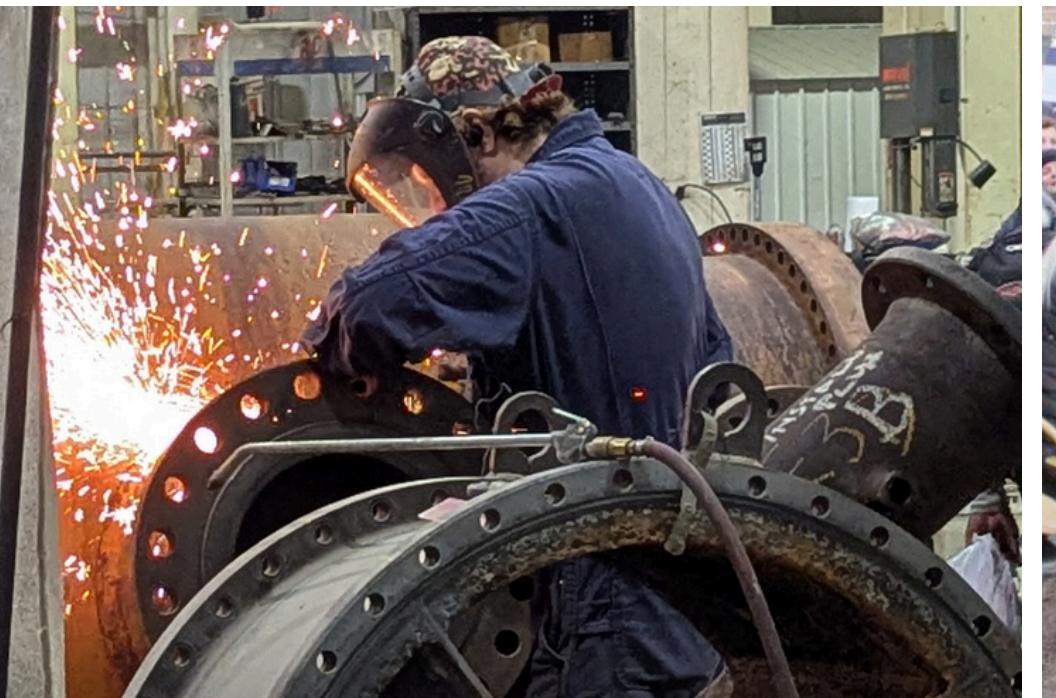




# PROGRAM REPORT

February 12, 2026



 **ECONOMIC ALLIANCE**  
OF KANKAKEE COUNTY



# MISSION

The Economic Alliance of Kankakee County is a public-private partnership committed to fostering a thriving environment through economic growth initiatives.

The Alliance works collaboratively to improve the local business climate and advance development in key areas including business retention, expansion and attraction, workforce and community development, residential growth, and educational outcomes.



# BOARD OF DIRECTORS

**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

**Dr. Gregg Chenoweth**, President, Olivet Nazarene University

**Rosemary Foster**, Kankakee County Board

**Jeff Hammes**, President / CEO, Peoples Bank

**David Johns**, Partner, GJM Advisory

**Phil Kambic**, President / CEO, Riverside Healthcare

**Ryan Marion**, Kankakee County Board

**John McCann**, Economic & Business Development Manager, ComEd

**Chad Miller**, Kankakee County Board

**Michael O'Brien**, Market President, Midland States Bank

**Melissa Tanner**, Senior Communication Specialist, CSL Behring

**Russell Tobey**, Vice President, Kankakee Valley Construction Co.

**Sara Vaubel**, Vice President, The Newberg Group

**Dr. Matt Vosberg**, Superintendent, Bradley Bourbonnais Com. High School

**Patrick Young**, President, Kankakee Iroquois Building Trades





# LEADING INDICATORS





# CAPITAL INVESTMENTS

RENOVATIONS

NEW CONSTRUCTION

REHABILITATIONS

**\$2.02B**

**2025 INVESTMENT**



# 2025 CAPITAL INVESTMENTS

**\$1.75B**

Heritage Prairie Solar & Wind Project  
Kankakee & Livingston County

**\$90M**

Mattel Wonder Waterpark, Bradley

**\$70M**

Bradley Bourbonnais Community High School  
Renovations

**\$40M**

Herscher Intermediate School, New Build

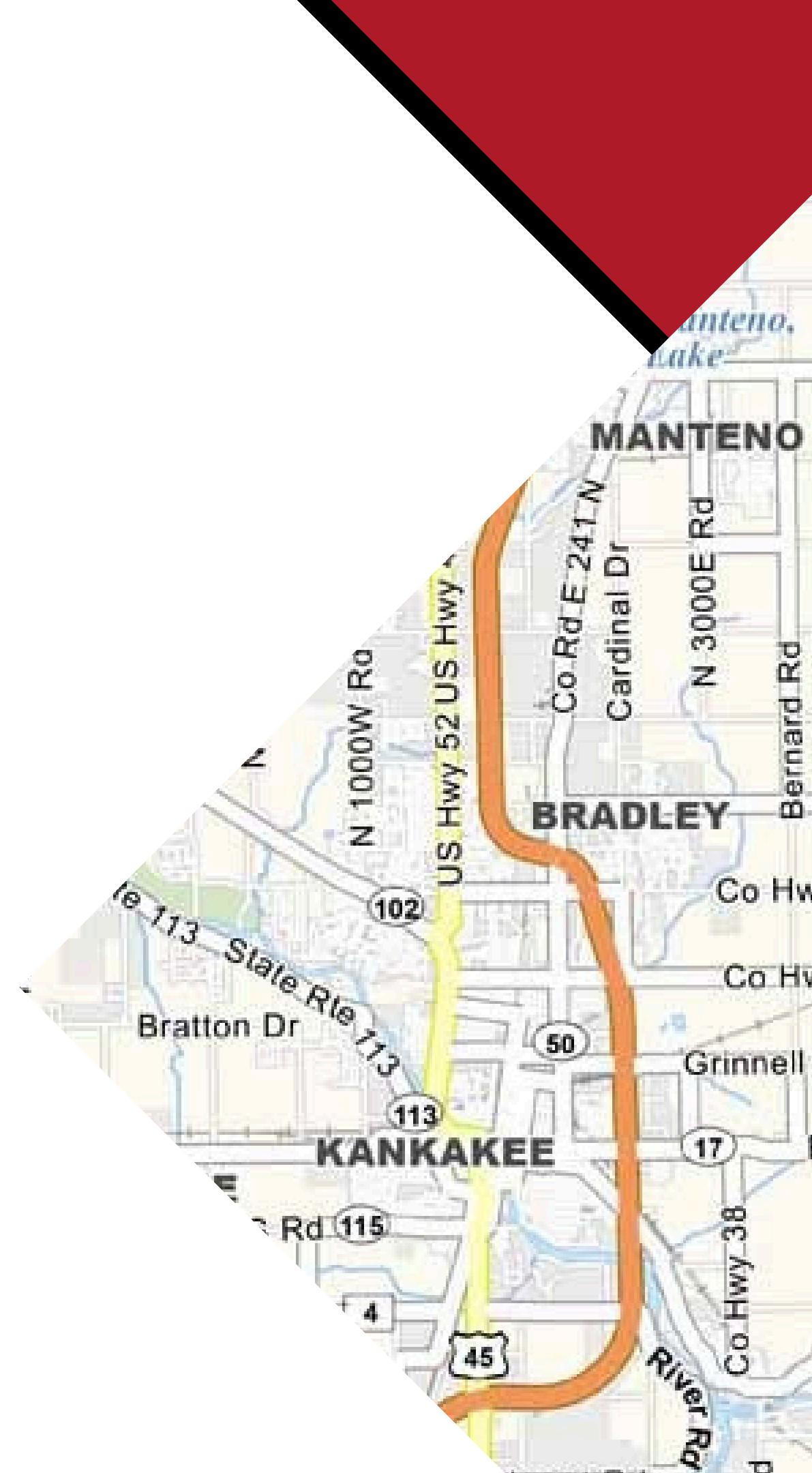


# SITE SELECTION

**24** PROJECTS SUBMITTED IN 2025

**37** PROPERTIES SUBMITTED

- Land acreage and location
- Building square footage, ceiling heights
- Interstate / highway connectability
- Utility capacity and capability
- Workforce / training resources



# TOP SITES

- Bourbonnais Industrial Gateway, Bourbonnais  
250 Acres
- Ultimate Class A Distribution Facility, Manteno  
820,000 SF
- Midwest Cold Logistics, Manteno – 587,000 SF
- Route 114 Manufacturing Site, Momence – 50,000 SF
- Eastgate Industrial Parkway, Kankakee  
26-78 Acres





# CAPITAL INVESTMENTS

RENOVATIONS

NEW CONSTRUCTION

REHABILITATIONS

**\$2.02B**

**2025 INVESTMENT**

**\$4.3B**

**2021-2025 CAPITAL INVESTMENT**





# BUSINESS DEVELOPMENT



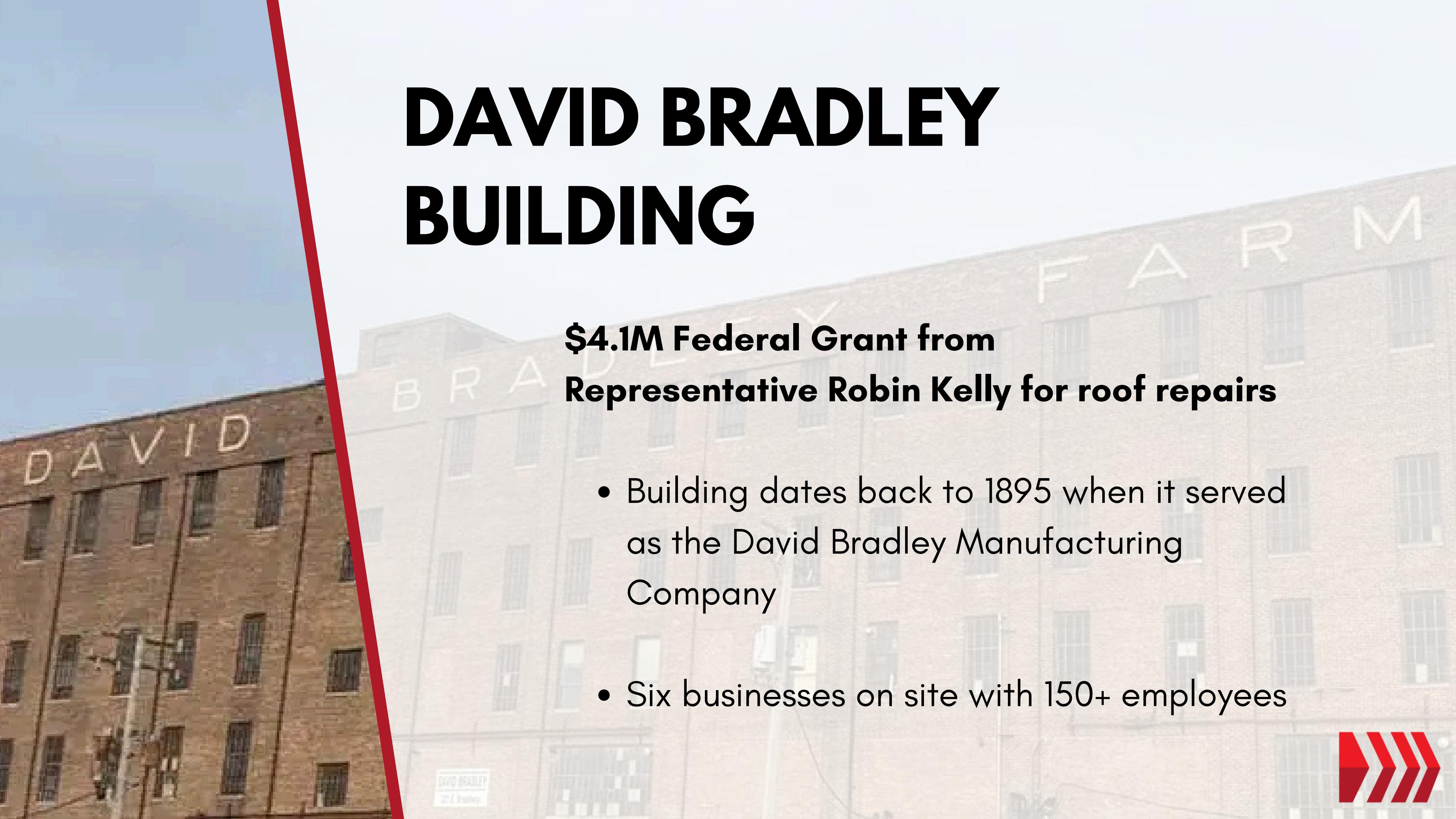
A large industrial complex is visible in the background, featuring a long fence, several large buildings, and a prominent cylindrical storage tank. The foreground shows a paved area and some greenery.

# SPACE CENTER INVESTMENT

## **\$5.75M Purchase of former Heinz/General Foods Site, Kankakee**

- Purchased by Phoenix Investors, Milwaukee
- 75 Acres, 611,000 SF Industrial Space  
Rail served
- General site upgrades, lighting, dock doors





# DAVID BRADLEY BUILDING

**\$4.1M Federal Grant from  
Representative Robin Kelly for roof repairs**

- Building dates back to 1895 when it served as the David Bradley Manufacturing Company
- Six businesses on site with 150+ employees



# TOURS



- Illinois Department of Commerce and Economic Opportunity
- Kankakee County Board and Elected Officials
- Potential manufacturing partners



A young man with dark hair and safety glasses is working on a car engine in a garage. He is wearing a blue hoodie with a small logo on the chest. The garage is filled with various tools and equipment. In the foreground, a red arrow-shaped graphic points towards the text.

# WORKFORCE & EMPLOYMENT



# UNEMPLOYMENT KANKAKEE COUNTY

**6.7%**

Kankakee County unemployment  
December 2025

**4.8%**

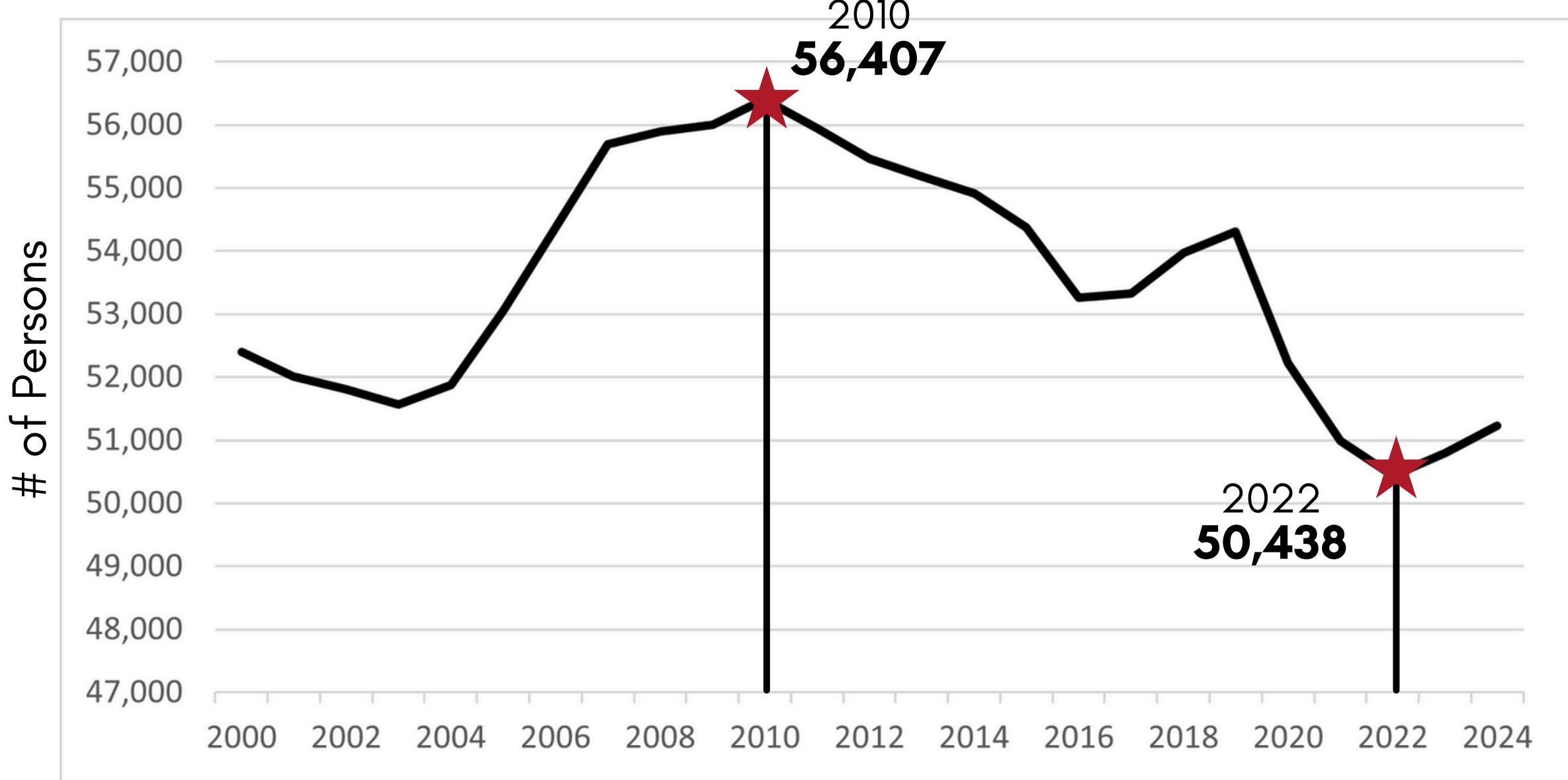
Illinois unemployment  
December 2025

**4.1%**

U.S. unemployment  
December 2025



# AVAILABLE LABORFORCE



2000 **52,404**

2015 **54,370**

2024 **51,225**



# 25 YEAR COMPARISON

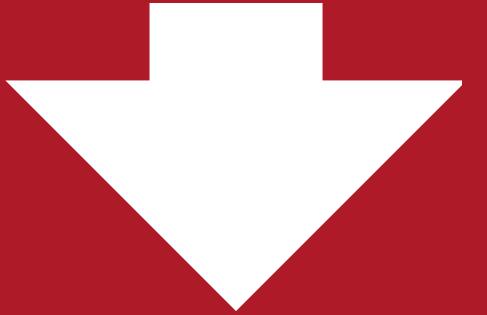
2000 - 2025

UNEMPLOYMENT



1.3% HIGHER

AVAILABLE  
LABORFORCE



1,179 LESS IN  
WORKFORCE





# COMMUNITY DEVELOPMENT



# VILLAGE OF BRADLEY WATERPARK

- Toy icon Mattel commits to Bradley waterpark, known as Mattel Wonder Indoor Waterpark
- \$90M attraction will be located at I-57's 315 interchange
- Groundbreaking goal: spring or summer of 2026



# EASTERN COMMUNITIES

## PEMBROKE TOWNSHIP

Natural Gas pipeline expansion continues through Pembroke Township / Hopkins Park

- 136 Residents connected, 9 Businesses connected



## MOMENCE

Fine-Dining Restaurant in Momence

- Restaurant, event space, and three-room hotel in final stages of construction



# HARBOR HOUSE EXPANSION SET

- \$4.5M expansion begins on new Kankakee County shelter
  - \$2M from IL DCEO, \$2.5M local donations
- 12,000 SF facility, 12 living spaces, offices & programming rooms



HARBOR  
HOUSE





# IDOT REBUILD ILLINOIS PROGRAM

**\$153.1M – U.S. 45/52, Kankakee**

- Bridge replacement, intersection and other improvements

**\$104M – Illinois 17 from North Fairmont Avenue to Eastgate Parkway**

- Bridge replacement, interchange reconstruction, railroad repairs



# FILMING AROUND THE COUNTY

- 12.5 days of filming in Kankakee County
  - About 31% of total Illinois Shoot
- Overall spend in Illinois: \$30M

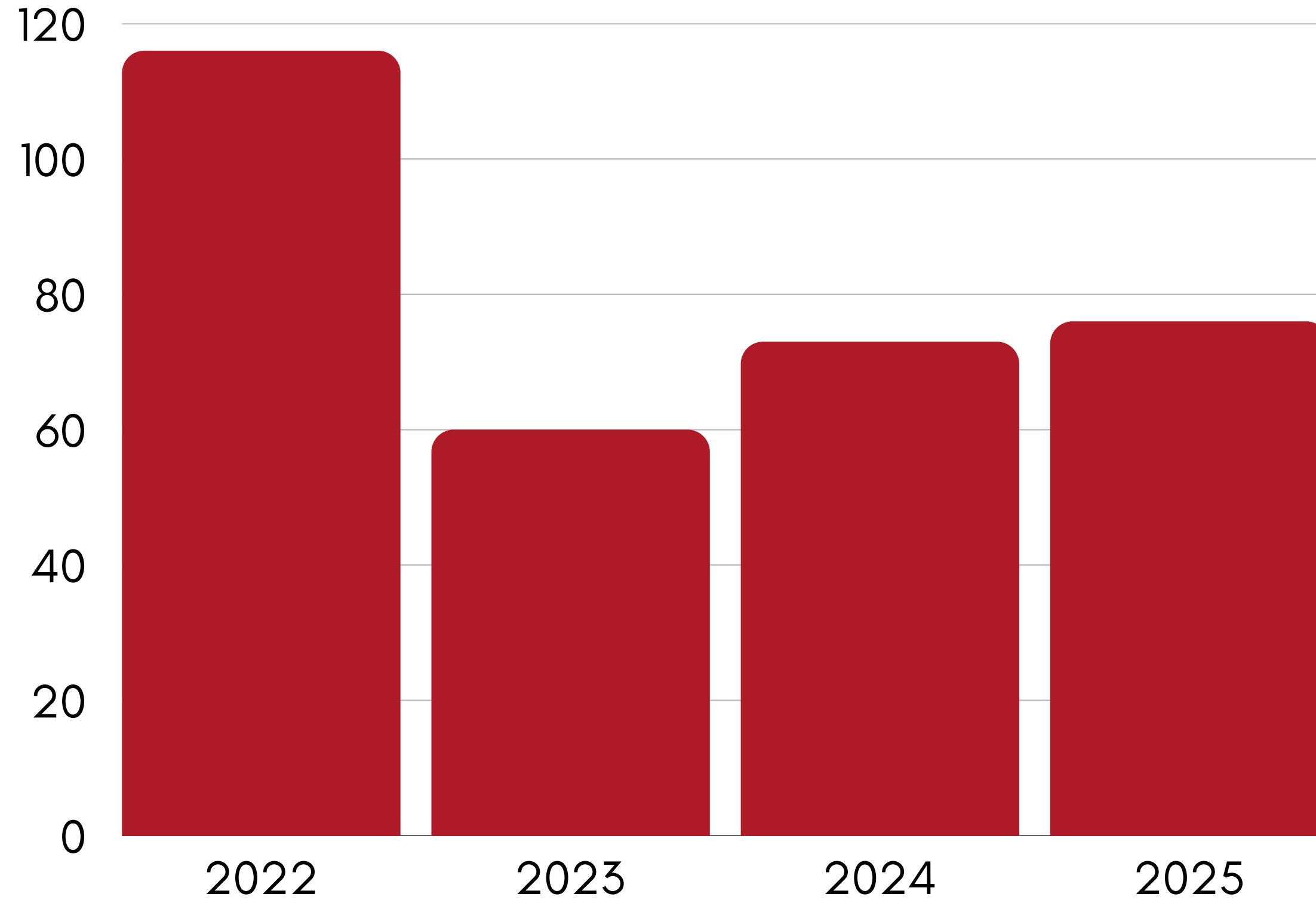
Netflix series "Monster"





**LIVABILITY**

# NEW HOUSING PERMITS



★ 2025 breakdown:  
Bourbonnais: **23**  
Bradley: **17**  
Manteno: **5**  
Momence: **2**  
County-Wide: **29**



# RESIDENTIAL MARKET

## KANKAKEE COUNTY

	2025	2024	% Change
Closed Sales	1,053	1,033	5.9%
Avg. Price of Sold Listings	\$255,500	\$213,000	1.9%
Avg. Days on Market	49	42	16.7%



# COST OF LIVING

KANKAKEE COUNTY

2025 ANNUAL AVERAGE

**86.9%**

HOUSING	65.8%
GROCERY	99.4%
TRANSPORTATION	97.1%
HEALTH CARE	99.4%
UTILITIES	92.4%
MISC. GOODS & SERVICES	94.1%



**C2ER**

THE COUNCIL FOR COMMUNITY  
AND ECONOMIC RESEARCH

COLI is a comparative benchmark of after-tax consumer costs  
contributing to a professional/managerial standard of living

# COST OF LIVING

2025 ANNUAL AVERAGE

Kankakee County Average Rental Cost: \$1,302

National Average Rental Cost: \$1,607

Kankakee County Average Home Cost: \$312,269

National Average Home Cost: \$533,293

Kankakee County Average Total Energy Cost: \$188.33

National Average Total Energy Cost: \$218.56



Sources: Zillow, U.S. Census Bureau, energysage.com



# MARKETING & OUTREACH



# SMALL BUSINESS FUNDING WORKSHOP

Learn how to apply for federal and state funding

Congresswoman  
**Robin Kelly**  
working for Illinois families

**Monday, February 23, 2026**

**9:30-11:30 am**

**Prairie State College, Chicago Heights**



U.S. Small Business  
Administration



Illinois  
**Department of Commerce**  
& Economic Opportunity  
JB Pritzker, Governor

RSVP link available at  
[kankakeecountyed.org](http://kankakeecountyed.org)



# THANK YOU

**MMP.** (radio waves)

MILNER MEDIA PARTNERS, LLC

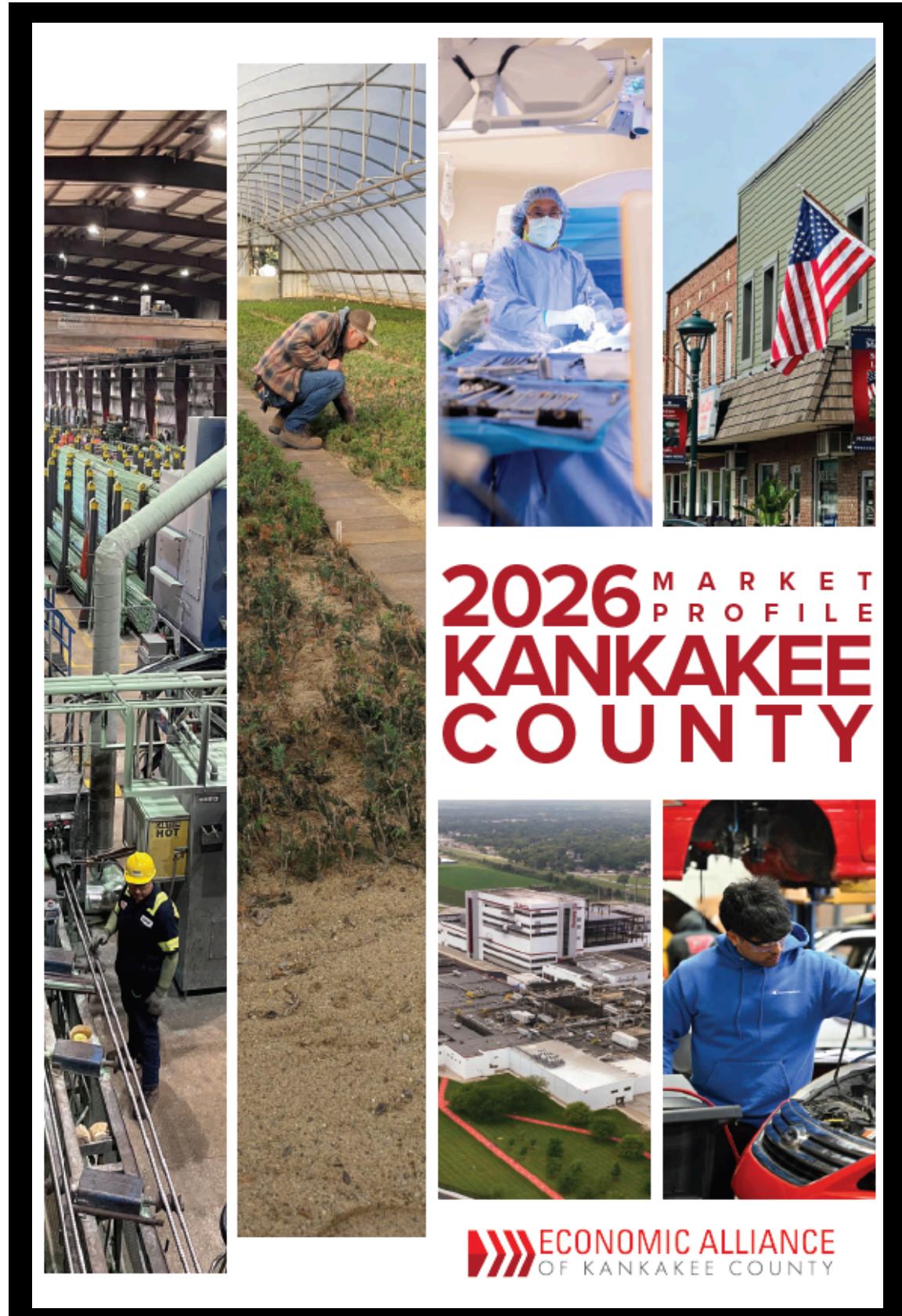


# MARKET PROFILE

# 2026

Contact Hannah Swale

[hswale@kankakeecountyed.org](mailto:hswale@kankakeecountyed.org)



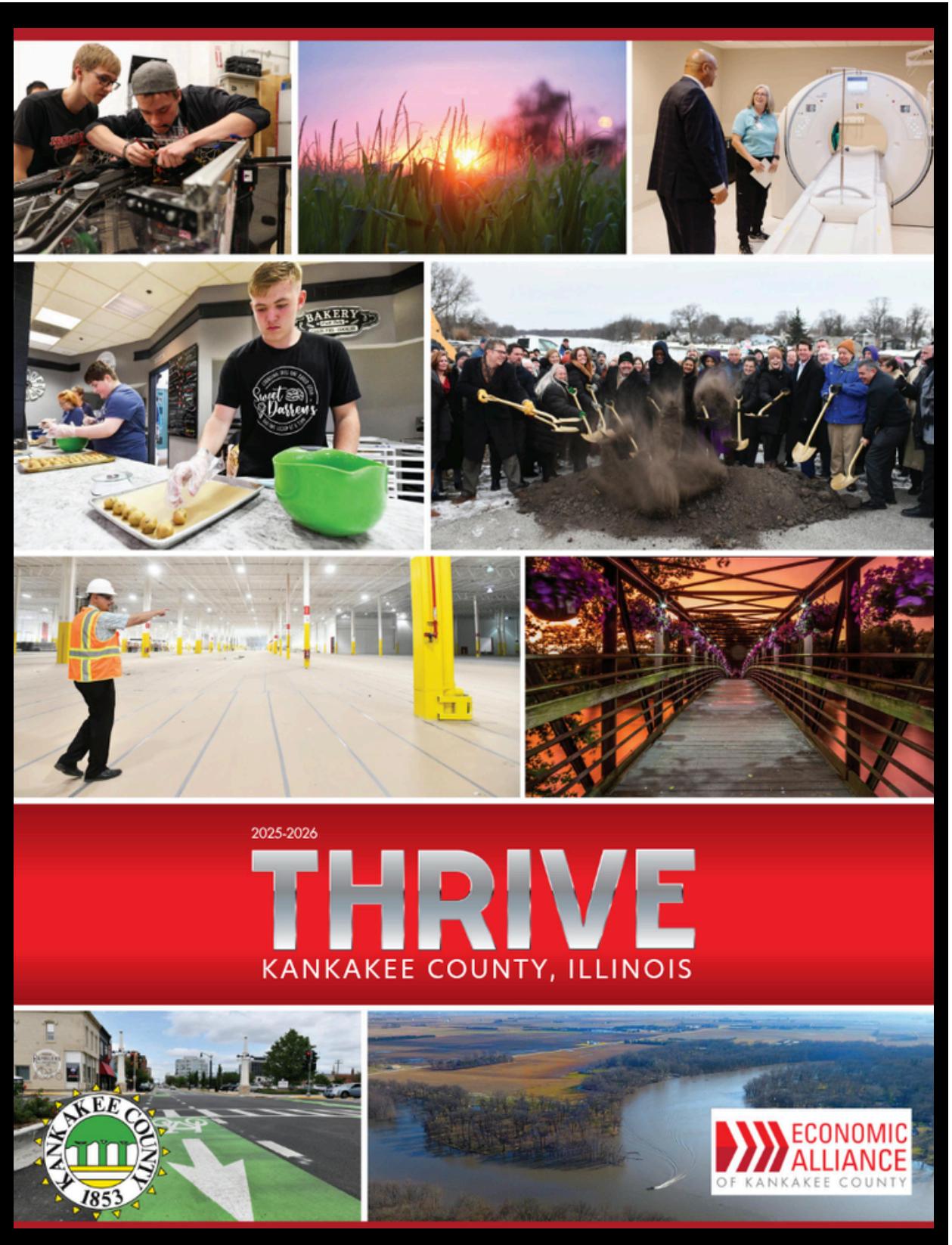
# THRIVE MAGAZINE

## 2026

Contact Hannah Swale

[hswale@kankakeecountyed.org](mailto:hswale@kankakeecountyed.org)

815-935-1177



# BOARD & COMMUNITY INVOLVEMENT

- 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 County Geographic Information System (GIS) 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 CEO
- Visit Kankakee County
- 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



# 2026 MEETINGS

April 9, 2026

June 11, 2026

September 10, 2026

November 12, 2026

7:30-9:00 a.m.

Location TBD



Previous board reports available at [kankakeecountyed.org](http://kankakeecountyed.org)



# CONTACT US



**Angela Morrey**

President & CEO

[amorrey@kankakeecountyed.org](mailto:amorrey@kankakeecountyed.org)

**Hannah Swale**

Director, Marketing & Business Attraction

[hswale@kankakeecountyed.org](mailto:hswale@kankakeecountyed.org)

**Ben Wilson**

Special Projects

[bwilson@kankakeecountyed.org](mailto:bwilson@kankakeecountyed.org)

**200 E Court Street Suite 507, Kankakee, IL 60901**

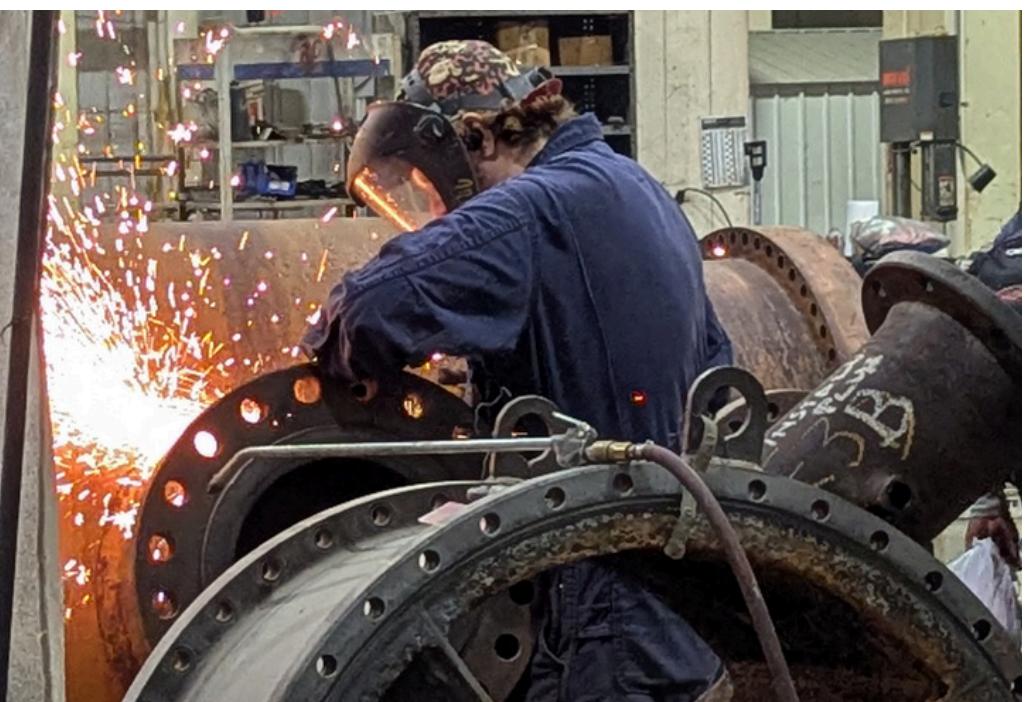
**815-935-1177**

**[kankakeecountyed.org](http://kankakeecountyed.org)**





# THANK YOU



 **ECONOMIC ALLIANCE**  
OF KANKAKEE COUNTY