



**AGENDA**  
**VILLAGE OF ROSELLE**  
**VILLAGE BOARD COMMITTEE OF THE WHOLE**  
**September 23, 2019**  
**Following Village Board Meeting**

*Meeting Chaired by Mayor Andy Maglio*

**1. Roll Call**

**2. Approval of Prepared Agenda**

**3. Citizen Comments/Questions**

Residents who wish to address the Board, please come to the podium, state your name and address, and limit your comments to three minutes.

**4. Noah Properties Building Permit Partial Waiver Request**

Documents:

[NOAH PROPERTIES PERMIT WAIVER REQUEST.PDF](#)

**5. Executive Session**

- A. Collective Bargaining - International Union of Operating Engineers, Local 150 Operators and Supervisors Units
- B. Executive Session Minutes
- C. Litigation
- D. Personnel
- E. Real Property
- F. Security Procedures
- G. Risk Management

**6. Citizen Comments/Questions**

Residents who wish to address the Board, please come to the podium, state your name and address, and limit your comments to three minutes.

**7. Other Business**

**8. Adjourn**

In compliance with the Americans with Disabilities Act, any person with a disability requiring a reasonable accommodation to participate in the meeting should contact Jason Bielawski, ADA Compliance Officer, 8:30 a.m. to 5:00 p.m. Monday through Friday, telephone: 630-671-2810,

email [jbielawski@roselle.il.us](mailto:jbielawski@roselle.il.us).

31 South Prospect Street Roselle, Illinois 60172-2023 [www.roselle.il.us](http://www.roselle.il.us)

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**AGENDA ITEM # 4**

**AGENDA ITEM EXECUTIVE SUMMARY  
Committee of the Whole Meeting  
September 23, 2019**

**Item Title:** Noah Properties Building Permit Partial Waiver Request

**Staff Contact:** Patrick N. Watkins, Community Development Director

**COMMITTEE OF THE WHOLE ACTION**

**Consider a request by Noah Properties for a partial waiver of permit fees.**

**Executive Summary:**

Noah Properties is requesting a partial waiver for the permit fees related to the 72 unit apartment complex on Irving Park Road. Attached is the fee sheet for one building with a breakdown of the total fees due for one of the six residential buildings. Thus, the “total project permit fee” is \$383,092.78 (for all six residential structures and the parking garage). In the past, the Village Board has provided relief for other high-density buildouts in the Town Center. This particular request is in line with the prior fee waiver requests that have been approved. Staff is recommending that we have the developer pay the impact fees for all 72 units **upon occupancy** (\$177,158.16). Staff is also recommending that Noah Properties pays the costs incurred for plan review, inspection fees (necessary to cover contractual), water meters, fire protection district disconnect fees and construction water costs **for all units** with the full release of the building permit (\$91,547.94). These fees represent the dollars that the Village must pay out for third party contractual services, payment to the fire protection district, purchase of water meters, and use of construction water. Thus, consideration to waive \$114,386.68.

**Implications:**

**Is this item budgeted?** Yes, building permit fee 2019 estimates included full payment of 72 units.

**Any other implications to be considered?** N/A

**Attachments:**

Fee sheet (one building)

# VILLAGE OF ROSELLE

31 S. Prospect, Roselle, IL 60172 630-980-2000

## BUILDING FEE SHEET

Owner: NOAH PROPERTIES LLC  
Address: 830 E IRVING PARK RD

Permit #: 20190147  
Date: 04/01/2019

Fee:                      Description:

\$	7250.00	NEW CONSTRUCTION
\$	450.00	PLAN REVIEW
\$	1600.00	PLAN REVIEW
\$	20235.60	MEDINAH PARK DISTRICT
\$	2081.76	HIGH SCHOOL DISTRICT 108
\$	4809.00	K-8 DISTRICT 11
\$	2400.00	ROSELLE LIBRARY
\$	100.00	ELECTRICAL
\$	1200.00	BRANCH CIRCUITS (20 AMPS)
\$	240.00	MOTORS
\$	50.00	ELECTRIC MINIMUM FEE
\$	720.00	NEW OUTLETS
\$	150.00	LIFE SAFETY PLAN
\$	275.00	LIFE SAFETY PLAN
\$	200.00	ALL INITIAL INSPECTIONS
\$	950.00	ALL INITIAL INSPECTIONS
\$	282.99	ROSELLE FIRE DEPT DISCONNECT
\$	840.00	PLUMBING
\$	3597.78	EAST IRVING PK RD WATER
\$	10800.00	SEWER TAP - RESIDENTIAL
\$	3400.00	WATER TAP
	900.00	CONSTRUCTION WATER
	700.00	WATER METERS
\$	63232.13	Total Permit Fee