



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