



Village of Carpentersville Re-Imagine Carpentersville Together Comprehensive Plan Update Workshop 1 | Meeting Minutes | November 9th 6-7:30pm

Welcoming and Introductions

Rob Gorman, owner of the BRIX, hosted the meeting. He shared the history of the building which now attracts 60,000 people per year to the community. He then introduced Village President John Skillman, who welcomed everyone to the first community workshop for the comprehensive plan update. As a long-time resident, he is very excited to be part of the planning process. The comprehensive plan will update the vision for the community and lay a path for future growth, land uses, community character and quality of life. The meeting was in-person as well as broadcasted on Facebook Live.

Ben Mason, Community Development Director, followed with recognizing members from Village Staff, departments, and the Steering Committee. He explained the plan remains in the early stages and was last updated in 2007. As a best practice and monitoring the success of the Carpentersville, the Village is undertaking a new comprehensive plan that will update the policies and actions for the Village over the coming years. He stated that in about “8-10 months, specific recommendations and concepts for key areas in town will be provided” as part of “redevelopment or repurposed” sites, such as the M&M Patio Stone Company site and Spring Hill Mall.

Community Workshop Headlines

Scott Goldstein of Teska Associates then introduced the team including Benito Garcia from Teska, Christian Vetter from Vetter Consulting, Felip Ballestros and Lourdes Narvaez from Purple Group, and Dan Schug from Baxter & Woodman. Felip presented an overview of the engagement and outreach process thus far. He stated that one of the vital elements is “to hear your (the people) voice,” so that the plan update can be informative, relevant, and reflective of what the community wants and needs. This update is about the residents of Carpentersville. He introduced the website (shareinput.org/reimaginecville) to amplify the voice of residents through activities such as completing an online survey, sharing ideas, and posting comments on an interactive mapping activity. Public engagement is very important, especially now in the early stages.



Village President Skillman welcomes the community to the first comprehensive plan workshop



What we've heard so far... Lo que hemos escuchado hasta ahora

"More density at the mall site."

"We want a downtown."

"Better public transportation for families to get around."

"More opportunities to take advantage of the trail for people, businesses."

"Community centers for teens, volunteer opportunities. Spanish language classes for English speaking adults."

"Make it easier for retail businesses to get started in Carpentersville."

"El alumbrado de algunas calles sobre todo en toda el área de la Sioux Ave."

"Mixed use would be a big help."

"Mejorar, las calles, avenidas y espacios públicos, tener más diversidad de tiendas."

A sampling of input to date from Fall Fest Pop Ups and website input

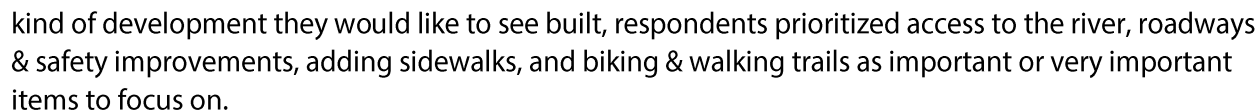
Felip emphasized that social media plays an important role in getting the word out about the plan update and encouraged attendees to talk to him after the presentation to get their contact information as well as other organizations.

Scott Goldstein defined a comprehensive plan as forming a vision for the community with short- and long-term goals and working with different stakeholders to implement these projects. He went over the initial results of the online survey noting that people really enjoy living and working within the Village, because of the open space, family/friends, job opportunities, easy commute to work, and different housing options. When asked where people go to shop, for entertainment or eat, many responded with West & East Dundee, Algonquin, and Carpentersville, specifically Meadowdale Mall/Route 25.

Survey respondents also commented that retail stores, restaurants, entertainment, and industry & manufacturing are the four types of businesses that Carpentersville needs most. While looking at the



Felip Ballesteros (right) provides a summary of how to get involved in the comprehensive plan and Scott Goldstein (left)



The next part of the meeting involved people answering simple questions with their phone. They were directed to www.menti.com, where they entered a code and provided their thoughts on a few key questions such as those listed below:

A word cloud visualization of survey responses from residents of the Fox River community. The words are arranged in a circular pattern, with 'diversity' and 'community' being the most prominent. Other words include 'parks', 'home', 'small town feel', 'friendly', 'fix some streets', 'friendliness', 'shopping', 'the people', 'old trees', 'beautiful', 'happiness', 'park areas', 'housing', 'natural beauty', 'business', 'accessible', 'fox river', 'nature', 'people', 'raceway', 'local business', 'river', 'carpenter park', 'friends', 'local businesses', 'water', 'close to everything', 'need', 'help organizations', 'affordable property tax', 'the town is a great place', 'welcoming', 'choiced', 'family', 'opportunity', and 'i love to live here'.

Perception	More local restaurants	New homes being built
More river access	Improve educational opportunities	Traffic issues
More diversity in village government	More shopping	Faster government decision process
Have more community events	More public riverfront access	New houses



Visioning Exercise

Scott presented an updated draft of the vision statement for the comprehensive plan, followed by a general interpretation of it in Spanish by Purple Group.

Draft Vision Statement

Carpentersville has untapped potential as a growing, diverse community that is a welcoming place to call home, to shop, and enjoy the Fox River, open space, and entertainment. Residents, businesses, and organizations work together to form a stronger, united Carpentersville. This provides a network of relationships to expand opportunities, bringing people together and recognizing the unique cultures across the community.

People were given the chance to contribute their opinion and recommendation. They responded with the following:

“Attract more ethnicity, more ethnic restaurants, more culture.”

“Leverage technology” (in terms of safety, services, and community).

“Build a river walk at the Fox River.”

“More businesses to the community.”

“Personal growth. Development, and education.”

“Adding more cultural events and festivals.”

Finally, the opening session provided a preview of the topics for the night which involved the focus areas (Western Expansion, Randall Road, Route 31, Old Town, & Route 25); land uses - housing, commercial, & industry; and transportation & infrastructure. People visited the two sections of the room, either in English or Spanish, which had several boards showing key findings, they could vote on the opportunities that are important to them by placing stickers next to them, share additional ideas, and suggesting what type of development should go where in Carpentersville by placing icon stickers on a map.



Jose River (center), owner of La Alcancia, his brother (left), and Lourdes Narvaez (right)



Attendees were not shy and inquired about the different topics. The image (below left) shows Christian Vetter, who performed the market analysis, talking to people about current trends & projections and individuals asking questions. Dan Schug, Baxter & Woodman, is explaining transportation issues to a resident (below right).



Summary of Comments:

Focus Areas

The Western Expansion called for an assortment of uses such as single-family housing, health facilities, schools, and parks.

Individuals thought adding some type of educational facility at Spring Hill Mall would make a good use of the site, with other cultural entertainment activities. Further up north of Route 31, people envisioned multi-family housing and adding a grocery store. Residents suggested options for an art + entertainment district, as part of incorporating a night life to Old Town. This also includes leveraging the Fox River to host other types of cultural entertainment. Multi-family housing was also recommended to be included in Old Town.

Route 25 ideas included health facilities and adding community institutions, such as nonprofits or organizations that provide a variety of services (i.e., employment, education, etc.). An overall aspect to



note is many participants spotted several barriers to each of the focus areas which ranges from sidewalk/trail connectivity, vehicle speeding, accessibility, and poor lighting.

Housing, Retail, and Industry

Additional mid-scale housing, long-term care facilities, day care, and health centers were a few options that residents thought Carpentersville could benefit from. Other types of development ideas included adding affordable senior housing. Housing developments should consider utilizing LEED sustainable practices such as renewable energy. Residents also advocated for higher education and vocational schools. Others stated that more retail stores in general are needed, a student center, schools, and a resource center to provide local assistance on a variety of services. One issue that was highlighted was proper maintenance of housing.

Transportation and Infrastructure

The biggest themes were strengthening connectivity along sidewalks, trails, & bike paths and improving the safety of roads for all users. Residents placed poor sidewalk conditions and safety concern stickers along Oak Ridge Road, and safety concerns on Route 25, particularly crossing the street near St. Monica's Catholic Church & School. Route 31 also had safety concerns regarding traffic congestion, parking issues and lack of transit along the corridor.

Next Steps

The workshop concluded with thanking everyone for attending and stating that additional information would be available online in the coming months including a second community workshop in Spring 2022. Scott encouraged participants to inform others to participate in all of the community workshop activities by visiting www.shareinput.org/reimaginecville.