



Lauterbach & Amen, LLP

CERTIFIED PUBLIC ACCOUNTANTS

East Dundee Police Pension Fund Reporting

For the Contribution Year Ending April 30, 2023 for Funding Purposes

For the Fiscal Year Ending April 30, 2022 for Financial Statement Reporting

Presented by:

Kevin Cavanaugh, Actuarial Consultant

Actuarial

Audit

**Financial
Services**

Payroll

Pension

Tax

Recommended Contribution & Funded Status

Page 8 in Report

	Prior Valuation	Current Valuation	Difference
Recommended Contribution	\$1,119,740	\$1,106,679	-\$13,061 (1.17% Decrease)
Fair Value of Assets (FVA)	\$11,430,000	\$10,370,000	(\$1,060,000)
Actuarial Value of Assets (AVA)	\$10,430,000	\$10,890,000	\$460,000
Actuarial Accrued Liability	\$20,850,000	\$20,510,000	(\$340,000)
EAN Unfunded Actuarial Accrued Liability/(Surplus)	\$10,420,000	\$9,621,000	(\$799,000)
Percent Funded (AVA)	50.03%	53.10%	3.07%
Percent Funded (FVA)	54.81%	50.56%	(4.25%)

*Current Funding
Policy is Level %
Pay Contributions
to a 100% Funding
Target Over a
Layered
Amortization
Period of 15 Years.*

Recommended Contribution Breakdown

Page 24 in Report

	Prior Valuation	Current Valuation	Difference
Employer Normal Cost (with interest)	\$209,018	\$215,600	\$6,582
Amortization of Unfunded Accrued Liability/(Surplus)	\$910,722	\$891,079	(\$19,643)
Recommended Contribution	\$1,119,740	\$1,106,679	(\$13,061)

The Recommended Contribution has Decreased by 1.17% from the Prior Valuation.

Recommended Contribution Reconciliation

Page 15 in Report

	Actuarial Liability	Recommended Contribution
Expected Changes	\$647,000	\$36,400
Salary Increases Greater than Expected	\$14,500	\$11,800
Actuarial Experience	(\$999,000)	(\$98,400)
Assumption Changes	\$0	\$0
Asset Return Less than Expected	\$0	\$3,300
Contributions Less than Expected	\$0	\$33,800
Net Increase/(Decrease)	(\$337,000)	(\$13,100)

Assumption Changes

Page 13 in Report

- The year over year step increases dictated by the salary schedule did not change from the prior salary schedule; therefore, we have not updated the individual pay increases assumption.

Demographic Changes

Page 13 in Report

- There were 14 inactive Members who continued to collect benefits. This increased the Recommended Contribution by approximately \$7,900.
- Other demographic changes experienced during the year were minimal.

Age and Service Distribution

Page 33 in Report

5/1/2022 Age and Service Distribution - All Active Members												
	Service	Under 1	1 to 4	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 & up	Total
Age												
Under 25												
25 to 29				1								1
30 to 34				3								3
35 to 39				1								1
40 to 44				1	1							2
45 to 49												
50 to 54						1	2					3
55 to 59			1									1
60 to 64												
65 to 69												
70 & up												
Total			1	6	1	1	2					11

Expected Benefit Payments

Pages 9 & 32 in Report

Current Valuation	
Total Active Members	11
Total Inactive Members	15
Current Benefit Payments	\$993,000
Expected Benefit Payments in 5 Years	\$1,247,000
Expected Benefit Payments in 10 Years	\$1,524,000

*Benefit Payments are
Anticipated to
Increase 26% in the
Next 5 Years and
54% in the Next 10
Years.*

Change in Fair Value of Assets

Page 17 in Report

Current Valuation	
Beginning Fair Value of Assets	\$11,430,000
Employer Contributions	\$726,000
Member Contributions	\$112,000
Return on Investments	(\$869,000)
Benefits and Refunds	(\$993,000)
Other Expenses	(\$33,100)
Change in Fair Value	(\$1,057,000)
Ending Fair Value of Assets	\$10,370,000

The Rate of Return on Investments on a Fair Value of Assets Basis for the Fund was Approximately (7.95%) Net of Administrative Expense. The Expected Rate of Return on Investments is 6.50%.

Risk Management

Pages 11, 13 & 21 in Report

- The Fair Value of Assets (\$10.4M) is less than the Actuarial Accrued Liability for inactive Members (\$16.5M).
- The ratio of benefit payments to the Fair Value of Assets is 9.57%, compared to an Expected Rate of Return on Investments of 6.50%.
- Based on the number of active Members in the Plan, there is a moderate demographic risk.
- Reducing the Expected Rate of Return on Investments by 25 basis points produces a Recommended Contribution that is 5.61% higher than currently shown.

Alternative Contribution

Page 28 in Report

	Current Valuation
Alternative Contribution	\$756,825
PUC Unfunded Actuarial Accrued Liability/(Surplus)	\$9,937,000
Alternative Contribution Funded Percentage (AVA)	52.29%

*Alternative
Contribution Funding
Policy is Level % Pay
Contributions to a
90% Funding Target
Over the Remaining
18 Years.*

Five-Year Employer Contribution History

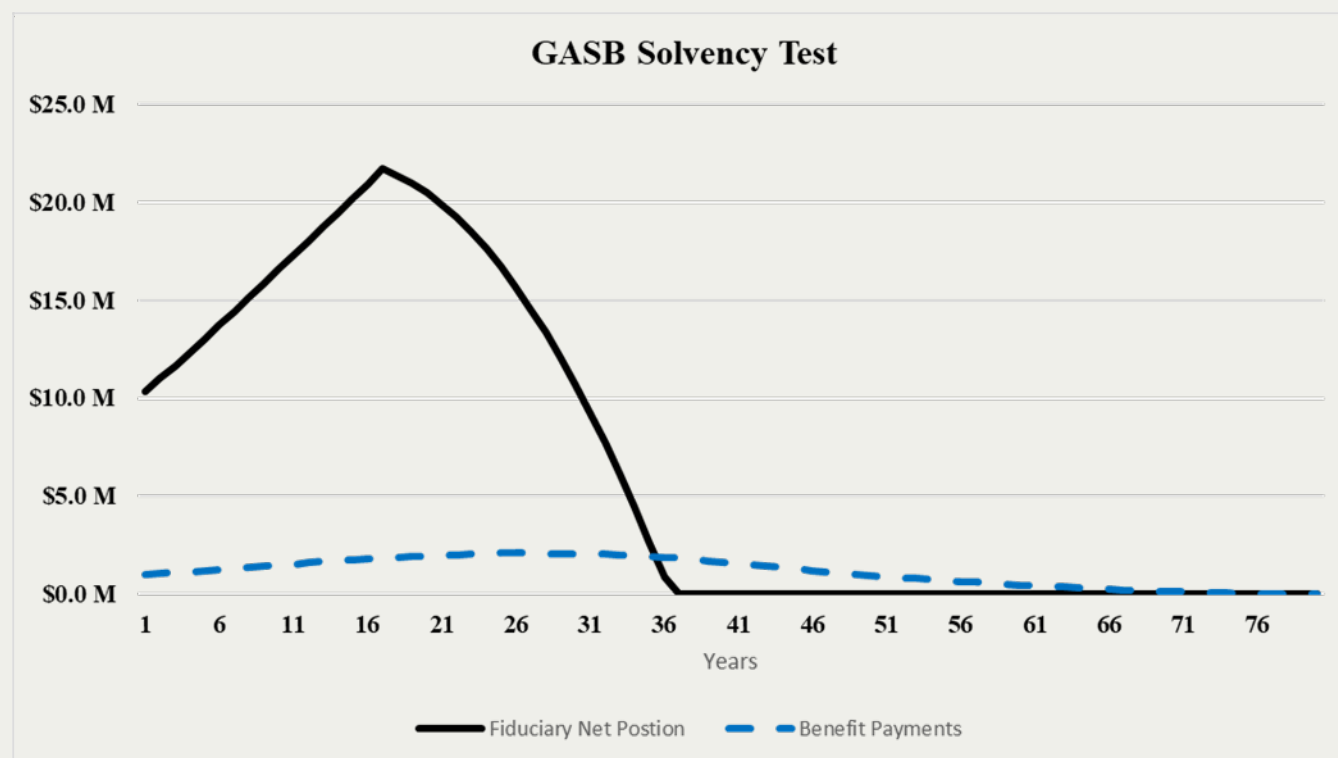
Page 32 in GASB 67/68 Report

Fiscal Year End	Employer Contribution	Actuarially Determined Contribution (ADC)	% of ADC
4/30/2022	\$726,107	\$992,699	73.14%
4/30/2021	\$665,855	\$841,720	79.11%
4/30/2020	\$789,177	\$789,177	100.00%
4/30/2019	\$653,029	\$749,982	87.07%
4/30/2018	\$543,025	\$692,028	78.47%
5 - Year Average			83.56%

The Actuarially Determined Contribution for the Current Year is the Recommended Contribution from the May 1, 2020 Actuarial Valuation Completed by Lauterbach & Amen, LLP.

GASB Solvency Test

Page 41 in GASB 67/68 Report



*The Plan's Projected
Fiduciary Net
Position is
Anticipated to Cover
Projected Benefit
Payments in Full for
the Current
Employees Through
the Year 2057.*

Actuarial Certification

- The valuation results summarized in this presentation are from the May 1, 2022 Actuarial Funding Report & May 1, 2021 GASB 67/68 Report, which have been reviewed by Actuarial Consultants that meet the Qualification Standards of the American Academy of Actuaries.
 - This report is not intended for purposes other than determining the Recommended Contribution, under the selected Funding Policy, and the Alternative Contribution.
 - This report contains the full description of the data, assumptions, methods, and provisions used to produce these actuarial results.
 - For any rounded figures shown in this presentation, please refer to the Actuarial Funding Report for more exact figures.

Elgin Mall Corp.

308 S. McLean Blvd. Elgin, IL

Company Contacts

Jose Manuel
Verastegui

Co-Owner

Jose.m.verastegui@gmail.com

(847) 915-9690

Ezequiel Leal

Co-Owner

Leal_ezequiel@yahoo.com

(847) 927-9594

Rosa Leal

Co-Owner

Lealbest@yahoo.com

(847) 638-9594

Ike Kim

Manager

Elginmallcorp@gmail.com

(224) 227-6912

Who We Are



We are a diversified and multicultural indoor shopping center. A one stop shop approach offering a wide array of national and international products and services.

- ❖ **Currently 87 Established Businesses**
 - State and city registered
 - Independently owned
 - Established for 20 yrs+
 - Loyal clientele

Business varieties



[illegible]

- ❖ Friendly and welcoming atmosphere
- ❖ Attract people: City, State, and Nationwide
- ❖ Unique decor styles specific to store type
- ❖ Well maintained

- ❖ COMBINED ANNUAL SALES est. \$12,500,000
- ❖ High foot traffic (est. 1,000 daily)

- ❖ COMBINED ANNUAL SALES est. \$12,500,000
- ❖ High foot traffic (est. 1,000 daily)

Our Vision



What we are looking to do:

- ❖ Create a successful business
- ❖ Attract more businesses and jobs
- ❖ Generate revenue
- ❖ Offer a different shopping experience
- ❖ Provide good service and quality products

Plaza Fiesta-Georgia



Plaza Fiesta-Georgia



Mission



Form an establishment where we can:

- ❖ Grow
- ❖ Operate
- ❖ Empower
- ❖ Improve
- ❖ Succeed

CONCLUSION



Elgin Mall Corp commitment:

- ❖ Promote
- ❖ Follow guidelines
- ❖ Community involvement

EAST DUNDEE



Proposed East Dundee floor plan

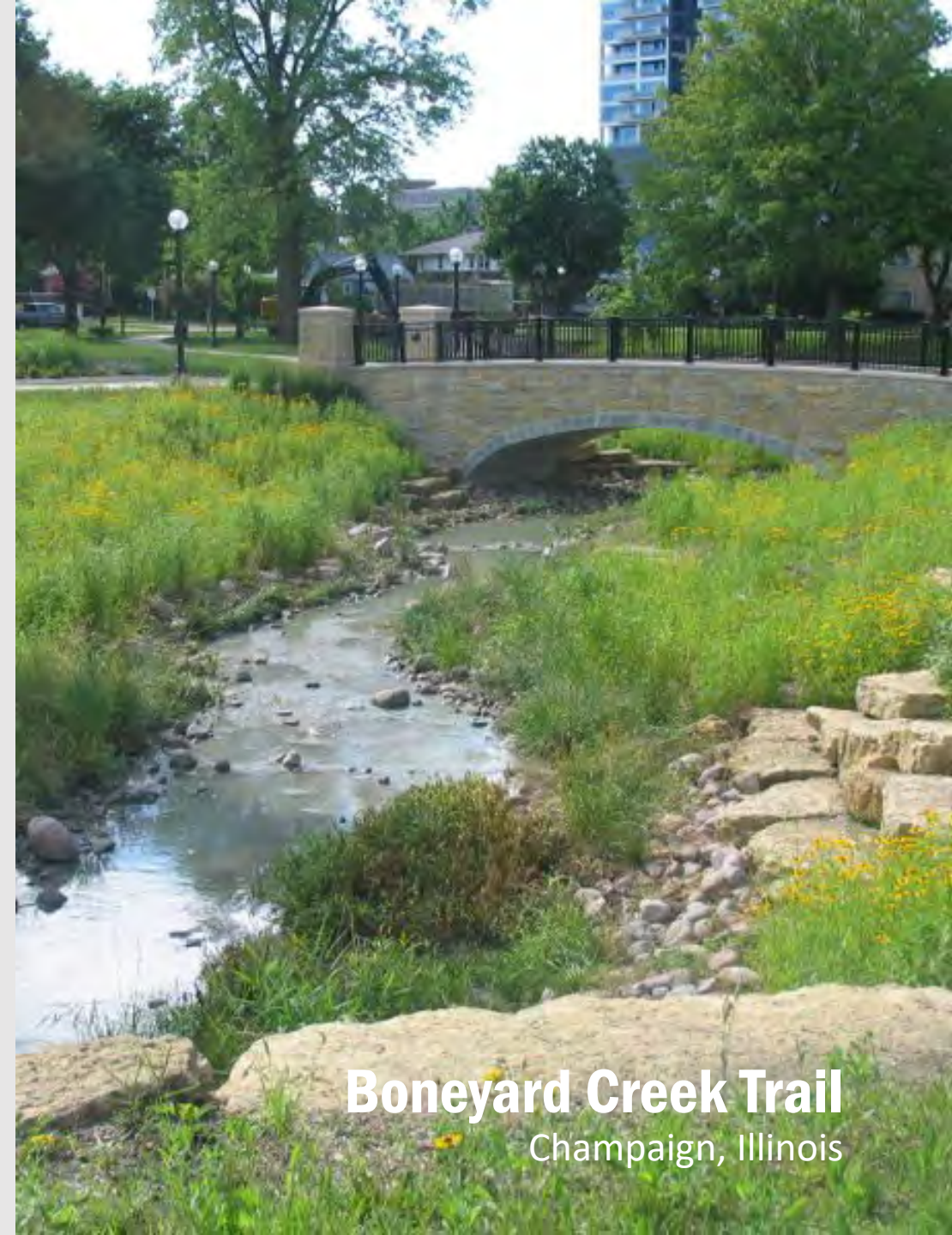


EAST DUNDEE Riverfront Master Plan

HITCHCOCK
DESIGN
GROUP 

Hitchcock Design Group

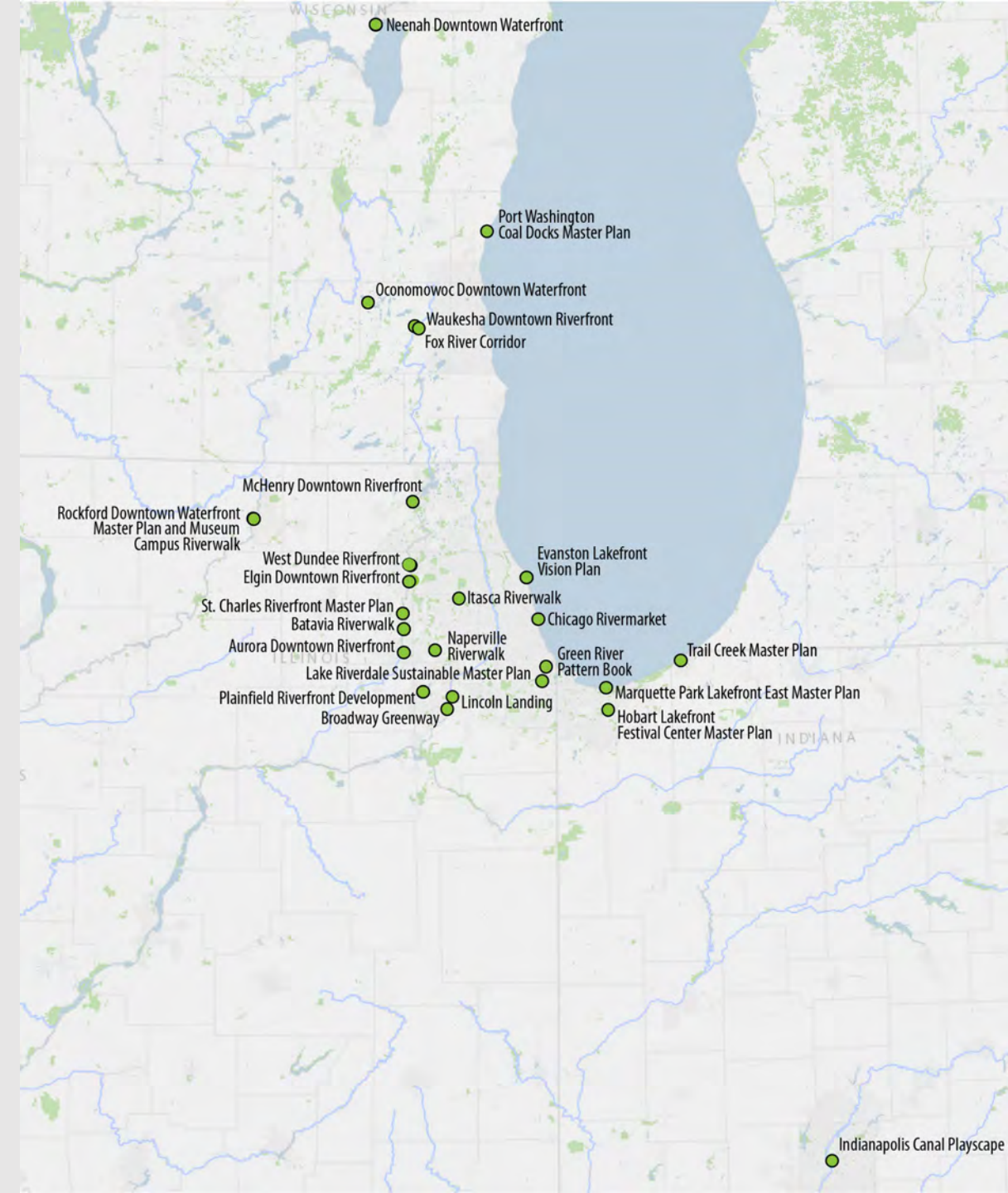
- 42 years, 40+ people, 4 offices
- Over 100 public clients
- Over 90% projects repeat clients
- Dedicated recreation team
- National and State recognition
- From planning to construction
- Grant expertise in-house



Boneyard Creek Trail
Champaign, Illinois

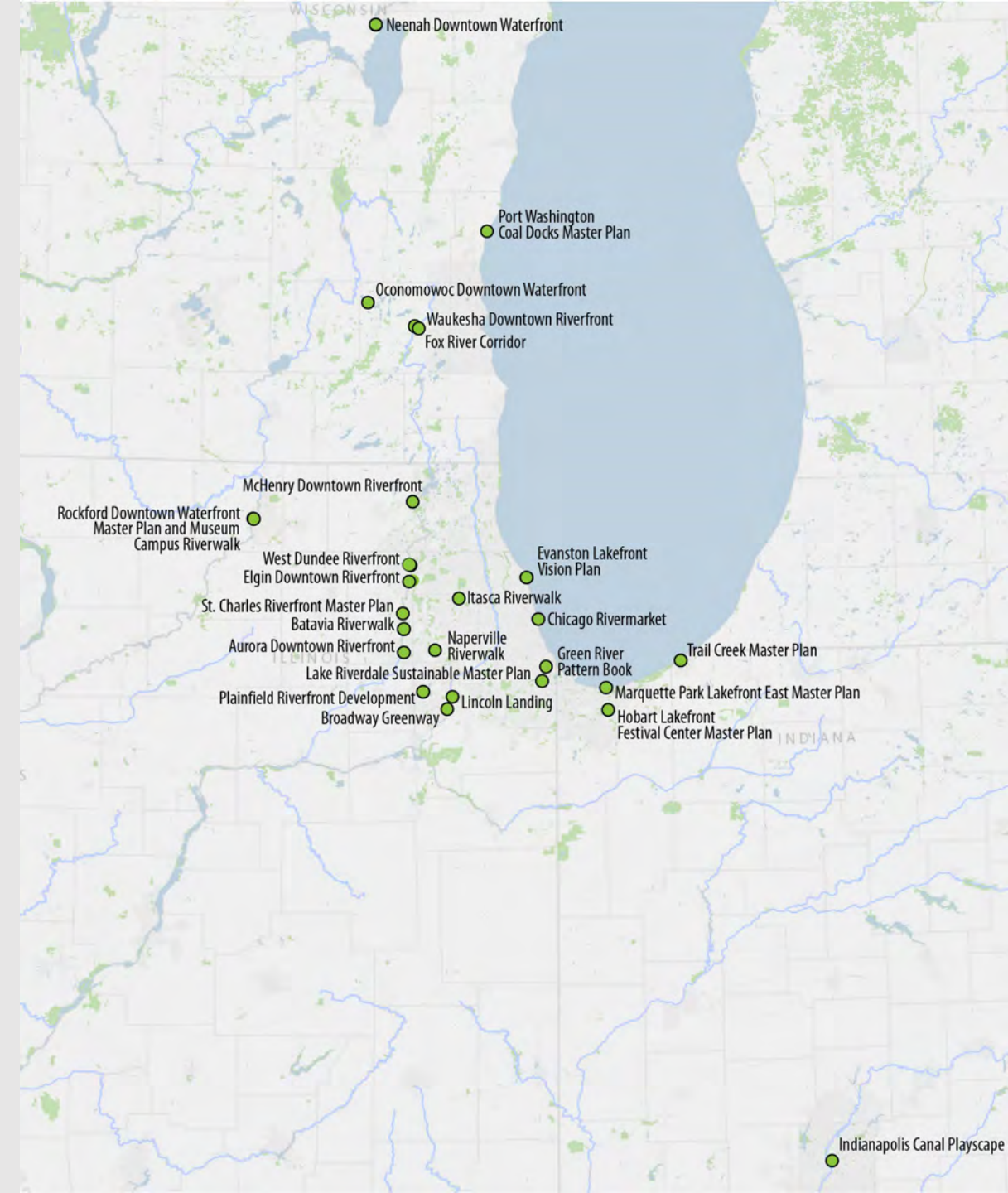
Hitchcock Design Group

- 25+ Riverfront Master Plans
- 50+ Waterfront Projects
- Planning to construction
- \$1M to \$100M
- Customized document unique to your community, goals, and objectives
- Working document with detailed implementation plan



Hitchcock Design Group

- Recently Complete
 - Kankakee Riverfront Master Plan
 - Columbus (IN) Riverfront Master Plan
- In-Progress
 - Batavia Fox River Corridor Master Plan
- Proximate
 - West Dundee Riverfront
 - Elgin Downtown Riverfront
 - St. Charles Active River Corridor Plan
 - Geneva Mill Race Redevelopment Plan



A scenic view of the Fox River Corridor in Waukesha, Illinois. The image shows a paved walkway curving along a river. A man in a blue shirt and khaki pants and a woman in a white shirt and blue shorts are walking on the path. To the right, there is a stone retaining wall with a set of stairs leading up to it. The river is on the left, and there are trees and bushes in the background.

PROCESS

Fox River Corridor
Waukesha, Illinois



ANALYZE



ENVISION



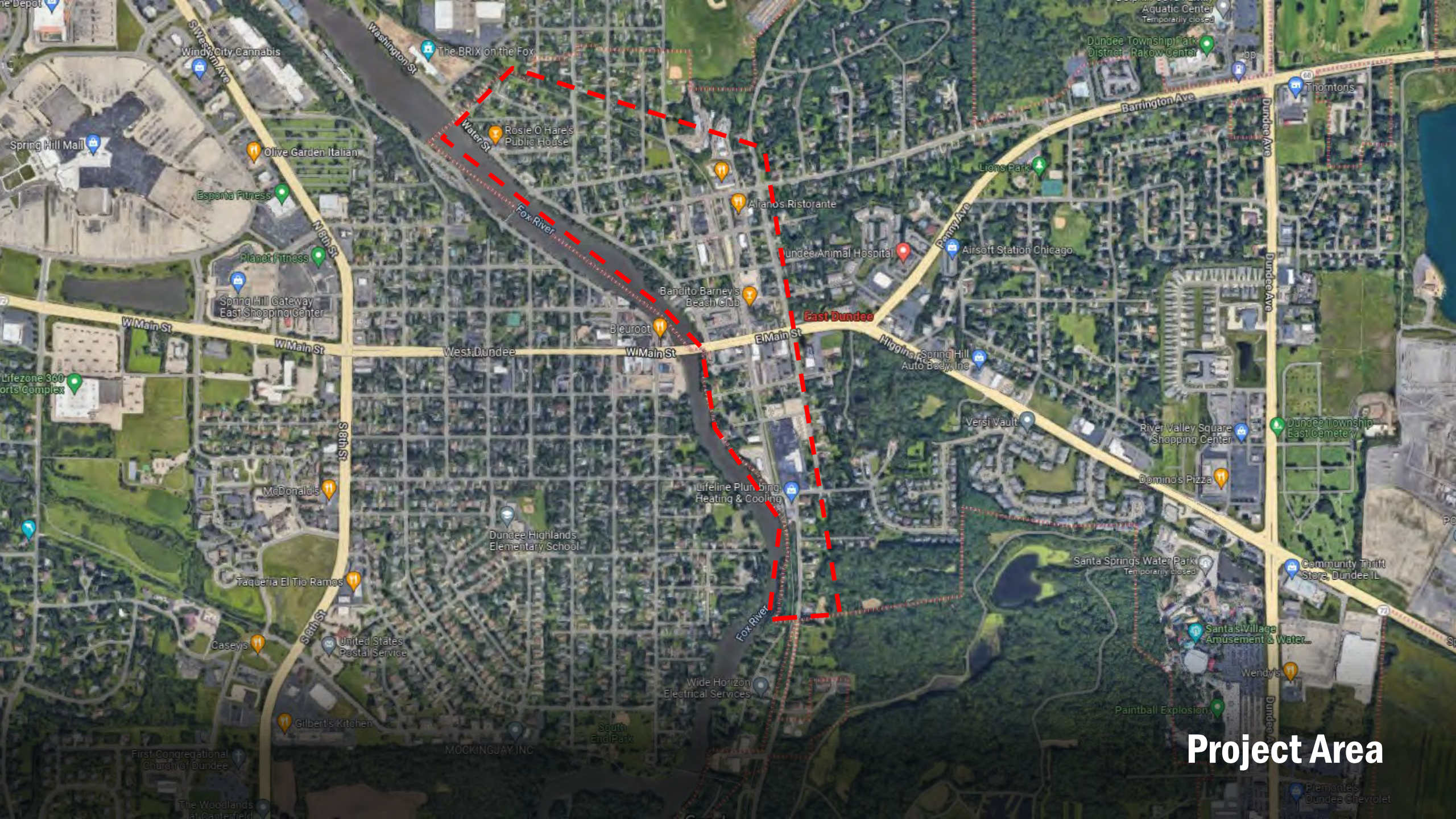
PRIORITIZE



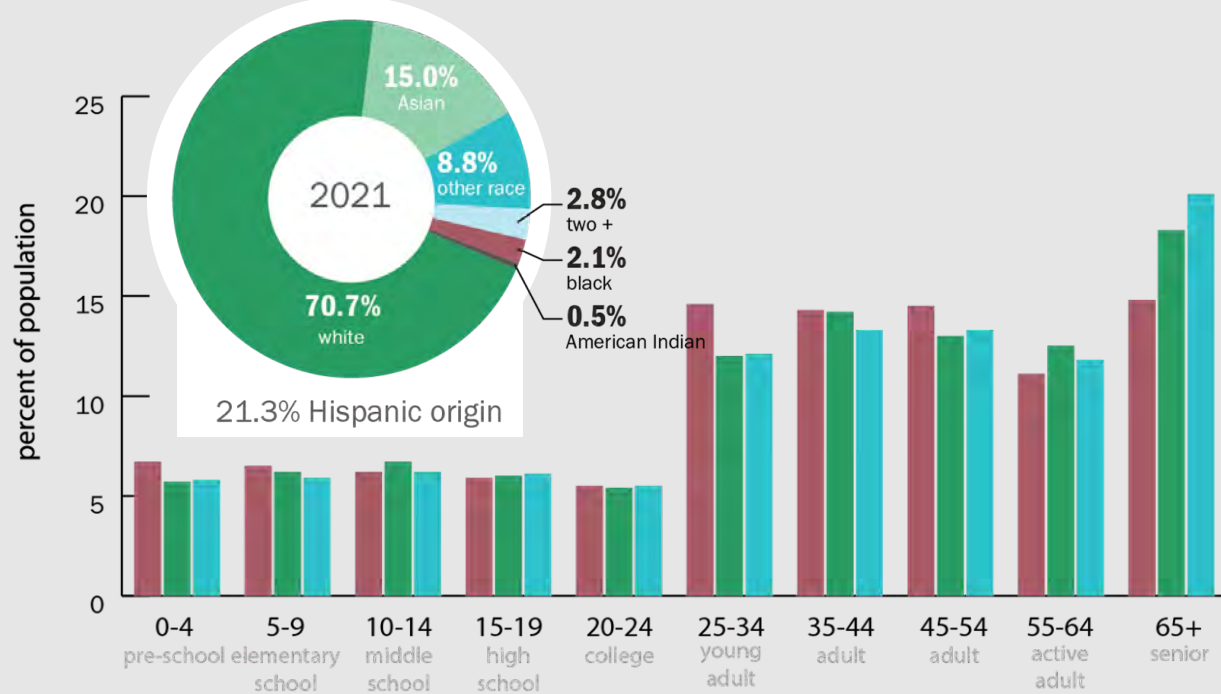
IMPLEMENT



CONNECT



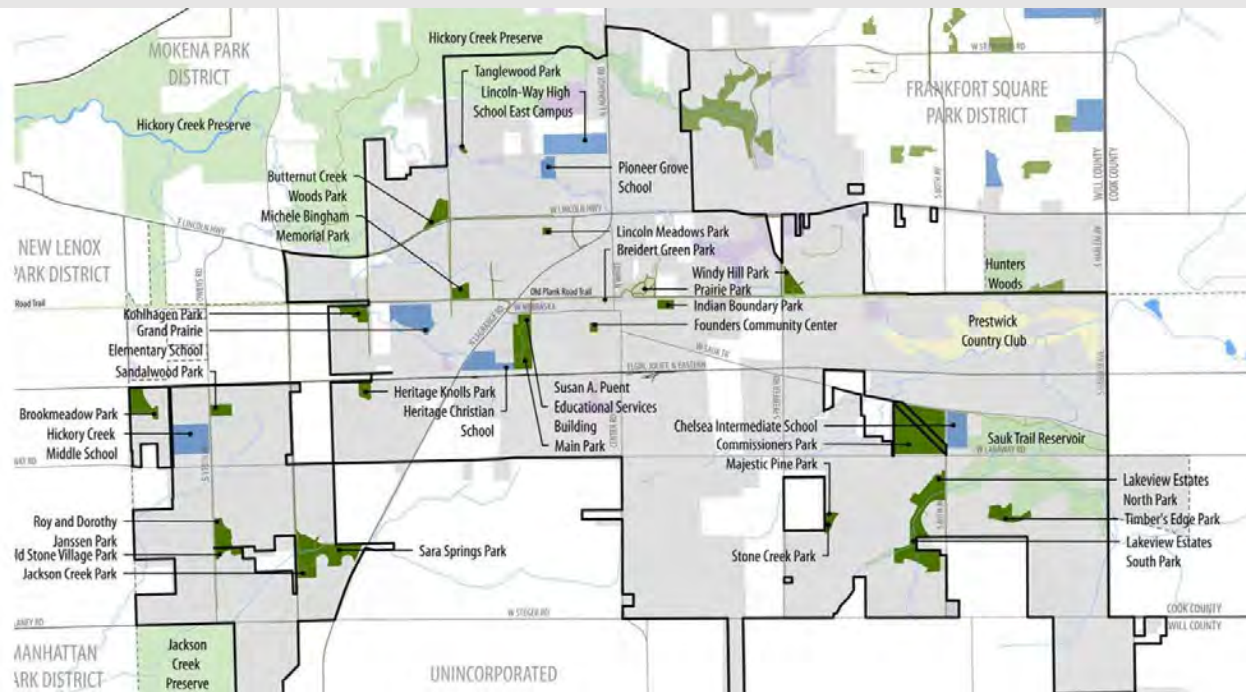
Project Area



ANALYZE:

Inventory & Analysis

- Detailed Corridor Inventory
 - History
 - Demographics
 - Natural Resources
- Jurisdictional Constrains
- Local and National Trends
- Planning Documents
- Site Analysis Mapping
- Establish Goals and Objectives



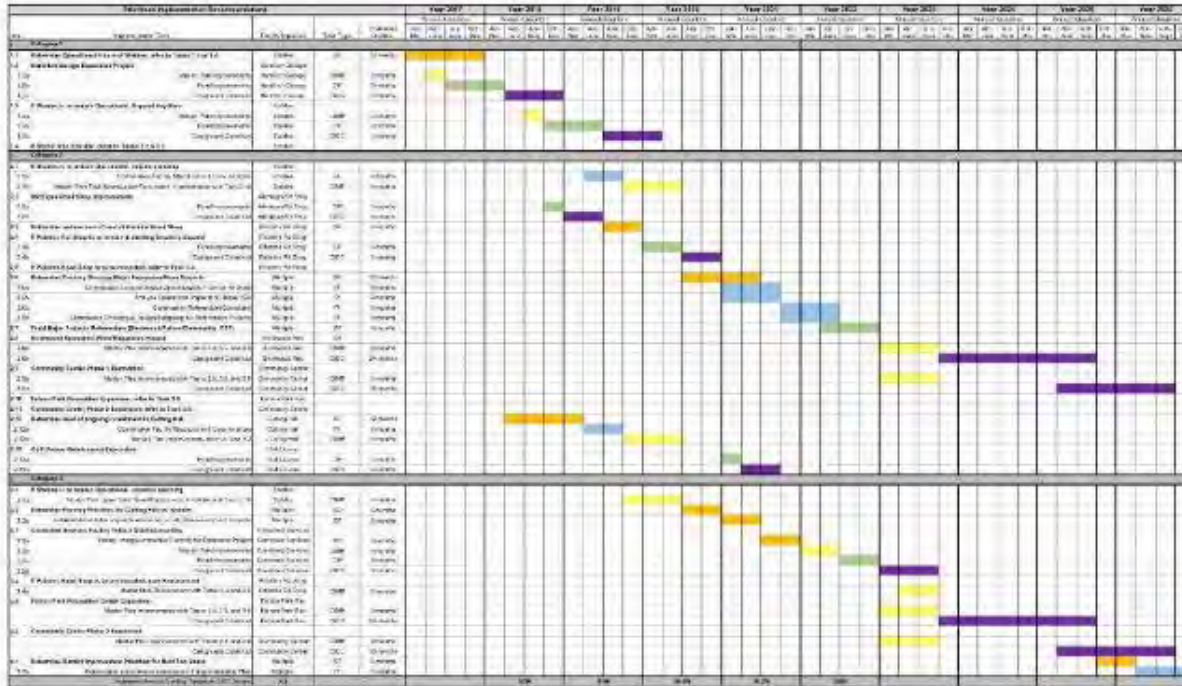


CONNECT:

Public Engagement

- Flexibility of Process
- Web Platform
- Social Media Presence
- Online Survey
- Stakeholder Focus Groups
- Community Open House





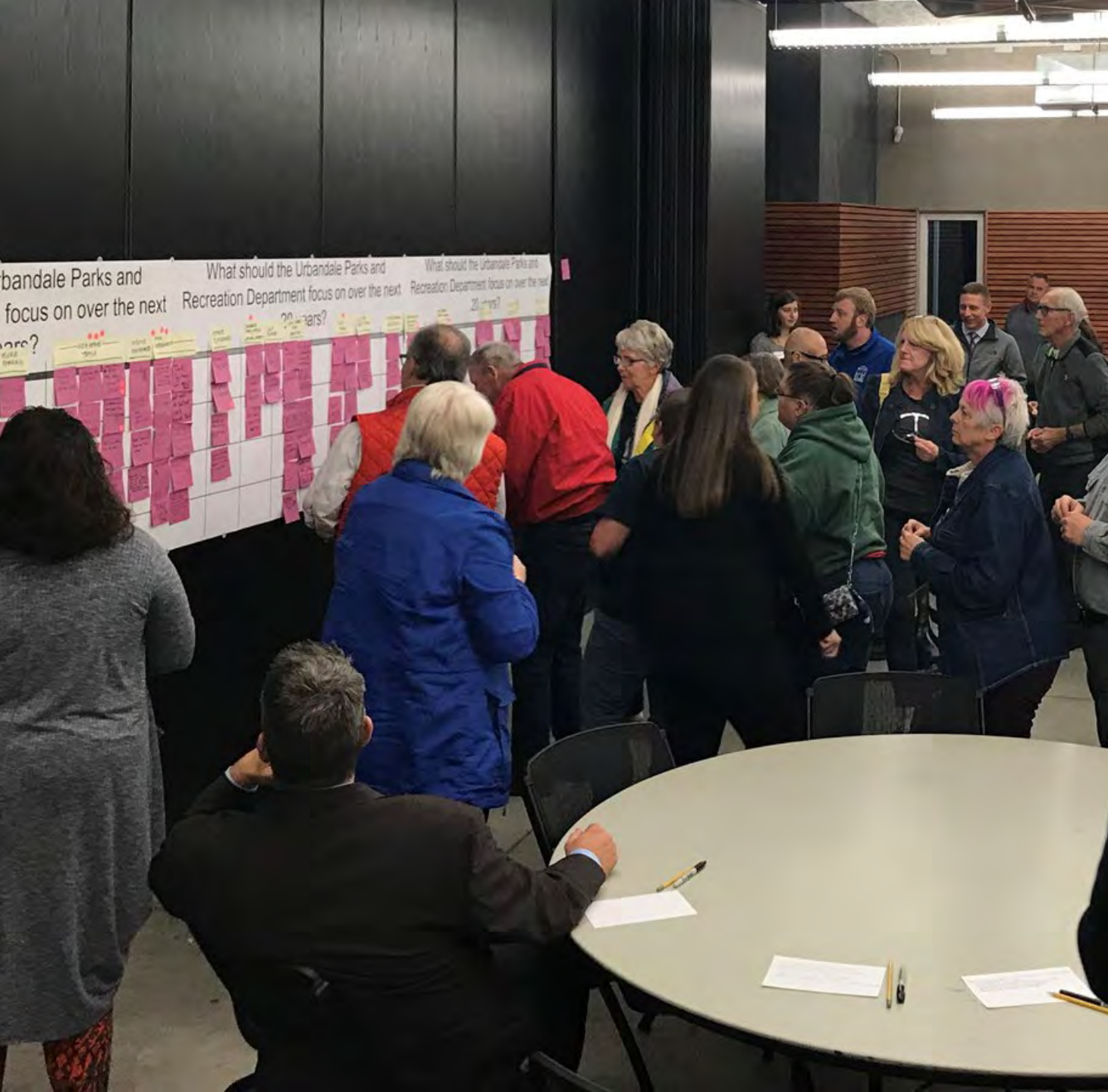
ENVISION:

Alternative Framework Plans

- Data Synthesis
- Strategy Development
- Collaborative Process
- Visioning Exploration
- Staff Workshop #1
- Board Workshop #1

Abbreviation	Task Type Key	Activity
OP	Operational Improvements	Establish Policy
PI	Planning Initiatives	Detailed Analysis
CIMP	Capital Improvements Master Plan	Master plan
CIF	Capital Improvements Fund	Fund
CIDC	Capital Improvements Design/Construct	Design/Construct





PRIORITIZE

Preferred Strategies

- Prioritization
- Consensus Building
- Action Plan Development
- Potential Costs
- Staff Workshop #2
- Board Workshop #2



Year 1				Year 2				Year 3			
2018		2019		2019		2020		2020		2021	
May June July	Aug Sept Oct	Nov Dec Jan	Feb March April	May June July	Aug Sept Oct	Nov Dec Jan	Feb March April	May June July	Aug Sept Oct	Nov Dec Jan	Feb March April
Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 1	Quarter 2	Quarter 3	Quarter 4
	Bid and construct Ice Center								Open Ice Center		
				\$10,000,000 (construction)				\$19,000,000 (construction)			
	Design and engineer Flick Park Fieldhouse renovation		Bid and construct Flick Park Fieldhouse renovation								
	Develop operational changes at Flick Park Pool		Implement operational changes at Flick Park Pool	Improve Glenview Tennis Club facilities and programming						Update strategic plan (3 year)	
Master plan Glenview Prairie Club		Develop funding strategy for Glenview Prairie Club	Design and Engineer Glenview Prairie Club		Bid and construct Glenview Prairie Club		Open Glenview Prairie Club				
				\$25,000 (master planning)							
		Address level of service/service area deficiencies for park space and equitable access						Prioritize Neighborhood Park Site Master Plans			
	Implement funding strategy and design and engineer Wagner Farm Phase 1 (playscape)	Design and engineer Wagner Farm Phase 1 (playscape)	Bid and construct Wagner Farm Phase 1 (playscape)	Construct phase 1 of Wagner Farm Phase 1 (playscape)	\$125,000 (final design/const. admin.)			Complete Wagner Farm Phase 1 (playscape)	\$25,000 (construction admin)		
				\$100,000 (construction)				\$800,000 (construction)			
		Bid and construct priority improvements at The Grove							Complete priority improvements at The Grove	Develop site master plan for The Grove master plan improvements	
				\$1,050,000 (construction)							
Total: \$11,300,000				Total: \$19,825,000							

IMPLEMENT

Year Action Plan

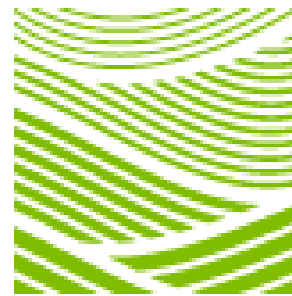
- Finalize Plan
- Attainability and Flexibility
- Financial and Resource Alignment
- Milestone Driven (clear direction)
- Living Document and Guide





Kankakee Riverfront MASTER PLAN

May 25, 2018
Adopted: July 16, 2018



ASLA ILLINOIS

AWARD

2018 MERIT AWARD

CATEGORY

PLANNING AND ANALYSIS

CLIENT

CITY OF KANKAKEE

Contents

Executive Summary	4
The Riverfront Today	10
<i>Dear Kankakee</i>	12
<i>Planning Process</i>	14
<i>Resources</i>	18
<i>Marketplace</i>	22
<i>Stakeholders</i>	26
The Riverfront Tomorrow	30
<i>Goals and Objectives/Standards</i>	32
<i>Strategy</i>	34
<i>Riverfront Focus Area</i>	36
1 <i>River Street: "The Mill Race District"</i>	38
2 <i>River Street: "The Terraces"</i>	50
3 <i>Legion Park: "The Children's Garden"</i>	56
4 <i>Alpiner Park: "The Ellipse"</i>	62
5 <i>Fisherman's Park: "The Lure"</i>	68
6 <i>Bird Park: "The Adventure"</i>	72
7 <i>Wright Houses: "The Campus"</i>	76
Implementation	78
<i>Implementation</i>	80
<i>Priority Actions and Investments</i>	84
Appendices	94
A: <i>Opportunity Analysis Memo</i>	95
B: <i>Opportunity Zones</i>	105
C: <i>Community Workshop Memo</i>	109
D: <i>Public Open House Memo</i>	113
E: <i>Consumer Behavior Survey</i>	117
F: <i>Preliminary Economic and Fiscal Impact Assessments</i>	149

Acknowledgments

Mayor Chasity Wells-Armstrong, *City of Kankakee*

Riverfront Task Force

Elizabeth Kubal, *City of Kankakee*
 Frank Koehler, *City of Kankakee*
 Pete Schiel, *City of Kankakee*
 Carmen Lewis, *5th Ward Alderwoman*
 Fred Tetter, *7th Ward Alderman*
 Jim Faford, *4th Ward, Alderman*
 Dayna Heitz, *Kankakee Valley Park District*
 Barbi Brewer, *Kankakee County Chamber of Commerce*
 Staci Wilken, *Kankakee County Conventions Visitor's Bureau*
 Elisabeth Dunbar, *Kankakee County Board District 13*
 Mark Steffen, *Community Arts Council*
 Phil Kambic, *Riverside Medical Center*
 Chris Shride, *Amita Health St. Mary's Hospital*
 Scott Snively, *Midland Bank*
 Chip Rorem, *Ralph Rorem Architects*
 Nick Holstein, *Wayba Productions*

Project Team

Hitchcock Design Group
Planning and Landscape Architecture
 Piggush Engineering Inc.
Civil and Water Resource Engineering
 Market & Feasibility Advisors
Market Analysis and Economics
 S2O Design and Engineering
Active River Engineering

Riverfront Tomorrow

To reposition Kankakee as a premier Illinois riverfront community, we enthusiastically recommend that a partnership of public and private sector community leaders systematically and incrementally construct and program a package of distinctive river attractions, construct 3-dimensional river connections, leverage the most valuable riverfront development sites, and vigorously promote the river-centric brand using a combination of philanthropic, tax (TIF), and grant funding while following nationally proven best practices.

Construct and program a package of distinctive river attractions that appeal to a wide range of residents, workers and regional visitors:

- Kankakee Riverfront Trailways (connect pedestrian bridge south to Washington Avenue)
 - Fisherman's Park (urban fishing, shelter, restrooms, fire pits, and parking)
- Kankakee Riverwalk (continuous, high-amenity, signature multi-purpose experience from Court Street to Schuyler Avenue) including:
 - The Riverwalk Mill Race District (intensely programmed, high-amenity, festival street with accessible river banks, portage, gallery, national-caliber whitewater feature, and fish passage)
 - The Riverwalk Terraces (native/botanical plant terraces, sculpted land art, informal amphitheater seating, fishing, river access)
 - The Riverwalk Children's Garden (nature-based children's adventure, artful native landscape, sculpted landforms, fishing, and river access)
 - The Riverwalk Ellipse (garden setting, promenade, skating, art, inter-generational activities, history, and river access)
- Bird Park (swimming, fishing, boat rental, dive training, whitewater training, tree-top ropes course, zip-line, and climbing)

Construct 3-dimensional connections to, along, across, and in the river:

- Kankakee Riverfront Trailways from pedestrian bridge to Washington Street
- Riverwalk, Court Street to Schuyler Avenue (continuous, high-amenity, signature multi-purpose pedestrian experience)
- Schuyler Avenue Boat Dock (transient dock and boat ramp)
- Washington Avenue Boat Launch (ramp and transient dock)
- In-river paddling course (controlled access and non-motorized boat passage)
- Downtown, neighborhood links (Streetscape improvements on Court Street, Station Street, Washington Avenue, Schuyler Avenue, River Street, and Water Street)
- River access (variety of river edge access points for pedestrians and boaters)
- Parking (on and off-street parking near attractions)

Leverage the most valuable riverfront development sites:

- City to acquire the most important properties for improvement and development
- City to establish a Tax Increment Finance district that will capture property tax increment created by increased value and redevelopment of properties adjacent to the Riverwalk
- Riverfront Implementation Team to facilitate redevelopment of catalyst properties as value escalates and investors recognize the value of the newly designed Opportunity Zone adjacent to the river

Executive Summary



Dear Community Leaders,

Decades after Kankakee was founded in 1854, the Kankakee was central to the city's prosperity, rich culture, and vibrant image. Today, after decades of economic challenges, we are once again, poised to connect with, and leverage its river asset to accomplish the community's heartfelt goal and sustain an extraordinary riverfront that is the catalyst for Kankakee's renaissance as a premiere Illinois riverfront community.

We engaged our planning, design and construction teams to consider riverfront improvement and create a compelling long-term riverfront vision; a 3-dimensional strategy that includes a series of implementation actions. This Kankakee Riverfront Master Plan outlines our findings and recommendations.



Vigorously promote the river-centric brand:

- Riverwalk Implementation Team to lead the Kankakee Riverwalk brand strategy
- Riverwalk Implementation Team to coordinate programming and promotion
- Government, institutions and business organizations must keep the Riverwalk at the center of operational and promotional strategy

Empower a credible and sustainable implementation team:

- Riverwalk Implementation Team (RivIT) to lead riverfront master plan implementation
- Kankakee Riverwalk Foundation to partially fund (approx. 20%) capital improvements and fully fund and manage Riverwalk operations
- City and KVPD to collaborate on maintenance for the Kankakee Riverfront Trailways

Think big, implement cooperatively, incrementally and systematically:

- Start modestly, build momentum and complete the most catalytic projects by 2027

Riverfront Today

Our Opportunity Analysis revealed exceptional river resources, multiple intriguing markets, and a diverse group of engaged stakeholders.

Resources

Considered by many experts as the highest quality river in the state, the Kankakee River boasts superior water quality, uncommon moving and flat-water recreational opportunities, and ecologically diverse wildlife habitat. The 9-foot dam between Washington Avenue and Schuyler Avenue is both an extraordinary asset and a dangerous liability. It creates an uncommonly beautiful, recreationally significant, deep-water upstream impoundment called the Six Mile Pool, a spectacular visual and auditory feature, and the generating power behind the hydro-electric facility. Unfortunately, it also creates an impossible barrier for fish and boat passage, and a potentially deadly problem for anyone caught in its turbulent hydraulic "boil."

Approximately 70 acres of publicly owned land is adjacent to the river with more expected as the city acquires flood-prone homes with along River Street using FEMA funding. Cyclists can ride much of the river corridor along The Riverfront Trailways of Kankakee County, which extends from I-57 north to Riverside Medical Center and will eventually connect to Kankakee State Park. Unfortunately, most of the in-town experience is limited to on-street routes with little river exposure. However, an excellent traditional street grid provides excellent, multi-modal access to the riverfront and major regional arterial routes provide motorists with significant riverfront exposure at Schuyler Avenue and Court Street.

Marketplace

The Kankakee Riverfront has no competition in the 60-minute drive time market. Its scale, natural resources, proximity to Chicago, easy access, arterial exposure, and adjacency to downtown Kankakee mitigate local weaknesses in population growth and spending potential. When developed, the

seeks engaging weekend adventures that include unique activities and casual dining in stimulating settings. The potential for an extraordinary paddling experience will supercharge the regional market appeal.

Our analysis also suggests that two local markets may be particularly influential on planning the Kankakee Riverfront: young professionals and families with children. Local corporations, such as CSL Behring, which have committed to the region, need young professionals and skilled workers who will find the new Kankakee Riverfront to be a great, small scale urban environment to live, work, play and socialize. The new riverfront will also attract families with children of all ages to an abundance of uncommon active and passive recreation activities, casual dining, and socializing. Seasonal, river-themed events will appeal to a very broad cross-section of regional and local markets.

National trends clearly support the potential of the Kankakee Riverfront. Countless riverfront cities across the country, including many successful Illinois examples, have successfully replaced their obsolete riverfront industries with contemporary live/work/play riverfronts that have energized their downtowns, their economies and their brands.

Stakeholders

Our significant public and community leader outreach confirmed that riverfront stakeholders are diverse, very engaged, and in overwhelming agreement that the riverfront is vitally important to Kankakee. They emphatically indicated that city leaders should enhance the riverfront to improve community image, increase activities for residents and visitors, support the local economy, and improve river ecology. With the recent improvement in the economy and employment, business leaders

Impacts

When complete, the riverfront improvements will be the centerpiece of a transformed live/work/play city that attracts regional visitors, skilled workers, and families with children with a package of exceptional river-centered natural, cultural and recreational attractions, complimentary residential and commercial development, a more sustainable economy, and a significantly improved brand. Logically, because of the scale of the riverfront, it may take decades for rates and community partners to complete the entire Kankakee Riverfront Master Plan. Therefore, the Riverfront Implementation Team should focus early efforts and investments on the walk Mill Race because of its location, exposure and assets to accelerate placemaking, and redevelopment, all of which will amplify economic benefit.

In addition to the significant cultural, social benefits, we expect the Riverwalk Mill Race improvements to stimulate increased economic and fiscal impacts. The Riverwalk Mill Race will stimulate increased economic and fiscal impacts. The Riverwalk Mill Race will stimulate increased economic and fiscal impacts. The Riverwalk Mill Race will stimulate increased economic and fiscal impacts.

In addition to increased property tax revenue, we estimate that the construction and operation of the Riverwalk Mill Race will stimulate significant one-time and recurring direct, indirect and induced economic impacts, in Kankakee within the first 10 years including:

- Support of approximately 348 one-time, construction-related jobs
- Generation of approximately \$66 million of one-time construction-related economic impact
- Support of approximately 133 non-construction jobs
- Approximately \$12 million of annually recurring economic impact

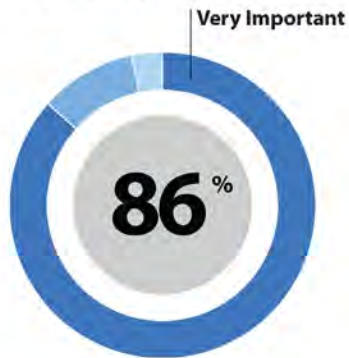


When complete, the Riverwalk Mill Race will be a redevelopment catalyst. As the Riverwalk Master Plan is implemented, the Riverfront will attract attention to the west and continue planning to Court Street. With determined leadership, Kankakee's renaissance as a premier Illinois riverfront community is within reach.

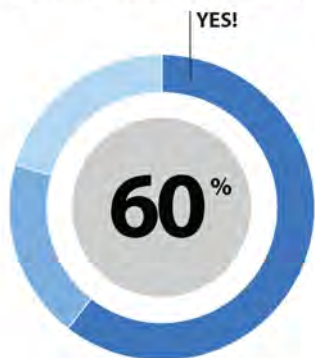
Respectfully submitted,

Hitchcock Design Group
Market and Feasibility Advisors
S2O Design and Engineering
Piggush Engineering, Inc.

How important is the river to the identity of Kankakee?



Do you currently use the river for water-based activities?



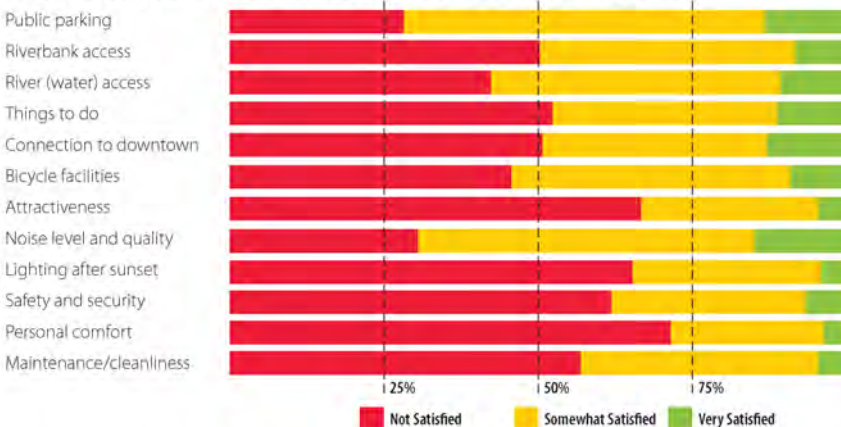
Median Age:

36
42
39

Please use one word to describe the Kankakee River TODAY.



Please rate your overall satisfaction with the following items.



Population: [↑]0.18%

Population growth in Illinois is increasing at a rate of 0.17% annually. Nationally, the rate of population growth is 0.83%.

Recreation:

Participation in water sports including swimming, fishing, and boating are decreasing nationally. Inversely, canoeing and kayaking are increasing in popularity. Trail sports, walking and running are also experiencing increases in participation rates nationally.



Entertainment Spending:



Restaurant Spending:





River Street: “The Mill Race District”

Just a few short blocks from the Courthouse and other landmarks, this area is the logical extension of the Downtown to the River. For decades, the Kankakee dam, Public Service Power Station, Illinois Central (now Canadian National) railroad bridge, and McGrew grist mill formed the prototypical “postcard” view of the city’s riverfront. Today, three of the four features still function and the foundation of the fourth—the mill, which was razed in 1950—is used as a fishing station and overlook to the river below.

River Street and Water Street parallel the river along the north and south banks, respectively, but there is little about the road designs (e.g. lighting, fencing, paving, pedestrian spaces, etc.) to acknowledge, much less encourage any special relationship to the river. Both streets serve as convenient routes for motorists during peak commuting times. Due to the unique arch design of the railroad bridge, the clearances under the spans are limited, especially toward the edges at the

sidewalks. Pedestrian access to the river level is difficult. There is a boat ramp on the south bank in Jeffers Park, but no corresponding ramp on the upriver side of the dam, which makes portaging canoes, kayaks, and other paddle craft very difficult. Fishing from the banks of the river—or, depending on water levels, in the river—is very popular, especially at the dam.

All of the properties are within the powerful new Opportunity Zone, and most are vastly underutilized. The former Sully’s Restaurant on West Avenue is a handsome stone building in good condition. A vacant lot at River Street and Washington Avenue, while small, is strategically located in a very visible location. Another vacant lot at River Street and Schuyler Avenue gives a negative first impression of the Downtown to motorists traveling north. The County Highway Department facility located on Water Street occupies a parcel that otherwise could have a purpose more intentionally related to the enjoyment of the river.



Washington Avenue bridge



Railroad bridge over Water Street



Railroad bridge and hydroelectric dam



Available real estate along River Street



Popular fishing spot downstream of the dam



Fishing station at the hydroelectric plant





River Street: “The Mill Race District”

The “Mill Race” will be a catalytic series of features developed by both public and private investors. Taking its name from the old McGrew grist mill, this section of the Riverwalk will be alive with day- and nighttime activities. The centerpiece of the public-sector projects will be a whitewater paddling course for kayakers and canoers. A series of rock terraces will provide an exciting passage from above the dam to below while allowing fish and other aquatic life to migrate upstream. A lower level walkway for pedestrians and on-lookers will line the course. Cantilevered walkways will extend from the bridge piers and over the water to allow a continuous path from east to west close to the water level. Accessible ramps and sidewalks will connect the lower and street levels. River Street will feature overlooks, lighting, special paving, signage, and other elements to make a festival street, suitable for hosting civic events and functions.

For less-adventurous boaters, two new boat ramps will facilitate portaging around the whitewater course. A sidewalk from the ramp just east of Schuyler Avenue will pass by a small performance area and ascend to a food truck court. Two blocks west, just past Washington Street, a new eatery will be paired with the second boat ramp to create an activity hub for boaters and other community residents. A second story roof deck will provide dramatic views of the river and the Riverwalk.

Nighttime will reveal another festive dimension. Tall gateway light columns will mark the intersections of River Street with Washington and Schuyler Avenues. The bridges will be lit from below to highlight their different forms. The north facade of the hydroelectric plant will be lit as a light show to be seen from the rock outcropping sitting areas along the Riverwalk lower level.



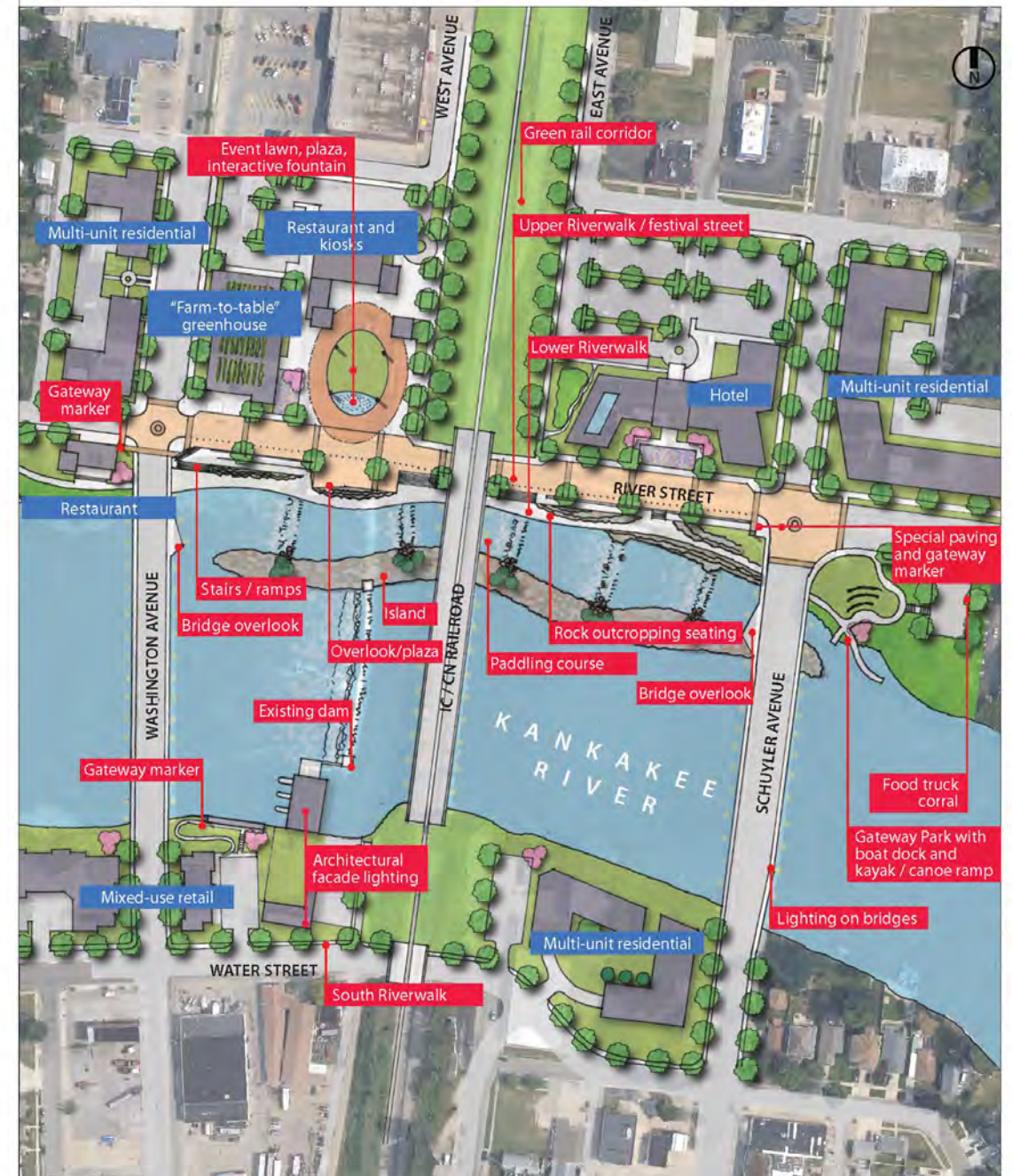
Upper Riverwalk and Festival Street



Paddling course



Facade lighting on hydroelectric power plant



River Street: “The Mill Race District”

Fueled by the new Riverwalk attraction, TIF funding and newly enacted Opportunity Zone funding, several redevelopment sites along the Riverwalk re primed for significant private sector investment. While all sites will develop incrementally in response to market demand, the long range vision is for a blend of a hotel, multi-family residential buildings, offices, and specialty retail uses along the Riverwalk. The design intent for these parcels will be to engage with the public spaces, using complementary materials to blur the distinction between public and private and create the illusion of a larger public realm.

The old Sully’s Restaurant site may be augmented with other kiosks and single-story retail to support a restaurant and make a strong visual connection to the Riverwalk. A “farm-to-table” restaurant with an adjoining

facility for growing greens and other vegetables could be a compatible sustainable option.

A mid-rise hotel at the northwest corner of River Street and Schuyler Avenue would make a strong visual and economic statement at an important intersection. New multi-story residential buildings across Schuyler to the east will provide housing for young professionals looking to live near the river.



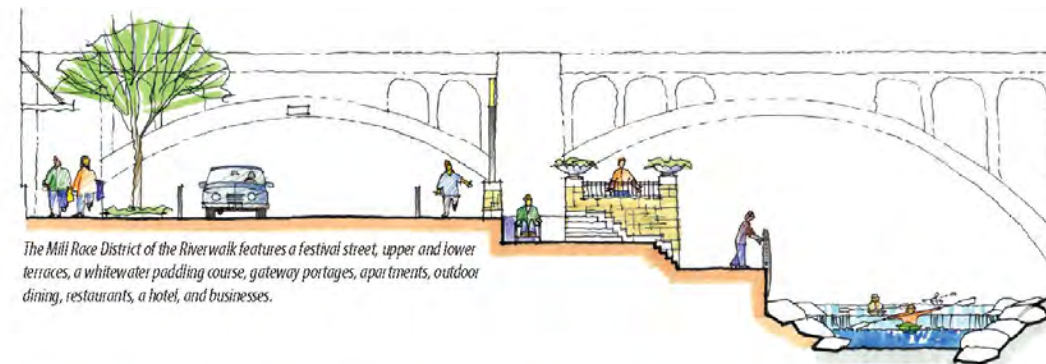
Public plaza with event lawn and interactive fountain



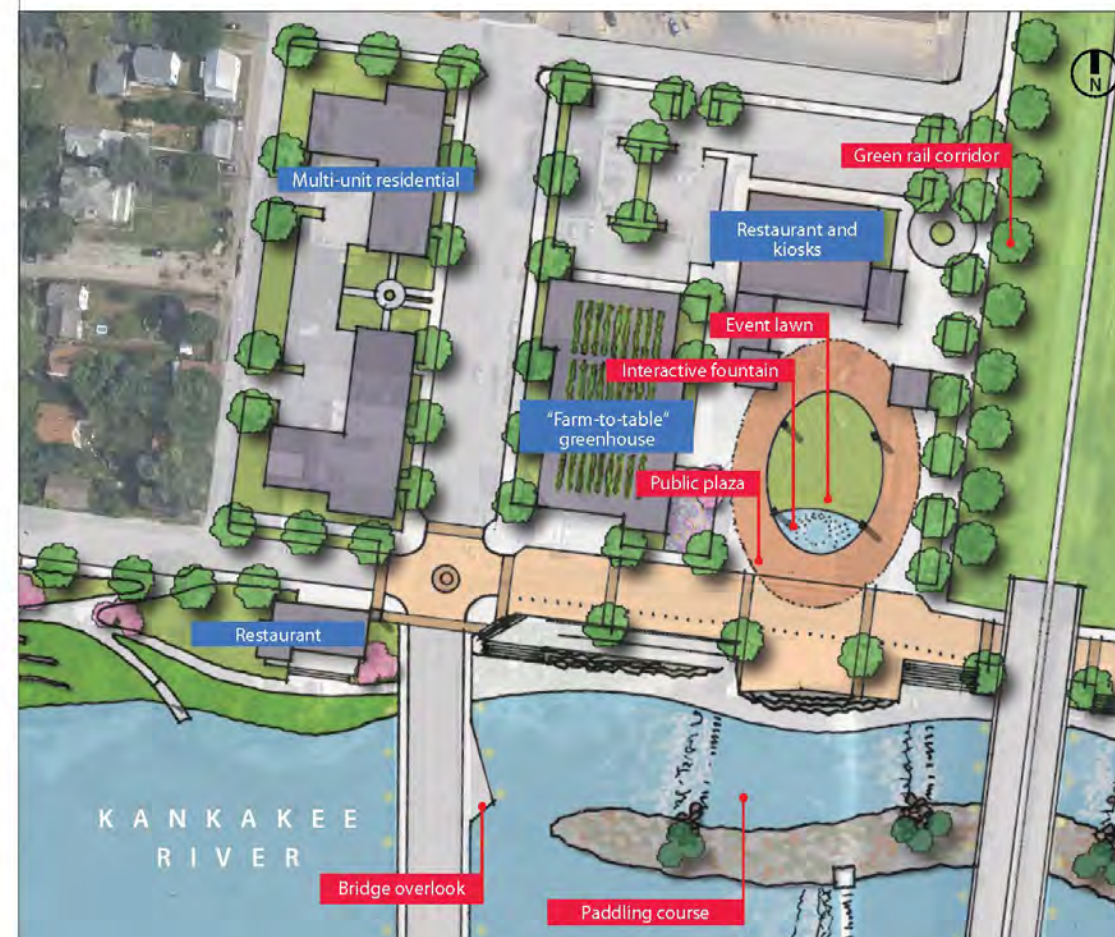
Green rail corridor



Festival street



The Mill Race District of the Riverwalk features a festival street, upper and lower terraces, a whitewater paddling course, gateway portages, apartments, outdoor dining, restaurants, a hotel, and businesses.





Kankakee Riverfront
Kankakee, Illinois



Kankakee Riverfront
Kankakee, Illinois

Implementation

The **Riverfront TODAY** documents the considerable strengths and some challenging weaknesses of the riverfront's resources and marketplace, and it profiles its wide array of diverse stakeholders. The **Riverfront TOMORROW** describes a 3-dimensional strategy to position Kankakee as a premier Illinois riverfront community. This **Implementation** section describes how community leaders should execute a series of correlated **policy**, **operational**, and **capital** improvements over the next 10 years, and beyond, to capitalize on the riverfront's strengths, overcome its weaknesses, inspire investor confidence, and advance the community's heartfelt riverfront goal. The Priority Actions and Investments table at the end of this section summarizes the recommended projects, leadership, approximate costs, and probable funding sources through fiscal year 2020/21.

Using all available financial tools, public and private sector leaders, property and business owners, and developers will be responsible for executing the improvements and actions outlined in this plan, often in very close collaboration with each other. With the periodic assistance of planning, design, engineering, legal, financial, marketing, and programming professionals, the new Riverfront Implementation Team (RivIT) will provide on-going policy, operational, and capital improvement advice to city leaders, during the next 3 years. During that same period, as one of its highest priorities, the Riverfront Implementation Team should create a permanent not-for-profit Kankakee Riverwalk Foundation that will be responsible for long-term Riverwalk design, funding, construction, and operations. Private sector investors and developers will be responsible for the commercial and residential redevelopment and operations of key riverfront properties, which is vital to riverfront funding and placemaking.

What is RivIT?

The Riverfront Implementation Team (RivIT), will be a standing task force of approximately 12 respected and highly-motivated community leaders and riverfront advocates who will provide on-going policy, operational, and capital improvement advice to City staff and City Council during the next 3 years. RivIT should be chaired by a highly-regarded private sector leader and include people representing a variety of organizations and technical, financial, organizational, operational, promotional, philanthropic, and political capabilities including:

- Mayor of Kankakee
- 1 or 2 Aldermen
- City of Kankakee department leaders
- Kankakee Valley Park District Board Chair or Commissioner
- Kankakee Valley Park District Executive Director
- Kankakee County Board Chair or Commissioner
- Kankakee County Convention and Visitors Bureau CEO or representative
- Design, engineering, and construction professionals
- Key property owner representatives



Riverfront festival



Farmers market



Special event lawn



Pop-up food trucks

Operational Improvements

Throughout the planning process, Riverwalk capital and operational funding, programming, promotion and maintenance have been front-of-mind. Unfortunately, past organizational challenges have compromised public trust and diminished support. In response, within 3-years, a not-for-profit Riverwalk Foundation will, in close collaboration with the City, be fully responsible for on-going Riverwalk design, funding, construction and operations. The critical 3 and 10-year operational actions, in approximate priority order include:

- Create and execute a 3-year Riverfront implementation plan including the creation of the successor organization, the Kankakee Riverwalk Foundation (RivIT)
- Create the Kankakee Riverwalk Foundation (KRF) to design, fund, construct and operate the Riverwalk (RivIT and KRF)
- Create and execute a Riverfront marketing plan including branding and multi-media promotion (RivIT, KRF, and KCCVB)
- Monitor state and federal funding tools; submit applications that support the master plan (RivIT, KRF, City, and KVPD)
- Recruit and collaborate with developers/operators to build a privately-operated Riverwalk restaurant at Washington Avenue (site A) (City, RivIT, and KRF)
- Maintain Riverfront Trailways within the Riverwalk (City and KRF)
- Maintain the Riverwalk (City and KRF)
- Facilitate the redevelopment of key Riverwalk Mill Race properties, review redevelopment of properties near the Riverwalk (City, RivIT, and KRF)

Projects	Public Policy Improvements	Operational Improvements	Capital Improvements
Capital Improvement Plan (CIP)	Approve FY 2021/2022 Riverfront CIP Leadership: City of Kankakee	Finalize FY 2021/2022 Riverfront CIP Leadership: City of Kankakee, Riverwalk Implementation Team Monitor grants and funding opportunities Leadership: Riverwalk Implementation Team	
Land Redevelopment	Approve redevelopment projects in TIF district that support the master plan and meet design and funding guidelines Leadership: City of Kankakee	Continue discussions with regional developers and property owners about redevelopment opportunities Leadership: City of Kankakee, Riverwalk Implementation Team	
Land Acquisition	Approve acquisition of parcels that support the master plan Leadership: City of Kankakee		Acquire key parcels as needed Cost: TBD Funding: City of Kankakee
Fundraising	Evaluate OSLAD, LWCF, ITEP, and other grants for applicability to Riverwalk Mill Race design and construction Leadership: City of Kankakee	Continue \$5,000,000 capital campaign Leadership: Riverwalk Implementation Team, Kankakee Riverwalk Foundation	
Promotion		Community outreach/advocacy for Riverwalk Leadership: Riverwalk Implementation Team, Kankakee Riverwalk Foundation Cost: \$25,000 Funding: City of Kankakee, Kankakee Riverwalk Foundation	
Programming		Expand the Riverfront Festivals Leadership: City of Kankakee, Convention and Visitors Bureau, Riverwalk Implementation Team Cost: \$50,000 Funding: City of Kankakee, Convention and Visitors Bureau	
Riverfront Trailways (north) Riverfront trail from the pedestrian bridge at Riverside Medical Center, through Fisherman's Park, Alpiner Park, to Station Street	Approve bid package Leadership: City of Kankakee, Kankakee Valley Park District		Construct Riverfront Trailways (north) Leadership: City of Kankakee Cost: \$2,000,000 Funding: City of Kankakee, ITEP
Riverfront Trailways (south) On-street Riverfront Trailways at Station Street from roadway bridge east to 6th Avenue and 6th Avenue from Station Street south to Legion Park	Approve grant submittal Leadership: City of Kankakee	Prepare and submit ITEP Grant Application Leadership: City of Kankakee Cost: \$5,000 Funding: City of Kankakee	
Riverwalk Mill Race District Festival Street (River Street), upper Riverwalk, lower Riverwalk, and dam modification (whitewater)	Approve design for Mill Race District (City of Kankakee and Illinois Department of Natural Resources) Leadership: Riverwalk Implementation Team, Kankakee Riverwalk Foundation	Maintain Riverwalk Mill Race District improvements already in-place Leadership: Riverwalk Implementation Team, Kankakee Riverwalk Foundation Cost: TBD	Design, engineer, and permit Mill Race District Leadership: Kankakee Riverwalk Foundation Cost: \$2,000,000 Funding: City of Kankakee, Riverwalk Implementation Team, Kankakee Riverwalk Foundation
		\$80,000 Operational Improvement Total	\$4,000,000 Capital Improvement Total



DISCUSSION

West Dundee Riverfront
West Dundee, Illinois



West Dundee Riverfront

West Dundee, Illinois



West Dundee Riverfront

West Dundee, Illinois



West Dundee Riverfront

West Dundee, Illinois



West Dundee Riverfront

West Dundee, Illinois



West Dundee Riverfront

West Dundee, Illinois



Rockford Riverwalk
Rockford, Illinois



Rockford Riverwalk

Rockford, Illinois



Fox River Corridor
Waukesha, Illinois



Fox River Corridor
Waukesha, Illinois



Ray Franzen Bird Sanctuary
Itasca, Illinois



Ray Franzen Bird Sanctuary
Itasca, Illinois



**Macon County Conservation
District Comprehensive Plan**

Decatur, Illinois