

October 13, 2021

City of Evanston
Zoning Board of Appeals
Zoning and Planning Division
Morton Civic Center
2100 Ridge Avenue, Room 2403
Evanston, IL 60201

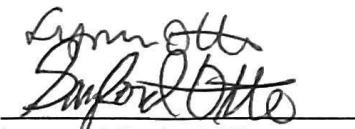
Dear Ms. Jones and Zoning Committee Members:

We write today to offer our support of the proposed renovation and addition plans at 1414 Church Street, Evanston, IL 60201. We have reviewed the proposed plan and believe it appropriate and well-designed, accomplishing the owners goals without greatly altering the current use of the property or its current footprint.

Most houses in the area surrounding 1414 Church have 2 car garages. In order to accomplish this standard, the owners chose the best location, which is currently used for a small one-car, non-standard garage. Other locations would require a curb cut on a heavily trafficked road with a bike lane (Church Street), and would eliminate a large portion of the property's already limited yard. Importantly, the proposed project will increase the setback from the neighboring coach house along the alley from its current 0.77 feet to 3.0 feet, providing better distance between the two structures.

The Kings purchased the house in 2018 with the expressed intent of renovating and updating the property. This investment will maintain its historic appeal and upgrade the home for a contemporary lifestyle and greater security.

Sincerely,

A handwritten signature in black ink, appearing to read "Lynn and Gaylord Otte", written over a horizontal line.

Lynn and Gaylord Otte
1631 Ashland Ave, Evanston

October 13, 2021

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Zoning Board of Appeals
Zoning and Planning Division
Morton Civic Center
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Evanston, IL 60201

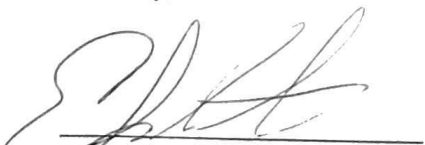
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Sincerely,



Elizabeth and Chris Arehart
1411 Church Street, Evanston



Katie Ashbaugh <kashbaugh@cityofevanston.org>

Re: ZBA 21ZMJV-0082 (1414 Church St.)

Elizabeth Arehart <elizabetharehart@yahoo.com>

Tue, Nov 16, 2021 at 5:42 PM

To: "kashbaugh@cityofevanston.org" <kashbaugh@cityofevanston.org>

Hi Katie,

I'm writing to clarify a letter I signed, approving of the garage extension on 1414 Church St. I have further reviewed the proposed plan as it affects the existing coach house belonging to the next door property. The 3D renderings are misleading and do not accurately depict the house next door, with its windows and porch.

I would like to make it clear that while I approve of the historical/architectural accuracy of the proposed garage addition, I do have concerns that the new height of the garage combined with its proximity to the coach house warrants further review by the zoning board.

Thank you,
Elizabeth Arehart

October 31, 2021

City of Evanston
Zoning Board of Appeals
Zoning and Planning Division
Morton Civic Center
2100 Ridge Avenue, Room 2403
Evanston, IL 60201

Dear Ms. Jones and Zoning Committee Members:

We write today to express support for the proposed renovation and addition plans at 1414 Church Street, Evanston, IL 60201. We have reviewed the proposed plan and believe it appropriate and well-designed, accomplishing the owners goals without greatly altering the current use of the property or its current footprint.

The Kings purchased the house in 2018 with the expressed intent of renovating and updating the home. This investment will maintain its historic appeal and upgrade the home for a contemporary lifestyle and greater security.

Sincerely,

Handwritten signatures of Rich and Romy Sims. The signature on the left is 'Rich' and the signature on the right is 'Romy'. Both are in black ink and are written over a horizontal line.

Rich and Romy Sims
1415 Church Street, Evanston

David and Nanette Hoff
1628 Wesley Avenue
Evanston, IL 60201

November 10, 2021

Zoning Board of Appeals
C/O Katie Ashbaugh, Planner at City of Evanston
Kashbaugh@cityofevanston.org

Re: **ZBA 21ZMJV-0082** - 1414 Church Street

Members of Zoning Board of Appeals:

We live at 1628 Wesley Avenue, the coach house adjacent to 1414 Church Street. While we are supportive of improvements to the neighborhood, we do not support this plan or the requested variances. While the existing single-car garage on the Church Street property is located next to our coach house, the height of the current structure does not block the view or sunlight from either of our two porches or windows located on the north side of our house. As the proposed new two-car garage would be 50% taller than the current structure, the roof would be extremely close to our house and would block the north and west views from our northwest porch, the west view from our northeast porch, and the substantial sunlight and current view we now have from our living room window in between the two porches. This result is not obvious from the architectural drawings submitted with the plan because the drawings do not show our porches or window, but instead show only a door that is depicted inaccurately. In reality, due to the large size and height and the location of the proposed garage, the roof would be looming right next to our porch and entryway and close enough to touch, creating a fire safety danger for our house. The two porches that provide the two entryways to our house are a substantial part of the attractiveness and charm of the house and the neighborhood, and would be adversely affected by the size, height and close location of the proposed roof.

For the reasons above, we feel that the Zoning Board of Appeals should reject the proposed plan and zoning variances. A plan with a larger setback from the property line and much lower roof profile might be more appropriate.

Thank you for your time and consideration related to this matter.

Regards,

Dave & Nan Hoff



Looking southwest at 1414 Church St./1628 Wesley (provided by 1628 Wesley owners)



Looking southwest at 1414 Church St./1628 Wesley (provided by 1628 Wesley owners)



November 13, 2021

City of Evanston
Zoning Board of Appeals
Zoning and Planning Division
Morton Civic Center
2100 Ridge Avenue, Room 2403
Evanston, IL 60201

Dear Zoning Committee Members:

We write today to express support for the proposed renovation and addition plans at 1414 Church Street, Evanston, IL 60201. We have reviewed the proposed plan and believe it appropriate and well-designed, accomplishing the owners goals without greatly altering the current use of the property or its current footprint.

Most houses in the area surrounding 1414 Church have 2 car garages. In order to accomplish this standard, the owners chose the best location, which is currently used for a small one-car, non-standard garage. Other locations would require a curb cut on a heavily trafficked road with a bike lane and would eliminate a large portion of the property's already limited yard. Importantly, the proposed project will increase the setback from the neighboring coach house along the alley from its current 0.77 feet to 3.0 feet, providing better distance between the two structures.

The Kings purchased the house in 2018 with the expressed intent of renovating and updating the home. This investment will maintain its historic appeal and upgrade the home for a contemporary lifestyle and greater security.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul and Amy McDonald', written over a horizontal line.

Paul and Amy McDonald
1419 Church Street, Evanston

Re: Zoning Board Meeting on Tuesday, November 16, 2021
1414 Church Street - ZBA 21ZMJV-0082

Zoning Board of Appeals Members,

We are Kirk and Amanda Ziehm. Along with our three children ages 12, 9 and 3, we live at 1632 Wesley Avenue. Our home, which was built in 1867, is one of the oldest houses in all of Evanston and is located in the Ridge Historic District. We are the property owners of 1632 Wesley Avenue and 1628 Wesley Avenue, our coach house. 50% of the 1414 Church Street property lines are shared with us, while the remaining property lines fall along the alley and street. Along with the residents of 1628 Wesley Avenue, we are the most impacted by this proposed plan. We are, as well as the residents of 1628 Wesley Avenue, opposed to this plan. (See submitted comments by Nan & Dave Hoff.)

While supportive of neighborhood improvements, we do not support this plan because it would adversely impact our tenants and our property. We have already shared our concerns with our neighbors, Cory and Patti King, when they asked for our support of the project. Ultimately, our neighbors decided to submit their original plans without changes. I will summarize below some of the reasons this plan does not meet multiple standards required to receive zoning relief.

Adverse Impact on the Use, Enjoyment, or Property Values -

Our coach house at 1628 Wesley Avenue, built over 100 years ago, is a historically significant structure that can be seen from multiple public ways including the alley and sidewalk. (Note that the submitted architectural renderings of the coach house are inaccurate. Porch landings, roof overhangs, doors and windows on the impacted north facade were omitted. As a result, the impact of the proposed garage addition has been minimized in these renderings.) *See pictures below of the impacted north facade.*



- **The proposed close setback and high elevation of the garage would block and encroach on parts of the coach house.** Our long-term tenants have expressed concerns about the proposed bulky garage, which would adversely impact sight lines and natural light in the coach house. The proposed roof of the garage would be close enough to reach out and touch from the front steps and landing. Windows in the kitchen and dining room would look out onto a shingled roof and receive reduced light from the northwest. This is especially important because the tenant mentioned that he works at his computer from the dining room table near a window that would be impacted. This close proximity could even result in snow from the sloped garage roof landing on the tenant's stairs and creating a hazard.

- **Our overall property value would suffer if our coach house was less desirable.** We purchased this historic property just over two years ago, and prioritized restoring the coach house as our initial project. We have spent significant amounts of money for a new roof & gutters, painted outside & inside, installed a new water line, refinished wood floors, added new appliances and more. We currently have very reliable long-term tenants, but have concerns around the desirability of the coach house if a large, two-car garage would be built so close to the coach house. We want to retain our current tenants as well as appeal to future, quality tenants. Building an oversized garage so close to the coach house could jeopardize our ability to rent out the coach house at the current market rate and adversely impact the value of our overall property.

Increased Safety Concerns do not keep with the Intent of Ordinance -

- **We are very concerned about the increased risk of fire associated with the proposed close setback and building proximity.** While the proposed garage setback is 3 feet, the actual setback would be even closer given the eave dimensions. The roof line of the proposed garage will be only marginally farther than the existing detached single-car garage. One notable difference is that the proposed garage will be **over 70% taller** (9.7ft v. 16.67ft)* and attached to the neighbor's house making this proposed structure a much bigger fire hazard than the existing smaller detached single-car garage. The closer buildings are to each other, the higher the risk of fire spreading. The proposed plan introduces unnecessary fire hazards because of the insufficient setback request.
- **Importantly, the only egress points for the coach house are the two landings on the north facade, which would be especially vulnerable to damage from fire given the close proximity.** In the event of a fire, any egress from the coach house could be destroyed from a garage fire within a few short minutes, thus destroying any escape route and trapping the coach house residents.
 - The fire risk also increases for 1414 Church Street under this plan. A fire in the coach house could more easily spread to 1414 Church Street and endanger the residents.
 - Note that the current residents of the coach house are retirees. Given that it is a two-bedroom home, a family with young children could also be future tenants. We are very concerned for their safety should the proposed plan be approved.

Given that our coach house is a residence for our tenants, a larger setback is prudent to prevent loss of life and property. The risk of fire spreading decreases as the distance between buildings is increased, therefore a larger setback is a necessary safety measure. In a historic district zoned as R1 (Single-Family Residential), the zoning ordinance is meant to maintain less building density and ensure the safety of neighborhood residents and properties. (See image below from the *Building Officials Association of Texas* on a page titled "Fire Separation Distance.")



Non-conforming Lots not atypical and do not warrant a “Hazard” Designation -

- **Our neighborhood is a mix of lots and houses of various sizes.** While 1414 Church Street has a non-conforming lot, this is not atypical in an area of Evanston where large historic properties were subdivided pre-dating zoning regulations. According to the City of Evanston Staff Report dated 11/3/2021, 1414 Church Street was originally part of the property of 1632 Wesley Avenue, our current home, and built as an Accessory Dwelling Unit (ADU). While not self-created, the smaller, non-conforming lot size was known to our neighbors when they purchased the property.

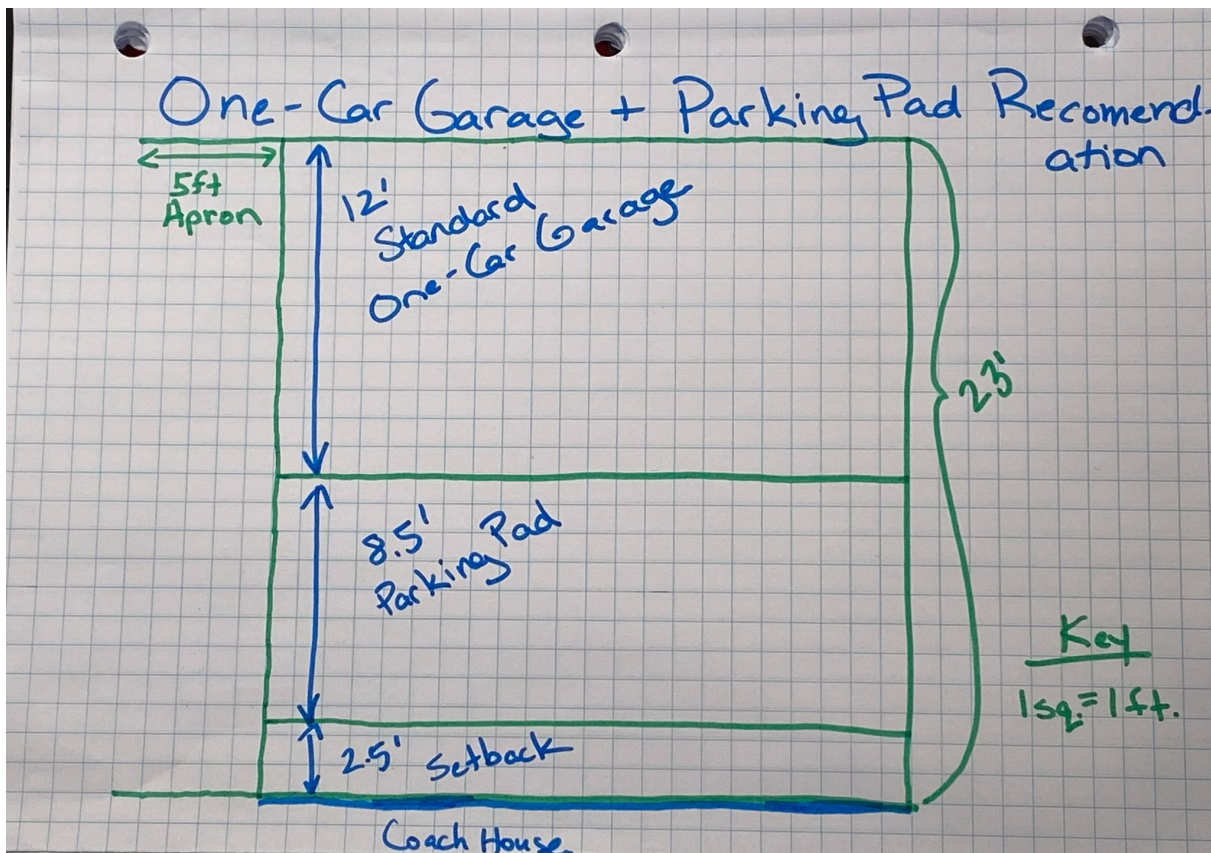
Minimum Changes Necessary have not been Proposed -

- **If increasing the number of legal off-street parking spots from one to two at 1414 Church Street is the objective, that can be accomplished without the addition of a bulky two-car garage.** The neighbors only drive one vehicle, so other alternatives, such as a one-car garage plus parking pad should be considered. In addition, the neighborhood has garages of all sizes (or some with none at all). In fact, of the eight properties on the same block as 1414 Church Street between Wesley and Ashland Avenues, 6/8 have either no garage or one-car garage spots. Two-car garages are not the standard for the area.

We support improvements to our neighbor’s property, but not at the expense of our tenants or property. In the spirit of compromise, we have a recommendation that will provide two parking spaces with minimal alterations to the existing plan.

RECOMMENDATION

- **Attached one-car garage (12 feet wide)** - According to Evanston zoning ordinance, 10 feet is the current distance required between principal structures and ADU's on the same property, so it would follow that the same distance would be appropriate in this case. A one-car garage would allow for this larger setback and result in reduced fire hazard risks. This recommendation would limit the degree of zoning relief for the principal structure while allowing for two parking spots.
- **Parking pad (8.5 feet wide)** - Adding an 8.5 foot parking pad with permeable pavers (to ease possible flooding due to exceeding the allowable impervious surface coverage) next to an attached one-car garage along their south lot line would improve the current situation by providing two legal off-street parking spots. There is currently only one legal space as the existing parking pad is not permitted.
- **Setback of 2.5 feet** - In this case, we would support a minor variation of a 2.5 feet setback for an open parking space from the property line.
- **Lowering garage roof elevation and/or changing the shape of the roof (i.e. hip roof)** - This would allow for better sight lines and sunlight for the coach house residents.



In conclusion, we ask the Zoning Board of Appeals to deny the multiple zoning relief requests in this plan. This plan would adversely affect the residents of 1628 Wesley Avenue as well as the overall value of our property at 1632 Wesley Avenue.

Thank you for your time and attention related to this matter.

Kirk & Amanda Ziehm
1632 Wesley Avenue
Evanston, IL 60201

Note*: The significant size increase of the proposed structure relative to the existing structure can be easily viewed by viewing an overlapping 3-D elevation view of the current and proposed buildings (as was shown by the King's architect during the Historical preservation meeting on 11/9/2021).

1628 Wesley Avenue

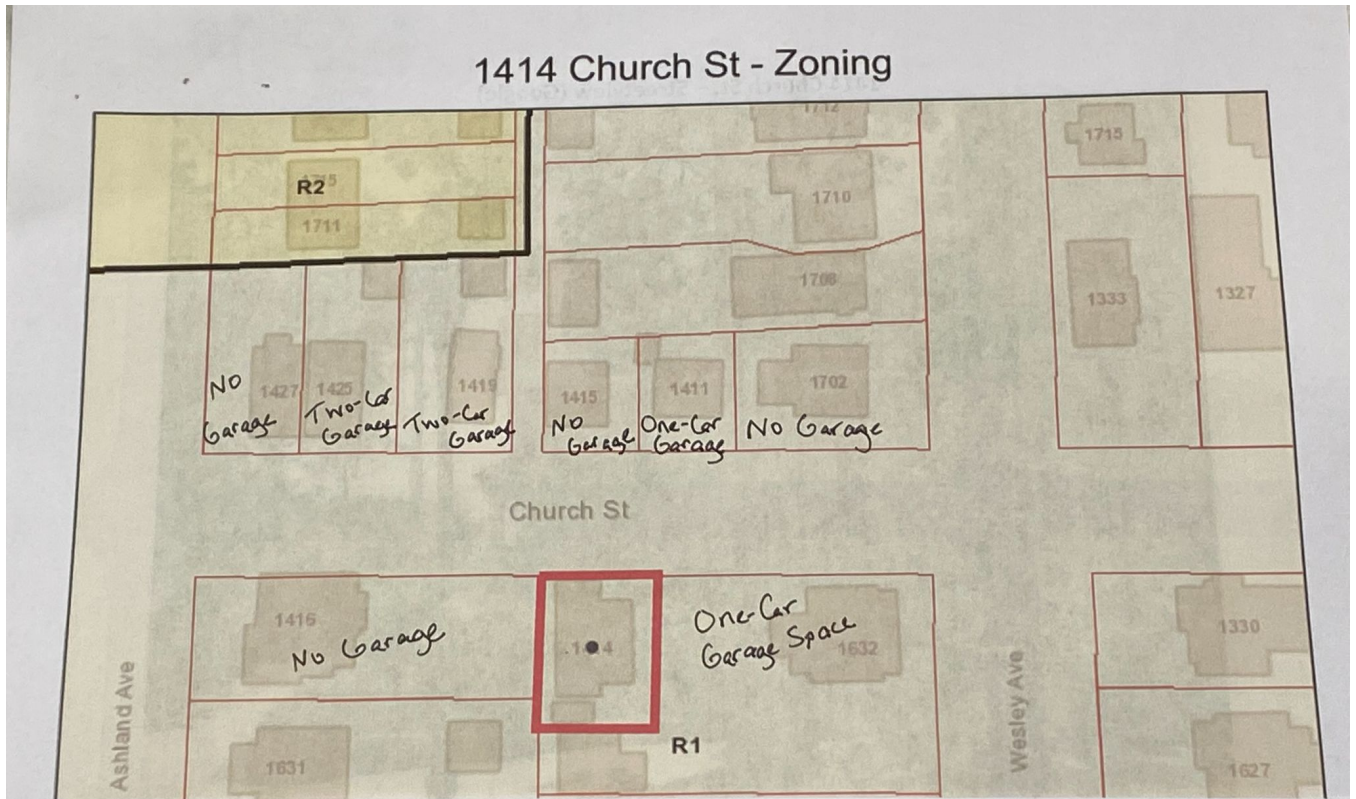


6/8 Properties on same block as 1414 Church Street between Ashland & Wesley Avenues with no garages or one-car garage spots





Two-Car Garages are Not Standard (graphic of houses pictured above)



Evanston Zoning Board of Appeals
c/o Katie Ashbaugh
kashbaugh@cityofevanston.org

Re: 1414 Church Street Application for Major and Minor Variances, 21ZMJV-0082

Dear Members of the Zoning Board of Appeals:

My husband and I have lived at 1618 Wesley Avenue for 54 years and are now the longest-term residents of this wonderful block of historic houses, which are served by an eclectic mix of three coach houses (3), garages most built between the 1920's and late 1970's and parking pads, all located along the alley running from Davis Street north to Church Street.

Parking for the residents of the two Myron Hunt houses located on the northeast and southeast corners of the alley has presented vexing problems because the setbacks of the houses from the alley are both so narrow. We are therefore sympathetic to the Kings' desire to address this problem in a more satisfactory and safe manner than their current arrangement for off-street parking, which includes a non-permitted parking pad.

Nevertheless, we oppose the current plan for 1414 Church Street. In his design to match the roof-line and window insets of the historically significant house, while creating a 20 foot-wide two-car garage, the architect has created an addition for the Kings which is so high and pushes so close to the adjoining handsome, historically-significant coach-house that it erases the grace of that structure's windows and stairways on its north side, seriously reduces the coach-house's available sunlight and impinges on the sight-lines and quiet enjoyment of that pretty apartment by its residents.

Because there is no significant view of the proposed addition from Church Street, the pluses of the proposed garage's roof-line design are far outweighed by the damaging effects of the added height of the new garage roof on the coach house at 1628 Wesley Ave. (16.7 feet vs. 9.7 for the existing structure). As one can see from walking the alley, most of the other two car garages on the alley have much lower, hip roofs. And some are narrower than the proposed structure. (Our garage is 18 feet wide). We are confident that, with a one-month continuance, this talented architect could devise a way to lower the roof height and narrow the width of a two-car garage or to integrate a one car garage with the house, while creating an additional 8.5-foot-wide parking area. In this way, the house at 1414 Church could comply with the two parking spaces requirement of this R-1 district, while also preserving the sightlines and sunlight now enjoyed at 1628 Wesley.

One final, personal note. As a now-85-year-old, I am still traumatized by my experience when I was 18 years-old of being rescued by a fireman from the smoke and fire when our shingled garage, adjacent to and across one narrow sidewalk from my bedroom window, went up in flames from a short circuit in our family car. Therefore, I am alarmed at a design where a wooden garage will stand so high and so close to the only egress from the coach house.

Lowering the height of the roof for a narrower two-car garage and/or creating additional space by integrating a new one-car garage with the house and adding a parking pad just north of the coach house, effectively deepening the setback, would significantly reduce the danger that fire and smoke could present to coach house residents.

Thank you for your consideration of my views.

Joan B. Safford
1618 Wesley Avenue
joanbsafford@yahoo.com
847-800-8351 (cell/text)



Katie Ashbaugh <kashbaugh@cityofevanston.org>

Fwd: Zoning Board of Appeals Public Comment Sign Up Form

1 message

Melissa Klotz <mklotz@cityofevanston.org>
To: Katie Ashbaugh <kashbaugh@cityofevanston.org>

Tue, Nov 16, 2021 at 4:18 PM

Katie - ZBA public commenter is listed below.

Thanks,

Melissa Klotz
Zoning Administrator
Morton Civic Center
City of Evanston

[2100 Ridge Ave. | Evanston, IL 60201](#) | 847-448-8153 | 224-223-3154

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----- Forwarded message -----

From: <noreply@formstack.com>
Date: Tue, Nov 16, 2021 at 3:05 PM
Subject: Zoning Board of Appeals Public Comment Sign Up Form
To: <mklotz@cityofevanston.org>



Formstack Submission For: **Zoning Board of Appeals Public Comment Sign Up Form** Submitted at 11/16/21 3:05 PM

Name:	Mary McWilliams
Address of Residence:	1606 Wesley Avenue
Phone:	(847) 328-6617
How would you like to make your public comment?:	Video (Through Zoom platform)

Provide Written Comment Here:

Agenda Item (or comment on item not on the agenda): 1414 Church Street

Position on Agenda Item: Opposed

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Formstack, [11671 Lantern Road, Suite 300, Fishers, IN 46038](#)

TO: Zoning Board of Appeals

FROM: Mary B. McWilliams, 1606 Wesley Avenue

RE: The request for zoning variances for the property at 1414 Church Street

My name is Mary McWilliams. Since 1976, I have lived at 1606 Wesley Avenue in a house designed by Myron Hunt, who also designed 1414 Church Street. As I live on the second smallest lot on the block, I am keenly aware of the need to compromise when it comes to issues concerning houses and mine and my immediate neighbors' needs. On Monday I signed an easement to allow my neighbors to the south to install an air conditioning unit on my property since their abutting property was too narrow to hold an air conditioning unit.

As a long-time Evanston preservationist, I applaud the sympathetic design of the proposed two-car garage for the property at 1414 Church Street. While the new design complements the Hunt-designed house beautifully, the proposed garage overwhelms the site and assumes a disproportionate importance on the site. The garage is a secondary building, and that relationship between it and the house on the site should be constant. If the lot were larger and the garage were surrounded by open space, the secondary relationship of the garage to the house could be maintained, but that is not the case here.

Looking at the site—as opposed to just looking at the drawings—I was struck by how the existing small, one-car garage behind 1414 Church dominates the site. The effect of a much larger, two-car garage will be even more intrusive. There has to be a more sensitive solution.

I am keenly aware of the limitations that the small lot size and the parking constraints of living on Church Street place on the Kings and sympathize with them in their desire to have a more useful garage that compliments their house, but what seems to work on paper doesn't necessarily work in reality.

And then there is the issue of lot coverage. This is a case of trade-offs. On the one hand, building the two-car garage fulfills the requirement of providing two off-street parking stalls for this single-family house in an R1 District. On the other hand, building the garage decreases significantly the already inadequate permeable surface that the Zoning ordinance requires to prevent flooding. Building a smaller two-car garage or a one-car garage with a parking space created with permeable pavers would reduce the amount of impervious space, but even a smaller two-car garage would loom large over the King house and the coach house. The size requirements for a one-car garage and a parking pad of permeable pavers exceed the space required by ordinance by six inches.

As I said above, this is a case of trade-offs. Surely there is a way to give the Kings a new garage that also addresses the concerns of their neighbors, the Ziehms, owners of the coach house. My neighbor, Joan Safford, has proposed a one-month postponement to allow the architect to address the above issues. I support her suggestion. I am sure there is a solution that will be workable for all parties.