



Village of Carpentersville
Comprehensive Plan Update
Steering Committee 5 | Meeting Minutes | June 29th 3-5pm

Steering Committee

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| <ul style="list-style-type: none">▪ Melissa Hernandez, NKCC Chamber Executive Director▪ Adam Parchert, Zillion Social/HZO Church▪ Nick Scarpelli, Meadowdale Mall▪ John Svalenka, Village of Carpentersville▪ Ross Bertone, representing Dave Peterson, Dundee Township Park District | <ul style="list-style-type: none">▪ Patrick Hoey, Village of Carpentersville Police Chief |
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Absent

- Pastor Dexter Ball, Faithwalk Harvest Center Pastor
- Amy Dodson, Fox River Valley Library District Executive Director
- Jeff Frost, Village Board
- Rob Gorman, The BRIX on the Fox
- Michael Salvaggio, Village P&Z Commissioner
- Silvia Realzola, Realzola Realty
- Jose S. Rivera, La Alcania

Village Representatives

- Andy Koteras, Village of Carpentersville Planning Intern

Village Planning Staff & Consultants

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| <ul style="list-style-type: none">▪ Benjamin Mason, Community Development Director▪ Benito Garcia, Teska Associates | <ul style="list-style-type: none">▪ Scott Goldstein, Teska Associates▪ Kevin Gray, Public Works Director▪ John-Paul Schilling, Chief, Fire Dept. |
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Welcoming and Introductions

Community Development Director Ben Mason introduced himself and welcomed everyone to the last steering committee meeting of the comprehensive plan. Ben briefly recapped the notes from March 2022 describing the team was working on goals and objectives as well as a new park concept in Old Town next to the Fox River. He then directed the steering committee members to fill out a worksheet as Teska Associates went over updates in their presentation. The worksheet listed the goals and objectives of the draft plan and members had to prioritize which would be marked as short or long term goals.



March 2, 2022 Steering Committee Meeting Minutes

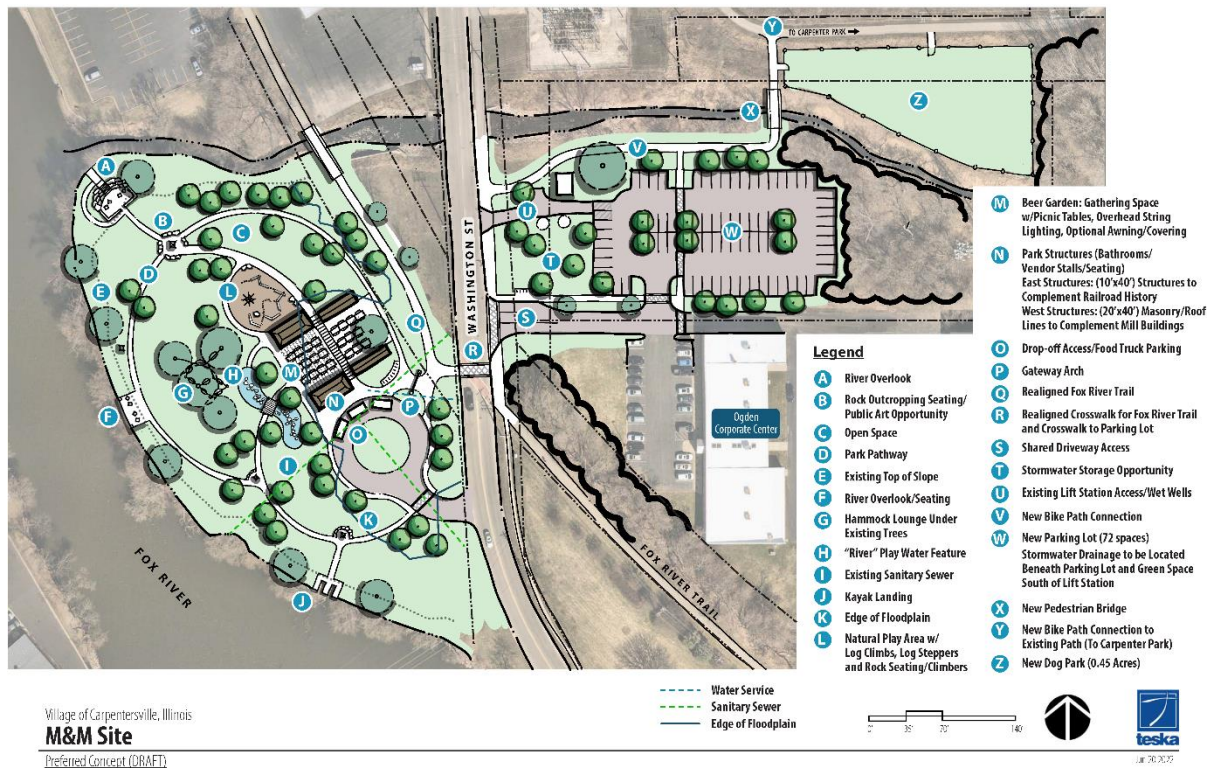
The first agenda item was approving the meeting minutes from March. Ben called for a motion.

Melissa Hernandez motioned approval of the minutes and Adam Parchert second it. A roll call began with present members approving the minutes.

Riverfront Park (M&M Site) Concept Plan:

Scott Goldstein presented the Riverfront Park concept plan. The proposed design, amenities, activities, and feel were guided by the architecture of the mills, context of Old Town, and resident remarks. The goals of the park are to:

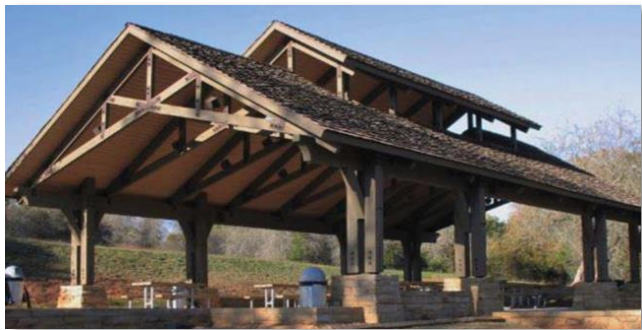
- Create a destination along the Fox River with public and private programming
- Act as a catalyst to stimulate the revitalization of Old Town and promote development
- Enhance connectivity with trails, sidewalks, and bike paths



The rendering below illustrates the central gathering space in the proposed park, highlighting a casual atmosphere where people can meet, vendors can sell food, and families can gather.



Below are the inspirational examples and preferred options to be implemented at the new park. A cozy, intimate gathering spot that emulates the natural environment.



Park structure to complement the local mill buildings, which can be open or closed. Many suggested to have a structure that can have the siding retracted during seasonal weather.



An example where rotating food vendors or other can set up and provide refreshments.

Draft Comprehensive Plan:

The next agenda item was reviewing the chapters of the draft plan. Land use plans have been developed for the four sub-areas which are Western Expansion, Randall Road, Route 31 + Spring Hill Mall + Old Town, and Route 25. Each area calls for specific future land use changes for existing properties within the Village's boundary as well as annexation of land within the Village's planning area. This includes commercial (office & mix of high-quality retail & restaurants), light industrial + distribution, housing (single-family, attached & detached, townhomes), multi-family rental, and



proposing mixed-use development (retail on ground & housing above). Mixed-use development (residential and commercial along with public spaces) is recommended for Spring Hill Mall as it will be major impact to the Village in terms of attracting prospective residents and providing pedestrian connection.

Economic development entails increasing the presence of marketing and business support for adding new forms of commercial development, while supporting the existing retail in the Village. Throughout the engagement process, many advocated for the Village to attract new businesses, light industry + distribution employment, and strengthening the workforce skills + career paths for youth and adults.

Housing and neighborhoods involves promoting homeownership, with financial counseling and assistance, seeking different housing options for people at different stages of their lives, and having senior housing that meets current needs. One important concern that was raised was trying to find a solution to assist homeowners to upkeep their homes, such as roof repairs. Grants, forgivable loans, and seeking other financial programs are a few options the Village can pursue and incorporate in the community. This also includes strengthening and creating new partnerships.

The transportation chapter details the road network and public safety recommendations that should be evaluated and implemented by the Village and KDOT. Connection of bike facilities, trails, and sidewalks remains a priority for residents.

Parks, open space, and natural resources calls for continuing to maintain and improve parks within the Village, using their Comprehensive Parks Master Plan as a reference, constructing the new Riverfront Park, and finding space to have a permanent soccer field. Cooperating with Dundee Township Park District and Kane County Forest Preserve will be an important task and one the Village will actively pursue to ensure trails + bike paths are connected to the existing infrastructure. These initiatives all help to ensure the biodiversity is preserved and that best management practices are included as development progresses.

In terms of community facilities, the Village is working with the Fox River Valley Library District to find a location to build a new library. The Village and non-profit organizations can also explore the feasibility of having a new indoor recreational facility to serve residents. The Village can also look at potentially creating a civic campus to include all their essential services, such as police & fire station and Village Hall or upgrading the existing Village Hall and Police Station to optimize their space.

Steering committee members provided the following comments:

Police Chief Hoey – can the plan include more detail on property maintenance and ways to assist property owners to rehabilitate their properties?

Nick Scarpelli complimented the Village Board and staff for significant improvements to make the Village customer friendly and business friendly. This is very important to signal to the development and investment community that Carpentersville is a good place to do business.

Ben Mason and John Svalenka suggested that the plan include recommendations for the Kane County Forest Preserve District to provide improvements to their holdings in the western portion of Carpentersville including trails and other amenities so it can be a destination similar to Raceway Woods.



Ross Bertone of Dundee Township Park District stated that they have an excellent relationship with the Village and interested in further cooperation to achieve open space and park objectives with the Village.

Present committee members recommended the draft plan proceed to Planning & Zoning Commission with the following edits:

- Add more detail regarding housing maintenance, listing out ways that residents can seek financial assistance for repairs as well as programs for housing counseling to assist renters in saving funds to purchase homes
- Emphasize how the Village has become customer friendly – from the Village Board setting policy to the staff providing direct services to residents and businesses
- Working with Kane County Forest Preserve to ensure amenities, connection, and other features are included to provide improved public access and amenities to their properties

The public hearing for adoption is currently set for July 21st. A motion to adjourn the meeting was approved unanimously.