



DOWNTOWN PEORIA NEWSLETTER AUGUST 2024

DDC Activities

Changes to DDC Board Appointments

We are pleased to welcome Chuck Grayeb, City Councilmember, 2nd District, to our board. Chuck replaces Denise Jackson, City Councilmember, 1st District. We would like to thank Denise for her service to the DDC board and to the City and look forward to Chuck Grayeb's contributions. Also, we bid farewell to David Nicoll, our downtown resident member, as he and his family relocate to Georgia. Best of luck, David, and congratulations!

DDC 2024 Annual Report

Our 2024 annual report has been approved by the DDC Board and is available on our web site on the home page at www.downtownpeoria.us. We are excited to see so much growth and activity in downtown Peoria. With a total of 448 rental units and 180 privately-owned condos already occupied downtown, there are an additional 500-700 new units planned at five different buildings in the downtown! Recently, 100 residential units opened at Adams & Oak, and Peoria 812 Lofts on SW Washington Street will open 126 units within the next few months. Also on our radar: The Chic Building on Adams Street, Adams Street Center, 800-801 SW Washington Street, and the PNC Building on SW Adams Street.

We are proud to play an integral role. We welcome your feedback and thoughts on the future of downtown Peoria.

DDC 2024 Fundraising Campaign

Our 2024 fundraising campaign has begun. Letters and invoices were sent to our contributors at the end of July. As a nonprofit organization, we want to thank our founders and loyal contributors who have sustained us since our inception in 2014 and hope that we can count on you once again as Downtown Peoria continues to grow and improve. If you are not currently a contributor to the DDC but would like to be, please contact Michael Freiling, DDC President/CEO, at michael@downtownpeoria.us or call him at (309) 369-6038. A sustainable downtown has regional impact!

Distillery Labs - Ribbon Cutting Ceremony



On July 30th, DDC staff and board members attended the ribbon cutting ceremony for Distillery Labs, located in the Central Business District at 201 SW Adams Street. The facility offers entrepreneurs a space to develop their startup, brainstorm ideas, and learn new skills. Distillery Labs is part of the Illinois Innovation Network promoting entrepreneurship throughout the state. A \$10 million grant helped fund construction at the former site of Illinois Central College's downtown campus. The site boasts a full commercial kitchen and a coffee bar, a spinoff of Café Santa Rosa in Peoria Heights, which is open to the public. The new façade is eye popping and adds an ultra-modern look to the Central Business District.

Adams & Oak/Pop-Up Chicken Ribbon Cutting Ceremony



Last month, we were pleased to host a ribbon cutting ceremony at Adams & Oak, located at 800 SW Adams Street. A large crowd attended the event as Mayor Rita Ali and local dignitaries launched the newest project in the Warehouse District. **“This project is more than just a renovation; it is a symbol of our commitment to sustainable development and smart growth,”** said Mayor Ali.

Co-owner, Roxanne Ibe, was proud to announce the opening of the 90 residential units as well as the opening of Pop-up Chicken Shop and Love Shack restaurant, managed by Aaron Francis. Both Roxanne and Aaron were on hand to thank the community for their support and to welcome patrons. The press release is included below for more information on this welcomed transformation initiated by the DDC and brought to fruition by co-developers Roxanne Ibe and Casey Baldwin. We look forward to much more to come from these visionary developers.

Press Release: Adams & Oak

In 2020, Baldwin Development Company announced the **“Adams & Oak”** development, to be located in the former Federal Building and Mitchell Fabrics Building at 800 SW Adams St. in Peoria. On July 24, 2024, a ribbon cutting ceremony was held to announce the official opening of the residential units and a new restaurant, Pop-up Chicken Shop/Love Shack, joining existing commercial tenants Edward Jones and Architectural Design Group.



Adams & Oak stands proudly as the gateway to Peoria's trendy Warehouse District. Just minutes away from I-74, this vibrant, mixed-use, historical renovation project offers over 90 residential apartment units, over 10,000 square feet of commercial tenant spaces, and the largest indoor parking offerings in the area.

The development's one-bedroom, two-bedroom, and studio apartment designs, experienced-based commercial entertainment and retail, and pedestrian-oriented feel directly reflect the culture, style, and desires of the demographic in the area. The apartment units showcase modern features such as quartz countertops, historic concrete floors, eat-in kitchen bars, spacious open-concept living spaces, high ceilings, and more. The units' large windows will showcase the best views in the area.

Residential units are now leasing and going fast! There are just two commercial spaces remaining -- one is approx. 1400 sf and the other around 2200 sf. Each commercial tenant space boasts large storefront windows, high ceilings, as well as exposed concrete pillars, masonry, and other unique architectural details. Each space has street frontage and a pedestrian entry directly from either Adams Street or Oak Street.

For information on commercial leasing, contact Roxanne Ibe at (309) 696-4745. For information on residential leasing, contact Lemman Property Management, (309) 692-7352, Peoriarental@lemanprops.com.



Pop-up Chicken Shop/Love Shack, originally opened in Bloomington, IL in 2018, is the newest tenant in the Adams & Oak development at 800 SW Adams Street, having opened in June of this year. Their menu boasts “Illinois” hot chicken offerings as well as “tendos,” “snak” wraps, “sandos,” salads and more with special sauces and heat levels. They are proud to be located in the Warehouse District.

The Downtown Development Corporation of Peoria (DDC) facilitated the purchase of the building, and we are excited to see just four years later how Baldovin Development Company has developed the space and attracted businesses to locate in the Warehouse District. Residential spurs commercial development. We look forward to so much more to come as Baldovin Development Company leads the way for even more expansion in the downtown in the near future.

City of Peoria highlights

Downtown Peoria Wayfinding Signs



Have you seen the signs in downtown Peoria? Last year, the DDC worked diligently with City staff, Peoria Riverfront Association and the Downtown Advisory Commission to work through details of the wayfinding sign project, culminating in the installation of two prototype signs that would spur the manufacturing of a whole lot more! Today, wayfinding signs have literally sprung up overnight all over downtown Peoria streets. We think this is a very welcoming addition to our city streets and love the look, design, and most of all, the helpful pointers for our visitors!



Outdoor Dining Pilot Program

Dining al fresco in downtown Peoria? The city of Peoria recently launched a pilot program for outdoor dining in the downtown central business district and riverfront with the installation of commercial parklets at Kickback on Fulton and ARDOR breads and provisions.

The program will allow selected local dining establishments to serve customers in sidewalk cafes and make our downtown and riverfront area a more vibrant and welcoming place to be.



New mural coming to Downtown Peoria

Peoria's Planning and Zoning Commission approved a plan for a 32-foot-tall and 35-foot-wide mural to be placed on the city-owned Niagra Parking Deck on Adams Street. The mural, which will be lit at night and visible from the Murray Baker Bridge, features the faces of six people from the Peoria area and the word "Peoria" drawn into the picture. It will be called "Live Greater." The community group Choose Greater Peoria and the Gilmore Foundation will be funding the mural. To learn more, read the article recently posted in the Peoria Journal Star: <https://www.pjstar.com/story>. We love our art community and look forward to this new display.

Redevelopment Highlight: GAR Hall



“I am honored to have assisted in facilitating a historic change of hands that just occurred,” says DDC Chair Zach Oyler. The 1909 Grand Army of the Republic/Joseph Greenhut Memorial, i.e., GAR Hall, located at 416 Hamilton Blvd., cared for with dedication, blood, sweat, and tears by the Central Illinois Landmarks Foundation “CILF” for many decades, has been sold to Kert Huber for further restoration and care. CILF runs the local historic landmark designation in the Peoria area. Many years of their time and fundraising efforts have been focused on raising money for and taking care of the hall. Now they will be able to shift gears to focus on other landmarking, preservation and social efforts.

Kert Huber has been a longtime historic building owner, preservationist, and developer in Downtown Peoria with projects like 401 Water, Central Bank, Marquette Building, and manager of River Station. He has plans in place to repair the roof, plaster work, heating and cooling system, to name a few. The building will remain a venue focused on veterans and history. We applaud Mr. Huber for taking on this historic landmark!

Property for Lease

Powell Press Building



ICYMI: The City of Peoria is seeking proposals for the lease of the Powell Press Building at 110 NE Water Street.

Built in 1852, the Powell Press Building is Peoria's oldest commercial building. It was relocated to its current location on the Peoria Riverfront in 1997 and underwent a complete renovation in 2010. The facility is located right on the Peoria riverfront.

You can find more information here: <https://bit.ly/3StWpeA>.

Downtown Activities

Peoria RiverFront Market



The Peoria Riverfront Market is experiencing record crowds this year with the offerings of over 100 vendors selling a variety of local produce, food, flowers and art! Peoria's Riverfront Market is a producers-only market, so all items are grown, made or created by the person selling it and what this means for you is a different market each week as the growing season moves along. The market is open every Saturday rain or shine, through 9/24th, 8 a.m. – noon, in the 200 block of Water Street.

Come down to the market and take in our beautiful riverfront while supporting local vendors! While there, hop on a magical history tour to learn about our iconic downtown.

For more information on how you can contribute to and/or enjoy the market, visit the website at <https://visitdowntownpeoria.com/peoria-riverfront-market>, follow their FaceBook page, email info@peoriariverfront.com, or call 309-671-5555. Come fresh! Buy fresh! See you there!

Peoria Art Guild Fine Art Fair



This year is the 62nd anniversary of the Peoria Art Guild Fine Art Fair. The Fair will take place on September 28 and 29, 2024, at Peoria Riverfront Festival Park. Community assistance is an essential part of the Fair; it takes over 150 dedicated volunteers to pull off this amazing event. The Art Guild really needs your participation! And if you're a student, many schools will count

your service towards your community service requirements. As a volunteer, you will receive a free T-shirt and free entrance to the Fair! Please show your support by volunteering for one or more shifts during this upcoming event at <https://form-usa.keela.co/2024-art-fair-volunteer-signup>.

Visit Peoria!

In collaboration with Peoria Riverfront Association, we keep a pulse on downtown activities, and there are activities galore! We have lots of "fests" coming up: Irish Fest, Octoberfest, and the Art Festival, to name just a few. Also, we have historical tours and segway tours. If you are looking for fun things to do with friends and family, make sure to visit our web site at www.downtownpeoria.us/play to plan your next outing.



www.downtownpeoria.us

Downtown Development Corporation of Peoria (DDC)

Michael J. Freilinger, President/CEO | e: michael@downtownpeoria.us | m: 309.369.6038
403 NE Jefferson Ave, Peoria, IL 61603-3725



@Downtown Development Corporation of Peoria