

6/24/93

77-0-93

AN ORDINANCE

Amending Certain Zoning - Related  
Fees Established by Ordinance 78-0-90

WHEREAS, the City Council of the CITY OF EVANSTON, has determined that the revision of certain zoning - related fees established by Ordinance 78-0-90 is in the best interests of the City,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: That Section II.H. of Ordinance 78-0-90 is amended as follows:

II.H. ZONING ADMINISTRATOR AND ZONING BOARD OF APPEALS FEES: Any application for a special use, other than a planned development, a variation, a time extension, substitution for an existing special use, or an appeal from the Zoning Administrator's decision, shall be accompanied by a fee according to the following schedule:

Special Use Application

Hospital Uses	\$600.00
Special use in business, downtown, commercial, industrial, transitional manufacturing, research park, open space, office, transitional campus and university districts	365.00
Special use in all residential districts	240.00
Drive-through facility	600.00
Substitution for an existing special use	300.00

Notwithstanding the previous schedule, a filing fee of only \$60.00 shall be charged for a special use involving only a one-or two-family dwelling or accessory structures or uses thereto.

Appeal, Variation and/or Time Extension Application

In business, downtown, commercial, industrial, transitional, manufacturing, research park, open space, office, transitional campus and university districts	365.00
In R4, R5 and R6 Residence Districts	240.00
In R1, R2 and R3 Residence Districts	165.00
<u>Appeal from Zoning Administrator's decision</u>	100.00

The specified fee shall be applicable to each appeal, special use or variation included in an application. An application for a variation or, in the alternative, a time extension for relief from the same provision, shall require only the variation fee.

SECTION 2: That Section II.I of Ordinance 78-0-90 is amended as follows

II.I. PLAN COMMISSION FEES: Any petition for amendment to the text or map of the Zoning ordinance, and any application for a unique use, or a planned development shall be accompanied by a fee according to the following schedule:

Petition for a text or a map amendment	\$120.00
Application for a unique use	600.00
Application for a planned development	2,400.00

SECTION 3: That Section II.J. of Ordinance 78-0-90 is amended as follows:

II.J. TRANSCRIPT DEPOSIT AND FEES: In addition to the fees set forth in II.H and II.I supra, all petitions and applications to the Zoning Board of Appeals and to the Plan Commission shall be accompanied by a transcript deposit of \$150.00 to be applied against the cost of

preparing a verbatim transcript, except no deposit shall be required for properties containing single and two-family dwellings and for which the Zoning Board of Appeals is the final authority. Actual transcript preparation costs shall be paid by the applicant, appellant or petitioner, at a charge of \$6.00 per page of transcript for all proceedings before the hearing body. In the event that the actual transcript costs exceed \$150.00 the applicant, appellant, or petitioner shall be responsible for the actual transcript costs. In the event that the actual transcript costs do not exceed the \$150.00 deposit, the resulting balance between the actual costs and the deposit shall be refunded to the applicant. Alternatively, the applicant may arrange to supply verbatim transcripts of all proceedings regarding the application, petition or appeal to the board or commission, provided such transcripts are recorded and transcribed by a Certified Shorthand Reporter and provided further that the required transcript deposit fee shall be refunded to the applicant, appellant, or petitioner when a copy of the verbatim transcripts, reflecting all proceedings regarding an application, appeal or petition before the Board or Commission, is supplied to the secretary. Transcript deposits and fees shall not apply to references to the Plan Commission from the City Council.

SECTION 4: That Section II.K. of Ordinance 78-0-90 is amended as follows:

K. OTHER ZONING RELATED FEES:

Application for a Certificate of Zoning Compliance for a Residential Use	\$25.00
Application for a Certificate of Zoning Compliance for nonresidential or mixed use.	50.00
Application for Administrator's Interpretation	25.00
Application for a Major Home Occupation Permit	25.00

SECTION 5: That section II.L. of Ordinance 78-0-90 is amended as follows:

II.L. ZONING FEE WAIVER: Notwithstanding the fee schedule set forth in II.H and II.I supra, and the deposit schedule set in II.J, the City Council shall have the authority to waive in whole or in part any fee or deposit for any hearing before the Zoning Administrator, Plan Commission or Zoning Board of Appeals, for referrals by any governmental agency, or for any other party when such fee would present hardship. An applicant for such a hardship waiver must present his request in writing to the Planning and Development Committee outlining the degree of such hardship. Consideration may be given, among other reasons, to the extent to which the hardship was created by Council action, and the financial state of the applicant.

SECTION 6: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

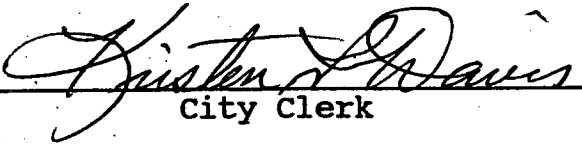
Introduced: June 28, 1993

Adopted: July 12, 1993

Approved: July 13, 1993

Lorraine H. Morton  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

Approved as to form:

  
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Corporation Counsel

