



Village of Carpentersville  
Comprehensive Plan Update  
Steering Committee 4 | Meeting Minutes | March 2<sup>nd</sup> 3-5pm

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**Attendees:**

**Steering Committee**

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| ▪ Amy Dodson, Fox River Valley Library District Executive Director | ▪ John Svalenka, Village of Carpentersville |
| ▪ Alberto Garcia, Business Owner                                   | ▪ Gary Swick, Friends of the Fox River      |
| ▪ Rob Gorman, BRIX on the Fox                                      |   |
| ▪ Melissa Hernandez, NKCC Chamber Executive Director               |   |
| ▪ Adam Parchert, Zillion Social/HZO Church                         |   |
| ▪ Dave Peterson, Dundee Township Park District Executive Director  |   |
| ▪ Silvia Realzola, Realzola Realty                                 |   |
| ▪ Jose S. Rivera, La Alcantia                                      |   |

**Absent**

- Pastor Dexter Ball, Faithwalk Harvest Center pastor
- Jeff Frost, Trustee, Village of Carpentersville
- Jeff Provisor, Main Street Bicycles
- Michael Salvaggio, Village P&Z Commissioner
- Nick Scarpelli, Nick Scarpelli, Meadowdale Mall

**Village Staff & Consultants**

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|--|--|
| ▪ Benjamin Mason, Community Development Director | ▪ Ed Szydlowski, Asst. Dir., Public Works                    |
| ▪ Benito Garcia, Teska Associates                | ▪ Jodi Mariano, Teska Associates (Zoom)                      |
| ▪ Scott Goldstein, Teska Associates              | ▪ Dan J. Schug, Baxter & Woodman Consulting Engineers (Zoom) |
| ▪ Kevin Gray, Public Works Director              | ▪ Christian Vetter, Vetter Consulting (Zoom)                 |
| ▪ John-Paul Schilling, Chief, Fire Dept.         |  |



## **Welcoming and Introductions**

Community Development Director Ben Mason initiated the meeting by introducing himself and welcomed the Steering Committee as well as the project team. He then proceeded to giving a brief preview of the information that will be covered in the presentation.

The first agenda item addressed was having members approve meeting minutes from the third meeting, held virtually in Zoom. Ben called for a motion.

Trustee Parchert motioned approval of the minutes and Trustee Rivera second it. A roll call began with all members present approving the minutes.

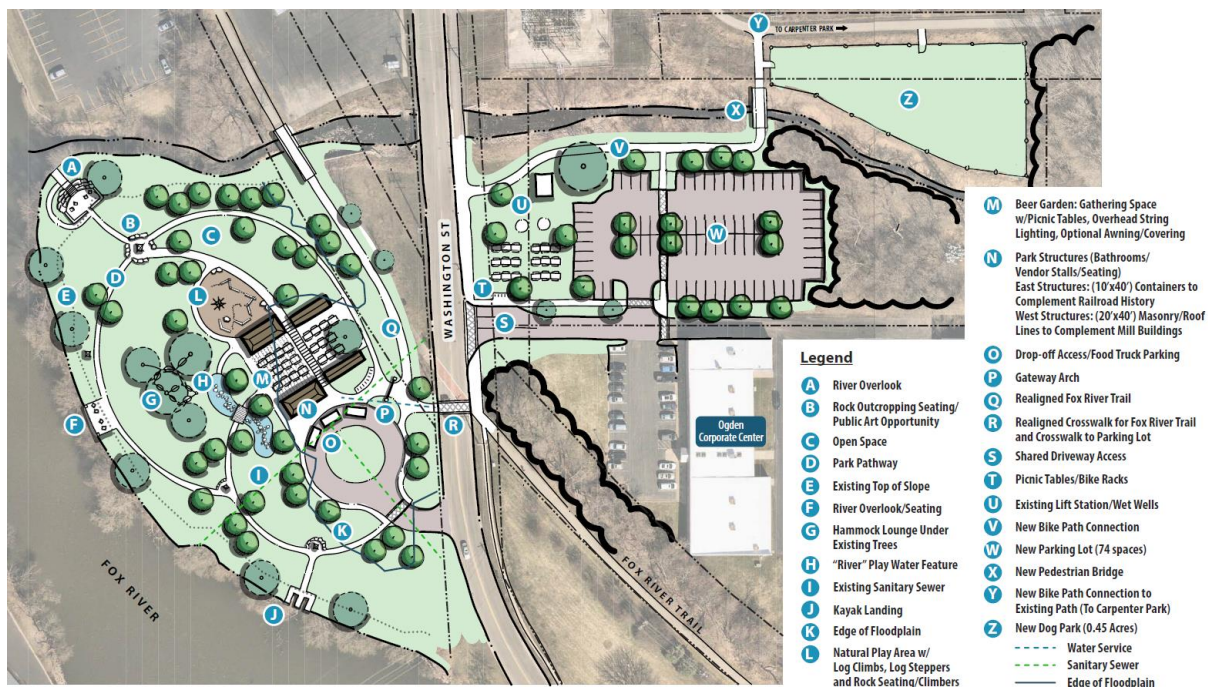
## **Engagement**

Scott Goldstein of Teska Associates then summarized civic engagement to date, reviewing what residents like and want to see in the Village, summarizing feedback from the first community workshop, including the desire for a central place in Carpentersville for the residents, the family-friendly atmosphere of the community, and the need for trails and sidewalks to reconnect the community.

## **M&M Park Concept:**

The presentation started by going over conceptual park renderings to the Village-owned M&M Stone Patio site, which Jodi offered some insight. She covered site characteristics such as:

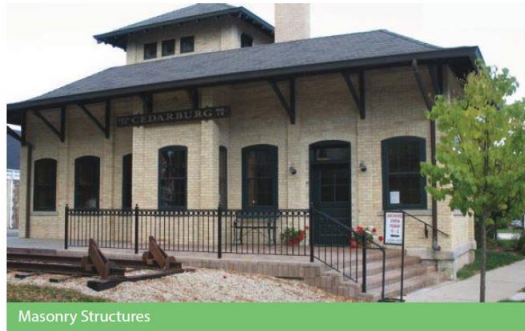
- Approximately 2.68 acre and adjacent to Fox River Trail
- Surrounded by commercial, open space, and public service uses
- Meant to be a destination and gathering space for everyone
- Serve as an economic anchor and connect the Fox River to Carpenter Park







Jodi Mariano shared images of potential building materials, design, furnishing, and vegetation options, and possible activities for a proposed park.



Masonry Structures



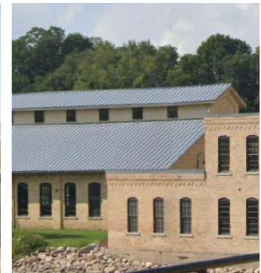
Containers to Complement Railroad History: Seating Areas/Vendor Space



Masonry Structures



Park Structure to Complement Mill Buildings (Option Open or Closed)



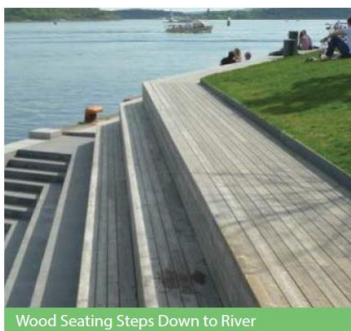
Below are options that could be implemented so people can interact more easily with the river and be a launching point/resting area for kayaking.



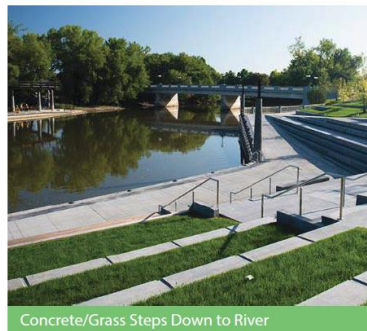
Swings along the Riverfront



Kayak Landing



Wood Seating Steps Down to River



Concrete/Grass Steps Down to River



Concrete River Edge Walk w/ Rock Riprap

There are different seating accommodations that be arranged with native planting, allowing the park to be more natural, less artificial and create a cozy, intimate space.





Adirondack Chairs



Hammock Lounge



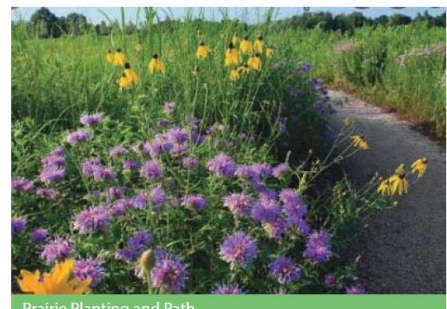
Wood Lounge Chair Seating



Rock Outcropping Seating



Gathering Space Seating and Overhead Lighting



Prairie Planting and Path

The idea for the park to be used by everyone. The images show nature-like activities for kids to enjoy.



Log Climber



Natural Play



Wood Steppers



Interactive Water Play



Interactive Water Play

More interactive activities for kids and overlook areas so people can enjoy the view from a higher elevation.





River Overlook



"River" Play Water Feature



Initial feedback from the committee about the design and features were:

- Nature play areas and native plantings are great, a unique opportunity for Carpentersville
- Teaches people about nature and water quality
- Kayak landing is great
- Be mindful of the river and its popularity in the future, once the dam is removed people could use it more frequently
- Adding "history structures" is a great idea
- The dog park idea may be suited for another type of use
- There could be challenges with outdoor water features
- We need to have something that draws people year-round and be used entirely in a different way
- Need to be more of an anchor, add a restaurant or features like the San Antonio riverwalk
- Have building materials related to the railroad structures that existed in the past

Trustee Garcia and Rob Gorman both expressed interest in focusing on a place for adults to go and wanted to make sure the area has the activity and attraction to be a major draw. They liked the idea of a vendor or vendors that could set up for food and drink in the park. The current design for the park shows a central area that would have those activities. The consultants will work on ways to enhance this area and ensure it has the right design and programming to make this an attraction that is very different from Carpenter Park or other parks in the area.

### **Menti-Meter Exercise:**

Scott Goldstein then presented an interactive exercise using Mentimeter.com. This online tool allows for people to vote whether or not they like options being presented to them. The survey was divided into two sections; the first covered park features (structures, gathering spaces & water play) and the



second was related to corridor design ideas (crossings/walkability, street furnishings, parking lots, and identity/signage). The survey was intended to get feedback from the committee regarding the Village and not only the M&M site.

The highest responses were for those images that showed spaces with lighting and tables that people could congregate. They liked the idea of having a combination of open and closed structures with an aim for all year activities.

### **Draft Comprehensive Plan:**

The next agenda item was feedback on the draft comprehensive plan. Dan Schug of Baxter & Woodman, covered Transportation & Infrastructure, which includes proposed sidewalk connections, trail networks and intersection safety improvements. Benito Garcia of Teska Associates discussed current and future land use, specifically showing recommendations for Randall Road and U.S. Route 31/Spring Hill Mall corridors. Future land use suggestions will also be developed in the comprehensive plan for the Western Expansion area west of Randall Road, Old Town, and Route 25.

Christian Vetter of Vetter Consulting, presented economic development goals and strategies, stressing the importance of reinforcing the local economic base with industries that are in demand, strengthening the workforce, and being versatile to market trends. Scott Goldstein resumed the presentation and briefly discussed ways to strengthen housing and neighborhoods as well as community facilities.

Scott Goldstein and Ben Mason ended the meeting with next steps, encouraging Steering Committee members to review the draft plan and provide comments. The next Community Workshop is intended to be in mid-April, with a date to be confirmed.