

February 8, 2022

Evanston Land Use Commission
c/o Meagan Jones
mmjones@cityofevanston.org

Subject: 1414 Church Street Application for Major and Minor Variances, 22ZMJV-0002

Dear Land Use Commissioners,

My husband Doug Haight and I have lived and raised our family at 1627 Wesley Avenue for 25 years. We wanted to express *our opposition to the proposed garage addition at 1414 Church Street*. The 1632 Wesley Avenue property, which includes the coach house residence at 1628 Wesley Avenue, is located across the street from our house. Built in 1867, 1632 Wesley Avenue is one of the oldest houses in Evanston and, like ours, is of historical significance. We strongly support preserving the character of these kinds of properties in the Ridge Historic District.

We understand the desire of the residents at 1414 Church Street for a 2-car garage, as we ourselves have only a 1-car garage and have looked into what would be involved in creating a 2-car garage on our *much larger* property. We realized, however, that the encroachment such an expansion would have on our neighbors to the south and east would be unreasonable.

Additionally, we believe that the size of the proposed addition is inappropriate for a lot of its size, comprising almost all of the remaining unbuilt space on the lot. This seems aesthetically unattractive for not only that particular house and property, but for the neighborhood in general, which broadly offers roomy setbacks, side yards, and/or back yards on most of its properties.

It would seem that some kind of compromised solution could be found which does not so fundamentally alter the ratio of built to unbuilt space on the property, does not so severely encroach upon the neighboring properties, and provides a more appropriate aesthetic in tune with the neighborhood. Perhaps a smaller 1 car garage and a parking pad would remedy these issues. While we are generally not in the practice of policing other people's properties, in this particular case, we ask the Land Use Commission to deny the requested variances in this proposal.

Sincerely,
Doug Haight & Liz Reeves
1627 Wesley Avenue



Meagan Jones <mmjones@cityofevanston.org>

Fwd: 1414 Church Street Renovation

1 message

Cory King <dellcor76@gmail.com>
To: mmjones@cityofevanston.org

Wed, Feb 9, 2022 at 4:19 PM

Meagan,

Below is the note from Mike Peterson. He sent it to Katie earlier this week.

Appreciate your help.

All the best,

-Cory

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

From: **Michael Peterson** <mpeterson1612@yahoo.com>

Date: Mon, Feb 7, 2022 at 12:11 PM

Subject: 1414 Church Street Renovation

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

Hi Katie,

I would like to express my support for the renovation project proposed by Cory and Patti King.

I reside at 1612 Wesley and share the alley with this residence. The renovation will not only make the alley much for attractive but will also allow the residents to park their car in a much safer location by having access to a usable garage space.

Based on fact that this project will create a more desirable home for the King's, improve the neighborhood and have no negative impact on the area, I fully support their right to build out their property as allowed.

I will not be able to attend the meeting so please feel free to contact me if you have any questions.

Sincerely,

Michael Peterson
773.848.2842



Katie Ashbaugh <kashbaugh@cityofevanston.org>

Comments on 1414 Church St modifications

Lynn Otte <lrotte@transystems.com>

Mon, Jan 31, 2022 at 6:30 PM

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

Ms Ashbaugh;

We would like to submit comments **in support** of Cory and Patti King's project at 1414 Church Street. We are neighbors directly across the alley from the King's.

We remain supportive of the project the King's are proposing. We had submitted a letter of support in the Oct/Nov time period when the project was considered previously. The changes that they are proposing to make do not create any concern for us as neighbors adjacent to the project.

- The project has been thoughtfully considered and designed. We were offered an opportunity to review their plans and have our questions answered prior to them starting the process with the City and have no concerns with the appearance or the functioning of the proposed project.
 - Variations from the current conditions are minor. The significant variations from current code are issues that have existed for decades and are not something that can be remedied by 1) doing nothing or 2) making the proposed improvements.
- We feel like the unanimous support of the Historic Preservation Commission for the project speaks to the integrity of the design proposed by the King's.

We support the advancement of this project and hope that the new Land Use Commission will approve the project advanced by the King's.

Sincerely,

Gaylord and Lynn Otte

[1631 Ashland Ave](#)

[Evanston, IL 60201](#)

Lynn R. Otte

Principal

Senior Vice President



TranSystems

[222 S Riverside Plaza, Ste 610 | Chicago, IL 60606](#)

o: 312-669-5832 | c: 847-528-9850

www.transystems.com

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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 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 (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 home. This investment will maintain its historic appeal and upgrade the home for a contemporary lifestyle and greater security.

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 written in black ink.

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)



January 19th, 2022

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 is appropriate and well-designed, accomplishing the owner's goal without significantly altering the current use of the property or its existing footprint.

Most houses in the area surrounding 1414 Church have two-car garages. The owners chose the best location to accomplish this standard, which is currently used for a small one-car, non-standard garage. Other sites would require a curb cut on a heavily trafficked road with a bike lane and eliminate a large portion of the property's already limited yard. Notably, 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 a 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,



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.

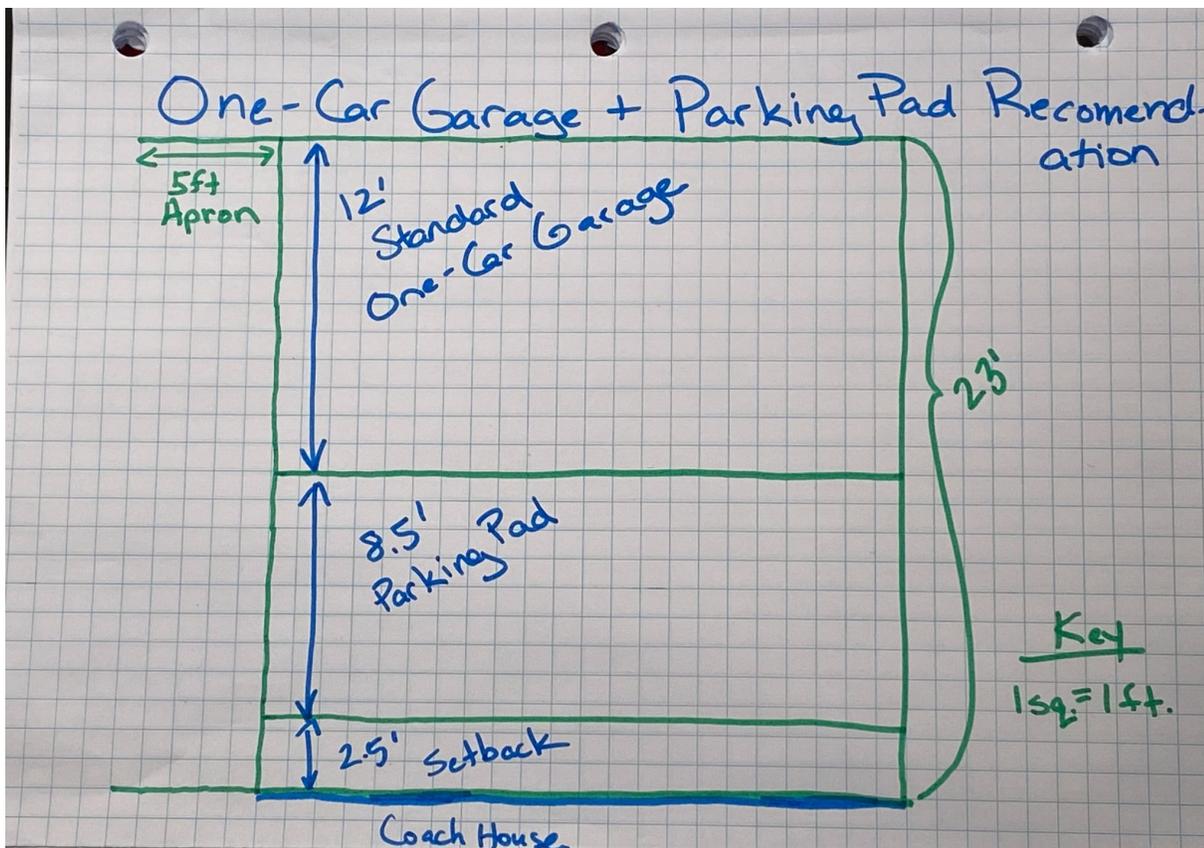
Minimum Changes Necessary have not been Proposed -

- **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

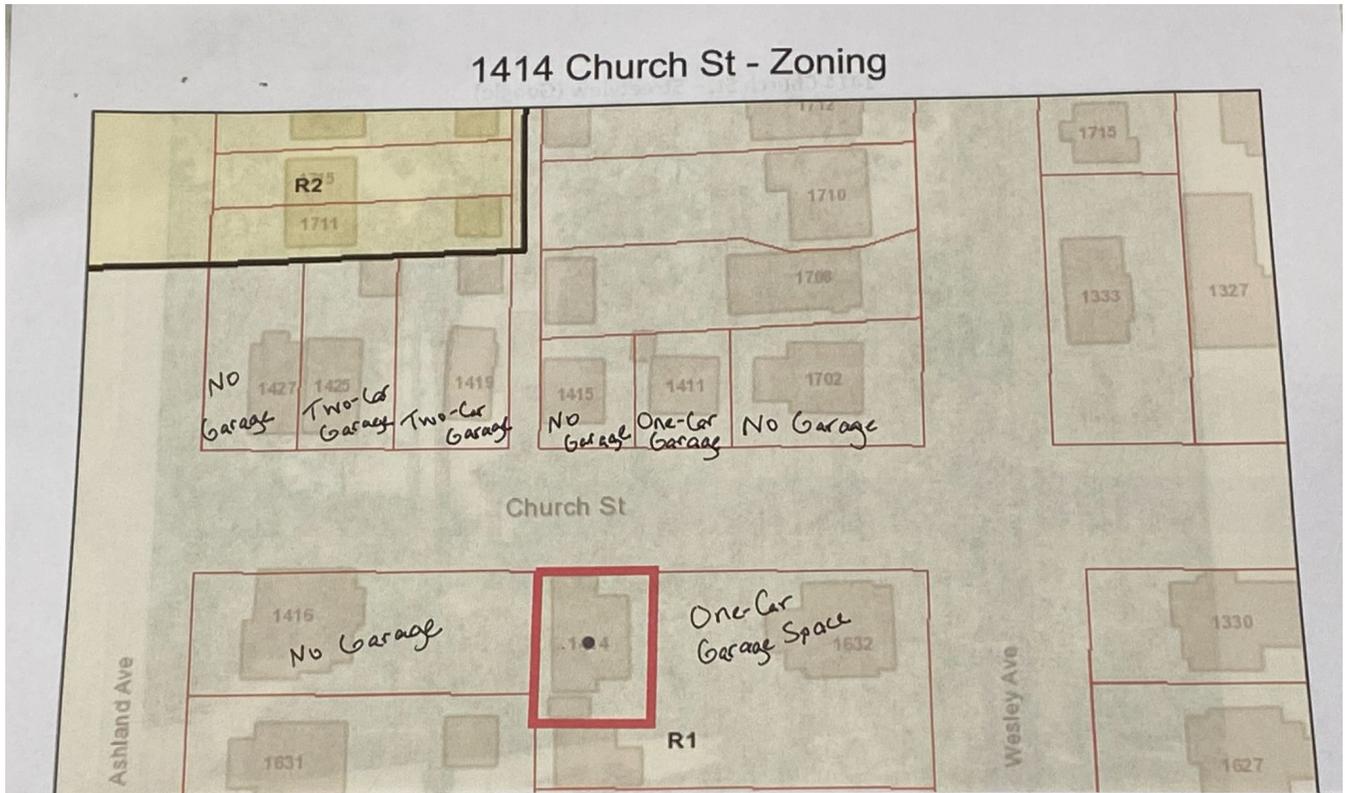


6/8 Properties on same block as 1414 Church Street between Ashland & Wesley Avenues with no garages or one-car garage spots



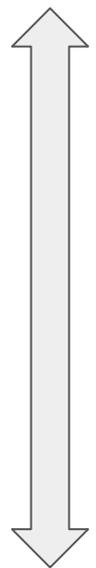


Two-Car Garages are Not Standard (graphic of houses pictured above)



Land Use Commission Variation Standard #7: Minimum Change Necessary

No / Minimum Change



Maximum Change

# of Off-Street Parking Spots	Summary	1632 Wesley (Adjoining Neighbor) Support?
2	1. Keep existing parking pad* 2. Keep existing garage	Yes
2	1. Keep existing parking pad* 2. Build new attached one-car garage with significantly lower roof or hip roof	Yes
2	1. Remove existing parking pad 2. Build new attached one-car garage with significantly lower roof or hip roof 3. Install permeable outdoor parking pad between new one-car garage and coach house residence (likely setback between pad and coach house is 2.5')	Yes
3	1. Keep existing parking pad* 2. Build new attached one-car garage with significantly lower roof or hip roof 3. Install permeable outdoor parking pad between new one-car garage and coach house residence (likely setback between pad and coach house is 2.5')	Maybe (permeability concerns)
2	1. Remove existing parking pad 2. Build new attached <u>18' two-car garage</u>	No
3	1. Keep existing parking pad* 2. Build new attached <u>18' two-car garage</u>	No
2	<u>Current Proposed Plan</u> 1. Remove existing parking pad 2. Build new attached <u>20' two-car garage</u> as in current proposal	No
3	<u>Original Plan (Pulled due to no permit for current parking pad)</u> 1. Keep existing parking pad* 2. Build new attached <u>20' two-car garage</u> as in current proposal	No

Note*: Variance required to keep existing parking pad (this variance has not been requested for approval as part of this plan, but could be requested).

Proposed Garage is too High & too Close to Coach House Residence

Current



WEST PERSPECTIVE (EXISTING)

Proposed Addition



WEST PERSPECTIVE (PROPOSED)

View of impacted north facade of coach house residence. Architectural renderings are inaccurate and not to scale.



February 1, 2022

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 more than 54 years and are now the longest-term residents of this wonderful square block of historic houses defined by Church Street, Wesley Avenue, Davis Street, and Ashland Avenue. The principal houses have an eclectic mix of three coach houses, each with two-space parking below, eight 1- and 2-car garages, all but one built between the 1920's and late 1970's, and two parking pads. Almost all the parking for the adjacent residences is strung out along the alley running from Davis Street north to Church Street.

Parking for the houses in the immediate neighborhood has always been tight. With excellent access to public transportation, most residents have only one car. Several other houses on Church and Davis Streets have only one full parking space or none and no garage.

Parking for the residents of the two Myron Hunt houses located on the northeast and southeast corners of the alley has presented particularly vexing problems for their residents because the setbacks of the houses from the alley and their back lotlines are both so narrow and traffic enters from both Davis and Church Streets. The Kings, who own the Myron Hunt-designed house on the northeast end of the alley (1414 Church) have a one-car garage and a parking pad built parallel to the alley, which apparently was built by an earlier owner. (I do not recall whether it was there when former Evanston Police Chief McHugh lived there in the 1960's, but it has been fortified several times during the period we have lived here. The City apparently could find no permit for its construction or reconstruction, but only an application). The Myron-Hunt designed duplex on the southeast end of the alley has only street parking for the eastern unit and a single parking pad parallel to the alley for the western unit. (I do not know its permit status.)

We are sympathetic to the Kings' desire to address this problem in a more satisfactory and safe manner than their current arrangement for off-street parking. However, although two parking spaces are required under Evanston's current zoning, those residences facing on the alley (or on Church or Davis Street), which have fewer parking spaces are all legally non-conforming and there is no legal requirement that the Kings or others seek or be granted additional parking. It also is not a cognizable "hardship," though it may present a "practical difficulty," if they are denied a permit to build additional parking. We therefore hope that their desire for additional parking can be satisfied "with the minimum change necessary" and in a

manner which will be less impactful on the historically significant house and coach house at 1632 and 1628 Wesley than what the Kings' architect has proposed. We **oppose** the current plan for the reasons that follow:

In his design to match the roof-line and window insets of the historically significant house, the Kings' architect has created a 20 foot-wide two-car garage which is so high and pushes so close to the adjoining handsome coach-house at 1628 Wesley that it will entirely change the light and view from that structure's windows on its north side (not accurately shown in the architect's drawings) and impinge on the north and south stairways from the coach house, which are the only exits from the residence. It will also damage the integrated view of the larger historic house (1632 Wesley, built in 1867) and related coachhouse (1628 Wesley, built early in the 20th century) when viewed from both Church Street and Wesley Avenue.¹

Because there is no significant view of the proposed addition when proceeding east or west on Church Street, the handsomeness of the proposed garage's roof-line design is 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) and the quiet enjoyment of the pretty coach house apartment experienced by its past and current residents. 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 two-car garage is 18 feet wide).

We are saddened that during the one-month delay since the plan was initially introduced, this talented architect has not devised a way to accommodate the immediate neighbors' concerns by lowering the roof height of the proposed two-car garage and narrowing its width. In our view, still better would be to integrate a one car garage with the house, while creating an additional 8.5-foot-wide parking area to the south providing more space and light between the buildings. This would give the Kings the additional parking space they seek, while reducing the crowded feeling presented by the north end of the alley and would not grant more variance than is necessary to meet that goal.

If the Land Use Commission takes into account the architecturally integrated relationship of 1628 and 1632 Wesley, it is hard to understand how it could make the necessary finding that the changes that would be the result of allowing the proposed tall and wide structure to be built would be "limited to the minimum changes necessary to alleviate the particular hardship or practical difficulty."

¹ The coach houses at 1612, 1624 and 1628 Wesley (for 1632 Wesley) are not simply "accessory dwelling units." All three of these coach houses were designed by pre-eminent architects of their era to be an integrated part of the overall design for the larger properties on which they sit with their principal dwellings, built in 1882, 1884 and 1867.

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 egresses 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 south of the garage and north of the coach house, effectively increasing the setback from the south lot-line, would significantly reduce the danger that fire and smoke could present to coach house residents.

Thank you for your consideration of our 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.



Katie Ashbaugh <kashbaugh@cityofevanston.org>

1414 Church Street Application for Major and Minor Variances, 22ZMJV-0002

Shannon Seiberling <shannonseiberling2@gmail.com>
To: kashbaugh@cityofevanston.org

Tue, Feb 1, 2022 at 7:44 PM

Dear Land Use Commissioners,

My husband and I have lived at 1632 Ashland Avenue (at the corner of Church Street) since 1973, nearly a half century. We are deeply invested in this community, and I wanted to write to express my concerns regarding the proposed project at 1414 Church Street.

First, the proposed two-car garage is way too close to the historic and beautiful coach house residence. This requested variance is 27 feet closer to the coach house than is allowed by ordinance. This is a huge variation and should not be allowed as it has a substantial adverse impact on the use of the coach house by the residents (one of the Land Use Commissions variation standards that must be met for passage). The proximity of the large, two-car garage also negatively impacts the safety of the coach house as a dwelling. A fire in the 1414 Church Street house or the proposed attached two-car garage, given the very close distance, could easily spread to the only egress points in the coach house residence, putting lives at risk.

Second, the height of the attached garage is 70% higher than the existing, much smaller structure. This additional garage height is unnecessary and prioritizes the garage aesthetics over the usability, historical character, and value of the coach house residence. The close proximity of this much larger two-car garage would loom large next to the coach house residence blocking sunlight and views from the windows and porches as well as taking away from the attractiveness of this historic residence. The coach house residents' views would be of a shingled garage roof.

The proposed two-car garage also puts vehicle storage / parking over the usability of the coach house residence. If the goal is to have two off-street parking spots, this objective could be easily achieved with a one-car garage and an adjacent parking pad next to the coach house residence property line (allowing a significantly greater garage setback from the coach house residence). A one-car garage with parking pad also reflects the minimum change necessary to alleviate the hardship of 1414 Church of not having two legal off-street parking spots. (A two-car garage is not the minimum change necessary, as is required by the Commission's Major Variation Standard #7).

Finally, the amount of "free" square footage on this lot is far less than comparable properties in the area (and does not comply with Evanston Zoning Code building lot coverage standards). To further build up this property creates a significant outlier in the community.

To summarize, I am opposed to this project. The Variation Standards of the Land Use Commission have not been met by this proposed project, and I urge the Commission to reject the proposal.

Best,
Shannon Seiberling