



## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Plan Commission recommendation to approve a Preliminary Streetscape Plan for First Street Phase 3
Presenter:	Russell Colby

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development – (12/14/15)		City Council
	Public Hearing		

Estimated Cost:	N/A	Budgeted:	YES	NO
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If NO, please explain how item will be funded:

**Executive Summary:**

A new PUD Preliminary Plan for First Street Phase 3 was approved by the City Council in March 2015 (Ordinance #2015-Z-5). The approval included updated development data for each building, site and engineering plans, and architectural elevations for a parking deck and 2 of the 3 mixed use buildings.

Per the Preliminary Plan approval ordinance, design plans for the adjacent public spaces within the Phase 3 site (streetscape, the East Plaza and the bi-level Riverwalk) are to be updated based on the new site plan. The plans are then to be reviewed by Plan Commission and approved by City Council.

Streetscape plans for the entire First St. project were approved by the City in 2008. The plans included an overall design and details of the materials to be used, including paver bricks, lighting fixtures, and street furniture. The existing First St. streetscape improvements and the West Plaza were constructed based upon these plans.

The City has prepared updated plans for the streetscape along the east side of First Street and north side of Illinois Street adjacent to planned Buildings 1, 2 and the Parking Deck and is presenting the plans for approval. In summary, the design adjustments to the 2008 plan are meant to 1) better correlate the streetscape design with the building storefronts/entrance doors and projections/balconies, and 2) provide a wider pedestrian corridor along First St. to encourage active use of the sidewalk. See the attached Staff Memo for more information.

**Plan Commission Recommendation**

The Plan Commission reviewed the Streetscape Plan on 12/8/15 and recommended approval by a vote of 6-0.

**Attachments:** *(please list)*

Plan Commission Resolution, Staff Memo and attachments, Streetscape Plan, PUD Ordinance.

**Recommendation / Suggested Action** *(briefly explain):*

Plan Commission recommendation to approve a Preliminary Streetscape Plan for First Street Phase 3.

<i>For office use only:</i>	<i>Agenda Item Number: 4e</i>
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**City of St. Charles, Illinois**  
**Plan Commission Resolution No. 24-2015**

**A Resolution Recommending Approval of a Preliminary Streetscape Plan for  
First Street Phase 3 (City of St. Charles)**

**Passed by Plan Commission on December 8, 2015**

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review PUD Preliminary Plans; and

WHEREAS, the City approved the PUD Preliminary Plan for First Street Phase 3 (Ordinance 2015-Z-5) with a condition that a Streetscape Plan be reviewed by Plan Commission at a future date; and

WHEREAS, the Plan Commission has reviewed the Streetscape Plan for First Street Phase 3 received December 2, 2015, and finds said Streetscape Plan to be in conformance with Ordinance 2015-Z-5 and all applicable requirements of the Zoning Ordinance.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of a Streetscape Plan for First Street Phase 3, received December 2, 2015.

Voice Vote:

Ayes: Wallace, Pretz, Doyle, Holderfield, Macklin-Purdy, Spruth

Nays: None

Absent: Frio, Schuetz, Kessler,

Motion Carried: 6-0

PASSED, this 8th day of December 2015.

\_\_\_\_\_  
Chairman  
St. Charles Plan Commission

Community & Economic Development  
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



**STAFF MEMO**

**TO:** Chairman Todd Bancroft  
And the Members of the Planning & Development Committee

**FROM:** Russell Colby  
Planning Division Manager

**RE:** First Street Phase 3 – Streetscape Plan

**DATE:** December 9, 2015

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**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.

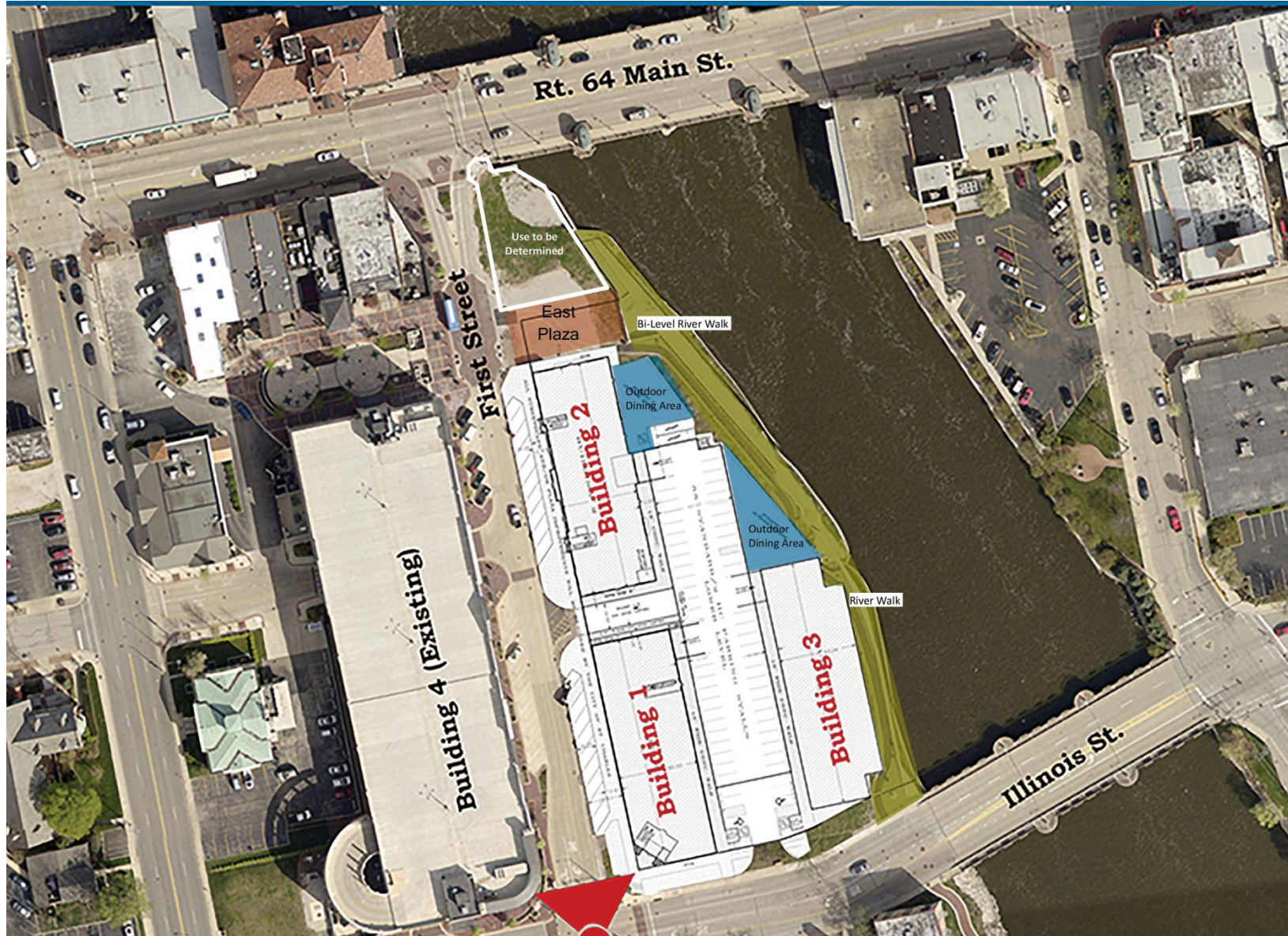
Below is a summary of the major design elements of the plan:

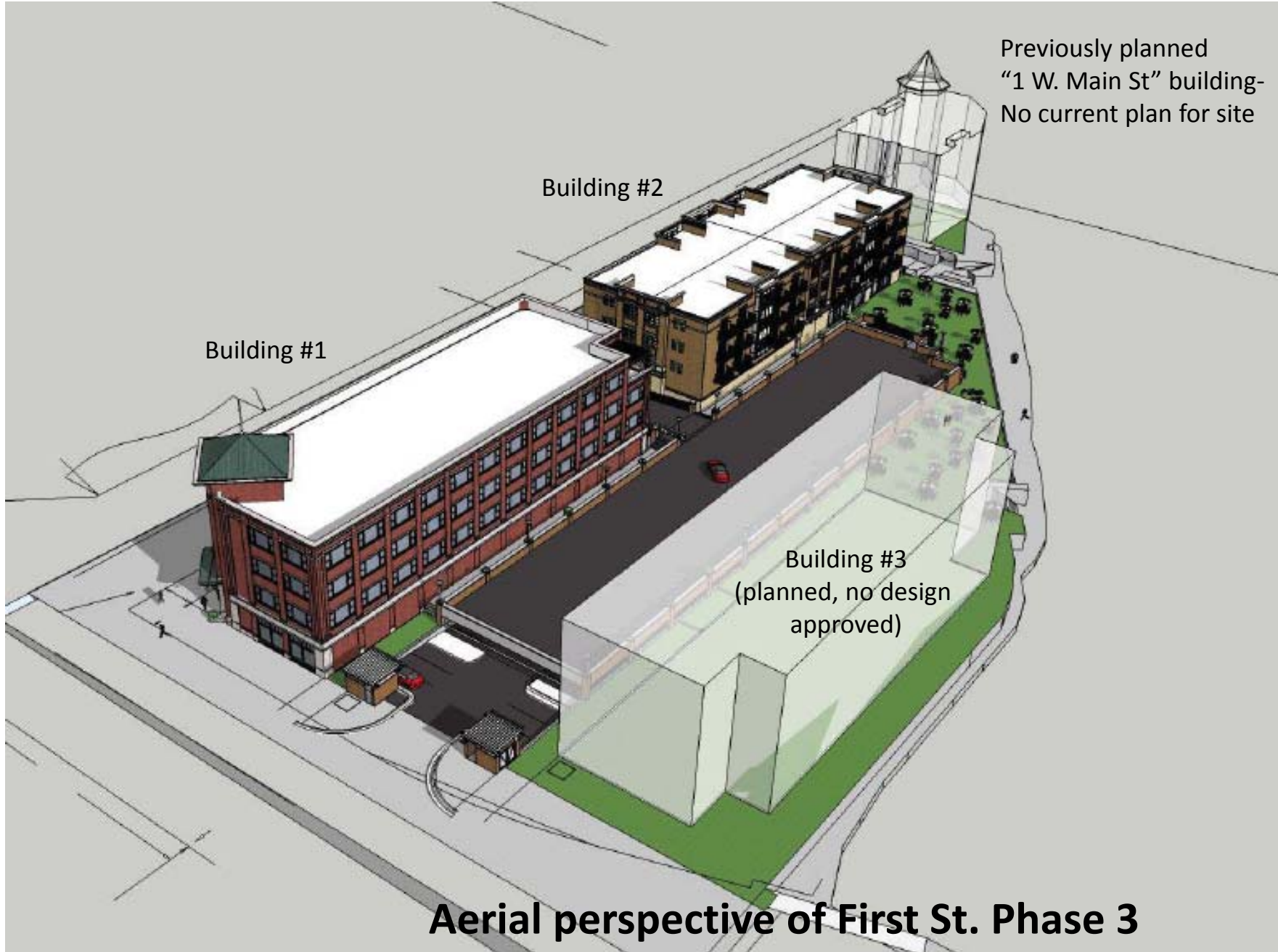
- Utilize the same design framework (theme and details/materials) as the existing First Street streetscape:
  - Same brick materials and same design with an edge ribbon
  - Same pedestrian street lamps
  - Same benches and garbage cans
  - Same type of tree grates
- Streetscape is designed around all 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





Previously planned  
"1 W. Main St" building-  
No current plan for site

Building #2

Building #1

Building #3  
(planned, no design  
approved)

**Aerial perspective of First St. Phase 3**



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.**

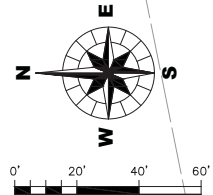
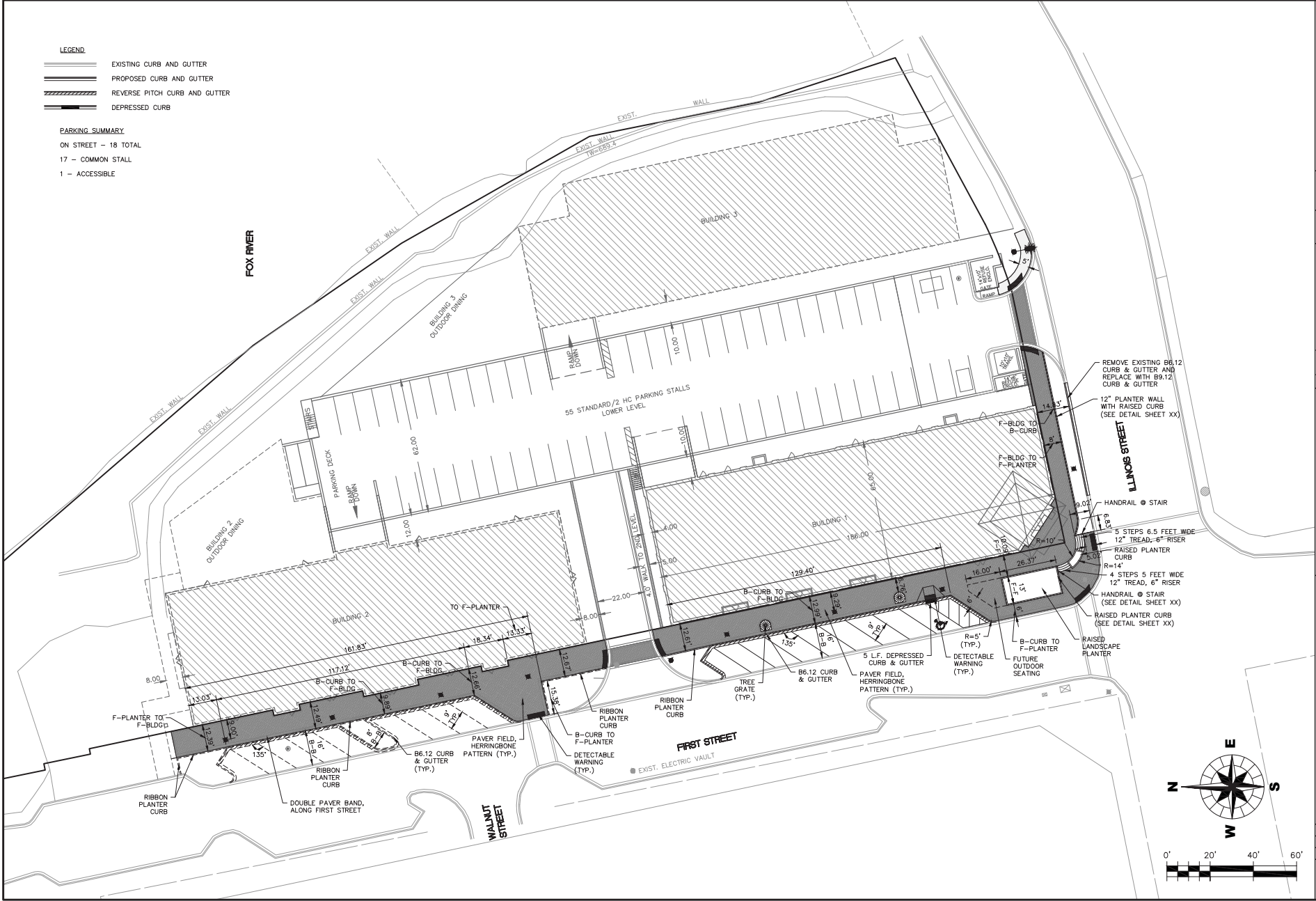


**LEGEND**

-  EXISTING CURB AND GUTTER
-  PROPOSED CURB AND GUTTER
-  REVERSE PITCH CURB AND GUTTER
-  DEPRESSED CURB

**PARKING SUMMARY**

- ON STREET - 18 TOTAL
- 17 - COMMON STALL
- 1 - ACCESSIBLE

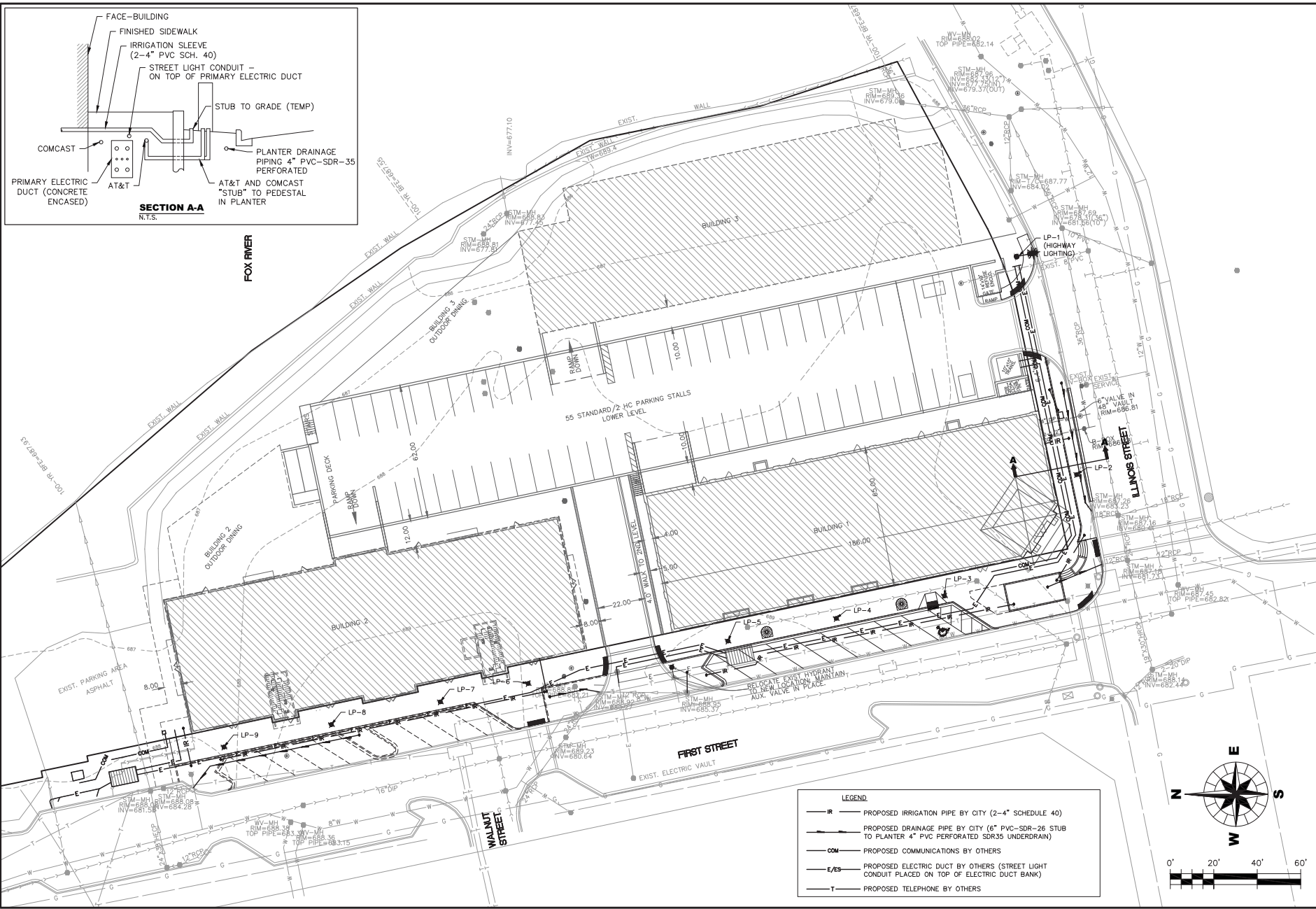
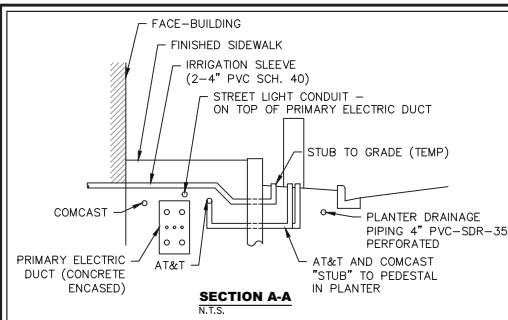


<b>FIRST STREET STREETSCAPE</b>	
<b>GEOMETRIC PLAN</b>	
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DWN:	G/C
CHKD:	G/C
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5 11/10/15	NATURE OF REVISION
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CLIENT: **WILLIS WURKE KELSEY ASSOCIATES LTD.**  
 116 West Main Street, Suite 201  
 St. Charles, Illinois 60174  
 (630) 443-7755

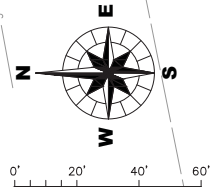
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**3 OF 9**

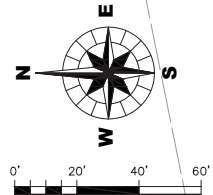
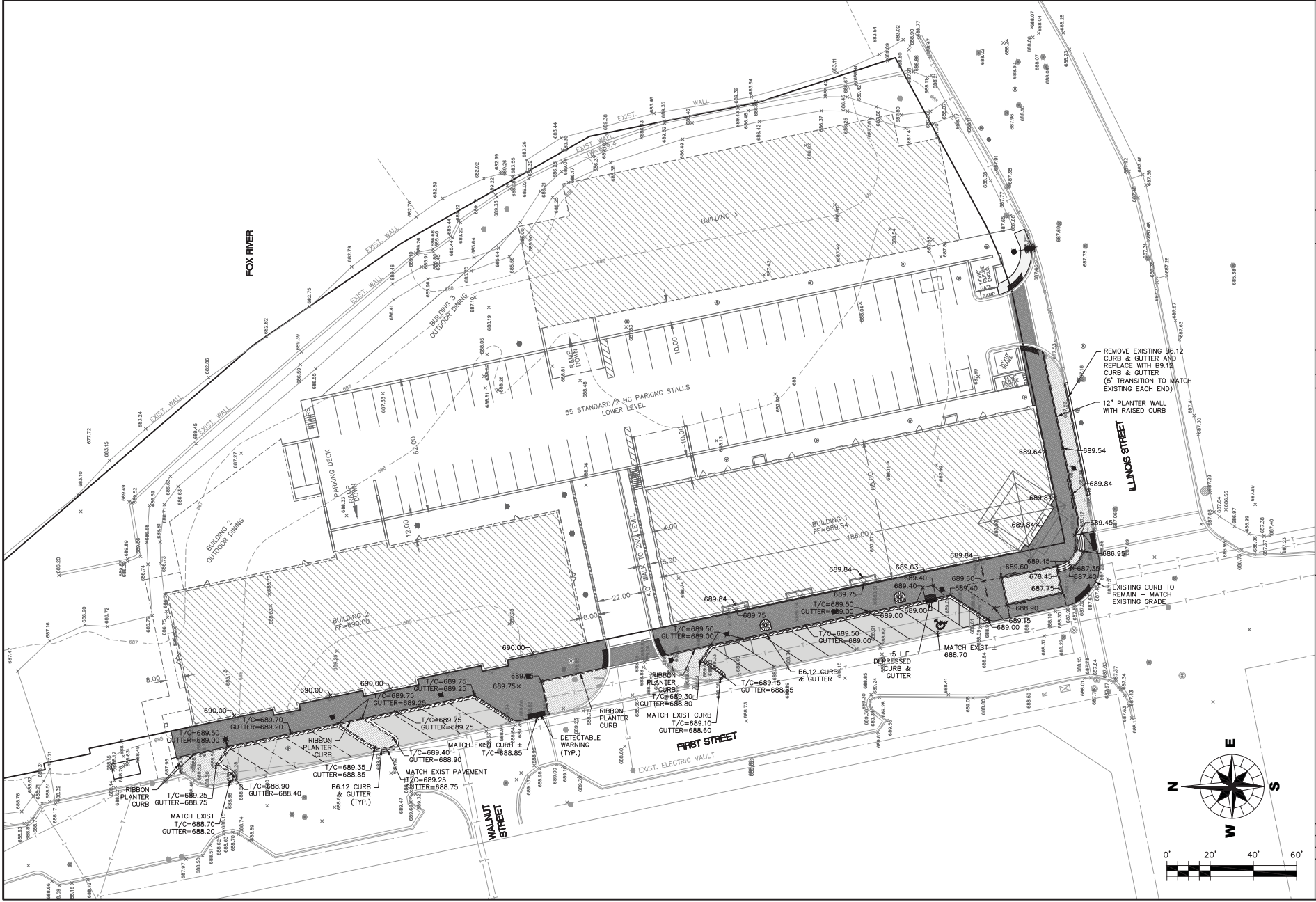


**LEGEND**

- 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



<b>CITY OF ST. CHARLES 2 EAST MAIN STREET ST. CHARLES, ILL. 60174 630-377-4400</b>		<b>CLIENT:</b>
<b>WILLIS BURKE KELSEY ASSOCIATES LTD.</b> 116 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755		<b>PROJECT NO. 150209</b>
<b>WPK</b>		<b>DATE: 12/01/2015</b>
PROJECT NO. 150209		<b>DRAWING NO. UT1</b>
DATE: 12/01/2015		<b>SHEET:</b>
DRAWING NO. UT1		<b>4 OF 9</b>
SHEET:		<b>TITLE:</b>
<b>DISGN. GUC</b>		<b>FIRST STREET STREETSCAPE UTILITY PLAN</b>
<b>DWN. EAM</b>		<b>SCALE: 1"=20'</b>
<b>CHKD. GUC</b>		<b>CITY REVIEW:</b>
<b>NO. DATE</b>		<b>NATURE OF REVISION</b>
<b>1. 10/29/15</b>		<b>UT150209.DWG</b>



<b>WILLS WURKE KELSEY ASSOCIATES LTD.</b> 116 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755		<b>CITY OF ST. CHARLES</b> 2 EAST MAIN STREET ST. CHARLES, IL. 60174 630-377-4400		<b>FIRST STREET</b> <b>STREETSCAPE</b> <b>GRADING PAVING AND</b> <b>SESC PLAN</b>	
CLIENT :		TITLE :		GUC	
PROJECT NO. 150209		DATE: 12/01/2015		DSGN	
DRAWING NO. GR1		SHEET:		DWN	
5 OF 9				EAM	
				GUC	
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				CITY REVIEW	
				NATURE OF REVISION	
				NO. DATE	
				GRI150209.DWG	

**SHADE & ORNAMENTAL TREES**

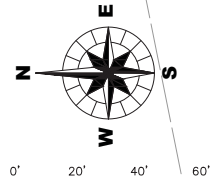
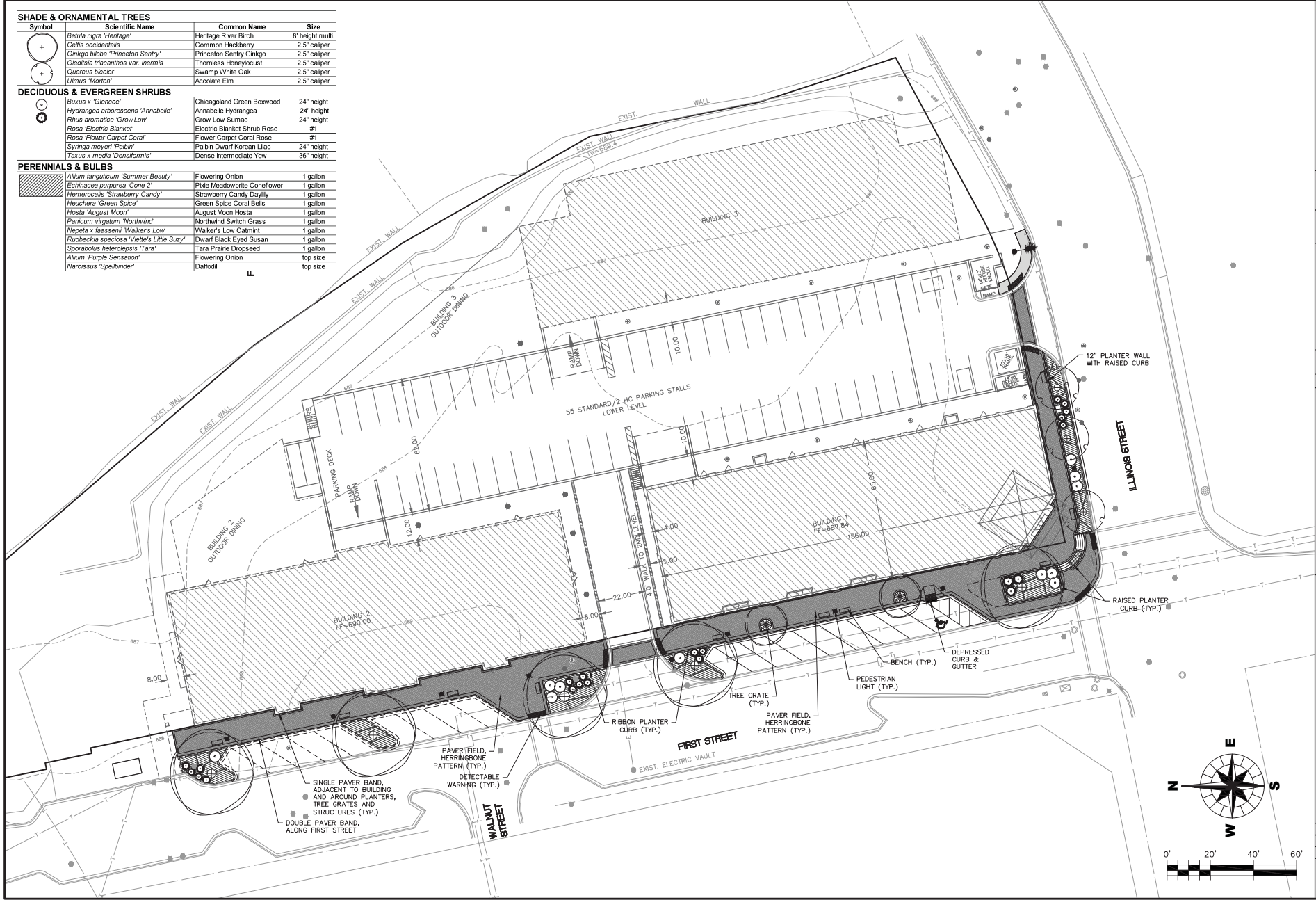
Symbol	Scientific Name	Common Name	Size
(+)	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	8' height multi.
(+)	<i>Celtis occidentalis</i>	Common Hackberry	2.5' caliper
(+)	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5' caliper
(+)	<i>Gleditsia triacanthos</i> var. <i>inermis</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**

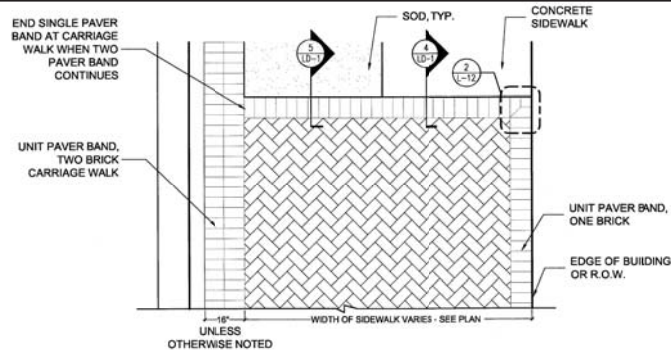
(●)	<i>Buxus</i> x 'Glencoe'	Chicagoland Green Boxwood	24" height
(●)	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	24" height
(●)	<i>Rhus aromatica</i> 'Grow Low'	Grow Low Sumac	24" height
(●)	<i>Rosa</i> 'Electric Blanket'	Electric Blanket Shrub Rose	#1
(●)	<i>Rosa</i> 'Flower Carpet Coral'	Flower Carpet Coral Rose	#1
(●)	<i>Syringa meyeri</i> 'Palbin'	Palbin Dwarf Korean Lilac	24" height
(●)	<i>Taxus x media</i> 'Densiflora'	Dense Intermediate Yew	36" height

**PERENNIALS & BULBS**

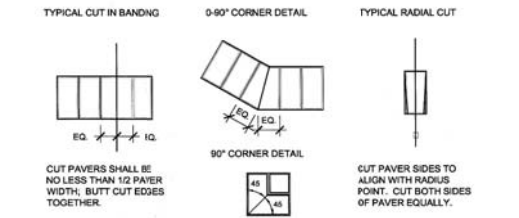
(■)	<i>Allium tanguticum</i> 'Summer Beauty'	Flowering Onion	1 gallon
(■)	<i>Echinacea purpurea</i> 'Cone 2'	Pink Meadowbluff Coneflower	1 gallon
(■)	<i>Hemerocallis</i> 'Strawberry Candy'	Strawberry Candy Daylily	1 gallon
(■)	<i>Heuchera</i> 'Green Spice'	Green Spice Coral Bells	1 gallon
(■)	<i>Hosta</i> 'August Moon'	August Moon Hosta	1 gallon
(■)	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	1 gallon
(■)	<i>Nepeta x faassenii</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> 'Spelbinder'	Daffodil	top size



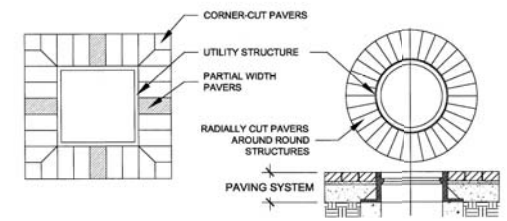
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SCALE: 1" = 20'			
NO. DATE		CITY REVIEW	
NO. DATE		NATURE OF REVISION	
LP 150209.DWG			
<b>CLIENT: CITY OF ST. CHARLES 2 EAST MAIN STREET ST. CHARLES, IL. 60174 630-377-4400</b>			
<b>WILLIS WURKE KELSEY ASSOCIATES LTD.</b> 116 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755			
PROJECT NO. 150209			
DATE: 12/01/2015			
DRAWING NO. LP1			
SHEET: 6 OF 9			



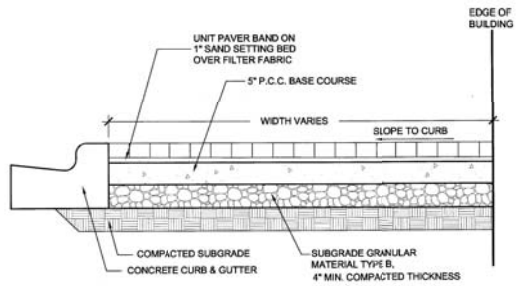
**1** SIDEWALK SURFACE PATTERNING  
NO SCALE



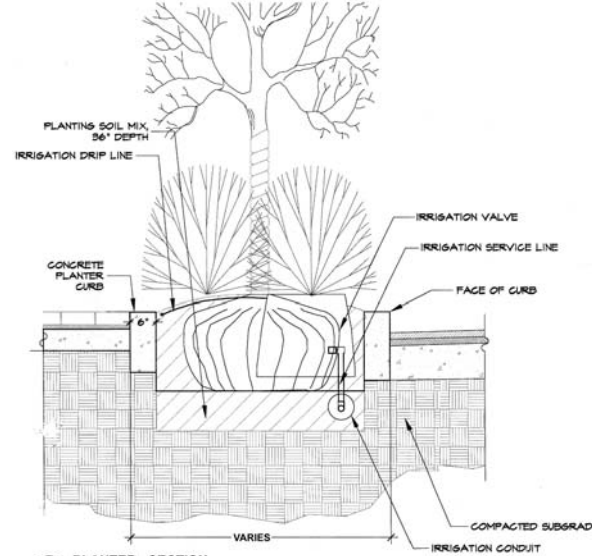
**2** TYPICAL PAVER CUTS  
NO SCALE



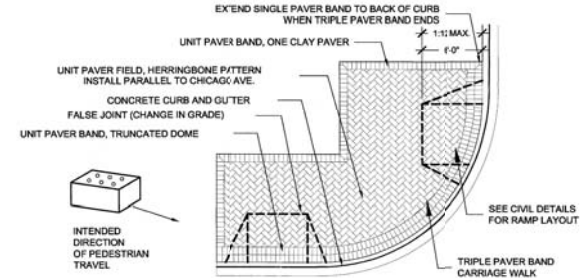
**3** PAVER BORDER AROUND STRUCTURES  
NO SCALE



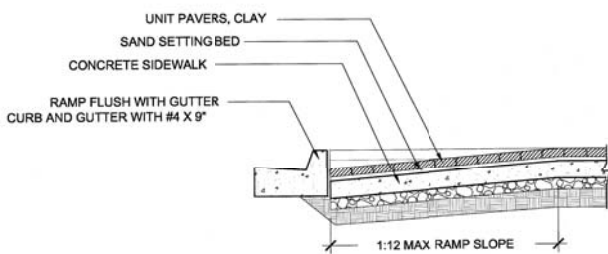
**4** PAVER SIDEWALK SECTION  
NO SCALE



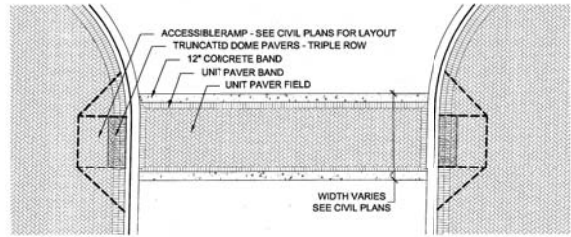
**5** PLANTER - SECTION  
NO SCALE



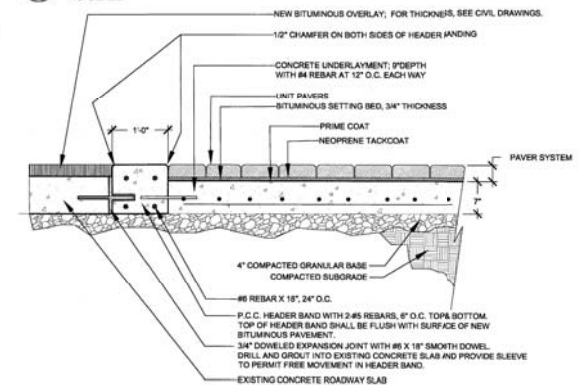
**6** HANDICAP CURB RAMP - TYP. LAYOUT  
NO SCALE



**7** HANDICAP CURB RAMP SECTION  
NO SCALE



**8** CROSSWALK DETAIL  
NO SCALE



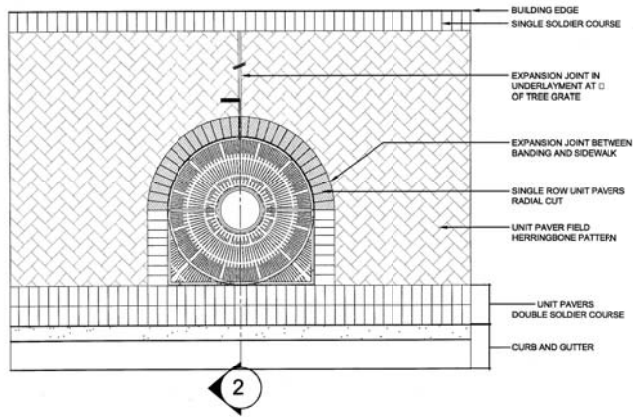
**9** CROSSWALK SECTION  
NO SCALE

TITLE:		FIRST STREET STREETSCAPE	
PAVER INSTALLATION DETAILS			
DISN:	GJC	EM:	GJC
DWN:		CHKD:	NA
SCALE:	NA	CITY REVIEW:	DTT150209.DWG
NO. DATE:		NATURE OF REVISION:	

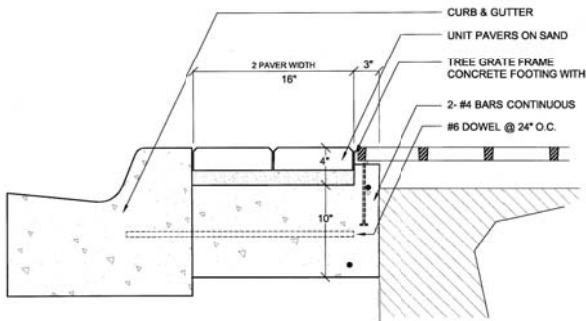
CLIENT: CITY OF ST. CHARLES  
2 EAST MAIN STREET  
ST. CHARLES, ILL. 60174  
630-377-4400

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

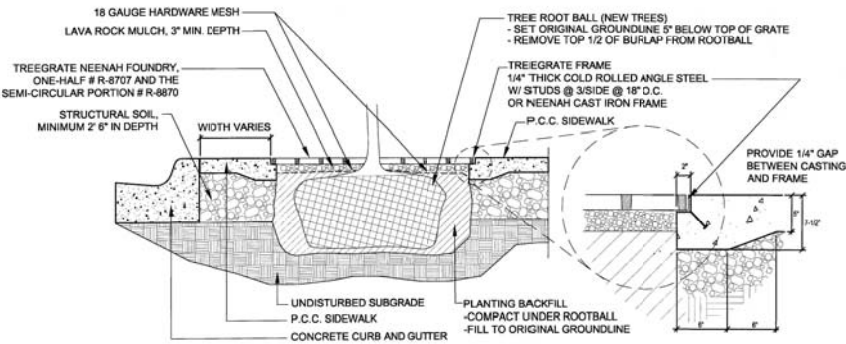
PROJECT NO. 150209  
DATE: 12/01/2015  
DRAWING NO. DT1  
SHEET: 7 OF 9



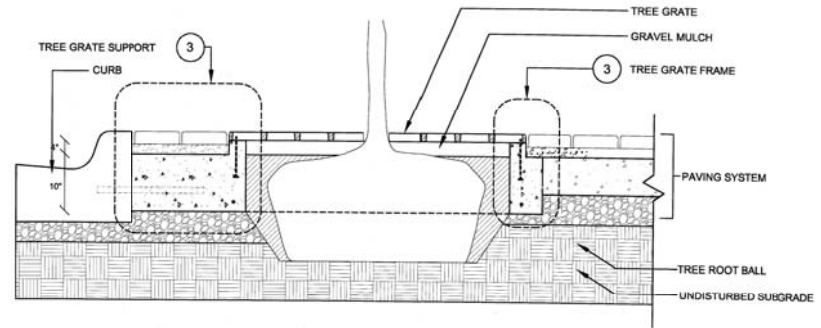
**1 TREE GRATE INSTALLATION - PLAN**  
NO SCALE  
INSTALLATION IN PAVER SIDEWALK



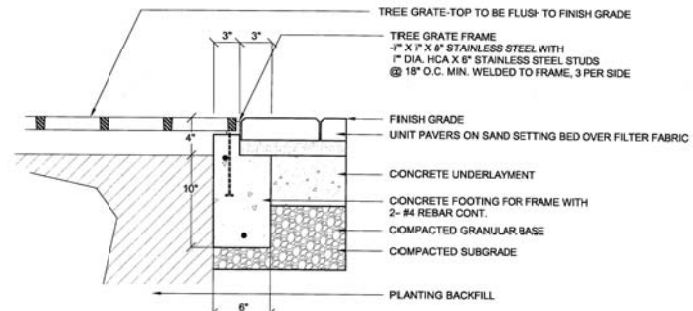
**3 TREEGRATE SUPPORT AT CURB**  
NO SCALE  
INSTALLATION IN PAVER SIDEWALK



**5 TREE GRATE INSTALLATION**  
NO SCALE  
INSTALLATION IN CONCRETE SIDEWALK



**2 TREE GRATE INSTALLATION**  
NO SCALE  
INSTALLATION IN PAVER SIDEWALK



**4 TREEGRATE / FRAME DETAIL**  
NO SCALE  
INSTALLATION IN PAVER SIDEWALK

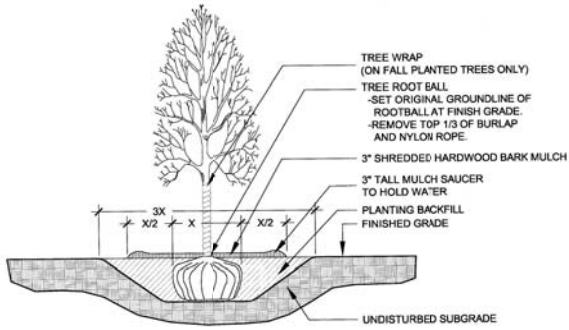
TITLE:		FIRST STREET STREETSCAPE	
DISN:		G/C	E/M
DWN:		G/C	G/C
CHD:		NA	NA
SCALE:		NA	NA
CITY REVIEW:		DT150209.DWG	
NO. DATE:		NATURE OF REVISION	

CLIENT: **CITY OF ST. CHARLES**  
2 EAST MAIN STREET  
ST. CHARLES, IL 60174  
630-377-4400

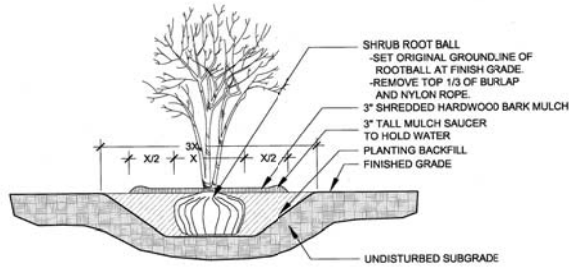
**WILLIS BURKE KELSEY ASSOCIATES LTD.**  
116 West Main Street, Suite 201  
St. Charles, Illinois 60174  
(630) 443-7755

PROJECT NO. 150209  
DATE: 12/01/2015  
DRAWING NO. **DT2**  
SHEET:  
**8 OF 9**

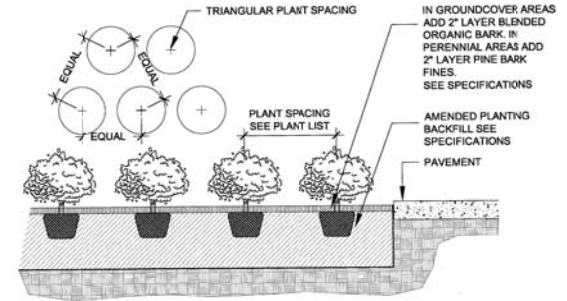




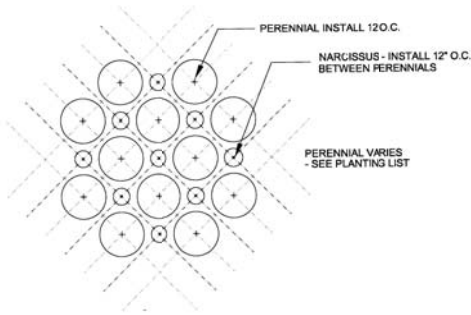
1 SHADE TREE PLANTING DETAIL  
 NO SCALE



2 SHRUB PLANTING DETAIL  
 NO SCALE



3 GROUNDCOVER/PERENNIAL PLANTING DETAIL  
 NO SCALE



4 INTERPLANTING DETAIL - BULB/PERENNIAL  
 NO SCALE

TITLE: <b>FIRST STREET STREETSCAPE</b>	
DESIGN: GJC	DATE: 12/01/2015
DRAWN: EAM	DRAWING NO. <b>DT3</b>
CHKD: GJC	SHEET: <b>9 OF 9</b>
SCALE: NA	
CITY REVIEW: DT150209.DWG	
NO. DATE: NATURE OF REVISION	
CLIENT: <b>CITY OF ST. CHARLES        2 EAST MAIN STREET        ST. CHARLES, IL 60174        630-377-4400</b>	
PROJECT NO. 150209	
DATE: 12/01/2015	
DRAWING NO. <b>DT3</b>	
SHEET: <b>9 OF 9</b>	

**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: **9 OF 9**

**City of St. Charles, Illinois**

Refer to:	3-2-2015
Minutes	
Page	

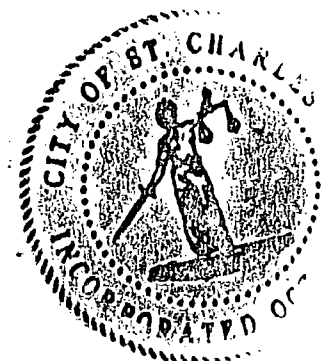
**Ordinance No. 2015-Z-5**

**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**

*Nancy Garrison*  
\_\_\_\_\_  
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 "1<sup>st</sup> 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

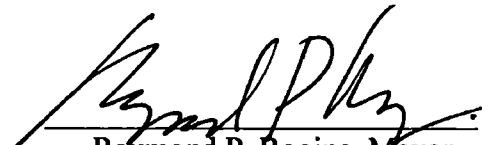
4. That the subject property may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted.

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 "1<sup>st</sup> 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**

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



## 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**

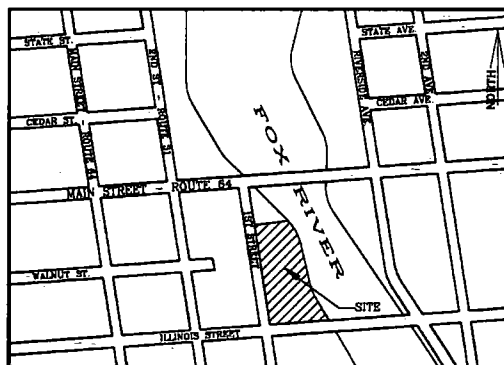


CALL BEFORE  
YOU DIG  
(48 HOURS AHEAD REQUIRED PRIOR TO DIGGING)

**CITY OF ST. CHARLES NOTES**

1. ALL PERVIOUS AREA SHALL BE SOGGED 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 DRIVEWAYS 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 8 INCH MIX, 3000 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 UNDER, 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 UNDER MATERIAL. THE UNDER 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		PROPOSED SPOT GRADE
	EXISTING STORM SEWER		EXISTING SPOT GRADE
	PROPOSED SANITARY SEWER		PROPOSED CONTOUR
	EXISTING SANITARY SEWER		EXISTING CONTOUR
	PROPOSED WATER MAIN		SALT FENCE
	EXISTING WATER MAIN		OVERFLOW DIRECTION
	PROPOSED SANITARY MANHOLE		PROPOSED CURB
	EXISTING SANITARY MANHOLE		EXISTING CURB
	EXISTING STORM STRUCTURE		PROPOSED EDGE OF PAVEMENT
	PROPOSED STORM STRUCTURE		
	PROPOSED FIRE HYDRANT		
	PROPOSED GATE VALVE		

**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 NAVD89  
 AT SAINT CHARLES, KANE COUNTY, IN NORTHEAST  
 LIMESTONE CORNER OF THE REHMS 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, and stamped or sealed by the Engineer and contain the words "Released for Construction".

**HOLD HARMLESS STATEMENT**  
 The Engineer is not oversteering the construction of this project. The use of these Drawings and Specifications by and Contractor, Subcontractor, Builders, Mechanics, Tradesmen or Workers 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 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.

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

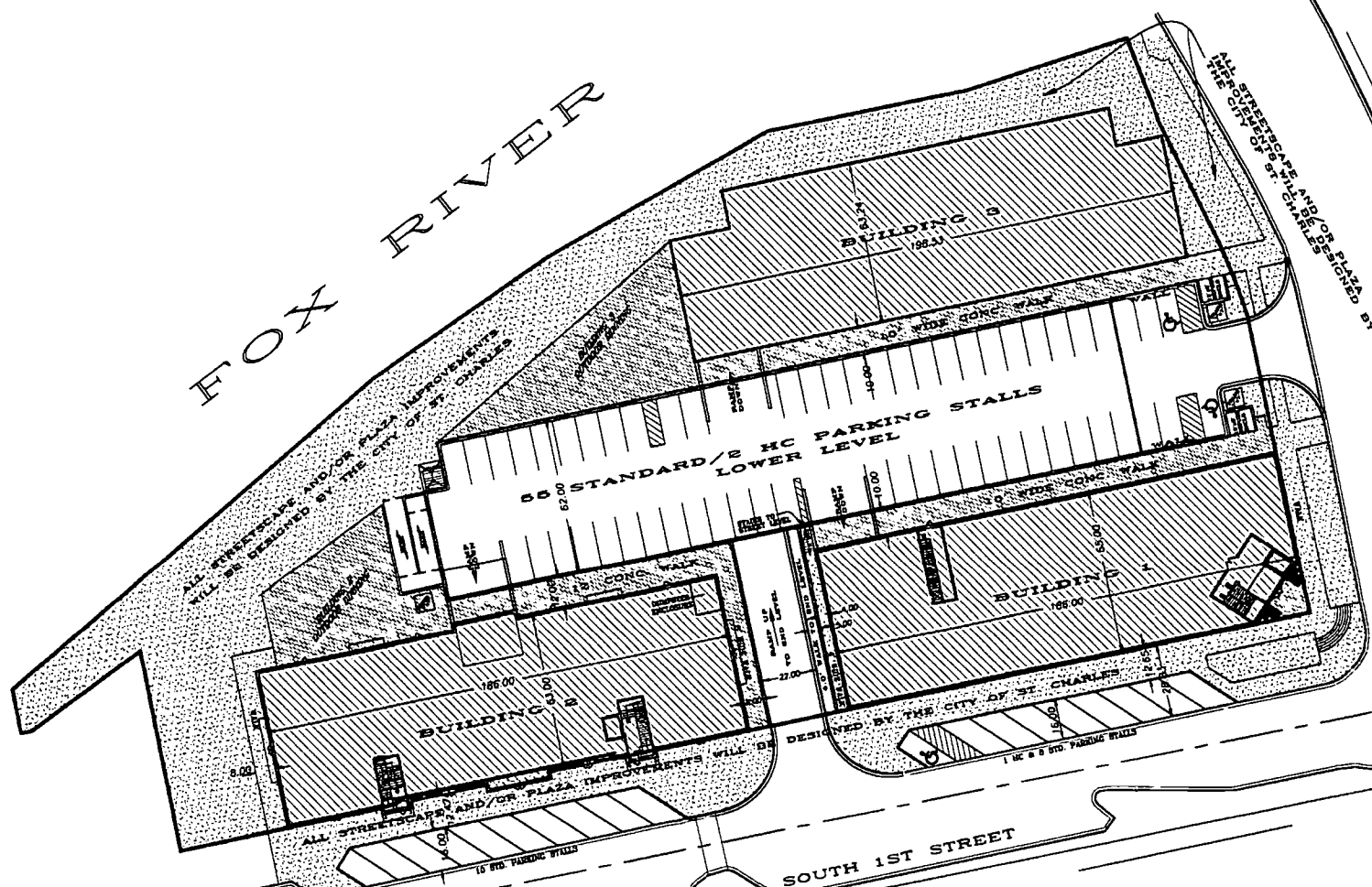


BRANDON J. JANY  
 REGISTERED PROFESSIONAL ENGINEER  
 RENEWAL DATE: 11/30/15

JANUARY 28, 2015

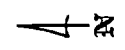


FOX RIVER



LOTS:

LOT BLDG-1	11,901 SF
LOT BLDG-2	14,387 SF
LOT BLDG-3	14,579 SF
COMMON LOT-4	47,818 SF
TOTAL AREA	88,685 SF



GEOMETRIC PLAN  
SHEET 3 OF 8

Scale: 1" = 10'

Common Address: \_\_\_\_\_  
 Builder/Client: \_\_\_\_\_  
 Job No.: \_\_\_\_\_

County: ENGINEERS, INC.  
 State: MISSOURI  
 Date: 2015 JAN 28

Project: \_\_\_\_\_  
 Date of Survey: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_  
 Date: \_\_\_\_\_

Illinois State Board of Registration for Professional Engineers and Architects  
 License No. \_\_\_\_\_  
 State of Missouri  
 Date: \_\_\_\_\_

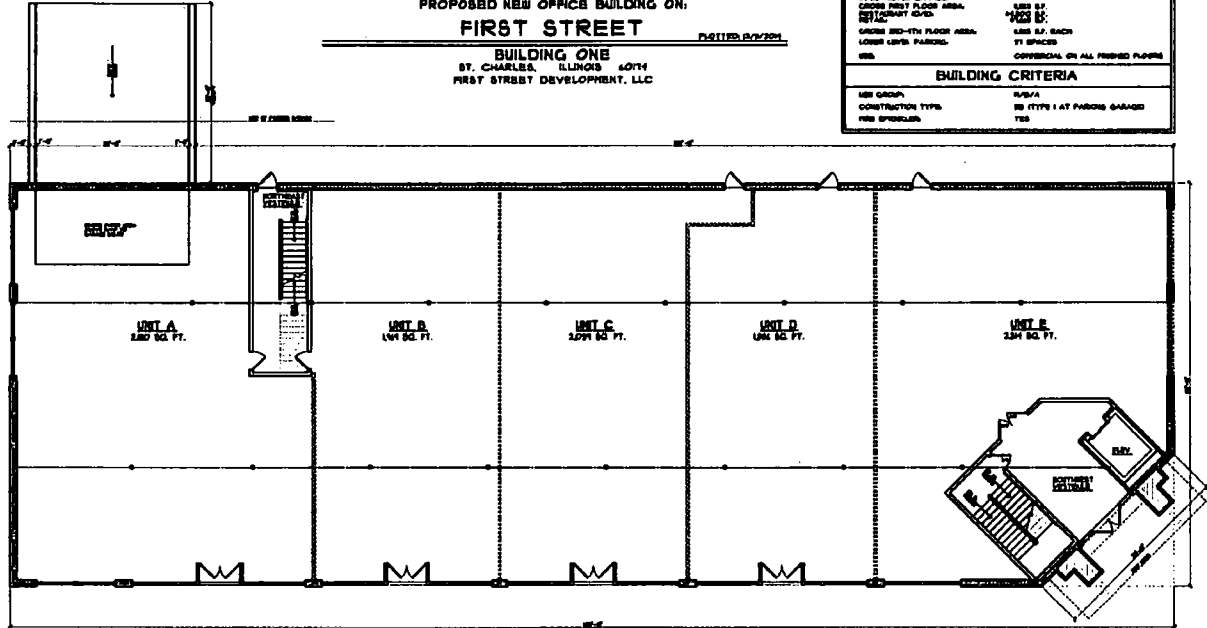
JANUARY 28, 2015

FCC

PROPOSED NEW OFFICE BUILDING ON:  
**FIRST STREET**  
**BUILDING ONE**  
 ST. CHARLES, ILLINOIS 60114  
 FIRST STREET DEVELOPMENT, LLC

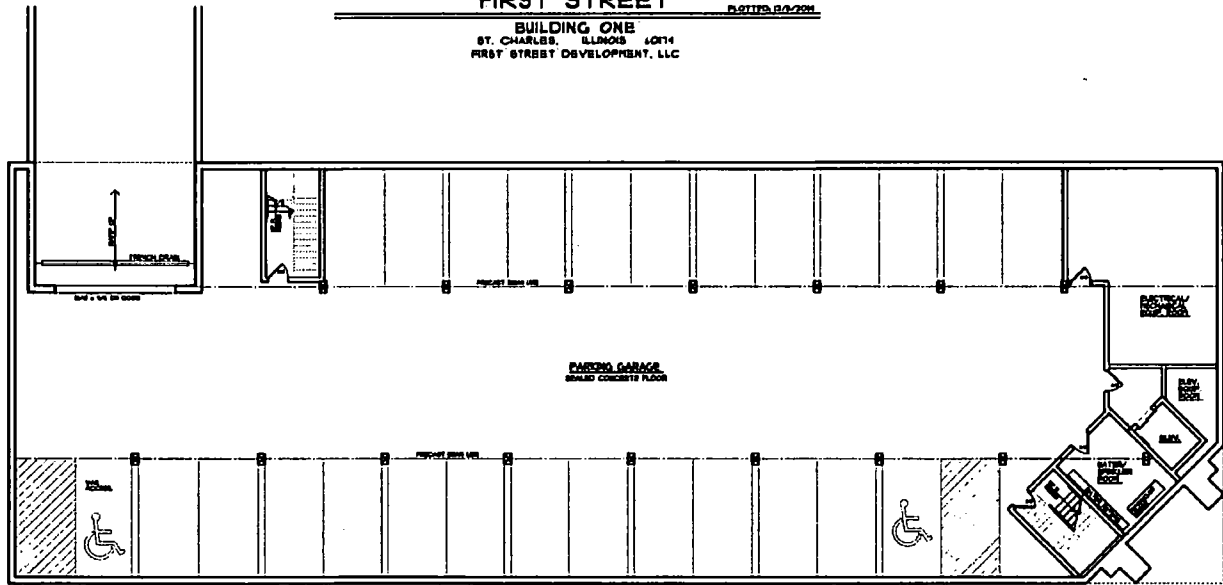
**BUILDING ONE**

SITE CRITERIA	
FOOTPRINT:	4562 SQ. FT.
NET GROSS FLOOR AREA:	11940 SQ. FT.
CONCRETE FLOOR AREA:	4562 SQ. FT.
CEILING HEIGHT:	10 FT. 0 IN.
GROUND FLOOR AREA:	4562 SQ. FT.
LOWER LEVEL PARKING:	37 SPACES
MSB:	CONCRETE ON ALL FINISHED FLOORING
BUILDING CRITERIA	
MSB GROUP:	1000/1
CONSTRUCTION TYPE:	20 (TYPE 1 AT PARKING GARAGE)
MSB SCHEDULE:	100



**FIRST FLOOR PLAN** NORTH  
 FIRST STREET

PROPOSED NEW OFFICE BUILDING ON:  
**FIRST STREET**  
**BUILDING ONE**  
 ST. CHARLES, ILLINOIS 60114  
 FIRST STREET DEVELOPMENT, LLC



**LOWER LEVEL PLAN** NORTH

JANUARY 29, 2015

**BUILDING 1 INFORMATION**  
 SHEET 4 OF 8

Meaning	Grading	Common Address:
Type of Survey	Survey	Builder/Client:
Date	Foundation	Job No.:
Sh. - Pg.		Scale: NTS
Date Dwn. / By		

**COUNTY ENGINEERS INC.**  
 4030N CONSTRUCTION PLUMBS CONSTRUCTION INSURANCE  
 4505 WEST LANE, SOUTH LANSING, MI 48204-1874

**BUILDING TWO**

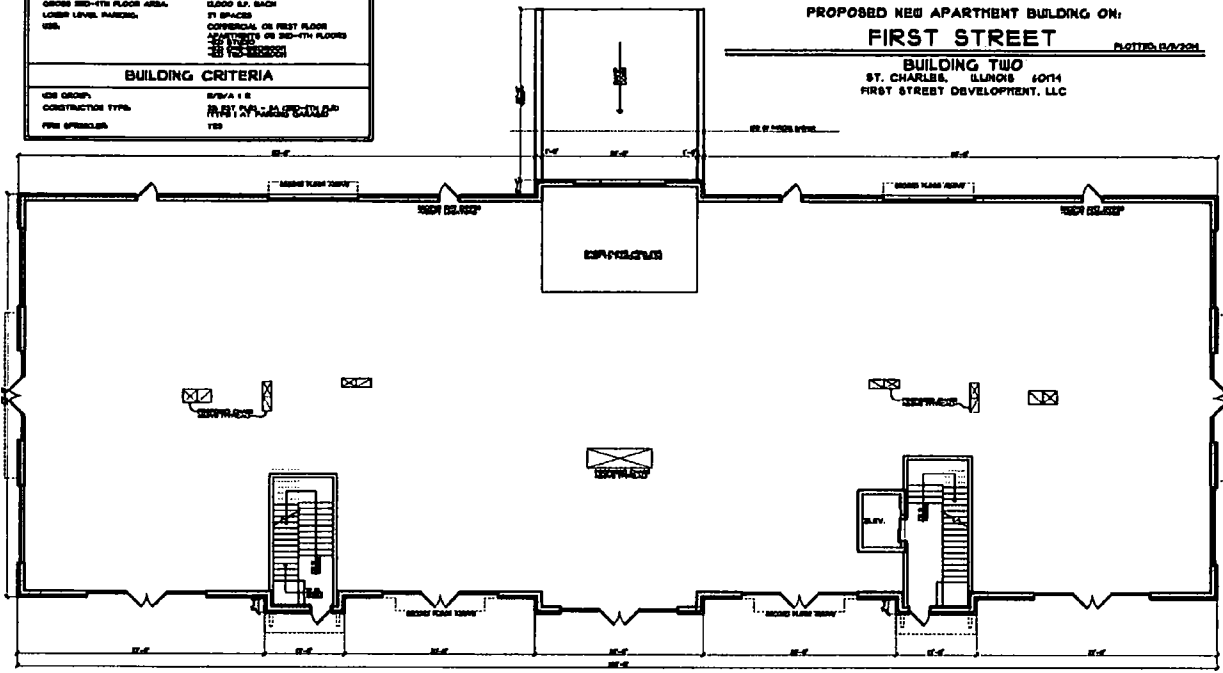
SITE CRITERIA	
FOOTPRINT:	6886 S.F.
LOT AREA (PERMITTED):	11100 S.F.
LOWER LEVEL: GARAGE	
GROUND FLOOR AREA:	14700 S.F.
SEWER:	14700 S.F.
GROUND 2ND-4TH FLOOR AREA:	11000 S.F. BACK
LOWER LEVEL: PARKING:	21 SPACES
USE:	COMMERCIAL OR FIRST FLOOR APARTMENTS OR 2ND-4TH FLOOR APARTMENTS
BUILDING CRITERIA	
USE GROUP:	R/S/VA 1 & 2
CONSTRUCTION TYPE:	REINFORCED CONCRETE
FIRE SPRINKLER:	YES

PROPOSED NEW APARTMENT BUILDING ON:

**FIRST STREET**

PLATTED 10/1/2014

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



FIRST STREET

**FIRST FLOOR PLAN**

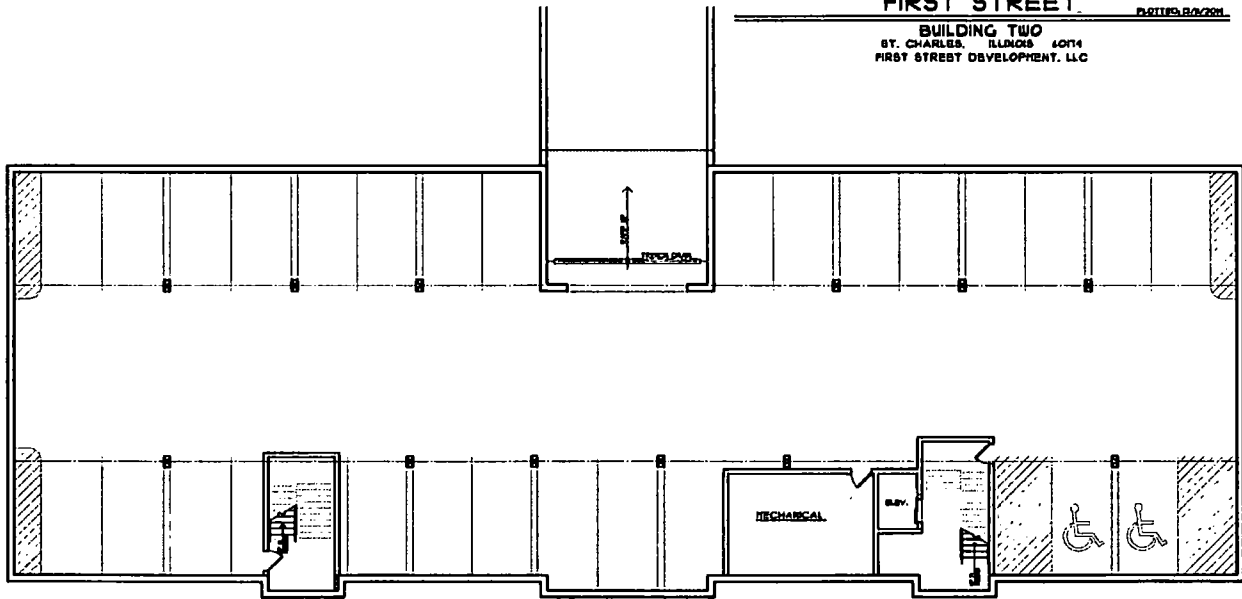


PROPOSED NEW APARTMENT BUILDING ON:

**FIRST STREET**

PLATTED 10/1/2014

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



**LOWER LEVEL PLAN**



JANUARY 29, 2015

**BUILDING 2 INFORMATION**

SHEET 5 OF 8

Visit	Date	Sh. - Pg.	Date Dwn. / By	Grading	Markings	Foundation

Common Address :

Builder/Client :

Job No. :

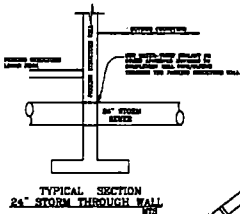
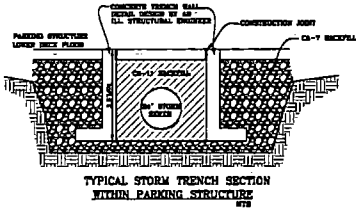
Scale : NTS

**COUNTY ENGINEERS INC.**  
10300  
CONSTRUCTION PERMITS  
1000 SHY LANE, SOUTH BEND, IN 46708  
CONSTRUCTION MANAGEMENT  
413.234.0000



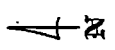
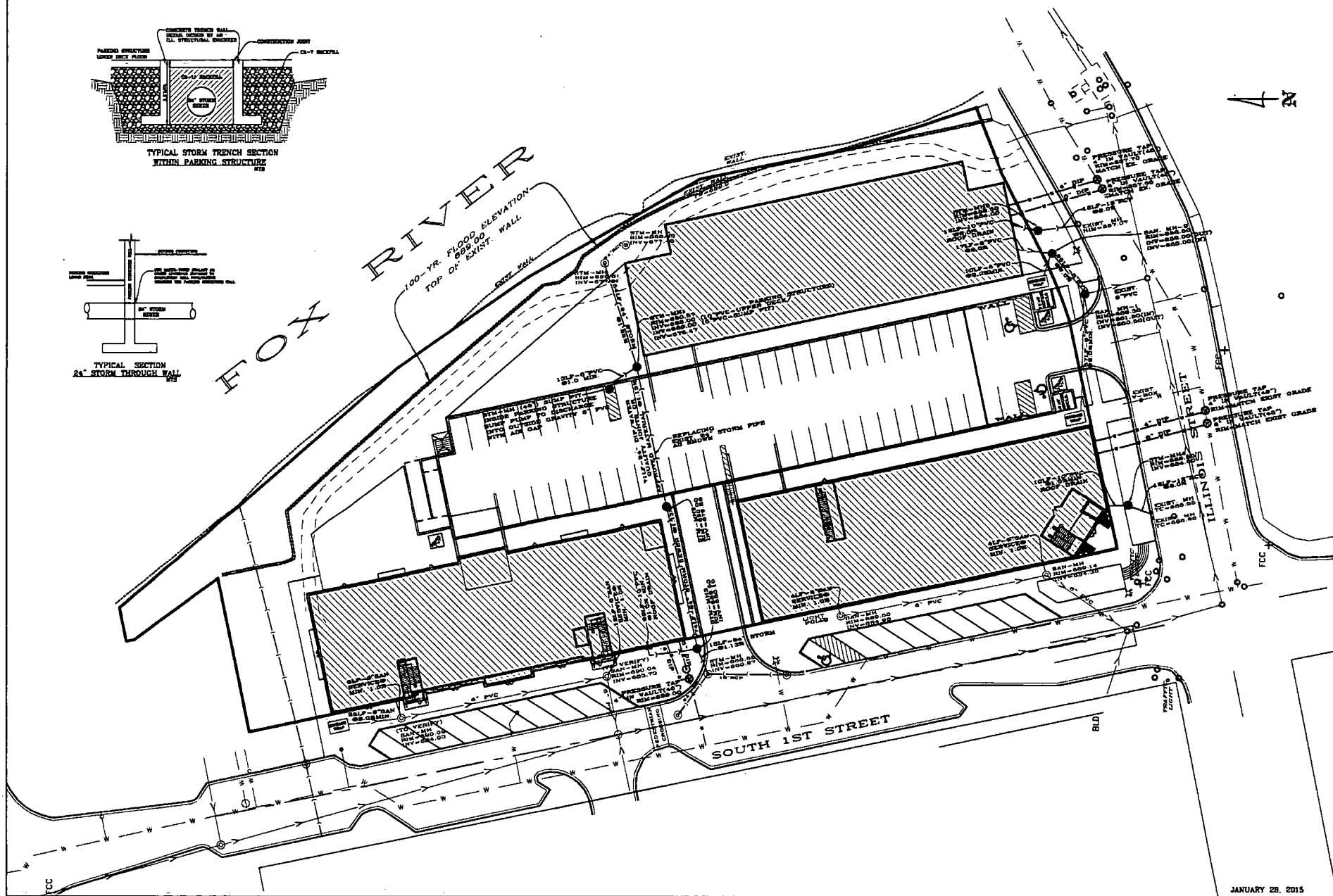






**FOX RIVER**

100-YR. FLOOD ELEVATION  
TOP OF EXIST. WALL

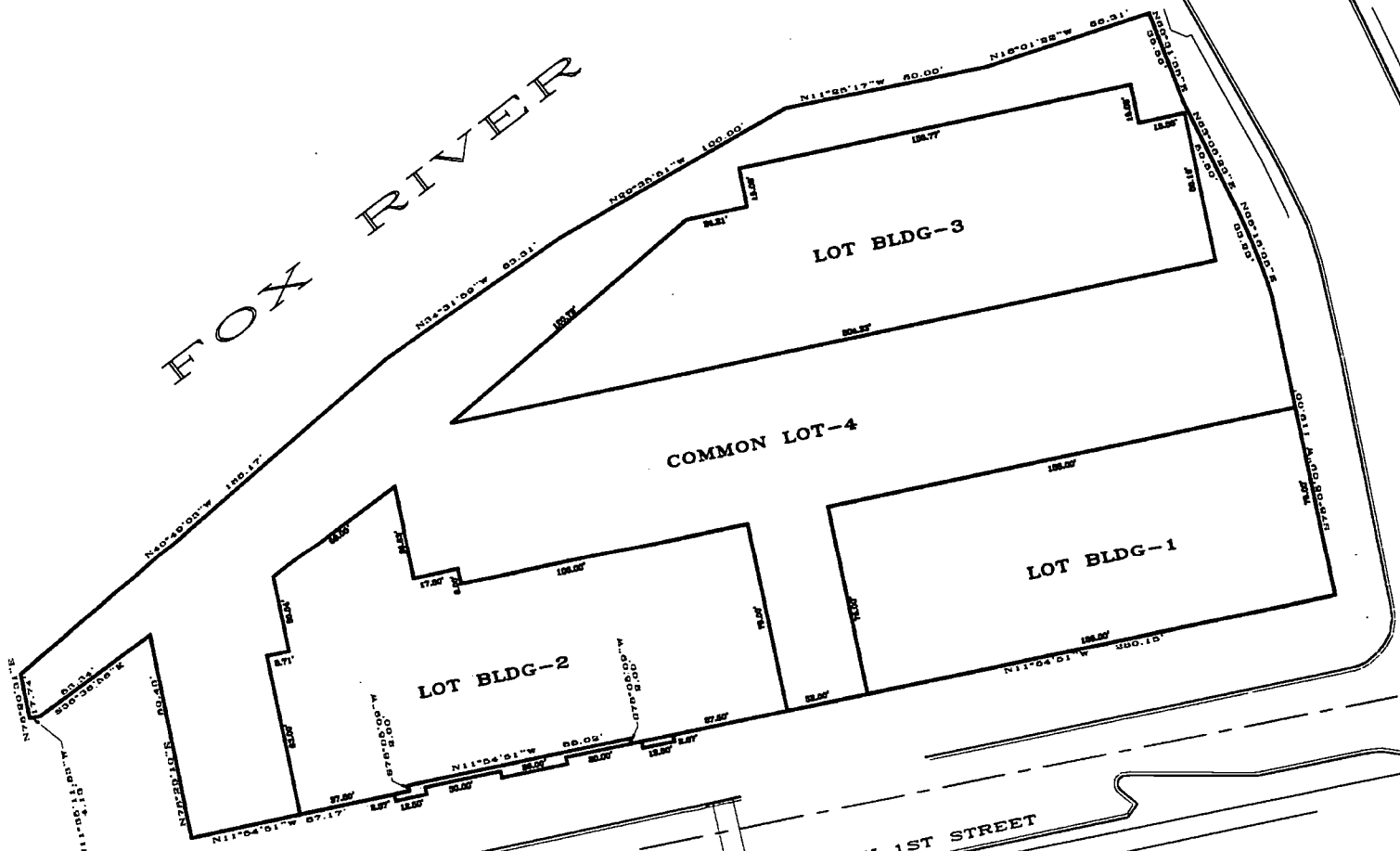
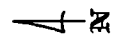


UTILITY PLAN		SHEET 8 OF 8	
Client	City of Fox River	Scale	1"=20'
Date	Jan 28, 2015	Job No.	15-001
Drawn	W. J. ...	Checked	...
Checked	...	Reviewed	...
Approved	...	Contractor	COUNTY ENGINEERS INC.
Project No.	...	Contract No.	...
Sheet No.	8 OF 8	Sheet Title	UTILITY PLAN

JANUARY 28, 2015



FOX RIVER



LOTS:

LOT BLDG-1	13,950 SF
LOT BLDG-2	16,319 SF
LOT BLDG-3	18,972 SF
COMMON LOT-4	41,428 SF
TOTAL AREA	88,668 SF

1ST STREET PHASE 3

PROPOSED PLAT  
SHEET 1 OF 1

Map/Sheet	Date	Dr. - Pp	Scale	Drawn	Checked	Reviewed
Type of Survey						
County	City/Town	Block	Lot	Sublot	Section	Range
Common Address	Sublot/Sheet	Sub No.	Scale	1"=20'	County Engineers Inc.	Contractor/Owner
					1001 East 1st, South Union, Mo.	1001 East 1st, South Union, Mo.

JANUARY 28, 2015

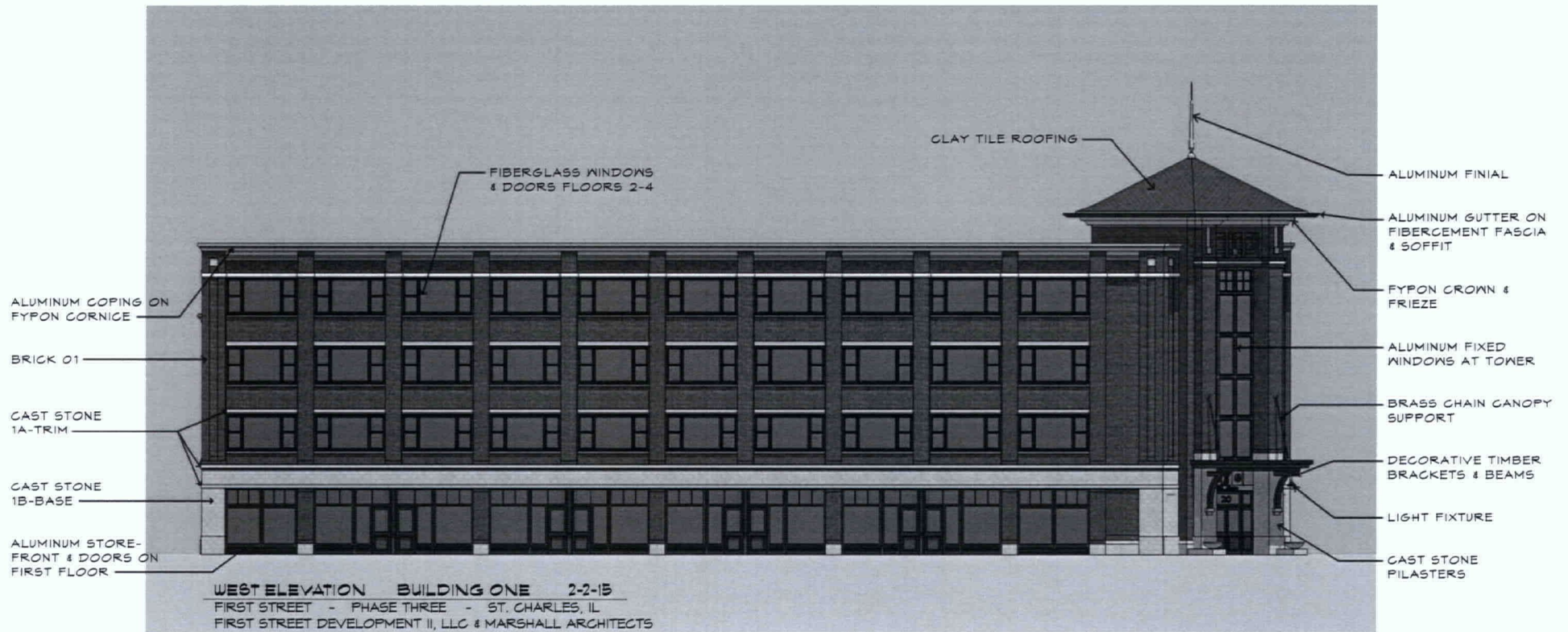
FCC



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



**NORTH ELEVATION 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







ALUMINUM  
LOUVER

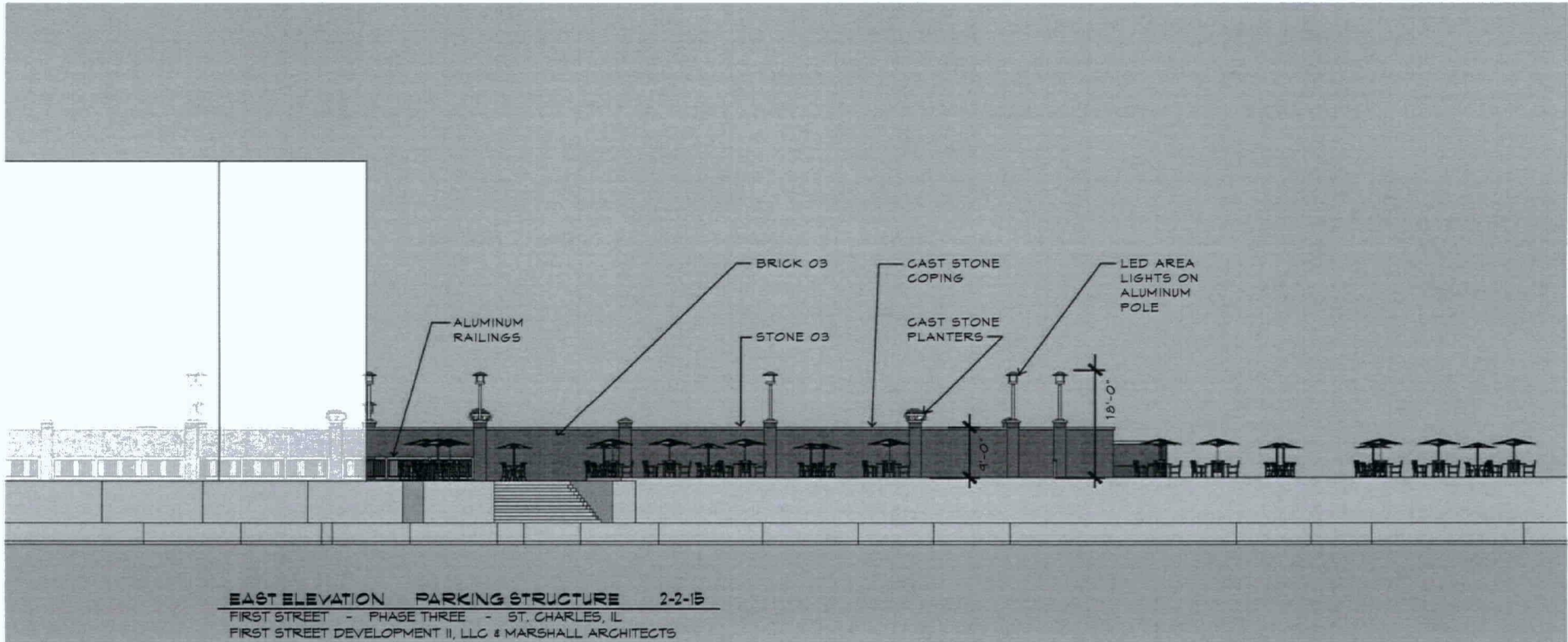
**EAST ELEVATION BUILDING TWO 2-2-15**  
FIRST STREET - PHASE THREE - ST. CHARLES, IL  
FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



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 )  
 )  
 ) ss.  
Counties of Kane and DuPage )

## 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