



# WELCOME

**Board of Directors Update  
April 10, 2025**

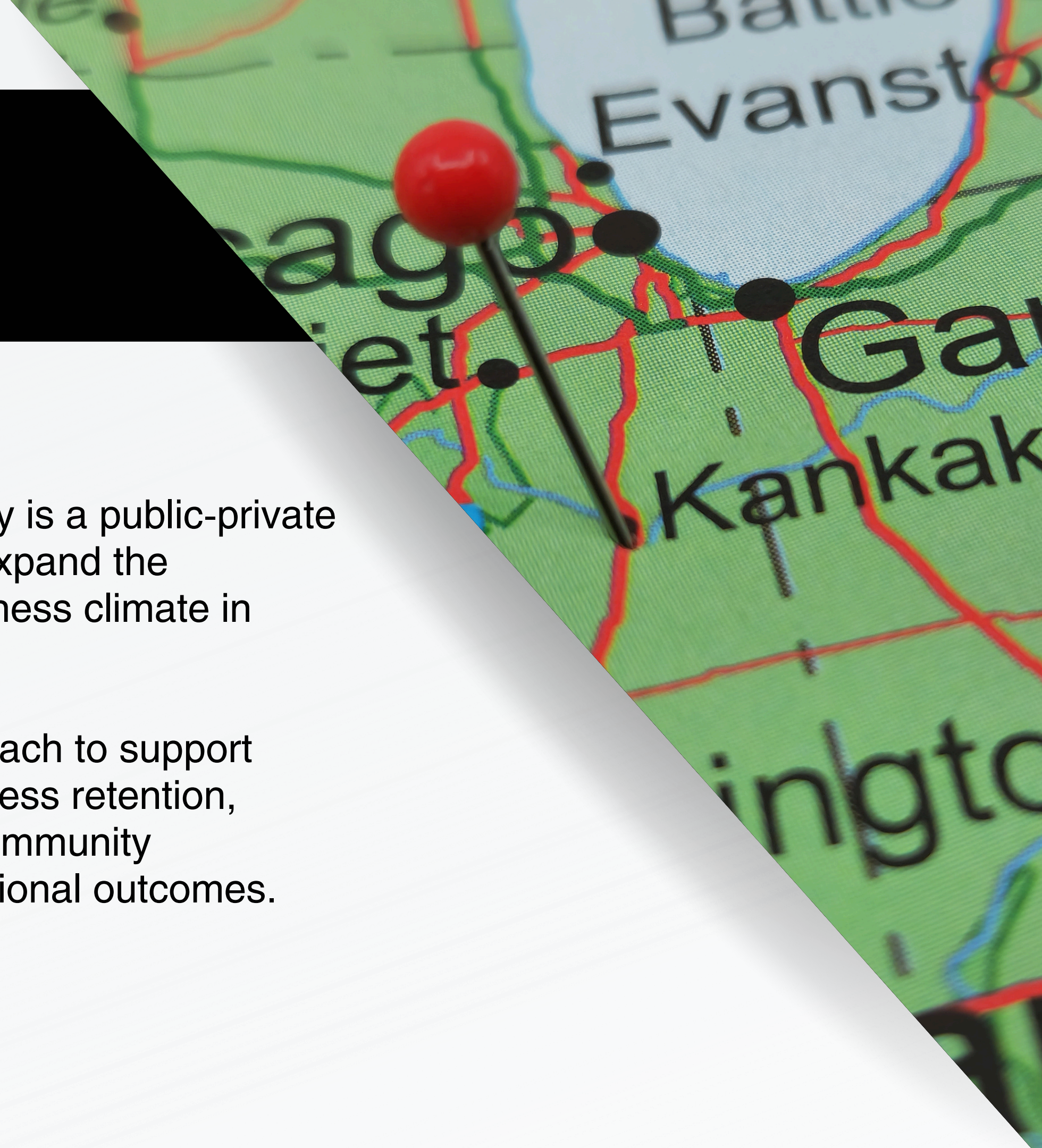
 **ECONOMIC ALLIANCE**  
OF KANKAKEE COUNTY



# 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

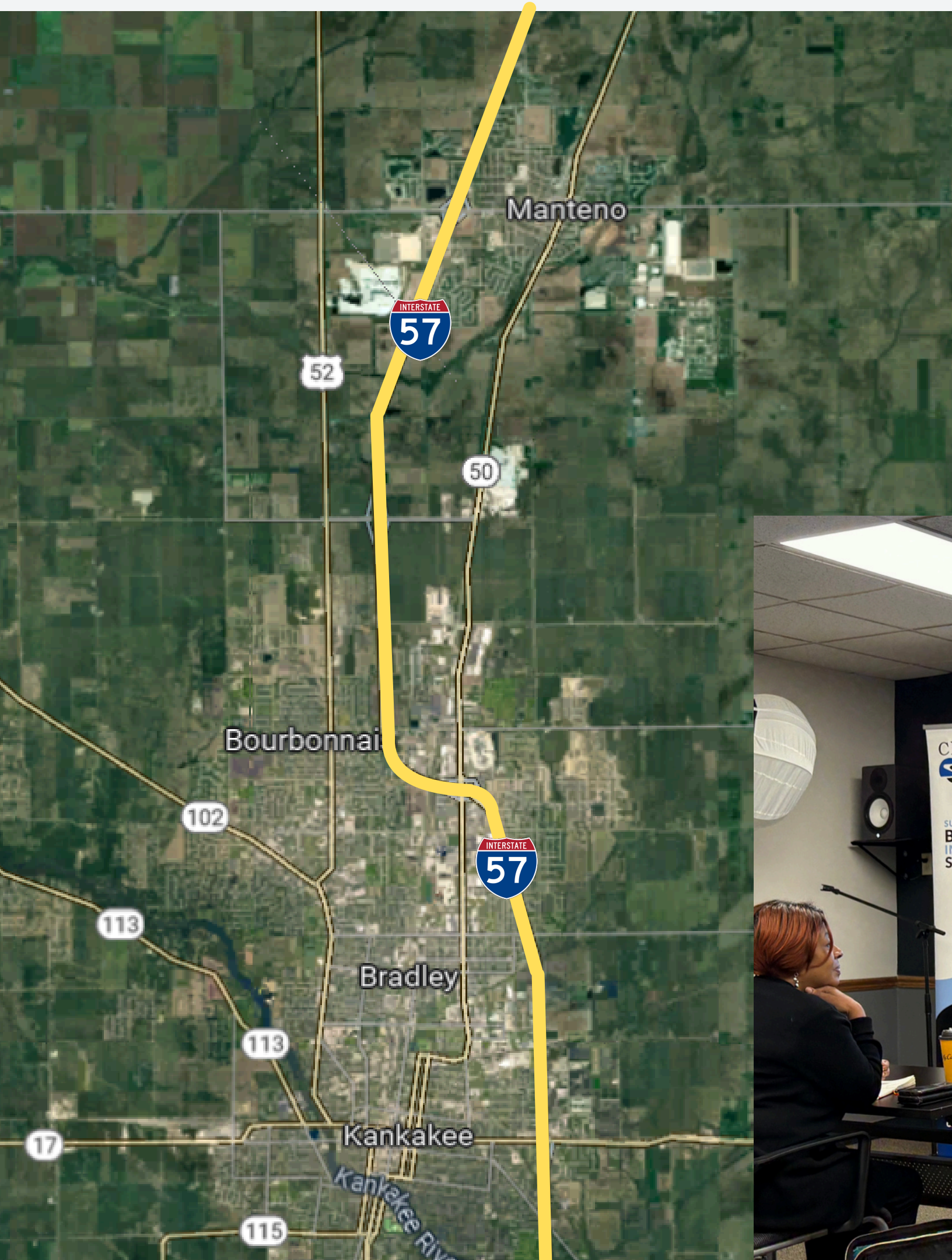
Matt Alexander-Hildebrand, Kankakee County Board  
Bernie Anderson, Regional Manager, Community Affairs, Nicor Gas  
Dr. Michael Boyd, President, Kankakee Community College  
Rosemary Foster, Kankakee County Board  
Jeff Hammes, President / CEO, Peoples Bank  
David Johns, Partner, GJM Advisory  
Phil Kambic, President / CEO, Riverside Healthcare  
Ryan Marion, Kankakee County Board  
John McCann, Economic & Business Development Manager, ComEd  
Chad Miller, Kankakee County Board  
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





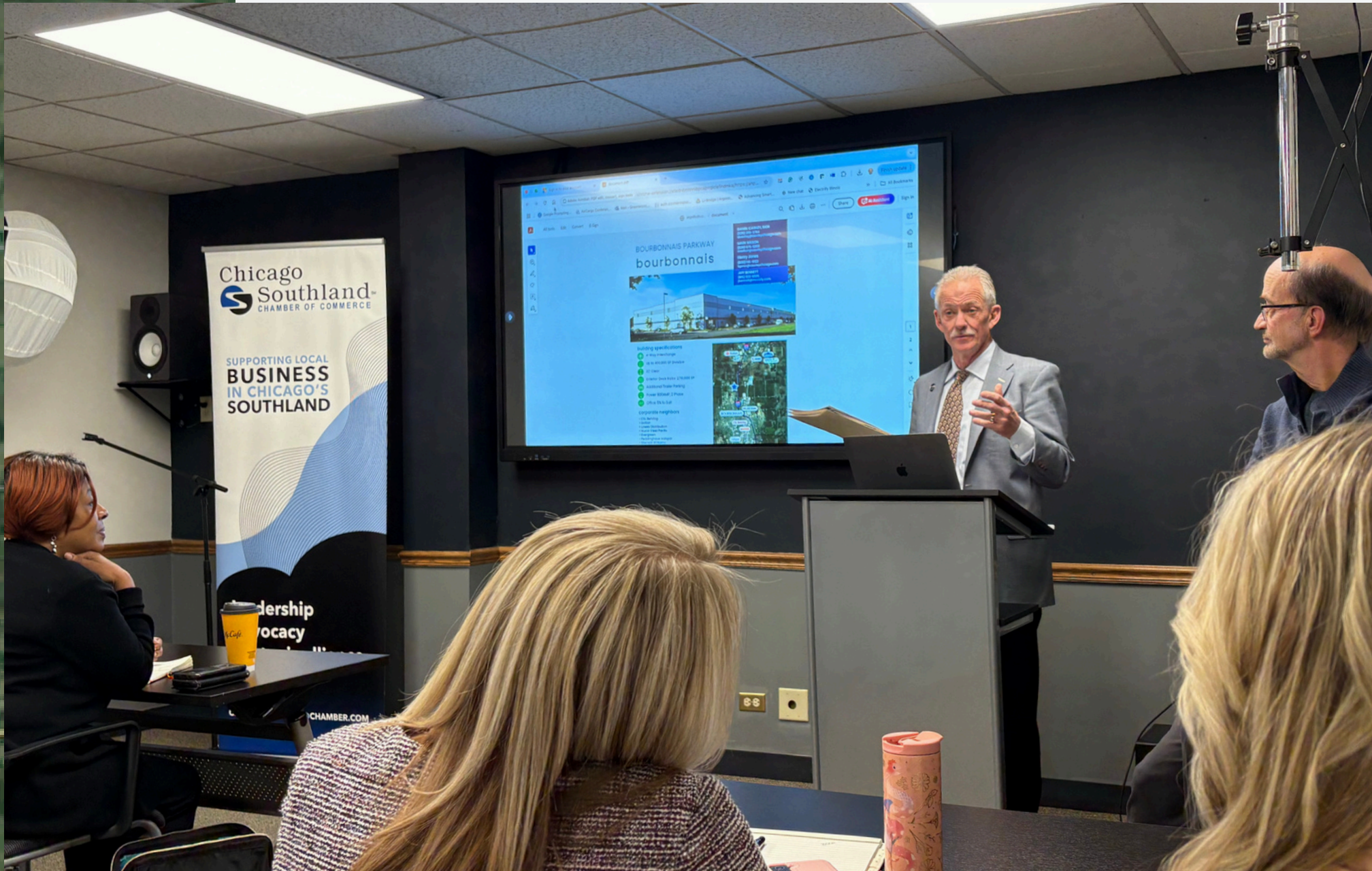
# **LOCAL DEVELOPMENT**





# I-57 CORRIDOR

Industrial development in Chicago Southland





# I-57 CORRIDOR KANKAKEE COUNTY





# **NORTHFIELD SQUARE MALL PURCHASE / DEVELOPMENT**



Purchased by Village of Bradley  
for \$6.5M

Plans moving forward for 2-acre,  
\$80M water park

Anticipated completion mid-2027





# INFRASTRUCTURE

## RTE 50 & ARMOUR RD

- \$13.8M Project
- Anticipated completion Summer 2025
- Widening and resurfacing intersection, eliminate 4-way stop at CSL entrance, dedicated turn lanes, new storm sewers, walking/biking paths, sidewalks, curbs & gutters, lighting and landscape







# **BUSINESS NEWS**





- Produced hot chocolate mix, flavored syrups, biscuit and cake mixes
- 40,000 SF Plant, 69 employees
- \$20M+ of damage, will not rebuild





# LaBeau

www.labeautrucks.com

BROS, INC.

- One of top Peterbilt Dealerships in US
- EV Certified for Volvo and Peterbilt
- 43 FT Employees, interns, part-time drivers
- Helped form diesel mechanic program at Kankakee Community College
- Works with veterans, organizations, local banks, dealers, suppliers







Gendome product launch  
March 2025, Manteno



Production lines installed for Energy Storage Systems (ESS) and EV batteries

Currently 140 employees, anticipate hiring 230 more by Fall, 2025

Estimated 700 union employees onsite this Spring

Upcoming job fairs: April 15, 16, 17, 19  
Contact [a.wheeler@gotion.com](mailto:a.wheeler@gotion.com)







# **WORKFORCE**





# UNEMPLOYMENT

5.9%

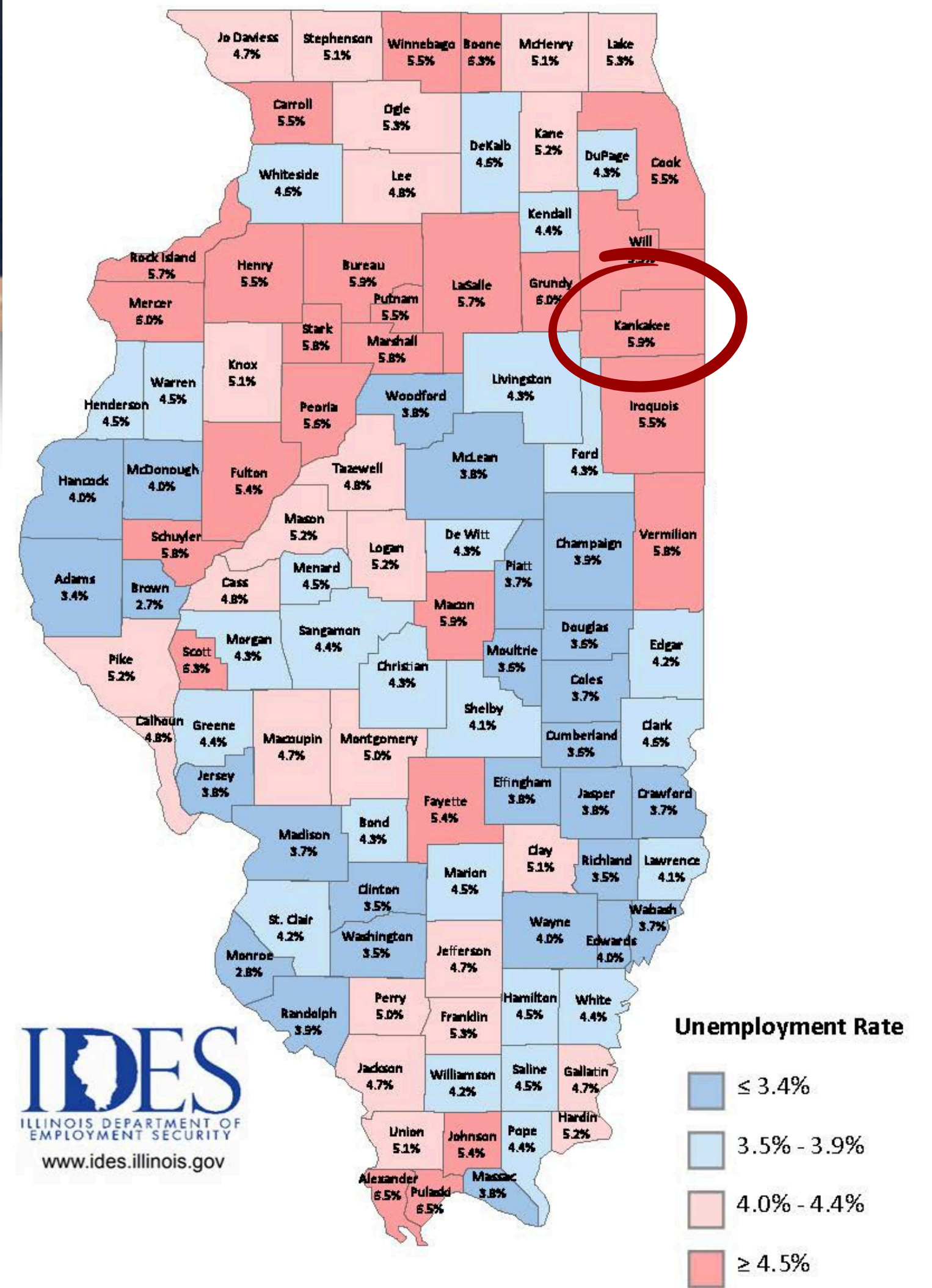
Kankakee County  
unemployment  
February 2024

5.1%

IL unemployment  
February 2024

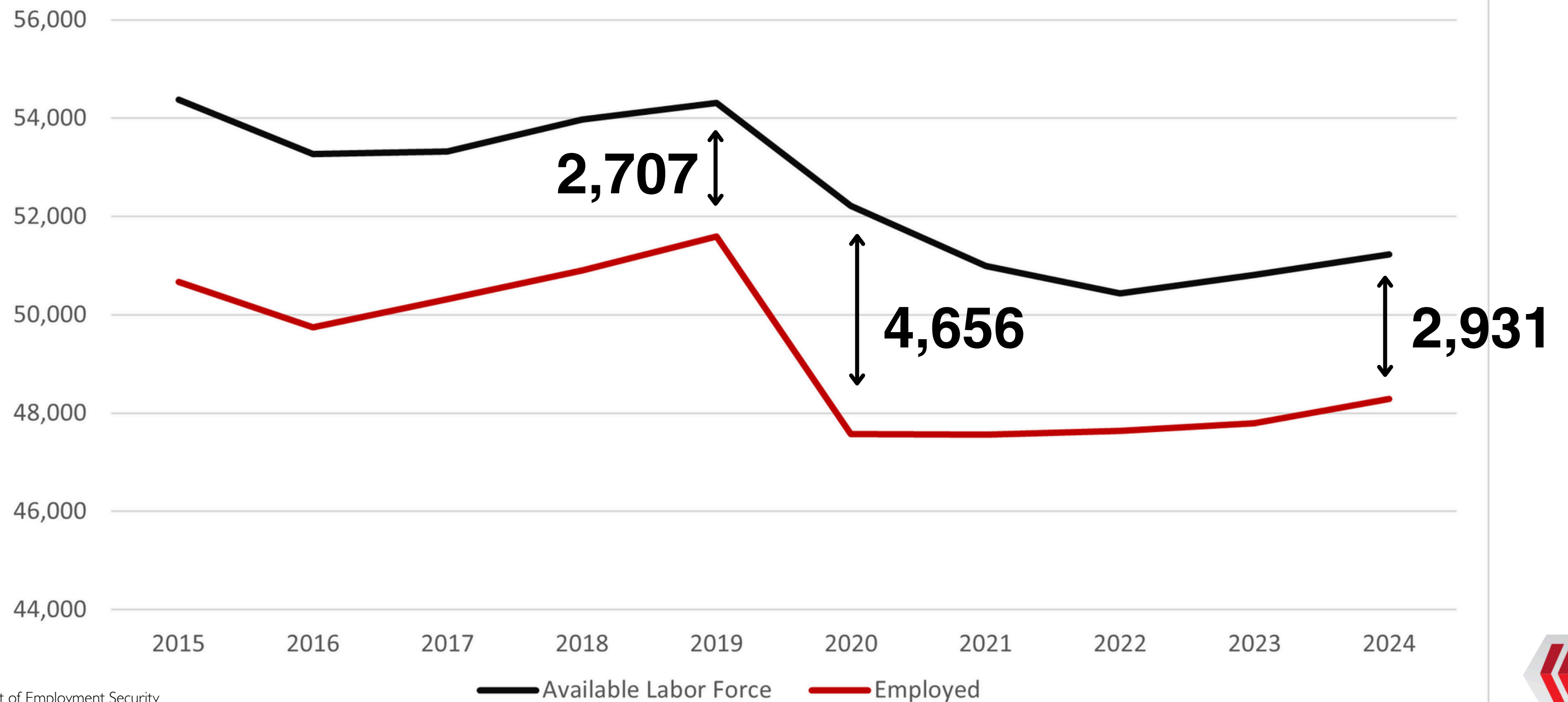
4.5%

U.S. unemployment  
February 2024





# EMPLOYED VS. AVAILABLE WORKERS





# CURRENT OPPORTUNITIES

**773** Unique Job  
Postings

**271** Different  
Employers

## TOP POSITIONS

Registered Nurse

Truck Drivers

Maintenance & Repair

Retail Sales

Production Supervisor





The image is a composite background. The right side shows a row of modern, two-story houses with grey shingled roofs, white trim, and small front porches. The foreground on the right is a construction site with piles of dark brown soil, a large pile of light-colored gravel, and some green utility boxes. The left side of the image is a faded, semi-transparent view of a residential street with trees and houses in the background.

# **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





# HOME SALES

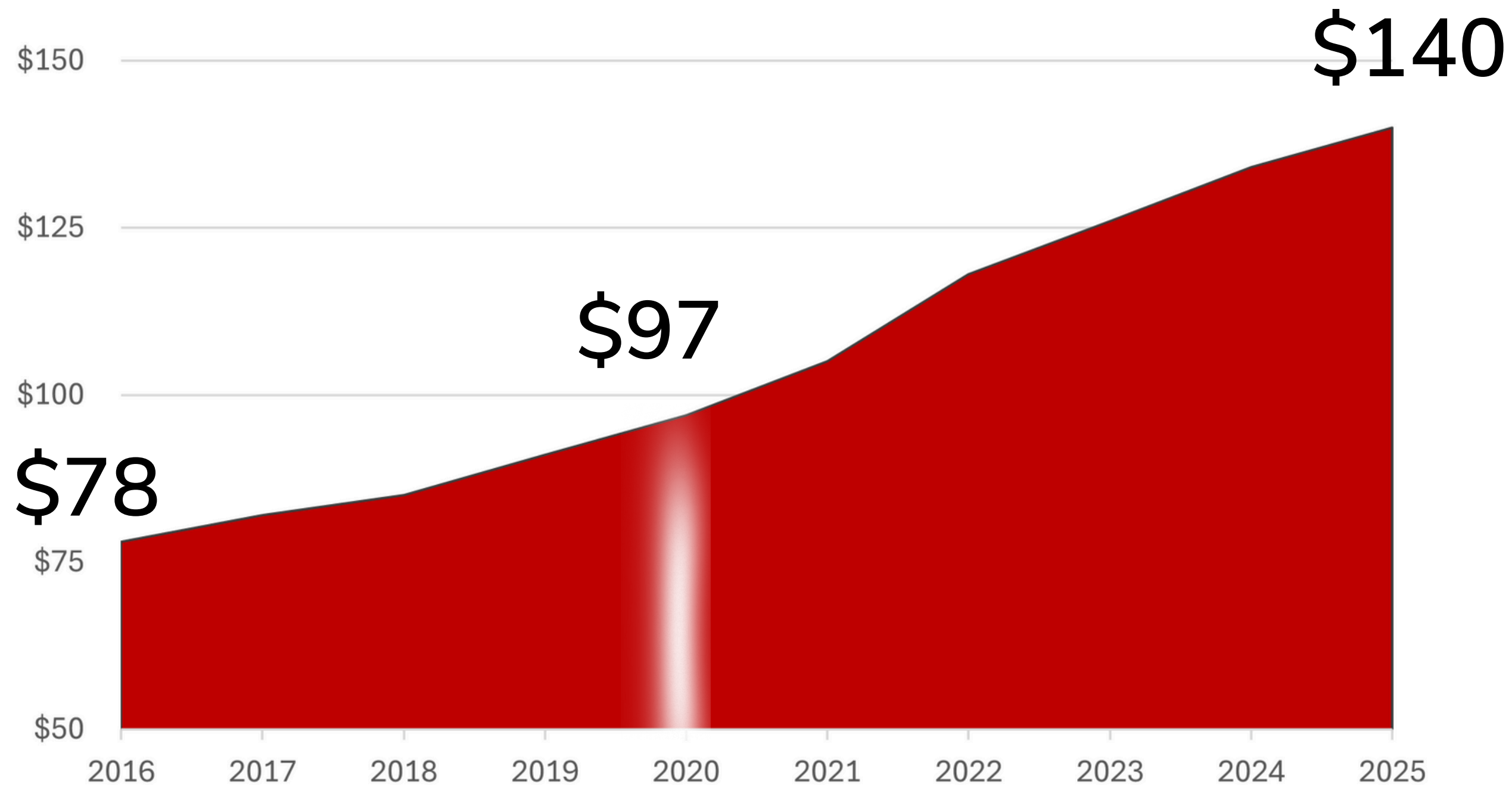
## KANKAKEE COUNTY

	March 2025	March 2024	% Change
Average Price	\$209,950	\$206,000	↑ 1.9%
Days on Market	60	50	↑ 20%
Closed Sales	86	78	↑ 10.3%
Available for Sale	164	143	↑ 14.7%





# KANKAKEE COUNTY PRICE PER SQ. FT.



Source: Kankakee Iroquois Ford Association of Realtors





# **HOUSING MARKET ANALYSIS**

Tracy Cross & Associates, Inc.  
Updated April 2025

## **Population & Household Trends**

2000-2009: Added 333 households/year

2010-2024: Lost 32 households/year

2025-2029: Anticipated to increase 247 households/year

62% of households in Kankakee County have only  
one or two residents







# **HOUSING MARKET ANALYSIS**

Tracy Cross & Associates, Inc.  
Updated April 2025

## **Housing & Supply Inventory**

96.4% of the housing stock built prior to 2010

Almost 65% constructed prior to 1980

Needed: 450 new housing units/year through 2029

235 for-sale homes

215 rental unit







# **HOUSING MARKET ANALYSIS**

Tracy Cross & Associates, Inc.  
Updated April 2025

## **Rental Market & Supply**

12,000 rental households in Kankakee County

No large-scale market-rate developments in 30+ years

Occupancy rates are at 100% with waiting lists.

Typical for a balanced market is 94-95%

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





The background is a collage of three images. The top-left image shows a man in a dark shirt in a meeting room with several framed certificates on the wall. The top-right image shows two women, one with blonde hair and glasses and one with dark curly hair, looking at a tablet together. The bottom image shows a person's hands using a magnifying glass over a document on a desk, with a blue object in the foreground.

# **BUILDING ENTREPRENEURS**



# CONGRATULATIONS CEO ENTREPRENEURS

CEO Students conquer at  
Olivet's 2025 Createur Conference

- Karol Santana - CleanFreak Detailing
- Holden Hall - Evergreen Entertainment
- Karen Arenas – Ariklare Sewing & Tailoring

\$1,000 Scholarships awarded to each student!





# BUILDING ENTREPRENEURS

incubatoredu<sup>®</sup>  
@bbchs



MIDDLE SCHOOL TALENTED  
AND CREATIVE (TAC) CLASS

Pitch competition for businesses  
developed during class.





# MARKETING & OUTREACH



# 2025 STATE OF KANKAKEE COUNTY

- Focus on residential housing:  
challenges, needs, incentives for new  
development



**NEW  
LOCATION**

A vertical poster for the Grand Opening of the Kankakee County Chamber of Commerce. The background is dark blue with gold confetti and streamers. At the top is the Kankakee County Chamber of Commerce logo. Below it, the text "Please join us at the Kankakee County Chamber of Commerce" is written in a white, sans-serif font. The words "GRAND Opening" are prominently displayed in the center, with "GRAND" in a large, white, sans-serif font and "Opening" in a large, gold, cursive font. Below this, the date "APRIL 10, 2025" is written in a bold, white, sans-serif font on a gold banner. At the bottom, the event details "Open House: 11:00 am – 6:00 pm" and "Remarks and Ribbon Cutting: 5:00 pm" are written in a white, sans-serif font, followed by the address "249 S. Schuyler Avenue, Kankakee" in a gold, sans-serif font.

  
Please join us at the  
Kankakee County Chamber of Commerce

**GRAND  
Opening**

**APRIL 10, 2025**

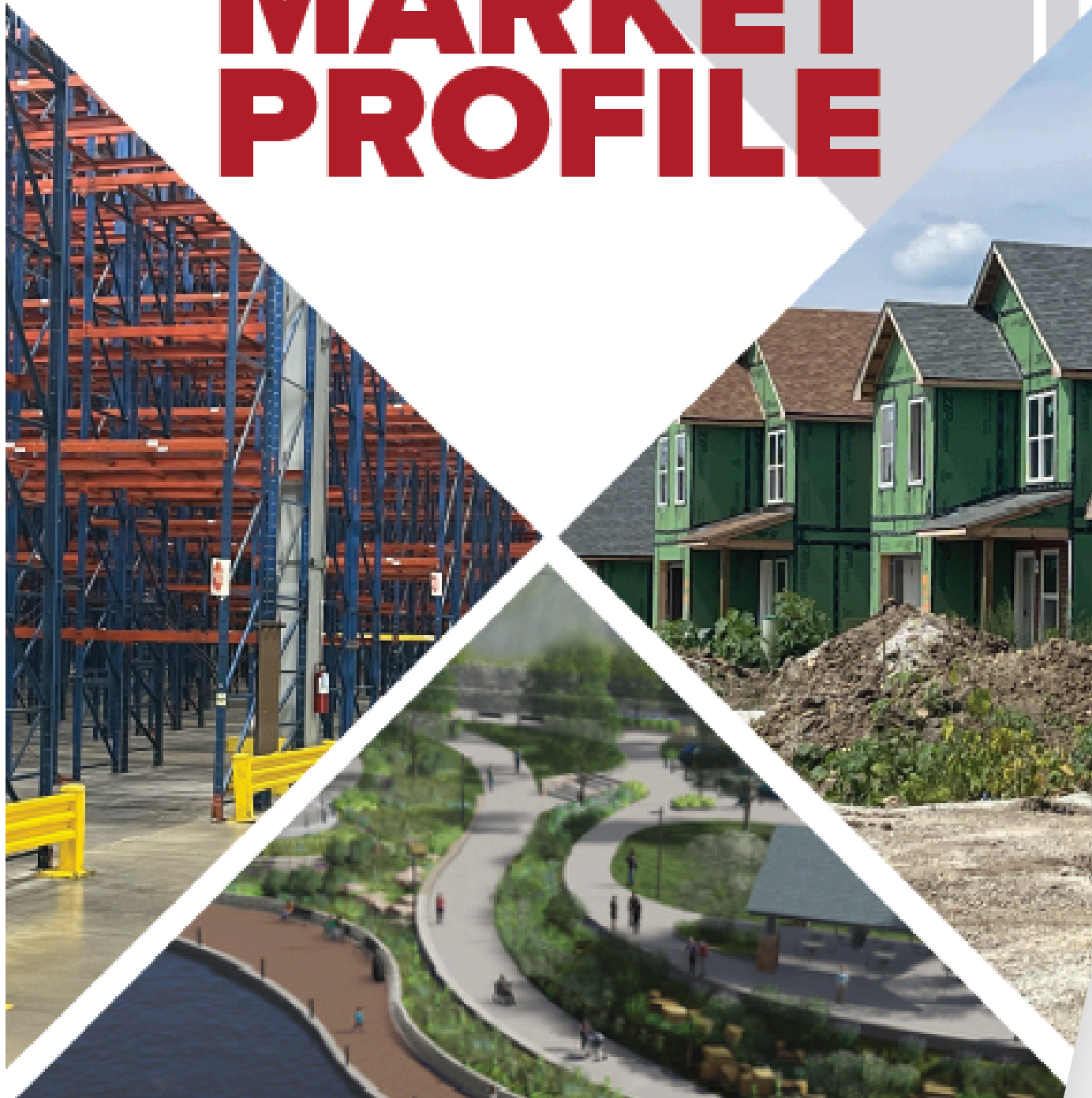
Open House: 11:00 am – 6:00 pm  
Remarks and Ribbon Cutting: 5:00 pm  
249 S. Schuyler Avenue, Kankakee





# 2025

## KANKAKEE COUNTY **MARKET PROFILE**



 **ECONOMIC ALLIANCE**  
OF KANKAKEE COUNTY

# NOW AVAILABLE



Contact Angela Morrey for copies  
[amorrey@kankakeecountyed.org](mailto:amorrey@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

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](http://kankakeecountyed.org)





# CONTACT US

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# THANK YOU



**ECONOMIC ALLIANCE**  
OF KANKAKEE COUNTY