
NEIGHBORHOOD ANALYSIS

St. Charles is a Chicago suburb located in Kane and DuPage counties of Illinois. It is approximately 40 miles west of Chicago. State Highways 25, 31, 38, and 64 cross St. Charles, as do county thoroughfares Randall and Kirk Roads. It is bisected by the Fox River which runs north south through the community. St. Charles is part of a tri-city area along with Geneva and Batavia, all far-western suburbs of similar size. Over 2,100 businesses employ over 34,200 people in the community. These include retailers, restaurants, and manufacturing facilities. The western side of the community is noted for Randall Road, a main north south roadway that is strongly improved with a variety of national retailers. Randall Road extends south past Geneva and Batavia and into North Aurora, where it connects to I-88. It also extends north to Elgin and I-90.

TRANSPORTATION

St. Charles accesses I-90 approximately 12 miles to the north and I-88 is approximately 9 miles south. Local transportation needs are met by state highways serving the area including State Route 64 (east-west) and State Route 25 (north-south). St. Charles is approximately 50 minutes from O'Hare International Airport and 1 hour from Chicago's Midway Airport. DuPage Airport, located minutes from the City of St. Charles, is the third busiest airport in the state.

EDUCATION

The public education system in St. Charles is operated by the Community Unit School District 303, which currently has twelve elementary schools: Anderson, Bell-Graham, Corron, Davis, Ferson Creek, Fox Ridge, Lincoln, Munhall, Norton Creek, Richmond, Wasco, and Wild Rose; three middle schools: Haines, Thompson and Wredling; and two high schools: St. Charles East, and St. Charles North. The Glenwood School for Boys and Girls has a campus in St. Charles known as the Rathje Campus named for the Frank C. Rathje family.

IMMEDIATE AREA

The subject is located on the west side of St. Charles. It is approximately 2 miles west of the CBD, and ½ mile west of Randall Road. It is at the intersection of Main Street (RT. 64) and Campton Hills Road. Main Street is a major, east west roadway providing access to the region. Campton Hills Road is a secondary roadway that extends west to residential and rural areas of Kane County. There are extensive areas of vacant land to the north and south of the subject. There is an Aldi grocery store to the northeast, and older single family home and a senior care facility to the west, and a retail store and a bank to the west. There are other retail properties along Main Street to the east and west. However, the primary retail areas are along Randall Road, to the east. The subject has frontage along both Main Street and Campton Hills Road.

CONCLUSION

The City of St. Charles is a far western suburb that has a strong and diverse economic base. The city has experienced growth over the past several years and is expected to continue growing over the several years. The City of St. Charles offers adequate
