



# GATEWAY

FEBRUARY 2016

FROM WHERE WE'VE BEEN TO WHERE WE'RE GOING

## GATEWAY SPECIAL EDITION! STATE OF THE VILLAGE

As I write this annual letter for the State of the Village special edition of GATEWAY, I always like to reflect back to not only the beginning of the year, but to the beginning of our journey in making Bensenville a model community. In 2009, we had many questions and challenges before us and it would have been hard to view our community as healthy or successful in many respects. That is why it gives me such great pleasure to see where our community stands today. Whether I look at our economic position, the steady increase in the value of our homes since the crash, our expanding business community, our years of balanced budgets and improved financial condition, transparency awards or services we provide, I see we have come a long way since 2004. Even though there is still much to accomplish, over the last few years the seeds have been planted for the continued growth of Bensenville.



More people are doing both – living and working – in Bensenville due to our great progress in several key areas: bringing new businesses to the village, increased property values, and construction of new homes and apartments. The occupancy rate of our industrial properties is as high as it has ever been and our performance is well ahead of our neighboring communities. We've added commercial and retail properties including the new Jewel/Osco, the new facility at 340 County Line Road, additional car dealers, a number of service companies and the new ABC Bank Corporate

Headquarters. Those businesses create valuable new tax revenue sources to ease the burden on property taxes.

Our property values continue to rise and are outpacing those of other communities in DuPage County according to data from the Chicago Metropolitan Agency for Planning's (CMAP) Homes for a Changing Region report (full study can be viewed at <http://tinyurl.com/HomesStudy>). Transportation infrastructure has greatly improved with the completion of York and Irving Park Roads bridge, the resurfacing and new medians along Route 83, and our on-going local road resurfacing program. Quality of life improvements through our streetscape program bring a more attractive look to Bensenville and the introduction of a rail road crossing Quiet Zone in the center of town vastly improved the quality of life along the Metra line.

There is no question that every demographic in our diverse community has experienced some enhancement in their lives this year. Whether it is the expansion at our Public Library, the services provided by our Senior Advisory Council, family events like Music in the Park, our French Market or our 2nd annual B-Well Bensenville Walkathon and Family Fest, our new bike paths and of course, our award-winning new Police and Emergency Management Headquarters, I see a healthier, more vibrant, more successful community all around.

We will always continue to adhere to the practices that allowed us to receive a 98% score for transparency from the Illinois Policy Institute and will not compromise on maintaining the highest standards in that regard.

I invite you to read more details on these and many more accomplishments on the pages that follow.

FRANK SOTO | VILLAGE PRESIDENT



**BENSENVILLE**  
GATEWAY TO OPPORTUNITY

VILLAGE PRESIDENT

Frank Soto

BOARD OF TRUSTEES

Rosa Carmona

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Martin O'Connell

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CLERK

Ilsa Rivera-Trujillo

INTERIM VILLAGE MANAGER

Frank Kosman



# BENSENVILLE

GATEWAY TO OPPORTUNITY

**We thought you might ask about the steps we're taking to continue our success in 2016. Here are some things you can expect to see and hear about.**

CONTINUOUS IMPROVEMENT BUSINESS SURVEY  
THE NEXT PHASE OF CONSTRUCTION AT THE YORK & IRVING INTERSECTION  
CHURCH ROAD RESURFACING  
PROGRESS ON THE 390 TOLLWAY EXTENSION  
STREETScape IMPROVEMENTS DOWNTOWN  
A NEW ENTERPRISE ZONE  
NEW BIKE PATHS  
GREEN AND YORK LANDSCAPING & ELECTRONIC MESSAGE CENTER  
GRAND SUBARU EXPANSION  
OPENING OF THE HOLIDAY INN EXPRESS  
DEVELOPMENT OF HILLSIDE PARK  
CONSTRUCTION OF A&E LUXURY APARTMENTS  
CONTINUATION OF OUR RESIDENTIAL STREET LIGHTING PROGRAM  
RENOVATIONS OF THE PUBLIC LIBRARY  
ZONING ORDINANCE UPDATE

Look for details in upcoming editions of GATEWAY, at [www.bensenville.il.us](http://www.bensenville.il.us) and on Bensenville Web TV.

**“We still have much to achieve together, but I can say with pride and confidence that there is no question about our success in making Bensenville a better place to live and work.”**

FRANK SOTO | VILLAGE PRESIDENT



## What has been done regarding economic development in Bensenville since 2009?

A lot! The vacancy rate in our industrial properties is among the lowest in the region. This effort has not been easy; many changes had to take place to turn around Bensenville's reputation in the business world. With businesses and new developments coming to Bensenville we now have the lowest industrial vacancy rate in the area. We've attracted new retail and commercial entities which have re-invigorated the Eastern Business District, significantly expanded the number of car dealerships in town, and introduced many new businesses from fast food restaurants to corporate headquarters. The 184,000 sq ft industrial site at 340 County Line Road is a great example of our partnership with private sector developers. **Recent additions or expansions in Bensenville include:**

- Jewel/Osco
- Nuevo Mexico 2000
- Floral Express
- Law Auto Group
- Geib Industries
- Holiday Inn Express
- Popeye's Chicken
- Mariscos
- Chicago Auto Shop
- Esmer Tile
- Drummond
- ABC Bank



## What factors can you use to attract more business and investment in Bensenville?

We can tell a good story of our recent success, but in this case, we'll let others do the talking for us. Here are some of the awards we received in the last few years that speak volumes to prospective businesses.

- **Tree City USA** by the Arbor Day Foundations in honor of our commitment to effective urban forest management
- A top financial reporting award from the **Government Finance Officers Association of the United States and Canada (GFOA)**, for our 2014 Budget
- **Governors Hometown Award**
- Cover Story for **American Planning Association Planning Magazine** for B-Well Bensenville and plan for health grant awarded. One of eighteen nationally.
- The Police and Emergency Management Headquarters received the top honor in the rehabilitation category from **The Construction Industry Service Corporation (CISCO)**
- We received a 98% score on our transparency audit conducted by the **Illinois Policy Institute**. This makes Bensenville the fifth highest ranked government entity out of the more than 300 audits conducted in Illinois



HOLIDAY INN EXPRESS  
GROUNDBREAKING

GRAND OPENING  
NUEVO MEXICO 2000



IN THE VILLAGE OF BENSENV

new business + jobs + more tax revenue + less burden on property taxes + more for residents to spend =

**a healthy local economy!**



## How does the residential real estate market stack up?

The market is not what it was in the early 2000's before the bubble burst, but according to the Chicago Metropolitan Agency for Planning's (CMAP) Homes for a Changing Region report, average home sales values in Bensenville are rising at a faster pace than nearby communities (<http://tinyurl.com/HomesStudy>). One great story is the new 29 unit A & E Luxury Apartment complex being built here. The interest by developers to build high-end units indicates that our community is highly regarded for growth and lifestyle. This new development features premium amenities inside and out.

You may also notice a number of new houses being built throughout town. It's great to see families putting down roots in our community with these beautiful new homes.



## We've heard a lot about the new Police and Emergency Management Headquarters but not much has been said about crime prevention in general. What are the details?

**Crime statistics were down in 2015.** There are a number of reasons for that beginning with the superb crime prevention efforts of our entire Police Department. As more businesses open in town it increases the potential for retail theft, and more workers bring more traffic. We will continue to improve traffic flow through traffic studies and roadway improvements to keep all residents and workers safe on the roads. We encourage all residents to be a part of Neighborhood Watch programs.

We should also point out that while the new police facility provides numerous improvements for our officers, the building itself contributes to our community. The new 47,000 sq ft headquarters was built to LEED Gold standards, making it over 20% more efficient than a standard building of its size. This project was completed on time and under budget and was awarded top honor in the rehabilitation category from The Construction Industry Service Corporation.

**quality of life +  
increasing property values +  
new residential development =  
a vibrant,  
diverse  
community**

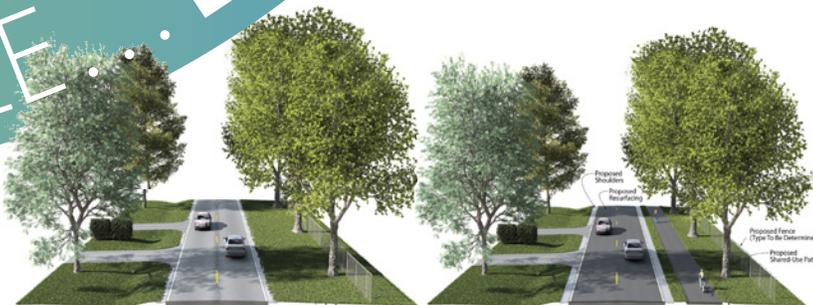


## What can Bensenville do to promote the healthy lifestyle that young professionals and families are looking for today?

We're on it. In addition to the activities always available at the Edge Ice Arenas and Redmond Recreational Center, we've done a lot to add healthy and active components and family events to our town.

- **New bike paths** are being built and we plan to connect them with other regional paths
- Fall will bring our 3rd annual **B-Well Walkathon and Family Fest**
- Our **Music in the Park** series was as popular as ever
- We improved and expanded our **French Market**
- Our **4th of July Libertyfest Celebration** is as full and exciting as any in our area
- Planning continues for our new **Hillside Park** as well
- New **Backyard Hen Program**

...THERE'S NO QUESTION ABOUT



NEW BIKE PATH ALONG CHURCH ROAD



A & E LUXURY APARTMENT COMPLEX

# OUT OUR SUCCESS!



## If property values are going up does that mean my taxes will rise?

For our many recent infrastructure and public service improvements, most funding has come from grants, bond issues and a significantly improved financial rating allowing us to borrow at much better rates. We anticipate generating more revenue from retail sales taxes and property taxes from commercial properties to minimize reliance on residential property taxes. We continue to operate on a balanced budget and doing all we can to ease the property tax burden without compromising on the elements that make Bensenville a strong community.



## We hear a lot about transparency. What measures does the Village utilize to keep residents informed?

Different people use different tools to get their news and information. With that in mind we cover our bases by using a wide range of tactics.

- Our website [www.bensenville.il.us](http://www.bensenville.il.us) provides a wealth of information on codes, processes, forms, events and more
- Agendas and minutes from all Village meetings are posted on the website
- **Bensenville Web TV** provides coverage of Village Board meetings as well as many weekly shows on and about Bensenville
- Our **Gateway** newsletter is published 4 times per year and community newsletter 6 times.
- We provide frequent social media updates via our **Facebook** and **Twitter** feeds
- We host periodic meetings and conduct surveys on major events such as the budget, development of our comprehensive plan or O'Hare noise abatement



DuPage Airport | .17%    ● VILLAGE | 10.40%  
 Township | 1.764%    ● Schools | 68.88%  
 Library | 2.54%    ● County | 2.02%  
 Park District | 5.04%    ● Forest Preserve | 1.64%  
 Fire Protection | 7.52%    ●

VILLAGE ACCOUNTS FOR 10.4% OF YOUR OVERALL TAX BILL.

sound planning + innovative space utilization  
 + agreeable financing + better facilities + advanced training =  
**a safer community**



**BENSENVILLE**  
GATEWAY TO OPPORTUNITY

12 SOUTH CENTER STREET | BENSENVILLE | ILLINOIS 60106

PRST STD  
US POSTAGE  
**PAID**  
PERMIT NO. 72  
BENSENVILLE, IL

**POSTAL CUSTOMER**  
**BENSENVILLE | ILLINOIS 60106**



**BENSENVILLE**  
GATEWAY TO OPPORTUNITY

## CALENDAR OF EVENTS

### **SENIOR CITIZEN MONTHLY LUNCHEON**

First Tuesday of the Month-11 am  
Residents 55 and older \$4.00 each  
Monty's Banquet, 703 S York Road  
For more information call 630-766-8200

### **MUSIC IN THE PARK, CLASSIC CAR SHOW & FRENCH MARKET**

Wednesday Nights, June thru August  
Downtown Bensenville

### **LIBERTYFEST & 4TH OF JULY PARADE**

4th of July @ Redmond Recreational Complex

### **B-WELL BENSENVILLE WALKATHON & FAMILY FUN FEST**

September 2016  
Redmond Recreational Complex

### **HOLIDAY MAGIC & TREE LIGHTING CEREMONY**

November 2016  
Downtown Bensenville

### **BENSENVILLE TOY & COAT DRIVE**

November/December

Don't forget the  
**BENSENVILLE THEATER**  
and **EDGE ICE ARENAS**  
and **WATER'S EDGE**  
**AQUATIC CENTER** are  
open year round and offer  
specials and discounts for  
residents. Call 630-766-8888  
to find out more.

Para recibir este boletín en español, por favor llame al 630-766-8200 y pregunte por Maria, o mande un correo electrónico a [mhampton@bensenville.il.us](mailto:mhampton@bensenville.il.us). Asegúrese de incluir su dirección completa.

