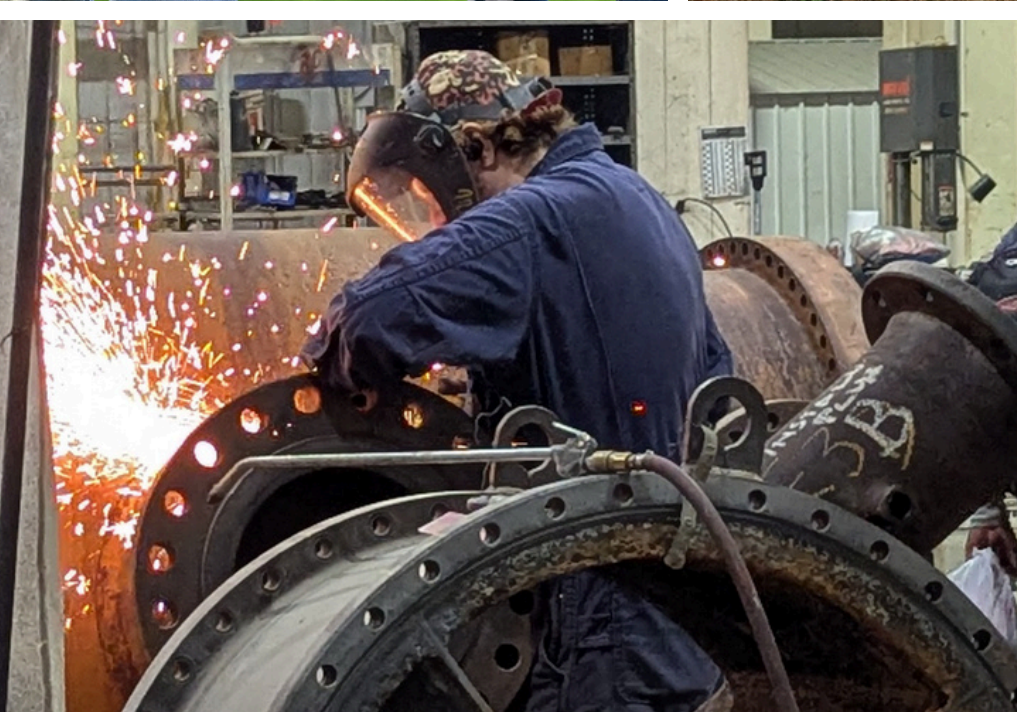




PROGRAM REPORT

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

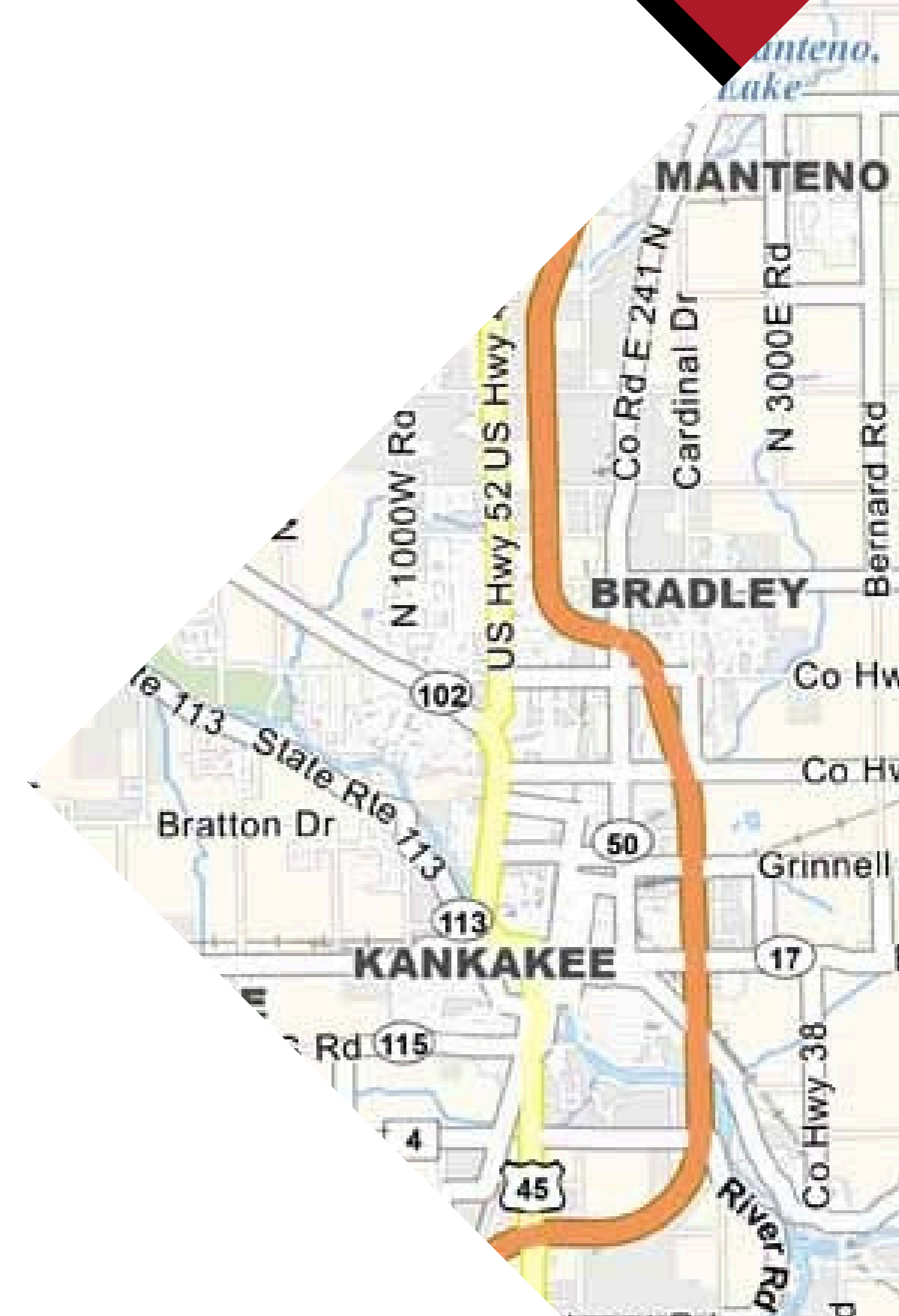


SITE SELECTION

24 PROJECTS SUBMITTED IN 2025

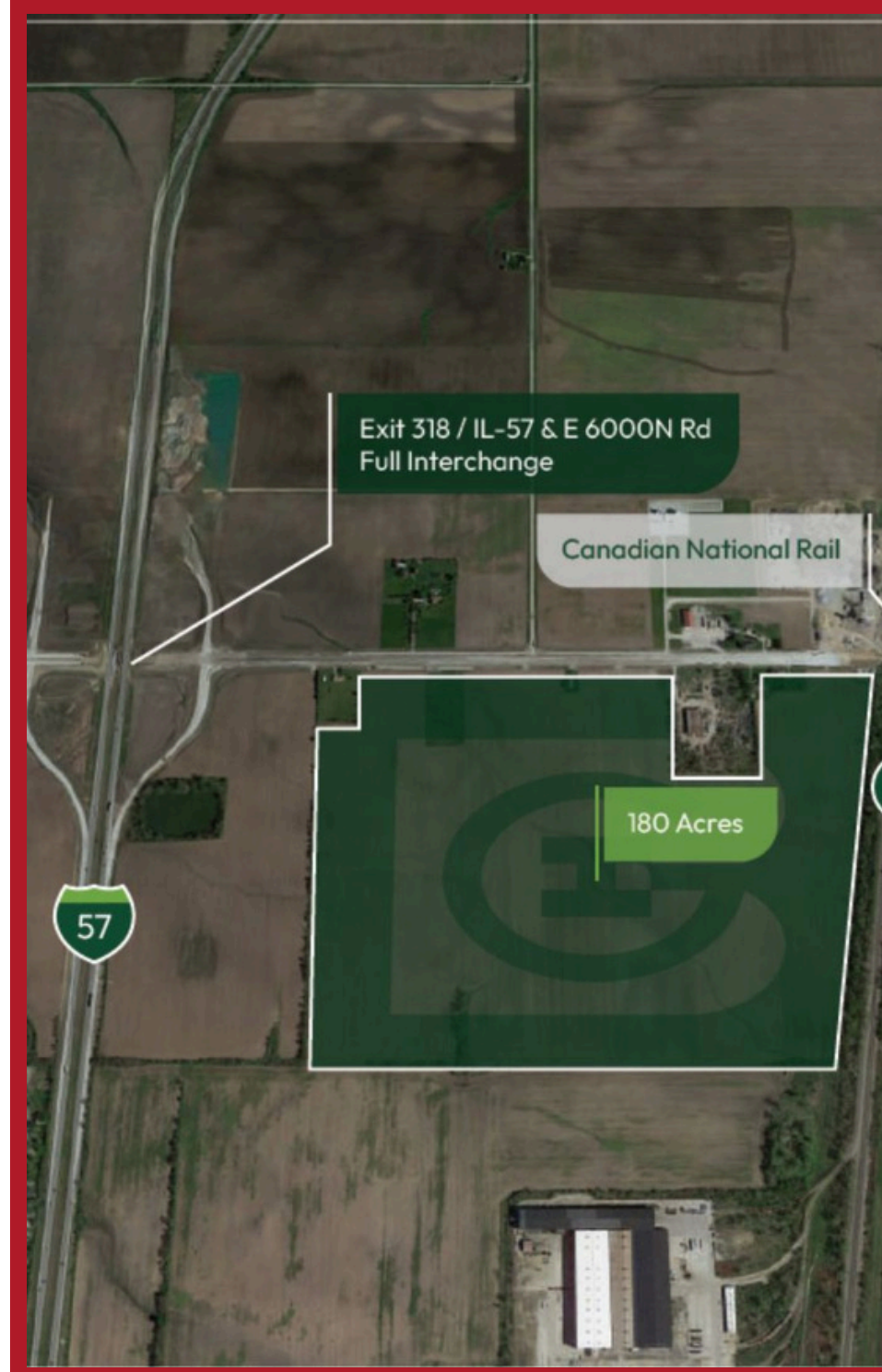
37 PROPERTIES SUBMITTED

- 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



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 male mechanic with dark hair, wearing a blue Champion hoodie and safety glasses, is focused on working on the engine of a car with its hood open. He is holding a black cable. In the foreground, a car battery with red and black cables is visible. The background shows a workshop environment with another person working on a vehicle.

WORKFORCE & EMPLOYMENT



UNEMPLOYMENT KANKAKEE COUNTY

6.7%

Kankakee County unemployment
December 2025

4.8%

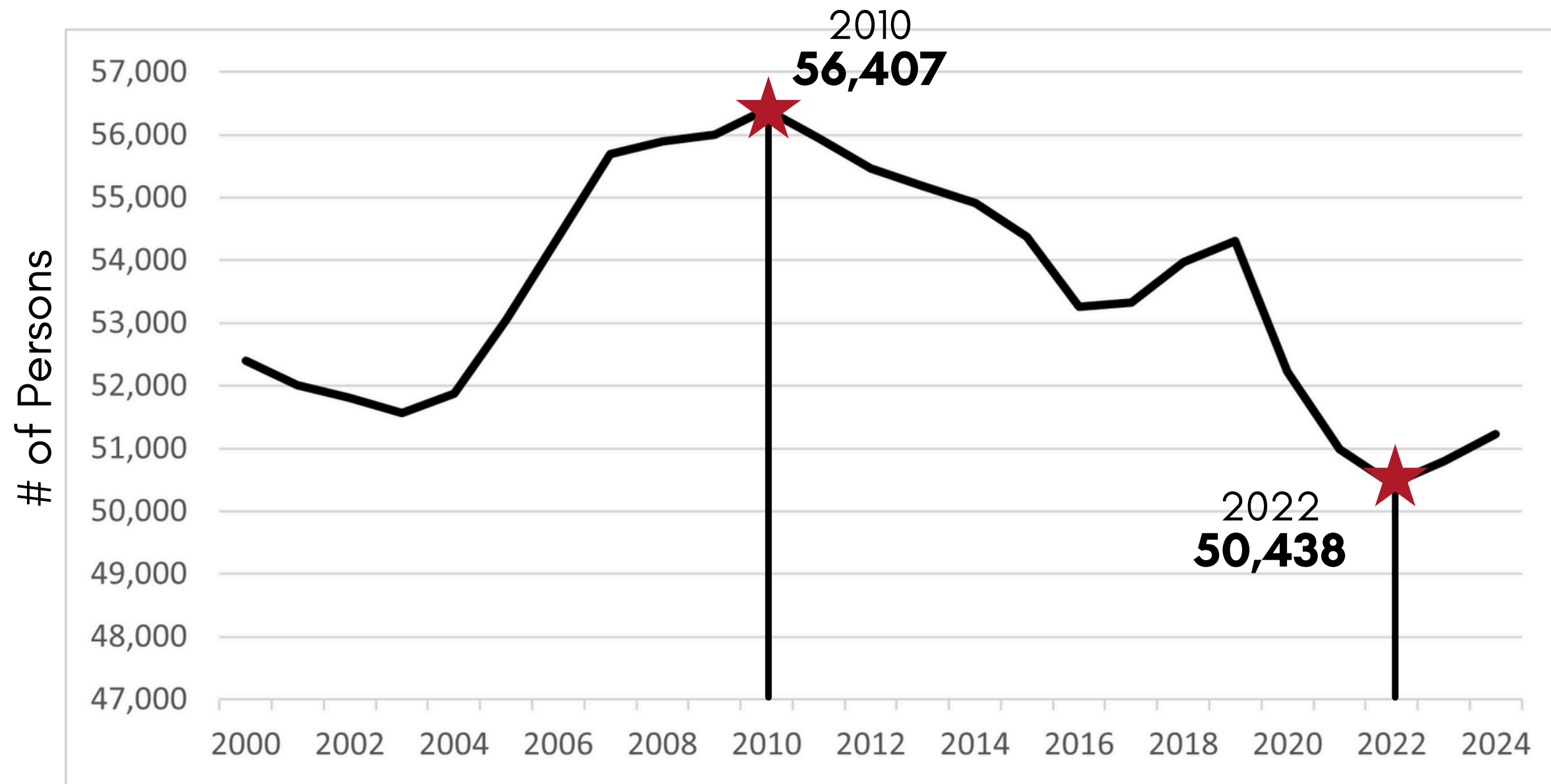
Illinois unemployment
December 2025

4.1%

U.S. unemployment
December 2025



AVAILABLE LABORFORCE



2000 **52,404**

2015 **54,370**

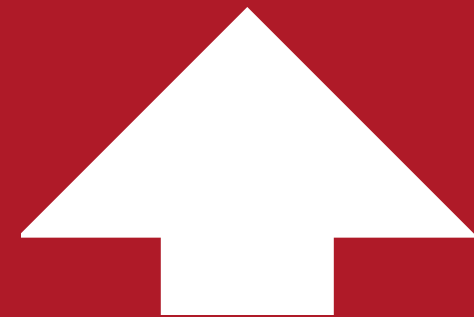
2024 **51,225**



25 YEAR COMPARISON

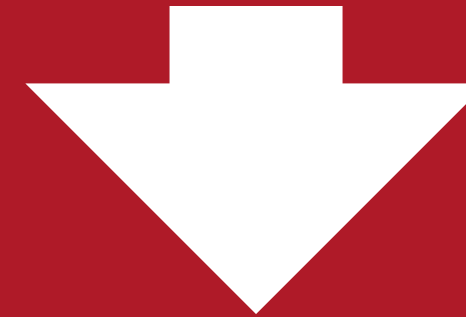
2000 - 2025

UNEMPLOYMENT



1.3% HIGHER

**AVAILABLE
LABORFORCE**



**1,179 LESS IN
WORKFORCE**



A wide-angle photograph of a film set on a city street. In the background is a two-story brick building with a storefront that has signs for 'DRUGS' and 'JENSEN'. A vintage dark-colored pickup truck is parked in front of the building. To the left, a camera crane with multiple lights is extended over the street. To the right, another camera crane is visible. Several people, likely crew members, are standing near the building and the truck. The scene is set on a paved street with some snow or ice patches. A large red banner with white text is overlaid on the right side of the image.

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

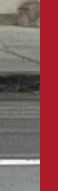
Natural Gas pipeline expansion continues through
Pembroke Township / Hopkins Park

- 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





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"

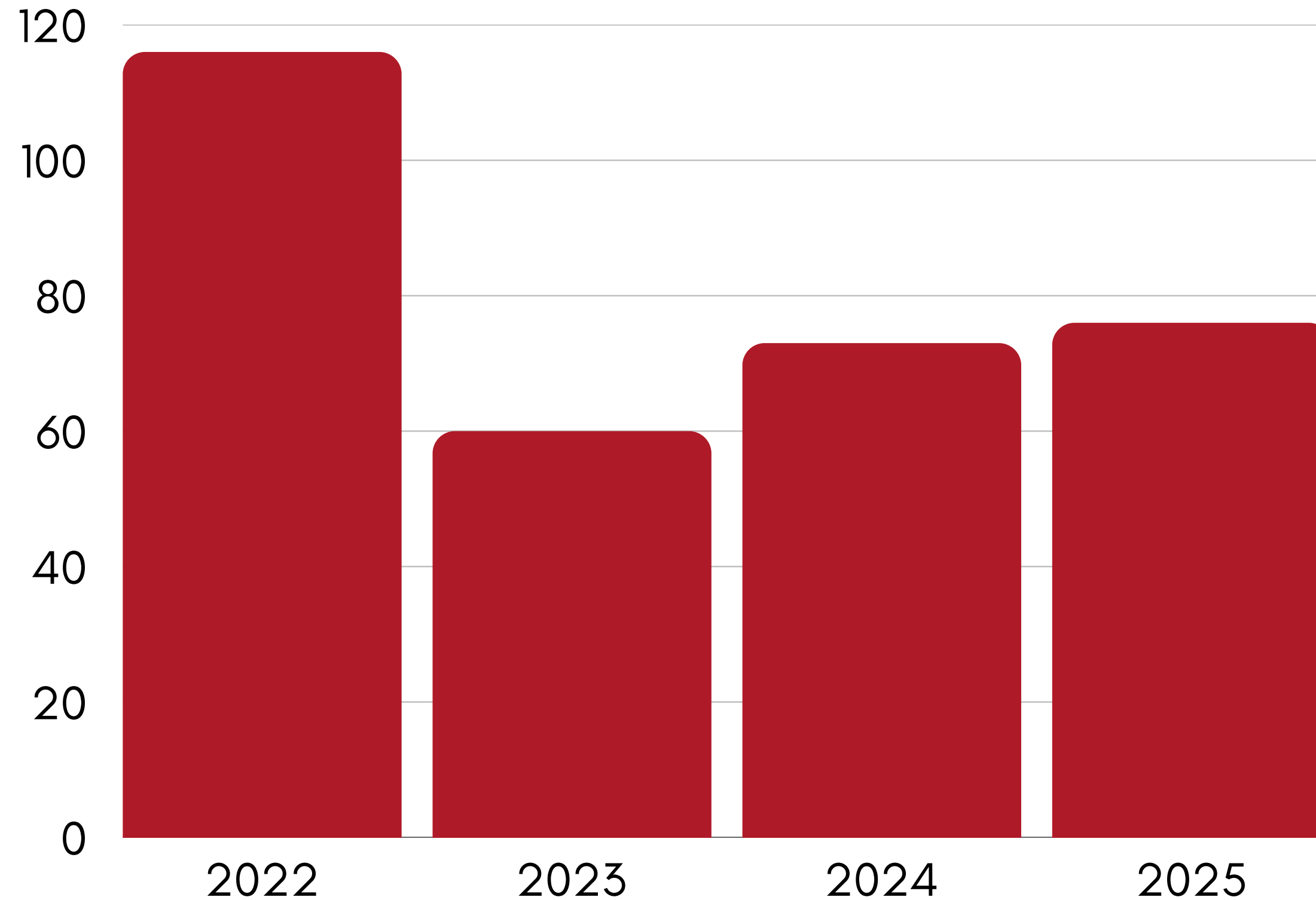


An aerial photograph of a modern urban park at dusk. The park features a large, curved green lawn, paved walkways, and several fire pits with orange seating. In the background, there are commercial buildings, parking lots, and a city skyline under a dark blue sky. A large red arrow graphic points from the right side of the image towards the center.

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%



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



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

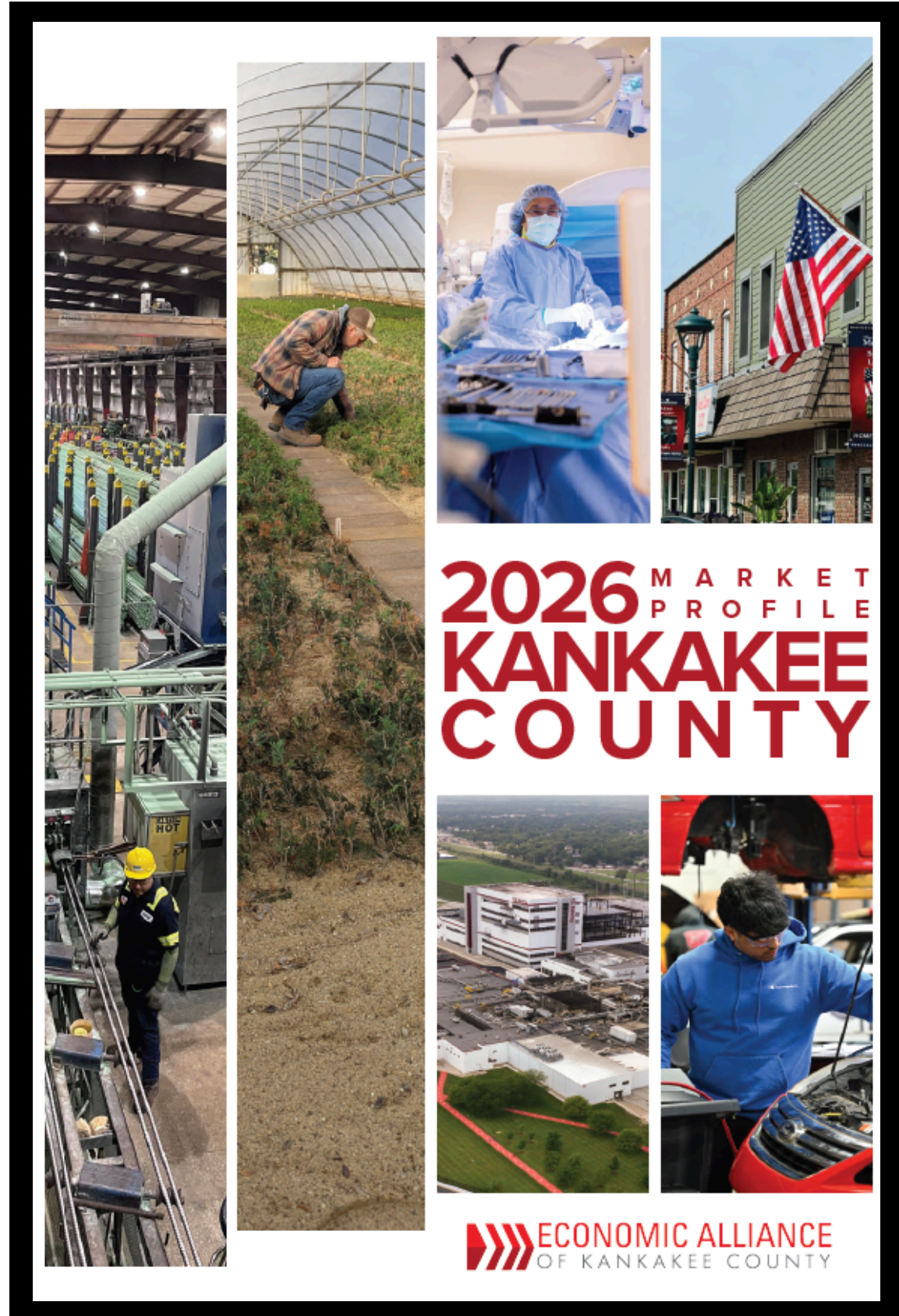


THANK YOU



MARKET PROFILE 2026

Contact Hannah Swale
hswale@kankakeecountyed.org



THRIVE MAGAZINE 2026

Contact Hannah Swale
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



CONTACT US



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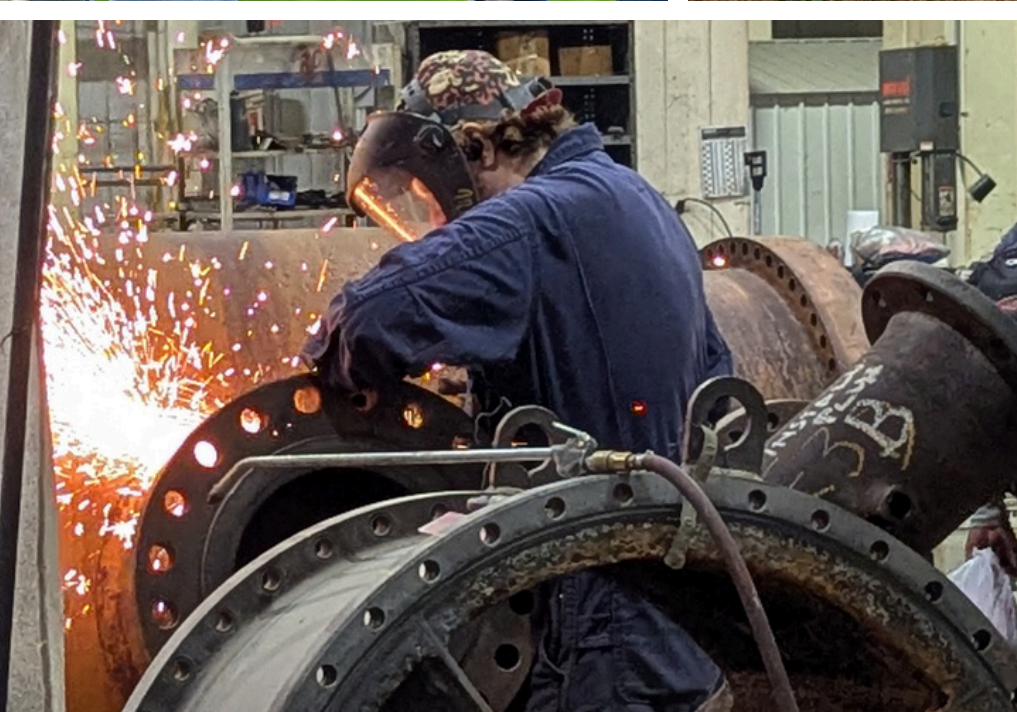
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THANK YOU



 **ECONOMIC ALLIANCE**
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