



VILLAGE OF CARPENTERSVILLE

DEVELOPMENT PROJECTS

For additional information please contact:

February 3, 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 Const. 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%	The Village has reviewed the as-built drawings for the pond and site, and have sent the second acceptance letter comments to the developer. Due to the lack of response from the developer concerning the review letter, the Village has sent a notice to the developer. The Walgreen's opened in 2007 and a new Chase Bank opened in late fall 2008. Three pad ready commercial outlots are available for immediate development.
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 is currently discussing Facility Planning Area amendments, related to how sanitary sewer and water service will be provided to the site. 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. Up to eight commercial parcels can be developed on this property.
Lodge Lake Estates	North of Huntley Rd. on Sleepy Hollow	8 residential lots on 5.393 acres, 2.95 acres of which are open space or Lake.	TBD	TBD	100%	0%	The developer has completed the design work but still needs to submit paperwork prior to permit issuance. This development is on hold pending the developer receiving financing approval for the project.



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Active Subdivisions							
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 Phase 1 was accepted by the Village on February 2, 2010. Roadway and infrastructure work was completed in the southwest previously approved subdivision section so that additional home sites may be made available for sale and construction. Huntley Road Phase II Improvement have also been completed.
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 parcel has been completed, and parcel was recently deeded to the Dundee Township Park District.
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.



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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 parking lot will also be added, as well as landscaping and lighting improvements.	In progress	TBD	50%	20%	The grading and drainage improvement plans for a portion of the site have been approved. This permit has been issued and construction has started and is expected to be completed soon. A permit was issued so that the building facade may be cleaned and tuck pointed, and the windows and roof replaced. Permits have also been issued for demolition of portions of the existing building. Some of the permit work has been completed. Final engineering plans for the parking lot and site improvements have been submitted and reviewed twice, and a resubmittal is imminent. Construction work on underground utilities is expected to begin before Spring 2010.
425 Maple	East of Carpenter Blvd. and South of Maple Ave.	The existing lot will be expanded to include more parking and a storm water management facility.	In progress	Spring 2010	100%	95%	Work has been completed on the Phase I proposed parking lot addition and storm water management facilities. Work has also been completed on the Phase II additional proposed parking lot and outside storage area improvements, and these facilities have been placed in use. The Village has generated and sent the final construction punch list to the developer for their review. All punch list items are expected to be completed by Spring 2010.
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.



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2010 Active Site Improvements							
AutoZone	East of Route 31 and North of Hillside St.	Remodel of the vacant building located at 164 S. Western Avenue.	In progress	Spring 2010	100%	40%	The Village has reviewed and approved the site improvement plans. A full construction permit was issued late December 2010 and construction is underway.
Car - X	Northwest corner of Binnie and Randall Roads	Car-X development of lot 16 in Madison Commercial Unit 2 subdivision.	TBD	TBD	100%	5%	The developer has submitted the proposed site improvement plans and the Village has approved them. A site development / foundation only permit was issued early January 2010 and work has started.
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.	In progress	Fall 2010	95%	20%	The Village is reviewing the third submittal of the plans for the proposed site improvements. The Village has approved the demolition plans for the site and that work has been completed. The majority of the construction work is scheduled to take place in Spring 2010.
Discount Tire	Northwest corner of Binnie and Randall Roads	Discount Tire development of lot 15 in Madison Commercial Unit 2 subdivision.	Pending	TBD	100%	3%	The developer has completed the design work but still needs to submit paperwork prior to permit issuance. The developer has installed silt fence.
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.



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Fire Station #2 Remodeling	South side of Lake Marian Road west of RT 25	Remodel of existing fire station to provide expanded equipment and personnel space	Jul-09	Spring 2010	100%	50%	The building is currently being rehabilitated and the site work improvements will resume once the weather improves. The building is expected to be completed and a grand opening to be held late spring 2010.
Golfview Elementary School Improvements	East of Golfview Ln. and North of IL Rt. 68	Existing elementary school building will be expanded for more classrooms. A detention basin and storm sewer will also be installed.	Completed	TBD	100%	99%	The developer has completed construction but still needs to submit paperwork prior to the Village approving the completed work.
Parkview Elementary School Improvements	South of Carpenter Ave. and East of Carpenter Blvd.	Existing elementary school building will be expanded for more classrooms. The improvements also include modification of the existing pond and new storm sewer installation.	Completed	TBD	100%	99%	The developer has completed construction but still needs to submit paperwork prior to the Village approving the completed work.
Village Fresh Market	Former Jewel at the intersection of Route 25 and Lake Marian Road	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.



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2010 Active Site Improvements							
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.	TBD	TBD	95%	20%	<p>The Village has received the third submittal of the proposed improvements for the new Village Pizza Site and comments have been sent to the developer for their review. Surplus Village right of way has been vacated to provide additional land for this redevelopment project. The existing utility services have been abandoned and the three vacant homes have been demolished to make way for this project.</p> <p>Architectural plans are in the process of being reviewed. A site development / foundation only permit was issued early December 2009 so that construction could begin, and the building foundation has been completed</p>