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# DOWNTOWN PEORIA NEWSLETTER

JUNE 2023

## DDC Activities

### Property Sale



837 SW Washington St.



905-907 SW Washington St.

In May the City Council approved the purchase of property owned by the DDC at 905-907 SW Washington St. Last year, the city purchased 837 SW Washington St. on the same plot of land. These three properties together will allow the City to construct a much-needed parking garage with retail space on the ground floor to accommodate hundreds of new residential units going in on Washington St. as well as at Adams & Oak. These properties were purchased at the end of 2021 by the DDC for this very purpose, and we are happy to see parking being added to aid current residential development projects and to help with additional development in the near future as the Warehouse District continues to grow and welcome new patrons.



## **Play Ball!**

Last month DDC board members and staff had the opportunity to enjoy a couple of Chiefs games at Dozer Stadium. If you have not been to a game at Dozer Stadium, try to fit it in. What a nice way to enjoy the spring/summer weather at this beautiful ball-park right here in our downtown! This stadium is a gem, and we are grateful to have it play in Peoria! Visit <https://www.milb.com/peoria> to view their latest schedules, promotions and keep up with live game scores!



# The Mill



On May 24th, DDC board members and staff were treated to a tour at The Mill by owner Ted Wahlfeld. Located at 1101 SW Washington St., The Mill rents spaces to area artists who enjoy having their art studios in this historic building in the Warehouse District. Units vary in size and price. We were able to meet some of the artists and learn about their art. Many thanks to Ted Wahlfeld and Michael Maloof, Chairman of the DDC Planning Committee, for setting this up. We learned a lot and appreciate our Peoria art community even more after this enlightening visit.

## New Business Spotlight

### Saffron Social



Travis Mohlenbrink, President of Spice Hospitality Group and owner of several Peoria restaurants, including Sugar and Thyme in the downtown Warehouse District, is spicing things up! Saffron Social is set to open this summer in the back of the OSF Headquarters building at 124 SW Washington St. This upscale restaurant with a big city feel of the 1940s and 50s, will serve steak, seafood, and pasta dishes, along with specialty dishes. Lunches will be available, and happy hours will welcome patrons after their workday. To learn more about the concept of the restaurant and for a photo sneak peek of what exciting things are in store, check out the writeup published last month in the Peoria Journal Star: <https://www.pjstar.com/story/lifestyle/food/2023/05/15/downtown-peoria-restaurant-to-serve-steak-and-seafood/70201312007/>.

**Saffron Social - Under Construction**  
<https://www.pjstar.com/story/lifestyle/food/2023/05/15/downtown-peoria-restaurant-to-serve-steak-and-seafood/70201312007/>. Come downtown this summer and get social – Saffron Social!

# New Development

## Peoria approves \$38M development in Downtown Peoria's Warehouse District



It all began in March 2021 when Downtown Development Corporation (DDC) President/CEO, Michael Freiling, convinced Oculus Development out of Chicago to look at property in Peoria. Mr. Freiling ultimately helped facilitate Oculus with their Contract to Purchase 800 and 801 SW Washington Street with the City of Peoria.

The City of Peoria recently purchased property at 905-907 SW Washington Street from the DDC, which is a critical component of this development. That property will be developed to provide parking for the 176 residential units that will be built at 800 and 801 SW Washington Street.

Construction on this property has an estimated completion date of March 2026. Oculus Development will be using historic tax credits and tax increment financing reimbursements to recoup

development costs through 2043. The total TIF reimbursement on property taxes for the project will be \$10.4 million; the developer will recoup \$6.7 million of that money, and the city will get \$3.7 million.



Since its inception in 2013, the DDC has been the catalyst for redevelopment in the Warehouse District. In 2019, the DDC acquired and sold the Federal Building and Mitchel Fabrics Building at 800 SW Adams Street, now being developed by Baldovin Development as Adams & Oak, a mixed-use property with commercial on the first floor and 100 residential units on the upper floors. The DDC previously secured a contract for the Brinkman site at 812-815 SW Washington Street, acting on behalf of the City, to secure land for parking and future development. Mr. Freilinger's trusted relationship with property owners and his work to revise form codes, preserve air rights, and improve legislation has helped to perpetuate development in the Warehouse District.

We are excited to see these two large buildings sold to a trusted developer who will breathe new life into them to add to the great work being done on Peoria's iconic riverfront. The Warehouse District is quickly becoming the "Where" in downtown Peoria!

## New Development

### OSF Healthcare



Cross on Cancer Institute - 1



Cross on Cancer Institute - 2



With its largest presence in the downtown, OSF Healthcare is branching out to the north of town. The Illinois Health Facilities and Services Review Board has approved a Certificate of Need application by OSF HealthCare and US HealthVest, which will allow for the construction of a new, 64,000 square foot inpatient treatment facility. The planned 100-bed Meadowview Behavioral Hospital will be located on a tract of land that is owned by OSF HealthCare on Illinois Route 91 in north Peoria.

**“We are pleased to move forward with constructing what will be the largest behavioral health hospital south of Chicago and the ninth largest in Illinois,”** said Michael Cruz, M.D., Chief Operating Officer, OSF HealthCare. **“We appreciate the support from the communities we serve and elected officials including state senators Dave Koebler and Jill Tracy, Representative Jehan Gordon-Booth, Peoria mayor Rita Ali and others, for helping make this much-needed facility a reality.”**

Meadowview Behavioral Hospital will expand access to urgently needed mental health care for residents throughout central Illinois. A full continuum of behavioral health services will be offered, regardless of ability to pay, including comprehensive treatment for those who struggle with acute symptoms of mental health. The hospital will be open 24/7 with a crisis center offering free assessments and specialized programs with evidence-based care. In addition, partial hospitalization and intensive outpatient programs will be provided.

**“There remains a tremendous unmet need for behavioral health services close to home,”** said Richard Kresch, MD, CEO and Founder of US HealthVest. **“This new facility will allow us to deliver highly personalized and compassionate care and services within the community.”**

The investment by OSF and US HealthVest is nearly \$35 million. Meadowview Behavioral Hospital is anticipated to open by late 2025.

As for the OSF HealthCare Cancer Institute located in the downtown medical district, construction continues on schedule. Interior finishes are being done along with some external landscaping. The attached parking garage is nearing completion. Construction of the OSF Cancer Institute is on track to be completed by the end of the year with the goal of seeing the first patients in January 2024.



# COMMERCIAL PROPERTY IN THE CBD

## 201 NE ADAMS ST - PEORIA



# FOR SALE:

12,658 SF OFFICE/COMMERCIAL SPACE  
\$799,000

## PROPERTY FEATURES

- 2 Story block/concrete commercial building available for sale in the central business district. On the corner of Adams and Hamilton.
- The building offers a total of 12,658 sf above grade.
- 1st and 2nd floor are each 6,329 sf. Additional 6,329 sf in the basement that is usable space with tall ceilings.
- Heavy concrete construction on steel deck allows for additional stories to be built.
- Freight elevator provides access to all three levels of the building.
- 400 amp 440 volt electrical.
- New Boiler system installed in 2020
- Small warehouse area on the east side of building with an overhead drive in door. Basement and second level can be used as office, retail or warehouse space.
- Prime downtown location adjacent to the Peoria County Courthouse and the Caterpillar Administration building. One block from the new OSF Headquarters.



# Property for Sale

## Commercial Space in the Central Business District

Located at 201 NE Adams Street in downtown Peoria, this is a 2-story block/concrete commercial building on the corner of Adams and Hamilton.

- Total 12,658 sf above grade
- 1st & 2nd floor each 6,329 sf / with an additional 6,329 sf in basement that is usable space with tall ceilings.
- Heavy concrete construction on steel deck allows for additional stories to be built.
- Freight elevator provides access to all three levels of the building.
- Includes 400 amp 440 volt electrical, new boiler system installed in 2020, and a small warehouse area on the east side of the building with overhead drive-in door.
- Basement and 2nd level can be used as office, retail, or warehouse space.
- Prime downtown location adjacent to the Peoria County Courthouse and the Caterpillar Administration building and only one block from the new OSF Headquarters!
- Ample parking is a plus!

**CONTACT Will Hayes of Joseph & Camper at [Willhayes@josephcamper.com](mailto:Willhayes@josephcamper.com) or 309-643-0717.**

## Downtown Activities

### Peoria Riverfront Market

Every Saturday, 8:00 a.m. – noon downtown along the riverfront, May 20 – September 30 - Peoria Riverfront Market is celebrating their 20th season this year! Opening on May 20th, the market experienced a record crowd and is continuing to attract crowds with old and new vendors. Kudos to Sharon Gramm and her crew at Peoria Riverfront Association who work so hard to bring in the vendors each and every week, rain or shine. They work tirelessly to bring you the freshest local produce, meats, cheeses, baked goods, flowers, and the list goes on and on. If you have never experienced this market, put it on your bucket list. 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 <https://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!



## Carle Health Red, White & Boom!



To see the largest fireworks display in Central Illinois, come to the riverfront on July 4th! This spectacular show, set to music, will leave you in awe. You will want to make this an annual event. People line up on both sides of the Illinois river and enjoy the day with live music and just plain fun waiting for the show to begin. This year will be the 35th presentation of this event. Carle Health Red White and Boom brought home by Adam Merrick Real Estate is open to everyone and is free of charge. More details will be available on the website at <https://redwhiteandboom.us/>.

## Visit Downtown Peoria!

If you are looking for fun things to do with friends and family, make sure to visit our web site link to the Peoria Riverfront Association at <https://www.downtownpeoria.us/play> to plan your next outing.

## Announcements

### Peoria Historical Society

Last month, we reported that Peoria native Elizabeth Klise was appointed executive director of Peoria Historical Society. Peoria Historical Society has now elected the following new board members: Kayla Phillips Boerckel, Angela Allen Henry, Beth Johnson, Jim Johnson, Reagan Leslie, Brian Slater, and Greg Wahl. For information about the organization and historical tours, visit its Facebook page or call 309-674-1921.

### A Step Forward!

#### Have you heard the good news?! No more back-in parking in downtown Peoria!

Parking spaces around city hall and adjacent streets in the downtown will soon be relined to provide for “nose first” parking, unanimously approved by City Council last month. We believe there was even a “hallelujah” heard! Initially thought to be a good safety measure to have patrons back in to parking spaces, it has become a source of complaints with most people finding it difficult to judge distance to the curb backing in. We are very pleased with this “reversal” and look “forward” to this positive change in the coming months.



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**Downtown Development Corporation of Peoria (DDC)**

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



@Downtown Development Corporation of Peoria