

## Key Assets



Anchor businesses



Crossroads of two state highways



City Park

Proximity to major activity areas



Historic buildings



Vermilion River



## Key Issues

- Define responsibilities between the City, various groups, and business owners
- Lack of destinations for residents and non-residents
- Improve pedestrian amenities and safety
- Create central point of contact for properties available for sale or lease
- Increase the number of people living in the downtown
- Organize parking
- Improve appearance of buildings
- Improve appearance at key gateways

## Establish a formal organizational structure for managing the downtown

- Clearly define roles and responsibilities between the City and other organizations
- Engage clubs and lodges, churches, and youth to become more involved in downtown activities and events
- Select a dedicated funding source
- Hire a full-time downtown manager
- Implement parking plan\*
- Create and maintain available sites and buildings database
- Develop joint marketing initiatives, common business hours, and events
- Pursue membership in Illinois Main Street program

## Create additional destinations for residents and visitors

- Create one or more additional recreational amenities in City Park to attract youth and families on an on-going basis
- Attract additional, niche restaurants
- Attract additional entertainment, arts, and cultural venues
- Research area history and create a walking tour
- Implement Greenways Master Plan recommendations for "Power Park" and promote active use of the River and Hopalong Cassidy Trail
- Investigate potential for a niche hotel
- Investigate development of a major regional attraction such as a planetarium or energy tourism center

## Improve buildings and streetscape

- Implement façade improvement program with TIF or wind farm funds
- Actively promote availability of TIF and Enterprise Zone programs to assist with property improvements
- Use TIF and other resources to purchase vacant and blighted properties to make them available for redevelopment
- Implement gateways improvement plan\*
- Implement Main Street improvement plan to calm traffic, add parking, and improve pedestrian safety\*
- Implement overall downtown streetscape program\*
- Increase enforcement of existing property maintenance codes
- Pass and enforce a vacant storefront ordinance
- Create a state-certified historic district

## Collaborate with local & regional partners to create an entrepreneurship program

- Work with IL Department of Commerce and Economic Opportunity, Region 12 Workforce Investment Board, North Central Illinois Council of Governments, Illinois Valley CC and its Small Business Development Center, Streator High School, and Streator Area Chamber of Commerce & Industry to create an entrepreneur development and support program
- Focus on assisting entrepreneurs with starting new retail, restaurant, entertainment, and service businesses in the downtown
- Use TIF and other resources to make low-cost spaces available to help entrepreneurs start new businesses

## Increase the development of new residential units

- Use TIF and other resources to help building owners redevelop upper floors of buildings for additional residential units
- Recruit developers to build new residential apartments on key redevelopment sites
- Assist prospective developers in accessing a wide range of financial resources including federal historic tax credits, housing tax credits, new markets tax credits, TIF, Enterprise Zone benefits, etc.
- Encourage state to approve proposed state historic tax credit legislation

***Downtown Streator – Celebrating the best of life on the prairie***

*"Historic downtown Streator is making noise as the City's dynamic hub for gathering, celebrating and living with a wide range of entertainment and dining choices as well as unique retail and service offerings for residents and visitors alike. If you haven't been here lately, you're in for a surprise!"*