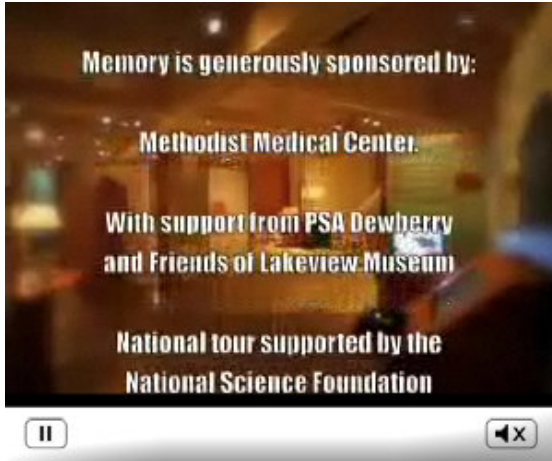


## Pieces falling into place for Downtown 2010

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By Jeanette Kendall  
East Peoria Times-Courier  
Wed Aug 12, 2009, 12:32 AM CDT

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East Peoria, Ill. -

More land acquisitions are taking place for the Downtown 2010 project in East Peoria.

The East Peoria City Council on Aug. 4 approved a first reading for the purchase and sale of eight parcels of land in the Downtown 2010 area.

The project's master developer, Cullinan Properties Ltd., would purchase the property from the city for \$50,000.

City attorney Dennis Triggs said this will put the developer in a position to let tenants know they have control of the property.

"There are stringent requirements to what the end use may be," Triggs said. Triggs added it is difficult for developers to attract business if they do not know what the end price is on the land.

The total of the eight parcels is about 17 acres, totaling about \$19 million.

Two of the largest parcels, one at 175,547 square feet and the other at 182,516 square feet, are located along Camp Street.

Two other medium-sized parcels are located nearby.

The other four parcels are along West Washington Street and Commercial Drive.

East Peoria Mayor Dave Mingus said, "It's one phase closer to having construction on that site."

Commissioner Dan Decker said the city will have the final say on what type of development occurs on the properties.

"I'm excited about our development growing," he said.

The Downtown 2010 project consists of 89 acres that will be developed into municipal, retail and businesses.

The first tenants are slated to locate there next year.

The city council also approved the purchase of 3 acres of property owned by R.A. Cullinan on West Camp

Street, for \$1.43 million.

This property is needed to complete a signalized intersection at Camp and Edmund streets for a future access road connecting the Downtown 2010 project to land along Camp Street for future development.