



VILLAGE OF CARPENTERSVILLE

DEVELOPMENT PROJECTS

For additional information please contact:

December 2010

Jamie Rott, Development Engineer, at 847-551-3480 Ex. 290 or via email at jrott@vil.carpentersville.il.us

Project Name	Location	Description	Estimated Start Date	Estimated Completion Date	% of Design Complete	% of Construction Complete	Current Status
Active Subdivisions							
Binnie Randall Commons (and Binnie Randall East)	Northeast corner of the intersection of Binnie and Randall Roads	Five lot commercial subdivision on the corner of Binnie and Randall.	Completed	Completed	100%	98%	Three pad ready commercial outlots are available for immediate development. The Village has reviewed the as-built drawings for the pond and site, and have sent the second acceptance letter comments to the developer. The Village is continuing to work with the developer to complete all remaining punchlist items and accept the subdivision. The Walgreen's opened in 2007 and a new Chase Bank opened in late fall 2008.
Carpentersville Public Works Subdivision	South of Maple Avenue and East of Tamarac Drive	Four lot subdivision with two lots available for future residential and light industrial development.	Sep-10	Fall 2011	100%	80%	Final engineering plans for the parking lot and site improvements have been approved and a full site permit has been issued. Occupancy is expected in Fall 2011. For more updates regarding this project, please see the Village website.



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Active Subdivisions							
Huntley Commercial (Winchester Commercial Partners LLC)	South of Huntley Road adjacent to the newly constructed Winchester Glen Subdivision	Planned development with specific uses yet to be determined.	TBD	TBD	10%	10%	The Village has submitted an amendment to the Facility Planning Area to CMAP to expand the area that sanitary sewer and water service can be provided. The amendment has been reviewed and approved by CMAP. The detention basin has been completed and the Village has received and approved the as-builts. Work has been completed on the relocation of the Huntley Road / Boyer Road intersection which now opens this commercial area up for development. Site work is currently suspended until one or more tenants for the eight master-planned commercial parcels can be determined.
The Prairies and Meadows of Winchester Glen	South of Huntley Rd. west of Randall Road	432 residential lots on 296 acres, 114 acres of which are open space.	In progress	TBD	100%	80%	All Phase 1 acceptance paperwork has been received by the Village and portions of Phase 1 were accepted by the Village on February 2, 2010. The Village and the developer are currently working to address acceptance of the Phase 1 landscaping as well as the maintenance acceptance of the Phase 1 improvements that were accepted in early 2010. New home sales are averaging a rate of 35 homes per year.



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Active Subdivisions							
White Oaks	South of Lake Marian Road, west of Route 25	68 residential lots for semi-custom home construction in a densely wooded area.	In progress	TBD	100%	95%	All homes are completed and occupied. Discussions are ongoing between the Village, the developer, Wyndham Deerpoint, and builder, William Ryan Homes regarding completion of the remaining items. Wyndham Deerpoint has provided the Village with funds to support the Village Tree Replacement as compensation for two trees removed that were to be preserved. All lot surveys submitted by William Ryan Homes have been reviewed and comments have been generated. The park has been completed, and was recently deeded to the Dundee Township Park District.
2010 Active Site Improvements							
11 W. Main Street	East of Lincoln Ave. and South of Main St.	The existing historic buildings, which total over 90,000 square feet of industrial, office, and potential restaurant sites, are in the process of being rehabilitated. A 178 stall parking lot will also be added, as well as landscaping and lighting improvements.	In progress	TBD	100%	70%	Final engineering plans for the parking lot and site improvements have been approved as noted and a full site permit has been issued. A majority of the underground utilities has been installed and a portion of the parking lot has been paved. The remainder of the site improvements is expected to be completed in the spring.



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2010 Active Site Improvements							
250 Williams Street	Northwest corner of the Intersection of Day Lane and Williams Street	Remodel of the existing building as well as improvements to the existing parking areas and the addition of a detention facility.	TBD	TBD	30%	0%	The Village has received and reviewed the first submittal of the Phase 1 plans for the proposed site improvements. Comments have been sent to the developer for their review.
425 Maple	East of Carpenter Blvd. and South of Maple Ave.	The existing parking lot has been expanded to include more parking and a storm water management facility.	In progress	Completed	100%	100%	All punchlist items have been completed and approved by the Village.
Alexis Court Lot 2	Northwest of the intersection of Huntley Road and Elm Avenue	Multi-tenant retail center	In progress	TBD	100%	98%	A final occupancy permit has not yet been issued. The Village is continuing to work with the developer.
Car - X	Northwest corner of Binnie and Randall Roads	Car-X development of lot 16 in Madison Commercial Unit 2 subdivision.	Completed	Sep-10	100%	100%	All construction has been completed and the building was open to the public September 2010.
Cleveland Avenue Watermain Extension - CUSD 300	Cleveland Avenue	D300 will be installing watermain along Cleveland Avenue, per a prior agreement, to connect the existing watermains along Cleveland Avenue.	In progress	TBD	100%	95%	Watermain installation has been completed along Cleveland Avenue and will receive final approval in conjunction with the Public Works Site.
Dana Molded Plastics	East of Route 31 and North of Commerce Parkway	Dana Molded Plastics Development of Lot 7 in the Spring Hill Center of Commerce and Industry.	In progress	TBD	98%	30%	A partial site and foundation only permit has been issued. Installation of the underground utilities is underway and expected to be completed early 2011.



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2010 Active Site Improvements							
DeLacey School (1470 Kings Road)	North of Kings Road and East of Dundee Crown High School	Existing elementary school building will be demolished and practice fields are to be constructed. The improvements also include modification of the existing parking lot and new storm sewer installation.	Completed	Fall 2010	100%	98%	The site improvements have been completed but some outstanding paperwork needs to be submitted.
Discount Tire	Northwest corner of Binnie and Randall Roads	Discount Tire development of lot 15 in Madison Commercial Unit 2 subdivision.	Completed	Nov-10	100%	100%	All construction has been completed and the building was open to the public November 2010.
Dundee Crown High School Improvements	Kings Road between Oxford Road and Amarillo Drive	Existing high school building was expanded for additional administrative offices, more locker rooms and an additional music area. A new water main loop was also installed around the school as part of this project.	Completed	TBD	100%	100%	The developer has completed construction but still needs to submit paperwork prior to the Village approving the completed work. The Village has created a punchlist for the site improvements and the developer is working to address those items. All items are expected to be completed and addressed by Spring 2011.
Lakewood Elementary School Improvements	At the intersection of Ravine Road and Ravine Lane	The existing elementary school building will be expanded for more classrooms. The improvements also include modification of the existing pond, parking lot reconstruction, and new storm sewer installation.	Pending	TBD	50%	0%	The Village is currently reviewing the first submittal of the proposed plans. Since the school is located within two municipalities, review comments are being coordinated between the respective agencies.



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2010 Active Site Improvements							
Perry Elementary Site Improvements	257 Amarillo Drive south of Bolz Road	The existing school is proposing a new playground area which will include storm sewer and pavement modifications to the surrounding area.	Pending	TBD	80%	0%	The Village has received the first submittal of the proposed plans and have sent comments back to the developer for their review.
St. Monica's Catholic Church	Along Route 25 south of Kings Road	The existing church will be expanded to accommodate the number of parishioners. The improvements also include construction of a detention basin and parking lot reconstruction.	Pending	TBD	80%	0%	The Village has received and reviewed the third submittal of the proposed site improvements and has sent comments to the developer for their review. Construction is expected during 2011.
Village Fresh Market	Former Jewel at the intersection of Route 25 and Lake Marian Rd	The previous Jewel building was be rehabilitated concurrent with substantial signage, landscaping and parking lot improvements.	Completed	TBD	100%	99%	The site improvements have been completed but some outstanding paperwork needs to be submitted.
Village Pizza	Northeast of the intersection of Helm Rd. and Route 25	A new Village Pizza is proposed north of the existing Village Pizza location.	In progress	Nov-10	100%	98%	Village Pizza opened to the public on November 11, 2010 under a TCO. The developer still has few punchlist items to address prior to receiving a full occupancy permit.



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2010 Village Development Improvements							
Carpenter Creek Floodplain Study	Study from the Fox River to Route 25 following Carpenter Creek	A floodplain study of Carpenter Creek is underway to accurately determine the floodplain along Carpenter Creek with the anticipation of removing residents from the floodplain as well as potential development/re-development sites.	In progress	Fall 2011	60%	0%	Carpenter Creek is currently being surveyed for the floodplain determination and a summary of those findings is expected to be received by the Village in early 2011.