

ECONOMIC DEVELOPMENT:
Southwestern Illinois Commercial Contractors

The Parkway project by Plocher grows with townhouses, more

By DENNIS GRUBAUGH

The Parkway, one of the largest residential/commercial construction projects in Metro East, is getting larger, thanks to interest being shown in available space.

Developers of the \$50 million project are adding two more, sizeable retail buildings for lease as well as building eight town houses for sale. The site is the former acreage that once housed Madison Mutual Insurance Co. at the intersection of Illinois Route 157 and Governors’ Parkway in Edwardsville.

The work is a project of the development team of Chris Byron, managing partner of BCPK Law LLC in Edwardsville, Scott Plocher, president of Highland-based Plocher Construction Co. Inc., and other investors.

Three retail buildings were erected in the early phase of the project. One is the Kloss Furniture Store and the others are smaller strip centers of 5,000 and 10,000 square feet respectively, located on the west end of the complex. One of those smaller buildings now houses Sunflower Dental, Water Sweets Soap Co. and Doc’s Smokehouse, all of which are in operation. Another tenant, Blue Violet, a new breakfast establishment, is in design phase now, Plocher Project Manager Michael Garrett said.

The second strip center has three tenants in design, all hoping to start construction soon and be open by summer. They are Willow & Moss Photography, Trendster Boutique and Goshen Coffee.

Because leasing has gone so well, the developers decided to add two more

retail buildings on two out lots along Governors’ Parkway – opposite the first retail buildings, Garrett said. One of those is 5,000 square feet, the other 9,000 square feet.

Steel superstructure on the newest retail building is underway with two new tenants already signed, Lovely Boutique and a drive-up business called St. Louis Kolache, a business from St. Louis, offering polish pastries and other products. Those should be operating by summer.

The other, newer retail building has one signed tenant so far, The Taste of Lebanon, offering Mediterranean fare. A second restaurant is also interested, he said. Those should be up and running by the end of the year.

“Long story short, the retail is very robust for us right now,” Garrett said.

Meanwhile, the residential side of the development is making tremendous inroads.

The first phase of the apartments, which are known as Trace on the Parkway, has 72 units and is on track and set to open around April 6 for the first tenants.

The second phase of the residential project, which is another 42 units and an additional 10,000 square feet of first floor retail, is slated to open the first of the year, Garrett said.

Plans for a third phase of residential units is being redesigned for the moment while developers concentrate on building eight custom town homes with sizes of 3,000 to 4,000 square feet, with basement and two-car garage. Permits are pending from the city.

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Poettker Construction partners again with Southern Illinois University Edwardsville

Repeat business and strong relationships with clients, design teams, trade contractors, vendors and community partners have been instrumental in Poettker’s success over the past four decades, the company says. Southern Illinois University Edwardsville has been a client of Poettker’s for various projects over the years. Their most recent endeavor together is the \$11.5 million addition to the School of Dental Medicine facility that will house the university’s new Advanced Care Clinic on the Alton campus.

“Poettker Construction is excited to serve the SIU School of Dental Medicine as the general and coordinating contractor on this important project to the local community,” said Poettker President Keith Poettker. “We are grateful for the

enhanced education opportunities SDM offers students wishing to study dentistry, as well as the extensive treatment capabilities for patients of all ages.”

The ACC project began in March 2020 with the demolition of the vacant former MDL Building 283, which connects Hogg Hall to the MDL Simulation Lab that Poettker constructed in 2013.

The new 23,000 square feet innovative clinic addition, anticipated for completion in June 2021, will provide state-of-the-art accommodations for the SDM to facilitate treatment for its most vulnerable patient population, children who require general anesthesia for the completion of care. By adding general anesthesia capabilities in two medical operating suites, the SDM will be able to offer more comprehensive, predictable and safe treatment, allowing

for the timely completion of care, particularly for children and patients with special dental care needs.

“The SIU School of Dental Medicine is preparing future dental professionals who will shape a changing world through their important work as clinicians and service to the community,” said SIUE Chancellor Randy Pembroke. “The new Advanced Care Clinic will allow our students to develop their skills in a top-level facility, with important focus placed on the care of vulnerable patient populations.”

With construction taking place on an active school campus, safety and communication are key to the project’s success. Poettker Project Manager Nelson Vogt said, “Detailed coordination efforts and communication amongst all project stakeholders will help Poettker

and the supporting contractors maintain safe construction operations and limit disruptions to the students who will occupy the adjacent buildings throughout the project’s duration.”

This project is made possible by the generous financial support of Delta Dental of Illinois and the Illinois Children’s Healthcare Foundation.

FGM Architects is serving as the architect on this project. MEPFP prime contractors included GRP Wegman Company for electric, France Mechanical Corp for heating, Hock Inc. for ventilation, Kane Mechanical Inc. for plumbing, and Kane Fire Protection Inc. for fire protection.

Additionally, Poettker is actively working on \$30 million in recent and ongoing higher education projects.



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