

# KANKAKEE COUNTY ECONOMIC DEVELOPMENT ALLIANCE

JUNE 9<sup>TH</sup>

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# LETS BE STUDENTS OF MOMENTUM

- DARE WE BE A WORLD CLASS COMMUNITY
- QUALITY OF PLACE



# A TRIP IN HISTORY – 1980'S

- Roper AO Smith 4,000 jobs lost
- AJDA formed
  - Mayors Kankakee, Bradley, Bourbonnais
  - Funding source for KCEDA
- South Tech - AN Weber –
- **Values dropped 40%**
- Downtown Kankakee retail lost:
  - Executive Center – Peoples Bank – Homestar Midland
- Meadowview – regional shopping becomes neighborhood center
- TIF auto dealers to Bourbonnais
- Jewel/Kmart Redevelopment
- Diversatech – Sears and Kmart Warehouses, Cook County Industry relocates
- Retail to Route 50



# A TRIP IN HISTORY – 1990'S

- Northfield Square Mall
  - Carson's, Sears, JcPenney's, Venture
- Walmart and Kmart Route 50 Armour Road TIF
- Diversified Industrial Base
  - Peddinghaus
  - Momence Precisionaire VanDrunen Baker & Taylor Johnsonville
- Olivet Investment
- Riverside Investment Route 45



# A TRIP IN HISTORY – 2000'S

- Housing starts – grew to 700
- Here comes 2008-2009
- 10 years later new normal
  - Chicago Bears
  - 50 minutes to Chicago



- **EXIT 322**

- Sears
- Kmart
- Diversatech
- 1000 East Road Bourbonnais Parkway

- **EXIT 319**

- Bourbonnais Parkway
- Road Ranger
- Riverside Orthopedic
- Illinois Bone & Joint
- Gas & Wash
- Cobblestone
- Available land



- **Exit 315 NORTH**

- Northfield Square Mall
- Belson
- Nucor
- Walmart-Dicks-Kohls-Aldi
- Cigna
- Gardant
- Riverside

- **TAKE A LOOK AT ROUTE 50 NOW**

- CSL Behring
- North Street to Armour Road
- Hoppy Pig
- KCC
- Meijer
- Menards Expansion
- Chick-Fil-A
- Opportunities – Moose, El Cortez, Golden Corral, Cannabis Dispensary
- David Bradley



- **EXIT 312**

- Ricky Rockets
- LaBeau Brothers
- Eastgate Industrial Park
- Hotel Study
- GT Express

- **Exit 308**

- Warren Ouwenga – Urban Farmer
- Shoup
- KCL
- Riverstone
- Weber – AO Smith



# OBSERVATIONS TEAMWORK

- I-57 Corridor
- Infrastructure
  
- Housing is important for growth
  - Senior
  - Single family
  - Multi-family
- Work Force is important for growth
  
- **Quality of Place**
  
- Manteno Downtown
- Bourbonnais Campus
- Bradley Mall Redevelopment
- Broadway/Perry Farm
- Kankakee Downtown/Riverfront Jeffers-Duston Kooy-Baum Pinski
- Momence-Herscher-Chebense-Grant Park-Pembroke
- Kankakee County Unincorporated



# DARE WE BE WORLD CLASS

- Transformational opportunities
  - CSL Behring
  - Riverside
  - St. Mary's
  - Olivet
  - KCC
  - Nucor
  - VanDrunen
  - Peddinghaus
  - Urban Farmer
  - Shoup