



Hi Mitchell,

After assessing the trees surrounding your neighbor's property where the proposed construction may take place, I found that your trees along the North fence line and the Fir tree in the backyard of 324 Davis St. will likely have major root damage from digging, root pruning, and/or compaction. The most affected tree on your property would be the Elm tree that is about 3ft. from the existing garage. Preferred minimum distance for root pruning a tree would be 5-6 times the DBH (Diameter at Breast Height), meaning at least 6ft. for this tree. The neighboring Fir tree which is at least 20" DBH will require at least 8.5ft. from the trunk to the site of the pruning cuts. The proposed plans seem to have the new construction coming to about 3ft. from this tree which would be far too much for the tree to survive. Both of these trees will likely suffer from health decline after the pruning and will have far less structural roots to keep them from falling over. Overall, I think that the construction plan as-is will be detrimental to the health of these trees and have a high chance to kill these trees. I would recommend speaking with Evanston about their tree preservation protocols as these trees will likely be protected under their provisions. Please feel free to reach out with any other questions.

Thanks,

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*The Breens
1515 Judson Avenue
Evanston, IL 60201*

August 27, 2024

Dear Members of the Evanston Land Use Commission,

We are writing this letter to express our opposition to the proposed second-story addition to the garage located at 1525 Judson Avenue.

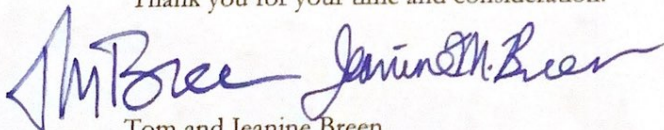
We have lived at 1515 Judson Avenue for almost twenty years. Within a few weeks of moving in, we became acquainted with Nancy and Megan Bruggeman who lived at 1525 Judson Avenue. We became very close friends with the Bruggemans and spent a great deal of time with them and in their home. They always entered and exited through the front door of the home located on Judson. Their mailbox was also located next to the Judson entrance. This door leads into the entryway of the home with a front hall closet, a stairway to the second floor and entrances to the living room and dining room. The door located off of Davis Street leads directly into the kitchen and was used primarily as a side door to let their dogs into the yard. It was never used or intended to be used as the front door to the home.

We are opposed to adding a second-story addition to the garage which is located directly on Judson immediately adjacent to the home. Our experience in this historic district is that ADUs or coach houses are located in the rear of the property on much larger lots. This corner lot is one of the smallest in our neighborhood. By adding an addition to the garage, the current residents will essentially be establishing two primary residences on one very small lot.

We are also concerned about the potential loss of very large and mature trees on the lot line between 1525 Judson and 1519 Judson. It is unlikely these trees would survive the proposed construction project. Even if they are replaced, it will take many years for them to reach the same height and maturity of the existing trees.

As long-time residents of this beautiful block who expect to live at 1515 Judson Avenue for many years to come, we respectfully request that the Land Use Commission deny the proposed addition.

Thank you for your time and consideration.



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