

Effective date: March 12, 2008

1/31/2008

30-O-08

AN ORDINANCE

**Amending Section 16 and Creating a New Section 17
of Title 2, Chapter 9, of the City Code,
to Implement Fees for Applications for Review
by the Historic Preservation Commission**

WHEREAS, the Evanston City Code of 1979, as amended ("City Code"), does not impose any -fees for applications for Certificates of Appropriateness from the Historic Preservation Commission; and

WHEREAS, property owners who wish to perform construction that affects any of the approximately two thousand two hundred (2,200) historic landmarks and structures located in historic districts within the City must procure Certificates of Appropriateness before they can apply for permits for such construction; and

WHEREAS, the City Code imposes fees for applications for review by other recommending bodies, such as the Zoning Board of Appeals and Plan Commission, related to building permits; and

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

SECTION 1: That Section 2-9-16 of the City Code is hereby renumbered as Section 2-9-17.

SECTION 2: That Section 2-9-16 of the City Code is hereby revised to read as follows:

2-9-16: FEES:

Persons who file applications for review by the Historic Preservation Commission shall pay an application fee or fees as determined by the type of application(s).

(A) Minor Work on Existing Primary and Accessory Structures: Applicants shall pay a fee of twenty-five dollars (\$25.00) for applications for minor work on existing primary and accessory structures, including, but not limited to, the following projects:

1. Roof replacement;
2. Replacement of existing windows and doors;
3. Replacement of existing storm windows and storm doors;
4. Replacement of garage/coach house doors;
5. New window and door openings on accessory buildings;
6. New Installation or replacement of fences;
7. Repair, restoration and replacement of existing exterior finish materials when such work affects less than twenty-five percent (25%) of the finish materials on exterior walls or facades;
8. Replacement of existing exterior stairs and/or steps;
9. Installation of antennas or satellite dishes;
10. Porches: replacement of roof, columns, decks, railings, stairs;
11. Installation of air conditioning units;
12. Installation of arbors and trellises;
13. Installation of exterior lighting fixtures; and
14. Re-opening enclosed porches.

(B) Construction of Garages and Accessory Structures: Applicants shall pay a fee of thirty dollars (\$30.00) for applications for construction of garages and accessory structures, including, but not limited to, the following projects:

1. Construction of new garages and coach houses/barns;
2. Construction of porte-cocheres;
3. Construction of storage sheds;
4. Construction of new decks and stairs;
5. Construction of free standing solar panels;
6. Construction of swimming pools;
7. Construction of tennis courts;
8. Construction of basketball courts; and
9. Construction of fire escapes.

(C) Major Work; Alterations and Construction: Applicants shall pay a fee of thirty-five dollars (\$35.00) for applications for major alterations and construction, including, but not limited to, the following projects:

1. Alterations to the existing primary structures (e.g.: new dormers; new window or door openings; changing or altering roof design or pitch, balconies);
2. Construction of additions not greater than twenty-five percent (25%) of the building's square footage;
3. Enclosure of existing open porches;
4. Installation of solar panels on existing buildings;
5. Repair, restoration and replacement of existing exterior materials when affecting more than twenty-five percent (25%) of the exterior walls or facades;

6. Construction of new driveways;
 7. Construction of terraces at grade;
 8. Construction of gazebos;
 9. Installation of awnings, canopies and signs; and
 10. Construction of off-street parking.
- (D) Construction of Additions Greater than Twenty-Five Percent (25%) of the Existing Building Square Footage: Applicants shall pay a fee of fifty dollars (\$50.00) for applications for construction of new additions greater than twenty-five percent (25%) of the existing building square footage, including additions of one (1) or more stories and additions over the existing footprint of buildings.
- (E) Construction of New Primary Structures: Applicants shall pay a fee of seventy-five dollars (\$75.00) for applications for construction of new primary buildings.
- (F) Demolition of a Landmark Structure: Applicants shall pay a fee of five hundred dollars (\$500.00) for applications for the demolition of a landmark structure.
- (G) Demolition of Significant or Contributing Structure: Applicants shall pay a fee of three hundred fifty dollars (\$350.00) for applications for the demolition of a significant or contributing structure.
- (H) Demolition of Non-Significant or Non-Contributing Structure: Applicants shall pay a fee of two hundred fifty dollars (\$250.00) for applications for the demolition of a non-significant or non-contributing structure.
- (I) Rescission of Landmark Designation: Applicants shall pay a fee of two hundred fifty dollars (\$250.00) for applications for the rescission of a landmark designation when the landmark is not demolished.
- (J) Post-Approval Amendments: Applicants shall pay a fee of twenty-five dollars (\$25.00) for applications for review of proposed amendments to previously-approved projects.

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

SECTION 4: That if any provision of this Ordinance or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION 5: 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: February 11, 2008 Approved:
Adopted: February 25, 2008 February 27, 2008

Lorraine H. Morton
Lorraine H. Morton, Mayor

Attest:
Mary R. Morris
Mary R. Morris, City Clerk

Approved as to form:
[Signature]
Corporation Counsel

