



Meagan Jones <mmjones@cityofevanston.org>

Fwd: 1420 Leonard Place

1 message

Elizabeth Williams <ewilliams@cityofevanston.org>

Wed, Feb 8, 2023 at 4:38 PM

To: Meagan Jones <mmjones@cityofevanston.org>

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

FYI - for LUC tonight. Sorry if you've already received this.

Liz Williams**Planning Manager**

Planning & Zoning Division

Community Development Department

City of Evanston

[2100 Ridge Ave | Evanston, IL 60201](#) | (224) 296-4489ewilliams@cityofevanston.org | cityofevanston.org

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

From: **Susan Sotnick** <sotnicks@gmail.com>

Date: Wed, Feb 8, 2023 at 4:28 PM

Subject: 1420 Leonard Place

To: <zoning@cityofevanston.org>

Hello,

My husband and I are unable to attend the meeting tonight regarding the construction of a house on the small lot of 1420 Leonard Place. We are opposed to the building of that house after reviewing the proposal. We do not feel it will be aesthetically appealing and will comprise the beauty of the neighborhood.

Sincerely,

Susan Sotnick

[1423 Leonard Place Evanston](#)



Meagan Jones <mmjones@cityofevanston.org>

Fwd: 1420 Leonard Place

1 message

Elizabeth Williams <ewilliams@cityofevanston.org>

Wed, Feb 8, 2023 at 4:39 PM

To: Meagan Jones <mmjones@cityofevanston.org>

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

Here is another one for LUC

Liz Williams**Planning Manager**

Planning & Zoning Division

Community Development Department

City of Evanston

2100 Ridge Ave | Evanston, IL 60201 | (224) 296-4489

ewilliams@cityofevanston.org | cityofevanston.org

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From: **'Julian Sotnick' via Zoning** <Zoning@cityofevanston.org>

Date: Wed, Feb 8, 2023 at 4:20 PM

Subject: 1420 Leonard Place

To: <zoning@cityofevanston.org>

I live directly across the street from the above referenced property. I am entirely opposed to having a building built there. The space is too tiny and the property would butt up against the sidewalk unlike every other building on the street. This would forever damage the beauty of the street. This is a bad idea and I am opposed to allowing such building to be built.
Julian Sotnick - 1423 Leonard Place

Sent from my iPhone



Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

1 message

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

Tue, Feb 7, 2023 at 2:45 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 02/07/23 3:45 PM

Name: Deborah Bailey

Address of Residence: 2134 Wesley Ave

Phone: (847) 902-5713

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

Provide Written Comment Here:

I received a notice about variations from the Evanston Zoning Code for a proposed house at 1420 Leonard Place. I am strongly opposed to the variations being approved for two main reasons: there are several large trees on the lot that would need to come down for the house to be built; and instead of the house sitting 27 feet back from the street, they are asking to have a setback of only 7.7 feet. I feel that this will definitely negatively affect the feel of the neighborhood, where all the other houses are set back over two dozen feet. There will also be no place for a garage nor does the lot have access to the alley, so their car(s) will have to be parked on the street. It also looks like there is a street light that would have to be moved to accommodate the 7.7 feet variance in front.

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

Notice of a public meeting by the Evanston Land Use Commission. Comment above.

**Position on
Agenda Item:**

Opposed

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Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

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

Sun, Feb 5, 2023 at 4:53 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 02/05/23 5:53 PM

Name: Michael Honiball

Address of Residence: 1411 Leonard Place, Evanston, IL 60201

Phone: (862) 368-7730

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

Provide Written Comment Here: Granting zoning exceptions to the owner of 1420 Leonard Place would undermine the established rules and regulations for building construction on our street. Side and front yard setbacks serve a crucial purpose in maintaining proper space and safety for both the building and surrounding properties. Additionally, such a drastic reduction in front setback requirements would disfigure the Leonard Place streetscape and harm property values.

Agenda Item (or comment on item not on the agenda): 1420 Leonard Place | 23ZMJV-0002 | Major Variations

Position on Agenda Item: Opposed

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Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission Public Comment

2 messages

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

Fri, Feb 3, 2023 at 1:08 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 02/03/23 2:08 PM

Name:	Karen Healy Stover
Address of Residence:	1418 Leonard Place
Phone:	(847) 477-9460
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):	1420 Leonard Place/ 23ZMJV-0002 Major Variations
Position on Agenda Item:	Opposed

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

Fri, Feb 3, 2023 at 1:12 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 02/03/23 2:12 PM

Name: Karen Healy Stover

Address of Residence: 1418 Leonard Place

Phone: (847) 477-9460

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): 1420 Leonard Place/ 23ZMJV-0002 Major Variations

Position on Agenda Item: Opposed

[Quoted text hidden]