



WELCOME

Board of Directors Update
February 13, 2025

 **ECONOMIC ALLIANCE**
OF KANKAKEE COUNTY

MISSION

The Economic Alliance of Kankakee County is a public-private partnership that works to create jobs and expand the economic base by improving the local business climate in Kankakee County.

The Alliance employs a collaborative approach to support development in the strategic areas of business retention, expansion and attraction, workforce and community development, residential needs and educational outcomes.



BOARD OF DIRECTORS

The Economic Alliance of Kankakee County Board of Directors is comprised of private-sector leaders and elected members of the Kankakee County Board.

Jeff Bennett, Chairman
Managing Partner
McColly Bennett Real Estate

Theodis Pace, Vice Chair
President
Kankakee County NAACP

Matt Alexander-Hildebrand, Kankakee County Board
Bernie Anderson, Regional Manager, Community Affairs, Nicor Gas
Dr. Michael Boyd, President, Kankakee Community College
Rosemary Foster, Kankakee County Board
Ray Garcia, Manager, Human Resources, Crown Holdings, Inc.
Jeff Hammes, President / CEO, Peoples Bank
David Johns, Partner, GJM Advisory
Phil Kambic, President / CEO, Riverside Healthcare
Ryan Marion, Kankakee County Board
Pat Martin, Executive Vice President/Community Pres., Iroquois Federal
John McCann, Economic & Business Development Manager, ComEd
Chad Miller, Kankakee County Board
Maureen Powell, Head of Communications, CSL Behring Kankakee
Russell Tobey, Vice President, Kankakee Valley Construction Co.
Dr. Matt Vosberg, Superintendent, Bradley Bourbonnais Com. High School



LEADING INDICATORS

KANKAKEE COUNTY



22 PROJECTS
SUBMITTED IN 2024

71 PROJECTS IN
FIVE YEARS



\$42M INVESTMENT
IN 2024

\$2.46B INVESTMENT
IN FIVE YEARS



2024 INVESTMENTS

INDUSTRY

CSL BEHRING

\$35M in below-ground upgrades to support 5.6 acre electrical substation onsite.

HEARTLAND HARVEST

Parent company Our Home relocates all production lines to Kankakee site.
\$5M renovation and additional 90 employees.

FORMER ROPER SITE

\$4.1M congressional funding allocated for manufacturing industrial park in Kankakee County.



INDUSTRIAL MARKET

12.9M SF

Industrial Inventory in
Kankakee County

- 8.4M SF Logistics Inventory
- 270,000 SF Flex Inventory
- 4.2M SF Specialized Inventory

Average lease \$5.80/SF - down almost 3% year-over-year



INDUSTRIAL MARKET

Currently Available - 1.3M SF

- 587,000 SF former McKesson / Mars warehouse, Manteno

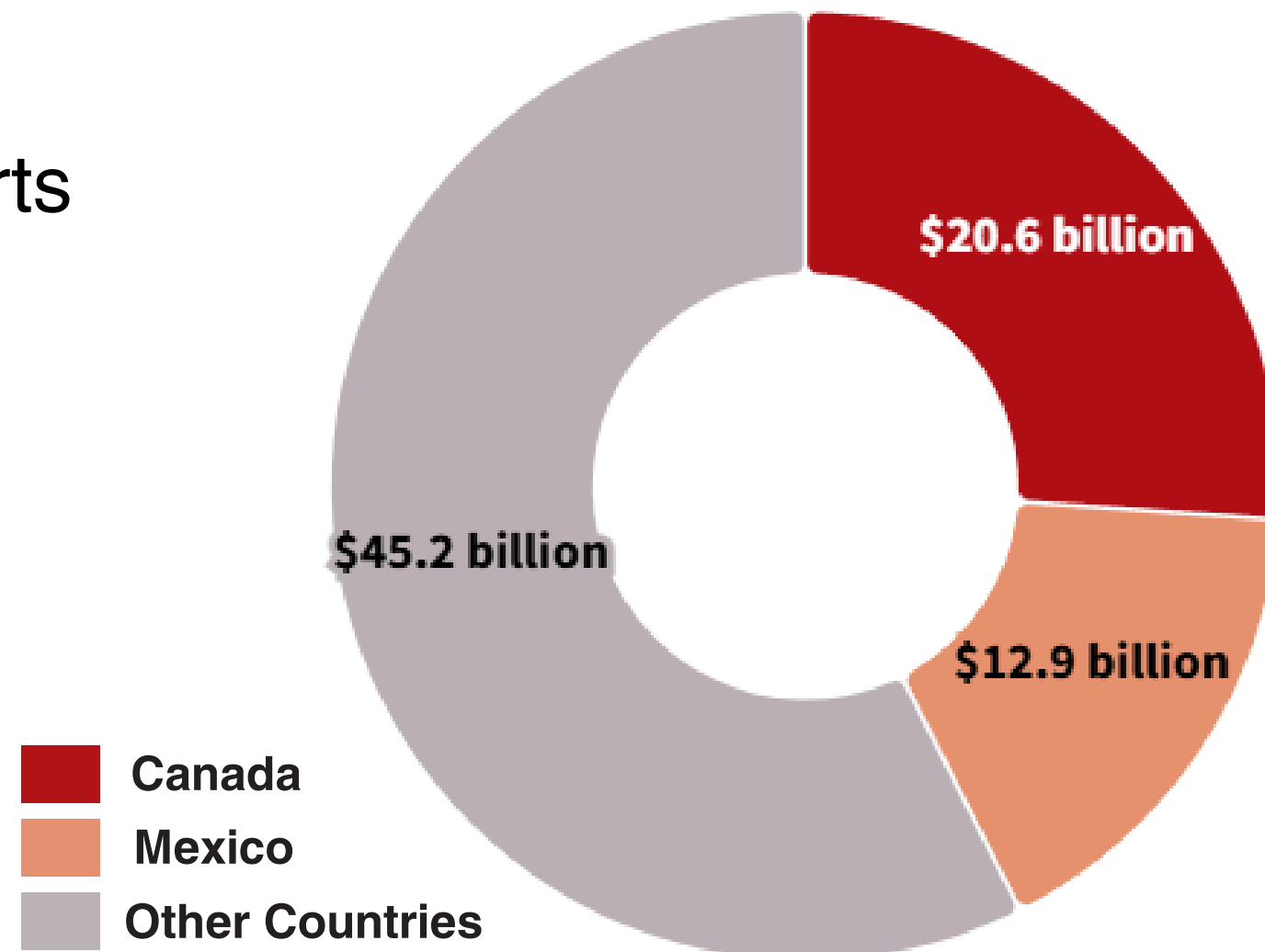
Under Construction - 1.6M SF



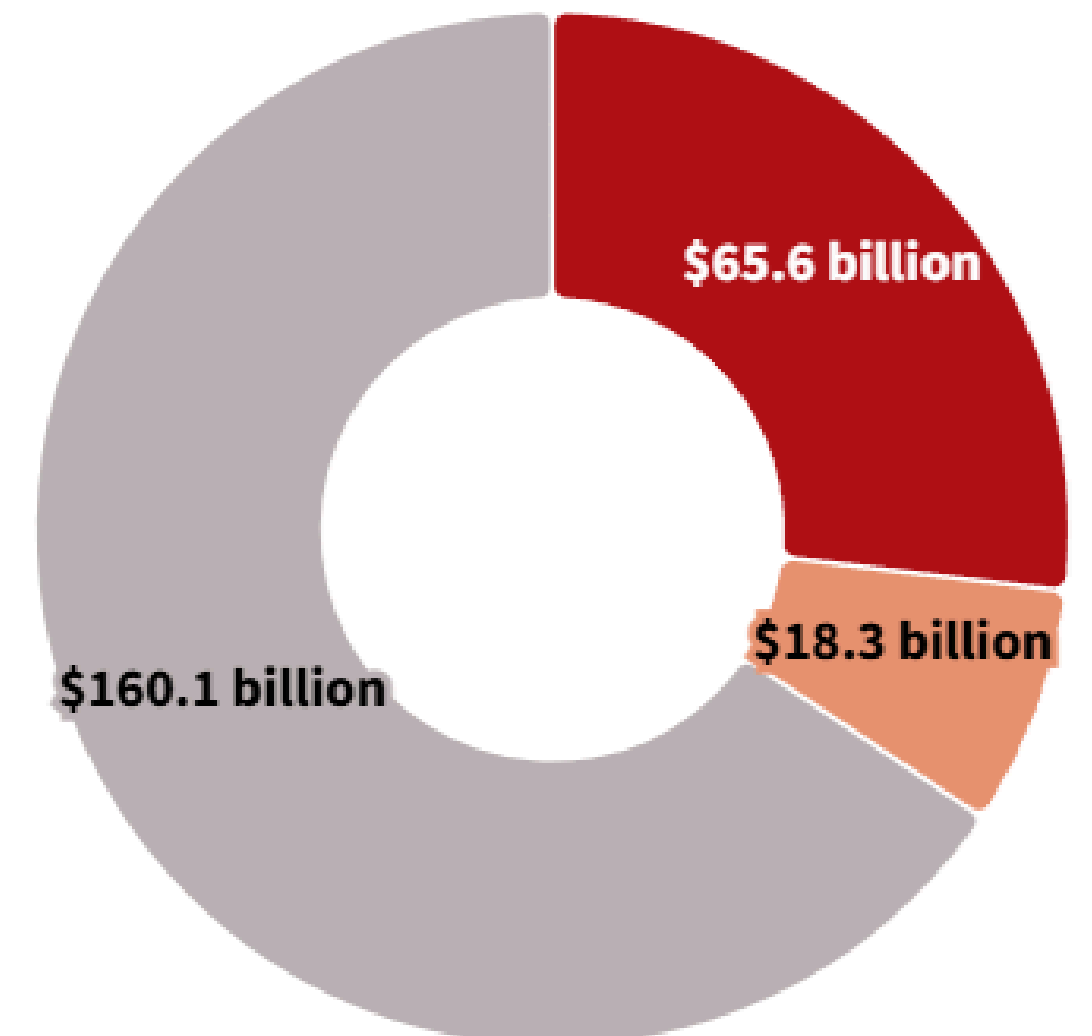
FEDERAL TARRIF ORDER

Kankakee County Exports
\$2.2B in 2023
\$8.8B in five years

Illinois Exports



Illinois Imports



Canada
Mexico
Other Countries



BUSINESS RETENTION

FRATCO

- Located in St. Anne, 24 employees
- Drainage tile made from resin pellets
- Make 35,000 lbs/day, 7M lbs/year; shipped across the Midwest





WORKFORCE

UNEMPLOYMENT

5.0%

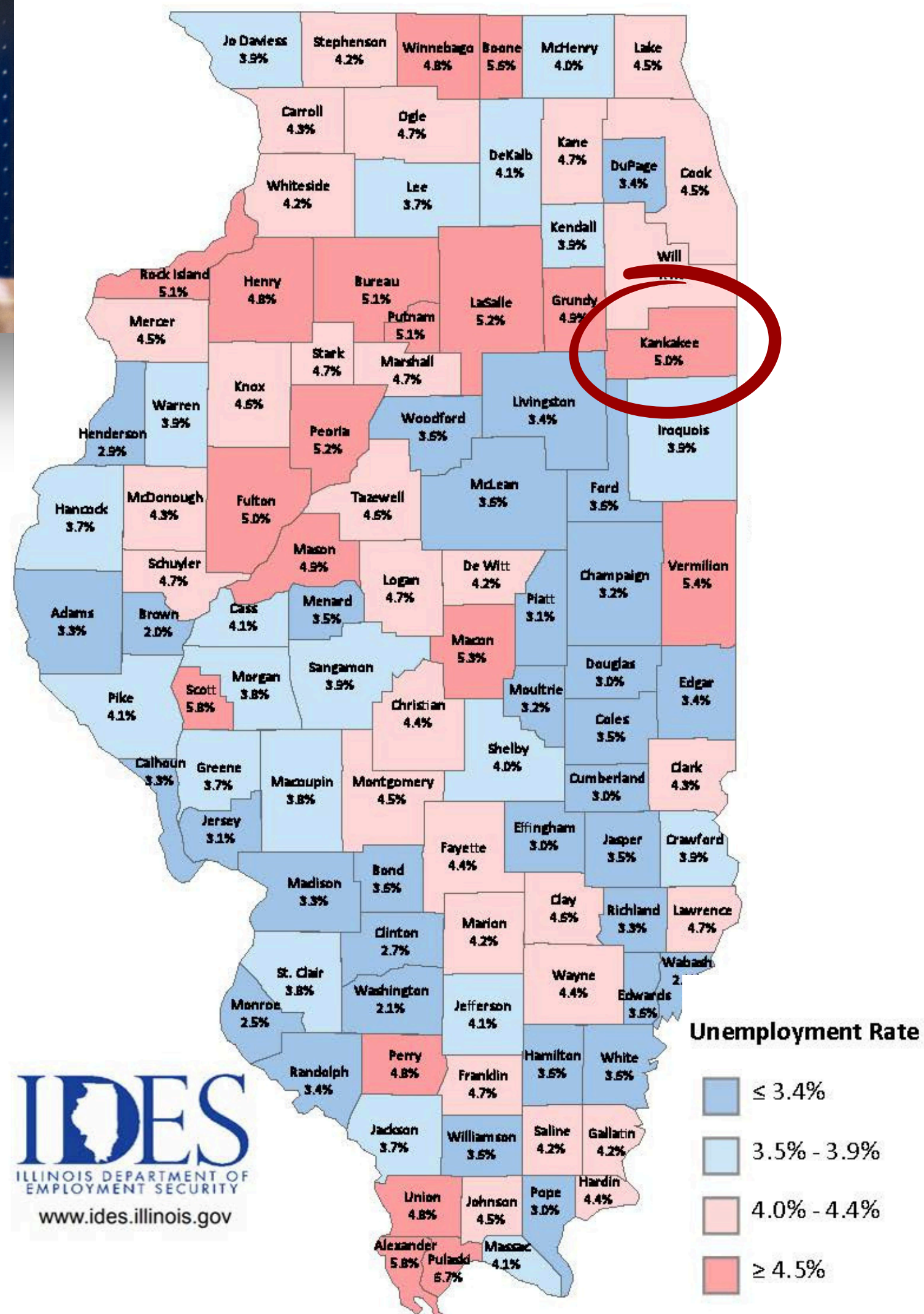
Kankakee County
unemployment
December 2024

4.3%

IL unemployment
December 2024

3.8%

U.S. unemployment
December 2024





OPPORTUNITIES

763 Jobs posted in Kankakee
County area

74,000 available in Illinois

Illinois Job Link & Illinois WorkNet

- Virtual Job Fairs
- Training Programs
- Skills and Interests Surveys
- Job Skill Guides
- Resume Builder



**Free web-based tool connecting
available local jobs and training
with user interests.**

www.continuinged.kcc.edu



A row of modern houses under construction. The houses have grey roofs and white siding. The foreground shows a gravel driveway and some landscaping. A large white text box is overlaid in the center.

LIVABILITY

COST OF LIVING

Housing **69.8**
Utilities **94.5**
Transportation **95.4**
Grocery Items **96**
Misc. Goods & Services **96.8**
Health Care **101.3**

88.9%
of U.S. Average
2024 Average Composite Cost of Living

Source: C2ER Council for Community and Economic Research



COST OF LIVING

Kankakee County

Average home cost 2024 **\$302,337** **> +18%**
Five years ago **\$256,003**

Average rental cost 2024 **\$1,399** **> +46%**
Five years ago **\$952**



HOME SALES KANKAKEE COUNTY

	2020	2024	% Change
Closed Sales	1,274	1,032	↓ 19%
Median Price	\$171,181	\$225,665	↑ 32%
Days on Market	72	42	↓ 42%
Price per sq. ft.	\$103	\$139	↑ 35%





HOUSING MARKET ANALYSIS

By Tracy Cross & Associates, Inc.
updated February 2025

Significant need for residential development in Kankakee County over next five years.

Absorbption Potential		
PRODUCT TYPE	ANNUAL	THROUGH 2030
TOTAL	450	2,250
FOR SALE Single Family Detached Townhome, Duplex, Condo	235	1,175
FOR RENT	215	1,075





HOUSING MARKET ANALYSIS

By Tracy Cross & Associates, Inc.
updated February 2025

RENTAL APARTMENTS

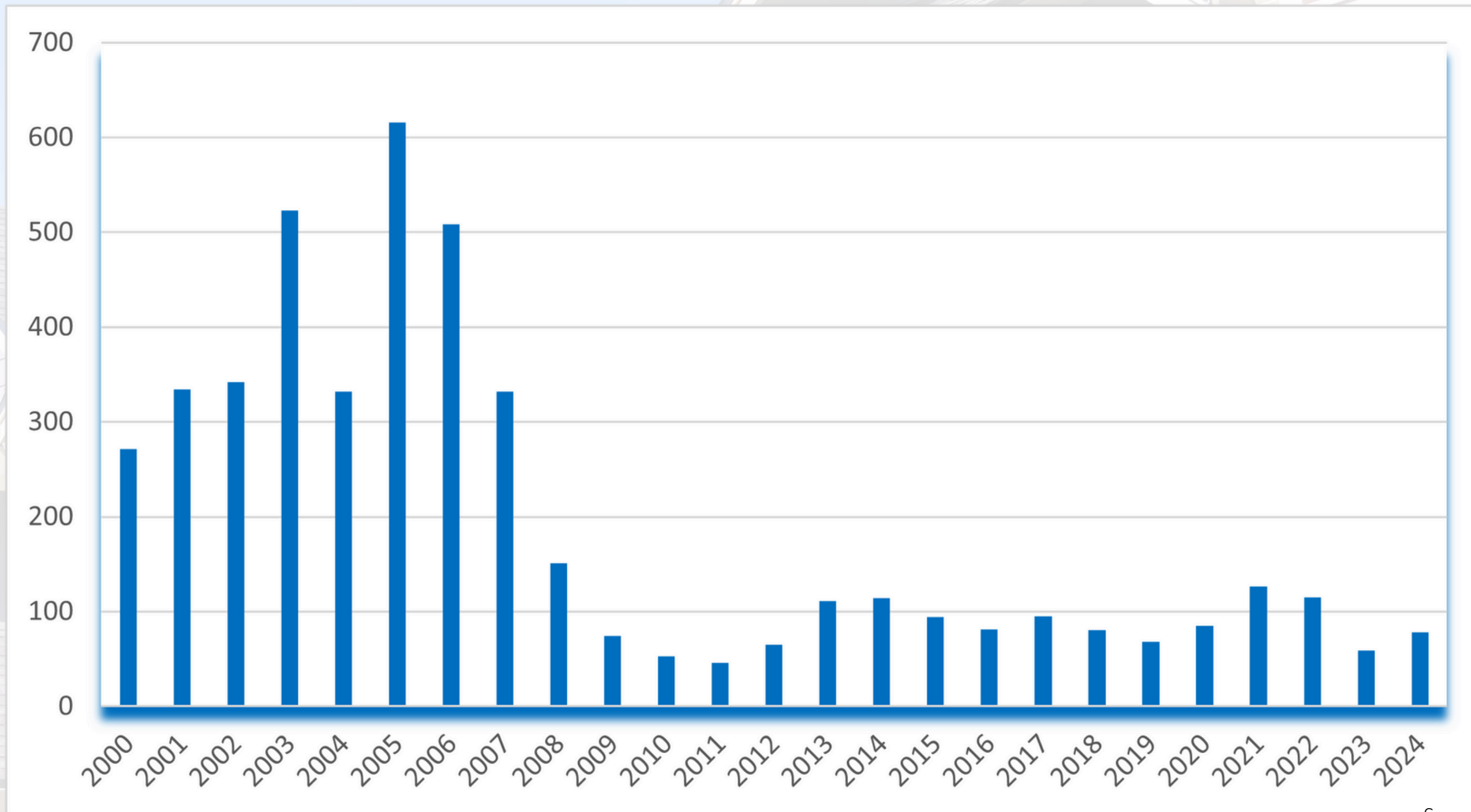
- Vacancies remain extremely low
- Current supply in pipeline drastically insufficient for potential future demand

EMPLOYMENT GROWTH REMAINS STRONG

- Jobs have increased by 1,200 in three years
- Employment growth is the economic accelerator for Kankakee County



HOUSING PERMITS KANKAKEE COUNTY



Source: Kankakee County municipalities

The image is a collage. The top left shows a beach with people and a white tent. The top right shows a festival with people sitting on orange chairs around a fire pit. In the background, there are signs for 'George's BBQ' and 'FOLLOW US ON INSTAGRAM'. The word 'TOURISM' is written in large, bold, black letters on a white rectangular background in the center.

TOURISM

HOTEL OCCUPANCY

DAILY JOURNAL **WEEKEND**

SATURDAY & SUNDAY, FEBRUARY 8 & 9, 2025 • \$2.75

SERVING THE KANKAKEE VALLEY SINCE 1903

SPORTS

Dominant win
Kankakee defeats
Crete-Monee on senior
night at home / **19**

STATE
Fixing food
Democratic lawmakers
continue to push for
food chemical bans / **14**

SHAW LOCAL
News Network

200 E Court St Ste 507
Kankakee IL 60901-3869

CAR-RT LOT

2021

48%

2022

51%

2023

51%

2024

61%

**'MILLIONS'
AND GROWING**
Kankakee County tourism levels rise, economy booms / **3**

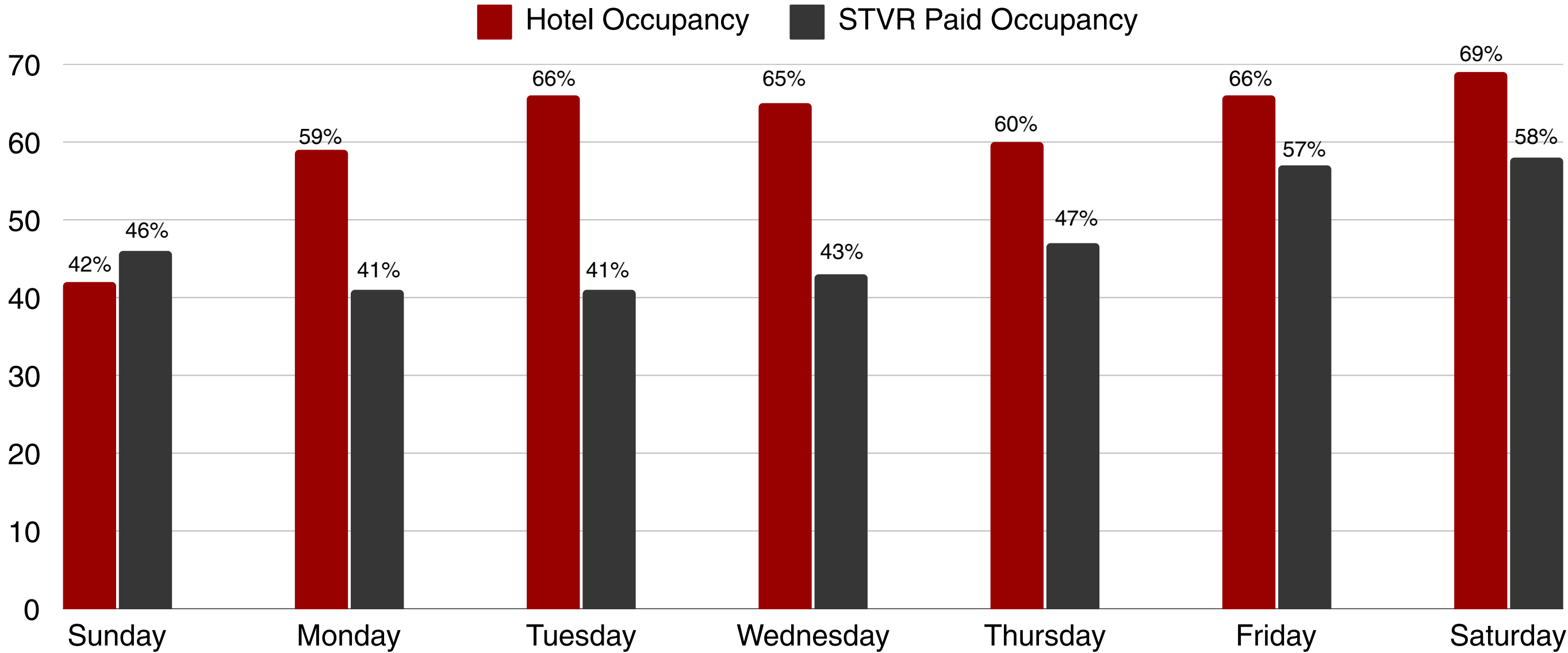
ShawLocal.com



Source: Lodging Core

*Does not reflect all lodging properties in Kankakee County

HOTEL & VACATION RENTAL OCCUPANCY

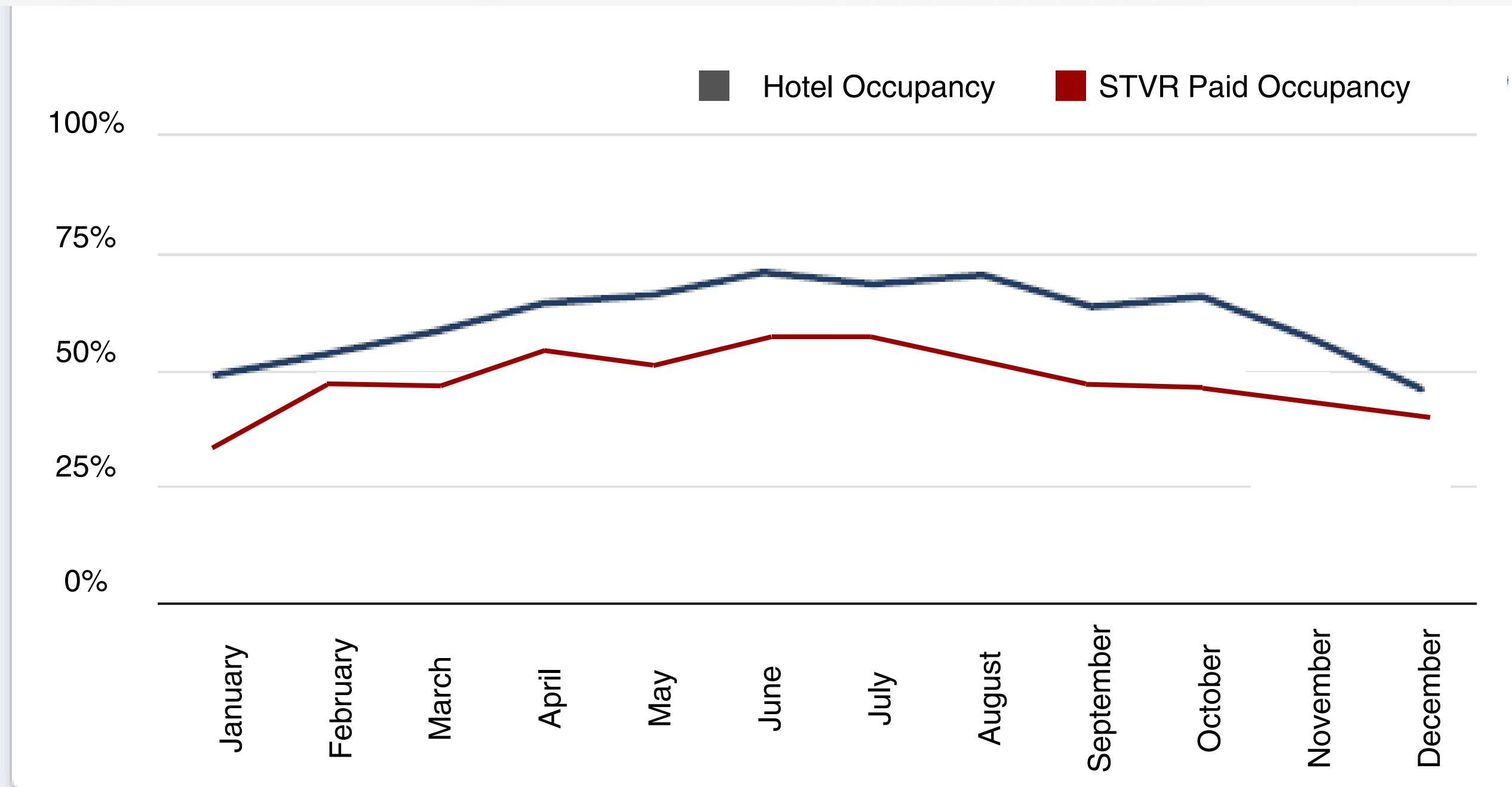


Source: Lodging Core

*Does not reflect all lodging properties in Kankakee County



OCCUPANCY TRENDS BY MONTH KANKAKEE COUNTY



Source: Lodging Core

*Does not reflect all lodging properties in Kankakee County





MARKETING & OUTREACH

SMALL BUSINESS GRANTS

- Up to \$245,000 available
- Capital and infrastructure improvements
- Businesses with fewer than 25 employees, and owned by socially and economically disadvantaged individuals
- Application deadline: April 7, 2025

Apply: dceo.illinois.gov



Illinois
Department of Commerce
& Economic Opportunity
JB Pritzker, Governor



CONGRESSWOMAN ROBIN KELLY

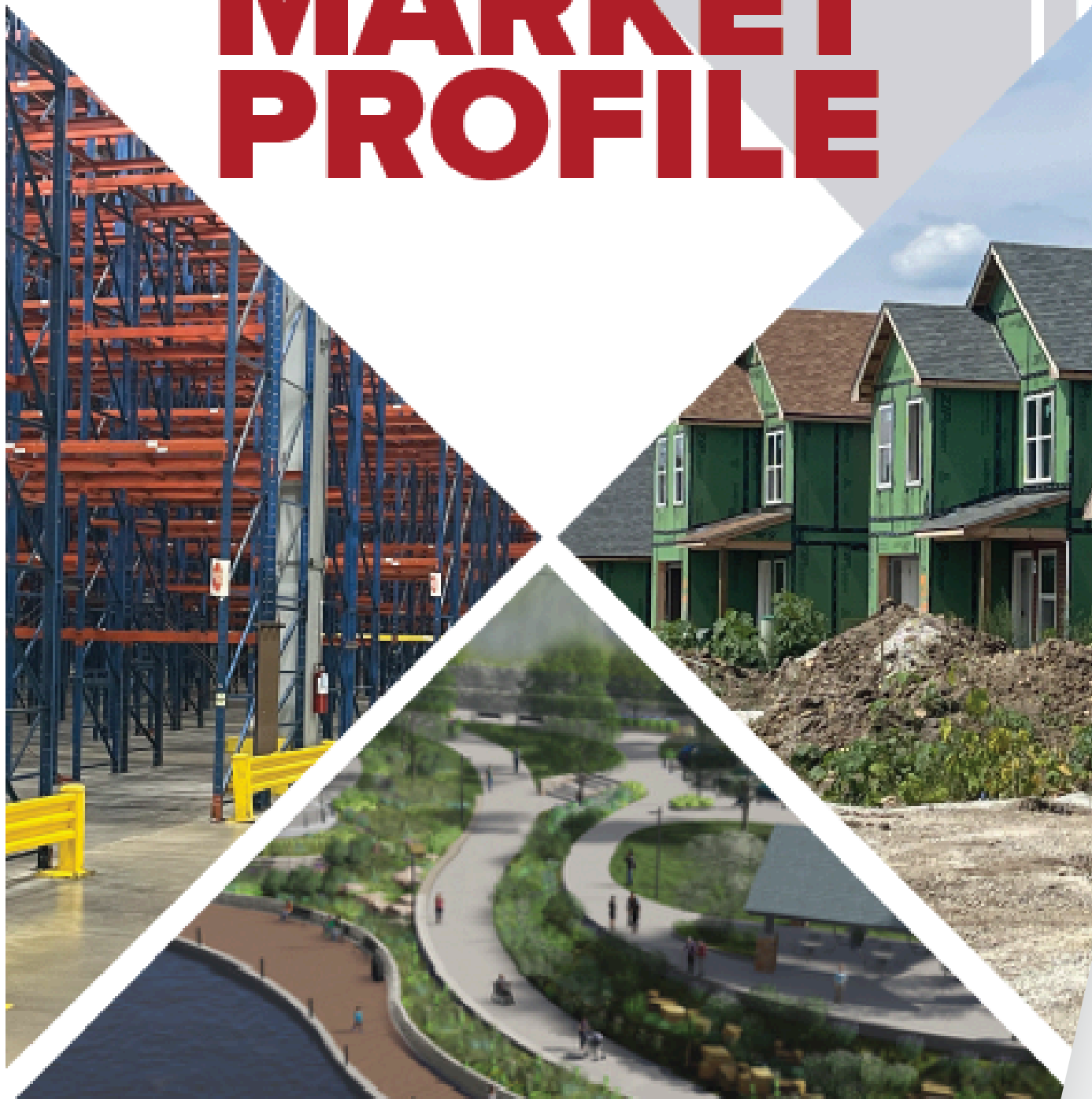
Swearing in Ceremony

7th term in US House of Representatives



2025

KANKAKEE COUNTY
**MARKET
PROFILE**



 **ECONOMIC ALLIANCE**
OF KANKAKEE COUNTY

NOW AVAILABLE



Contact Angela Morrey for copies
amorrey@kankakeecountyed.org

INVESTMENT APPEAL

2025 Program of Work

Funding

- 15% funded by Kankakee County
- 70% by Kankakee County Economic Development Association
- Additional private investments



200 East Court Street, Suite 507
Kankakee, IL 60901
Phone: 815.935.1177
kankakeecountyed.org



BOARD & COMMUNITY PARTICIPATION



- 79th District Economic Opportunity & Advisory Council, IL Representative Jackie Haas
- Community Foundation of Kankakee River Valley
- Great Lakes Economic Development Council
- Illinois Industrial Biotechnology Coalition
- International Economic Development Council
- Kankakee Area Career Center Executive Advisory Committee
- Kankakee Development Corporation
- Kankakee Co.LAB Advisory Committee
- KCC Business/Office Professional Advisory Committee
- KCC Manufacturing Technology Advisory Committee
- KCC Equity, Diversity and Inclusivity President's Council
- Kankakee County Chamber of Commerce Legislative Committee
- Kankakee County CEO
- Kankakee County Convention & Visitors Bureau
- Kankakee Riverfront Society
- Pembroke Township & Village of Hopkins Park Utility Infrastructure Initiative
- United Way of Kankakee & Iroquois Counties
- U.S. Rep. Robin Kelly's Economic Development Task Force
- Will Kankakee Regional Development Authority

2025 MEETINGS

April 10, 2025

June 12, 2025

September 11, 2025

November 13, 2025

7:30-9:00am

Location TBD



200 East Court Street, Suite 507

Kankakee, IL 60901

Phone: 815.935.1177

kankakeecountyed.org



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THANK YOU



ECONOMIC ALLIANCE
OF KANKAKEE COUNTY