

VILLAGE OF
CARPENTERSVILLE

RE-IMAGINE CARPENTERSVILLE TOGETHER



Re-Imagine Carpentersville Together

Draft Comprehensive Plan

Steering Committee 5 | June 28, 2022

VISITOR

Agenda

- Introduction
- Approval of previous Steering Committee meeting minutes
- Riverfront Park Concept
- Review of Draft Plan
- Recommendation to Planning & Zoning Commission
- Public Hearing | July 21th, 2022 | 7:00 pm

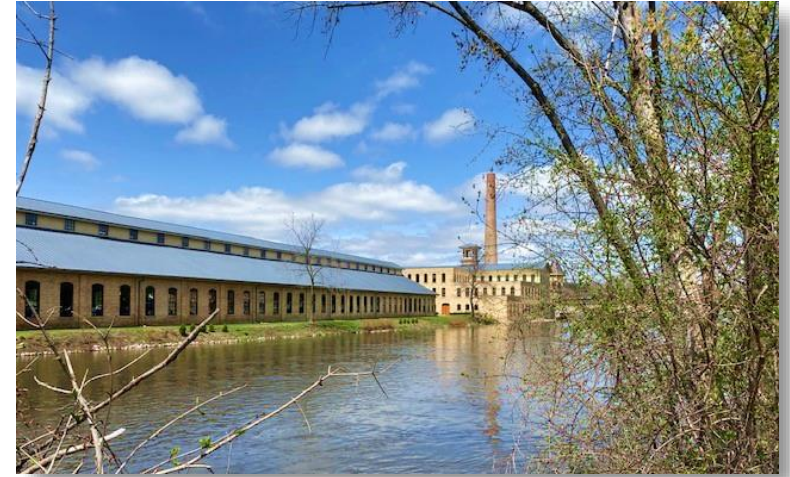


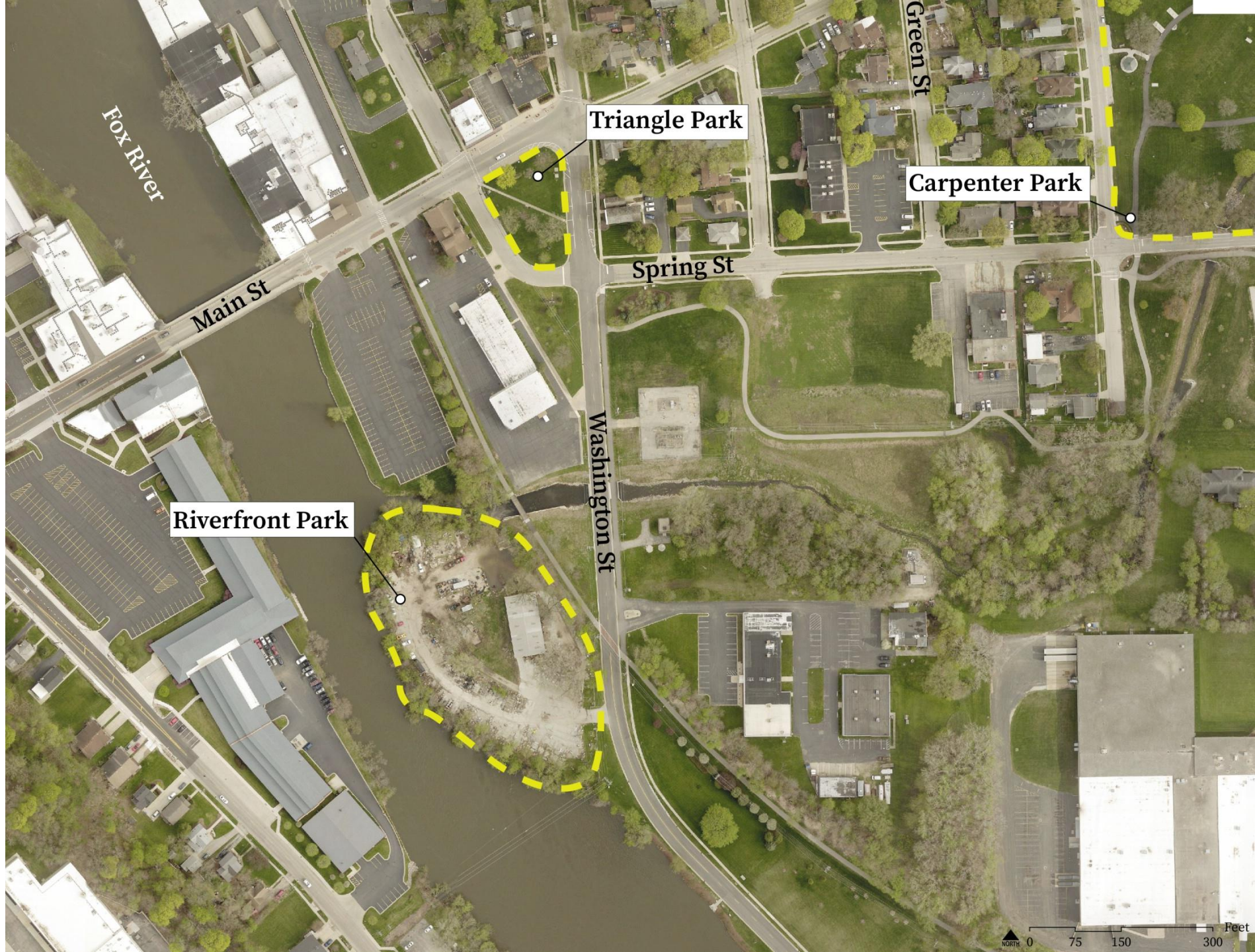
**“Hardworking,
motivated people
with a great culture
and strong Village
leadership...that is
Carpentersville.”**



Riverfront Park Objectives

- Create a destination along the Fox River.
- Continue revitalization of Old Town and promote future development.
- Improve connectivity with trails, sidewalks, and bike paths.





Fox River

Main St

Triangle Park

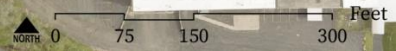
Green St

Carpenter Park

Spring St

Riverfront Park

Washington St



Character Images | Inspiration for a Riverfront Park

A cozy, intimate gathering spot that emulates the natural environment.



Character Images | Inspiration for a Riverfront Park

Using the park to access the Fox River, a place for kids and adults to enjoy its amenities, and making it a one-of-a-kind setting



Riverfront Park Concept Plan



Legend

- A** River Overlook
- B** Rock Outcropping Seating/
Public Art Opportunity
- C** Open Space
- D** Park Pathway
- E** Existing Top of Slope
- F** River Overlook/Seating
- G** Hammock Lounge Under
Existing Trees
- H** "River" Play Water Feature
- I** Existing Sanitary Sewer
- J** Kayak Landing
- K** Edge of Floodplain
- L** Natural Play Area w/
Log Climbs, Log Steppers
and Rock Seating/Climbers
- M** Beer Garden: Gathering Space
w/Picnic Tables, Overhead String
Lighting, Optional Awning/Covering
- N** Park Structures (Bathrooms/
Vendor Stalls/Seating)
East Structures: (10'x40') Structures to
Complement Railroad History
West Structures: (20'x40') Masonry/Roof
Lines to Complement Mill Buildings
- O** Drop-off Access/Food Truck Parking
- P** Gateway Arch
- Q** Realigned Fox River Trail
- R** Realigned Crosswalk for Fox River Trail
and Crosswalk to Parking Lot
- S** Shared Driveway Access
- T** Stormwater Storage Opportunity
- U** Existing Lift Station Access/Wet Wells
- V** New Bike Path Connection
- W** New Parking Lot (72 spaces)
Stormwater Drainage to be Located
Beneath Parking Lot and Green Space
South of Lift Station
- X** New Pedestrian Bridge
- Y** New Bike Path Connection to
Existing Path (To Carpenter Park)
- Z** New Dog Park (0.45 Acres)

Riverfront Park Concept Plan



Re-imagine Carpentersville Comprehensive Plan

Vision

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.



Land Use | Goals & Objectives

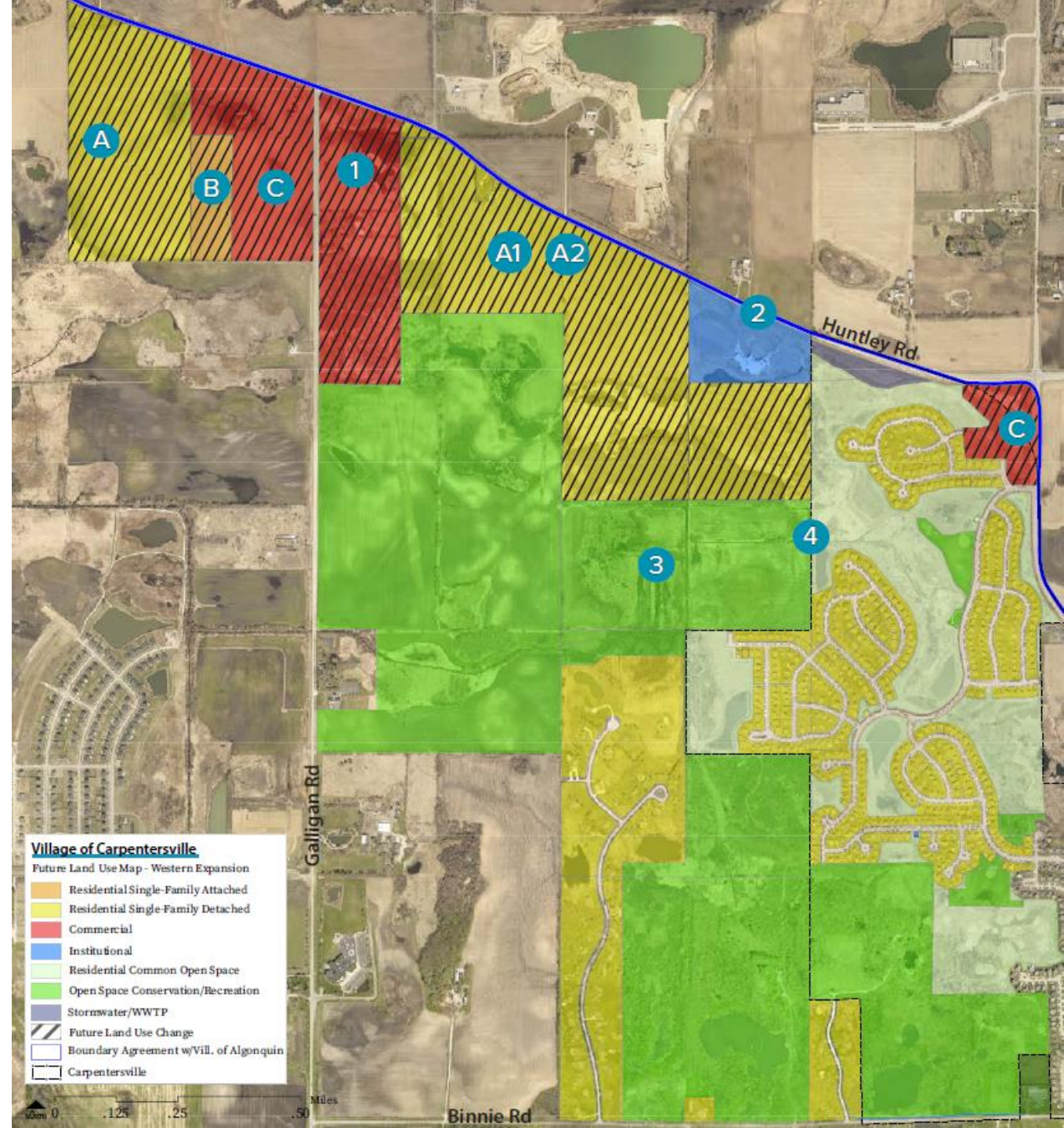
- Preserve neighborhood character while pursuing balanced growth and development.
- Pursue development and redevelopment projects that enhance the community.
- Transform retail districts to stay in tune with current trends, technology and consumer spending habits.
- Support quality-of-life in residential neighborhoods.
- Preserve the natural environment.



Western Expansion

The Village is poised for growth along the south side of Huntley Road west of the current Village boundaries. This Western Expansion area can provide single-family detached and attached housing for prospective residents as well as commercial sites at Galligan Road. These areas are adjacent to Kane County Forest Preserve District land, providing an opportunity for connected trails and sidewalks to enjoy recreation and open spaces.

The Western Expansion area can provide a new, mixed-use neighborhood for the Village.



FUTURE LAND USE - Western Expansion

Development Type



Single-Family Detached

The Western Expansion is an extension of the neighborhoods that have been built west of Randall. A range of lot sizes and types of homes is recommended to allow for housing choices in the marketplace. Planning for this area will need to be cognizant of wetlands and stormwater, planning for naturally-

designed open spaces and the use of Best Management Practices. Sidewalks and trails should connect across neighborhoods and open spaces, providing recreation + transportation for bicyclists and pedestrians.

Image source: Parkside of Glenview



Rowhomes

Allowing attached single-family housing expands the range of housing options, provides starter homes for young households and empty-nesters, and provides an entry to the housing market. High-quality rowhomes in accessible locations near major roadways and open spaces provides an attractive

environment for people to move into Carpentersville, supports local retailers, restaurants, takes advantage of the parks, and nearby forest preserves and trails.



Duplex

Promotion of various types of housing is highly desired, especially for people at different life stages. This example of a duplex can complement traditional single-family homes. In addition, it is an economical option as some people may not require a lot of space or want to worry about maintenance.



Retail

The proposed commercial corner in this area is a "suburban meets rural" concept where retail + restaurants can serve the local area. Thoughtful design and development can create an environment that people will be drawn to shop or dine. Recommended uses include restaurants, neighborhood

retail, and stores that can draw customers from a larger area. Showrooms for Internet-based companies could also work, particularly if they appeal to the blend of households in the market area.

FUTURE LAND USE - Western Expansion

Enhanced Features



Improved and Interconnected Sidewalks

Any new development should include sidewalks and be linked with existing infrastructure. Dependent on the area, the Village and County will need to work together to create sidewalks that complement residential and commercial uses. Having well designed

landscaping and lighting, if appropriate, suits the development in the area, can screen building functions (ex. parking, receptacle area, etc.) and maintain people's privacy. This steps away from corridors that have everything out in public when it is not necessary.



Enhanced Trails

Existing shared-use paths remain an ongoing improvement process as some areas are not connected with others. This is an opportunity for the Village and County to work with developers to reduce separation of trails. Carpentersville is well known for its outdoor activities. Trails and access to open

space are often priorities when searching for a place to live.



Stormwater

Best Management Practices (BMP) call for naturally-based designs - not only does this reduce hardscapes and "grey" infrastructure but it also elevates the natural environment as a beautification feature, promotes biodiversity, and maintains open space.

With a large amount of water in this area, careful design of open spaces is an opportunity to preserve land and water resources while providing amenities to attract new households.



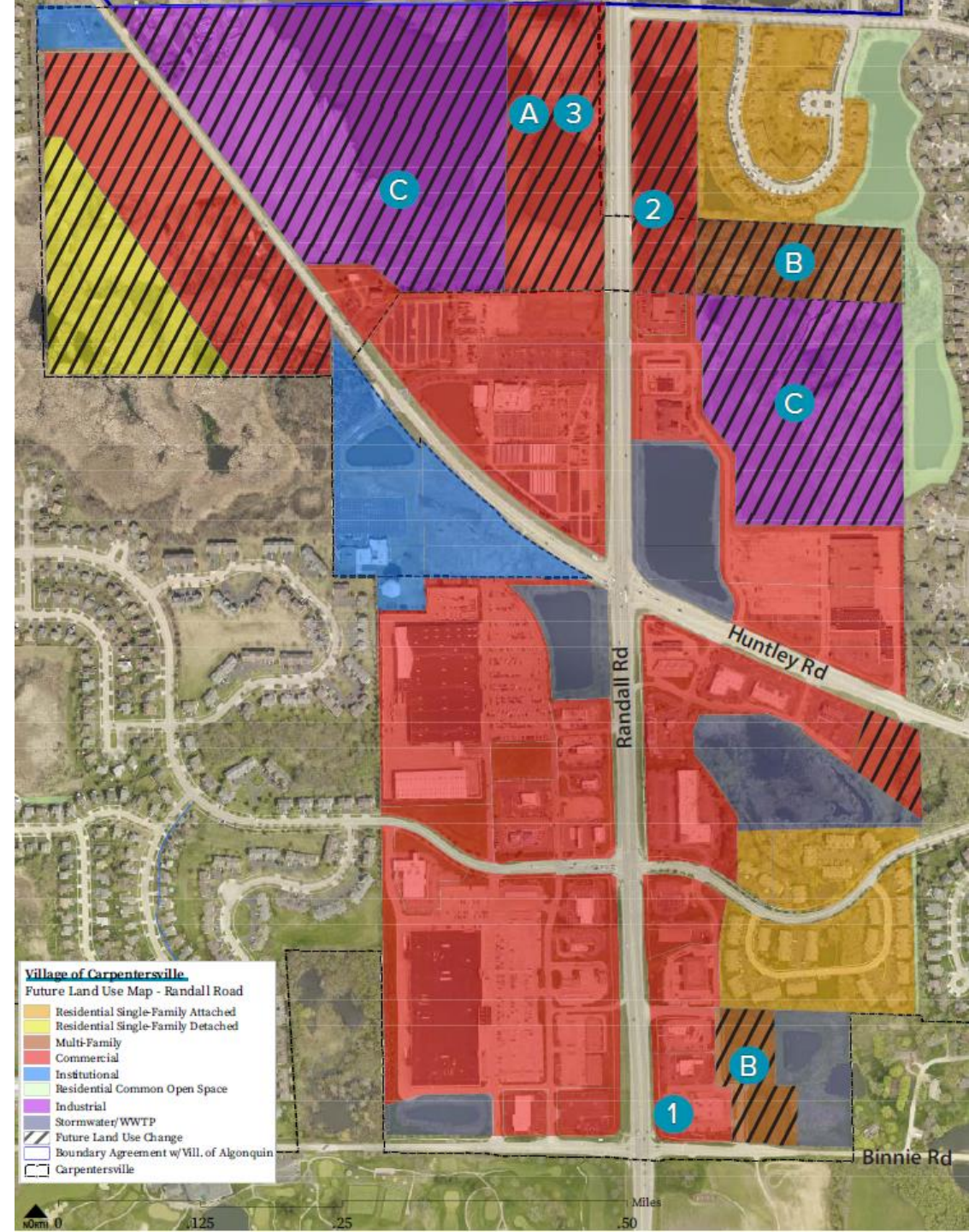
Interconnected Trails

Residents should be able to hop on a trail and reach other destinations with ease. By connecting trails from one development to another along open spaces; these trails can provide opportunities for recreation and transportation to locations such as schools, parks, and retail in the Randall Road Corridor.

Randall Road

Randall Road is the major commercial spine in Carpentersville taking advantage of high traffic volumes. The corridor can support additional businesses such as developing existing vacant sites to create attractive commercial centers, particularly north of Huntley Road. Commercial uses should be required on lots facing Randall Road so that there is a continuous commercial frontage but uses such as light industrial or distribution may be appropriate toward the rear of larger lots. Proposed attached single-family and multi-family housing can also be located behind new commercial uses.

Randall Road is a critical growth corridor and can be enhanced with urban design improvements and new development opportunities.



FUTURE LAND USE - Randall Road

Development Type



Commercial Plaza



The proposed commercial use in this corridor is meant to be well-designed retail with various store and restaurant types. This also includes public spaces, such as the examples above, to be walkable for people to get around without having to move their vehicle. This area is re-imagined to be a new form of commercial that uses various building materials, color schemes, designs, and quality landscaping. Examples of retail include showrooms for products, artisan boutiques, and entertainment venues.

Recommendations are all dependent on market trends as well as having a flexible layout that can accommodate different types of users that can change with market conditions.



Multi-family Housing

Adding multi-family development to an existing diverse housing stock provides more options for people to purchase or rent in this area. High-end condominiums and or rental apartments will add to demand for retail services. Building high-amenity multi-family housing attracts prospective residents who

may later purchase a single-family home, or offer a location to down-size for empty - nesters and seniors. Here, residential is shown over retail development.



Light industrial & Distribution

Randall Road can accommodate different types of industrial that, with proper setbacks, should be designed to not interfere with residential areas. Industrial is the fastest growing type of development in the market, providing employment and a tax base to support local services.

Having available, modern industrial space is critical to support existing employers in Carpentersville looking to stay in the community while they expand, as well as to attract new businesses to the community.

FUTURE LAND USE - Randall Road

Enhanced Features



Landscaping and Lighting



Well thought-out commercial landscaping contributes to the overall feel and vibe of any commercial area. Planters, shrubs, trees, etc, are all important to making a place attractive and welcoming. Similarly, proper lighting that conveys the aesthetics of the area are important elements to both safety and a pleasing environment for all users. The examples above exemplify layout, a mix of materials and textures to enable a pleasant experience for patrons visiting local businesses.



Signage

Signage is critical to let people know they are entering into Carpentersville and to reinforce the sense of place in the community. Signage and wayfinding can help visitors know how to get to local destinations as well as promote the various destination points in the community.

Locations along Randall Road will be important priorities for the Village to update its signage suite and reinforce its branding.



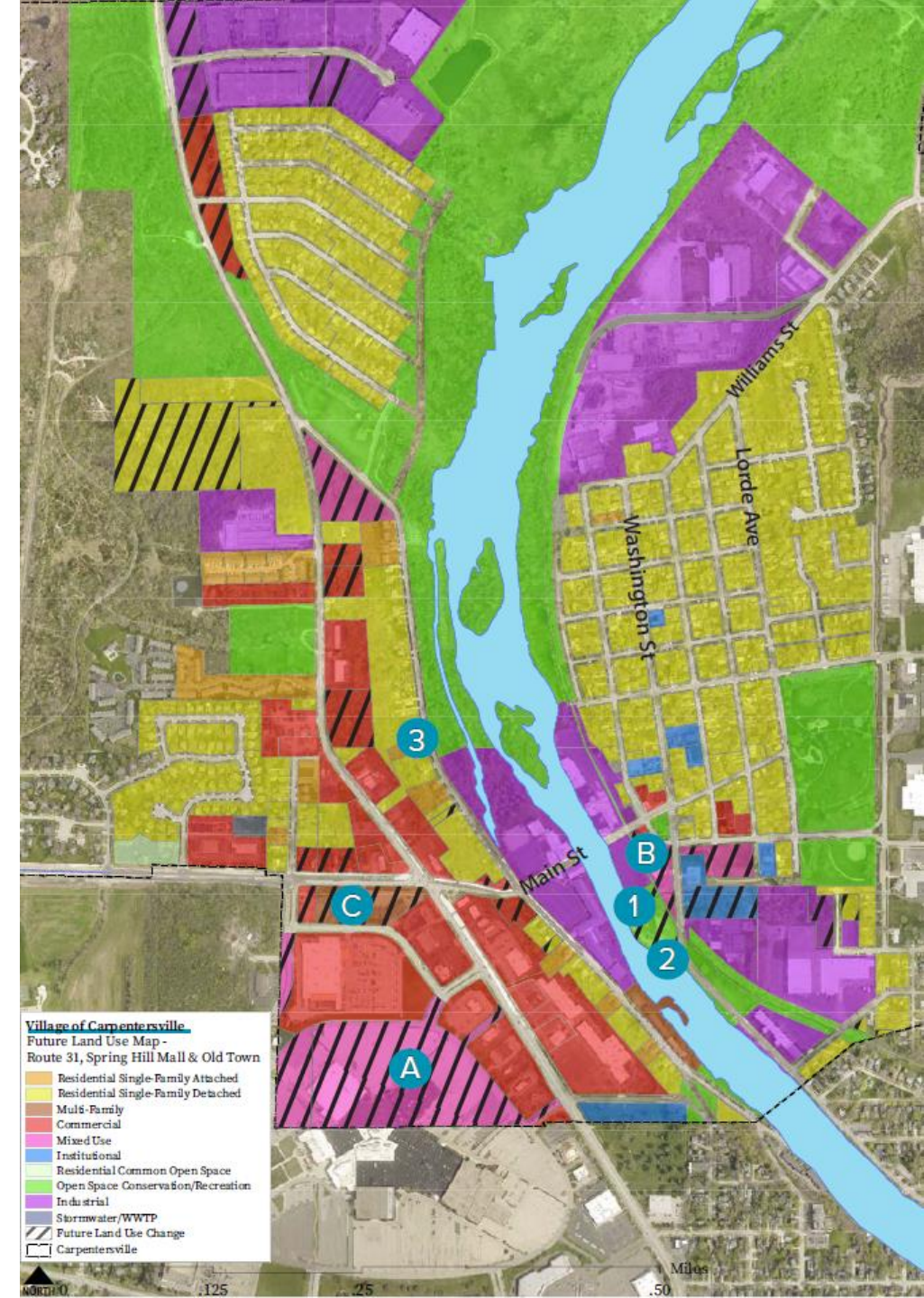
Illuminated Signage

Commercial signage is a smart way to advertise commercial centers and if done sensitively, can add to the identity and characteristics of the corridor. Private signage should reinforce local identity and that of the community as a whole. The example, left, uses a stone base similar to the materials in the Old Town mills.

Route 31 + Spring Hill Mall + Old Town

A blend of old and new, Route 31 and Old Town provide a central focus of jobs, commercial activity, open space and transportation. Key opportunities include redevelopment of Spring Hill Mall retail and entertainment along Route 31 west of the Fox River. This should build on the identity, historic architecture, and walkability of Old Town on the east side. A new Riverfront Park can provide the central space and identity for Old Town, attracting residents and visitors from throughout the Village and beyond.

Route 31 and Old Town are at the heart of the Village of Carpentersville.



FUTURE LAND USE - Route 31, Spring Hill Mall & Old Town

Development Type



Multi-family Residential

Iron Flats is an approved new multi-family rental development that is being built north of Spring Hill Mall on Huntley Road. The development is designed with similar materials as the historic mills along the Fox River, tying together architecture on both sides of the river.



Spring Hill Mall Redevelopment

Mixed uses that provide retail, residential, and public plazas are envisioned for the redevelopment of Spring Hill Mall. Suitable retail and other mixed-uses are also proposed in vacant lots along Route 31. The goal is to revive and support existing retail while creating an

attracting new retail, restaurants, and "18 hour" suburban environment. A walkable "downtown" area is desired by residents. This will reinvent the mall into a modern environment. High quality lighting, landscaping, and other ornamental features are also critical components.



Old Town Development

A new two-three story residential over one-story retail is envisioned in Old Town on sites such as vacant land on Spring Street or the Quiltmaster site on Washington Street. Providing a destination restaurant that can serve local employees during the day and residents from throughout Carpentersville

and beyond at night would be an important draw to take advantage of.

FUTURE LAND USE - Route 31, Spring Hill Mall, & Old Town

Enhanced Features



New Riverfront Park



One of the most consistent themes of community input has been the need for a high-quality central gathering space - a place you could get a cup of coffee in the morning or a beer and a brat at night. The Village has acquired the former M & M Patio Stone site along the Fox River and the Fox River Trail. The existing spaces, above, were the top images of a visual preference survey to inform the design of the park. For more details and concept plans, see Chapter 6.



River Access and Pedestrian Amenities

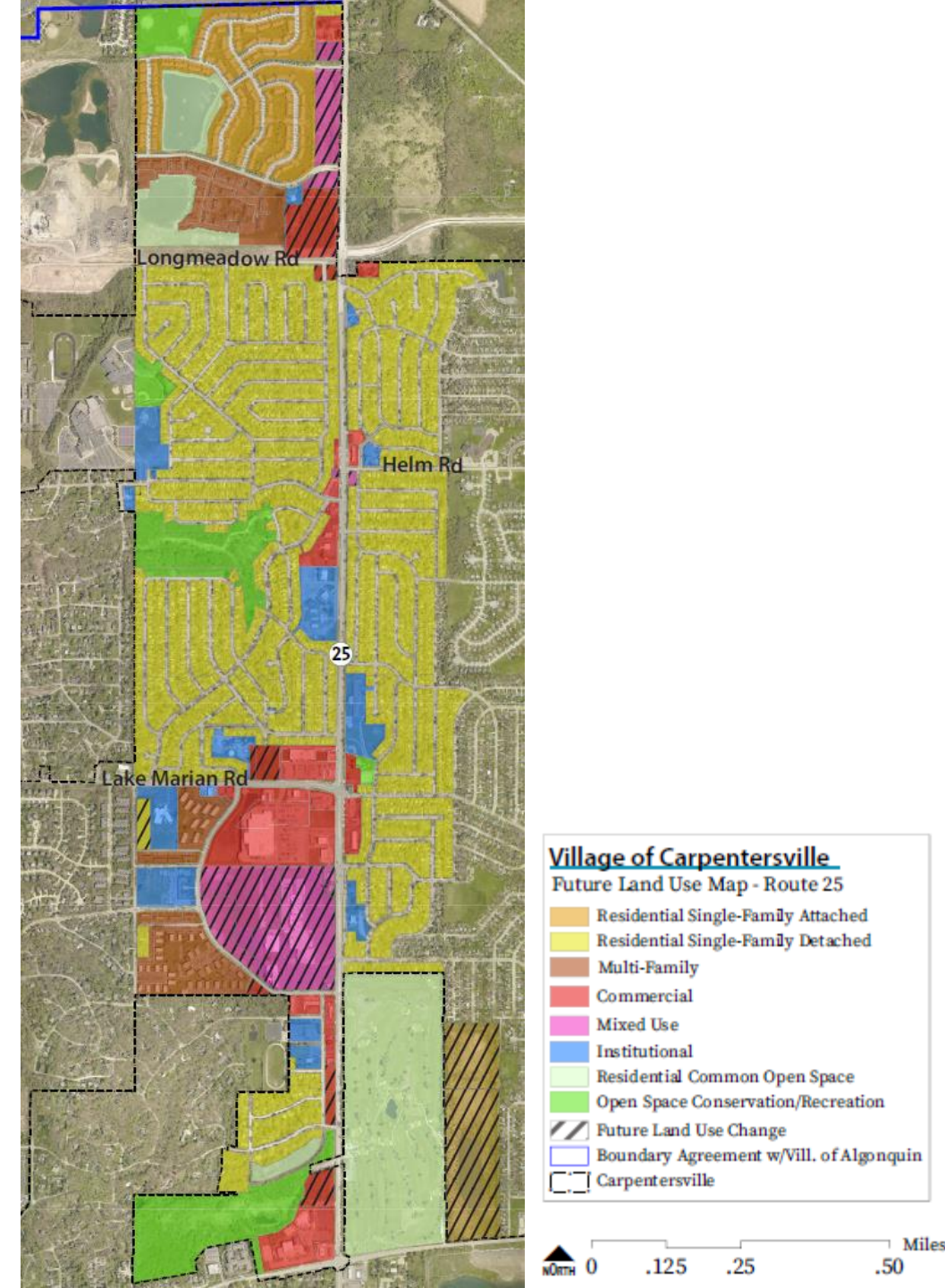


One of the key features of a new Riverfront park will be the interface with the Fox River. By providing a walking path, kayak launch and family play features, the park will be designed to maximize its location and view of the mills across the river. In terms of safety, sidewalks + trails and pedestrian signage are elements that should be incorporated into existing areas of Old Town to encourage walking and safe crossings.

Route 25

Route 25 was once home to one of the largest suburban malls. As the commercial sites have redeveloped, new large retailers have been attracted to the corridor. Meadowdale Shopping Center still retains a mix of local and national retailers which provides a range of options for goods, food, and entertainment. Continued investment in the corridor should consider new, well-designed multi-family housing that will support retail stores and the need for a public space to enhance the identity of the corridor. Improved walkable and a bikable environment are elements that should also be considered.

Route 25 provides a blend of cultures and activities as a critical commercial and residential corridor in Carpentersville.



FUTURE LAND USE - Route 25

Development Type



Senior housing is envisioned east of Bonnie Dundee Golf Club. A variety of product types that cater to empty-nesters and active adults can provide a neighborhood environment for residents who want

to stay in the community but live in a maintenance-free environment close to the golf course, open space, and nearby amenities on Route 25 and Route 68.



Commercial on ground level and office above is a type of mixed-use development that continues to add convenience to residents and visitors. Reusing existing space with innovative services

and activities allows strategic development to occur in a limited space corridor.



Mixed-use Development



Route 25 is a critical retail and residential corridor, providing convenience shopping, entertainment and business services. Much of the corridor is built out with single-family housing, commercial, and institutional uses. Future vision of vacant lots around Meadowdale Mall call for mixed-use development, with the goal of maximizing the space to draw in more retail, restaurant, and entertainment options. These sites will provide the vitality and additional households needed to support single-story large-format retailers along the corridor. Vocational, educational, and technical training providers can also exist in the corridor serving the residents.

FUTURE LAND USE - Route 25

Enhanced Features



Sidewalks and Landscaping



Recommended improvements for Route 25 include adding and connecting sidewalks from Longmeadow Parkway to Barrington Avenue. Disconnected sidewalks in this area were brought up frequently in community meetings. The corridor can be enhanced by adding sidewalks and safe crossings so people can maneuver safely without having to cross the street as oncoming traffic occurs.



Signage



Similar to Randall Road, improved signage is a preference that residents want along Route 25. Randall Road, Route 31, & Route 25 are high-traffic corridors that experiences a lot of activity, with some having local staples that are well known. Adding distinct signage that provides more personality to Route 25 is a marketing form that can help improve the local tax base, can begin to embellish key spots, and sets standards for future development. There is potential for those to stop and visit businesses instead of driving through as well.

Economic Development | Goals & Objectives

- Attract new commercial development.
- Attract additional light industry and distribution to support the tax base and create jobs.
- Marketing and business support.
- Strengthen workforce skills and career paths for youth and adults.

“Mixed-use would be a BIG help.”

“Make [Spring Hill Mall multi-use. Add shops, affordable housing apartment. Convert to town square type development. Make it easy to access by foot/bicycle.”

Housing & Neighborhoods | Goals & Objectives

- Promote homeownership
 - Promote financial counseling and homeownership assistance to encourage households to save money and improve their credit to purchase a home within the Village.
- Multi-family and mixed-use
 - Seek opportunities for new residential homes on vacant and unincorporated properties along the borders of the Village.
- Senior Housing
 - Pursue opportunities for new senior housing options – including to age restricted housing that meets demand for senior housing.

“Affordable, safe housing is needed for the Latino Population.”

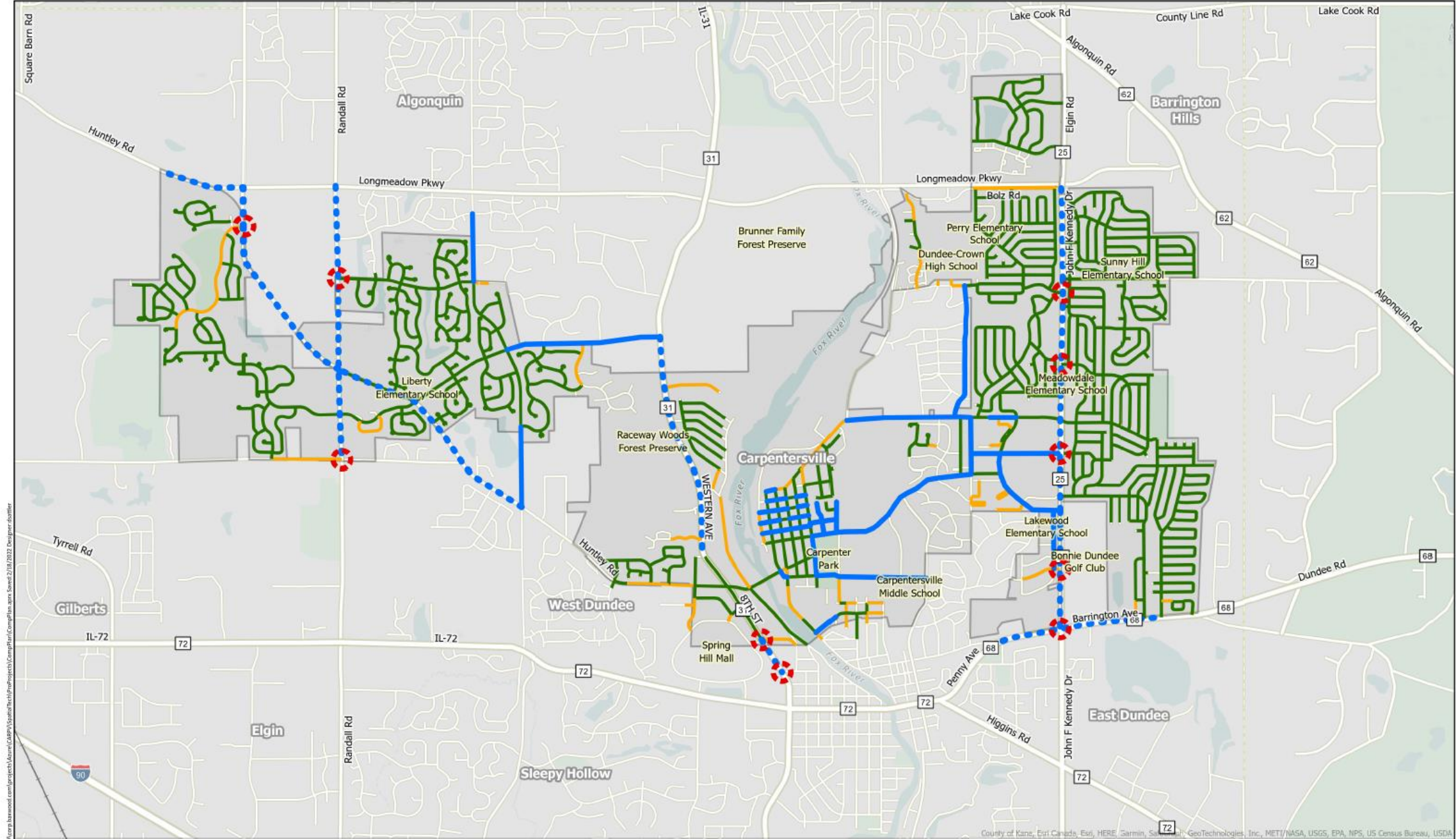
Conceptual site plan showing residential development with different housing options, natural assets, connectivity, and open space.



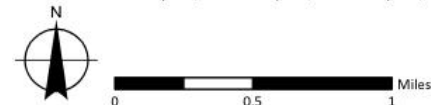
Transportation | Goals & Objectives

- Road network and public safety
 - Village residents and users of streets/public right – of – ways need to have confidence they can rely on the Village infrastructure to be available and well-maintained.
- Bike facilities and trails
 - Identify and prioritize connections between existing facilities that create a robust network of off-road multi-use trails and protected on street facilities that users are comfortable using.
- Sidewalks and pedestrians
 - The sidewalk network should connect users to parks, community amenities, commercial areas, and schools within their neighborhoods.





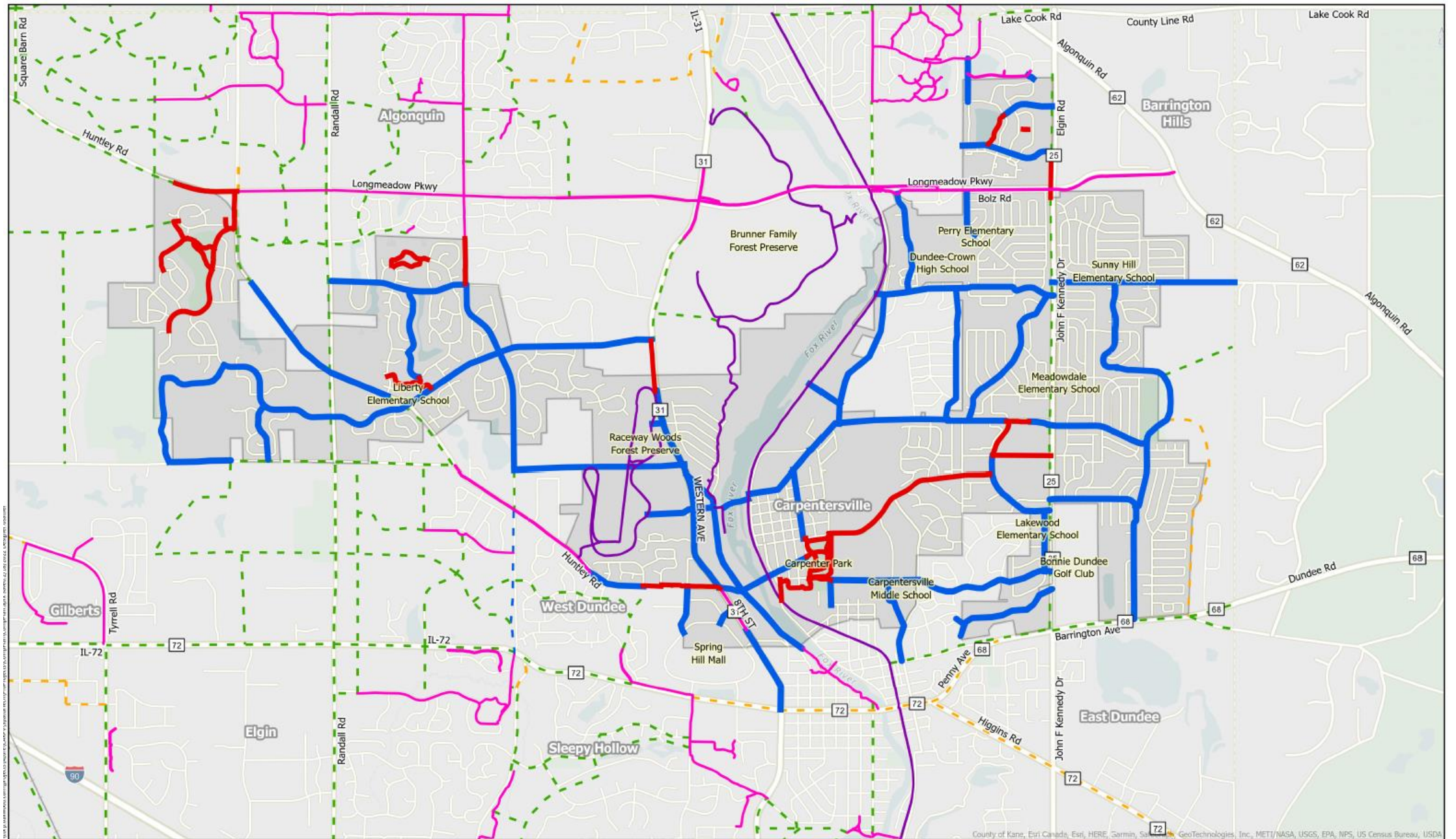
Source: Sidewalk, Village of Carpentersville & CMAP 2018., Highway System, IDOT, 2020.
Base data: Kane County, GIS; Cook County, GIS; Lake County, GIS, Esri



— Railroad
□ Village of Carpentersville

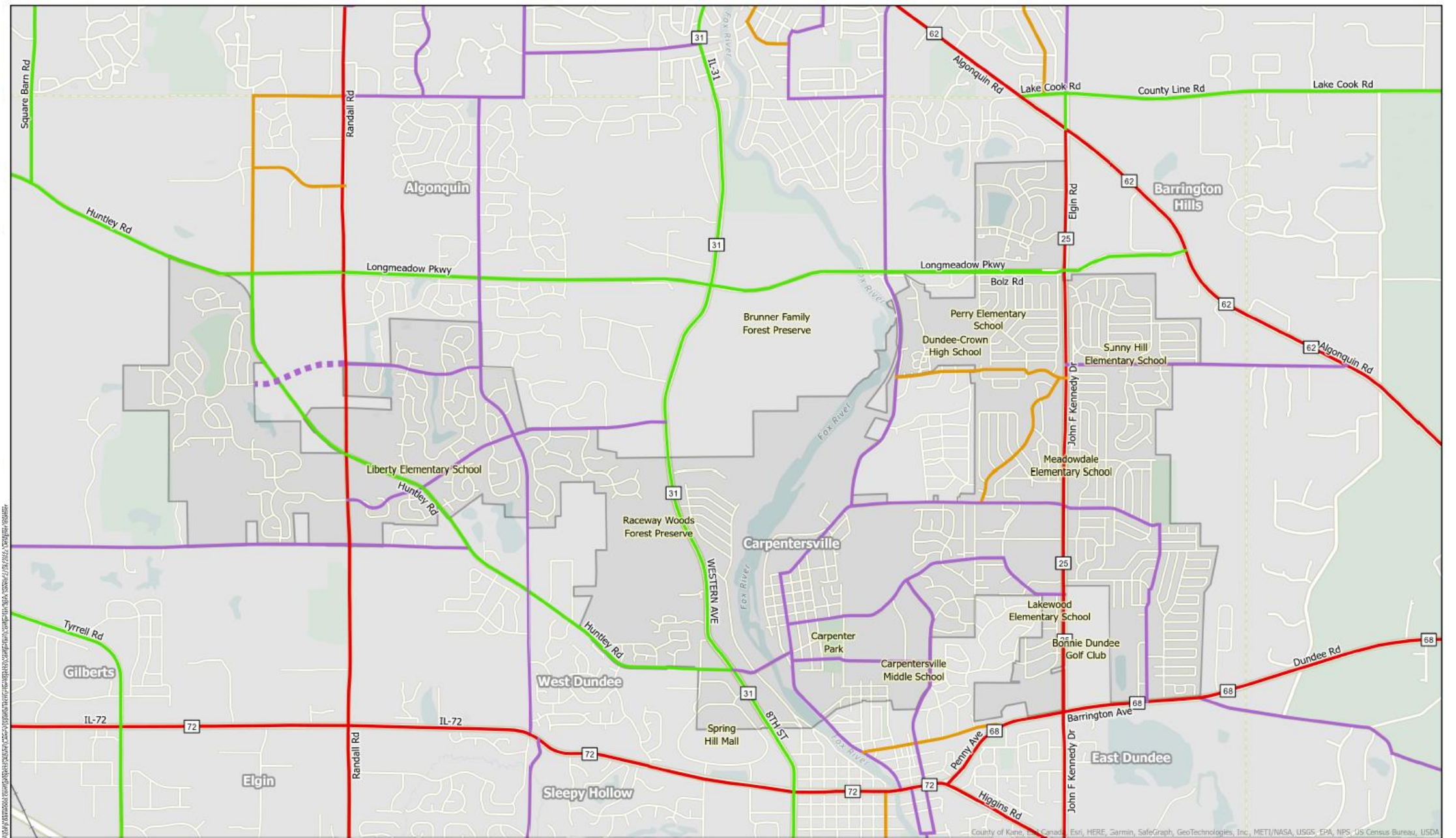
PROPOSED SIDEWALK MAP COMPREHENSIVE PLAN VILLAGE OF CARPENTERSVILLE, ILLINOIS

- Existing Sidewalk - One Side
- Existing Sidewalk - Both Sides
- Proposed Sidewalk Improvement (Other Agency)
- Proposed Sidewalk Improvement (Village)
- ⊗ Proposed Crosswalk Upgrade (Other Agency)
- ⊙ Proposed Crosswalk Upgrade (Village)



PROPOSED BIKE NETWORK MAP COMPREHENSIVE PLAN VILLAGE OF CARPENTERSVILLE, ILLINOIS

- Railroad
- Village of Carpentersville
- Village Existing Facility
- County Existing Facility
- Other Existing Facility
- Proposed - Village Facility
- KKCOM Programmed Facility
- KKCOM Planned Facility
- KKCOM Future Facility



PROPOSED ROADWAY CLASSIFICATION MAP **COMPREHENSIVE PLAN** **VILLAGE OF CARPENTERSVILLE, ILLINOIS**



0 0.5 1 Miles

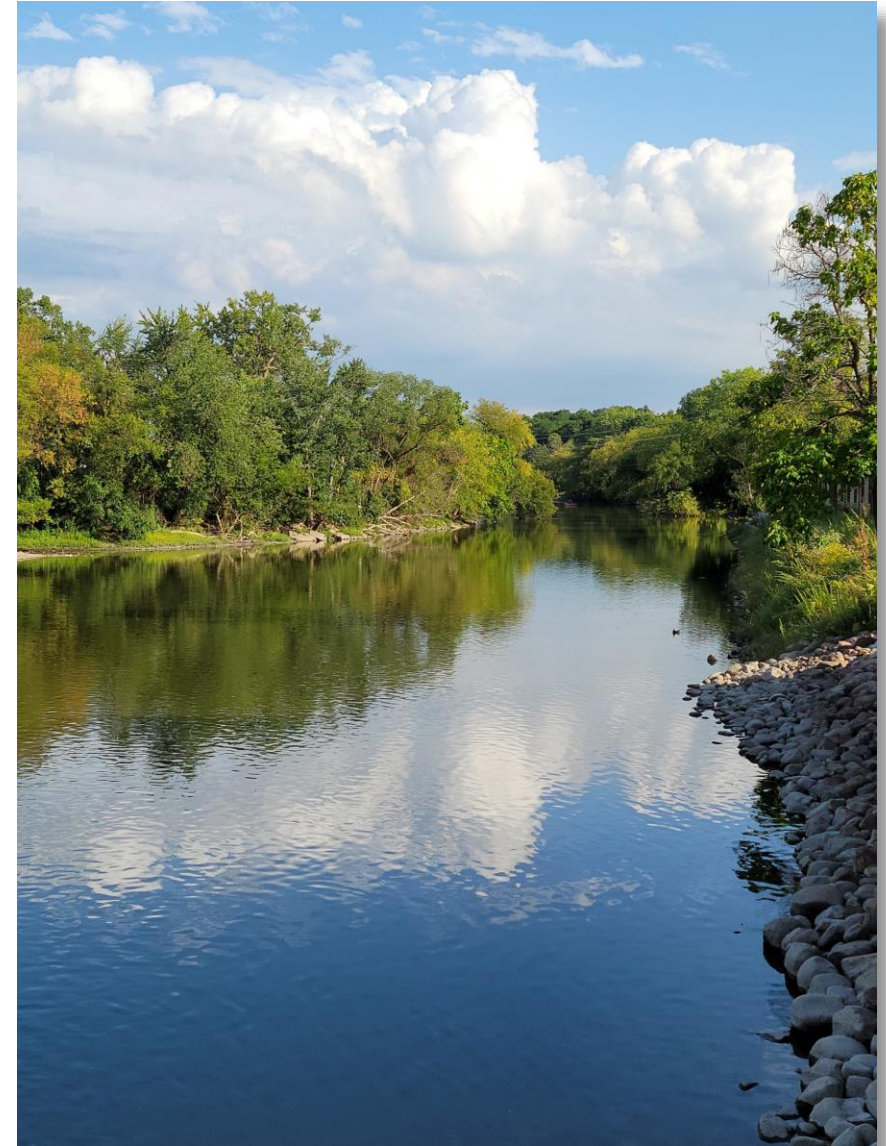
— Railroad
 □ Village of Carpentersville

Road Classification

— Other Principal Arterial
 — Minor Arterial
 — Major Collector
 — Minor Collector
 - - - Proposed Major Collector

Parks, Open Space, & Natural Resources | Goals & Objectives

- Maintain and improve Village-owned parks, ensuring all users have equitable access to amenities.
- Create new parks (Riverfront Park, land for new soccer fields and new park in western growth area).
- Coordinate with Dundee Township Park District and Kane County Forest Preserve District.
- Restore the Fox River natural habitat, water resources, and recreational opportunities.



Community Facilities | Goals & Objectives

- Assist the Fox River Valley Library District in developing a new facility in Carpentersville.
 - Work with the Fox River Valley Public Library District to identify a location for a new library as identified in the district's 2020-2023 Strategic Plan.
- Determine if there is a need for a new indoor recreational facility to serve the community.
 - Investigate the feasibility of developing a multi-functional facility with indoor and outdoor use.
- Create a civic campus in Old Town or enhance Village Hall and police station.



Fox River Valley Libraries

Dundee Library • Randall Oaks Library



The rendering above is an example of a multi-purpose recreational facility, the Ray and Joan Kroc Corps Community Center.

Some of the features offered are full service fitness center, indoor water park, four-court gymnasium, performance & event spaces, and child watch/teen zone.

Infrastructure | Goals & Objectives

- Water system
 - Perform a water treatment plan assessment.
- Sanitary collection and wastewater treatment.
 - Replacing and install various equipment at the Wastewater Treatment Plant and Lift Stations.



Next Steps

- Recommendation to Planning & Zoning Commission
- Public Hearing for Adoption
 - July 21th, 2022 | 7:00 pm

