



# Carpentersville Courier

August – December 2022

## Letter from the President



When I became your Village President, I wanted to make Carpentersville a community that was welcoming to new and existing businesses. I believe we are being successful in this mission and I can declare... WE ARE OPEN FOR BUSINESS! As you drive around Carpentersville, join me in welcoming over 20 new businesses who decided to make this village their home. I encourage you to stop in to meet the owners and workers serving our community and to support their businesses so they can thrive and grow.

In addition to the businesses that have already opened their doors, I am excited to share information on some developments that are being planned or are underway. The old Dominick's building on the corner of Huntley and Randall has been vacant for over 10 years. As I write this it is currently being renovated into a self-storage facility and the owners have plans to divide the parking lot to add new commercial buildings. Belle Tire has purchased the vacant property on Route 25 in front of Wal-Mart and plans to construct a new building to provide automotive and tire services. When Big Lots closed its store in 2019 it created a 35,000sq/ft vacancy, I am excited to announce that the space has been leased and the new tenants plan on converting the space into an indoor sports activity facility and food hall venue. Additionally, OTTO



Engineering is in the process of expanding its historic building on the Fox River and you can see the progress as you drive on the Main Street bridge.

Finally, I want to give the community an update on the old Huntley Square property at the corner of Route 31 and Main Street. Last year, the Village Board reviewed plans from multiple developers and decided to move forward with WT Group and their plans to build a 130-unit apartment complex. State-of-the-art studios and 1 and 2-bedroom units will be available in the building that will be called Iron Flats. The building was designed to pay homage to the history of Old Town Carpentersville and the Illinois Iron and Bolt building. The building will feature underground parking, community rooms, a rooftop terrace for residents, and pet facilities. Our hope is this \$35 million project jumpstarts future redevelopment in and around Springhill Mall. As you can see, we are most definitely open for business.

**John Skillman**  
*Village President*



PROPOSED WEST ELEVATION - PRELIMINARY  
SCALE: 3/32" = 1'-0"

# New Businesses

## Appliances 4 Less

Retail Seller of Never Used LG and Discounted Appliances  
156 S. Western Avenue  
[www.a4lamerica.com](http://www.a4lamerica.com)  
OR [www.facebook.com/A4LNWIL](https://www.facebook.com/A4LNWIL)

## Body Shape Studio LLC

Fat Loss and Non-Surgical Body Shaping  
2154 Randall Road  
[www.bodyshapestudio.com](http://www.bodyshapestudio.com)

## Cutterz Edge

Retail Seller of fantasy-tactical, handmade knives, and swords  
306 W. Main Street  
<https://m.facebook.com/people/CutterZ-Edge/100067878195789/>

## D & H Energy Management Company

Energy Efficiency Experts  
56 Commerce Parkway  
[www.dhenc.net](http://www.dhenc.net)

## Eden Prairie Apartments

Apartment Building  
303 L.W. Besinger Drive  
[www.aptsedenprairie.com](http://www.aptsedenprairie.com)

## E & A Barber Shop Inc.

Barbershop  
1670 S. Kennedy Drive, Suite C  
<https://m.facebook.com/pages/barberab/113749586737829>

## FM Tax & Services Inc.

Tax Services  
222 N. Western Avenue, Suite H

## Fortune's Café

Live Video Gaming  
2164 Randall Road  
[www.fortunelounge.com](http://www.fortunelounge.com)

## Fun Zone Arcade

Video Game Arcade  
1072 Spring Hill Mall, Suite 1326

## JN Machinery

The World's Leading Manufacturer of Electric Conveyor Ovens for Heat Treating Steel Springs  
1013 Tamarac Drive  
[www.jnmachinery.com](http://www.jnmachinery.com)

# Community Development Information

## Residential Permits

For homeowners considering a summer or fall construction project, residential building permits can be completed electronically and submitted to [permits@cville.org](mailto:permits@cville.org). For details and more information, please visit [cville.org/permitguide](http://cville.org/permitguide), email [permits@cville.org](mailto:permits@cville.org), or call the Community Development Department at (847) 551-3478.

## Rental Licensing Program

Did you know? Tenants residing in rental apartments or housing units face many of the same risks as homeowners. The landlord may have insurance, but it may only protect the building structure, not the personal property a renter has inside. More information about the potential benefits of and process for obtaining renters insurance is available at the State of Illinois website: <https://www2.illinois.gov/sites/Insurance/Consumers/Documents/RentersInsuranceHelp.pdf>

## Home-Based Business Licenses

Thinking of starting a home-based business? For information about allowable business types and uses, as well as how to apply for and obtain the required licensing, please visit [bit.ly/cvillebusinesslicenses](http://bit.ly/cvillebusinesslicenses), email [licenses@cville.org](mailto:licenses@cville.org), or call the Community Development Department at (847) 551-3478.

# Water Billing Information

## Drop Box Locations

If all you need is a place to drop a payment, we have two convenient locations to do so:

**Village Hall**  
1200 L.W. Besinger Dr, Suite B

**Fire Station 93**  
5000 Sleepy Hollow Rd.

## Village Hall

You can also pay your bill directly at Village Hall. We accept the following forms of payment:

### Checks

**Auto Pay** (Form available at Village Hall to be filled out)

**Credit Cards** (2.25% fee or \$1.00 min.)

### Cash

**Money Orders/Cashier's Check**

## GFOA Award

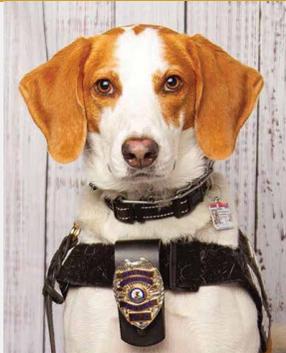
The country's leading professional association for government finance officials, the Government Finance Officers Association (GFOA), has awarded the Village of Carpentersville its highest recognition for the Village's comprehensive annual financial report. This is the 6th consecutive year Carpentersville has earned the recognition.



# Police Department Announcements



## Meet Walter!



In September of 2021, Carpentersville Police Department Social Service Coordinator, Meg Kruse took part in the Paws and Stripes College Program where she was matched with K9 Walter. Walter is a certified Therapy K9. Walter's job duties include working with the community, victims of crime, and Village employees. Walter will be at many events this summer, and he hopes to meet you!

## Fix the '36

In the Spring of 2021, the Village of Carpentersville acquired this retired 1936 ceremonial squad car. This squad was previously owned by the Carpentersville Police Department Union and was found in Colorado! The Village is seeking donations to help us Fix the '36! Donations are being accepted as cash, check, and via the PayPal QR code to the right or by visiting: [bit.ly/fixthe36](https://bit.ly/fixthe36).



As of July 2022, a new nationwide Suicide Prevention and Crisis Lifeline has become active!

# Fire Department Announcement

## Carpentersville Fire Department Creates Partnership to Bring More Services to Our Residents



With Village Board approval, the Fire Department has entered into an agreement with Family Service Association of Greater Elgin (FSA). The agreement will provide an office space for FSA staff beginning September 15th at the Fire Station located at 5000 Sleepy Hollow Road. The Fire Department conducted a thorough evaluation and concluded that having an FSA presence in Carpentersville would be largely beneficial to our residents.

Family Service Association of Greater Elgin is a not-for-profit agency which was established in 1931. The Agency provides services to children, adolescents, and adults of all ages. The agency provides services without discrimination regardless of race, color, gender, sexual orientation, religion, age, national origin, disability, veterans status or marital status. As community partners, the fire department and Family Service Association of Greater Elgin, bring respective expertise to better serve the residents.

The following are some of the services provided by Family Service Association of Greater Elgin:

- Mobile crisis teams are available to provide support to anyone who is experiencing a behavioral health crisis anytime, anywhere.
- The team consists of two respondents: 1 behavioral health professional and 1 person who has lived experience with mental illness.
- The goal of the team is to help individuals get the right services at the right time so that they can avoid more disruptive & costly services such as emergency room visits and inpatient psychiatric hospital stays.
- FSA can be reached by calling: 847-695-3680 (press 1 and ask for the crisis team).

# New Businesses

# 2022 Tax Breakdown

## Luna Park Daycare

Daycare Center  
180 Lake Marian Road  
[www.lunaparkdaycare.com](http://www.lunaparkdaycare.com)

## Mr. Wok

Chinese Food and Boba Tea  
2166 Randall Road  
[www.mrwokrestaurant.business.site](http://www.mrwokrestaurant.business.site)

## Oak Leaf Yoga

Yoga for Body, Mind, and Spirit  
60 E. Main Street  
[www.oakleafyoga.com](http://www.oakleafyoga.com)

## Prairie State Tattoo Company

Tattoo and Piercing Shop  
340 W. Main Street  
[www.facebook.com/Prairiestatattoo](http://www.facebook.com/Prairiestatattoo)

## Strategic Voyages Business Consultants

Consultants Providing Financial and Operational Support  
44 N. Western Avenue, Suite A  
[www.Svbusinessconsultants.com](http://www.Svbusinessconsultants.com)

## Toltek Tattoo Inc.

Tattoo Shop  
54 N. Western Avenue  
[www.toltektattoo.com](http://www.toltektattoo.com)

## Unique Coffee Café

Specialty Coffee Shop  
2168 Randall Road  
[www.uniquecoffeecafe.com](http://www.uniquecoffeecafe.com)

## Wendy Nail Studio

Nail Salon  
96 N. Kennedy Drive, Suite 201

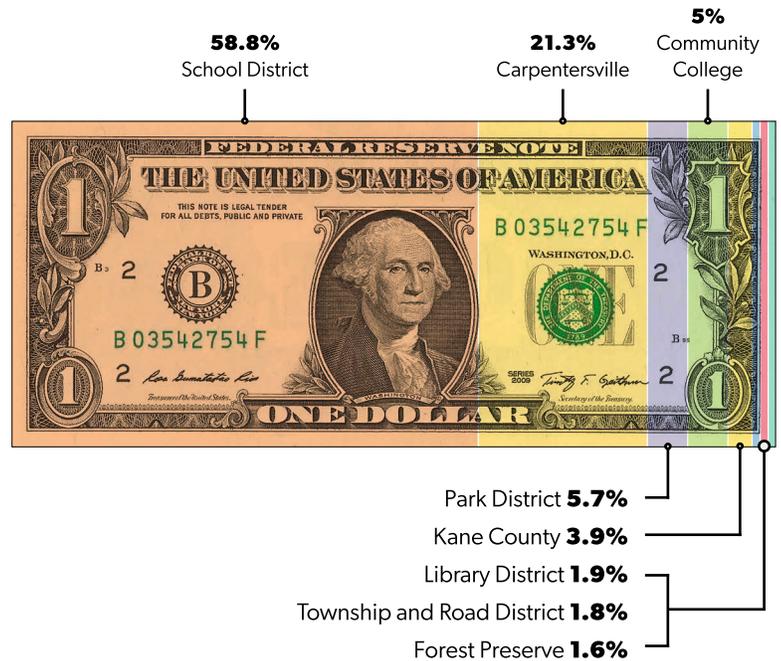
## Xpress Insurance

Insurance Agency  
96 N. Kennedy Drive, Suite 202  
<http://m.facebook.com/Xpressinsurance2446/>

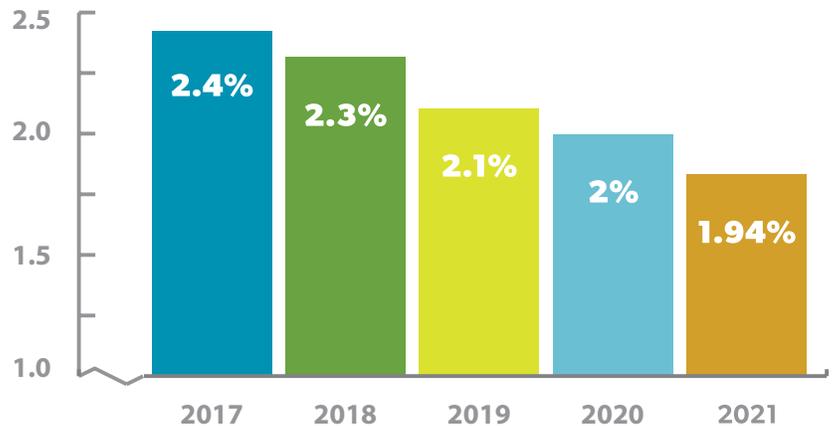
## 88 Saigon

Vietnamese and Thai Food Restaurant  
7020 Huntley Road, Suite 1  
[www.skiplino.com/shop/585016m](http://www.skiplino.com/shop/585016m)

## Carpentersville on Graphs Property Tax Breakdown



## Carpentersville Property Tax Rates



➤ Board has lowered rate for four years.

# Upcoming Events

\*Events held by the Dundee Township are subject to change. **For more information, visit [www.dtpd.org](http://www.dtpd.org).**

To join Dundee Township's monthly newsletter, text DTPD to 22828.

## August

Tuesday, August 2nd  
Dundee Township Park District Jr. Golf Open\*

Wednesday, August 3rd  
Dundee Township Park District Jr. Golf Open\*

Tuesday, August 2nd  
National Night Out

Friday, August 5th  
Rock the Fox

Friday, August 5th  
Concert in the Park\*

Saturday, August 6th  
Rock the Fox

Sunday, August 7th  
Rock the Fox

Tuesday, August 16th  
Family Night in the Park\*

Saturday, August 27th  
Family Fishing Day\*

Saturday, August 27th  
End of the Summer Bash\*

## September

Friday, September 2nd  
Family Camping Festival\*

Saturday, September 3rd  
Family Camping Festival\*

Saturday, September 10th  
28th Annual Dundee Township Park District Open\*

Sunday, September 11th  
28th Annual Dundee Township Park District Open\*

Sunday, September 11th  
911 Remembrance Day

Sunday, September 11th  
Grandparents Day\*

Friday, September 23rd  
Fall Fest

Saturday, September 24th  
Fall Fest

September 24th – October 30th  
Fall Festival, Randall Oaks Zoo\*

Friday, September 30th  
Stories by the Campfire\*

## October

Friday, October 7th  
Drive-in Movie\*

Saturday, October 15th  
Dundee Cup\*

Sunday, October 16th  
Dundee Cup\*

Friday, October 21st  
Boo Thru\*

## November

Friday, November 11th  
Veteran's Day Winterville at the Park

## December

Saturday, December 3rd  
Winterville at the Park

# Current and Upcoming Design Projects

## Old Town Area 1-A Improvement Project

In 2017, the Village completed a master plan developing design options and preliminary costs for roadway and utility improvements for the Old Town area. The Village started final designs for an area of Old Town identified as Area 1-A in the master plan. This area was chosen as it is the most downstream portion of the drainage area. Proposed storm sewers would be built to serve Area 1-A and upstream areas identified in the master plan. Improvements include roadway reconstruction, curb and gutter, sidewalk, storm sewer, replacing and up-sizing water mains, sanitary sewer rehabilitation, street lighting, and restoration. Design should be completed this year. Funding for construction will be discussed as part of future fiscal year budget planning.



More information on Village projects, including maps of streets being resurfaced, can be found at [bit.ly/cvilledesignprojects](https://bit.ly/cvilledesignprojects) or by contacting Ed Szydowski, Assistant Director of Public Works and Engineering, at (224) 293-1637.

## High Capacity Inlet Project

Design is ongoing for the construction and installation of high capacity inlets at various locations of repeated nuisance flooding throughout the eastern portion of the Village. Nuisance flooding is generally attributed to leaves clogging and covering the existing inlet and/or the existing inlet being undersized for heavier rain events. The installation of the high capacity inlets will reduce the frequency and duration of flooding. The design will be completed this year. Funding for construction will be discussed as part of future fiscal year budget planning.



Previous Storm Inlets



Current High Capacity Inlet

## Sioux Avenue Drainage Study

A drainage study of the Sioux Avenue area north of Helm Road is underway. Historically this area experiences drainage issues during short to moderate heavy rain events. The study will complete the modeling and drainage analysis for the Sioux Avenue area drainage system and provide drainage improvements and recommendations for use in future design improvements. This study is anticipated to be completed later this year.

## Wakefield Drainage Improvement Project

The Wakefield Drive area is served with a limited storm sewer system conveying stormwater runoff south to the intersection of Wakefield Drive and Bristol Ln. It then flows east through a 36-inch storm sewer to a detention basin just east of the Village limits. There was a history of flooding in this area as a portion of the existing storm sewers were undersized and/or failing.

The Village selected a consultant firm to study the Wakefield Drive drainage area. Based on the findings and recommendation of the study, options were considered and a final design was completed in the spring of 2021.

Construction began the summer of 2021 with the project being completed and accepted by the Village last spring. Improvements included the installation of high capacity inlets, maintenance to the existing storm sewer system, the construction of 2 detention basins with drywells to promote stormwater infiltration. To date, the new drainage improvement functions better than anticipated. The duration of flooding is greatly reduced and flooding is contained within the newly constructed stormwater basin.

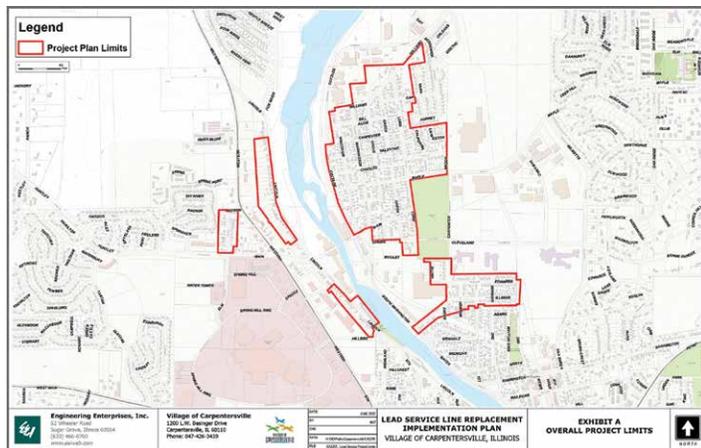
# Current and Upcoming Construction Projects

## 2022 MFT Roadway Resurfacing Program

Funded with Motor Fuel Tax (MFT) funds, this year's project of select roadways is expected to begin this summer dependent on labor, material, and supply chain issues related to the production of aggregates. Work consists of 2-inch surface removal and replacement, select base repair, select sidewalk replacement, select curb and gutter replacement, pedestrian upgrades, ADA compliant upgrades, minor structure maintenance, pavement markings, and restoration.

## 2022 Roadway Resurfacing Program

These improvements on select roadways are funded with Village Capital funds. This project is expected to begin this summer dependent on labor, material, and supply chain issues related to the production of aggregates. Work will consist of 2-inch Hot-Mix Asphalt surface removal and replacement, select base repair, select sidewalk replacement, select curb and gutter replacement, pedestrian upgrades, ADA compliant upgrades, minor structure maintenance, pavement markings, and restoration.



Village Manager Eric Johnson, President John Skillman, Trustee Brenda Sandoval, Senator Cristina Castro, Trustee Jeff Frost

## Hampton Drive Improvement Project

These improvements are funded with Village Capital funds. Approximately 50% of the project's costs will be reimbursed with grant funding awarded by the Kane County Community Development fund program. Work will consist of 2-inch Hot-Mix Asphalt surface removal and replacement, select base repair, carriage walk removal, sidewalk and curb and gutter placement, select sidewalk replacement, ADA compliant upgrades, minor structure maintenance, pavement markings, and restoration. This project has started and will be completed by fall.

More information on Village projects, including maps of streets being resurfaced, can be found at [bit.ly/cvilleconstructionprojects](https://bit.ly/cvilleconstructionprojects) or by contacting Ed Szydlowski, Assistant Director of Public Works and Engineering, at (224) 293-1637.

## Old Town Residents: Do you live here?

To reduce the potential exposure of lead, the Village of Carpentersville will be replacing lead water services from the water main to the Village's exterior shut off valve (publicly owned) and from the Village's exterior shut off valve to the interior water meter (privately owned) at no cost to the homeowner.

The Village is actively pursuing funding through a low-interest Illinois Environmental Protection Agency loan to pay for the 2023 Lead Water Service Line Replacement Project. However, the replacement of lead water service lines by the Village may be contingent on the Village receiving these funds. In order to participate in the project, a signed Water Service Line Replacement Consent Form will be required to be submitted to the Village.

For more information regarding this project, or if you would like to schedule your in-home assessment online, please visit: [bit.ly/cvilleleadslrinfo](https://bit.ly/cvilleleadslrinfo)

## Lake Marian Road/Williams Street Resurfacing Project

These improvements are funded with Village Capital funds. Approximately 70% of the project's costs will be reimbursed with grant funding awarded by the Illinois Department of Commerce and Economic Opportunity. This grant funding would not be possible without the support of State Senator Cristina Castro of the 22nd District. Work will consist of 2-inch Hot-Mix Asphalt surface removal and replacement, select base repair, select curb and gutter placement, select sidewalk replacement, ADA compliant upgrades, minor structure maintenance, pavement markings, and restoration. This project will begin later this year.

# Village of Carpentersville

1200 L.W. Besinger Drive  
Carpentersville, IL 60110  
cville.org

EDDM  
U.S. Postage  
Paid  
Permit # 1  
Elgin, IL

## Important phone numbers

- Main*  
847-426-3439
- Police and Fire Emergency*  
911
- Non-Emergency Police*  
847-428-9141
- Police Administration*  
847-551-3481
- Fire Administration*  
847-426-2131
- Public Works*  
847-836-2464

## Municipal facilities

- Village Hall*  
1200 L.W. Besinger Drive
- Police Department*  
1200 L.W. Besinger Drive
- Fire Administration*  
213 Spring Street
- Fire Station 91*  
213 Spring Street
- Fire Station 92*  
305 Lake Marian Road
- Fire Station 93*  
5000 Sleepy Hollow Road
- Public Works*  
1075 Tamarac Drive

## Village Officials

### Village President

John Skillman

### Trustees

- Jeff Frost
- Maria Vela
- John O'Sullivan
- Jim Malone
- Humberto Garcia
- Brenda Sandoval

### Village Clerk

Diane Cernekee

### Village Manager

Eric Johnson

\*\*\*\*\*ECRWSS\*\*\*\*\*

Local Postal Customer



## Honorary Street Designation

Kings Road (between Williams Road and Skyline Drive) has been given the honorary street designation of John V. Skillman Way to pay homage to John's lifetime residency and many years of service to the Village as former Police Chief and Village President. John passed away in August of 2021.

