	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/Address:		First Street Phase 3 – Streetscape Plan	
	City Staff:		Russell Colby, Planning Division Manager	
	PUBLIC HEARING			MEETING 12/8/15
APPLICATION:		Streetscape Plan Approval		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Memo		Preliminary Streetscape Plan		
Site Plan & Rendering of First St Phase 3		PUD Preliminary Plan approval ordinance		
SUMMARY:				
<p>The First Street Phase 3 project is a partnership between the City of St. Charles, the owner of the property, and First Street Development II, LLC, the developer.</p> <p>The First Street Redevelopment PUD was approved in 2006 as a five phase project spanning five blocks along First Street between Prairie St. and Main St.</p> <p>A PUD Preliminary Plan for Phase 3 was reviewed by the Plan Commission in December 2014 and approved by the City Council in March 2015 (Ordinance #2015-Z-5). In accordance with the Preliminary Plan approval for Phase 3, updated design plans for the adjacent public spaces within Phase 3 (streetscape, the East Plaza and the bi-level Riverwalk) are to be reviewed by Plan Commission.</p> <p>The City has prepared plans for the streetscape along First and Illinois Street adjacent to Buildings 1, 2 and the Parking Deck and is presenting the plans for review and approval. An analysis of the design is provided in the attached staff memo.</p>				
SUGGESTED ACTION:				
<p>Review the Streetscape Plan.</p> <p>Staff recommends approval of the Preliminary Streetscape Plan.</p>				
INFO / PROCEDURE – PUD PRELIMINARY PLAN:				
<ul style="list-style-type: none"> • Recommendation is based on conformance with the approved PUD ordinance and compliance with all other code requirements (including Zoning & Subdivision Codes). • A public hearing is not required. • No findings of fact are applicable. 				

Community & Economic Development
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



STAFF MEMO

TO: Chairman Todd Wallace
And the Members of the Plan Commission

FROM: Russell Colby
Planning Division Manager

RE: First Street Phase 3 – Streetscape Plan

DATE: December 4, 2015

BACKGROUND

The First Street project is a five-phase downtown redevelopment spanning a five block stretch of First Street between Main St. and Prairie St. The project was initially approved by the City in 2006.

In 2008, streetscape plans for the entire project were approved. The plans included an overall framework for the design and details of the materials to be used, including paver bricks and patterns, lighting fixtures, and street furniture, including benches and garbage cans.

Phases 1 and 2 of the project were completed in 2009. Streetscape was installed adjacent to all new buildings (including the existing parking deck building, the Blue Goose store, and the BMO Harris Bank building to the south).

NEW PHASE 3 PLAN

In March 2015, the City approved a new PUD Preliminary Plan for Phase 3 of the project, which is comprised of the riverfront property located north of Illinois Street and east of First St. Phase 3 includes three mixed use buildings and a public parking deck.

Construction of Phase 3 is now underway, with foundations placed for Building #1 (at the corner of Illinois and First St.). Excavation is underway for the public parking deck to be located in the interior of the site.

In accordance with the Preliminary Plan approval for Phase 3, updated design plans for the adjacent public spaces within Phase 3 (streetscape, the East Plaza and the bi-level Riverwalk) are to be reviewed by Plan Commission.

The City has prepared plans for the streetscape along First and Illinois Street adjacent to Buildings 1, 2 and the Parking Deck and is presenting the plans for review and approval.

REVIEW OF THE 2008 PLAN

During the Phase 3 plan approval process earlier this year, there were a number of comments offered to improve the streetscape design for the east side of First Street. These comments were based upon practical considerations and perceived shortcomings of the existing streetscape on the west side of First Street.

Based on these comments, Staff re-evaluated the design as it was constructed, and found the following:

- Overall, the layout does not respond well to the buildings in certain locations.
- The design has limited functionality of the pedestrian sidewalk zone and prevented use of the sidewalk as an active space.

Specifically, the following design issues were identified with the 2008 plan:

Storefronts

- Planter boxes were spaced apart in a set pattern, and as a result, some boxes were placed directly in front of storefront entrances.
- Trees within some planter boxes ended up being removed or badly pruned to improve business visibility.

Balconies

- Plans did not account for balconies and upper story building projections. Specifically, at the BMO Harris building, trees have grown up into the balconies.
- Trees grow quickly and conflict with building projections, giving the street a crowded, overgrown appearance.
- The trees then require significant pruning, which leads to a misshapen tree.

Sidewalk Width

- Landscape planter boxes placed within the sidewalk area can create choke points at certain locations, leaving tight spaces for pedestrians trying pass on the sidewalk.

Usable Sidewalk Area

- Including landscape planter boxes along the entire length of the sidewalk area limits the use of sidewalks by people and businesses.
- The west side of First St. has provided only limited opportunity for outdoor seating, displays, or activities.

Tree Density

- Too many trees can hide building architecture.
- As trees mature, they create a dark tunnel effect, which conflicts with the desired character of an open, urban street environment.

PROPOSAL

The original 2008 plan established the overall framework for the streetscape design.

The City commissioned Wills, Burke, Kelsey Associates (WBK) to revise the previous engineering and landscape plans for Phase 3, following the previously established framework, but updating elements of the design based upon the new building plans and the issues discussed above.

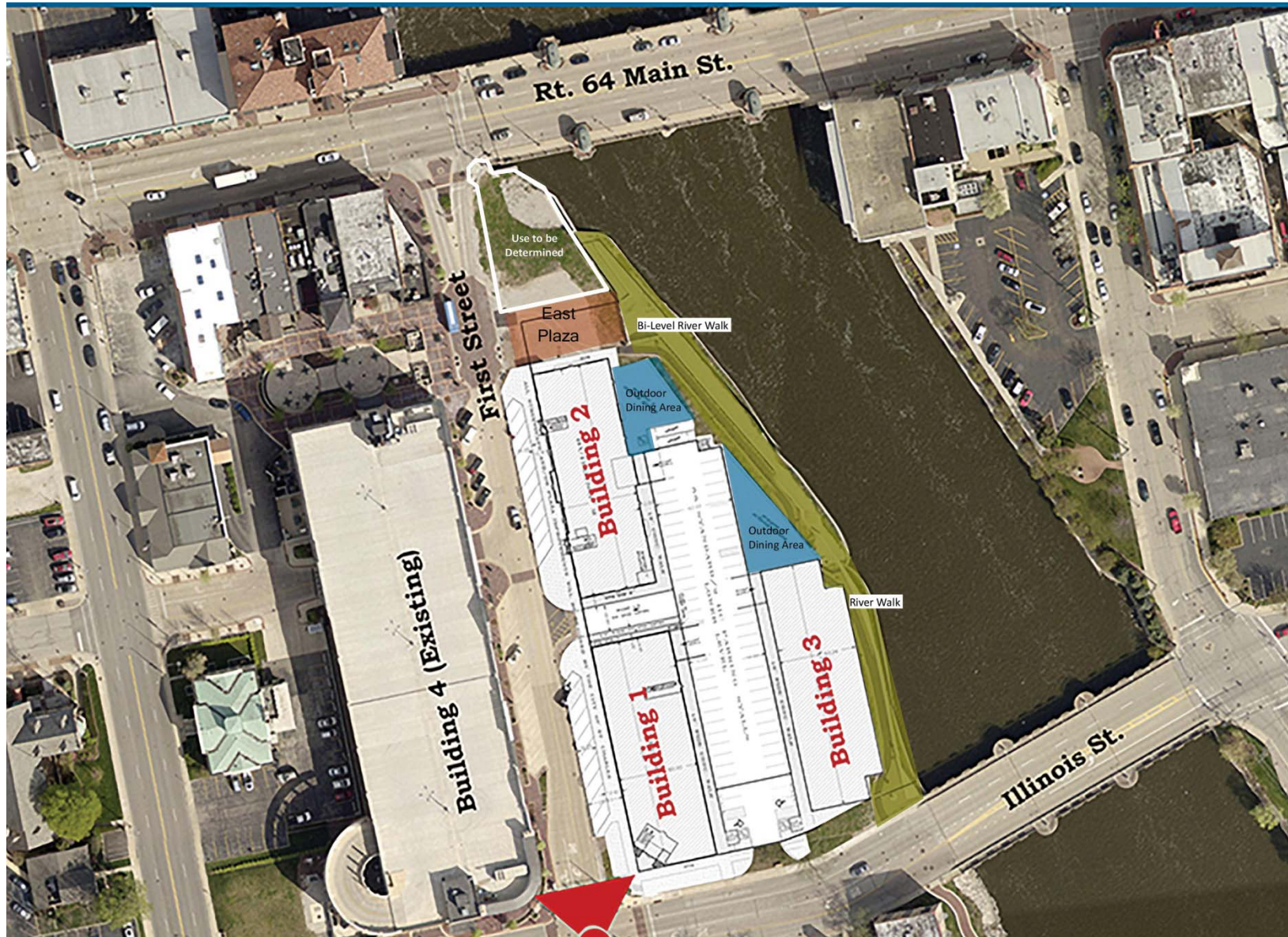
Below is a summary of the major design elements of the plan:

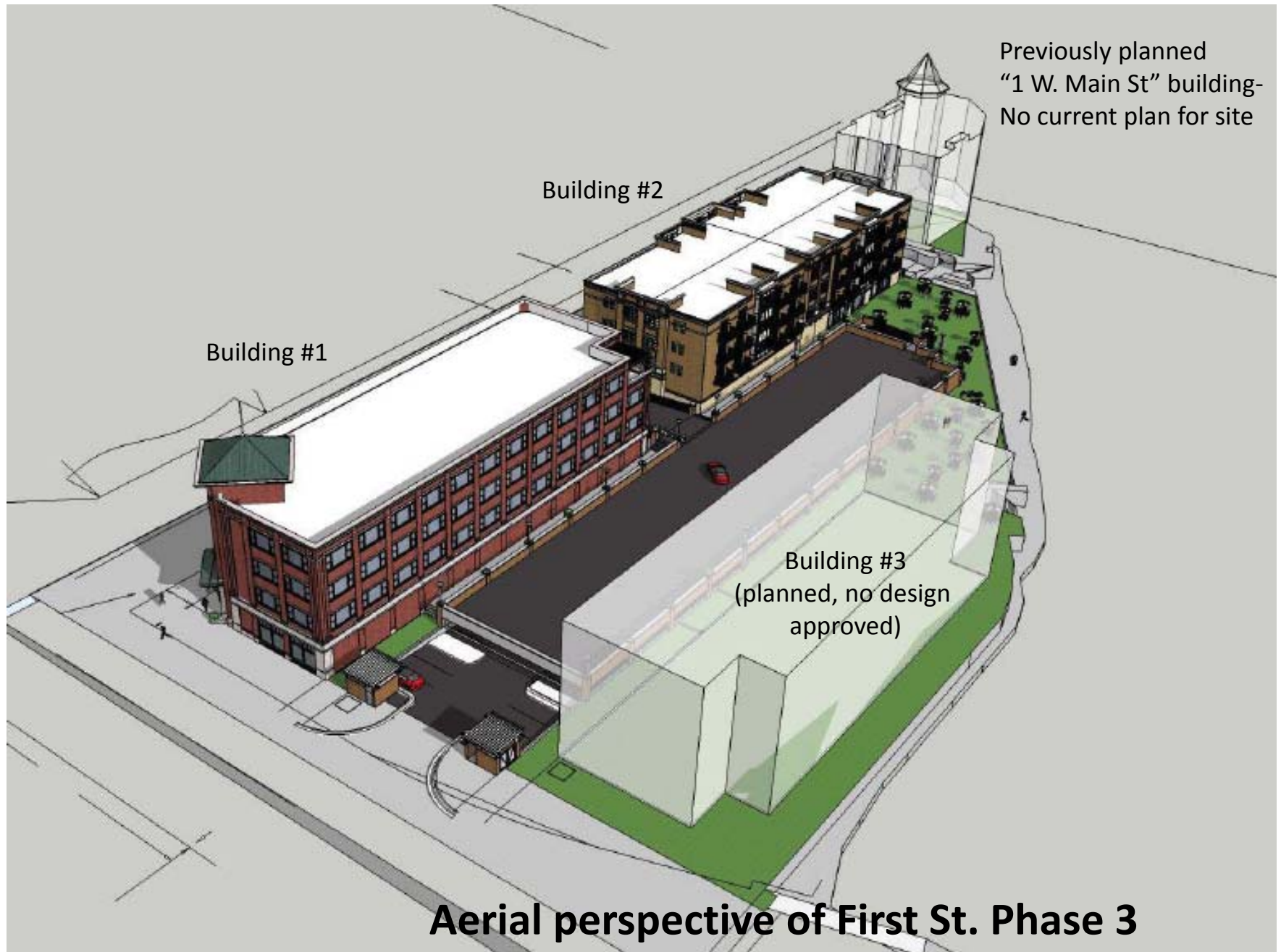
- Utilize the same design framework (theme and details/materials) as the existing First Street streetscape:
 - Same brick materials and same design with an edge ribbon
 - Same pedestrian street lamps
 - Same benches and garbage cans
 - Same type of tree grates
- Streetscape is designed around all building entrances, storefront locations, and anticipated door swings (where storefronts are not recessed into the buildings).
- Maximized usable sidewalk width:
 - Generally, keeping 10+ ft. open in front of buildings (Only narrowing down to 8 ft. along Illinois St., where there are no storefront entrances)
 - For comparison, the width of the pedestrian zone in many locations on the west side of First Street ranges from 5.5 to 6.5 feet (from building face to planter box)
- Limit planter areas to building corners, where they will not conflict with the usable sidewalk area.
 - Create more substantial planting areas in less usable locations, instead of many smaller planter boxes.
- Space out trees, don't plant in sidewalk areas around balconies
 - No trees will be placed within the sidewalk immediately adjacent to Building #2, which will have balconies along the entire First St. façade.
 - Shade trees have been placed in larger planter beds at the ends of the buildings where they will have room to grow larger.
 - Columnar trees have been placed at other locations, but spaced so as not to block direct views of storefronts or signs.
- Streetscape has been designed in tandem with on-street utility routes to minimize conflicts.

RECOMMENDATION

Staff is recommending approval of the preliminary Streetscape Plan for First Street Phase 3.

2015 Phase 3 Plan







Building # 2

Building #1

Illinois St.

Parking Deck
Entrance

Future East Plaza

First St., looking south from the Plaza area



First St., looking north from Illinois St.

IMPROVEMENT PLANS FOR

FIRST STREET STREETScape

PHASE 3 - BUILDING 1

ST. CHARLES, ILLINOIS

WBK PROJECT NO. 150209

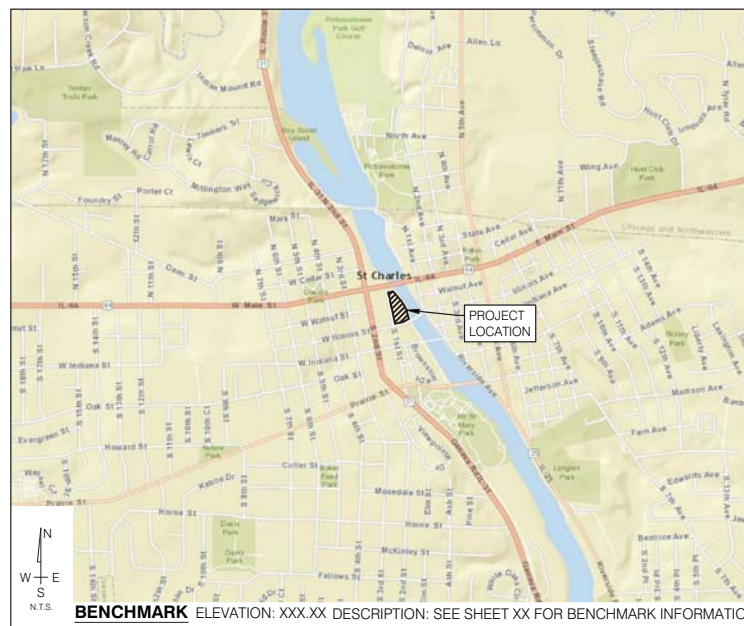
PLAN LEGEND

EXISTING	LINETYPES	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	WATER MAIN (W/ SIZE)	
	PIPE TRENCH BACKFILL	
	GAS MAIN	
	TELEPHONE LINES	
	ELECTRIC LINE	
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
	CONTOUR	
	GUARDRAIL	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	SUMP STRUCTURE	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	VALVE & VAULT	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
	SPOT ELEVATION	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	
	TREE (EVERGREEN, SHRUB & POSPOSED)	
	TREE TO REMOVE	

PERMITS

[illegible]

LOCATION MAP



SHEET INDEX

[illegible]

REVISIONS

[illegible]

CLIENT

CITY OF ST. CHARLES
2 EAST MAIN STREET
ST. CHARLES, IL. 60174



CIVIL ENGINEER

ENGINEER
GREGORY J. CHISMAR, P.E.
ILLINOIS REGISTRATION NO.: 062-044133
EXPIRATION DATE: 11/30/2015

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER



CALL J.U.L.I.E. 1-800-892-0123
48 HOURS BEFORE YOU DIG

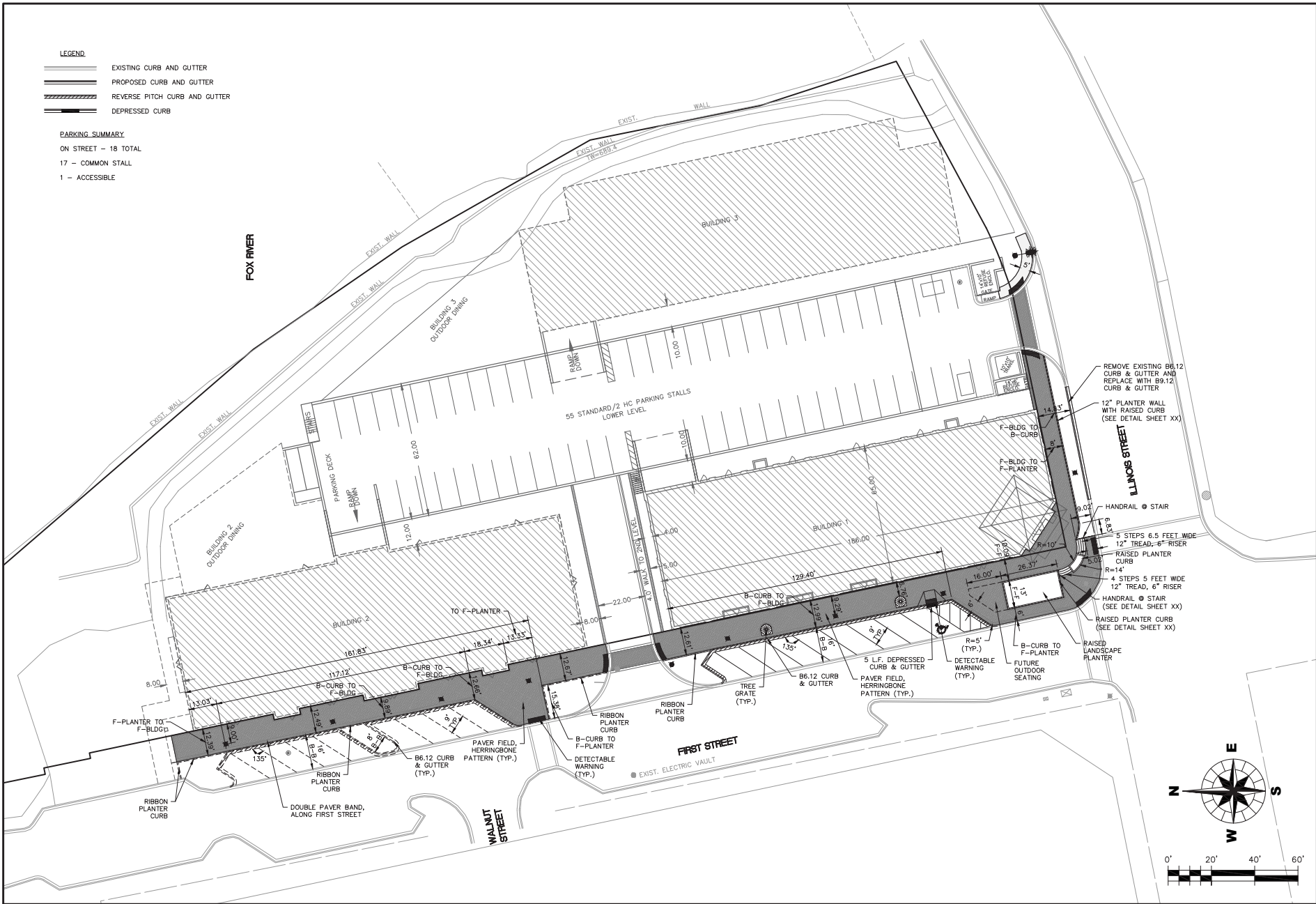
CITY OF ST. CHARLES, KANE COUNTY
SW 1/4 SECTION 27 & NW 1/4 SECTION 34, T40N, R8E



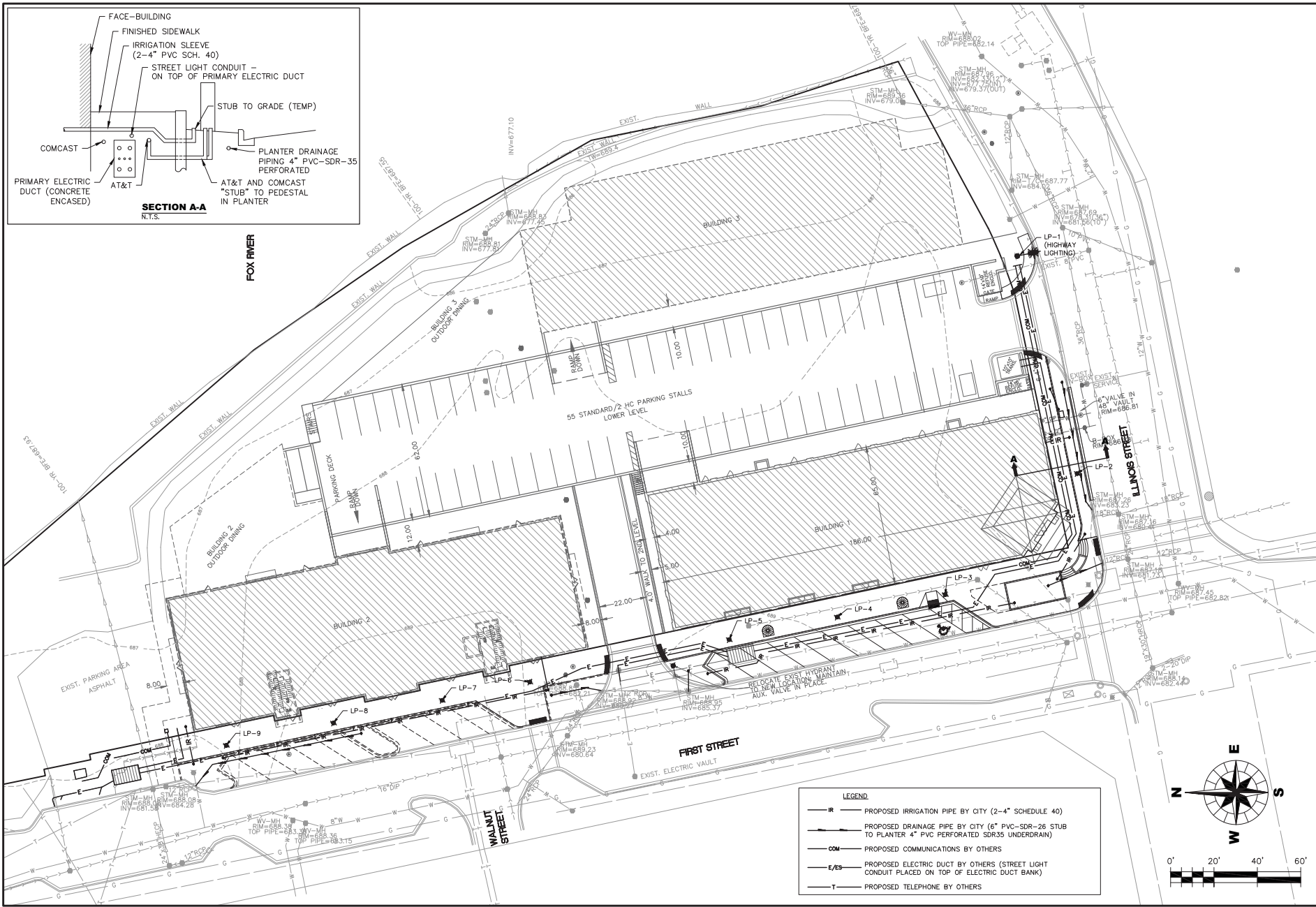
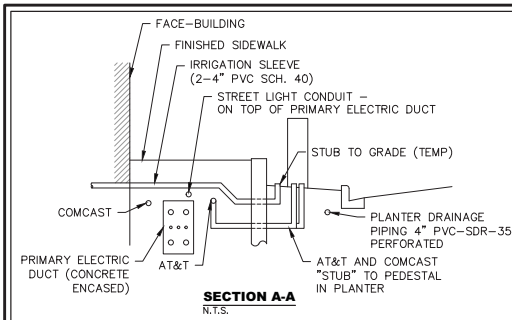
WILLS BURKE KELSEY ASSOCIATES LTD.

116 WEST MAIN STREET, SUITE 201, ST. CHARLES, ILLINOIS 60174
P: 630.443.7755 F: 630.443.0533 WWW.WBKENGINEERING.COM

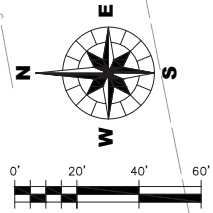
PROFESSIONAL DESIGN FIRM NO. 184-002097
EXPIRATION DATE: 04/30/2017



<div>WILLIS TOWERS WATKINS ASSOCIATES LTD. 116 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755</div>				CLIENT :				CITY OF ST. CHARLES 2 EAST MAIN STREET ST. CHARLES, IL. 60174 630-377-4400				TITLE :				FIRST STREET STREETSCAPE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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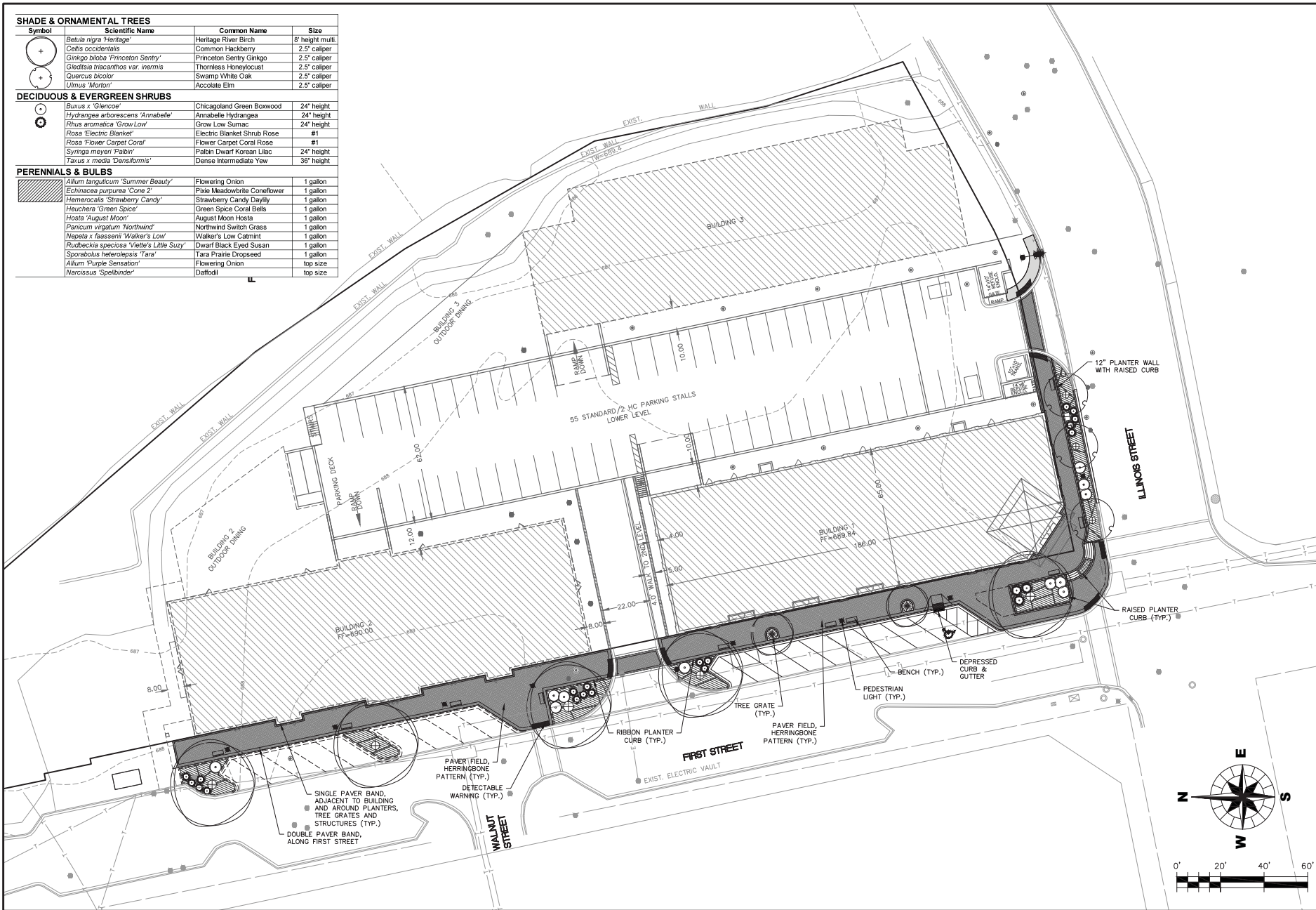


- LEGEND**
- IR — PROPOSED IRRIGATION PIPE BY CITY (2-4" SCHEDULE 40)
 - D — PROPOSED DRAINAGE PIPE BY CITY (6" PVC-SDR-26 STUB TO PLANTER 4" PVC PERFORATED SDR35 UNDERDRAIN)
 - COM — PROPOSED COMMUNICATIONS BY OTHERS
 - E/ES — PROPOSED ELECTRIC DUCT BY OTHERS (STREET LIGHT CONDUIT PLACED ON TOP OF ELECTRIC DUCT BANK)
 - T — PROPOSED TELEPHONE BY OTHERS

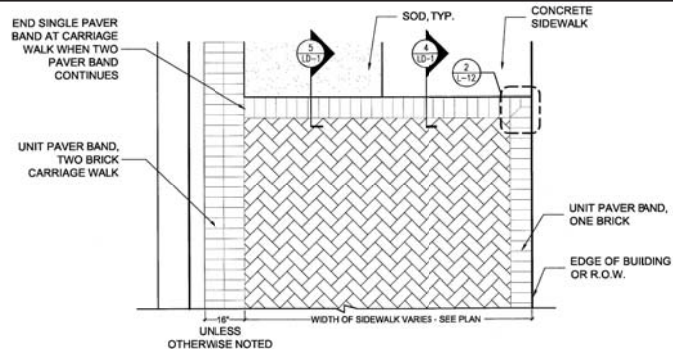


CITY OF ST. CHARLES 2 EAST MAIN STREET ST. CHARLES, IL. 60174 630-377-4400		WILLIS WURKE KELSEY ASSOCIATES LTD. 116 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755
PROJECT NO. 150209 DATE: 12/01/2015 DRAWING NO. UT1 SHEET:		4 OF 9
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DWN:		EAM:
CHD:		GUC:
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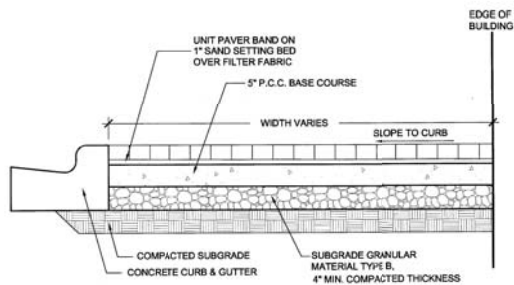
SHADE & ORNAMENTAL TREES			
Symbol	Scientific Name	Common Name	Size
	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	8' height multi.
	<i>Celtis occidentalis</i>	Common Hackberry	2.5" caliper
	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" caliper
	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Thornless Honeylocust	2.5" caliper
	<i>Quercus bicolor</i>	Swamp White Oak	2.5" caliper
	<i>Ulmus</i> 'Morton'	Accolade Elm	2.5" caliper
DECIDUOUS & EVERGREEN SHRUBS			
	<i>Buxus</i> x 'Glencoe'	Chicagoland Green Boxwood	24" height
	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	24" height
	<i>Rhus aromatica</i> 'Grow Low'	Grow Low Sumac	24" height
	<i>Rosa</i> 'Electric Blueberry'	Electric Blueberry Rose	#1
	<i>Rosa</i> 'Flower Carpet Coral'	Flower Carpet Coral Rose	#1
	<i>Syringa meyeri</i> 'Palbin'	Palbin Dwarf Korean Lilac	24" height
	<i>Taxus x media</i> 'Densaformis'	Dense Intermediate Yew	36" height
PERENNIALS & BULBS			
	<i>Allium tanguticum</i> 'Summer Beauty'	Flowering Onion	1 gallon
	<i>Echinacea purpurea</i> 'Cone 2'	Pole Meadowbrite Coneflower	1 gallon
	<i>Hemerocallis</i> 'Strawberry Candy'	Strawberry Candy Daylily	1 gallon
	<i>Heuchera</i> 'Green Spice'	Green Spice Coral Bells	1 gallon
	<i>Hosta</i> 'August Moon'	August Moon Hosta	1 gallon
	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	1 gallon
	<i>Nepeta x faasseni</i> 'Walker's Low'	Walker's Low Catmint	1 gallon
	<i>Rudbeckia speciosa</i> 'Vetter's Little Suzy'	Dwarf Black Eyed Susan	1 gallon
	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	1 gallon
	<i>Allium</i> 'Purple Sensation'	Flowering Onion	top size
	<i>Narcissus</i> 'Spellbinder'	Daffodil	top size



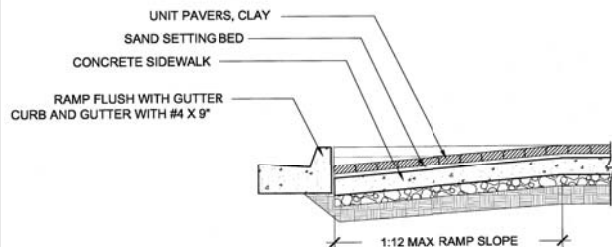
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DWN	L.A.
CHKD	GLC
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CLIENT: CITY OF ST. CHARLES 2 EAST MAIN STREET ST. CHARLES, ILL. 60174 630-377-4400	
WILLIS WURKE KELSEY ASSOCIATES LTD. 116 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755	
PROJECT NO. 150209	
DATE: 12/01/2015	
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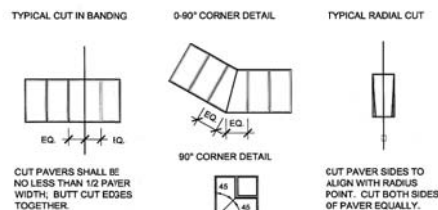
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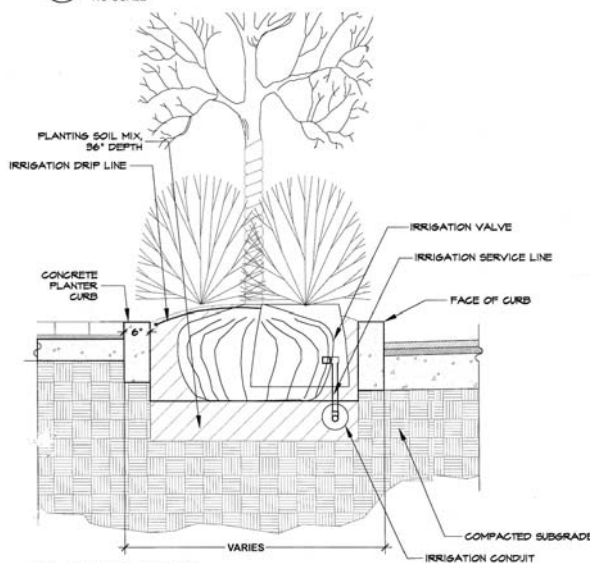
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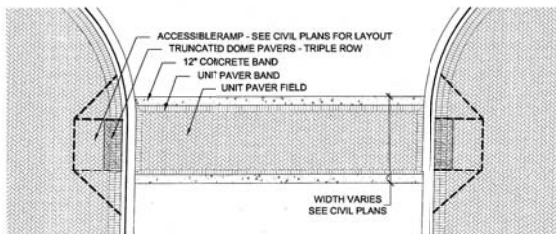
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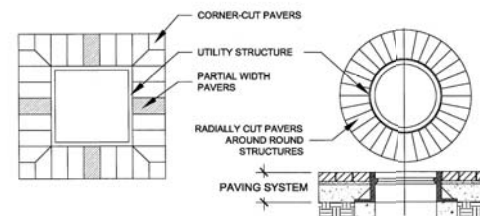
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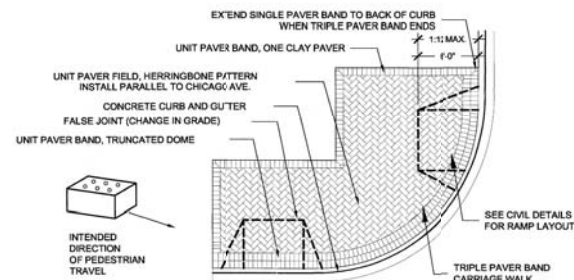
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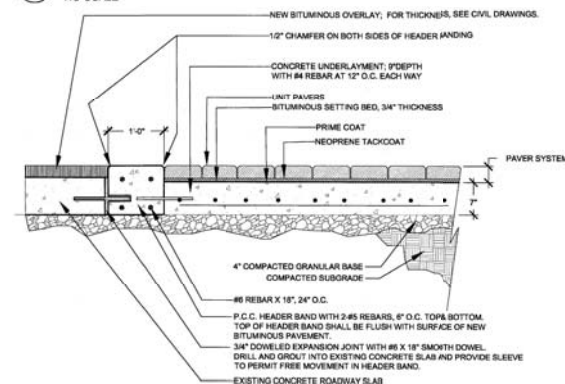
8 CROSSWALK DETAIL
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3 PAVER BORDER AROUND STRUCTURES
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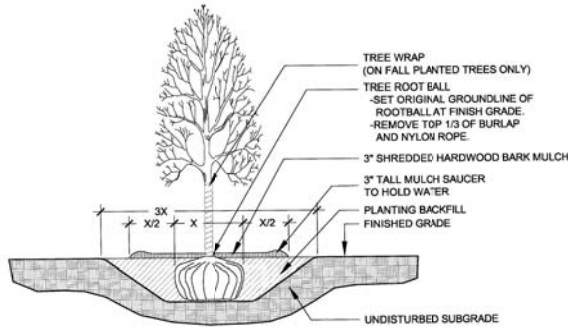
6 HANDICAP CURB RAMP - TYP. LAYOUT
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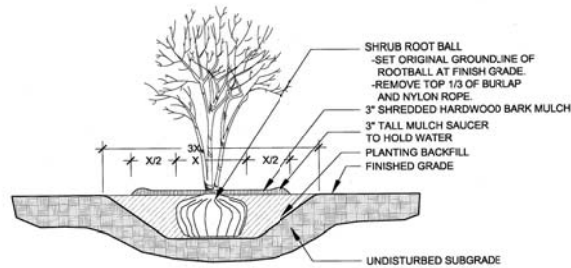
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WILLIS WURKE KELSEY ASSOCIATES LTD. 116 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755					
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DATE: 12/01/2015					
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7 OF 9					

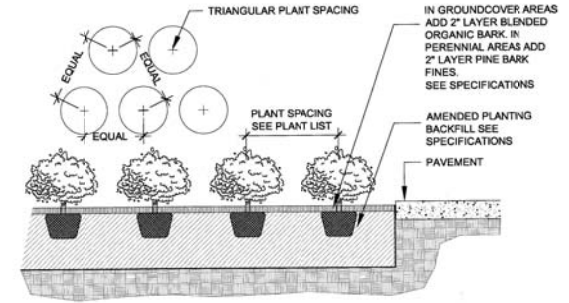
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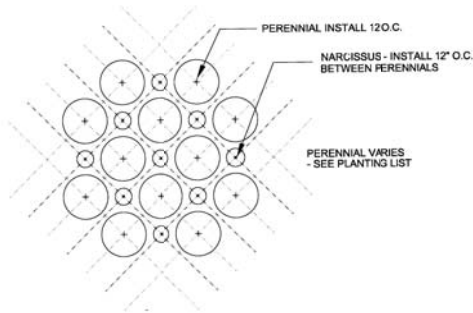
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2 SHRUB PLANTING DETAIL
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3 GROUNDCOVER/PERENNIAL PLANTING DETAIL
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4 INTERPLANTING DETAIL - BULB/PERENNIAL
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CHKD	GLC	GLC	GLC	NO. DATE	NATURE OF REVISION
CLIENT:					
CITY OF ST. CHARLES 2 EAST MAIN STREET ST. CHARLES, IL 60174 630-377-4400					
PROJECT NO. 150209					
DATE: 12/01/2015					
DRAWING NO. DT3					
SHEET:					
9 OF 9					

WILLIS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 150209
DATE: 12/01/2015
DRAWING NO. DT3
SHEET:

City of St. Charles, Illinois

Refer to:	3-2-2015
Minutes	
Page	

Ordinance No. 2015-Z-5

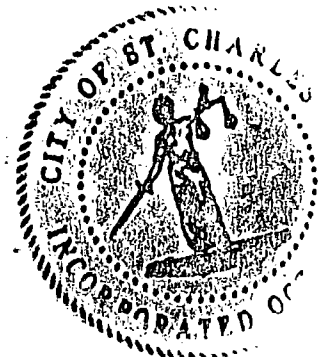
**Motion to Approve an Ordinance Granting Approval of
a PUD Preliminary Plan for a portion of Phase 3 of the
First Street Redevelopment PUD (Buildings 1, 2, 3 and
Parking Deck).**

**Adopted by the
City Council
of the
City of St. Charles
March 2, 2015**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, March 6, 2015**



City Clerk



(SEAL)

City of St. Charles, Illinois
Ordinance No. 2015-Z-5

**An Ordinance Granting Approval of a PUD Preliminary Plan for a portion of
Phase 3 of the First Street Redevelopment PUD
(Buildings 1, 2, 3 and Parking Deck)**

WHEREAS, an application has been filed for PUD Preliminary Plan for a portion of Phase 3 of the First Street Redevelopment PUD, said realty being legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Realty"); and,

WHEREAS, said application was filed with the City on or about November 3, 2014, by First Street Development II, L.L.C. ("Applicant") and authorized by the record owner of the Subject Realty, the City of St. Charles ("Record Owner"); and,

WHEREAS, the Historic Preservation Commission recommended approval of the PUD Preliminary Plan on or about November 19, 2014; and,

WHEREAS, the Plan Commission recommended approval of the PUD Preliminary Plan on or about December 16, 2014; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of the PUD Preliminary Plan on or about February 17, 2015; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning & Development Committee and has considered the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit "B", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

- Development Data, dated February 27, 2015
- Specifications for the Proposed Parking Deck, dated February 27, 2015
- Preliminary Engineering Plans titled "1st Street Phase 3", prepared by County Engineers, Inc., dated January 28, 2015 and February 16, 2015

- Building Architectural Elevations for Building 1, Building 2, and the Parking Deck prepared by Marshall Architects, dated February 2, 2015.

3. Preliminary Plans shall be submitted for review by the Historic Preservation Commission and Plan Commission and approval by the City Council for the following:

- Streetscape Improvements for First and Illinois Streets.
- Building Architectural Elevations for Building #3.
- Riverwalk Improvements along the Fox River frontage.
- Plaza area north of Building #2

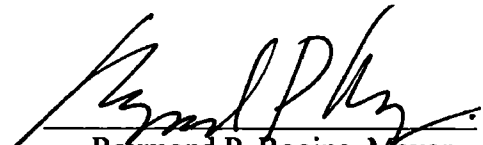
4. That the subject property may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted.

5. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.


PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 2nd day of March, 2015.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 2nd day of March, 2015.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 2nd day of March, 2015.


Raymond P. Rogina, Mayor

Attest:


Nancy Garrison, City Clerk

Vote: ☒

Ayes: ☐

Nays: ☐

Absent: ☐

Abstain: ☐

Date: _____



APPROVED AS TO FORM:

City Attorney

DATE: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 3, 4, 5 11 and 12 in the Phase III First Street Redevelopment Subdivision, according to the plat thereof recorded as Document No. 2008K089916, in the City of St. Charles, Kane County, Illinois.

EXHIBIT "B"

PUD PRELIMINARY PLAN

- Development Data, dated February 27, 2015
- Specifications for the Proposed Parking Deck, dated February 27, 2015
- Preliminary Engineering Plans titled "1st Street Phase 3", prepared by County Engineers, Inc., dated January 28, 2015 and February 16, 2015
- Building Architectural Elevations for Building 1, Building 2, and the Parking Deck prepared by Marshall Architects, dated February 2, 2015.

FIRST STREET PHASE 3 DEVELOPMENT DATA
2/27/15

Building No.	Type	Floor Level	Area/Units
Building 1	Parking	Basement	27 spaces
	Retail/Commercial	1 st level	11,865 sf
	Office	2 nd level	11,865 sf
	Office	3 rd level	11,865 sf
	Office	4 th level	11,865 sf
Total Building area			47,460 sf
Building 2	Parking	Basement	27 spaces
	Retail/Commercial	1 st level	11,898 sf
	Residential	2 nd level	12,000 sf
	Residential	3 rd level	12,000 sf
	Residential	4 th level	12,000 sf
Total Residential (12 Studio, 12 1-Bedroom, 12 2-Bedroom)			36 units
Total Building area			47,898 sf
Building 3	Parking	Basement	25 spaces
	Retail/Commercial	1 st level	11,966 sf
	Residential	2 nd level	11,966 sf
	Residential	3 rd level	11,966 sf
	Residential	4 th level	11,966 sf
	Residential	5 th level	11,966 sf
Total Residential (8 1-Bedroom, 16 2-Bedroom, 8 3-Bedroom)			32 units
Total Building area			59,830 sf
Parking Deck			
	Parking	1 st level	57 spaces
	Parking	2 nd level	53 spaces
Total Parking Count			110 spaces

SPECIFICATIONS FOR PROPOSED PARKING DECK

2/27/15

Revised 3/2/15

1. The proposed parking structure will be designed, constructed and considered as an "open air" parking structure as defined per building codes. Therefore, the following systems are not contemplated: Fire alarm, ventilation/vapor intrusion, drainage into the sanitary system/sand oil separator for the lower level of the deck, and no mechanical/electrical room is included in the plans.
2. Fire Sprinkler System: For an open deck, Installation of a dry type I standpipe system with a minimum of 2 hose stations located on each level of the parking structure. The fire department connection would be located near the Illinois St. entrance.
3. 8 feet of vertical clearance is required within the parking garages which includes the parking areas below buildings 1, 2, 3 and the open parking garage.
4. Larger double tee precast designed to accommodate the loads induced by the City's Fire Department ladder truck shall be located generally in the area approximately 62' east of the ramp from First Street and approximately 28' wide centered on the centerline of the ramp.
5. 3" concrete topping (broom finish and wet cured) over larger double tees included.
6. Control joints with sealant over each precast piece joint and the application of a silane sealer over the entire upper level surface.
7. Sealing and caulking for all precast joints is included.
8. Confirmation the proposed deck can handle anticipated snow loadings and snow removal operations as described:

It is thought that the 6-wheel dump would be backed up the ramp and parked in the middle (Area where the ladder truck was anticipated to sit) and then the other equipment would be used to push and load snow at the same time. It would be conceivable for at least the 6-wheeler, Wheel Loader and Backhoe to be up there at one time working.

Equipment	Operating Weight (lbs)	Contact Area Front (Sqi)	Contact Area Back (Sqi)	Total Contact Area (Sqi)	Ground Pressure per Contact (psi)
JD 544k Wheel Loader	28660	468	468	936.00	30.62
JD 410k Backhoe	16500	260	468	728.00	22.66
Case 410 Skid Steer (with bucket)	6200	189	189	378.00	16.40
6 Wheel Dump (Loaded w/plow)	50000	255	952	1207.00	41.43
* NOTE - Calculations based on level surface and no movement					
* * NOTE - Construction Equipment was calculated as "unloaded", Dump truck calculated as fully loaded.					

9. All conduit is rigid conduit and all fittings are rated for outdoor use.
10. Adequate light fixtures to meet required codes or industry standards including but not limited to emergency lighting, exit lighting, egress path lighting and also with respect to

lighting on the upper and lower level of the parking deck is included. Walker Parking's initial review indicated that more than 14 light fixtures on the lower level, as identified in the preliminary cost estimate from Premium Electric Services dated January 6, 2015, may be needed. All lighting fixtures to be subject to review and approval by the City. Developer has budgeted an allowance of \$28,000 for upper level fixtures. Should the City select a more expensive fixture for the upper level, the City would cover the cost difference. Photometrics to be included with Final Engineering plans prepared by the developer.

11. Lower level sump pumps (2) and back-up/alarm system is included.
12. Coverings/treatments over required openings to comply with the lower level being open air are included. Design subject to review by the City.
13. All required ramp/stair handrails, bollards, doors and door frames, flashing and trim are included.
14. Foundation: 6" perimeter drains is included.
15. Public storm sewer passing under the parking deck to be reconstructed per the Preliminary Engineering Plans.
16. Striping and directional signage
17. Future security and parking counter system to be determined jointly by developer and staff during Final Engineering.

1ST STREET PHASE 3 NORTHEAST CORNER OF 1ST STREET AND ILLINOIS STREET ST. CHARLES, ILLINOIS

WARNING

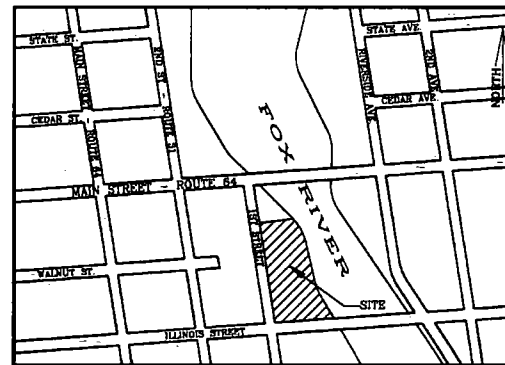


CALL BEFORE
YOU DIG
(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

CITY OF ST. CHARLES NOTES

1. ALL PERVIOUS AREA SHALL BE SOODED OVER A MINIMUM OF 8" 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 WALLS SHALL BE BACKFILLED WITH GRANULAR BACKFILL THOROUGHLY COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS. GRANULAR BACKFILL IS ALSO REQUIRED WITHIN 2' OF PAVED SURFACES.
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 WALLS, CURBS, PAVEMENT AND FURNISHINGS 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, 3000 PSI CONCRETE AT 14 DAYS. CURING MATERIAL SHALL BE NEOPRENE 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 SLOPER, 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 II. ALL PIPE WITH LESS THAN 3' OF COVER AND MORE THAN 15' OF COVER SHALL BE CLASS V. ALL JOINTS SHALL BE "O" RING RUBBER GASKET CONFORMING TO ASTM C-301 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 AND SPECIFICATIONS A-21.51 WITH PUSH-ON OR MECHANICAL JOINTS AND POLYETHYLENE JACKBOARDS.
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 BASE COURSE. THE BASE 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 CITY'S STANDARD NOTES AND DETAILS SHALL APPLY.



LOCATION MAP
NOT TO SCALE

LEGEND

—	PROPOSED STORM SEWER	701.30	PROPOSED SPOT GRADE
—	EXISTING STORM SEWER	701.30	EXISTING SPOT GRADE
—	PROPOSED SANITARY SEWER	701	PROPOSED CONTOUR
—	EXISTING SANITARY SEWER	701	EXISTING CONTOUR
—	PROPOSED WATER MAIN	701	SILT FENCE
—	EXISTING WATER MAIN		
○	PROPOSED SANITARY MANHOLE		
○	EXISTING SANITARY MANHOLE		
○	EXISTING STORM STRUCTURE		
○	PROPOSED STORM STRUCTURE		
—	PROPOSED FIRE HYDRANT		
○	PROPOSED GATE VALVE		
			OVERFLOW DIRECTION
			PROPOSED CURB
			EXISTING CURB
			PROPOSED EDGE OF PAVEMENT

SHEET INDEX

TITLE	SHEET NO.
TITLE SHEET	1
TOPOGRAPHY & DEMOLITION PLAN	2
GEOMETRIC PLAN	3
BUILDING 1 INFORMATION	4
BUILDING 2 INFORMATION	5
PARKING STRUCTURE UPPER/LOWER LEVELS	6
GRADING PLAN	7
UTILITY PLAN	8
PLAT OF SUBDIVISION	

BENCHMARK:

CITY OF ST. CHARLES—
STATION N 19 ELEV=696.45 NAVD88
AT SAINT CHARLES KANE COUNTY, IN NORTHEAST
LIMESTONE CORNER OF THE REHNS ELECTRICAL
BUILDING, 8 FEET EAST OF THE NORTH (FRONT)
ENTRANCE, AND ABOUT 1 FOOT ABOVE SIDEWALK.
A STANDARD DISC, STAMPED N 19 1934 AND SET
VERTICALLY.

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, sealed 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, Mechanics, Tradesmen or others shall indicate 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, Mechanics, Tradesmen or others. 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.

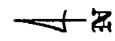
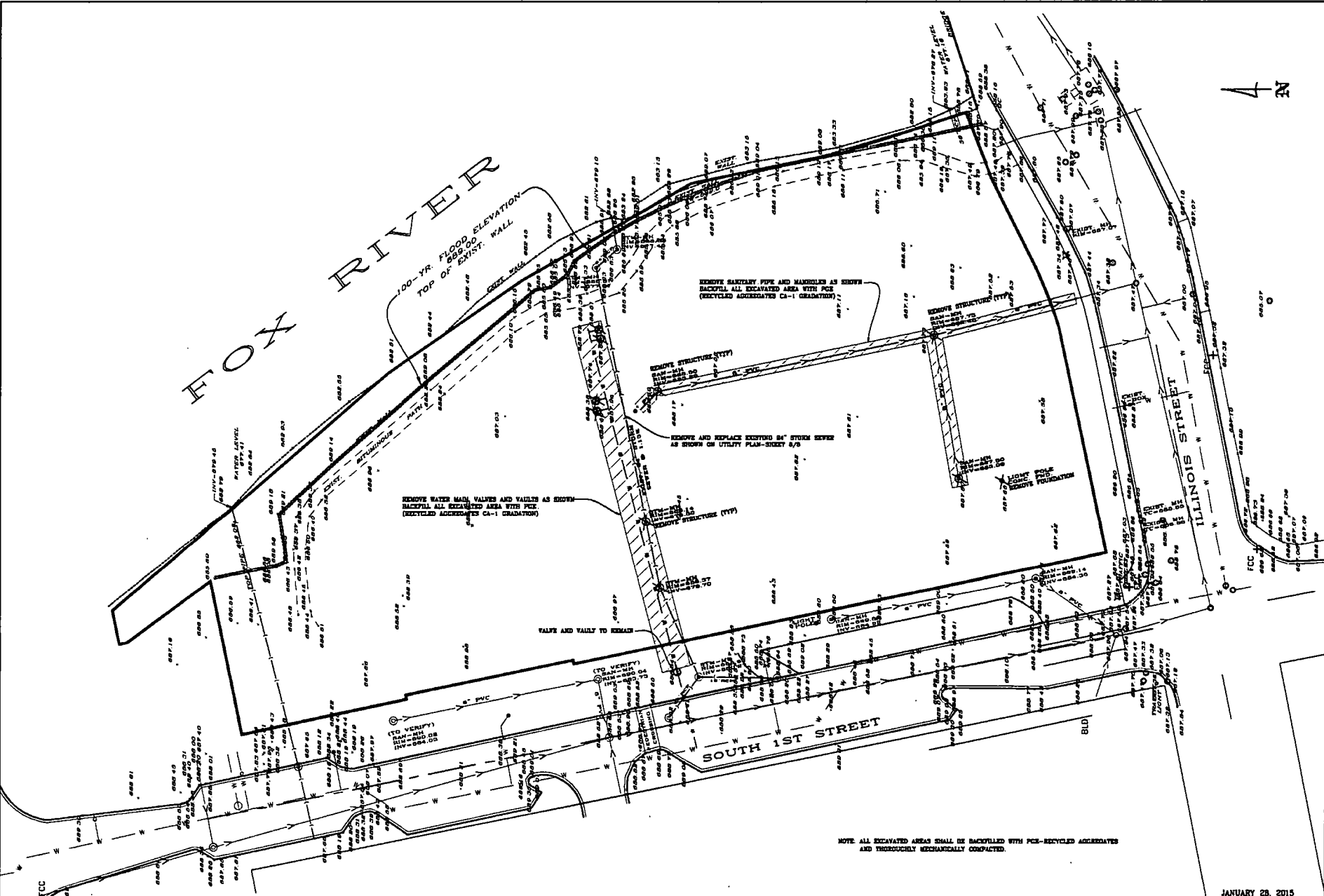
COUNTY ENGINEERS INC.
2202 GARY LANE, GENEVA, ILLINOIS 60134
630.364.8978 ceillinois@aol.com



BRANDON J. JANT
REGISTERED PROFESSIONAL ENGINEER
RENEWAL DATE: 11/30/15

JANUARY 28, 2015

FOX RIVER



TOPOGRAPHY AND DEMOLITION				COUNTY ENGINEERS INC.			
SHEET 2 OF 8				CONSTRUCTION MANAGEMENT			
Project No. : 15-021				Scale : 1" = 50'			
Drawing No. : 15-021-01				Client : FOX RIVER			
Drawing Title : DEMOLITION				Drawing Date : 01/28/2015			
Drawing Author : J. R. Smith				Drawing Checker : J. R. Smith			
Drawing Date : 01/28/2015				Drawing Scale : 1" = 50'			

JANUARY 28, 2015

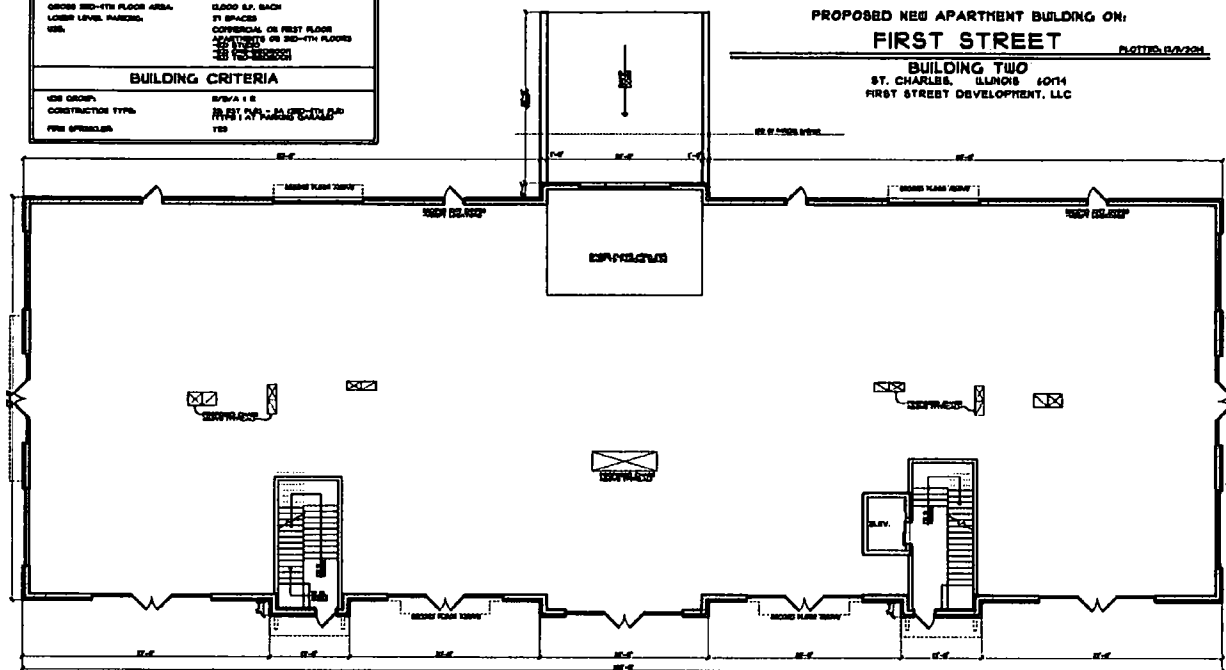
COUNTY ENGINEERS INC.
DESIGN CONSTRUCTION PLUMBING CONSTRUCTION BRIDGES
2203 64TH AVE. CORONA, ILLINOIS 60419
630.384.8876

[illegible]

FIRST STREET

PLOTTED: 12/17/2024

BUILDING TWO
ST. CHARLES, ILLINOIS 60114
FIRST STREET DEVELOPMENT, LLC



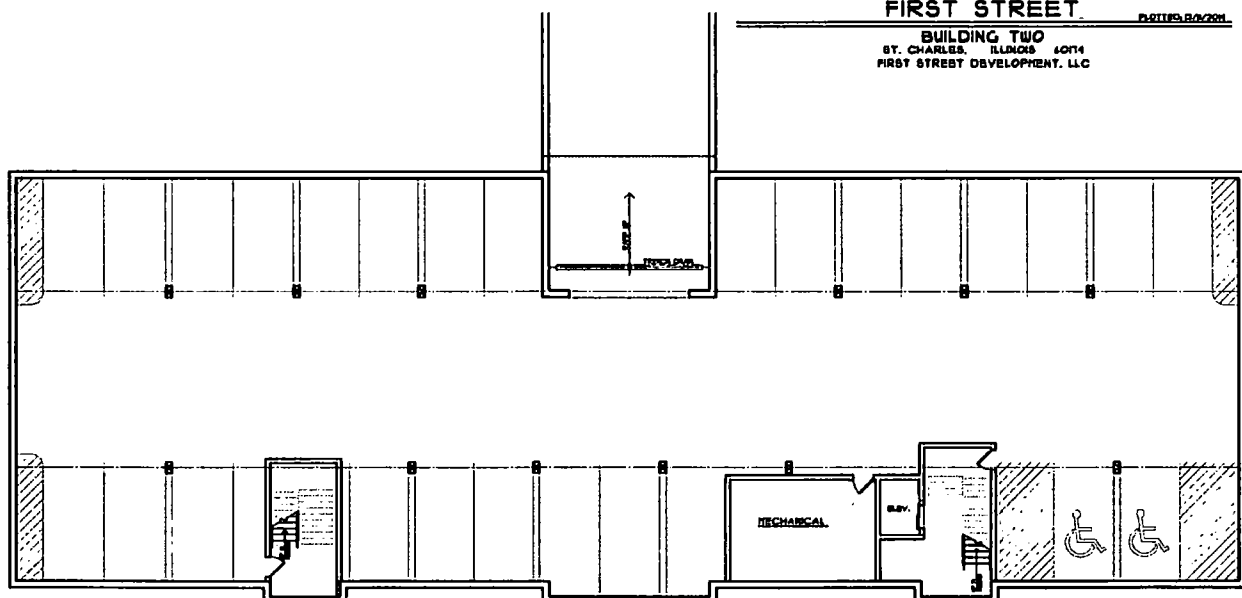
FIRST FLOOR PLAN



FIRST STREET.

FD-302a (Rev. 5-8-2014)

BUILDING TWO
ST. CHARLES, ILLINOIS 60174
FIRST STREET DEVELOPMENT, LLC



LOWER LEVEL PLAN



JANUARY 28, 2015

BUILDING 2 INFORMATION
SHEET 5 OF 8

					Grading		
					Mortgage		
Type of Survey	Date	Bk. - Pg.	Date Dwn / By		Foundation		

Common Address :

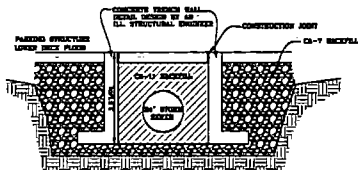
Builder/Client :	
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Job No. :

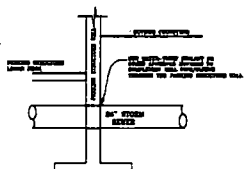
Scale : NTTS

COUNTY ENGINEERS INC.

DESIGN	CONSTRUCTION PERMITS	CONSTRUCTION MANAGEMENT
8200 EMV LANE, CLEVELAND OH 44134		833-394-0076

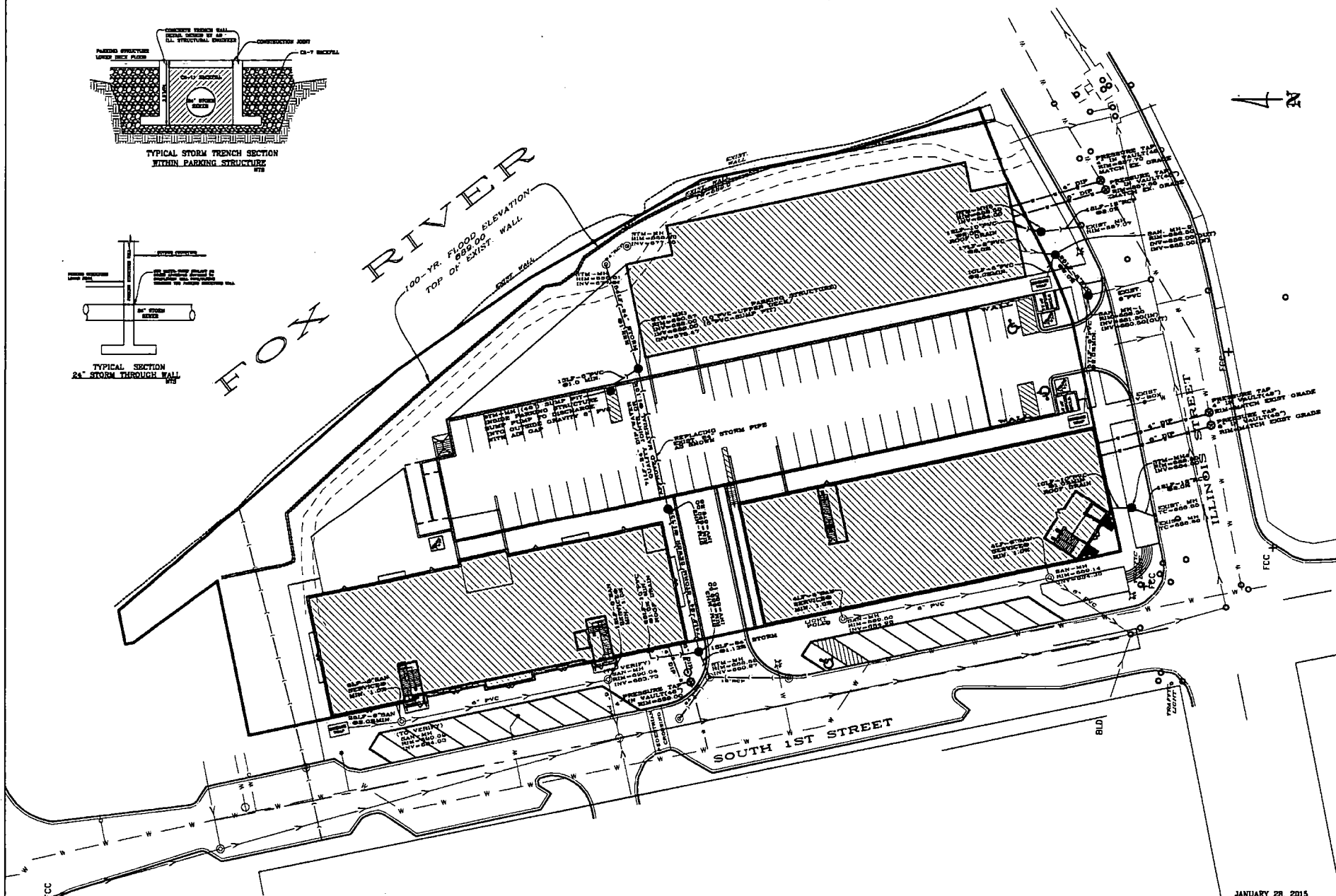


TYPICAL STORM TRENCH SECTION
WITHIN PARKING STRUCTURE



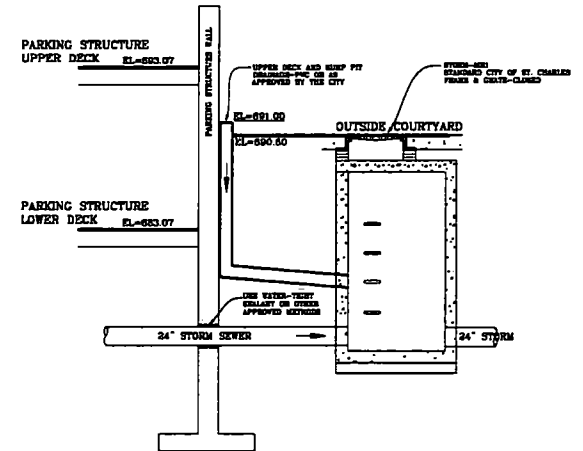
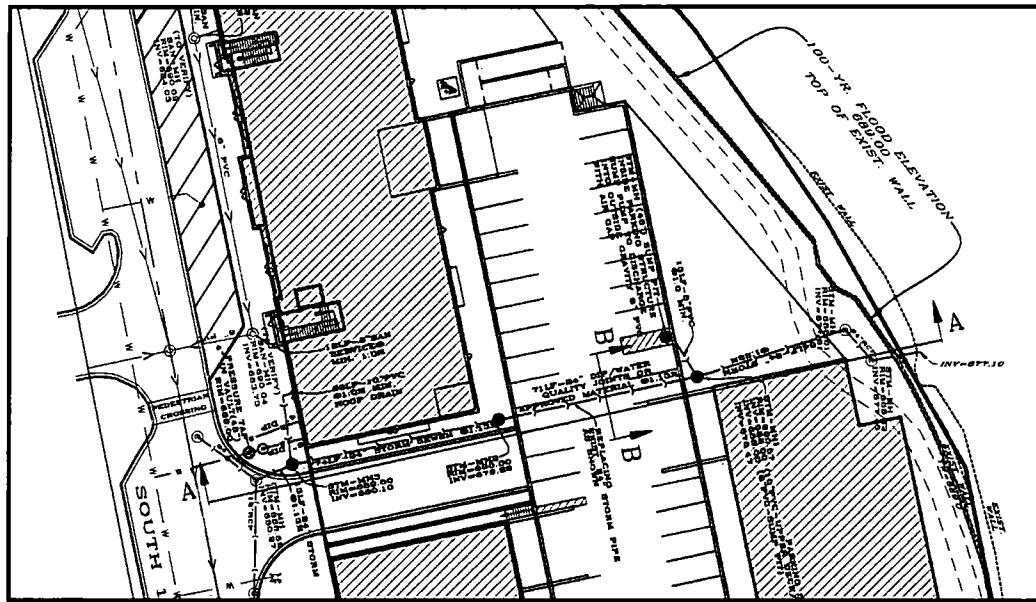
TYPICAL SECTION
24" STORM THROUGH WALL

FOX RIVER
100-YR. FLOOD ELEVATION
TOP OF EXIST. WALL

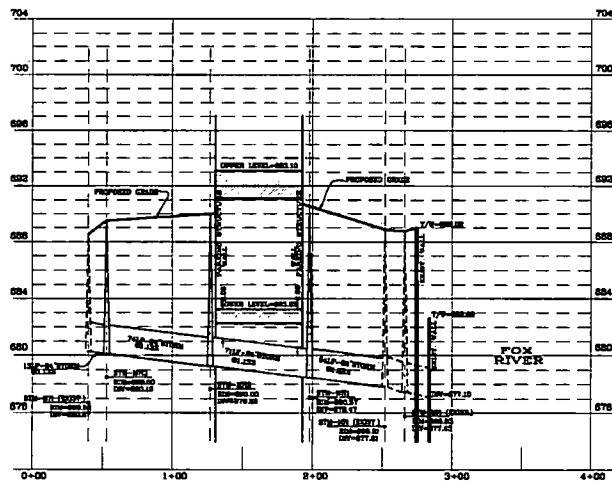


JANUARY 28, 2015

UTILITY PLAN		COUNTY ENGINEERS, INC.	
SHEET 8 OF 8		DESIGN	
Project		CONSTRUCTION	
Type of Survey		CONSTRUCTION	
Date		JANUARY 28, 2015	
Scale		1" = 20'	
Drawing		COUNTY ENGINEERS, INC.	
Project		CONSTRUCTION	
Type of Survey		CONSTRUCTION	
Date		JANUARY 28, 2015	
Scale		1" = 20'	

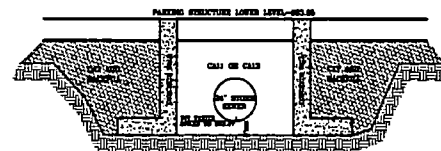


PARKING STRUCTURE LOWER DECK/
UPPER DECK DRAINAGE
NTS



PROFILE SECTION A-A
THROUGH 24" STORM SEWER

SCALE: 1"=40' HOR.
1"=4' VER.



SECTION B-B
24" STORM SEWER TRENCH
NTS

FOX RIVER

4 N

SOUTH 1ST STREET

ILLINOIS STREET

LOT BLDG-2

LOT BLDG-3

COMMON LOT-4

LOT BLDG-1

LOTS:

LOT BLDG-1	13,950 SF
LOT BLDG-2	18,315 SF
LOT BLDG-3	18,972 SF
COMMON LOT-4	41,428 SF
TOTAL AREA	88,665 SF

1ST STREET PHASE 3

PROPOSED PLAT

SHEET 1 OF 1

COUNTY ENGINEERS INC.
CONTRACTOR'S RECORD
DATE: JAN 28, 2015
SCALE: 1"=40'

Scale: 1"=40'

Common Address:
Block/Chart:
Sub No.:

Survey:
Boundary:
Location:

Sh. - Pg. Date Dwn. / By

Notes:
Type of Survey:
Date:

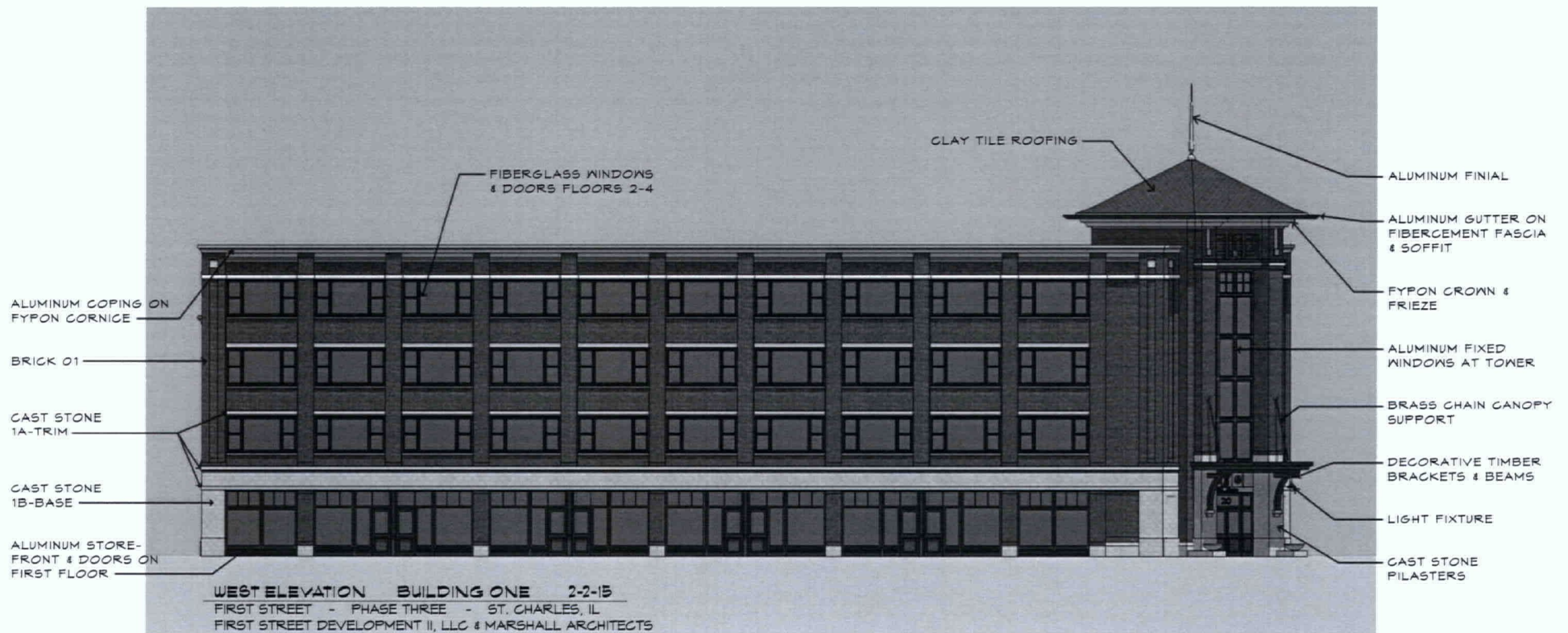
JANUARY 28, 2015

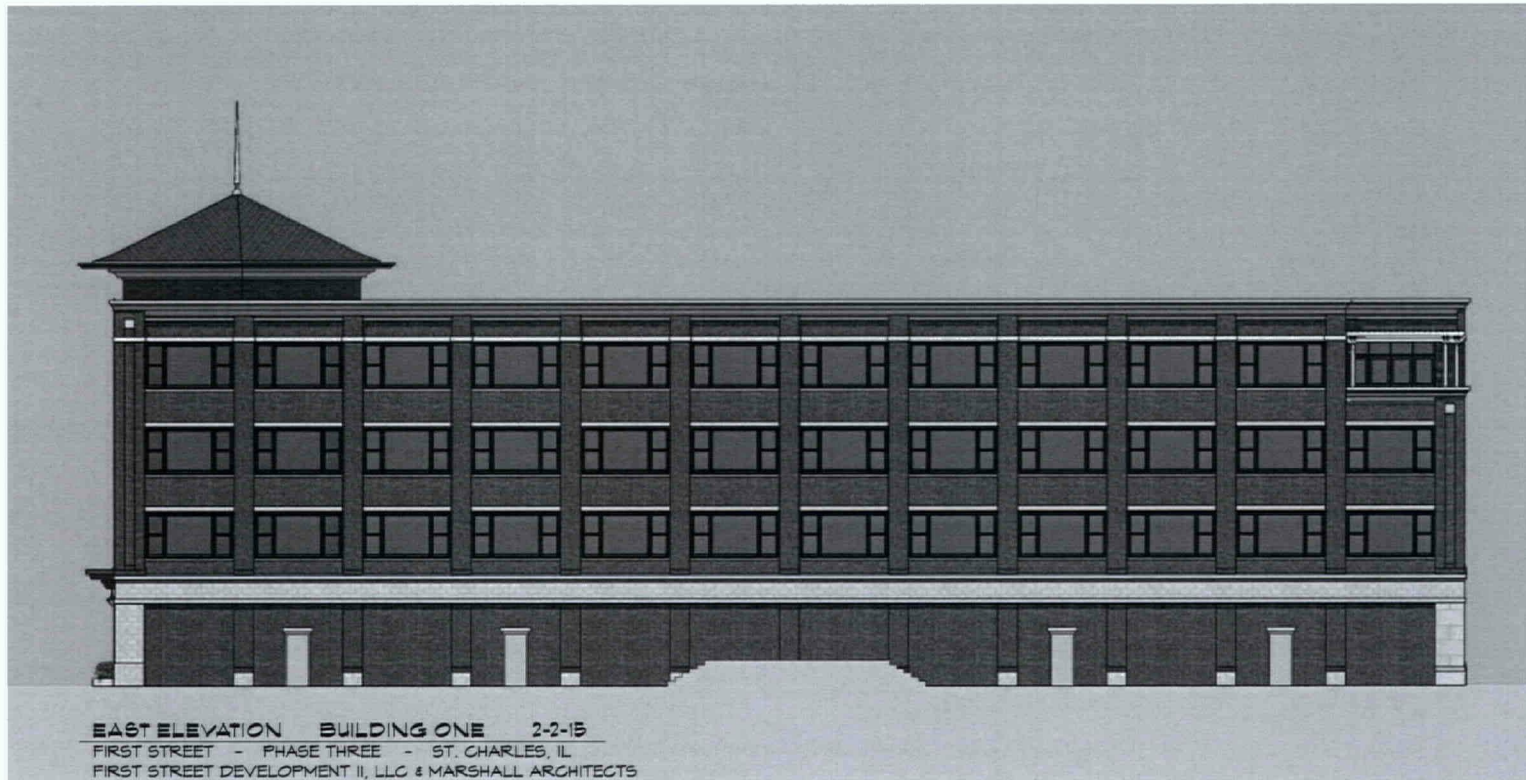


SOUTHELEVATION BUILDING ONE 2-2-15
 FIRST STREET - PHASE THREE - ST. CHARLES, IL
 FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



NORTHELEVATION BUILDING ONE 2-2-15
 FIRST STREET - PHASE THREE - ST. CHARLES, IL
 FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS





EAST ELEVATION BUILDING ONE 2-2-15
FIRST STREET - PHASE THREE - ST. CHARLES, IL
FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



WEST ELEVATION BUILDING TWO 2-2-15
 FIRST STREET - PHASE THREE - ST. CHARLES, IL
 FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



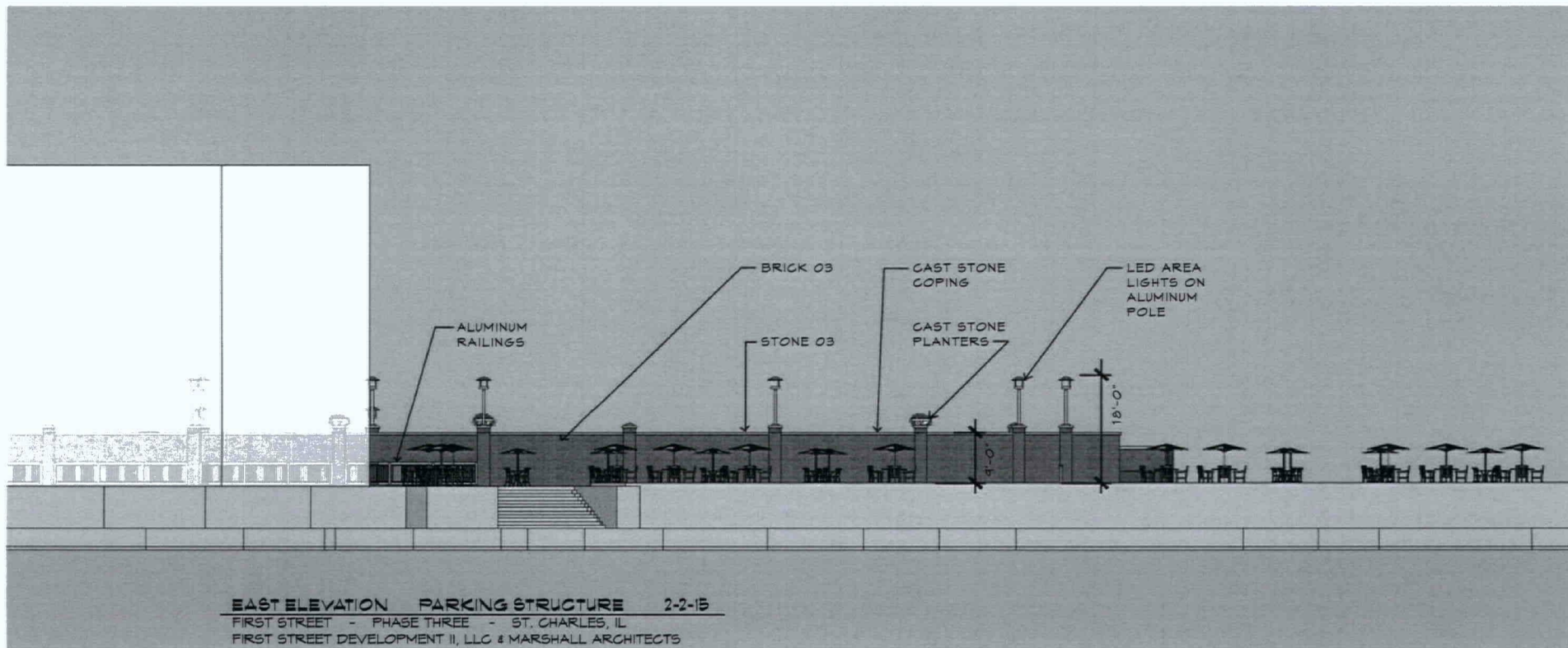
EAST ELEVATION BUILDING TWO 2-2-15
FIRST STREET - PHASE THREE - ST. CHARLES, IL
FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



SOUTH ELEVATION BUILDING TWO 2-2-15
 FIRST STREET - PHASE THREE - ST. CHARLES, IL
 FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



NORTH ELEVATION BUILDING TWO 2-2-15
 FIRST STREET - PHASE THREE - ST. CHARLES, IL
 FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



State of Illinois)
)
Counties of Kane and DuPage) **ss.**

Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on March 2, 2015, the Corporate Authorities of such municipality passed and approved Ordinance No. 2015-Z-5, entitled

"Motion to Approve an Ordinance Granting Approval of a PUD Preliminary Plan for a portion of Phase 3 of the First Street Redevelopment PUD (Buildings 1, 2, 3 and Parking Deck)."

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2015-Z-5, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on March 6, 2015, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 2nd

day of March, 2015.



(S E A L)

Nancy Garrison
Municipal Clerk