

## Randall / Binnie Road - Carpentersville Development Proposal

The discussion surrounding the potential for a large-scale truck depot/logistics park is a complicated one. What follows is an effort by the Village of West Dundee to clarify certain aspects. Here goes:

*Did the West Dundee talk with the property owner and developer about the project prior to its being offered to Carpentersville?*

Yes—twice in 2021. The inquiry was informal, and did at one time include the prospect of commercial uses along Randall Road frontage as a “make-good” for the village potentially accepting the less-desirable truck depot/logistics park concept. The Village of West Dundee thought the overall concept so disruptive and incongruous with the area that it did not advance the discussion to the full village board. Put simply, the concept is a poor one, and it had no chance of being given a positive appraisal by the current board for West Dundee.

*So after the rejection, the property owner and developer then took the concept to Carpentersville?*

Yes.

*Did West Dundee try to work with Carpentersville on a boundary agreement for the area?*

Yes. Carpentersville refused.

*Carpentersville claims that 60% of the project is dedicated to open space?*

One of the more perplexing items in the “Carpentersville Frequently Asked Questions” is the statement that the development shows that 60% of the entire space will be kept as open wetland space. The proposed development area is 90 acres total comprised of three building areas of 24 acres, 27 acres, 22 acres totaling 1M sq. ft. under roof, 2 acres of roadway, and 15 acres of detention, all totaling 90 acres. There is virtually no green or open space on the site plan. Where is the 60% open space?

*Is Carpentersville strongly considering the project?*

Yes. It would appear that the village has every intent of approving the use. Consider that Carpentersville has:

- Rejected West Dundee's request to formally consider a boundary agreement for the previously expected corporate limits of West Dundee on the south side of Binnie Road and Carpentersville on the north side.
- Indicated strong support of this developer and the project, via emails.
- Has developer an expedited timeframe for approval.
- Initiated and provided a full concept review evaluation by both the Village Board and the Planning and Zoning Commission.
- Amended their zoning ordinance in the last two weeks to include and allow for light industrial development on Randall Road.
- Amended and adopted a revised comprehensive plan, which for the last 30 years has never been contemplated in the Village of Carpentersville and even their Comp Plan adopted last month does not include this property in its future land use map.

*Why is West Dundee concerned?*

The reasons can be distilled to the following:

- Carpentersville is formally amending their needed and required documents in order to support and grant approvals for 325 truck bays and 1 million square feet for light industrial on property, that has always been expected to be located within the Village of West Dundee.
- Carpentersville is not considering the existing, nearby land uses or being respectful of the surrounding properties--including the large estate residentials and the open space and recreational township areas located at Randall Oaks Park.