

JUNE 9TH

JEFF BENNETT MANAGING PARTNER
MCCOLLY BENNETT COMMERCIAL ADVANTAGE





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





- 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



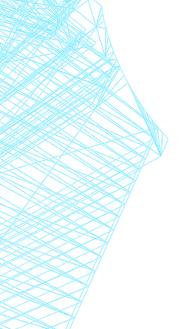


- Housing starts grew to 700
- Here comes 2008-2009
- 10 years later new normal

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

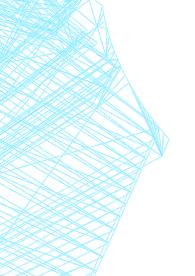


Exit 315 NORTH

- 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

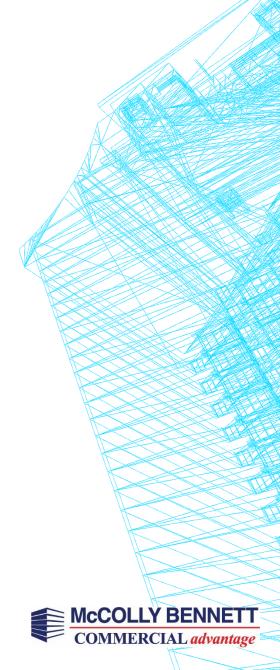
- I-57 Corridor
- Infrastructure
- Housing is important for growth

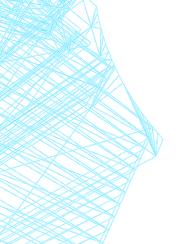
Senior

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-Chebanse-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

