



Village of Carpentersville Re-Imagine Carpentersville Together Comprehensive Plan Update Workshop #2 | Meeting Minutes | April 26th 6-7:30pm

Introduction

Trustee Jeff Frost opened the meeting, thanking everyone for coming in person and online. He applauded the comprehensive planning process, stressing the work and effort done over the past year in laying out a vision for Carpentersville. Characteristics such as a great place to raise a family, a diverse community, festive events, and recreational services helped guide the plan. He asked the public "how the Village can continue to support businesses and residents?"

Ben Mason, Community Development Director (right), discussed the importance of developing a comprehensive plan to the Village of Carpentersville. He emphasized that the plan is about a vision, collaboration, planning for the Carpentersville's growth and listening to the public regarding short/long term goals. The plan touches upon economic development, housing, transportation, parks, and infrastructure. He also mentioned the Village's newest prospect of a park along the Fox River in Old Town.

The Re-imagine Carpentersville Workshop #2 took place on April 26th and was once again graciously hosted by Rob Gorman, owner of the BRIX on the Fox. Rob shared that as a business owner he has a large stake in the community. He stated Carpentersville remains in a new phase of growth. With aspiring, visionary but practical planning goals, the Village will continue to appeal to prospective residents, visitors, and businesses. He thanked Village staff and consultants for their continued support and work in this process.

Trustee Humberto Garcia (left) offered his perspective on what makes Carpentersville a great place to invest in. Residents are passionate about their community, they care for one another, and have good relations with Village staff. There's a lot of history and storytelling, which helps drive the comprehensive plan with goals and objectives tailored to Carpentersville. As a resident and business owner, he takes pride in developing the Village for the benefit of everyone.

Community Workshop Highlights

Scott Goldstein of Teska Associates provided an overview of the draft plan and introduced the planning team.





Engagement

Laritza Lopez from Purple Group summarized the outreach process to date which has included:

- Interviews and focus group sessions
- Discussion sessions with the Latino/Latina community and leaders to get their insight on housing, transportation, and park development
- Informal and formal meetings with local organizations and entities
- Pop-up visit at a local grocery store for additional feedback and recommendations from residents

The engagement process resulted in the following:



Riverfront Park

Scott Goldstein continued the meeting with talking about the new park concept in Old Town at the former M&M Stone Patio site. This approximate 2.7 acre site is meant to create a destination along the Fox River, connect to the Fox River Trail and Carpenter Park. It is meant to become a gathering place for everyone and be the catalyst for economic development in a neighborhood setting. Comments during community engagement revealed people wanting **“more opportunities to take advantage of the trail for people, businesses”** and **“we need a central space and identity for Carpentersville.”**





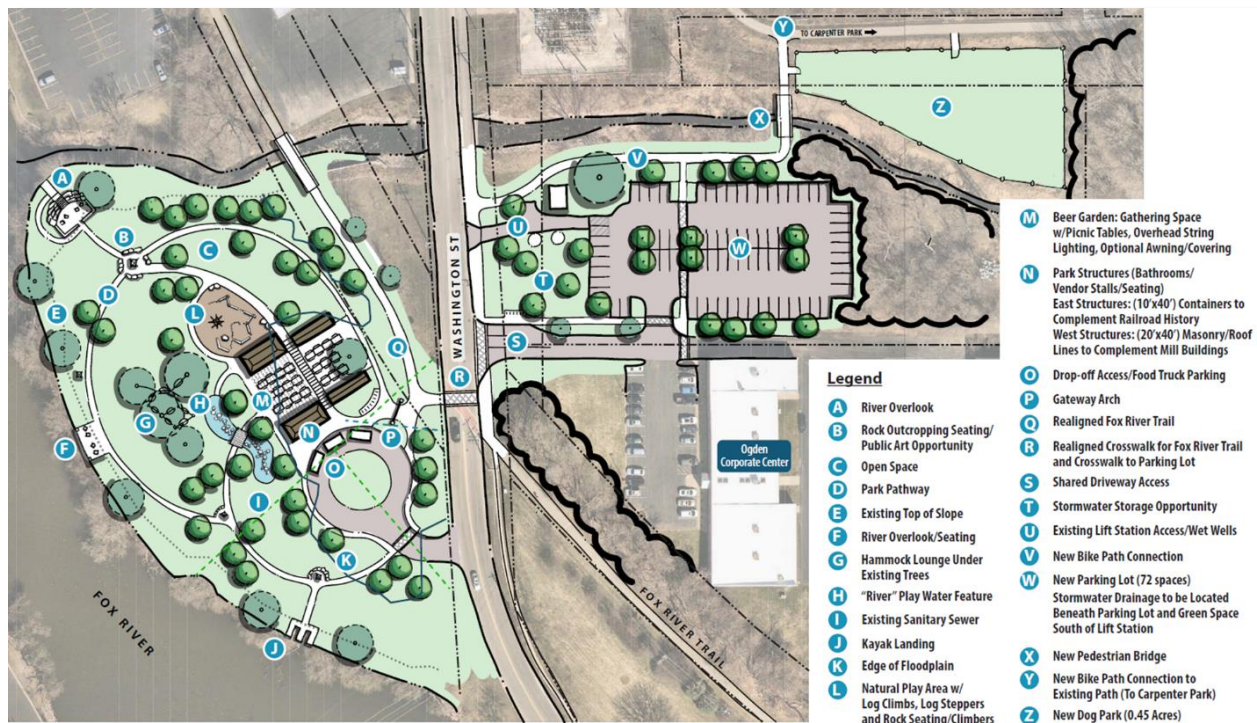
Several character images, such as the one below was presented to identify the niche or personality the park should provide to people.

Many resonated with an intimate and communal space, represented by natural building materials and color, structure type. They preferred a setting that makes use of proximity to the river and other natural features.

People can still voice their opinion by taking a virtual preference survey. Click [here](#) to take the poll.



Below is a site plan for the new park with proposed recommendations from the community and stakeholders.





Transportation

Dan from Baxter & Woodman presented recommendations for sidewalks, bike facilities/trail network, and road improvements/safety. The main points were elaborated with three different maps showing existing conditions and where new roads, trails, or sidewalks should be implemented and associated entities that would oversee the process.

The sidewalk map showed the Village already has sidewalks in most residential areas but need to be connected, especially along major arterials that also lack sidewalks.



The bike map shows many recreational trails in the Village, such as Raceway Woods, but is difficult to bike from one area of the Village to the other. The transportation plan provides specific recommendations for sidewalk and trail connections that will be pursued by the Village and Kane County. Residents have said “lower speed signs are not enough to regulate traffic”, is challenging at times, public transit is not sufficiently accessible.

Land Use

Scott presented proposed future land use maps for several corridors including: Randall Road, Western Expansion (west of Randall Road), Route 31 – Spring Hill Mall – Old Town, and Route 25. Highlights include:

- Randall Road: planning for mixed-use and commercial development
- Western Expansion: planning for new residential growth that can protect natural resources and provide natural settings for new homes
- Route 31 – Spring Hill Mall – Old Town: planning for the redevelopment of Spring Hill Mall into a new mixed-use development with public spaces and new businesses and housing
- Route 25: long-term planning for additional commercial and housing development in the corridor.

Economic Development & Housing

Christian, Vetter Consulting, reiterated the importance of retaining the existing manufacturing businesses and retail but being flexible to accept other new industries that are in demand. This means responding to changes in the workforce, such as thinking about the current and future use of office, warehouse, and distribution space. A range of housing options is supported by different residents, especially for those that are in different life stages. Senior housing and multi-family housing are two popular choices.



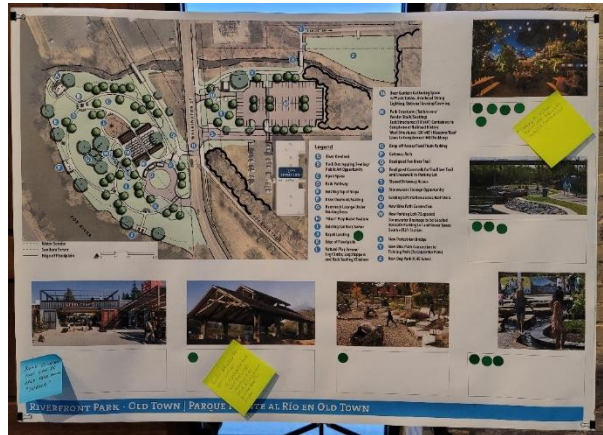


Open House

After the presentation, residents shared comments on several boards spread throughout the room.

Parks

People wanted the park to be something that can be used year-round, having a structure adaptable to seasonal weather (ex: having sides that can retract during the summer and come down in fall/winter). Others wanted outdoor furnishings, such as seating with table umbrellas and liked the kayak landing.



Corridors

Randall Road

People were receptive to having multi-family and townhome residential development near Randall and Huntley Road. They liked the current "Welcome to Carpentersville" signage, however, expressed the Village needed to add "more." Carpentersville should also focus on illuminated commercial signs. Well thought-out commercial landscape should be improved in existing and new development areas.



Western Expansion

Single family housing, detached and attached, were well received for future development along Huntley Road. Townhomes was once again favored as a residential type. Future commercial is also supported along with conservation/recreation.







Traditional Neighborhood Design

The second most popular type of development is planning for traditional neighborhoods that have interconnected streets, sidewalks and trails, homes that face each other and a common open space. See next page for site plan.



Next Steps

Trustee Frost concluded the meeting. He talked about how many things are happening in Carpentersville – how there is something going on for everyone. This plan will help solidify that future by providing more opportunities for everyone.

Drafting the comprehensive plan is the next step after reviewing the results from the survey and additional comments from the public. Interested individuals are encouraged to take the survey and visit the project website at: shareinput.org/reimaginecville for more information.