

# GENESEO, ILLINOIS U.S.A.



## MEDICAL

### HAMMOND-HENRY HOSPITAL, GENESEO

- 48 beds medical-surgical care
- 57 beds long-term

Special Services Available:

- Critical Care Unit
- OB Service
- 24-hour, physician-staffed emergency room
- On-site CT scanner
- Ear, Nose and Throat
- Physical Medicine
- Audiology
- Dialysis
- Ophthalmology
- Neurology
- Orthopedics
- Urology
- Podiatry
- Cardiology
- Gastroenterology
- Medical Personnel:  
Four physician practice groups of primary care specialists and surgeons
- Doctors . . . . .12
- Dentists . . . . .7

Five additional Health Care Centers within 25 to 40 miles



## LIBRARY

### GENESEO LIBRARY SYSTEM

44,029 Books locally,  
1.8 million titles accessible through the River Bend Library System. Books also available via internet from 58 Illinois colleges and universities.



## COMMUNICATIONS

### INTERNET SERVICE PROVIDERS

Geneseo Communications  
Internet Express  
MediaCom@home.com  
Quad-Cities Online

### NEWSPAPERS

Geneseo Republic . . .weekly  
The Dispatch . . . . .daily  
Quad City Times . . . . .daily

### RADIO STATIONS

WGEN AM . . . . .Geneseo

### TELEVISION STATIONS

Five Quad City stations received locally

MediaCom

local cable television company offering 35 channels.

Channel 50

## MAJOR EMPLOYERS

Cellar Restaurant  
Central Bank  
City of Geneseo  
Co-op Gas & Oil  
Deck Restaurant  
Eagle Foods  
Farm & Fleet  
Geneseo Communications  
Geneseo Good Samaritan  
Geneseo Public Schools  
Hammond-Henry Hospital  
IBP, Inc.  
J.F. Edwards  
McDonalds  
Wyffels Hybrids  
Pinks Bus Service  
Pizza Hut  
Springfield, Inc.  
Wal-Mart Store  
Wells Fargo Bank  
Victorian Manor Restaurant



## EDUCATION

The city offers an excellent school system which often attracts new residents from the nearby Quad Cities. In addition, there are five trade and technical schools, three junior colleges and three 4-year colleges located within 30 miles.

## HEALTH CARE

Geneseo is proud to have an excellent medical staff and health care facility in Hammond-Henry Hospital. There are five additional Health Care Centers within 25 - 40 miles of Geneseo



## A MESSAGE FROM THE CHAMBER

Geneseo is served by three interstate highways, two state highways, an international airport, an excellent school system, ample recreational facilities and an aggressive retail district. Our Victorian charm is evidenced in the architecture of our community, and our midwestern work ethic is as strong today as it was when our ancestors established Geneseo in 1837.

Business development is key to our future and we have developed this printed piece to showcase the exciting opportunities for development (both retail and industrial) that Geneseo has to offer.

*We value relationships and will work hard to invest in both your future and ours.*

Dawn Tubbs  
Executive Director  
Geneseo Chamber of Commerce



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# GENESEO, ILLINOIS U.S.A.

## Geneseo is located in Northwestern Illinois on I-80

- Downtown Victorian Geneseo offers many unique shops featuring gifts, antiques, clothing, furniture, office supplies, home furnishings & restaurants.
- Walmart, Farm & Fleet
- Two major shopping malls located within 30 miles
- Several major automobile and implement dealers.



## QUALITY OF LIFE

Geneseo is known for its beautifully restored Victorian homes on tree lined streets reminiscent of a Norman Rockwell painting. A thriving retail business and colorful downtown, coupled with old-fashioned festivals, parades, local theatre group and ice cream socials complete the picture of life in Geneseo.

## NEAR BY METROPOLITAN CITIES

Near by Metropolitan City	Distance in Miles
Moline, IL	.20
Davenport, IA	.30
Chicago, IL	.150
Des Moines, IA	.194
Springfield, IL	.158
St. Louis, MO	.230
Minneapolis, MN	.350

## POPULATION

GENESEO	1980	1990	2000
	6,373	5,990	6,480
HENRY COUNTY	1980	1990	2000
	57,968	51,159	51,020
LABOR MARKET/SMSA	1980	1990	1998 <sup>(Est)</sup>
	383,958	367,500	357,813
10-MILE RADIUS			2000
			15,048

Source: US Census Bureau

## COMMUNITY FACILITIES

- 17 CHURCHES
- 2 MOTELS (Total Rooms 159)

## RECREATION

- Bowling . . . . .18 Lanes
- Indoor Movie . . . . .1
- Golf Courses . . . . .1-18 hole  
2- 9 holes
- Museum . . . . .Geneseo Historical
- Theater . . . . .Richmond Hill Barn
- City Parks . . . . .Picnic facilities,  
tennis, disc golf
- Ball Diamonds . . . . .12
- Community Center . . . . .1  
*Offers indoor running track, basketball, volleyball, racquetball and tennis, weight room, sauna, whirlpool bath, senior citizen and community meeting rooms, outdoor swimming pool, indoor swimming pool*
- Hennepin Canal . . . . .boating,  
fishing, camping
- Geneseo Campground adjacent to the Hennepin Canal  
• 63 camp sites  
• 4 cabins
- Green River . . . . .boating, fishing
- Mississippi River

## CLIMATE

AVERAGE WINTER TEMPERATURE	
23.4°F	- 4.8°C
AVERAGE SUMMER TEMPERATURE	
73.1°F	22.8°C
AVERAGE ANNUAL RAINFALL	
36.02"	91.5cm
AVERAGE ANNUAL SNOWFALL	
30.6"	77.7cm

Source: Midwest Climate Center, Champaign, IL

# GENESEO, ILLINOIS U.S.A.

## TRANSPORTATION

### HIGHWAYS

INTERSTATE HIGHWAYS serving Geneseo  
• I-74 • I-80 • I-88 • I-280

STATE HIGHWAYS serving Geneseo  
Highways 6 and 82

### US CUSTOMS

US CUSTOMS-PORT OF ENTRY  
30 minutes away  
for import-export facilities

### MOTOR FREIGHT CARRIERS:

Over 100 MSA  
8 interstate motor freight carriers

### WATER

Mississippi River - 20 miles

### RAIL SYSTEM

Iowa Railroad Company

### AIRPORTS

QUAD CITY INTERNATIONAL AIRPORT  
20 minutes

- 1998 Passenger Count: 696,103 arrivals and departures
- Air Freight: 37,904,090
- Served by Northwest, AirlinK, American, TW Express, AirTran Airlines, United Express, Midwest Express

- ELLIOTT FLYING SERVICE
- Located at Quad City Airport
- Multi-engine charter service to approximately 1,200 airports in the U.S. Service utilizes light twin engine aircraft seating up to six, and pressurized turbo jets seating up to eight
- Jet service can be arranged

- GEN-AIR PARK
- 1/2 mile grass runway
- The airport provides storage and maintenance for small aircraft
- Public use welcome

## INCOME

Median Family Income . . . . .	\$39,719
Median Family Illinois . . . . .	\$50,186
Household Income Illinois . . . .	\$41,179

## LABOR ANALYSIS

	Henry County	Quad Cities
Total Labor Force . . . . .	26,402	185,550
Resident Unemployed . . . . .	1,002	6,216
Percent Unemployed . . . . .	3.8%	3.4%
Resident Employed . . . . .	25,400	179,333
Manufacturing . . . . .	2,291	31,800
Non-manufacturing . . . . .	21,198	141,200

Source: Illinois Department of Employment & Security

## TAXES

1999 Equalized assessed value of property:  
City . . . . . \$82,652,640  
County (1998) . . \$1,438,113,35

1999 Tax levy per \$1.00 equalized assessed valuation  
City . . . . . .004982 | School . . . . .040409  
County . . . . .0071490 | Other . . . . .017087  
Total . . . . .069627

## GOVERNMENT

Type of Government MAYOR/CITY COUNCIL

### POLICE DEPARTMENT

Personnel . . .14 sworn officers, 7 civilian

### FIRE DEPARTMENT

Personnel . . . . .26 volunteers

### FIRE INSURANCE RATING

Within city limits . . . . .5  
Outside city limits . . . . .7

## FINANCIAL INSTITUTIONS

Banks . . . . .4  
Total deposits (1997) . . . . . \$612 million  
Savings & Loan Associations .1  
Total assets . . . . .157 million



You'll discover Geneseo just off Interstate 80 and minutes from I-74 and I-88. Three major interstates in one location! Eleven major Midwest cities are located within 250 miles of Geneseo - including Chicago less than 150 miles away.

The city is conveniently located just 20 minutes by interstate highway to the Quad City Airport, offering several major airlines serving key destinations nationwide.

Geneseo is also served by eight interstate freight carriers, by the Iowa Interstate Railroad, and is located just 20 miles from the Mississippi River.



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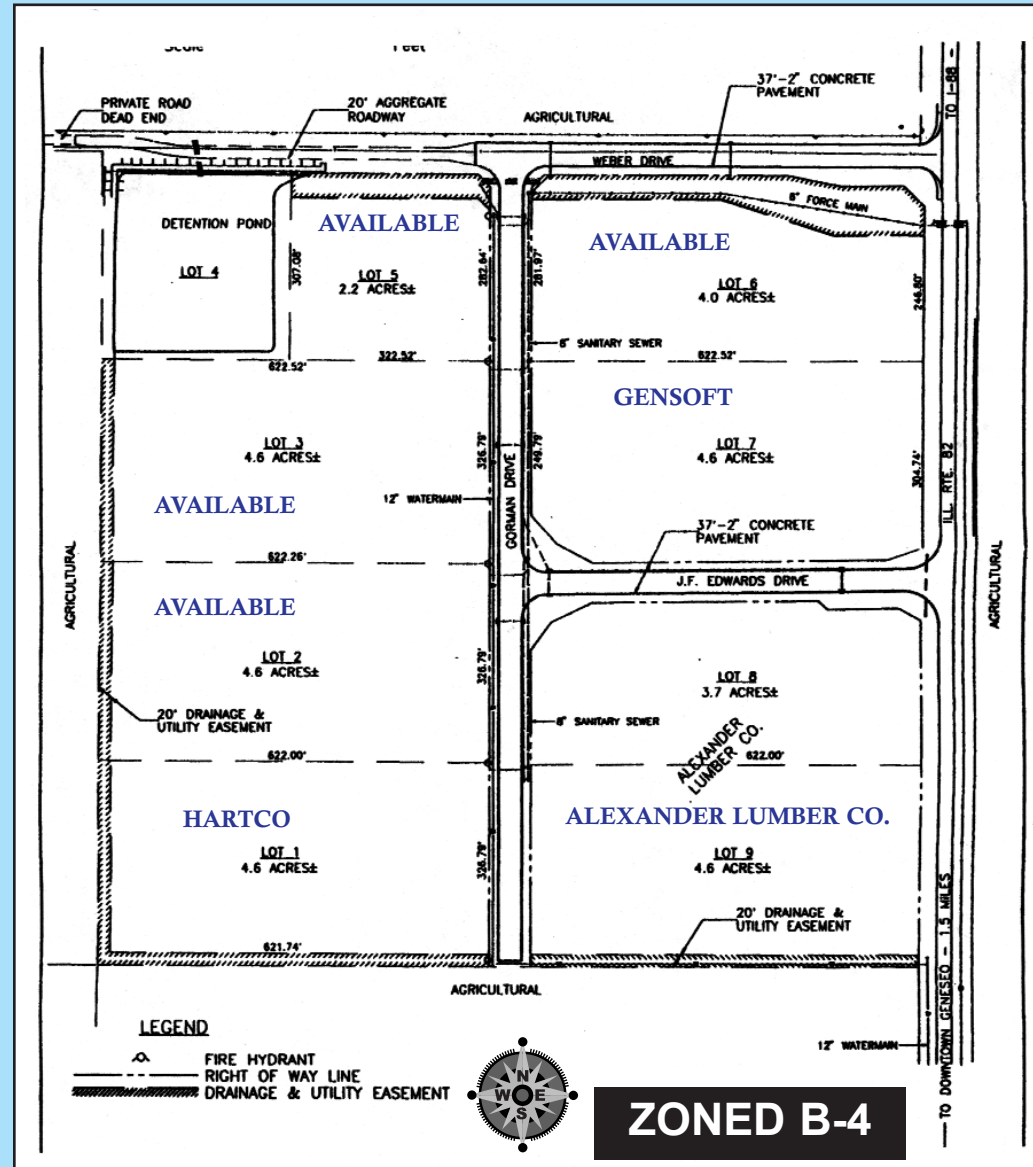
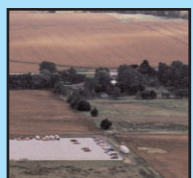
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# COMMERCIAL OPPORTUNITIES

## J. F. EDWARDS COMMERCIAL PARK GENESEO, ILLINOIS U.S.A.

### DESCRIPTION OF PARK

15.4 Acres remain in this 40-acre park, located on State Highway 82 in Geneseo. All infrastructure is in place, and fiber optics are available. This site lies within 5 minutes to Interstate 80 and approximately 10 minutes to Interstates 74 and 88. Utilities are provided by Geneseo Municipal Electric, Northern Illinois Gas, Geneseo Sewer and Water Co., and the Geneseo Telephone Company.



### DEVELOPMENT INCENTIVES INCLUDE:

- City of Geneseo will apply \$5,000 per full-time employee credit toward land purchase
- City of Geneseo will offer a loan of up to \$50,000 at 3 1/2 percent interest for 10 years
- Lease/purchase arrangement: no real estate tax on land during term of lease

# GENESEO, ILLINOIS U.S.A.



## UTILITIES AND SERVICES



### WATER

- City-owned municipal water system provided by three wells:
  - **Storage capacity**  
1.25 million gallons (4.92 million liters)
  - **Water plant design capacity**  
1.8 million gallons/day (8.71 million liters/day)
  - **Average consumption**  
.75 million gallons/day (4.16 million liters/day)
  - **Peak Consumption**  
1.1 million gallons/day (4.16 million liters/day)
  - **Excess Capacity**  
1.25 millions gallons/day (4.73 million liters/day)
  - **Waste Water Treatment**  
City-owned plant providing primary and secondary waste water treatment  
Treatment Capacity:  
4.5 million gallons/day (17.05 million liters/day)  
Present Load:  
8 million gallons/day (3.02 million liters/day)
  - **Waste Disposal**  
Residential and industrial waste disposal handled by private contractors.

### ELECTRICITY

- Primary supplier is city-owned municipal power system, capable of producing 22,000 Kw. for back-up and peak load energy.
- The city has ownership rights to 3,250 Kw. of MidAmerican Energy's coal fired plant.
- Fourth lowest cost of electricity in Illinois

### NATURAL GAS

- Supplied by Nicor Gas

### TELECOMMUNICATIONS

- Supplied by Geneseo Telephone Company  
Latest state-of-the-art telecommunication equipment, including high speed DSL, private networking, digital switching and complete redundant fiber optic backbone.

## SCHOOLS

### GENESEO SCHOOL DISTRICT

	# of Schools	# of Teachers	# Enrolled
Preschool	2	3	67
Special Education Co-Op	1	11	52
Elementary	4	74	1194
Middle School	1	47	685
High School	1	67	1014

### PRIVATE CATHOLIC SCHOOL

St. Malachy's	1	11	137
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### TRADE & TECHNICAL

5 Schools within 25-35 miles

### JUNIOR COLLEGES

3 Schools within 25 -35 miles

### COLLEGES & UNIVERSITIES

5 Schools within 25 - 30 miles



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# RESIDENTIAL OPPORTUNITIES



## RESIDENTIAL OPPORTUNITIES GENESEO, ILLINOIS U.S.A.



Geneseo offers a wide selection of locations for building your new home. Subdivisions with sidewalks and public utilities are available within the city limits. Lots are also available within 10 miles of Geneseo which provide a rural setting with dramatic countryside views. Most city lots range in size from 1/4 to 1/2 acre. Outlying areas are generally 1/2 to 2 acres in size.



Our community prides itself on its Victorian charm. Stately period homes, many restored to their original grandeur, are in high demand and are often handed down from generation to generation. Contented homeowners can often be found visiting on any number of the quaint porches in our lovely community.



A constant inventory of existing homes, ranging from charming bungalows to rambling ranches, help to keep the Geneseo housing market active. Our community stretches well outside the city limits into lovely subdivisions hidden in the hills and timber along the Wolf Road corridor and beyond.



Rental, condominium and/or transitional housing opportunities exist in and around Geneseo. Condominium living is available in several locations. Duplexes and apartments are nestled into areas with easy access to city services. Elderly housing, from apartments to assisted living units, are located here as well.



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# RETAIL OPPORTUNITIES



## RETAIL GENESEO, ILLINOIS U.S.A.

City and County incentives and programs are available to support new development and existing businesses.

Home of three Retailers of the Century  
*(an award given by the Illinois Retail Merchants Association)*  
Guzzardo's, GWK Enterprises and Klavohn Furniture

Attractive, innovative downtown shopping district  
Draw from a 300,000 plus population within 30 miles

Residents with buying power  
Average annual household income \$39,719.00

