



# ZONING ORDINANCE TEXT AMENDMENT Application

ZONING OFFICE USE ONLY

Date Received:  
Ward:  
Zoning District:  
Preservation:  
Case Number:

## 1. PROPERTY, IF APPLICABLE

Address 1915/1917 Grant Street, Evanston, IL 60201

Permanent Identification Number(s):

PIN 1: 1 0 - 1 2 - 3 0 9 - 0 2 1 - 0 0 0 0 PIN 2: 1 0 - 1 2 - 3 0 9 - 0 2 0 - 0 0 0 0

Plats of survey for all properties that are subject to this petition **must** be included. Surveys must be accurate as of the current date

## 2. APPLICANT

Name: David Wallach

Organization: Blue Paint Development, LLC

Address: 909 David Street, Suite 500

City, State, Zip: Evanston, IL 60201

Phone: 312-617-9018 Cell: 312-617-9018

E-mail: dwallach@bluepaintdevelopment.com

Please circle the primary means of contact.

## 3. PROPERTY OWNER (if different than applicant), if applicable

Name: Trisha Steiglitz Patricia Stieglitz

Address: 2221 Grant Street City, State, Zip: Evanston, IL 60201

Phone: 847-902-0808 Cell: 847-902-0808

E-mail: trish.stieglitz@comcast.net

Please circle the primary means of contact.

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

- same
- architect
- officer of board of directors
- builder/contractor
- attorney
- other: Buyer/Seller
- potential purchaser
- lessee
- potential lessee
- real estate agent

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this petition. I understand that the Petitioner will be the primary contact for information and decisions during the processing of this petition, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the named Petitioner at any time by contacting the Zoning Office in writing."

Patricia Stieglitz  
Property Owner(s) Signature(s) -- **REQUIRED**

10-12-23  
Date

## 4. SIGNATURE OF APPLICANT

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

David Wallach  
Applicant Signature -- **REQUIRED**

10/12/2023  
Date

## 5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this petition:

- (This) Completed and Signed Form**
- Legal descriptions of all properties as shown on Plat of Survey**, if applicable.
- Plat(s) of Survey**, if applicable. Date(s) of Survey(s): July 17, 2023
- Plats of survey must be completed by a licensed surveyor and must be current so that it displays every structure, patio, deck, walkway, etc., that is currently on the property. Copies must be legible for all dimensions and details.
- Proof of Ownership**, if applicable. Document(s) Submitted: Development Agreement
- Accepted for proof of ownership includes: deed, mortgage, contract to purchase, closing documents, (price may be blacked out on submitted documents). **A tax bill cannot be accepted as proof of ownership.**
- Application & Mailing Fee** Amount \$ 1,100 (Previously Paid )
- Application & Mailing Fees may be paid by cash, check, or credit card. Please contact Community Development for number of required mailings and mailing fee.
- Additional Documentation**
- Any other documents as may be required by the Community Development Director. Please contact the Community Development Department for any additional requirements.

Zoning Ordinance Text Amendment Applications take approximately 10 business days for initial review. Alterations or modifications that require re-review may take longer. Please contact the Zoning Office at 847.448.4311 with any questions. Complete applications may be submitted in person or by mail to:

City of Evanston  
Zoning Office, Room 3202  
2100 Ridge Avenue  
Evanston, IL 60201

## 6. ZONING TEXT AMENDMENT

Please complete the following section indicating the specific sections of the Zoning Ordinance for which you are seeking a text change, or which new sections of the Zoning Ordinance you are seeking for the City to add to the text.

Zoning Ordinance Section Number	This section presently states the following (this does not apply to a new section):	I request the Zoning Ordinance text to be amended in the following manner:
6-8-1-14	Number of Dwelling Units Per Zoning Lot: <del>One (1) efficiency home shall be permitted as a principal use on a zoning lot, regardless of lot size, width, or shape, in all residential zoning districts except as specified in Section 6-4-1-6 of this Title.</del>	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.
6-4-1-6	(No language for Subsection (C))	ADD: Subsection (C): 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 principal building on a zoning lot, regardless of lot size, width, or shape, in all residential zoning districts.
Section 6-18-3	Definitions	Change Maximum Square Footage from 500 sq. ft. to 600 sq. ft.

Copy this form if necessary for a complete listing.

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## 8. PROPOSED AMENDMENT

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

To update the provisions of the Code to meet the needs of the Community and facilitate the objectives of the Code by adopting these text amendments.

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## 9. STANDARDS

The amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy (§6-3-4-1 of City Code). The Zoning Ordinance establishes standards that “the City Council should ... consider, among other factors.” (§6-3-4-5)

**Explain how the petitioned amendment relates to or satisfies each of the following standards.**

- (A) How is the proposed amendment consistent with the goals, objectives, and policies of the Comprehensive General Plan<sup>1</sup>, 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. These text amendments are consistent with the Ordinance and the goals and needs of the City of Evanston.

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<sup>1</sup> Available from the Planning and Zoning Division.

(B) 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 town homes and multi-family homes does not lend itself to the landscaping our development proposes. This development will add to the character of the neighborhood by increasing the permeable space and foliage present on Grant Street. The text amendment allows a less dense project than can otherwise be built while providing significantly more parking than required. The reduction of impervious material will decrease storm water issues in a neighborhood that does not have a storm water drainage system proximate to the property.

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(C) 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 long haul will hurt values Citywide.

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

None.  
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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.

*David Wallace* \_\_\_\_\_ 10/12/2023  
Applicant's signature Date

\_\_\_\_\_  
Applicant's signature Date