

## DDC Activities

### Warehouse District Parking

Michael Freiling, President/CEO of the DDC, recently spoke with the Peoria Journal Star regarding a solution for parking in the Warehouse District. Over the past decade, pedestrian-friendly infrastructure improvements have been made in the Peoria Warehouse District – wider sidewalks and paving bricks among them.

Patrons of Warehouse District restaurants and other businesses have been availing themselves of the upgrades. So has a growing cohort of Warehouse District residents, who occupy new apartments in rehabilitated old buildings. But in medium-sized Midwestern cities, even if neighborhoods are made for walking, people still have to drive.

That's part of the reason a Warehouse District parking garage is warranted, according to Michael Freiling, President and CEO of the Downtown Development Corporation of Peoria. **"I have developers come in, and the first question is, 'Where are my residents going to park?'"** Freiling said. **"There are projects I've pursued in the past that couldn't move forward because they didn't have parking."** To read the entire article published in the Peoria Journal Star about the parking problem and solution, click here <https://www.pjstar.com/story/news/columns/nick-in-the-morning/2021/02/22/peoria-warehouse-district-10-million-parking-garage/>.

## Peoria Magazines

The Board has approved the renewal of our contract with Peoria Magazines (formerly iBi InterBusiness) for 2021. As a longstanding publication, Peoria Magazines is a great resource that informs readers on a variety of subjects affecting the lifestyles and businesses in the Peoria area. Each month has a unique theme and a variety of noteworthy contributors.

Look for our bi-monthly ads welcoming new businesses and new development in downtown Peoria. Also, look for feature articles from the DDC throughout the coming year.

## Staff Member Spotlight

### Debbie Dickerson



Our staff member spotlight this month features Debbie Dickerson, Executive Assistant to Michael Freiling, President/CEO. Debbie joined the DDC staff in 2016 and has taken on all administrative tasks. Her communications and organizational skills have allowed her to expand her role

into other aspects of the DDC. She has taken responsibility for monthly board meeting agendas and materials, newsletter content and ideas, formulating each edition to key readers in on what is happening in downtown Peoria, including development, new businesses and activities, as well as human interest stories of people and places who contribute to the downtown vibe. Debbie works hand-in-hand with staff on other promotional materials, such as our fundraising campaigns, annual reports, web site updates, local magazine ads and articles, and press releases.

Debbie brings with her an array of experiences gained from her past career, most currently as a succession planning manager at Caterpillar Inc. She says, **"Coming into a non-profit organization from the corporate world is a unique opportunity to semi-retire into a position where helping further the redevelopment of my hometown is very rewarding and uplifting. To be able to continue working with highly motivated people to make significant, positive change is a nice transition for me."**

Debbie has been active in fundraising events, most specifically St. Jude Children's Research Hospital Ride for the Cure and Juvenile Diabetes Research Foundation (JDRF), both causes near and dear to her heart.

While at Caterpillar, she was in the unique position to assist in community outreach for donations to build the Caterpillar Visitors Center, a premiere downtown attraction. "I was in the right place at the right time to kickstart the fundraising campaign. I was able to add my name on one of the supporting beams during construction, so I have a little piece of legacy there," Debbie proudly states.

When asked what DDC accomplishments she is most proud of, interested in, and/or are affected by, Debbie stated, "As a lifelong Peorian, it is exciting to watch the DDC breathe life back into downtown Peoria. As an integral part of the organization, I am able to see how much time and effort the DDC board members and staff put into this community. Working closely with our President/CEO, Michael Freilinger, I know how hard he works with developers, business owners, community members, our board and committees to ensure that what we are doing is adding value to downtown Peoria. He listens intently, does his homework, and works tirelessly to pave a smooth path for developers and business owners."

Being focused on the downtown specifically enables the DDC to hone in on our city center. As new development takes shape and people come downtown to live, work, and play, the DDC is working behind the scenes to make downtown Peoria accessible and affordable.

As to her vision for downtown Peoria, Debbie says, "Remembering the shopping mecca and the excitement I felt as a kid when we were going "downtown," I would like to feel that same excitement and anticipation once again. For me, to see the variety of shops, restaurants, parks and activities that I remember would be like a step back in time, in a very good way. As we become more diverse as a society, so too will our experiences become more diverse. I am hopeful that the interest and investment of many will continue to snowball into a destination city where everyone can experience a renewed energy for years to come."

We are very glad that Debbie has brought her expertise, energy and commitment to the DDC. Her past experiences, communications skills, and dedication to her hometown are a valued benefit to the DDC and to the Peoria community.

## Development Spotlight

### Adams & Oak



Adams & Oak is looking to welcome entrepreneurs, offices, and other businesses who would fit well with the fresh, lively culture of Peoria's up-and-coming Warehouse District. Adams & Oak's location features delicious nearby food and beverage options such as Sugar Wood-Fired Bistro, Zion Coffee, Crafted DIY Studio & Bar, and trendy shopping at Rambler. They are looking for commercial tenants who would add to the existing energy and excitement of the area. Spaces range from 900 square feet to 21,000 square feet, depending on the needs of the businesses. Interested? Contact Baldo- vin Development Co. today at (309) 422-6917 or email [baldovinddevelopmentco@gmail.com](mailto:baldovinddevelopmentco@gmail.com) for this opportunity. For more information on this exciting, visionary space visit [www.adamsandoakpeoria.com](http://www.adamsandoakpeoria.com).

## New Business Spotlight

### LOFTIE Spaces & Events



Welcome to LOFTIE! They are new in town at 725 SW Washington St. (across from Thyme Restaurant) and are so excited to bring something new and fun to the Downtown Warehouse District! LOFTIE is a combination of short-term rental lodging (think AirBnB), event venue, cafe, dog friendly coffee lounge! Also, check out their

amazing private conference room where you can meet with your clients in Downtown, park right outside the door, make them coffee or snacks right on site (or walk over to Zion or Thyme Restaurant) and enjoy a unique place just for you.

What else does LOFTIE offer? Take awesome selfies in their social media room, hang out, drink tea and shop their boutique and specialty gift shop, rent their event center or lounge for events, photoshoots, video shoots, and SO MUCH MORE! Proprietor Tia Bailey says, **“If you want to see what’s going on and come take an in-person tour, just reach out to us and we will be happy to show you around.”**

Whether you are looking for one night or a few months, LOFTIE has a luxury rental that will be perfect for you! Check out one of their studio options by clicking on the Airbnb link or save on Airbnb fees and book directly! For more options and pricing, send them a PM on their Facebook page (<https://www.facebook.com/loftiespaces>) or email them at [info@loftiespaces.com](mailto:info@loftiespaces.com).

LOFTIE is definitely the most exciting “new kid on the block” in Peoria’s Warehouse District. We welcome them with open arms and wish them much success. Watch for their grand opening coming soon!

## Now Open! Black Band Distillery



Black Band Distillery, 1000 SW Adams St. in the Warehouse District, is open Thursday - Saturday for retail sales only from 3pm until 7pm. A limited number of bottles will be available each day for purchase. Their focus is to cultivate an authentic experience in Peoria’s Warehouse District all while showcasing passionate local producers and their high quality products. Their shop and brand look so classy, welcoming, and amazing. Cheers to “good taste”! To learn more, visit their Facebook page or web site: <https://blackbanddistillery.square.site>.

## DDC Contributor Spotlight

As the DDC relies on several contributors - financial sponsors as well as service providers - we thought it would be of interest to our readers to highlight them in our monthly newsletters and are happy to introduce a new feature!

### Chris Khoury



Our first “Contributor Spotlight” focuses on photographer and videographer, Chris Khoury. Chris has recently helped the DDC capture some great drone shots of the downtown area. According to Chris, **“The warehouse district is growing and thriving, and it is a beautiful place. I think the shots I took really capture the essence of the district, and I hope they help to bring more people to that area.”**

We had a few questions for Chris relating to the downtown, and here are his responses:

**DDC:** What do you think about the new development and new businesses opening in the Warehouse District? How will that affect/benefit you and your business?

**CK:** I am very excited about the new developments and businesses that will be opening in the Warehouse District. The Scottish Rite Theatre is one development that I have been keeping a close eye on. I believe the restoration will help bring many new people to the area while also growing the performing arts culture in our downtown area.

**DDC:** What effect has the DDC had on downtown improvements and/or you and your business?

**CK:** The DDC was the first company to request drone shots from me, and I am extremely grateful for that. The staff is wonderful, and they are always providing me with opportunities to help grow my business while simultaneously assisting in the development of our great downtown area.

**DDC:** What DDC accomplishment(s) are you most proud of, interested in, and/or are affected by?

**CK:** First and foremost, the DDC takes priority in bringing the “old” Peoria back in a new and refurbished way. It has given our community an update to our downtown area. Not only has it continued to show tradition by preserving the historic architecture, but it has also created an attractive site for people of all ages within the community. The DDC continues to keep the community updated on events and projects in the area, which I love. They have made it easy for me to want to start my freelance career in such an area.

**DDC:** What improvements would you like to see in the downtown?

**CK:** I wouldn't necessarily say improvements, but I would love to see more community-owned shops. As the years have passed by, new shops are opening which I love and would like to see more. I also would love to see a continuation in the preservation and repurposing of the old buildings.

**DDC:** What new businesses and services would you like to see in the downtown?

**CK:** Currently, there are plenty of restaurants, bars, and event spaces in downtown Peoria. I think the area can benefit more if there are more retail businesses.

**DDC:** What is your vision for downtown Peoria?

**CK:** I think the downtown area is on a good start to becoming what I envision it to be. Moving forward, I would like to see the area become a vibrant and thriving space for businesses in all industries. Additionally, I hope to see the downtown area become a friendly place for young people and allow them to have living and work-spaces that allow them to grow. And who knows, maybe downtown Peoria will be the future home of Chris Khoury Productions' Creative Studio.

Best of luck, Chris, on growing your business. We enjoy working with you and appreciate your contributions to the DDC!



**Contact Chris Khoury Productions:**  
<https://chriskhouryproductions.darkroom.tech/>  
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Phone Number: (309)669-6496

## Property for Lease

### Marquette Place Apartments



701 Main Street, Peoria, IL

Beautifully restored historic building built in 1924 with all-new plumbing & electrical; a Kert Huber project with the following amenities:

- Variety of unique floor plans/some original oak floors
- Stunning kitchens (subway tile and granite counters)
- Individual, cost-efficient heat and cooling pumps
- High-speed internet included/Card access
- Across from Thirty Thirty Coffee & Peoria Civic Center
- Views of downtown Peoria/near Thirty Thirty Coffee, Peoria Civic Center, and U of I College of Medicine

Efficiency starting at \$725 | 1BR starting at \$990 | 2BR starting at \$1,190. Visit [www.lemanproperties.com/our-platinum-collection/profile/marquette-place](http://www.lemanproperties.com/our-platinum-collection/profile/marquette-place).

### Winkler Loft Apartments



733 SW Washington St., Peoria, IL

3rd floor 1BR unit in the historic Warehouse District! The Winkler Lofts emanate the style of luxury lofts in Chicago's Fulton River District or the Meatpacking District of New York.

### Winkler Loft Apartments, cont...

Enjoy the following amenities:

Priced at \$1,200 /month, includes all utilities except for cable and internet.

Hickory floors, exposed brick walls and vaulted ceilings that have that coveted industrial feel.

Convenient location in the Warehouse District, close to many restaurants, coffee shops, brew pubs and the riverfront, most of which is in walking distance.

Many other attractions and services are located just a short drive away, such as the Peoria Civic Center, City of Peoria bus station, Dozer Park, First Ascent Fitness & Climbing Gym, River Plex and the Riverfront Museum, just to name a few.

Shopping in the nearby Levee District: Walmart, Target, Kroger and much more just 5 minutes away across the river. Call (309) 691-0900 for more information, Mark Wagner Designated Managing Broker, Professional Leasing & Real Estate Services.

## Historical Spotlight

### Sully's Pub & Cafe

Photos and article - courtesy of Peoria Public Library



Soon, the old Block & Kuhl/Carson's building will be the new buzzing place in downtown, once it opens as the new headquarters for OSF Healthcare. But, for many years, the place to be in downtown Peoria was across the street: Sully's Pub & Café.

Sully's Pub & Café or "Peoria's Irish Embassy," as it was proclaimed back in the day, originally opened as a delicatessen in the early 1980s named Eddies. Located on Adams Street near Fulton Plaza, Eddies became Sully's Pub & Café in 1984 when Mike Sullivan became a partner.

When Sully's opened, the Peoria Civic Center was still a relatively new attraction having opened in 1982. Sullivan expected to piggyback on its success and was quoted as saying, "We'll play a lot off the Civic Center, a good wholesome place to go after the Civic Center, where you can trust downtown." That it was for almost three decades. Sully's Pub closed in 2013, just shy of being in downtown Peoria for 30 years.

The following photos, snapped a couple years ago while documenting the progress of the new OSF headquarters, were taken through the windows of the shuttered Sully's Pub. As you can see, it appears frozen in time. Similarly, Mike Sullivan, who died 11 years ago this month, still holds his title as "Peoria's premier saloonkeeper."



According to Journal Star archives, Sullivan launched the following successful bars and restaurants, many of which were Downtown, and a few of which are still open today: Sully's Beach Pub, Sully's Irish Pub, Sully's Pub & Cafe, Z.Z. Pop's, Texas Cafe, Khaki Jack's, S.O.P.'s, F. Scott's Whiskey Bar & Great Steaks, and three joints called Sullivan's.

One can still get a sampling of what Sully's was like at Ulrich's Rebellion Room in the 600 block of Main Street in downtown Peoria. Mike Sullivan designed it approximately 20 years ago. It is now owned by Joe and Jennifer Ulrich, who met while working under Sully when the place was known as Sullivan's. Perhaps when OSF Health-Care's new headquarters building opens across the street, Sully's Pub will find new life and be added to the mix of downtown eateries.

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

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## Downtown Activities

### Peoria Riverfront Museum Art Exhibit

**Outstanding art exhibit happening now!** Peoria Riverfront Museum, in collaboration with the Art Bridges Foundation and the Crystal Bridges Museum of American Art, proudly presents, "American Verses: Terry Adkins, Mark Bradford & Kerry James Marshall." The year-long exhibition features seminal works by celebrated contemporary Black American artists Terry Adkins, Mark Bradford and Kerry James Marshall from the collections of Art Bridges and Crystal Bridges. These chosen works inform the traditions of painting and sculpture by channeling a variety of literary references. Read more about the exhibition and the artists on the website at <http://www.peoriariverfront-museum.org/exhibits-collections/exhibits/american-verses-terry-adkins-mark-bradford-kerry-james-marshall> and visit the Peoria Riverfront Museum to enjoy this exhibit and so much more!

## First Ascent Peoria

First Ascent, 927 SW Washington St. in the Warehouse District, offers world-class rock climbing, yoga, and fitness with a community-focused vibe.

To challenge yourself a little or a lot with a variety of activity choices, call (309) 966-0831 or make a reservation online at [www.facimbing.com/peoria/reserve/](http://www.facimbing.com/peoria/reserve/) during open hours. Let's climb, Peoria!

## [www.DowntownPeoria.us](http://www.DowntownPeoria.us)

The DDC web site is a wonderful resource for development information and also for things to do in downtown Peoria. In collaboration with Peoria Riverfront Association, we keep an updated pulse on downtown activities. If you are looking for a fun escape whether virtual or in person, visit <https://www.downtownpeoria.us/play>.

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.