

VILLAGE OF CARPENTERSVILLE

RE-IMAGINE CARPENTERSVILLE TOGETHER



Village of Carpentersville, IL Draft Comprehensive Plan

August 1, 2022

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VILLAGE OF CARPENTERSVILLE

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"Carpentersville is a three-dimensional experience...it is a Fox River valley community with three pillars that characterizes the personality of the Village. They are Economic, Environmental, and Social, represented by the three foxes."



INTRODUCTION

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

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.”

The vision for the Village of Carpentersville noted above speaks to the forward-reaching aspirations, dreams, and goals for a community that values its rich history of settlement along the Fox River, access to major transportation routes, open spaces and natural environment, and strong residential neighborhoods.

Carpentersville is a community of 37,983 residents located along the Fox River in Kane County, approximately 40 miles northwest of Chicago. It is located along the I-90 corridor and is accessible by several north-south arterials, including Route 25, Route 31, and Randall Road.

What started as a small settlement along the Fox River in 1837 by Charles and Daniel Carpenter slowly developed until it became officially recognized as Carpentersville in 1887. The Village has since expanded to become a place of regional commerce and a variety of residential and commercial neighborhoods.

Carpentersville is recognized by its topography and open space, specifically the Fox River, parks, forest preserves, and bike + walking trails. Old Town, located along the Fox River at Main Street, is a highly visible area that adds to the historic significance of the Village. Former mills were renovated along with streetscape improvements and upgrades to nearby housing making Old Town a very attractive

PLAN BACKGROUND

Fall Fest 2021

Families, friends, and kids of all ages came together to celebrate Fall Fest and provided their recommendations to the comprehensive plan.



neighborhood at the center of the Village.

Carpentersville has a series of residential areas which have been built out in phases, starting in the Old Town area, expanding eastward toward Route 25 and more recently, westward toward Randall Road and beyond. Industrial uses continue to be situated on both sides of the Fox River. Commercial corridors are located along Randall Road, Route 31 (including Spring Hill Mall), and Route 25.

There has been significant progress in improving the quality-of-life for residents, making investments in places that people value and attract visitors. Most notably is Carpenter Park with new recreational amenities such as playgrounds for youth, outdoor furniture, and sports equipment. Raceway Woods Forest Preserve, with its bike and walking trails, also attracts many visitors, locally and from nearby suburbs.

There are, however, additional opportunities to connect different portions of the Village, such as between parks and various destinations. Other challenges to overcome include coordination among different government agencies, filling commercial vacancies, planning for the future of Spring Hill Mall, and programming of community events/activities especially in Carpenter Park and Old Town.

PLAN BACKGROUND

PAST PLANS

The Village has adopted several plans and documents to help guide future development, including the Carpentersville Comprehensive Plan (2007), Longmeadow Parkway Corridor Study (2009), Old Town Plan in (2012), Comprehensive Parks Master Plan (2013), and Fox River Plan in (2015).

Village of Carpentersville Comprehensive Plan

Adopted January 16, 2007

"Achieve a distinctive, high-quality, balanced pattern of development in the community and forge strong public + private partnerships to help implement plans, policies, and programs." (General goals)

The *Carpentersville Comprehensive Plan* (2007) was adopted in response to the immediate concerns of the Village at the time while simultaneously preparing for improvements and development over the next 10-15 years. The plan included recommendations for land use within the Village and for prospective annexations of unincorporated land west of Carpentersville. The plan included goals and objectives that would:

- Enhance Carpentersville's image & identity
- Provide a diverse housing stock for people in different stages of their lives
- Plan for current & future land use
- Encourage appropriate commercial development opportunities
- Improve recreational amenities
- Support intergovernmental coordination with local agencies.

Longmeadow Parkway Corridor Study

Adopted June 2, 2009

"The Longmeadow Bridge Corridor was proposed to alleviate traffic congestion on the existing bridges in the northern Fox Valley area."

The Longmeadow Parkway Corridor is a regional roadway stretching from Huntley Road to Illinois Route 62 with a new bridge over the Fox River. The study analyzed traffic projections and toll financing to fund the construction and maintenance of the bridge. The bridge will alleviate congestion on Main Street in Old Town Carpentersville by providing an alternative route for thru traffic.

PLAN BACKGROUND

Village of Carpentersville Old Town Plan

Approved June 24, 2012

"The Plan's highest priorities are to build a lively center for the Carpentersville community utilizing the tremendous assets of Old Town." (Introduction)

Carpentersville adopted the *Old Town Plan* in 2012 which emphasized building a more lively and animated center for the Carpentersville community. Identified as a subarea in the comprehensive plan, the document serves as a guide to make informed decisions that affect land use, community development, transportation, infrastructure, and capital improvements within Old Town. Recommendations included:

- Improving access to the Fox River
- Improving the flow of traffic along Main Street and Washington Street
- Locating a new park along the Fox River at the M&M site
- Creating a path between the Fox River and Carpenter Park

Village of Carpentersville Comprehensive Parks Master Plan

Adopted June 4, 2013

"Enhance the quality of life of citizens by providing public parks which respect natural resources, provide recreational opportunities, and encourage the enjoyment of the outdoor environment." (Mission Statement)

The *Comprehensive Parks Master Plan* (2013), initiated by the Village, provided a thorough review of current and projected park needs as a guide for coordinating improvements and funding that are summarized in the parks and open space chapter of this plan. This includes recommendations for improvements to Carpenter Park, Keith Andres Memorial Park, Timothy R. McNamee Memorial Park, John "Jack" Hill Memorial Park and Triangle Park.

HISTORY + DEMOGRAPHICS

HISTORY OF THE VILLAGE OF CARPENTERSVILLE

The Village was founded by Charles and Daniel Carpenter along the Fox River and was home to various manufacturers over time including the Atlantic Four Mill, which opened in 1845-46. In 1851, Julius Angelo Carpenter built the first bridge across the river and attracted the Chicago and Northwestern Railroad to extend the line from East Dundee to Carpentersville. The Illinois Iron and Bolt Company was established in approximately 1870, and the Star Manufacturing Company, which manufactured agricultural implements, opened in 1873. Old Town built up around the mills. Star and Illinois Iron & Bolt merged in 1912. Following its industrial growth of the 19th Century, Carpentersville's development held steady until the 1950s.

The major expansion of the Village in the 1950s coincided with the Meadowdale subdivision and Meadowdale Shopping Center, once the largest in the Chicago suburbs and was anchored by Wieboldt's, Carson Pirie Scott, Cook's and W.T. Grant. The center featured an indoor skating rink and later a new post office was built where the northern side of the shopping center was located.

Spring Hill Mall was developed by Homart Development Corporation, then owned by Sears, Roebuck & Company in 1980, anchored by Marshall Field & Company and Sears. Roebuck & Company, joined by JC Penney in 1983, Kohl's and Joseph Spiess in 1984 and Carson Pirie Scott in 1990. Additional retailers occupied an enclosed mall and were added as free-standing restaurants and retailers along Route 31 over time. In recent years, most retailers have closed and the mall is slated for redevelopment.

By the 1990s, the Village expanded westward toward Randall Road and beyond. Randall Road now has a growing commercial base that serves Carpentersville as well as other neighboring villages.

DEMOGRAPHICS

The Village is home to approximately 38,000 residents. The community has a concentration of manufacturers and commercial businesses with a daytime population of 30,627, 32% of which are employees and 68% are residents.

The median household income is \$71,309 compared with \$64,730 for all U.S. households and is projected to increase to \$77,812 in the next five years.

POPULATION

- Carpentersville has 37,983 people according to the 2020 Census, a slight increase of approximately 300 residents in the last ten years. In 2010, the population was 37,691.
- The Village grew by 0.14% annually since 2010.
- A five-year projection growth in Carpentersville is 39,187, an increase of 0.46% annually between 2021 to 2026.
- Population is 50.2% male and 49.8% female.
- Median age is 30.6, compared to U.S. median age of 38.5.



A family visits Fall Fest and contributes their recommendations to the comprehensive plan.

HISTORY AND DEMOGRAPHICS

Households

- Total household counts in Carpentersville increased from 10,852 in 2010 to 11,037 in the 2021, a growth of 0.15% annually, consistent with population growth.
- Five-year projected number of households is expected to be 11,336 in 2026, an increase of 0.54% annually from the 2021 total, also consistent with projected population, yet at a slightly higher rate indicating a trend toward smaller single person households.
- Average household size is currently 3.47, the same as in 2010.

INCOME

- In 2021, the median household income of \$71,309 compared to \$83,374 in Kane County and \$64,730 for all U.S. households.
- The median household income is projected to be \$77,812 in five years, compared to \$72,932 for all U.S. households.
- Carpentersville had a per capita income of \$25,263, compared to \$37,548 in Kane County while the U.S. was at \$34,136. The per capita income is projected to be \$28,464 in five years, compared to \$39,378 for all U.S. households.

2021 Household Demographics



8,328 Housing Units



2,709 Renter
Occupied Units



11,037 Households

- Of the six neighboring communities, Carpentersville, West Dundee, Gilberts, East Dundee, Barrington Hills and Algonquin, households in Carpentersville have the lowest annual income – median, average, and per capita. Barrington Hills has the highest.

RACE AND ETHNICITY

Carpentersville is a very diverse community in terms of race, ethnicity, age and household income.

- The population is approximately one-third White (non-Hispanic) and one-half Hispanic or Latino of any race.
- African American represent 8.8% of the population, while 7.6% are Asian, and approximately 1.4% other races.



White Alone
Carpentersville | 32.4%
Kane County | 57.1%



Asian Alone
Carpentersville | 7.6%
Kane County | 4%



Hispanic or Latino of any race
Carpentersville | 49.7%
Kane County | 31.9%



Other Races Alone
Carpentersville | 1.4%
Kane County | 1.8%



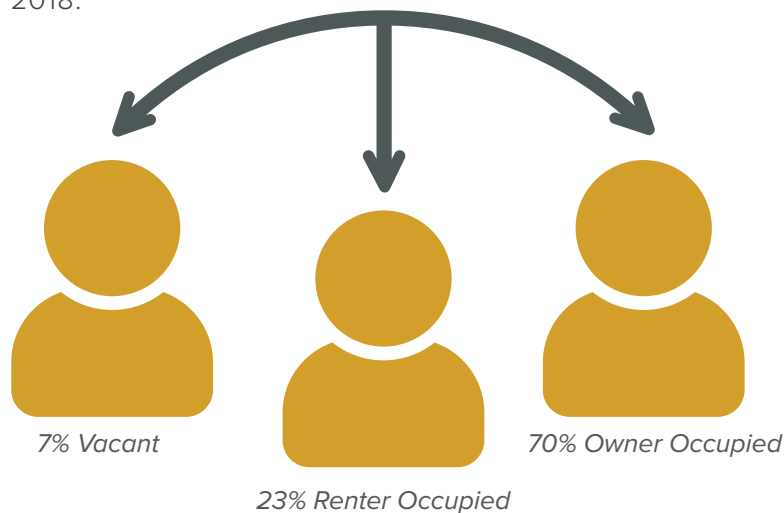
Black Alone
Carpentersville | 8.8%
Kane County | 5.3%

HISTORY AND DEMOGRAPHICS

MARKET SUMMARY

RESIDENTIAL

- 70% of housing units are owner-occupied while 23% are renter occupied, and 7% are vacant.
- The median home price in Carpentersville is \$210,000 in 2022.
- Average sales price rose 12.3% from May 2021 to May 2022 with 78% of homes sold over the asking price in May 2022.
- Carpentersville is seen as a seller's market in May 2022, which means more people are looking to buy than there are homes available.
- Median Days on Market: 14 Days with a 3-month supply of inventory.
- Only 4 multi-family developments have occurred in Carpentersville and adjacent communities between 1995-2018.



RETAIL

- The Chicago retail market witnessed positive absorption in the second half of 2021 through the first quarter of 2022. The vacancy rate decreased to 11.7%, a somewhat encouraging sign, and the average asking rent increased slightly to \$19.02 per square foot.
- Vacancy rates in the sub-market that includes Carpentersville have decreased from 11.6% to 10.9% over the past 12 months from Q1 2021 to Q1 2022.
- Only a few individual retail spaces were available for lease or sale within Carpentersville.
- The former Sears on the West Dundee side of Spring Hill Mall is also listed for sale.



Local business along Route 68.

HISTORY AND DEMOGRAPHICS

OFFICE

- Leasing momentum has begun to pick up in 2022, but shifts in office space usage that accelerated during the Covid-19 Pandemic has led many firms to downsize their space.
- Continued high vacancy in the submarket and negative net absorption indicate that additional office will not be needed in Carpentersville in the short-term. Exceptions are technology and health-care related fields.

INDUSTRIAL

- The industrial property market (wholesale, warehousing/distribution, manufacturing, big box retail) was not negatively impacted by the pandemic and is following, if not increasing its pre-pandemic growth trajectory.
- During Q1 of 2022, new leasing in the sub-market totaled 623,995 square feet, a 19.2% increase over the past 12 months.
- Two industrial projects are taking place at Longmeadow and Randall, coming online in Algonquin in 2023. There are an additional six lots for sale in this area.
- Another site under construction is located in West Dundee on Wesemann Drive, a 50,000 sq. ft. build-to-suit facility.



Development site in an unincorporated area located along Longmeadow Parkway (left) provides future expansion opportunities for the Village.

Raceway Woods (right) is a treasured destination for its bike and walking trails.



"Carpentersville has a family-friendly vibe and is poised for growth."

Local resident at a focus group

CHAPTER 2

LAND USE

LAND USE

VISION

The Village of Carpentersville is a vibrant collection of strong and welcoming residential neighborhoods that provide a variety of housing options, businesses, parks, and open spaces to serve a diverse and growing community.

FINDINGS

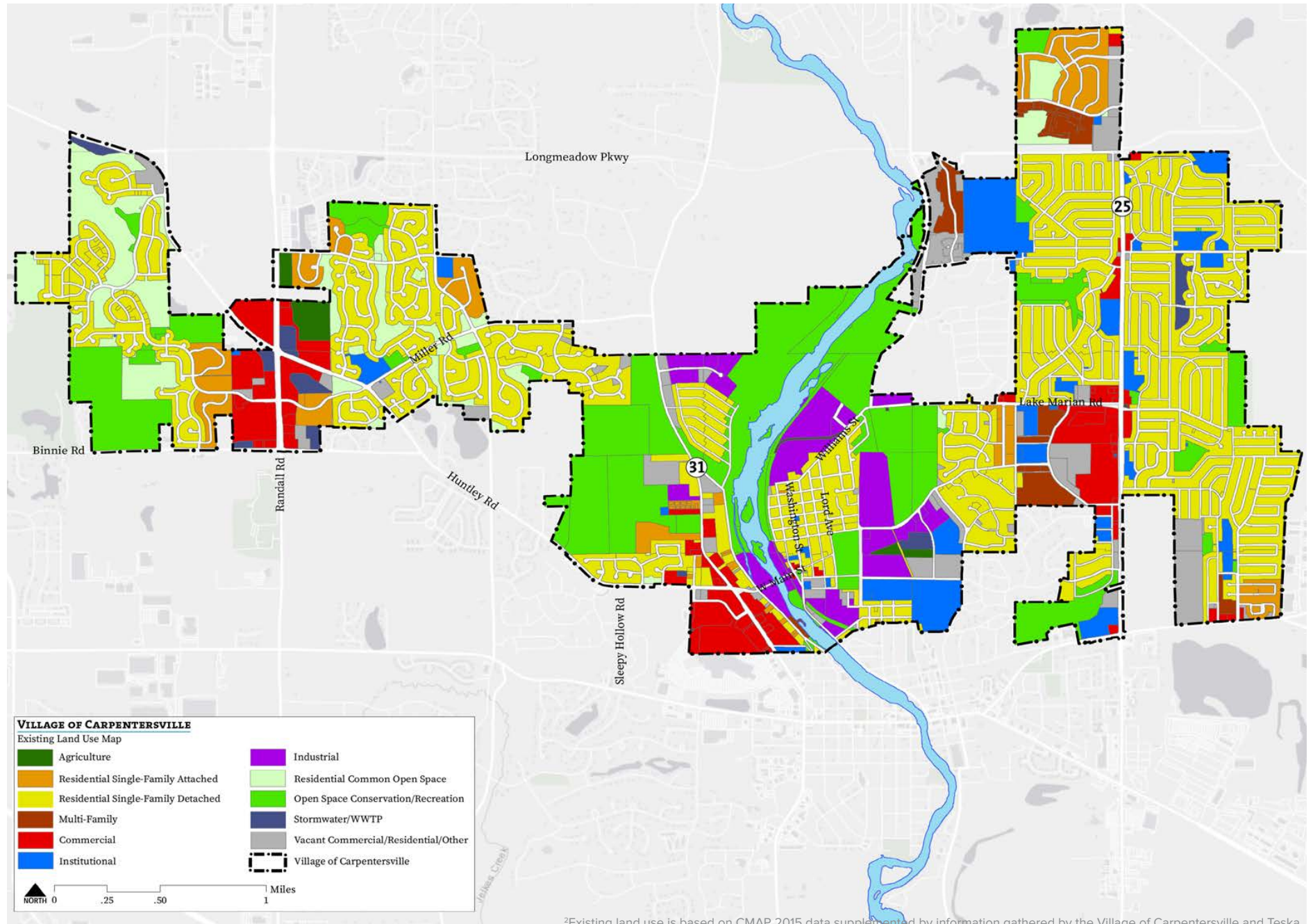
I. LAND USE

Land uses represent the economic and functional uses of land in the Village such as residential, industrial, commercial, recreational, and agricultural use. West of Randall Road, land use patterns include open space (primarily owned by Kane County Forest Preserve, Dundee Township Park District and Dundee Township), commercial, agriculture and residential. The central portion of the Village between Randall Road and Old Town is composed of commercial, industrial, and residential neighborhoods. Institutional, residential, commercial, multi-family, and single-family residential areas predominate in the eastern part of the Village near Route 25.

- *Agriculture* – Land classified by the county assessor as agricultural, where the parcel is dominated by row crops, field crops & fallow field farms & pasture, horse, dairy, livestock. It may be zoned for a different land use such as commercial but has not yet been developed.
- *Single-Family Residential* – Includes single-family detached & attached (such as townhomes.)

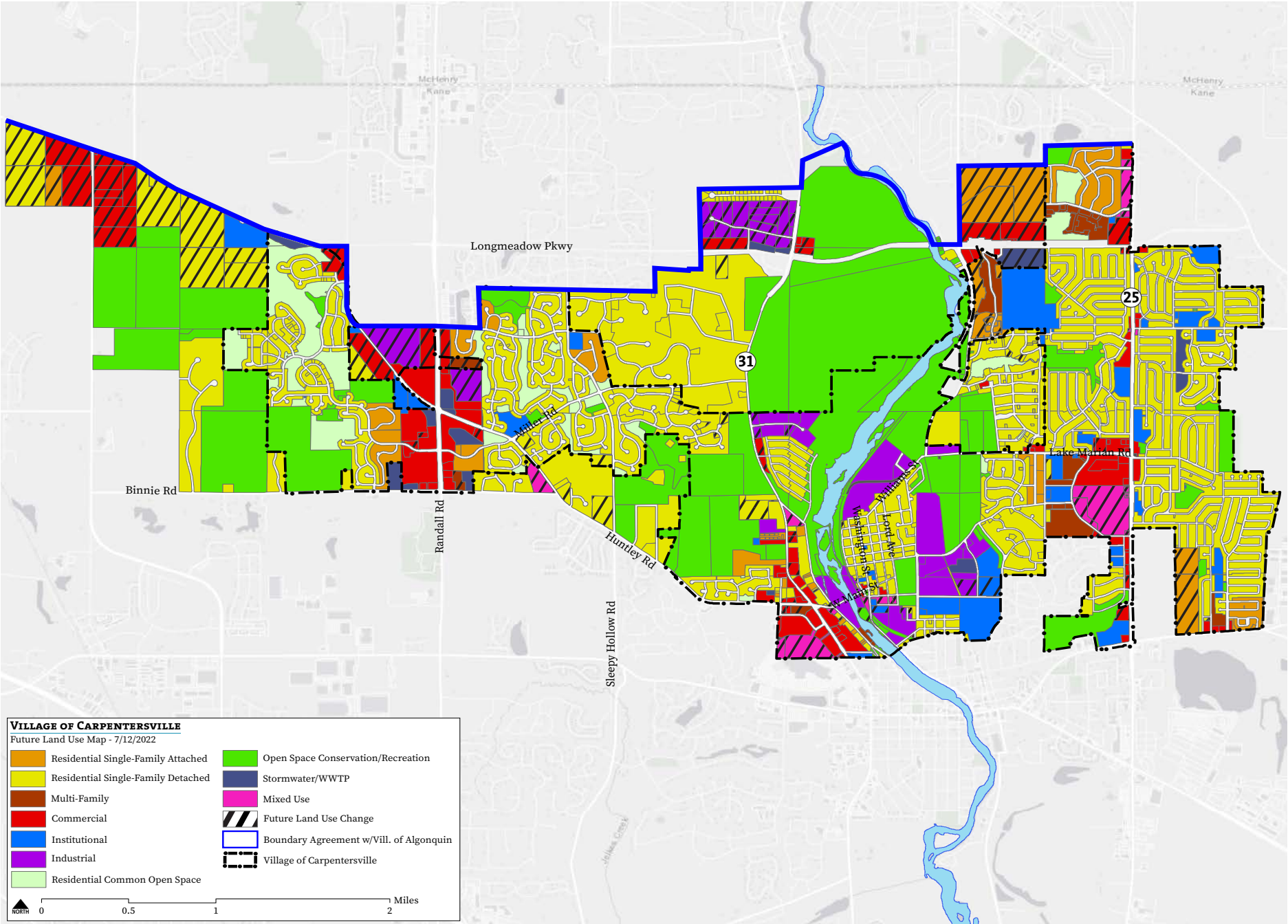
- *Multi-Family Residential* – Housing that includes multiple units within a single building and may be apartments or for-sale condominiums.
- *Commercial* – A variety of levels of retail trade and services including retail, office and business services.
- *Institutional* – Primarily composed of schools and government buildings.
- *Industrial* – Manufacturing/warehousing operations and properties where the manufacturing of goods is the sole on-site activity.
- *Open Space*
 - I. Residential common open space – generally land set aside for stormwater and commonly owned open space such as through a homeowner's association
 - II. Open space /conservation/recreation – publicly owned land such as Kane County Forest Preserve, Dundee Township Park District, Dundee Township and Village of Carpentersville parks
- *Stormwater* - Land set aside for stormwater management/ wastewater treatment plant.
- *Vacant land* - Land that may be zoned for any land use but is currently undeveloped or vacant and not being used for agriculture.

EXISTING LAND USE MAP



²Existing land use is based on CMAP 2015 data supplemented by information gathered by the Village of Carpentersville and Teska

FUTURE LAND USE MAP



LAND USE - ZONING

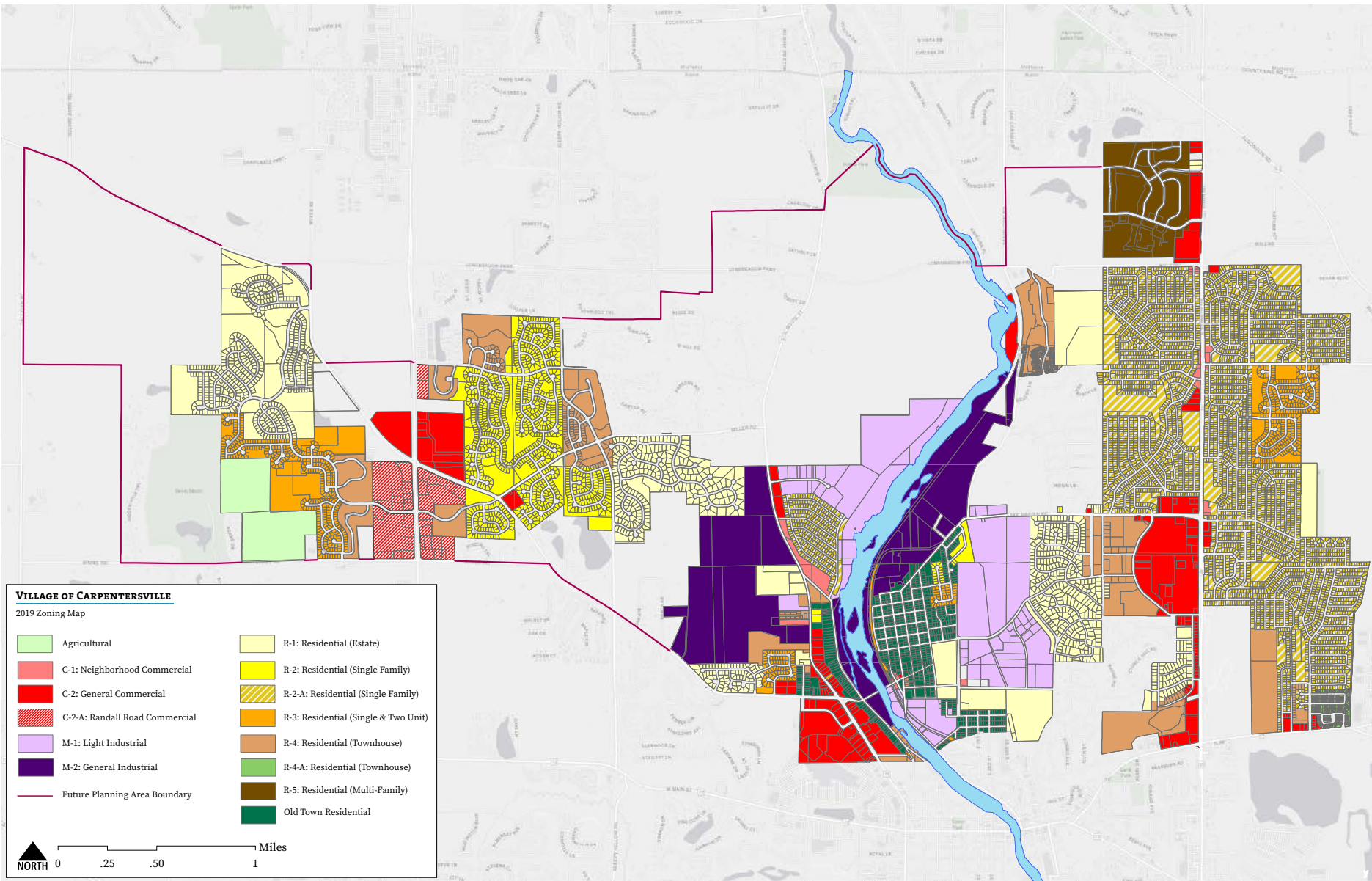
II. ZONING

The Zoning map illustrates the land uses permitted in each area of Carpentersville. The current zoning generally is consistent with existing land uses, although there may be some differences. Parcels not classified indicates land is unincorporated or part of a neighboring municipality. For a more comprehensive look, visit the Village website www.cville.org.

- *Agricultural* - Several small areas of land are zoned as agriculture, located in the southwest, at the center of the Village, and adjacent to the Fox River. There may be agricultural uses in land zoned for other use as shown on the existing land use map.
- *Commercial* - The Village has three types of commercial zoning, neighborhood, general, and Randall Road. General commercial is located on Randall Road north of Huntley Road, Route 31 (Spring Hill Mall), and along some areas of Route 25. Neighborhood commercial is located along Route 31 and Route 25.
- *Manufacturing/Industrial* - Light industry and general industrial zoning is at the center of Carpentersville, within and near Old Town.
- *Residential* - Eight residential districts are dispersed throughout the Village. Each area has different housing densities with varying lot sizes. Estate, single & two-unit, townhouse housing is located across the Village, west to east, with multi-family in the east.
- *Old Town Residential* - A special zoning district tailored to the existing housing stock in the Old Town area.



2019 CARPENTERSVILLE ZONING MAP



LAND USE

GOALS AND STRATEGIES

2.1 PRESERVE NEIGHBORHOOD CHARACTER WHILE PURSUING BALANCED GROWTH AND DEVELOPMENT.

2.1.1 Support the character of existing residential neighborhoods and provide a range of options for single-family homes, attached single-family, and high-quality rental options. Ensure that the Village and other units of government support residential neighborhoods through well-maintained infrastructure (sidewalks, roads, parks, water, etc.). Promote homeownership of single-family and attached single-family homes. Ensure that rental housing is well-maintained and provides quality housing for its tenants.

2.1.2 Promote economic development along commercial corridors including Randall Rd, Route 31, Old Town, Huntley Road and Route 25. Invest in infrastructure to provide economic development opportunities for commercial and industrial properties. Market Carpentersville as a destination for businesses including manufacturing, office, and distribution that supports the local tax base without undue impacts on residential neighborhoods.

2.1.3 Preserve and enhance parks, forest preserves, and recreational areas to support residents and visitors. Provide well-maintained Village parks and coordinate with Dundee Township Park District, Kane County Forest Preserve and Dundee Township to provide access to open space, recreation, and natural resources to support the Village's residents and visitors. Improve access to the Fox River and connect the Fox River Trail to other trails and sidewalks for residents and visitors. Continue to conserve resources along the river by coordinating with Kane County Forest Preserve and other property owners nearby.

2.2 PURSUE DEVELOPMENT AND REDEVELOPMENT PROJECTS THAT ENHANCE THE COMMUNITY AND SUPPORT FISCALLY SOUND GROWTH.

2.2.1 Support the development of modern industrial and manufacturing facilities that build on the historic strengths of Carpentersville's business community. Reserve land for industrial and manufacturing facilities for future economic growth, ensuring there is adequate infrastructure to serve these types of development.

2.3 TRANSFORM RETAIL DISTRICTS TO STAY IN TUNE WITH CURRENT TRENDS, TECHNOLOGY AND CONSUMER SPENDING HABITS. SEE ECONOMIC DEVELOPMENT CHAPTER.

2.3.1 Attract amenities that serve special events and visitors to support the local economy.

2.3.2 Plan for the enhancement of Old Town to take advantage of the historic mill architecture and provide additional business development and access to the Fox River for residents.

2.3.3 Redevelop Spring Hill Mall into a mixed-use, "downtown" district that provides access to modern retail, entertainment, residential and hospitality/hotel uses.

2.3.4 Enhance the environment along Route 25 to support a blend of national and local retailers, entertainment, and residential options.

2.3.5 Promote additional retail development along the Randall Road frontage, with light industry + distribution and high-quality multi-family housing.

What we've heard so far... Lo que hemos escuchado hasta ahora

"More density at the mall site."

"We want a downtown."

"Better public transportation for families to get around."

"More opportunities to take advantage of the trail for people, businesses."

"Community centers for teens, volunteer opportunities. Spanish language classes for English speaking adults."

"Make it easier for retail businesses to get started in Carpentersville."

"El alumbrado de algunas calles sobre todo en toda el área de la Sioux Ave."

"Mixed use would be a big help."

"Mejorar, las calles, avenidas y espacios públicos, tener más diversidad de tiendas."

Ideas from workshops, outreach, and visiting different businesses in Carpentersville.

LAND USE

2.4 SUPPORT THE QUALITY OF LIFE IN CARPENTERSVILLE'S RESIDENTIAL NEIGHBORHOODS. SEE HOUSING AND NEIGHBORHOODS CHAPTER.

2.4.1 Support balanced growth and development of residential neighborhoods while preserving the distinct character of each area. Ensure new residential developments include common open spaces to provide stormwater and recreational areas.

2.4.2 Enhance open space and connections between residential neighborhoods. Ensure that common open space is well-maintained, sidewalks are provided in residential areas, and that trail and/or sidewalk connections are made between residential neighborhoods.

2.4.3 Plan for the growth of new residential areas in adjacent unincorporated areas within the boundary agreement to the north toward Algonquin and Galligan Road/Huntley Road on the west; unincorporated areas between the Village's boundaries and the boundary agreement with Algonquin; and between the Village's western boundary and Galligan Road (including the land area at the southwest corner of Galligan Road/Huntley Road shown on the Future Land Use Map). New development should be connected with sidewalks and trails, arranged to be fiscally sound to support public services, and offer amenities for existing and new residents, such as parks and open space.

2.5 PRESERVE THE NATURAL ENVIRONMENT AND ITS RESOURCES, WHILE CONNECTING THEM WITH PEDESTRIAN AND BIKE FACILITIES.

2.5.1 Enhance existing Village parks and open spaces and create a new riverfront park at the M&M site in Old Town. See *Parks, Open Space and Natural Resources Chapter*.

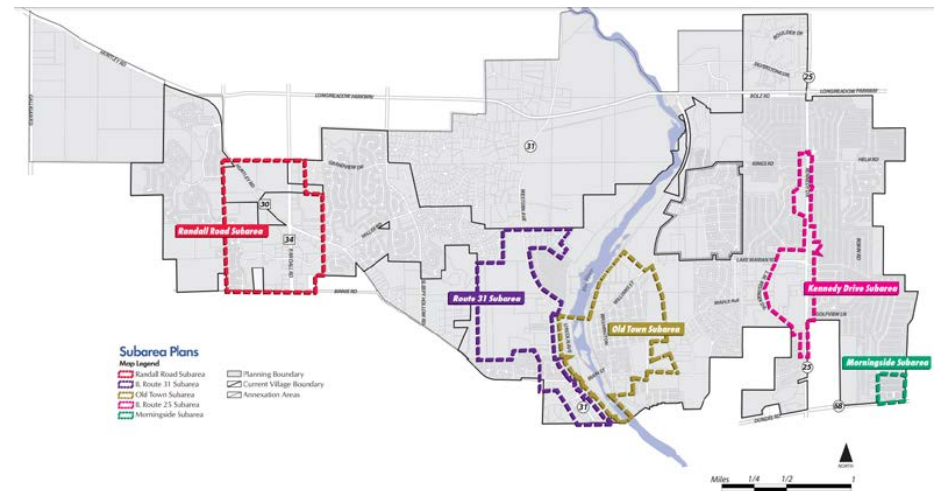
2.5.2 Improve amenities and use of parks and forest preserves owned or maintained by DTPD and Kane County Forest Preserve District. See *Parks, Open Space and Natural Resources Chapter*.

2.5.3 Connect parks, forest preserves and open spaces with new or enhanced trails. See *Transportation Chapter*.

LAND USE - SUB-AREAS

The following pages shows various sub-area plans the Village will aspire to implement with public and private cooperation. Randall Road, Route 31 + Spring Hill Mall + Old Town, and Route 25 were all sub-areas previously identified in the 2007 Comprehensive Plan based on their "unique character, function, and their redevelopment and/or development potential." Western Expansion, however, is a newly added sub-area that the Village is planning for growth and annexation.

Except for Western Expansion, the boundaries have all been slightly modified to coincide with updated goals and objectives from the Village, market trends, and property ownership. Each sub-area will have specific future land use recommendations, with development type concepts, based on existing surroundings and best urban design practices.



Designated sub-areas identified in 2007 comprehensive plan

LAND USE

Each of these sub-areas may have overlapping urban design techniques such as sidewalk and trail improvements or enhanced landscaping. However, there are some areas where certain elements may not be feasible due to government jurisdiction, availability of land, constraints (subterranean utilities, right-of-way, private ownership, etc.) or other. The Village will evaluate each of the recommendations as they move forward with the type of future development projects and reference this plan to guide improvements.

Over the course of examining the sub-areas, many had different suggestions and ideas they thought should be evaluated. As the Transportation Chapter will elaborate further, Carpentersville lacks certain sidewalk connections and in some areas, none exist. Public engagement indicated pedestrian safety and accessibility are some of their main concerns. In terms of safety, residents shared their experiences of having to cross certain intersections with incoming traffic, such as crossing Route 25, to get to the opposite side where a sidewalk is present. Others remain on one side of Route 25, walk until the sidewalk ends and continue walking on the street and then back onto a sidewalk when one is available.

Residents have also expressed they have to go around properties to get to their destination, which makes it a longer trip. Each of the following sub-area recommendations were created with the best interest of residents and the Village, with public feedback leading the charge.

Other topics residents were concerned about were having a diverse set of housing options for different people and drawing new types of commercial. The Western Expansion sub-area presented at one of the community workshops (right) show people liked different styles of townhomes and single family residential that blended with existing housing stock. The green dots represent models they liked best.

"Different housing types are needed and should blend with the style of Carpentersville."



"We need to also think about ranch style homes for senior citizens."

LAND USE

The Spring Hill Mall + Route 31 + Old Town sub-area received a lot of attention in terms of residents commenting that more resources should be allocated to making use of the river and surrounding development. Mixed-use is supported by many, especially since there are some areas that have already been built out, purchased, are in a different municipality or reserved as open space recreation/conservation. In some cases, only smaller lot sizes remain.

Residents are passionate about Carpentersville as can be seen with the boards below. They guided Staff and consultants in locating areas that should be reviewed, provided their preferences for commercial development based on existing businesses within the Village, and ideas for recreational activities/amenities.



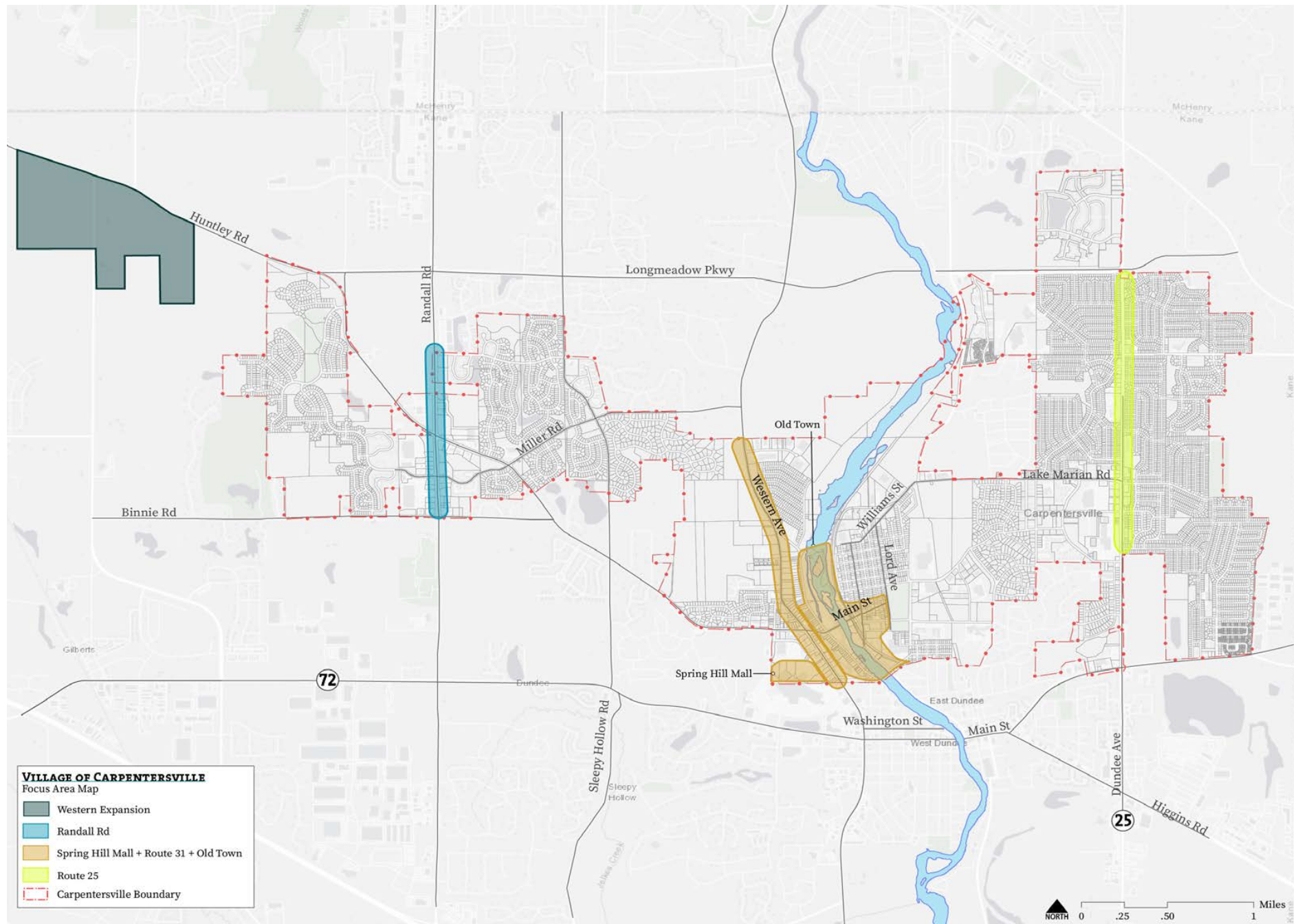
"Carpentersville could add more mixed-use to attract a variety of businesses."

"We need to signal to others that we have the POTENTIAL to expand and offer great services."

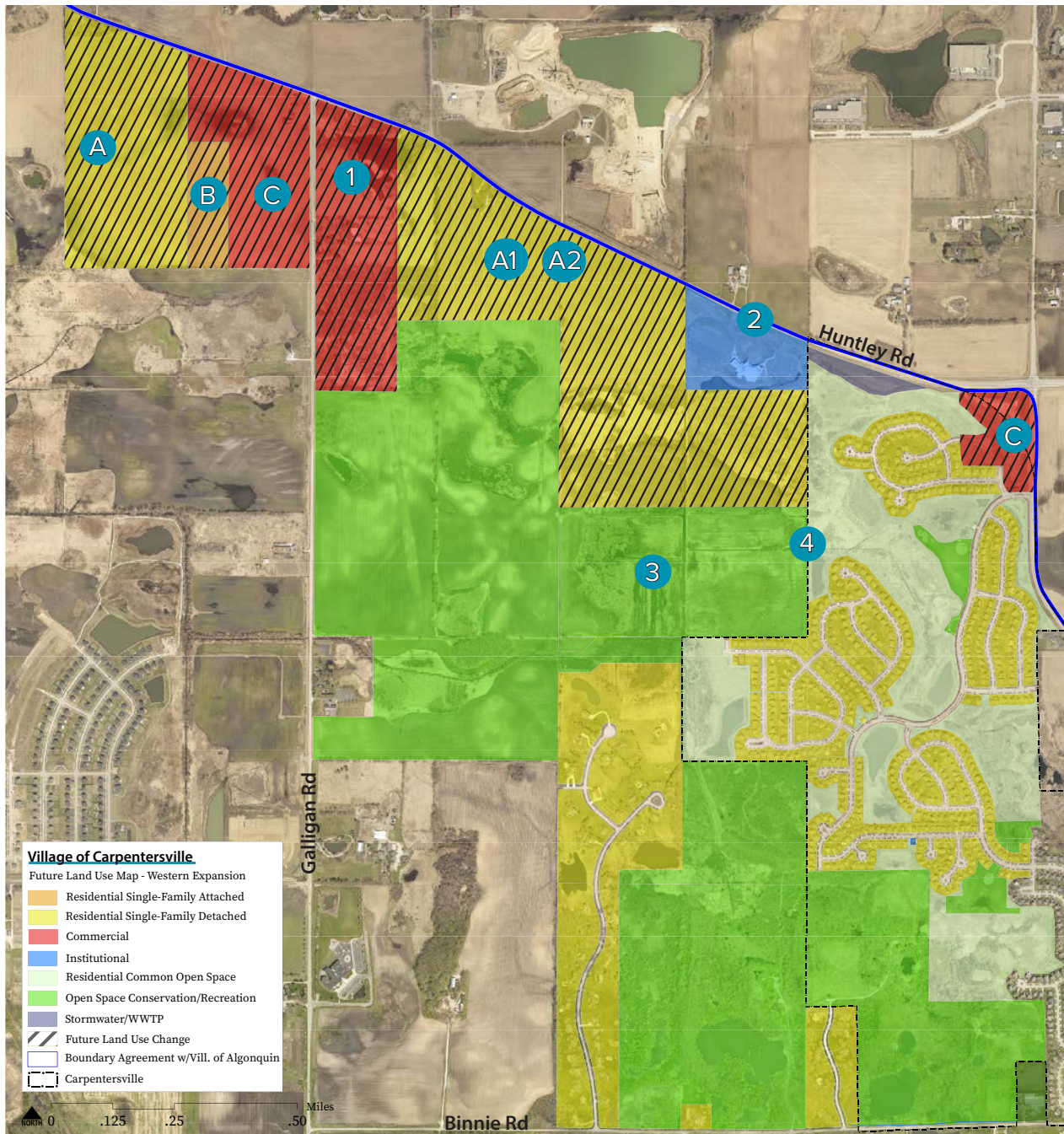


Stickers with icons and labels were provided to residents to show areas of concern. Bus amenity, safety concern, and poor sidewalk conditions (left) were displayed on each of the sub-areas.

LAND USE - Subareas



FUTURE LAND USE - 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

Western Expansion Vision

A new, conservation oriented, mixed-use neighborhood is envisioned in the Western Expansion Area - one in which there are choices for a variety of housing types, but primarily single-family attached and detached homes.

Balanced growth that attracts neighborhood retail and commercial businesses at Huntley and Galligan Road will enable the Village to be economically competitive and provide a new source for revenue. This can help with community services and infrastructure improvements.

Having a diverse housing stock for people in different stages of their lives is highly desired. Although estate, single family (attached or detached), and townhomes are very different housing types, they can co-exist in a unified way that doesn't compromise the neighborhood tone. As the concept drawing, right, shows, varying sizes can provide different types of housing but retain a cohesive flow. The lots can be connected with trails, walkways, and bike paths for people to get around safely and efficiently. Sustainable design and green infrastructure provides natural stormwater solutions, natural resource protection and open views that enhance property value.



Single family home concept
Image Source: Beazer Homes

A key aspect to this proposal is collaborating with other government bodies such as the Kane County Forest Preserve to ensure connectivity.

Expanding the local tax base is another concern of Village residents, especially having a variety that caters to essential needs. Commercial use or “suburban commercial” is a recommendation that could function well. Illinois Route 47 & 72, and I-90 are located just southwest of this area, which is an advantage for attracting different types of commercial development. See Chapter 3 for more details.

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



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



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.



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.



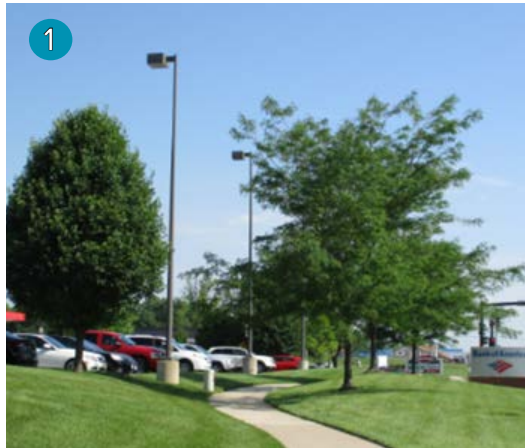
Retail

The proposed commercial corner in this area is a "sub-urban 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



1 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.



2 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.



3 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.

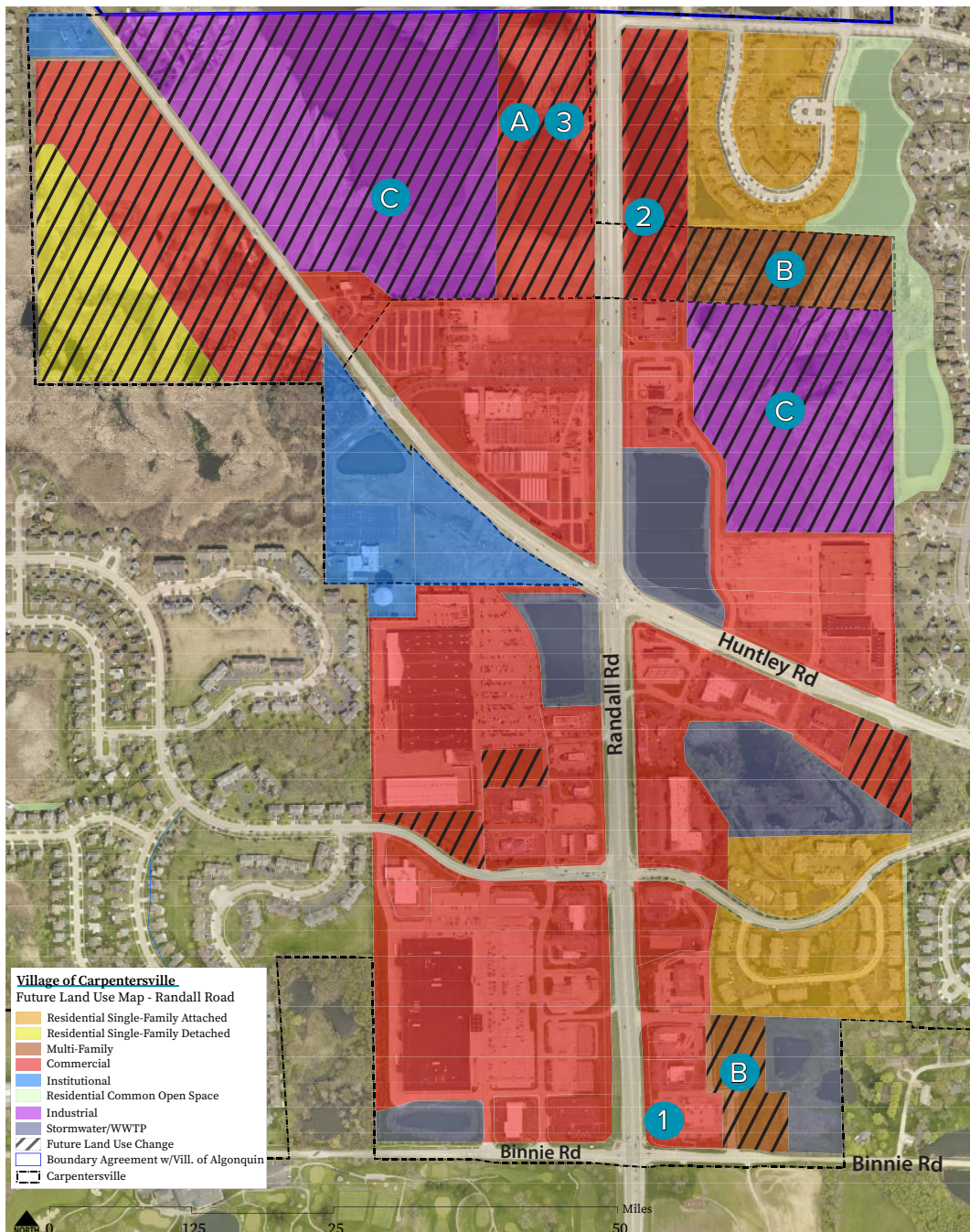
With a large amount of water in this area, careful design of open spaces is an opportunity to preserve land and water resources while providing amenities to attract new households.



4 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.

FUTURE LAND USE - 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. New proposed development should follow Best Management Practices for stormwater and should allow for connections between sites.

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

FUTURE LAND USE - Randall Road

Randall Road Vision

The Randall Road Corridor functions well economically but does have potential to be enhanced by improving connectivity, design, and providing a greater range of uses. Randall Road is a commercial-based arterial that needs to adopt to the changing face of retail.

New retail tenants can be attracted to re-purposed buildings and buildable vacant lots that meet their needs. The opportunity to add light industry or distribution uses toward the rear of lots can generate jobs and tax base to support the Village.

Infill development involves strategic planning around vacant or underutilized lots to foster suitable uses that enhance the local tax base. Although commercial development is proposed along the frontage of northwest Huntley Road and Randall Road, the area can also accommodate mid-density residential.



Randall Road going northbound.

Various housing types such as attached single-family townhomes and multi-family are proposed in the corridor to support the retail environment. They provide newer housing options to prospective residents and should be located behind commercial uses. This facilitates a transition to existing residential areas. In addition, connectivity (trails, roads, sidewalks) need to be enhanced along the Corridor as detailed in the Transportation Chapter.



New commercial development promotes a sense of place. Melody Farm (above) is a new mixed-use development across from a shopping center on Milwaukee Ave in Vernon Hills that provides high end retail and apartments in a walkable environment.

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 downsize 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.

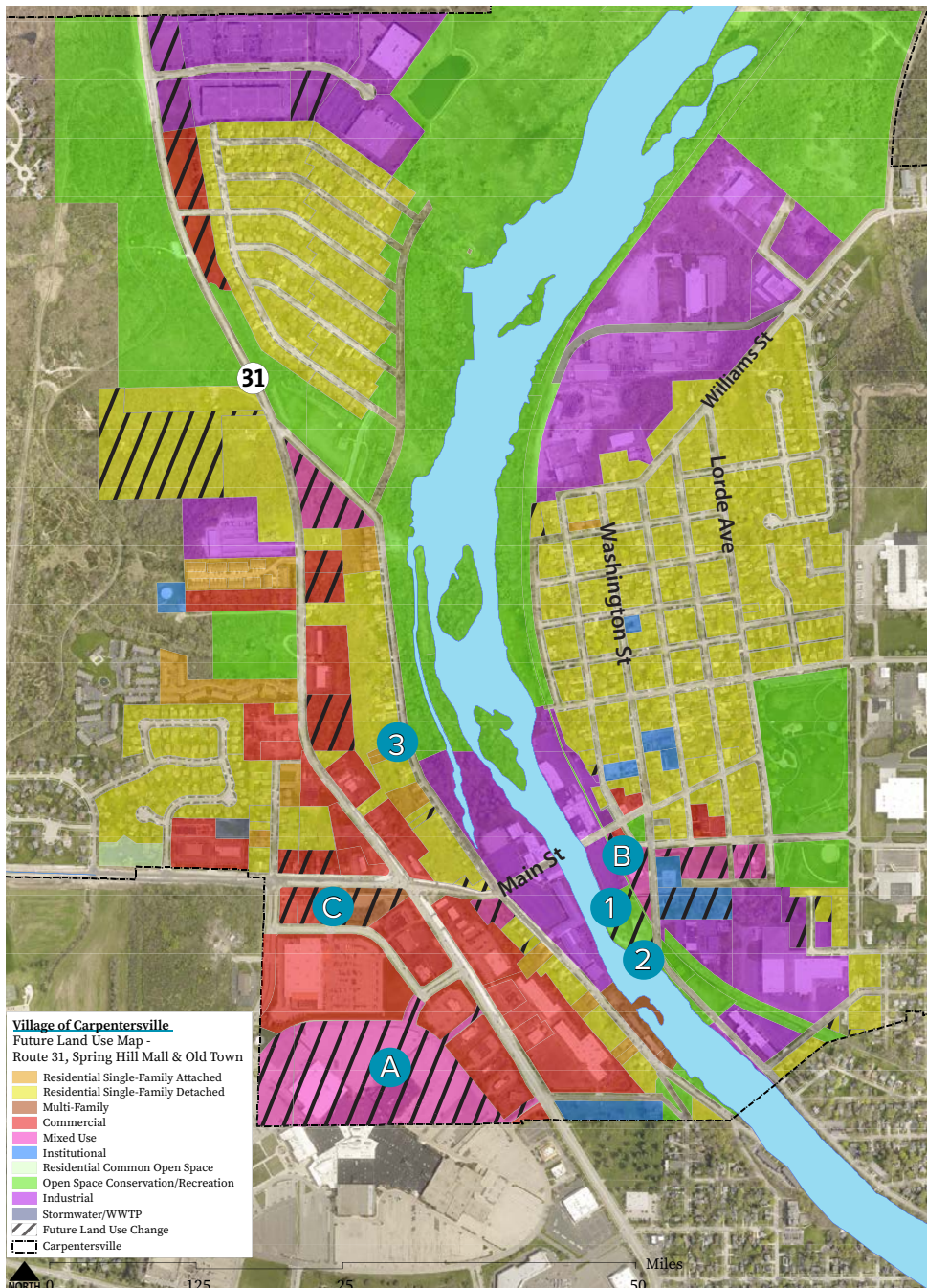
Locations along Randall Road will be important priorities for the Village to update its signage suite and reinforce its branding.



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.

FUTURE LAND USE - 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

Route 31, Spring Hill Mall, & Old Town Vision

Route 31 and Old Town are often thought of as two distinct areas, having developed at different times, with different architecture and uses. The vision for both areas is to link them together as a coherent Village Center, creating a visual language and connecting the two areas River.

Old Town is the historic center of Carpentersville that was commercially replaced by Meadowland and then Spring Hill Mall, which for decades became the commercial center for the region. As the historic architecture of Old Town has been nearly completely renovated, Spring Hill Mall has suffered a loss of vibrancy and tenants as national shopping trends have changed.

As the Village moves forward, rebirth of both areas are interdependent. New uses and vibrancy are needed in Old Town, by creation of a new park, and redeveloping sites such as Quiltmaster into new, mixed-use residential over retail.

A new Riverfront Park will provide a central destination along the Fox River Trail - with food vendors and events. This area is meant to begin leveraging the Fox River as an active and usable asset, such as kayaking and fishing. More importantly, it is to provide the amenities of a traditional downtown -- a gathering space for residents, visitors, and families to visit and enjoy local activities + events. A new riverfront park would also provide a connection between the Fox River, Fox River Trail and Carpenter Park. Carpenter Park will continue to serve as a location for major events.

Vacant land along Spring Street between Washington Street and the Fire Station should be developed into either new commercial and residential development or home to a new Village Hall.

Route 31 has great potential for reinvestment and redevelopment. With strong traffic counts and the opening of Longmeadow Parkway Bridge, there is potential for rethinking the corridor as a whole.

Spring Hill Mall is being re-imagined as a mixed-use environment that can support a variety of uses. While malls were developed nationwide as indoor, multi-tenant structures surrounded by parking, a new vision calls for embracing Route 31. This means building upon the commercial frontages that continue to be successful but adding new multi-family residential, public spaces, a walkable environment, and a limited amount of retail to meet demand.

Neighborhood commercial along Route 31 can continue to offer convenience to residents and space for entertainment uses from microbreweries to restaurants to small indoor sports-related venues. North of Main Street, there are opportunities for new residential and industrial on infill sites.



Residents were asked what they admired most about Carpentersville and provided their responses. Although this was an open-ended activity using their phone, many spoke out and referenced specifics regarding Old Town, Spring Hill Mall, and the Fox River.

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 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 and

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 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 draw to Old Town.

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.

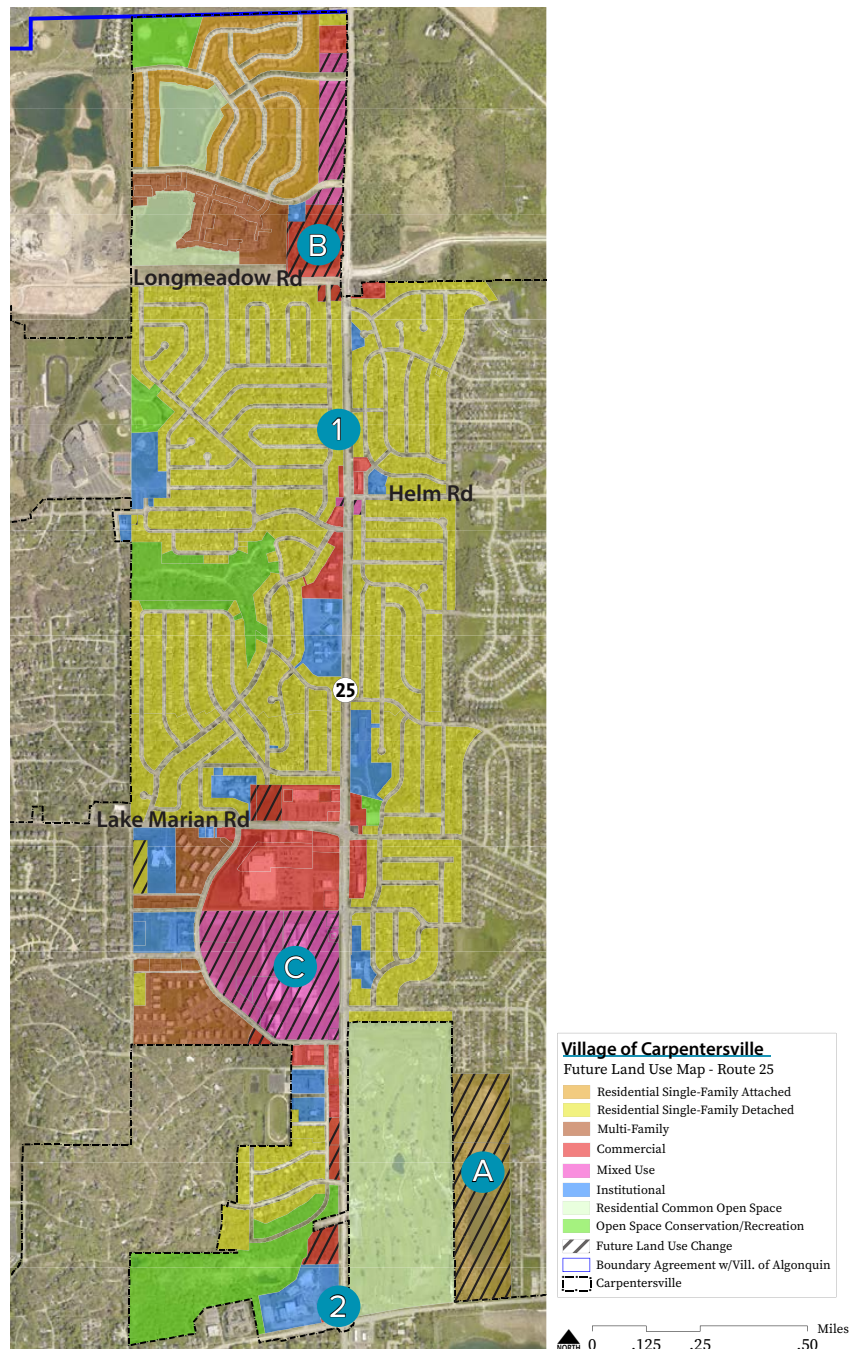


River Access and Pedestrian Amenities



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.

FUTURE LAND USE - 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

Route 25 Vision

Route 25 is re-imagined as a modern, mixed-use corridor that enhances both commercial and residential opportunities. Commercial and mixed-use development are proposed along the frontage of Route 25, on vacant land or underutilized sites.

The northernmost portion of the corridor, north of Longmeadow Parkway, has potential for new residential and commercial development on the site of the former quarry once the Longmeadow Bridge construction is completed.

The central portion of Route 25 between Longmeadow Parkway and Lake Marian Road is primarily single-family residential, with pockets of institutional uses (churches, schools, organizations), and open space recreation/conservation. Examples include improved signage, wayfinding, and enhancement of parks. Besinger Park, located between Route 25 and Pine Street at Sycamore Avenue is due for renovations and improvements to serve both the neighborhood and Meadowdale School to the north.

Meadowdale Mall is an important commercial center that has seen recent successes in attracting large format retail. Land along L W Besinger Drive is currently used for soccer fields but may be developed in the future. For this to happen, the soccer fields will need to be relocated to another park, either existing or new. The land should then be developed into high-quality multi-family residential to support the adjacent commercial uses. Similarly, if Village Hall moves from its current location to Old Town, other institutional uses should be found for the existing facility - whether recreational such as a youth center, or other related service.

As discussed in the Transportation Chapter, new sidewalk and trail connections are needed to make this corridor safer, particularly accessing existing Pace bus route which serves Route 25.

Below are several examples of land uses in the Route 25 corridor, including commercial and single-family homes. Residential reinforces support to the businesses along the corridor.



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



Staff is implementing a wayfinding signage program that will elevate people's experience on how they navigate within Carpentersville and reinforces the Village's branding and identity. Currently, the program focuses on the following signage types: gateway and Old Town entry, directional, and destination. The destination sign in front of Village Hall, west of Route 25, is pictured above as well as an example of vertical signage from the Village of Wauwatosa.

*"Make it easier for
businesses to get started in
Carpentersville."*

Public comment from engagement process.

CHAPTER 3: ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT

VISION

Build upon the existing manufacturing businesses to diversify the local economy to make it resilient to downturns and changes, attract businesses (start-ups) from future industries such as AI, green and renewable energy, and hydroponics. Revive, retain, and support existing retail, attract new retail/restaurant/entertainment. Respond to lasting changes in office use, warehouse, and distribution space. Create job opportunities for existing residents and attract new residents to Carpentersville providing the community with sustainable growth and development.



FINDINGS

RETAIL

- I. Retail markets have been challenging in recent years with relatively high vacancy rates, movement away from suburban malls and a partial shift to online purchases. These forces accelerated during the pandemic.
- II. In 2022, the Chicago area retail market is seeing positive absorption and vacancy rates have begun to decrease.
- III. The pandemic accelerated retail trends away from indoor malls towards walkable, mixed-use business districts with residential, restaurants and stores.
- IV. High vacancies at Spring Hill Mall are typical of many suburban malls that are considering diversifying their land uses.
- V. Residents and business owners have expressed the Village Board, commissions, and staff are attentive, responsive, and work hard. This is a critical factor in both supporting economic investment into the Village and quality of life for residents.



Left: Stanley Machinery, industrial business | Top: Business retailer along Route 25

ECONOMIC DEVELOPMENT

OFFICE

- I. While tenant demand is improving, many are using office space differently after the pandemic and, technology and healthcare tenants aside, most tenants will be focused on downsizing as they adjust hybrid work models.
- II. A surplus of sublease office supply combined with limited demand will put more downward pressure on asking rents in the short-term.
- III. Carpentersville niche can build on the tech/manufacturing/ headquarters space.

LIGHT INDUSTRIAL/WAREHOUSE/DISTRIBUTION

- I. The industrial property market (wholesale, warehousing/ distribution and manufacturing) was not negatively impacted by the pandemic and it is following, if not increasing its pre - pandemic growth trajectory.
- II. New leasing of light industry, warehousing and distribution has been increasing in the sub-market.
- III. Properties and developments are seeking locations close to or along major transportation hubs and interstates, providing locational advantages for Carpentersville with relatively affordable land close to transportation.
- IV. Carpentersville has a much more diverse set of industries and employment base than other nearby areas that are primarily residential that can anchor new development.

"Leverage technology - distribution, services and customers"



Industrial business



The new Longmeadow Parkway will improve access for industrial and commercial growth.

ECONOMIC DEVELOPMENT

GOALS AND STRATEGIES

3.1 ATTRACT NEW COMMERCIAL DEVELOPMENT

3.1.1 Focus on strengthening retail clusters at Spring Hill Mall/Route 31, Randall Road and Route 25. Each of these corridors have high traffic volumes, a base of retail stores, and potential for additional growth. Entertainment, business services, and residential development can strengthen retail uses along these corridors if designed properly. Frontage properties should remain retail, with mixed uses either above or behind retail.

3.1.2 Pursue the redevelopment and intensifying of Spring Hill Mall into a mix of uses including residential and entertainment, creating a walkable, competitive, attractive and safe retail and commercial “downtown” area. Carpentersville can have a “Live-Work-Play” environment that builds upon existing businesses, assets, and planned developments, consistent with market demand factors.

3.1.3 Integrate service businesses such as law offices, realtors, and other office uses into dedicated space in mixed-use developments. Business services provide opportunities for entrepreneurs to locate in the Village. With an excess supply of retail spaces, re-tenanting commercial spaces for business services can meet local demand and grow the number of employees in the Village. Also provide coach services to existing businesses to become more experience-oriented.

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

"Mixed use would be a BIG help."

3.1.4 Establish and maintain lines of communications with local businesses. The Village has worked to provide responsive services, transparency, and ease of access to information as these are elements critical to local business success.

3.1.5 Seek out new types of retail that use new technology solutions, such as showrooms and physical locations for Internet-based businesses. Some of the fastest growing retailers are those that were online - based but are now looking for physical locations. A “bits and sticks” strategy that provides visible locations for those companies looking to serve the local market can have positive results. Locations such as the redevelopment of Spring Hill Mall provide the type of visibility these types of businesses are looking for when scouting for sites.

3.1.6 Provide financial incentives for specific locations or development areas that will allow the Village or other economic development organizations to target identified opportunity areas. The use of TIFs, Business Districts and or Special Service Areas (SSAs) should be considered, especially at strategic locations such as Spring Hill Mall redevelopment.



Potential development site located along Route 25.

ECONOMIC DEVELOPMENT

3.2 SUPPORT CHANGING PATTERNS OF OFFICE USERS.

3.2.1 Focus on existing office users and growing sectors such as health care. Capture a greater share of the market by seeking health care and technology related users.

3.2.2 Consider relocating and integrating existing office uses in new mixed-use developments freeing up space for future opportunities.

3.2.3 Identify additional opportunities for educational, vocational, and civic services to provide employment and job training opportunities in the community. Community based uses for non-profit and private agencies can provide critical services in a convenient location to serve residents. This may include youth training, day care, employment training, and cultural organizations.

"We need to leverage what we have and build upon that."

"A technical workforce program can help people that are seeking employment."

"We need youth training."

3.3 ATTRACT ADDITIONAL LIGHT INDUSTRY AND DISTRIBUTION BUILDING ON THE STRENGTHS IN THE COMMUNITY.

3.3.1 Guide the demand for warehousing and distribution in areas that have access to the major north-south arterials with access to I-90 such as non-frontage properties along Randall Road.

3.3.2 Locate additional industry on vacant lots between Maple Avenue on the north, Cleveland Avenue on the south, Carpenter Boulevard on the west, and Wilmette Avenue on the east.

3.3.3 Assess the feasibility of extending infrastructure to serve industrial or commercial development along Longmeadow Parkway. This can be done by either extending infrastructure northward along Route 31 or eastward through a cooperative agreement with the Village of Algonquin. This will take advantage of the new river crossing.



Carpentersville is a hub for industrial businesses.

ECONOMIC DEVELOPMENT

3.4 MARKETING AND BUSINESS SUPPORT

3.4.1 Continue to roll out the Village's brand through social media platforms, signage, and wayfinding. Develop a community prospectus that provides consistent messaging and materials for potential businesses. Enhance branding by celebrating the diverse culture and authenticity of the community.

3.4.2 Continue to expand existing events such as festivals, concerts, farmer's markets, and other cultural events at Carpenter Park (and utilizing the new park along the Fox River once it is built) bringing residents together, and help local businesses advertise.

3.4.3 Continue to offer excellent services and efficient permitting to local businesses to create 'word of mouth' that Carpentersville is business-friendly and supportive of investment. Package incentives and development review for an efficient and streamlined process.

3.4.4 Work with county, regional, and state agencies to package incentives and programs to attract investment. Provide financial resources for specific locations or development areas that will allow the Village to attract new investment.

3.4.5 Develop a business expansion and retention program to promote Carpentersville.



Fall Fest 2021



Carpentersville Today

A Metro Chicago, IL Community

Carpentersville Today is a web platform that helps "elevate awareness of this welcoming community and its rich recreational, business and entrepreneurial opportunities...we show you the real Faces & Places of Carpentersville."



Storefront in Old Town

ECONOMIC DEVELOPMENT

3.5 STRENGTHEN WORKFORCE SKILLS AND CAREER PATHS FOR YOUTH AND ADULTS.

3.5.1 Work with local higher education institutions including Elgin Community College, Judson University and McHenry Community College to offer flexible degrees and certificates to educate local residents and match skills to local employers.

3.5.2 Expand educational and vocational programs for youth and young adults such as through Boys and Girls Club, OTTO Tech Center and other organizations.



"Community Centers for teens, volunteer opportunities. Spanish language classes for English speaking adults."



One of several programs that Elgin Community College offers is work-force development, which can assist with internships, apprenticeships, employment services, continuing education, and various job training services.

Carpentersville's ongoing cooperation with different entities can include discussions about extending these services to residents. The Village can help with determining creative ways to provide access, such as facilitating transportation or having instructors visit local organizations.



The Northern Kane County Chamber of Commerce (NKCCC) assists the business community with resources and other needs throughout Carpentersville, East Dundee, Gilberts, Sleepy Hollow, and West Dundee. Some methods to help businesses get started include various forms of marketing and visibility, training, education, networking, and offering member discounts.

NKCCC and Village staff can organize events or host informational sessions to ensure the current business community in Carpentersville is aware of the resources available to them. As new businesses locate in the Village, staff can also direct them to the Chamber.

"A range of housing options is needed to serve the community by building quality new neighborhoods and reinvesting in existing areas."

Focus group comment

CHAPTER 4: HOUSING AND NEIGHBORHOODS

HOUSING & NEIGHBORHOODS

VISION

Support a range of housing options in strong residential neighborhoods and mixed-use corridors. Foster homeownership and a pathway for families to be able to purchase homes. Provide high-quality multi-family housing opportunities including new, modern rental housing units with amenities to attract professionals, younger households, and empty nesters.



Housing types near Old Town

FINDINGS

- I. The Village's residential areas have been built out in phases, starting in Old Town, expanding eastward toward Route 25 and, more recently, westward toward Randall Road and beyond.
- II. Seventy percent of the 11,849 housing units in Carpentersville are owner-occupied, 23% are renter occupied, and 7% are vacant.
- III. Detached single-family homes are the dominant type of housing with 65% of housing units, but a healthy share (15%) of all units are multi-family residential with 5 to 19 residential units.
- IV. Most housing units were built during three construction “boom” periods; the 1970s experienced an additional 17% of units, the 1990s added 18%, and 25% were added in the 2000s.
- V. Very little construction has occurred since 2010, but this may change due to demographic changes and market preferences toward multi-family, and senior development in more urban locations. There are signs that this is shifting back to locations such as Carpentersville as a result of demographic shifts and changes in work patterns triggered by the pandemic; as households seek more space and don't need to be close to job centers.



Varying housing types near Old Town

HOUSING & NEIGHBORHOODS

GOALS AND STRATEGIES

4.1 PROMOTE HOMEOWNERSHIP

4.1.1 Plan for new construction of single-family homes to meet demand, including focusing on new residential neighborhoods between Randall Road and Galligan Road.

4.1.2 Seek upgrades to infrastructure to serve existing homes near Route 31 to allow for residential upgrades between Huntley Road and Longmeadow Parkway.

4.1.3 Seek opportunities for infill residential homes on vacant and unincorporated properties along the borders of the Village.

4.1.4 Assist residents in applying for Kane County and Illinois Department of Housing Authority (IHDA) home purchase and property rehab assistance grants (Kane County's First-Time Homebuyer Deferred Loan Program, Housing Rehabilitation Program, and IHDA's Opening Doors, SmartBuy, IHDA Access Forgivable, Deferred and Repayable programs).

4.4.5 Partner with a financial counseling agency to assist residents with the home-buying process as well as financial literacy to clear credit issues and save for purchasing a home in Carpentersville.



Single family residential located throughout Carpentersville

4.2 MULTI-FAMILY AND MIXED-USE

4.2.1 Promote the use of financial counseling and homeownership assistance to encourage renters and other households to save money, and improve their credit to purchase a home in the Village.

4.2.2 Seek new multi-family housing in mixed-use corridors including the redevelopment of Spring Hill Mall, nearby sites along Route 31, Route 25 and the Randall Road Corridor.

4.2.3 Support rehabilitation and redevelopment opportunities of older multi-family developments, such as Spring Grove Apartments, to provide modern quality housing options.



The image above is an example of multi-family blended with single family housing in Boulder, Colorado. This model demonstrates one of many ways to design and include various housing types in neighborhoods that can be suitable without interrupting the residential flow.

Carpentersville has a range of older single-family homes that are being rehabbed for new families and households coming to the community.

Image source: The Lincoln Land Institute

HOUSING & NEIGHBORHOODS

4.3 SENIOR HOUSING

4.3.1 Pursue opportunities for new senior housing options – including age-targeted (non-age-restricted) to age-restricted housing that meets demand for senior housing. Possible sites for new development include land east of Bonnie Dundee Golf Club and redevelopment + infill sites along Route 25 and Route 31 for assisted living and senior housing. Ranch homes or duplexes designed for active adult living could also be appropriate in the western area of the Village between Randall Road and Galligan Road.

4.4 MAINTENANCE AND PRESERVATION

4.4.1 Ensure proper maintenance of both single-family and multi-family properties. Ensure through code enforcement that all residential properties meet health and safety requirements.

4.4.2 Support opportunities to upgrade older multi-family housing stock. Pursue opportunities to encourage property owners to renovate existing multi-family residential developments, particularly near Village Hall and the Route 25 Corridor.

4.4.3 Establish a Village-sponsored homeowner rehab forgivable loan program for property repairs such as electrical, plumbing, roof repairs, and ADA accessibility accommodations. The program could be structured as a forgivable loan and be based on income eligibility for individuals, families, and seniors.

4.4.4 Pursue opportunities to improve neighborhood amenities and placemaking in residential neighborhoods such as parklets, community gardens, public plazas, and events.



Rental housing near Village Hall

"Affordable senior housing."

"Affordable, safe housing is needed for the Latino Population."

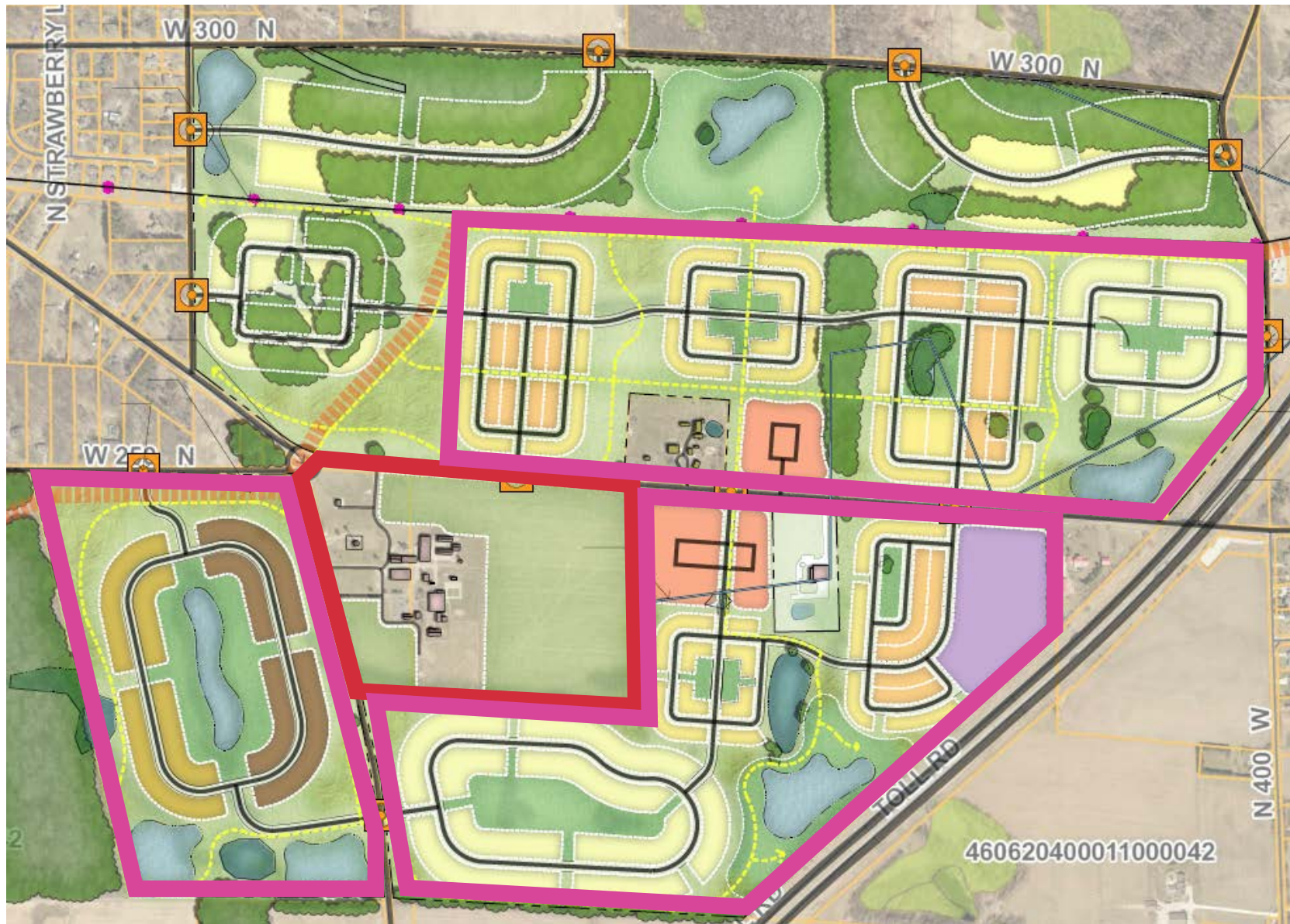


The image above is a 3-story high-end, mixed use development called Dodson Place in Geneva, IL. Several housing units are located above ground level retail.

Image source: Shodeen Group

HOUSING & NEIGHBORHOODS

The site plan below illustrates a varied residential (magenta) site with a small commercial area (red). This is not meant to represent a specific development site but more so to help visualize a residential development that incorporates commercial use, provides a variety of housing types, and preserves open space + parks.



HOUSING & NEIGHBORHOODS

Example of a conservation development that provides trails around protected open spaces and amenities for residents such as a field house, gardens, and play-fields.



HOUSING & NEIGHBORHOODS

Example of a small "infill" neighborhood that provides single-family homes on smaller lots around a common park. The street system is interconnected with surrounding neighborhoods, but is diverted around the park to slow down traffic and make the streets safe for families and children.



*"Better public transportation
for families to get around."*

CHAPTER 5

TRANSPORTATION

TRANSPORTATION

VISION

Provide a balanced transportation system to ensure the safe and efficient movement of vehicles, pedestrians, and cyclists.

FINDINGS

Carpentersville is a community on the move. Every day residents are heading to work, school, shop, dine, visit a friend or go to a park. Moving about the community in a safe, convenient way to connect to other destinations within the region is the focus of this chapter. The plan addresses mobility for all forms of transportation, including pedestrians, bicyclists, motorists, and those that use public transportation.

- I. The bisecting nature of the Fox River creates a transportation network that has minimal east/west connections.
- II. Some neighboring communities utilize the Fox River as its border, such as West and East Dundee or Fox River Grove and Cary. Others, similar to Carpentersville, are bisected by the river, such as Algonquin and Elgin. What all these communities share is a limited ability to cross the river.
- III. The regional roadway network has undergone significant changes recently with reconstruction of the Route 31 at Huntley Road/Main Street as well as the newly constructed arterial Longmeadow Parkway.
- IV. The newly constructed Longmeadow Parkway arterial provides an additional connection across the Fox River, relieving traffic for the regional network. Reconstruction of Route 31 at Huntley Road/Main Street provides safer passage through a critical intersection in the Village while providing some congestion relief.

- V. One roadway segment (Randall Road – Binnie Road to Miller Road) and three intersections (IL Route 25 at Golfview Drive, IL Route 25 at Route 68, and Randall Road at Huntley Road) appear on the Illinois Department of Transportation (IDOT) 5% vehicular safety report.
- VI. Each year IDOT creates a report that identifies the top 5% of locations statewide (either intersections or roadway segments) with the greatest potential for safety improvement, based on crash severity and crash type. Within the Village limits there is one roadway segment and three intersections that appear in the most recently available data (2020). The IDOT 5% report is limited to state and U.S. Highways, which requires the Village to coordinate with IDOT to improve the safety of these locations.



Main Street, Old Town

TRANSPORTATION

- VII. Collector and arterial streets have limited sidewalks and protected pedestrian crossings are missing on one or both directions at many intersections.
- VIII. While the overwhelming majority of streets within the Village (83%) contain sidewalk on both sides of the road, most of those are residential (89%). Many of the intersections in need of pedestrian crossing improvements are on roadways under State or County jurisdiction, so coordination with those agencies will be needed to make improvements.
- IX. The limited connectivity of the off-road multi-use trails, combined with limited on street facilities leads to low opportunities for bicycle use as transportation and recreation.
- X. The Fox River Trail, and the trails through Raceway Woods Forest Preserve and Brunner Family Forest Preserve, provide exceptional recreational opportunities. Additionally, many recent roadway construction projects have included new off-road trails. However, the limited connectivity of these facilities prevents users the opportunity to arrive to recreational facilities by bicycle or use a bicycle as transportation to commute to school or work on comfortable infrastructure.



Intersection along Longmeadow Parkway with pedestrian stop sign.

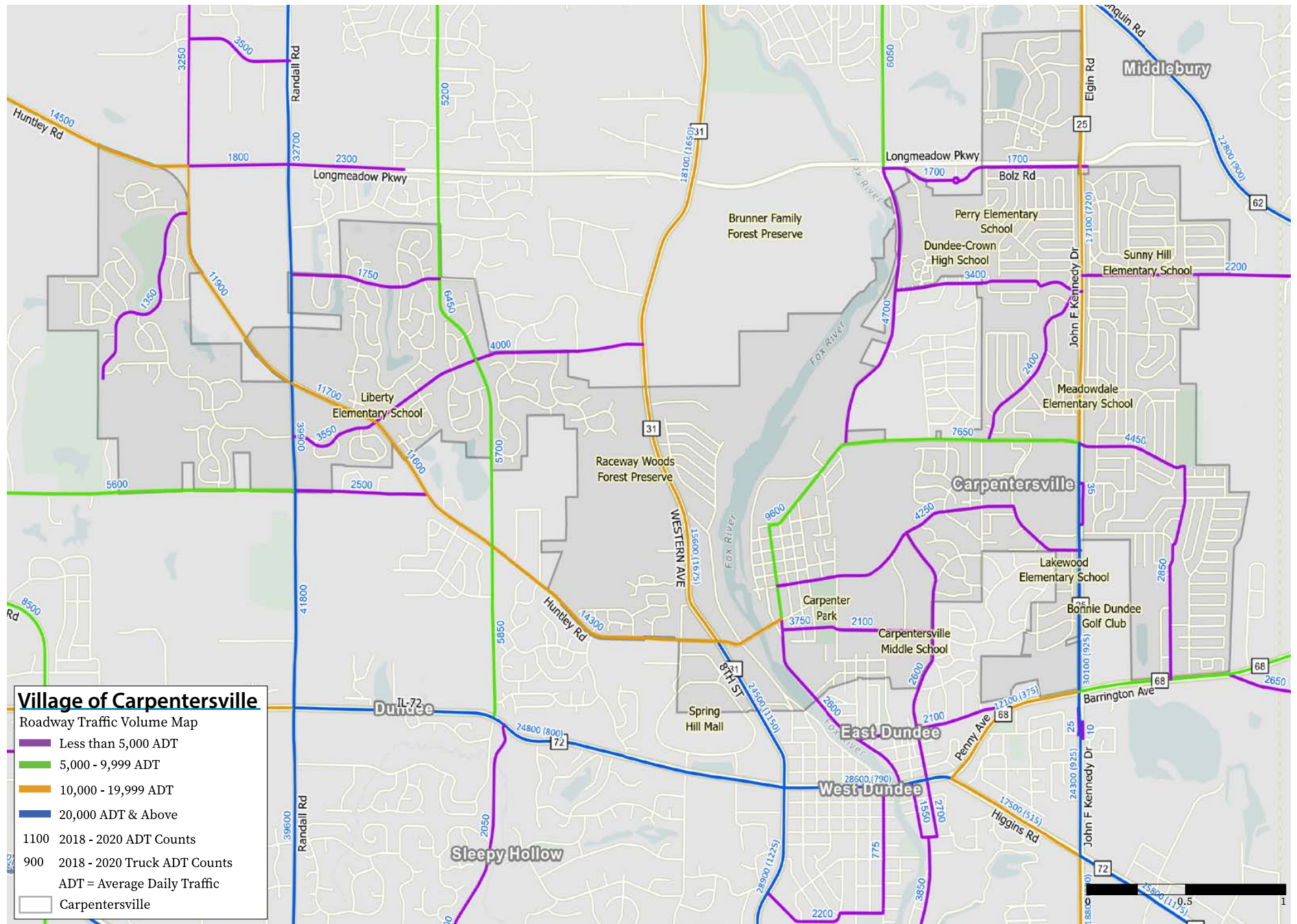
- XI. Pace provides commuter bus service in the Village. There are three routes that run through the Village limits (Routes 543, 550, and 803).
- XII. Route 803 provides local services connecting major destinations on the east and west side of the Village. Routes 550 and 543 provide services to the western and eastern portions of the Village, respectively; with each connecting commuters to I-90, park-n-ride services, and Metra stations to the south.



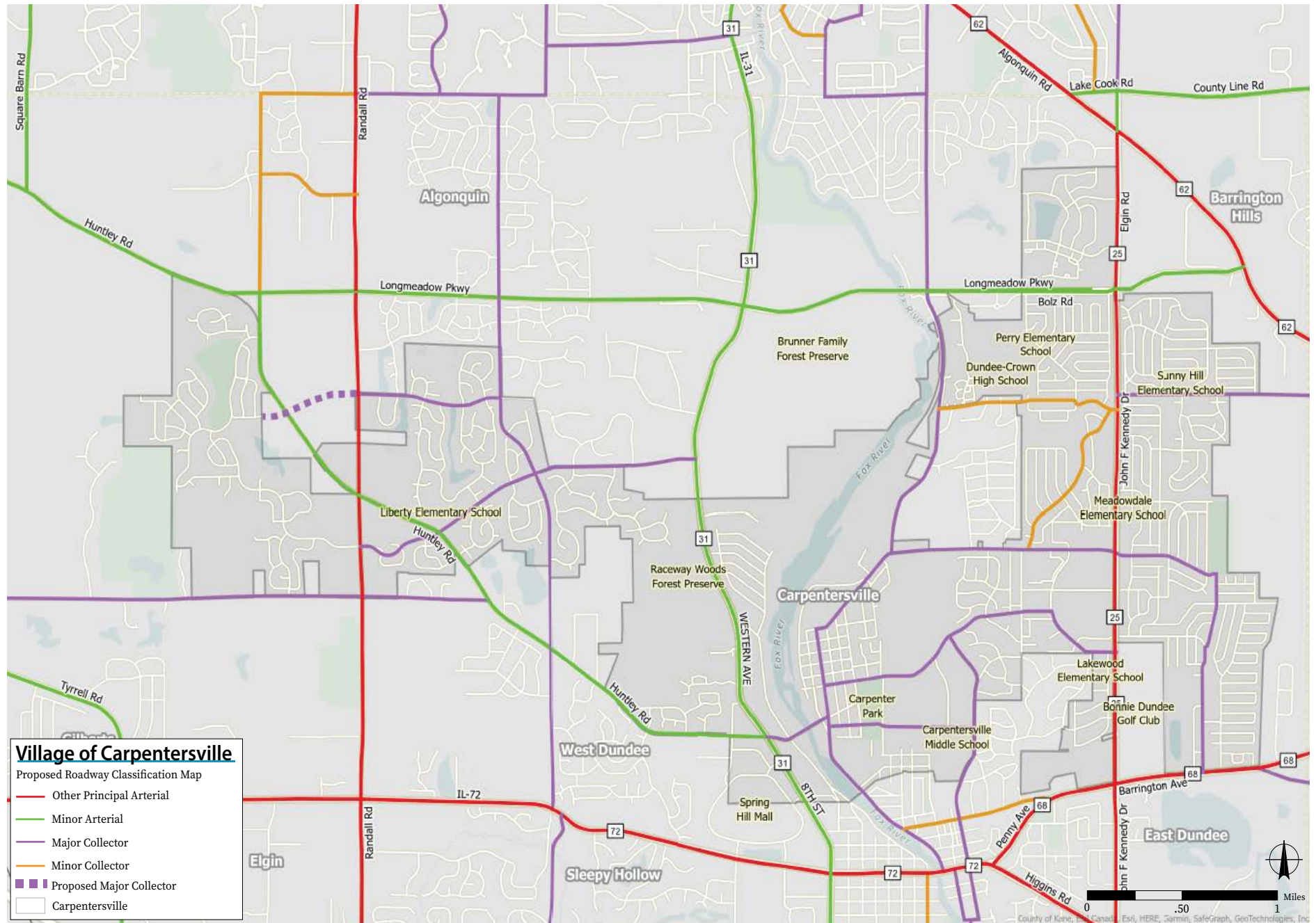
Top: Trail cutting through Carpenter Park | Bottom Left & Right: Trail connection improvements.



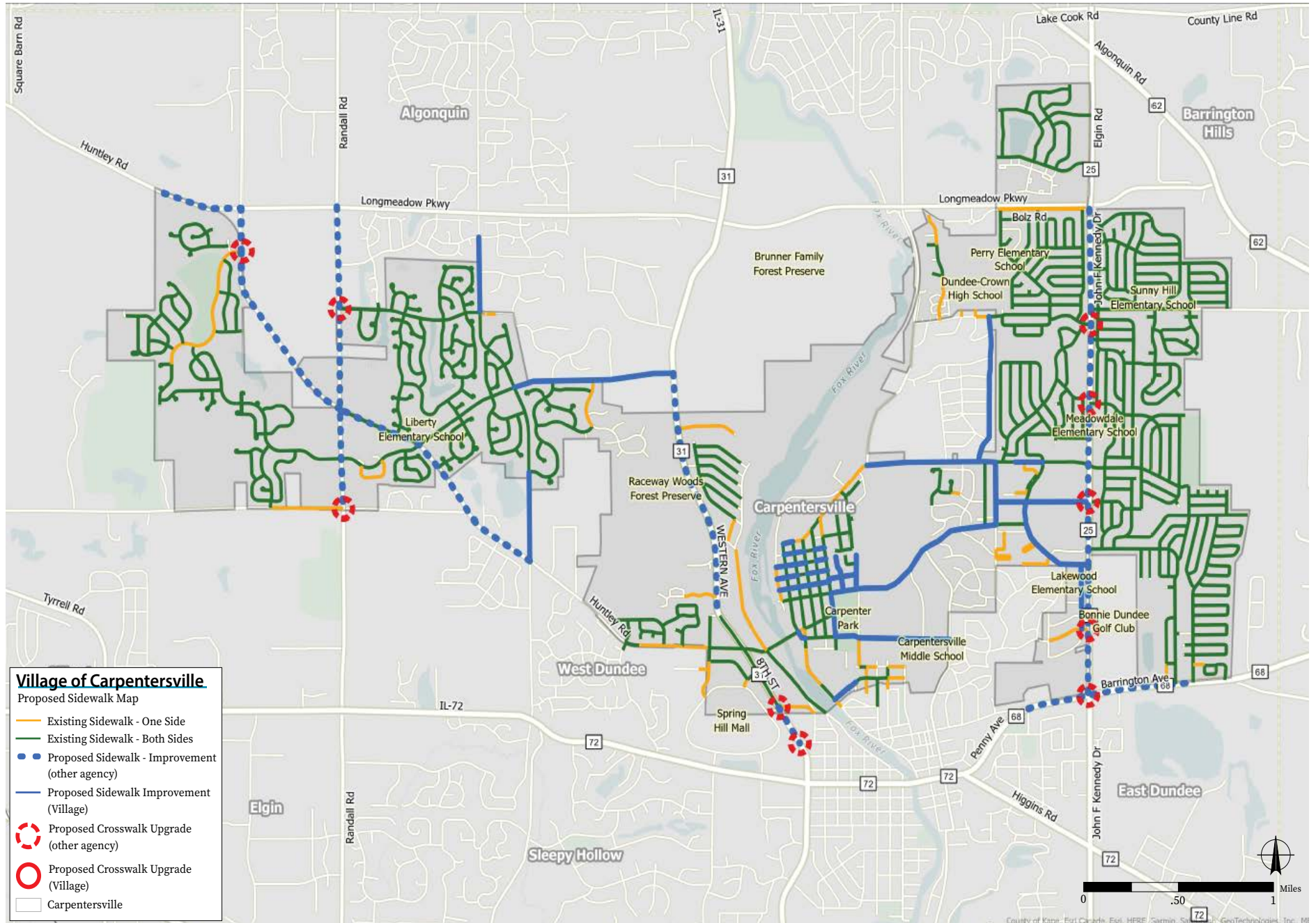
TRANSPORTATION - Existing Traffic Volume Map



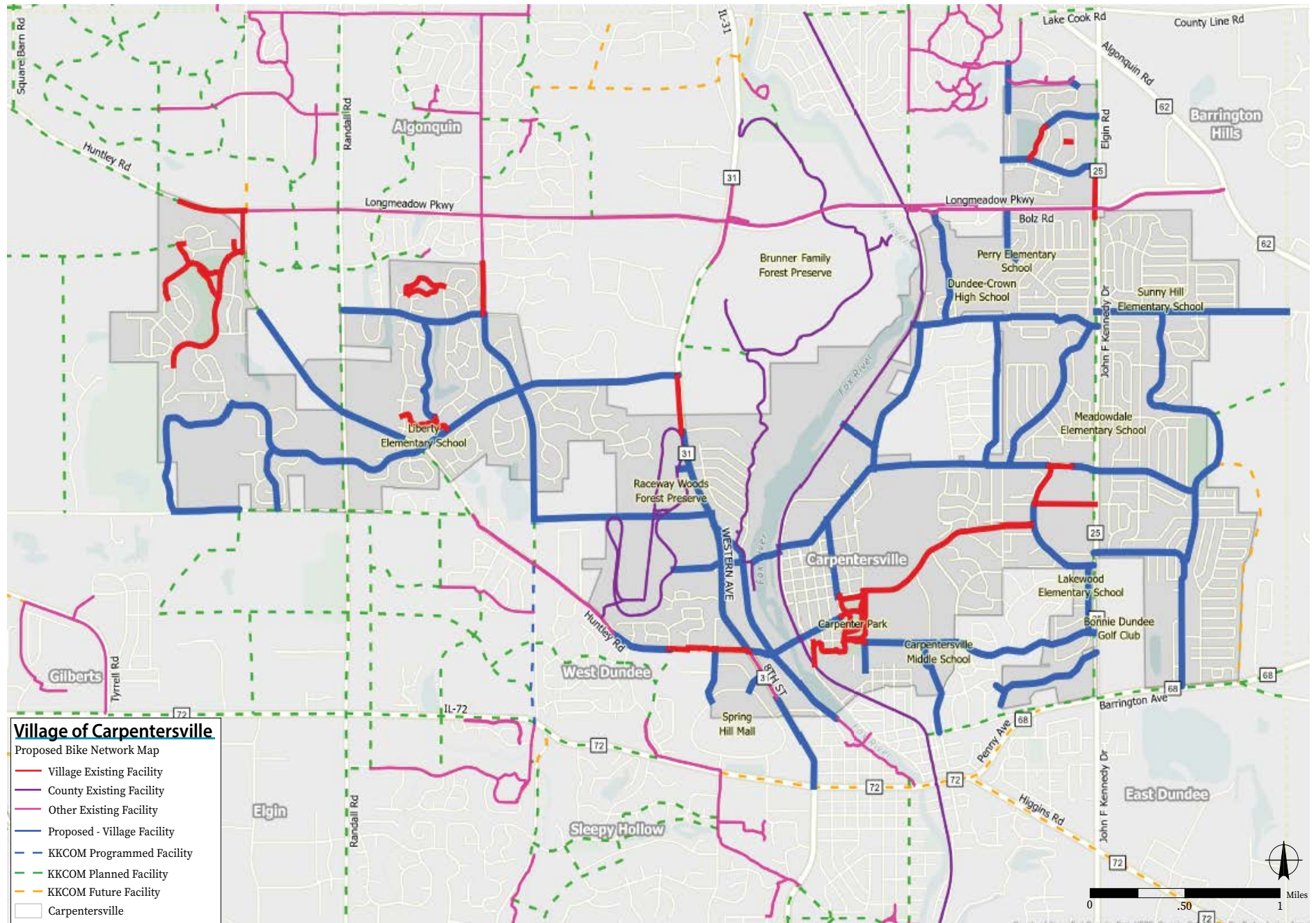
TRANSPORTATION - Proposed Roadway Map



TRANSPORTATION - Proposed Sidewalk Map



TRANSPORTATION - Proposed Bike Network Map



TRANSPORTATION

GOALS AND STRATEGIES

5.1 ROAD NETWORK AND PUBLIC SAFETY

5.1.1 Ensure adequate resources are made available for the maintenance of Village streets and public rights-of-way.

Village residents and users of streets/public right-of-ways need to have confidence that they can rely on the Village infrastructure to be available and well-maintained. This requires long-term commitments to provide the funding, personnel, and equipment necessary to build, repair, clean and maintain all Village streets and pavements.



Road improvement in residential area

5.1.2 Continue the Capital Improvement Program to annually budget infrastructure maintenance and construction projects throughout the Village.

The Village has had success in maintaining its street, water, sanitary, and storm infrastructure through the annual Capital Improvement Program. It is critical the Village regularly perform systemic reviews to determine needs and estimated costs associated with its infrastructure networks and budget appropriately.

5.1.3 Implement traffic management strategies to minimize the impact of peak traffic flows in the Village.

Very high traffic flows through and within the Village, especially at peak periods, stresses the street network and reduces its capacity. Providing additional lanes and street expansion are the costliest and least effective way to address this concern and should be minimized to the greatest extent possible. The best ways to reduce the impact are either move the existing vehicular traffic more efficiently or transition existing vehicular traffic to other modes. This can be accomplished by regularly reviewing traffic signal timings, providing incentives to major traffic generators to shift traffic to off-peak times, building out a robust bicycle network, and/or providing improved regular and reliable transit service.

5.1.4 Develop a complete streets policy.

Residents and users would feel comfortable knowing streets are designed with them in mind for ease of travel. Everyone will benefit from a mobility perspective with safety, comfort, and connectivity.

5.1.5 Promote a street system that discourages the use of cul-de-sacs in new developments.

Street networks exist on a spectrum with a perfectly gridded network with high connectivity at one end and entirely single-entry cul-de-sacs with high privacy on the other end. The Village must balance the desire of individual residents for privacy with the need to provide greater connectivity for all. Cul-de-sacs should be designed to preserve open space + natural resources and should not limit the ability to provide connectivity between residential neighborhoods.

5.1.6 Continue to coordinate with Illinois Department of Transportation and Kane County to implement safety improvements to the arterial and collector roadways that run through the Village.

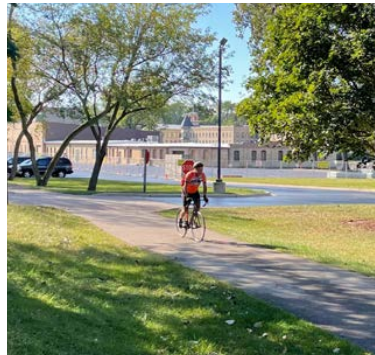
TRANSPORTATION

5.2 BIKE FACILITIES AND TRAILS

5.2.1 Continue to implement Kane Kendall Council of Mayors (KKCOM) Bicycle and Pedestrian Plan of 2012 to provide a holistic bicycle network. Prioritize implementing off-road multi-use trails and protected on street facilities that can increase opportunities for bicycle use as transportation.

Existing shared-use paths in Carpentersville were typically constructed during the development of adjacent parcels of land or construction of the adjacent roadways. This has created sections of path that are disconnected due to undeveloped parcels or roadway construction limits. The Village should target and prioritize connections between existing facilities that create a robust network of off-road multi-use trails and protected on street facilities that all users are comfortable using. Connections to the Old Town area and Fox River via Huntley Road/ Main Street, Williams Street/Lake Marian Road, and Cleveland Avenue/ Bonnie Dundee Road are examples that provide connections between residential areas, schools, job centers, and recreational zones.

5.2.2 Provide better connections from residential areas to the Fox River Trail and Raceway Woods for greater recreation opportunities. Carpentersville has some of the best locations for recreational bicycling, but opportunities to utilize these first-class facilities is limited to those in proximity or arrive by a private vehicle. Providing high-quality bicycle connections enables more equitable access and increases the value of the recreational facilities. A more robust and holistic bicycle network improves overall access, but the greatest opportunities for connections are at Kings Road, Williams Street, and the proposed pedestrian-bicycle Fox River crossing at/near the Carpenter Dam.



Residents riding their bikes along the Fox River Trail, left, and Carpenter Park, right.

5.3 SIDEWALKS AND PEDESTRIANS

5.3.1 Install sidewalks and improve crosswalks to provide greater pedestrian connectivity.

The sidewalk network in Carpentersville also has the potential to connect users to parks, community amenities, commercial areas, and schools within their neighborhoods. Incomplete sections of sidewalks, missing pedestrian crosswalks, lack of access to adjacent amenities or commercial areas and lack of universal design discourage walking. Particularly in need are Route 25, Miller Road from Oak Knoll Road to Route 31, Randall Road, and Old Town area.

5.4 TRANSIT – PACE

5.4.1 Work with Pace to further improve bus/shuttle service throughout the community, either through expanded bus service or the addition of new shuttle/van service.

Extend Pace service north on Route 31 to Raceway Woods in the short-term and to Longmeadow Parkway as development occurs in this area. Robust and reliable transit service can save Village residents on transportation costs, including maintenance, insurance, taxes, and financial charges. Reducing the number of vehicles on the road through ride-sharing decreases the overall amount of vehicles emissions which improves air quality and helps conserve non-renewable energy sources.



Sidewalk and pedestrian crosswalk improvements.

***"We need more opportunities
to take advantage of trails
and parks for people and
businesses."***

Statement from focus group interviews

CHAPTER 6

PARKS, OPEN SPACE, AND NATURAL RESOURCES

PARKS, OPEN SPACE, AND NATURAL RESOURCES

VISION

Maintain and preserve the existing parks in Carpentersville, with continuing focus on improvements, equitable access in different neighborhoods, and intergovernmental cooperation across the Village of Carpentersville, DTPD, and Kane County Forest Preserve District.



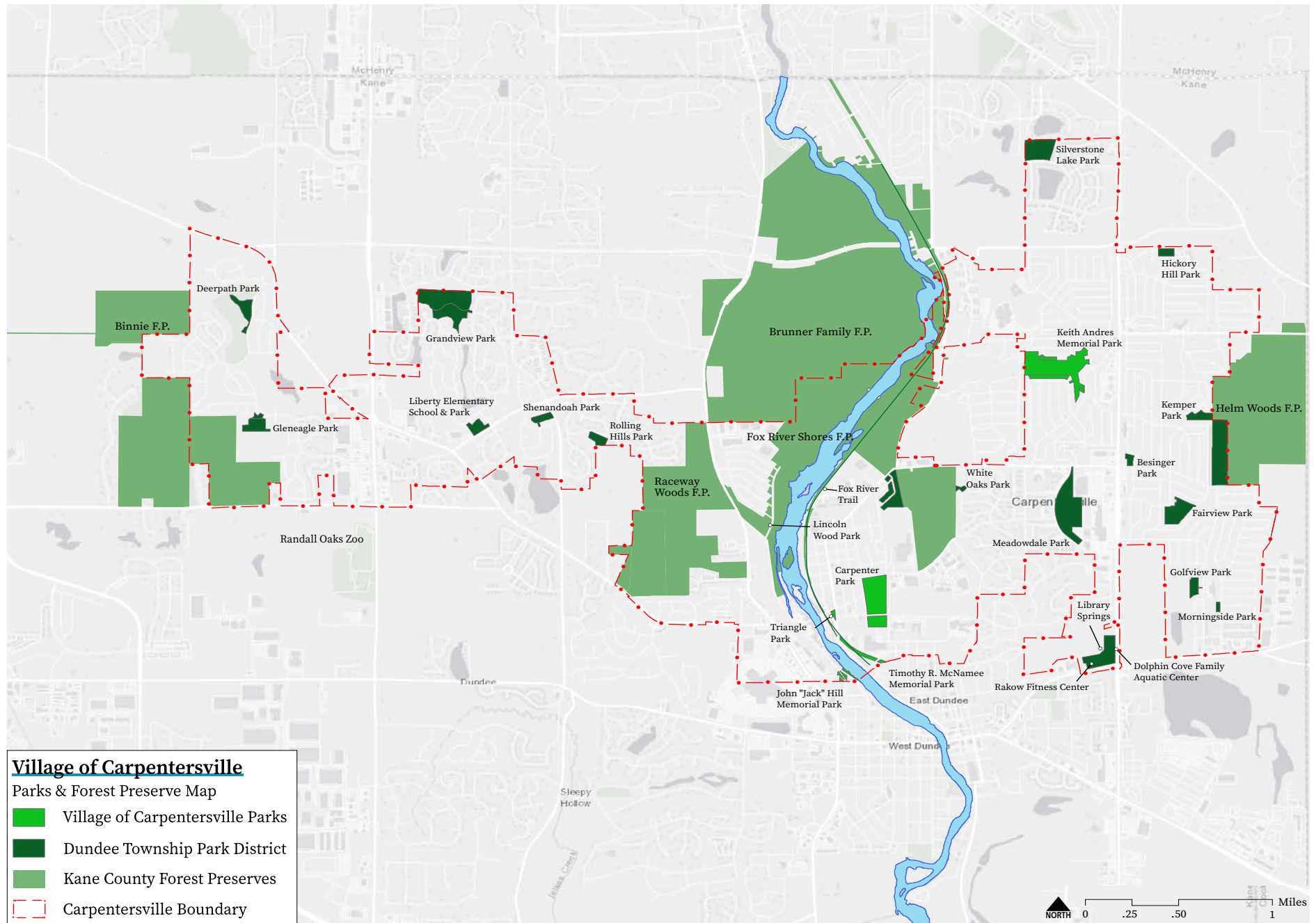
Top & Bottom: Trails near residential and OTTO Engineering



FINDINGS

- I. Carpentersville maintains (5) parks within its Village borders, each offering a variety of amenities for different users. With Carpenter Park being the signature property amongst them all, the space is a historic centerpiece of the community with different events/festivals taking place every year.
- II. The Village has progressively worked towards the recommendations listed in the 2013 Parks Master Plan. Most recently, Carpenter Park underwent a major transformation based on community input. The park offers many features such as a museum walk, a Veterans Garden, grilling areas, baseball/softball field, basketball court, bike trail, outdoor seating, pavilion, picnic areas, shelters & tables, playground, stage, parking, and is ADA accessible.
- III. Dundee Township Park District 2019 survey identifies specific needs for its parks including sidewalk/walking paths, open space/nature parks, kayak/canoe/paddle board rentals, dog park and greenways and trail.
- IV. Dundee Township Parks and programs which are in the Village of Carpentersville include Austin, Besinger, Brunner Family Forest Preserve, Deerpath, Fairview, Glen Eagle, Golfview, Grandview, Hickory Hill, Kemper, Liberty Elementary School, Lincolnwood, Meadowdale, Morningside, Rolling Hills, Shenandoah, Silverstone Lake and White Oaks.
- V. The 2020 Master Plan Update of the Kane County Forest Preserve highlighted capital projects that were in progress or being proposed throughout several municipalities (within Carpentersville, Raceway Woods Forest Preserve & Fox River Shores Forest Preserve).
- VI. The Fox River is not only the heart of the founding of the Village but also provides critical natural resources and a natural habitat. The Fox River Corridor Plan provides several specific recommendations to restore the river and provide improved access + recreation while protecting the natural habitat of the river.

PARKS, OPEN SPACE, AND NATURAL RESOURCES



PARKS, OPEN SPACE, AND NATURAL RESOURCES

GOALS AND STRATEGIES

6.1 MAINTAIN AND IMPROVE VILLAGE-OWNED PARKS, ENSURING ALL USERS HAVE EQUITABLE ACCESS TO AMENITIES.

6.1.1 Carpenter Park – Extend the naturalization of Carpenter Creek westward to connect to a new riverfront park at the former M&M site along the Fox River.

6.1.2 John "Jack" Hill Memorial Park – Improve and add more seating for picnics, putting in a bags game or bocce ball court, maintaining landscaping, and designating fishing.

6.1.3 Keith Andres Memorial Park – Add a playground, outdoor furniture for picnics, portable restroom facilities, connection to the Fox River Trail, and improving landscaping as identified in the 2013 Parks Master Plan.

6.1.4 Timothy R. McNamee Memorial Park – Install additional seating areas for comfort and picnic use, along with a walking path for pedestrians, a space for a bags game or bocce ball court, maintain vegetation with additional native and perennial plantings, improving the parking area, and improve park details to create a more memorable experience and ambiance for the canoe launch.

6.1.5 Triangle Park – Upgrade the historic park in Old Town to become a "Town Square" once again with an informational kiosk, upgrading landscaping, adding a seating area, and providing decorative lighting.



Playground in
Carpenter Park.

6.2 CREATE NEW PARKS TO SERVE THE NEEDS OF THE COMMUNITY.

6.2.1 M&M Patio Stone Park – Create a new park on the Fox River at the former M&M Patio site at Washington Street. Ideas include activities for adults and families including a beer/coffee kiosk or café and/or space for food trucks, and a multi-use structure that can be used to host various events and interactive recreational amenities for families.

6.2.2 Identify land for new soccer fields – Partner with Dundee Township Park District to create new soccer fields for practices and games at a central location in the Village accessible to all residents.

6.2.3 Create or expand a signature park within the west side of Carpentersville that can be used for events and common community space for all residents in Carpentersville. For sites within Dundee Township, the 2013 Carpentersville Parks Master Plan and 2019 Dundee Township Park District Community Interest and Opinion Survey identifies needs such as trails, dog park, and nature area. Work with a developer to set aside land within a proposed development for such a park use.

*"It would be great if this area
[M&M Patio Stone Co.] could be
developed as a public park."*



M&M Patio Stone Co. site along the Fox River

PARKS, OPEN SPACE, AND NATURAL RESOURCES

6.3 COORDINATE WITH DUNDEE TOWNSHIP PARK DISTRICT (DTPD) TO OFFER OPEN SPACE AND RECREATIONAL OPPORTUNITIES TO ALL RESIDENTS.

DTPD maintains 30 parks, each providing a selection of amenities for residents and visitors of all ages. This includes but is not limited to playgrounds, gymnasiums, natural wooded areas, picnic shelters, gazebos, skate plazas, parks/facilities, fitness, aquatic activities, childcare, zoo and associated amenities, and golfing/banquet services.

6.3.1 Hickory Hill - Currently being improved with a variety of new recreational uses including soccer goals, walking paths and a picnic shelter. Second phase of renovations to include a dog park.

6.3.2 Fairview Park (neighborhood park) – Upgrade the current sports equipment or replace with other new amenities, enhance the landscaping grounds, new outdoor furniture, and elevate the experience for users.

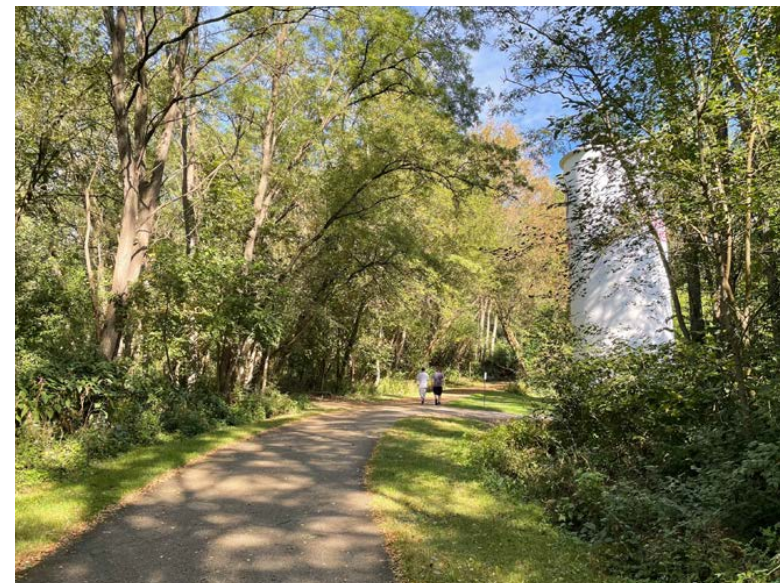
6.3.3 Kemper Park (community park) – Develop a detailed master plan for the site with sports fields, additional playground equipment and community amenities based on the Park District's capital plan.

6.3.4 Meadowdale Park (community park) – Make short-term improvements to the park in conjunction with the private owner, based on a long-term lease for the park including lighting, shade, seating, and possible site for a farmers market.

6.3.5 Work with Dundee Township to provide recreational upgrades to open space land within the Village. Improve Dundee Township's open space at the northeast corner of Sleepy Hollow Road and Huntley Road. The site is located next to Raceway Woods Forest Preserve, making it an opportunity for passive and active area. A walking/bicycle trail should be added as well.



Raceway Woods Forest Preserve history signage



People walking along the trail at Raceway Woods Forest Preserve

PARKS, OPEN SPACE, AND NATURAL RESOURCES

6.4 COORDINATE WITH KANE COUNTY FOREST PRESERVE DISTRICT.

6.4.1 Binnie Forest Preserve –Provide amenities such as expanding walking and biking paths in Binnie Forest Preserve to serve planned residential development between Randall Road and Galligan Road.

6.4.2 Raceway Woods – create a new entrance road with parking lot and trail connections to the adjacent Brunner Forest Preserve. Other potential upgrades include adding recreational activities/equipment near the existing entrances and improving connections to nearby neighborhoods and other recreational areas.

6.4.3 Fox River Shores Forest Preserve - Restore the Fox River Fen, protecting the biodiversity and enhancing the experience for users.

6.4.4 Brunner Family Forest Preserve – participate in master planning of Brunner Family Forest Preserve to provide open space amenities for the community such as a network of walking and biking paths and protect natural resources and habitat along the Fox River.

6.4.5 Helm Woods Forest Preserve – while located just east of Carpentersville, the forest preserve provides open space and natural resources for residents east of Route 25 and is adjacent to Kemper Park which is planned for improvements by the Dundee Township Park District.

6.4.6 Encourage and coordinate with KCFP to make trail and bike path improvements to Forest Preserve holdings at the headwaters of the Kishwaukee River, ensuring nearby residents and visitors have access to the natural resources and open spaces.

6.4.7 Coordinate with KCFP to create a Land Resource Management Plan for the Kishwaukee River land holdings that emphasizes protection of natural resources but allows for access and enjoyment of residents and visitors.



6.5 RESTORE THE FOX RIVER NATURAL HABITAT, WATER RESOURCES, AND RECREATIONAL OPPORTUNITIES.

6.5.1 Preserve natural resources & the environment: Pursue collaborative environmental improvement efforts with cross jurisdictional entities that impact natural areas, such as the Fox River and overall water quality.

6.5.2 Support the Forest Preserve District in its efforts to remove the Carpentersville Dam to preserve the local biodiversity, facilitate various forms of recreation, and have a free-flowing river that's consistent with the Village's vision for Old Town.

6.5.3 Explore the addition of new recreational amenities in suitable locations, such as along existing open space areas with canoe and kayak launches, educational signage, camping facilities or in Old Town, with new parks.

6.6 IMPROVE TRANSPORTATION & CIRCULATION ALONG THE FOX RIVER CORRIDOR.

6.6.1 Connect local bicycle trails to the regional network (Prairie Trail and Fox River Trail) as to strengthening connections for all users.

6.6.2 Invest in walkability with improvements such as installing wayfinding signage, shortening distance residents/visitors must travel to a location, improving pedestrian crossings, and eliminating sidewalk gaps.



Fox River Trail

PARKS, OPEN SPACE, AND NATURAL RESOURCES

6.7 PROMOTE BEST MANAGEMENT PRACTICES (BMPs) IN NEW DEVELOPMENT AND REDEVELOPMENT EFFORTS UTILIZING GREEN INFRASTRUCTURE TO PROTECT NATURAL SYSTEMS AND REDUCE FLOODING.

6.7.1 Encourage developments to include green infrastructure practices in new development and redevelopment to preserve open spaces, provide stormwater BMPs, and reduce stormwater runoff onto neighboring properties.

6.7.2 Retrofit publicly owned properties by the Village, school districts and other agencies to incorporate green infrastructure such as native plantings, rain gardens, and open spaces to reduce stormwater runoff.

6.7.3 Explore the use of regional stormwater retention facilities to reduce runoff and flooding in built-up areas.



Examples of several sustainable practices that can be incorporated in new development projects within Carpentersville.



6.8 PROMOTE ENERGY EFFICIENCY IN PUBLIC FACILITIES AND PRIVATE PROPERTIES.

6.8.1 Conduct energy audits of Village-owned and operated facilities to determine cost efficient measures to improve energy efficiencies and reduce long-term costs.

6.8.2 Encourage other public agencies to undertake energy audits of their facilities.

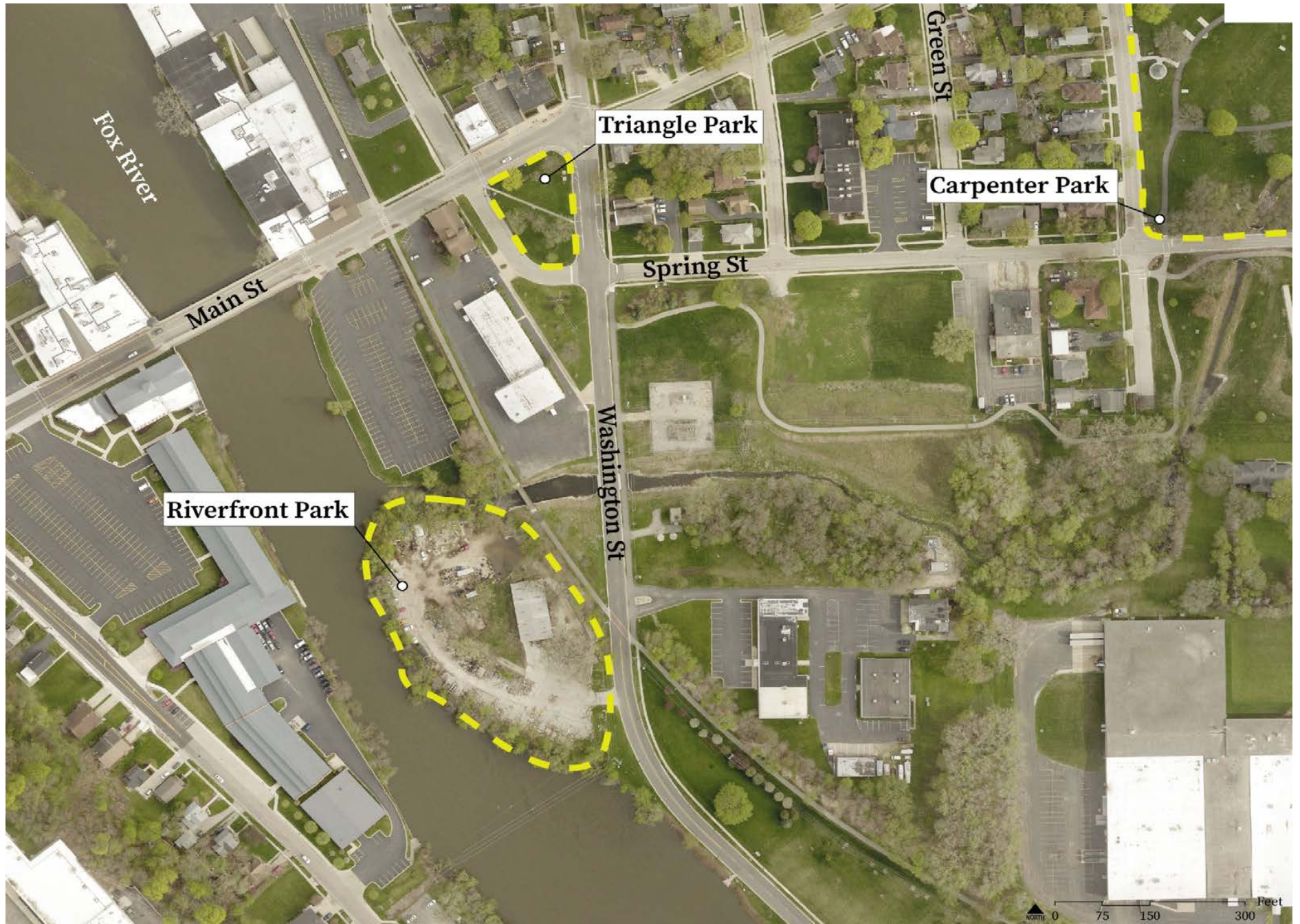
6.8.3 Provide education to private property owners on techniques to improve energy efficiency.

6.8.4 Work with a utility to provide a voluntary option for community solar for residential and commercial uses in the Village.



Fox River, Old Town

OLD TOWN PARKS



OLD TOWN PARKS

CARPENTER PARK

Many associate Carpenter Park as the "spot" to go for events, hangouts, and other social activities. The Village has invested resources in renovating the park and it is a historic centerpiece of the community. This approximate 20-acre site is a location for large-scale community events such as Fall Fest. Carpenter Park hosts festivals, sporting events, and ceremonies. The park offers many features such as a museum walk, a Veterans Garden, grilling areas, baseball/softball field, basketball court, bike trail, outdoor seating, pavilion, picnic areas, shelters & tables, playground, stage, parking and is ADA accessible.



TRIANGLE PARK

Triangle Park is located at the heart of Old Town and once acted as the "town square" of Carpentersville. Although this is a small area, it does have the potential to be improved as a gathering spot as well. Placing simple design elements such as informational signage, a seating area, gazebo, festoon lighting, or other can contribute to future development that may occur in Old Town. The map on page 76 shows the proximity of the parks and each can reinforce one another.



RIVERFRONT PARK

The new park envisioned at the M&M Patio Stone site is about bringing people together and acting as a catalyst to reinvigorate the Old Town area and promote future development. The park is meant to be a gathering spot for everyone. Having an intimate, natural and environmental friendly park that is cozy and feels like Carpentersville is the goal.

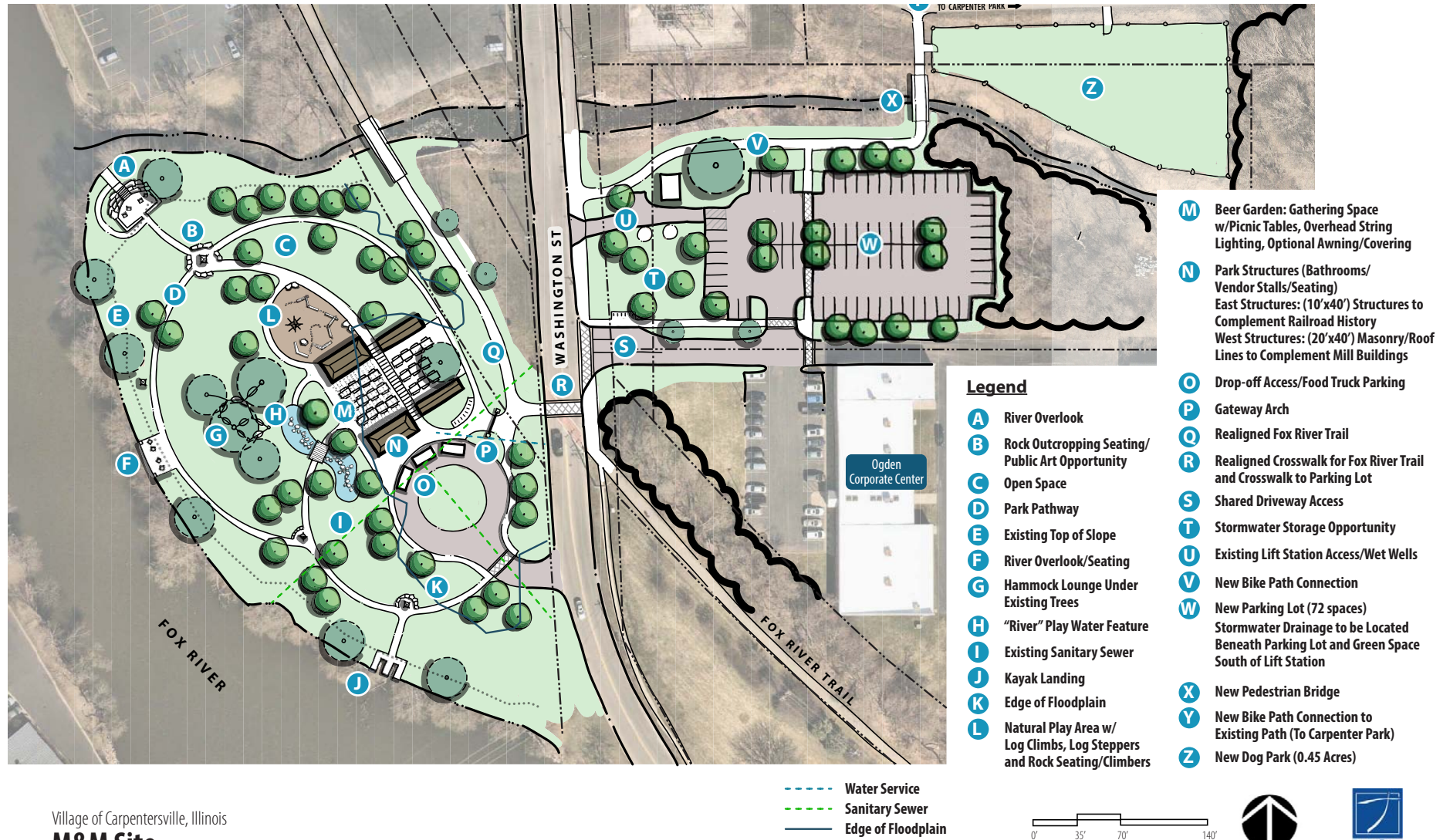
The design and feel of the park is a very important to residents as they are proud of the Village's history. They want to use this park as a way to access the Fox River by doing more recreational activities such as kayaking. They want a spot where both adults and kids can enjoy different activities at the same time. The concept plan on the following page shows natural play areas for kids. There is space for the Village to host different events, food trucks, and a beer garden with picnic tables, string lighting, and awning structures.

An important note to keep in mind is the new park is not meant to divert attention away from Carpenter Park but to complement it. As part of the design, there are trail and sidewalk improvements that are recommended so that people can travel easily between the two parks.

For conceptual images, see the following pages.

RIVERFRONT PARK SITE PLAN - Concept

A re-imagining of the former M&M Patio Stone Co. site, with amenities, trail connections, parking area, and dog park.



Village of Carpentersville, Illinois

M&M Site

Preferred Concept (DRAFT)

Jun 20 2022

RIVERFRONT PARK RENDERING

Rendering of the Riverfront Park facing west toward the Fox River. The image shows a common gathering space for people to visit and support local vendors that can change seasonally. Activities for children are shown in the background including bicycle riding, climbing features, and potential water activities.



CHARACTER IMAGES - Inspiration for the Riverfront Park

The images below were ideas collected to help guide the design process for the Riverfront Park. Many examples were provided and discussed with residents and Village staff. This was performed by doing a visual preference survey, community workshops, and meetings.



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 vendor types can set up and provide refreshments.



Similar to hosting rotating food vendors, the same idea can be implemented for a beer garden. Inviting micro-breweries can attract residents and visitors to Old Town.



People liked natural seating areas to blend in with the biodiversity.



Mobile outdoor chairs and tables were recommended as well, with string lighting, and planters. They wanted a cozy park that echoed a natural environment.

CHARACTER IMAGES - Inspiration for the Riverfront Park

The images below provide inspiration for how families and visitors can interact with the Fox River. They also demonstrate different play areas that can be created in the Park using natural materials.



A kayak landing for people to start their activity or resting stop if they were coming from a different location.



Both the image to the left & middle are low maintenance ideas for kayaks to dock.



Concrete river edge walk with rock riprap. This was a popular idea to include in the park.



Play area for kids that include an assortment of natural elements to sit, run, and be active.



Another example of a natural play area for kids.

"The Village provides great services and have made a lot of improvements over the years."

Focus group interviews

CHAPTER 7

COMMUNITY FACILITIES

COMMUNITY FACILITIES

VISION

Provide high-quality public services to all of Carpentersville's residents, businesses, and organizations.

FINDINGS

- I. The Village of Carpentersville provides a full range of services to residents and businesses with efficient staffing and contracts for professional services.
- II. Village of Carpentersville has established strong relationships with its government partners, including DTPD, School District 300, School District 220, Kane County Forest Preserve District, Kane County, and Illinois Dept. of Transportation (IDOT).
- III. There is a need to ensure all public facilities to be kept current based on needs of the community.

These relationships are critical for capital investments, programming, education for youth and families, resources for current and potential residents, recreational activities, and transportation improvements.



The Fox River Valley Public Library District offers various learning opportunities and programs. They offer computer and technology courses with different topics relevant to Microsoft PowerPoint and Excel. There are different education levels people can sign up for. Depending on availability, there are also some employment opportunities.

The library district has expressed they want to expand and find an additional location to serve residents in the western part of the library district.



The Boys & Girls Clubs of Dundee Township serves over 2,000 members, providing afterschool programming, summer activities, and athletic leagues. They are involved with eight (8) to ten (10) community schools within District 300, 220, & 158, and a High School program facility – Impact Center in Carpentersville, Illinois.

Future recreational and educational needs in Carpentersville could lead to a year-round indoor location for organizations such as the Boys & Girls Club.

VILLAGE OF CARPENTERSVILLE
Public Services Map

District 300

- 1 Liberty Elementary
- 2 Parkview Elementary
- 3 DeLacey Family Education Center
- 4 Carpentersville Middle School
- 5 Oak Ridge School
- 6 Dundee-Crown High School
- 7 Perry Elementary
- 8 Meadowdale Elementary
- 9 Lakewood Elementary
- 10 Golfview Elementary

District 220

- 1 Sunny Hill Elementary

Legend:

- Village Hall (Green Star)
- Library (Purple Dot)
- Public Works (Yellow Hexagon)
- Fire Station (Red Triangle)
- Police Station (Blue Square)
- School District (Blue Outline)
- Carpentersville Boundary (Red Dashed Line)

Map Labels:

Algonquin, McHenry, Kane, Longmeadow Pkwy, Miller Rd, Binnie Rd, Randall Oaks, Gilberts, Western Ave, Williams St, Lord Ave, Main St, Washington St, Main St, Dundee Ave, Higgins Rd, Lake Marian Rd, Carpentersville, Dundee, East Dundee, West Dundee, Sleepy Hollow Rd, Sleepy Hollow, Dundee, Kane, Cook, 90, 72, 31, 68, 25, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 1.

Scale: 0 .25 .50 1 Miles

North Arrow: NORTH

COMMUNITY FACILITIES

GOALS AND STRATEGIES

7.1 CREATE A NEW CIVIC CAMPUS IN OLD TOWN OR ENHANCE THE EXISTING VILLAGE HALL/POLICE STATION ON L W BESINGER DRIVE

7.1.1 Consider creating a new Civic Campus on Spring Street east of Washington Street that could include a new Village Hall and anchor new mixed-use development and/or building a new police and fire station south of the public works facility.

7.2 ASSIST THE FOX RIVER VALLEY LIBRARY DISTRICT IN DEVELOPING A NEW FACILITY IN CARPENTERSVILLE.

7.2.1 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

7.3 CELEBRATE THE RICH HISTORY OF THE COMMUNITY

7.3.1 Work with Dundee Township Historical Society to develop exhibits in Old Town regarding the history Carpentersville including the mills and evolution of the community and its various local cultures.



Three fire stations are located within Carpentersville. Station 1 is on Spring St. in Old Town, Station 2 is on Lake Marian Rd. near Meadowdale Shopping Center, and Station 3 is on Sleepy Hollow Rd. near Randall Rd.



Police Substation in Spring Hill Mall



The post office is located on Route 25

COMMUNITY FACILITIES

7.4 DETERMINE IF THERE IS A NEED FOR A NEW INDOOR RECREATIONAL FACILITY TO SERVE THE COMMUNITY.

7.4.1 Investigate the feasibility of developing a multi-functional facility with indoor and outdoor use that provides additional programming and services to those located in all corners of the Village, strengthening equity. Criteria should include:

- Accessible location in Carpentersville with excellent transportation access including major roadway access, Pace service, sidewalks, and bicycle facilities.
- Compatibility with surrounding uses; ideally adjacent to other community facilities
- Ample room for parking and other site requirements.



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.



***"Providing infrastructure
that delivers quality water
supply and sanitary services."***

Village and Public Works priority.

CHAPTER 8

INFRASTRUCTURE

INFRASTRUCTURE

VISION

Provide clean, reliable, and efficient water, wastewater, and stormwater services for all Village residents, businesses, and industries.

FINDINGS

Residents and businesses rely on clean water supply and a quality wastewater treatment system, which is possible through the Village's water treatment plant, wastewater treatment facility, water distribution system, and sanitary and sewer collection systems. This plan addresses the reliability and quality of water, wastewater, and stormwater systems.

- I. The Wastewater Treatment Facility was recently updated; however, the Water Treatment Plant and ancillary facilities are aging. A majority of the Village's water system was built in the 1950s with an additional water main system expansion in the 1990s and 2000s. While the majority of the water main pipe length (57.8%) has been installed since 1990, there is still a very large portion (35.4%) that was installed before 1970 and is over 50 years old.
- II. The water distribution system contains approximately 350 lead service lines. Historically, many water service lines were constructed with water service pipes made of lead. However it is now known that no amount of lead is safe for consumption, especially for children. The Federal Lead and Copper Rule Revision and Illinois Lead Service Line Replacement and Notification Act requires water systems to replace all lead service lines within the water system.
- III. Service capacity for future expansion of the Village boundaries. Water and sewer capacity is sufficient to be extended to areas west of current Village boundaries toward Galligan Road. There would need to be an extension of Village services or an agreement with the Village of Algonquin to provide service to the Longmeadow Parkway and Route 31 area.

GOALS & STRATEGIES

8.1 MAINTAIN AND IMPROVE THE WATER SYSTEM

8.1.1 Perform a Water Treatment Plant Assessment

The Water Treatment Plant consists of various pieces of equipment and processes that include aeration, filtration, ion exchange softening, chlorination, and fluoridation. A Water Treatment Plant assessment will determine the condition and future use of the existing water treatment plant processes, building structural condition, property drainage, and feasibility of maintaining the existing ancillary buildings to ensure the Village continues providing a quality water supply to its customers.

8.1.2 Replace water mains to improve operating pressures, fire flow, and reducing main breaks on older mains.

The water distribution system consists of approximately 120 miles of water main of varying sizes and age. The Village plans to replace 13,000 lineal feet of undersized water mains, originally installed in 1914, throughout Old Town. The Village also plans to replace aging water mains in other areas to reduce future main breaks and extend the water main along Illinois Route 68 to loop existing dead-end mains and boost fire flows. Additionally, the Village plans to extend the water main along Illinois Route 31 to provide a connection from the Low-Pressure Zone to the ground storage reservoir at Booster Station No. 2.

8.1.3 Remove all lead service lines within the distribution system in accordance with all federal and state regulations.

Lead can have adverse health effects, especially in pregnant women and children. Although the Village is providing lead-free, non-corrosive water, approximately 350 lead water service lines are within the Village that can expose homeowners to lead. The Village plans to replace all lead water services within its system at no cost to property owners.

8.1.4 Create a Water Model to assess current and future needs.

Creating a Water Model can improve efficiency and maintain existing infrastructure by evaluating system strengths and weaknesses. The model can be used to make recommendations for capital and operational improvements within the water system.

INFRASTRUCTURE

8.2 MAINTAIN AND IMPROVE SANITARY COLLECTION AND WASTEWATER TREATMENT

8.2.1 Replacing and install various equipment at the Wastewater Treatment Plant and Lift Stations.

The Village has various improvements planned throughout the Wastewater Treatment Plant to continue normal operations and provide quality service. These projects include installing a new mixing system in the digesters, replacing existing blowers and diffusers in the digesters with high efficiency equipment to reduce energy costs, and install a standby generator to provide a redundant power source during a power outage. Additionally, the sanitary lift stations require future improvements and replacement of failing rail systems that will improve the operations of the stations.

8.2.2 Perform a Wastewater Treatment Facility Assessment.

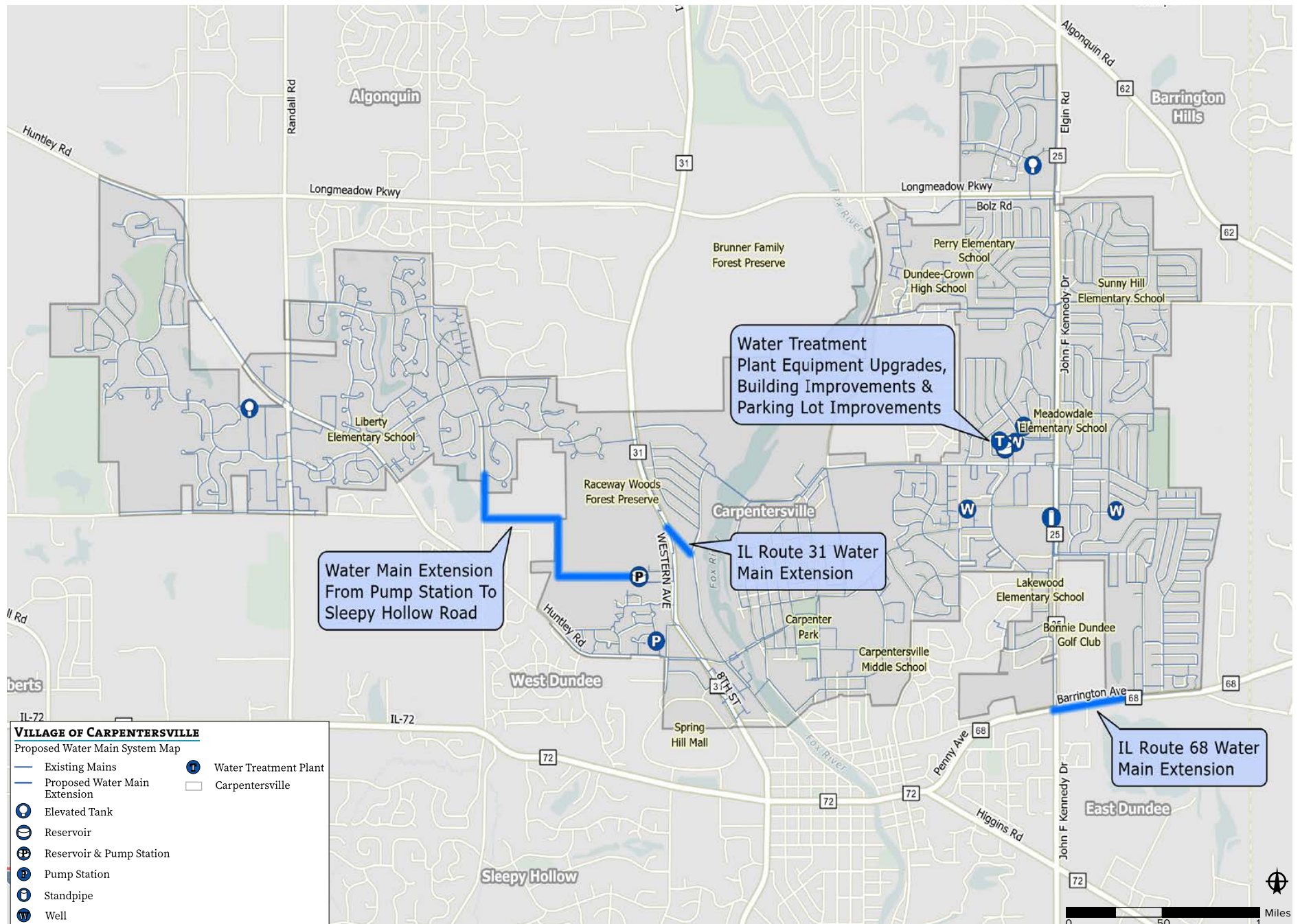
The Wastewater Treatment Facility consists of various pieces of equipment and processes in order to safely and efficiently treat the Village's wastewater. A Wastewater Treatment Facility assessment will assess the condition and future use of the existing wastewater facility processes, building structural condition, property drainage, and feasibility of maintaining the existing ancillary buildings to ensure the Village maintains the highest level of wastewater treatment.

8.2.3 Replace or line sanitary sewer main.

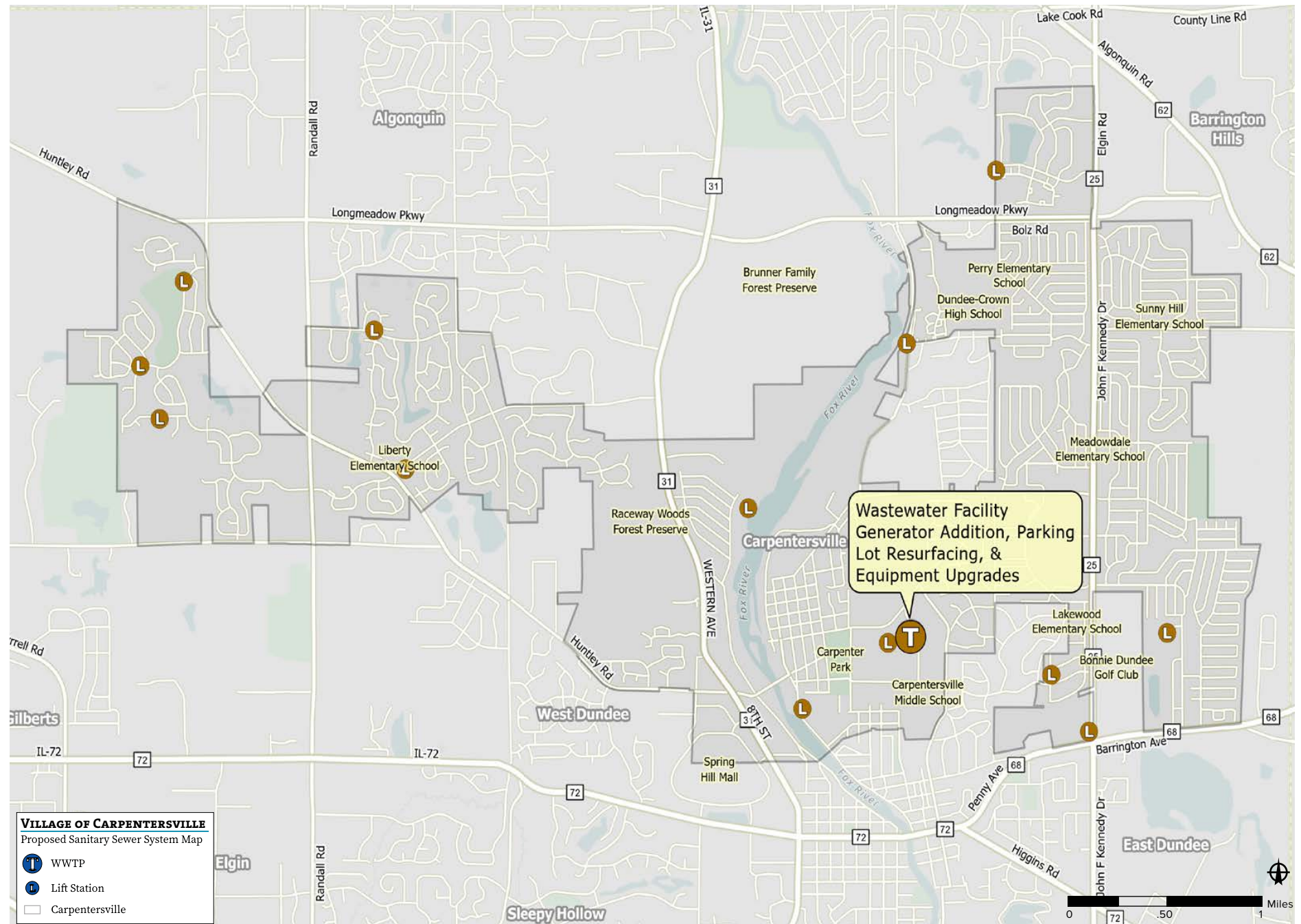
As sanitary sewer mains age, they may experience cracks, breaks, or other interruptions in service that can lead to sanitary sewer backups within the collection system. The Village plans to replace or line its sanitary sewer mains, including approximately 4 miles within Old Town, in order to safely transport sanitary sewage to the Wastewater Treatment Facility where it can be treated and disposed of properly. The projects will also include the replacement of aging sanitary sewer laterals.



PROPOSED WATER IMPROVEMENTS



PROPOSED SANITARY SEWER SYSTEM



*"It's a priority for the Village
to support businesses and
residents."*

CHAPTER 9

IMPLEMENTATION

IMPLEMENTATION - Land Use

IMPLEMENTATION PLAN

The following implementation plan proposes a timeline and procedural steps for each goal and strategy identified in the comprehensive plan. Each strategy is identified as short-term (1-3 years), medium term (4-6 years) or long-term (7-10 years or more). Many of the strategies are divided into tasks that are projected to be achieved over a period of time. For example, short-term steps may include identifying or marketing sites, while medium-term goals may relate to partnering with development teams to pursue projects that advance the future land use goals identified in the comprehensive plan.

Implementation elements identified below include the lead agency(ies) responsible for managing the project. This may be a Village department along with other units of government or organizations. Resources identified include staff time and possible funding sources. Finally, cost relates to the relative amount of funding that would be needed to implement the project, ranging from \$ (existing resources), \$\$ (priority funding within the Village's budget), \$\$\$ (need for new funding such as a grant from the county, state, federal or private foundation).

LAND USE PRIORITIES

Initial steps to implement the plan include reviewing the zoning ordinance to determine any updates to be consistent with the comprehensive plan. This can include creating one or more new zoning districts to allow for mixed-use development with residential over commercial uses, other text updates to facilitate plan implementation, and zoning map changes to be consistent with the plan.

One of the key tasks will be to inventory properties, identify any maintenance issues, and work with property owners toward making improvements. This helps towards modernizing the housing stock and ensure quality housing opportunities are available throughout the Village. Carpentersville can partner with Northern Kane County Chamber of Commerce and market opportunities for investment in the Village, focusing on the strong, business-friendly reputation that the Village has created in the past several years.

The plan sets out the following priorities for Old Town: build on the successful renovation of the mill buildings, add a new riverfront park,

and plan for new, mixed-use development opportunities on vacant or underutilized land in Old Town.

The plan lays out specific future corridor improvements and future expansion of the Village to the west and north. Mixed-use development will play a strong and critical role along the Route 31, Spring Hill Mall, Randall Road, and Route 25 corridors.

Spring Hill Mall is re-imagined having a range of residential housing, entertainment options, and assortment of retailers. Carpentersville will need to work with West Dundee to develop the mall site since it is located in both municipalities. This includes coordination of TIF incentives and approvals that create a high standard of development, the architectural building legacy of Old Town, and creating new public gathering spaces that fill the function of a new suburban center.

Planning for development opportunities along Randall Road and Route 25 may require several elements. This includes potential rezoning, working with developers and property owners, and designing sites that bring jobs, revenue, retail, and services into the Village.

IMPLEMENTATION - Land Use

TIME FRAME				IMPLEMENTATION		
Category	Short Term (1-3 years)	Medium Term (4-6 years)	Long Term (7-10 years)	Lead Agency(ies)	Resources	Cost
Land Use						
2.1 Preserve neighborhood character while pursuing balanced growth & development.	2.1.1 Support the character of existing residential neighborhoods through inventorying public investments & need for repair & maintenance to residential sites.	2.1.1 Recruit infill residential developers to build out vacant lots in established neighborhoods.		Community Development	Staff, capital funds for neighborhood investments	\$\$
	2.1.2 Promote economic development along commercial corridors by identifying sites for development.	2.1.2 Work with developers to promote development on key sites.	2.1.2 Continue to work with developers on key commercial & mixed-use development opportunities.	Community Development	Staff, possible TIF or other incentives	\$\$
	2.1.3 Preserve & enhance parks, forest preserves & recreational areas by partnering with DTPD, KCFPD, & Dundee Township.	2.1.3 Identify capital improvements as laid out in the Parks, Open Space & Natural Resources Chapter.	2.1.3 Ensure needed capital improvements are made to maintain parks & open space.	Community Development, DTPD, KCFPD, Dundee Township	DTPD, KCFPD, OSLAD	\$\$
2.2 Pursue development & redevelopment projects that enhances the community.	2.2.1 Support development of modern industrial & manufacturing facilities by maintaining close communication with local employers & prospective investors.	2.2.1 Recruit additional industry that provides new jobs & tax base to support local services.	2.2.1 Continue to market industrial opportunities in the Village.	Community Development, Village Manager	Staff, possible TIF or other incentives	\$
2.3 Transform retail districts to stay in tune with current trends and consumer spending habits.	2.3.1 Attract amenities that serve special events and visitors.			Community Development	Staff and private development	\$

IMPLEMENTATION - Land Use

TIME FRAME				IMPLEMENTATION		
Category	Short Term (1-3 years)	Medium Term (4-6 years)	Long Term (7-10 years)	Lead Agency(ies)	Resources	Cost
Land Use						
	2.3.2 Plan for enhancement of Old Town through development of the Riverfront Park at the M&M site.	2.3.2 Develop civic campus or mixed-use development on Spring Street.	2.3.2 Identify opportunities for redevelopment to create additional retail & housing in Old Town.	Community Development, Public Works	Staff, capital funds	\$\$
	2.3.3 Develop a plan with West Dundee for the redevelopment of Spring Hill Mall. Establish TIF District.	2.3.3 Work with developer to execute plan.	2.3.3 Pursue redevelopment opportunities adjacent to the mall.	Community Development	Staff, TIFF	\$\$\$
	2.3.4 Enhance environment along Route 25 by developing a plan to improve Meadowdale Shopping Center.	2.3.4 Pursue opportunities for mixed-use development at Meadowdale Shopping Center & other vacant commercial sites.	2.3.4 Continue to pursue redevelopment opportunities along Route 25.	Community Development	Staff	\$\$
	2.3.5 Promote additional retail development along Randall Road by identifying & marketing opportunity sites.	2.3.5 Work with developers on plans consistent with the Comprehensive Plan.	2.3.5 Continue to pursue development opportunities along Randall Road.	Community Development, NKCCC	Staff	\$
2.4 Support quality-of-life in residential neighborhoods	2.4.1 Support balanced growth by marketing residential & mixed-use opportunity sites.	2.4.1 Ensure that developer proposals are consistent with the Comprehensive Plan & provide benefits to the Village.	2.4.1 Market expansion area to the west & north of the Village & plan for annexation based on development opportunities.	Community Development, Public Works	Staff, capital funds	\$\$

IMPLEMENTATION - Land Use

TIME FRAME				IMPLEMENTATION		
Category	Short Term (1-3 years)	Medium Term (4-6 years)	Long Term (7-10 years)	Lead Agency(ies)	Resources	Cost
Land Use						
		2.4.2 Enhance open space & connections between neighborhoods.	2.4.2 Create trails & sidewalk improvements.	Public Works, Kane County	Staff, capital funds	\$\$
		2.4.3 Plan for growth in adjacent unincorporated areas by working with prospective developers.	2.4.3 Annex sites as appropriate based on new development & private capital investments.	Community Development, Public Works	Staff	\$
2.5 Preserve the natural environment	2.5.1 Enhance existing parks & create a new Riverfront Park at the M&M Site.	2.5.1 Plan for improvements at Triangle Park & other Village-owned parks.	2.5.1 Continue to make improvements to Village-owned parks.	Community Development, Public Works	Staff, capital funds, OSLAD	\$\$

IMPLEMENTATION - Economic Development

ECONOMIC DEVELOPMENT PRIORITIES

Economic development strategies typically focus on growing a community's economic base by retaining, growing, and attracting businesses that provide quality employment opportunities, normally in industries that produce goods or services.

For established communities, growing the local economy generally means building on economic assets. This can include an area's active business and industry base as well as its infrastructure, location, and institutions. Industry cluster development, building on and strengthening concentration of industry sectors (synergy effects) that are significant employers or revenue generators in the community, is a best practice in economic development.

There are two approaches. Traditionally, cluster development would include fostering growth among a variety of market sectors, including growing and emerging industries that may be based on a local strategic strength, (e.g., manufacturing in Carpentersville). The goal is to ensure communities are financially resilient and not overly reliant on a specific industry or employer whereby downturns in those industries significantly impair the local economy.

In Carpentersville, Manufacturing, Retail, Restaurant, Services and Recreation currently emerge as the dominant industry sectors. A concentrated focus on growing these areas can be a more appropriate strategy for economic development than committing resources to multiple, diverse industries.

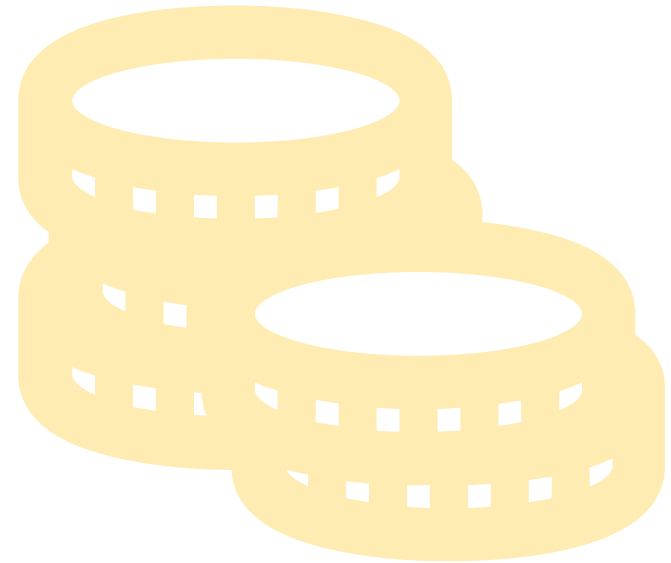
Near-term goals are meant to retain existing manufacturing and strengthen retail clusters at Spring Hill Mall, Randall Road and Route 25 that will address changes in consumer behavior and lasting impacts the pandemic has caused. Initial implementable steps are:

- High impact strategies include developing incentive packages for different types of economic sectors – retail and entertainment, manufacturing and other light industry, office, and mixed-use developments such as Retail-Dining-Entertainment (RDE) and Live -Work-Play. These packages can be adjusted in content and target over time.

- The Village should carefully guide and place (new) light industrial development on identified sites minimizing negative effects for residents while creating new jobs and maximizing fiscal impacts. Assess existing office inventory and consider consolidation and relocation, potentially freeing up sites for redevelopment.

Near term retail strategies include:

- Focusing on a mixed-use redevelopment plan for Spring Hill Mall in concert with the Village of West Dundee
- Working with property owners to upgrade Meadowdale Shopping Center and attract new, mixed-use development along Route 25
- Work with property owners and prospective developers for sites along Randall Rd, keeping commercial along the frontage and either industry or multi-family housing in interior lots.



IMPLEMENTATION - Economic Development

TIME FRAME				IMPLEMENTATION		
Category	Short Term (1-3 years)	Medium Term (4-6 years)	Long Term (7-10 years)	Lead Agency(ies)	Resources	Cost
Economic Development						
3.1 Attract new commercial development	3.1.1 Strengthen retail clusters at Spring Hill Mall/ Route 31, Randall Road & Route 25.	3.1.1 Assist existing local businesses to become & attract omni-channel experiential retail (Retail-tainment).		Economic Development, Community Development, Public Works	Staff, possible TIF, grants or other incentives	\$\$\$
	3.1.2 Pursue redevelopment of Spring Hill Mall & engage the current mall owner.	3.1.2 Focus on Live-Work-Play & Retail-Dining-Entertainment (RDE).		Economic Development Community Development, Public Works	Staff, possible TIF, grants, capital funds & other incentives	\$\$\$
	3.1.3 Attract service businesses.			Economic Development, Information Technology	Staff, grants, or other incentives	\$\$
	3.1.4 Continue to maintain communication with local businesses.			Economic Development, Information Technology, Village Manager	Staff	\$
	3.1.5 Seek new types of retail (e.g. internet-based showrooms).			Economic Development, Information Technology	Staff	\$
	3.1.6 Provide financial incentives.			Economic Development Community Development	Staff, TIF, grants	\$\$

IMPLEMENTATION - Economic Development

TIME FRAME				IMPLEMENTATION		
Category	Short Term (1-3 years)	Medium Term (4-6 years)	Long Term (7-10 years)	Lead Agency(ies)	Resources	Cost
Economic Development						
3.2 Support changing patterns of office users	3.2.1 Attract the health care & human services office market.	3.2.1 Work with developers to provide shared office space for remote working & small home businesses.	3.2.1 Consolidate & (if needed) relocate offices, freeing up locations for reuse.	Economic Development, Community Development Information Tech.	Staff, grants	\$
		3.2.2 Work with developers integrating office into new mixed-use.		Economic Development, Community Development	Staff	\$
		3.2.3 Identify educational, vocational, and civic services for new office use.		Economic Development, Community Development	Staff	\$
3.3 Attract additional light industry and distribution to support the tax base & create jobs	3.3.1 Guide demand for warehousing & distribution.	3.3.1 Identify future (light) Industries (AI, Renewables).	3.3.2 Implement LEED building standards.	Economic Development, Community Development	Staff	\$
	3.3.2 Locate industry on targeted sites.			Economic Development, Community Development	Staff	\$
		3.3.3 Assess feasibility of infrastructure to serve development along Longmeadow Parkway.		Community Development, Public Works	Staff, capital funds	\$\$

IMPLEMENTATION - Economic Development

TIME FRAME				IMPLEMENTATION		
Category	Short Term (1-3 years)	Medium Term (4-6 years)	Long Term (7-10 years)	Lead Agency(ies)	Resources	Cost
Economic Development						
3.4 Provide marketing & business support	3.4.1 Continue to roll out brand, consider establishing a non-profit agency for branding, marketing, (business) community outreach.			Economic Development, Village Manager, Information Technology	Staff	\$
	3.4.2 Expand existing events & festivals.			Parks & Rec, Information Technology	Staff	\$
	3.4.3 Continue to offer excellent services & permitting.			Economic Development, Community Development	Staff	\$
	3.4.4 Package incentives & programs to attract investment.				Staff, TIF, grants	\$\$\$
		3.4.5 Develop a business expansion & attraction program.		Economic Development, Information Technology	Staff, grants	\$
3.5 Strengthen workforce skills and career paths for youth & adults	3.5.1 Work with higher education programs to expand workforce prep			Economic Development Information Technology	Staff	\$
		3.5.2 Expand educational & vocational programs.	3.5.2 Attract R&D businesses.	Economic Development, Information Tech., Human Resources	Staff	\$\$

IMPLEMENTATION - Housing & Neighborhoods

HOUSING & NEIGHBORHOOD PRIORITIES

There are several important elements that make up strong residential neighborhoods that define near-term priorities. The first is promoting homeownership and creating a “housing ladder” that reinforces the family-oriented and life-cycle environment that makes up the Village. Carpentersville is fortunate to have several housing options – such as rental units in multi-family buildings, starter, single-family housing, and large homes in modern subdivisions. To build homeownership opportunities, the Village can seek to partner with a non-profit housing counseling agency to assist renters in saving for a new home, accessing down-payment assistance from the county and state, and improving their credit to qualify for a mortgage.

The Village can also take a close look at any housing maintenance issues and ensure all properties are well-maintained. For single-family homes, the Village should consider creating a single-family rehab program that provides modest funding through a forgivable loan to make critical repairs. This can particularly help seniors stay in their homes and ensure all housing units are up to code. For multi-family buildings, the Village can work with property owners to ensure they are maintaining them and can access county, state, or federal programs to invest in the properties if needed.

In terms of new development, the future land use sub-area maps in Chapter 2 provide guidance for new housing development opportunities in the Western Expansion area, along Randall Road, Route 31/Old Town and Route 25. The plan lays out development concepts that can be shared with prospective developers that focus on key site design concepts including a wide range of lot sizes and housing types, open space and natural resource amenities, connected streets, trails, and interconnected sidewalks.



IMPLEMENTATION - Housing & Neighborhoods

TIME FRAME				IMPLEMENTATION		
Category	Short Term (1-3 years)	Medium Term (4-6 years)	Long Term (7-10 years)	Lead Agency(ies)	Resources	Cost
Housing & Neighborhoods						
4.1 Promote homeownership	4.1.1 Plan for new development to meet demand.			Community Development	Staff	\$
			4.1.2 Seek upgrades to infrastructure to serve homes along Route 31 between Huntley Road & Longmeadow Parkway.	Public Works	Staff, Kane County, DNR	\$\$\$
	4.1.3 Seek opportunities for infill residential homes.	4.1.3 Work with developers & property owners.		Community Development	Staff	\$
	4.1.4 Assist prospective homeowners to apply for down payment assistance & counseling.	4.1.4 Seek a non-profit housing organization to assist residents.		Community Development, Kane County, IHDA	Kane County First Time Homebuyer & IHDA Opening Doors & Access programs	\$
4.2 Support multi-family & mixed-use	4.2.1 Promote the use of financial counseling & homeownership assistance to encourage renters to buy homes.	4.2.1 Seek a non-profit partner to assist residents.		Non-profit partner	IHDA, Village, Kane County	\$
		4.2.2 Seek new multi-family in mixed-use redevelopment at Spring Hill Mall, Route 31, Route 25 & Randall Road.		Community Development, property owners	Staff	\$

IMPLEMENTATION - Housing & Neighborhoods

TIME FRAME				IMPLEMENTATION		
Category	Short Term (1-3 years)	Medium Term (4-6 years)	Long Term (7-10 years)	Lead Agency(ies)	Resources	Cost
Housing & Neighborhoods						
			4.2.3 Support rehab of older multi-family developments.	Community Development, property owners	Staff	\$\$
4.3 Provide more senior housing	4.3.1 Pursue new senior housing developments.	4.3.1 Market property along Dundee Road for senior housing.		Community Development	Staff	\$
4.4 Promote maintenance & preservation	4.4.1 Ensure proper maintenance of single-family & multi-family through code enforcement.			Community Development, code enforcement	Staff	\$
		4.4.2 Upgrade older multi-family stock by working with property owners & seeking grants as needed.		Community Development, property owners	Staff	\$
	4.4.3 Identify sites for placemaking such as parklets, community gardens.	4.4.3 Design & install placemaking projects.		Community Development, Public Works	Staff	\$\$
		4.4.4 Establish homeowner forgivable loan program for repairs.		Community Development, non-profit partner	Staff, loan funds	\$\$

IMPLEMENTATION - Transportation

TRANSPORTATION PRIORITIES

The first priority is to continue the street maintenance program through the annual Capital Improvement Plan. This involves not only design and construction of projects to keep the transportation infrastructure in good standing but also revisiting the project selection process for systemic review. Regularly inventorying the condition of the streets and prioritizing the work to be completed allows the Village to spend its available funds as effectively as possible. Implementation of the annual Capital Improvement Plan is contingent on funding and a secondary priority for the Village is to ensure adequate resources are available with long-term commitments through the budgeting process.

The Village also needs to focus on improvements to the transportation network for non-motorist users. This can be accomplished by continuing the implementation of Kane Kendall Council of Mayors (KKCOM) Bicycle and Pedestrian Plan of 2012 to provide a holistic bicycle network as well as install sidewalks and improve crosswalks to provide a comprehensive network of pedestrian facilities.

Many of the transportation resources available throughout the Village are not under direct Village control, and thus require regular coordination with outside agencies. The Village needs to prioritize maintaining its positive working relationships with the Illinois Department of Transportation (IDOT), Kane County, and Pace, while advocating for improvements to those facilities that correspond with the Village's long-term goals.



IMPLEMENTATION - Transportation

TIME FRAME				IMPLEMENTATION		
Category	Short Term (1-3 years)	Medium Term (4-6 years)	Long Term (7-10 years)	Lead Agency(ies)	Resources	Cost
Transportation						
5.1 Maintain the road network & improve public safety	5.1.1 Ensure adequate resources are available for maintenance.			Public Works, Village Manager	Staff	\$\$
	5.1.2 Continue Capital Improvement Program to annually budget maintenance & construction.			Public Works	Staff, capital funds	\$\$
		5.1.3 Implement traffic management strategies.		Public Works	Staff, capital funds	\$\$
	5.1.4 Develop a Complete Streets Policy			Public Works, Community Development	Staff	\$
	5.1.5 Promote a street system that discourages the use of cul-de-sacs.			Community Development	Staff	\$
	5.1.6 Continue to coordinate with IDOT & KDOT.			Public Works, IDOT, KDOT	Staff, IDOT, KDOT	\$\$
5.2 Provide improved bike facilities & trails	5.2.1 Continue to implement KKCOM Bicycle & Pedestrian Plan.			Public Works, Community Development, KKCOM	Staff, capital funds, KKCOM	\$\$
		5.2.2 Provide better connections to the Fox River Trail & Raceway Woods.		Public Works, Community Development	Staff, capital funds	\$\$
5.3 Fill in missing sidewalks & improve pedestrian safety	5.3.1 Install sidewalks & improve crosswalks to provide greater pedestrian safety.			Public Works	Staff, capital funds	\$\$
5.4 Extend Pace service north on Route 31	5.4.1 Work with Pace to improve bus & shuttle service.			Community Development, Pace	Staff, Pace	\$
		5.4.2 Extend Pace north on Rte 31 to Raceway Woods.	5.4.2 Extend Pace north on Rte 31 to Longmeadow Pkwy.	Community Development, Pace	Staff, Pace	\$\$

IMPLEMENTATION - Parks, Open Space, & Natural Resources

PARKS, OPEN SPACE, & NATURAL RESOURCES PRIORITIES

The first priority with the new Riverfront Park is to move forward with a final design, secure funding, and hiring a contractor to develop the site. Exploring and selecting a vendor(s) to operate food or other services can occur as the park is developed, as well as scheduling special events and marketing the opening of the park. Planning for other improvements, such as a parking lot to serve the park on the east side of Washington Street and the creation of a dog park north of the parking lot can be installed in tandem with the new park. In the medium and long-term, the Village can plan for upgrades to John “Jack” Hill Memorial Park, Keith Andres Memorial Park, and Timothy McNamee Park.

Most parks in Carpentersville are owned and managed by Dundee Township Park District (DPTD) which has an excellent relationship with the Village. In the short-term, the renovation of Hickory Hills Park will be completed by DPTD. In the short to medium-term, identifying property for new soccer fields is also important, so the area currently being used at Meadowdale Shopping Center, can be redeveloped. Over the next several years, improvements should be planned for renovations to Fairview and Kemper Parks.

Kane County Forest Preserve District has been actively purchasing property in the Village. In the short-term, Carpentersville and KCFPD can work together to add improvements to the Kishwaukee headlands area as it has the potential to be a major natural resource attraction for residents and visitors. This may include trails and amenities – picnic areas, shelters, etc. – that can be designed in a sensitive way to respect the natural environment but also provide improved access for visitors. The Village can also work with KCFPD on improvements to Brunner Forest Preserve and upgrades along the Fox River.



IMPLEMENTATION - Parks, Open Space, & Natural Resources

TIME FRAME				IMPLEMENTATION		
Category	Short Term (1-3 years)	Medium Term (4-6 years)	Long Term (7-10 years)	Lead Agency(ies)	Resources	Cost
Parks, Open Space, & Natural Resources						
6.1 Maintain & improve Village-owned parks			6.1.1 Extend naturalization of Carpenter Creek.	Public Works	DNR	\$\$
		6.1.2 Upgrade John “Jack” Hill Memorial Park.		Public Works	Capital budget, grants	\$\$
			6.1.3 Upgrade Keith Andres Memorial Park.	Public Works	Capital budget, grants	\$\$
		6.1.4 Upgrade Timothy McNamee Park.		Public Works	Capital budget, grants	\$\$
			6.1.5 Renovate Triangle Park.	Public Works	Capital budget	\$\$
6.2 Create new parks	6.2.1 Complete design & seek funding for new Riverfront Park.	6.2.1 Install improvements to create park.	6.2.1 Program activities & events at the park.	Public Works	Capital budget	\$\$
		6.2.2 Identify land for new soccer fields.	6.2.2 Make improvements & open new soccer fields.	DTPD	DTPD	\$\$
		6.2.3 Identify a new park in the Western Expansion area.	6.2.3 Work with a developer to dedicate new parkland.	Community Development, DPTD	Land dedication	\$

IMPLEMENTATION - Parks, Open Space, & Natural Resources

TIME FRAME				IMPLEMENTATION		
Category	Short Term (1-3 years)	Medium Term (4-6 years)	Long Term (7-10 years)	Lead Agency(ies)	Resources	Cost
Parks, Open Space, & Natural Resources						
6.3 Coordinate with Dundee Township Park District	6.3.1 Complete renovation of Hickory Hill Park.			DTPD	OSLAD	\$\$
		6.3.2 and 6.3.3 Upgrade Fairview and Kemper Park.		DTPD	DTPD, grants	\$\$
	6.3.4 Make temporary improvements to Meadowdale Park.			DTPD	DTPD	\$
		6.3.5 Encourage Dundee Township to make improvements to its open space at Sleepy Hollow & Huntley Road.		Dundee Township	Grants	\$\$
6.4 Coordinate with Kane County Forest Preserve District		6.4.1 Expand paths at Binnie Forest Preserve.		KCFPD	KCFPD	\$
			6.4.2 Create new access road & upgrades at Raceway Woods.	KCFPD, KCDOT	KCDOT	\$\$
			6.4.3 Restore Fox River Shores.	KCFPD	KCFPD, grants	\$\$

IMPLEMENTATION - Parks, Open Space, & Natural Resources

TIME FRAME				IMPLEMENTATION		
Category	Short Term (1-3 years)	Medium Term (4-6 years)	Long Term (7-10 years)	Lead Agency(ies)	Resources	Cost
Parks, Open Space, & Natural Resources						
6.4 Coordinate with Kane County Forest Preserve District	6.4.4 Participate in master planning of Brunner Forest Preserve.	6.4.4 KCFPD upgrades to Brunner Forest Preserve.		KCFPD, Community Development	KCFPD, grants	\$\$\$
		6.4.5 KCFPD upgrades to Helm Woods Forest Preserve.		KCFPD	KCFPD, grants	\$
6.5 Restore the Fox River natural habitat, water resources & recreation	6.5.1 Collaborate with KCFPD on natural resources & education.			Public Works	Staff	\$
	6.5.2 Support removal of dam.			KCFPD	KCFPD	\$
		6.5.3 Explore new amenities along river.		Community Development, KCFPD	TBD	\$
6.6 Improve circulation along the Fox River (connect to trails)		6.6.1 Identify & seek funding for trail connections.		KCFPD, Public Works, KCDOT	KCDOT	\$\$
		6.6.2 Install wayfinding and improve pedestrian crossings.	6.6.2 Fill in gaps in sidewalk network near parks & trails.	Public Works	Capital Budget, KCDOT	\$\$

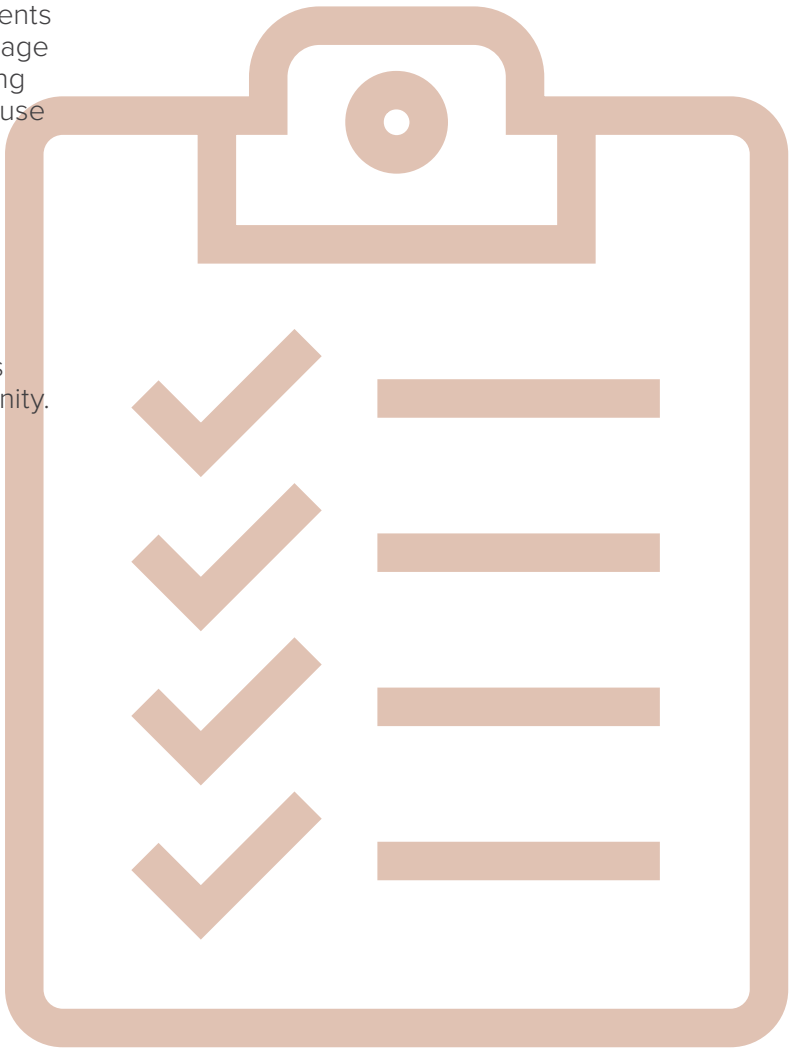
IMPLEMENTATION - Community Facilities

COMMUNITY FACILITY PRIORITIES

In the short-term, the highest priorities are to evaluate the need for a civic campus in Old Town on Village-owned land on Spring Street, east of Washington Street. This may include relocating Village Hall and the police station to the block. Alternatively, the police and fire departments could be relocated to a new facility south of Public Works, or the Village Hall and police station can remain in their current location. Depending on the outcome of this analysis, either a civic campus and/or mixed-use development can be planned for Village-owned land.

The second priority is to assist the Fox River Valley Library District to identify a location for a new library in the western portion of Carpentersville. Criteria for siting this facility are included in the Community Facilities chapter of this plan.

Other projects include efforts to create historical markers or exhibits that recognize the history of Old Town and other sites in the community. Finally, as a medium-term project, the Village should evaluate the need for an indoor, 12-month recreational facility along with an local organization that would develop, own, and operate the facility.



IMPLEMENTATION - Community Facilities

TIME FRAME				IMPLEMENTATION		
Category	Short Term (1-3 years)	Medium Term (4-6 years)	Long Term (7-10 years)	Lead Agency(ies)	Resources	Cost
Community Facilities						
7.1 Create a civic campus in Old Town or enhance existing Village Hall/Police Station	7.1.1 Evaluate the feasibility of creating a new civic campus in Old Town vs. renovating existing spaces.	7.1.1 Pursue appropriate path as set by Village Board.		Community Development, Public Works, Police, Fire Dept.	Capital budget	\$\$\$
7.2 Assist Fox River Valley Library District in developing a new facility	7.2.1 Evaluate possible locations in the western area of Carpentersville.	7.2.1 Support efforts by the FRVLD in securing a location & developing a facility.		Community Development, FRVLD	FRVLD	\$\$
7.3 Celebrate the history of the community		7.3.1 Develop educational exhibits in Old Town.	7.3.1 Install & maintain exhibits.	Community Development, Dundee Township Historical Society	Private and public funds	\$
7.4 Determine if there is a need for a new indoor recreational facility		7.4.1 Evaluate the need for an indoor recreational facility.		Community Development, Boys & Girls Club, school districts	Private & public funds	\$\$\$

IMPLEMENTATION - Infrastructure

INFRASTRUCTURE PRIORITIES

The Water and Wastewater Treatment Plants are at the heart of providing a quality water supply to Village residents and returning clean, treated wastewater back to natural waters. The Village needs to prioritize an assessment of each Water and Wastewater Treatment Plant to evaluate the condition and future use of existing treatment plant processes, building structural condition, property drainage, and feasibility of maintaining the existing ancillary buildings.



IMPLEMENTATION - Infrastructure

TIME FRAME				IMPLEMENTATION		
Category	Short Term (1-3 years)	Medium Term (4-6 years)	Long Term (7-10 years)	Lead Agency(ies)	Resources	Cost
Infrastructure						
8.1 Maintain & improve water system	8.1.1 Perform a Water Treatment Plant Assessment.			Public Works	Staff	\$
		8.1.2 Replace water mains as identified in the plan.		Public Works	Staff, capital funds	\$\$
	8.1.3 Remove all lead service lines.			Public Works, IEPA	Staff, capital funds, IEPA	\$\$\$
	8.1.4 Create a Water Model to assess current and future needs.			Public Works	Staff	\$
8.2 Maintain & improve sanitary collection & wastewater treatment		8.2.1 Replace & install equipment at the Wastewater Treatment Plant & Lift Stations.		Public Works	Staff, capital funds	\$\$
	8.2.2 Perform a Wastewater Treatment Facility Assessment.			Public Works	Staff	\$
		8.2.3 Replace or line sanitary sewer main.		Public Works	Staff, capital funds	\$\$



Special Thanks

We want to acknowledge and thank all residents, businesses, and organizations who participated in developing the Comprehensive Plan. The journey has demonstrated residents, and elected and appointed officials support one another, working together to create a better Carpentersville for all.

Another special recognition and appreciation is for the Steering Committee members for their time, insight, and contributions to the plan. The participation and investment helped frame what the Village aspires to and paved a path for the future of Carpentersville.



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