



US Capital Development - concept plan proposal Southeast Corner Randall and Binnie Roads

Special Joint Meeting of Carpentersville
Planning and Zoning Commission and
Village Board of Trustees

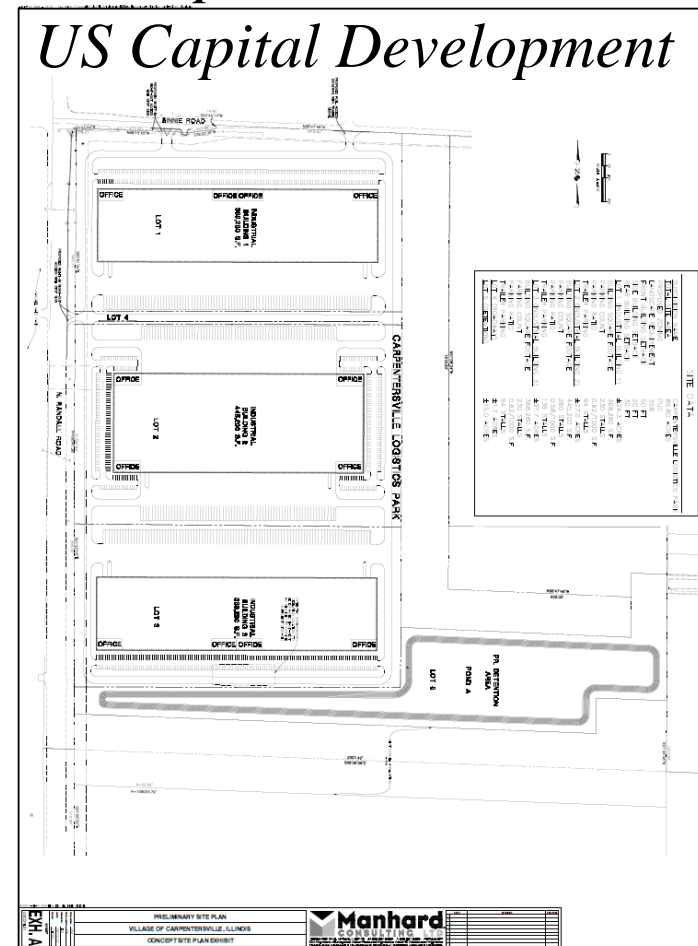
September 13, 2022

Concept Plan Review



- A 12-page concept plan application was submitted by US Capital Development in August 2022
- Notice as required by Carpentersville Municipal Code was provided to taxpayers of record within 250 feet of the subject property, as well as several taxing districts and the adjacent Village of West Dundee
- The Concept Plan presentation is a preliminary first step required by Village Code, for a “major subdivision” such as this proposal which would involve road and utility infrastructure improvements

Concept Plan – US Capital Development

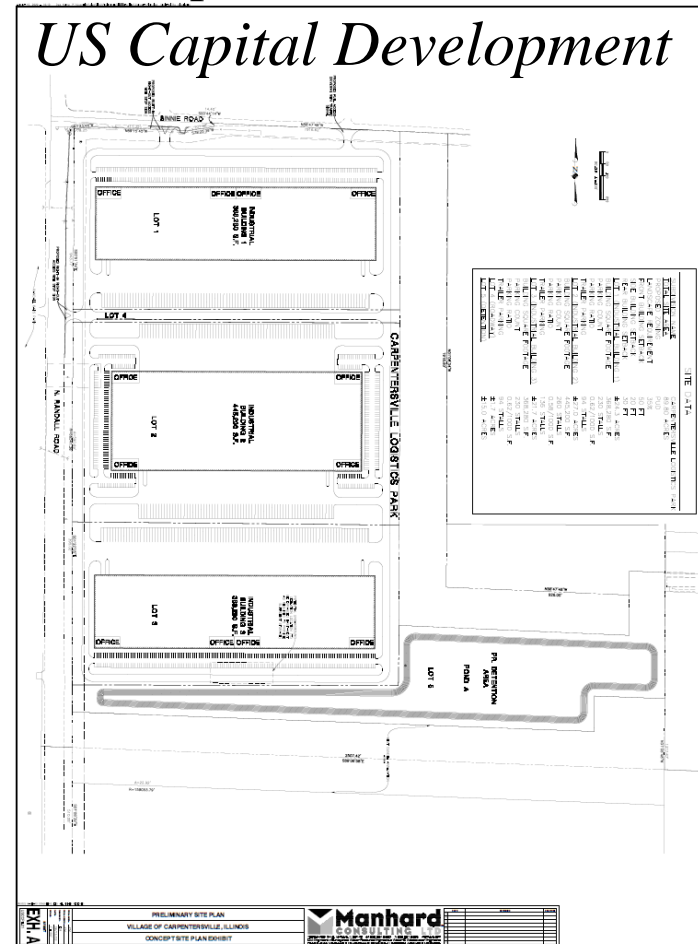


Concept Plan Review



- No Vote or Action is taken at the Concept Plan Review, neither by the Village Board nor Planning and Zoning Commission
- Additional follow-up meetings would be scheduled before the Planning and Zoning Commission and Village Board

Concept Plan – US Capital Development



Subject Parcel – Galvin property



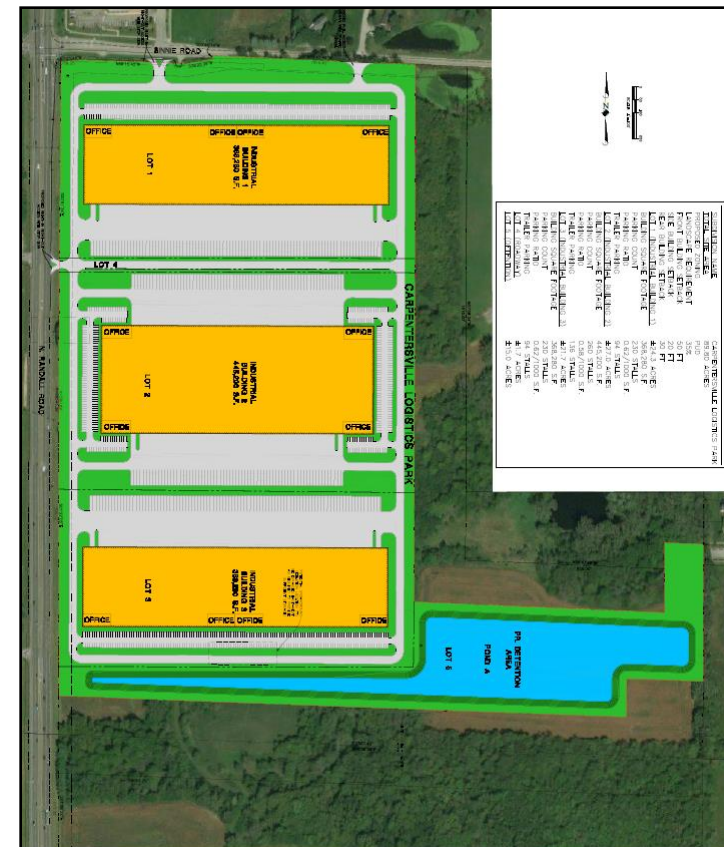
- Approximately 90 acre property at southeast corner of Randall and Binnie Roads
- Parcel is currently unincorporated under jurisdiction of Kane County
- US Capital Development has prepared concept plan for light industrial warehousing / distribution center project



Proposed Logistics Park



- Subdivide property into five separate lots
 - 3 lots for development of light industrial / warehousing buildings
 - Internal access drive from Randall Road, Lot 4
 - Large detention facility proposed on lot at south end of the parcel, to serve as controlled stormwater management, Lot 5



Proposed Light Industrial Use



- The Land Use component of Carpentersville's Comprehensive Plan recognizes light industrial and distribution center uses as an established and recommended land use to consider in the Randall Road corridor
- Modern light industrial development would further round out diversity of land uses throughout the Village, which currently has blend of residential, retail, office, and industrial subdivisions and business parks
 - Majority of existing light industrial in Carpentersville more mature, aging properties 20-plus years or older



Village of Carpentersville Comprehensive Plan

Light industrial & Distribution

Randall Road can accommodate different types of industrial that, with proper setbacks, should be designed to not interfere with residential areas. Industrial is the fastest growing type of development in the market, providing employment and a tax base to support local services.

Having available, modern industrial space is critical to support existing employers in Carpentersville looking to stay in the community while they expand, as well as to attract new businesses to the community.

- Similar light industrial warehouse and distribution centers recently approved and / or under construction in nearby communities, including Villages of West Dundee and Algonquin



Staff Comments

- Preliminary layout for truck and vehicular access as depicted on the concept plan would be subject to careful review by the County as well as Village Engineer. Improvements to both Randall and Binnie Roads would be required to serve the development and Staff believes there may also be opportunity to incorporate bike path along Binnie Road
- Truck traffic would be required to follow designated truck routes. The developer has expressed to Village Staff that the proposed Logistics Park would predominantly serve as warehouse / distribution centers for trucks coming up and down Randall Road from the I-90 expressway
- Staff has provided the developer and its design professionals with a copy of the following state statute reference diesel vehicles and idling restrictions:
 - *Illinois State statute 625 ILCS 5/11 1429 prohibits diesel vehicles of more than 8,000 pounds (heavy-duty trucks and buses) from idling for more than ten minutes per hour when they are parked*



Staff Comments

- The developer has been in communication with the Army Corps of Engineers regarding wetlands located on the subject property
- Should the developer continue to move forward with plans for this project, further review and analysis of proposed plans for building development, stormwater detention, and new landscaping plans would all undergo extensive review and consideration by the Village in accordance with the Kane County Stormwater Ordinance regulations



Next Steps – this evening

- Questions by the Planning and Zoning Commission and Village Board of the developer team
- No formal action shall be taken by the Planning and Zoning Commission or Village Board this evening
- The decision to proceed with the proposal rests solely with the applicant

Next Steps – should developer move forward



- Additional follow-up meetings would be scheduled before the Planning and Zoning Commission and Village Board, should the proposed project move forward; these would include:
 - ***Preliminary plan review***, public meetings to review and consider a petition for annexation / zoning, preliminary engineering drawings
 - *Planning and Zoning Commission*
 - *Village Board*
 - ***Final plan review***, public meetings to review and consider final plat of subdivision, final site plan and engineering
 - *Planning and Zoning Commission – 2nd review*
 - *Village Board – 2nd review*