Downtown Pekin

Main Street District Profile

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Main Street District Overview

The Main Street District is in the core of Downtown Pekin. Court Street serves as a two-way corridor through downtown with traffic flowing east-west. Many development opportunities are available within this connected and highly desirable urban center.

Attractions
The downtown is within blocks of several key city attractions – Riverfront Park, Pekin Library, St. Joseph’s church, St. John’s church, St. Paul’s church, Court Street Retail & Entertainment, and the historic Washington Street.

Employment
Downtown Pekin is home to two of the top ten employers in the city. Tazewell County and the City of Pekin employ 370 and 204 people, respectively.

Landmarks
Within the district are landmark buildings dating back to 1829. The historic Tazewell County Courthouse is centrally located within the district. The Pekin Times building is home to the town newspaper. Three churches built during different periods anchor the district on the east. Riverfront Park is included within this district providing green space and views overlooking the Illinois River.
Current Conditions

Land Use
The majority of uses within the district are commercial - including offices, banks, and taverns. There are very few mixed-use buildings that combine retail, office, and residential uses. The district does not have a parking garage, but has a lot of surface parking.

Zoning
The zoning in the district falls within the TIF and Enterprise Zones. There is an allowance for light and general industrial uses. Commercial and institutional uses such as retail, hotel, office, schools, and churches are allowed. Currently, there are no Historic Districts.
Streetscape
There are consistent styles of light fixtures and trash receptacles. However, the area lacks many softening details.

The sidewalks have been upgraded but, in many areas, are not conducive for walking pedestrians. There are many pocket parks and medians in need of repair or upgrades.

When looking at items individually they may not be perceived as a problem. However, when they are looked at collectively, they represent the sum of a bigger problem. As a whole, the downtown does not reflect the warmth and vibrancy it is trying to promote.

*Good examples of a consistent downtown image.*

*Examples of what gives the downtown a negative image.*
Recent District Investments

1 Riverfront Park
The park boasts a large gazebo, playground, an interactive water area, several overlook points, and two piers. Completed - 2005.

2 Pekin Municipal Building
Combines all of City Hall operations, Police, and Tazewell County Justice Center. Completed - 2002

3 James Field
A recent renovation in which $280,000 was raised through fundraising and public donations. Completed - 2009

4 Fusion Youth Center
Renovations include exterior improvements as well upper story living. Adds a stable positive influence downtown. Renovations begun 2010.

5 200 Block Court Street
Project started in the fall of 2011 to stabilize five buildings in this historic block which dates back to 1829.
**Court Street Opportunities**

**a 527 Court St.** – This is one parcel but is a unique opportunity because it contains two different access points from the street. Site is adjacent to a courtyard. Currently vacant. **Owner:** Bernard W. Heberer Sr Trustee since ~1/14/98

**b 427 & 429 Court St.** – Adjoining buildings which have recently been remodeled. 429 presents an opportunity for façade improvements. Courtyard access. Both currently vacant/for sale. **Owners:** 427: Frank Hoffman since ~2/7/95 – 429: Tracy D. Denning since ~1/4/07

**c 421 Court St.** – Occupies same building structure with neighboring law office. It is not known whether that portion is being used. Currently vacant/for sale. **Owner:** Karen L. Johnson since ~6/11/07
410 & 412 Court St. – A rare opportunity on the south side of Court. One consistent building façade. Both units are vacant. 410 is currently for sale. **Owners:** 410: John R. & Mary Bagley since~7/20/81 – 412: Ronald W. Simpson since~12/16/99

407 Court St. – This 2,850-sf, 2-story building is an opportunity for façade and storefront improvements and renovations. The second floor was previously used as offices. A rare chance for upper-story residential living. Currently vacant/previously for sale. **Owner:** MTCO Comm Inc. since~2/1/11.
341 Court St. – This 2-story building is unoccupied. Recent upgrades include new windows. Lower level offers storefront opportunity. Upper-story living potential. Currently vacant. **Owner:** Ralph L. Oliver since~10/1/94

333/335 Court St. – Historic Farmers Bank building. Two separate parcels located on the corner of Court and Capital. Ground level retail/restaurant/office potential. Opportunity exists for occupation of the second and third floors. Currently vacant. **Owner:** Regions Bank as Trustee since~8/26/08

200 Block Court St. – The owner of the majority of the block is stabilizing these historic buildings with plans to lease renovated space. Retail/restaurant/office potential with potential upper-story living. Currently vacant. **Owners:** 215: Gregory Ranney since~9/3/98 – 223: Jeffery Oesch since~ 4/1/98 – 227: Margaret J. Harrison since~6/1/98 – 217, 219, 221, 229: 353 Court LLC since~1/24/11
Elizabeth Street Opportunities

a 407 Elizabeth St. – Situated next to a reserved parking lot, this one story building is currently occupied by Democratic Headquarters. It has 2,375 sf. and could be used for restaurant/retail space. Currently for sale. **Owner:** Abts Family Trust since~1/20/04

b 409 Elizabeth St. – This 1,710 sf building is ideal for retail or office space. Currently vacant/for sale. **Owner:** Abts Family Trust since~1/20/04

C 411 Elizabeth St. – This 6,080 sf, 2-story building was previously the site of a printing company. It was recently purchased with the intention to lease the ground level. May be suited for retail use. Second floor could be residential living. Building is next to a large County owned parking lot. **Owner:** Ronald & Deena Klein since~12/20/11
Other Available Opportunities

8th s. 4th Fringes Building – On the corner of Court and 4th. Currently the Chamber of Commerce and Alcohol & Drug Professionals on lower level. Upper levels include 3 occupied offices. This smaller ground level space would be ideal for a pop-up shop or business incubator. Currently vacant/for lease. **Owner:** John & Mary Bagley since~3/1/96

9 N. 5th St. – This building fronts 5th street and has heavy traffic passing by due to it being on a main thoroughfare into downtown. It has potential for façade improvements. There is parking behind the building. Currently vacant/previously for sale. **Owner:** James E. Shaw since~5/10/07

Central House Plaza – This 10,000 sf, 2-story office building takes up a quarter of a city block. Bound by one-way, three-lane Margaret St. to the south and Capitol St. to the west. Currently it is 40% occupied. It contains 27 parking spots surrounding the building. Leasing opportunities available. **Owner:** Kanin Associates since~8/1/95

101 N. 4th. St. – This 1975-built 3520 sf office building is adjacent to the Central House Plaza. Excellent traffic count, and contains 10 parking spots. Current tenant relocating/for sale. **Owner:** Clifton Strode Inc. since~12/1988
Main Street District Business Directory

**SHOPPING**

*Automotive:*
Marigold Motors
Napa Auto Parts
O'Reilly Auto Parts
Phat Jax

*Gifts & Specialty Items:*
Ace Liquors
Flowers By Florence
Illinois Pawn
Maurie’s
Pekin Boot Repair
Treasures & More

*Home & Furnishings:*
Cliff's Used Furniture
Eloquent Interiors
Hamm's Furniture
One More Time
Steger’s
Timothies Interiors

**DINING**

*Restaurants:*
CJ’s Café
Courtyard Café
Fast Dragon
Hardee’s
Missy’s Corner Café
Yesterday’s

*Taverns:*
Boardwalk
Cantina
Instant Replay
Pottsie’s Place
Rhythm & Brews

**LIVING**

Court Place
Buena Vista Apartments

**ENTERTAINMENT**

APA Pool Lounge
Jazzercise
Mason’s Gym
Peek In Pottery
Roxy’s Lanes
Speakeasy Art Center

**CHURCHES**

Fusion – First Assembly of God
Pekin Union Mission
St. John - Lutheran
St. Joseph - Catholic
St. Paul – United Church of Christ

**ORGANIZATIONS**

American Legion
Democratic Headquarters
Masonic Temple
Pekin Area Chamber of Commerce
Senator David Koehler
State Representative Mike Unes

**GOVERNMENTAL**

City of Pekin
Pekin Library
Pekin Township
Post Office
Tazewell County
SERVICES

Automotive:
Affordable Auto Repair
Carl & Nichol’s Gas & Service Station
Circle K Gas Station
Meineke
Pekin Alignment & Auto Body
Rod’s Auto Body
Young’s Automotive

Banking, Financial, Insurance & Real Estate:
Alesandrini & Associates
Associated Bank
Breeden Accounting
Carney’s Insurance
Commerce Bank
Elmore Financial Group
First Federal Savings & Loan
Herget Bank
Kaebel Realtors
Monge, Crouch & Mahoney Insurance
Pekin Community Bank
Pekin National Bank
Pekin Title
Stropes Real Estate

Barbershops, Hair Salons, Nails & Tanning:
American Tan-N-Spa
Central Hair Salon
Hawaiian Sun
Mist
Salon Renaissance
Shellac Nails
The Barbers

Funeral Home:
Davison-Fulton-Woolsey

Healthcare:
Alcohol & Drug Professionals
Center For Prevention & Abuse
Counter Measures Inc.
Help at Home Inc.
Home Health Care Plus
Heyde Eye Center
Midwest Counseling
Patricia A. Kutyna, MSW
Witt Chiropractic Orthopedic Clinic

Home & Garden:
Classic Kitchens
Cordt’s Heating & Air Conditioning
Covenant Heating & Air Conditioning
Deuce Development Corporation
Dreamscapes Landscaping
Kelley Construction
Seico Security
Wieland’s Lawn Mowers

Industrial:
Atlantic Plant Services
Drop Zone
Enviro-Safe Refrigerants

Legal:
Addy, Bush & Associates
Bagley & Miller
Baldwin Law
Betty K. Cassidy
Charles R. Thomas
Court St. Law Offices
Dluski Law
Frank E. Hoffman
Gerald L. Hall
Katherine A. Smith-Thorton
Kirk W. Bode
Kufuss & Proehl
Luke P. Taylor
Matthew J. Stopes
Moehle, Swearingen, Umholtz & Lobacz
Sheehan & Leuck
Smith & Weer

Media:
Pekin Daily Times

Other:
353 Court LLC
Brotherton Properties
Dennis Crowell Consulting
Glassey Properties
Ivey Investigative Services
KCB Information Services
Manatron
PTI
Retail Data Services
Vanguard Contractors
Photography & Video:
Advanced Video Productions
B&M Studio
Deverman Advertising

Public:
Department of Child & Family Services
Tazewell County Adult & Juvenile Probation Department

Specialty:
Creative Marking & Engraving
Trophy House
T-Shirt House

Telecommunications:
Century Link
E&S Communications

Transportation:
Yellow Checker Cab Co.

Travel:
World Wide Travel

Utilities:
Illinois American Water Co.

Veterinarian:
Pekin Animal Hospital
Downtown Pekin presently has a diverse range of parking. There is the option of on-street, non-metered parking. There are reserved parking spots for City and County employees. There are monthly paid reserved parking spots for the public sector. Provided around downtown are public parking lots courtesy of the City of Pekin. Each lot has adequately marked handicap parking.