



Meagan Jones <mmjones@cityofevanston.org>

## Zoning Ordinance Text Amendment Application

1 message

noreply@formstack.com <noreply@formstack.com>  
Reply-To: dwallach@bluepaintdevelopment.com  
To: zoning@cityofevanston.org

Fri, Aug 25, 2023 at 6:44 PM



### Formstack Submission For: **Zoning Ordinance Text Amendment Application**

Submitted at 08/25/23 6:44 PM

<b>Address:</b>	<a href="#">1915/1917 Grant Street</a> Evanston, IL 60201
<b>Permanent Identification Number (PIN) 1:</b>	10123090210000
<b>Permanent Identification Number (PIN) 2:</b>	10123090200000
<b>Name:</b>	David Wallach
<b>Organization:</b>	Blue Paint Development, LLC
<b>Address:</b>	<a href="#">909 Davis Street</a> Suite 500 Evanston, IL 60201
<b>Home or Office Phone Number:</b>	(312) 617-9018
<b>Cell Phone Number:</b>	(312) 617-9018
<b>Email:</b>	<a href="mailto:dwallach@bluepaintdevelopment.com">dwallach@bluepaintdevelopment.com</a>
<b>Please choose primary means of contact:</b>	Home or Office Phone

**Is applicant also the property owner?:**

No

**Name:**

Trisha Steiglitz

**Organization:**

**Address:**

[2221 Grant Street](#)  
Evanston, IL 60201

**Home or Office Phone Number:**

(847) 902-0808

**Cell Phone Number:**

(847) 902-0808

**Email:**

[trish.stieglitz@comcast.net](mailto:trish.stieglitz@comcast.net)

**What is the relationship of the applicant to the property owner?:**

Other: Buyer/Seller

**Please state the Zoning Ordinance Section Number, what the Ordinance currently states, and how you would like to amend the text.:**

Section 6-8-1-14

**Is there another section you wish to be amended?:**

No

**Please state the Zoning Ordinance Section Number, what the Ordinance currently states, and how you would like to amend the text.:**

**2) Is there another section you wish to be amended?:**

**Please state the Zoning Ordinance Section Number, what the Ordinance currently states, and how you would like to amend the text.:**

**3) Is there another section you wish to be amended?:**

**Please state the Zoning Ordinance Section Number, what the Ordinance currently states, and how you would like to amend the text.:**

**4) Is there another section you wish to be amended?:**

**Please state the Zoning Ordinance Section Number, what the Ordinance currently states, and how you would like to amend the text.:**

**5) Is there another section you wish to be amended?:**

**Please state all the remaining Zoning Ordinance Section Numbers, what the Ordinances currently state, and how you would like to amend the text.:**

**Please describe the reason for the proposed zoning ordinance text amendment.:**

Except when authorized as a special use, approved pursuant to Section 6-3-5, "Special Uses," of this Title, one (1) principal building shall be located on a zoning lot, regardless of lot size, width, or shape within all residential zoning districts. A special use shall be required for more than one Efficiency Home on a zoning lot, regardless of lot size, width, or shape, in all residential zoning districts.

**How is the proposed amendment with the goals, objectives, and policies of the Comprehensive General Plan, as adopted and amended from time to time by the City Council?:**

Evanston is in need of quality attainable housing. Providing housing for people who work in the Community is a goal of the City. Providing unconnected housing is the most desirable form of housing. In addition, mitigation of utility costs further reduces the costs of home ownership and reduces the carbon footprint, further aligning goals of the City of Evanston.

**In what ways is the proposed amendment compatible with the overall character of existing development in the immediate vicinity of the subject property?:**

The neighboring properties are multi-family. However, their lot coverage as townhomes and multi-family homes does not lend itself to the landscaping our development proposes.

**Will the proposed amendment have an adverse affect on the values of adjacent properties and why?:**

No. The amendment and project will have a positive impact on the values of the adjacent properties and the City of Evanston writ large. Evanston is a leader nationally of progressive zoning, understanding the needs of the Community and the Country as a whole. Homeownership, four walls, unconnected, is the American Dream. Archaic zoning limiting the most desirable form of homeownership at attainable pricing is antithetical to the goals of the Community and over the longhaul will hurt values Citywide.

**What change to existing public facilities and services, if any, will be required to serve the effects of the proposed amendment?:**

None.

**Plat of Survey, if applicable - One copy of plat of survey, drawn to scale, that accurately reflects current conditions.:**

[View File](#)

**Date of Survey:**

Jul 17, 2023

**Legal Descriptions of all properties as shown on Plat of Survey, if applicable.:**

[View File](#)

**Date of Descriptions:**

Jul 17, 2023

**Proof of Ownership, if applicable - Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents, etc.:**

[View File](#)

**Document Submitted:**

Development Agreement

**Additional Documentation:**

**Additional Documentation -:**

**Quantity:**

1

**Price:**

1100

**Credit Card:**

Card number: \*\*\*\*\*3037 Expiration: 07/28

**I certify that all of the above statements and all statements, information and exhibits that I am submitting in conjunction with this application for relief from the requirements of the Zoning Ordinance or for an appeal from the Zoning Administrator's decision are true to the best of my knowledge.:**

[View Signature](#)

