

AN ORDINANCE

Establishing or Modifying
Certain Building, Zoning, Construction
Trade Mechanical Systems and Related Fees

WHEREAS, the City Council of the City of Evanston has reviewed, and in some cases, modified, increased, or added to, various previously authorized permit and license fees related to the building, construction, rehabilitation, moving of, or demolition of, buildings, as well as permit fees for zoning analysis and certain related operations and miscellaneous services; and

WHEREAS, the City Council of the City of Evanston has determined that adoption of such a revised schedule is in the best interests of the City of Evanston,

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

SECTION 1: That certain fees relating to permits, licenses, and review or inspection procedures be established or modified as follows:

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I. BUILDING PERMIT FEES

A. BASIS OF BUILDING PERMIT FEES: For the purpose of determining a basis for computing building permit fees, the established cost of construction shall be determined by the Director of Community and Development as follows:

1. The Director of Community Development will accept an estimate furnished to him by the applicant for the permit at the time of application.
2. In every instance where a building permit is issued with a construction valuation of \$100,000 or more, the property owner and general contractor shall provide to the City at the conclusion of construction a sworn contractor's statement indicating the full and final construction cost of the project, less land cost. Upon presentation of said sworn statement, any permit fees due the City for costs over and above the cost-valuation submitted as construction valuation on the permit application form shall be immediately paid to the City. In cases of a construction cost less than the estimated valuation, the City shall refund the difference to the property owner or general contractor.
3. In cases of estimated construction valuation of less than \$100,000. the property owner and general contractor shall submit a sworn contractor's statement upon the written request of the Director of Community Development.
4. In cases of dispute of valuation, the owner shall produce, upon request of the Director of Community Development copies of all contracts, change orders and final waivers of lien for the subject building which may be submitted, at the discretion of the Director, to an architectural firm for review and a written cost opinion. Fees for said review are to be paid by the property owner. Upon completion of the review, the Director shall render a final ruling as to fees due or to be refunded.
5. No final Certificate of Occupancy shall be issued until said sworn statement is submitted and permit fees adjusted accordingly and such fees & all costs, e.g., those relating to valuation disputes, are paid.
6. A \$20.00 handling fee will be assessed on refunded permit fees on withdrawn projects.

B. FEES FOR BUILDING PERMITS: The fee to be charged for permits authorized by the City Code shall be paid to the City Collector and shall be as provided herein. No permit or amendment thereto

shall be issued without the fee being paid:

Building Permit Fees

(Title 4, Chapter 2)

**Estimated
Construction Cost**

PERMIT FEES

1-	100	\$ 25
101-	1,000	43
1,001-	2,000	58
2,001-	4,000	80
4,001-	6,000	112
6,000-	8,000	146
8,000-	10,000	178
10,001-	12,000	208
12,001-	16,000	266
16,001-	20,000	324

The fee shall be three hundred twenty-four dollars (\$324.00) plus ten dollars (\$10.00) for each additional \$1,000.00 of cost or part of \$1,000.00 cost of work valuation over \$20,000.00.

- C. FENCE FEES: The fee for a permit to erect or install a fence shall be computed at the rate of ten dollars (\$10.00) for the first 100 lineal feet or fraction thereof plus five dollars (\$5.00) for each additional 100 feet or fraction thereof.
- D. Application for an appearance before the Property Standards Board shall be set at \$50.00 for single family residential properties and \$150.00 for Multi-Family, Commercial/Industrial and Institutional properties.

II. ZONING AND PLAN REVIEW FEES

- A. Plan review fee shall be based upon building floor area, computed in square feet from the exterior dimensions of length and width of each floor, including all basements, cellars, garages, and storage areas.
- B. PLAN REVIEW FEE:

Total Square Feet All Floors (Including Basements)	Plan Review Fees
0- 200	\$ 17.00
201- 400	40.00
401- 1,000	46.00
1,000- 2,000	82.00

2,001- 4,000	132.00
4,001- 10,000	165.00
10,001- 30,000	220.00
30,001- 50,000	353.00
Over 50,000	\$353.00 plus \$6.00 per 1,000 square feet or part thereof.

- C. ZONING ANALYSIS FEE: There shall be a base fee of fifty dollars (\$50.00) for each zoning analysis issued pursuant to a request for analysis, except in cases where (1) an application is filed solely for the purpose of correcting deficiencies identified in a previous analysis, in which case a fee of eleven dollars (\$11.00) shall be paid, or (2) a building permit application is involved, in which case the zoning analysis fee shall be paid but the same amount will then be deducted from the building permit fee. For zoning analyses of proposed construction of 0-10,000 square feet, the fee shall be fifty dollars (\$50.00). For proposed construction of more than 10,000 square feet, the fee shall be ninety-seven dollars (\$97.00). Said fee(s) shall not apply to City proposals. The fee for zoning analysis done pursuant to an application for a building permit for which a permit is subsequently issued may be deducted from the building permit fee.
- D. CONSULTANT PLAN EXAMINATION: Fees hereby established shall not be applied to plan reviews to be conducted by agencies other than the Department of Community Development when such review is recommended by the Director. The applicant will pay to the City of Evanston such fees, as set by that agency and approved by the City Council.
- E... REINSPECTION FEES: Any reinspection or required inspection not covered above shall be assessed twenty-five dollars (\$25.00) per inspection hour or part thereof.
- F. CERTIFICATE OF OCCUPANCY: The fee for a final Certificate of Occupancy for residential buildings shall be fifteen dollars (\$15.00) for each residential dwelling unit. The fee to be charged for all other uses shall be forty three dollars (\$43.00). The fee to be charged for a Certificate of Occupancy for part of a residential building (Temporary Certificate of Occupancy) shall be fifteen dollars (\$15.00) in addition to the fee for the final Certificate of Occupancy. A Temporary Certificate of Occupancy for a portion of any commercial and/or institutional industrial building shall be \$100.00 for thirty (30) days.
- G. ZONING BOARD OF APPEALS FEES: Any application for a special use, a variation, or a time extension, shall be accompanied by a fee according to the following schedule:

SPECIAL USE APPLICATION FEES

Planned Development	\$2,400.00	Special use in business, commercial manufacturing, and university districts	\$365.00
Hospital Uses	600.00	Special use in all residential districts	240.00
Drive- in restaurants	600.00		

Notwithstanding the previous schedule, a 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.

Variation and/or Time Extension Application

In business, commercial manufacturing and university districts	\$ 365.00
In R5, R5A, R6 and R7 Residential Districts	240.00
In R1, R2, and R3 Residential Districts	165.00

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

- H. ZONING AMENDMENT FEES: Any petition for amendment to the text or map of the Zoning Ordinance shall be accompanied by a fee of one hundred twenty dollars (\$120.00).
- I. TRANSCRIPT DEPOSIT & 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 Zoning Amendment Committee 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 actual transcript costs exceed \$150.00, the applicant shall be responsible for the actual transcript costs. In the event that 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 to Board or Committee, 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 when a copy of verbatim transcripts, reflecting all proceedings regarding an application before the Board or Committee, is supplied to the Secretary. Transcript deposits and fees shall not apply to references to the Zoning Amendment Committee from the City Council or to appeals filed pursuant to Section 6-12-6-1.
- J. FEE FOR REQUEST FOR ZONING CERTIFICATES: For any property except 1, 2 or 3 unit properties shall be \$25.00
- K. PLAT APPROVAL FEES: Fees for City Council approval of plats of subdivision or consolidation shall be \$165.00 per plat.

I. ZONING FEE WAIVER: Notwithstanding the fee schedule set forth in II.H and II.I supra, and the deposit schedule set forth 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 Amendment Committee 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 Committee of the Whole 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.

III. ELECTRICAL PERMIT FEES:

BASIS FOR FEES: Electrical fees shall be computed according to circuits and amperes. The term "circuit" as used in the current National Electrical Code, shall mean any set of branch wiring conductors which have been extended from a distribution center, and which may be utilized for the transmission of electrical energy.

1. In all use groups as defined in the current Adopted Electrical Code of the City of Evanston, the inspection fee for each nominal 15-ampere or 20-ampere two-wire branch circuit, including fixtures, sockets or receptacles shall be:

Electrical Permit Fees (Title 4, Chapter 7)

<u>CIRCUITS</u>	<u>15 AMPERES</u>	<u>20 AMPERES</u>
	11.00	14.00
2	20.00	26.00
3	27.00	37.00
4	36.00	48.00
5	44.00	59.00
6	51.00	68.00
7	58.00	76.00
8	63.00	85.00
9	71.00	92.00
10	76.00	100.00
11	81.00	107.00
12	86.00	113.00
13	89.00	120.00
14	94.00	127.00
15	100.00	133.00
16	105.00	138.00
17	107.00	143.00
18	112.00	150.00
19	116.00	155.00
20	121.00	160.00
	114.00	165.00
22	118.00	172.00

23	122.00	180.00
24	125.00	185.00
25	130.00	191.00

26-50	\$8.00 ea. add'l circuit	\$8.00 ea. add'l circuit
51-75	\$7.00 ea. add'l circuit	\$7.00 ea. add'l circuit
76-100	\$5.00 ea. add'l circuit	\$5.00 ea. add'l circuit
over 100	\$3.50 ea. add'l circuit	\$3.50 ea. add'l circuit

2. The inspection fee for a 30-ampere circuits shall be double the amount of a 15-ampere circuit.

The inspection fee for a 40-ampere circuit shall be double the amount of the 20-ampere circuit.

The inspection fee for a 50-ampere circuit shall be triple the amount of a 15-ampere circuit.

3. For the inspection of each two-wire branch circuit, Including fixtures, sockets, or receptacles, the fee shall be as provided above.

For each three (3) wire circuit of nominal 15-amperes or 20-amperes, the fee shall be based on double the number of circuits as provided above.

4. For the inspection of additional outlets on existing circuits and including the fixtures, sockets, or receptacles attached to such outlets, the fee shall be the minimum fee as noted in III. 6.

5. The Inspection fee for the inspection of each electric motor or current-consuming device shall be as follows:

One HP or larger	\$17.00
Each additional motor	7.00
Heating device	17.00
Each additional heating device	7.00 + .50 per KW

6. Inspections of temporary installations, underground or overhead wires and apparatus, and all other inspections not specifically provided for herein shall be twenty-five dollars (\$25.00).

7. The fees for the inspection of the electrical work in connection with displays, exhibitions, carnivals and similar temporary installations shall be as follows:

Connected loads of less than 10 KW	\$43.00
Connected loads of 10 KW to 50 KW	58.00
Connected loads of 51 KW to 100 KW	73.00

Connected loads of 101 KW to 200 KW	91.00
Connected loads of 201 KW to 300 KW	103.00
Additional connected loads over 300 KW or fraction thereof.	19.00 for each KW

8. The fees for the inspection of electrical interior communication systems and burglar and fire alarms shall be as follows:

Low voltage burglar and fire alarms	\$19.00
Communication systems	27.00
Antenna systems	19.00

9. Electrical inspection fee for aluminum siding installation and valuation charge per contract value \$30.00

10. Permit fees for new services shall be as follows:

60-ampere service	19.00
each additional meter	11.00
100-ampere service	27.00
each additional meter	11.00
200-ampere service	33.00
each additional meter	10.00
400-ampere service	41.00
each additional meter	11.00
600-ampere service	49.00
each additional meter	11.00
800-ampere service	58.00
each additional meter	11.00
1000-ampere service	64.00
each additional meter	11.00
1200-ampere service	72.00
each additional meter	
1400-ampere service	80.00
each additional meter	11.00

1600-ampere service	89.00
each additional meter	11.00
1800-ampere service	98.00
each additional meter	11.00

For service ampere rating other than those listed, fee will be for each additional 100 amperes or fraction 6.00

11. FEEDERS: Feeders installed or increased in ampacity on a separate installation shall be the same as service fees above.
12. NEW WIRES: Changing, moving, or altering any wiring apparatus, machinery or device in any way where new wires of a different size or, of a greater or lesser length, are installed, shall be classed as new work and a fee covering such work shall be required in accordance with the foregoing fee schedules.

IV. WATER CHARGES: In addition to fees for Building Permits, there shall be paid to the City Collector for all water used in construction not obtained from a metered source, a minimum of nine dollars (\$9.00) when the cost of construction is up to twenty thousand dollars (\$20,000.00). When the cost of construction exceeds twenty thousand dollars (\$20,000.00) an additional fee of six dollars (\$6.00) will be charged for each ten thousand dollars (\$10,000.00) or fraction thereof of construction. Installation charges for tape, cuts, labor, equipment and for material furnished by the Water Department shall be established by the Superintendent of the Water and Sewer Departments.

V. PLUMBING PERMIT FEES: The fees for permits for the installation, alteration or extension of a plumbing system shall be;

Replacement of fixtures-first 5 fixtures	\$10.00 each
Per fixture in excess of 5	\$ 7.00 each
New installation of fixtures - first 5 fixtures	\$14.00 each
Per fixture in excess of 5	\$ 8.00 each
Alterations of a system	\$26.00
Interior water service - each unit or floor or DWV interior - each unit or floor (multiple units)	\$21.00
Hot water heaters, new or replacement	\$19.00 each

Definition of Fixture: Any device having either a water supply or drain connected to the plumbing system.

VI. SEWER - PERMITS: The fee to be charged for sewer installation and repairs shall be as follows:

Sewer repair	\$19.00
Water Service repair	19.00
Swimming pools up to 10,000 gallon	19.00
swimming pools over 10,000 gallons	36.00
Sewer tape per 1.0 inch	5.00
Sewer Installation - first 50 feet	19.00
Each additional 50 feet (or fraction thereof)	10.00
Basins - per basin	19.00

VII. GAS PIPING - PERMITS: The fee for permits for installation of gas piping shall be computed on a basis of seventeen dollars (\$17.00) per inch (I.D.) plus an additional nine dollars (\$9.00) on each twenty-five (25) lineal feet or fraction thereof.

VIII. LAWN SPRINKLERS - PERMITS: The permit fee for lawn sprinkling systems shall be twenty-seven dollars (\$27.00) plus sixty cents (.70) per head.

IX. FIRE PROTECTION SYSTEM PERMITS: The permit fees for fire standpipes and sprinkler systems shall be twenty-seven dollars (\$27.00) per floor plus sixty cents (.70) per opening.

X. MECHANICAL PERMIT FEES:

VALUE OF CONTRACT

MORE THAN	LESS THAN	FEE
0.00	500.00	\$ 17.00
501.00	1,000.00	28.00
1,001.00	3,000.00	40.00
3,001.00	5,000.00	57.00
51001.00	10,000.00	101.00
10,001.00	25,000-00	233.00
25,001.00	50,000.00	453.00

Above \$50,000.00 add \$5.00 per \$1,000.00

XI. LIFT FEES:

A. ELEVATOR:

1. Five stories and under: \$61.00 each elevator.
2. Over five stories: \$61.00 plus \$7.00 per additional story per elevator.

B. ESCALATORS:

1. Five stories and under, \$42.00.
2. Over five stories, \$42.00 plus \$7.00 per additional story.

C. MATERIAL HOIST AND MANLIFTS: (For purpose of construction)

1. Material hoist and MANLIFTS - first 5 stories: \$58.00
2. Over 5 stories: \$58.00 plus \$7.00 per additional story

D. HELICOPTER USAGE FOR CONSTRUCTION: \$100 fee plus any costs incurred by the City for public safety.

E. EXISTING ELEVATOR AND ESCALATOR SEMI-ANNUAL INSPECTIONS:

1. Five stories and under: \$30.00 per elevator.
2. Six or more stories: \$58.00 per elevator.

XII. BUILDING MOVING PERMIT: The following fees shall be collected prior to the issuance of permit. All blocks will be measured as eight hundred (800) feet.

- A. For moving in, over or upon any public highway, street or alley, any one-story shed, garage or similar structure not exceeding five hundred square feet in area for any distance, the fee of forty-nine dollars (\$49.00) shall be charged.
- B. For moving in, over or upon any public highway, street or alley, any building, structure or any portion thereof of one and one-half (1 ½) stories or less in height, and for each block or portion of a block that the structure is moved, a fee of nineteen dollars (\$19.00) per block shall be charged with a minimum permit fee of thirty-eight dollars (\$38.00).
- C. For moving in, over or upon any public highway, street or alley, any building, structure or any portion thereof over one and one half (1 1/2) stories but not more than two and one-half stories in

height, and for each block or portion of a block that the structure is moved, the fee of thirty-eight dollars (\$38.00) shall be charged, with a minimum fee of one hundred and fifteen dollars (\$115.00).

- D. Permits for moving buildings or structures over two and one-half (2 ½) stories in height shall be evaluated on a case-by-case basis and fees set by the Evanston City Council.
- E. For the moving of any building or structure within the same lot or block without moving in, over or upon any public highway, street or alley, the fee shall be thirty-eight dollars (\$38.00). -

XIII. WRECKING PERMITS: The fee for wrecking permits shall be computed on the cubic volume of the building or structure to be demolished as follows:

Thirty-six dollars (\$36.00) basic fee plus \$2.50 for each one thousand (1,000) cubic feet of volume. The cubic volume shall include the basement and/or cellar.

XIV. BONDS (Moving and/or Wrecking Permit): No building moving contractor or demolition contractor shall perform work within the City unless, prior thereto he shall have filed in the Office of the City Clerk liability and surety of performance bonds in the sum of \$150,000 to \$300,000 in a form approved by the Corporation Counsel, upon sureties approved by the City Clerk. Any permits will be conditioned upon the applicant's prior indemnification of the City from all claims arising out of work performed in the City by virtue of any permit issued to the building moving contractor, demolition contractor, or by the Department of Building and Zoning, and conditioned upon the restoration of any portion of public right-of-ways or excavations made by the permittee or at its direction to a safe and presentable condition. Such restorations shall be maintained in good order for a reasonable period thereafter.

XV. DRIVEWAY PERMITS: The fee for driveway permits shall be twenty-three dollars (\$23.00) for residential buildings and thirty-six (\$36.00) for all other driveways. "Residential buildings" are defined in the Zoning Ordinance.

XVI. MISCELLANEOUS PERMITS AND LICENSES:

A. STATIONARY ENGINEERS AND WATER TENDERS LICENSE: The fee to be charged for the original license and for the annual renewal license shall be as follows:

	<u>ORIGINAL</u>	<u>RENEWAL</u>
Water Tender	\$40.00	\$25.00
Stationary Engineer	49.00	40.00

B. CONTRACTORS REGISTRATION/LICENSE FEES: The fee to be charged for the original license and for the annual renewal license shall be as follows:

Building Contractors	\$75.00 Residential
	\$100.00 Commercial
Drain Layers	\$43.00
Electrical Contractors	\$43.00
HVAC Contractors	\$75.00

C. TANK PERMITS: The fee for installation of tanks to be used for the storage or handling of flammable liquids and chemicals shall be ten dollars (\$10.00) for each one thousand (1,000) gallons of capacity. The minimum fee for a tank removal is twenty dollars (\$20.00).

D. APPEALS:

Appeal to the Electrical Commission	\$150.00
Property Services Board: Residential	\$ 50.00
Non-Residential	\$150.00

E. SANDBLASTING/GRINDING \$ 19.00- first story
8.00-each added story

XVII. LATE FEES: If work is commenced without a permit having been obtained, the permit fee shall be increased by seventy five percent (75%) or fifty dollars (\$50.00) whichever is greater.

XVIII. WAIVER OF BUILDING PERMIT FEES: Notwithstanding the fees set forth in Sections I, III, IV, V, VI, VII, IX, and X, the City Council shall have the authority to waive in whole or in part any fees or deposit for any building permit for any governmental agency, or for any other party when such fee would present a substantial hardship. An applicant for such a hardship waiver must present his request in writing to the Committee of the Whole outlining the degree of such hardship. Consideration may be given, among other reasons, to the extent to which the hardship was created by the Council action, and the financial state of the applicant.

A. SIGN PERMIT FEES:

1. Non-illuminated Signs (unless temporary): 19.00 plus \$.19 per square foot of gross surface area of each face thereof.
2. Illuminated Signs: \$24.00 plus \$.19 per square foot of gross surface area of each face thereof.
3. Temporary Signs: \$19.00
4. Marquees, Fixed Canopies and Fixed Awnings: \$24.00 plus \$.24 per square foot of plan area.
5. Retractable Canopies, Fixed Awnings, and Retractable Awnings: \$24.00 + \$.24 per square foot of plan. area.

6. Scoreboards: \$43.00 + \$.24 per square foot of gross surface area of each face thereof.

B. ANNUAL SIGN INSPECTION FEE:

Signs, Awnings with signage, and Canopies: Any sign, awning with signage, or canopy with signage, having a total surface area less than or equal to twenty-six square feet is subject a ten-dollar (\$10.00) annual fee. The annual fee for any sign, awning with signage, or canopy with signage, having a total surface area more than twenty-six square feet is fifteen dollars (\$15.00).

Illuminated Signs, Awnings and Canopies: Any illuminated sign, awning or canopy is subject to an annual surcharge of two dollars (\$2.00) in addition to any fee based upon surface area.

XX. APPEALS FOR VARIATION FROM SIGN ORDINANCE: \$150.00

XXI. TENT PERMIT FEES: \$ 26.00

XXII. ANNUAL PERMIT FEES:

A. The fees to be charged for annual permits issued for a twelve (12) month period for minor repairs and additions to existing installations shall be as follows:

- | | | |
|----|------------|----------|
| 1. | Electrical | \$350.00 |
| 2. | Plumbing | \$350.00 |
| 3. | Carpentry | \$50.00 |

SECTION 2:

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

SECTION 3:

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

Introduced October 14, 1996

Adopted December 16, 1996

Approved: December 20, 1996.

Lorraine H. Norton
Mayor

ATTEST:

Lester Davis
City Clerk

Approved as to form:

[Signature]
Corporation Counsel