



DOWNTOWN PEORIA NEWSLETTER

OCTOBER 2023

DDC Activities

2024 Downtown Housing Study Commissioned



For the past several years, the DDC has partnered with the City of Peoria to provide rental market housing studies for the downtown every two years. The last study was conducted and posted to our website in 2022. We have commissioned Kretchmer Associates out of Evanston, Illinois, once again to provide an updated study to be posted in early 2024. We have requested a luxury apartment study addendum to gauge the need for the downtown. We look forward to sharing the study results with you in 2024. For past studies, visit our website at www.downtownpeoria.us/studies.

Downtown Peoria News

New, new, new! So much is changing in downtown Peoria! Below are just a few snippets of what has been happening in recent months with more to come later this year!

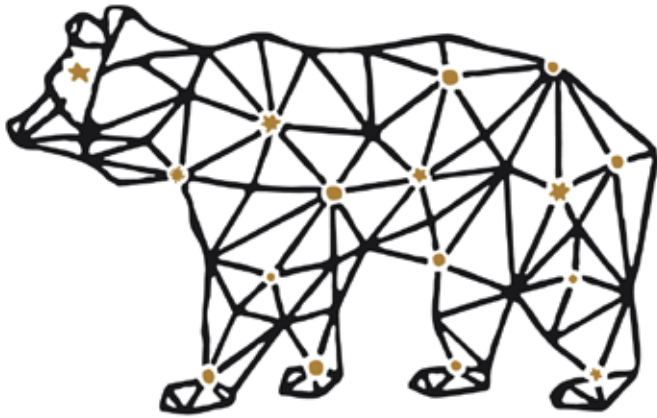
Saffron Social



In our June newsletter, we announced that **Saffron Social**, a new upscale restaurant with an old world vibe, would be opening at 187 SW Washington Street directly behind the new OSF Headquarters building. This exciting new restaurant opened its doors last month, and everyone is raving about it on social media!

Saffron Social is the newest restaurant in the Spice Hospitality Group, owned and operated by Travis Mohlenbrink, a former DDC board member. **Saffron Social** features prime steaks, fresh seafood, and pastas. As the holidays approach, keep them in mind for completely private dining for parties and executive meetings. For a great dining experience or to celebrate a special occasion, book through their website at www.saffronsocialpeoria.com or give them a call at 309-740-0434. We are excited that Spice Hospitality Group continues to grow, serving up the best food in town. Go check out their newest location in historic downtown Peoria!

Intuition Coffee + Juice



INTUITION
COFFEE + JUICE

Ty Paluska announced last month that he and his wife are excited to bring back high quality coffee to the historic Kickapoo Building in downtown Peoria (former 3030 location at 734 Main St.).

This time around, they will have cold-pressed juice, toasts, açai bowls, oatmeal, granola, quinoa bowls and other grab and go snacks. They hope to open by the end of October, complete with the Jumer black bear!

Stay tuned for opening schedule details!

We wish them much success and encourage you to follow their Facebook page for updates here at <https://www.facebook.com/intuitioncoffeeco>.

BLACK BAND Distillery Peoria Bourbon



BLACK BAND Distillery is pleased to announce their first limited release expression, PEORIA BOURBON! This release will be very limited, unfiltered and uncut. We are sure it will pair well with the amazing seasonal food offerings at their restaurant. As told on their website, “The city of Peoria, Illinois, was once hailed as the Whiskey Capital of the World, but Prohibition brought that thriving industry to a crashing halt. One hundred years later, BLACK BAND Distillery is here to reclaim that lost history, rebuild a noble industry, and renew our local heritage. BLACK BAND

is honored to bring distilling back to Peoria’s Warehouse District.” Check out Peoria Bourbon and more at 1000 SW Adams Street, Peoria, IL or visit the website at www.blackband-distillery.com.

Redevelopment

Madison Theatre



Event photos by Jeffrey Noble | Mouve Video



If you were one of the 2,000+ people to attend the Blockbuster Bash on September 30th to help raise funds and awareness for the renovation of The **Madison Theatre** (including the redevelopment of the adjacent half-block retail frontage on Main Street), you were treated to a great day of fun and entertainment for a great cause!

The Madison Preservation Association (a 501c3, not-for-profit) is leading the effort for the project that spans half a city block and will include a 1,500-seat performing arts center, a full-service restaurant and

bar, a cozy pub, a convenient urban bodega, and second-floor event/meeting spaces – breathing new life into Peoria’s downtown.



Their vision is a beautifully restored historic **Madison Theatre** and a bustling Main Street – downtown residents slipping in and out of the neighborhood bodega to grab a coffee and snack, businesspeople meeting over lunch at café tables lining the sidewalk, and concertgoers enjoying a cocktail and a delicious meal before the rush of people queue up for the evening concert at **The Madison**.



View of a bustling Main & Madison with a re-imagined marquee

Restoring **The Madison Theatre Block** is so much more than historic preservation; it is a quality-of-life strategy. Enhancing our Downtown with a vibrant, centrally located entertainment district will help keep our young people here, attract new talent to our businesses, build pride in our residents, and attract visitors—people creating economic activity by staying in hotels,

eating and drinking in restaurants, shopping at stores, and exploring areas in and around Peoria to experience all our region has to offer. To learn more about the project and/or to see how to support the efforts, visit <https://www.facebook.com/The-MadisonPreservationAssociation>, www.themadisonpeoria.org, or email info@themadisonpeoria.org.

Cheers to the Madison!

Obed & Isaac's Microbrewery and Eatery



Peoria tapped the keg on a new beer for the season, **The Madison Marzen.**

Available now in their restaurant, located at 321 NE Madison Avenue, and soon available for purchase in cans, a portion of the proceeds from the sales of this Oktoberfest-style beer will benefit the renovation of our historic theatre block.

Follow them here on facebook at <https://www.facebook.com/ObedIsaacsPeoria> or visit their

website at <https://www.connshg.com/obed-and-isaacs>. Let's drink to The Madison's past, present and future! #4themad

Property for Sale

Commercial Property at 1401-1415 SW Adams St.





LaHood Real Estate is proud to offer for the first time to the market 1401-1415 SW Adams, commonly known as part of the George O. Pasquel Companies properties.

Consisting of the oldest commercial 3-story building in Peoria dating back to 1846, over 48,000 sq. ft. of buildings, and approximately 25,000 sq. ft. of vacant ground available for parking or new development. Redevelopment opportunities abound for this historic and highly visible property.

Located in the burgeoning Warehouse District at the corner of MacArthur Highway and Adams Street, this high-traffic corner is exposed to over 6,000 cars per day. This property is not located in the designated historic district, however given its age, it could be added. This provides great flexibility for its desired reuse.

Contact Cody@LaHoodRealEstate.com for your opportunity to be the next owner of this landmark property. Showings available for qualified buyers.

Mark Twain Hotel & Packard Plaza



Two iconic properties located at 211 and 225 NE Adams Street are slated for auction October 16-18, 2023. The starting bid for the properties is listed at \$1.2M. According to the property website, “The hotel was built in 1967, and the building now known as the Mark Twain Hotel has operated under several names and franchises. In 1990, the building was purchased by the former mayor of Peoria

and has undergone several massive renovations, transforming the once commonplace chain motel into Peoria’s Premier Boutique Hotel.” Located in the Central Business District and a couple of blocks from the Riverfront District, the property is suited for business as well as entertainment. The hotel is a welcoming site as you travel west across the I-74 bridge. For information about these properties and about the auction, visit the website at <https://www.ten-x.com/listing/225-ne-adams-st-peoria-il-61602/29180020/>.

Downtown Activities

Peoria Riverfront Market



“THANK YOU! We just wrapped up our 20th season of Peoria’s RiverFront Market and can’t thank you enough for your support! We saw a record number of vendors along with record-breaking attendance! When you shop the RiverFront Market, you are supporting local businesses and the individuals and families behind them. From local farmers and business owners to local artists and crafters, your money stays right here in our community. Thank you for your continued support of the market . Thank you for staying downtown and supporting the surrounding restaurants and shops. Thank you for choosing local! Watch our Facebook page at <https://www.facebook.com/Visit-DowntownPeoria> for information on our upcoming Thanksgiving Market!”

- Sharon Gramm, Executive Director, Peoria RiverFront Association

Visit Peoria!

In collaboration with Peoria Riverfront Association, we keep a pulse on downtown activities, and there are activities galore! With autumn upon us, check out the many music venues, most notably the Peoria Civic Center and many downtown restaurants, for first-class entertainment. For sports fans, take in a Bradley Basketball or Rivermen Hockey game at the Civic Center. To plan your next outing, make sure to visit our web site at www.downtownpeoria.us/play.



www.downtownpeoria.us

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