

## DDC ACTIVITIES

### Board Member Spotlight

#### Sid Ruckriegel



**Sid Ruckriegel** is a Peoria city councilmember (at-large) and serves on the DDC board as a founding member, representing the City of Peoria. He is the owner of SERVUS, Inc., a hospitality & real estate company operating in Indiana, Kentucky, Illinois, and Michigan; owner of Colburn-Hull, DUROC, Commodore Properties, LV Associates, developers & managers of commercial/residential projects in Indiana and Illinois. Sid doesn't let any grass grow underfoot. Along with serving on the Downtown Development Corporation, he also takes an active role in the Peoria Civic Center Authority, Peoria Public

Library Board Liaison, OSF Advisory Board, Heart of Illinois United Way Board, WTVP, ALIGN Peoria, and Long John Silver's Partners Board of Directors.

When asked why he agreed to serve on the DDC board, Ruckriegel says, **"Experience shows that the best, long-term solutions result from the combined synergy of multiple entities converging. There is no better local example of this than the combined efforts of local business, government, and not-for-profit organizations coming together through their continued work on the DDC for the future of Peoria. The results that are being realized in the Warehouse District through proper planning and an organized strategy are drawing entrepreneurial and business opportunities back to the downtown area and are attracting a multi-generational residential population. Such efforts can only be done when self-interests are set aside so the symbiosis of efforts can be fostered. It is this example for the rest of our community as we choose how to face other challenges for which I am most proud."**

As far as his vision for downtown Peoria, Ruckriegel had this to say, **"When I look at downtown Peoria, I see the future of our region as a 'destination of choice.' It is here, through continued investment and focus that a centrifugal force generates the sustained vitality that drives our region economically. Through the emergence of a new approach to innovation and business, while building on our communal legacy, with the structure to support the team members that make those efforts possible, the full potential of the region will become a reality."**

We value Sid's leadership on the DDC board as well as his representation on the city council. For more information about the DDC and its Board of Directors, visit our web site at <https://www.downtownpeoria.us/>

## Air Rights

The DDC thanks the **Downtown Advisory Commission** and the **Construction Commission** for their support of the DDC's proposed amendment to the City of Peoria's Building Code to recognize air-rights. We encourage the Peoria City Council to adopt the proposed amendment. Air-rights are a well-established property right that allows development in areas with minimum or zero setbacks. The building code does not currently recognize these rights. Development in downtown Peoria will be aided by the adoption of this amendment. This change will enable developers of multi-story buildings with zero setbacks to acquire air-rights and have those property rights recognized in the building code so that windows may be installed on side lot walls, enabling these building to be converted into mixed-use developments with residential units on the upper floors.

## Downtown Development Property Spotlight

### For Sale



**Industrial Property, 1100 SW Monarch St., Peoria, IL 61602**  
This facility offers several buildings and an adjacent vacant lot. It is located near the Illinois River in downtown Peoria close to the Warehouse and Central Business Districts. A largely industrial area with minimal traffic. Note: This property resides in a flood plain and Ameren will retain utility easements on the

site when a sale occurs. 2-Story Office Building & Warehouse/Shop. The office building is of conventional construction with 16,200± sq. ft.

The second floor is mainly open office area with partition walls. It has an HD Power System, stand-by generator, chiller, new boiler for hot water heat, & 2,000 lb. passenger elevator. The attached heated warehouse/shop is approximately 23,852± sq. ft. and has 14' - 20' ceiling heights, covered docks with levelers, 4 drive-in doors, and exhaust fans. There is an asphalt surface parking lot, sea wall, and the parcel is zoned WH [Warehouse Form District].



#### **Fleet Garage Building:**

Approximately 14,784 sq. ft. truck repair facility with in-ground lifts, compressors, and a certified 10,000 gallon below ground diesel tank. The building has 12' - 16' ceiling heights, several lifts, 11

drive-in doors, exhaust system, LED lighting, oil distribution system, and floor drains with separators. Water & sewer available to the building. A portion of the building is uninsulated, unheated and only used for storage.



#### **Training Facility:**

1,600 sq. ft. building with audio/visual system & air conditioning. No sewer/water.



#### **Pipe Storage Building:**

7,200 sq. ft. metal building with small office (150+ sf), 16' ceiling height, 4 drive-in doors, asphalt drive and is fenced. Partially heated (1,900 sf). Vacant Lot - 2.097 Acres. There are various city,

state, & federal financial incentives available to assist in the redevelopment of these buildings within this district.

**Offering summary:** Sale Price: \$1,530,000, Lot size: 15.37 acres, Building size: 63,636 sf. For more details, contact Dan Maloof at 309.693.3000 or maloofcommercial.com.

## Property Spotlight

### For Rent



#### Emmanuel Medical Residences

Emmanuel Medical Residences, 1501 N. Peoria Ave., Peoria, IL, is a 101 unit building with 100 1-bedrooms & one 2-bedroom apartments. At Emmanuel Medical Residences Apartments, you'll experience upscale living with all the best in location and comfort. The unique apartments offer all the amenities you need to feel right at home. They are situated near several medical employers and schools, including OSF Saint Francis Medical Center, UnityPoint Health, Children's Hospital of Illinois, and University of Illinois College of Medicine at Peoria. Just minutes from Emmanuel Medical Residences Apartments you will also find great dining, shopping, and entertainment options, and quick access to I-74 and N. Knoxville Avenue. The building has been newly renovated from top to bottom. For more information, visit their website at <https://www.medres-peoria.com/> or call (309) 273-1867.

## New Business

### 411 Hamilton

**Wow!** If you missed this in the *Peoria Journal Star*, you can say you read it here first: In a new vision for Downtown development, Holly and Charlie Greer offer a unique spin. Literally. Weeks ago, the couple bought 411 Hamilton Blvd., the 20-story commercial structure formerly known as the Associated Bank Building and sometimes now known as the Chase Bank Building. Officially, it's now Riverview Plaza, into which the Greers plan to inject retail life, perhaps a hair salon, boutique, convenience store and coffee shop. Their loftiest goal: up top, put a restaurant with a rotating dining room to allow all patrons a breathtaking, 360-degree view of the city. **"I could see that being a regional draw,"** says Charlie Greer, 49.

Whereas Downtown often seems moribund in terms of fresh ventures, the Greers are brimming with enthusiasm and ideas. Further, they view Riverview Plaza — their first development effort — not solely in terms of the bottom line. Rather, they say, they also hope to spark Downtown anew. **"This is our town,"** says Holly Greer, 45. **"... There has been a lot of stuff said negative about Peoria. But I can't think of a better town to live."**

A Pekin native and Eureka College grad, Charlie Greer headed to Detroit two decades ago to manage parking garages. There, he met his future wife, a Detroit native. The couple soon found themselves in Peoria, where Charlie Greer worked for a company managing local parking garages. In 2005, the Greers sunk everything they had into buying that company, which they redubbed Heartland Parking. They now manage 32 parking operations in central Illinois, including 24 in Peoria.

Last year, they learned that Gemini Investments, the Hong Kong-based company that owned 411 Hamilton Blvd., might be putting the building up for sale in order to focus on bigger properties. **"They're a large corporation,"** Charlie Greer says. **"This is a small market to them."** The couple researched the property and considered its potential. They made an offer, and the sale closed in mid-August. The price for the property — which includes 224,000 square feet of rentable space, plus its parking garage and an adjacent three-story building with a current tenant — was \$3 million.



The Greers — who live in Brimfield and have five children — plan upgrades for the building. Though tenants are varied, the site is greatly known by those connected to the legal, banking and finance fields. But the couple believes the site can host a successful stretch of retail slots. Right now, they say, Downtown carries enough workday foot traffic to support their proposed retail, an environment that will only flourish further as OSF HealthCare soon brings 1,200 employees Downtown. **"There have got to be things to keep Downtown,"** Charlie Greer says. **"I think here's where you start: first an hour, then three hours, then they stick around to go to a Bradley game."**

To that extent, the Greers eye the following businesses: A hair and nail salon. Women working Downtown could take care of those needs while on lunch and free up post-work free time. A small boutique geared toward upscale women's clothing and accessories — **"a little more eclectic than what you have in a mall,"** Holly Greer says. A convenience store. The Becker Building had one, but no more. The Greers see a smaller version of, say, a CVS. A coffee shop. This would take the spot once home to a cafe, next to the current Subway. But the crowning newcomer would be a restaurant on the 20th floor. That was the case when the building opened in 1967, a swank spot where Caterpillar Inc. wined and dined business customers. The Greers aren't sure if a full-service restaurant would make it: instead, they suggest perhaps a jazz club with a light menu — a place to go for after-hours drinks or to take business guests.

For a touch of pizzazz, they foresee a rotating dining room, like that at the Spindletop restaurant at the 34th floor at the Hyatt Regency Houston, which spins around once every 45 minutes. Such a set-up would allow patrons to take in a remarkable vantage of Peoria. **"You'd get to see the whole view,"** Charlie Greer says.

The Greers are open to other retail ideas. Granted, retail opportunities have gone ignored for years just a few blocks away at the street level of Courtyard by Marriott. However, that space remains undeveloped — just windows, concrete walls and gravel floors — and as such apparently not yet enticing to would-be tenants. At 411 Hamilton Blvd., the steel-frame structure is more readily reshapable, Charlie Greer says. Plus, the Greers say that they're willing to work with rent with newcomers, to help get them on their feet. Though development is important to the couple, quick profit isn't a make-or-break need: the Greers, who have no investors to please, say they're invested for the long term, for themselves as well as Peoria. **"We don't need to get extremely rich on this,"** Charlie Greer says.

Peoria City Manager Patrick Ulrich says he likes what he has heard from the Greers, who have shared ideas with him. **"From the city's perspective, we're very excited to have the Greers step up and purchase the building,"** Ulrich says. **"I think they have great vision as to what they'd like the building to become."**

In the near future, signage announcing "Riverview Plaza" is to adorn the building. Meantime, the Greers say they plan to be active Downtown and elsewhere in Peoria, talking up their development and drumming up interest and tenants. **"We can't just sit here and wait for people to come. That won't happen,"** Charlie Greer said. **"... I see only great things coming."**

*PHIL LUCIANO is a Journal Star columnist. He can be reached at [pluciano@pjstar.com](mailto:pluciano@pjstar.com), [facebook.com/philluciano](https://www.facebook.com/philluciano) and (309) 686-3155. Follow him on [Twitter.com/LucianoPhil](https://twitter.com/LucianoPhil).*

## Business Spotlight

### Rambler



**Rambler**, located at 805 SW Adams Street, is a moto-outdoors inspired men's specialty shop with a focus on quality, hand-made, American goods. Rambler's mission is to inspire others to get out and explore the world around them — to wander — and they take great pride in helping you find the perfect "wares to wander." The product mix includes clothing, boots, motorcycle helmets and gear, camping gear, artwork, home goods, grooming, grills, and more. Many of their products are curated from iconic American heritage brands, along with a variety of small batch, handmade items. Owner Drew Hillman says, **"We want our customers to choose well and buy less. We believe in owning fewer, quality things and making them last a long time. Much thought and heart has gone into the curation of brands and companies that we carry in the shop, and our hope is that you enjoy using what we have put together for you as much as we do. May we forever fuel your rambler soul."**

Rambler fuels the Warehouse District in Peoria, as one of the fine retail stores in the area. As an outreach of their business, they actively support local charitable causes and take a very active interest in St. Jude Children's Hospital.

When asked how the DDC has helped their business, Drew says, **“In my opinion, the biggest thing that the DDC is doing for the Warehouse District is simply creating awareness.”**

As we head into the holiday season, we encourage you to be aware of the many local businesses downtown, and “shop local” at stores such as Rambler, which is more than a store; it is a gathering place for those who wander. It is a great place to hang out, share stories about past adventures and plan new ones. Whether you are a motorcycle enthusiast, camper, hiker, or just all around great guy, you will love the American made “wares to wander” available at Rambler. Find out more and shop on their web site at <https://www.wearerambler.com>

## Announcements

### CityLink Transit Center Remodel Underway



**The Downtown Peoria CityLink Transit Center**, located at 407 SW Adams, began the first phase of a remodel on Monday, September 9, 2019. The project will be completed in three phases. The parts of the building that will be remodeled are Customer Service (Phase I), Security/public restrooms (Phase II) and the 2nd floor, including the Benefit Access office and Burlington Trailways Customer Service (Phase III). During the first two phases, part of the building will be closed to the public. When the restrooms are being worked on, there will be portable bathrooms available outside. CityLink Customer Service will be temporarily relocated to the security office during Phase I. Peoria Charter Coach will pick up on the Harrison side of the building during all phases of this project. No other changes are planned for the other slots located under the bay at the Transit Center. The entire project is expected to be

completed by January 2020. Peoria Metro Construction is the general contractor for this project. The total cost is \$501,400, and it is being funded 80% by federal funding and 20% by local funding.

## Downtown Activities

### Big Picture Peoria 2019 Street Festival

**Join the fun Saturday, October 12, 10:00 a.m. – 4:00 p.m. in the Warehouse District.** What’s happening at Big Picture Peoria 2019? Two blocks of fascination are coming to the Peoria Warehouse District. As Big Picture Peoria’s Festival heads into their second year, they’ve got the return of favorites from last year—a paint-by-number community mural, chalk art contest, a paint fling with a twist, energy-filled performances, and breakdancing—plus MORE community art. To find out more about how you can be a part of something big, visit the web site at <https://www.bigpicturepeoria.org/>

## Social media



**Follow us** on Facebook, Twitter, Instagram, and LinkedIn! In addition to our web site, make sure you follow The Downtown Development Corporation of Peoria (DDC) on Facebook, Twitter, and Instagram. The DDC is your go-to spot for up-to-date development and activities in downtown Peoria. Our goal is to keep you informed. Let us know how we are doing!

*Per the DDC bylaws, in making appointments to the Board, consideration is given to the needs of the Corporation, the potential appointee’s experience, background and interest in the Corporation and economic development matters, and the benefits to the Corporation to be derived from the service of the appointee. No person who has a sustained conflict of interest between his own responsibilities and interest and those of the Corporation (e.g. being a developer in the downtown or rental property owner) shall be appointed to or remain on the Board of Directors. In addition to other appropriate qualifications, all persons appointed to the Board of Directors shall possess high civic ideals and shall vigorously represent the entity or district from which they have been selected.*

**DDC Monthly Report for October 2019**  
Cumulative Total From July 1, 2014 through September 30, 2019

<b>Residential Units</b>	<u><b># of Units</b></u>	<b>Project Type</b>	<u><b># of Projects</b></u>	<b>DDC Finances</b>
Completed	163	<b>Development</b>	37	Budget
Under Construction	32	<b>Completed</b>	21	Fundraising 2019:
Announced	132	<b>Under Construction</b>	8	Current Receipts
Exploring	100	<b>Permitted</b>	0	% of Budgeted Receipts
<u>Residential Units Total</u>	<u><b>427</b></u>	<b>Hired Professionals</b>	0	81.6%
		<b>Property Acquired</b>	7	
		<b>Negotiations Under Way</b>	4	
		<b>Gathering Information</b>	13	
<b>Business Start-up/Relocation</b>		<b>Total Dev.</b>	<u><b>53</b></u>	<b>DDC Activities</b>
Completed	30	<b>Infrastructure</b>	6	<b>Media</b>
Announced	6	<b>Property Acquisition</b>	1	Articles/Media/Interviews
Exploring	4	<b>Public Art</b>	1	Press Conferences
<u>Business Start-up/Relocation Total</u>	<u><b>40</b></u>	<b>Public Parks</b>	1	<b>Other</b>
		<b>Projects Active Total</b>	<u><b>46</b></u>	Confidential Project Assistance
		<b>Projects Abandoned Total</b>	<u><b>54</b></u>	Building Code Amendments
		<b>Projects Assisted Grand Total</b>	<u><b>100</b></u>	Lobbying for Extension of State Historic Tax Credits
<b>Permits</b>				Public Engagement/Planning Effort by the City
<b>Last 12 months</b>				2016 Housing Study
Issued Comm. Const. This Year	19			2016 Parking Study
Est. Value Comm. Const. This Year	\$ 7,118,950			IL-HTC/RERZ Extension
* All Const. Permits Issued This Year	118			2018 Housing Study
# Estimated Value This Year	\$13,355,450			Opportunity Zone Funds
<b>Since 2014</b>				Downtown Development Tour
Issued Comm. Const. since 2014	155			
Est. Value Comm. Const. Since 2014	\$63,406,526			
* All Const. Permits Issued Since 2014	896			
# Estimated Value Since 2014	\$95,093,836			
		<b>Mixed-Use Projects Under Construction</b>		<b>Commercial Development Under Construction</b>
		<b>Project Name</b>	<u><b># of Units</b></u>	<b>Project Name</b>
		Neon Hotel	6	Winkler Market
		Winkler Market & Apts.	26	Chase Block
				Four Points by Sheraton
<b>Developers Assisted</b>				The Block
Developers Active				Whiskey City Architectural Salvage
Local	31			Black Band Distillery
Out of Town	9			
<u>Developers Active Total</u>	<u><b>40</b></u>	<b>Total Units UC</b>	<u><b>32</b></u>	<b>Total Projects</b>
Developers Inactive	125			<u><b>5</b></u>
<u>Developers Assisted Grand Total</u>	<u><b>165</b></u>			

Note: The River Trails Apartments project is now considered to be abandoned, thus reducing the number of announced residential units by 143.

\* All Const. Permits Include: Comm. Const., Demolition, Elect., Erosion, Gen. Building, HVAC, Plumbing, Parking, Irrigation, H2O Heater, etc.

# All Const. Permits Estimated Values: Not all activity has an estimated value assigned to it **therefore this is only a partial amount**

[www.downtownpeoria.us](http://www.downtownpeoria.us)

Michael J. Freiling, President/CEO  
Downtown Development Corporation of Peoria (DDC)  
403 NE Jefferson Ave  
Peoria, IL 61603-3725  
e: michael@downtownpeoria.us  
p: 309.369.6038