



Village of Carpentersville  
Comprehensive Plan Update  
Steering Committee 3 | Meeting Minutes | January 19<sup>th</sup> 3-5pm  
(Zoom Online Meeting)

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**Attendees:**

**Steering Committee**

- Amy Dodson, Fox River Valley Library District Executive Director
- Jeff Frost, Trustee, Village of Carpentersville
- Melissa Hernandez, NKCC Chamber Executive Director
- Adam Parchert, Zillion Social/HZO Church
- Jeff Provisor, Main Street Bicycles
- Silvia Realzola, Realzola Realty
- Jose S. Rivera, La Alcancia
- Michael Salvaggio, Village P&Z Commissioner

- John Svalenka, Village of Carpentersville

**Absent**

- Pastor Dexter Ball, Faithwalk Harvest Center pastor
- Rob Gorman, BRIX on the Fox
- Dave Peterson, Dundee Township Park District Executive Director
- Nick Scarpelli, Nick Scarpelli, Meadowdale Mall

**Village Staff & Consultants**

- Benjamin Mason, Community Development Director
- Benito Garcia, Teska Associates
- Scott Goldstein, Teska Associates
- Kevin Gray, Public Works Director

- Eric Johnson, Village Manager
- Jodi Mariano, Teska Associates
- Dan J. Schug, Baxter & Woodman Consulting Engineers
- Christian Vetter, Vetter Consulting



## **Welcoming and Introductions**

Ben Mason of the Village of Carpentersville started the meeting introducing himself, project staff, and members of the Steering Committee.

The first agenda item was having the members approve meeting minutes, provided by Teska, of the first two Steering Committee meetings.

Trustee Frost motioned approval of the minutes and Trustee Rivera second it. A roll call began with all members present through the virtual meeting approving minutes: Dodson, Frost, Hernandez, Parchert, Provisor, Realzola, Rivera, Salvaggio, and Svalenka.

Trustee Frost then introduced Scott Goldstein from Teska Associates to recap what has been completed and remaining task items. After a comprehensive engagement process this Fall through in person and virtual outreach, many ideas and feedback have been collected which will help inform the vision, goals and strategies in the plan.

He encouraged members to continue visiting the website, to help promote it with others, and interact with the activities (i.e., *Comment Map & Ideas Wall*). Other initiatives in progress include assistance from Purple Group to reach out to the Boys & Girls Club, El Centro de Información, and colleagues of Trustee Rivera. Scott indicated he will send an email reminder so the public can be reacquainted with the project and next steps. He proceeded with introducing Jodi Mariano of Teska Associates to discuss the M&M site concepts.

## **M&M Site**

The M&M Site is located between the Fox River and Washington Street just south of Old Town. Two concepts have been developed based on input to date. In Concept A, Jodi Mariano broadly discussed trail connections to nearby parks, amenities such as a kayak landing, a structure for events, and play areas for children. Some of the main points covered were patio spaces, activities for different users, and making use of the natural assets like the view to the river/open space. She walked the attendees through the site plan followed by showing visual examples of proposed recommendations. Below are some of the key items covered:

### Concept A

- Open structures blend in with riverfront features.
- “The open space + outdoor furniture can allow people to make the space their own with prospective amenities.”



- "Play spaces are nature based, which are examples that can mix in with the natural surroundings."
- Concept A was based around having native plant spaces, patio space with selected kiosk or shipping containers...a more nature-based theme.

## Concept B

- The second concept provides a large open space, with overlooking areas, more robust playground, and step-down features (access to nature such as the river, grass, etc.)
- Trustee Rivera liked this concept and thought this rendering was more geared towards "family-based activities," noting that the food and seating area plays a big part, thus helping to reduce speeding vehicles.
- Trustee Salvaggio emphasized that this opportunity at M&M can help define our community or begin to define ourselves like other municipalities have. He mentioned the "architecture should be cohesive with the surroundings, should play a big part with the Village's history, and the opportunity exists to make this a local gem." "The site will be showcasing the Village and it needs to be defined as a community and where are they going in the future."
- Trustee Frost also thought this area (Concept B) is reflective of the Village, the playgrounds, open space, and parking area works well, and it's important to include restrooms as well.
  - The Village needs a place to say, "let's go meet and congregate."
  - "People will come back if the site is well thought out."
- Trustee Frost noted the rendering was heading in the right direction.
- Trustee Realzola also liked the family-oriented vision but would also like to see it as a "flex space," a way to make the space their own for events, individually or other type.
- Kevin Gray, public works director, had some comments regarding site features such as recommending removing the sidewalk in the north and having one main entry/exit way south. This is due to an existing lift station being present and (2) wet wells. He also noted to make use of the existing sanitary infrastructure in place for a restroom structure.
- Ben Mason noted that a few slivers of properties along the bike trail are owned by different parties and cannot make improvements without consulting them first. He offered some thoughts about:



- “From a practical standpoint, is there a benefit to access the site with bold visible pedestrian crossing that can be placed at the intersection?”
- “Perhaps the bike trail access can be reconfigured to converge it into one main entry point where the Village has control over the land.”
- John Svalenka, also mentioned the site should be recognizable to Carpentersville, similar to the arch gateway sign in Carpenter Park.
- Eric Johnson made an important reminder that the M&M site should “complement Carpenter Park, not have competing venues.”
- Trustee Parchert echoed some of the earlier comments speaking to the idea of transforming the area depending on events or have the site have multiple activities at one time, really enjoyed the dog park idea and thought more consideration should be placed into ensuring outdoor furniture is not stolen.
- Jodi Mariano questioned “what makes this [the site] representative of Carpentersville?”
- Trustee Provisor commented that a train depot was located not far from the M&M site and “emulating it would be interesting”, and images are available from the Dundee Township Historical Society. Bike parking and bathrooms with enough elbow room to change is also important to think about.
- Trustee Hernandez said a lot of manufacturers are in that area and to be mindful of keeping up with current trends.

Jodi Mariano then thanked everyone for their critiques, thoughts, and ideas. Modifications to the site will be done according to the feedback received.

Scott Goldstein started the second part of the presentation with going over the draft outline of the comprehensive plan and noting some key points.

### **Land Use, Scott Goldstein, Teska**

- Build on what is strong and fill in the weakness areas.
- Pursuing development that is in spirit with the local area
- In terms of the corridors, the tie between Old Town and Spring Hill Mall is important
- Recommend frontage of Randall Rd. with retail and inner lots for MF, or industrial use (things that don't require essential views



### **Economic Development, Christian Vetter, Vetter Consulting**

- Retail – identify gaps and find new redevelopment opportunities.
- Updated grocery (Amazon Fresh) could be a possibility to explore or other uses that can capitalize on the corridors with access to I-90 is distribution.
- Look at diversifying the structure of economy to be more resilient and attract prospective residents.
- Higher-end residential development implementation is something to be mindful of.
- Retain current retail but explore more modern ways of attracting this type of use.
- Spring Hill Mall is an opportunity for a mixed-use site.
- With industry & office uses, warehousing/distribution (trucking) is a main driver and booming economy but notes that if the Village pursues this idea to plan for truck traffic and noise, especially near residential areas. Trustee Frost agreed with Christian.
- Trustee Salvaggio was in favor of finding locations for affordable housing.
  - Christian Vetter remarked with retail improvement and including new housing can elevate a particular area. Carpentersville needs “options and opportunities so as to not lose population.”
- Office – more so thinking about having additional entertainment & leisure options instead of office use.

### **Housing & Neighborhood, Scott Goldstein, Teska**

- Single-family has room to grow.
- Live in an area with a balance of amenities, and private lots.

### **Transportation, Dan Schug, Baxter and Woodman**

- Filling in gaps of pedestrian connections to parks, trails, and forest preserves is a priority.
- Unincorporated residents don't care if they are part of the Village or not, they want pedestrian connections and accessibility to roads.
- Proposed village facilities (routes) are also looking beyond the Village boundaries.



- Remarks were made about differentiating Village jurisdictions and delineating the traffic generators.
- In terms of the proposed sidewalk connection map, there are still some connectivity issues.
  - Trustee Parchert said the area from Fox View to near where the Wal-Mart Supercenter is at needs an alternate route.
- Trustee Frost asked whether the discussions with Kane County are productive and if they are receptive to land improvement. Dan replied all entities are but it's a matter of finance when having improvement projects.
- Trustee Realzola said Rte. 31 has sidewalk/trails missing

### **Parks & Open Space, Benito Garcia, Teska**

- Discussed goals and strategies related to improving access to recreational areas among different communities and connections to the regional trail system.
- Offered a preview of some proposed park improvements, such as Fair View and Kemper Park.

### **Community Facilities, Scott Goldstein, Teska**

- Discussed the possibility of a Village Hall and police in Old Town versus retaining the current campus.
- Proposed a new multi-purpose facility that could be used by the Boys and Girls Club and other entities such as Dundee Township Park District.
- Discussed the need for a new library location.

Scott Goldstein and Ben Mason ended the meeting with next steps, encouraging Steering Committee members to send comments and follow up with other concerns. Comments on the draft outline should be submitted to Ben Mason by Wednesday (1/26). The next Steering Committee meeting is scheduled for (3/02) from 3-5pm. The second community workshop is tentatively planned for Spring.