



Re-imagine Carpentersville Together

COMPREHENSIVE PLAN

STEERING COMMITTEE MEETING 2 | OCTOBER 27, 2021



Engagement Update

Community Outreach

Fall Fest Outreach

- Booth setup to source community feedback on comprehensive plan
- Family-oriented, 49 surveys were filled out

Key ideas that came up:

- Connecting parks
- Offering more programs and places for children and teens
- Slowing down traffic in residential areas





Community Outreach

November 9 Community Workshop

- Social media/email campaign began Oct 13
- Comms created in Spanish and English
- Outreach to 38 community and faith-based orgs to spread awareness of comprehensive plan, source input, and invite to workshop

Need steering committee support to continue the messaging

- Share with your networks, asking individuals to provide their feedback and join the community workshop
- Forward questions to Ben Mason



Help Market Community Workshop!

Partner kit includes suggested copy

- Modify tone/voice according to your audience
- Spanish/English copy included

Copy and images work together

- Post 1 image goes with post 1 copy
- Ensure you add the URL to posts:
 - shareinput.org/reimaginecville

Send 1st Comm by Thursday, 10/28

SOCIAL MEDIA GRAPHICS (ENGLISH)



[Download Here](#)



SOCIAL MEDIA POSTS (SPANISH)

Post 1 – Oct 20

En Carpentersville estamos desarrollando un plan integral: te invitamos a compartir tus ideas para el futuro de nuestra comunidad.

Cuéntanos lo que piensas: llena esta encuesta rápida www.shareinput.org/reimaginecville

Post 2 – Oct 22

¿Necesitamos un mejor transporte, más restaurantes y negocios locales? Dinos qué piensas: insíbete al Taller Comunitario, el cual será llevado a cabo en español e inglés el 9 de noviembre. www.shareinput.org/reimaginecville

Post 3 – Oct 27

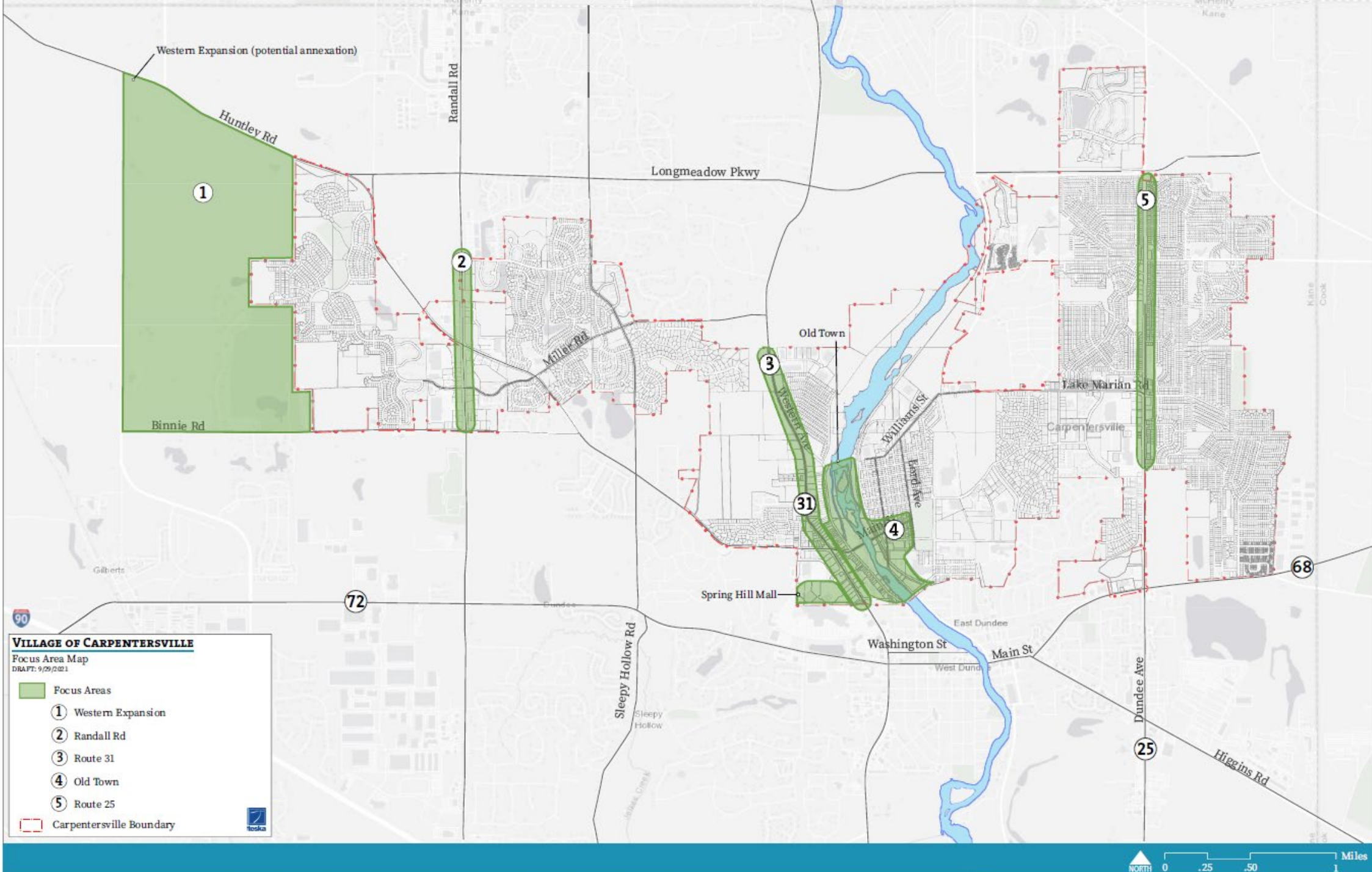
¿Cuáles deberían ser nuestras prioridades? Insíbete y asiste al Taller Comunitario bilingüe del 9 de noviembre y cuéntanos lo que piensas. En Carpentersville estamos desarrollando un nuevo plan integral y te invitamos a compartir tus ideas. Insíbete hoy. www.shareinput.org/reimaginecville





Land Use and Community Character

- Focus Area
 - Western Expansion
 - Randall Rd.
 - Rte. 31
 - Old Town
 - Rte. 25
- Housing
- Land Use
- Public Services Map





Randall Rd., left

- Expand commercial tax base
- Plan for vacant land and buildings
- Improve walkability/bikeability
- Improve Carpentersville “brand” and recognition along the corridor

Route 31, right (*Western Ave. Corridor*)

- Future of Spring Hill Mall / cooperation with West Dundee
- Potential for “downtown” type mixed-use development
- Improve walkability/bikeability / connection to Fox River Trail



**Old Town (left) and
M&M Patio Stone Co Inc. Site (above)**

- Potential for improved access, park space and attractions along Fox River



Route 25 (*South Kennedy Dr./ Dundee Ave.*)

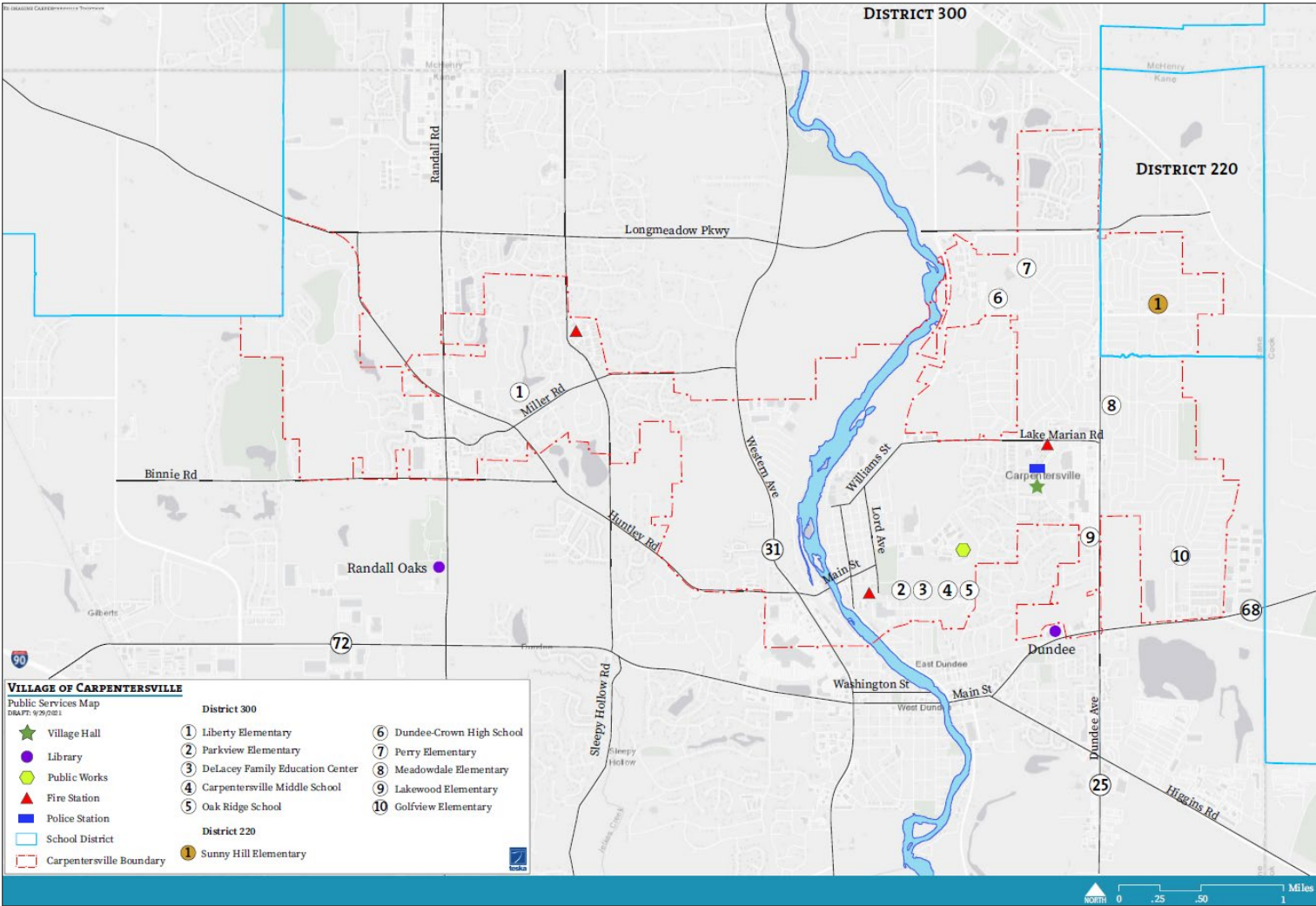
- Future uses
- Land planning
- Potential for commercial and mixed-use development



Housing Options

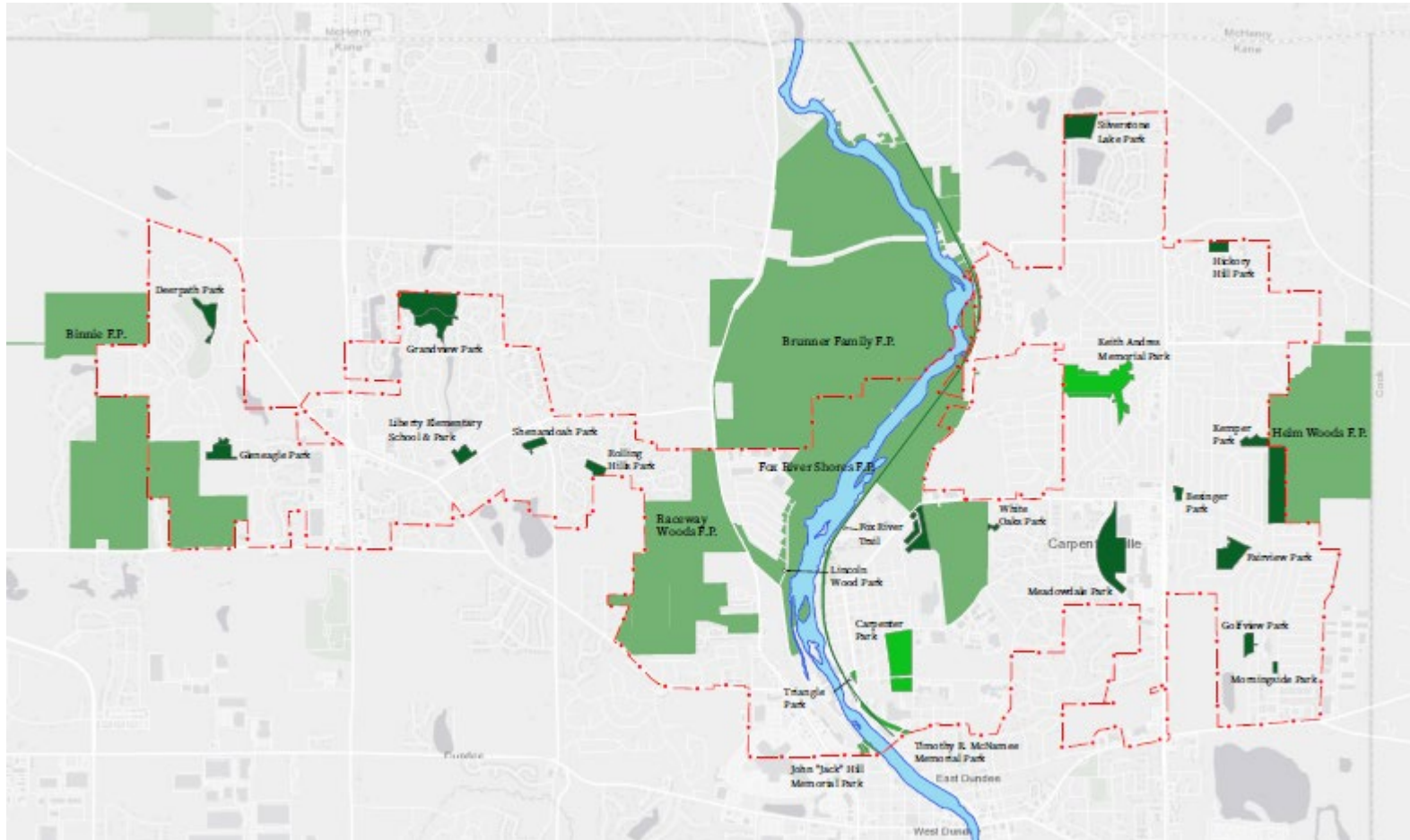
- Build on character of residential neighborhoods and the diversity of the housing stock across the Village
- Plan for newly growing areas, such as west of Randall Road





- **School Districts 300 and 220**
- **Boys and Girls Club**
- **Centro de Informacion**
- **Fox River Valley Libraries**

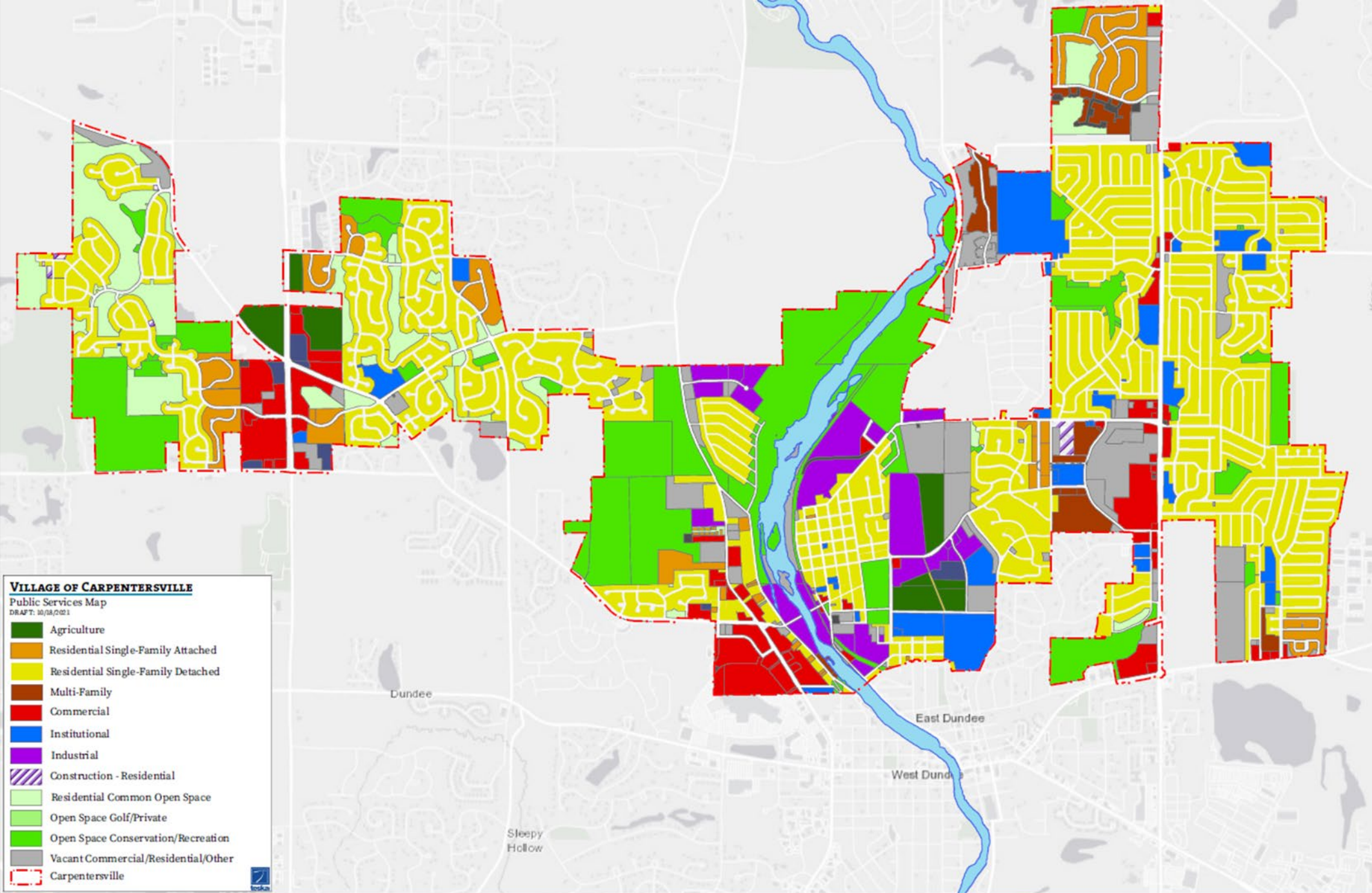
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Parks & Forest Preserves

- Village Parks
- Dundee Township Park District
- Kane County Forest Preserves
- Issues:
 - Connectivity
 - Adequate park facilities
 - Vision for upgrades and/or new Village parks







Transportation & Infrastructure



Transportation and Infrastructure

- Transportation Network

- Roads
- Bike Paths
- Sidewalks

Public Transportation

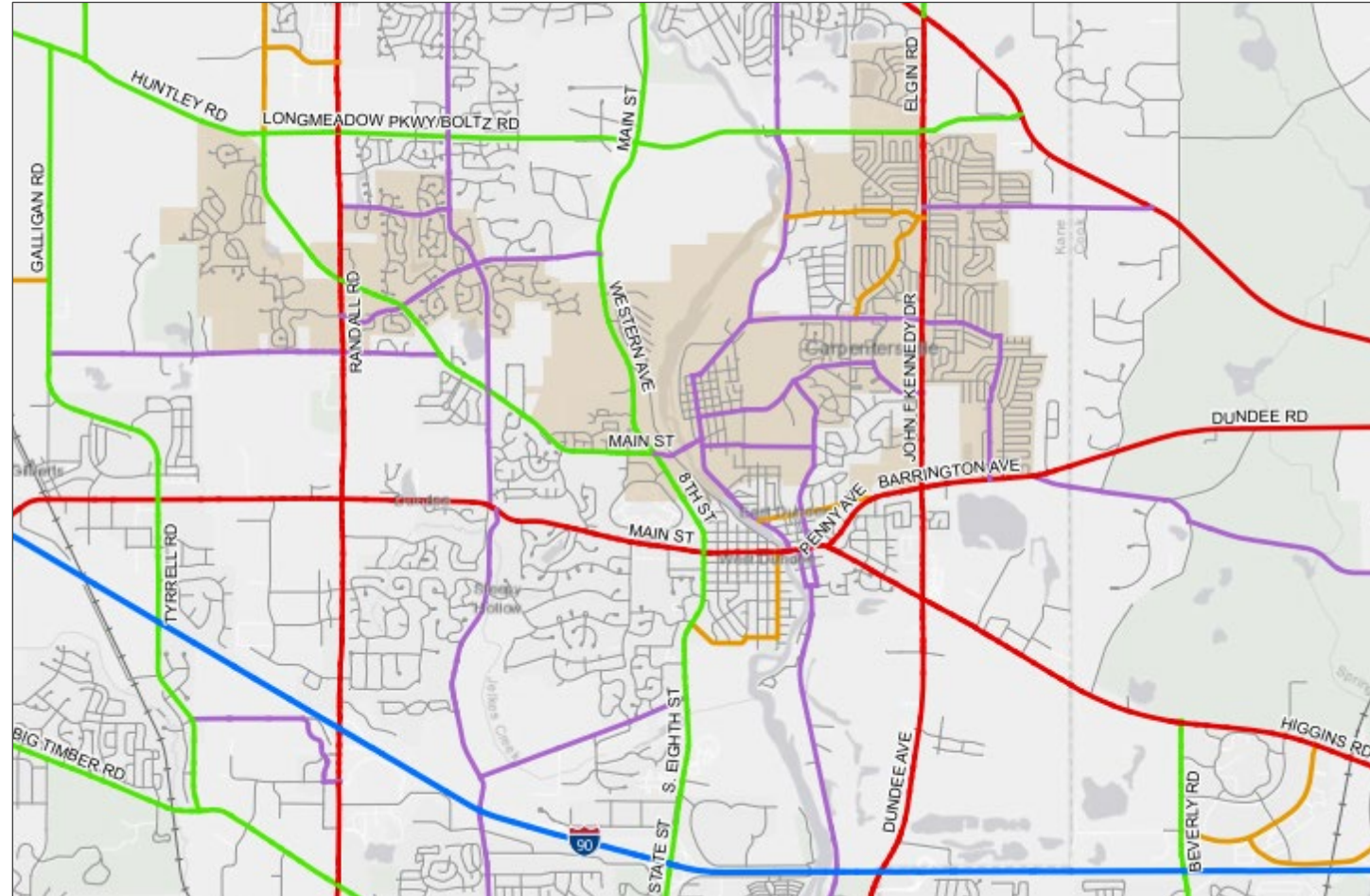
- Metra
- Pace
- Ride in Kane

- Infrastructure

- Water System
- Wastewater System
- Stormwater Management

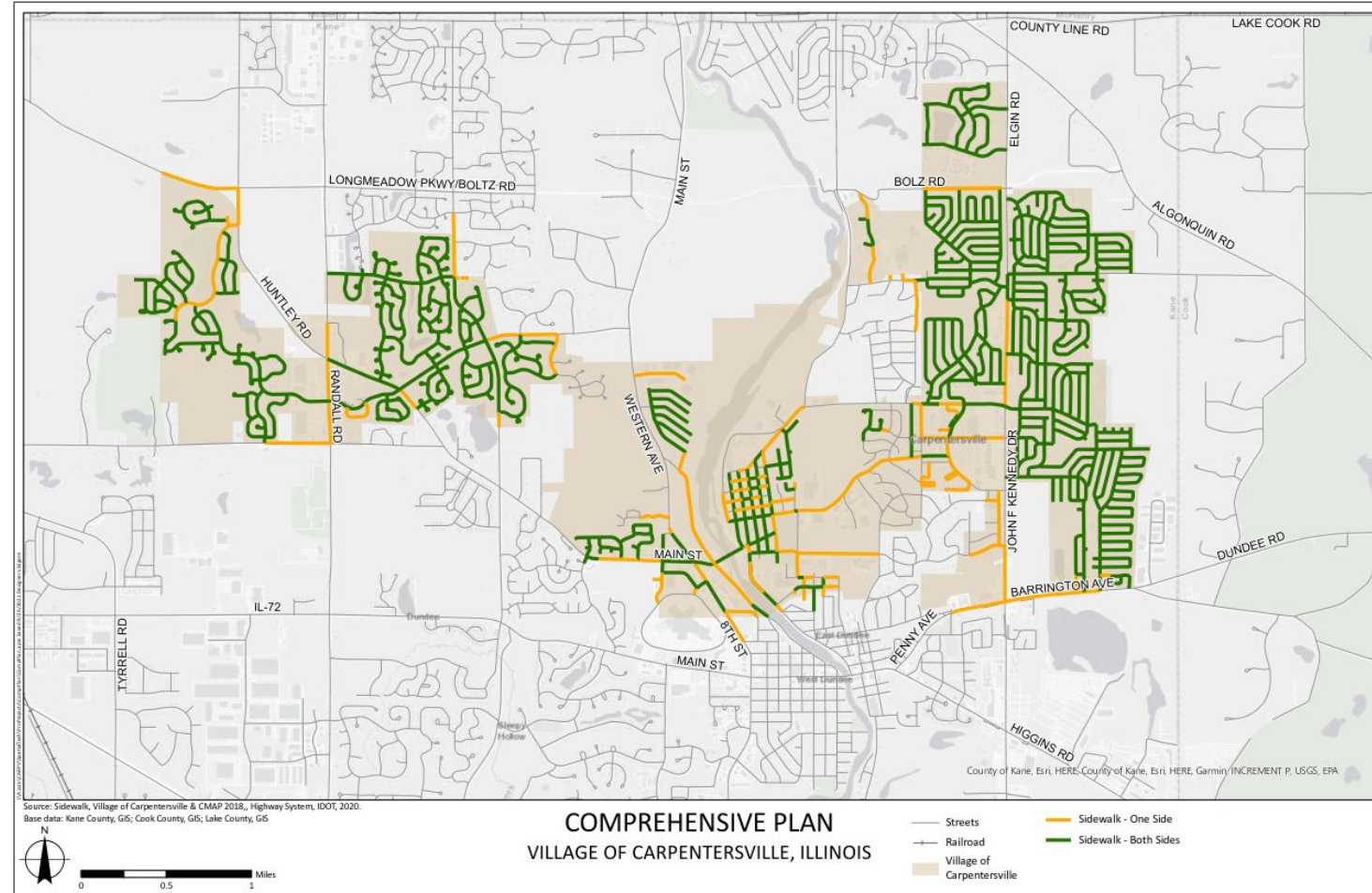
Transportation Network

Roads



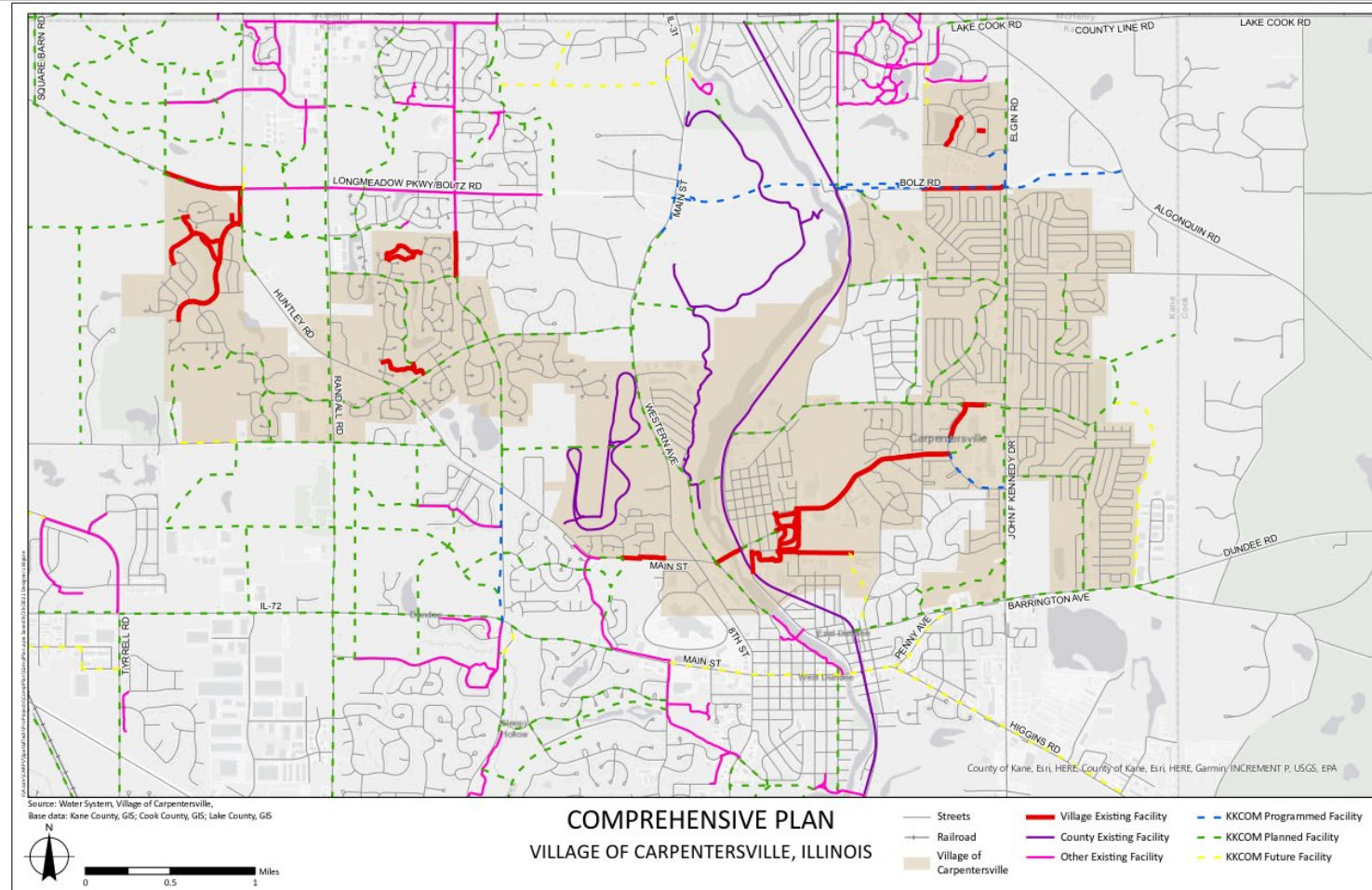
Transportation Network

Sidewalks



Transportation Network

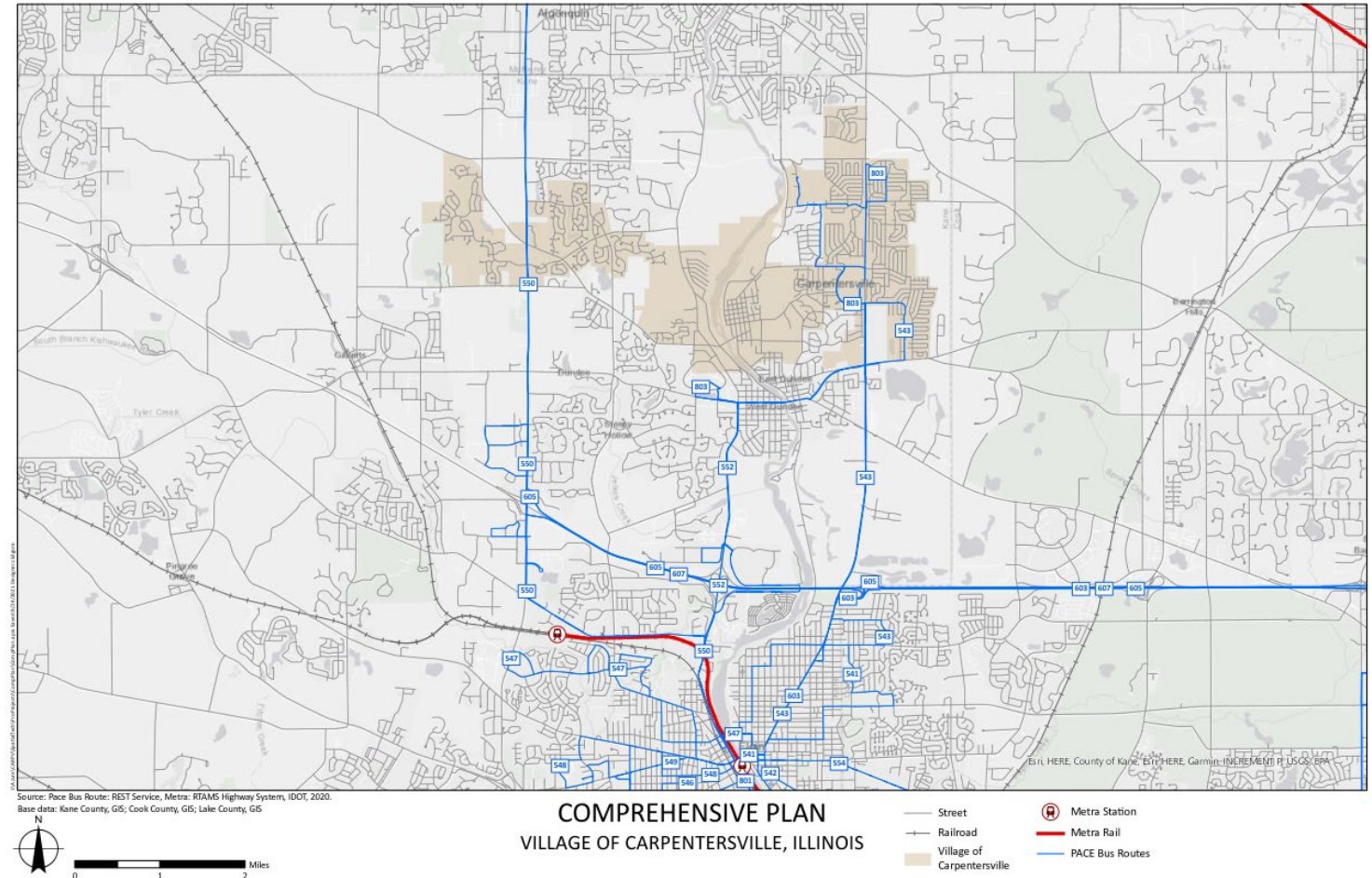
Bike Paths





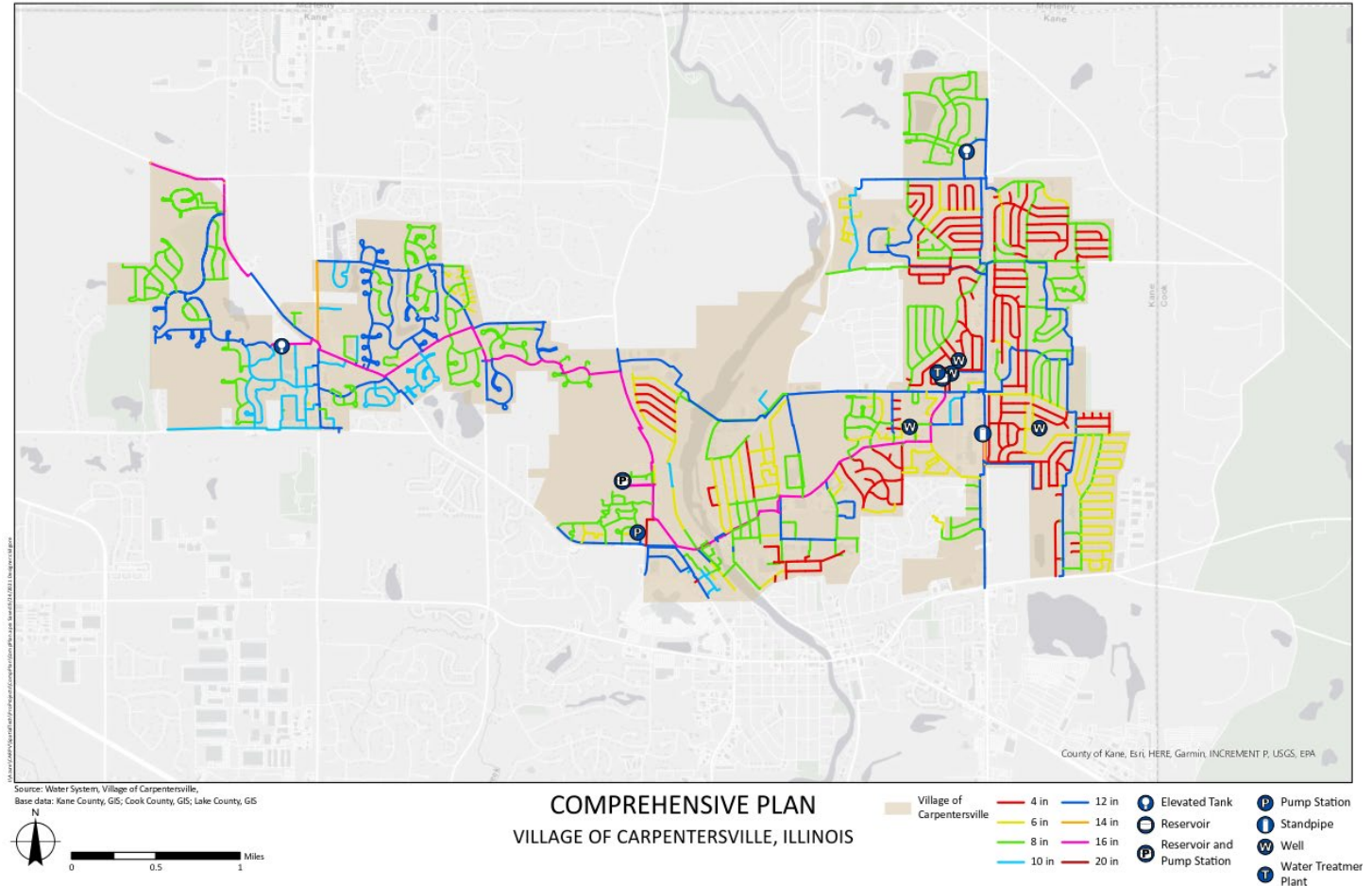
Transportation Network

Public Transportation



Infrastructure

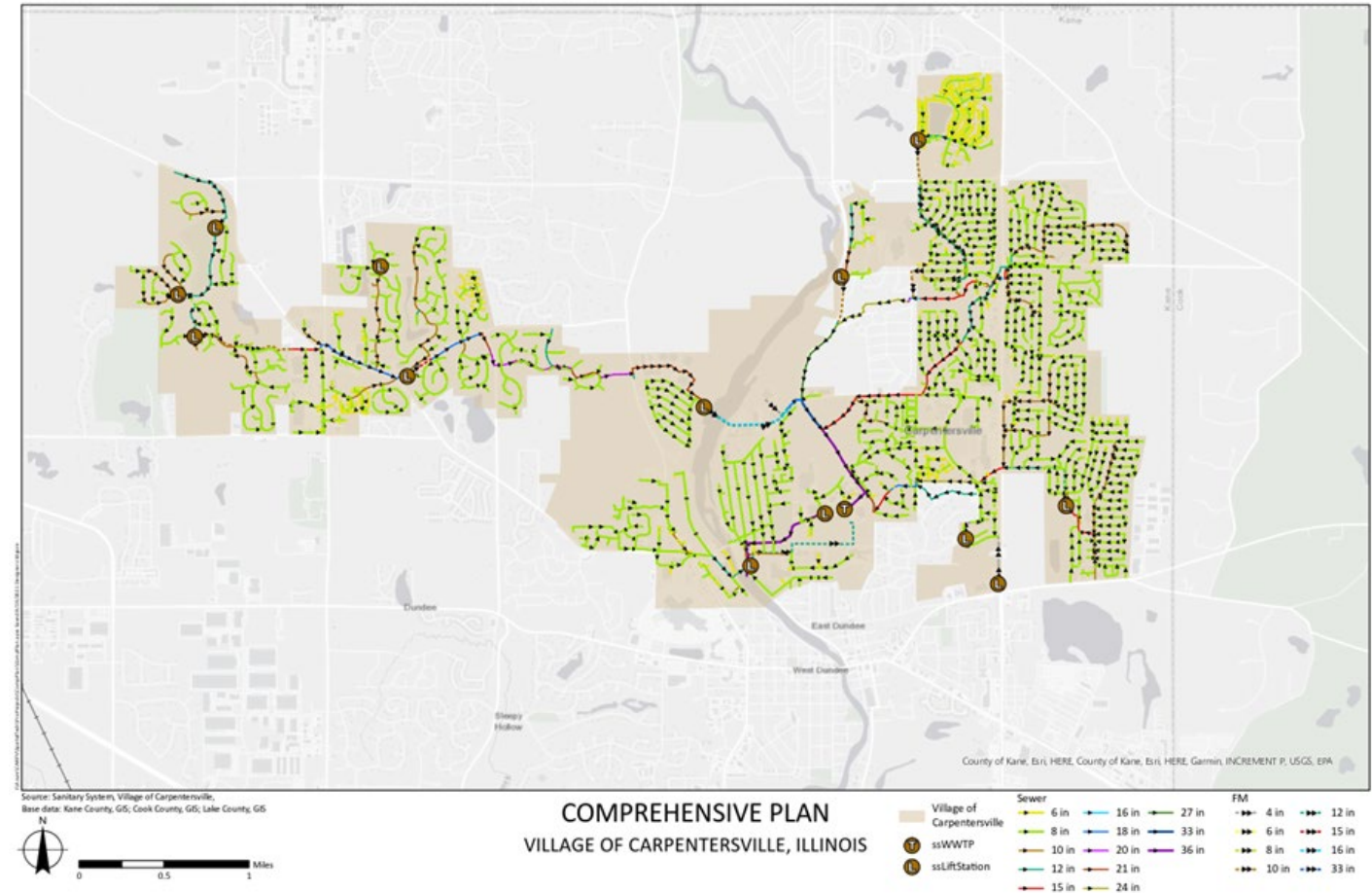
Water System



Infrastructure

Wastewater
System

Stormwater
Management





Market Assessment



Current Conditions – Housing

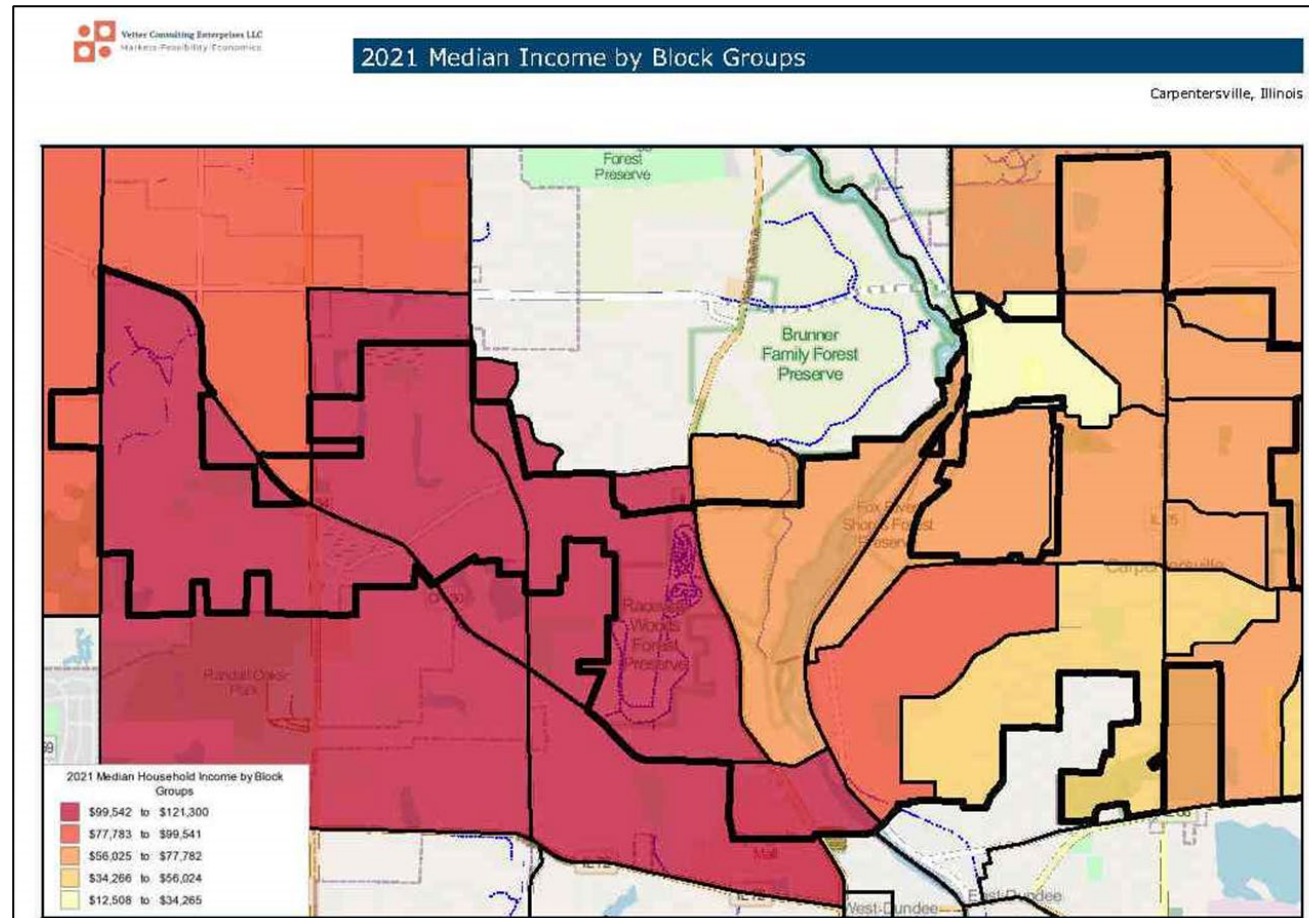
- The current population of Carpentersville is 37,983 according to the 2020 Census, a slight increase of about 300 residents in the last ten years. In 2010, the population 37,691.
- The five-year projection for the population in Carpentersville is 39,187 an increased growth of 0.46% annually between 2021 to 2026.
- The median age is 30.6, compared to U.S. median age of 38.5.
- The household count in Carpentersville has increased from 10,852 in 2010 to 11,037 in the 2021, a growth of 0.15% annually, consistent with population growth.
- The five-year projected number of households is 11,336 in 2026, an increase of 0.54% annually from the 2021 total, also consistent with projected population, yet at a slightly higher rate compared to the population, indicating a trend toward smaller/single person households.
- Average household size is currently 3.47, same as in 2010.



Household Income

- Low-income households (<\$35,000) account for 19.1% in 2021 and an estimated 16.7% in 2026
- Mid-income households (\$35,000 to \$99,999) represent 47.4% in 2021 and an estimated 45.2% in 2026
- High-income households (\$100,000+) account for 33.4% in 2021 and an estimated 38.2% in 2026
- The majority of all households – 56.8% have a disposable income between \$35,000 and \$99,999
- Of the six neighboring communities, Carpentersville, West Dundee, Gilberts, East Dundee, Barrington Hills and Algonquin, households in Carpentersville have the lowest annual income – median, average, and per capita, Barrington Hills has the highest

Median Income





Demographics Cont'd

- The service industry sector employs the largest share of Carpentersville's population, 43% followed by manufacturing with 21% and retail with 11%
- White collar occupation account for most employment with 52%, blue collar occupations for 30% of Carpentersville's employed residents.
- 2% of the employed population in Carpentersville is working from home.
- The vast majority 93% uses a car to commute to work.
- 17% of Carpentersville's employed population works within a 15-minute commute time.
- 30% of the employed population commutes between 30 and 60 minutes to work – this just about includes Chicago downtown.
- Overall, Carpentersville loses roughly 40% of consumer/customer spending from to the surrounding communities which also indicates a loss of sales tax for the community.
- The leakage is an indication that there is potential for retailers to locate to Carpentersville and access the existing retail gap.



Demographic Summary

Carpentersville Demographic Summary Market Area			
Indicator	2010	2021	2026
Population	37,691	38,306	39,187
Households	10,852	11,037	11,336
Families	8,660	8,780	8,969
Average Household Size	3.47	3.47	3.46
Owner Occupied Housing Units	8,234	8,328	8,428
Renter Occupied Housing Units	2,618	2,709	2,908
Median Age	29.3	30.6	31.5
Hispanic Population of Total	50.1%	52.4%	53.8%
African-American Population of Total	6.8%	6.3%	6.0%
Asian Population of Total	5.5%	7.0%	7.9%
Median Household Income		\$71,309	\$77,812
Average Household Income		\$88,287	\$98,993
Per Capita Income		\$25,263	\$28,464
Median Disposable Income		\$54,629	
Average Disposable Income		\$66,886	
Source: U.S. Bureau of the Census, 2010 Census, ESRI BIS forecasts for 2021 and 2026, VCE			

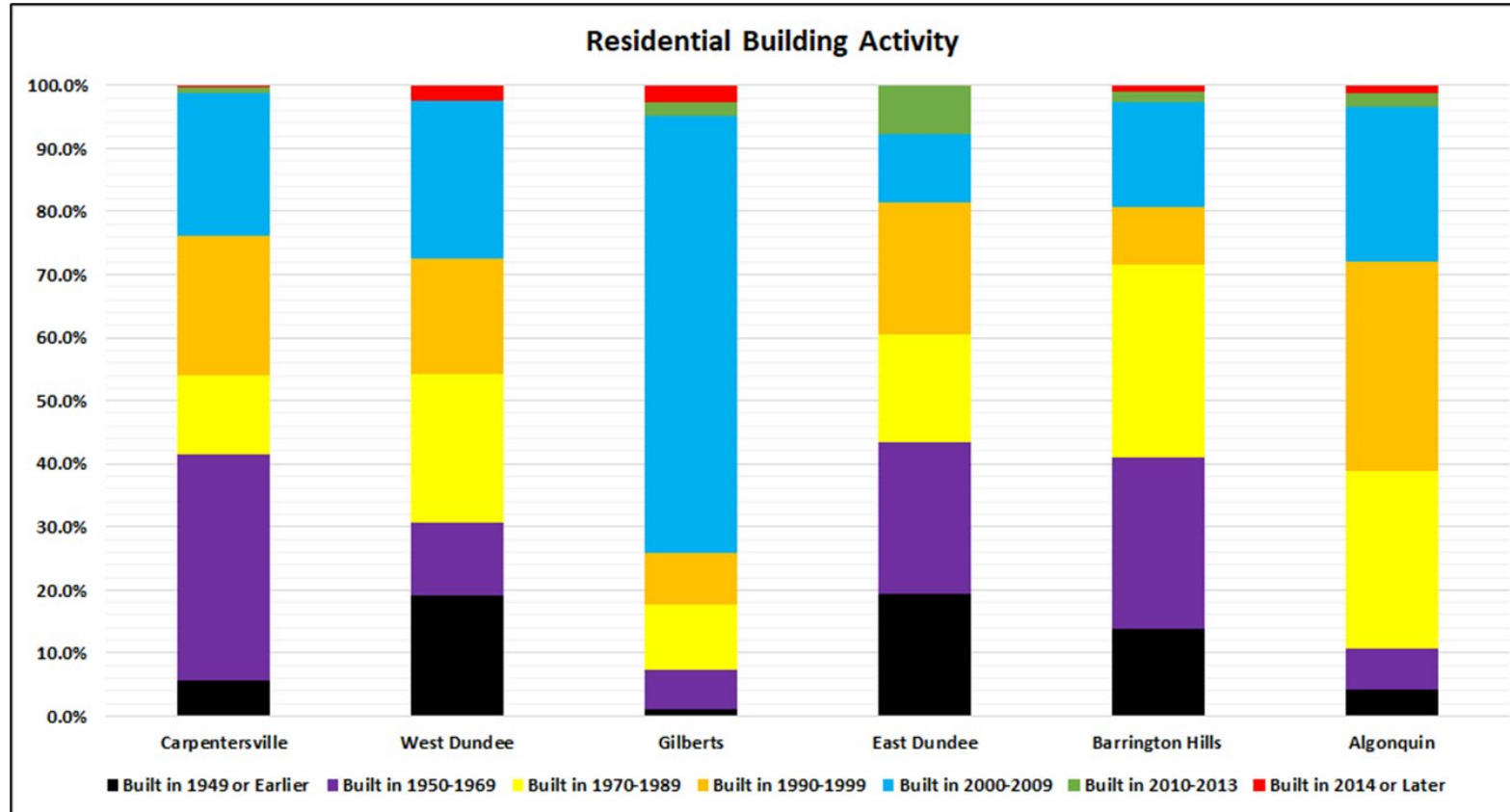


Current Conditions - Markets

Housing & Residential Real Estate

- Currently, 70.3% of the 11,849 housing units in Carpentersville are owner occupied; 22.9%, renter occupied; and 6.9% are vacant.
- In Carpentersville, detached single unit residential structures are the dominant type in housing units with 65% of all housing units. Attached single unit residential units (e.g., rowhouse) account for 7.5% of all residential units.
- The most common multi-family residential structures in Carpentersville are housing structures with 5 to 19 residential units, almost 15.5% of all units.
- The median home price in Carpentersville was is \$235,000. Currently, there are 112 homes listed in Carpentersville which include 29 condos, and 1 foreclosure.

Current Conditions - Markets





Current Conditions - Markets

Housing & Residential Real Estate

- Carpentersville is seen as a seller's market in August 2021, which means that there are more people looking to buy than there are homes available.
- There have only been 4 multifamily developments in the area (Carpentersville and adjacent communities) between 1995-2018.
- Available data for Carpentersville indicates that a majority of renter households (53%) use up to 30% of household income for rent payments while the majority of owner households (51%) use up to 35% of household income for mortgage payments.
- In both categories there are households that use more than 50% of income towards those payments – 29.5% of renter households and 8.6% of owner households in Carpentersville, the figure of nearly 30% for renter households is troublesome.



Current Conditions - Markets

Commercial Real Estate

- During Q2 2021, the Chicago retail market began to see positive absorption occur among small shop and big box space. The vacancy rate decreased to 11.7%, a somewhat encouraging sign
- The largest retail property in Carpentersville for lease is at Prairie Meadows, with 65,636 square feet at \$5.25 per square foot
- The largest for-sale retail property in Carpentersville is at 180 Lake Marian Rd, including a building of 6,400, square feet sitting on 1.82 acres of land for \$454,000.
- The former Sears on the West Dundee side of Spring Hill Mall is also listed for sale
- Through mid-2021, Chicago's suburban office market recorded negative 1.5 million square feet of net absorption.
- The industrial property market (whole sale, warehousing/distribution, manufacturing, big box retail) was not negatively impacted by the pandemic and it is following, if not increasing its pre-pandemic growth trajectory



Visioning

Describe Carpentersville:

Optimism, right direction, untapped potential, place to call home, diverse

Future of Carpentersville:

Destination, popular place, more local businesses, flourishing community

Biggest challenges:

Bridging east and west, improving quality of life, community involvement, One Carpentersville



Visioning

Carpentersville has untapped potential as a growing, diverse community that is a welcoming place to call home, to shop, enjoy the Fox River and local entertainment. Residents, businesses and organizations work together to form One Carpentersville, providing a network of relationships to expand opportunities for everyone.



Next Steps

1. Spread the work for Community Workshop on November 9 6:00-7:30 pm at the BRIX
2. Set date for Steering Committee 3 in January
 - a. Develop goals and strategies for the plan