

Steering Committee and Open House Comments

Steering Committee Meeting- Community Development Commission and Village Staff
August 25, 2014

Questions:

1. How feasible is residential development in the downtown, given that O'Hare flights will be going over the downtown area and create significant noise?

The Comprehensive Plan recommends the Village undertake a detailed market assessment as a first step towards identifying the types of uses and their locations in the downtown. This assessment will need to take into consideration the noise contour maps published by the FAA. The noise contour map released by the Chicago Department of Aviation (CDA) places Bensenville's downtown area at the edge of the 65 decibel level (DNL) from Runway 10R-28L at full build out. There is a noise monitoring station in this area. The FAA has delineated 65 DNL as the threshold above which aircraft noise is incompatible for residential areas. Further analysis of the exact location of the noise contours will need to be undertaken as part of the market assessment, and a decision made on which parcels could be feasible for residential development. Close coordination with CDA and FAA will be required for this assessment, and therefore be carried out by an organization or individual experienced in aviation planning.

In the event that residential development is ruled out within the downtown area, alternative uses for parcels should be identified.

2. How will the zoning code update address the conflict between what exists on the ground today and what the Village wishes to see in the future without creating undue hardship for existing uses?

The zoning code can be written to be as flexible or stringent as the Village desires. There are a few ways to avoid hardship for existing uses while promoting desired uses in the future.

- a. The Village could create new zoning districts with contain a broader list of permitted uses that accommodate both existing uses and permit newer types of desired uses, e.g. an Industrial Flex District could permit existing industrial businesses while also allowing hotels and office uses that might come about in the future.
- b. The Village could create new zoning districts with a narrower list of uses that are desired in the future. This will make existing uses not on the permitted uses table legally non-conforming. These non-conforming uses can still exist and are not impacted unless they seek a significant expansion or alteration to their structure or parcel. This approach will however impact the resale potential of existing properties for the same use.

The Village should carefully decide its approach to the new zoning districts as part of the zoning ordinance update process. The Village has applied to CMAP for technical assistance for the zoning ordinance update and final decision will be conveyed to the Village in October 9, 2014.

3. The Plan Commission may or may not be the appropriate lead entity for Plan implementation. What role does the Plan Commission play?

**Comments Received on Draft Plan
September 19, 2014**

The Community and Economic Development Department (CEDD) staff will lead the implementation of the Comprehensive Plan. The first step in this would be to create an implementation matrix that identifies actions to take in year 1 after plan adoption. This would be headed up by the CEDD. The Plan Commission will review this implementation matrix and provide feedback to staff before it is presented to the Village Board.

Once the matrix has been approved by the Village Board, the leadership role for Plan implementation would be taken by the Community and Economic Development Committee (CEDC). The CEDC will monitor overall progress, but each department will be responsible for monitoring the progress on their tasks and reporting back to the CEDC on a quarterly basis. The Plan Commission would not be required to play an active role in plan implementation after this point.

**Community Open House- 60+ attendees
September 11, 2014**

Questions/Comments

1. The sub-areas map was unclear, e.g. it gave attendees the impression that the entire York Road corridor would be converted to commercial uses.

The map will be modified to alleviate this concern.

2. Mohawk terrace residential area has several issues and has been overlooked. The area has no sidewalks, city water, and city sewer. This is a health hazard and needs safety issue for family and kids.

The Plan will recommend creating an SSA for the area to fund infrastructure improvements.

3. 200 south block of Center Street was identified as an area that receives significant flooding and needs assistance in the short term.

The Plan will include the 200 Block of Center Street in its list of short-term priority projects.

Others (addressed in Plan)

1. Bensenville needs more parks.
2. Bensenville needs more restaurants.
3. Bensenville should have hotels for aircraft crew and travelers.
4. Create more incentives for businesses to move into Bensenville.
5. Add more bike paths in addition to the Redmond path.
6. Irving Park east of 83 should be bulldozed and modernized.
7. Village should incorporate White Pines Golf Course.

Comments (not to be addressed in the Plan)

1. Many residents wanted to know if there was additional funding available for soundproofing.
2. Potholes on Jefferson Street need to be fixed.
3. The Village should consider moving 'Music in the Park' to Redmond Complex.
4. Mohawk Terrace residents are impacted by aircraft noise and need a monitoring station.

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