

A New Master Plan for CEA Is Underway

The FAA requires that airports such as Chicago Executive Airport produce and maintain a variety of plans but just one type is called a “Master Plan”. Other types of plans focus on the airport itself, or even just a particular subject within its boundaries.

A Master Plan, on the other hand, is much more comprehensive and must follow extensive guidelines that have been outlined by the FAA. For instance, a Master Plan is required to consider the airport as part of its surroundings and the communities it serves as well as to examine how well the airport functions as part of the national aviation system. Of course, every other aspect of the airport is examined as well: safety, operations and financial viability to name just a few.

This is the first time in almost 30 years that Chicago Executive Airport is conducting a Master Plan. It’s time to take another comprehensive look.

As outlined by the FAA there are two phases to a Master Plan. Phase I is underway now. During this phase we will identify the issues and opportunities to be more fully examined in Phase II. We have included for your review material describing our guiding principles in this effort.

Our goal is to produce Phase I of a Master Plan before June, but now is the best time to hear the thoughts and concerns of everyone including the users of the airport, the businesses that rely on CEA, and the public.

Please take the time to consider our guiding principles and then share your thoughts with us.

GUIDING PRINCIPLES
ONGOING MASTER PLAN UPDATE
Chicago Executive Airport
November 2014

PREFACE

The Chicago Executive Airport (CEA) has initiated a Master Plan Update to provide a comprehensive evaluation of the long-term (20 years) demand and development needs of the airport. Our goal is to create a Master Plan for an improved airport that benefits our communities economically while continuing to fulfill its role as an integral part of the region's air transportation network and which meets the needs of its users so that its operations are self-supporting and do not become a burden on the taxpayers.

Periodic updates of Master Plan elements are typically accomplished on a five-year cycle for active airports similar to Chicago Executive, although timing may vary. Even though a number of updates and studies have been conducted at Chicago Executive since acquisition by the communities in 1986, the last full Master Plan was completed over 30 years ago.

The Master Plan Update is needed to evaluate the airport in the context of current FAA design criteria and provide a comprehensive evaluation of the long-term unconstrained demand of CEA as a regional aviation asset. The study also considers the compatible development of on-airport and nearby off-airport properties that can benefit the communities through the use of joint regional assets and missions.

Having a current Master Plan is important for the benefit of all. It is also important to be aware of the fact that in order to be eligible to receive Federal Airport Improvement Program funding, the Village of Wheeling and City of Prospect Heights (as Owners of Chicago Executive Airport) and the Chicago Executive Airport Board of Directors are required to maintain and periodically update the Airport Master Plan and Layout Plan, as specified by the FAA.

The formulation of an effective development plan at Chicago Executive Airport (CEA) is dependent upon the identification of short- and long-term objectives. These objectives, or guiding principles, establish the framework for the quantity, location, and priority of various development items considered in the study process. Provided below is a listing of guiding principles which offer focus and direction in the formulation of the Master Plan Update and the overall development strategy for CEA. By nature, these guiding principles are dynamic and may be adjusted over time.

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- Preserve Economic Viability of the Airport and Communities
 - Overreaching objective is to ensure CEA continues to be self-sufficient and free of taxpayer subsidy as well as to enhance its contribution to the economic revitalization of its neighboring communities
 - Seek FAA/State grants as primary funding sources, Airport funding secondarily
 - Use market rates commensurate with expectations of the customer demand
- Enhance Airport Safety and Compatibility
 - Evaluate existing and future facilities with consideration to safety and efficiency
 - Ensure zoning and land use restrictions reflect development priorities at CEA
 - Consider initiatives that promote environmental sensitivity and responsibility
 - Use FAA and industry standards as the basis for existing and future facilities
- Fulfilling the Airport's Role
 - Accommodate diverse group of GA and corporate users
 - Offer facilities and services that consider unique location and user
 - Give due consideration to unconstrained operations given heavy use of airport
 - Preserve and fulfill CEA's role within federal system of airports
- Integrated within the Local Communities
 - Integrate community plans with long-term development goals for the airport
 - Develop Airport with consideration to mutually-beneficial local objectives
 - Encourage local communities to use CEA as a catalyst for economic development