

VILLAGE OF DOWNERS GROVE
Report for the Village
9/7/2021

SUBJECT:	SUBMITTED BY:
Immanuel Residences - Building permit fee waiver request	Stan Popovich, AICP Director of Community Development

SYNOPSIS

A motion is requested to approve a building permit fee waiver in the amount of \$11,479 for minor site work and an interior remodeling of senior living apartments at Immanuel Residences, located at 1122 Gilbert Avenue.

STRATEGIC PLAN ALIGNMENT

The goals for 2019- 2021 include *Top Quality Infrastructure*.

FISCAL IMPACT

Waiver of \$11,479 in building permit fees.

RECOMMENDATION

Staff recommends approval on the September 7, 2021 Consent Agenda.

BACKGROUND

Embrace Living Communities owns the Immanuel Residences, an independent senior living apartment facility and has applied for a building permit fee waiver in the amount of \$11,479.00. Section 1.29 of the Downers Grove Municipal Code allows the Village Council to waive certain fees for not-for-profit organizations at its discretion in conjunction with Council Policy 2002-73. When the fee waiver request exceeds \$5,000, Village Council approval is required.

The Immanuel Residences project involves the renovation of 120 apartments and the replacement of mechanical equipment and back-up generator. Staff finds that Embrace Living Communities is an entity eligible to apply for the waiver.

ATTACHMENTS

Fee Waiver Request Form

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Village Manager DATE: September 7, 2021
(Name)

RECOMMENDATION FROM: _____ FILE REF: _____
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

Ordinance

Motion to authorize a fee waiver in the amount of \$11,479 to Immanuel Residences for building permit fees.

Resolution

Motion

Other

SUMMARY OF ITEM:

Adoption of this motion shall authorize a fee waiver in the amount of \$11,479 to Immanuel Residences for building permit fees.

RECORD OF ACTION TAKEN:



FEE WAIVER REQUEST FORM

Owner / Applicant: EMBRACE LIVING COMMUNITIES
 Address: 1900 Spring Rd., Ste. 300 – Oak Brook, IL 60523

Date: 08/13/2021

Permit No.:
 21-acm-0056

Location Address: 1122 Gilbert Avenue – Downers Grove, IL 60515

Brief Description of Project: EMBRACE LIVING COMMUNITIES - moderate rehabilitation of existing (120 unit) independent senior apartment building including replacement of mech. equip. & generator and minor site work at front entry area

Section 1-29 of the Downers Grove Municipal Code allows the Village Council to waive certain fees at its discretion. Below is an itemized list of fees that can be waived and those that cannot, in accordance with Council Policy 96-44.

REQUESTED WAIVER AND AMOUNT

<u>Fees to be Waived</u>	<u>Section</u>	<u>Amount</u>
Commercial Building Permit	7-11	10,990.00
Driveway Fee		
Public Walk		
Street Excavation Fee		
Stormwater Review & Inspection	26-77(3)	100.00
Water Service Inspection	25-40(a)(2)	
Stormwater Site Run Off		389.00
TOTAL		\$11,479.00

<u>Fees NOT Waived</u>	<u>Section</u>	<u>Amount</u>
Site Management Bond		
Construction Sign		
Water System Capacity Charge	25-40(a)(1)	
Tap Fee		
Water Meter Charge	25-40(b)	
Consultant/Expert Review	26-77(7)	
TOTAL		

Other fees not mentioned are subject to the discretion of the Village Manager and Village Council.

Approval of Village Manager not in excess of \$5,000.00 _____

Approval of Village Council excess of \$5,000.00 _____

Comments:

By: _____ Stan Popovich, AICP, Community Development