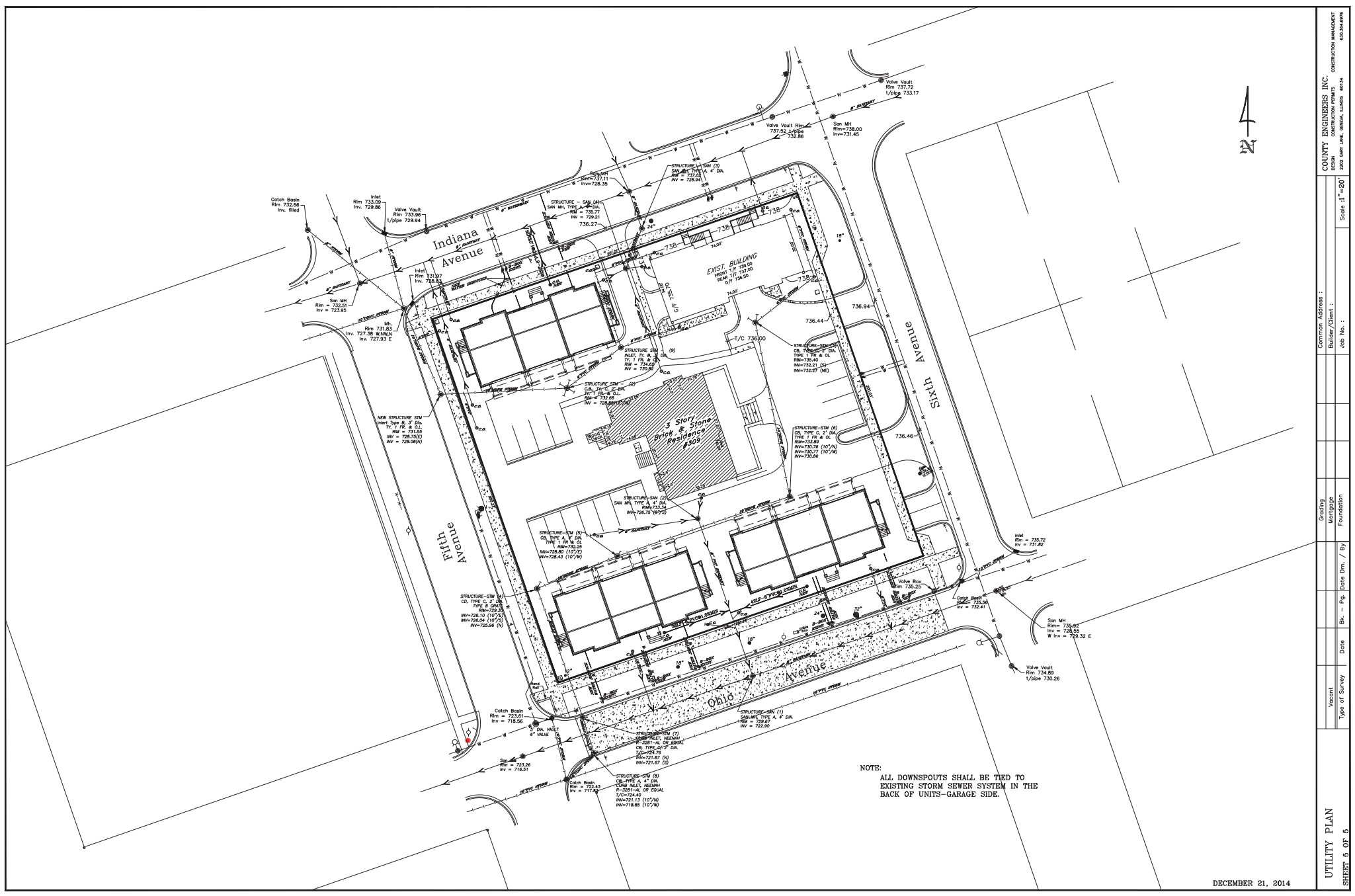
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|--|-----------------------------|
| COUNTY ENGINEERS INC. <small>CONSTRUCTION MANAGEMENT</small> 2002 WEST LAKE DRIVE, LANSING, MICH. 48906 | |
| Common Address : Builder/Client : Job No. : | Scale : 1" = 20' Date : |
| Grading Manpower Foundation | Bl. - Pg. Date Dwn. / By |
| Vacant Type of Survey | Date Date |
| GEOMETRIC PLAN SHEET 3 OF 5 | |

DECEMBER 21, 2014



| | | | |
|--|----------------|----------------------------------|-----------|
| COUNTY ENGINEERS INC. <small>CONSTRUCTION MANAGEMENT</small> | | 200 WEST LAKE AVENUE, SUITE 407A | |
| Common Address : | | Scale : 1" = 20' | |
| Builder/Client : | | Job No. : | |
| Grading | Mortgage | Date Dwn. / By | Bk. - Pg. |
| Foundation | Foundation | Date | |
| Vacant | Type of Survey | | |
| GRADING PLAN | | SHEET 4 OF 5 | |

DECEMBER 21, 2014



NOTE:
ALL DOWNSPOUTS SHALL BE TIED TO
EXISTING STORM SEWER SYSTEM IN THE
BACK OF UNITS-GARAGE SIDE.



| | | | |
|---|------------------|----------------|----------------|
| UTILITY PLAN | | SHEET 5 OF 5 | |
| Common Address : | Builder/Client : | Grading | Mortgage |
| Scale : 1" = 20' | Job No. : | Foundation | |
| | | Bk. - Pg. | Date Dwn. / By |
| | | Type of Survey | Date |
| COUNTY ENGINEERS INC. <small>CONSTRUCTION MANAGEMENT</small> 2002 WEST LAKE AVENUE, SUITE 407N COLUMBIANA, OHIO 43081 | | | |

DECEMBER 21, 2014



PRELIMINARY END ELEVATION 12.22.14
 1/8" = 1'-0" MARSHALL ARCHITECTS
 PROPOSED TOWN HOMES AT "HERITAGE GREEN"
 (PREVIOUSLY KNOWN AS "FOXWOOD SQUARE P. D.")

SHEET _____
 OF: 2



PRELIMINARY STREET SIDE ELEVATION 12-22-14

1/8" = 1'-0"

MARSHALL ARCHITECTS

PROPOSED TOWN HOMES AT "HERITAGE GREEN"

PREVIOUSLY KNOWN AS "FOXWOOD SQUARE P.U.D."

SHEET

2
OF: 2



PRELIMINARY REAR ELEVATION 12.28.14

1/8" = 1'-0"

MARSHALL ARCHITECTS

PROPOSED TOWN HOMES AT "HERITAGE GREEN"

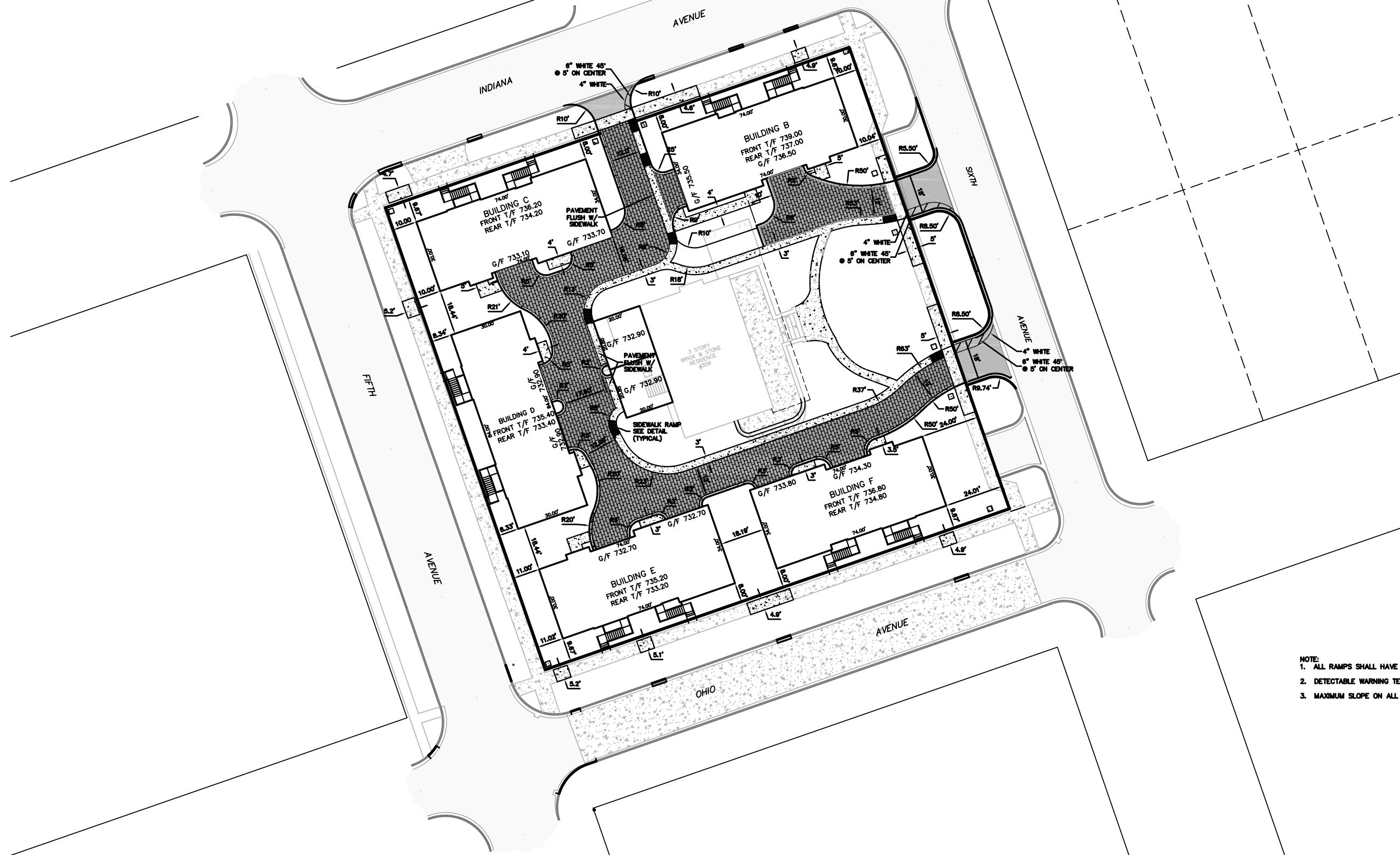
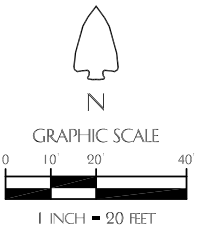
(PREVIOUSLY KNOWN AS "FOXWOOD SQUARE P.U.D.")

SHEET

3

OF 3

Approved Site Plan from 2007



- NOTE:
1. ALL RAMP SHALL HAVE DETECTABLE WARNING TEXTURE.
 2. DETECTABLE WARNING TEXTURE SHALL CONSIST OF RED TRUNCATED DOMES.
 3. MAXIMUM SLOPE ON ALL RAMP TO BE 1:12.

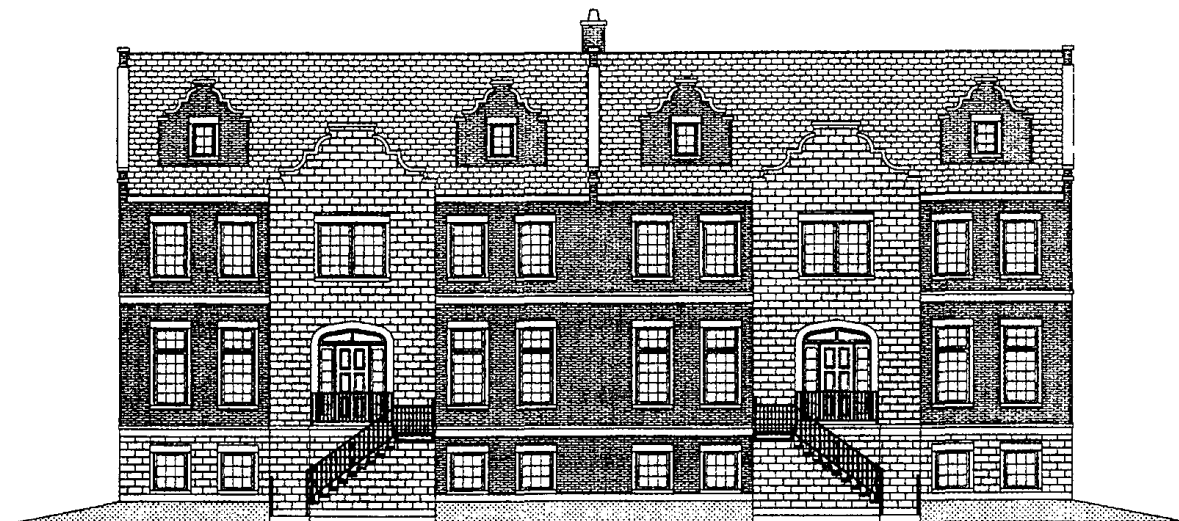
PREPARED FOR:
NORTH FACE BUILDING & DEVELOPMENT, INC.
 40W3926 EDGAR LEE MASTERS LANE
 ST. CHARLES, IL 60175
 (630) 443-9300

PREPARED BY:

WESTERN SURVEYING & ENGINEERING, P.C.
 391 STEVENS STREET, SUITE A
 GENEVA, ILLINOIS 60134
 (630) 845-0600 (630) 845-0601 FAX
 ILLINOIS PROFESSIONAL DESIGN FRM NO. 184-002967
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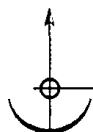
| NUMBER | | DATE | | DESCRIPTION | |
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| | | | |
|---|----------------|-------------------|----------------------|
| FOXWOOD SQUARE – GEOMETRIC PLAN | | | |
| CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS | | | |
| FILE NAME: 02_OVERALL\09 | DESIGN BY: SMS | JOB. NO.: 393.002 | XREF: NONE |
| DIRECTORY: CAD7/393002 | DRAWN BY: SMS | DATE: 01/15/07 | SCALE: 1"=20' |
| | | | SHEET 9 OF 14 |



FRONT ELEVATION

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



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BUILDING AND DEVELOPMENT



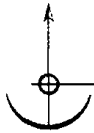
arsa associates

ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE, SUITE 209
PARK RIDGE, ILLINOIS 60068
TEL: 847-698-4438 FAX: 847-698-9869



REAR ELEVATION

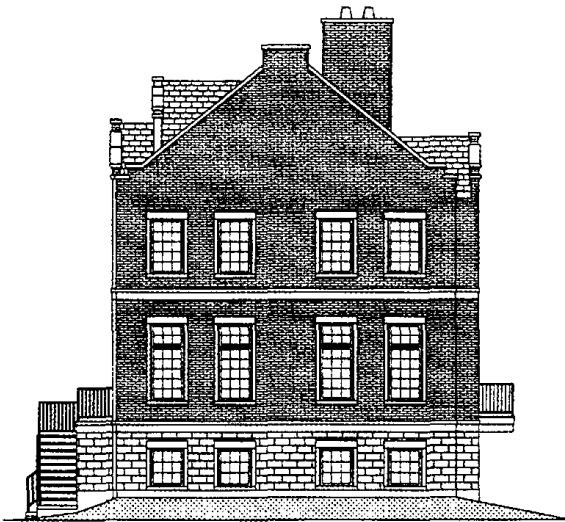
SCALE: 1/8" = 1'-0"



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BUILDING AND DEVELOPMENT

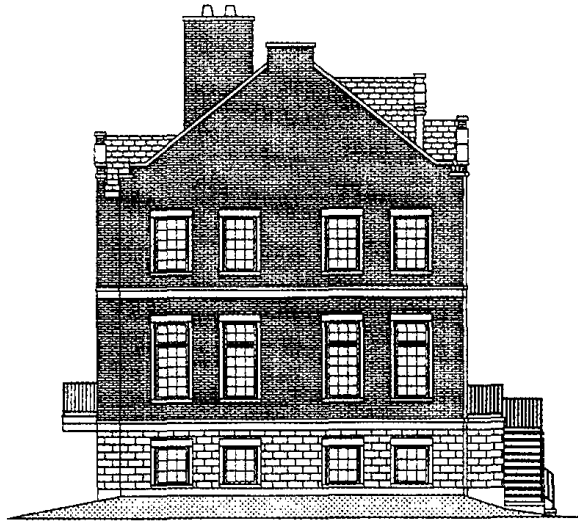


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1411 WEST PETERSON AVENUE SUITE 203
PARK RIDGE ILLINOIS 60068
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SIDE ELEVATION

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



SIDE ELEVATION

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



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BUILDING AND DEVELOPMENT



arsa

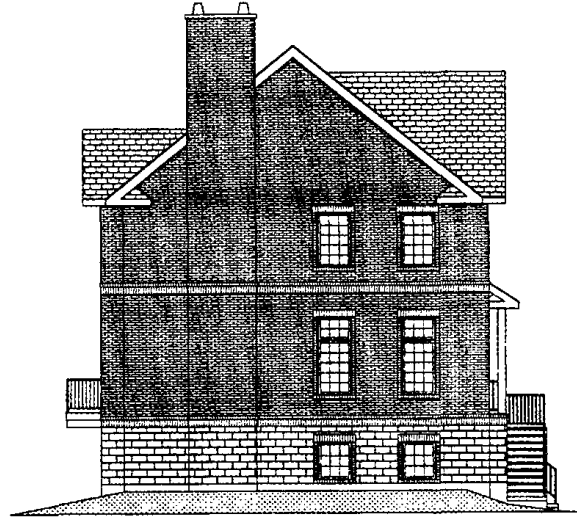
associates

ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE, SUITE 203
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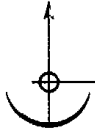
SIDE ELEVATION

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



SIDE ELEVATION

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



NORTH FACE, INC.

BUILDING AND DEVELOPMENT

F, B

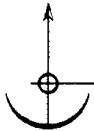
arsa associates

ALAN R. SCHNEIDER ARCHITECTS P.C.
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PARK RIDGE, ILLINOIS 60069
TEL. 847-598-4438 FAX 847-698-9889



FRONT ELEVATION

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



NORTH FACE, INC.

BUILDINGS AND DEVELOPMENT

F, B

arsa associates

ALAN R. SCHNEIDER ARCHITECTS P.C.
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REAR ELEVATION

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

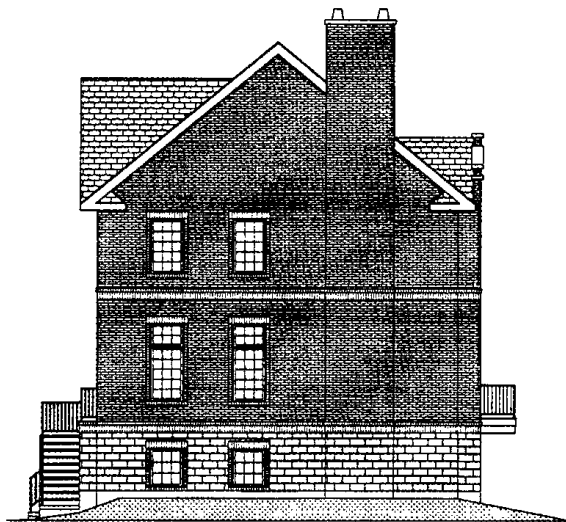


NORTH FACE, INC.
BUILDING AND DEVELOPMENT

E, C

arsa associates

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1411 WEST PETERSON AVENUE, SUITE 203
PARK RIDGE, ILLINOIS 60068
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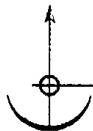
SIDE ELEVATION

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



SIDE ELEVATION

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



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BUILDINGS AND DEVELOPMENT

E.C

arsa

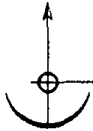
associates

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FRONT ELEVATION

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



NORTH FACE, INC.
BUILDING AND DEVELOPMENT

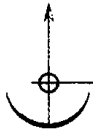
E, C

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TEL: 847-696-4438 FAX: 847-628-9889



REAR ELEVATION

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



NORTH FACE, INC.
BUILDING AND DEVELOPMENT

F, B

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Photos of Judd House (2012)













