

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

MINUTES OF THE COMMUNITY & ECONOMIC DEVELOPMENT
COMMITTEE MEETING
October 21, 2014

CALL TO ORDER: Trustee Jarecki called the meeting to order at 6:07 p.m.

PRESENT: Upon roll call by Deputy Village Clerk, Corey Williamsen, the following Board Members were present:

Chairman Wessler, President Soto, Bartlett, Janowiak, Jarecki, O'Connell, Ridder

Absent: None

A quorum was present.

Village Clerk, Ilsa Rivera-Trujillo was also present

Staff Present: Cassady, Caracci, DiSanto, Finner, Flood, Kosman, Patel, Rysavy, Sloth, Viger, Williamsen

**Approval of
Minutes:**

The September 16, 2014 Community & Economic Development Committee minutes were presented.

Motion: Trustee Bartlett made a motion to approve the minutes as presented. Trustee Ridder seconded the motion.

All were in favor. Motion carried.

**340 County
Line Road:**

Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance to consider a request by Bensenville 1 LLC for two variances to allow an increase in building height from 32 feet to 42 feet and a decrease in loading dock width from 14 feet to 12 feet at the property located at 340 County Line Road within an existing I-3 Heavy Industrial District.

Mr. Viger stated this property is the vacant 11.52 acre site at the northwest corner of Jefferson Street and County Line Road. Mr. Viger stated development of the subject property is a Strategic Plan Initiative of the Village Board. Mr. Viger stated the applicant requests two variances to allow the construction of an approximately 184,000 square foot industrial building. Mr. Viger stated the building height variance is required since the building is within 200 feet of residentially zoned property. Mr. Viger stated the residential property in question is the Village skate park, so staff believes the variance is warranted. Mr. Viger stated the second variance pertains to a reduction in the loading dock width from 14 feet to 12 feet. Staff has found that 12 foot loading docks are allowed in other communities, so the request is reasonable. Mr. Viger stated staff and the CDC (vote 6-0) recommend approval of this development.

Trustee Wessler asked why the Village hasn't amended the village code to reflect the industry standards for loading dock widths. Mr. Viger stated the Village has considered the amendment and plan to address such as part of an overall amendment to the village code as part of the Village's Comprehensive Study.

Motion: Trustee Ridder made a motion to approve this item for placement on a future Village Board Meeting Agenda for action. Trustee Janowiak seconded the motion.

All were in favor. Motion carried.

OGNI Group: Assistant Director of Community & Economic Development, Mark Rysavy, presented to the Committee a resolution authorizing a contract with the OGNI Group for assistance in securing QECB funding for the new police headquarters.

Mr. Rysavy stated the OGNI Group helped the Village secure the Qualified Energy Conservation Bond (QECB) that will help reduce the cost of the Police Headquarters project by \$500,000 to \$1,000,000. Mr. Rysavy stated the OGNI Group was instrumental in the Village navigating the QECB process and would only take payment if the bonds were approved. Mr. Rysavy stated since the QECB bonds were approved, it is now time to pay OGNI Group their \$21,000 fee. Mr. Rysavy stated per the agreement herein, the OGNI Group will continue to help the Village secure additional grants for some of the energy efficiency upgrades to the building, at a fee of 20% of the grant amount. Mr. Rysavy stated this fee is offset by an Illinois Department of Commerce and Economic Opportunity 15% bonus coupon for these grants. Mr. Rysavy stated staff is pleased with the work of OGNI thus far and recommends approval of this contract.

There were no questions from the Committee.

Motion: Trustee Ridder made a motion to approve this item for placement on a future Village Board Meeting Agenda for action. Trustee Bartlett seconded the motion.

All were in favor. Motion carried.

Camosy Change Order: Assistant Director of Community & Economic Development, Mark Rysavy, presented to the Committee a resolution authorizing a change order to the contract with Camosy Construction for the new police headquarters in the amount of \$130,521.00.

Mr. Rysavy stated Camosy Construction was awarded the \$12.25 million construction contract in 2013 for the completion of the new Police Headquarters for the Village. Mr. Rysavy stated this contract was a guaranteed maximum price (GMP) project, which includes any unknown issues that may be discovered on site. Mr. Rysavy stated 'by owner' amendments must be approved via a change order. Mr. Rysavy stated in this case, the proposed change order is for \$130,521. Mr. Rysavy stated the majority of this change order (roughly \$85,000) is a result of the Village modifying the HVAC system to qualify for the QECB bonds and to upgrade from LEED Silver to LEED Gold. Mr. Rysavy stated the QECB bonds will actually end up saving the Village \$500,000 to \$1,000,000, so it is worth the cost up front. Mr. Rysavy stated the other change order item worth noting is the \$16,499 upgrade to the IT Server Room for the Village. Mr. Rysavy stated these upgrades will go towards fortifying the room in case of a disaster so that the Village data is protected. Mr. Rysavy stated staff recommends approval of these change orders, which along with grants and interest savings, will continue to be within the budget.

There were no questions from the Committee.

Motion: Trustee Ridder made a motion to approve this item for placement on a future Village Board Meeting Agenda for action. Trustee Bartlett seconded the motion.

All were in favor. Motion carried.

**FGM Architects
Amendment:**

Assistant Director of Community & Economic Development, Mark Rysavy, presented to the Committee a resolution authorizing an amendment to the contract with FGM Architects for the new police headquarters in the amount of \$12,000.

Mr. Rysavy stated LEED stands for "Leadership in Energy & Environmental Design," which is a designation recognized by the US Green Building Council for green building leadership. Mr. Rysavy stated the Village of Bensenville's Police Headquarters project was planned to achieve LEED Silver certification. Mr. Rysavy stated with the changes required to meet the qualifications for the QECB bonds, LEED Gold is now achievable. Mr. Rysavy stated this amendment to our architect FGM's contract provides the administrative work to complete the LEED Gold process. Mr. Rysavy stated the amount is \$12,100 and staff recommends approval.

Trustee Wessler questions why the Village was not directed to proceed with LEED Gold from the beginning of the project.

Motion: Trustee Ridder made a motion to approve this item for placement on a future Village Board Meeting Agenda for action. Trustee Bartlett seconded the motion.

Roll Call: Ayes: President Soto, Bartlett, Janowiak, Jarecki, O'Connell, Ridder

Nays: Chairman Wessler

Motion carried.

Business License

Fee Structure: Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance to amend the business license fee structure.

Mr. Viger stated staff proposes modifications to the current business license fee structure. Mr. Viger stated the intent of these changes is to make the process more streamlined and reasoned. Mr. Viger stated the fee structure would be changed to \$50 increments rather than seemingly random numbers. Mr. Viger stated in addition, rather than increasing fees for 12,000 square foot buildings and above, the proposed Ordinance uses 10,000 square feet as the cutoff, which aligns with additional permit and inspection requirements per the building code. Mr. Viger stated license late fees would be changed to 25% of the fee rather than \$25 or \$50. Mr. Viger stated this change is fairer to small businesses which were paying a higher percentage late fee than large businesses in the current model. Mr. Viger stated overall, the Village may see a nominal revenue increase from \$230,000/year to \$237,000/year. Mr. Viger stated Staff recommends approval of the new structure.

There were no questions from the Committee.

Motion: Trustee Bartlett made a motion to approve this item for placement on a future Village Board Meeting Agenda for action. Trustee Ridder seconded the motion.

All were in favor. Motion carried.

Dwelling Inspection Program

Amendments: Director of Community & Economic Development, Scott Viger, presented to the Committee an ordinance to amend the dwelling inspection program.

Mr. Viger stated the Village Board previously asked staff to review the Village's rental property inspection fees (Dwelling Inspection Program). Mr. Viger stated the current fee structure has irregularities such as buildings with less units being charged more than buildings with more units. Mr. Viger stated the proposed structure rectifies that issue and makes other modifications. Mr. Viger stated when compared to other communities with significant multi-family housing (such as Addison and Wood Dale), our fees are at the low end of the spectrum.

Mr. Viger stated in discussions with local landlords, the fees do not seem to be an issue, rather the recurring annual inspections on well maintained properties. Mr. Viger stated as such, staff proposes a new "skip a year" program when no life safety violations are identified in annual inspections. Mr. Viger stated staff estimates a yearly revenue increase of \$26,250. Staff recommends approval of these modifications.

Consensus from the Committee directed Staff to create a prorated fee for buildings that may only need one unit inspected during the year. Consensus from the Committee also directed Staff to revise the proposed ordinance to offer a discounted registration fee to those properties that were eligible for "skip a year".

Motion: Trustee Ridder made a motion to approve this item for placement on a future Village Board Meeting Agenda for action. Trustee Bartlett seconded the motion.

All were in favor. Motion carried.

**INFORMATIONAL
ITEMS:**

Trustee O'Connell asked for a report of the Village's enforcement of Political Signs under the new regulations. Mr. Viger provided an update.

ADJOURNMENT: Trustee Jarecki made a motion to adjourn the meeting. Trustee Ridder seconded the motion.

All were in favor. Motion carried.

Trustee Jarecki adjourned the meeting at 7:37 p.m.