

Village of Bensenville
Board Room
12 South Center Street
DuPage and Cook Counties
Bensenville, IL, 60106

MINUTES OF THE SPECIAL COMMUNITY DEVELOPMENT COMMISSION

August 25, 2014

CALL TO ORDER: The meeting was called to order by Chairman Moruzzi at 6:33p.m.

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Weldon, Rowe, Pisano, Caira
Absent: Janowiak, Rodriguez
A quorum was present.

STAFF PRESENT: V. Benham, M. Rysavy, S. Viger, C. Williamsen,

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission Meeting of August 18, 2014 were presented.

Motion: Commissioner Rowe made a motion to approve the minutes as presented. Commissioner Weldon seconded the motion.

All were in favor. Motion carried.

Public Meeting: Draft Comprehensive Plan Review

Motion: Commissioner Pisano made a motion to open the public meeting. Commissioner Weldon seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Weldon, Rowe, Pisano, Caira
Absent: Janowiak, Rodriguez
A quorum was present.

Chairman Moruzzi opened the Public meeting at 6:35 p.m.

Samyukth Shenbaga and Evelyn Zwiebach of the Chicago Metropolitan Agency for Planning (CMAP) presented the Village of Bensenville draft Comprehensive Plan with the Commissioners.

Mr. Shenbaga and Ms. Zwiebach made a presentation to the Commissioners explaining the type of work CMAP has completed in order to have a draft comprehensive plan. The presentation has been attached to the minutes as "Exhibit A".

Mr. Shenbaga stated CMAP held various open houses along with received feedback from residents via electronic efforts to help with the draft comprehensive plan. Mr. Shenbaga stated there will be a Public Open House on September 11, 2014 to receive feedback from Residents over the draft comprehensive plan. Mr. Shenbaga stated issues raised from Residents were:

- Lack of retail and restaurants in downtown
- Unfriendly pedestrian and bike environment
- Unattractive commercial corridors and industrial areas
- Traffic congestion along major arterials
- Flooding in residential and industrial areas

Mr. Shenbaga stated the vision from Residents consisted of:

- Vibrant downtown
- Greater transit and bike-ped opportunities
- Better image and identity
- Varied and well-maintained housing stock
- Updated "grey" and "green" infrastructure

Ms. Zwiebach stated the first order of business for the Village, if comprehensive plan was approved, would be to revise its current zoning code. Ms. Zwiebach stated the Village can begin focusing housing efforts in the downtown, work with realtors and developers to see, lease, or redevelop vacant unit, apply to DuPage County for CDBG funds to assist with downtown redevelopment, raise awareness of Village and County rehabilitation, maintenance and other assistance programs and support "Aging in Place." Ms. Zwiebach stated long term recommendations consist of:

- Develop new housing in other strategic locations in the Village.
- Explore the creation of home-sharing program.
- Consider developing pre-annexation agreement with resident in unincorporated land along IL 83.

Ms. Zwiebach stated near-term recommendations for downtown district included:

- Install additional street trees.
- Create shared parking opportunities.
- Create web-based vacant and underutilized parcel inventory.

Ms. Zwiebach reviewed industrial area plans with the Commissioner along with transportation plans and natural area plans

Mr. Shenbaga stated the first steps for implantation is to create an implantation matrix, raise awareness of plan recommendations and convene quarterly meeting to review implantation progress and upcoming tasks.

Mr. Shenbaga stated after the September 11, 2014 Public Open House, final plan will be presented to Staff and the Commissioners in October 2014 followed by a Public Hearing in October or November 2014 with Village Board adoption of the plan in November 2014.

Chairman Moruzzi asked if there were any members of the Public that had comments regarding the draft comprehensive plan. There were none.

Commissioner Weldon raised concern with the proposed housing redevelopment in the downtown area. Commissioner Weldon stated with the proposed increase of noise as a result to the future runway being opened at O'Hare Airport, he does not see Residents wanting to live in the downtown area. Commissioner Weldon asked if CMAP had taken the future runway into consideration while planning. Commissioner Weldon asked if other areas CMAP had worked on had any similar issued. Mr. Shenbaga stated Rosemont would be a similar case and that he would look into Commissioner Weldon's issued and report back to the Commission.

Chairman Moruzzi raised concern with new project occurring in Bensenville that may affect the overall vision presented by CMAP. Chairman Moruzzi asked, moving forward, once the comprehensive plan is approved, that Staff begin highlighting the vision in their Staff reports for future CDC cases. Chairman Moruzzi stated it will help the Commissioners with their decisions to make sure the vision of the Community is being met.

Motion: Commissioner Rowe made a motion to close the Public Meeting. Commissioner Weldon seconded the motion.

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Meeting at 8:50 p.m.

Report from Community Development

Ms. Benham reviewed both recent CDC cases along with upcoming cases.

ADJOURNMENT:

There being no further business before the Community Development Commission, Chairman Moruzzi made a motion to adjourn the meeting. Commissioner Caira seconded the motion.

All were in favor
Motion carried.

The meeting was adjourned at 8:51 p.m.



Mike Moruzzi, Chairman
Community Development Commission



DRAFT COMPREHENSIVE PLAN

Steering Committee Update Meeting

August 25, 2014



Chicago Metropolitan
Agency for Planning

Meeting Agenda

- Planning Process to Create Plan
- Overview of Plan Document and Recommendations
- Comments and Questions
- Next Steps

What We Heard...

- Issues
 - Lack of retail and restaurants in downtown
 - Unfriendly pedestrian and bike environment
 - Unattractive commercial corridors and industrial areas
 - Traffic congestion along major arterials
 - Flooding in residential and industrial areas
- Vision
 - Vibrant downtown
 - Greater transit and bike-ped opportunities
 - Better image and identity
 - Varied and well-maintained housing stock
 - Updated “grey” and “green” infrastructure



Key Goals of Plan

- Goal #1: Build Upon Previous Planning Work
 - 2011 TOD Study, 2013 Comprehensive Economic Development Strategy (CEDS) Study
- Goal #2: Identify Strategies for Successful Implementation
 - Focus on realistic and achievable goals
 - Allow for effective implementation and monitoring
 - Each strategy to detail out action items and implementation partners

Community Outreach Efforts

Outreach conducted throughout three phases:

Phase 1:

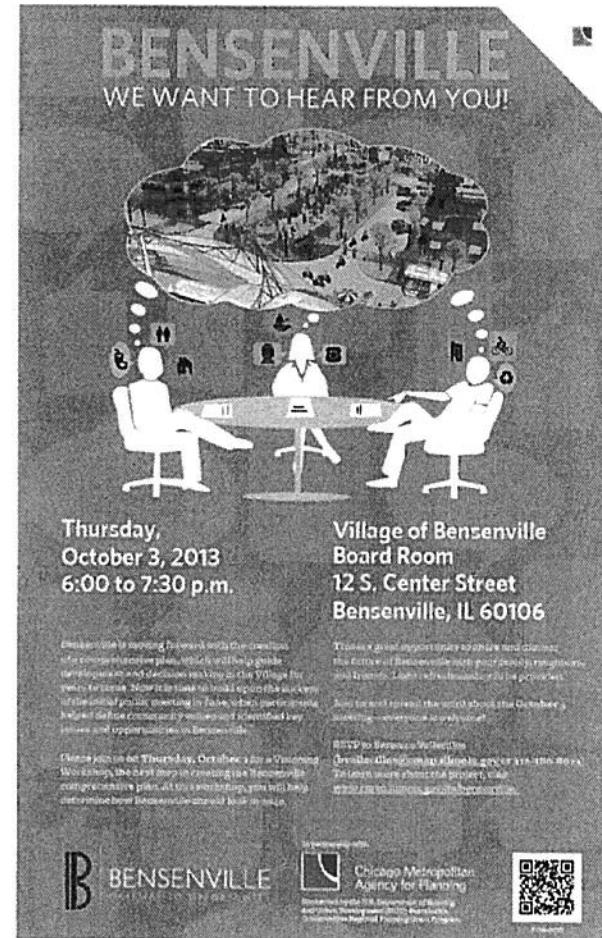
- Meeting with steering committee
- Public kick-off meeting with 25 attendees
- Stakeholder interviews
- Focus groups with Latino residents, seniors
- Online engagement

Phase 2:

- Public visioning workshop with 20 attendees

Phase 3:

- Meeting with Steering Committee (today)
- Public Open House (September 11, 2014)
- Public Hearing (October/November 2014)

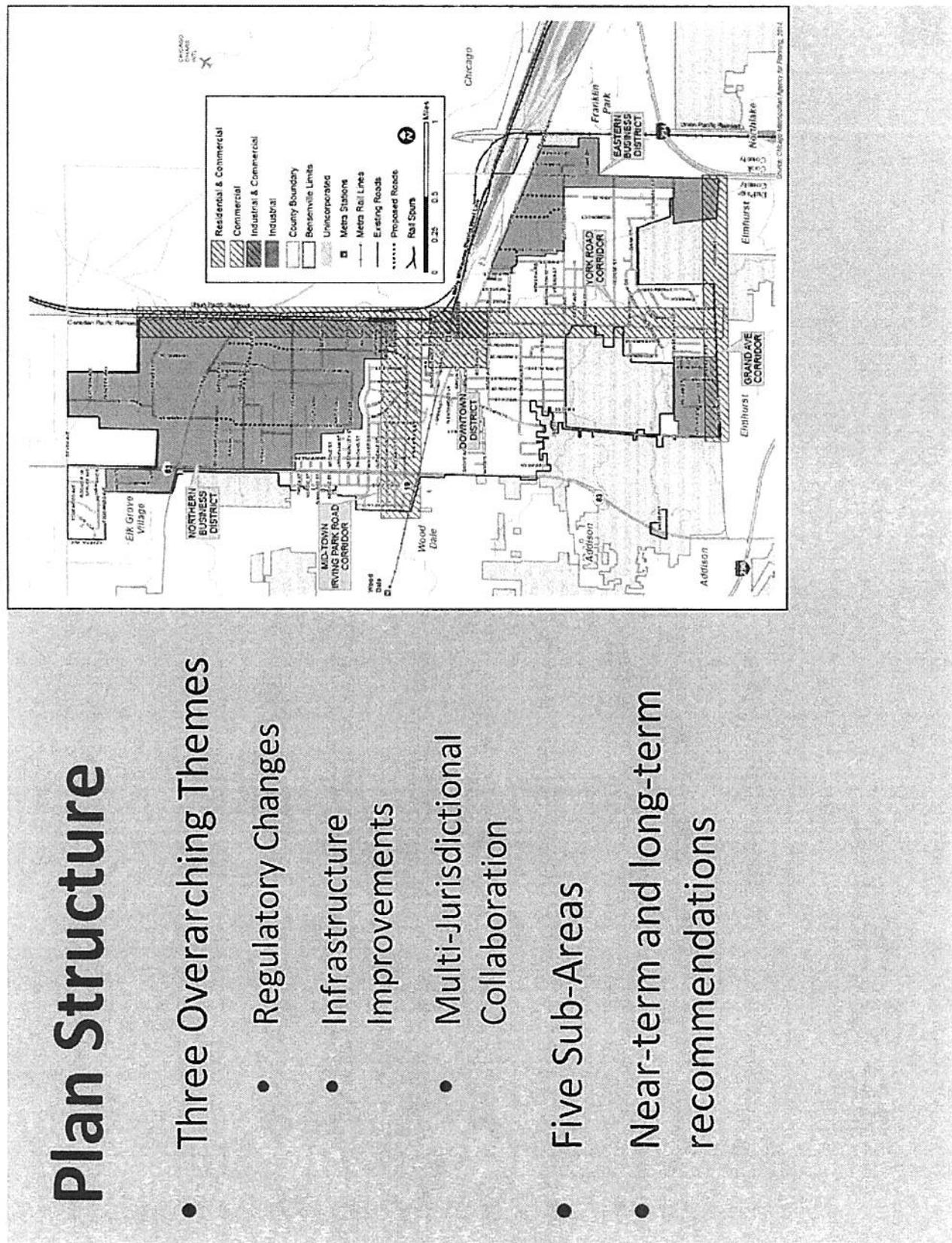


Chicago Metropolitan
Agency for Planning



Plan Structure

- Three Overarching Themes
 - Regulatory Changes
 - Infrastructure Improvements
 - Multi-Jurisdictional Collaboration
- Five Sub-Areas
 - Near-term and long-term recommendations



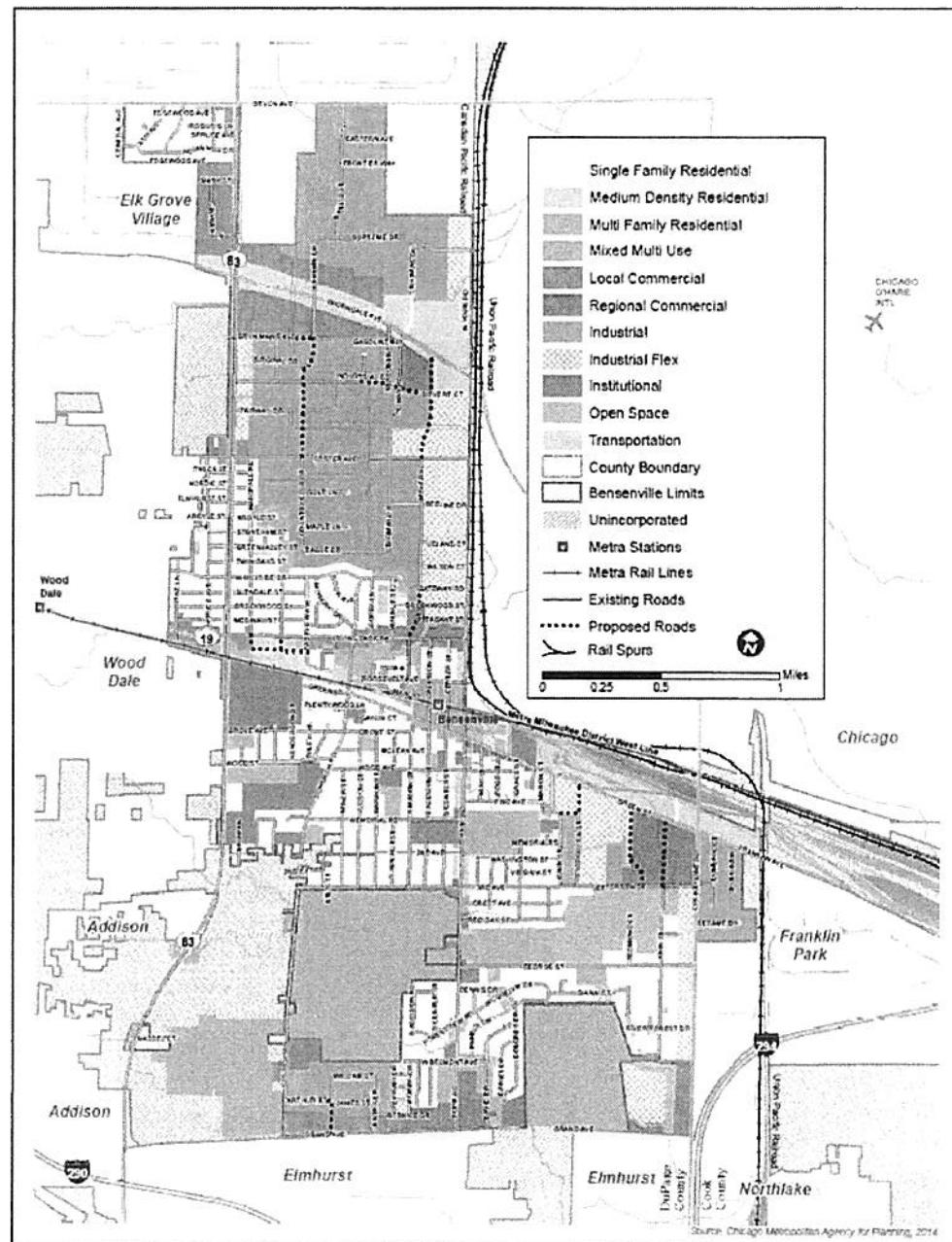
Plan Outline

- Chapter 1: Introduction
- Chapter 2: Plan Overview
- Chapter 3: Future Land Use Plan
- Chapter 4: Residential Areas Plan
- Chapter 5: Commercial Areas Plan
- Chapter 6: Industrial Areas Plan
- Chapter 7: Transportation Plan
- Chapter 8: Natural Areas Plan

Sub-Area	Chapter 3: Residential Area Plan	Chapter 4: Commercial Areas Plan	Chapter 5: Industrial Areas Plan
Downtown District	X	X	
Mid Town / Irving Park Road Corridor		X	
Grand Avenue Corridor or Southern Business District		X	
York Road Corridor or Northern Business District		X	X
Eastern Business District			X

Future Land Use

- New land use categories:
 - Medium Density Residential
 - Multi Family Residential
 - Local/Regional Commercial
 - Industrial Flex
 - Key changes:
 - Downtown
 - Irving Park Road
 - Legends Site
 - York Road Corridor/Northern Business District

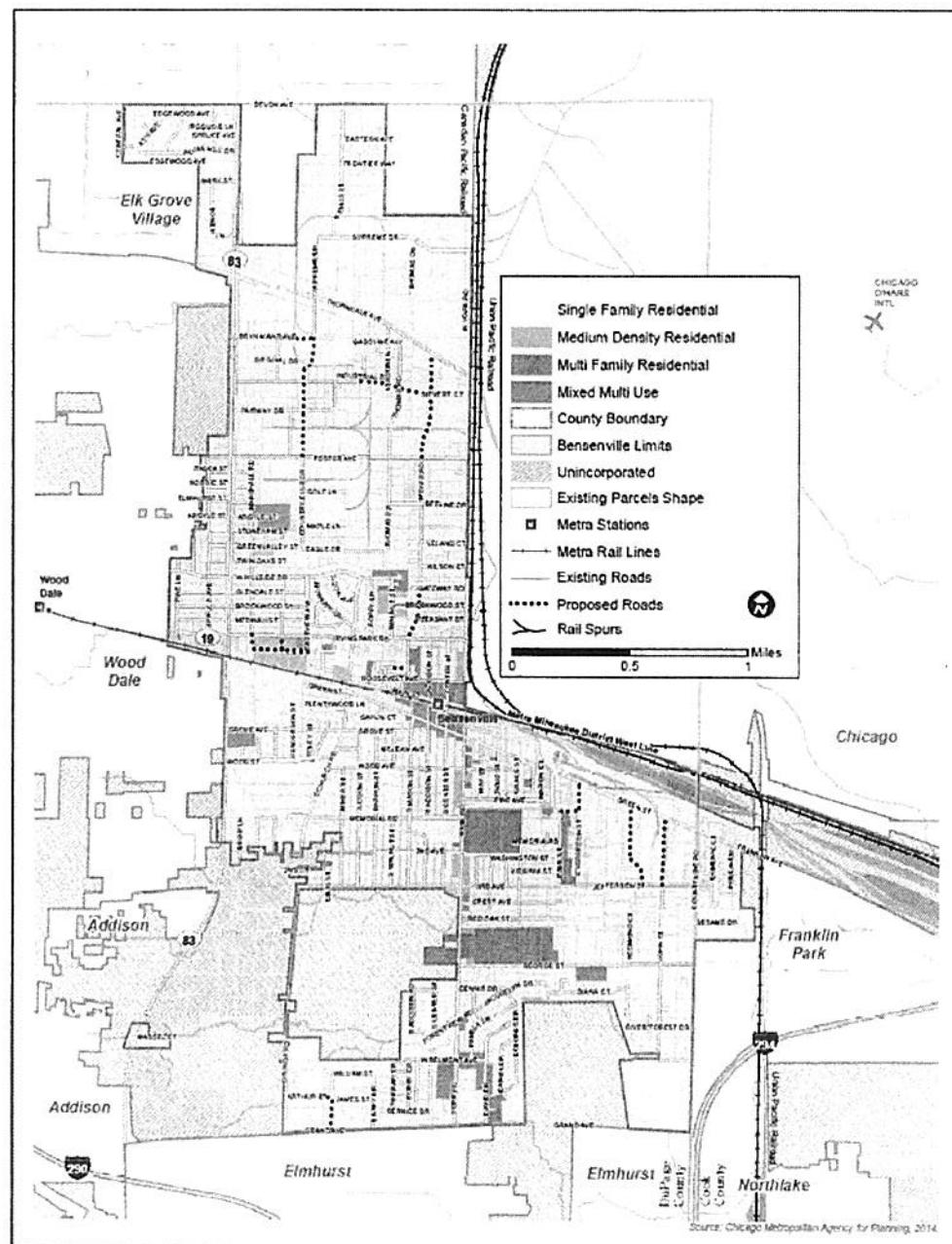


Chapter 4: Residential Areas Plan

Near-Term Recommendations:

- **Revise zoning ordinance**
- **Focus new housing efforts in the downtown**
- Work with realtors and developers to sell, lease, or redevelop vacant units.
- Apply to DuPage County for CDBG funds to assist with downtown redevelopment.
- Raise awareness of Village and County rehabilitation, maintenance, and other assistance programs
- **Support "Aging in Place."**

Future Residential Land Use

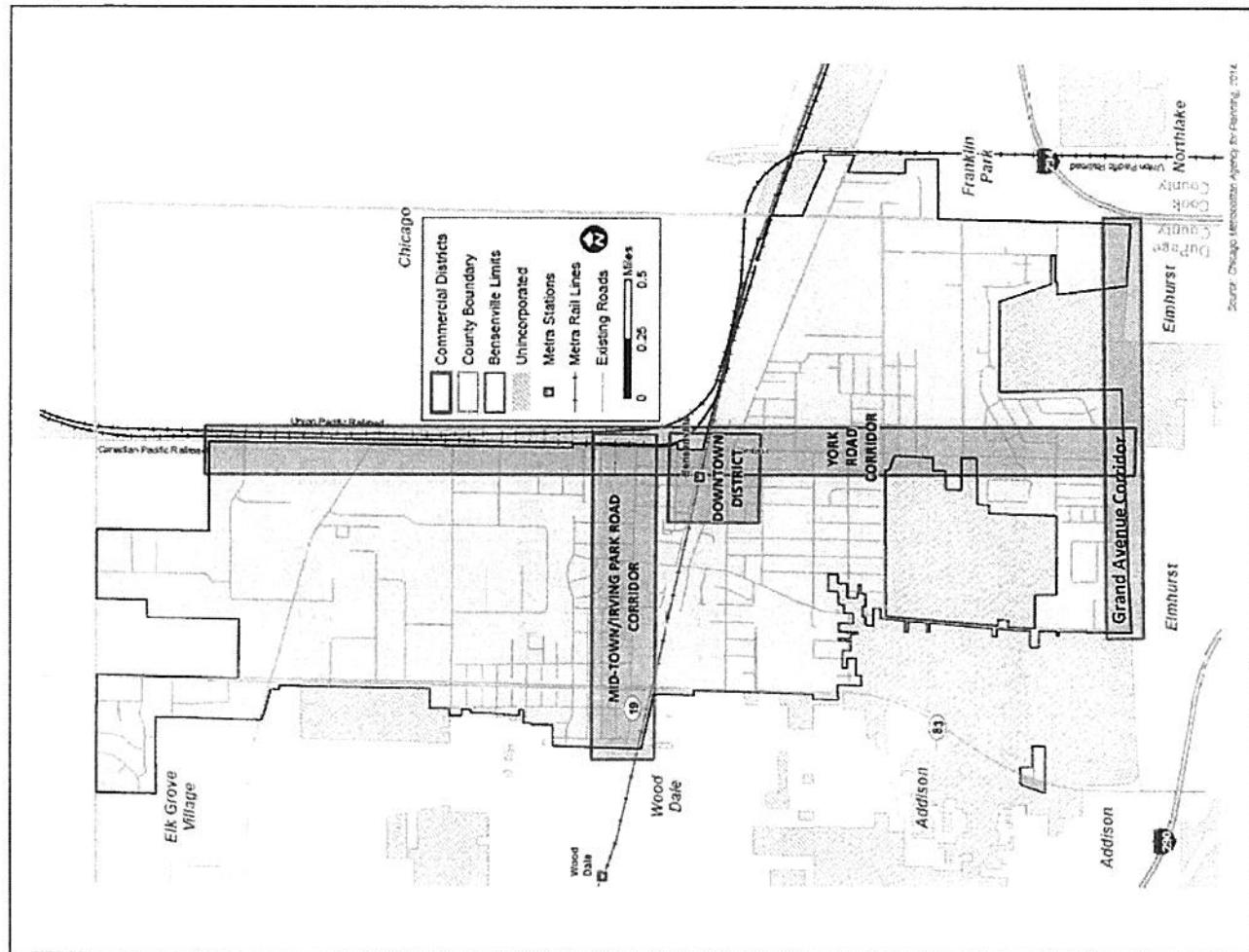


Chapter 4: Residential Areas Plan

Long-Term Recommendations:

- Develop new housing in other strategic locations in the Village.
- Explore the creation of a home-sharing program.
- Consider developing pre-annexation agreements with residents in unincorporated land along IL 83. (not a near-term)

Commercial Sub- Areas



Chapter 5: Commercial Areas Plan

Near-Term Recommendations for Downtown District:

- Install additional street trees.
- **Create shared parking opportunities.**
- Create web-based vacant and underutilized parcel inventory.
- Undertake detailed market assessment and developer recruitment.
- Revise zoning ordinance to include design standards for buildings, landscape, and signage.

Long-Term Recommendations for Downtown District:

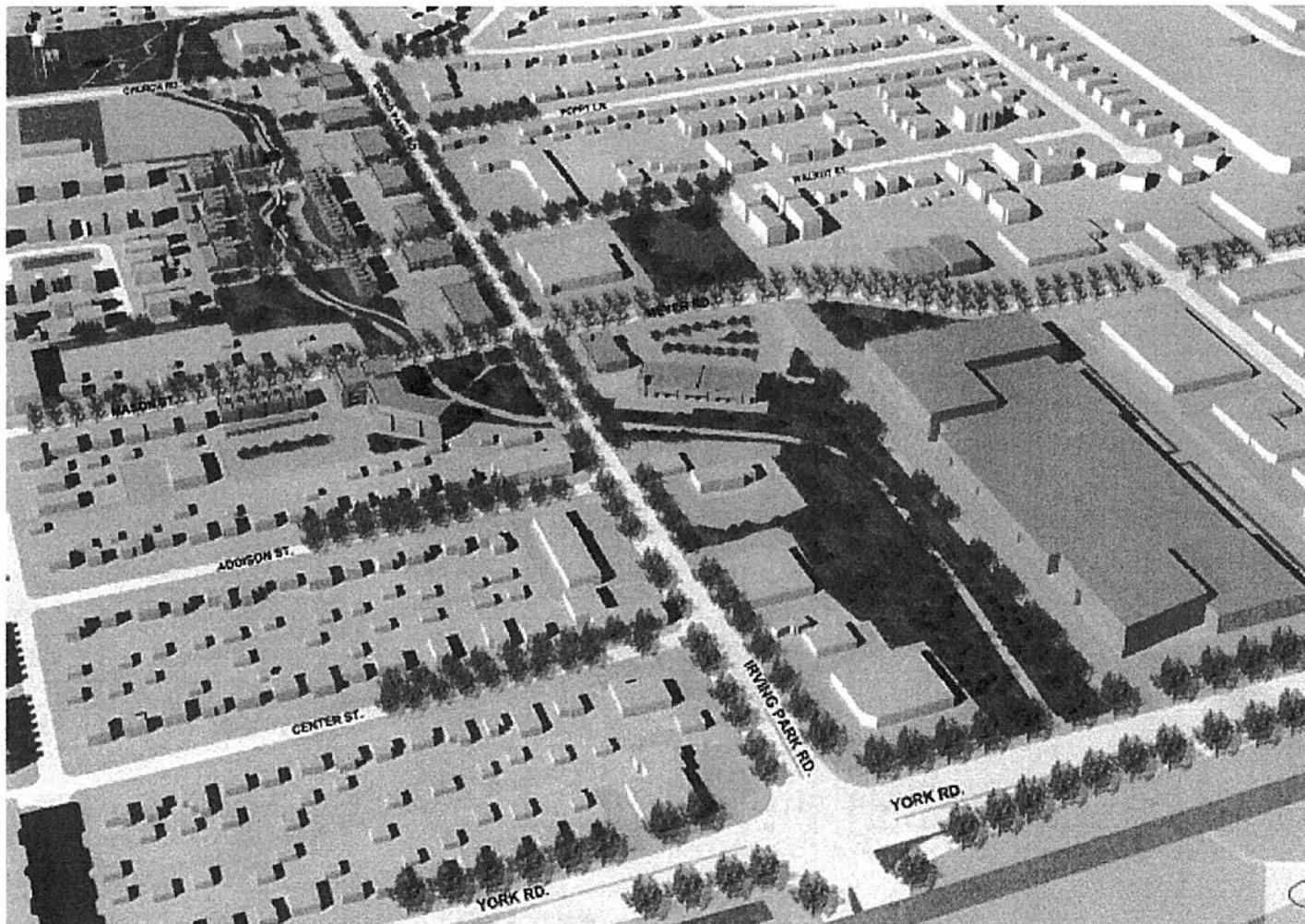
- **Reconfigure parking lots.**
- Implement CEDS streetscape plan.

Chapter 5: Commercial Areas Plan

Near-Term Recommendations for Mid-Town/Irving Park Corridor:

- Create shared parking opportunities.
- **Create access management plan to reduce curb-cuts.**
- Install signage and wayfinding during construction.
- **Require additional buffering for redevelopment along Silver Creek.**
- Identify sites for consolidation.
- Revise zoning ordinance to include design standards for buildings, landscape, and signage.

Rendering of Silver Creek



View looking west at intersection of York and Irving Park Roads
Source: CEDS Study

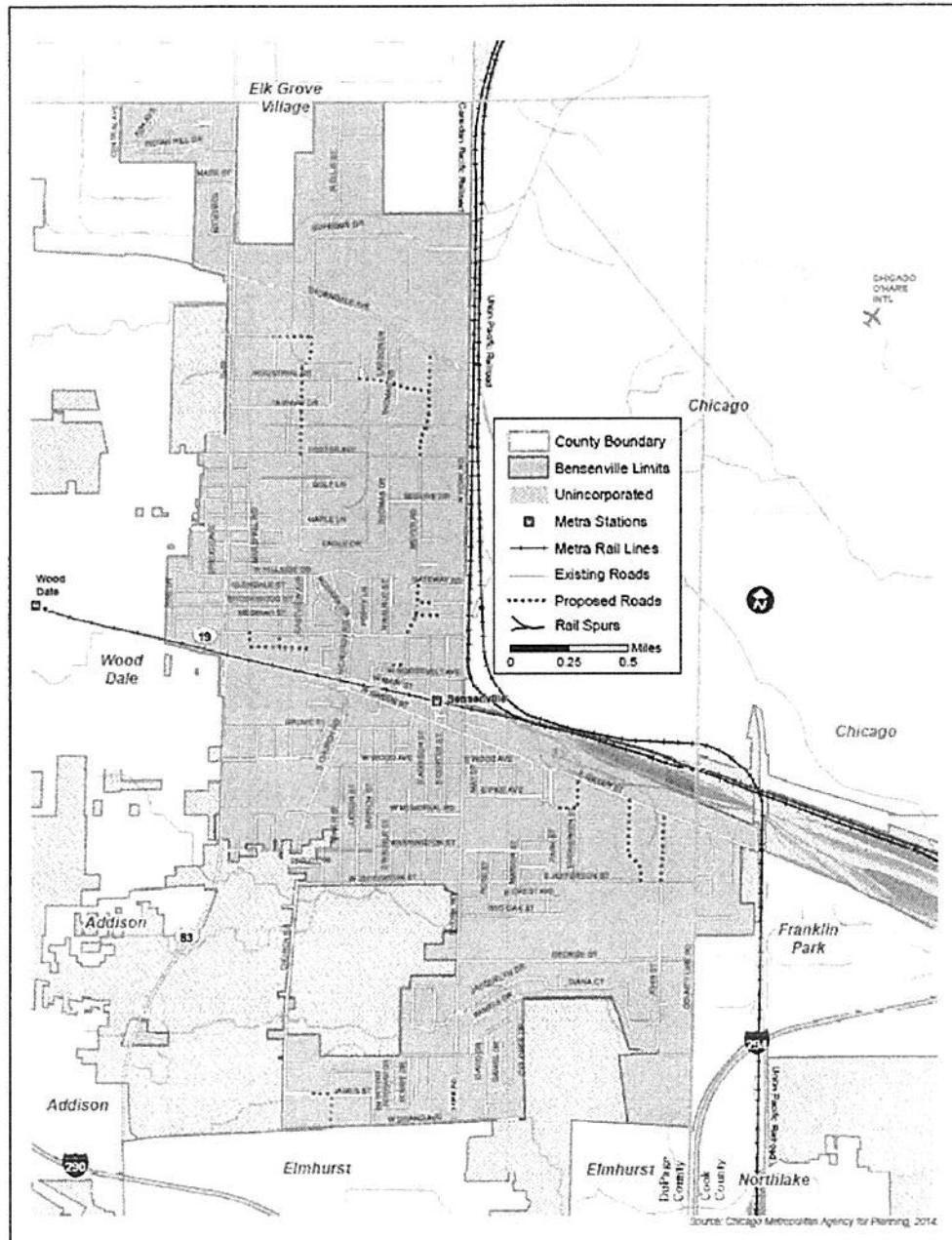
Chapter 5: Commercial Areas Plan

Long-Term Recommendations for Mid-Town/Irving Park Corridor:

- Implement CEDS streetscape plan.
- **Incorporate sustainable stormwater strategies.**
- **Undertake road extensions to improve connectivity.**

Proposed Street Connections

- Extend Meyer Rd. south to Irving Park Road.
- Extend Brookwood St. and Pleasant St. west to meet extended Meyer Rd.
- Extend Marshall Rd. and Franzen St. south to meet extended W Main St.
- Extend Arthur Court east to Judson St., and Judson St. south to Grand Ave.



Chapter 5: Commercial Areas Plan

Near-Term Recommendations for York Road Corridor:

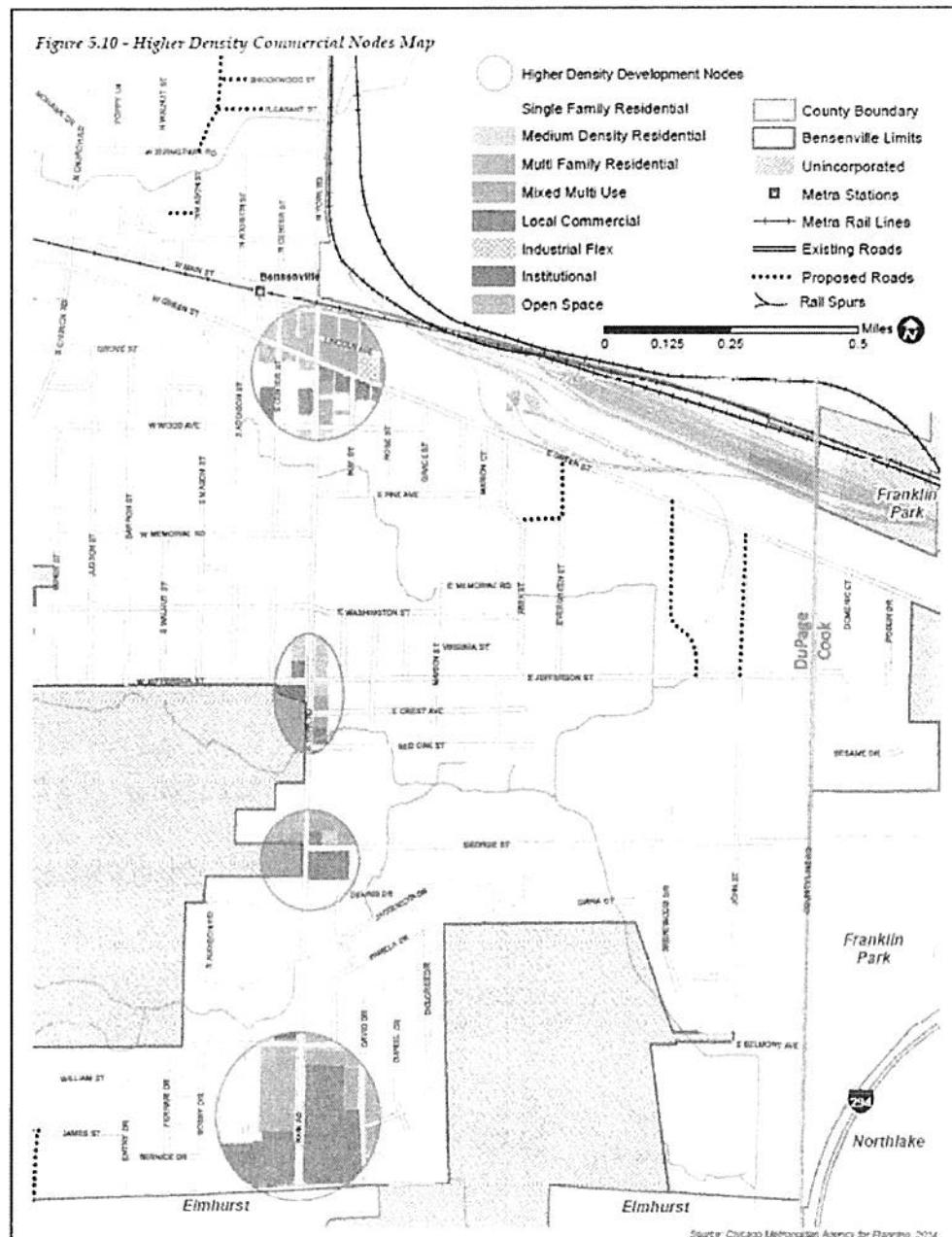
- Create access management plan to reduce curb-cuts.
- **Revise zoning ordinance for C-4 district north of Irving Park Road.**

Long-Term Recommendations for York Road Corridor:

- Implement CEDS streetscape plan.
- **Create compact, walkable, and higher-density nodes.**

York Road Nodes

- York Road and Green Street
 - York Road and Jefferson Street
 - York Road and George Street
 - York Road and Grand Avenue



Chapter 5: Commercial Areas Plan

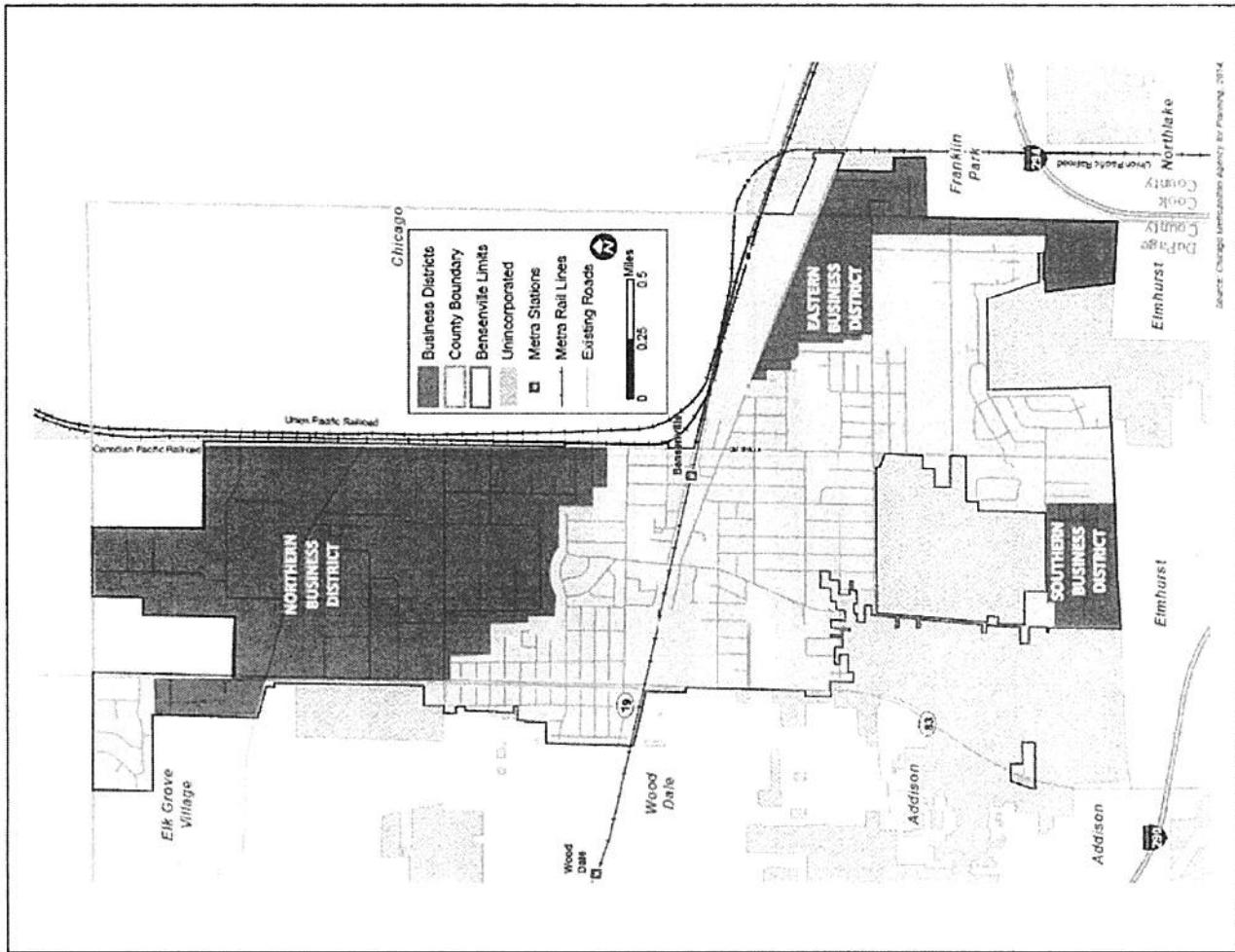
Near-Term Recommendations for Grand Avenue Corridor:

- Extend Williams Street and Arthur Court for better connectivity.
- Revise zoning ordinance to include development standards.
- Create gateway enhancements plan.

Long-Term Recommendations for Grand Avenue Corridor:

- Improve transit and pedestrian amenities.

Industrial Sub-Areas



Chapter 6: Industrial Areas Plan

Community-Wide Near-Term Recommendations:

- Incorporate innovative stormwater management practices in ordinances.
- **Create incentives to encourage rehabilitation of older properties/sites.**
- **Work with utility providers to improve energy efficiency.**
- Support regional and statewide efforts

Community-Wide Long-Term Recommendations:

- Support workforce development.
- Coordinate with Choose DuPage on industrial initiatives.
- **Participate in the Golden Corridor Advanced Manufacturing Partnership (GCAMP).**

Chapter 6: Industrial Areas Plan

Near-Term Recommendations for Northern Business District:

- Make local street connections to improve circulation.
- **Undertake intersection improvements.**
- Continue to upgrade stormwater and water main infrastructure.

Near-Term Recommendations for Eastern Business District:

- Make local street connections to improve circulation.
- **Undertake intersection improvements.**
- Implement streetscape improvements as per CEDS Study.

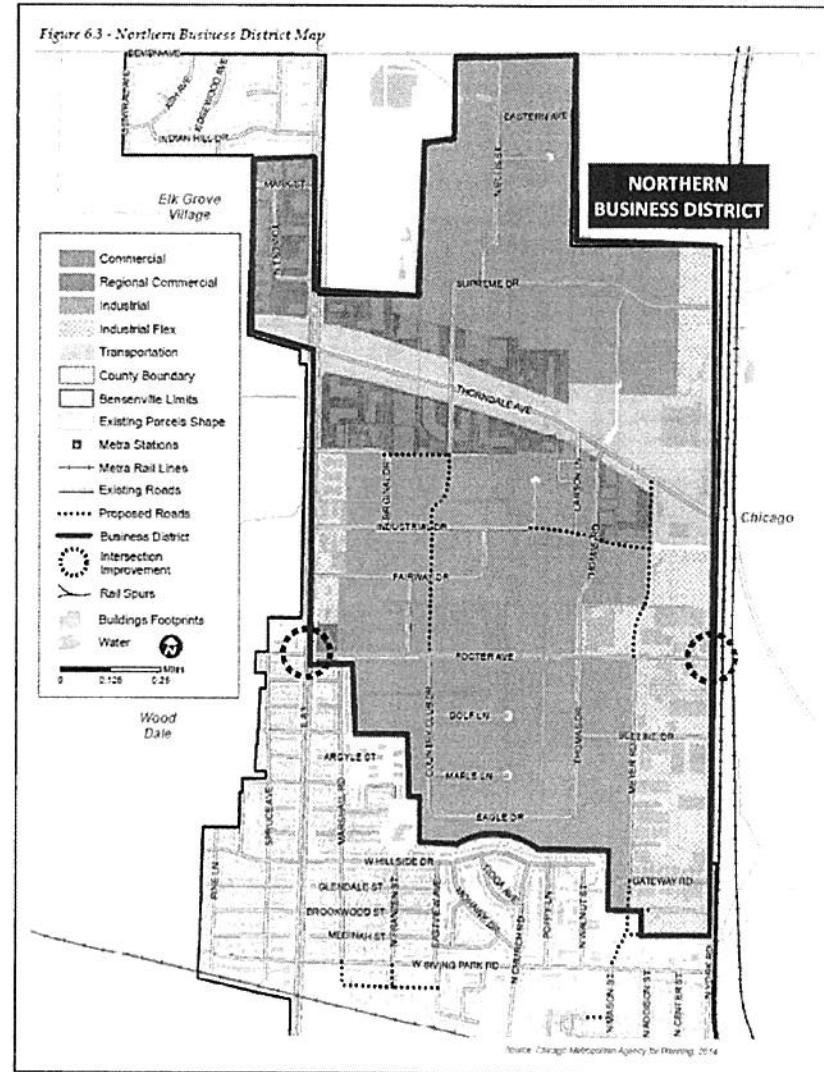
Intersection Improvements and Street Connections

Intersection Improvements:

- IL 83 and Foster Avenue
- York Road and Foster Avenue

Street Connections:

- Extend Meyer Rd. south to Irving Park Road, and north to new EOWA frontage road
- Extend Country Club Dr. north to EOWA frontage road and Supreme Drive
- Extend Bryn Mawr Ave. west to future Country Club Dr.



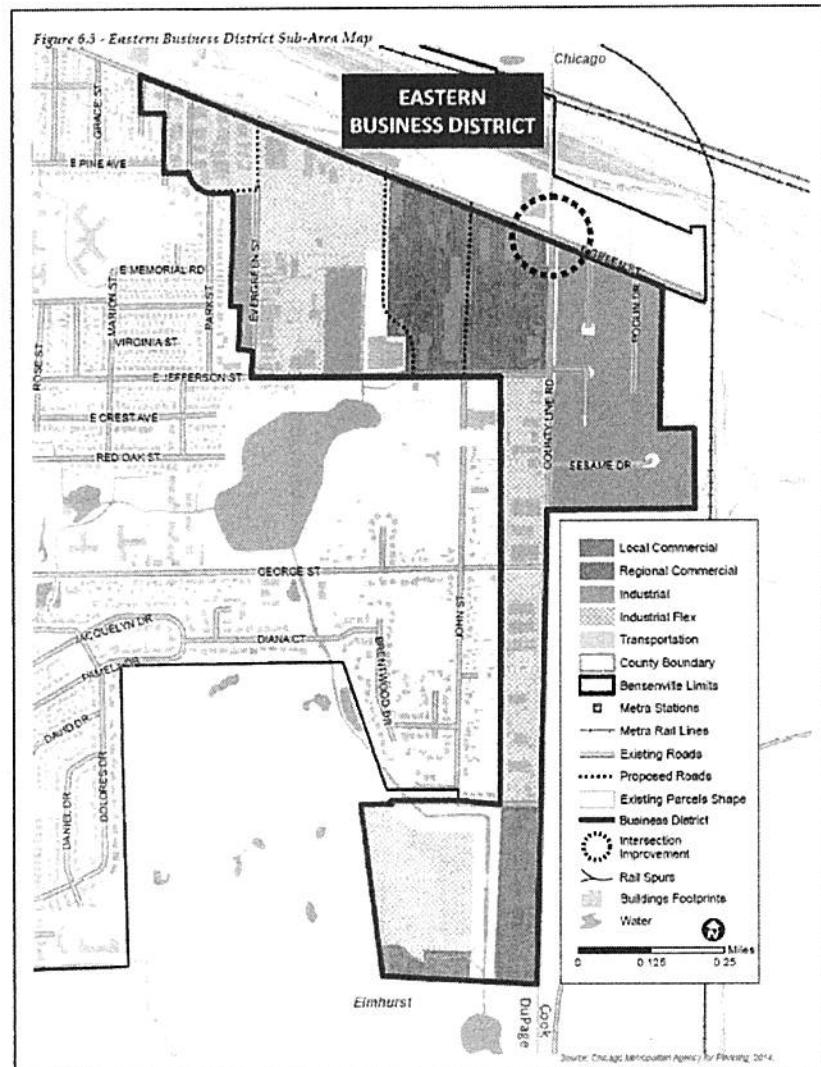
Intersection Improvements and Street Connections

Intersection Improvements:

- County Line Rd. and Green St.

Street Connections:

- Extend John St. north to Green St.
- Create new north-south street between Jefferson St. and Green St.
- Extend Pine Ave. east to Evergreen St.
- Extend Evergreen St. north to Green St.



Chapter 7: Transportation Plan

Near-Term Recommendations for Roadways:

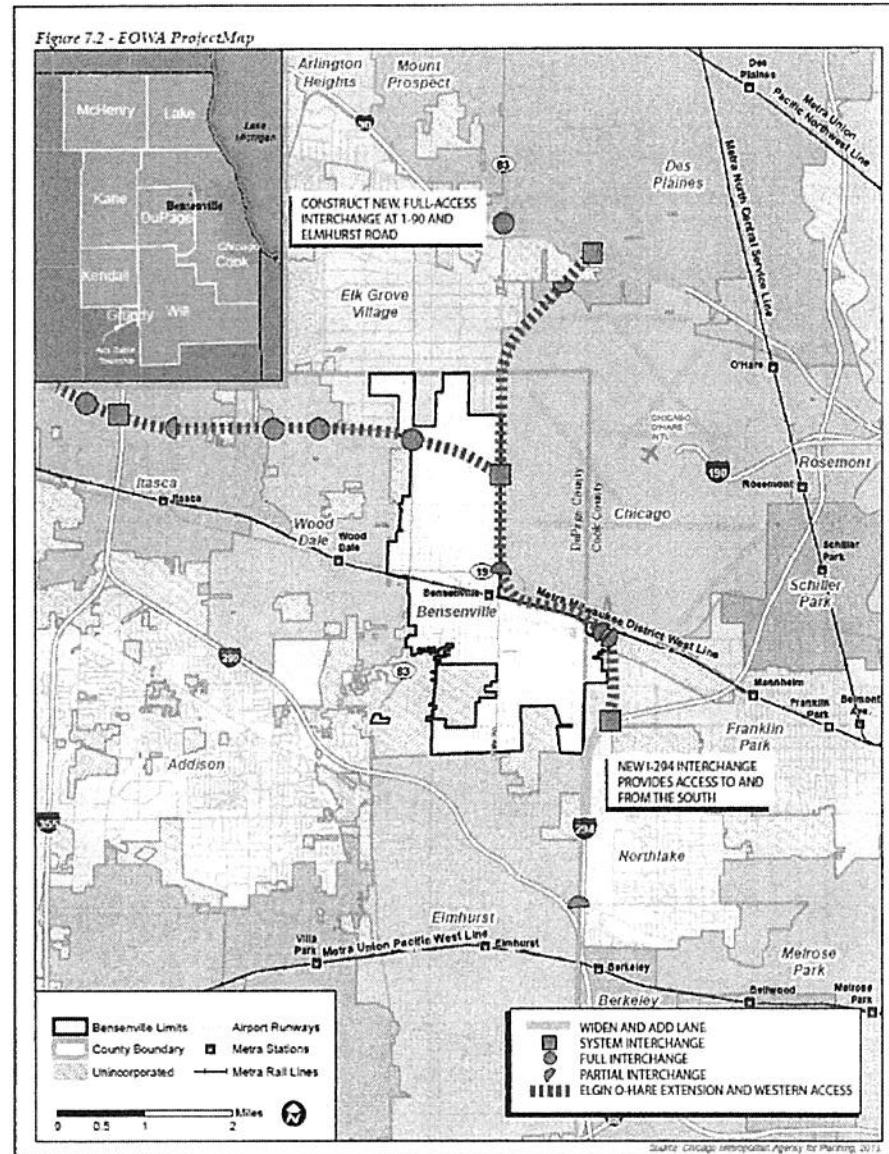
- Incorporate a Pavement Management Program into the Village CIP.
- **Work closely with the DuPage Mayors and Managers Conference Transportation Committee.**

Long-Term Recommendations for Roadways:

- Focus on access management to promote safety along major thoroughfares.
- **Monitor and support regional transportation projects.**

EOWA Initiative

- Western Bypass linking I-294 to I-90
- Extension and redesign of Thorndale Avenue as a western access to O'Hare airport
- System interchange at Thorndale Avenue and Western Bypass
- Partial interchange at Irving Park Road and Western Bypass
- Full interchange at IL 83 and redesigned western access
- Direct access to O'Hare airport from York Road
- Taft Avenue Connector
- Full interchange at Franklin Avenue and Taft Avenue
- New I-294 interchange in Franklin Park



Chapter 7: Transportation Plan

Near-Term Recommendations for Transit:

- Implement transit recommendations in TOD Study.
- **Identify preferred locations for bus shelters/stops.**

Long-Term Recommendations for Transit:

- **Monitor and support EOWA related transit improvements and other regional initiatives.**

Chapter 7: Transportation Plan

Near-Term Recommendations for Bicycles/Pedestrians:

- Inventory sidewalk and curb repairs and incorporate into Pavement Management Program.
- **Create a Bicycle-Pedestrian Master Plan.**

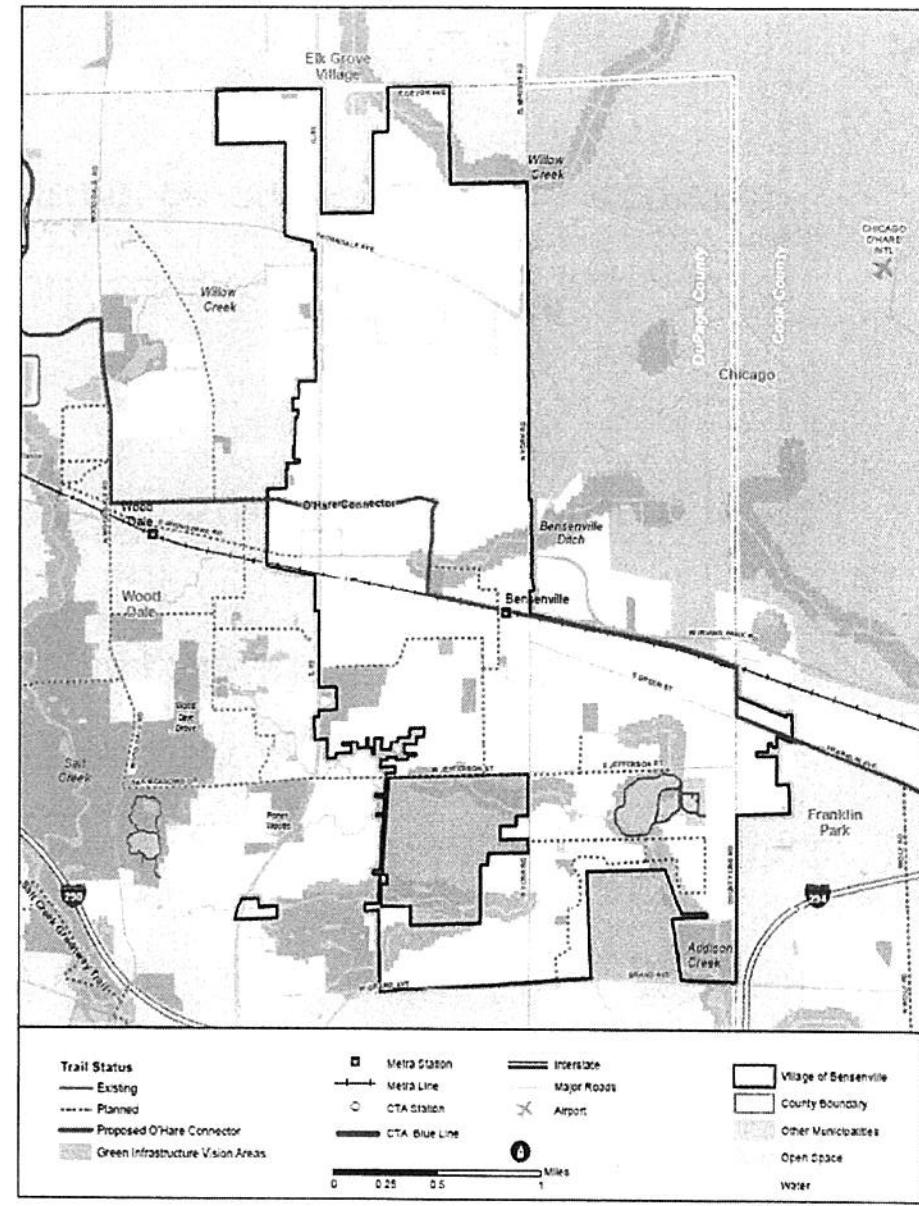
Long-Term Recommendations for Bicycles/Pedestrians :

- Improve bicycle and pedestrian amenities on existing roadways as per CEDS and TOD Studies

Proposed Local Bicycle Network

- Jefferson Street from Church Road to Evergreen Street
- George Street from York Road to John Street
- John Street from George Street to Belmont Avenue and looping back to George Street
- Dolores Street from Grand Avenue to Diana Court
- Mason Street from Jefferson Street to Grove Avenue.
- Grove Avenue from Mason Street to Church Road
- Addison Street from Wood Street to Roosevelt Avenue

Figure 7.4 - Proposed Local Bicycle Network Map



Chapter 8: Natural Areas Plan



Near-Term Recommendations for Stormwater Management:

- Implement DuPage County Stormwater and Flood Plain Ordinance.
- **Implement short and mid-term priority projects.**
- Launch outreach and education program.

Long-Term Recommendations for Stormwater Management :

- Continue to upgrade infrastructure as per CIP.
- **Participate in Municipal Partnering Initiative of DuPage County.**
- Preserve open space and introduce innovative design elements.

Chapter 8: Natural Areas Plan

Near-Term Recommendations for Open Space:

- Implement Park District's Strategic Plan.
- Create Intergovernmental Agreements (IGA).
- **Launch a community gardening program.**

Long-Term Recommendations for Stormwater Management :

- Continue to build additional recreational amenities.

Plan Implementation: First Steps

Create Implementation Schedule and Monitoring System:

- Create an implementation matrix.
 - Lead Role: Community and Economic Development Department
 - Supporting Role: Planning Commission
- Raise awareness of plan recommendations.
 - Planning Commission, Village Departments and Committees, elected officials
- Convene quarterly meetings to review implementation progress and upcoming tasks.
 - Lead Role: Community and Economic Development Committee (CEDC)
 - Supporting Role: Village Departments and Committees, Board of Trustees, Park District, and others.

Next Steps

- Public Open House : September 11, 2014
 - Location: Village Hall
 - Time: 4:30pm-7:30pm
- Final Plan to Staff and Plan Commission: October 2014
- Public Hearing: October/November 2014
- Village Board Adoption of Plan: November 2014