

DOWNTOWN
DEVELOPMENT CORPORATION
of Peoria

www.downtownpeoria.us

DOWNTOWN PEORIA NEWSLETTER

May 2025

Looking Ahead



With spring in full swing, we invite you to take advantage of the many upcoming activities in downtown Peoria. From markets to music to summer camps, we look forward to warmer weather and outdoor events. Our May newsletter highlights development, infrastructure improvements, new business, restoration, art and entertainment. There will be more to share next month so check back for new spotlights on how to live, work, and play in downtown Peoria.

Commercial Space for Lease



718 SW Adams St.

Commercial space available in the heart of the Warehouse District! The two properties located right across from Dozer Park recently sold, and the new owner is ready to lease this prime space.

Property features: 3,300 SF (\$6.50 PSF – NNN) flex building set up with a small office/retail area up front with the remainder mostly open warehouse space in the rear with a dark room previously used for photography, a storage room, and a small mezzanine above for additional storage - this area can be removed so the warehouse is wide open; one overhead drive-in door in the rear with a few parking spaces available on the ramp; large skylight offers abundant natural light; floor drains available in warehouse area; 13.6 FT ceiling height.



720 SW Adams St.

Right next door to 718 SW Adams St. is 720 SW Adams with 5,500 SF (\$6.50 PSF – NNN) and is set up entirely as open warehouse space; approximately 12-foot ceilings with an overhead drive-in door directly off Adams street; Full 5,500 SF basement available with an additional 16 x 10 overhead door in the rear; poured concrete floors allow for vehicles to pull directly into the building on the main level as well as the lower level; 3-phase electrical power.

720 SW Adams is available for lease individually or as a package along with 718 SW Adams. Total combined available SF is 8,700 SF. Picture this: a fresh façade on both buildings and new storefront windows with an updated open concept interior for street-level retail space right across from the ballpark! Owner is willing to renovate the buildings to suit a tenant's needs.

For information on these two properties, contact Will Hayes, Joseph & Camper Commercial, phone: (309) 643-0717 or willhayes@josephcamper.com. The properties are listed on the website at <http://www.josephcamper.com/>.

City Updates

PNC Building, Creve Coeur Building, and Parking Deck



The City of Peoria has officially invited developers to submit proposals for redevelopment of the historic, 11-story PNC Bank Building, Creve Coeur Building, and adjoining parking deck in downtown Peoria. On April 30th, officials issued a request for qualifications, which begins the process of vetting developers who are interested in undertaking the redevelopment of the three downtown properties.

The City of Peoria bought the three buildings — located at 301 SW Adams St., 304 SW Jefferson St. and 312 SW Jefferson St. — from Cullinan Properties last fall with the intent to sell to a developer interested in breathing new life into the properties that are viewed as vital to downtown development.

When asked for comment, DDC President/CEO Chris Waible said the **“PNC Building is in a good location near the Civic Center and has an attached parking garage, making**

it a nice redevelopment opportunity for a potential investor. I think more than anything the building is underutilized right now, so seeing some more life and activity in this location, this property, is a priority for the DDC,” Waible said. “That could include residential; it could include a mix of uses.”

Developers have until July 24th to submit their proposals through the link provided by the City at <https://www.bidnetdirect.com/illinois/cityofpeoria/solicitations/open-bids?selectedContent=BUYER>.

Green Infrastructure Restoration Begins



Beginning this month, restoration work will start throughout the City’s numerous green infrastructure areas and native prairies. Work will include the removal of soil and plant material, soil amendments, and planting. We are happy to report that work will begin in the Warehouse District, specifically, in the planter boxes along:

- SW Washington Street from Maple Street to Liberty Street.
- SW Adams Street from Maple Street to Walnut Street.
- Oak Street from SW Jefferson Avenue to SW Washington Street.
- State Street from SW Adams Street to SW Water Street.

Follow the link for a complete list of locations where the work will occur.

<https://il-peoria.civicplus.com/CivicAlerts.aspx?AID=1271>

Business Spotlight

Matilda's Cocktail Lounge



Spring into the 70's at Matilda's Cocktail Lounge in the Warehouse District at 100 State Street. This is such a unique little spot with a throwback to Grandma's living room in the 1970's. Pull up a chair, play a board game, read a book, or simply relax with a cocktail or mocktail in hand. Grab a crocheted Afghan if you feel a little chilly. Owner Whitney Calvert opened Matilda's last November and explained, **"The name Matilda's was inspired by the street my grandmother and aunt used to live on when I was growing up. They lived directly across from each other on Matilda Street. It was a home away from home and a place to feel loved no matter what, which is what we hope Matilda's can be for you. I know we are sentimental at Matilda's but feeling at home and comfortable is everything."**

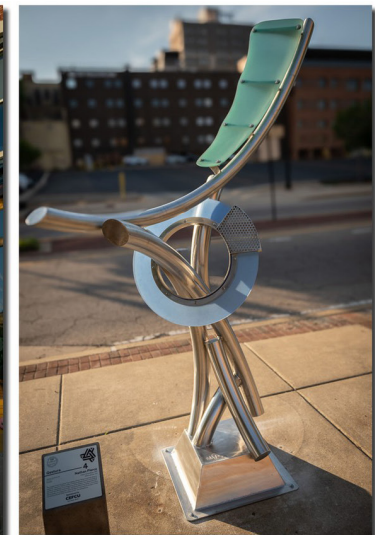
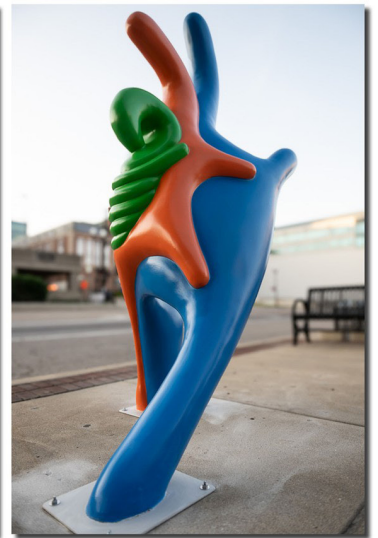
According to their Facebook page, they are introducing a new menu that will be “outside the box,” of crayons maybe?! It sounds colorful and will pair well with those delicious drinks they conjure up. Their signature cocktail is the “Rubber Ducky” made with Gin, lemon, peach and mango V8, but easily as delicious without alcohol or made with a substitute nonalcoholic spirit. Many of the signature drinks were intentionally made to be enjoyed without alcohol or with a substitute. They also have a selection of hot teas, root beer floats, milkshakes, Mexican coke and flavored soda waters.

Come downtown and visit your “home away from home” during these hours:
Wed/Thurs: 4:00-12:00, Fri/Sat: 4:00-1:00, Sun: 12:00-8:00. Follow their Facebook page to plan your next little outing to “Grandma’s house” for a nostalgic blast from the past: <https://www.facebook.com/p/Matildas-Peoria-61557650936497/>.

Art Highlight

Peoria Art Guild

Sculpture Walk 2025



The Guild is thrilled to announce that free docent-led tours of Sculpture Walk Peoria are back for the season! Join longtime guide and art enthusiast John Heintzman every Saturday at 10:00 a.m. from Memorial Day weekend through Labor Day weekend. Tours begin at the Peoria Art Guild, where John will lead participants through a walk highlighting this year's incredible public art installations. Whether you are a first-time visitor or a returning supporter, you will learn something new and leave inspired. No registration required, just show up at Peoria Art Guild, 203 Harrison Street, Peoria, IL ready to walk and enjoy art in the heart of downtown Peoria! For more information about Sculpture Walk 2025 and other offerings, visit their website at <https://www.peoriaartguild.org/>. Photo credit to David Vernon at EscapesPhoto.com.



Wool to Weaving: Fiber Art Camp for Kids

July 21–25, 2025 | 9:00 AM–3:00 PM | Peoria Art Guild

This summer, young creatives (ages 10–14) can dive into the world of fiber arts with Wool to Weaving, a week-long camp that takes students on a hands-on journey from farm to loom. Campers will visit a sheep and alpaca farm, spin and dye their own yarn, and weave personal projects—all while learning traditional techniques in a fun, supportive environment. The week wraps up with a family open house showcasing camper creations and live demonstrations of spinning, felting, and weaving. Cost is \$300; students should bring a sack lunch and drink each day. Sponsored by Hopewell Weaving. Register now at www.peoriaartguild.org.

Wheel Art Pottery



Wheel Art Pottery Studio is a ceramic art/pottery school located in downtown Peoria at 1101 SW Washington Street. It is owned by Master Potter Jacob Grant, who has 25+ years' experience working in the clay/ceramic medium. According to Jacob, **“When you come to Wheel Art Pottery Studio, not only do you learn how to make pottery from a true master, but you also get to learn about the interesting science behind clay and how it becomes a finished ceramic product that is truly functional.”**

Wheel Art Pottery Studio makes all of its own clay and glazes in house, from recipes created by Jacob Grant. All Pottery created at Wheel Art Pottery Studio is food safe, dishwasher safe, and microwave safe.

This will be the 13th year for the summer clay and art class, led by instructors Jacob Grant and Kyla Cadwell. In a fun and entertaining way, campers will learn some science about what clay is, where it comes from, how it becomes a finished ceramic object, and what it means for a pot to be truly “functional.” Campers will also take hikes through the Peoria Warehouse District where they will learn about the relevance of these buildings to Peoria’s rich history and the significance of Peoria itself. For more information on the art and the artist, classes, and summer camp, visit their Facebook page at <https://www.facebook.com/profile.php?id=61566885992176> or website at <https://www.wheelartpottery.studio/home/>.

Downtown Activities

Peoria RiverFront Market



Opening day is May 24th for the RiverFront Market. Come join us at the riverfront between 8:00 a.m. – noon for a variety of spring produce, meats and cheeses, arts and crafts, food trucks, honey and fresh-cut flowers, and more! All products are grown and made by over 100 local vendors. The market runs every Saturday morning through September 27th. Each week offers fresh, seasonal produce, wares, and sundry items. Live music provides the ambience for a stress-free shopping experience. We thank the Peoria RiverFront Association for their hard work to make the market happen every weekend come rain or shine. Come on down to the river and support local!

Play Ball! Peoria Chiefs



Dozer Park, originally O'Brien Field and formerly Chiefs Stadium, is a baseball field located in downtown Peoria in the Warehouse District. It is the home of the Peoria Chiefs, the Midwest League affiliate of the St. Louis Cardinals. The Peoria Chiefs have completed a major renovation of Dozer Park, including extending the safety netting to protect fans from foul balls. New batting cages have been added, and updates were made to the club houses and video rooms. After the 2025 season, the entire field will be replaced as part of the multi-million dollar renovation.

The 2025 season is in full swing, and we have included the schedule below. With over 40 home games through August 31st, there is ample opportunity to come out to the ballpark. Check out the highest-level minor league team in Illinois, promotions, giveaways, and future Cardinals spreading their wings. For more information, visit the website at <https://www.milb.com/peoria>.



PEORIA CHIEFS 2025 SCHEDULE

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	QC 4 7:05PM	QC 5 7:05PM
QC 6 2:05PM	7	SB 8	SB 9	SB 10	SB 11	SB 12
SB 13	14	CR 15 6:35PM	CR 16 6:35PM	CR 17 6:35PM	CR 18 7:05PM	CR 19 7:05PM
CR 20 2:05PM	21	QC 22	QC 23	QC 24	QC 25	QC 26
QC 27	28	BEL 29 11:05AM	BEL 30 6:35PM			

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
		SB 1 6:35PM	SB 2 6:35PM	SB 3 5:45PM	SB 4	SB 5
SB 6	7	CR 8 6:35PM	CR 9 12:05PM	CR 10 6:35PM	CR 11 7:05PM	CR 12 7:05PM
CR 13 2:05PM	14	15	16	17	QC 18	QC 19
QC 20	21	WM 22 6:35PM	WM 23 6:35PM	WM 24 6:35PM	WM 25 7:05PM	WM 26 7:05PM
WM 27 2:05PM	28	BEL 29	BEL 30	BEL 31		

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
				BEL 1 6:35PM	BEL 2 7:05PM	BEL 3 7:05PM
BEL 4 2:05PM	5	WIS 6 6:05PM	WIS 7 11:05AM	WIS 8 6:35PM	WIS 9 7:05PM	WIS 10 7:05PM
WIS 11 2:05PM	12	CR 13	CR 14	CR 15	CR 16	CR 17
CR 18	19	DAY 20 11:05AM	DAY 21 6:35PM	DAY 22 6:35PM	DAY 23 7:05PM	DAY 24 7:05PM
DAY 25 6:35PM	26	WIS 27	WIS 28	WIS 29	WIS 30	WIS 31

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
					BEL 1	BEL 2
BEL 3	4	WIS 5 6:35PM	WIS 6 6:35PM	WIS 7 6:35PM	WIS 8 7:05PM	WIS 9 7:05PM
WIS 10 2:05PM	11	LC 12	LC 13	LC 14	LC 15	LC 16
LC 17	18	DAY 19	DAY 20	DAY 21	DAY 22	DAY 23
DAY 24	25	SB 26 6:35PM	SB 27 6:35PM	SB 28 6:35PM	SB 29 7:05PM	SB 30 7:05PM
SB 31 6:35PM						

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
WIS 1	2	QC 3 6:35PM	QC 4 6:35PM	QC 5 6:35PM	QC 6 7:05PM	QC 7 7:05PM
QC 8 2:05PM	9	CR 10	CR 11	CR 12	CR 13	CR 14
CR 15	16	GL 17	GL 18	GL 19	GL 20	GL 21
GL 22	23	BEL 24 6:35PM	BEL 25 12:05PM	BEL 26 6:35PM	BEL 27 7:05PM	BEL 28 7:05PM
BEL 29 2:05PM	30					

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
	1	BEL 2	BEL 3	BEL 4	BEL 5	BEL 6
BEL 7						
		POSTGAME FIREWORKS		HOME		AWAY

WIS WISCONSIN TIMBER RATTlers
BEL BELOIT SKY CARP
QC QUAD CITIES RIVER BANDITS

CR CEDAR RAPIDS KERNELS
WM WEST MICHIGAN WHITECAPS
GL GREAT LAKES LOONS

DAY DAYTON DRAGONS
SB SOUTH BEND CUBS
LC LAKE COUNTY CAPTAINS

Visit Downtown Peoria!

In collaboration with Peoria RiverFront Association, we keep a pulse on downtown activities. If you are looking for fun things to do with friends and family, make sure to visit our web site at <https://www.downtownpeoria.us/play> to plan your next outing. And follow our Facebook page, DDC – Downtown Development Corporation of Peoria where we share downtown updates and good news.



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