

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

MINUTES OF THE SPECIAL COMMUNITY DEVELOPMENT COMMISSION

September 24, 2012

CALL TO ORDER: The meeting was called to order by Chairman Moruzzi at 6:30 p.m.

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

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission of September 10, 2012 were presented.

Motion: Commissioner Rowe made a motion to table the minutes until the October 8, 2012 Community Development Commission Meeting. Commissioner Pisano seconded the motion.

All were in favor. Motion carried.

Public Meeting: Comprehensive Economic Development Strategy Report

Director of Community and Economic Development, Scott Viger, presented to the Commission the Comprehensive Economic Development Strategy Report. Mr. Viger stated the Village was awarded a grant from the FAA to prepare an Airport Compatibility Study in which the Village was successful in expanding into the Comprehensive Economic Development Strategy. Mr. Viger stated the overall strategy guiding principles for the plan were as follows:

- Enhance the Village's fiscal position.
- Maximize economic opportunities from the OMP/Western terminal and EOWA investments.
- Sustain the vitality of the Northern and Eastern Business Districts as locations for higher economic activity.
- Invest in municipal infrastructure.
- Encourage residential development
- Build support for growth in property values.
- Provide framework to manage pressure for land use change.

Chairman Moruzzi stated he would like to see the character of Bensenville remain the same.

Mr. Viger identified four sub area plans consisting of the Northern Business District, Midtown/Irving Park Road, Downtown, and Eastern Business Park.

Mr. Viger identified the Northern Business District guiding principles as:

- Upgrade and revitalize existing industrial building stock.
- Anticipate shift in demand from pure distribution to higher value flex and office showroom space.
- Prepare for land use change along the key commercial corridors of Thorndale Avenue and York Road, linked with timing for the EOWA and the proposed western terminal at O'Hare.
- Consider identified north-south access improvements to improve connectivity with downtown.
- Move away from outdoor storage as a permitted use.

Chairman Moruzzi suggested the Village inquire the possibility of expanding the streets along Brookwood Street and Marshall Street. This would allow for easier access to and from Irving Park Road.

Chairman Moruzzi suggested to Village inquire the possibility of easement deals along Thorndale for billboard and cell tower opportunities that will provide the Village with long term financial support.

Mr. Viger identified the Midtown/Irving Park Road guiding principles as:

- Connect with ORD and interstate system, through the EOWA.
- Provide sites for mixed use infill redevelopment along Irving Park Road.
- Serve as the retail and commercial corridor for the community.
- Enhance north-south connections across Irving Park Road to downtown.

Chairman Moruzzi asked if there was a possibility to bury the utility lines along Irving Park Road.

Commissioner Rowe left the meeting at 8:40 p.m.

Mr. Viger identified the Downtown guiding principles as:

- Increase density and encourage mixed use.
- Encourage infill development, building from transit oriented development linkages.
- Expand intermodal connectivity with Metra and Pace, and future western terminal.
- Improve north-south connectivity throughout downtown.
- Sustain downtown as a place to support community events.
- Benefit from improved regional access as a new EOWA interchange at York & Irving Park Roads is completed.
- Develop retail recruitment strategy focused on core clusters, including restaurants, entertainment and community services

Commissioner Pisano suggested the possibility of having a Post Office in downtown. Commissioner Pisano stated that would create foot traffic and allow users to see the area.

Mr. Viger identified the Easter Business Park guiding principles as:

- Focus on opportunities the build from anticipated EOWA access at County Line Road, as well as, enhanced ORD cargo access.
- Position the district for higher value ORD linked business services, logistics, and office showroom opportunities.
- Evaluate opportunities for regional retail activity, linked with EOWA access at County Line Road.
- Evaluate the Legends site for unique, larger scale economic development opportunities, ideally linked with ORD activity.
- Continue to engage with the CP railroad.

Chairman Moruzzi suggested that industrial should move to the east and more commercial usage move to the west and help grow downtown.

Mr. Viger held a review of the study and discussion pursued about Bensenville becoming a home rule community.

Chairman Moruzzi suggested the Village keep owned property for the potential of future development.

Commissioner Pisano suggested the Village began to develop land and have lease agreements with company to help gain financials.

Motion:

Commissioner Janowiak made a motion to approve the Comprehensive Economic Development Strategy as presented with the following suggestions:

1. The following streets with intersections on or near Route 83 need to be reconfigured to facilitate increased traffic flow:
 - a. Bryn Mawr Avenue and Route 83
 - b. Hillside Drive and Route 83
 - c. Between the intersection of Brookwood Street and Marshall Road and the intersection of Brookwood Street and Spruce Street
 - i. Crucial development must occur to create a clearly defined route from Route 83 to Route 19 (Irving Park Road) to meet commercial development needs on Irving Park Road.
2. Easement rights along the following roads along the construction of the EOWA:
 - a. Thorndale
 - b. Route 83
 - c. York Road
 - d. County Line
 - e. Green Street
 - f. Grand Avenue

3. On the Mid-town/Irving Park Road design approach West of Church Street:
 - a. The detention basin as shown in plans should be relocated to behind the multiple family development area. The site's potential should then be maximized as a larger development.
 - b. Multi-family is an appropriate land use in the area.
4. On the Eastern Business District Design Approach I: Eastern Commercial:
 - a. Industrial uses should be moved further east along Green Street and commercial uses should be further west to spur the commercial growth of the Downtown area.
5. Additional Miscellaneous Recommendations:
 - a. Taxi coupons be investigated as a potential substitute to Dial-a-Bus
 - b. The Community Development Commission functions also as an economic development entity.

Commissioner Weldon seconded the motion.

All were in favor. Motion carried.

Report from Community Development

Mr. Viger reviewed both recent Village Board actions and prior CDC cases along with upcoming cases.

ADJOURNMENT:

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

All were in favor
Motion carried.

The meeting was adjourned at 9:39 p.m.