

Season's Greetings from the DDC Board!

Mark Yemm, Board Chair

Morton Community Bank At-Large/Banking & Financial Services

Jeff Kolbus, Board Vice-Chair

PAAR (Peoria Area Association of Realtors) Real Estate & Development

Robert Anderson, Secretary

OSF Saint Francis Medical Center, Founding Organization

Jonathan Williams, Treasurer

Commerce Bank Banking & Financial Services

Michael J. Freiling, President/CEO

Downtown Development Corporation of Peoria

State Rep. Ryan Spain, Vice-President

OSF St. Francis Medical Center Founding Organization

Jeanine Spain

UnityPointHealth - Founding Organization

Roberta Parks

UnityPointHealth - Retired At-Large Director - Founding Organization

Denise Moore

Peoria City Council - Founding Organization - City of Peoria

Sid Ruckriegel

Peoria City Council - Founding Organization - City of Peoria

Chris Glynn

Caterpillar - Retired Founding Organization - Caterpillar

Sonya Miles

Caterpillar - Founding Organization - Caterpillar

Karen Jensen

Farnsworth Group - Architecture, Construction, & Engineering

Jeff McLinden

Peoria Marriott - Hospitality

Travis Mohlenbrink

Restaurateur (Thyme, Sugar, Cracked Pepper, Cayenne, & Warehouse on State) At-Large/Hospitality



DDC Action

DDC Activities

Merry Christmas and Season's Greetings from the DDC Board!

We are proud to lead and assist development projects in downtown Peoria and encourage you to visit our many downtown businesses throughout the year, especially during this holiday season. In the newsletter, we have included a complete list of downtown businesses for quick and easy reference. Best wishes for a safe and happy holiday season from the DDC Board of Directors!

Illinois Humanities Podcast

The DDC participated in a podcast sponsored by Illinois Humanities that will be broadcast on Bradley University station WCBU 89.9 FM, Peoria Public Radio, this month. The podcast is part of a series celebrating the bicentennial of the state of Illinois. Michael Freilinger, DDC President/CEO, was asked to speak about the future of Peoria. Check it out at www.peoriapublicradio.org.

Downtown Development

New Development

Warehouse District

Great things are happening in the Warehouse District!

City Council recently approved a re-development agreement for two properties in the Warehouse District. One is the current Builder's Warehouse location on Southwest Washington Street. The other property is down the street, and it's the old Ingersoll building owned by Larry Winkler, the developer of Winkler Lofts. Both buildings will include residential and commercial space.

Michael Freilinger, DDC President/CEO, recently told a local news station, "The thing that we're most excited about with this type of project is the size and scope of it. It really sends a signal to everybody that this is real, this is happening." Other business owners in the Warehouse District are excited to see the area come to life. One of the biggest challenges for making the development a reality is parking.

Peoria Public Radio WCBU89.9

Michael Freilinger, DDC President/CEO speaks about the future of Peoria on WCBU's podcast series celebrating the bicentennial of the state of Illinois.



More redevelopment projects mean an increased need for more parking. The DDC is working with the city to meet the demand. Two parking decks are needed to facilitate immediate and future development.



725 SW Washington LLC Redevelopment project is planning to bring 26 residential units + commercial space to Peoria's Warehouse District.



812 SW Washington LLC Redevelopment project planning to bring 124 apartments to Downtown Peoria's Warehouse District.



Opportunity Zones

“You just can’t park 750 cars around here, plus all the commercial demand from the businesses that will be on the first floor of these buildings,” said Freilinger. We are asking the city to help solve the problem. “The city has to provide somewhere for those cars to park if we want to see the development continue down here,” remarked Freilinger. “Ultimately, it will be the city’s decision, but we need two parking decks in the Warehouse District area in the future. We will need spaces for 800 cars. You’ve got a number of five- to seven-story buildings, each with the capability of holding 100 units each. We see the stretch of Southwest Washington Street between Oak and Persimmon streets becoming a downtown residential neighborhood.”

725 SW Washington LLC Redevelopment Agreement...

(Ingersoll building) is a mixed-use project that will have 26 residential units and approximately 6,000 sq. ft. of commercial space.

812 SW Washington LLC Redevelopment Agreement...

(Builder’s Warehouse) will be a mixed-use project that will be the single largest residential project proposed for the Warehouse District to date. The plan is to have 124 apartments in the building. We will provide details as these new projects take shape.

Opportunity Zones

On November 14th, the Greater Peoria Economic Development Council hosted a forum on a new program called “Opportunity Zones.” The new Opportunity Zone program provides our region with a potentially powerful investment tool for commercial real estate, housing, and businesses in four Greater Peoria cities. Development projects in these designated census tracts in Peoria, Pekin, Lincoln, and Havana are now eligible to receive additional equity investment through Opportunity Funds. A gathering of the region’s developers, investors, financial service providers, and community and economic development professionals met to learn more about Opportunity Zones, Opportunity Funds, and how Greater Peoria can make the most of this new investment tool. This event provided a chance to take part in developing the plan to market our region’s projects to investors and discuss the potential creation of an Opportunity Fund focused specifically in Greater Peoria’s Opportunity Zones.

Do you have or know of a potential project in one of Greater Peoria’s Opportunity Zones? Visit data.greaterpeoria.us/opportunity-zones to view the region’s Opportunity Zone map, submit OZone projects, inquire as an investor, and find additional resources.



The DDC welcomes a new wedding/ event venue to the Warehouse District, Venue Chisca located at 1009 SW Washington St.

New Business

Venue Chisca

If you are looking for an outstanding wedding or special event venue, look no further! Opening in January 2019 in the Warehouse District is a fantastic banquet space at 1009 SW Washington Street. Room rentals, outdoor space, bar service, linens, and décor will all be available for rent. Owner Michelle Spurgeon promises you an event of a lifetime that will create lasting memories. The Memphis Room is available now for rental, and the Grand Ballroom opens in January 2019. The Memphis Room will hold up to 300 people while the ballroom will have a capacity for 500. “We’re happy to extend the entertainment district down here and help bring people Downtown. We think this will be a unique concept for the town,” said Spurgeon. The wedding-party enterprise is part of local builder Casey Baldwin’s undertaking with the help of developer Katie Kim of “The Block” project, an effort that seeks to renovate five buildings on Washington Street. Michael Freilinger, president/CEO of the city’s Downtown Development Corp., saluted the new addition. “The Block is a great project. It’s another milestone in the redevelopment of Downtown and the Warehouse District,” he said. To make reservations for your special event at Venue Chisca, contact Michelle at 309-691-5330 or visit the web site at www.heavenonearthfloraldesigns.com/venue-chisca.



The DDC is excited to see Heaven on Earth Event Design Studio return to Peoria’s Downtown! Welcome Back!

Heaven on Earth Event Design Studio

They’re back!! Heaven on Earth started its business many years ago in the 401 Water Street building before moving out to the Shoppes of Grand Prairie. In conjunction with the opening of Venue Chisca at 1009 SW Washington Street, owner Michelle Spurgeon is now moving BACK downtown to the Warehouse District! Heaven on Earth Event Design Studio is your company of choice to design, create, and deliver innovative and distinctive event experiences. It is their passion to design and make a creative statement for their clients that reflects their unique personality, style, identity, and message that exceeds their expectations; create a decor and experience that will be remembered as “extraordinary” and still be within your budget; provide the necessary expertise and guidance in managing their clients’ wishes from initial concept to completion of event; and, deliver a level of service that consistently goes above and beyond the expected. To plan your special event, visit the web site at heavenonearthfloraldesigns.com/venue-chisca.



A new volunteer initiative to re-light the Murray Baker Bridge has been announced. To learn more visit: lightitup74.wixsite.com/fliptheswitch.

Activities

Downtown Peoria

December 2018

Art & Pottery classes
Brew Pubs & Dining
Contemporary Art Center:
Exhibits, Salsa Dancing
5 Spot Live Music,
Whisper & Shout Open Mic Poetry
& more, see website!
Escape Games
First Friday Gallery Tours
Historic Holiday Home Tours
J. Draper Glass Blowing Classes
Jingle Bell Run
Live Music Venues
Obed & Isaacs - Paint Night
Peoria Art Guild Holiday Trunk Show
Peoria Civic Center:
Disney on Ice
Harlem Globetrotters
HOI Chefs Ice-Carving Competition
Peoria Ballet - The Nutcracker
Peoria Rivermen Hockey games
The Wizards of Winter Concert
& more, see website!
Peoria Riverfront Museum:
Giant Screen 3D Movie Theater
Dome Planetarium Shows
Rodin: Cast in Bronze
Tiffany: Collection of Don Shay
Golden Age of Disney
& more, see website!
Santa Cause 5K
Spirit of Peoria Cruises
World on Wheels - Segway Tours
Yoga and Exercise Classes
Zagster - City Cycle Bike Share
Visit our website for more activity links:

www.downtownpeoria.us

Downtown Activities

Shop Local 365

'Tis the season to shop local! The DDC supports our local downtown and surrounding communities. Take advantage of the area's unique shops and restaurants as you embrace this holiday season. To learn more about the opportunities and benefits to "shop local", visit the web site at: www.shoplocal365.com

LIGHT IT UP!

A new volunteer initiative, The 1000# Project, was recently created by State Senator Chuck Weaver to give back to the community while growing young leaders. Five diverse groups of Peoria's finest young leaders will address five different problems or take advantage of five different opportunities to improve our community by applying 1000# of effort to get 1,000,000# of results. One of these five efforts involves the decorative re-lighting of the Murray Baker (I-74) Bridge, spanning the river between the downtown hubs of Peoria and East Peoria, IL using state-of-the-art full spectrum LED lights. The efforts among the group is to create a sustainability strategy that ensures the success and maintenance of the project while establishing a revenue source that addresses the beautification needs of our region. This new visual display will serve as a beautiful backdrop to both sides of the Illinois River, and will further highlight the Murray Baker Bridge as a historical icon for our entire region. Senator Weaver's 1000# volunteer initiative happens at a very opportune time. In the October DDC newsletter, we reported on President Freiling's involvement in a preliminary charette for re-lighting the Murray Baker Bridge, conducted by the City of Peoria and its design consultant, Farnsworth Group. To learn more about this initiative, to donate, or support "flipping the switch", visit the web site at: www.lightitup74.wixsite.com/fliptheswitch

Live, Work, and Play in Peoria

Downtown Peoria is alive and vibrant, especially during the holiday season! The DDC web site is your source for "what's playing in Peoria." Visit our web site to find activities for the entire family or a night out on the town. Also, the web site is a great resource for those interested in doing a development project in historic downtown Peoria. For the latest development and activity news, subscribe to our newsletter using this link: <https://www.downtownpeoria.us/newsletter>. As a subscriber, you will receive special "shoutout" notifications so that you don't miss important happenings. Subscribe today if you haven't already.

DOWNTOWN DEVELOPMENT CORPORATION of Peoria

GIVE THE GIFT OF DOWNTOWN PEORIA THIS HOLIDAY SEASON!

RETAIL / SERVICES

8 Bit Arcade
A to Z Pawn
Academy of Screen-
Printing & Awards
Adagio Bridal Boutique
Apollo Theatre
Attitudes & Images
Bearded Owl Brewing
Born Paint
Builder's Warehouse
Casa de Arte
Cat Visitors Center
City Blue Tech
CJ's Hair Studio
Contemporary Art Center
Crossfit
Cultured Grounds
Diamond Vogel
Dozer Park
Fiber Universe
Freedom Ink
FreekWenC
George's Shoeshine
Gone in 60 Escape Games

Hagerty Supply
Kelly Seed
Main Street Jeweler
Murphy's Salon/Spa
Nailon's Plumbing
Peoria Art Guild
Peoria Civic Center
Rambler Clothing
RiverFront Museum
RiverPlex Recreation
Running Central
Sous Chef
Spirit of Peoria
Smoking Pleasures
Waxology by Meliss
Wheel Art Pottery
Whiskey City Architectural

RESTAURANTS

Adams Street Cafe
Blue Duck Barbeque
Cafe 401
Cookies by Design
Cracked Pepper

CxT Roasting
Hoops Pub & Pizza
Jimmy John's Subs
Jim's Steak House
Kelleher's Irish Pub
Kenny's West Side Pub
Kickback on Fulton
Los Cabos Cantina/Grill
Obed and Isaac's Eatery
and Microbrewery
Main Cafe
Martini's on Water Street
Rhodell's Brewery
Rhythm Kitchen
River City Cafe
Rumberger's Wings
Subway
Sugar Wood-Fired Bistro
Table 19
Tannins and Hops
Thirty Thirty Coffee
Two25 Steak House
The Nut House
Thyme Kitchen
Zion Coffee Bar

FOR MORE DEVELOPMENT INFORMATION, CONTACT:

Michael J. Freilinger, President/CEO
Downtown Development Corporation
403 NE Jefferson Ave, Peoria, IL 61603
Email: michael@downtownpeoria.us
Phone: (309) 369-6038

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LOCAL
365™