

City of Geneva, Illinois COMMUNITY PROFILE

Compiled by the Economic Development Department, October 2008



HISTORY AND WELCOME

Thank you for considering Geneva, Illinois as your next business location! Selected as the Kane County seat in 1835, Geneva is located in the Fox River Valley 40 miles west of Chicago. We're known for our historic downtown business district (over 700,000 s.f.), the Geneva Commons Lifestyle Shopping Center on Randall Road, the Geneva Business Park (adjacent to DuPage National Airport), Kane County Cougar baseball, festivals, bike trails, and fun!

Geneva is a city of 21,901 people (2004 census). Within the 5 mile ring from downtown Geneva over 110,948 people live in 37,968 households with a 2008 estimated avg. household income of \$116,640 – 69% of households have an income greater than \$75,000. (source: Claritas)

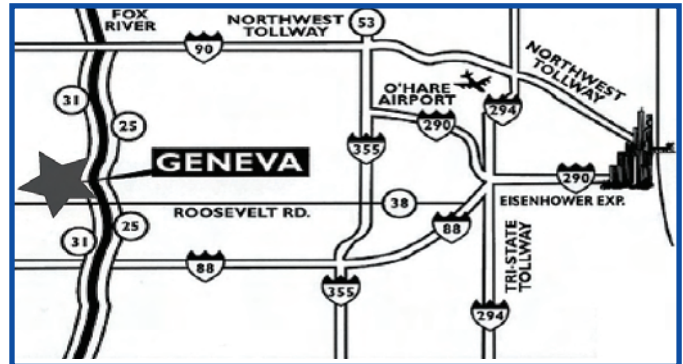
The railroad arrived in 1853, bringing passenger service to Chicago and freight lines. Since 1840, food manufacturing has remained a major industry. Over 1000 businesses call Geneva home and enjoy our lower cost municipal electric utility. Our largest employers are Delnor-Community Hospital, Kane County, Burgess Norton, Johnson Controls, Peacock Engineering, Millard, Production Packaging, Excel North American Logistics, Houghton Mifflin, FONA, The Little Traveler, Gordon Flesch, Industrial Hard Chrome, and Continental Envelope.

Geneva's character is found in its historic architecture, adaptive re-use of historic buildings, graceful trees, and attention to landscaping. Open space and recreation abound with 700 acres of park land (48 parks), a skate park, miniature golf course, swimming pool, the 580 acre Prairie Green Preserve, 497 acres of County forest preserves, two golf courses in Geneva plus another 12 (public & private) courses in the vicinity.

Geneva citizens are actively involved in decision making through a wide range of commissions and civic organizations. Our healthy business climate is augmented and maintained through City partnerships with the Geneva Chamber of Commerce, Geneva Downtown Partnership, Cultural Arts Commission, and a citizen's Strategic Plan Advisory Committee.

With festivals and events every month, downtown Geneva is a place to connect with others, whether for a cup of coffee, fine dining, pizza with the family, shopping, or an afternoon browsing the art galleries. Stop in any business and you will know Geneva is a welcoming place, offering professional opportunities. Home to excellent schools, library, and parks, we're a great place to raise children – and a town people are proud to say they live in.

We hope you'll join us!



QUICK FACTS

Geographic Location:	Located in Kane County
Area:	8.5 square miles
Date of incorporation:	County Seat in 1835
Value of construction in 2007:	\$70,327,050
2007 Equalized Assessed Value:	\$1,043,582,757

POPULATION

	1980	1990	2000	Current
City ¹	9,881	12,617	19,515	21,901
County	278,405	317,471	404,119	404,119
Labor Market ²	N/A	N/A	212,454	256,553

¹ Source: 2004 Special Census ² Source: www.lmi.ides.state.il.us

INCOME / HOUSEHOLDS

	City	Kane County	Illinois
Total Housing Units	6,938	138,998	4,885,615
Total Population	19,552	404,119	2,419,293
2000 Total HH	6,718	133,901	4,592,740
2000 Avg. HH Size	2.85	2.97	2.63
2000 Median HH	\$77,299	\$59,351	\$46,590
2000 Median Family	\$88,852	\$66,558	\$55,545
2000 Per Capita	\$33,026	\$24,315	\$23,104
Married Household	66.3%	59.8%	53.6%
Bachelor's Degree+	53.2%	27.7%	26.1%
Median Home Value	\$217,900	\$160,400	\$130,800
Median Rent	\$860	\$686	\$605

Source: 2000 Census

BUILDING PERMIT DATA

Year	Residential	Commercial	Industrial	Other
2002	\$69,349,332	\$43,780,550	\$7,000	\$4,231,014
2003	\$47,928,072	\$33,281,822	\$9,147,977	\$109,872,405
2004	\$36,403,715	\$60,083,705	\$674,330	\$7,995,514
2005	\$50,257,214	\$27,462,022	\$17,000	\$9,423,274
2006	\$26,779,927	\$21,868,062	\$255,000	\$20,463,625
2007	\$16,481,582	\$5,929,000	\$30,000	\$47,886,468

Source: Geneva Building Department

**City of Geneva, Illinois
COMMUNITY PROFILE**

TRANSPORTATION

Motor Carrier

Interstates Serving Community: I-90, I-88, I-39, I-355
Highways Serving Community: 2 Federal, 3 State, 5 County
Motor Freight Terminals*: 3 Local Carriers*: 31
Intrastate Carriers*: 9

* within 5 miles

Air

Nearest Commercial Airport: O'Hare Intl Airport, 60 min
Commercial Airlines: 43 Flights per year: 304,657
Passengers per Year: 19,378,855

Source: www.ohare.com

Nearest Public Airport: DuPage Airport, 10 min

Longest Runway: 7,570 ft

Runway Lighted: Yes Fuel Available: Yes

Take-offs/Landings per Year: 150,000

Personal Aircraft & Corp. jets based on site: 460

Charter Service Available: Yes Private Storage Available: Yes

Private Maintenance Available: Yes

US Customs office on site: Yes

Source: www.dupageairport.com

Rail

Nearest Intermodal for Union Pacific Railroad:

Northlake (Global II) 24 miles

Rochelle (Global III) 42 miles

Public

Bus: ¹PACE bus service includes 3 Routes (529, 801, 802)

Van: O'Hare and Midway Airport Shuttle Service

Rail: ²Metra Commuter - Metra Union Pacific West Line

Limousine: 11 companies Taxi: 5 companies

For more information, ¹www.pacebus.com ²www.metrarail.com

Travel Time

Distance and travel time to major cities

City	Hwy Miles	Hwy KM	Days By Rail	Day By Truck
Atlanta	730	1168	5	3
Chicago	30	48	1	1
Cleveland	343	549	3	2
Dallas	936	1498	5	3
Denver	1016	1626	3	3
Detroit	271	434	2	2
Kansas City	499	798	2	2
Los Angeles	2095	3352	3	4
Memphis	544	870	2	2
Minneapolis	412	659	1	2
New Orleans	944	1510	5	3
New York	840	1344	4	3
St. Louis	288	461	1	1
Seattle	2063	3301	4	5

FIRE AND BUILDING CODES ADOPTED

The City uses the 2008 National Electric Code; the 2006 IRC, Property Maintenance, and International Mechanical Codes; the 2003 IBC, International Fire, and Life Safety Codes; and the most recent Illinois Plumbing Code and Accessibility Code. A link to all Geneva amendments are found at <http://www.geneva.il.us/fd/fireprevention/bldgcode.htm>

MUNICIPAL SERVICES

City Bond Rating: Aa3
Annual City Budget: \$71,041,000 (2008-09)
Type of Government: Mayor/Council Home Rule: No
Municipal Zoning, Subdivision: Yes Last Comp Plan Update: 2003
Emergency 911 System: Yes Rescue Squad: Yes
Police Department: 49 Full-Time
Fire Department: 21 Full-Time 32 Paid On Call 6 Contract
Fire Insurance Class: ISO 3

UTILITIES

Water and Sanitary Service Provided by the City of Geneva

In 2008 the City constructed a \$30 MIL Reverse Osmosis Membrane Filtration Plant which provides excellent water quality, reduced water hardness levels to 6 grains, and is sized for future expansion. For information, contact the Water Division (630) 232-1501.

In 2004 the City completed a \$16.5 MIL Wastewater Treatment Plant improvement. The plant treats 4 to 5 MIL gallons of wastewater per day (1.5 BIL gallons treated in 2007). The City maintains compliance of the NPDES permit at an average of 98% efficiency.

Water Source	3 deep wells, 4 shallow wells
Storage Capacity	2,750,000
Average Daily Demand	3,100,000
# of Metered Accounts	6,700

City of Geneva Water Rates

Cubic Feet	Usage Charge	Meter Size	Monthly Fixed Charge
0-1500	\$3.37/ 100 cu ft	5/8"	\$1.06
1,501-20,000	\$3.15/ 100 cu ft	3/4"	\$1.11
20,001+	\$3.07/ 100 cu ft	1"	\$1.28
		1 1/2"	\$1.49
		2"	\$2.09
		3"	\$6.46
		4"	\$8.08
		6"	\$11.86

City of Geneva Sewer Rates

Class	Rate	Fixed Charge
Non-Industrial	\$2.09/ per 100 cu	\$0.77
Industrial	\$3.18/per 100 cu	\$0.77

Electric Power Provided by the City of Geneva

For information, contact the Electric Division (630) 232-1503.

Description	First 500 kWh	Over 500 kWh	Monthly Charge
Residential	0.10292 S 0.08161 W	0.08805 S 0.06972 W	\$6.55
General Service	0.10368 S 0.08176 W	0.08556 S 0.06727 W	\$13.10
Medium General	0.03635 S \$16.24/kW ¹	0.0635 W \$11.43/kW ¹	\$47.63
Large General	0.03631 S \$16.09/kW ¹	0.03631 W \$11.20/kW ¹	\$77.39
Large Industrial	0.03629 S \$14.48/kW ¹	0.03629 W \$9.49/kW ¹	\$136.93

S - summer rates W - winter rates ¹demand charges
Source: Municipal Rates adopted by Ordinances
<http://www.geneva.il.us/Departments/PublicWorks/rates.htm>

Natural Gas Provided by NICOR

For information, contact the Regional Community Relations Director, (630) 629-2500.

**City of Geneva, Illinois
COMMUNITY PROFILE**

LABOR FORCE

The tri-cities unemployment rate was 3.7% and the Chicago Metro was 4.9% in December 2007. For more detailed labor force data, refer to the Illinois Department of Employment Security, Labor Market Information website at <http://lmi.ides.state.il.us>.

2006 Employed By Occupation

	Kane County	Geneva
All Industries (NAICS)	177,607	14,309
Construction	12,136	351
Manufacturing	34,227	1,807
Wholesale Trade	11,105	1,059
Retail Trade	21,399	2,720
Transportation and Warehousing	3,547	353
Information	3,918	197
Finance and Insurance	8,302	656
Real Estate, Rental & Leasing	1,596	106
Professional Scientific &Tech Svcs	8,440	660
Admin, and Waste Mgmt, Remed.	21,921	832
Educational Services	3,315	204
Health Care and Soc. Assist.	22,035	3,139
Arts, Entertainment & Recreation	5,002	102
Accommodation & Food Service	13,582	1,514
Other Services (Except Pub. Ad.)	5,252	509
Unclassified	6,857	N/A

<http://lmi.ides.state.il.us/wwwork.htm>

2006 Wage Rates for Kane County, IL

Labor Wages	Entry	Median	Exp.
Cleaning & Maintenance	\$8.04	\$9.15	\$12.56
Business /Financial Operations	\$14.01	\$22.91	\$35.45
Computer/Info. Systems Manager	\$30.70	\$45.87	\$56.55
Computer Support Specialist	\$15.43	\$20.64	\$23.81
Exec. Secretary/Admin. Assistant	\$14.05	\$19.88	\$24.03
Financial Manager	\$27.86	\$43.31	\$55.80
Food Preparation/Serving-Related	\$7.15	\$8.02	\$10.44
Healthcare Practitioners/Technical	\$13.35	\$23.66	\$35.02
Industrial Production Manager	\$25.67	\$39.61	\$50.38
Life, Physical, and Social Science	\$20.46	\$35.41	\$46.17
Marketing Manager	\$25.33	\$41.49	\$56.40
Machine Tool Setter, Operator	\$10.21	\$14.97	\$18.77
Personal Care and Service	\$7.76	\$10.49	\$15.37
Purchasing Manager	\$20.50	\$36.54	\$46.31
Receptionist/Information Clerk	\$9.30	\$12.82	\$14.74
Sales Manager	\$25.54	\$42.12	\$58.62
Shipping/Receiving/Traffic Clerk	\$10.24	\$13.02	\$15.22
Tool and Die Maker	\$19.10	\$26.63	\$30.05
Truck Drivers, Heavy/Tractor-Trailer	\$16.01	\$21.87	\$26.49
Truck Drivers, Light/Delivery Services	\$11.06	\$14.12	\$16.76

Excerpt: <http://www.IJWorkInfo.com>

TAX STRUCTURE

Sales Tax 2008
City 1%
Illinois 6.5%
Total: 7.5%*

Utility Tax 2008
Electricity .05%
Natural Gas .05%
Telephone .05%

Property Tax 2007
City .56%
Schools 4.6%
Other 1.74%
Total 6.9%

Telecommunications Tax
State 7%
Local 4%
Total 11%

*Qualifying goods, drugs, medical at 1.25%. Titled vehicles are taxed at 6.5%; add 1.0% Chicago Home Rule Tax if vehicle bought in Geneva is registered in Chicago.)

LARGEST GENEVA EMPLOYERS

Company Name	Product/Service	Employees
Delnor-Community Hospital	Hospital/medical offices	1693
County of Kane	County Government	1401
Kane County Cougars	Class A baseball team	640
Geneva School District	School District	544
Burgess Norton, div. of Amsted Ind.	Piston Pins, Powder Metal	309
Johnson Controls Battery Group	Mfg automotive batteries	300
Peacock Engineering Co Inc	Pkg and co-mfg facility	250
City of Geneva	City Government	FTE 242
Millard Refrigerated Services	Refrigerated warehousing	220
Exel North American Logistics	Wholesale general groceries	200
Houghton Mifflin Co	Publisher	179
Little Traveler Inc	Retailer/restaurant	169
Nicor Service	Gas distribution company	158
Home Depot USA Inc	Home improvement store	147
FONA International Inc	R & D flavoring extracts	136
Miner Enterprises Inc	Design & mfg railcar elements	130
Gordon Flesch Co Inc	Business equip. solutions	121
Provena Health Inc	Medical care services	111
KCA Financial Services Inc	Collection agency	105
Industrial Hard Chrome Ltd	Electroplating service	103
Continental Envelope	Envelope printing	110
Best Buy	Electronics and media store	105
Carlton Home Healthcare Inc	Home Health care services	100
Herrington Inn Inc	Hotel, banquet, spa facility	92
Shodeen Management	Developer	80
Eaglebrook Country Club	Country Club - golf & rec	80
Geneva Public Library	Library	75
Dominick's, a subs. of Safeway	Grocery Store	62
Claddagh Irish Pub	Irish restaurant and pub	61
Gander Mountain	Sports/recreation Store	60
Mill Race Inn Inc	Restaurant/banquet facility	60
Smith & Richardson Mfg Co	Mfg metal casting chaplets	52

HOUSING

2000 Housing Statistics

	City	Kane Co.	Illinois
Occupied Housing Units	6,797	138,998	4,885,615
% Owner Occupied	71.3	57.9	67.3
% Renter Occupied	28.7	42.1	32.7
Median Home Value	\$217,700	\$102,100	\$80,900
Median Rent	\$786	\$648	\$605

Home Sale Statistics July 2007 - June 2008

Price Range	Single Family	Attached	2-4 Units
Up to \$250,000	50	41	0
\$251,000- \$500,000	196	37	3
\$501,000 - \$750,000	40	0	1
Greater than \$750,000	5	0	0

Source: MLS and Miscella Real Estate

City of Geneva, Illinois

COMMUNITY PROFILE

MEDICAL

Delnor Community Hospital¹: 159 beds
 Staff: 418+ physicians/1664 personnel
 Doctors in Community: 175
 Dentists in Community: 59

Delnor offers emergency/level II trauma center, diagnostic/lab oncology, cardiovascular, inpatient/outpatient surgery, orthopedics physical rehabilitation, home care, sleep disorder lab. Other community facilities include: Geneva Care Center Nursing Home, Manor Care/Arden Court, Raymond Scott Cancer Care Center, Fox Valley Orthopedic Institute, Valley Ambulatory Surgery Center.

¹Source: Delnor Hospital

EDUCATION

Public Schools

Type of School	No.	Teachers	Enrollment
Elementary	5	177	2,562
Junior High	2	93	1,309
H.S. (District 303)	1	107	1,732

2007 ACT Composite Score: 22 (State: 20)

Private Schools

Preschool 2 Elementary/Junior High 3

Higher Education Institutions Closest to the Community

Aurora University, Waubensee Community College, Northern Illinois University, North Central College, College of DuPage, Elgin Community College. *Via Train line:* Elmhurst College, Columbia University, DePaul University, Robert Morris College, Illinois Institute Technology, Roosevelt University, National Louis University, Loyola University, University of Illinois-Chicago Campus.

RECREATION AND COMMUNITY FACILITIES

Motels/Hotels: 2	Restaurants: 50
Bed and Breakfast : 1	Banquet Facilities: 5
Private Golf Clubs : 2	Churches: 19
Public Tennis Courts: 12	Health and Fitness Clubs: 5
Skate Park: 1	Public Swimming Pools: 1
Public Access to Fox River	Minor League Baseball: 1

The Geneva Park District

Recreational programs, facilities, and open space for residents of all age groups and abilities. 48 parks occupy over 700 acres with bike/pedestrian trails, playgrounds and parks, athletic fields, outdoor aquatic center, water sprayground, community center, recreation center, multiple fitness centers, a skate park, and many acres of open space. The Park District serves over 40,000 participants and offers over 3,000 programs and events annually.

Source: www.genevaparks.org

Geneva Library

Over 188,000 books, audio books, CD's, DVD's and other material. Book discussions for adults, story times for children, and reading programs for all ages are among the many programming options offered for residents of the District.

Source: www.geneva.lib.il.us

FINANCIAL INSTITUTIONS

Banks and Branches: 17 total
 Total Assets: \$1,249,163,388
 Credit Unions: 2

Source: www3.fdic.gov

COMMERCIAL SERVICES

General Waste Disposal:	Yes	2
Tool and Die Makers:	Yes	2
Machine Shops:	Yes	3
Recycling/Waste Haulers:	Yes	2
Fiber Optic:	Yes	Point to Point

COMMUNICATIONS

Television: Comcast Cable, Dish Network, Directv
 Local Telephone Deliverer: AT&T, Verizon, Comcast
 Digital Switching: Yes
 Fiber Optics: Available
 Long Distance Carriers: Yes
 Number of Well Received AM stations: 13
 Number of Well Received FM stations: 20
 Newspapers: 3 daily, 2 weekly

CLIMATE

Average Winter Temp:	22.62 (F)
Average Summer Temp:	70.74 (F)
Average Annual Rain Fall:	36.12"
Average Annual Snowfall:	35.00"

Source: www.weather.com

LEGISLATIVE DISTRICTS

State Representative	District 49	Tim Schmitz
State Senator	District 25	Chris Lauzen
US Congress	District 14	Bill Foster
US Senators	Dick Durbin	Roland Burris

FOR MORE INFORMATION

Mayor: Kevin Burns	(630) 232-7494
City Administrator: Mary McKittrick	(630) 262-7494
Asst. City Administrator: Stephanie Dawkins	(630) 232-7494
Economic Development: Dir. Ellen Divita	(630) 232-7449
Business Development Specialist: Paul Evans	(630) 845-9654
Community Development: Dir. Dick Untch	(630) 232-0818
Public Works: Dir. Dan Dinges	(630) 232-1501
City Engineer: Jason Elias	(630) 232-1501
Electric Superintendent: Mike Buffington	(630) 232-1503
Water Superintendent: Bob Van Gyseghem	(630) 232-1501
Streets Superintendent: Steve LeMaire	(630) 232-1501

City of Geneva

22 S. First Street - Geneva, IL 60134
 (630) 232-7494 - www.geneva.il.us