



# CITY OF ST. CHARLES

## ECONOMIC DEVELOPMENT ANNUAL REPORT 2019

JANUARY 1 - DECEMBER 31

*Report produced by City of St. Charles  
Community and Economic Development Department*



CITY OF  
ST. CHARLES  
ILLINOIS • 1834



# Welcome TO ST. CHARLES

HERITAGE. COMMUNITY. SERVICE. OPPORTUNITY.

The City of St. Charles, Illinois, is guided by the four driving principles in its Mission. Together, these principles create a thriving environment where people, business, and tourism prosper. Our City has gained national recognition as a family-friendly community and wide acclaim for its historic architecture, living up to its nickname Pride of the Fox.

This Economic Development Annual Report will be a tool that enables the City of St. Charles to communicate the past year's accomplishments and progress within the community by exploring the latest demographics, development activities, and achievements of the many departments and organizations that help make St. Charles a thriving and vibrant community.

## 2019 CITY COUNCIL

MAYOR Raymond P. Rogina CITY ADMINISTRATOR Mark W. Koenen

WARD 1 Dan Stellato	WARD 2 Arthur Lemke	WARD 3 Todd Bancroft	WARD 4 Lora Vitek	WARD 5 Ed Bessner
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WARD 1 Ronald Silkaitis	WARD 2 Rita Anne Payleitner	WARD 3 William Turner	WARD 4 David Pietryla	WARD 5 Maureen Lewis
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# CITY OF ST. CHARLES

Residential  
Population

**33,366**

Households

**12,545**

Household  
Income

**\$95,656**

Retail Trade  
Area Population

**366,361**

Day Time  
Population

**45,854**

Percent with  
College Degree

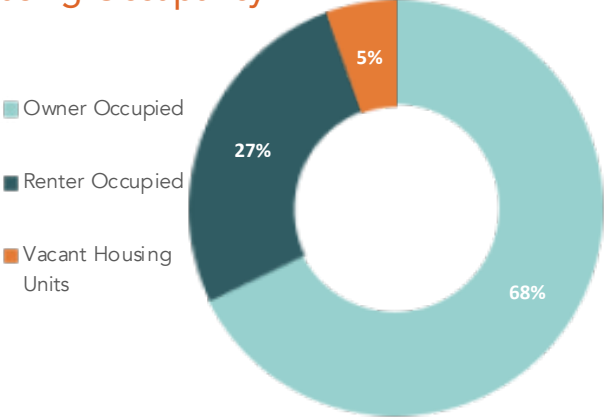
**57%**

Source: ESRI Community Analyst 2019

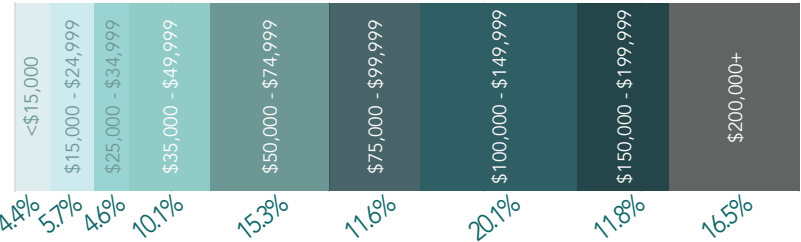


# AT HOME IN ST. CHARLES

## Housing Occupancy



## Households by Income Source: ESRI Community Analyst 2019



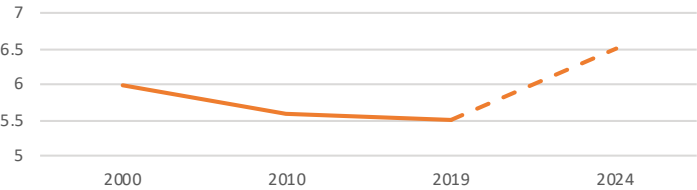
### ANTHONY PLACE

Construction commenced on Anthony Place, a 75-unit senior affordable housing building.

**\$317,325**  
Median Home Value

**\$95,656**  
Median Household Income

## Vacancy Rates



Source: ESRI Community Analyst 2019

# St. Charles District 303



Thompson Middle School underwent a renovation project that added air conditioning, 31 new classrooms, 11 science labs, an auxiliary gym, expanded cafeteria, and new track and field area

**DISTRICT 303  
EMPOWERS AND  
INSPIRES ALL TO:**

ATTAIN EXCELLENCE

LEARN WITH PASSION

LIVE WITH INTEGRITY  
IN A CHANGING  
WORLD

**1096**  
Average SAT  
score (state  
avg. 995)

**88%**  
Post-  
Secondary  
Enrollment

**2790**  
Advanced  
Placement  
Exams Taken

**75%**  
Advanced  
Placement  
Exams Passed

## Inclusionary Housing Ordinance

The Inclusionary Housing Ordinance (IHO) was adopted in 2008 to provide a mechanism for requiring new residential developments to include affordable dwelling units, or to pay a fee in-lieu of providing units. The IHO helps to ensure an adequate stock of affordable housing in St. Charles. Fee in-lieu contributions are placed in the Housing Trust Fund.

Housing Trust  
Fund Investment  
in Affordable  
Housing Projects  
2019

**\$107,730**

IHO Fee-in-lieu  
payments collected  
2019

**\$3,966**

**1**  
Early  
Childhood  
Center

**11**  
Elementary  
Schools

**2**  
Middle  
Schools

**2**  
High  
Schools

**12,262**  
Students

**2,462**  
District  
Employees





Library Cards **32,635**

Total Circulation **1,357,384**

Program Attendance **45,786**

Volunteer Hours **2,723**

2018-2019 FY Library Annual Report

Plans were approved for an \$18.6 million renovation and minor expansion of the St. Charles Public Library building that will modernize and upgrade much of the Library's current space to ensure that it will be a popular destination and a cherished community gathering place well into the 21st century. Construction is underway and the project is anticipated to be completed in Spring 2021.

## St. Charles Public Library

The St. Charles Public Library is an integral part of the community that has met the information and resource needs of St. Charles residents for over 100 years. The Library's role has grown from a simple book lending service in 1906 to a multi-service library and information center using 21st-century technology.

The Library is recognized for its outstanding collections and programs. Its programs and staff have won statewide awards for excellence. The community's high use and support of the Library are indicative of the value residents place on it.

## PLANS TO GROW



**St. Charles Park District**  
*Enriching Your Life*  
St. Charles Park District • St. Charles, Illinois

Paddlewheel  
River Boats  
**2**

Dog  
Parks  
**3**

Skate  
Parks  
**3**

9-hole  
Public  
Golf  
Course

18-hole  
Mini Golf  
Course

Parks &  
Facilities  
**64**

Garden  
Plots  
**490**

Park Land &  
Open Space  
**1,500  
Acres**





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[Economic Development](#)
[Projects](#)
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# FIRST STREET REDEVELOPMENT

LEARN MORE

## Reliable, Prompt and Personalized Services from St. Charles Public Works

The City of St. Charles' Public Works Department oversees a number of important functions that impact everyday life such as road construction, snow removal, electricity and water. They are committed to ensuring that customers receive quality services that are reliable, prompt and personalized at any hour of the day or night.

### 50/50 Parkway Tree Program

The City of St. Charles offers a cost-sharing program for planting parkway trees. The "50/50 Parkway Tree Program" allows residents to request additional trees for planting in the city parkways.

### Energy Savings in Streetlight Retrofit

In 2018, 300 streetlights were retrofitted with LED lights in various areas of the City, resulting in over \$12,000 of energy savings. The St. Charles Electric Utility was awarded \$33,762 from the Illinois Municipal Electric Authority which allowed the program to expand again this year.



### St. Charles Solar Plant

The 3 acre solar plant was featured in the 2019 Illinois Solar Tour coordinated by the Illinois Solar Energy Association.

**4,824** Solar Panels  
enough energy to offset  
**76** Homes

## BUSINESS RETENTION AND EXPANSION PROGRAM

The St. Charles Business Alliance and the City of St. Charles coordinate on running a Business Retention and Expansion (BRE) program. Staff representing both organizations conduct BRE site visits, meeting with business owners and managers in all industries to build relationships that provide insight to understanding current market conditions, workforce development needs and business concerns.

### NEW AVAILABLE SITES DATABASE

The City's economic development staff maintain an online database of available commercial properties in the community. With the launching of the new Think St. Charles website, the platform used for available sites was also upgraded. Thanks to the IL Department of Commerce, the City of St. Charles is able to upload commercial properties into the Location One Information System, which makes marketing available sites to site selectors across the state possible.

## NEW ECONOMIC DEVELOPMENT WEBSITE LAUNCHED

The City of St. Charles maintains a separate webportal, known as Think St. Charles, for economic development related news and information. Think St. Charles serves as a marketing tool for economic development, promoting the latest development news, available commercial sites, updated demographics and resources for existing and future businesses.

In 2019, Think St. Charles was completely revamped with a modern, redesigned website incorporating a new logo and updated brand colors.



4.5 Million  
Gallons of water per day

200 Miles  
of water mains maintained

2,900 Fire Hydrants





# BUILDING & CODE ENFORCEMENT YEAR IN REVIEW

The Building and Code Enforcement office is a function of the Community and Economic Development Department in St. Charles, along with the functions of Planning, Economic Development, and Development Engineering.

St. Charles offers a streamlined development review process with a review team that includes representatives from Police, Fire, Public Works, and Community and Economic Development. This coordinated approach makes it possible for projects to move quickly from a conceptual stage, to planning review, permit approval, construction and finally occupancy.

**WORKING  
TOGETHER TO HELP  
YOUR PROJECT  
MOVE QUICKLY**

Single Family Residential Units			Building Inspections		
50	26	38	5,309	5,518	5,931
2017	2018	2019	2017	2018	2019
Permits Issued			Construction Valuation		
2,125	2,356	2,079	\$120.6M	\$68.4M	
2017	2018	2019	2018	2019	

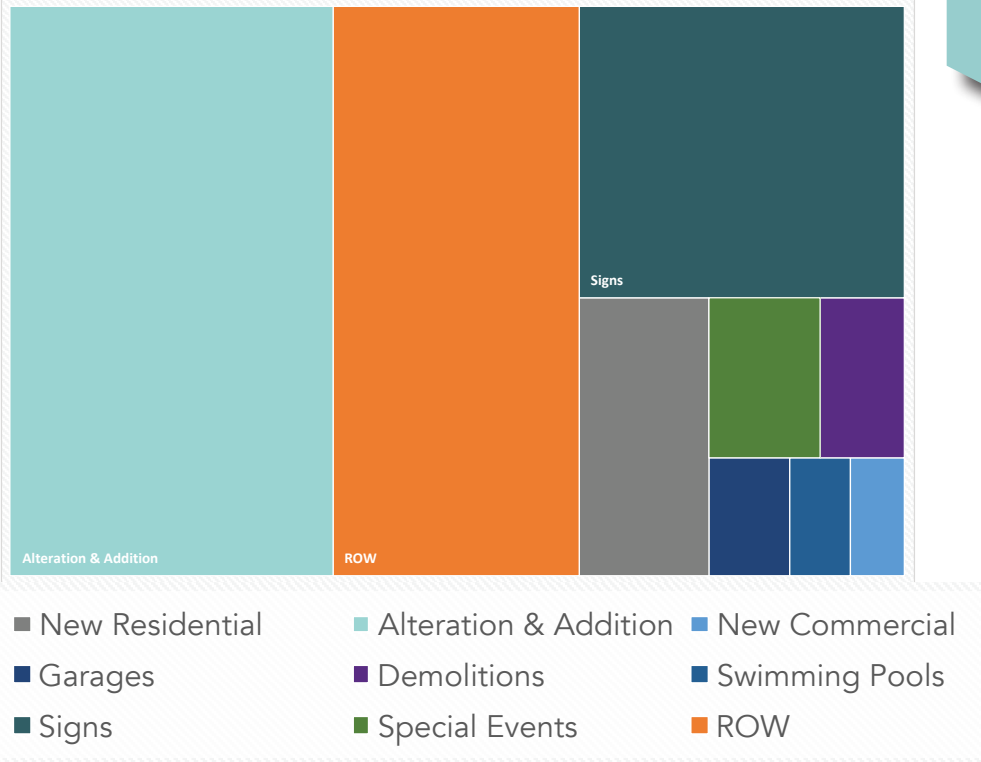
## Building Assessment & Site Evaluation (BASE) Visits

As a courtesy service to businesses, the City of St. Charles conducts Building Assessment and Site Evaluation (BASE) visits. These visits are designed to give business owners an understanding of zoning, building or fire code related violations that may need to be addressed before the business occupies the space.

**12**  
2019  
BASE Visits

**5**  
Visits that  
resulted in permit  
applications

## Number of Permits by Permit Type



## Most Valuable Permits

These projects had the highest construction valuation of all permits issued in 2019.

**Alter Brewing  
Build-out**  
12 S First Street

**Bethlehem Church  
Addition & Renovation**  
1145 N 5th Avenue

**Urban Air Adventure  
Park - Build-out**  
2732 E Main Street

**\$7.6M**  
Combined Project  
Costs

## Estimated Costs by Permit Type

**\$23.4M**  
Alterations & Additions

**\$10M**  
New Residential

**\$8.9M**  
New Commercial



# DOWNTOWN ST. CHARLES

**510**  
**Businesses**

*ESRI Community Analyst*

**5,000**  
**Employees**

*ESRI Community Analyst*

**\$1.26M**  
**Sales Tax Revenue**

*Illinois Department of Revenue*



**2,000+ visitors**  
Jazz Weekend

**80,000+ visitors**  
Scarecrow Fest

**15,000+ visitors**  
Fine Arts Show

**5,000+ visitors**  
STC Live!

**EVERY YEAR,  
EVENTS AND  
FESTIVALS BRING  
THOUSANDS OF  
VISITORS TO ST.  
CHARLES**

## 2019 RIBBON CUTTINGS

Glory City

Flagship on the Fox

Pollyanna Brewing

Elevations by Hines Supply

Tek Pak

Paradiso

Balance Wellness

Pinot's Palette

Great Guys Cleaning &  
Concierge

**WELCOME TO  
THE COMMUNITY**



## Downtown Subarea Comprehensive Plan Update

The City is updating the vision laid out in the Downtown section of the 2013 Comprehensive Plan, which serves as the City's long-range guide for development. The update will be specific to a focus area north of Main Street, between 2nd Avenue on the east and 4th Street on the west. The scope of the update is set to include:

- Create a vision for riverfront parcels and adjacent blocks between 2nd Avenue and 4th Street.
- Identify development opportunities in response to the 2015 Fox River Corridor Plan and an Economic Impact Analysis of the plan, which was presented to Planning & Development Committee of the City Council on April 8, 2019.
- Identify future uses for the current Police Station and surrounding City-owned property.





## St. Charles Historic Preservation

The City of St. Charles has 3 Historic Districts encompassing 448 structures. The City's Historic Preservation Commission is exploring the creation of a fourth Historic District in the Pottawatomie Park Neighborhood that would add 86 homes to the City's historic districts.

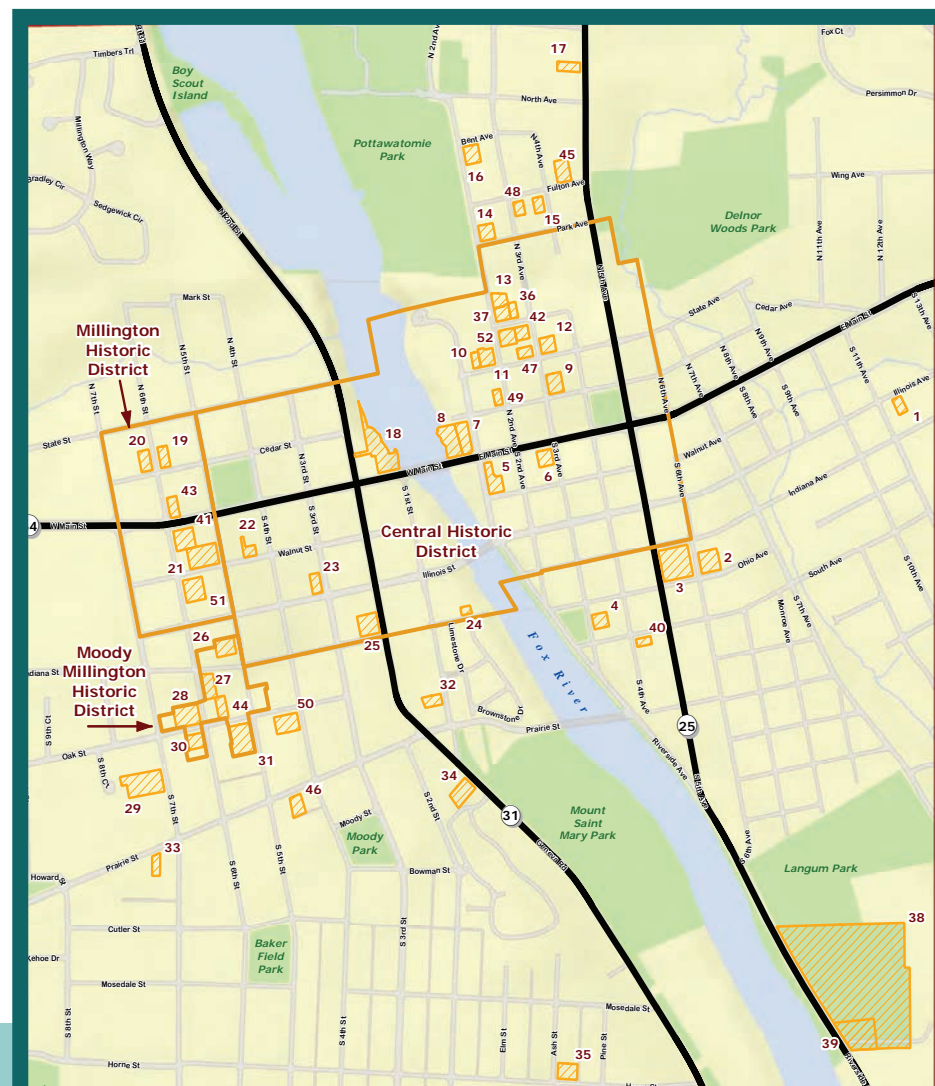
**8**  
National Register  
Landmarks

**5**  
Landmarked  
Homes (2019)

**55**  
Landmarked  
Homes (total)

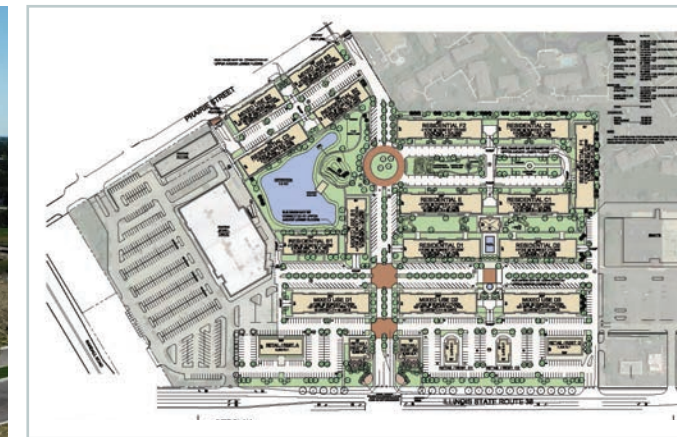
**60**  
Certificates of  
Appropriateness (2019)

Before the City can issue a building permit for exterior changes to buildings within a Historic District or Landmark Site, the St. Charles Zoning Ordinance requires the Historic Preservation Commission to review the proposed work and issue a "Certificate of Appropriateness" (also known as a "COA").



## DEVELOPMENT UPDATE

### Prairie Center Redevelopment



The 27-acre former St. Charles Mall site on the west side of the city is undergoing a multi-phase redevelopment. The project will include mixed use, commercial, and multi-family residential buildings, totaling up to 670 residential units at full buildout. Construction has begun on the first two buildings, totaling 96 residential units. A third residential building is expected to start construction in early 2020. Site work and construction at the Prairie Centre site will span the next several years. Prairie Centre is located within the City's Tax Increment Financing district three.

### Meijer Outlot Development



The Meijer property located off Randall Road on the City's west side is undergoing transformation in the form of three out lot commercial developments. Two of the three buildings are currently leased and will house a Wahlburger's Restaurant, Mod Pizza and Starbucks



# First Street Redevelopment



2019 was a big year for the First Street Development, as Phase 3 of the project approaches completion. Phase 3 of the project includes three mixed use buildings and a public parking garage. Work on the first Phase 3 building began in 2015 and to date two of the buildings and the public parking garage have been completed. The third and final building, which is located on the north east corner of First Street, adjacent to the new public plaza and river-walk, is set to be completed in early 2020. Plans for the final building include first floor retail/restaurant uses, second floor office use and 15 residential condominium units. The public plaza hardscape will be completed in spring 2020.

The City is reviewing plans for a 4-story, 21 unit residential building to be constructed on the 7B lot and has already approved plans for Building #8, a 3-story commercial building to be located on the vacant lot at the northeast corner of S. 2nd Street (IL Rt. 31) and Illinois Street.



## Award Winning Police Station

The new St. Charles Police Station at 1515 W. Main Street officially opened for business Monday, Sept. 16, 2019. The project was named a 2019 American Public Works Association Public Works Project of the Year in the \$5 - \$25 million structures category. This award promotes excellence in project management, safety, community relations, environmental impact, and construction innovation. The new 56,000 sq. ft. facility sits on 6.5 acres and replaces the former police station at 211 N. Riverside Ave., portions of which date back nearly 100 years. The City broke ground on the new facility in July 2018, and the \$24.6 million project was completed ahead of schedule and under budget. The new facility will support the City's policing operations for the next 50 years.

### Exterior Features

- Brick, limestone and natural stone, with painted concrete and metal panels
- On-site Storm Water Detention System to provide regional detention capabilities
- Attached squad car garage

### Interior Features

- Community room for public use
- Evidence room with bar-coding system
- Advanced lock-up facility, secured attorney/client area
- Modern layout with private & communal work spaces
- Training Room
- Wellness center/locker room

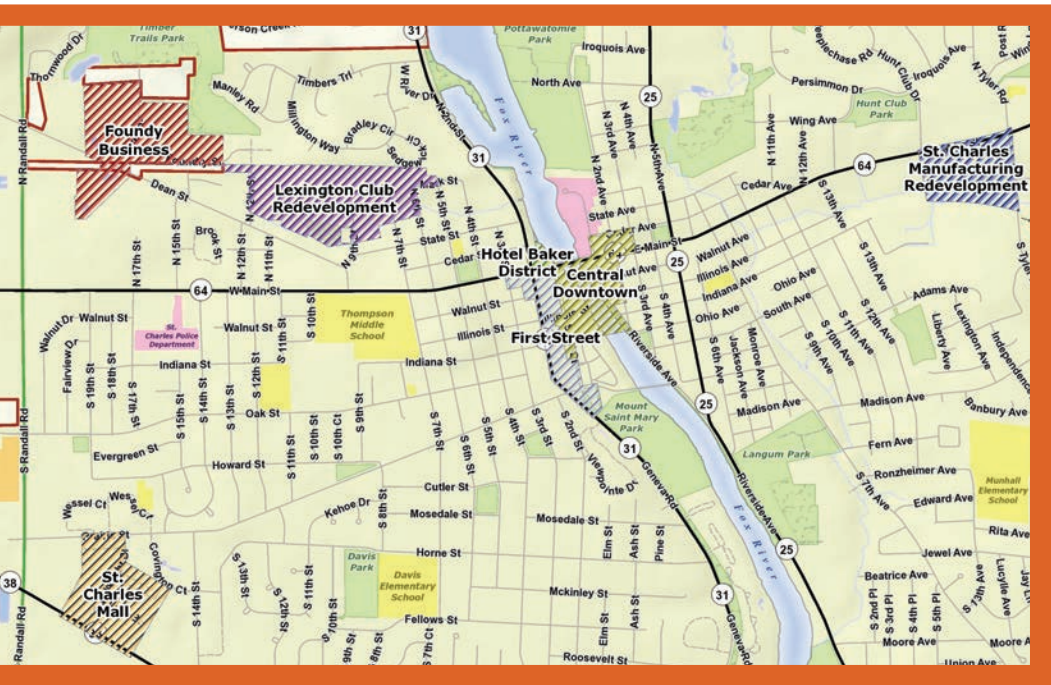


# INVESTING IN THE COMMUNITY THROUGH ECONOMIC INCENTIVE PROGRAMS

## ECONOMIC INCENTIVE POLICY

The City of St. Charles adopted an Economic Incentive Policy in 2009, updated in 2018, to provide guidance for the City’s use of financial assistance for development activities. These guidelines establish a framework by which financial incentive requests can be reviewed and evaluated in an objective fashion.

It is imperative to maintain and encourage a strong and positive business climate in the City, but this must be done in tandem with cautious review of the long-term financial implications, as well as potential community-wide impacts. It is the intention of the City of St. Charles to review all requests for financial assistance on a case-by-case basis. As a matter of policy, the City of St. Charles will consider using incentives to assist private developments only in those circumstances in which the proposed private projects show a demonstrated financial gap or where significant amounts of sales tax revenue will be realized. In the past, the City has been receptive to incentives that involved sales tax rebate, property tax reimbursement, and tax increment financing (TIF).



## TIF DISTRICTS

There are 7 active Tax Increment Finance Districts in the City of St. Charles. Two TIF districts (Moline Foundry and Hotel Baker) are both set to expire within the next two years.

The City of St. Charles uses TIF districts as an incentive tool for redevelopment. The establishment of a TIF district requires review and approval by the Joint Review Board, which includes all of the impacted taxing districts.

## FACADE IMPROVEMENT PROGRAM

Façade Improvement Grant Program assists with the improvement and restoration of historic building exteriors to preserve the character of the City’s historic districts. Funding assistance is available for 25% of the cost of maintenance work and 50% for certain types of historic preservation projects.

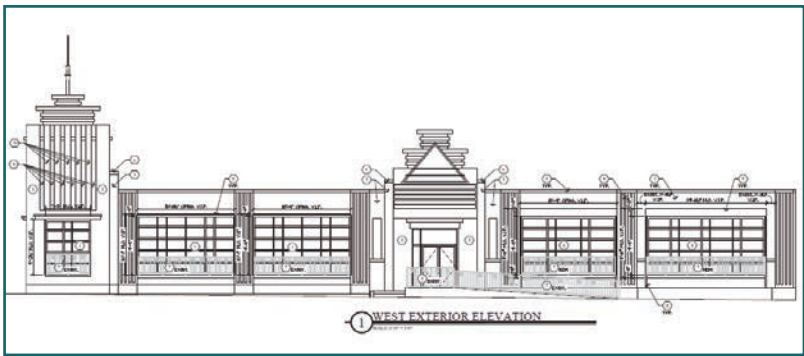
## BUSINESS IMPROVEMENT GRANT

This program offers 50/50 matching awards (up to \$25,000) for permanent structural & life safety modifications. Eligible improvements include plumbing, electrical, fire sprinklers and alarms, and structural repairs. Funds are restricted to retail and service businesses in downtown and major commercial corridors.

## STOREFRONT GRANT

The St. Charles Business Alliance will reimburse up to 50% of the cost for storefront improvements, such as a sign, awning or lighting, for properties located within the Downtown St. Charles SSA-1B Boundary. The maximum reimbursement grant is not to exceed 50% of the cost up to a maximum of \$1,000.

OVER \$75,000 IN GRANT FUNDS WERE INVESTED INTO LOCAL BUSINESSES IN 2019





Heritage  
Community  
Service  
Opportunity

