

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JUNE 3, 2008 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Demolition Fee Amendment	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared to amend the fees charged by the Village for a demolition permit.

STRATEGIC PLAN ALIGNMENT

The Village's Mission Statement states that the Village has *Passion for Our Customers*. This means the Village is *Anticipating, Identifying and Responding to Customer Needs and Concerns*.

FISCAL IMPACT

A slight reduction in permit revenue, which is accounted for in the General Fund, could be expected from the reduction of the demolition fee.

UPDATE & RECOMMENDATION

This item was discussed at the May 27, 2008 Workshop. Staff recommends approval on the June 3, 2008 active agenda.

BACKGROUND

Village staff has been notified that the current fee associated with the demolition of an existing structure is significantly higher than those in surrounding municipalities. For a 50,000 square foot structure, the current fee for demolition would be \$12,602. Staff understands that the Village's higher fees may have originally been intended to discourage demolitions without redevelopment. However, other regulations now address this concern. Pursuant to Section 7.11.1 of the Municipal Code, properties must be graded and returned to grass covering within 30 days if a redevelopment plan is not coincident, with a significant associated cost to the property owner. It is important to note that for building permits issued that include demolition of the existing structure, a separate demolition permit is not required and a demolition fee is not charged. There has been at least one instance recently where an applicant has obtained a permit to demolish the structure prior to submitting a building permit application. Although that applicant did pay the fee based on the current rates, staff has indicated that a reimbursement of the difference in fees will be issued if this recommendation is approved by the Village Council.

Staff recommends amending the demolition permit fee as follows to bring the fees more in line with neighboring municipalities and more closely represent the actual costs to the Village (i.e., administrative intake, processing and distribution of plans; review time by multiple departments, with a modest increase in review time as size of the demolition increases; inspection).

Current		Proposed	
Base Fee	\$352	Base Fee	\$500
Per Thousand Square Feet after 1000 Square Feet	\$250	Per Thousand Square Feet after 30,000 Square Feet	\$33

This change minimizes impacts on residents and small business and significantly reduced the fees for demolition of larger structures where other factors, such as stormwater (and additional review parameters), come into play.

Staff based its recommendation on a survey of demolition permit fees from the following communities.

Municipality	Demolition Permit Fee	Cost for 50,000 sq-ft Demolition
Darien	\$100	\$100
Downers Grove	\$500+\$33 per 1,000 sq-ft after 30,000 sq-ft	\$1,160 (plus bond) – PROPOSED
Hinsdale	\$3,000 (plus bond)	\$3,000 (plus bond)
Lisle	\$0.15 per square foot	\$7,500
Naperville	\$121 (plus bond)	\$121 (plus bond)
Lombard	0-5,000 sq. ft. = \$330 5,000-10,000 sq. ft. = \$440 10,000+ sq. ft. = \$440 plus \$4.00 per 1,000 sq. ft. or portion thereof in excess of 10,000 sq. ft. (plus bond)	\$600
Oak Brook	\$290 + \$3.25 per 1,000 cubic feet + inspection fees of \$53 per inspection (plus bond)	\$478.50 (plus bond)
Westmont	\$500	\$500
Wheaton	\$1,000 (plus bond)	\$1,000 (plus bond)
Woodridge	\$375 + \$7 per 1,000 sq. ft.	\$725

ATTACHMENTS

Ordinance

Demolition Fees

ORDINANCE NO. _____

AN ORDINANCE AMENDING DEMOLITION PERMIT FEES

BE IT ORDAINED by the Village Council of the Village of Downers Grove in DuPage County, Illinois, as follows: (Additions are indicated by **shading/underline**; deletions by ~~strikeout~~):

Section 1. That Section 7.11. is hereby amended to read as follows:

7.11. Inspection and permit fees.

No permit as required by the Building Code shall be issued until the fees described in this section shall have been paid to the Village collector, nor shall an amendment to a permit be approved until the additional fees, if any, due to an increase in the estimated size of the building structure shall have been paid.

A. Schedule of Demolition Permit fees:

1. Accessory Buildings for One, Two and Three Family Dwellings:

- a. Basic fee for first 500 square feet \$50.00
- b. Per each 100 square feet or fraction \$35.00
- c. Slabs, if poured separate \$35.00
- d. Plan Review, licenses as applicable \$35.00

2. One, Two and Three Family Dwellings:

- a. Basic fee for first 1,000 square feet \$285.00
- b. Per each 100 square feet or fraction \$20.00
- c. Plan review, \$75.00 or 10% of the total permit fee whichever is greater

3. Four Family and Up (residential), Non-Residential Buildings, and Associated Buildings:

- a. Basic fee for first ~~1,000~~30,000 square feet ~~\$352.00~~500.00
- b. Per each 1,000 square feet after 30,000 square feet \$33.00
- ~~b. Per each 100 square feet or fraction \$25.00~~
- ~~c. Plan review, \$75.00 or 10% of the total permit fee whichever is greater~~

In addition to any demolition fee, there shall be an administrative fee assessed for required signage which shall be set out pursuant to administrative regulation.

B. Schedule of New Construction, Alteration and Addition Permit Fees:

1. Accessory Buildings

- a. Basic fee for first 500 square feet \$70.00
- b. For each additional 100 square feet or fraction \$15.00
- c. Plan review, \$75.00 or 10% of the total permit fee whichever is greater

2. One, Two and Three Family Dwellings:

- a. Basic fee for first 500 square feet \$140.00
- b. For each 100 square feet or fraction \$35.00
- c. Plan review, \$75.00 or 10% of the total permit fee whichever is greater

3. Four Family and Up, Non-Residential Buildings-New and Additions:

Demolition Fees

- a. Basic fee for first 500 square feet \$200.00
 - b. For each 100 square feet or fraction \$65.00
 - c. Plan review, bonds, licenses, construction water as applicable.
4. Four Family and Up, Non-Residential Buildings - Alterations:
- a. Basic fee for first 500 square feet \$200.00
 - b. For each 100 square feet or fraction \$ 37.00
 - c. Plan review, bonds, licenses, construction water as applicable.

C. Repairs:

1. Accessory Buildings:
- a. Basic fee for first \$2,000 of cost \$ 50.00
 - b. For each additional \$1,000 of cost or fraction \$ 15.00
 - c. Plan review as applicable
2. One, Two and Three Family Dwellings:
- a. Basic fee for first \$2,500 of cost \$60.00
 - b. For each additional \$1,000 of cost \$15.00
 - c. Plan review as applicable.
3. Four Family and Up, Non-Residential Buildings:
- a. Basic fee for first \$3,000 of cost \$85.00
 - b. For each additional \$1,000 of cost \$25.00
 - c. Plan review as applicable.

D. Water for Construction or Demolition:

Temporary construction or demolition water shall be paid for at the rate established in Chapter 25.29 of the Downers Grove Municipal Code.

E. Sheet Metal Work \$70.00

F. Miscellaneous permit and inspection fees shall be as follows:

Shoring, Raising, Moving of Any Building:

- a. Basic fee for first 2,000 square feet \$100.00
- (Plus)
- b. Per 100 square feet or fraction \$25.00
- (Plus)

Canopy, fixed Awning or Alteration:

- a. Basic fee \$70.00

Inspection Fees for Elevators, Escalators, Lifts, Hoists, Dumbwaiters, Conveyors:

- a. Basic fee for first five (5) floors \$150.00
- b. Per each floor above five (5) \$ 30.00
- c. Hand-operated, total fee \$110.00
- d. Platform lift \$110.00
- e. Material hoists and man-lifts for construction over three (3) stories \$165.00

Demolition Fees

f. All elevators are required to have maintenance inspections conducted twice per year, after the initial inspection. Inspection fees for each inspection required are as follows:

- i. New elevators - initial inspection \$125.00
- ii. General elevators \$ 50.00
- iii. Freight elevators \$ 50.00

Temporary Platforms

- a. For public assembly units \$64.00

Swimming Pools

Permanent Pools (In-ground):

- a. Basic fee for first 500 square feet of surface area \$140.00
- b. Per every 100 square feet or fraction of surface area over 500 square Feet \$ 70.00

Temporary Pools (Above ground):

- a. Basic fee for first 500 square feet \$35.00
- b. Per every 100 square feet or fraction \$15.00

Heating

- 1. Warm air furnaces - no permit required
- 2. High pressure boilers, each - \$140.00
- 3. Low pressure boilers, unfired pressure vessels - \$85.00
- 4. Heat pump - \$85.00
- 5. Fireplaces - \$85.00

Air Conditioning(Central):

No permit required

Ventilating Systems, Mechanical:

- 1. Basic fee (under 2000 CFM) - \$25.00
- 2. Basic fee for first 2000 CFM - \$85.00
- 3. Each 1000 CFM additional - \$15.00

**Capacity is calculated as sum of supply and exhaust

Deck permits. For all construction of decks, the fee to be charged by permits authorized and required by the Building Code shall be \$50.00, regardless of size or value.

Plumbing fixtures. Fees for inspection of plumbing fixtures installed shall be governed by the provisions of Chapter 16.

Permits for sewer and drain connections. Fees for inspection of sewer and drain connections shall be governed by the provisions of Chapter 16.

Fees for permit to erect a new sign or to repair an existing sign shall be governed by provisions of Section 28-305 of the Comprehensive Zoning Ordinance of the Village, passed and approved April 19, 1965, as amended. (Ord. No. 1281, § 10; Ord. No. 1586, § 4; Ord. No. 2913, § 2; Ord. No. 3336, § 1.)

Section 2. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are

Demolition Fees

hereby repealed.

Section 3. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Published:

Attest:

Village Clerk