

It Pays to Be Here

Somonauk, Illinois



For information on opportunities in the Village of Somonauk

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Available Industrial Land

Property	Description	Size Acres
Meronyk	Along BNSF Railroad	67 acres
Schrader	Annexed, Zoned Industrial	26 acres
Parks	Annexed, Zoned Business	11 acres
Warren	Along BNSF Railroad	208 acres
Gudmunson	Along BNSF Railroad	46 acres
Guehler	Along BNSF/North St. (truck route)	144 acres

Industrial properties in these areas are all divisible and rail served

Labor

	Labor Force	Employed	Unemployed
20 mile	47,995	45,916	2,079
50 mile	2,082,690	1,998,786	83,106

Major Employers

Company	Business	Labor
Imperial Marble Corporation	Manufacturing	136
Duro Cast	Manufacturing	37
AMOCO Machine	Manufacturing	40
Citizen's Bank	Private	40
Somonauk School District	Government	59

Workforce Training

Waubonsee Community College and Kishwaukee Community College partner with the Illinois workforce board to provide customized training to meet the needs of local industry.

Northern Illinois University provides extended education services.

Transportation

188 – 20 miles northeast
US Route 23 – 3 miles
US Route 39 – 20 miles west
BNSF Rail Served

180 – 20 miles south
US Route 47 – 17 miles east
US Route 34 – local



Somonauk, Illinois

Taxes

Property Taxes

Effective Industrial Property Tax Rate	2.17%
Legal Assessment Ration for Realty	33.3%
Exemptions	
Personal	Exempt
Machinery	Exempt
Inventory	Exempt

Payroll Taxes

Unemployment Insurance	
Taxable Base	\$9,000
Average Rate	2.30%
New Employer Rate	3.30%
Worker's Compensation Average Rate	2.73%

Utilities and Fuel Costs

Utility Provider

Electric	Commonwealth Edison
Natural Gas	NiCor
Water/Sewer	Local
Telecom	Verizon, Medicam

Employment by Industry

	20 mile	50 mile
Construction	15,092	129,915
Educational Services	15,440	153,294
Health Care/Social Services	17,481	185,374
Manufacturing	36,990	339,080
Mgmt of Companies/Enterprises	235	2,279
Prof/Scientific/Tech Services	14,351	145,506
Transportation/Warehousing	9,418	109,650
Wholesale Trade	9,847	96,176

Education Attainment

	20 mile	50 mile
Population Age 25+	249,237	2,556,850
< Grade 9	15,425	139,993
Grades 9-12	20,678	214,055
High School Graduate	62,564	672,636
Some College	57,449	631,168
Associate Degree	17,711	165,034
Bachelor Degree	54,285	518,393

Incentives:

- Corporate income tax credits: 1% ITC for mining, manufacturing, and retailing, and for newly created jobs and EDGE credit for 3% of the employees' wages.
- All personal property of individuals and businesses is exempt from the property tax.
- Property tax abatement up to \$4 million is available for new business statewide.
- Additional tax incentives are available in Illinois Enterprise Zones.
- County Wide Tax Abatement Program
- Infrastructure Offset program
- Possibility of negotiation of local amenities with the Village

Monmouth Galesburg Galva Kewanee Princeton Mendota Somonauk Sandwich Plano Yorkville Montgomery Oswego Joliet

Make Route 34 Your Road to Success

Looking for a new location? Somewhere where you can lower your cost of doing business and still access markets from coast to coast? BNSF Railway is working with some very business-friendly communities to create a corridor of opportunity for smart shippers. It's the U.S. Route 34 Logistics Corridor. It stretches from Greater Chicago to within 30 miles of the Mississippi River, and it's lined with logistical advantages that make all your shipping – especially with BNSF – easier than ever. >>>