



Katie Ashbaugh <kashbaugh@cityofevanston.org>

Land Use Commission Public Comment

noreply@formstack.com <noreply@formstack.com>

Sun, Nov 6, 2022 at 10:05 AM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/06/22 11:05 AM

Name:	Jennifer Grandy
Address of Residence:	1507 Maple Avenue
Phone:	(708) 256-7956
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	1453 Maple Avenue
Position on Agenda Item:	In Favor

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Katie Ashbaugh <kashbaugh@cityofevanston.org>

1453 Maple - Comments submitted in opposition

3 messages

Len Koroski <lkoroski@gpchicago.com>
To: Cade Sterling <csterling@cityofevanston.org>
Cc: "kashbaugh@cityofevanston.org" <kashbaugh@cityofevanston.org>

Wed, Nov 9, 2022 at 11:21 AM

Different e-mail. Working from out of town while visiting family.

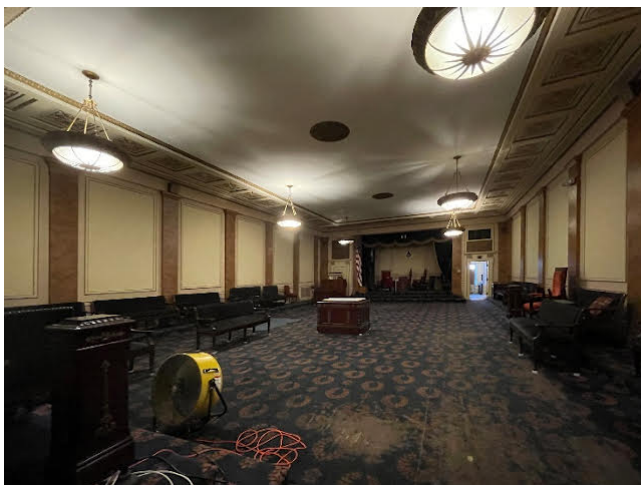
Original e-mail and browser may have been the problem – please confirm receipt of the file.

Evanston Mason Temple – 1453 Maple

Land Use Committee – Comments Submitted in Opposition of Proposed Variances

8 November 2022

The Evanston Masonic Temple has a strong tie to the cultural history of Evanston, and it's building is an architectural landmark. Specifically, it is an extremely rare treasure in it's almost one hundred year old intact interiors including original draperies, lighting, carpeting, Zubare landscape scene wall coverings and its original decorative ornamental architecture including the Ionic and Corinthian Halls, along with the first floor lounge and library.



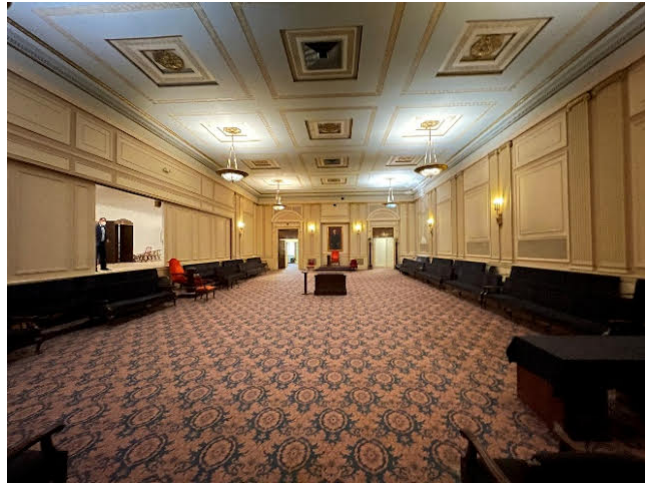
1st Floor Ionic Hall



1st Floor Lounge



1st Floor Library

2nd Floor Corinthian Hall with Stage

In its link to Evanston's cultural history – John Evanston was one of the founders of the local temple (reference – Evanston 150 Celebration [article](#)), as were many of the town's civic and cultural leaders. The architect of the Temple was Evanston resident, temple member and internationally known architect John A. Holabird. Based its cultural heritage, its architect and specifically its high level of existing interior finish – it is too valuable of a history to allow its destruction.

The application has proposed to retain the exterior with some modifications - but the rare interior with a high level of original integrity remaining +20,000 square feet will be demolished beyond that of the entry lobby. This destruction, this loss is proposed while requesting the three variances in unit count, parking, and setbacks. The question – what are the public benefits in these variances - if there is both a cultural history and architectural landmarks loss?

The applicant in their presentation to the Landmarks Commission stated that the greenest building is one that exists, but it could be said that the proposal with the near total destruction of the existing interior is neither "green" in its aggressive destructive program, or sympathetic the cultural history or architectural significance.

I would submit that these losses along the requested variances are not in the interest of the public, and that prior to granting any variance - the applicant should be requested to re-study this to find a program or a use that that is more sympathetic to the cultural history and architectural integrity of this Evanston Landmark.

2 attachments



2022_1107 Land Use Committee Comment Submission L Koroski.pdf
264K



2022_1107 Land Use Committee Comment Submission L Koroski.docx
683K

Cade Sterling <csterling@cityofevanston.org>
To: Len Koroski <lkoroski@gpchicago.com>

Wed, Nov 9, 2022 at 11:25 AM

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

This worked!

Cade W. Sterling
Planner

Historic Preservation
City of Evanston
847-448-8231

Note: The contents of this electronic mail to/from any recipient hereto, any attachments hereto, and any associated metadata pertaining to this electronic mail, is subject to disclosure under the Illinois Freedom of Information Act, 5 ILCS 140/1 et. seq.

[Quoted text hidden]

Cade Sterling <csterling@cityofevanston.org>
To: Len Koroski <lkoroski@gpchicago.com>
Cc: "kashbaugh@cityofevanston.org" <kashbaugh@cityofevanston.org>

Wed, Nov 9, 2022 at 11:29 AM

I'll let Katie decide if she wants to forward the comment/document to the Commissioners, or due to the timing if it would be better to print copies and hand them out prior to the meeting. The latter may be a better approach in my opinion.

Cade W. Sterling
Planner

Historic Preservation
City of Evanston
847-448-8231

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[Quoted text hidden]



Katie Ashbaugh <kashbaugh@cityofevanston.org>

Land Use Commission Public Comment

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 9, 2022 at 1:33 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: Land Use Commission Public Comment

Submitted at 11/09/22 2:33 PM

Name: Robert Lauricella

Address of Residence: 800 Washington St

Phone: (617) 913-6237

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here:

At the previous meeting the board requested an object to be placed in front of the new wheelchair lift, in a symmetrical manner. After visiting the site I concluded that the visual significance of this building is the size and monumentality of the columns and entrance space. Since there is so little sidewalk space to experience this, any objects (plants etc.) placed in front of the lift will block the building and therefore the experience. I feel that a glass lift (even though it impacts on the symmetry) is far less obtrusive than a screen which is jammed into the space..

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

Masonic Hall on Maple Street

Position on Agenda

Other: Opposed to adding a screen, In favor of the project.

Item:

[Quoted text hidden]



Katie Ashbaugh <kashbaugh@cityofevanston.org>

Land Use Commission Public Comment

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 9, 2022 at 4:54 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/09/22 5:54 PM

Name: Heather Battle

Address of Residence: [1509 Maple Ave #2, Evanston IL 60201](#)

Phone: (773) 220-6968

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: Land Use Commission Public Comment for the meeting re: the Masonic Temple project

Good evening. My name is Heather Battle, and I have been a homeowner in the 1500 block of Maple Avenue since 2009. Over the past 13 years I have seen many changes in my neighborhood. Among them are the continued vacancy of the Botti Studio, the near-vacancy of the 960/990 Grove building, and the construction of several condominium buildings. I have also witnessed the loss of community at the Masonic Temple. The membership of the Masonic Temple was wonderful. They had regular meetings, events and weddings, and were friendly members of the community of our block.

As a single mother I prioritize community. I've made it my priority to cultivate community, to the extent that I'm currently the president of the board of the Lafayette Condominium Association for the building located at 1507-1511 Maple Ave. I have served on the board in various capacities for approximately 7 years.

Change is nothing new in Evanston; patterns of habitation are currently in a

stage of change. Where my fellow GenXers prefer to own property, increasingly that is proving impossible for younger generations and undesirable for Boomers who are downsizing. The question we now need to ask is how we are going to serve a population who desire high-quality living space when owning property is either outside their grasp or undesirable. Rentals are an obvious solution.

Renters come in all shapes and sizes, and being a renter has no bearing on one's capacity to be a good neighbor. The very nature of this building being in the luxury market should assuage fears of renters, but predictably, people will clutch their pearls at the idea of "renters" coming into their neighborhood. This is ridiculous and I'll tell you why: in order to rent an apartment one must demonstrate 300% savings over a 12-month period. That expendable income will likely go back into our local economy. Evanston is a city of small businesses. Those small businesses rely on loyalty, expendable income, frequency, and foot traffic. A committed group of renters is equally able to contribute to the local economy as a homeowner.

When the Albion project was proposed I spoke against it, and I can say with complete confidence that I was wrong. As I sit on my back deck typing this, I can observe lights on in approximately 85% of the units. I am pleasantly surprised that the building filled up more quickly than anticipated, and it speaks to a pattern that deserves attention.

I've worked, lived, and volunteered in Evanston for 15 years. Prior to that I rented apartments in Chicago in multiple neighborhoods over a period of 10 years. I've had the benefit of renting in west Lincoln Park, northern Lakeview, Logan Square, and Portage Park. We are an urban suburb, and if we want to continue to thrive we need to adapt to obvious patterns. Rentals are going to be a significant portion of our future going forward, and quibbling over it is wasting time we simply do not have. Approving this project can only have a positive effect on my block.

Thank you.

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

Masonic Temple development

Position on Agenda Item:

In Favor



Katie Ashbaugh <kashbaugh@cityofevanston.org>

Land Use Commission Public Comment

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 9, 2022 at 5:34 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: Land Use Commission Public Comment

Submitted at 11/09/22 6:34 PM

Name: Toni Rey

Address of Residence: 1020 Grove St

Phone: (847) 847-7644

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: As a member of Joining Forces for affordable housing, my interest is in affordable housing opportunities provided at the Masonic Temple. Please consider providing as much affordable housing as possible in this building. The location, close to public transportation, is ideal for those who don't own a car .

Agenda Item (or comment on item not on the agenda): Masonic Temple

Position on Agenda Item: Other: In favor if it provides affordable housing.



[Quoted text hidden]

Land Use Commission Meeting
Wednesday, November 9, 2022

New Business Item A: Masonic Temple Adaptive Re-use

While I feel that this project addresses exterior design issues reasonably well, I'm much more concerned about the proposed impact this project has on the important interior spaces of the building.

As noted at the October 11 Preservation Commission meeting: 1. The Masonic Temple is one of Evanston's most intact and significant institutional resources. 2. The structure is in excellent condition and retains excellent exterior and interior architectural integrity. 3. The interior includes what might be the original paint, carpeting, draperies, lighting, wood finishes and detailing, and Zuber wallpaper.

Your staff report states: "The Preservation Commission...discussed the proposed zoning variations and their authority to provide a recommendation on the necessity or appropriateness of the request in the interest of historic conservation so as to not adversely affect the historical architecture or integrity of the landmark. Considerable deliberation surrounded the internal unit size and number, as well as the impact to the structures' interior architecture."

This proposed project leaves little, if any, of the "aesthetic integrity" of the interior spaces intact. And it goes without saying that "minimal alteration" of the Masonic Temple's interior spaces is non-existent. Those were issues that the Preservation Commission could not address since their purview is limited exclusively exterior issues.

One way the applicant can seek a favorable review of its request for three major zoning variations is to offer a **major concession**. That concession would be a reduction in the number of dwelling units requested so that both aesthetic integrity and minimal alteration of the interior spaces is enthusiastically acknowledged and embraced, and the historical context of the building's original use be retained.

Jack Weiss
400 Main Street
Evanston IL