

AN ORDINANCE

Amending the Fee Schedule for
Applications for Special Uses,
Variations and Other Zoning Fees

WHEREAS, The City Council has determined that revisions of fees for applications for special uses, variations, and for other zoning fees are appropriate and in the best interests of the citizens of Evanston,

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

SECTION 1: That Sections II.G through II.J of Ordinance 119-0-97 are hereby amended to read as follows:

G. ZONING BOARD OF APPEALS FEES: Any application for a special use, a variation, or an unique use ~~time extension~~, shall be accompanied by a fee according to the following schedule:

SPECIAL AND UNIQUE USE APPLICATION FEES

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| Planned Development | \$2,400.00 | | Special or unique use in the following districts: B1, B2, B3, C1, C1a, C2, D1, D2, D3, D4, RP, O1, I1, I2, I3, U1, U2, U3, OS, and oH business, commercial manufacturing and university districts | \$365.00 |
| Hospital Uses | 600.00 | | <u>Special or unique use for all uses in the MU, MUE, T1, and T2 districts other than single, two and multiple family uses</u> | 365.00 |
| Drive-in Restaurants | 600.00 | | Special or unique use in all residential districts and for single, two and multiple family uses in the MU, MUE, T1, and T2 districts | 240.00 |

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| Substitution for an existing special use | 300.00 | | |
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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 FEES

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| <u>All variations in the following districts: B1, B2, B3, C1, C1a, C2, D1, D2, D3, D4, RP, O1, I1, I2, I3, U1, U2, U3, OS, and OH</u> In business, commercial manufacturing and university districts | <u>\$365.00</u> |
| <u>All variations in the following districts for uses other than single family, two family and multiple family dwellings: MU, MUE, T1, and T2</u> | <u>365.00</u> |
| <u>Minor, major and family necessity variations in the following districts: R4, In R5, R5A, and R6 and R7 Residential Districts</u> | <u>240.00</u> |
| <u>Minor, major, and family necessity variations for multiple family uses in the following districts: MU, MUE, T1, and T2</u> | <u>240.00</u> |
| <u>Minor, major, and family necessity variations for single family, and two family uses in the following districts: MU, MUE, T1, and T2</u> | <u>240.00</u> |
| In <u>All variations in the following districts: R1, R2, and R3-Residential Districts</u> | <u>165.00</u> |
| <u>Fence variations in the following districts for owner occupied single family, two family and multiple family dwellings: R4, R5, R6, MU, MUE, T1, and T2</u> | <u>165.00</u> |
| <u>Fence variations in the following districts for uses other than owner occupied single family, two family and multiple family dwellings: R4, R5, and R6</u> | <u>240.00</u> |
| <u>Fence variations in the following districts for single family, two family and multiple family dwellings that are not owner occupied: MU, MUE, T1, and T2</u> | <u>240.00</u> |

The specified fee shall be applicable to each special use or variation included in an application except that any application for variations for an owner occupied residence within the R1, R2, or R3 Districts shall require only the applicable fee for a single variation and any applicable fee for a special use. ~~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)~~ \$365.00.

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 Plan Commission 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 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 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. An applicant may request that the City arrange for the production of the transcript within an expedited time frame of less than the normal number of days. The applicant shall pay a fee for the production of the expedited transcript of \$1.50 per page of transcript in addition to the basic charge.

Alternatively, the applicant may arrange to supply verbatim transcripts of all proceedings regarding the application to the Board or Commission Committee, 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 Commission Committee, is supplied to the Secretary. Transcript deposits and fees shall not apply to references to the Zoning Board of Appeals or the Plan Commission Amendment Committee from the City Council or to appeals filed pursuant to ~~Section 6-12-6-1~~.

J. FEES FOR REQUEST FOR CERTIFICATES OF ZONING COMPLIANCE CERTIFICATES: ~~For any property except 1, 2 or 3 unit properties shall be \$25.00~~ Any application for a Certificate of Zoning Compliance pursuant to Section 6-3-2 of the Zoning Ordinance shall be accompanied by the following fees.

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| <u>Major Home Occupation Permits</u> | <u>\$25.00</u> |
| <u>Administrative Interpretations, Temporary Uses and all other requests for Certificates of Zoning Compliance for single-family dwellings, two-family dwellings and multiple family dwellings with no more than three dwelling units.</u> | <u>\$25.00</u> |

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| <u>Administrative Interpretations, Temporary Uses and all other requests for Certificates of Zoning Compliance for multiple family dwellings with more than three dwellings and all other uses</u> | <u>\$50.00</u> |
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Notwithstanding the previous schedule, in instances where the application for a Certificate of Zoning Compliance is accompanied by a request for a zoning analysis the fee provisions of II. C. "Zoning Analysis Fee" shall supersede the fee provisions of this item II. J.

SECTION 2: That a new section II.M. is added, to read as follows:

M. APPEALS: Any appeal of an order or final decision made by the Zoning Administrator shall be accompanied by a fee of \$100.00.

SECTION 3: That all ordinances or parts of ordiannces in conflict herewith are hereby repealed.

SECTION 4: That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced September 8, 1997

Adopted: September 22, 1997

Approved: September 25, 1997

Lorraine H. Marton
Mayor

Attest:

Mary D. Morris
City Clerk

Approved as to form:

[Signature]
Corporation Counsel