



# STATE OF THE VILLAGE

Strategic Update

2025

# Message from the Village President



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## Dear Residents of Carpentersville,

*As we embrace a new year, I am filled with optimism and gratitude for the vibrant, resilient, and compassionate community we share. Together, we have achieved so much, and 2025 holds great promise for Carpentersville.*

## Looking Back at 2024



Last year, we saw significant progress in infrastructure improvements, community engagement, and economic growth:

### Green Space Initiatives

The riverfront park on Washington St., located along the river, started construction. Our new park is strategically located between the Fabulous Fox River and the Fox River Trail. It will be a gathering space for active and passive recreation, and will bring increased tourism.

### Community Events

We have supported local businesses and hosted events that have brought us closer together. Highlights include; Fall Fest, Fiestapalooza, the festive Winterville celebration, and the Independence Day Parade, showcasing Carpentersville's spirit. The Village also worked with numerous outside organizations to bring something for everyone.

### Improvements

Additionally, our Village's commitment to safety, sustainability, and innovation remains steadfast. With the replacement of all known lead lines within the Village, improved roads, and expanded and new partnerships, we continue to build a community we are proud to call home.

# Message from the Village President

## Economic Growth

The Village issued nearly 4,000 building permits, with a construction value of approximately \$6.4 million reinvested back into the community.

The Village's Equalized Assessed Valuation (EAV) increased by 10% to over \$900 million. Local sales tax increased to another record high of approximately \$13.5 million. The Village Board amended the code to require all contractors doing business in the Village to be licensed/registered. The overall land area of the community grew as the Village Board approved the annexation of nearly 160 acres at the western edge of the community near the southeast corner of Huntley Road and Galligan Road.

## Looking Ahead to 2025

This year, we are focused on strengthening our community through the following:

### Economic Development

Attracting new businesses and development while supporting our long-standing establishments. Establishing partnerships with housing developers to fill that crucial need to grow our community and diversify our housing stock.

### Home Repair and Community Revitalization Programs

Expanding our Home Improvement programs. Assisting residents with program partners that enable eligible homeowners to make necessary repairs and accessibility improvements, which allow residents to stay in their homes while preserving and improving the quality and value our single-family housing stock.

### Public Safety

Ensuring our first responders have the resources they need to keep Carpentersville safe. As a positive start to 2025, our Fire Department traveled to Zacatecas, Mexico for the first training collaboration with our Sister City.

### Community Engagement

Continued programs and events bring opportunities for residents to connect and celebrate. As we look ahead, I invite each of you to stay involved. We will continue to engage Village residents as we identify opportunities to enhance and shape our community vision. Whether through volunteering, attending local events, or simply sharing ideas, your engagement makes all the difference. Thank you for making Carpentersville a community like no other. Together, let's make 2025 a year of growth, connection, and pride!



# Village Board & Department Heads

## *Our Mission*

At the Village of Carpentersville, we are dedicated to enhancing the quality of life for all our residents and businesses through exceptional municipal services. Our mission is rooted in a commitment to community engagement, transparency, and support that fosters a thriving environment for everyone.



**PRESIDENT**

John Skillman



**TRUSTEE**

Jeff Frost



**TRUSTEE**

Jim Malone



**TRUSTEE**

Humberto Garcia



**TRUSTEE**

Brenda Sandoval



**TRUSTEE**

Dickie Abbott



**TRUSTEE**

Denise  
Richardson



**VILLAGE MANAGER**

John P.  
O'Sullivan



**FINANCE DIRECTOR/  
ASST. VILLAGE  
MANAGER**

Ben Mason



**HR DIRECTOR/  
ASST. VILLAGE  
MANAGER**

Carrie Cichon



**IT DIRECTOR**

Kevin Roberts



**FIRE CHIEF**

Bill Anaszewicz



**POLICE CHIEF**

Todd Shaver



**PUBLIC WORKS AND  
ENGINEERING  
DIRECTOR**

Kevin Gray



**COMMUNITY  
DEVELOPMENT  
DIRECTOR**

Matt Dabrowski

# Finance Fiscal Sustainability



2024 Village Board



*In 2024, the Village of Carpentersville has proudly continued to enhance its already solid financial position, ensuring a bright future for our community.*

## Financial Highlights of 2024



**Decrease in the Village's long-term debt with stable bond ratings**



**Village's corporate tax levy has remained effectively unchanged since 2017**



**\$2M reduction in the current year's total tax levy due to operational savings**



**Strong pension funding levels for Police and Fire Departments**

### Debt Obligations

Long-term bonded debt decreased by \$3.4 million in 2024, continuing a near decade-long commitment by President John Skillman and the Village Board to pay down older loans and debt obligations to a more manageable level that will set Carpentersville up for sustainably funding key infrastructure improvements throughout the community on an ongoing basis.

### Taxes

For the 8th straight year, the Village's corporate tax levy – the tax dollars collected to fund general Village operations – remained flat. The amounts levied for both Fire Pension and Police Pension obligations have also remained flat since 2017.

Additionally, at President Skillman's direction, the Finance Department sharpened its pencils and identified an opportunity to utilize a fund balance reserve of approximately \$2,000,000 to "abate" or eliminate that amount from the overall amount levied on local taxpayers. What this represents for Carpentersville residents and businesses is an approximate 20% reduction of the Village's non-pension portion of local taxes that will be paid as part of the annual property tax bills in 2025. Though the Village is only a smaller portion of a resident's or business's total property tax bill, Carpentersville officials and staff are focused on maximizing the quality of services available to everyone in the community at the most reasonable cost.

### Pension Funding

The Village is committed to funding the Fire and Police Pension Fund to meet state requirements and benchmark dates. At the start of last year, the Fire Pension Fund was 71.60% funded, and the Police Pension Fund was 67.03% funded. Both of these funds are very much on track and aligned with the full funding requirements set by the State of Illinois over the next 15-20 years.

### Budget and Long-Term Financial Planning

The Village has a balanced budget for 2025, achieved once again through flat or reduced tax levies. Notably, the largest portion of revenues collected is not from property tax but primarily from other taxes (sales, use & income tax). The Village will undertake long-term capital and operations planning this year to help ensure the availability of sustainable revenue sources and fulfill the necessary operational and infrastructure needs and associated costs to maintain a high quality of life throughout the community.

# Community Development

*The Department of Community Development strives to provide professional assistance in planning, development, construction, property maintenance in order to establish and maintain a safe, healthy and attractive community for all residents and business owners.*



## Building Permits

The Building Division reviews building permit applications and conducts inspections for compliance with applicable codes and ordinances to ensure the safety and quality of building construction. In 2024, the department approved 3,978 building permits for various residential and commercial construction projects that had a combined estimated construction value of approximately \$6.4 million that was reinvested back into the community. A vast majority of the building permit applications were from residents making improvements to their homes, which increased property values. As a result, the Village's Equalized Assessed Value (EAV) increased from \$821,747,113 in 2023 to \$904,874,208 in 2024, which is a 10% annual increase.

## Contractor Licensing and Registration

In 2024, President Skillman and the Village Board of Trustees approved several text amendments to the Village's Municipal Code, including one that requires all contractors doing business within the community to be licensed or registered with the Village. This regulation ensures that residents and businesses within the Village are protected and that contractors are licensed and bonded.

## Property Maintenance

The Department's Code Compliance Division works with all property owners within the community to ensure that property is properly maintained to protect public safety and property values. In 2024, the Code Compliance Division issued 4,072 Notices of Violation to properties that did not comply with the Village's property maintenance code.

## Rental License and Inspection Program

The department issues single-family and multi-family rental licenses as well as conducts annual inspections to ensure that units are properly maintained and in compliance with all applicable Village ordinances. In conjunction with this program, and before a license is issued, landlords, property owners, and property managers are required to attend a Crime Free Housing Seminar that is administered by the Carpentersville Police Department. In 2024, the department issued a total of 1,501 rental licenses for the 2,957 rental units within the Village, consisting of 890 single-family attached and detached units, 557 townhome units, and 1510 apartment units.



## Planning, Zoning and Development Reviews

The department is responsible for the coordination of the Village's development review process for all annexations, Planned Unit Developments (PUD's), rezoning of land, special uses, preliminary and final plats of subdivision, and land use/zoning variations. As part of this process, the department analyzes and formulates recommendations to the Planning and Zoning Commission and Village Board regarding the Zoning and Subdivision Control Regulations to better implement the Village's Comprehensive Plan. In 2024, the Planning and Zoning Commission conducted 17 public hearings for various land use entitlements and text amendments necessary to effectuate development and new business activity throughout the community.

# Community Development

## Economic Development

The department works with property owners and real estate brokers to attract and retain businesses to ensure that the Village has a strong, vibrant, and diversified economic tax base. The Village's Economic Development and Community Outreach Program is intended to promote and ensure structured and orderly growth, improved shopping and dining experiences, and a strong local and regional economy. These efforts contribute to improved property values and a higher quality of life for residents and businesses in the Village of Carpentersville.

To support this program, the department reviews and issues several types of operating licenses for businesses, vending machines, tobacco establishments, video gaming, and elevators. In 2024, the department issued 600 licenses, and welcomed 45 new businesses that occupied existing commercial and industrial space that was either vacant or previously occupied. A selection of the new businesses include:

- Big D's Tops & Bottoms
- Boost Mobile
- Casey's Goodstop
- Clippers and Scissors
- Hanway Insurance Inc.
- Hermis Enterprise Corp.
- Realm of Tech, Inc.
- Rinata Salon Suites
- Compass Staffing Solutions
- El Manantial Nutricion
- Fast and Fair Watch and Jewelry Repair
- Galaxy Cville LLC
- Saigon Pho Restaurant LLC
- Vape 2 Go
- Violets Gaming

President Skillman and the Village Board of Trustees' pro-growth, pro-business approach has resulted in another record year as sales tax increased to approximately \$13.5 million in 2024. This represents approximately \$100,000 increase from 2023.

## 2024 Community Development Statistics



**3,978**

Approved Building Permits



**\$6.4mil**

Private investment into the Community



**600**

Approved Business Licenses



**45**

New Businesses Welcomed to Carpentersville

# Community Development



## New Riverfront Park

A new riverfront park, located at 155 S. Washington Street, will offer a stunning outdoor space that will provide residents with the perfect opportunity to immerse themselves in the natural beauty of Carpentersville. Located along the Fox River, this park is designed to offer a serene and picturesque setting for leisure, gatherings, and relaxation. The plan for the park layout and design was developed during a public input stakeholder meeting. The park is expected to be completed by the end of 2025.



## Woodlands Impact Center



The Boys and Girls Club of Dundee Township has acquired and begun renovating the former Woodlands Elementary School located at 770 Navajo Drive. This facility, which was previously owned by School District 220, will create a new opportunity center for after-school and summer study sessions, tutoring, a recreation center, character and leadership development programs, sports/athletics, and career and vocation programs for youth in grades 6-12.

# Community Development



## Carter Crossing Subdivision

Habitat for Humanity of Northern Fox Valley obtained preliminary approval from the Village to develop a 28-lot, single-family residential neighborhood. This development will incorporate energy conservation and renewable design and construction features. It will also allow future residents the opportunity to invest in sweat equity by collaborating with Habitat for Humanity volunteers. This hands-on approach not only fosters a sense of community but also empowers individuals to participate in the creation of their own homes. This new housing development is scheduled to break ground in the Spring of 2025 and will be called Carter Crossing in honor of the late President Jimmy Carter. This \$12 million affordable housing development will be one of Illinois's largest Habitat for Humanity subdivisions and is expected to be phased in over four years.



## Western Annexation



Other efforts to grow the community is through annexation. In 2024, President Skillman and the Village Board of Trustees approved the annexation of approximately 157 acres of land that is located along the south side of Huntley Road, immediate east of Galligan Road. Once annexed, the property was rezoned to R-5, Residential and the Village envisions this area to be developed with multi-family residential, which will increase and diversify the Village's housing stock and population base.



# Public Works Infrastructure Investment



## Lead Line Replacement

After a three-year endeavor, we are proud to announce the successful replacement of all known lead water service lines within the Village of Carpentersville, following President Skillman's initiative to complete this project promptly.

On January 1, 2022, the Illinois Environmental Protection Agency (IEPA) announced the Lead Service Line Replacement and Notification Act (LSLRNA). The LSLRNA required owners of community water supplies to inventory all water service lines within the community. Public Works identified approximately **400 lead water service lines** in Carpentersville, all known to reside within Old Town. In addition to the inventory, the LSLRNA required the implementation of a replacement plan for lead water service lines, which mandated a replacement of all lead water service lines within a 15-year timeframe for Carpentersville.

Over the course of three years, the Village identified all lead water service lines, applied for, and was awarded \$4M in IEPA loans with 100% principal forgiveness. This allowed the Village the opportunity to replace lead water service lines at no cost to the residents and diligently educate them on the benefits of replacing their lead water service lines. As a result of these significant efforts and with the help of Old Town residents, the Village is entering 2025 as a lead-free water service line community!

## Noteworthy Projects Completed in 2024



\$4.3M Roadway Reconstruction, Drainage and Storm Sewer Improvements on Kings Road, Amarillo Drive, and Alameda Drive



\$600K High-Capacity Inlet and Storm Sewer Project Installed Along Sections of Amarillo Drive, Madera Circle, and Sparrow Road



\$255K Renovated Culverts at Williams Road and Golfview Road



\$125K Village-Wide MFT Sidewalk Replacement Program



\$1.3M MFT Resurfacing Program on Select Areas within the Silverstone Subdivision



\$1.4M Capital Fund Resurfacing Program in Select Areas on the East Side



\$1M Annual CDBG Resurfacing Project on Amarillo Drive and Amarillo Court



CHICAGO REGION TREES INITIATIVE  
Our Trees. Our Communities. Our Future.



THE CHAMPION OF TREES

## Recipient of the Tree Equity Grant

Our Village believes that urban forestry plays an important role in our community, so we are fortunate to have been **awarded approximately \$129,000 in grant funds**. Funded by the United States Department of Agriculture (USDA) Forest Service and Inflation Reduction Act through the Morton Arboretum's Chicago Region Trees Initiative (CRTI), the Village is excited to be working towards:



Restoration at Keith Andres Bike Park which includes the removal of invasive tree species and underbrush.

Planting of native tree species.

Securing Geographic Information System (GIS) that stores a database of trees inventoried Village-wide.

# Public Works Infrastructure Investment

## 2025 Capital Improvement Projects

### **\$750K Community Development Block Grant Roadway Project**

Community Development Block Grant (CDBG) Roadway Projects are reimbursement federal grants funded by the U.S. Department of Housing and Urban Development. The 2025 CDBG Roadway Project is expected to take place on Amarillo Drive (Kings Rd to Bolz Rd). The work will consist of the removal of carriage walks, 2-inch hot-mix asphalt surface removal and replacement, select/full base repairs, full sidewalk replacements, curb and gutter replacements, pedestrian and ADA compliant upgrades, minor structure maintenance, pavement markings, and restoration.

### **\$1.5M Village Roadway Resurfacing Program**

The Village's Roadway Resurfacing Program focuses on renewing local roadways using Village Capital funds rather than MFT funds. Although the program uses Village funds instead of state funds, the construction is similar to the MFT Roadway Resurfacing Program. Last year, construction took place on select streets on the east side of the Village. The following roadways are scheduled for resurfacing this year:

- |  |                |
|--|----------------|
| Tacoma Street                          | Tomahawk Court |
| Jefferson Street                       | Birch Street   |
| Rosewood Drive (south of Maple Avenue) | Apache Avenue  |
| Washington Street                      | Wilson Avenue  |

### **\$3.7M L.W. Besinger Drive Improvement Project**

The proposed improvements on L.W. Besinger Drive generally consists of roadway resurfacing from Lake Marian Road to Ball Avenue, and roadway reconstruction, which includes new curb & gutter, driveway aprons, pedestrian upgrades, new lighting, and storm sewer, water main replacement, and sanitary sewer improvements, from Ball Avenue to Illinois Route 25. Additionally, L.W. Besinger Drive at Illinois Route 25 proposes a dedicated right turn lane with signal modifications.

### **\$565K Retaining Wall and Creek Alignment at Lake Marian Road**

An inspection of the retaining wall at Lake Marian Road revealed damaged sheet pile wall and streambank issues along the northside of Lake Marian Road just west of Park Avenue. With design engineering complete, the construction of the retaining wall and restoration at Carpenter Creek is scheduled for 2025.

### **\$1.3M Motor Fuel Tax (MFT) Funded Programs**

MFT funds are state funds distributed to municipalities in support of local road construction projects. One of the uses for MFT funds is roadway resurfacing with used 2-inch hot-mix asphalt surface removal and replacement. Construction also includes select base repairs, select sidewalk replacements, select curb and gutter replacements, pedestrian and ADA-compliant upgrades, minor structure maintenance, pavement markings, and restoration. Last year, the program undertook the Silverstone Subdivision, and this year's \$1.3M program will take place on Springhill Road and Spruce Drive and select areas of Old Town, north of Maple Avenue, and west of Lord Avenue.

In addition to roadway improvements, MFT funds are used for the Village's Sidewalk Replacement and Sidewalk Cutting Programs. Sections of sidewalks found in failing conditions and posing trip hazards are replaced or cut to level at the joint. MFT funds have been budgeted in the amount of \$125,000 for FY2025. Although select neighborhoods have yet to be determined, the program is scheduled to begin in the summer and will be completed by the end of the year.

### **\$4.1M Old Town – 1A Improvement Project**

Currently under construction is Section 1A, one of several phases selected for reconstruction in Old Town. Construction began in late-2024 east of Lord Avenue on Charles Street, California Avenue, Livingston Avenue, and Brook Street. The work consists of pavement reconstruction, proposed sidewalk, new lighting, storm sewer, water main, and sanitary sewer improvements. The design engineering for the Section 1B Improvement Project will begin this year.

### **\$550K Robin Road Retaining Walls**

Installed over a decade ago and now showing signs of age, several retaining walls along Robin Road are in need of located replacement. Two locations identified on Robin Road are at the intersection of Ash Street with the second location at the southeast corner of Wren Road, continuing south onto the northeast corner of Thrush Street. Both locations are scheduled for removal and replacement in 2025.

# Fire Public Safety



Fire Department Water Diving Training



The Carpentersville Fire Department is proud to serve and protect our community. The Fire Department is an ISO Class 2-rated department, of which there are only 1,729 in the United States.

The department provides fire, specialized rescue, and advanced life safety medical assistance to our residents out of three fire stations. The department consistently meets and strives to exceed the NFPA standards for response times, with the average dispatch en route time of 1 minute and 29 seconds.

*The Fire Department continuously explores opportunities to provide innovative programs to the community. If you visit the **Community Risk Reduction** page on the Village website, you will find all of the programs the department currently provides free of charge. Some of the most popular programs include:*

### **Smoke Alarm Program**

Our Smoke Alarm Program helps ensure that homes are properly equipped with functioning smoke alarms. This program is free to Carpentersville residents, especially the elderly, low-income, or disabled.

In 2024, our department installed an average of **8** smoke alarms per month.

### **Car Seat Programs**

Our car seat technicians are available to inspect and evaluate the installation of your car seat. This service is free of charge and available to all residents of Carpentersville. We understand that your child's safety is of the utmost importance, and we are committed to ensuring that your child is safe while traveling in a vehicle. To schedule an inspection or installation, please email [carseats@cville.org](mailto:carseats@cville.org).

In 2024, **3** new members of our Fire Department were certified as seat safety technicians. Through their expertise, **52** car seats have been thoroughly safety-checked and expertly installed for families in Carpentersville.

### **Opioid Overdose/NARCAN Information**

Our Fire Department partners with Kane County to address the increasing opioid overdose epidemic. As part of our efforts, we provide information and safe methods of medication to our residents, which are available for pick up at Station 93.

In 2024, our department provided **2** of these life-saving kits to residents in need.

Fire Department Promotional Ceremony



# Fire Public Safety



## Sister City Program - Zacatecas, Mexico



In 2024, Village President John Skillman and local business owner Jose Rivera took the lead in launching the Village's Sister City Program, a vital initiative to foster long-lasting relationships that enhance community safety and emergency preparedness. Through this collaboration, our Fire Department will exchange essential skills and knowledge with the FD team in Mexico, ensuring they are well-equipped to handle a variety of emergencies.

**Local business owner Jose Rivera sponsored 2 members of our Fire Department who traveled to Zacatecas, Mexico, in January of 2025 for the first collaboration with our Sister City.**

## 2024 Emergency Response Statistics



**3,285**

Emergency Medical Services



**83**

Fire Incidents



**132**

Hazardous Materials Incidents



**391**

Alarm Investigations



**242**

Service Calls



**482**

Good Intent Service Calls

## Stop the Bleed

The STOP THE BLEED course is a training program that teaches people how to stop severe bleeding in an emergency by recognizing life-threatening bleeding, bandaging the open wound, intervening effectively, applying pressure, packing a wound, and using a tourniquet. Attendants will gain hands-on skills and practice techniques through lectures, discussions, and demonstrations.

In 2024, **35** residents took advantage of this informative class.



# Police Public Safety



Rapid Deployment Active Shooter & Rescue Task Force Training at Springhill Mall

## Onboarding New Officers

In 2024, the Carpentersville Police Department hired a total of 10 officers. The police hirings were due in part to increasing the overall staff of the department from 58 sworn officers to 62 officers, as well as several retirements throughout the year. Each new officer attends a 16-week police academy, 2-week internal training course, and then a 12-week field training program. Most of the new officers finalized all of their training in December 2024, so the residents of Carpentersville will see new faces on patrol. Please welcome the new officers to the community!

To go along with the hiring of new officers, the Police Department has established a new “power shift” taking place from 5:30pm -2am, increasing the number of police officers working during peak hours of activity. Currently, this new “power shift” consists of four officers which will help improve resources by having more officers readily available to respond to calls, as well as work with the community to help solve issues that arise.

## Youth Citizens Academy

In July 2024, the Police Department held our first Youth Citizens Police Academy, where we partnered with the Boys and Girls Club Impact Center. The Youth Citizen’s Police Academy aims to provide a hands-on experience for youth who are interested in learning more about Law Enforcement. This unique experience allows the youth to work a case from start to end while hearing from dispatch, patrol, detectives, crime scene investigators, K9 and therapy dog handlers, records, the Chief, social services, and the roles they play within the department. We had a total of 19 youth participate in the academy. At the start of the academy, 4 youth were interested in a law enforcement career, and at the end of the academy, 9 youth were interested in law enforcement careers.

## Rapid Deployment Active Shooter & Rescue Task Force Training

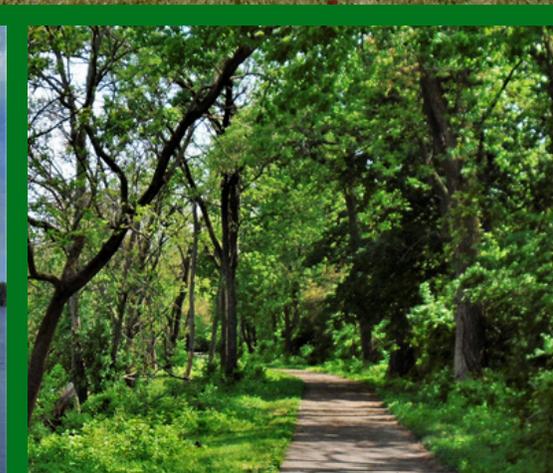
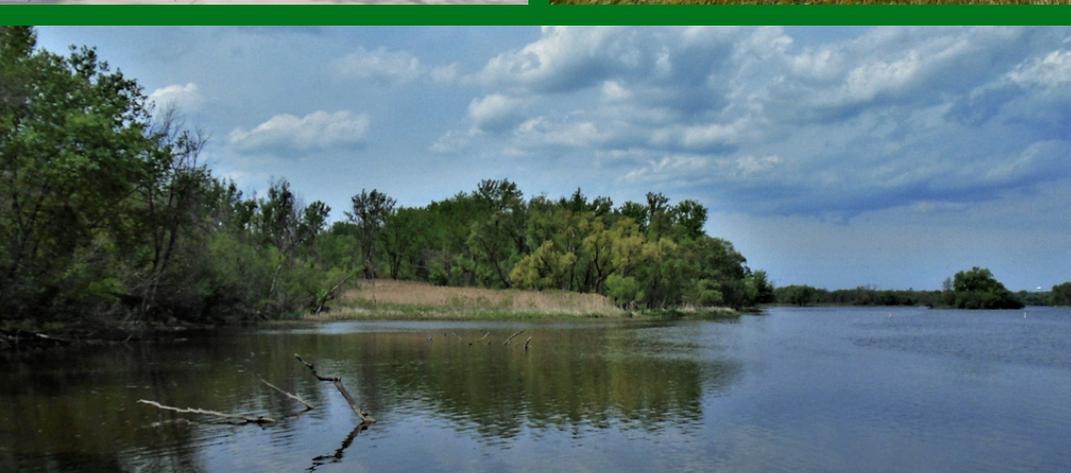
The Carpentersville Police and Fire Departments participated in Rapid Deployment Active Shooter & Rescue Task Force Training in November 2024. The goal of this event was to test and evaluate both departments in their ability to safely and effectively respond to an active shooter event. Areas that were focused on were police officer initial response, first line supervisor actions, and command and control of the event. The Police and Fire Departments will begin working with surrounding agencies on a larger scale of training events for 2025.

## National Night Out 2024

In August, the Carpentersville Police Department partnered with surrounding agencies and hosted a successful National Night Out! We are looking forward to another successful event on August 5th, 2025!



National Night Out with K9 Bear and Officer Messina



# The Village of Carpentersville

State of the Village Editor :  
Tania Gomez,  
*Community Development  
Coordinator*

## **IMPORTANT PHONE NUMBERS**

*Village Hall Main*  
847-426-3439

*Police and Fire*  
911

*Police Administration*  
847-551-3481

*Fire Administration*  
847-426-2131

*Public Works*  
847-836-2464

*Non-Emergency Police and Fire*  
847-428-8784

## **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

