

# BUILDING 1ST STREET



## Update Detail Parking Deck Construction /The Plaza

Bricklayers will continue working on the facades for the retail and office spaces surrounding the parking deck throughout the winter as the weather permits (temperatures must be above freezing throughout the night). Progress on the facades temporarily slowed this past week due to the weather conditions. Interior work on the deck will continue with the use of tarps and heaters. A graphic designer has begun working with the architect on a proposed signage plan. This will include directional signage for cars

and pedestrians. The lighting plan for the deck is complete, and they are finalizing the details for a counting system that will notify motorists of available parking on the 2nd parking level.

### **River Loft/River Terrace Building**

The City reviewed preliminary plans and offered comments. The developer has proposed an amendment to the PUD that will add five feet to the height of these buildings and increase the floor area. The amendment application was submitted and reviewed by the Historic Preservation Commission. A public hearing is scheduled for

# 1st Street

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Dec. 18, 7 p.m., in the Council Chambers, at which the public may review the proposed amendment and offer comments. The final plans will be re-submitted for City review in January.

## Blue Goose Supermarket

The roof is completed, and they are working hard on buttoning up the building so interior work can proceed during the winter. They are using heaters and tarps now. NICOR is scheduled to install their gas service in about two weeks. They are also waiting for a warmer day to pour the sidewalks in front of the building, which will be stained and stamped concrete. They hope to complete their move by March 1, but much will depend on progress during the winter months. They plan to coordinate the move so the old store remains open while the new store is set up and stocked. There may be a day or two when both stores will be closed, but they hope to continue serving their long-time customers and the community as best they can during the transition.

## 1 W. Main

A preliminary concept was presented to the Historic Preservation Commission regarding a height amendment to this building. The amendment would facilitate a four-story building instead of the current three floors. This proposed amendment is being finalized and will be presented to a City Council committee for consideration in early 2008. They plan to begin construction in spring 2008 and complete the building around the same time as the River Terrace building.

## Streetscape South of Indiana

The tree grates for the streetscape area around the public parking lot south of Indiana have been installed, along with the irrigation system. The trees will be put in place as soon as weather permits.

## Electric Utility

The City Electric Utility will complete the cutover of Doc Morgan, Private Bank, Francesca's, and the West Main Street buildings to the new underground electric utility by Monday, Dec. 10. The buildings on West Main Street, between Route 31 and 1st Street, will then be converted to the underground utility, starting with the Szechwan building and working east to Trattoria ZaZa.

## Public Space Design Committee

The meeting scheduled for Dec. 17

has been canceled. The next meeting will be held on Jan. 7, 2008, at which they plan to finalize the design for the east plaza and riverwalk. The staff and engineering evaluation will be completed by this meeting, along with a cost estimate. The extra time will also allow for the design concepts to be further developed.

## Water Main Work on 1st Ave.

The water main reconfiguration project at 1st and Illinois Avenues previously scheduled to begin Thursday, Dec. 6, has been postponed. The new proposed start date was Monday, Dec. 10. First Avenue will be closed to through traffic between Walnut and Illinois Avenues for one week. A detour will be in place during these planned improvements. Questions may be directed to Dave Stoiser of the St. Charles Engineering Division at 377-4486/dstoiser@stcharlesil.gov.

## Project Schedule Summary

### Week of Dec. 10

- Dec. 10—Presentation at the Planning & Development Committee meeting by the 1st Street developer and City staff on overall status of the project, 7 p.m., Council Chambers, 2nd Floor, Municipal Building.
- Dec. 13—1st Street Construction Update Meeting, 8 a.m., City Hall, 2nd Floor meeting room.

### Week of Dec. 17

- Dec. 18—Public Hearing regarding a PUD amendment increasing the height of the River Loft/River Terrace building, 7 p.m., Council Chambers.

### January 2008

- Jan. 7—Public Space Design Committee Meeting, 8 a.m., City Hall, finalize the design for the east plaza and riverwalk.
- Decorative streetlights for south end of 1st Street will be installed on both sides of 1st Street.
- Permit applications scheduled to be submitted for River Loft building.

### March 2008

- Blue Goose Supermarket moves into and opens their new store.

### Spring 2008

- Demolition/site work for the River Loft and River Terrace buildings begins.
- Phases 3-5 1st Street Reconstruction, from Illinois/1st Street intersection to Route 64, begins.
- Construction of the public plaza begins.

### Summer 2008

- Parking deck opens!
- Questions or comments about the 1st Street may be directed to the 1st Street hotline at 762-7097 or e-mail at 1stStreet@stcharlesil.gov.