Village of Carpentersville Comprehensive Plan

Draft Community Assessment

October 2021

Village of Carpentersville
Re-imagine Carpentersville Together

teska

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1. COMMUNITY CHARACTERISTICS AND LAND USE

What commenced 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 neighborhoods. Located 40 miles from Chicago, Carpentersville is in the northwest suburbs, minutes from the I-90 Jane Addams Tollway "Golden Corridor" with three (3) full access interchanges at Route 25, Route 31, and Randall Road.

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.

The Village 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), Western Avenue and Main Street, and along Route 25.

There has been significant progress over the years 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; and Raceway Woods Forest Preserve, with its bike and walking trails attracting visitors from Carpentersville and 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.

The Village has adopted several plans and documents to help guide future development, including a Comprehensive Plan in (2007), *Development Standards and Design Guidelines* (2007), *Old Town Plan* in (2012), *Comprehensive Parks Master Plan* (2013), and *Fox River Plan* in (2015), focusing on themes such as economic, housing, and employment. The intent is to help strengthen and shape Carpentersville as a progressive, versatile, and welcoming community for all.

The *Carpentersville Comprehensive Plan* (2007) was adopted to respond 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 focused on 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; appropriate commercial development opportunities; improve recreational amenities; and support intergovernmental coordination with local agencies.

Carpentersville adopted the *Development Standards and Design Guidelines* (2007) which identifies, guiding principles to enhance the overall appearance and character of new development and redevelopment. They are not intended to be regulatory but rather encourage various levels of building quality, compatibility, and consistency. Guidelines differ in character across land uses, but remain in sync with one another: residential, commercial, neighborhood-shopping center & corridor commercial, Old Town/mixed-use commercial, and light industrial/business park & industrial.

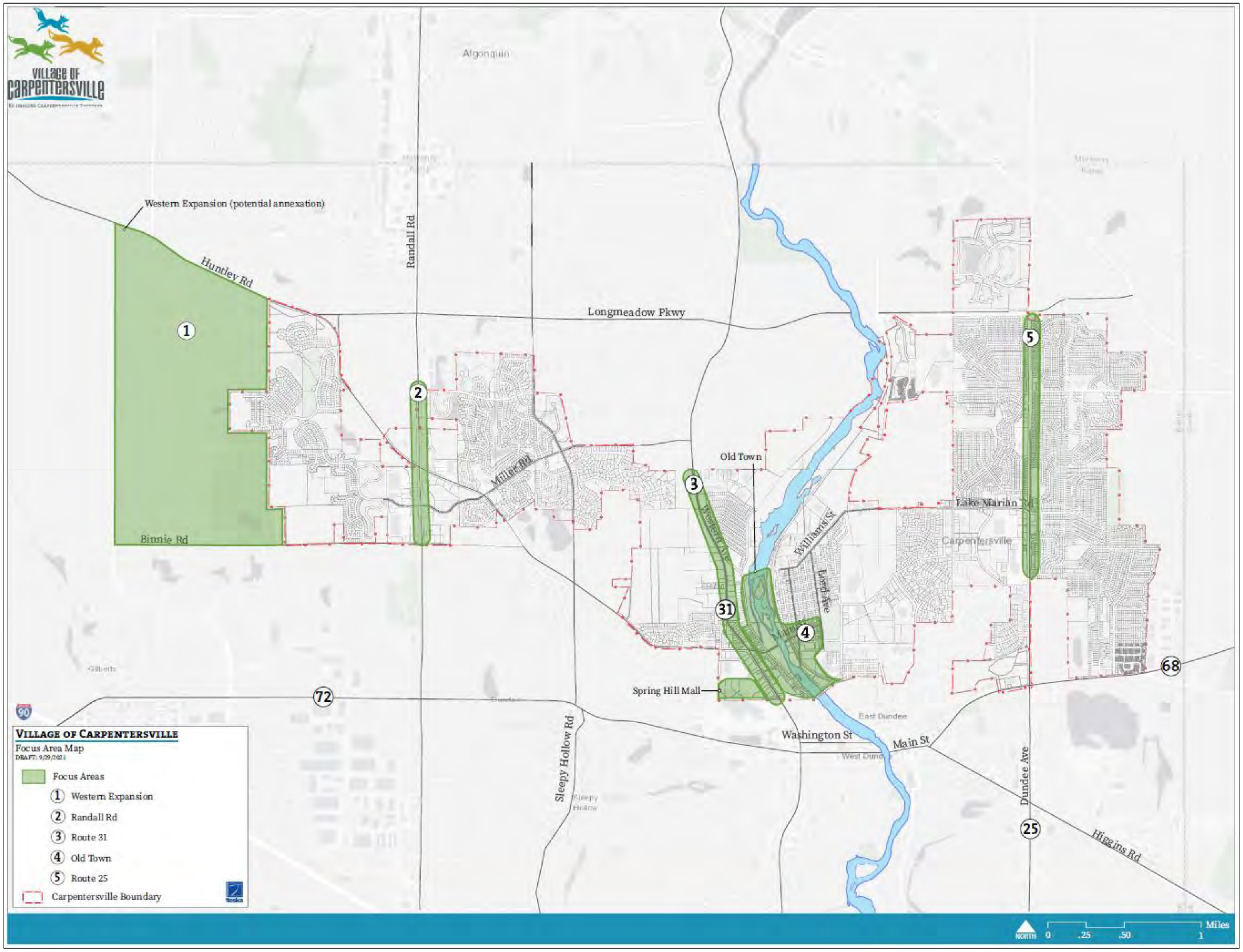
In 2012, the Village of Carpentersville adopted the *Old Town Plan* that emphasized building a lively center for the Carpentersville community. Identified as a subarea in the comprehensive plan, the document serves as a guide to make informed decisions that affect land use, community development, transportation,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

The *Comprehensive Parks Master Plan* (2013), initiated by the Village, dived into a thorough review of current and projected park needs as a guide for coordinating park improvements and funding. Additional details regarding park upgrades will be discussed in a different section.

In 2017, the Village sought a marketing firm to help rebrand the community, undertaking a critical and thorough engagement process with staff, Village Board, and interviews. The *Village of Carpentersville Regional Positioning & Marketing Strategy Report* (2017) identified the community as a "three-dimensional experience" that is often misunderstood, strong internal perceptions of an east/west divide, and that overall, people value diversity. The report assisted with strengthening the acknowledgment that Carpentersville is a Fox River valley community and identified three pillars that characterizes the personality of the village, Economic, Environmental, and Social; represented by three colored foxes, see below.

The map below shows the different areas that will be elaborated and explored further.

Figure 1: Focus Area Map

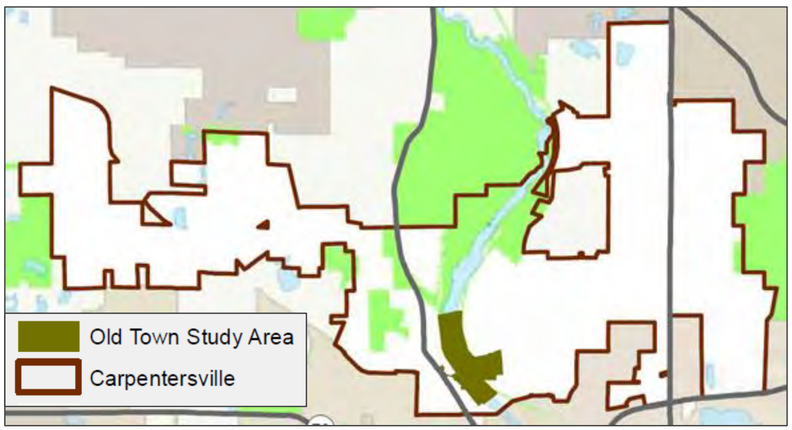


Focus Areas

Old Town

The Old Town district spans both sides of the Fox River, along Main St., and is the historic center of Carpentersville. During the late 1960s and going forward, many of the buildings were slowly purchased and renovated.

Figure 2: Old Town Study Area



Source: Old Town Plan

Old Town is a mixed-used district, with the predominant land use light & general industrial, but also includes beautiful residential homes and a limited amount of retail, including the Grist Mill. Old Town is the historic heart of the community but is not a typical downtown anchored by retail and restaurants. Instead, the mills primarily offer office and manufacturing space.

The Fox River Trail runs north-south on the east side of the Fox River through Old Town, creating a regional trail connector for bikes and pedestrians.

The *Carpentersville Old Town Plan* (2012) is an extension of the 2007 Village comprehensive plan in which the area was identified as a subarea to prioritize. The plan seeks to create a livelier and more animated center for the Village, capitalizing on the nearby amenities (parks, trails, river). The Village is envisioning the area to be a catalyst for future development with appropriate transportation, infrastructure, and capital improvements. Short term recommendations were provided that could be accomplished within the following 5 years since the plan was adopted which included:

- Creating the open space and trail connection between Carpenter Park and the riverfront.

- Addressing Old Town's parking needs, including the start of a regular parking survey, regulatory modifications to allow and encourage shared parking, and actions by major employers to encourage the use of alternative transportation, and other pedestrian improvements

- Urban design and identity, which includes building preservation and rehabilitation, screening of the electrical substation by ComEd, and programming of community events, historical tours, and other similar activities in the Old Town area

- Establishment of commercial businesses on property owned by Otto Engineering on both sides of the river, as well as the construction of new townhomes to the west of Lincoln Avenue, also on land owned by Otto Engineering.

Since the plan was adopted, improvements have been made to the Main Street Bridge and the Longmeadow Parkway Bridge has been constructed, with opening planned for late 2021. This new bridge should alleviate the very high volume of traffic on Main Street that has detracted from creating a downtown, walkable environment.

Main Street Bridge Connects Old Town Former Mill Buildings

The Fox River Trail runs north south along the Fox River through Old Town

Carpenter Park

Carpenter Park is considered one of the crown jewels of the Village, with people gravitating towards its open space amenities and popular facilities such as playgrounds and walking paths. Carpenter Park was donated by Mary E. Carpenter Lord, one of the founding family members and is located just a few blocks east of the Fox River. The 16 -acre park has undergone major investments by the Village as part of a master plan effort.

The space is widely used for an assortment of events that celebrates the diversity and culture of the Village.

Playground at Carpenter Park

One of the popular events that residents look forward to is Fall Fest, where different activities and entertainment is made available for all ages., which returned in the Fall of 2021 as shown here.

Fall Fest activities, bottom left & above

Other past events such as the images on the right shows people celebrating Mexican Independence Day, with El Grito Parade.

El Grito, Mexican Independence Day

Fall Fest youth activities

Fall Fest

M & M Patio Stone Co Inc. Site

Carpentersville acquired the M & M Patio Stone Co Inc. site, located next to the Fox River along Washington St. in 2019. The 2.68 acre property is surrounded by commercial uses such as Main Street Bicycles and Quiltmaster, open space, public services such as the fire department, and religious institutions.

The Village has expressed interest in using the 2.68 acre property to strengthen Old Town, with access to the river, outdoor activities, or events. The comprehensive planning process in 2021-2022 will include community engagement to solicit input into the future use and design of the site.

M & M Patio Stone Site, Aerial

Western Avenue Corridor (Route 31)

Figure 3: Rte. 31

Western Avenue, also referred to as Route 31, is a northwest and southeast corridor with retail, warehouse & office businesses and intersects with I-90. The corridor includes access to Raceway Woods Forest Preserve and the Brunner Family Preserve as well as the newly built Longmeadow Parkway Bridge.

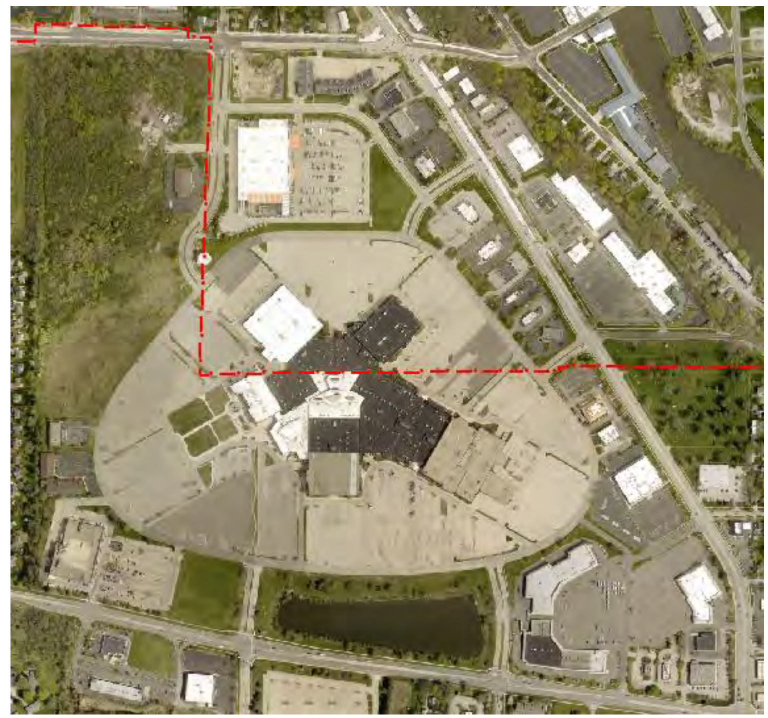
Traveling southeast before arriving to Huntly Rd and Rte. 31, is a mix of service, retail, and financial oriented businesses. Continuing southbound on Rte. 31 is more of a restaurant and service business composition.

Rte. 31, Aerial

Spring Hill Mall

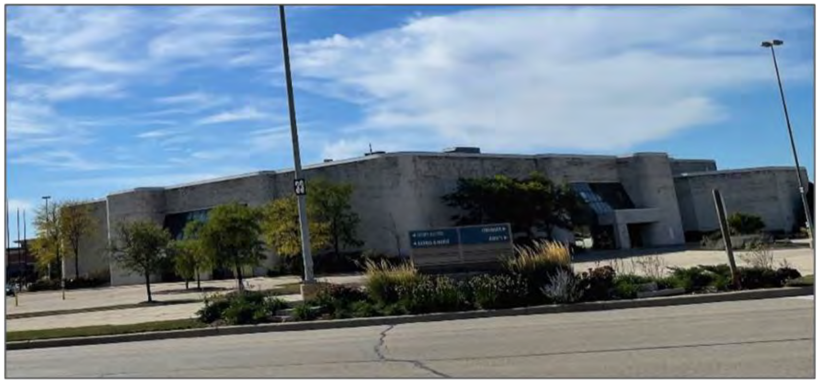
Spring Hill Mall is located on Route 31 in two municipalities, with the northern portion being in Carpentersville and the southern portion in West Dundee, see image below.

Figure 4: Spring Hill Mall



Springhill Mall, Aerial

Most of the mall is vacant with only a few retail anchors and movie theater still open today. Businesses like Kohl's and Aéropostale are still active along with few smaller businesses such as boutique, personal, and tech services.



Spring Hill Mall & parking lot, top/middle/bottom

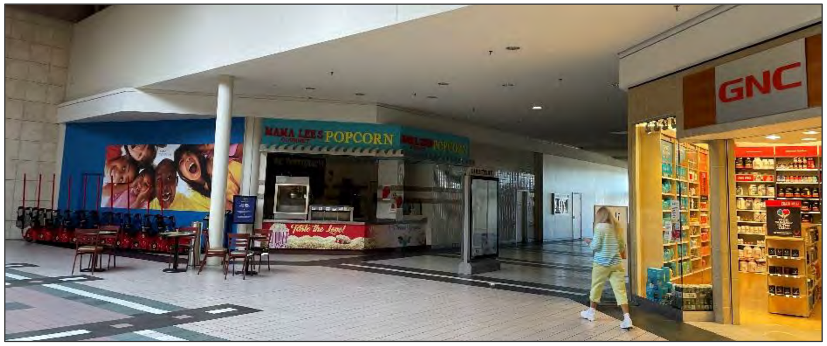
Foot traffic within the mall is low to moderate. Like most malls in the Chicago area, they have slowly become less frequented by people due to changing patterns of retail.

Many retail spaces have closed, moved, or reused the space as a nontraditional use, (ex: retail store converted to temporary pop-up). The image below shows a corridor with partitions or signage covering spaces and filling up the walking path with seating areas.

An increase of new businesses has opened along Rte. 31 at the periphery of Spring Hill Mall including Chase Bank and Panera.

Spring Hill Mall

In the image below, GNC is the only shop open while the establishment across is closed. Furniture is pushed back to the wall with partial lighting.



Springhill Mall, interior

Figure 5: Rte. 25

South Kennedy Drive/ Dundee Avenue (Route 25)

The Route 25 Corridor, an approximate 3-mile north-south arterial, is also known as South Kennedy Drive and Dundee Avenue. Surrounded mostly by residential and retail uses.

Meadowdale Shopping Center was built as one of the early large suburban shopping centers. It was initially built-in tandem with the housing that was built at the same time. Arterial oriented businesses in this corridor include a Wal-Mart Super Center, Tractor Supply Company, and the U.S. Post Office. Several restaurants have opened in the Center, serving Carpentersville as well as communities to the east.

Walmart, near intersection of Rte. 25 & Lake Marian Rd.

Example 1 of Rte. 25 Residential

Village Hall, near Maple Ave. & L W Besinger Dr.

Example 2 of Rte.25 Residential

Randall Road Corridor

Randall Road is a north and south arterial surrounded by commercial uses on both sides, and links to neighboring municipalities such as Algonquin and regional transportation networks such as I-90. Like Rte. 31 and 25,

An assortment of restaurants, retail, and service businesses make up the corridor before transitioning to low density development and agriculture beyond Grandview Dr. to the north and Binnie Rd to the south. This area can provide opportunities for future growth.

People can access and exit businesses using Randall Rd. but also through the service roads. For example, the road network allows for people to travel north and south through the business properties without having to go onto main roadway, see photo on right.

There are several businesses within the corridor that have become regional destinations. Platt Hill Nursery, a garden center and landscaping services business, has been serving Carpentersville since 1980 and more recently, Woodman's Markets, which draws shoppers from a wide trade area.

Figure 6: Randall Rd.

Woodman's Market is located near Randall and Binnie Rd.

Woodman's Market

The spatial transition of residential property along Randall Rd. and within Village boundaries from west to east, fluctuates between estate, single & two unit, and townhouse type housing. The density of each type also differs but remains in sync with one another. Housing types are located away from the commercial corridor but within a short driving distance.

A sample of housing types near Randall Rd. are shown to the right, located in Gleneagle Farms.

Source: Google, Single-family attached

Source: Google, Single-family attached

Expansion Areas and Boundary Agreements

As recommended in the 2007 Comprehensive Plan, the Village has expressed interest in annexing unincorporated property, including the area between Huntley Rd., Galligan Rd., Binnie Rd., and the western municipal boundary.

The Village had a boundary agreement with the Village of Gilberts that set the western limit of Carpentersville at Galligan Road. This agreement expired in 2000.

Most of this is agriculture land, with some water bodies, and small pockets of low density residential. Potential uses for this area include additional residential, mixed-use, and commercial development.

As part of the current comprehensive planning process, the Village will determine whether the area recommended in the 2007 Comprehensive Plan should be extended or modified in the current plan.

In addition, the Village has an existing boundary agreement with the Village of Algonquin.

The original agreement was signed in 1993 that set the area lying northeasterly of Huntley Road in Rutland Township within one and one-half miles of the then current boundaries of each Village were made a part of the jurisdictional boundaries of Algonquin. The area lying southwesterly of Huntley Road in Rutland Township within one and one-half miles of the then current boundaries of each Village was made part of the jurisdictional boundaries of Carpentersville.

In 2010, the boundary agreement with Algonquin was renewed and amended due to the realignment of Huntley Road which created a triangular parcel of property that both Villages agreed should be annexed to Carpentersville and be developed in conjunction with the other commercially zoned property within the corporate boundaries of Carpentersville. This included allowing Carpentersville to provide water and wastewater services to the subject property.

Figure 7: Unincorporated Land West of the Village

Land Use

Land uses represent the economic and cultural activities of the Village such as agricultural, residential, industrial, and recreational. In Carpentersville, land use patterns show open space, commercial, agriculture, and residential intermixed on the west side, shifting to commercial, industrial, and residential neighborhoods in the center. Institutional, residential, commercial, multi-family, and single-family residential areas predominate in the eastern part of the Village near Route 25 (based on CMAP 2015 data). See Figure 8.

Single-Family Residential – Housing uses include single- family detached & attached (such as townhomes.

Multi-Family Residential – Housing that includes multiple units within a single building. They may be apartments or for-sale condominiums.

Commercial – This category includes different levels of retail trade and services dependent on location. Commercial and mixed-use within or near residential are typical in the Village.

Industrial – Includes manufacturing/warehousing operations and properties where the manufacturing of goods is the sole on-site activity.

Open Space – Recreation, conservation, forest preserves, and trails make up this land use type.

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.

Zoning

Figure 3 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.

Carpentersville zoning districts include:

Residential – There are eight residential districts 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 located in the northeast.

Commercial – The Village has three types of commercial zoning, neighborhood, general, and Randall Rd. General commercial is located on Randall Rd, Rt. 31, and along some areas of Rt. 25. Randall Rd. commercial is just south of Randall Rd. and Huntley Rd. Neighborhood commercial is in some areas along Rt.31.

Industrial – Light and general industrial zoning is located at the center of Carpentersville, within and near Old Town.

Agricultural – Only small areas of agricultural exist, located in the southwest, at the center of the Village, and north adjacent to the Fox River.

Old Town – Housing in this area was developed as part of Otto Engineering investing in properties located near industrial development. Workers could commute easily.

Figure 8: Existing Land Use Map

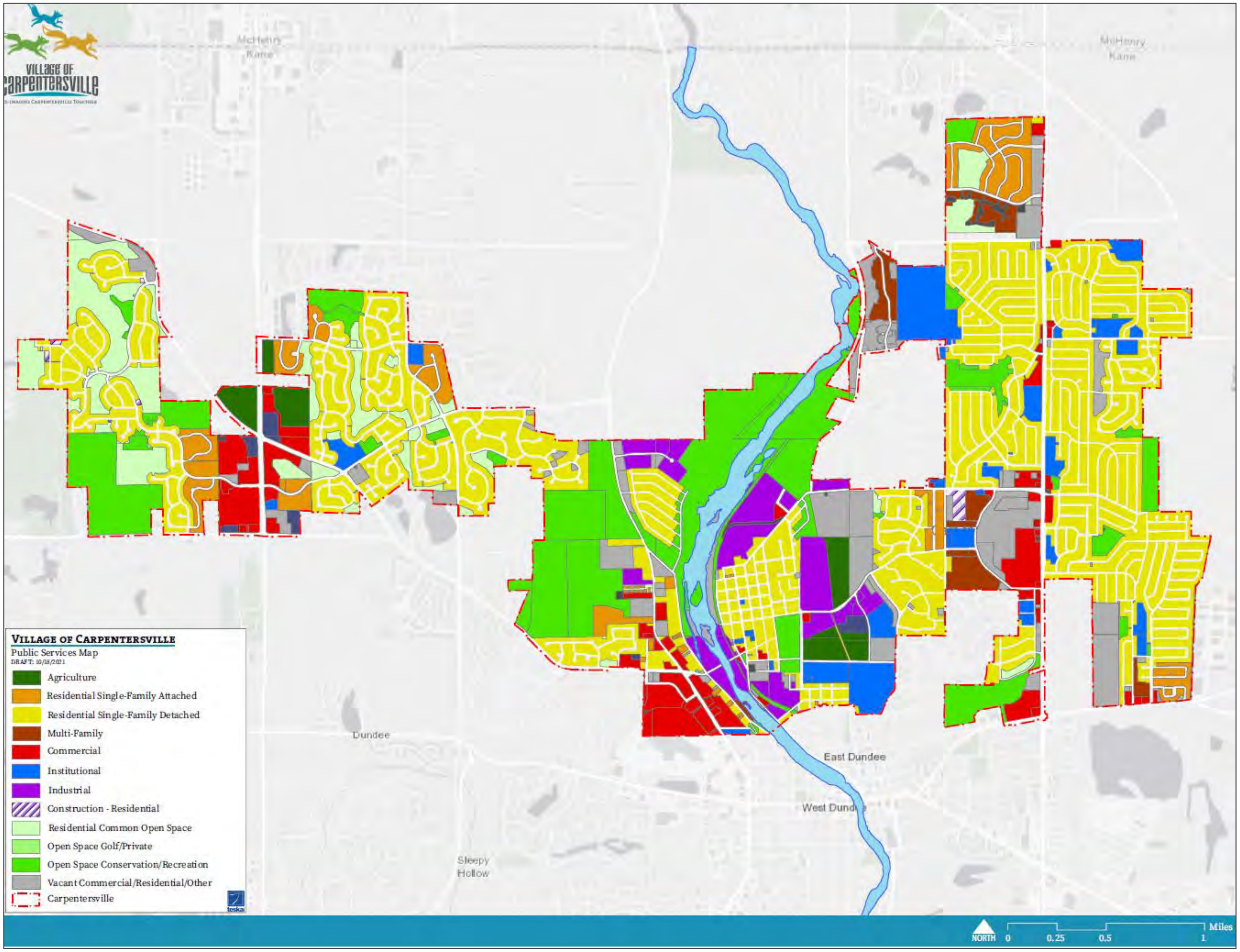
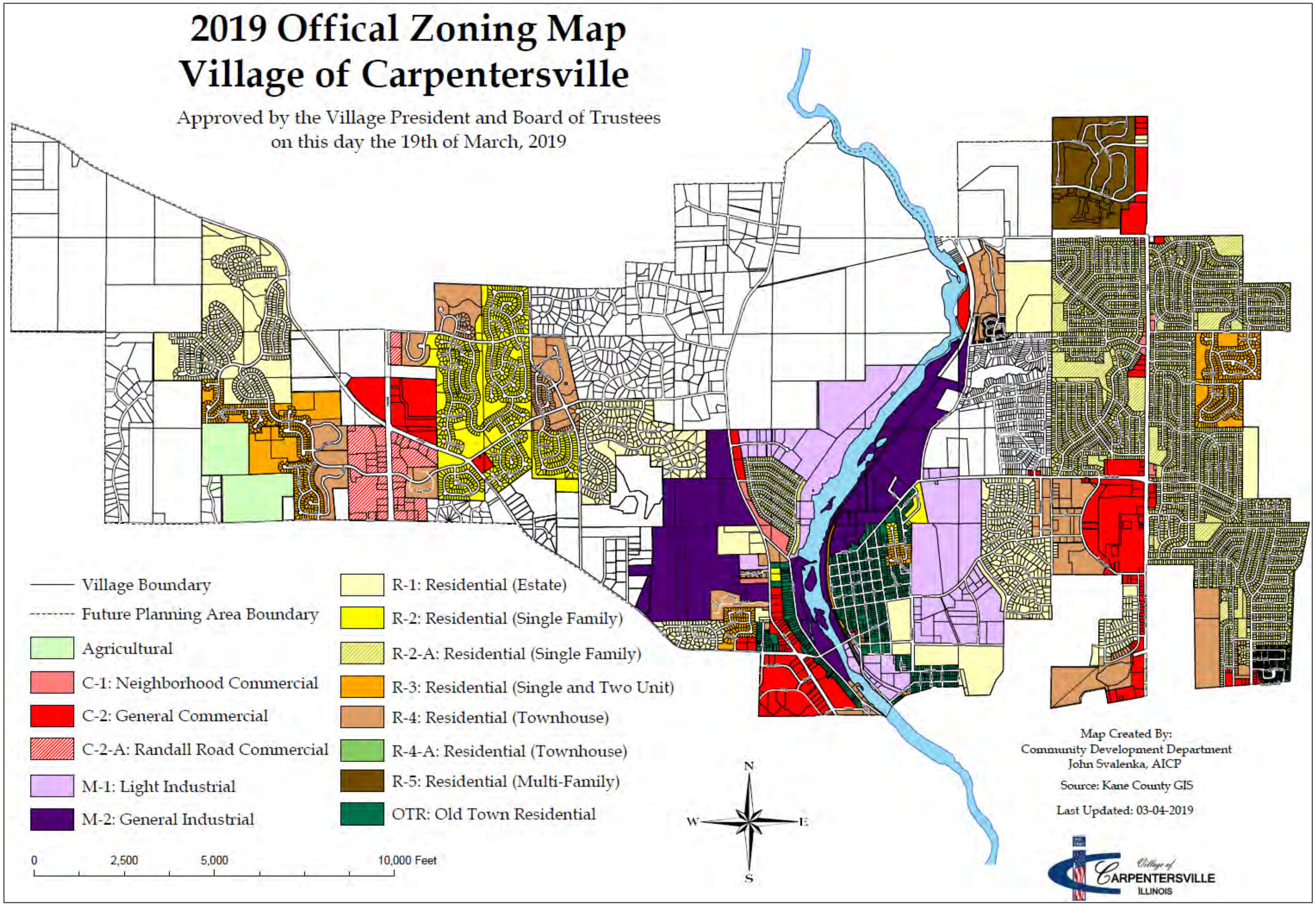


Figure 9: Zoning Map



Housing

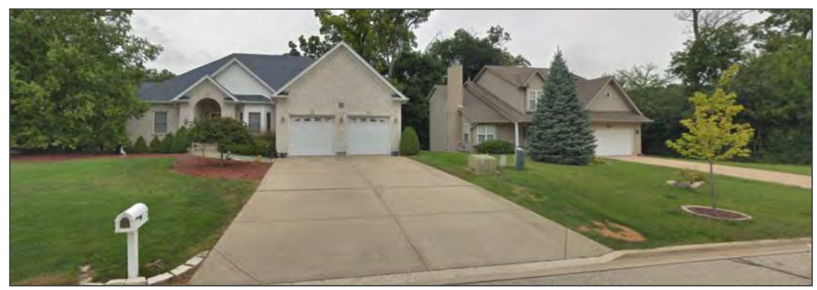
The housing stock of Carpentersville is an assortment of single-family, townhouse, multi-family, and estate residential that have been developed over time, generally from Old Town to the east toward Rte. 25 and, more recently, to the west toward Randall Rd. For example, older homes built in the late 19th and early 20th Centuries were constructed near manufacturers along the Fox River. Today, families and young professionals have a range of price points to select from across the various neighborhoods in Carpentersville, which vary from approximately $129,000 to $480,000 depending on the type of housing and location (Zillow.com and Realtor.com, September 2021).

Housing properties near Rte. 31 are a composition of estate, single family & two unit, and townhouse residential. The different housing types are small areas spread out along the corridor. Old Town properties consists of a mix of small to mid-sized single family attached and detached housing. Homes in this area are modern, resembling worker cottage architectural style and vary between one or two stories.

Source: Google street view

Source: Google street view

Traveling east along Maple, the housing transitions to estate properties with larger lot sizes.



Source: Google street view

Housing along Rte. 25, towards the eastern boundary of the village are single, two-unit, townhouse, and multi-family, residential. Over the past 10 years, there has been private investment to repair and upgrade the homes in this area.

Housing near Randall Rd. is a mix of estate, single & two-unit family, and townhouse residential. A sample of different properties are presented below along Huntly and Miller Rd. Subdivisions tend to include two-story, single-family homes. Townhome residential is located at the northern end near the Village boundary and to the west near Grandview Dr. and Sleepy Hollow Rd.

Source: Google street view

Source: Google street view

Multi-family housing exists in the northeast side of Carpentersville.

A sample of attached multi-family housing units in the area.

Source: Google street view

Source: Google street view

Source: Google street view

Community Facilities + Intergovernmental Cooperation

Over the past several years, the Village of Carpentersville has established strong relationships with its government partners, including Dundee Township Park District, School District 300, School District 220, Kane County Forest Preserve District, Kane County, and Illinois Dept. of Transportation (IDOT). These relationships are critical for capital investments, programming, education for youth and families, resources for current and potential residents, recreational activities, and transportation improvements.

Figure 10 shows public services located within the Village that are discussed in the sections below.

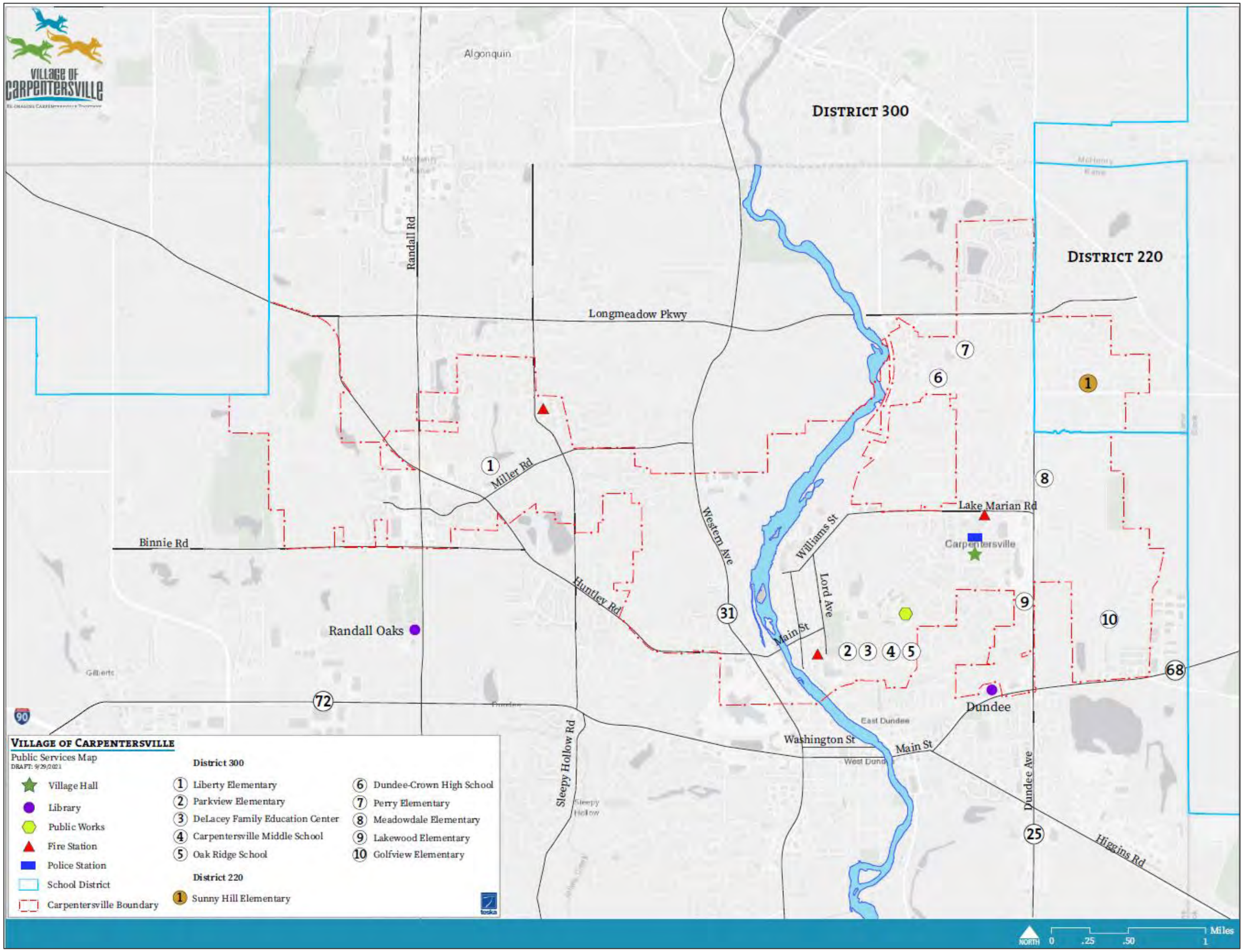
School District 300

The mission of District 300 is ensuring all students are prepared, whether pursuing a college or professional career, after graduation. Headquartered in neighboring Algonquin, School District 300 includes 31 schools that cover 118 square miles and includes all or a portion of the following municipalities: Algonquin, Barrington Hills, Carpentersville, Cary, East Dundee, Elgin, Fox River Grove, Gilberts, Hampshire, Homan Estates, Huntley, Lake in the Hills, Pingree Grove, Sleepy Hollow, and West Dundee.

District 300 schools in Carpentersville include:

- Carpentersville Middle School
- DeLacey Family Education Center
- Dundee Crown High School
- Golfview Elementary School
- Lakewood Elementary School
- Liberty Elementary School
- Meadowdale Elementary School
- Oak Ridge School
- Parkview Elementary School
- Perry Elementary School

Figure 10: Community Facilities Map



The District created Drive 300, an initiative with guiding principles that includes a rigorous and relevant curriculum for various grade levels and ranges associated with state and national standards. The curriculum serves students in Pre-K, Elementary, Middle, and High School. District 300 provides the traditional academic curriculum required but also offers accelerated college programs & classes, career & technical education, college course credit classes, and language & literacy education.

According to the Illinois School District Report Card, the District has a 95% graduation rate, with a 97% student attendance record. Staff within each of the schools in the district meet throughout the academic year to evaluate the school's plan and improve on their goals, which includes academic topics of mathematics, English language arts, and science.

The Village will work with the School District to determine if there are plans for additional capital facilities or improvements that are planned in the near or long-term.

School District 220

A small portion of Carpentersville at the northeastern portion of the Village is located in District 220 (see Community Facilities Map for boundary).

Barrington Community Unit School District 220 is a pre-K-12 school district, that includes one high school, two middle school campuses for grades 6-8, eight elementary schools, and one early childhood center.

District 220 has one school located in Carpentersville: Sunny Hill Elementary School which serves grades K-5. These students then attend Prairie Middle School in grades 6-8 and Barrington High School for grades 9-12.

The district serves students across a 72 sq. mi. area including all or part of: Barrington, Barrington Hills, Carpentersville, Deer Park, Fox River Grove, Hoffman Estates, Inverness, Lake Barrington, North Barrington, Port Barrington, South Barrington, and Tower Lakes. They have a 97% attendance record and the District has received numerous awards and recognition, due to its diverse curriculum that encapsulates early development learning, STEM programming, tech innovation, and cultural learning experiences.

A long-term master facility plan, *Blueprint 2020*, outlines four areas to improve on: Future-Ready Learning, Fine, Visual & Performing Arts, Physical Health & Wellness, STEM & Career Pathways. After continuous civic engagement with nearby communities in 2017 and 2018, a $147 million bond referendum was approved by Barrington voters to commence work on project goals, which also includes safety/security upgrades and building maintenance.

Boys & Girls Club of Dundee Township

The Boys & Girls Club of Dundee Township (BGCDT) is a 501(c)3 non-profit organization serving over 2,000 Club members throughout the year with afterschool programming, summer programs, 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.

Source: BGCDT, Impact Center Grand Community

These programs are in the core areas of education and career development, character and leadership, health and life skills, sports, fitness and recreation, and the arts.


Source: BGCDT, Summer Explorers 2021

The membership fee is affordable and with one very low annual payment, students receive assistance with homework, tutoring, a daily snack and meal, and participation in enrichment programs.

Centro de Información

Established in 1972, the Centro de Información is a not-for-profit social services organization providing bilingual advocacy in Carpentersville as well as locations in Elgin and Hanover Park for more than 15,000 immigrants every year. El Centro serves low-income, Hispanic immigrants residing in the greater Fox Valley area as well as assisting those of any nationality from surrounding counties and states. The organization has grown and expanded their programs services, such as immigration and naturalization services, employment aid, parenting skills classes, an emergency food pantry, and educational seminars.


Source: Centro de Información

Fox River Valley Libraries (Dundee & Randall Oaks)

The Fox River Valley Public Library District strives to provide equitable opportunities for everyone and create an environment that is immersive with education, connecting with others, and creating a learning experience. Dundee Library/Fox River Valley District is in East Dundee, along Barrington Ave. near Rte. 25. They are interested in having a second, and permanent, location on the west side of the Village, along Randall Rd. Currently, Randall Oaks Library, is a small temporary leased branch space near Randall Rd. and W Main St.

The services provided include 3D printing, computer & program access such as Microsoft and games for children, English & Spanish learning/literacy, which assists people to properly read/write in English & Spanish, meeting rooms, notary & license plate renewal, and can accommodate as a test taking facility for residents and employees if businesses located within the Library District. Their *Strategic Plan 2020-2023 Goals & Objectives* focuses on providing these services and programming while looking at ways to increase them to their diverse community.

Parks & Open Space

Village of Carpentersville

Since the *Comprehensive Parks Master Plan* (2013) was developed, the Village has made major improvements to many of its parks. This effort has elevated the attractiveness and diversity of the amenities offered. Below is a list of existing parks and amenities:

Carpenter Park is a historic centerpiece of the community. This approximate 20-acre site is a popular location for large-scale community events. These include 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.

John "Jack" Hill Memorial Park is located on the west riverbank of the Fox River on Lincoln Avenue and named after a former member of the Illinois House of Representatives. Residents and visitors recreate here to fish, picnic, or simply enjoy the scenic waterfront bank. Amenities also include outdoor seating, parking, and is ADA accessible.

Keith Andres Memorial Park is named after a Carpentersville resident that was one of the first United States casualties in the Vietnam War. This wooded area near Dundee Crown High School on the Village's east side, has been upgraded with a bike trail and skills area. Other amenities consist of a bike park and picnic areas.

Timothy R. McNamee Memorial Park is in remembrance of Timothy R. McNamee, a prominent local attorney. This riverfront park is located on Washington Street on the east side of Carpentersville. The amenities included at this park are a walk-up canoe launch, fishing platforms, shaded gazebo, and waterfront benches.

Triangle Park is an open space area adjacent to the active business district of Old Town, located at the intersection of West Main St. and South Washington St. Both residents and visitors can enjoy the open space, but the park does not have the programming and events typically found in a Town square-type park setting as in past use of the area.

Dundee Township Park District

Dundee Township Park District (DTPD) owns and maintains 30 parks, each offering a wide range of amenities for different age groups, uses, and sporting events to both its residents and nonresidents. DTPD serves the communities of Carpentersville, East Dundee, West Dundee, Sleepy Hollow, and portions of Algonquin, Gilberts, Elgin, Barrington Hills, and Hoffman Estates. Residents and visitors can enjoy these services which include playgrounds, gymnasiums, natural wooded areas, picnic shelters, gazebos, skate plazas, parks/facilities, fitness, aquatic activities, childcare, zoo and associated amenities, and golfing/banquet services. Residents and visitors can reference the Dundee Township Park District website to find out what services or amenities are offered in and surrounding the Village. Additional information such as park location, classification, on-site services, and size can be found in the *Carpentersville Comprehensive Parks Master Plan* (2013). Parks located within the Village are listed below:

Carpentersville

- Austin Park
- Besinger Park
- Brunner Family Forest Preserve
- Deerpath Park
- Fairview Park
- Glen Eagle Park
- Golfview Park
- Grandview Park
- Hickory Hill Park
- Kemper Park
- Liberty Elementary School & Park
- Lincolnwood Park
- Meadowdale Park
- Morningside Park
- Rolling Hills Park
- Shenandoah Park
- Silverstone Lake Park
- White Oaks Park

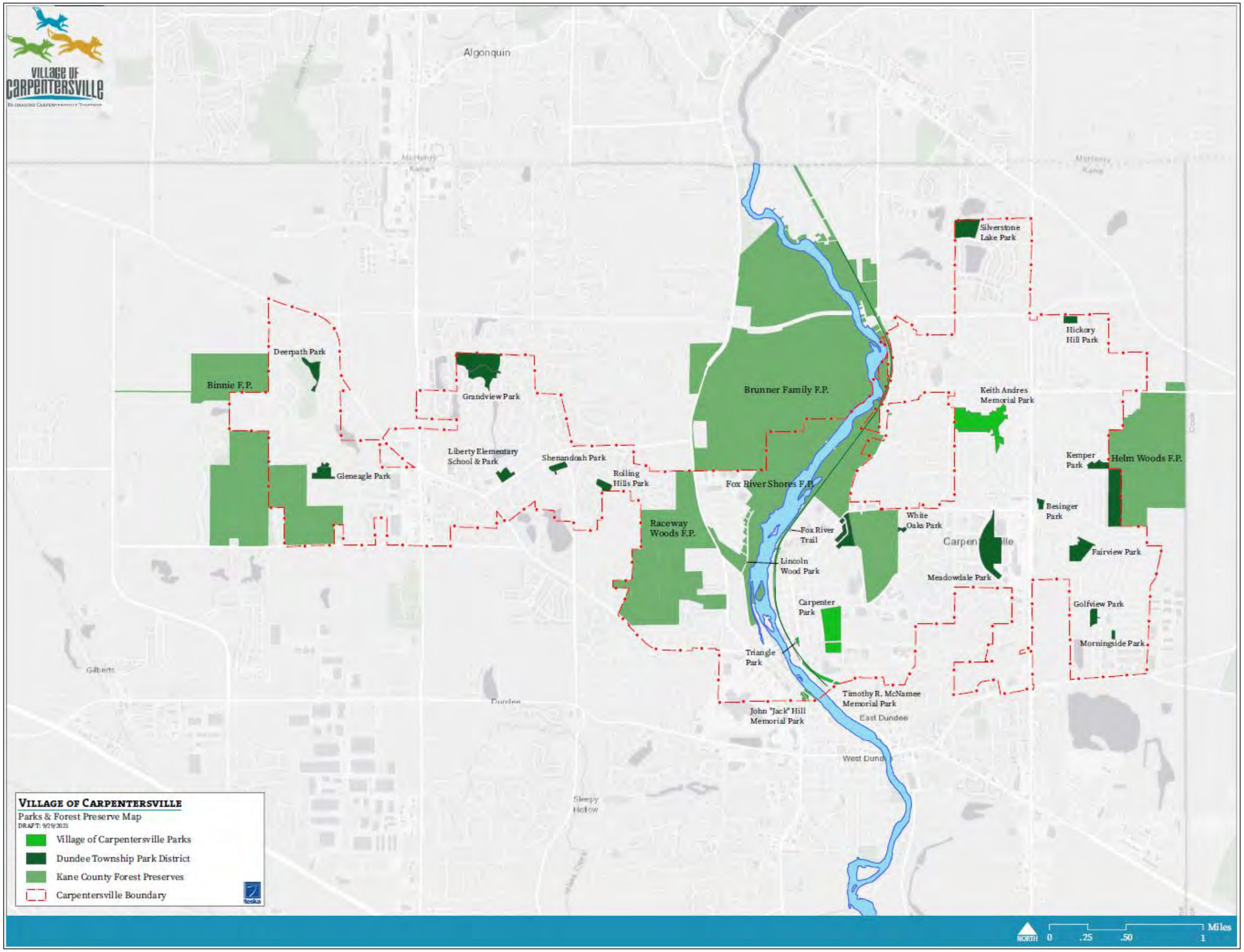
Three plans were drafted and adopted in response to continued improvements of the District's facilities and parks. The first is the Comprehensive Park Analysis Plan in (2010) which was meant to be a development guide to the Park District for the next ten years.

The *West Side Aquatic Master Plan* (2016) was initiated to identify capacity needs for residents in the nearby region and determine amenities, construction budget, revenue accumulated, and operating costs. The plan also looked at population growth trends of the surrounding communities with its existing conditions review. The plan concluded with Staff accepting the plan's findings and agreeing with the projected population increase. Design concepts and estimated construction and operational costs were provided to outline next steps.

A new strategic plan is currently under development that will update this plan. The Carpentersville comprehensive planning process will coordinate with the Township Park District as it updates its strategic plan.

Figure 11, below, shows parks located within Carpentersville.

Figure 11: Parks & Forest Preserve Map



Kane County

Kane County is tasked with providing innovative and high-quality government services in an economical, fair, professional, and courteous manner to enhance and protect the health, welfare, and safety of those who live and work within the county. With a population of 516,522 (U.S. Census, 2020), the County covers approximate 520 square miles.

The Kane County 2040 Plan, adopted in May 2012, lays out opportunities and barriers for healthy living created by the built and natural environment, and how they shape the overall health of communities together. The goals of the plan were a countywide initiative and the combination of adopted plans from municipalities. Together, they formed ten (10) goals that reflect current needs. The 2040 Countywide goals to improve on are: healthy communities, economic prosperity, housing, mobility and connectivity, agriculture, greens infrastructure & water resources, land use & built environment, sustainability & energy, historic preservation, and cooperative planning.

The Kane County 2040 Plan indicates future land uses for unincorporated land. Based on the review of the Future Land Use Map, the unincorporated land to the west of the Village of Carpentersville is shown as Resource Management, Open Space and Rural Residential. Resource Management indicates land suitable for development that conserves natural resources and sets aside 40% of the land for open space. Rural Residential is low-density residential uses. These land uses guide development in unincorporated areas, but generally land that is to be developed would much more likely be annexed to the Village and be under the Village's zoning and land use to provide services such as water, sewer, and public safety.

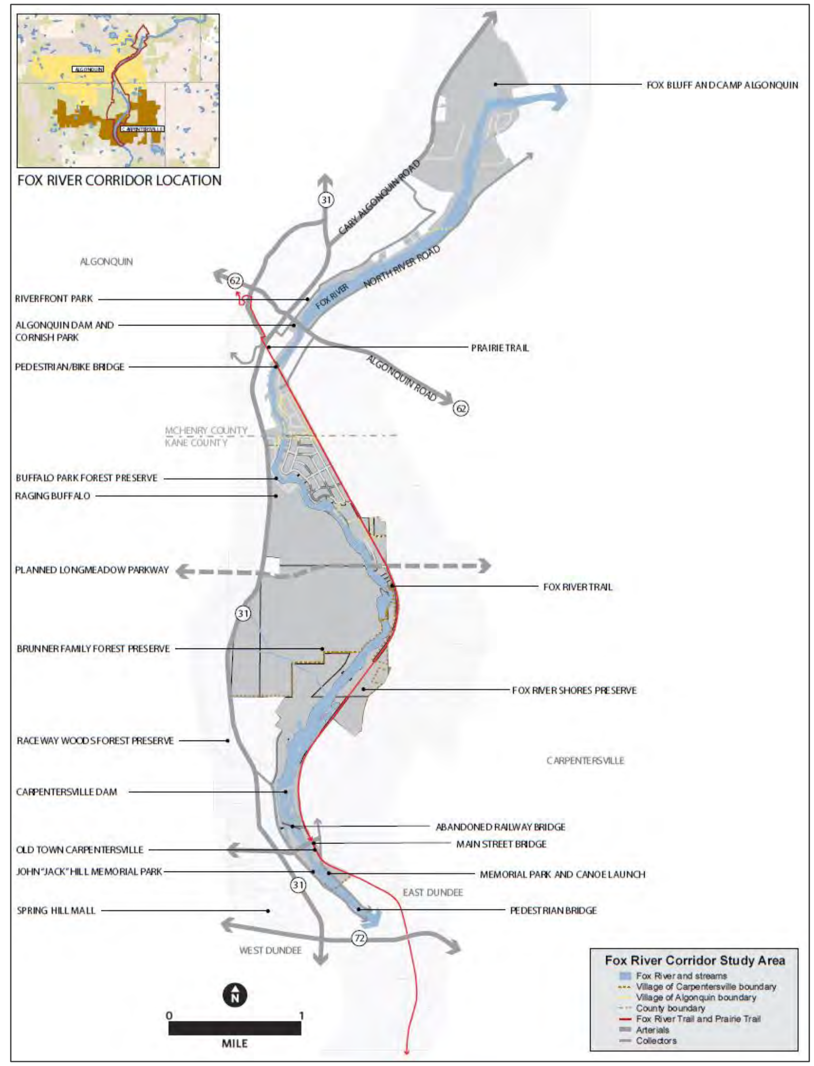
The plan refers to most of Carpentersville being one of the Sustainable Urban Areas, acknowledging its progress of downtown revitalization, reinvestment in historic buildings, and increasing their market for different types of housing. The plan also notes during that time, growth came at steady halt, however, they used the opportunity to plan for future housing needs that would serve changing populations and continue to improve on their successes of having "livable, compact, bicycle and pedestrian friendly" places, "respectful of nature, and with a stronger sense of place." The western part of the Village is part of the "Critical Growth" area in which the County is recommending careful growth and development to preserve resources in the area.

Additionally, Kane County and some municipalities were proactive in identifying and maintaining the surge of vacant and foreclosed properties. For Carpentersville, the Village implemented a "Follow-the-Paver" Program that "focuses code enforcement activities in areas with recent street repairs." Areas are thoroughly inspected, property maintenance violations are addressed, and unregistered residential units are brought into compliance and licensed.

The *Fox River Corridor Plan*, (2015), focuses on the Village of Carpentersville and Algonquin with a focus on how to increase access to the waterway, improve water quality, and enhance the business districts of each community.

The plan highlights safe walking/biking connections at key destinations along the riverfront, linkage of bikeways to the regional greenway system & other land uses, environmental concerns, accessibility of recreational features, and future land uses. Goals and recommendations were listed for each topic area with actions that can be taken by each municipality. For more a more in-depth review, please see the plan online [here](#).

Figure 12: Fox River Corridor Study Area



2. DEMOGRAPHICS AND MARKET ANALYSIS

The following section of the Community Conditions Analysis summarizes preliminary findings and analysis from data sets regarding demographics and market conditions. While 2020 Census data is slowly been released any meaningful analysis is likely to be possible only after the study is completed, thus the main data source for this analysis is the 2010 US Census and Esri Business Analyst projections as of 2021. The Consultant Team will add an additional section to the study that will show available and related 2020 Census data once that data is available.

Demographics

Population

- The current population of Carpentersville is 37,983 according to the 2020 Census, a slight increase of about 300 residents in the last ten years. In 2010, the population 37,691.
- The population grew by 0.14% annually since 2010.
- The five-year projection for the population in Carpentersville is 39,187 an increased growth of 0.46% annually between 2021 to 2026.
- The total daytime population is estimated at 30,627, smaller than the total resident population, 32% are workers and employees and 68% are residents an indication that more individuals leave Carpentersville for work than go to work in Carpentersville.
- The population is split between 50.2% male and 49.8% female.
- The median age is 30.6, compared to U.S. median age of 38.5.

Households

- The household count in Carpentersville has increased from 10,852 in 2010 to 11,037 in the 2021, a growth of 0.15% annually, consistent with population growth.
- The five-year projected number of households is 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, same as in 2010.

Income

- In 2021 the median household income is $71,309 in Carpentersville, compared to $64,730 for all U.S. households. Median household income is projected to be $77,812 in five years, compared to $72,932 for all U.S. households.

- In 2021 the average household income is $88,287 in Carpentersville, compared to $90,054 for all U.S. households. Average household income is projected to be $98,993 in five years, compared to $103,679 for all U.S. households.
- In 2021 the per capita income is $25,263 in Carpentersville, compared to the U.S. per capita income of $34,136. The per capita income is projected to be $28,464 in five years, compared to $39,378 for all U.S. 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.

Ethnicity

- Carpentersville is a very racially diverse community, and that diversity is increasing.
- Persons of Hispanic descent represent the majority, 52.4% of the population compared to 18.9% of the U.S. population.
- Persons of Asian ethnicity represent 7% of Carpentersville's population.
- The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 81.2% in Carpentersville, compared to 65.4% for the entire U.S.

Market Summary

Residential Real Estate

- The median home price in Carpentersville was is $235,000. Currently, there are 112 homes listed in Carpentersville which include 29 condos, and 1 foreclosure.
- On average, sold home prices in Carpentersville have risen by 28.1% when comparing August 2021 to August 2020
- Carpentersville is a seen as a seller's market in August 2021, which means that there are more people looking to buy than there are homes available.
- Median Days on Market: 46 Days
- There have only been 4 multifamily developments in the area (Carpentersville and adjacent communities) between 1995-2018.

Commercial Real Estate: Retail

- During Q2 2021, the Chicago retail market began to see positive absorption occur among small shop and big box space. The vacancy rate decreased to 11.7%, a somewhat encouraging sign, and the average asking rent increased slightly to $18.55 per square foot.
- The largest retail property in Carpentersville for lease is at Prairie Meadows, with 65,636 square feet at $5.25 per square foot

- The largest for-sale retail property in Carpentersville is at 180 Lake Marian Rd, including a building of 6,400, square feet sitting on 1.82 acres of land for $454,000.
- The former Sears on the West Dundee side of Spring Hill Mall is also listed for sale.

Commercial Real Estate: Office

- While demand has picked up, a lack of leasing pace over the last year is finally being reflected in occupancy levels. Through mid-2021, Chicago's suburban market recorded negative 1.5 million square feet of net absorption[1]—a level comparable to the negative absorption witnessed in the mid-2010's when tenants migrated back to the central business district (CBD). All submarkets—except for the Southwest Corridor—registered negative absorption.
- A surplus of sublease office supply combined with limited demand will put more downward pressure on asking rents in the rest of 2021 and 2022.

Commercial Real Estate: Industrial

- The industrial property market (wholesale, warehousing/distribution, manufacturing, big box retail) was not negatively impacted by the pandemic and it is following, if not increasing its pre-pandemic growth trajectory
- During the first half of 2021, new leasing totaled 26.2 million square feet amounting a 13.8% increase year-over-year
- Three submarkets, Interstate 80, Interstate 55, and O'Hare, dominated the leasing activity, accounting for over half (52.2%) of new leasing activity despite representing just 25.0% of inventory.
- Interstate 80, Interstate 55, and O'Hare recorded the most absorption through mid-2021; together, the submarkets accounted for 57.3% (10.0 million square feet) of total space absorbed
- Properties and developments like this are seeking locations close to or along major transportation hubs and interstates.

[1] Absorption represents the demand over a specified period, contrasted with supply. When supply is less than demand, vacancy decreases and absorption is positive. When supply is greater than demand, vacancy increases and absorption is negative

Table 1: Carpentersville Demographic Summary Market Area

Indicator	2010	2021	2026
Population	37,691	38,306	39,187
Households	10,852	11,037	11,336
Families	8,660	8,780	8,969
Average Household Size	3.47	3.47	3.46
Owner Occupied Housing Units	8,234	8,328	8,428
Renter Occupied Housing Units	2,618	2,709	2,908
Median Age	29.3	30.6	31.5
Hispanic Population of Total	50.1%	52.4%	53.8%
African American Population of Total	6.8%	6.3%	6.0%
Asian Population of Total	5.5%	7.0%	7.9%
Median Household Income		$71,309	$77,812
Average Household Income		$88,287	$98,993
Per Capita Income		$25,263	$28,464
Median Disposable Income		$54,629	
Average Disposable Income		$66,886	
Source: U.S. Bureau of the Census, 2010 Census, ESRI BIS forecasts for 2021 and 2026, VCE			

Table 2: Trend Comparison, Annual Growth 2021 – 2026

Indicator	Carpentersville	Illinois	USA
Population	0.46%	-0.15%	0.71%
Households	0.54%	-0.09%	0.71%
Families	0.43%	-0.18%	0.64%
Homeowner HHs	0.24%	0.17%	0.91%
Median Household Income	1.76%	2.28%	2.41%
Source: U.S. Bureau of the Census, 2010 Census, ESRI BIS forecasts for 2021 and 2026, VCE			

Table 3: Carpentersville Day Time Population

2021 Total Daytime Population	30,627
Workers	9,678
Residents	20,949
Source: U.S. Bureau of the Census, 2010 Census, ESRI BIS forecasts for 2021 and 2026, VCE	

Figure 13: Carpentersville, IL

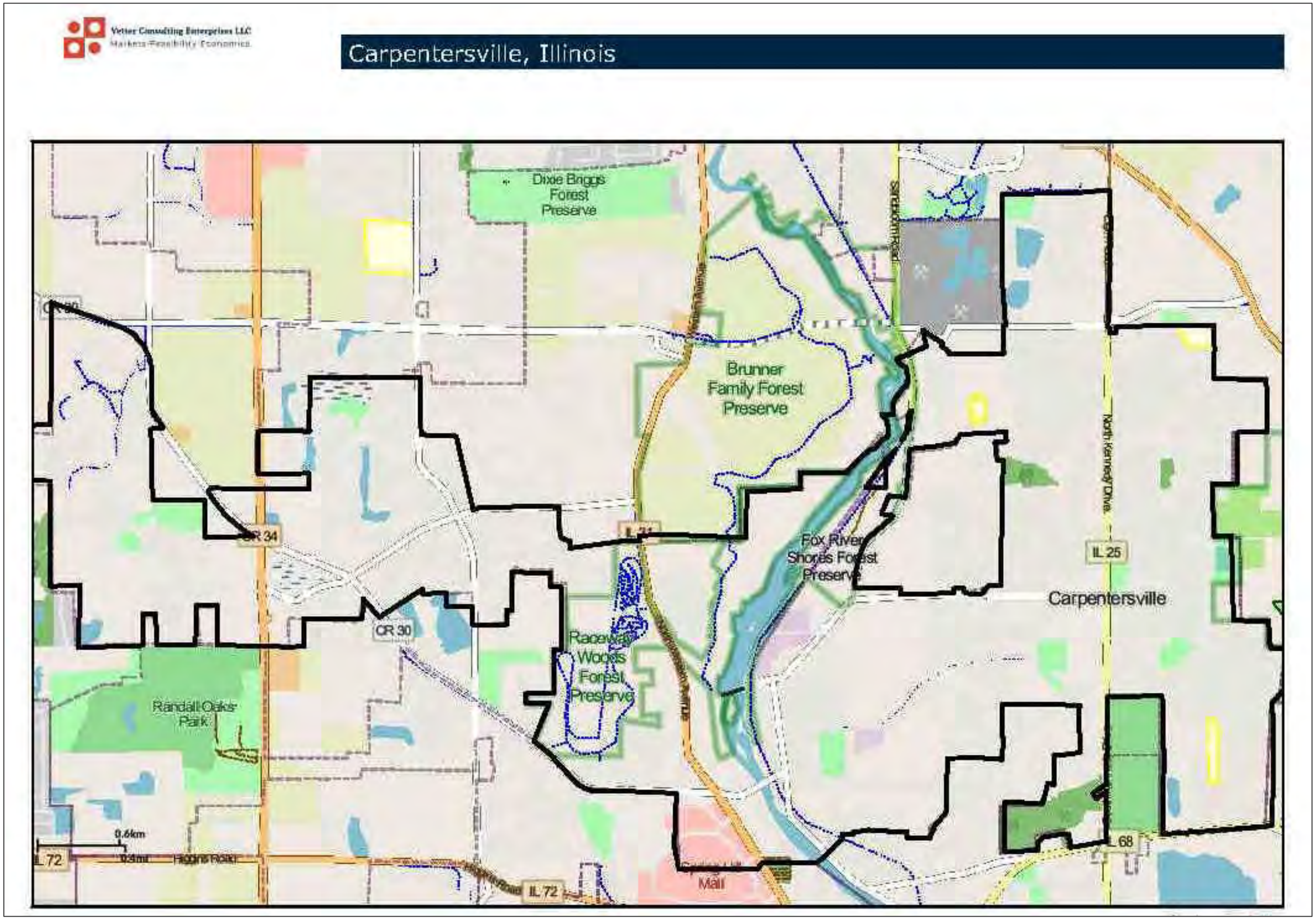


Table 4: Carpentersville, General Trends 2010-2026

Year	Population	Change	Change %	Households	Change	Change %	Housing Units	Change	Change %
2010	37,838	0	0	10,896	0	0	11,631	0	0
2011	38,022	184	0.5%	10,940	44	0.4%	11,687	56	0.5%
2012	38,117	95	0.2%	10,966	26	0.2%	11,723	36	0.3%
2013	38,044	-73	-0.2%	10,949	-17	-0.2%	11,714	-9	-0.1%
2014	37,998	-46	-0.1%	10,941	-8	-0.1%	11,713	-1	0.0%
2015	38,006	8	0.0%	10,948	7	0.1%	11,731	18	0.2%
2016	38,310	304	0.8%	11,036	88	0.8%	11,830	99	0.8%
2017	38,486	176	0.5%	11,086	50	0.5%	11,894	64	0.5%
2018	38,683	197	0.5%	11,144	58	0.5%	11,963	69	0.6%
2019	38,661	-22	-0.1%	11,136	-8	-0.1%	11,964	1	0.0%
2020	38,548	-113	-0.3%	11,105	-31	-0.3%	11,933	-31	-0.3%
2021	38,306	-242	-0.6%	11,037	-68	-0.6%	11,849	-84	-0.7%
2026 Est.	39,187	881	2.3%	11,336	299	2.7%	12,306	457	3.9%

Source: U.S. Bureau of the Census, 2010 Census, ESRI BIS forecasts for 2021 and 2026, VCE

Figure 14: Population 2010 - 2026

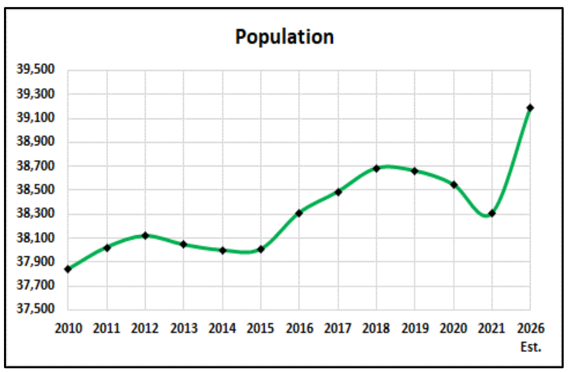


Figure 15: Households 2010 - 2026

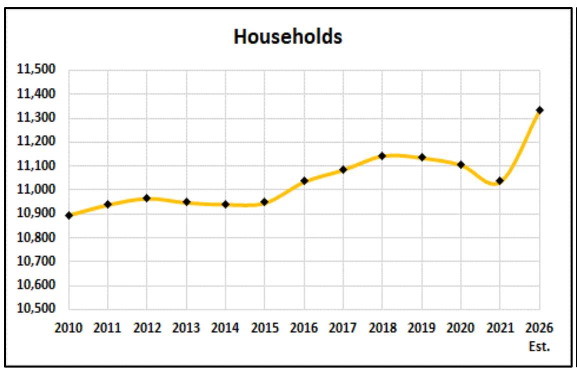


Figure 16: Housing Units 2010 - 2026

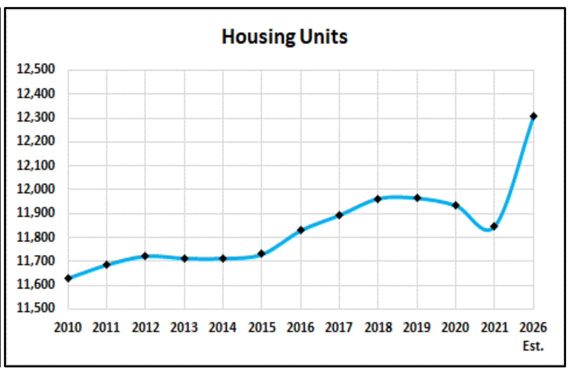


Table 5: Carpentersville Population by Generation

Generation	2021	2026
Generation Alpha Population (Born 2017 or Later)	9.0%	17.8%
Generation Z Population (Born 1999 to 2016)	**29.9%**	26.8%
Millennial Population (Born 1981 to 1998)	26.5%	**27.1%**
Generation X Population (Born 1965 to 1980)	20.2%	17.3%
Baby Boomer Population (Born 1946 to 1964)	12.1%	9.8%
Silent & Greatest Generations Population (Born 1945/Earlier)	2.2%	1.2%
Source: U.S. Bureau of the Census, 2010 Census, ESRI BIS forecasts for 2021 and 2026, VCE		

Population and Households Trends

Demographic trends are an important consideration in long range planning. The following data suggests a continued upward population trend over the last 20-25 years with Carpentersville adding about 8,150 more residents.

Table 6: Carpentersville Trends Population & Households

2000 Total Population	31,042	2000 Average Household Size	3.48
2000-2010 Population CAGR	1.96%	2000 Family Population	27,796
2000-2010 Change	6,649	2000 Family Population (%)	89.5%
2010 Total Population	37,691	2010 Average Household Size	3.47
2010 Population Density (Pop per Square Mile)	4,792.1	2010 Family Population	33,383
2010-2021 Population CAGR	0.14%	2010 Average Family Size	3.85
2010-2021 Change	615	2010 Family Population (%)	88.6%
2021 Total Population	38,306	2021 Average Household Size	3.47
2021 Population Density (Pop per Square Mile)	3,894.0	2021 Family Population	38,306
2026 Total Population	38,306	2021 Average Family Size	3.85
2021-2026 Population CAGR	0.46%	2021 Family Population (%)	88.3%
2021-2026 Change	881	2026 Average Household Size	3.46
2021 Total Daytime Population	30,627	2026 Family Population	34,550
2021 Daytime: Workers	31.6%	2026 Average Family Size	3.85
2021 Daytime: Residents	68.4%	2026 Family Population (%)	88.2%
		2021-2026 Household CAGR	0.54%
		2021-2026 Family CAGR	0.43%
Source: U.S. Bureau of the Census, 2010 Census, ESRI BIS forecasts for 2021 and 2026, VCE			

Note: A household is an occupied housing unit. Household type is identified by the presence of relatives and the number of persons living in the household. Families or Family Households are households in which one or more persons in the household are related to the householder (formerly, the head of the household) by birth, marriage, or adoption.

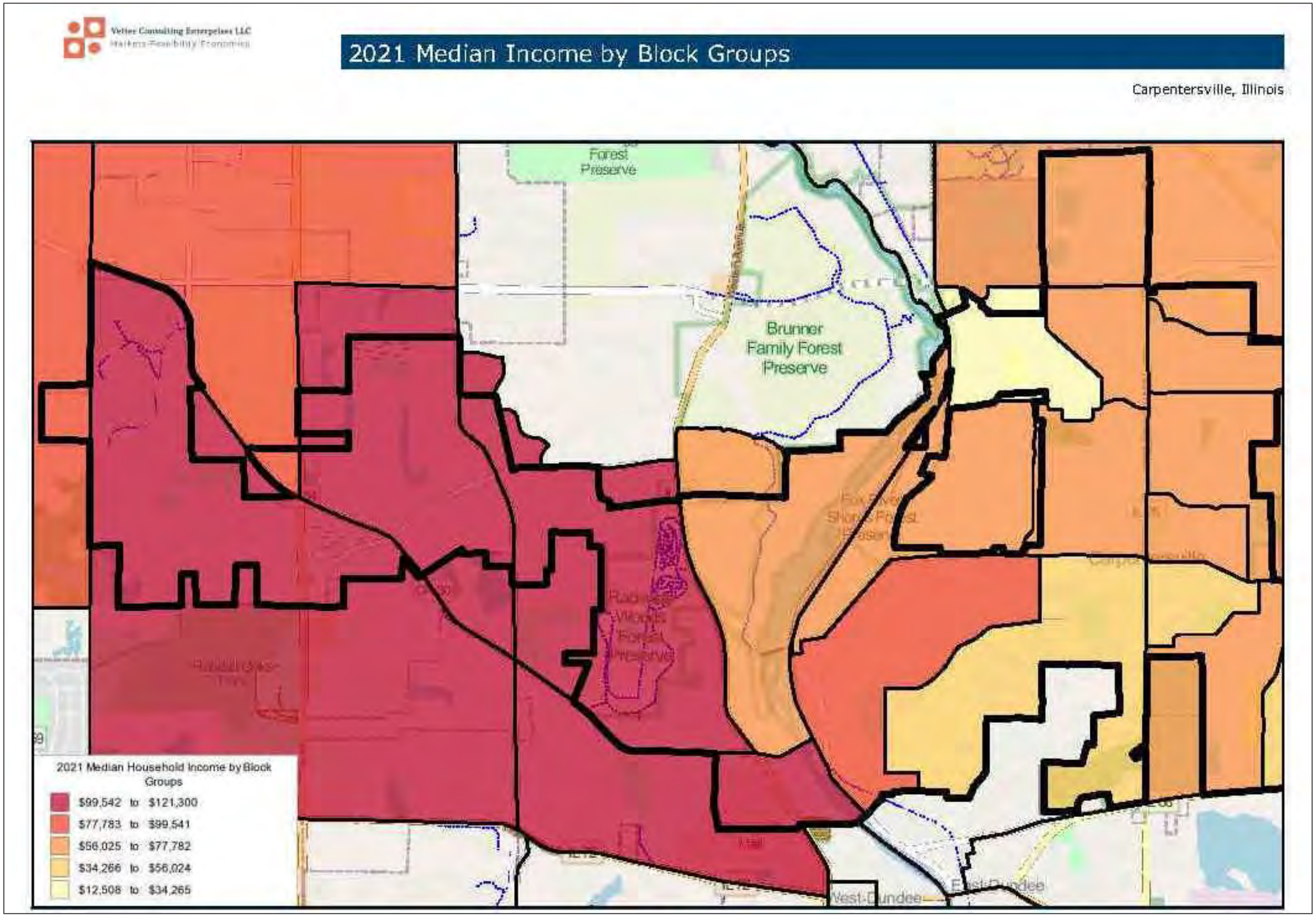
Household Income

- Low-income households (<$35,000) account for 19.1% in 2021 and an estimated 16.7% in 2026
- Mid-income households ($35,000 to $99,999) represent 47.4% in 2021 and an estimated 45.2% in 2026
- High-income households ($100,000+) account for 33.4% in 2021 and an estimated 38.2% in 2026
- The majority of all households – 56.8% have a disposable income between $35,000 and $99,999

Table 7: Carpentersville - Household Income by Income Bracket

Year	2021	2026	2021 Disposable Income
Total Households	**11,037**	**11,336**	**11,037**
< $15,000	7.4%	6.5%	9.1%
$15,000-$24,999	5.5%	4.8%	6.9%
$25,000-$34,999	6.2%	5.4%	10.6%
$35,000-$49,999	12.6%	11.7%	17.4%
$50,000-$74,999	20.4%	19.6%	22.7%
$75,000-$99,999	14.4%	13.9%	16.7%
$100,000-$149,999	21.9%	24.0%	11.2%
$150,000-$199,999	5.4%	6.7%	2.9%
$200,000 or greater	6.1%	7.5%	2.6%
Median Household Income	$71,309	$77,812	$54,629
Average Household Income	$88,287	$98,993	$66,886
Per Capita Income	$25,263	$28,464	
Source: U.S. Bureau of the Census, 2010 Census, ESRI BIS forecasts for 2021 and 2026, VCE			

Figure 17: Median Income by Block Groups



Housing Summary

Key Findings

- Currently, 70.3% of the 11,849 housing units in Carpentersville are owner occupied; 22.9%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 11,583 housing units in Carpentersville - 71.1% owner occupied, 22.6% renter occupied, and 6.3% vacant. The annual rate of change in housing units since 2010 is 1.01%. Median home value in the area is $214,387, compared to a median home value of $264,021 for the U.S. In five years, median value is projected to change by 4.06% annually to $261,548. The Housing Affordability Index (HAI) is 156.

The HAI measures the financial ability of a typical household to purchase an existing home in an area. A HAI of 100 represents an area that on average has sufficient household income to qualify for a loan on a home valued at the median home price. An index greater than 100 suggests homes are easily afforded by the average area resident. A HAI less than 100 suggests that homes are less affordable. The housing affordability index is not applicable in areas with no households or in predominantly rental markets. Home value estimates cover owner-occupied homes only.

- In Carpentersville, detached single unit residential structures are the dominant type in housing units with 65% of all housing units. Attached single unit residential units (e.g., rowhouse) account for 7.5% of all residential units.
- The most common multi-family residential structures in Carpentersville are housing structures with 5 to 19 residential units, almost 15.5% of all units. This indicates that Carpentersville while dominantly a single-family home community includes some higher-density residential developments in the medium sized development, something that could foster future population growth.
- Most housing units in Carpentersville were built were built during three construction “boom” periods. The 1970s saw a construction boom adding 17%, the 1990s added 18% and the 2000s 25% of all existing housing units to the stock. Since 2010 there were only marginal additions to the housing stock – accounting for a little more than 2% of all existing housing units in Carpentersville.
- In general, housing costs are the largest parts of a household budget. There are two main factors that influence the percentage of household income allocated for rent and mortgage. First the market demand, supply and interest rates all influence cost, and secondly overall household income. The lower the household income is, the higher the percentage that will go to pay for housing, especially when there are not many options to the lower income groups. Other factors that influence costs include the type and size of housing available for rent or sale.

Available data for Carpentersville indicates that a majority of renter households (53%) use up to 30% of household income for rent payments while the majority of owner households (51%) use up to 35% of household income for mortgage payments. In both categories there are households that use more than 50% of income towards those payments – 29.5% of renter households and 8.6% of owner households in Carpentersville. While this exists, it is relatively small percentage of owner households in that bracket, indicating most households in Carpentersville are in a financially stable situation. However, the figure of nearly 30% for renter households is troublesome.

Table 8: Carpentersville – Housing: Type and Age

Type of Housing Units	
Total Housing Units	11,849
1 Detached Unit in Structure	64.9%
1 Attached Unit in Structure	7.5%
2 Units in Structure	2.5%
3 or 4 Units in Structure	5.0%
5 to 9 Units in Structure	7.6%
10 to 19 Units in Structure	7.9%
20 to 49 Units in Structure	4.8%
50 or More Units in Structure	0.0%
Age of Housing Units	
Housing Units Built in 2014 or Later	2.3%
Housing Units Built in 2010-2013	0.0%
Housing Units Built in 2000-2009	25.0%
Housing Units Built in 1990-1999	18.3%
Housing Units Built in 1980-1989	6.8%
Housing Units Built in 1970-1979	17.0%
Housing Units Built in 1960-1969	4.8%
Housing Units Built in 1950-1959	6.6%
Housing Units Built in 1940-1949	1.1%
Housing Units Built in 1939 or Earlier	18.1%
Source: U.S. Bureau of the Census American Community Survey (ACS), VCE	

Table 9: Carpentersville – Housing: Rent & Mortgage Cost

Renter Households	**22.9%**
Medium Contract Rent	$1,281
Average Contract Rent	$1,399
Gross Rent <10% of Household Income	1.0%
Gross Rent 10-14.9% of Household Income	3.0%
Gross Rent 15-19.9% of Household Income	15.5%
Gross Rent 20-24.9% of Household Income	18.5%
Gross Rent 25-29.9% of Household Income	14.9%
Gross Rent 30-34.9% of Household Income	6.5%
Gross Rent 35-39.9% of Household Income	1.0%
Gross Rent 40-49.9% of Household Income	9.3%
Gross Rent 50% + of Household Income	***29.5%***
Owner Households with a Mortgage	**70.3%**
Mortgage: Monthly Costs < 10% Income	4.6%
Mortgage: Monthly Costs 10-14.9% Income	11.7%
Mortgage: Monthly Costs 15-19.9% Income	16.2%
Mortgage: Monthly Costs 20-24.9% Income	9.8%
Mortgage: Monthly Costs 25-29.9% Income	5.4%
Mortgage: Monthly Costs 30-34.9% Income	3.6%
Mortgage: Monthly Costs 35-39.9% Income	2.7%
Mortgage: Monthly Costs 40-49.9% Income	1.2%
Mortgage: Monthly Costs 50+% Income	8.6%
Source: U.S. Bureau of the Census, American Community Survey (ACS), VCE	

Table 10: Carpentersville – Average Annual Housing Cost

Indicator/Year	**2021**	**2026**
Owner Occupied Housing Units	8,328	8,428
Renter Occupied Housing Units	2,709	2,908
Total Units	**11,849**	**12,306**
Annual Average Cost per Unit - Owned		
Mortgage Payment & Basics	$10,244	$11,516
Mortgage Interest	$3,461	$3,893
Mortgage Principal	$2,378	$2,674
Property Taxes	$2,349	$2,636

Homeowners Insurance	$528	$593
Ground Rent	$74	$83
Maintenance /Repairs /Upkeep	$6,565	$7,371
Average Total per Year	**$25,599**	**$28,766**
Annual Average Cost per Unit - Rental		
Rent	$5,856	$6,497
Tenant`s Insurance	$32	$36
Maintenance & Repair Services	$59	$66
Maintenance & Repair Materials	$27	$30
Paint/Wallpaper & Supplies	$4	$5
Tools/Equipment for Paint & Paper	$0	$1
Other Supplies & Equipment	$22	$25
Average Total per Year	**$6,001**	**$6,660**
Utilities/Fuel/Public Services		
Natural Gas	$438	$490
Electricity	$1,715	$1,919
Fuel Oil	$26	$28
Bottled Gas	$32	$36
Coal/Wood/Other Fuel	$4	$4
Phone Services	$1,707	$1,909
Water & Other Public Services	$810	$907
Annual Average Total per Unit Utilities/Fuel/Public Services	**$4,730**	**$5,293**
Source: U.S. Bureau of the Census, ESRI BIS forecasts for 2021 and 2026, American Community Survey (ACS), VCE		

Carpentersville Residential Real Estate Market August 2021 Snapshot

- The median home price in Carpentersville is $235,000. Currently, there are 112 homes listed in Carpentersville which include 29 condos, and 1 foreclosure.

Of the 112 homes that were on the market in Carpentersville during August 2021:

- 30.8% were sold
- 69.2% never sold in August of 2021.
- 62.5% are still listed for sale and
- 6.7% were taken off the market by the home seller for one reason or another.

Please note: The percentage of homes that actually sell in any given month is small when compared to the total number of homes on the market

- On average, sold home prices in Carpentersville have appreciated (risen) by 28.1% when comparing August 2021 to August 2020 (year over year). On average, sold home prices in Carpentersville have appreciated (risen) 6.6% when comparing August 2021 to July 2021 (month over month).
- The real estate market in Carpentersville consisted of 98.1% ***Traditional Homes*** sales. That is an increase over July 2021 of 1% and an increase over August 2020 of 2%. Increases in the percentage of traditional home sales are good sign for the market. Higher percentages of traditional home sales allow the home prices in the market to rise, whereas higher percentages of short sales and foreclosures drag the market prices down. The more foreclosures and short sales that are on the market, the lower the overall market prices will be, even for traditional homes.
- Carpentersville is a seen as a seller's market in August 2021, which means that there are more people looking to buy than there are homes available.
- Median Days on Market: 46 Days

Multifamily/Higher Density Residential

- A study conducted for the proposed Scarborough Square concluded that there is a favorable environment in general for developments such as this.
- There have only been 4 multifamily developments in the area (Carpentersville and adjacent communities) between 1995-2018.
- Since 2018 renewed activities in the multi-family/higher density developments is noted with 5 additions becoming available with a total of 1,240 units.
- Any new development would face competition from other similar developments such as TODs at Metra Stops for example or through downtown redevelopment initiatives elsewhere in Kane County and other suburban communities located closer to Chicago.

Carpentersville Commercial Real Estate Market

VCE reviewed and summarized current commercial real estate market reports and relevant data from outlets such as Colliers, MB Real Estate, Cushman & Wakefield, CoStar and CBRE.

Economy

While growing the state of recovery from the pandemic is still on somewhat "fragile" footing. Key impediments to greater growth are a shortage of key inputs, such as labor, and certain components and materials such as microchips, and raw materials. The housing market is a perfect example for the before mentioned impediments, as increased sales during 2020 caused prices to rise and inventories to shrink, but a limited supply of labor and materials is preventing homebuilders from fully responding to demand and increased prices.

With the further, albeit slow, containment of the pandemic, restaurant and travel demand is growing again but due to greatly reduced capacities (airlines) and staff (restaurants), establishments cannot match the demand which makes the labor shortage even more prevalent. A direct effect of this is that the average hourly earnings for leisure & hospitality workers surged 8% from late 2020, compared to about 2% for the broader workforce. (Source: BLS)

Wage and price increase are causing inflationary fears. In May, Consumer Price Index (CPI) grew at its fastest annual pace since the early 1990s, at 5%. (Source: BLS) While the inflation will likely remain above the Fed's 2% target rate thorough out the 2022, it will likely come down from its current level once shortages in key components (goods, materials) have eased.

According to Mastercard, U.S. retail sales continued to grow with June marking the ninth consecutive month of total retail sales growth. Sales growth for restaurants increased 55% year-over-year and 16.8% compared to June 2019, implying that consumers are venturing out for more meals and have been shopping both online and in stores, pushing inflation fears aside and satisfying pent up demand that accumulated during the lock down and slow reopen of retail and restaurants.

While this applies to households that fared well before the pandemic and came through it financially mostly unscathed, low-income households have been affected much more negatively and have dropped out of consumption for durable goods and short-term purchases of goods and services that go beyond necessities.

Retail

- During Q2 2021, the Chicago retail market began to see positive absorption occur among small shop and big box space. The vacancy rate decreased to 11.7%, a somewhat encouraging sign, and the average asking rent increased slightly to $18.55/SF. The vacancy rate has not shown a steady decrease since pre-pandemic times.

- Many of the top lease transactions during the quarter took place in the Far West suburbs. For example, Steinhafels furniture store will absorb the former 122,532 SF Art Van space at 1021 West Butterfield Road in Downers Grove

- In the City South submarket, Floor and Décor will take occupancy of the 75,000 SF former Burlington at 87th Street Center in Chicago located at 125 West 87th Street. In the Southwest suburbs, Floor & Décor is expected to occupy the 70, 000 SF Burlington store will leave behind at Tinley Park.

- In the West suburbs, McDealz (discount retailer) signed a lease at Mannheim Plaza, 2069 North Mannheim Rd in Melrose Park.

Table 11: Chicago Retail Market Statistics Q2/2021

Submarket	# of Properties	Gross Building (Sq. Ft.)	Vacant Area (Sq. Ft.)	Vacancy Rate (%)	Lease Rate	
					Low	**High**
Far NW Suburbs	86	13,729,884	1,175,365	8.6%	$16.70	$19.42
NW Suburbs	104	17,246,265	2,537,955	14.7%	$16.41	$20.65
Far North Suburbs	42	7,765,519	754,217	9.7%	$12.70	$17.39
North Suburbs	56	9,503,927	964,340	10.1%	$16.87	$22.66
Far West Suburbs	141	22,837,632	3,351,884	14.7%	$14.68	$17.40
West Suburbs	47	8.618,717	722,029	8.4%	$14.33	$23.10
City North	64	9,214,679	862,142	9.4%	$18.66	$23.69
City South	46	7,007,183	667,524	9.5%	$18.24	$22.44
Far SW Suburbs	71	13,538,212	985,217	7.3%	$16.89	$19.02
SW Suburbs	68	10,996,814	1,511,991	13.7%	$15.19	$15.48
South Suburbs	49	7,038,593	1,461,228	20.8%	$15.13	$20.97
Kane County	*66*	*11,802,657*	*1,365,044*	*11.6%*	*$12.93*	*$17.50*
Total	**840**	**139,300,082**	**16,358,936**	**11.7%**	**$16.58**	**$20.70**
Source: CBRE						

Figure 18: Chicago Retail Market Statistics Q2/2021

Figure 19: Q2 2021 Leasing Activity

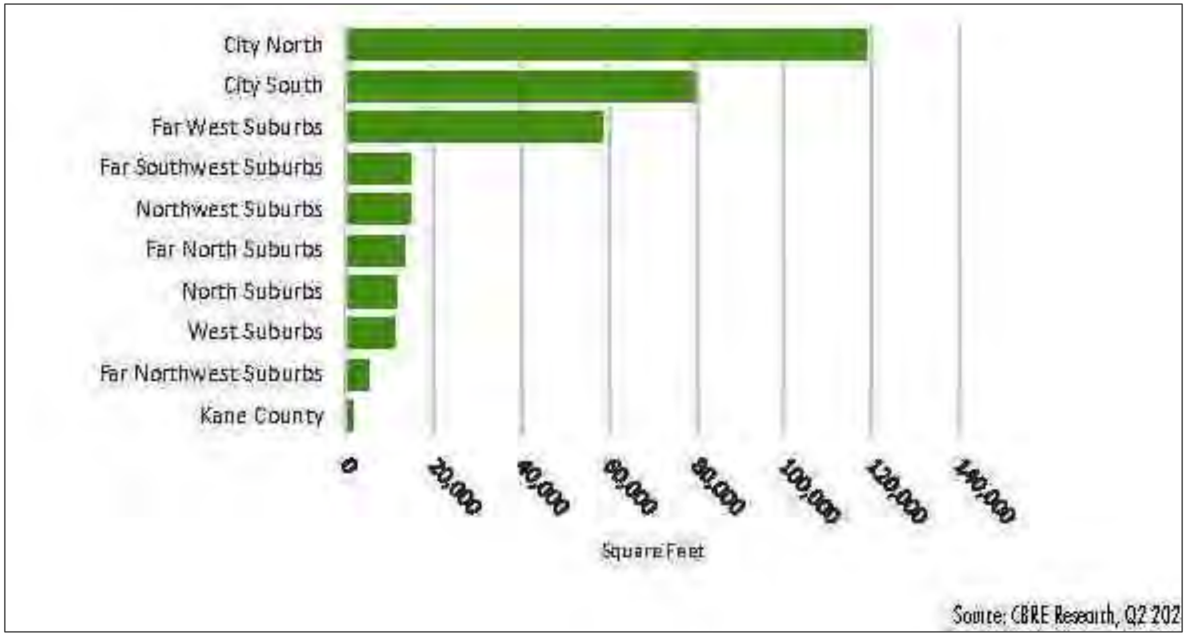
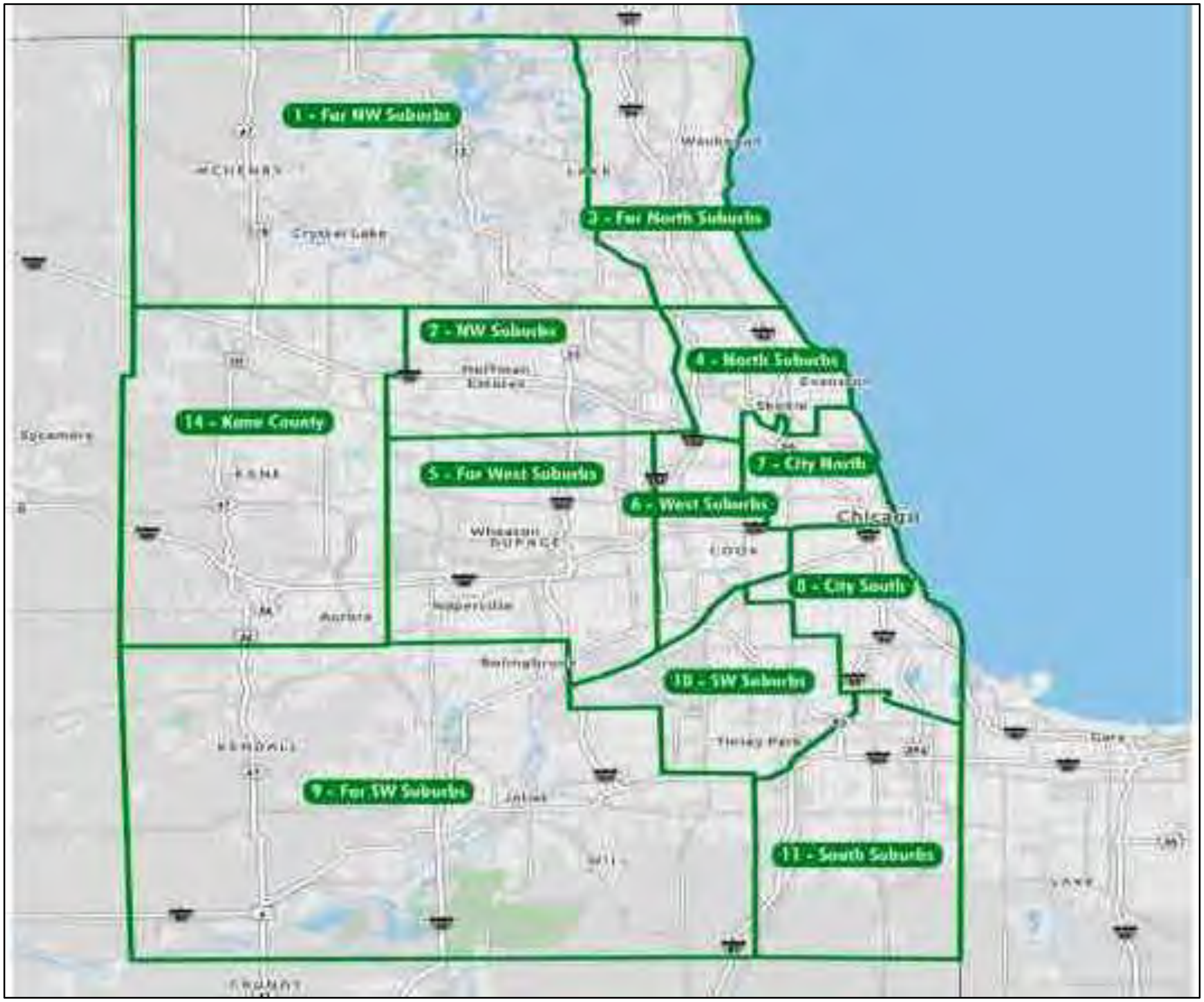


Figure 20: Q2 2021 Leasing Activity Location Map



Source: CBRE

Office (Suburban Chicago Market)

- After lackluster 2020 and early 2021 market, new leasing activity accelerated in the second quarter, reaching 1.0 million square feet, an 86% increase compared to Q2 2020 which shows the how flat the office market was during the height of the pandemic.
- While demand has picked up, a lack of leasing velocity over the last year is finally being reflected in occupancy levels. Through mid-2021, Chicago's suburban market recorded negative 1.5 million square feet of net absorption[2]—a level comparable to the negative absorption witnessed in the mid-2010's when tenants migrated back to the CBD.
- Since Q2 2020, suburban occupiers lost 3.8 million square feet of office space due in part to tenant uncertainty about future real estate needs. All submarkets—except for the Southwest Corridor—registered negative absorption.

  - US Foods vacated their space at 6133 North River Road (212,500 sf)

  - Ceannate Corporation vacated their space (61,500 sf) at 1100 West Lake Cook Road

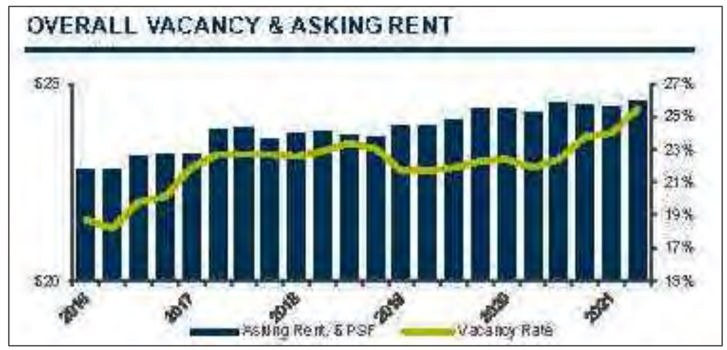
  - Valspar Corp vacated their space (26,022 sf) at 8725 West Higgins Road

- Direct gross asking rents increased 0.8% compared to Q2 2020 to $24.83 per square foot
- Sublease asking rents increased 0.2% to $19.29 per square foot compared to Q2 2020 due to a substantial increase in Class A sublease vacancy in the quarter.

- Class A product accounted for the vast majority (62.3%) of sublease vacancy on the market

- The East/West Corridor accounted for 36.4% of vacant sublease space—the largest share of any submarket.

Figure 21: Overall Vacancy & Asking Rent



Source: Cushman & Wakefield

[2] Absorption represents the demand over a specified period, contrasted with supply. When supply is less than demand, vacancy decreases and absorption is positive. When supply is greater than demand, vacancy increases and absorption is negative

Figure 22: Overall Vacancy

Source: Cushman & Wakefield

Outlook

- Leasing momentum accelerated in Q2 2021 and will continue to rise through the rest of the year as the economy regains its footing, office occupancy increases, and occupiers who sat on the sidelines during the pandemic reenter the market.

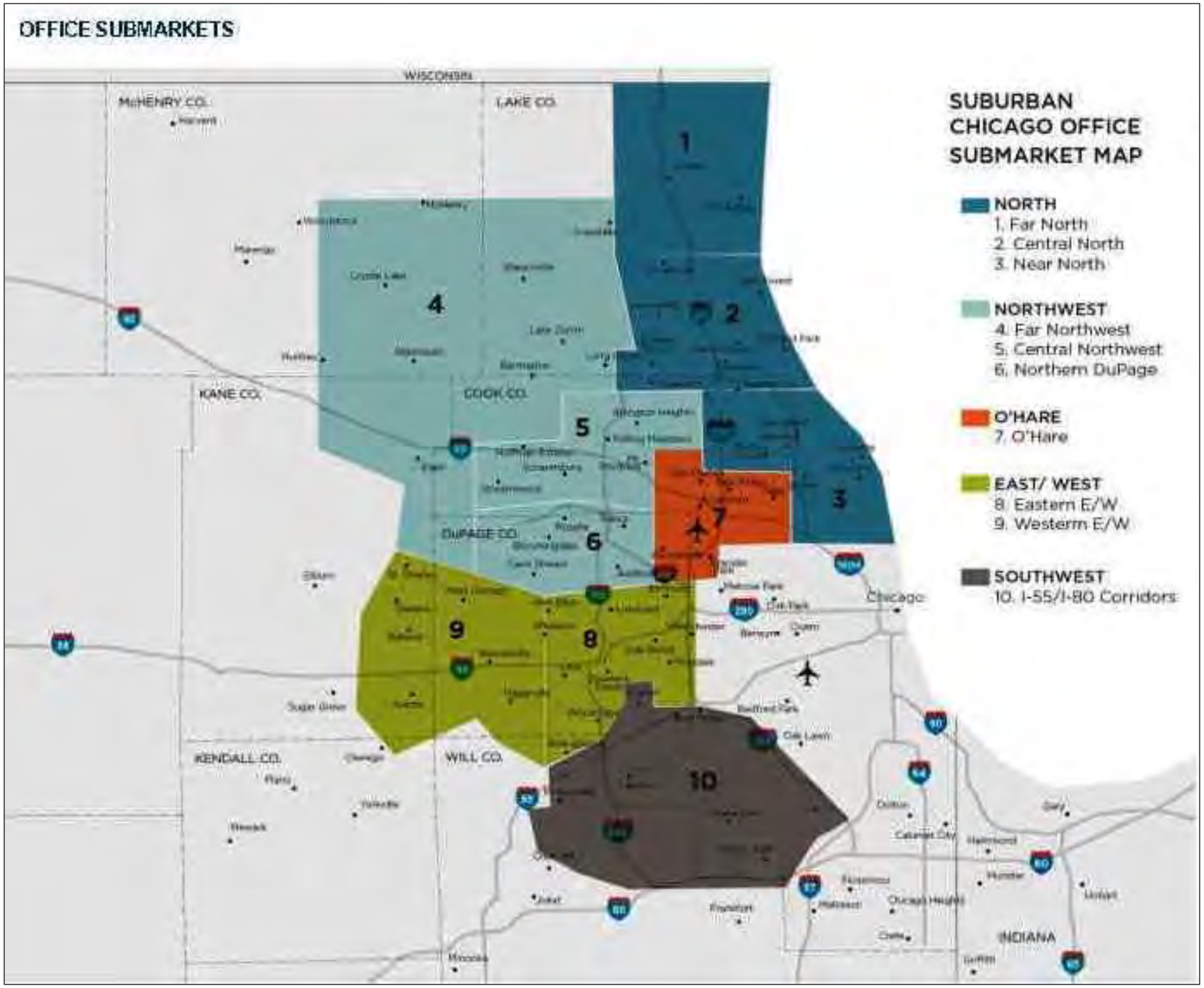
- Vacancy will likely increase at an accelerated pace as 2.2 million square feet of sublease space available for future occupancy could potentially hit the market over the next several months.

- A surplus of sublease supply combined with limited demand will exert more downward pressure on asking rents in 2021 and 2022.

Table 12: Chicago Suburban Office Market Statistics Q2/2021

Market	Inventory (SF)	Direct Vacant (SF)	Sublease Vacant (SF)	Vacancy Rate	Q2 Net Absorption Rate	YTD Net Absorption Rate	YTD Leasing Activity (SF)	Under Construction (SF)	Average Asking Rent (SF)	Class A Average Asking Rent (SF)
Far Northwest	3,762,484	1,018,362	55,584	28.5%	-47,277	-68,279	37,312	0	$20.07	N/A
Central Northwest	21,034,873	6,157,131	296,437	30.7%	-162,050	-373,472	327,627	0	$23.40	$27.23
North DuPage	3,725,387	1,099,410	93,287	32.0%	63,399	63,229	28,803	0	$23.98	$26.13
Northwest Total	*28,522,744*	*8,274,903*	*445,308*	*30.6%*	*-145,928*	*-378,522*	*393,742*	*0*	*$23.16*	*$27.00*
Far North	1,042,009	270,378	0	26.0%	-3,782	-10,048	14,870	0	$15.37	N/A
Central North/Tri-State	16,629,080	3,780,564	598,232	26.3%	-171,723	-41,522	181,252	0	$25.93	$29.67
Near North	5,376,633	951,391	115,441	19.8%	-143,026	-151,363	82,479	0	$26.90	$34.38
North Total	*23,047,722*	*5,002,333*	*713,673*	*24.8%*	*-318,531*	*-202,933*	*278,601*	*0*	*$25.48*	*$30.52*
Eastern East/West	21,760,679	4,544,864	647,442	23.9%	-401,459	-502,979	462,227	84,000	$24.73	$30.30
Western East/West	13,487,783	3,390,214	71,576	25.7%	-434,330	-586,864	181,255	0	$23.52	$26.71
East/West Total	*35,248,462*	*7,935,078*	*719,018*	*24.6%*	*-835,789*	*-1,089,843*	*643,482*	*84,000*	*$24.21*	*$29.83*
O'Hare	*12,785,850*	*2,369,489*	*96,417*	*19.3%*	*-240,585*	*-343,760*	*258,714*	*0*	*$30.13*	*$36.78*
Southwest	*2,269,542*	*409,929*	*2,376*	*18.2%*	*17,446*	*1,926*	*40,937*	*0*	*$20.03*	*N/A*
Suburban Total	**101,874,320**	**23,991,732**	**1,976,792**	**25.5%**	**-1,523,387**	**-2,013,132**	**1,615,476**	**84,000**	**$24.60**	**$29.53**
By Office Class										
CLASS A	39,879,744	8,589,606	1,231,649	24.6%	-677,532	-1,044,841	612,807	0	$29.93	$29.53
CLASS B	45,054,098	11,401,524	732,126	26.9%	-740,959	-813,940	674,716	84,000	$22.94	$22.55
CLASS C	16,940,478	4,000,602	13,017	23.7%	-104,896	-154,351	327,953	0	$17.90	$17.89
Source: Cushman & Wakefield										

Figure 23: Office Submarkets



Source: Cushman & Wakefield

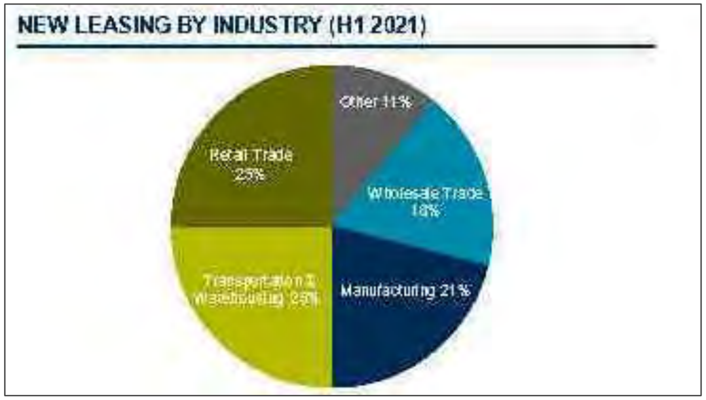
Industrial Properties

- During the first half of 2021, new leasing totaled 26.2 million square feet amounting a 13.8% increase year-over-year
- Big-box leasing accelerated in Q2 with closings in the over 300,000 square feet category increasing 5.5% from Q1, bringing the year-to-date big-box total to 11.6 million square feet
- Demand was concentrated in retail trade/e-commerce and logistics, which accounted for nearly half (49.7%) of new leasing.
- Three submarkets, Interstate 80, Interstate 55 and O'Hare, dominated the leasing activity, accounting for over half (52.2%) of new leasing activity despite representing just 25.0% of inventory.
- Interstate 80, Interstate 55 and O'Hare recorded the most absorption through mid-2021; together, the submarkets accounted for 57.3% (10.0 million square feet) of total space absorbed
- Lease renewals increased 33.3% year-over-year
- High demand combined with a slowing development pipeline will further tightened the market.
- Vacancy decreased to 4.8%, the lowest recorded vacancy since Q4 2018.
- Overall average asking net rental rates increased 4.6% year-over-year to $5.61 per square foot.
- Rents for Warehouse/Distribution space increased by 7.0% year-over-year to $5.32 per square foot
- Construction completions totaled 10.9 million square feet, with an additional 25.2 million square feet of inventory under construction – an increase of 15.5% year-over-year
- Submarkets with the most product under construction were Interstate 80, Interstate 55 and the South Suburbs which collectively accounted for 57.1% of overall construction

Figure 24: Overall Vacancy & Asking Rent

Source: Cushman & Wakefield

Figure 25: New Leasing by Industry (H1 2021)



Source: Cushman & Wakefield

Outlook

- The Chicago industrial market recorded the largest mid-year new leasing total on record due in large part to strong big-box leasing. It is anticipated that big-box leasing activity remains strong for the rest of the year.

- Demand from both investors and users for industrial product will remain strong in the coming quarters, pushing prices for well-located, high-quality assets. Tenant requirements for locations close to major population centers will continue and therefore it is anticipated that more infill, vacant big-box retail, and outdated office space be converted or demolished to make way for new industrial product.

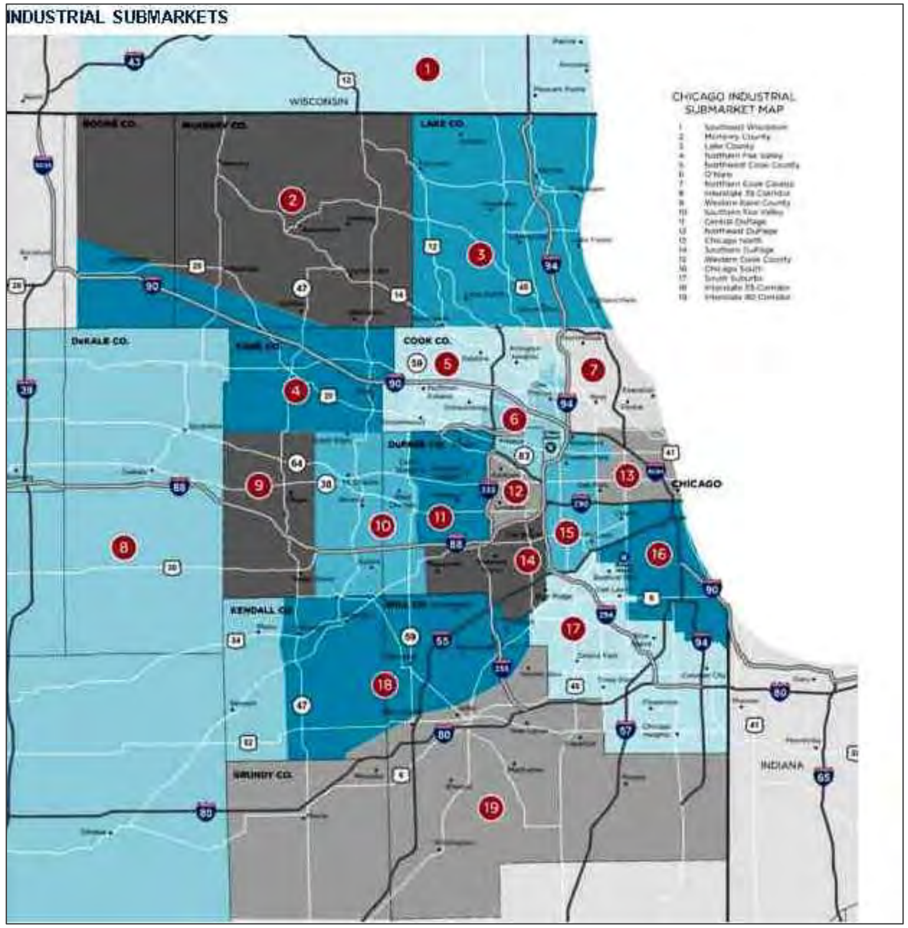
Table 13: Chicago Industrial Market Statistics Q2/2021

Market	Inventory (SF)	Vacant (SF)	Vacancy Rate	YTD Net Absorption (SF)	YTD Leasing Activity (SF)	Under Construction (SF)	YTD Completed Construction (SF)	Weighted Average Net Rent (MF)	Weighted Average Net Rent (OS)	Weighted Average Net Rent (W/D)
Chicago North	90,259,085	3,013,679	3.3%	32,752	326,087	0	0	$5.33	$13.04	$7.40
Chicago South	130,690,992	4,937,787	3.8%	514,091	1,036,697	1,498,994	1,137,811	$6.08	$11.00	$5.30
Western Cook County	100,562,136	3,712,797	3.7%	-354,839	969,696	1,248,377	0	$4.54	N/A	$5.12
South Suburbs	86,168,928	3,362,120	3.9%	54,696	1,300,466	2,511,981	109,786	$5.78	$5.49	$4.88
Northern Cook County	50,054,657	2,041,754	4.1%	-186,486	180,062	171,752	0	$6.14	$6.80	$6.07
Northwest Cook County	32,355,061	1,361,234	4.2%	-167,888	182,858	1,114,481	0	N/A	$7.49	$5.65
Northern Fox Valley	*37,402,529*	*2,308,552*	*6.2%*	*486,288*	*1,653,499*	*629,186*	*230,829*	*$4.91*	*$11.30*	*$5.78*
Northeast DuPage	28,014,627	1,336,638	4.8%	-174,809	448,517	714,130	189,300	$6.24	$7.44	$5.22
Southern DuPage	14,980,622	567,470	3.8%	-15,728	111,821	126,445	0	$6.07	$7.83	$6.84
Central DuPage	45,711,028	2,242,438	4.9%	370,466	777,977	508,687	0	$5.21	$7.12	$6.47
Southern Fox Valley	90,658,271	5,554,241	6.1%	1,900,084	2,473,941	1,627,216	186,146	$4.80	$10.17	$5.43
Lake County	82,601,987	3,995,349	4.8%	1,105,278	812,348	904,901	1,588,599	$7.04	$7.51	$5.45
McHenry County	21,677,769	2,141,944	9.9%	-143,567	152,715	0	0	$4.64	N/A	$4.63
Western Kane County	6,703,300	607,548	9.1%	844,519	1,016,119	0	0	$5.69	N/A	$3.47

Interstate 55 Corridor	95,428,731	7,951,786	8.3%	2,387,651	5,091,450	2,914,825	646,380	$4.44	$5.04	$4.50
Interstate 80 Corridor	103,792,358	4,243,983	4.1%	5,716,903	5,212,671	9,003,802	3,125,309	$4.75	$8.54	$4.17
Interstate 39 Corridor	19,703,793	644,754	3.3%	1,681,000	50,000	0	1,688,400	$4.53	N/A	$4.19
Southeast Wisconsin	49,385,406	2,558,615	5.2%	1,532,168	1,034,527	2,285,791	1,429,872	$4.61	N/A	$5.79
O'Hare	95,643,054	4,253,744	4.4%	1,937,609	3,365,843	0	624,292	$6.50	$8.32	$6.43
Chicago Total	**1,181,794,334**	**56,836,433**	**4.8%**	**17,520,188**	**26,197,294**	**25,260,568**	**10,956,724**	**$5.56**	**$7.99**	**$5.32**
Source: Cushman & Wakefield										

Note: MF = Manufacturing OS = Office Service/Flex W/D = Warehouse/Distribution

Figure 26: Industrial Markets



Source: Cushman & Wakefield

Table 14: Commercial Real Estate Listings (October 2021)

Carpentersville – Commercial Properties for Lease							
Name	Address	City	Size (SF)	$/SF/YR	Total	Note	Use
Alexis Court	322-340 W Main St	Carpentersville	1,423	$7.99	$11,369.77	2 Year Term	Retail
Prairie Meadows	2411 N Randall Rd	Carpentersville	65,636	$5.25	$344,589.00	Term Negotiable	Retail
Springhill Market Place	180-200 S Western Ave	Carpentersville	793	$17.00	$13,481.00	Term Negotiable	Retail
Springhill Market Place	180-200 S Western Ave	Carpentersville	9,000	$5.50	$49,500.00	Term Negotiable	Retail
Springhill Market Place	180-200 S Western Ave	Carpentersville	32,616	$3.50	$114,156.00	3 Year Term	Retail
Milrand Retail Center	2255-2283 Randall Rd	Carpentersville	6,931	N/A	N/A	Term Negotiable	Retail
Milrand Retail Center	2255-2283 Randall Rd	Carpentersville	3,213	N/A	N/A	Term Negotiable	Retail
Milrand Retail Center	2255-2283 Randall Rd	Carpentersville	3,802	N/A	N/A	Term Negotiable	Retail
Milrand Retail Center	2255-2283 Randall Rd	Carpentersville	2,107	N/A	N/A	Term Negotiable	Retail
Huntley Retail Center	7000-7012 Huntley Rd	Carpentersville	1,260	N/A	N/A	Term Negotiable	Retail
Ogden Corporate Center	150 S Washington St	Carpentersville	2,650	$8.00	$21,200.00	1-5 Year Terms	Office
Ogden Corporate Center	150 S Washington St	Carpentersville	1,099	$8.00	$8,792.00	1-5 Year Terms	Office
Ogden Corporate Center	150 S Washington St	Carpentersville	1,309	$8.00	$10,472.00	1-5 Year Terms	Office
Ogden Corporate Center	150 S Washington St	Carpentersville	744	$8.00	$5,952.00	Term Negotiable	Office
	2253 Randall Rd	Carpentersville	169	$28.62	$4,836.78	1-5 Year Terms	Office
	2253 Randall Rd	Carpentersville	168	$28.36	$4,764.48	1-10 Year Terms	Office
Convenient Shopping Center	551 S 8th St	West Dundee	6,752	$17.77	$119,983.04	Term Negotiable	Restaurant

Convenient Shopping Center	531-547 S 8th St	West Dundee	1,750	$17.50	$30,625.00	Term Negotiable	Retail
	818 Main St	West Dundee	2,306	$25.00	$57,650.00	Term Negotiable	Restaurant
	106 W Main St	West Dundee	192	$46.80	$8,985.60	3-5 Year Terms	Office
	106 W Main St	West Dundee	255	$39.96	$10,189.80	3-5 Year Terms	Office
Source: Commercial Property Listing Services, CoStar, VCE							

Carpentersville – Commercial Properties for Lease (continued)							
Name	Address	City	Size (SF)	$/SF/YR	Total	Note	Use
	106 W Main St	West Dundee	255	$44.64	$11,383.20	3-5 Year Terms	Office
	106 W Main St	West Dundee	952	$18.96	$18,049.92	3-5 Year Terms	Office
River Valley Square	450-581 Dundee Ave	East Dundee	13,500	$17.50	$236,250.00	Term Negotiable	Retail
River Valley Square	450-581 Dundee Ave	East Dundee	4,500	$15.00	$67,500.00	Term Negotiable	Retail
	545 Dundee Ave	East Dundee	1,400	$18.00	$25,200.00	Term Negotiable	Retail
	545 Dundee Ave	East Dundee	3,780	$21.50	$81,270.00	Term Negotiable	Retail
Spring Water Retail Center	210 Penny Ave	East Dundee	1,500	$13.00	$19,500.00	Term Negotiable	Retail
Spring Water Retail Center	210 Penny Ave	East Dundee	2,500	$13.00	$32,500.00	Term Negotiable	Retail
	806 Penny Ave	East Dundee	1,845	$14.00	$25,830.00	Term Negotiable	Office
	1100 Penny Rd	East Dundee	60 Acres	N/A	N/A	Term Negotiable	Construction Yard /Truck Parking
	2640-2650 Corporate Pky	Algonquin	6,355	$7.25	$46,073.75	1-5 Year Terms	Industrial
Source: Commercial Property Listing Services, CoStar, VCE							

Figure 27: Commercial Real Estate Listings (October 2021)

Table 15: Carpentersville – Commercial Properties for Sale

Name	Address	City	Building Size (SF)	Lot Size Acres	Price	Price Per Acre	Zoning	Use
	180 Lake Marian Rd	Carpentersville	6,400	1.82	$454,000.00	$249,450.55	R-1	Retail
Randall Commons	Randall & Binnie Rd	Carpentersville	Lot	2.24	$209,000.00	$93,303.57	C-2-A	Office
Randall Commons	Randall & Binnie Rd	Carpentersville	Lot	1.85	$199,000.00	$107,567.57	C-2-A	Office
	Randall Rd @ Route 72	Carpentersville	Lot	9.88	$538,400.00	$54,493.93	C-2	Multifamily - Senior
	2500 Esplanade Dr	Algonquin	Lot	12.58	$1,638,500.00	$130,246.42	B-2 PUD	Retail
	SWC Randall Road & Corporate Pky	Algonquin	Lot	0.16	$495,000.00	$3,093,750.00	B-2 PUD	Retail
	Algonquin Rd @ High Point Ridge	Algonquin	Lot	1.68	$159,000.00	$94,642.86	I-1	Light Industrial
	Compton Dr	Algonquin	Lot	3.92	$350,000.00	$89,285.71	R-3	Commercial
	Randal Rd & Longmeadow Pky	Algonquin	Lot	4.75	$1,650,000.00	$347,368.42	N/A	Commercial
	Cumberland Pky	Algonquin	Lot	2.23	$59,000.00	$26,457.40	I-1	Light Industrial
Windsor Square	Boyer Rd @ Randall Road	Algonquin	Lot	4.44	Price subject to offer	N/A	B-P	Office
Algonquin Corporate Campus	Corporate Pkwy @ Boyer Road	Algonquin	Lot	2.89 - 9.84	N/A	N/A	B-2 PUD - BP - ORD	Commercial
	SWC Corporate Pky & Randall Rd	Algonquin	Lot	0.95 - 1.01	N/A	N/A	C	Retail
	32 W 939 Algonquin Rd	Barrington Hills	4,700	2.01	$490,000.00	$243,781.09	B-3	Retail
	850 E Main St	East Dundee	10,247	1.17	$1,689,765.00	$1,444,243.59	B-3	Retail
	806 Penny Ave	East Dundee	1,845		$349,500.00	N/A	N/A	Office
River Valley Square	450-581 Dundee Ave	East Dundee	93,683	3.53	N/A	N/A	N/A	Commercial
	7 Maiden Ln	East Dundee	Lot	8.00	$995,000.00	$124,375.00	N/A	Commercial
	1001 W Main St	Sleepy Hollow	42,827	2.86	$2,600,000.00	$909,090.91	B-2	Retail

	1601 W Higgins Rd	Sleepy Hollow	Lot	5.00	$399,900.00	$79,980.00	B-2	Commercial
Convenient Shopping Center	551 S 8th St	West Dundee	6,752	1.50	$1,500,000.00	$1,000,000.00	B-3	Restaurant
Spring Hill Executive Center	600 Spring Hill Ring Rd	West Dundee	15,000	1.01	$1,999,600.00	$1,979,801.98	B-2	Office
	825 Village Quarter Rd	West Dundee	8,000	0.20	$245,000 - $479,000 Per Unit	N/A	B-3	Office
Coventry Court Apartments	833 Village Quarter Rd	West Dundee	49,233	1.53	$4,800,000.00	$3,137,254.90	R-2	Multifamily
	Harbor Drive	West Dundee	Lot	19.31	$2,413,375.00	$124,980.58	B-2 PUD	Retail
	305 Oregon Ave	West Dundee	13,000	0.83	$1,100,000.00	$1,325,301.20	N/A	Hotel, B&B
	180 S 8th St	West Dundee	8,746	0.96	$1,445,000.00	$1,505,208.33	B-3	Retail
Spring Hill Mall	5000 Spring Hill Mall	West Dundee	192,732	13.41	N/A	N/A	N/A	Retail (Sears)

Source: Commercial Property Listing Services, CoStar, VCE

Figure 28: Commercial Properties for Sale

Employment, Education, Place of Work & Commute Summary

Key Findings

Employment

- The service industry sector employs the largest share of Carpentersville's population, 43% followed by manufacturing with 21% and retail with 11%.
- White collar occupation account for most employment with 52%, blue collar occupations for 30% of Carpentersville's employed residents.

Education

- 30% of Carpentersville's population aged 25 or older attained an associate degree or higher education level.

Place of Work & Commute

- 2% of the employed population in Carpentersville is working from home.
- The vast majority 93% uses a car to commute to work.
- 1% took public transportation, 1% took the railroad to commute to work.
- 17% of Carpentersville's employed population works within a 15-minute commute time.
- 34% of the employed population commutes between 15 and 30 minutes to work.
- 30% of the employed population commutes between 30 and 60 minutes to work – this just about includes Chicago downtown.
- 9% of the employed population commutes 60 or more minutes to work.

Economy

- In 2019 Carpentersville had 548 businesses – the three sectors with the most businesses were "Transporting and Warehousing" with 91, followed by "Administrative, Support, Waste Management & Remediation Services" with 74 and "Construction" with 68, representing 42.5% of all businesses in 2019.

The data tables on the following pages summarize the employment, education, place of work and commute data.

Table 16: Carpentersville - Employment

2021 Civilian Population 16+ in Labor Force	19,081		
Employed	92.1%		
Unemployed (Unemployment Rate)	7.9%		
2021 Employed by Industry		2021 Employed by Occupation	
Agriculture/Mining	0.7%	***White Collar***	***51.6%***
Construction	6.9%	Management/Business/Financial	14.7%
Manufacturing	21.4%	Professional	16.2%
Wholesale Trade	2.4%	Sales	9.5%
Retail Trade	10.8%	Administrative Support	11.1%
Transportation/Utilities	6.4%	Services	18.0%
Information	1.4%	***Blue Collar***	***30.4%***
Finance/Insurance/Real Estate	4.8%	Farming/Forestry/Fishing	0.1%
Services	43.4%	Construction/Extraction	5.1%
Public Administration	1.7%	Installation/Maintenance/Repair	1.8%
		Production	11.8%
		Transportation/Material Moving	11.5%
Source: U.S. Bureau of the Census, 2010 Census, ESRI BIS forecasts for 2021 and 2026, VCE			

Table 17: Carpentersville - Population Age 25+ by Educational Attainment

Total	**22,354**
Less than 9th Grade	13.3%
9th - 12th Grade, No Diploma	10.3%
High School Graduate	23.7%
GED/Alternative Credential	3.2%
Some College, No Degree	20.6%
Associate Degree	7.9%
Bachelor's Degree	14.9%
Graduate/Professional Degree	6.3%
Source: U.S. Bureau of the Census, 2010 Census, ESRI BIS forecasts for 2021 and 2026, VCE	

Table 18: Carpentersville Residents Working in Carpentersville

2021 Civilian Population 16+ in Labor Force	100%	19,081
Employed	92.1%	17,574
Work at Home	1.9%	346
Commute:<5 minutes	1.7%	301
Commute: 5-9 minutes	5.9%	1,072
Total Estimate Residents Working in Carpentersville	9.4%	1,719
Total Estimate Residents Commuting Outside of Carpentersville for Work	92.5%	16,793
Source: U.S. Bureau of the Census, 2010 Census, ESRI BIS forecasts for 2021 and 2026, American Community Survey, VCE		

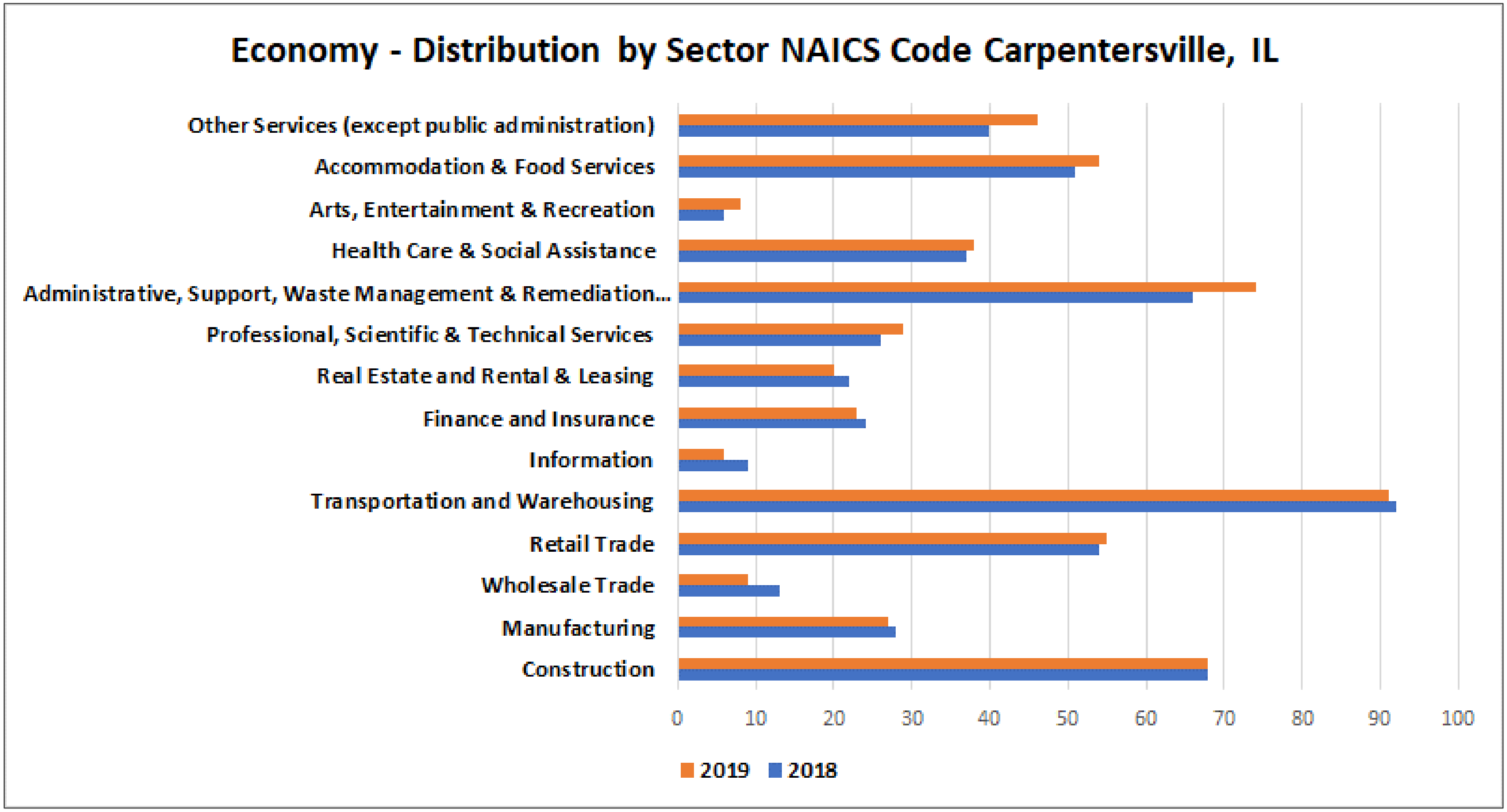
Table 19: Carpentersville - Place of Work, Mode of Transportation and Commute Times

Place of Work		Percent	
Worked in State and County of Residence		41.6%	
Worked in State but Outside County of Residence		57.6%	
Worked Outside State of Residence		0.8%	
Worked at Home		1.9%	
Mode of Transportation		Commute Times	
Drove Alone to Work	81.1%	Commute:<5 minutes	1.7%
Carpooled	11.9%	Commute: 5-9 minutes	5.9%
Took Public Transportation	1.2%	Commute: 10-14 minutes	9.6%
Took a Bus or Trolley Bus	0.3%	Commute: 15-19 minutes	13.3%
Took a Subway or Elevated	0.0%	Commute: 20-24 minutes	15.3%
Took the Railroad	0.9%	Commute: 25-29 minutes	5.1%
Took a Taxicab/Uber/Lyft	0.1%	Commute: 30-34 minutes	16.2%
Bicycled	0.1%	Commute: 35-39 minutes	2.6%
Walked	1.2%	Commute: 40-44 minutes	5.1%
		Commute: 45-59 minutes	5.7%
		Commute: 60-89 minutes	7.6%
		Commute: 90 minutes or more	1.8%
Day Time Population			
Total Daytime Population		30,627	
Workers		31.6%	
Residents		68.4%	
Source: U.S. Bureau of the Census, 2010 Census, ESRI BIS forecasts for 2021 and 2026, American Community Survey, VCE			

Table 20: Carpentersville, Economy, Businesses by NAICS Sector

Year	2018	% of Total	2019	% of Total	Change	Change %
Total # of Businesses	536		548		12	
Construction	68	12.7%	68	12.4%	0	-0.3%
Manufacturing	28	5.2%	27	4.9%	-1	-0.3%
Wholesale Trade	13	2.4%	9	1.6%	-4	-0.8%
Retail Trade	54	10.1%	55	10.0%	1	0.0%
Transportation and Warehousing	92	17.2%	91	16.6%	-1	-0.6%
Information	9	1.7%	6	1.1%	-3	-0.6%
Finance and Insurance	24	4.5%	23	4.2%	-1	-0.3%
Real Estate and Rental & Leasing	22	4.1%	20	3.6%	-2	-0.5%
Professional, Scientific & Technical Services	26	4.9%	29	5.3%	3	0.4%
Administrative, Support, Waste Management & Remediation Services	66	12.3%	74	13.5%	8	1.2%
Health Care & Social Assistance	37	6.9%	38	6.9%	1	0.0%
Arts, Entertainment & Recreation	6	1.1%	8	1.5%	2	0.3%
Accommodation & Food Services	51	9.5%	54	9.9%	3	0.3%
Other Services (except public administration)	40	7.5%	46	8.4%	6	0.9%
Source: U.S. Bureau of the Census, County Business Pattern, VCE						

Figure 29: Economy



Household Spending

Household Spending - Key Findings

The two tables below show household budget spending in categories demonstrating the market potential for entertainment/leisure/recreation and restaurants.

- In all categories, the spending is close to yet below the national average. Carpentersville is at the edge of the Chicago metro area thus the cost of living is still lower compared to communities closer to the center.
- By far the largest budget item is spending for "Housing", occupying more than 30% of the total household spending budget. Food, Transportation and Pensions and Social Security are the next largest budget items with 11.9%, 11.8% and 10.6% respectively.
- Dining Out and Entertainment account for 5% and 4 % of household spending.
- Households in Carpentersville are highly likely to spend money on leisure and entertainment with the exception of Tickets to Theatre/Operas/Concerts. The item with the largest spending budget is for Membership Fees for social/recreation/health clubs ($230 annually).

Table 21: Carpentersville - Household Spending – Selected Leisure Spending

Item	Average Spent per HH	Total HH Spending	SPI
Entertainment/Recreation Fees and Admissions	**$717.81**	**$7,922,502**	**97**
Tickets to Theatre/Operas/Concerts	$70.43	$777,329	87
Tickets to Movies	$63.24	$697,960	114
Tickets to Parks or Museums	$36.35	$401,228	107
Admission to Sporting Events, excl. trips	$59.57	$657,467	92
Fees for Participant Sports, excl. trips	$115.23	$1,271,816	100
Fees for Recreational Lessons	$142.64	$1,574,370	101
Membership Fees for Social/Recreation/Health Clubs	$230.35	$2,542,332	93
Source: 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics, VCE			

The spending potential index (SPI) compares the likelihood of a household spending money in a certain category to the national average of 100. The top two categories project significant household budget category are highlighted.

Table 22: Village of Carpentersville - Household Spending – Budget Spending

Item	Average Spent per HH	Total HH Spending	Percent of Total	SPI
Total Expenditures	$75,914.96	$837,873,412	100.0%	96
Food	$9,046.56	$99,846,866	11.9%	98
Food at Home (Groceries)	$5,224.81	$57,666,203	6.9%	96
Food Away from Home (Dining Out)	$3,821.75	$42,180,664	5.0%	101
Alcoholic Beverages	$573.95	$6,334,675	0.8%	92
Housing	$24,675.99	$272,348,913	32.5%	98
Shelter	$19,945.70	$220,140,661	26.3%	99
Utilities, Fuel and Public Services	$4,730.29	$52,208,253	6.2%	95
Household Operations	$2,118.43	$23,381,074	2.8%	96
Housekeeping Supplies	$740.99	$8,178,314	1.0%	95
Household Furnishings and Equipment	$2,157.31	$23,810,227	2.8%	96
Apparel and Services	$2,080.21	$22,959,256	2.7%	98
Transportation	$8,980.51	$99,117,840	11.8%	99
Travel	$2,385.60	$26,329,904	3.1%	94
Health Care	$5,579.83	$61,584,590	7.4%	89
Entertainment and Recreation	$2,966.94	$32,746,113	3.9%	92
Personal Care Products & Services	$855.03	$9,436,927	1.1%	95
Education	$1,549.74	$17,104,455	2.0%	90
Miscellaneous	$983.23	$983.23	1.2%	90
Support Payments/Cash Contribution/Gifts in Kind	$2,267.66	$25,028,136	3.0%	95
Life/Other Insurance	$521.87	$5,759,904	0.7%	87
Pensions and Social Security	$8,056.24	$88,916,697	10.6%	97
Source: 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics, VCE				

Retail Gap Analysis

A retail gap represents the difference between household spending and retail sales in a defined trade area. It shows whether a trade area is underserved, and spending (demand) is leaking, or whether sales (supply) is drawing in demand from outside the trade area.

- Supply (retail sales):
  This estimates sales to consumers by establishments. Sales to businesses are excluded.

- Demand (retail potential):
  This estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars.

- The Leakage/Surplus:
  This presents a snapshot of retail opportunity. A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area.

- The Retail Gap:
  This represents the difference between Retail Potential and Retail Sales.

Methodology

Market Supply (Retail Sales)

Estimates of retail sales begin with the Census of Retail Trade (CRT) from the U.S. Census Bureau. Trends from the economic censuses are used along with demographic and business databases including commercial and government sources such as the Infogroup business database and the Bureau of Labor Statistics. Supply estimates also incorporate data from the Census Bureau's Non-Employer Statistics (NES) division.

The model captures economic change by first differentiating employer and non-employer sales growth. The sales estimates are being recalibrated against the Monthly Retail Trade (MRT) survey and independent sources to address the disparities that can exist between independent input data sources and thus better align with retail potential. This methodological improvement yields a more precise estimate of the retail sales attributable only to domestic households. In addition to Infogroup, data from both the CRT and MRT are incorporated to improve the estimation of industry sales for small areas.

Smaller establishments without payrolls, such as self-employed individuals and unincorporated businesses, account for a small portion of overall sales. However, these businesses represent more than half of all retailers in the United States. Their inclusion completes the report of industry sales.

All estimates of market supply are in nominal terms and are derived from receipts (net of sales taxes, refunds, and returns) of businesses that are primarily engaged in the retailing of merchandise. Excise taxes paid by the retailer, or the remuneration of services are also included, for example, installation and delivery charges that are incidental to the transaction.

Market Demand (Retail Potential)

To complete the profile of a retail market, the consumer demand, or retail potential is estimated. That is the amount expected to be spent by consumers on products in the retail market. The consumer spending data provides expenditure estimates for more than 700 products and services consumed by U.S. households. The estimates of consumer spending are drawn from the Bureau of Labor Statistics' annual Consumer Expenditure Surveys, which provide consumer spending information for hundreds of goods and services by households.

The product line sales from the Census of Retail Trade are the basis for the crosswalk to market demand by establishment from the consumer expenditure data. The impact of the economic downturn on business activity in recent years has shifted the structure of the retail market in small areas. Spending habits of consumers have shifted drastically in many areas, consumers preferring to shop at discount stores or local shops. New assumptions and additional modeling for the crosswalk are implemented to accurately capture these market transformations.

The ongoing pandemic causing another economic downturn and shifts in consumer behavior will have a long-lasting impact on retail markets. For example, an even more pronounced shift to non-store retail, not only for durable goods but also for everyday goods. This and other changes from the pandemic will become apparent in the near future but has not been taken in account for this assessment.

Leakage/Surplus Factor (Supply and Demand)

The comparison of supply and demand is shown in one measure, the Leakage/Surplus Factor. Leakage/Surplus measures the balance between the volume of supply (retail sales) generated by retail industry and the demand (spending by households i.e., retail potential) within the same industry.

To identify retail opportunities for the project site, in this analysis indicated by leakage (demand > supply), MFA examined each sector in detail. The table on the following page shows the leakage and surplus in consumer spending by retail sectors for Carpentersville. The “retail opportunity” is to minimize the leakage and keep consumer spending inside the market area.

Table 23: Retail Gap Carpentersville

Retail Category	Retail Potential Spending	Retail Sales	Retail Gap
Motor Vehicle & Parts Dealers	***$79,942,895***	***$9,115,801***	***-$70,827,094***
Automobile Dealers	$66,191,476	$4,848,176	-$61,343,300
Other Motor Vehicle Dealers	$6,629,443	$0	-$6,629,443
Auto Parts, Accessories & Tire Stores	$7,121,976	$4,267,625	-$2,854,351
Furniture & Home Furnishings Stores	***$12,897,652***	***$10,210,314***	***-$2,687,338***
Furniture Stores	$7,543,754	$7,452,731	-$91,023
Home Furnishings Stores	$5,353,898	$2,757,583	-$2,596,315
Electronics & Appliance Stores	***$14,962,167***	***$4,122,586***	***-$10,839,581***
Bldg. Materials, Garden Equip. & Supply Stores	***$25,873,461***	***$20,219,868***	***-$5,653,593***
Bldg. Material & Supplies Dealers	$23,698,681	$19,664,400	-$4,034,281
Lawn & Garden Equip & Supply Stores	$2,174,780	$555,468	-$1,619,312
Food & Beverage Stores	***$63,024,183***	***$65,908,259***	***$2,884,076***
Grocery Stores	$55,433,077	$62,847,947	$7,414,870
Specialty Food Stores	$3,286,996	$384,364	-$2,902,632
Beer, Wine & Liquor Stores	$4,304,110	$2,675,948	-$1,628,162
Health & Personal Care Stores	***$24,004,607***	***$25,278,442***	***$1,273,835***
Gasoline Stations	***$40,638,256***	***$28,792,440***	***-$11,845,816***
Clothing & Clothing Accessories Stores	***$21,505,015***	***$7,184,911***	***-$14,320,104***
Clothing Stores	$14,530,470	$5,637,518	-$8,892,952
Shoe Stores	$3,225,962	$989,225	-$2,236,737
Jewelry, Luggage & Leather Goods Stores	$3,748,583	$558,168	-$3,190,415
Sporting Goods, Hobby, Book & Music Stores	***$10,455,215***	***$2,090,301***	***-$8,364,914***
Sporting Goods/Hobby/Musical Instr Stores	$8,688,711	$2,090,301	-$6,598,410
Book, Periodical & Music Stores	$1,766,504	$0	-$1,766,504
General Merchandise Stores	***$67,148,540***	***$51,532,970***	***-$15,615,570***
Department Stores Excluding Leased Depts.	$48,236,355	$49,954,621	$1,718,266
Other General Merchandise Stores	$18,912,185	$1,578,349	-$17,333,836
Miscellaneous Store Retailers	***$13,288,733***	***$2,348,899***	***-$10,939,834***
Florists	$779,460	$138,635	-$640,825
Office Supplies, Stationery & Gift Stores	$2,515,469	$0	-$2,515,469
Used Merchandise Stores	$1,378,803	$202,822	-$1,175,981
Other Miscellaneous Store Retailers	$8,615,001	$2,007,442	-$6,607,559

Nonstore Retailers	$9,957,330	$829,585	-$9,127,745
Electronic Shopping & Mail-Order Houses	$8,203,470	$419,811	-$7,783,659
Vending Machine Operators	$296,416	$0	-$296,416
Direct Selling Establishments	$1,457,444	$409,774	-$1,047,670
Food Services & Drinking Places	***$43,751,447***	***$20,711,339***	***-$23,040,108***
Special Food Services	$1,027,996	$327,966	-$700,030
Drinking Places - Alcoholic Beverages	$1,374,618	$383,319	-$991,299
Restaurants/Other Eating Places	$41,348,833	$20,000,054	-$21,348,779
Total	**$417,492,171**	**$247,516,130**	**-$169,976,041**
Carpentersville Demand			$417,492,171
Draw from Outside Carpentersville			$4,157,911
Leakage out of Carpentersville (Retail Potential)			-$174,133,952
Source: BLS, ESRI, Infogroup, VCE			

Please Note: Non-store Retailers are not included in the totals since they are not relevant for this project.

Retail Gap Analysis - Key Findings

Overall, Carpentersville loses roughly 40% of consumer/customer spending from to the surrounding communities which also indicates a loss of sales tax for the community.

The leakage is an indication that there is potential for retailers to locate to Carpentersville and access the existing retail gap.

However, this will only work if those retailers are new, not only to Carpentersville but also to the surrounding communities. Otherwise, if a retailer already has a presence close to Carpentersville, the market areas may overlap, and the two locations would compete with each other while increasing operational costs.

On the other hand, with the number of households increasing in Carpentersville the market may hold enough demand for two locations close to each other both being profitable. This would depend on the type of retailer/businesses and the needed sales per square foot to be profitable.

Another option is to attract new businesses. Amazon Fresh for example is currently expanding in the Chicago Suburban market area. There are now 4 stores, each about 40,000 square feet located in Naperville, Schaumburg and Oak Lawn with Bloomingdale being the 4th addition opened in March of this year.

Figure 30: Commercial Centers

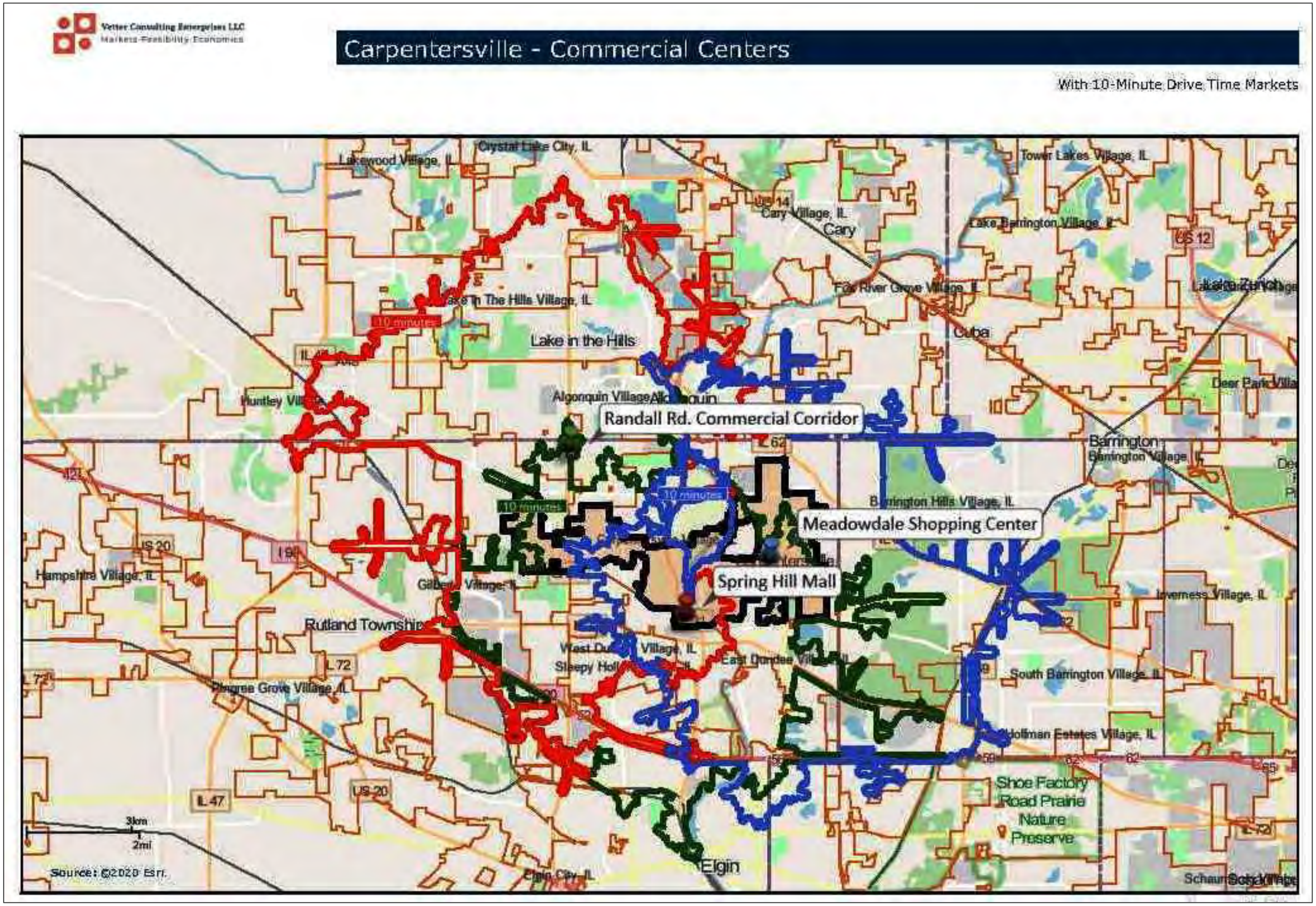
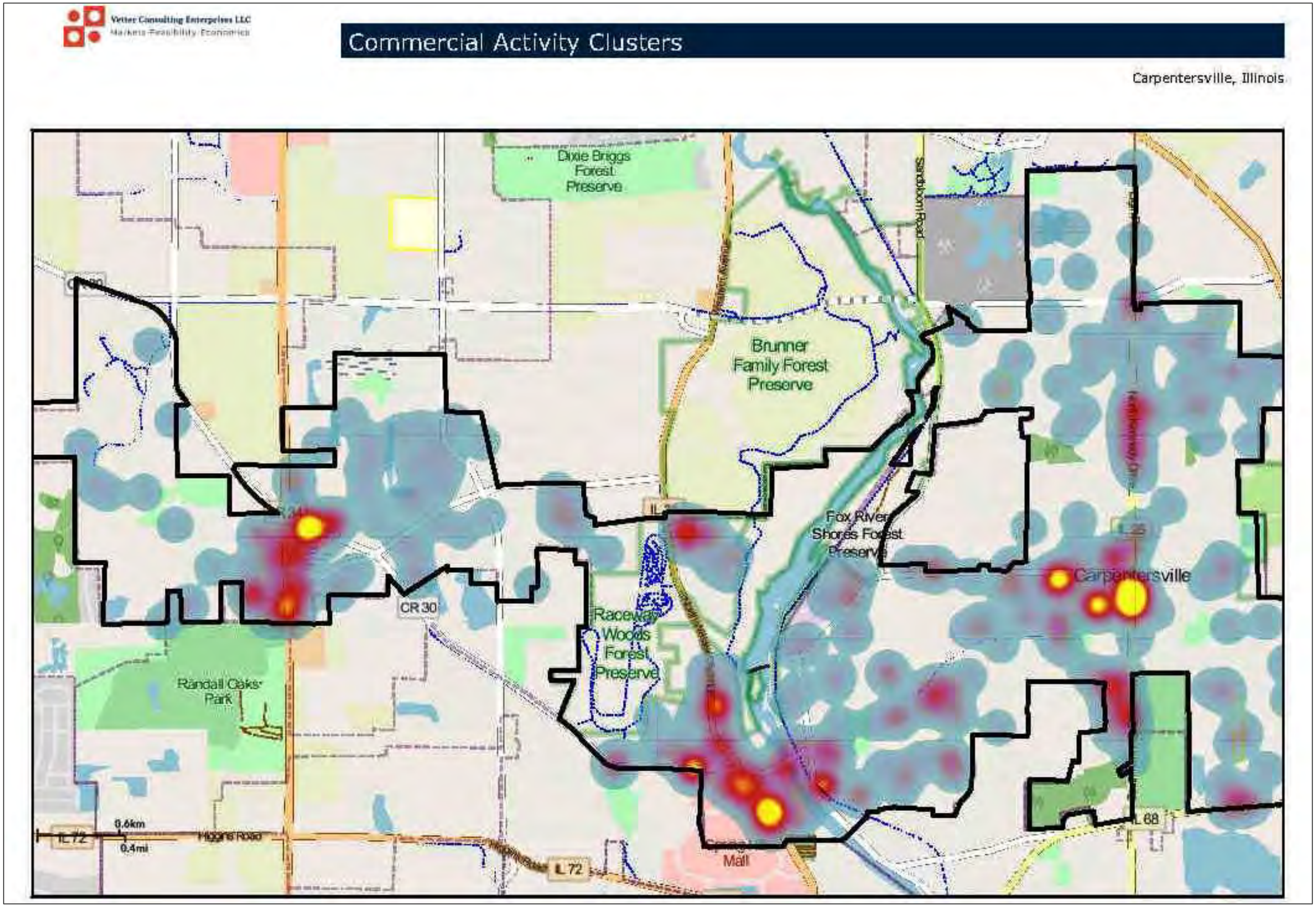


Figure 31: Commercial Activity Clusters



Sports and Activity Participation

The *Demand Potential by Propensity to Participate* is based on the socio-economic characteristics of households in the market area and their tendencies to use various products and services. While this approach estimates sports and activity participation, it also estimates potential event (e.g., culture, concert) attendance. However, it covers **adults only – age 18 and above**. The table indicates that participation in selected sports and activities in Carpentersville are mostly close to or above the national averages with the exception of soccer and attending a country music concert.

Table 24: Carpentersville - Participation Potential for Selected Activities 2021

Sport	Number of Adults 18+	Percent of Total	MPI
Took Aerobics Classes in last 12 months	2,123	8.1%	111
Played golf in last 12 months	1,661	6.3%	76
Went in jogging/running in last 12 months	2,706	10.3%	94
Played baseball in last 12 months	1,109	4.2%	111
Played basketball in last 12 months	2,169	8.3%	107
Played soccer in last 12 months	1,554	5.9%	138
Played softball in last 12 months	728	2.8%	112
Went swimming in last 12 months	3,531	13.5%	85
Took Zumba Classes in last 12 months	1,127	4.3%	126
Did Walking for Exercise in last 12 months	5,260	20.1%	79
Activity	Number of Adults 18+	Percent of Total	MPI
Went to bar/night club in last 12 months	3,857	14.7%	83
Dined out in last 12 months	10,960	41.8%	82
Attended adult education course in last 12 months	2,205	8.4%	102
Went to art gallery in last 12 months	1,696	6.5%	88
Went to the movies in last 6 months	15,936	60.8%	102
Attended classical music/opera performance/12 months	706	2.7%	70
Attended country music performance in last 12 months	1,339	5.1%	78
Attended rock music performance in last 12 months	1,975	7.5%	74
Went to live theater in last 12 months	2,506	9.6%	77
Danced/went dancing in last 12 months	2,332	8.9%	107
Attend sports events	3,321	12.7%	83
Source: GfK MRI, ESRI. VCE			

An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Sports and Activity Participation - Key Findings

Sports

- Sports with the highest likelihood of participation compared to the national average are Softball, Zumba and Soccer. Sports with the highest number of participating households are Walking for Exercise, Swimming and Jogging/Running. The convenient access to parks and recreation areas within Carpentersville may hold the opportunity to attract more participants for outside of Carpentersville and some related businesses.

Activities

- Leisure activities with the highest likelihood of participation compared to the national average are go dancing, catch a movie, and attending an adult education course. Leisure activities with the highest number of households participating are catching a movie, dining out and going to a bar/nightclub.

Comparison to Adjacent Communities – Key Findings

A cursory assessment of Carpentersville in comparison to adjacent and nearby communities was also prepared. This review assessed comparable demographic and income data.

- Carpentersville and Algonquin are by far the largest communities in terms of population and households.
- Of the 6 communities, Barrington Hills and Algonquin show stagnation in growth over the next 5 years in all three categories – population, households and family households - shown in table 19 below.
- Carpentersville is the only community with an average household size above 3, indicating a greater number of households with children present.
- In general, the number of family households is growing slower than the number of all households. This reflects a national trend to smaller two person or single households.
- Of the 6 communities, households in Carpentersville have the lowest annual income – median, average, per capita as well as disposable.
- The household income bracket with the largest share of households is the $100,000-$149,999 range of annual household income with the exception of you Barrington Hills with the largest share households in the annual household income bracket $200,000+.
- Carpentersville has by far the youngest population with a median age of 30.6s, followed by Gilberts with 35.5 years. The oldest population amongst the 6 communities is in Barrington Hills with a median age of 49.5 years.
- Home values and rent levels are the lowest in Carpentersville compared to the other adjacent communities.

- In all 6 communities there has only been marginal residential unit construction since 2010.
- Carpentersville, West Dundee, and Algonquin have the most diverse housing stock in terms of density (units per structure).

Figure 32: Carpentersville & Adjacent Communities

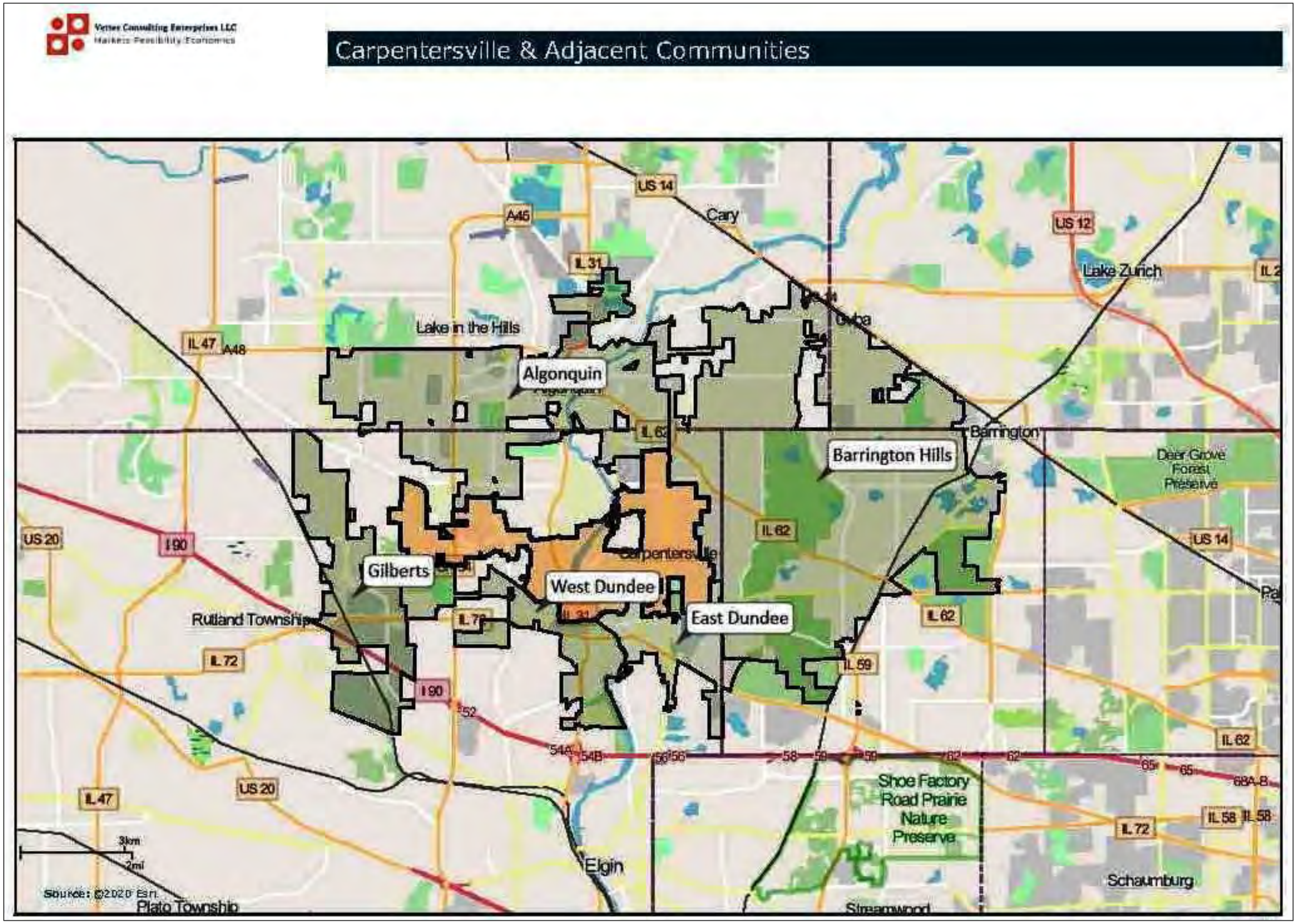


Table 25: Demographics Comparison Summary Table

Indicator/Site	Carpentersville	West Dundee	Gilberts	East Dundee	Barrington Hills	Algonquin
2010 Total Population	37,691	7,331	6,879	2,863	4,194	30,041
2010 Household	10,852	2,785	2,197	1,275	1,493	10,246
2010 Family Households	8,660	1,968	1,814	787	1,248	8,170
2021 Total Population	38,306	8,122	7,414	3,039	4,344	30,983
2021 Households	11,037	3,140	2,414	1,374	1,578	10,740
2021 Family Households	8,780	2,194	1,950	832	1,235	8,359
2021-2026 Population Growth Annual Rate	0.46%	1.17%	2.23%	0.64%	-0.11%	-0.04%
2021-2026 Household Growth Annual Rate	0.54%	1.20%	2.32%	0.67%	-0.03%	0.05%
2021-2026 Family Households Growth Annual Rate	0.43%	1.09%	2.24%	0.55%	-0.06%	-0.02%
2026 Total Population	39,187	8,608	8,277	3,138	4,320	30,921
2026 Households	11,336	3,333	2,707	1,421	1,576	10,767
2026 Family Households	8,969	2,316	2,178	855	1,231	8,352
2010 Average Household Size	3.47	2.63	3.13	2.25	2.81	2.93
2021 Average Household Size	3.47	2.59	3.07	2.21	2.71	2.88
2026 Average Household Size	3.46	2.58	3.06	2.21	2.70	2.87
2021 Total Daytime Population	30,627	8,131	6,135	4,329	3,825	29,088
2021 Daytime Population: Workers	9,678	4,351	2,552	2,821	1,393	13,886
2021 Daytime Population: Residents	20,949	3,780	3,583	1,508	2,432	15,202
Source: U.S. Bureau of the Census, 2010 Census, ESRI BIS forecasts for 2021 and 2026, American Community Survey, VCE						

Table 26: 2021 Income and Age Comparison Summary Table

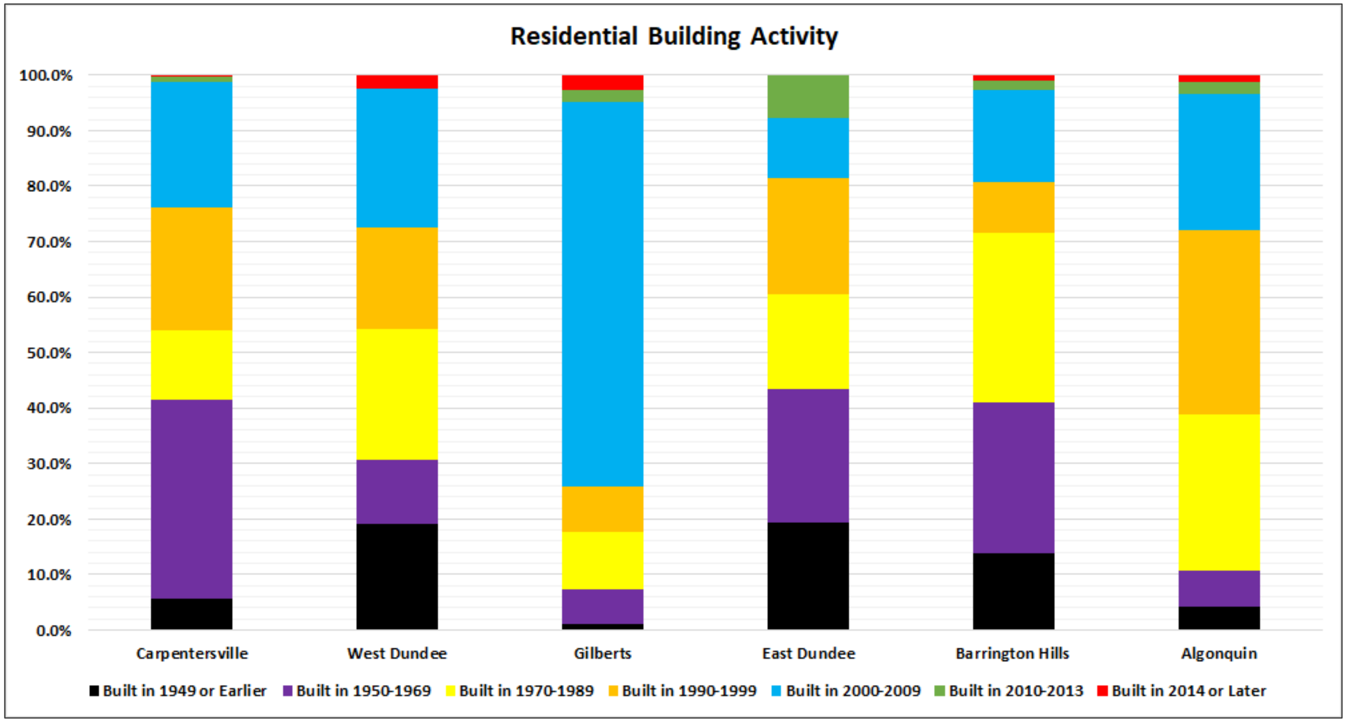
Indicator/Site	Carpentersville	West Dundee	Gilberts	East Dundee	Barrington Hills	Algonquin
Less than $15,000	7.4%	3.9%	4.1%	5.5%	4.0%	3.0%
$15,000-$24,999	5.5%	4.7%	1.7%	7.0%	2.0%	4.1%
$25,000-$34,999	6.2%	4.1%	2.3%	8.1%	4.3%	4.1%
$35,000-$49,999	12.6%	12.5%	5.8%	11.5%	5.9%	7.7%
$50,000-$74,999	20.4%	12.7%	13.8%	19.1%	8.8%	14.7%
$75,000-$99,999	14.4%	15.0%	18.5%	13.4%	9.4%	13.3%
$100,000-$149,999	21.9%	23.4%	26.6%	20.7%	17.2%	22.8%
$150,000-$199,999	5.4%	9.9%	11.3%	5.8%	12.0%	15.0%
$200,000 or greater	6.1%	13.8%	15.9%	8.8%	36.3%	15.3%
Median Income	$71,309	$93,924	$104,449	$72,669	$143,463	$104,422

Average Income	$88,287	$118,288	$129,639	$95,763	$212,109	$128,658
Per Capita Income	$25,263	$45,859	$43,240	$42,906	$76,490	$44,935
Population by Age Bracket						
0 - 4	9.0%	5.1%	8.7%	3.9%	3.8%	5.7%
5 - 9	9.0%	5.8%	9.7%	4.1%	6.5%	6.5%
10 - 14	8.6%	6.6%	9.7%	4.6%	7.9%	7.4%
15 - 24	15.1%	11.2%	10.2%	8.8%	9.1%	12.0%
25 - 34	14.9%	13.0%	10.9%	11.9%	5.1%	12.5%
35 - 44	14.6%	12.7%	18.9%	12.2%	11.6%	13.4%
45 - 54	12.5%	13.5%	14.1%	13.0%	14.3%	14.9%
55 - 64	8.8%	15.5%	9.1%	17.3%	17.6%	14.6%
65 - 74	5.0%	10.5%	6.2%	13.7%	15.0%	8.5%
75 - 84	2.0%	4.7%	2.2%	6.8%	5.6%	3.4%
85 +	0.5%	1.4%	0.4%	3.7%	3.6%	1.0%
Median Age	30.6	41.4	35.5	49.1	49.5	39.5
Source: U.S. Bureau of the Census, 2010 Census, ESRI BIS forecasts for 2021 and 2026, American Community Survey, VCE						

Indicator/Site	Carpentersville	West Dundee	Gilberts	East Dundee	Barrington Hills	Algonquin
Type of Housing Unit						
1 Detached Unit in Structure	7,561	2,083	1,884	830	1,684	8,315
1 Attached Unit in Structure	1,636	241	772	284	14	2,275
2 Units in Structure	120	79	52	37	0	115
3 or 4 Units in Structure	339	159	0	25	0	252
5 to 9 Units in Structure	364	243	0	19	0	193
10 to 19 Units in Structure	777	253	0	13	0	135
20 to 49 Units in Structure	215	153	0	10	0	52
50 or More Units in Structure	7	0	0	205	0	280
Median Home Value	$214,387	$278,937	$307,798	$233,306	$663,754	$271,320
Average Home Value	$246,443	$294,106	$349,427	$257,040	$869,416	$289,092
Median Gross Rent	$1,161	$1,281	$2,045	$1,277	$2,533	$1,677
Average Gross Rent	$1,195	$1,399	$1,677	$1,258	$2,179	$1,733
2021 Housing Affordability Index	156	159	193	173	131	179
2021 Percent of Income for Mortgage	12.6%	12.5%	12.4%	13.5%	19.5%	10.9%
Age of Housing Units						
Built in 2014 or Later	0.4%	2.3%	2.8%	0.0%	1.1%	1.3%
Built in 2010-2013	0.9%	0.0%	2.2%	7.7%	1.7%	2.0%

Built in 2000-2009	22.5%	25.0%	69.2%	10.8%	16.6%	24.7%
Built in 1990-1999	22.2%	18.3%	8.2%	21.0%	9.1%	33.0%
Built in 1980-1989	3.1%	6.8%	5.1%	10.4%	15.8%	19.6%
Built in 1970-1979	9.3%	17.0%	5.3%	6.8%	14.8%	8.7%
Built in 1960-1969	16.1%	4.8%	3.8%	7.7%	14.0%	3.1%
Built in 1950-1959	19.8%	6.6%	2.4%	16.2%	13.2%	3.3%
Built in 1940-1949	2.8%	1.1%	0.0%	5.6%	1.8%	0.9%
Built in 1939 or Earlier	3.0%	18.1%	1.1%	13.8%	12.0%	3.3%
Source: U.S. Bureau of the Census, 2010 Census, ESRI BIS forecasts for 2021 and 2026, American Community Survey, VCE						

Figure 33: Residential Building Activity



Transportation is a critical issue for residents of Carpentersville. The Village is located 42 miles northwest of downtown Chicago, approximately 3 miles north of Interstate 90. The Fox River bisects the Village and while it provides a wealth of natural landscapes and recreational areas, it limits the east-west connectivity. Providing safe passage, regardless of mode of travel, throughout the area is a priority for residents, staff, and Village officials. Supporting new growth plans remains a critical component of the comprehensive plan.

Regional Transportation – Road

Capital Projects

IL Rte. 31 at Huntley Rd./Main St.

In late 2020, the Village completed a reconstruction of the Main St. and Lincoln Ave. intersection, as well as the adjacent street segments. The project added vehicle capacity (primarily with additional turn lanes), sidewalks on at least one side of each of the roadways, and a multi-use trail on the east side of IL Rte. 31 and north side of Huntley Rd.

Longmeadow Parkway

Longmeadow Parkway is a recently constructed 5.6 mile long, four-lane minor arterial with a center median, and includes a Fox River Toll Bridge - constructed to alleviate traffic congestion in northern Kane County. The proposed road passes through portions of the Villages of Algonquin, Carpentersville, and Barrington Hills. This also includes unincorporated areas of Kane County. The western terminus is Huntley Rd. west of Randall Rd., approximately 1,300 feet northwest of the Huntley/Boyer intersection. From Huntley Rd. to the Fox River, the corridor primarily traverses mostly through undeveloped properties or new subdivisions. These were developed with a dedicated right-of-way to accommodate the proposed corridor. The river-crossing will be a tolled facility, which is anticipated to be free for the first year. After crossing the river, the corridor parallels Bolz Rd. to the eastern project terminus at Illinois Rte. 62. Construction is ongoing and is projected to be complete and open to traffic in early 2022.

Randall Rd. at IL Rte. 72 (Higgins Rd.)

Kane County initiated a Phase I (preliminary engineering study) to determine the scope of the needed capacity improvements at this intersection. The Phase I study will continue into 2022 and the project will be submitted for consideration to qualifying federal funding opportunities for further project implementation.

Truck Routes

The State of Illinois has established a Designated State Truck Route System that consists of three classifications of roadways. Class I consists of interstates, expressways, and tollways; Class II is state and local designated highways; and all other state and local highways are considered Non-Designated. Each classification allows for maximum legal vehicle dimensions and loaded vehicle weights. In Carpentersville, three roadways are part of the State Truck Route System:

- State Class II: IL Route 31 (N Western Avenue)
- State Class II: IL Route 25 (S Kennedy Drive)
- Local Class II: Randall Road (Kane County Hwy 34)

The Village roadway network currently lacks a defined east-west truck route across its planning boundaries. The lack of defined truck routes can create traffic congestion and safety issues within the Village.

Major Thoroughfares

The following arterials are illustrated in Figure 34 [Roadway Classification Map] and Figure 35 [Roadway ADT Map].

Randall Rd. (County Highway 34)

Randall Rd. (Kane County Highway 34) is an important north-south arterial in the Kane County transportation network which intersects the western portion of the Village. Randall Rd. is classified as a Strategic Regional Arterial (SRA) and a Class II Truck Route by the Illinois Department of Transportation (IDOT).

Randall Rd. is listed on the National Highway System (NHS) and connects the Village to I-90 (Jane Addams Memorial Tollway) to the south and east-west arterials such as Algonquin Rd. to the north and IL Rte. 72 to the south. The 2018 traffic volume on Randall Rd. was 39,900 vehicles per day (vpd).

The approximate 1-mile, existing roadway has a 5-lane pavement cross-section and has primarily commercial uses within Village limits. Randall Rd. has shoulders with ditches and sidewalks along most of the roadway. However, there are several segments with missing sidewalks and many intersections have limited or no crosswalks. The roadway currently has no bicycle accommodations and existing traffic signals are located on Randall Binnie, Miller, and Huntley Rds.

Illinois Rte. 31 (N Western Avenue)

Illinois Rte. 31 bisects the Village and is a key element of the regional transportation system connecting Kane and McHenry Counties. Rte. 31 is classified as a Minor Arterial and a Class II Truck Route by IDOT.

Rte. 31 connects the Village to I-90 (Jane Addams Memorial Tollway) to the south and east-west arterials such as IL Rte. 62 to the north and IL Rte. 72 to the south. The 2019 traffic volume on Rte. 31 south of Huntley Rd. is 24,500 vpd and north of Huntley Rd. is 15,600 vpd with 5% (1,150 vpd), and 11% (1,675 vpd) respectively being single-unit and multi-unit trucks.

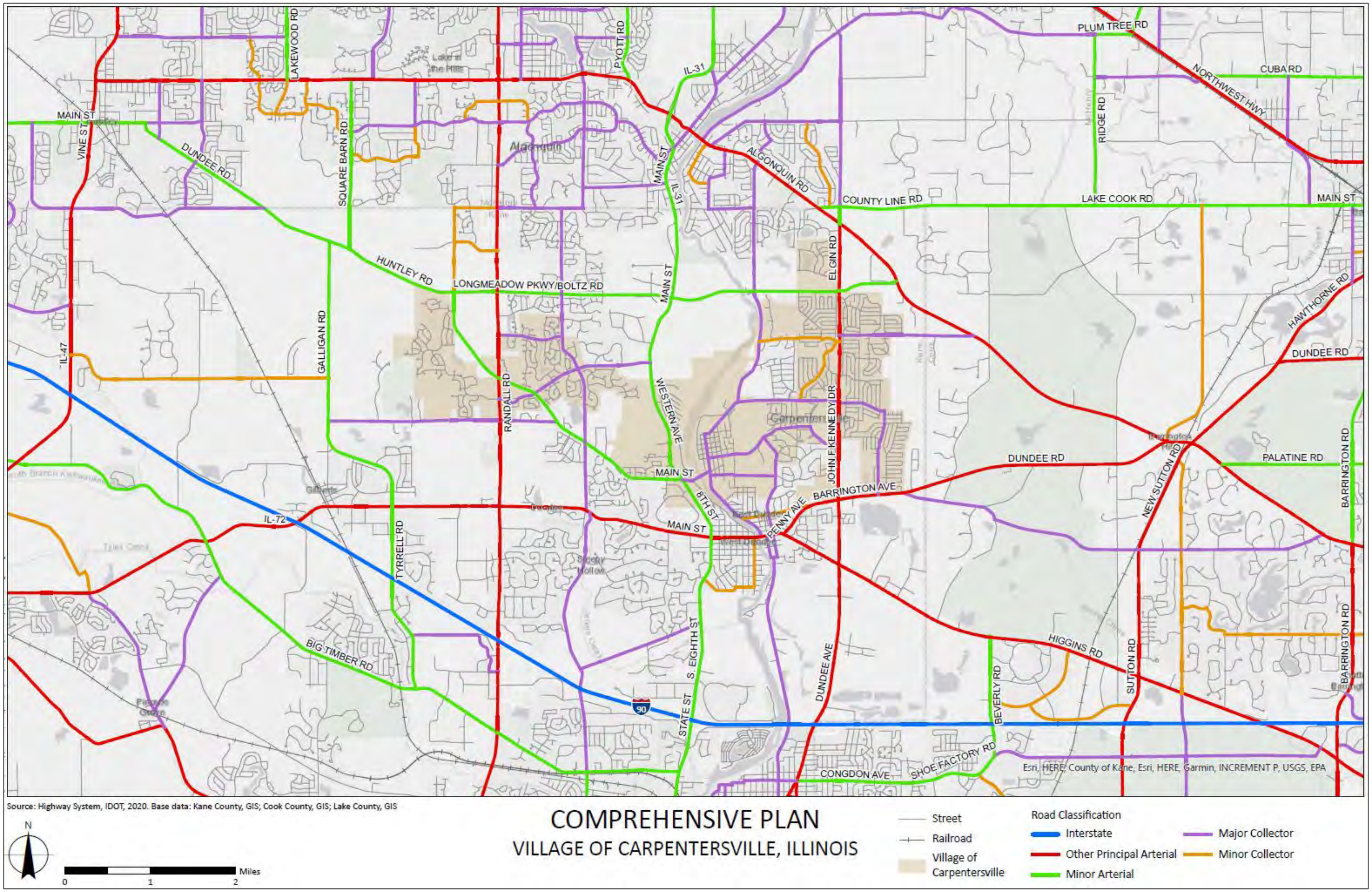
The existing roadway is a 5 to 7-lane pavement cross-section and has primarily commercial uses for the approximately 2,000 feet that is within Village limits south of Huntley Rd. This segment has curb, gutter, and sidewalks along the east side of the roadway and a multi-use trail on the west side for approximately 1,200 feet, just south of Huntley Rd. There are existing traffic signals at Hillside St., Spruce Dr., and Huntley Rd. Crosswalks are located at Spruce Dr. and Huntley Rd., but are missing at Hillside St.

Spring Hill Mall is located on the west side of Rte. 31, south of Huntley Rd. Several national retailers are located on the east and west sides of Rte. 31, generally served by common ingress and egress at street intersections.

North of Huntley Rd., the roadway is primarily a 2-lane, with a mix of residential, commercial, and natural uses for approximately 1.3

miles, all within Village limits. There is no curb and gutter or varying shoulder widths. Sidewalks are on the east side of the from Huntley Rd. to Allison St. An intermittent sidewalk exists on the east side of the roadway for about 1,000 feet, just north of Alison St. and there are currently no bicycle accommodations.

Figure 34: Roadway Classification Map



IL Rte. 25 (Kennedy Drive)

Illinois Rte. 25 is a significant north-south arterial in the Kane County transportation network which runs through the eastern portion of the Village. Illinois Rte. 25 is classified as a Strategic Regional Arterial (SRA) and a Class II Truck Route by IDOT.

Illinois Rte. 25 is listed on the National Highway System (NHS) and connects the Village to I-90 (Jane Addams Memorial Tollway) to the south and east-west arterials such as IL Rte. 62, 68, &. The 2019 traffic volume on Rte. 25 south of Lake Marian Road is 30,100 vpd and north of Lake Marian Rd. is 17,100 vpd with 3% (925 vpd) and 4% (720 vpd) respectively being single-unit and multi-unit trucks.

The existing roadway is a 5-lane pavement cross-section and has primarily commercial uses from Rte. 68 (Barrington Ave.) to Lake Marian Rd while residential extends from Lake Marian Rd. to Rte. 62. Illinois Rte. 25 has curb & gutter except for Lake Marian Rd. to Longmeadow Pkwy. Sidewalks are present on the west side of the road from Ball Ave. to Helm Rd. There are additional segments of sidewalk, but they are sporadic and non-connective. The roadway has no bicycle accommodations. Existing traffic signals are on Rte. 25, at the intersections of Rte. 68 (Barrington Ave.), LW Besinger Dr., Mall Dr/Golfview Ln, Lake Marian Rd., Robin Rd., Kings Rd., Helm Rd., and Rte. 62 (Algonquin Rd.). A traffic signal will be added at its intersection with Longmeadow Pkwy. when the Longmeadow Parkway construction is complete.

Huntley Road

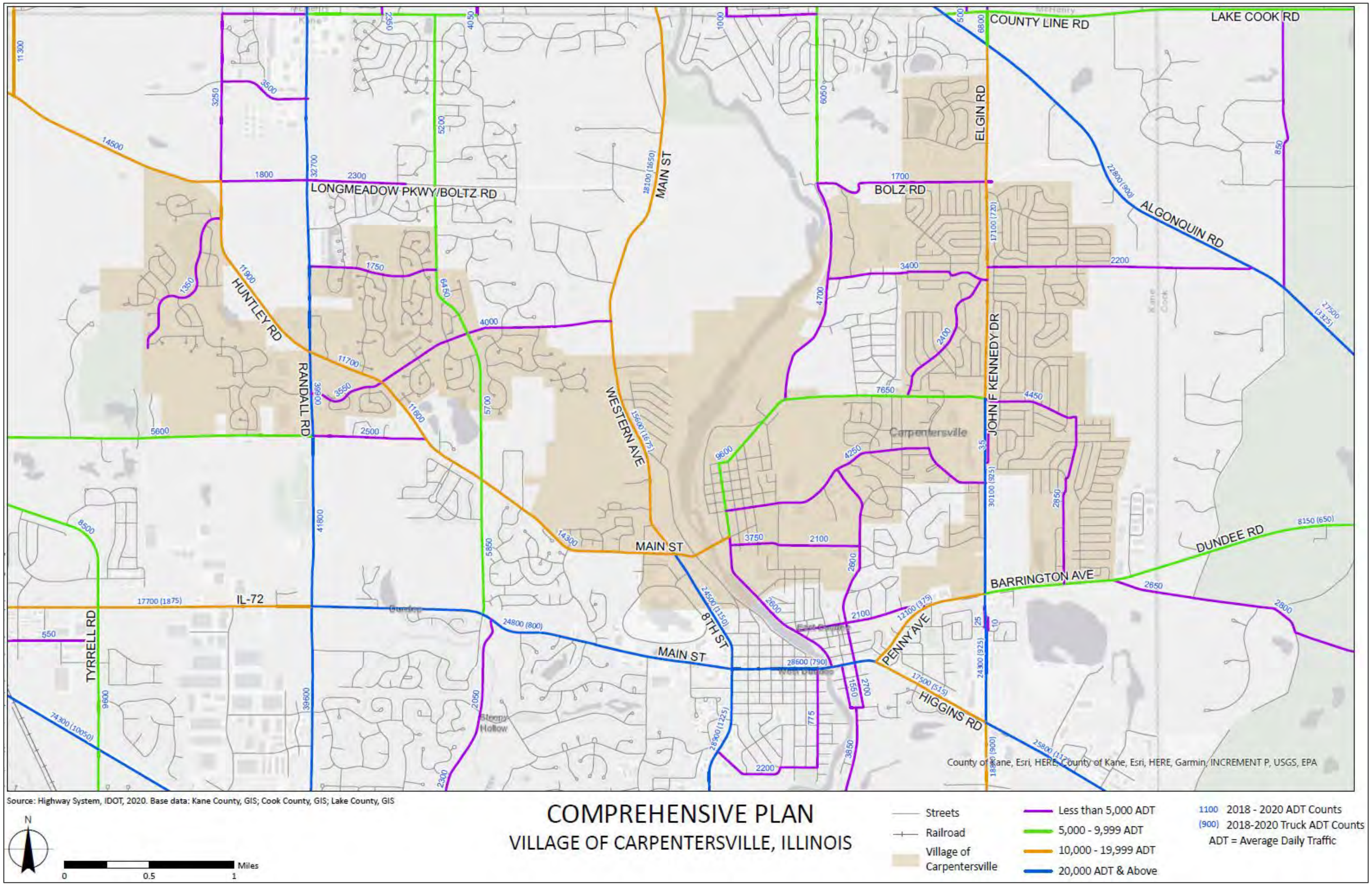
Huntley Rd. is an important arterial which extends in a northwest and southeast direction, through the western portion of the Village. Huntley Rd. connects the western residential areas of the Village to Old Town area via the Main St. bridge. It also provides connections between IL Rte. 31, Randall Rd., and Sleepy Hollow Rd. The 2018 traffic volume on Huntley southeast of Binnie Rd is 14,300 vpd and just northwest of the intersection is 11,700 vpd.

Huntley Rd. has been recently reconstructed to a 5-lane pavement between Sleepy Hollow Rd. and IL Rte. 31. Adjacent land use is primarily residential, with a significant commercial land use from Elm Ave. to IL Rte. 31. There is curb & gutter with either sidewalks or a multi-use trail on at least one side of the road. Traffic signals are located on Huntley Rd. at Sleepy Hollow Rd. and IL Rte. 31.

Between Randall Rd. and Sleepy Hollow Rd., Huntley Rd. is a 3 to 5-lane pavement cross-section, and adjacent land use is primarily residential. There is mostly shoulder with ditches, but there is a section of curb & gutter with sidewalks on both sides between Miller Rd. and Randall Rd. A multi-use trail exists on the south side of the roadway between Sleepy Hollow Rd. and Binnie Rd. Traffic signals are located on Miller Rd. and Randall Rd.

Huntley Rd. between Galligan Rd. and Randall Rd. is a 2 to 3-lane pavement cross-section. Adjacent land use is primarily agricultural, with some small residential and commercial areas. This segment has shoulder with ditches, and no sidewalk. A multi-use trail exists on the west and south side of the roadway from Deerpath Ln. to the northwest Village limits. Traffic signals are at Longmeadow Pkwy/Boyer Rd.

Figure 35: Roadway ADT Map



Collector Streets

The Village has numerous collector routes critical for conveying traffic from the local streets to regional arterials. The following streets are designated as Major Collectors according to IDOT:

- Miller Rd.
- Binnie Rd.
- Sleepy Hollow Rd.
- N Washington St./Williams St.
- Maple Ave./LW Besinger Dr.
- Lake Marian Rd.
- S Washington St.

Vehicular Safety

IDOT publishes a 5% report which contains the top 5 percent of roadway locations exhibiting the most severe safety needs based on crashes, injuries, deaths, traffic volume levels, and other relevant data as determined by the State. Several sections of roadway and intersections within the Village's planning boundaries are listed by IDOT in the 5% report:

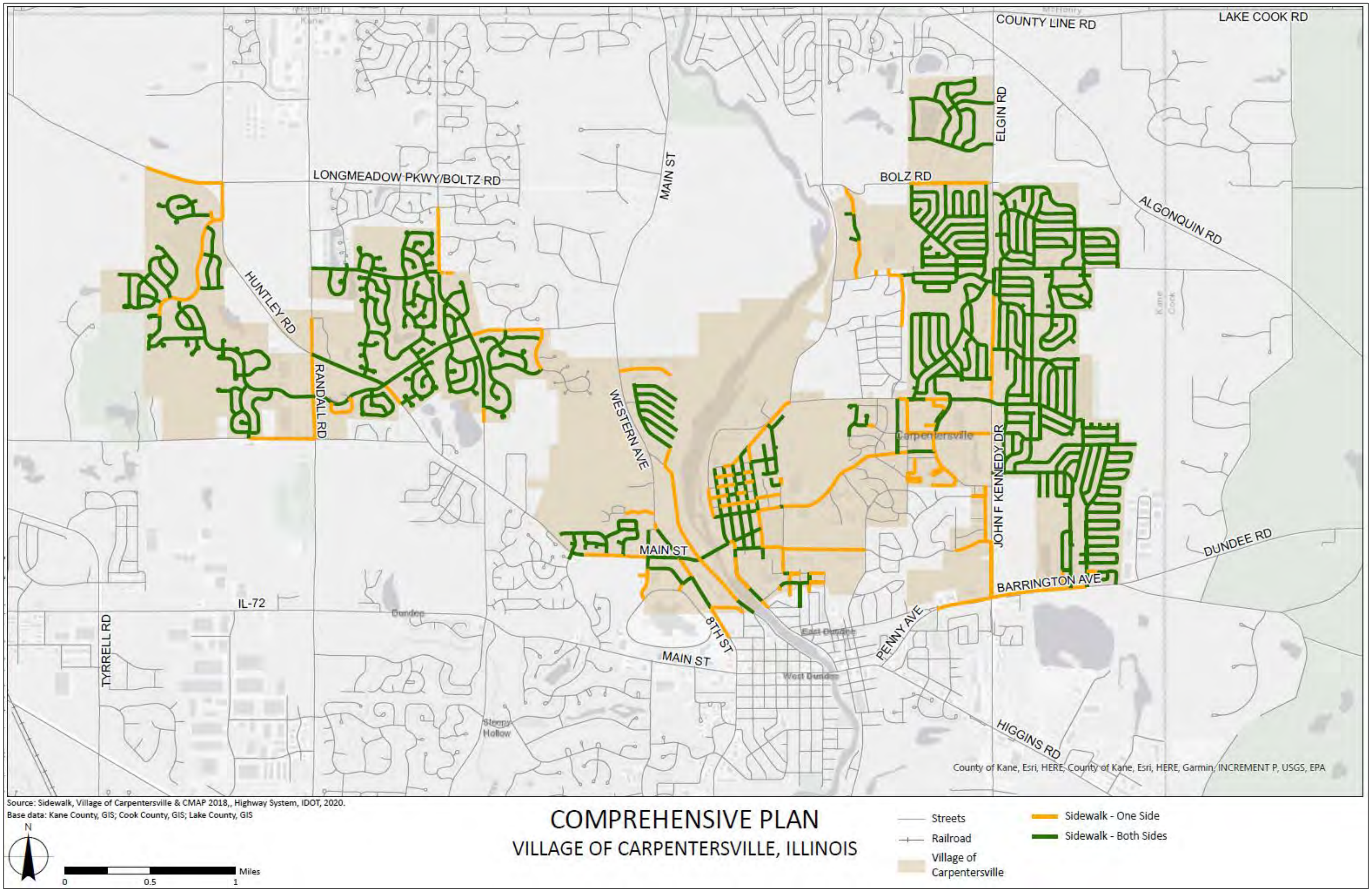
- Randall Rd. – Binnie Rd. to Miller Rd.
- Rte. 25 at Golfview Dr.
- Rte. 25 at Rte. 68
- Randall Rd. at Huntley Rd.

Pedestrian Infrastructure

The ability for residents and visitors to safely walk in, around, and through the Village is a key component of a successful transportation network. Sidewalks are present on both sides of the street for most of the residential neighborhoods, but collector and arterial streets serve as barriers limiting connectivity. In 2018, the Chicago Metropolitan Agency for Planning (CMAP) undertook a project to inventory sidewalks in the seven-county CMAP region. The results of that study can be seen in Figure 29. Collector and arterial streets have limited sidewalks and protected pedestrian crossings are missing on one or both directions at many intersections. In particular, the following areas should be addressed to provide the needed connections between sidewalk and off-street trails:

- Rte. 25 south of Lake Marian Rd.
- Miller Rd. from Oak Knoll Rd. to Rte. 31
- Randall Rd. from Binnie Rd. to Longmeadow Pkwy

Figure 36: CMAP Regional Sidewalk Inventory



Bicycle Facilities

The Fox River Trail is the crown jewel of Kane County, as an off-road multi-use trail network and providing excellent north-south connectivity for nearly the entire length of the Fox River.

Raceway Woods Forest Preserve, accessed from Rte. 31, is located entirely within Village limits and provides excellent mountain bike trails.

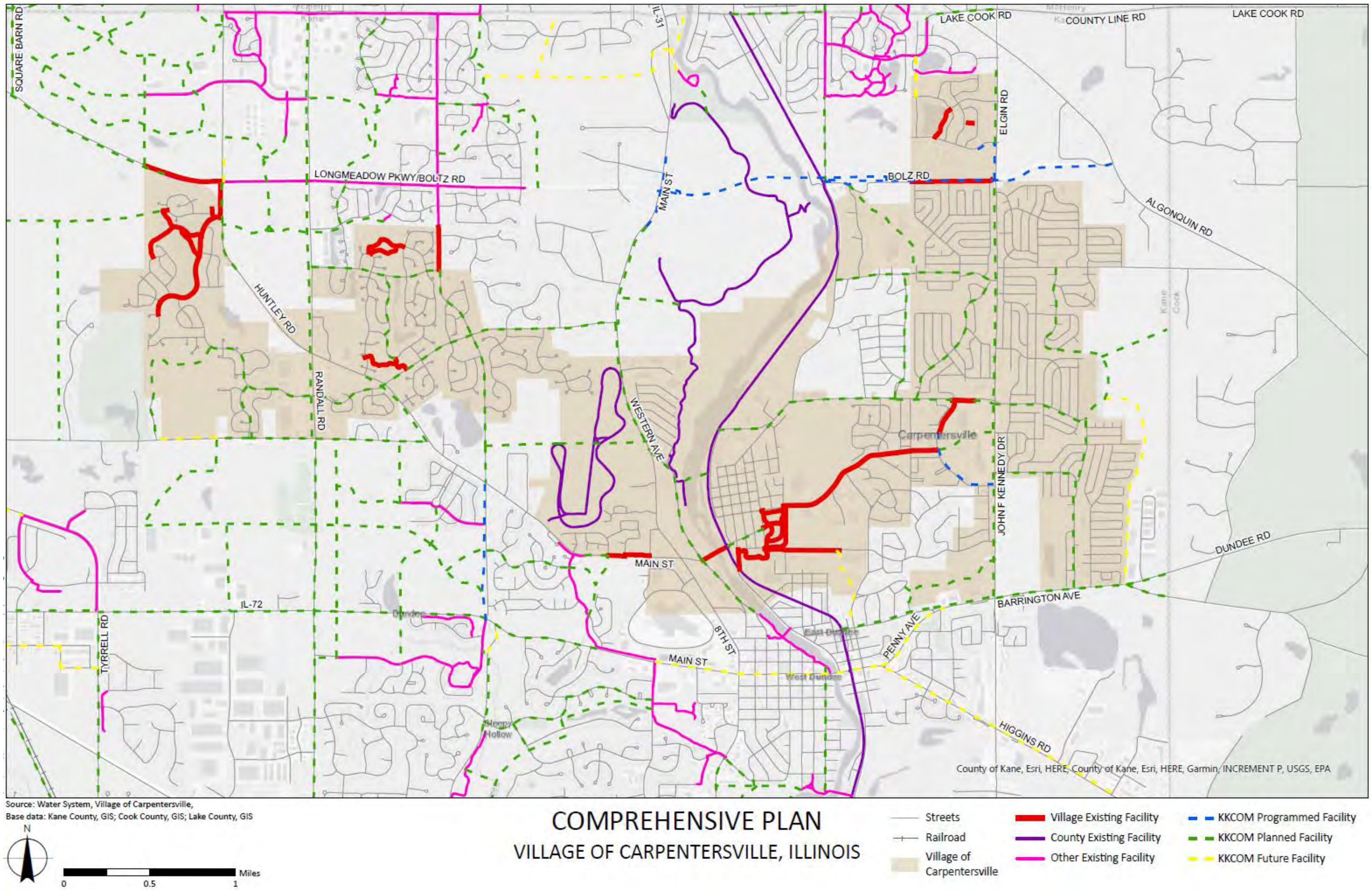
Additionally, the Village has off-road multi-use trails along segments of Huntley Rd., Sleepy Hollow Rd., Maple Ave., and LW Besinger Dr.

There are very limited on-street bicycle accommodations in the Village. The limited connectivity of the off-road multi-use trails, combined with limited on street facilities leads to very low opportunities for bicycle use as transportation rather than just recreation.

Kane Kendall Council of Mayors (KKCOM) developed a Bicycle and Pedestrian Plan in 2012 and has provided update reports, the most recently available from 2019. This plan laid out several future bicycle facilities in and around the Village, and they can be seen in Figure 30. The future facilities are shown as:

- Existing (Facility alignments which have been constructed)
- Programmed (Facility alignments which are currently funded or under construction)
- Planned (Facility alignments which are planned to be completed)
- Future (Facility alignments which are highly conceptual and not anticipated to be funded in the near term)

Figure 37: Bicycle Facilities Map



Public Transportation

Commuter Rail

There are no commuter rail facilities available within the Village limits or its direct neighbors. The closest commuter rail is the Metra Milwaukee District/West Line, with stations located in Elgin. These stations are accessible from the Village via Pace Bus routes, the Fox River Trail, or via collector/arterial roadways. The Big Timber Road station is approximately 4.3 miles south along Randall Rd. from Binnie Rd., and the Elgin (downtown) station is approximately 5.3 miles south along Rte. 31 from Huntley Rd.

Bus Service

Pace provides commuter bus service in Carpentersville. There are three routes that run through the Village limits: Routes 543, 550, and 803.

Route 543 (Dundee-Carpentersville) services the eastern portion of the Village, providing service to local commercial and residential areas along IL Rte. 25 between Lake Marian Rd. and IL Rte. 68 and connecting with Pace Rte. 803. Rte. 543 travels south to connect with the I-90 & IL-25 Park-n-Ride and downtown Elgin Metra station.

Rte. 550 (Elgin Transportation Center - Crystal Lake) services the western portion of the Village, providing service to local commercial and residential areas along Randall Rd. Rte. 550 travels north to connect to Lake in the Hills/Crystal Lake, and south to connect with the I-90/Randall Rd., plus the Big Timber Road and downtown Elgin Metra stations.

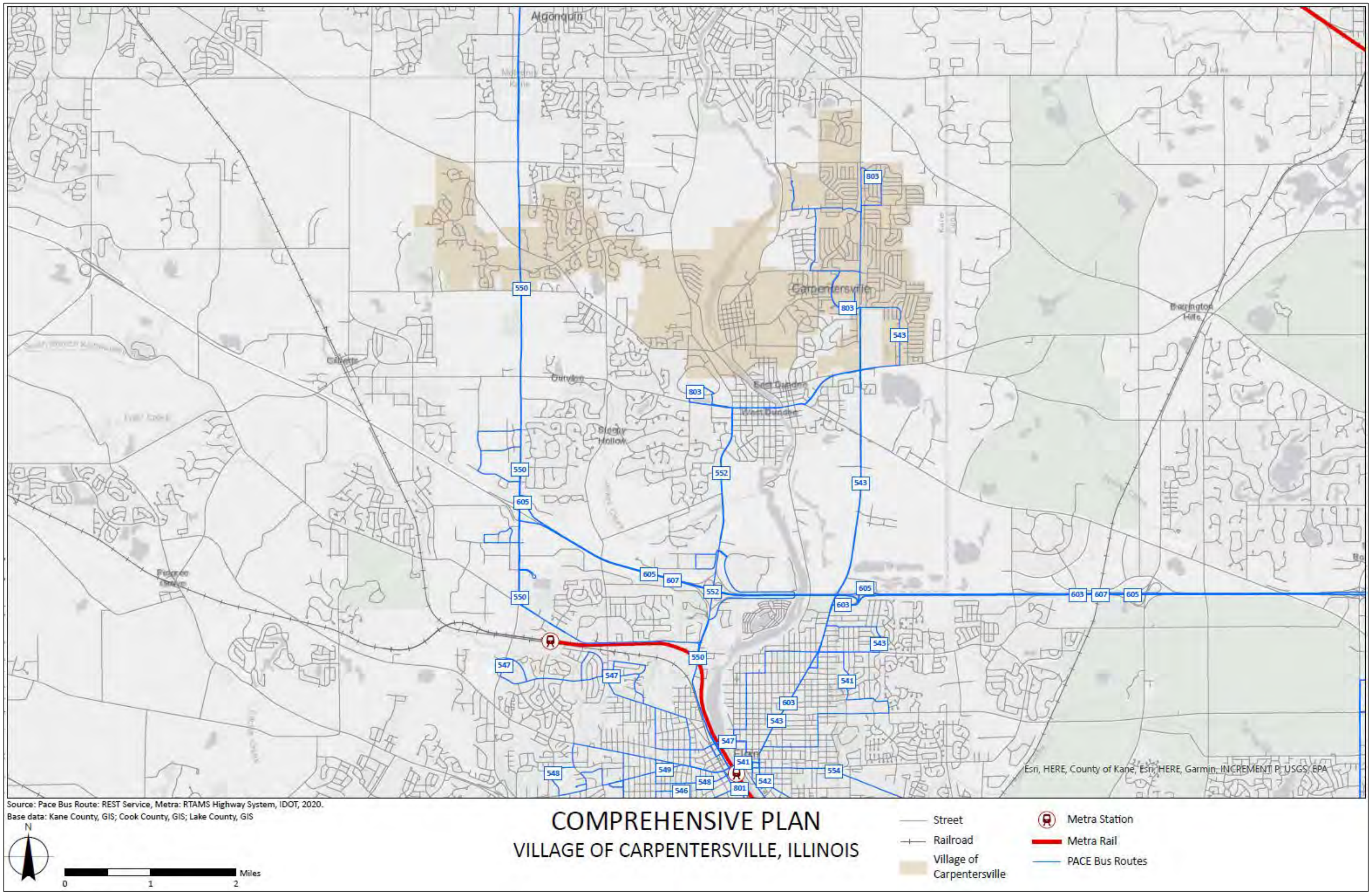
Rte. 803 (Carpentersville Local) provides service from IL Rte. 72 at Spring Hill Mall to Meadowdale Shopping Center, Carpentersville Village Hall, Foxview Apartments, and north to Bolz Rd. Rte. 803 connects to Routes 543 and 552, providing service south to Elgin.

Pace also provides Park-n-Ride service with locations at I-90/Randall Rd. and I-90 & IL-25. These stations provide service via routes 603/605 (Rosemont) and 607 (Schaumburg express).

Paratransit Service

Paratransit services extends transportation assistance in areas not served by other fixed route service. Paratransit also is prepared to serve the elderly and people with disabilities. In Kane County, Ride-in-Kane is a dial-a-ride paratransit service that can be accessed by eligible seniors, people with disabilities, and those who are low income and qualify. Ride-in-Kane can be used by most residents in Kane County to go to work, shopping centers, visit family etc. The cost is $5.00 for 10 miles or less and $1.50/mile thereafter. The service is operated 24 hours a day, 7 days a week, 365 days a year including holidays.

Figure 38: Commuter Rail and Bus Service Map



4. EXISTING INFRASTRUCTURE AND STORMWATER ANALYSIS

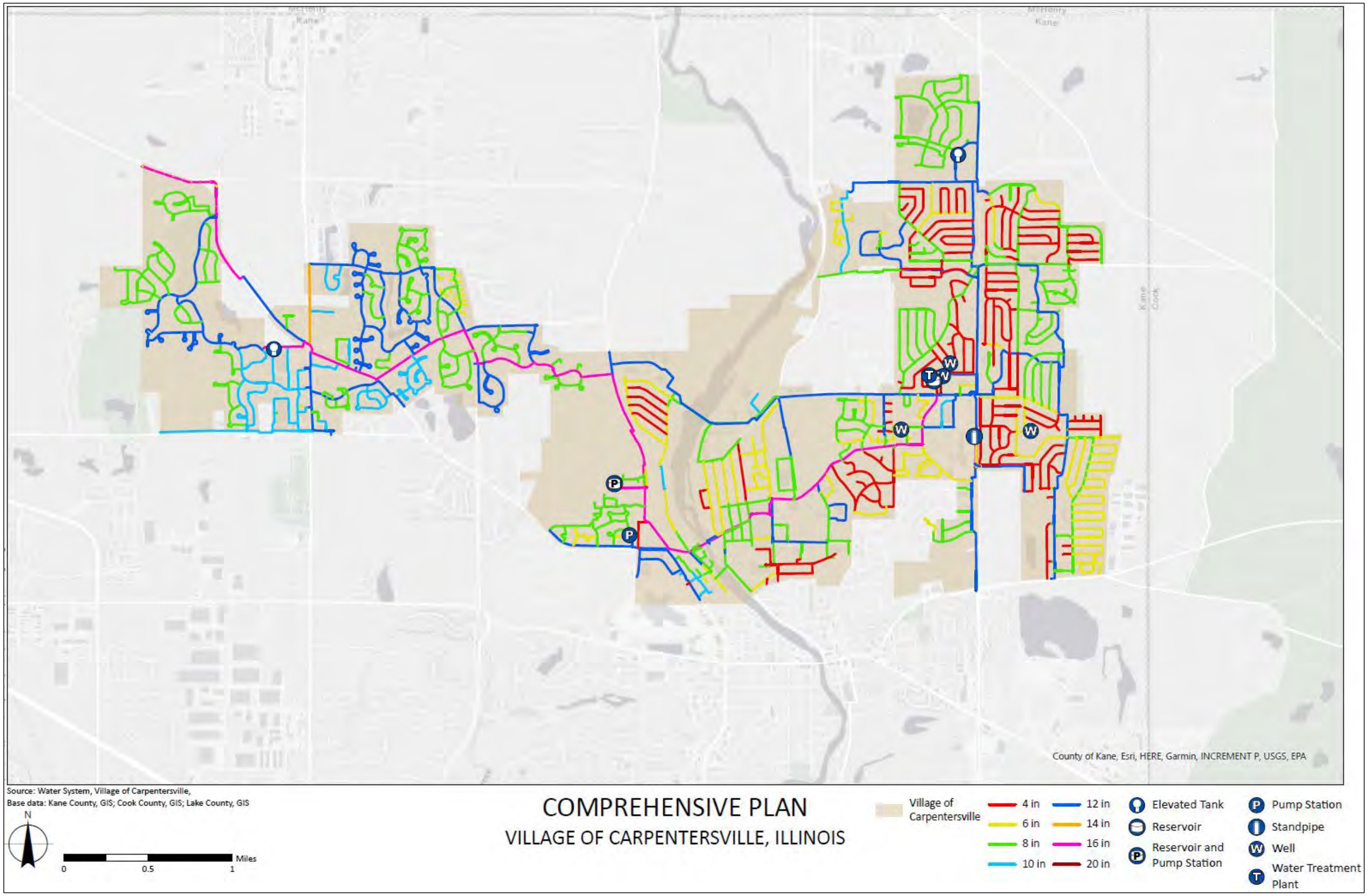
The Village of Carpentersville operates a public water distribution system, a sanitary sewer collection system, one water plant and one wastewater treatment plant. The systems are operated and maintained by the Village's Public Works Department. The water system consists of 3.6 million gallons of water storage, and 126 miles of water main. Water is pumped from groundwater wells to the Village's water treatment plant.

The Village owns and operates its own Wastewater Treatment Facility. The sanitary sewage collection system consists of 13 lift stations and 114 miles of gravity sewers.

Water System

Carpentersville's 7.8 MGD Water Plant treatment consists of aeration, filtration, ion exchange softening, chlorination, and fluoridation processes. The Water Plant treats water from four highly productive shallow wells. After treatment, the water plant's high service pumps deliver water to a distribution system consisting of two booster stations, 127 miles of water main, 1700 fire hydrants, 1900 valves and 10,400 meters. The water system also consists of one 1.125 million gallon standpipe, one 750,000 gallon elevated tank, one 1.5 million gallon elevated tank, and one 1 million gallon ground water storage tank.

Figure 39: Water System Map



Most of the Village's water system was built in the 1950s with an additional water main system expansion in the 1990s and 2000s. A summary of the miles of water main and the years they were installed is shown below:

Table 27: Water Utility Installation (by decade)

Decade Water Main Installed	Total Miles
1910-1940	4.7
1950	33.6
1960	6.6
1970	8.1
1980	0.6
1990	37.0
2000	30.0
2010	6.4
Total	127

The Village uses primarily Ductile Iron pipe for its water main. A summary of the material and total pipe miles is shown below:

Table 28: Water Main Material (by type)

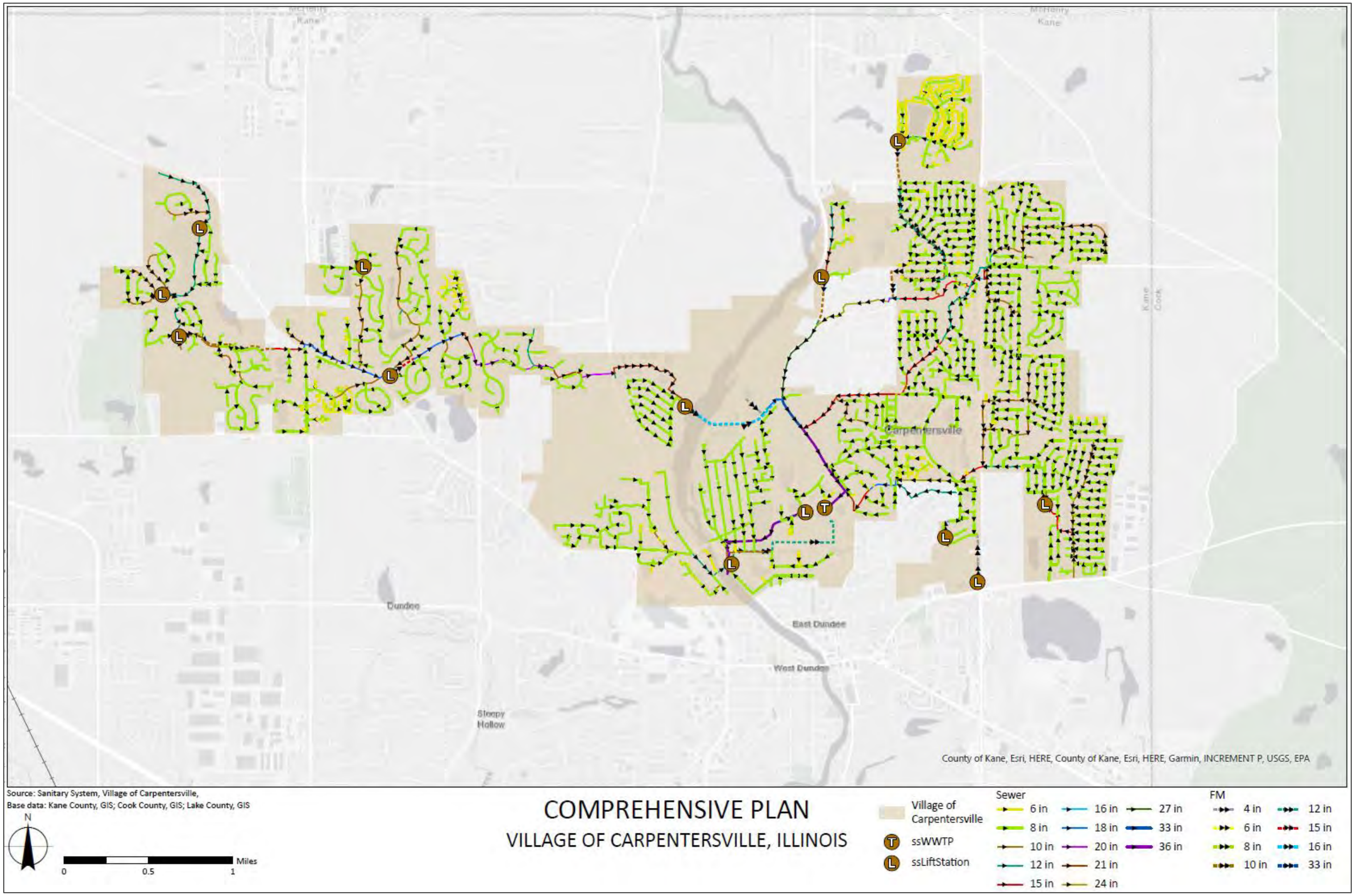
Water Main Material	Total Miles
Unknown	0.02
Asbestos Concrete	38
Cast Iron	11.9
Ductile Iron	76.7
High Density Polyethylene	0.1

Sewer & Wastewater System

Wastewater Treatment Plant

The Village has one wastewater treatment facility (WWTF). The permitted design average flow (DAF) for the facility is 4.5 MGD and the design maximum flow (DMF for the facility is 11.25 MGD. The WWTF treats an average dry weather flow of 2.25 MGD and discharges to the Fox River. The treatment facility consists of screening, activated sludge and biological nutrient removal via oxidation ditch, sedimentation, chemical nutrient removal, excess flow treatment, and chlorine disinfection and dichlorination. The sludge treatment process consists of aerobic digesters, centrifuges, dry sludge storage, and land application of sludge as fertilizer for crops.

Figure 40: Sanitary Sewer System



Sewer Collection

The Village's wastewater treatment facility receives wastewater from a sanitary sewer collection system consisting of 114 miles of sanitary sewer, 3,000 manholes and 12 lift stations. Daily lift station pumping volumes range from 15,000 gallons to 1 million gallons per day.

Stormwater System

The Village's stormwater system consists of curb & gutter with inlets and ditches/swales in some areas. Drainage is then conveyed via culverts and underground storm pipe system which ultimately discharge to the Fox River. Periodic flooding is an ongoing issue, especially areas where houses are within the floodplain near the river.

The Village has a stormwater permit that requires environmentally safe discharge of storm water into its local rivers. This permit requires the Village to develop, implement, and enforce a Municipal Separate Storm Sewer System Program (MS4) designed to reduce the discharge of pollutants from the Village to the maximum extent applicable, to protect water quality and meet Illinois Environmental Protection Agency (IEPA) regulations.

Stormwater Management Program Plan (MS4)

The 2016 MS4 plan for the Village of Carpentersville lays out how the Village performs activities in such a way as to "minimize the impacts of stormwater discharges on local water quality".

The Village disseminates information regarding stormwater to residents through newsletters. Residents can report stormwater related issues directly to the Village or provide public comment during scheduled board meetings.

The Illicit Discharge Detection and Elimination Ordinance allows Carpentersville to consistently monitor water quality and pursue & penalize illicit discharges. Construction sites are also regulated to control sediment and soil erosion during and after construction.

To prevent pollution due to the general activities of the Village, several precautions are taken such as performing employee training on prevention & reduction of storm water pollution and performing regular inspections and maintenance of storm water infrastructure (street sweeping, storm sewer jetting and cleaning catch basins).