



# DOWNTOWN PEORIA

## NEWSLETTER

### SEPTEMBER 2023

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## DDC Activities

### DDC 2023 Fundraising Campaign

Our 2023 fundraising campaign kicked off at the end of July. We would like to thank our founders and those of you who have already sent in contributions for 2023. As a nonprofit organization, we rely on our loyal contributors who help ensure that Downtown Peoria continues to grow and improve. We are seeing wonderful growth and momentum, especially with large mixed-use projects in the Warehouse District. If you are not currently a contributor to the DDC but would like to be an integral part in the revitalization of our downtown, please contact Michael Freilinger, DDC President/CEO, at [michael@downtownpeoria.us](mailto:michael@downtownpeoria.us) or call him at (309) 369-6038. Get in on the action in the city center and help our region grow!

### Development Now and Then

The DDC's mission is to develop the downtown where people are excited to live, work, and play. We have accomplished so much over the past 10 years and have so many new projects coming up. We invite you to study the map below to see what kind of footprint we are leaving on downtown Peoria. Good things are happening! Come downtown to be a part of the action. Take in the sights, engage in the plethora of activities, grab a drink or bite to eat, find a new work spot, or find a new residential unit! Downtown has all of this and more. Come see for yourself and feel the excitement that out-of-towners feel when they visit or move into the area.

## TO BE DEVELOPED

**Bolded = work in progress**

- 1 CAT Image Lab - 1335 SW Washington
- 2 Int'l. Harvester - 1309 SW Washington
- 3 Riverside Apts/city - 1312 SW Adams
- 4 1011 SW Adams (The Block)
- 5 **Chic MFG - 1007 SW Adams**
- 6 Fredman - 908 Washington
- 7 836 SW Washington
- 8 **The Center, 831-809 Adams**
- 9 **Adams and Oak**
- 10 **LaHood - 801 SW Washington**
- 11 **Used But Nice - 800 SW Washington**
- 12 **Lot - 726 SW Oak/Adams**
- 13 **Julian Hotel - 724 Adams**
- 14 **Lot - 225 SW Adams/State**
- 15 512 SW Washington
- 16 Hooters - 418 SW Water
- 17 330 SW Water St
- 18 Larkin - 408 SW Washington
- 19 Cohen Furniture - 332 SW Adams
- 20 123 & 119 SW Adams
- 21 **Madison Theatre**
- 22 Womens Club - 301 NE Madison
- 23 **City of Peoria - parking deck**
- 24 **812 Lofts**

## DEVELOPED

- |                        |                         |
|------------------------|-------------------------|
| Ardor Bakery           | Sealest Bldg.           |
| Black Band Distillery  | Scottish Rite Cathedral |
| Casa De Arte           | Sous Chef               |
| Church 2-14            | Sugar                   |
| Crafted DIY            | The Block               |
| Cooprage 214           | The Distillery          |
| Crossfit               | The Meyer Block Bldg    |
| First Ascent           | Thirty Thirty           |
| Four Points            | Venue Chisca            |
| Marquette Apt          | Waterfront Place        |
| Murray Place           | Winkler Lofts           |
| NWM                    | Winkler Place           |
| Obed & Isaacs          | WTVP                    |
| OSF Call Center        | Zion Coffee Bar         |
| OSF HQ                 | 401 Water               |
| Persimmon Lofts        |                         |
| Pointcore Construction |                         |
| Pop-A-Shot             |                         |
| Rambler                |                         |
| RC Outfitters          |                         |
| River City Crossfit    |                         |
| RMH                    |                         |

## DISTRICTS

- Medical
- Near North Side
- Central Business
- Riverfront
- Warehouse



**DOWNTOWN**  
DEVELOPMENT CORPORATION  
*Peoria*



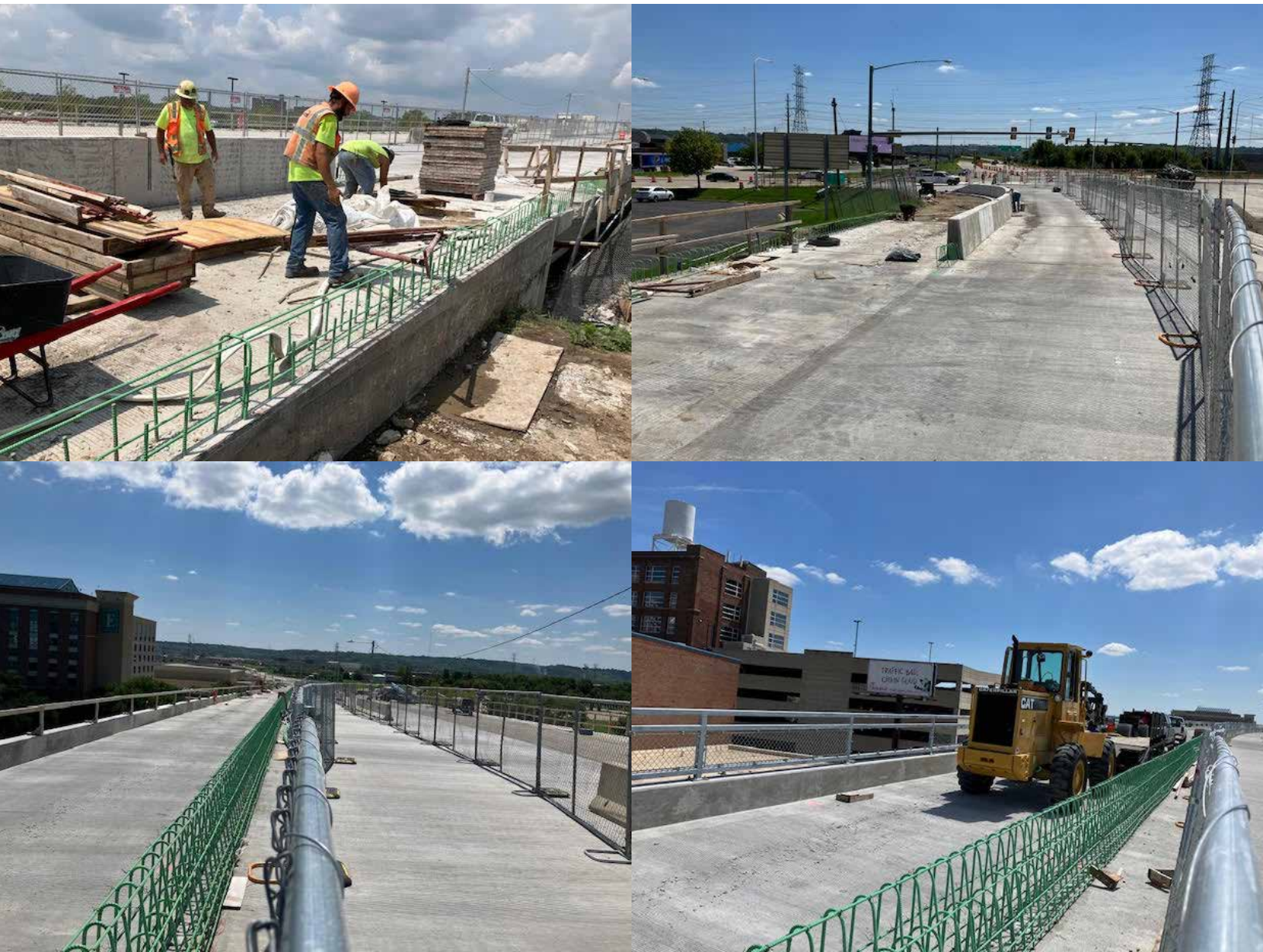
# New Development

## Distillery Labs

DDC Board and staff members were invited to attend a “hammer swinging” ceremony on August 17th for Distillery Labs to celebrate the start of construction on this vital community initiative. The event was held at 201 SW Adams St., formerly ICC’s Thomas Building but soon to be the home of Distillery Labs. New Executive Director, Doug Cruitt, was on hand for the celebration. The mission of Distillery Labs is to connect people, ideas, and resources to launch and grow new businesses in the Greater Peoria area. In other words, Distillery Labs exists to serve and support entrepreneurs. For more information, visit their web site at [www.distillerylabs.org/](http://www.distillerylabs.org/).

## Development Update

### Bob Michel Bridge Improvements



The project to improve the Bob Michel Bridge began in the Fall of 2018, primarily to add a barrier protected bike/pedestrian pathway. A special thank-you goes out to Ray Lees, Planning Program Manager, Tri-County Planning Commission, for his vision and leadership on this project. The latest from Mr. Lees is that IDOT is planning on opening the bridge by Thanksgiving, fingers crossed! Although traffic is halted on the bridge while under construction, pedestrians and bicyclists are able to traverse the bridge between Peoria and East Peoria. The accompanying photos show the progress to date. It is looking good, especially with Cat tractors on the job! We are anxious to announce the reopening of the bridge, hopefully in November. This is an important safety upgrade for pedestrians and bicyclists who cross the bridge. Kudos to all involved!

## **Business Spotlight**

### **Kenny's Westside Pub**





DDC staff recently had the pleasure of dining at Kenny's Westside Pub located at 112 SW Jefferson St. in downtown Peoria. We enjoyed some burgers and Reuben sandwiches for lunch off their extensive menu. Onion rings, anyone? The Black and Tan Onion Rings are beer battered with a stout drizzle and served with a side of their own chipotle sauce. The hand-pounded tenderloin looked delicious as well. Besides the great food selection, Kenny's has a wide variety of nighttime entertainment. And did we mention how close it is to the Civic Center? Before or after a great show, Kenny's is a short block away. With both indoor and outdoor seating, the choice is yours for a relaxing meal. If you prefer the vibe of your own place, delivery and takeout is also available. To view the menu or to schedule a night out with great entertainment, check out their website at [www.kennyswestside.com](http://www.kennyswestside.com) and then come downtown to Kenny's Westside Pub!

## Property for Sale

### Condos at 736 SW Washington Street



Incredible opportunity to design and build out your own condo in the historic Warehouse District! Multiple condo units available. Utilize in-house construction company or choose your own. Rooftop space is ready for deck buildout with incredible views of downtown Peoria and the Illinois River. Rear common area entry provides elevator access to 2nd Floor or front entry to condos.

For more information on how you can become a resident in the historic Warehouse District, contact Zach Oyler, RE/MAX Traders Unlimited, at [zoyler@gmail.com](mailto:zoyler@gmail.com) or 309-472-8037.

## **Commercial Property at 1000 SW Washington Street**



Prime Warehouse District redevelopment opportunity with land behind being redeveloped into parking and a park. Additional 10-15 spots on the property in addition to the new city lot. 14,500 sq. ft. per floor. Concrete floors and ceilings. Potential for rooftop buildout as well. Loading dock. High ceilings. Freight elevator not currently in service. Three buildings on the block currently under residential redevelopment and an event center and retail activity spaces drawing customers across the street.

Get in on this block's redevelopment before these buildings are gone! For more information, contact Zach Oyler, RE/MAX Traders Unlimited, at [zoyler@gmail.com](mailto:zoyler@gmail.com) or 309-472-8037.

# City of Peoria Updates

## 1. Two-way street restoration on Adams and Jefferson

This will be out to bid this fall. Work potentially starting this winter, but more likely in the spring.

## 2. Reversing the reverse parking

Work in progress and will be completed soon.

## 3. Wayfinding signs

The contractor has been on-site and is now manufacturing the signs. We should see sign installation starting this fall.

## 4. Parking study

Ongoing.

## 5. Downtown housing study

The DDC is again partnering with the City of Peoria and will provide an updated housing study in January 2024. The housing study is prepared every two years. For the most current study, visit the DDC web site at [www.downtownpeoria.us/](http://www.downtownpeoria.us/).

# Downtown Activities

## Peoria Riverfront Market

**Every Saturday, 8:00 am–noon, downtown on the riverfront, ending September 30!**

**Hurry!** The annual RiverFront Market will be wrapping up the end of this month. If you have never experienced this market, plan to attend this month and make plans to visit again starting next spring. The market offers so much: fresh meat and produce, arts and crafts, fresh baked goods, flower arrangements, seasonal offerings, love music, and more. You will not be disappointed!

The market sets up in the River Station parking lot at 212 SW Water St. directly across from the Peoria Riverfront Museum. Plenty of free parking is available in surrounding lots and streets. For more information on how you can contribute to and/or enjoy the market, visit the website at [www.visitdowntownpeoria.com/peoria-riverfront-market](http://www.visitdowntownpeoria.com/peoria-riverfront-market), follow their FaceBook page, email [info@peoriariverfront.com](mailto:info@peoriariverfront.com), or call 309-671-5555. Come fresh! Buy fresh! See you there!



# Peoria Art Guild

## 61st anniversary of the Fine Art Fair

**PLATINUM SPONSOR**

**DISCOVER PEORIA**

**SEPT 23-24 Peoria Riverfront**  
SAT 10am to 5pm | SUN 10am to 4pm | [PeoriaArtGuild.org](http://PeoriaArtGuild.org)

On September 23 and 24, come to the Peoria riverfront for the Fine Art Fair.

As one of the oldest art organizations in the country, the Peoria Art Guild Fine Art Fair is nationally recognized.

This is the Peoria Art Guild's major fundraising event of the year. All proceeds benefit the Art Guild's community outreach and programming.

Admission is \$10/person per day. Guild members and children ages 12 and under are free. To get tickets or learn more, visit the web site at [www.peoriaartguild.org/fine-art-fair-event-info](http://www.peoriaartguild.org/fine-art-fair-event-info).

## Visit Peoria!

In collaboration with Peoria Riverfront Association, we keep a pulse on downtown activities, and there are activities galore!

As autumn approaches, 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.downtown-peoria.us/play](http://www.downtown-peoria.us/play).





**THE DOWNTOWN DEVELOPMENT  
CORPORATION OF PEORIA  
Congratulates  
OCULUS DEVELOPMENT, LLC**

Oculus Development, LLC is the new owner of 800 and 801 SW Washington Street, Peoria, IL! We are excited to see what they have in store for these large buildings in the iconic Warehouse District. These mixed-use properties with potential for commercial and residential units will be a great addition to downtown Peoria.

According to their web site, "Oculus Development is a hands-on owner and developer of industrial, commercial and residential properties. The principals of the company have over three decades of combined real estate experience and are committed to the highest standards of quality in construction, innovative design and expertise in management."

Oculus is based in Chicago and has been successful with many redevelopment projects in Chicago, the surrounding area, and across the country. With their mantra "Building with an Eye on the Future," watch what they can do for downtown Peoria! To learn more about Oculus Development, LLC, and to see some of their amazing projects, visit their website at [www.oculus-development.com/index.html](http://www.oculus-development.com/index.html).



A thriving Downtown benefits not only the downtown but also the City of Peoria and the entire region. The DDC facilitates development projects that create a vibrant environment for people to live, work, and play.

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