



DOWNTOWN PEORIA NEWSLETTER

JUNE 2022

DDC Activities

Welcome new DDC Board Member, David Nicoll!

At the board meeting held on June 2nd, the DDC Board of Directors approved the appointment of David Nicoll to fill the Downtown Resident seat that was vacated by Roberta Parks who elected to retire from the board at the end of April 2022. Mr. Nicoll currently works for Caterpillar Inc. and lives in downtown Peoria. We welcome him to the DDC board of directors and look forward to the insights he will bring as a downtown resident.

Riverfront Master Plan

DDC staff members recently attended a Downtown Advisory Commission (DAC) meeting to learn about the plans for downtown Peoria's riverfront. Terra Engineering presented a rendering of a plan that would include a park-like setting with green space while incorporating art and sculptures, a dog park, market and performance venues, playground, a boat dock, and many other amenities to draw people to our iconic riverfront.

The general purpose of the Downtown Advisory Commission is to advise the Mayor and Council concerning policies, development and operations within the Downtown, Riverfront and Warehouse Districts. We look forward to working with the DAC and the City of Peoria as the plans progress and come to fruition.

DDC Director Spotlight

Paul Kouri



New to the DDC board as of May 2022 is Paul Kouri, replacing outgoing board member Karen Jensen in the Architecture, Construction & Engineering seat.

Paul is currently employed by Farnsworth Group as an Architectural Manager. In addition to serving on the DDC board, Paul also serves the community as a board member of the Illinois Central College Education Foundation, an Education Commission member of St. Mary Grade School in Metamora and is a member of the DDC Planning Committee.

Prior to becoming a DDC Board member, Paul had the opportunity to consult for the DDC on the following projects:

Building Code Comparison - When the City of Peoria Construction Commission was developing their recommendation to the City Council for adopting the 2018 Building Code, Paul and his team identified changes from the current code having cost implications for commercial buildings.

Warehouse District Parking Study - Paul and his team inventoried existing available public and private parking; analyzed current, 5-year, and full-buildout demands for parking; and identified locations for surface parking and structured parking to meet those demands.

Riverfront Development Exhibit - Paul and his team created a large-format graphic illustrating potential uses for a revamped riverfront used as a backdrop for the press conference announcing the demolition of the former Joe's Crab Shack structure.

Air Rights Code Language - Paul and his team drafted language that the City of Peoria used to amend the Building Code that provides a safe means for certain buildings to have windows, required for residential development, in walls located on property lines. Without this amendment, many buildings in the Warehouse District were not


able to be developed for residential uses. Paul says, “I am proud to have done my small part in helping the DDC move our city forward in big ways.”

When asked what his vision is for downtown Peoria, Paul states, “I would like the city to be as vibrant as it was in its heyday, a century ago, with a variety of uses, destinations, and entertainment, where the wares from retail stores were displayed on sidewalks, sharing space with an abundance of people.”

We welcome Paul Kouri to the DDC board and anticipate many good works with the expertise and past experience he brings to the board and to downtown Peoria.

Property for Lease

300 NE Perry Ave., Peoria, IL



300 NE PERRY AVE., PEORIA

5,752 SF
(Up to 8,628 SF with lower level)
FOR LEASE

COMMERCIAL PROPERTY FOR LEASE (5,752 SF Unique Downtown Location)

\$10 PSF, NNN: Unique architectural commercial building for lease in downtown Peoria. Built in 1885 as a residence commonly known as the Andrew J. Hodges house and was later converted into a mortuary in 1926. Property was fully renovated in 1993 to maintain the original design of Second Empire architecture.

Property features: Decorative marble fireplaces, functional pocket doors, elaborate cornice chimney tops, mansard roof, detailed original woodwork, plaster crown molding with decorative castings throughout, updated plumbing, electrical and HVAC.

Building includes two finished levels above grade, a partially finished basement with direct access to the street, and a large unfinished attic. Currently occupied by a law firm set up with multiple private executive offices, waiting room/conference room, kitchen and plenty of storage.

Existing law firm relocating and space (with furnishings if needed) can be available with 45 days' notice. Property is adjacent to two large hospital complexes, highly visible from I-74 and located near the Scottish Rite theater and its recent \$5M renovation. To learn more, visit www.josephcamper.com/properties?propertyId=380870-lease or contact Will Hayes at Joseph & Camper, E-MAIL: Willhayes@josephcamper.com or CELL: 309-643-0717.

Property for Sale or Lease

Maxam Building, 1st Floor: 316 SW Washington St., Peoria, IL



FOR SALE:

**8,285 SF 1ST FLOOR RESTAURANT
\$649,000 (WITH OFFICE & STORAGE)**

Property features:

- Fully equipped restaurant condo **for sale** in the Maxam building in downtown Peoria.
- Sale includes 8,285 SF on the first floor (4,868 SF in the basement along with all existing restaurant fixtures and equipment).
- Current business on floors 1-4 include the MAXAM Event Center, CSE Software Inc, Architectural Research & Design, Law Office of Jeff Green, and Hall & Rustom, LLC.
- The MAXAM Quarters residential condos are located on the 5th and 6th floors
- Located in the heart of the Warehouse District and adjacent to the Peoria Riverfront Museum and the Caterpillar Visitor Center.

Maxam Building, 2nd Floor

316 SW Washington St., Peoria, IL



**FOR SALE
or LEASE:**

2,735 - 19,600 SF LOFT OFFICE SPACE
\$999,000 or \$14.00 PSF - NNN

Property features:

- Creative loft-style commercial space **for sale or lease** in downtown Peoria's Warehouse District.
- The MAXAM Building is a six-story commercial and residential condo building.
- The entire 2nd floor is 19,600 SF and is available for sale or for lease as the individual spaces shown on the floor plan or as a full floor for single tenant use.
- The floor is set up with three distinct areas with a spacious common hallway with passenger elevator and common men's and women's ADA accessible restrooms.
- The three areas are known as the Washington Room (2,635 SF), Distillery Room (4,465 SF) and the Ballroom (7,581SF).

- Floors 1-4: the MAXAM Event Center, CSE Software Inc, Architectural Research & Design, Broadway Deli & Lounge, Law Office of Jeff Green, and Hall & Rustom, LLC.
- Floors 5-6: The MAXAM Quarters residential condos
- Located on the edge of the Warehouse District and adjacent to the Peoria Riverfront Museum and the Caterpillar Visitor Center.
- Two passenger elevators and a freight elevator available.

To find out more about these opportunities, visit the website at www.josephcamper.com/properties?propertyId=374368-sale or contact Will Hayes at Joseph & Camper, E-MAIL: Willhayes@josephcamper.com or CELL: 309-643-0717.

New Business Spotlight

Jack's on Adams



According to their Facebook page, Jack's on Adams, 107 SW Adams St., Peoria, IL is one man's vision where friends, family and the common stranger can gather for great tavern-style pizza, classic cocktails, and live music. Everything made at Jack's is home cooked, fresh never frozen. The style of pizza they're serving is called Peoria Tavern Style. If you've ever had Chicago Tavern Style, it's similar. The crust (made locally at Trefzger's Bakery) is thin and crunchy, the sauce is tasty, zippy, tangy with an underlying sweet flavor. Jack's is open 11am-1am for lunch and dinner, Mon-Sat, with live music on the weekends! Come on

down to Jack's on Adams for great food and entertainment. Jack's is jumpin' on Adams!

Downtown Activities

Peoria Riverfront Market

Downtown Peoria's RiverFront Market opened for the season on May 21st, in the 200 block of SW Water Street. The market is the place to be every Saturday morning from 8:00 a.m. – 12:00 noon for fresh produce, meats and treats, custom hand-made art and jewelry, and so much more! Come to the riverfront and support local!

Sculpture Walk 2022



Opening day for Sculpture Walk 2022 was held on May 21st. The outdoor public art exhibit features 8 new sculptures installed along both sides of Washington Street from the Peoria Riverfront Museum to the Bob Michel Bridge. A jury of local community leaders and arts professionals selected the sculptures for this year's exhibit from entries submitted by artists from across the country. The 2022 Sculpture Walk Peoria exhibit will remain in place until late spring of 2024. Sculpture Walk Peoria is an initiative of The Peoria Art Guild. It is coordinated with the support of the City of Peoria and funded through the generous financial support of corporate and individual sponsors. Tax-deductible donations to support the future of this program can be made at www.peoriaartguild.org/swpsponsorship. To learn about the sculptures,

docent-led tours are available on Saturday mornings, or you can schedule a private tour for your group. For more information or to schedule a tour, contact the Peoria Art Guild.

Peoria Riverfront Museum

CREATURES OF LIGHT
NATURE'S BIOLUMINESCENCE
MAY 28 - SEPTEMBER 5, 2022

Sponsored by: PNC, UnityPoint Health, OSF HEALTHCARE, Corporate Visionary Society Council

Organized by the American Museum of Natural History, New York (amnh.org), in collaboration with the Canadian Museum of Nature, Ottawa, Canada; and The Field Museum, Chicago.

PEORIA RIVERFRONT MUSEUM

Creatures of Light

Luminous crystal jellies, anglerfish dangling flashing lures, a cave ceiling draped with glittering glowworms, giant fireflies, radiant fungus and marine plankton emitting “sea sparkle” so bright it can be tracked by satellite, they’re all featured in “Creatures of Light: Nature’s Bioluminescence,” opening May 28 through Sept. 5, 2022, at Peoria Riverfront Museum.

“Creatures of Light,” created by the American Museum of Natural History, New York, illuminates the worlds of the extraordinary organisms that flash, sparkle and glimmer by generating light, called bioluminescence, exploring how and why they glow, from the deep sea to Midwest backyards.

The immersive, family friendly exhibition takes visitors of all ages through a series of recreated, interactive environments where the light makers live, including a woodland floor scattered with glowing mushrooms, a meadow filled with fireflies flashing species-specific patterns, a New Zealand cave where glowworms drop sticky threads from their bioluminescent tails to trap prey, Puerto Rico’s Mosquito Bay famous for dinoflagellates that create sparkling halos around anything that moves and the Cayman Island’s Bloody Bay Wall fantastically lit with fluorescent coral and fish.

Admission to “Creatures of Light” is free for members and costs \$19 for adults, \$17 for seniors (60+) and students (with ID) and \$15 for youth 3-17. The admission price covers all exhibitions and daytime planetarium shows. Giant Screen Theater tickets are extra. The museum welcomes Blue Star Museum families, Museums for All and public library pass holders. For more information about the exhibition, upcoming programs or membership, or to purchase movie tickets, call 309.686.7000 or visit www.RiverfrontMuseum.org.

UnityPoint Health Red White & Boom!



It’s back! UnityPoint Health Red White and Boom will return on the Fourth of July for the first time since 2019! Red White & BOOM! is the Peoria area’s largest event, attracting an estimated 200,000 people on the Peoria and East Peoria riverfronts. This massive fireworks display ranks among the top 2% in the nation. It is free to everyone. To view the event schedule, visit the web site at www.redwhiteandboom.us.

Visit Peoria!

The DDC web site is a wonderful resource for development resource information and also things to do in downtown Peoria. With spring now upon us, downtown Peoria is coming alive with markets, fine arts, great food and entertainment. In collaboration with Peoria Riverfront Association, we keep an updated pulse on downtown activities. If you are looking for fun, visit our web site at www.downtownpeoria.us/play.

Extra!

Go big or go home!



We are often asked, “What is the difference between the Downtown Development Corporation of Peoria (DDC) and the Greater Peoria Economic Development Council (GPEDC).” In a recent article by Chris Setti, President/CEO of the GPEDC, titled “Extra Regional,” he lays out the scope of the GPEDC very nicely. According to Chris, **“The entire work of Greater Peoria EDC is based on our region working together toward a common goal. While each county, city or village offers unique assets, we are all interconnected such that a success in one corner of the region is good for the rest of it. We structure our efforts to capitalize on and harness these individual assets so that we can move forward together. For clarity, we do focus our work to five counties: Peoria, Tazewell, Woodford, Mason and Logan counties. But in reality “Greater Peoria” is actually quite a bit larger and areas outside these boundaries play an important role in the success of the region.”**

While the GPEDC has a regional focus, the DDC, on the other hand, has a much smaller downtown focus. The Peoria downtown includes five districts: Warehouse, Riverfront, Central Business, Medical, and Near North Side. The DDC was formed in 2013 by the CEO Council to specifically concentrate on development and redevelopment of the downtown, promoting growth and new businesses. We have accomplished much in the past nine years, especially in the Warehouse District. According to Michael Freiling, President/CEO of the DDC, **“Our name says it all. The Downtown Development Corporation exists to encourage and support development in Downtown Peoria.”**

So, go big or go home? The GPEDC goes big and works throughout the Peoria region while the DDC goes home to concentrate on Downtown Peoria. A vital downtown is essential to a region to promote the greater good.

Information on the DDC can be found at www.downtownpeoria.us. Chris Setti's "Extra Regional" article can be read in its entirety at www.greaterpeoriaedc.org/.



Photo credit: www.chriskyhourproductions.com

www.downtownpeoria.us

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