

September 24, 2012

Developer Panel Summary Report

Bensenville, IL

Prepared by:



Introduction

The Regional Transportation Authority (RTA) has invested over \$3 million of its own funds during the past 13 years to complete approximately 75 transit-oriented development (TOD) planning studies through the RTA's Community Planning funding program. This program funds TOD planning studies that promote walkable, mixed-income, mixed-use development co-located and/or well-connected to retail and business uses in transit station areas while also increasing overall access to transit.

While there are many success stories from communities that have implemented their plans, several communities have encountered obstacles and barriers to implementing recommendations found in their completed TOD planning studies. The RTA would like to further invest in the communities we have worked with previously by offering an opportunity to receive additional technical assistance and support towards implementing their plans. In 2011, the RTA launched a new program, entitled *Setting Ideas in Motion: TOD Implementation Technical Assistance Program* targeted to those that have completed a TOD planning study through the RTA Community Planning Program and have illustrated a need for technical assistance and support with implementation. From the RTA's perspective, pursuing and achieving implementation of these plans can result in more efficient transit operations, improved access to transit services and a potential for increased ridership for all three of our Service Boards (Metra, Pace and CTA). Implementation efforts can also increase private investment in TOD areas while promoting the principles of sustainability and livability.

As part of these increased efforts, the RTA is working with the Urban Land Institute (ULI) in Chicago to facilitate discussions between individual communities and development experts to shed light on the future of TODs and how this relates to the changing market and economy.

Developer Panel Participants

Tony Manno, RTA
Mary Ellen Martin, Morningside Equities Group, Inc.
Cindy McSherry, ULI Chicago
Shawn Temple, Weston Solutions
Greg Terwilliger, McShane Construction Company

Village of Bensenville Participants

Michael Cassady, Village Manager

Dan Di Santo, Assistance Village Manager

Victoria M. Kosman, Planner

Mike Martella, Marketing & Business Development Administrator

Mark Rysavy, Assistant Director of Community & Economic Development

Frank Soto, Village President

John Wassinger, Resident & Real Estate Broker

Scott Viger, Director of Community & Economic Development

Background

In the spring of 2010 the Village of Bensenville engaged a planning process to assess the potential for improving the community's overall transportation system and revitalizing its main road corridors and Downtown train station area. Key goals of the study included increasing transit ridership and facilitating new development in the downtown area. The Bensenville Village Board formally heard and accepted the Village of Bensenville's Transit Improvement Plan & Station Area/Corridor Study in February 2011.

The study consisted of two primary areas; land use development in downtown and along major transit corridors, and a transit improvement plan for existing and potential transit. The downtown plan assessed the short and long-term potential of redeveloping key parcels in downtown. The process evaluated land use redevelopment project potentials along key transit corridors including York Road and Green Street that would enhance the transit system over time. Recommendations took into consideration the potential expansion of the western terminal at O'Hare airport and the proposed roadway changes due to the Elgin-O'Hare Expressway Corridor.

The ULI panel discussed redevelopment opportunities on Village-owned parcels throughout the TOD area.



Village of Bensenville

Village Owned Parcels with Acreages



Summary of Key Recommendations from Discussion

Short-Term

- Create an identity and brand awareness for the Village and that highlights **(3-6 months)**:
 - Access to O'Hare, I-294, Downtown Chicago, Proximity to jobs
 - The success of area schools including Fenton High School's Advance Placement program
- Release an RFP for the village-owned parcels on the Southeast corner of Addison Road and Green Street. This will require Metra coordination to handle replacement of the commuter parking **(3-6 months)**.
- Consider options to sell the movie theater but keep it active as a performance space **(6-12 months)**.
- Pursue a Quiet Zone designation along the Metra line **(6-12 months)**.
- Create a Façade Improvement Program for the businesses in the TOD area **(6-12 months)**.
- Improve wayfinding signage and the streetscape in the TOD area **(6-12 months)**.
- Update a market study for the TOD area that identifies the potential market for multi-family residential units. Consider completing a market study to identify hotel & hospitality opportunities in the TOD area **(6-12 months)**.
- Explore ways to improve traffic controls at the intersections of York Street and Main Street and also York Street and Green Street **(6-12 months)**.

Long-Term

- Encourage the businesses and employees in the North Industrial Park area to utilize downtown businesses **(6-12 months, ongoing)**.
- Consider assembling & controlling the Northwest corner of York Road and Main Street for future redevelopment **(12-18 months)**.
- Create a permanent outdoor space on Village Hall property with a permanent band shell/gazebo **(12-18 months)**.

- Focus on encouraging multi-family residential development on Village-owned property throughout the TOD area (**12-24 months**).
- Explore ways (including utilizing TIF funds) to relocate the neighborhood grocery store to a larger parcel as a retail anchor in the TOD area (**12-24 months**).
- As development increases in the downtown area, consider constructing a parking deck to address potential increased parking needs (**3-5 years**).