



1st Street Redevelopment Project At a Glance

Revised 8/9/10

General Updates, Information, Public Meetings, etc.:

[http://www.1stStreetSTC.org/](http://www.1stStreetSTC.org)
(630) 762-7097
1stStreet@stcharlesil.gov

Leasing/Purchase Information:

Residential

Christine DeSantis - (630) 587-5543
Christine@firststreet-stcharles.com

Office

Brad Schreiner - (630) 650-0966
brad@ha1031.com

Retail

Doug Summers - (630) 232-7555

City Economic Development Department

Chris Aiston - (630) 443-3685
caiston@stcharlesil.gov

Downtown St. Charles Partnership

Jennifer Faivre - (630) 513-5386
jennifer@dtown.org

1st Street is a mixed-use project located in an area bounded generally by the Fox River, Main Street/IL Rte. 64, 2nd Street/IL Rte. 31, and Prairie Street. Redevelopment plans consist of residential, office, and commercial space with attractive, functional public spaces.



- \$100+ million project
- 7.42 acres
 - *Retail:* units 1,000 s.f. and up, totaling 136,493 s.f., first floor space (including the new Blue Goose Supermarket)
 - *Office/commercial:* units 1,000 s.f. and up, totaling approximately 115,000 s.f., Class A, second floor space for sale or lease
 - *Residential:* 79 condos, 16 apartments on second, third, fourth and fifth floors
- Approximately 943 parking spaces (530 in two public parking garages, 58 diagonal, on-street parking spaces, 207 in surface parking lots)
 - Parking decks accessed on 1st Street, Illinois, and via Walnut east of Rte. 31
 - Parking lot accessed on Indiana Street, west of 1st Street
 - 1st Street will be widened for diagonal, on-street parking
 - Public parking deck partially funded by \$3.7 million in federal funding secured with the assistance of Former Speaker Dennis J. Hastert.
- Public improvements include new streets and sidewalks, streetscape features (lighting, benches, landscaping, etc.) as well as replacement of electric, water and sewer infrastructure
- Riverfront pedestrian walkway
- Public plaza at the north end of 1st Street
- The Blue Goose relocated within the development and increased to 36,286 s.f.
- The tallest building in construction will be 5 stories, 71 ft.
- The permit process began in September 2006
- Construction on 1st Street improvements began in spring 2008

It is rare that we have the opportunity to affect the future of the community in such a significant way. 1st Street will create a unified development area where traffic can be controlled, parking will be plentiful, and businesses will be grouped and mixed to support each other. The environment will be landscaped and geared toward a pedestrian friendly, pleasant, and attractive downtown experience that reflects the historic character, atmosphere, and uniqueness that make St. Charles such a special place. As 1st Street takes shape, we look forward to the ambiance, sense of community, and economic benefits this development will bring to all of St. Charles.

