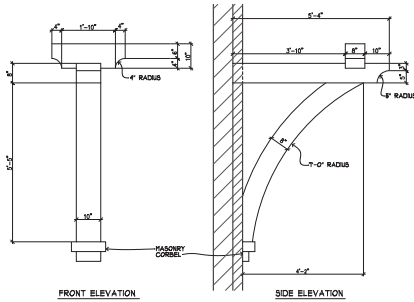
	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 190 S. 1 st St.		
	Proposal:	New mixed-use building		
	Petitioner:	JRD Development, Inc.		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 7/1/15	X
AGENDA ITEM CATEGORY:				
<input checked="" type="checkbox"/>	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Building Elevations				
Minutes from 11/19/14				
EXECUTIVE SUMMARY:				
<p>Proposed is a new building to be constructed at the northeast corner of Illinois and First Streets. This is Building 1 of Phase 3 of the First Street Redevelopment.</p> <p>The Commission reviewed and recommended approval of the PUD Preliminary Plan for First Street Phase 3 in November 2014. The PUD Preliminary Plan included three mixed-use buildings and a parking deck on the vacant property located between First Street and the river. The plan was approved by City Council in March 2015.</p> <p>The elevations for Building 1 substantially conform to those approved under the PUD Preliminary Plan.</p> <p>A COA will be required for the other two buildings and parking deck at the time of building permit.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on approval of the COA.				

NOTE:
 WINDOWS ARE WEATHER SHIELD WINDOWS (U.N.O.)
 VERIFY ANVL. SIZES BY MANUF. - UPGRADE AS REQUIRED.
 VERIFY WINDOW MANUF. I GRL. I PATTERN BY OWNER AND
 INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 CONTRACTOR TO VERIFY ALL WINDOW HEIGHTS
 GLAZED PENETRATION TO PROVIDE A MAXIMUM
 U-FACTOR PER 2012 IECC:
 58 FIXED PENETRATION
 45 OPERABLE PENETRATION
 T = FULLY TEMPERED GLASS

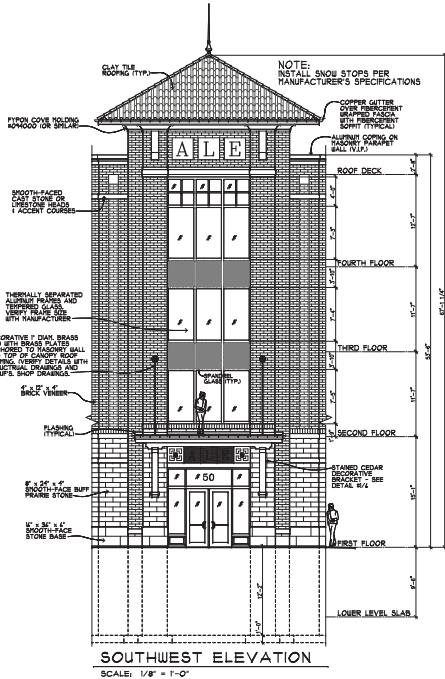
NOTE:
 INSTALL ALL FLASHING & SEALANT AS REQUIRED FOR
 WEATHERIGHT EXTERIOR - ALL FLASHING INSTALLATION
 TO FOLLOW DETAILS FROM SHEET METAL & AIR
 CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC.
 ARCHITECTURAL SHEET METAL MANUAL, TOP OF FLASHING
 TO BE INSTALLED UNDER TYVEK.

NOTE:
 ALL MASONRY DETAILS TO FOLLOW RECOMMENDED
 PRACTICES BY THE MASONRY ADVISORY COUNCIL
 (WWW.MASONRYCOUNCIL.ORG) INCLUDING FLASHING, TIES, AND
 EXPANSION JOINTS. JOINT, CAULK AND SEAL
 MASONRY MORTAR, STONE & CEMENT AT PARAPET
 BARS AS REQUIRED FOR WATERIGHT FINISH.

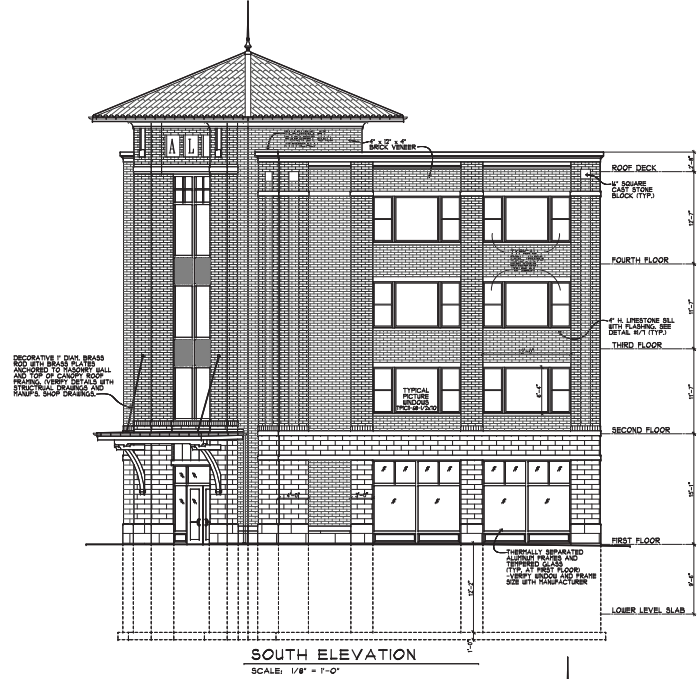


FRONT ELEVATION SIDE ELEVATION

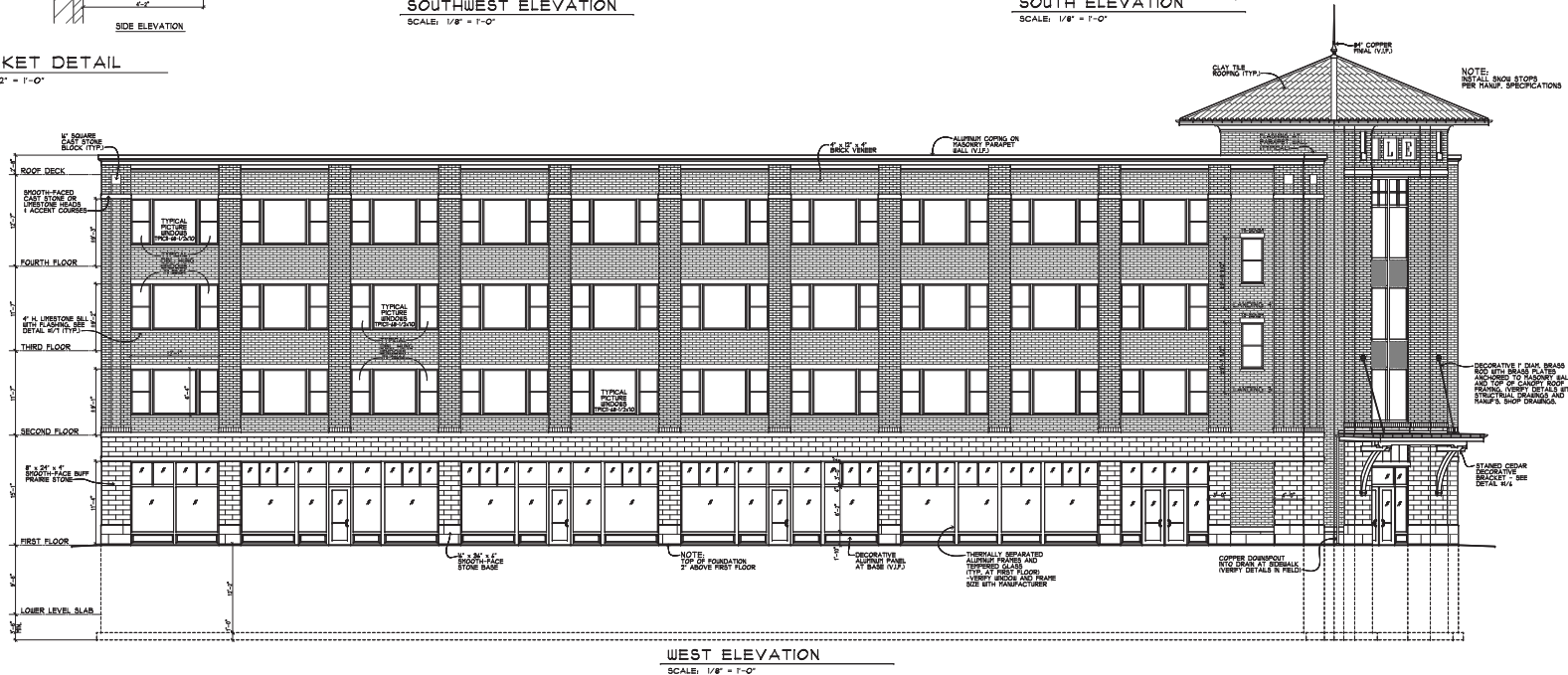
1 BRACKET DETAIL
 SCALE: 1/2" = 1'-0"



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



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



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

JUNE 12, 2015 - BID/PERMIT



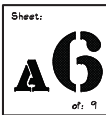
STATE OF ILLINOIS
 DESIGN FIRM
 REGISTRATION NUMBER
 184.002451

PROPOSED NEW OFFICE: "BUILDING ONE" ON
FIRST STREET
 ST. CHARLES, ILLINOIS 60174
 FIRST STREET DEVELOPMENT, LLC

PLOTTED: 6/22/2015

Revisions:

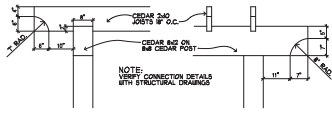
Commission: 2401
 Issue Date: 6-2-2015
 Drawn By: CDZ
 SOUTH AND WEST
 ELEVATIONS



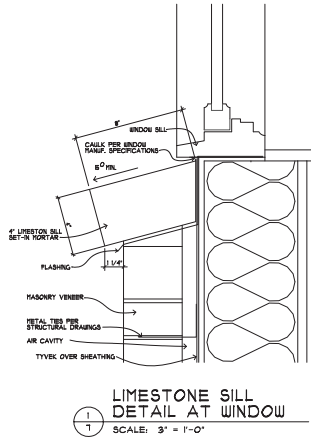
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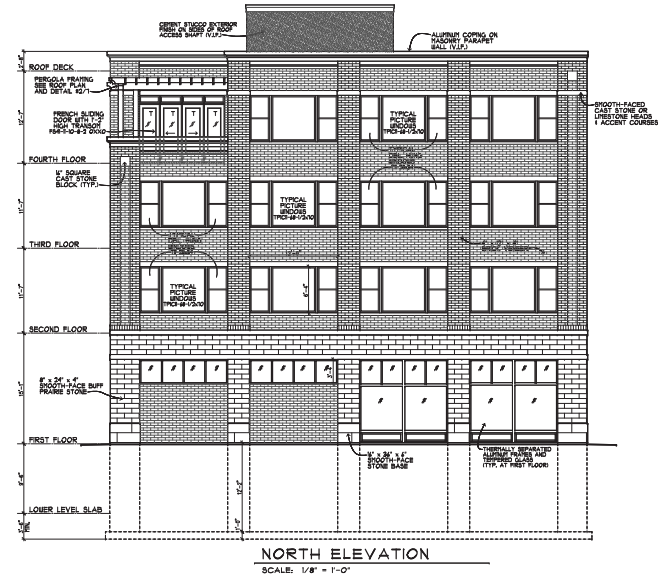
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 MASONRY MORTAR, STONE & CEMENT AT PARAPET
 BILLS AS REQUIRED FOR WATERTIGHT FINISH.



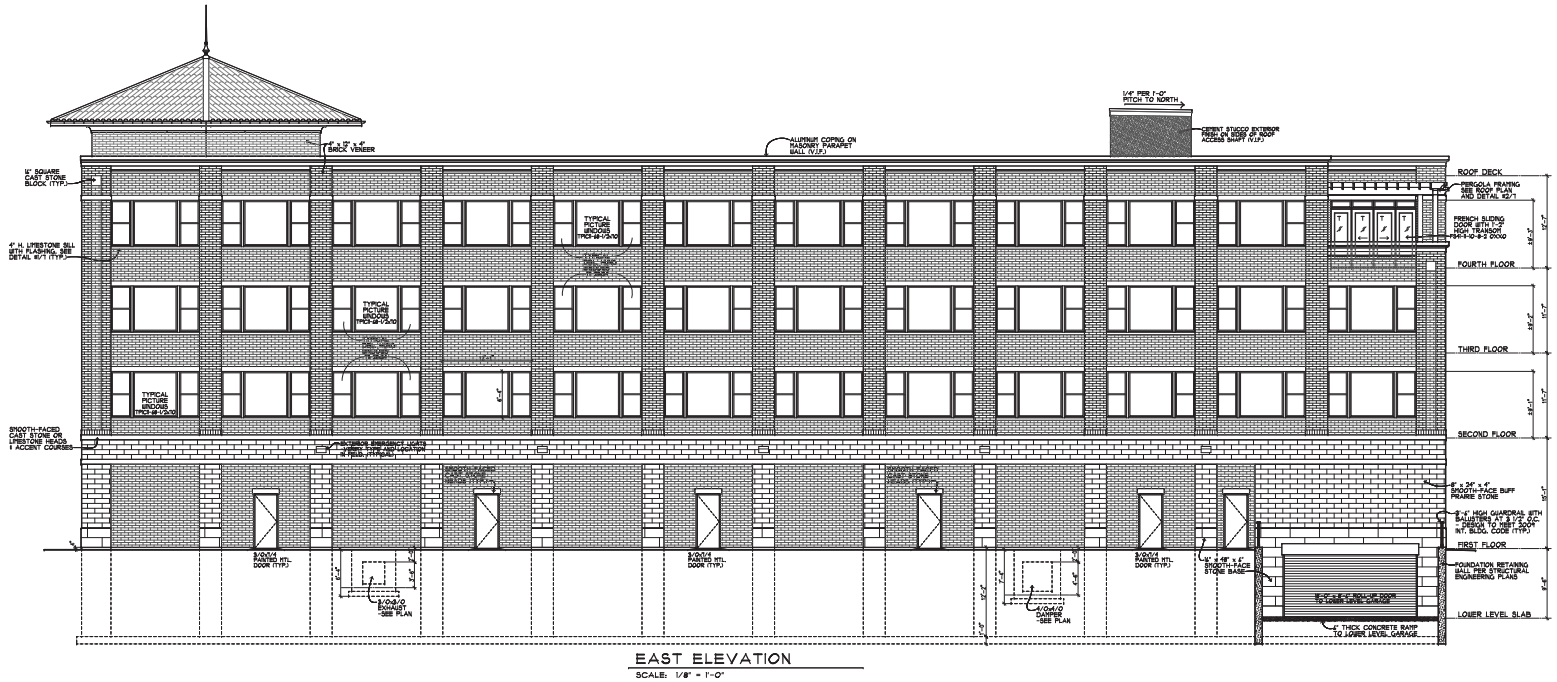
PERGOLA TIMBER FRAMING DETAIL
 SCALE: 1" = 1'-0"



LIMESTONE SILL DETAIL AT WINDOW
 SCALE: 3" = 1'-0"



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



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

JUNE 12, 2015 - BID/PERMIT



STATE OF ILLINOIS
 DESIGN PROFESSIONAL REGISTRATION BOARD
 REGISTRATION NUMBER 184.002454

PROPOSED NEW OFFICE: "BUILDING ONE" ON

FIRST STREET

ST. CHARLES, ILLINOIS 62074

FIRST STREET DEVELOPMENT, LLC

PLOTTED: 6/22/2015

Revisions:

Commission: 2401
 Issue Date: 6/2/2015
 Drawn By: CDZ
 NORTH AND EAST ELEVATIONS

Sheet:
A7
 of 9

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, NOVEMBER 19, 2014
COUNCIL COMMITTEE ROOM**

Members Present: Chairman Smunt, Bobowiec, Gibson, Norris, Pretz, Withey

Members Absent: Malay

Also Present: Russell Colby, Planning Division Manager

1. Call to order

Chairman Smunt called the meeting to order at 7:04 pm.

2. Roll call

Chairman Smunt called roll with six members present. There was a quorum.

3. Approval of the agenda

There were no changes to the agenda.

4. Presentation of minutes of the November 5, 2014 meeting

A motion was made by Mr. Bobowiec and seconded by Mr. Withey with a unanimous voice vote to approve the minutes.

5. PUD Preliminary Plan Application for First Street Phase 3

Mr. Colby stated the Commission last reviewed a Concept Plan for the Phase 3 site in December 2013, and the proposal has now been submitted for formal approval. The site plan is similar but there have been some changes to the building program.

Bob Rasmussen, applicant, and Dan Marshall, architect, were present. Mr. Rasmussen summarized the building program: Building 1 is now proposed as first floor retail/upper level office, Building 2 remains first floor retail/upper level rental residential, and future Building 3 is planned as first floor retail/upper level condo residential. The elevations of Building 2 are similar to what was presented last fall.

Mr. Rasmussen referenced the Piano Factory and older warehouse/factory buildings as inspirations for the overall architectural design. He said Building 1 originally had the tower centered on the First St. elevation, but this was relocated to the Illinois/First St. corner of the building. He referenced the perspective drawings showing the corner of the building. He noted corners were often the locations used to accentuate historic buildings. Building 3, which is shown only as a block on the plans, will be five stories but the building is not yet designed.

Mr. Rasmussen referenced the perspective drawing showing the appearance of the parking deck from across the river and from the Main St. bridge, noting the structure is non-descript and the parking is generally hidden. He also noted that designated outdoor dining areas are planned adjacent to the parking deck.

Mr. Marshall passed around a set of photos and drawings used as the inspiration for the designs. The Commission reviewed a clay roof tile sample for the Building 1 tower.

Mr. Rasmussen said they will be before Plan Commission in mid-December and they are hoping for Council approval in February and construction starting in April. Construction of Building 2 will follow Building 1 by 6 to 12 months.

Chairman Smunt asked for comments from the Commission. Mr. Pretz asked about the window color on Building 1. Mr. Marshall said they will pick up the green color of the clay tile. Mr. Marshall said all 3 brick colors will be coordinated to work together.

Chairman Smunt asked about the parking, and whether an additional level could be added to the parking deck. Mr. Rasmussen said there is no internal ramping, so parking would be lost and the cost will go up. He clarified that basement level parking is provided under each building.

Mr. Marshall noted that there will be much better river views from the buildings, vs. the previous plan. He noted on the bridge view you can see through and around the buildings, which breaks down the mass. Chairman Smunt said the design pulls mass away from the river.

Mr. Pretz asked about water issues in the basement levels. Mr. Rasmussen said he has dealt with the same issue successfully at the Milestone Row building.

Chairman Smunt noted the picture window with double hungs on the side is associated with the 1950s or 60s, but in fact this is a design from earlier warehouse style buildings. Mr. Marshall said the double-hung windows will be operable, at the request of the office tenant. Mr. Rasmussen said he always uses operable windows in his properties and they sell and rent better than units with fixed windows.

Mr. Rasmussen pointed out the fourth floor pergola at the northeast corner of Building 1.

Mr. Gibson said his first thought was that a canyon effect would be created on the street, but the design actually looks like how the street could have looked in the past. He asked about the streetscape and parking. Mr. Marshall brought out the original building streetscape to show that a similar design with on-street diagonal parking will be provided along the buildings. Mr. Rasmussen noted the proposed building is about 20 ft. shorter than the original plan.

Chairman Smunt said this design has more of a horizontal feel to it. Mr. Pretz said the design is less overwhelming to a pedestrian. Mr. Marshall noted that a pedestrian wouldn't see the full elevation of the building from the street, including the existing Building 4 parking deck, which won't be as visible after Phase 3 is completed.

Mr. Rasmussen said overall the plan works and fits more for St. Charles, vs. urban Chicago, like the previous design. Mr. Marshall said First St. still needs a critical mass of people to support the retail.

Mr. Gibson said the massing is appropriate for what existed historically on First Street.

Mr. Colby clarified the proposal is a PUD Preliminary Plan and the Commission needs to provide a recommendation to Plan Commission on the impact of the project on the Historic District.

Chairman Smunt listed a number of favorable comments for the plan:

- Less obtrusive parking deck
- Tunnel effect on First St. is lessened
- Impact of too tall of a parking deck is eliminated
- Opens visual opportunities for tenants to view the river
- Not a monolithic building

Mr. Rasmussen noted having the Historic Commission endorse the use of a more horizontal design/dimension is important, vs. the vertical design.

Mr. Gibson noted details of Hotel Baker are reflected in the plan. He said it looks like the reuse of industrial buildings in St. Charles.

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.