

# The Heartland of America BEATS STRONG

Illinois' well rounded infrastructure is a perfect business lifeline.

By Dominique Cantelme

Often noted as a microcosm of the entire country, Illinois is the 25th most extensive and the fifth most populous state in the U.S. It is situated at the geographic center of the nation and is the crossroads for a wide range of business sectors, including manufacturing, finance, agriculture, technology and warehousing and distribution. Illinois has a broad economic base with Chicago in the northeast; small industrial cities and great agricultural productivity in the central and western regions; and natural resources like coal, timber and petroleum in the south. The state boasts an excellent transportation infrastructure that makes it a natural and cost-effective location for any business. Its modern system utilizes air, ground, rail and waterways for direct routes to every U.S. market as well as international ports.

Illinois is served by 2,169 miles of interstate highway and lies at the heart of the system. Three coast-to-coast interstates (I-70, I-80 and I-90) pass through the state joined by north-south interstates (e.g., I-39, I-55 and I-57), east-west interstates (e.g., I-24, I-64 and I-74) and I-72, I-94, I-88 and I-155. Major interchanges are located in communities around Illinois and more than 16,000 miles of state highways make the interstate routes accessible from every region of the state.

Illinois rail network offers 52 railroads that provide service to every part of the country and its prime location also

makes the state a natural hub for air travel. Illinois is home to one of the world's busiest airports, Chicago's O'Hare International and a major commuter hub at Midway Airport. In addition, the state has more than 137 public use airports, 270 heliports and 840 aviation facilities. Illinois has 1,118 miles of navigable waterways bordering or passing through it to provide a link between the state and the Atlantic Ocean (through the St. Lawrence Seaway and Great Lakes) and the Gulf of Mexico, functioning as cost-effective highways to move products to consumers around the globe. Both the Illinois International Port District and the Tri-City Regional Port District near St. Louis are Foreign Trade Zones, providing low-cost production and warehousing facilities for imported and export-bound products. Foreign trade zones also are located in Peoria, Lawrenceville, Rockford and the Quad Cities.

Illinois has the fifth largest GDP in the country at \$670 billion, a strong workforce and is home to 33 Fortune 500 companies. Chicago in particular is a major player in business. It is home to the World Trade Center Chicago and the Chicago Board of Trade, the Mercantile Exchange, the Board of Options Exchange and the Chicago Stock Market. Nearly half of the state's workers are professionals, skilled technicians, craftspeople or machine operators and approximately 59.1 percent of the workforce has gained education beyond high school.

# HUNTLEY, IL: ACTIVITY ABOUNDS

**H**untley, Illinois, a community of approximately 25,000 located 30 miles west of O'Hare airport on Interstate 90, has witnessed a significant increase in economic activity in the past 12 months. Growth has come in virtually all forms of development including retail, manufacturing/industrial, residential, institutional and infrastructure.

Scheduled for completion in late 2013 is a \$69 million full-access tollway interchange. Already underway, the project includes a seven lane overpass and only two traffic signals to aid in the free flow of traffic, a new IDOT initiative. Although similar projects have been identified for construction, funding became a significant issue for Huntley's interchange. To move Huntley's project to the top of the Illinois Tollway Authority construction list, a unique funding mechanism was conceived and implemented.

Led by the Village of Huntley through the engineering and design approval phases, the interchange project was funded by a consortium of five governmental entities including the Illinois Tollway Authority (50 percent), the Illinois Department of Transportation (25 percent) and McHenry County, Kane County and the Village of Huntley funding the balance (25 percent). Although rare by its funding alone, McHenry County's participation has been visionary

because the interchange is located outside of McHenry County. Huntley, located in both McHenry and Kane Counties is seen as the interstate gateway to McHenry County, and Huntley's Village officials successfully focused on that aspect when working to obtain agreement with McHenry County officials to participate in funding.

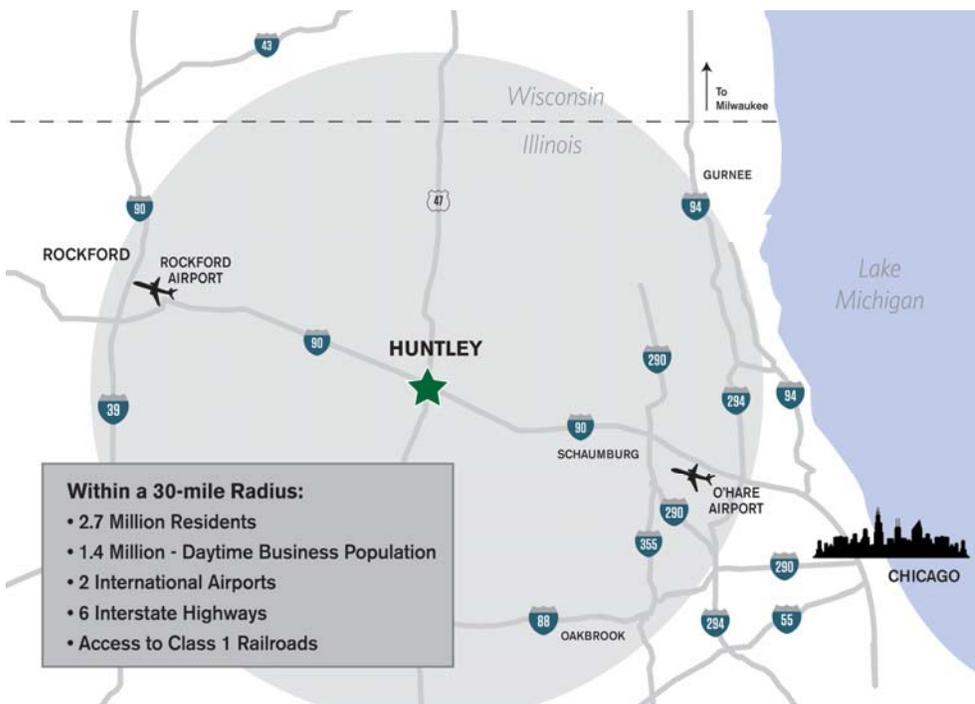


Illinois Governor Pat Quinn addresses the crowd at the I-90 ground breaking ceremony.

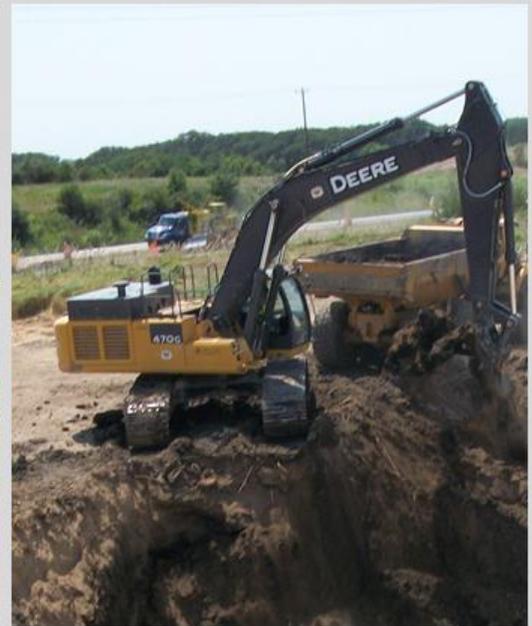
During a ceremony held on August 27, 2012, Gov. Pat Quinn stated, "At a time when other states are curbing transportation projects, Illinois is moving forward. This project will improve the quality of life for residents in Huntley, McHenry County and Kane County for years to come, and will do so while protecting the environment. It's all about jobs. We have to have, in Illinois, an attitude that we're going to focus in on economic growth and jobs for everybody in every region and every county." All four quadrants of the interchange are annexed and zoned, with over 250 acres

developed with infrastructure for immediate construction. An economic development study conducted by Gruen Gruen + Associates projects total economic development in the interchange area to be in excess of \$455 million among primarily retail and business park uses at full build-out.

After having its initial state application denied, Centegra received approval in July for the construction of a new \$233 million Huntley Hospital. The 128 bed full service hospital is anticipated to create more than 800 construction and 1,100 permanent jobs. Michael Eesley, Centegra's chief executive officer, said better tollway access represents an important partnership with the new hospital. "It allows for people that want to receive care from a variety of areas to be able to get on and off the



highway to do that and we are able to pull labor from a variety of different areas as well," Eesley said. "We have 1,100 people that'll be working within our organization ... and this just gives us the ability to draw from other areas." The hospital site, to be located on a campus totaling 111 acres, is currently home to the Centegra Health Center building featuring Centegra Immediate Care, the Centegra Medical Imaging Center, physician offices and laboratory outpatient services. In addition to the Health Center building, the Centegra Health Bridge Fitness Center features more than 120,000 square feet of fitness, tennis courts and outdoor pool area.



In the manufacturing/industrial segment, several firms have recently located or made plans to locate in Huntley. Among them, FYH Bearing, Japan's largest fixed ball bearing manufacturer, has chosen Huntley for its new 40,000-square-foot facility to serve as its Western Hemisphere distribution and sales location. Stated Jay Frasor, Operations Manager, "Without a full access interchange, our ability to transport product, our staff and management would have been significantly more complicated and expensive. Our Japanese management team can easily leave O'Hare by immediately accessing I-90 at the airport, and remain on I-90 all the way to Huntley."



During 2012, access to one of Northern Illinois' major "backbone" fiber optic lines will be completed. Large users of data including data centers, call centers, engineering firms and larger manufacturing firms also have expressed greater interest in locating in Huntley to take advantage of this infrastructure.

## Huntley, Illinois...

### AT THE CENTER OF CHICAGO BUSINESS

- New \$69 million Interstate 90 "Easy View" interchange at Route 47 provides easy access and high visibility
- 30 minutes from both O'Hare and Rockford International airports attractive to foreign and domestic firms alike
- Among the Midwest's lowest cost locations for wages, utilities, land and taxes. High speed fiber now available.
- \$233 million hospital opening in 2015 with 1100 employees
- Award winning local schools and two regional community colleges for specialized job training

Visit [HuntleyFirst.com](http://HuntleyFirst.com) or call 847.515.5268 to learn more about locating in Huntley, IL.



## *WHY HUNTLEY...*

***Strategically located in suburban Chicago at the crossroads of Interstate 90 and Route 47, Huntley is among the fastest growing communities in the Midwest. Combining location, low cost, and now full interstate access, Huntley provides a superior location for business. Think .... Huntley First!***

- Over **\$100 million in roadway improvements** including construction of Huntley's new I-90 interchange construction scheduled for completion in 2013
- **Over 400 acres identified for retail uses** with over 250 acres fully developed and ready for construction
- Huntley's new \$233 million hospital will **add over 1,100 employees to the area's daytime population**
- **Located within 30 miles of** O'Hare International Airport and Chicago-Rockford International Airport
- Among the **lowest wage rates in Metro Chicago** - lower than most other major Midwestern cities
- Efficient and swift municipal approvals through **fast track permitting**
- **Business-friendly and professional** Village Board focused on economic development activities
- Direct backbone access to **fiber optic** communications
- **Property taxes and water/sewer rates significantly lower** than those of Cook County
- Over **200 acres of developed business park** land capable of accommodating construction of buildings up to 500,000SF
- **Over 750 acres of undeveloped land** identified for industrial, manufacturing, office and business park uses

### **For Additional Information:**

**Victor Narusis**  
847.515.5268 office  
815.347.3558 cell  
[vnarusis@huntley.il.us](mailto:vnarusis@huntley.il.us)

**Margo Griffin**  
847.515.5269 office  
815.347.5668 cell  
[mgriffin@huntley.il.us](mailto:mgriffin@huntley.il.us)

