



Cade Sterling <csterling@cityofevanston.org>

Case # 21PRES-0121

mary Chlebowski <[REDACTED]>
To: "csterling@cityofevanston.org" <csterling@cityofevanston.org>

Sun, Sep 12, 2021 at 2:41 PM

Dear Mr. Sterling,

I live in the 3 story building adjacent to 1217 Michigan. I have viewed the packet and would like to object to the relocation of the garage.

In doing so, the neighbors will take down a beautiful healthy tree which is taller than the property to the south, where I live. Isn't Evanston a "Tree City"?

Not only that, but relocating the garage to the west will totally block the windows of the first floor of 1213 Michigan. Several years ago, the owners of 1217 Michigan affixed a portion of their gate locking system to the northwest corner of this 3 story building without asking the condo Board's consent. If these plans are approved, this will be the second time the owners have completely ignored their neighbors to the south, doing whatever they want.

I have no problem with replacing the siding, windows, etc. It is the proposed location of the garage that is totally inappropriate. Even with the architect's rendering, it does not appear to be esthetically pleasing - a garage right in one's face.

I ask that the Preservation Committee deny the request to relocate the garage. If the owners wish to replace it at its current location, that would be fine.

Regards,

Mary Chlebowski



Cade Sterling <csterling@cityofevanston.org>

Re: 1217 Michigan Avenue - Case #12PRES-0121

Langdon E. Alger <[REDACTED]>
To: csterling@cityofevanston.org

Mon, Sep 13, 2021 at 10:05 AM

M. Sterling,

I'd like to let you know that I just posted the following comment on the City's website in regards to the 1217 Michigan Ave proposed construction.

Thank you for your time & interest,

Langdon E. Alger & Pamela M. Alger
1213 Michigan Ave Apt 2, Evanston IL 60202
[REDACTED]

As neighboring residents of 1217 Michigan Avenue, my wife & I are opposed to the planned garage construction for this lot for the following reasons.

- 1) The new garage will cause the lot coverage to increase above the maximum permitted amount. This is an already dense lot, and there is already a great deal of bulk construction there.
- 2) Historically, a house of this age would not typically have an attached garage. Given the plan for this project is to essentially increase the size of the garage and bring it forward, it would seem that a more appropriate concept would be to construct a new garage, appropriately styled, in the same location as the currently existing garage. If the desire is to obtain shelter when traversing from the house to the garage, there are ways to do that without having to move the entire structure closer to the house. Again, the current plans will make the existing lot much denser than it already is.
- 3) The current plans will also cause a blocking of light & air for the existing condominium building to the South, both the neighboring units as well as the coach house behind the condo building. The placement of the new garage ostensibly cuts off all sunlight for the Eastern half of the 1st floor condominium unit.
- 4) Based on the plans, there would be a removal of at least one old growth tree. These trees offer shelter and food for quite a few members of our local wildlife, and their removal will cause a serious impact on these creatures as well as those who appreciate their existence.

In addition, the massive amount of construction and work being plan will definitely cause a serious parking issue given the house is located on one of the only boulevards in the city. As such we would like to make sure that any final construction plans will take this fact into account.



Cade Sterling <csterling@cityofevanston.org>

1217 Michigan plan

Steven Denenberg <[REDACTED]>
To: csterling@cityofevanston.org

Mon, Sep 13, 2021 at 10:27 AM

Greetings.

I would like to submit the following in objection to the application of 1217 Michigan for a Certificate of Appropriateness.

I am an immediate neighbor to the subject property.
I have lived on the third floor of 1213 Michigan Ave for 25 years.
I believe the proposed plan is inappropriate in a variety of ways.

The present location of the garage on the site has likely been the site of a garage or coach house for as long as the house itself had been in existence.

Set back locations of garages and coachhouses at the rear of a property is a design tradition common throughout the Lakeshore Historical District .

The tradition creates open space for separation and greenery between structures.

The existing location of the garage was apparently taken into account when the building to the south, then the Mellwood Apartments, was designed 7 years after the subject house was built. There are no windows located on the north wall of the building immediately facing the garage.

The following are some objections in the context of the preservation commissions applicable standards (noted in italics).

Commissions Standards of Alterations

1. Alterations. Every reasonable effort shall be made to adapt the property, structure, site or object in a manner that requires minimal alteration of the property, structure, site or object and its environment.

This is not a minimal alteration. Moving the garage towards the street and increasing its size is a very significant alteration.

2. Original Qualities The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.

This plan would drastically change the original character of the site, the adjoining property and the block on which it is situated.

9. Innovative design for alterations to existing properties shall not be discouraged when such alterations do not destroy significant historic, cultural, architectural or archaeological material, and such design is compatible with the features, size, scale, proportion, massing, color, material and character of the property, neighborhood and environment.

This is perhaps is an innovative design but it is an incompatible one with “character of the property, neighborhood and environment.” This proposed alterations of the property will present an interference with the spacing between the adjoining properties and it will be not visually compatible with its surroundings.

Commissions Standards of construction

1. Height shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

The height is not compatible with the site. A nineteen foot garage in the middle of the driveway facing the northern wall of the landmarked building to the south is not just incompatible with the site visually but it exhibits an especially complete disregard of its neighbors to the south, most particularly the first floor neighbor whose view from their northern windows would now be of a garage’s

side and roof. It is notable that the artists conceptions of the plan presents its neighbor -a three story landmark fully occupied property-as a large blank wall, ignoring the placement of windows or any suggestion of occupancy. The northern wall of the landmark building is significant enough that to get permission to brick up four basement windows-at the request of the owners of 1217 Michigan-required application to the preservation commission.

5. Rhythm of spacing and structures on streets. The relationship of a structure or object to the open space between it and adjoining structures or objects and the setback from the public ways shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.

Moving the garage forward and filling the driveway to almost full width will upset the spacing of the structures on the street. It will present a very different view to passersby; an unattractive inhospitable one.

12. Original qualities. For additions to existing structures, the distinguishing original qualities or character of a property, structure, site or object and its environment should be preserved. The alteration of any historic material or distinctive architectural features should be avoided when possible.

The design has nothing to do with the original qualities or properties of the site.

The architectural style may be appropriate somewhere but as proposed is not at all commensurate with the district, the block or with the house itself.

14. Innovative Design. Innovative design for new construction and additions to existing properties shall not be discouraged when such new construction or additions do not destroy significant historic, cultural or architectural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

This design may or may not be innovative but it is incompatible with the site and its relation to its neighboring structure and the district as a whole.

if this plan is allowed to go ahead the view for passersby-especially with the inappropriate electronic gate across the driveway-will be one of an isolated, defensive compound. Odd to see in the Lakeshore Historic District

Consider too, if it is allowed for the garage to move closer to the house and street in this instance, it will be a precedent for imitators.

I am very opposed to this plan. It should not be given a Certificate of Appropriateness for any of the reasons cited. The location of the garage should not be moved and most ideally, though not in the purview of this commission, the great old black oak tree towering expansively over the subject home and its landmark neighbor should not be taken down.

Very sincerely,

Steven Denenberg
1213 Michigan Ave. 3rd Floor
Evanston IL 60202





Cade Sterling <csterling@cityofevanston.org>

Fwd: 1217 Michigan Avenue addition

Polly Nandiko <[REDACTED]>
To: csterling@cityofevanston.org

Mon, Sep 13, 2021 at 12:09 PM

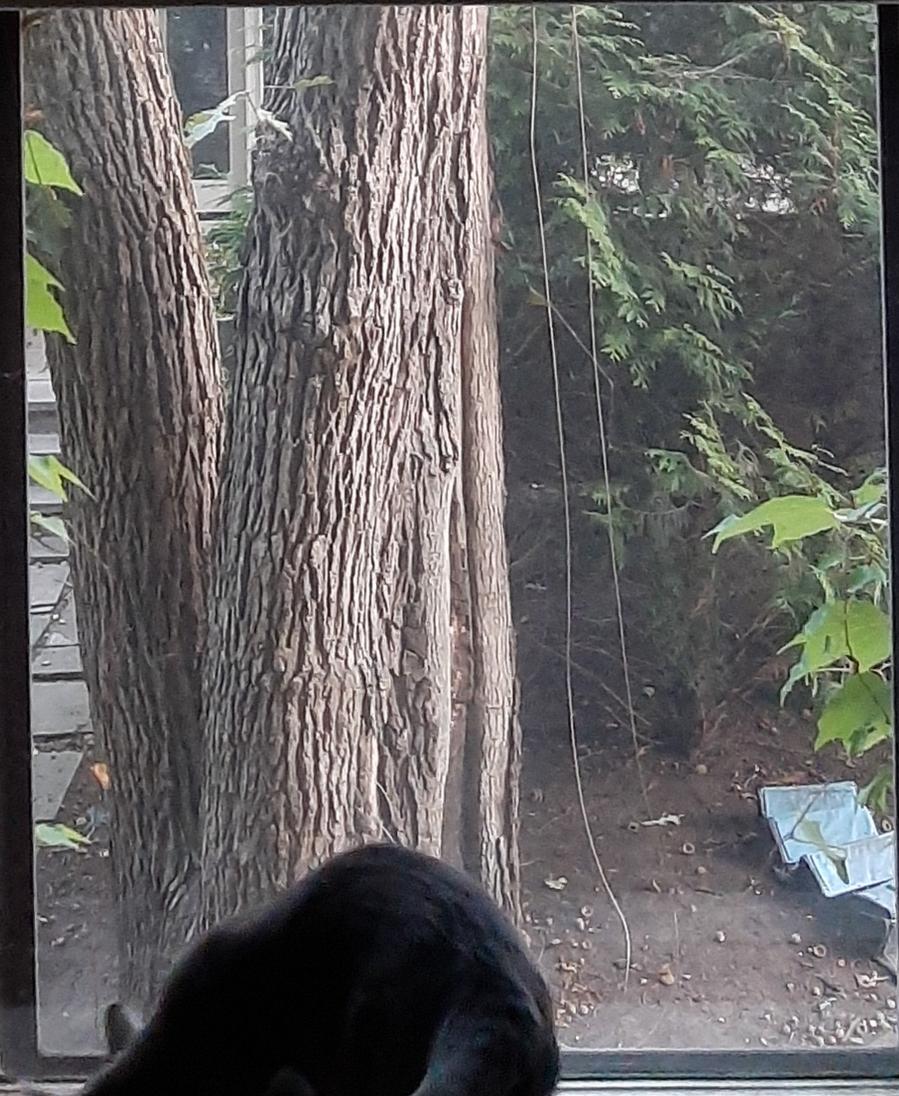
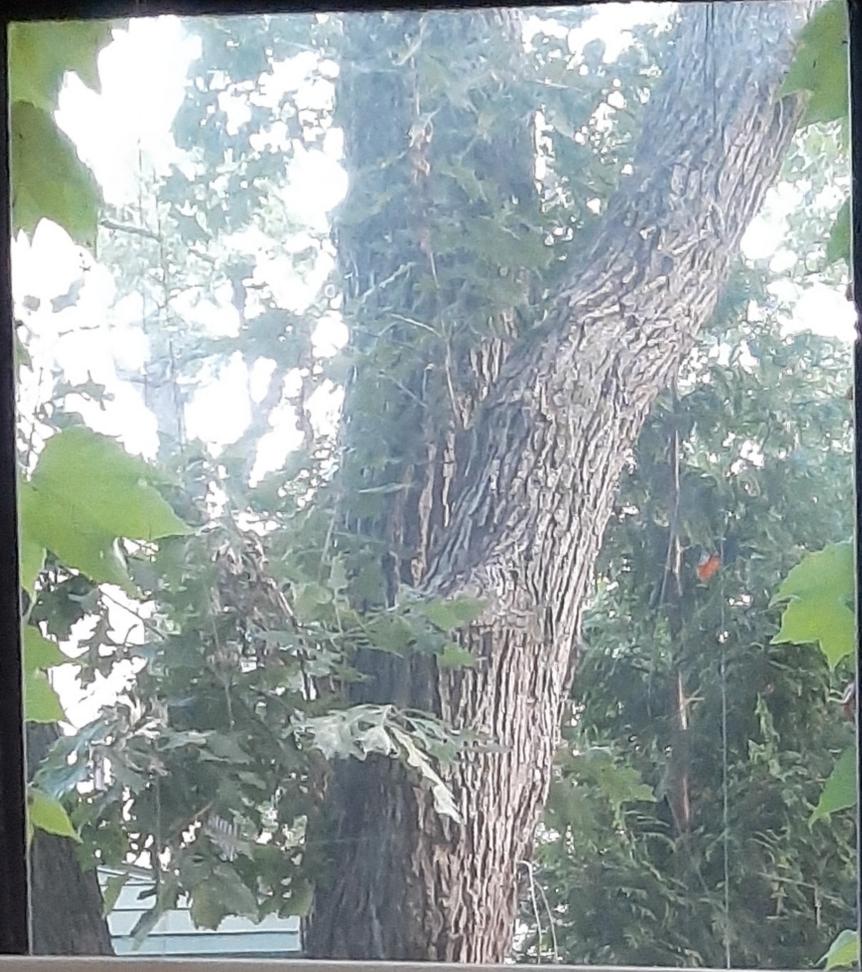
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From: **Polly Nandiko** [REDACTED]
Date: Sat, Sep 11, 2021, 10:49 AM
Subject: 1217 Michigan Avenue addition
To: <cruiz@cityofevanston.org>

Hello Mr. Ruiz, I reside on the 1st floor of 1213 Michigan Avenue. I have lived in my condominium for 15 years, and have and continue raising my daughters here...one now a freshman in college and the other in 8th grade at Nichols Middle School. I arrived home yesterday after a long day at work as a hospice RN/case manager at Suncrest Hospice and received a very disturbing notice that our neighbor to the north is proposing to build an attached garage, and describe as a replacement of existing nonattached garage. It appears to be more of an addition to their home and I question if structure will even be used to park cars. The proposal includes verbiage acknowledging "Additionally, although compliant with side-yard setback requirements, the proposed location would likely impact light infiltration at the ground level of the Landmark apartment building to the south. As such, staff has asked the applicant to provide additional documentation on the condition and the design of the existing garage to be demolished as well as the desire to attach the structure rather than propose a replacement detached garage which will maintain the accessory uses subordination while minimizing adverse impacts to the principle structure and adjacent Landmark property."

This proposed addition will most definitely affect the light and view essentially boxing me in and undoubtably significantly affecting my property value. At least 4 of 6 large windows spanning a long length of our apartment will be obstructed. I will be attending the Tuesday meeting, as hopefully will my other neighbors. I believe that our first floor unit/my home will be the most impacted and I am strongly apposed to this project moving forward. Please see pictures to follow of the beautiful views which will no longer be of the 1217 Michigan Ave project moves forward.

Thank you for considering my request to not allow proposal. -Polly Nandiko











1217