

**DOWNTOWN**  
DEVELOPMENT CORPORATION  
*of*  
*Peoria*

[www.downtownpeoria.us](http://www.downtownpeoria.us)

# DOWNTOWN PEORIA NEWSLETTER

February 2025

## DDC Activities



## New Year, New Opportunities for Growth

As we go forward into 2025, we anticipate opportunities to grow the downtown. In 2024, we saw many new businesses open as well as residential living options. These initiatives take a lot of collaboration, and we continue to meet regularly with developers, business and property owners, colleagues, and government officials to identify opportunities and to address obstacles to pave the way for new growth.

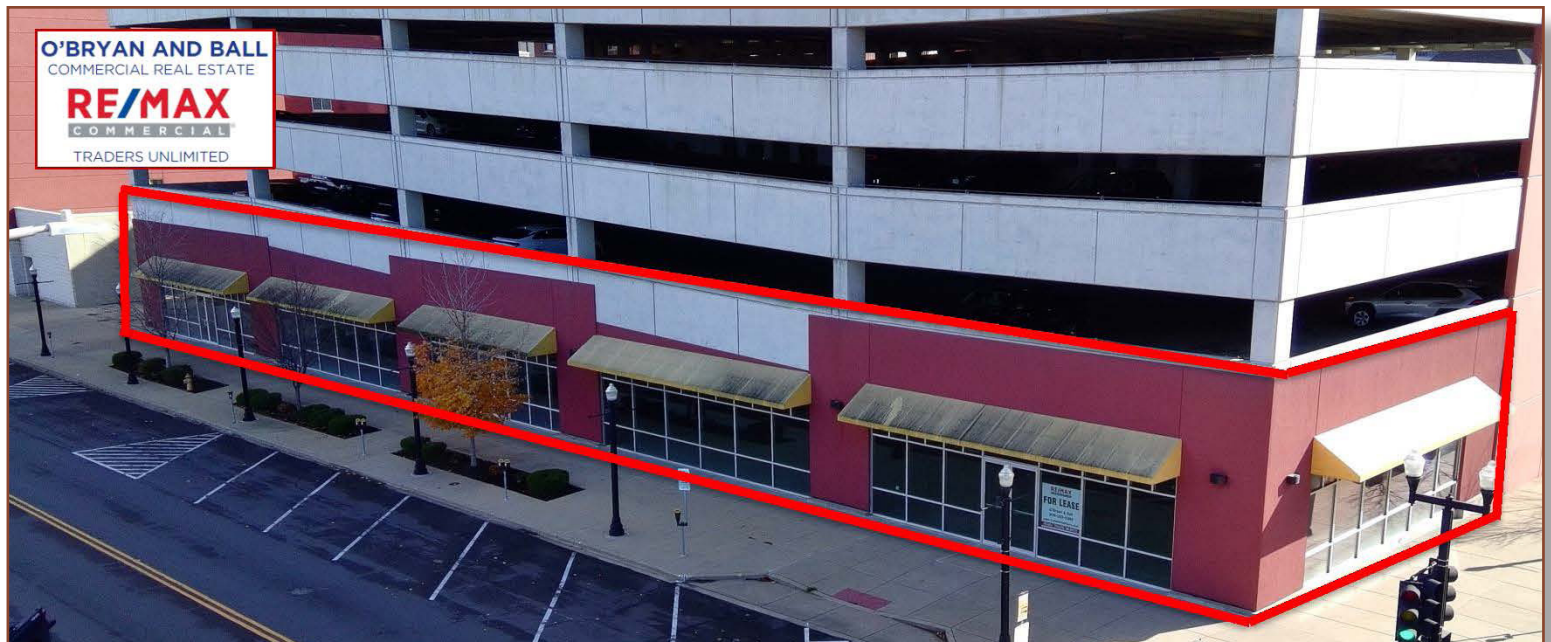
Let the DDC be your voice and your advocate for change. If you are considering a development project in the downtown, connect with us by calling Chris Waible at (309) 369-6038, visit our DDC-Downtown Development Corporation of Peoria Facebook and/or LinkedIn page, or check out our website at [www.downtownpeoria.us](http://www.downtownpeoria.us).

# Commercial Space for Lease

128 SW Monroe Street



Be a part of the redevelopment of downtown Peoria! Retail, office or restaurant spaces available to be built out in the block of SW Monroe between Main Street and Fulton Street. These units present excellent opportunities with their proximity directly across the street from the Peoria Civic Center, the Peoria Civic Center parking lots, and attached to the Peoria Marriott Pere Marquette and its parking deck.



This is a great opportunity to invest in the downtown's Central Business District, and there is a need for family focused dining options and several types of retail. The space could also be an excellent option for professional offices - think financial advisors, attorneys, or even a medical clinic.

Available Unit Sizes - 13,750 total SF that can be subdivided into spaces as small as 2,500 SF, including options at 4,500 SF; 5,100 SF and 9,600 SF. Ceiling heights are 15', and infrastructure is in place for sprinkler systems if needed. This property is in a Federal Opportunity Zone (Census Tract 12) and the Rivers Edge Redevelopment Zone (<https://peoriagov.org/996/River-Edge-Redevelopment-Zone-RERZ>).

If you are interested in redeveloping a key property in the downtown, take a look at the brochure on the website at <https://www.commercialpeoria.com/Search/Listing/PA1254811> or contact O'Bryan and Ball, RE/MAX Traders Unlimited Commercial, 3622 N. Knoxville Ave., Peoria, IL 61603, (309) 323-0399 [Call/Text].

## **New Development in the Warehouse District**

**Chic is so chic!**





We are pleased to see progress moving forward at the Chic project in the Peoria Warehouse District. Developer Mark Wagner is working with Catalyst Construction Inc. to transform an old manufacturing plant located at 1001 SW Adams Street into 23 luxury condos and retail space at Chic Flats, while also kicking off Chic Apartments to bring even more vibrant living options to the area.

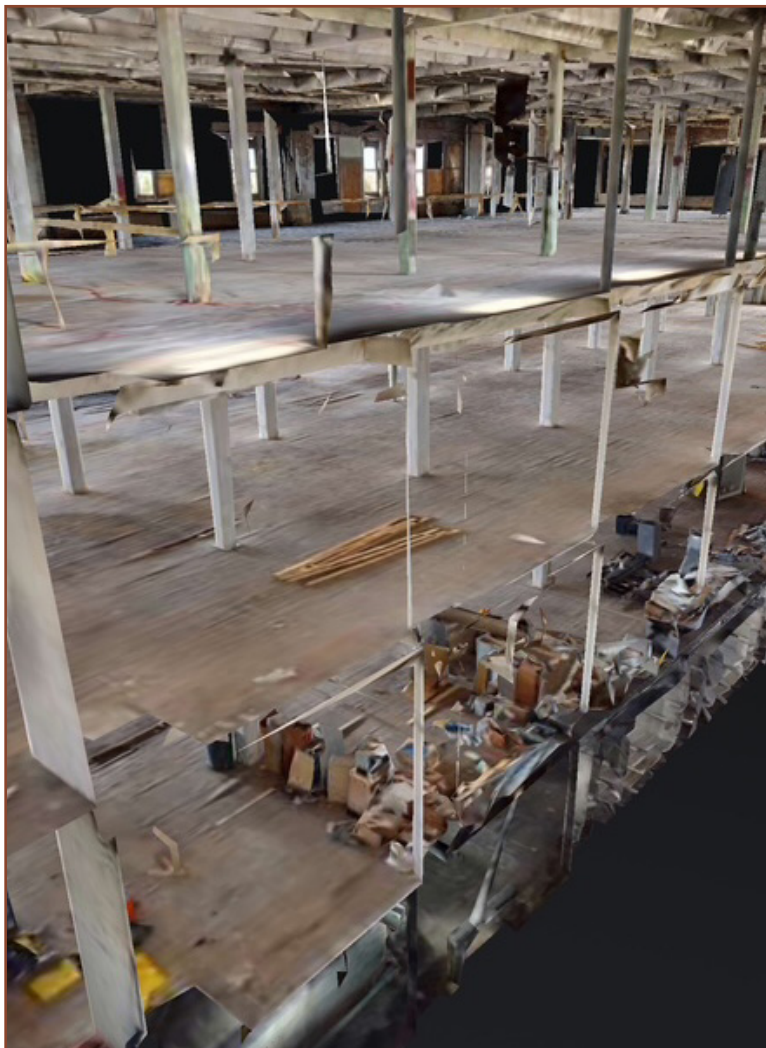
According to developer Mark Wagner, **“We feel Chic will offer a unique product to the Warehouse District, offering 23 custom luxury condos which feature covered parking, private concierge services for our owners, and spectacular views of the Downtown. Chic offers a variety of floorplans, including 1-, 2- and 3-bedroom units with decks, balconies, high ceilings, and abundant windows. Units will have ample space and brightness throughout all price ranges.”**



Saving the Chic 'brick by brick' is not just a slogan but, in fact, a reality of this remodel. Built in 1917 and home to Peoria's own "Princess Peggy" brand of women's housecoats, this building gave witness to the needs of women in the household and became the worldwide leader in the manufacturing of this type of utilitarian fashion.

Our logo shown here honors a version of the little yellow chicken that was the trademark of Chic Manufacturing as found and registered in the U.S Patent office. **"Our simple logo design, a single thumbprint and some line art, form our version of the little 'Chic' and help formulate our goal and vision: units as unique as one's fingerprint."**

Redeveloping a historic building is not for the faint of heart. As you can see from the photos, there are many structural changes that require much expertise and man hours to complete. The vision of bringing this historic building back to life is an exciting challenge and an immense undertaking.



The renderings show the vision, and what a vision it is! When old meets new, these stunning historical condos along with chic, new apartments will help support existing and evolving commercial and retail businesses in our beloved downtown.

**Mark Wagner**

Designated Managing Broker/President  
Professional Leasing & Real Estate

7227 N University St, Peoria, IL 61614

Phone: 309-645-4001

[www.savewithpls.com](http://www.savewithpls.com)

We at the DDC applaud our developers and support their vision. Stay tuned as we bring you updates on this newest development in the Warehouse District. Let's keep growing, Peoria!

# Developer Spotlight

## Casey Baldovin | Baldovin Development Group



Recently, we caught up with Casey Baldovin of **Baldovin Development Group** and had a few questions for him. You can't help but notice the development underway on the 800 block of SW Adams Street as Casey works to reimagine this iconic block.

We enjoy working with Casey and wanted to dig a little deeper into his background to find out what makes him a successful developer. We enjoyed our conversation with him and hope that you will find his vibe infectious and inspirational. We love his energy, and we love what he is doing for downtown Peoria!

**DDC: Tell us a little about your background.**

**CB:** Before kicking off Baldovin Development Group, I spent

12 years at P.J. Hoerr being hands-on with all kinds of complex projects. With 20 plus years in construction, and six plus years spent bringing historic properties back to life, I have the experience and a results-focused approach to make things happen.

**DDC: How did you find an interest in real estate development?**

**CB:** I grew up in the construction world—my dad was in the industry, so I got an early, up-close look at real estate development. My interest was sparked by a mix of personal experiences and a curiosity for how spaces shape communities and businesses.



Adams and Oak

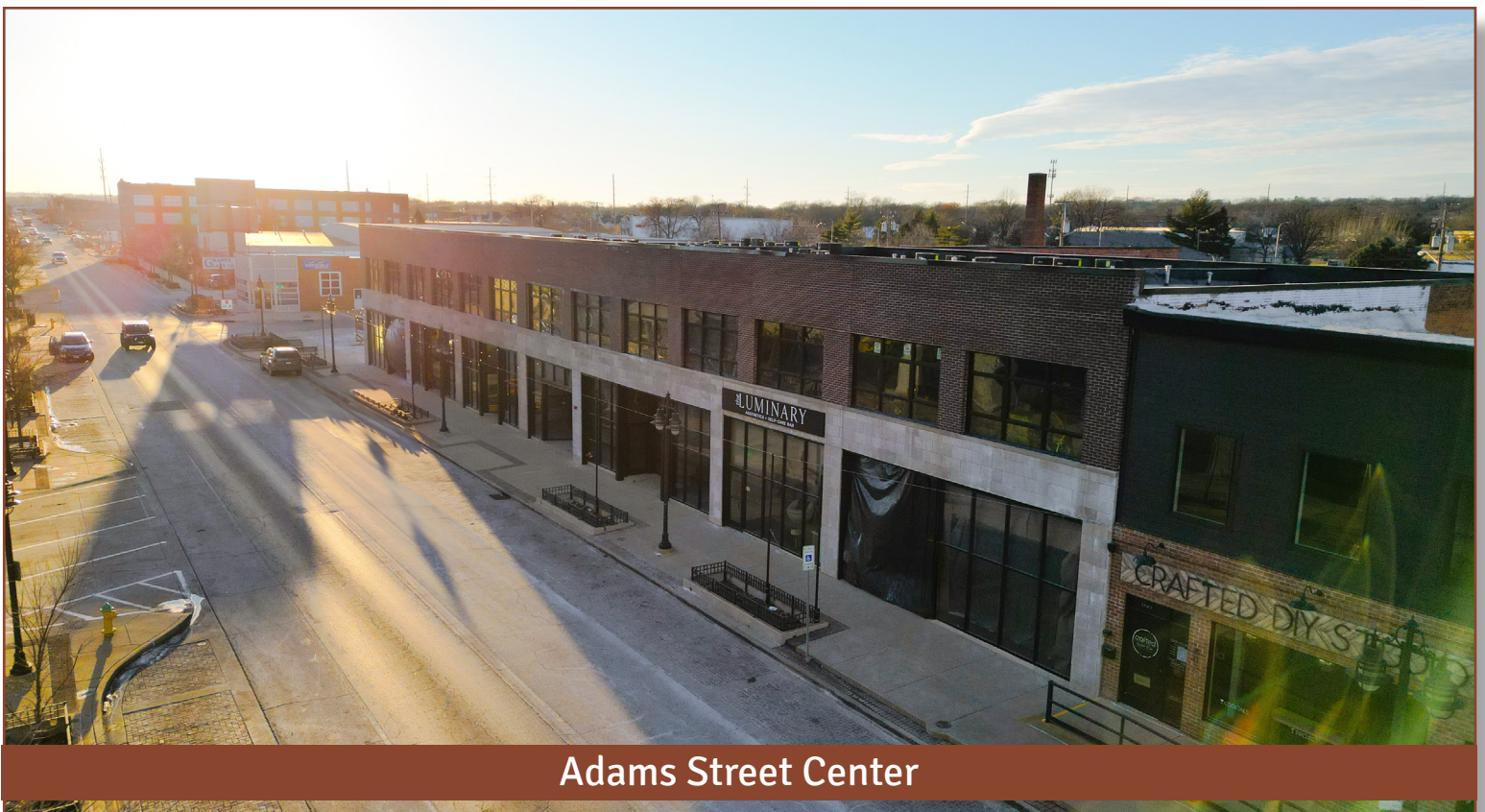
Over time, that curiosity turned into a passion for transforming undeveloped properties into thriving spaces that elevate quality of life and increase economic growth. The completion of The Block project cemented that passion as I witnessed the tangible, positive impact it had on the community. For me, it's all about creating real, lasting value. Seeing the transformation firsthand made it clear—contributing to the vision of the Warehouse District wasn't just about building, it was about leaving a legacy.

**DDC: Tell us about your company.**

**CB:** We are a real estate development company that is all about creating spaces that people love. We specialize in mixed-use developments that are not just functional but also beautiful and sustainable. We keep things fresh by staying ahead of trends and using smart, innovative approaches to every project. Ultimately, our goal is to transform communities and bring new opportunities to life, one property at a time.

We have built a strong reputation for delivering quality work from concept to completion. With a powerful network of investors, real estate professionals, legal advisors, city officials, and financial experts, we know how to bring the right people together to make things happen.

Our expertise in financial consulting sets us apart—we are skilled at securing competitive financing and ensuring every project is backed by a solid financial foundation.



**Adams Street Center**





With sharp market insights and strategic planning, we tackle challenges head-on and always aim to exceed expectations.

**DDC: What has BDG accomplished in downtown Peoria to-date, and what is in the works in downtown Peoria?**

**CB: Baldovin Development Group** has been all about transforming key spots, like **The Block**—five buildings on Southwest Washington Street turned into a buzzing commercial hotspot. **Venue Chisca**, an event space at The Block, pulls in 500-600 people on weekends, bringing a fresh spark to the area.

In 2024, we wrapped up **Adams & Oak**, a mix of 90 residential units and commercial spaces like Modern Gentleman, Pop-Up Chicken Shop, Edward Jones, and Architectural Design Group. Using Historic Tax Credits, we gave this historic building a fresh start, preserving its charm while supporting local businesses and adding some flavor to the neighborhood.

Next up, in 2025, we are finishing the **Adams Street Center**—90,000 square feet of space with 15 residential units and eight commercial spots. Rambler, Beauty Haus, The Luminary, Winks Iron Lot, and Fitness Factory are already calling it home, and we are just getting started.

**DDC: What is your vision for downtown Peoria over the next 5 years**

**CB: As a visionary, I see opportunity in every corner. Through BDG, our mission for the Warehouse District is to build a space where people feel inspired and empowered to thrive. We are creating an entertainment scene that keeps that vibe alive.**

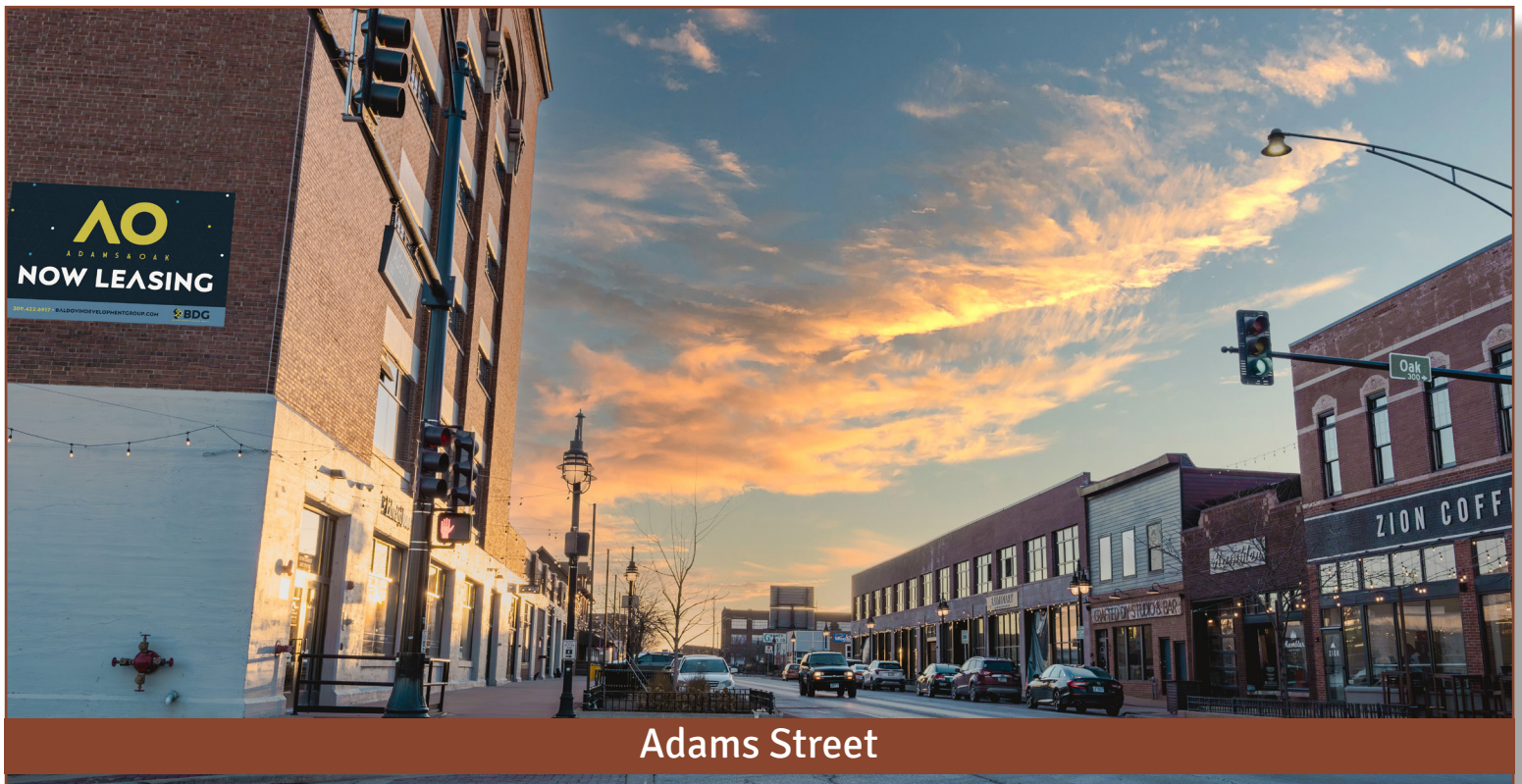
Looking ahead, downtown Peoria has a ton of potential to become the vibrant, modern heart of the city. Over the next five years, we see it evolving into a dynamic hub that blends the rich history and charm of the area with fresh, innovative spaces. Think boutique shops, coffee spots, and unique local businesses popping up alongside sleek new residential and office spaces that cater to the needs of modern society.

We are imagining a downtown that feels connected, walkable, and full of life—where people can live, work, and play all in one place. With a focus on sustainability, arts, and culture, we want to create a space that is not just a place to be, but a place to be part of, a downtown that has something for everyone, whether you are grabbing lunch with friends, hitting up a local event, or just taking in the art around you.

It's all about balance—keeping the things that make Peoria special, while building for the future and keeping it fresh.

**DDC: How has the DDC helped with your downtown projects, and what can the DDC do going forward?**

**CB:** The DDC has been a key player in pushing our developments forward, helping us build strong connections and offering solid guidance for downtown growth. They make sure everything fits together, meets the community's needs, and brings in the right businesses. Through public meetings and feedback, the DDC keeps us in sync with the community, giving us the support we need every step of the way.

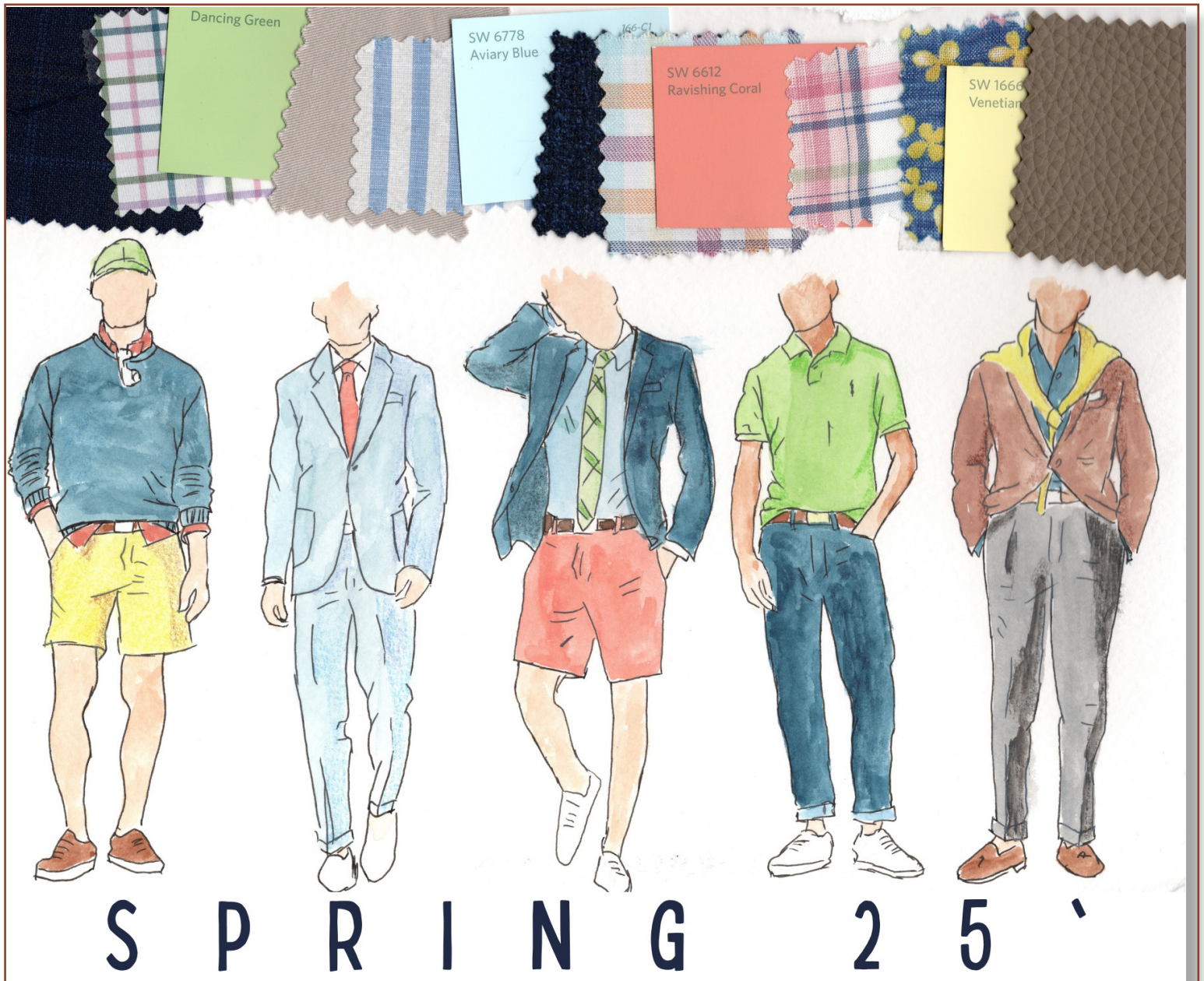


Adams Street

We want to give a huge thank you to Baldwin Development Group for forging ahead with redevelopment of downtown Peoria and especially to Casey Baldwin for taking the time to share his vision with us. For a look at this and other BDG projects, follow Baldwin Development Group on Facebook or visit their website at <https://baldvin.co/development/>.

## New Business Spotlight

### The Modern Gentleman



Located at 800 SW Adams Street in the Warehouse District, The Modern Gentleman is one of the newest additions in Baldwin's Adams & Oak development. Coincidentally, this was the former Mitchell Fabrics building, so it is very fitting for an apparel store

to make its home here. Opening last fall is this incredible business where timeless style meets contemporary sophistication. Discover refined men's apparel that blends classic charm with a modern edge. Elevate your wardrobe with their curated selection of high-quality pieces.



According to owner Aaron Selburg, “Our first holiday season has been amazing, and we are so happy to be here in the iconic Warehouse District. For spring we have some incredible events planned, and our spring collection that debuts this month is going to bring some fun and vibrancy back to menswear.”

Swim wear in the middle of winter? Traditional, modern, subdued, bright colors? All a yes! Also, check out their coats, jackets, sweaters, and shoe collection, as well as their exclusive collection of

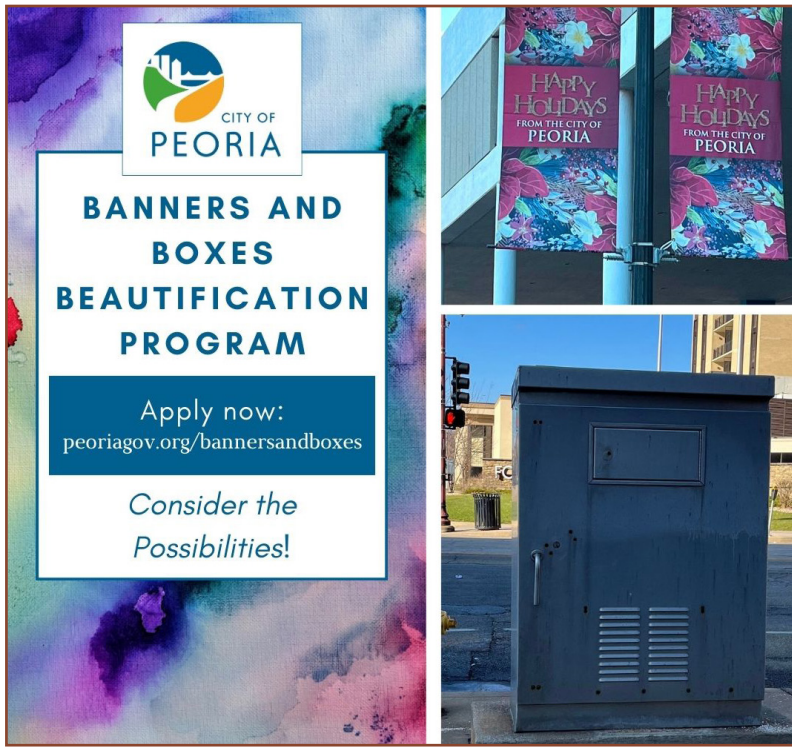
colognes and various sundry items to complement your new wardrobe. Whether you are looking to make a fashion statement or shopping for comfort, stop in and redefine your style at The Modern Gentleman. Follow The Modern Gentleman on FaceBook and Instagram to see how you can change your style with each and every season. You deserve to look your best!

## City of Peoria Spotlight

### Banners and Boxes Beautification Program

The city of Peoria is proud to announce the launch of the Banners and Boxes Beautification Program, a new initiative designed to showcase the talents of local artists while enhancing the downtown and warehouse districts. The program will feature vibrant artwork displayed on electrical boxes and banners on light posts, creating an outdoor gallery that celebrates creativity and enriches the community.

A total of 15 electrical boxes and 100 banners will display the art from local artists. Artists who reside in Peoria or who have a studio in Peoria are encouraged to apply. Up to 20 artists will be selected for banners and up to 5 artists will be selected for the electrical boxes. Applications opened on February 1 and will close on March 22, 2025, at midnight. Applications and the policy may be found <https://bit.ly/3Q3WQus>.



“This program reflects Peoria’s dedication to fostering a vibrant and dynamic community,” said Stacy Peterson, Strategic Communications Manager and Staff Liaison to the Public Arts Advisory Commission.

“By celebrating our local artists and incorporating their work into our public spaces, we’re enhancing the cultural fabric of our city and creating inviting spaces for residents and visitors alike.”

## Anniversaries!

### Peoria County



Two hundred years ago, Peoria County was created by an act of the state legislature. On January 13th, local administrators kicked off a year-long celebration at the Peoria Riverfront Museum with birthday cake, a look back at our history, and the announcement of a community art project—huge bison sculptures!

Watch for 20 of these big and beautiful pieces to be displayed throughout Peoria County starting in April. Sponsored by local organizations, each one will be unique and can be “collected”

in a digital passport. The first two, featured at the bicentennial kickoff event, were designed by local artists Megan Couri and Linda Webb.

Follow along at [www.peoriacounty.org/200](http://www.peoriacounty.org/200), [#bisontennial](https://twitter.com/bisontennial).

# Caterpillar Inc.



Caterpillar Inc. celebrates 100 years! Caterpillar kicked off its year-long centennial celebration with an exciting update to the Heritage Gallery at the Caterpillar Visitors Center. Nearly 300 Caterpillar employees and community members attended the event on January 9, which featured remarks from Director of Guest and Community Relations Henry Vicary and Corporate Archivist Lee Fosburgh.

**“This milestone is an opportunity to celebrate the legacy and achievements of our first 100 years while looking toward the future,”** said Vicary. **“Our purpose – to help our customers build a better, more sustainable world – is core to who we are and how we work – yesterday, today, and tomorrow. It’s our DNA and guides everything we do.”**

The refreshed gallery features more than 20 new artifacts and 200 digital images from the corporate archives. Visitors can now explore the evolution of Caterpillar equipment, technology, and people at their own pace through interactive touchscreen displays.

**“With the Centennial celebration, it was a great time to update and refresh the Heritage Gallery to better showcase Caterpillar’s history in a more dynamic and engaging way, as well as expand spaces within the gallery to exhibit additional historical artifacts,”** said Fosburgh. **“The gallery’s message centers around our history telling great stories that inspire the next generation.”**

The display features four new areas, each with a different theme: Company Milestones, Projects Across the World, Innovations Through Time, and From the Vault which includes special collections on a variety of subjects.

Two Caterpillar retirees, Roger Birky and Rosemary McCullough, did the honors of cutting the ribbon.

The Caterpillar Visitors Center is located at 100 SW Washington St. in Peoria and is open Tuesday through Saturday from 10 a.m. until 5 p.m., with the last entry at 3:30pm. Make a visit to check out the big Cats, operate machines through simulators, and take a walk through the history of one of the most successful manufacturing businesses where it all started – right here in downtown Peoria! And don't forget the gift shop! For more information, check out their website at [www.visitcaterpillar.com](http://www.visitcaterpillar.com).

## Downtown Activities

### TempleLive Peoria!



TempleLive Peoria has reopened the historic, live entertainment venue, the Peoria Scottish Rite theater at 400 NE Perry Avenue. We are happy to see this iconic space revived and hosting concerts, events, and unforgettable experiences.

Check out their Facebook page at [www.facebook.com/TempleLivePeoria](https://www.facebook.com/TempleLivePeoria) to see what shows are playing and come join the fun as the Scotty ramps up for incredible downtown entertainment.

### Visit Downtown Peoria!



Spring is right around the corner. Daylight savings time begins on March 9th, so we will have an extra hour to enjoy all that downtown Peoria has to offer. With our Civic Center, museums, art venues, restaurants, retailers, gyms, and bars that offer live entertainment, you can keep the party going all year round. In collaboration with Peoria Riverfront Association, we keep a pulse on downtown activities, and there are activities galore! If you are looking for fun things to do, visit our web site at [www.downtownpeoria.us/play](http://www.downtownpeoria.us/play) to plan your next outing.



[www.downtownpeoria.us](http://www.downtownpeoria.us)

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