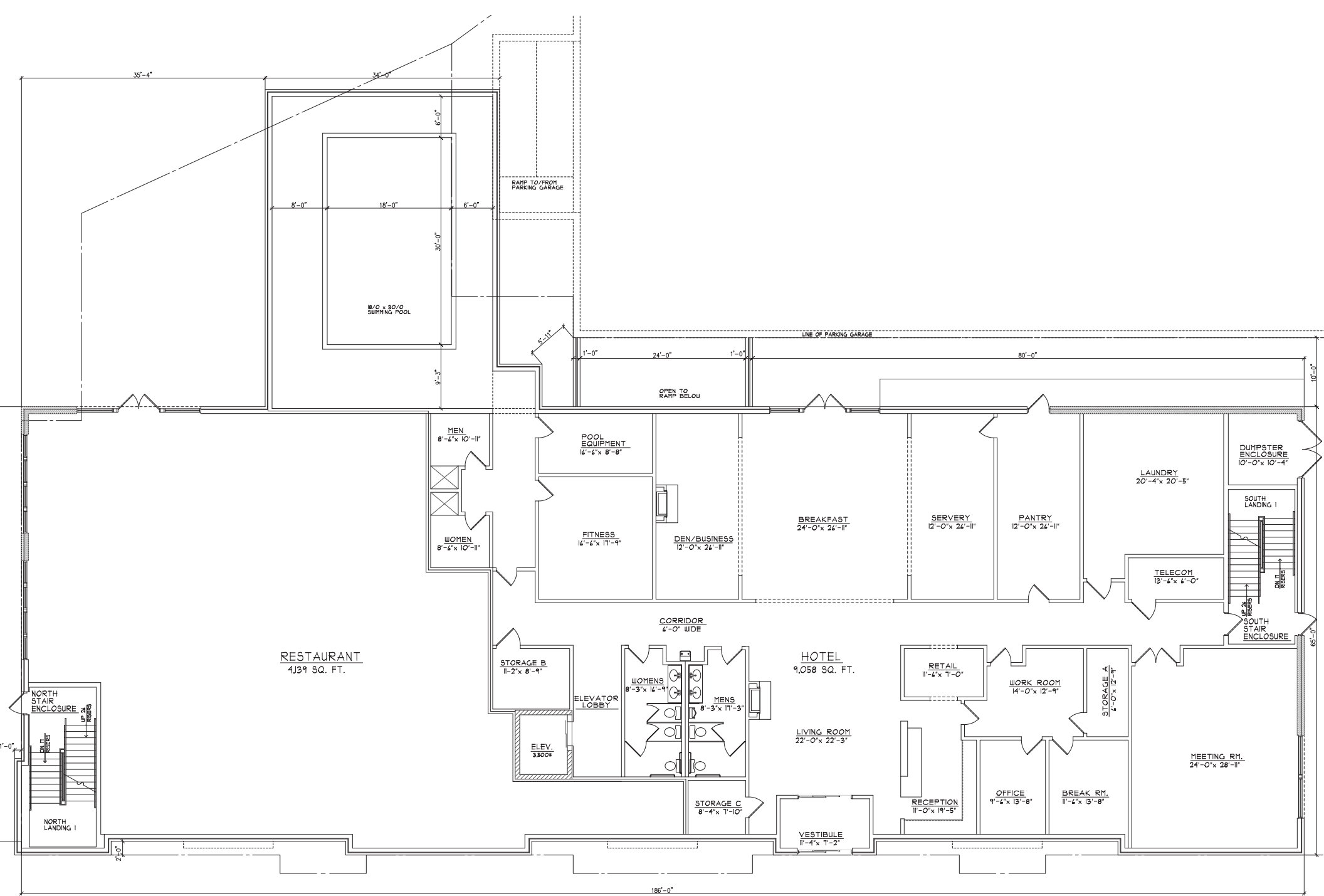
 <b>ST. CHARLES</b> SINCE 1834	<b>HISTORIC PRESERVATION COMMISSION</b> <b>AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>		PUD Preliminary Plan for First Street Phase 3 – Building #2	
	<b>Proposal:</b>		Construct hotel building on Lot #2	
	<b>Petitioner:</b>		Bob Rasmussen, First Street Development II, LLC	
<b>Please check appropriate box (x)</b>				
<b>PUBLIC HEARING</b>			<b>MEETING</b> <b>1/20/16</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>				
	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item	X	Commission Business	
<b>ATTACHMENTS:</b>				
First St. Phase 3 Site Plan showing building location; Proposed floor plan showing building footprint; Proposed west and north elevations; Previously approved plans from Feb. 2015				
<b>EXECUTIVE SUMMARY:</b>				
<p>The Commission reviewed and recommended approval of a PUD Preliminary Plan for First Street Phase 3 in November 2014. PUD Preliminary Plans were approved by the City Council in March 2015. The Commission approved COAs for Building #1 in June 2015 and for the Parking Deck in October 2015. Construction is now underway on both structures.</p> <p>First Street Development II, LLC has filed an application for PUD Preliminary Plan approval to revise the plans for Building #2. This building was originally approved as a 4-story building with first floor retail/restaurant and residential uses on the upper floors.</p> <p>The proposal is to replace Building #2 with a different building that will contain a hotel. The first floor will contain a standalone restaurant use and the hotel lobby area and related public areas of the hotel (breakfast room, meeting rooms, exercise facilities, pool, etc). The proposed building is in the same location as the previously planned Building #2, with the following key differences:</p> <ul style="list-style-type: none"> <li>• No balconies are planned along any elevation.</li> <li>• Building entrances along First Street have been reduced in number.</li> <li>• Increased footprint area- A portion of the planned outdoor dining area on the east side of the building is proposed to be utilized for a wing of the building extending over this area.</li> </ul>				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
<p>The Zoning Ordinance calls for the Historic Preservation Commission to make recommendations to the Plan Commission regarding PUD applications for property within a historic district. <i>The Commission's recommendation shall address the potential impact of the application on the historic resources of the City, particularly with regard to designated landmarks and historic districts directly affected.</i></p> <p>Note that only two building elevations have been provided; therefore, the Commission is not being asked to provide a recommendation until all four elevations have been reviewed. However, it is anticipated that the Plan Commission will be reviewing the architectural design prior to the next Historic Commission meeting; therefore, it would be beneficial to provide any preliminary comments based on the drawings being presented, and table the item.</p> <p>Note a COA for the building will be required at the time of Building Permit.</p>				







FIRST STREET

# FIRST FLOOR PLAN

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

JAN. 18, 2015





PRELIMINARY DESIGN, WEST ELEVATION, BUILDING 2, FIRST STREET, ST. CHARLES, IL, 1-18-16  
 FIRST STREET DEVELOPMENT, LLC MARSHALL ARCHITECTS



ALUM. "STOREFRONT" WINDOWS  
& DOORS ON GROUND FLOOR

CAST STONE BASE & TRIM

STANDING SEAM SHEET METAL ROOFING  
W/ TIMBER BEAM & BRACKET

PRELIMINARY DESIGN - NORTH ELEVATION - BUILDING [2] - FIRST STREET - ST. CHARLES - IL - 1-18-16

FIRST STREET DEVELOPMENT, LLC

MARSHALL ARCHITECTS



# Approved Plans for Building 2 (February 2015)



Approved Plans for Building 2 (February 2015)



Approved Plans for Building 2 (February 2015)

