



Cade Sterling &lt;csterling@cityofevanston.org&gt;

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## 1217 Michigan Avenue Request for Reconsideration

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Tue, Oct 12, 2021 at 8:31 AM

To: "csterling@cityofevanston.org" &lt;csterling@cityofevanston.org&gt;

Mr. Sterling,

Thank you for the opportunity to comment regarding the owners of 1217 Michigan request for reconsideration.

Their own presentation clearly depicts that the proposed relocation of the garage will block the north windows of the first floor unit of 1213 Michigan. This will depress the resale value of that unit. That, in turn, could also less the resale values of other units within the entire condominium building.

Their slides also clearly show that there is sufficient room to erect a 2 car garage at the current structure's location, somewhat north into the back yard. Erecting the garage closer to the street will create a barrier of sorts, not esthetically pleasing at all.

As an aside, I have seen walkers slip on ice at the apron of the driveway. Fortunately, all were able to rise and walk away with no apparent discomfort.

I ask that the Commission again reject the proposal, or at least. that section of the proposal addressing the garage.

Regards,

Mary Chlebowski



Cade Sterling &lt;csterling@cityofevanston.org&gt;

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## Opposition to 1217 Michigan Avenue – 21PRES-0121 application for a Certificate of Appropriateness.

1 message

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

Mon, Oct 11, 2021 at 6:58 PM

Evanston Preservation Commission  
[2100 Ridge Ave](#)  
[Evanston, Illinois 60201](#)

I would like to submit the following in objection to Reconsideration of 1217 Michigan Avenue – 21PRES-0121 application for a Certificate of Appropriateness.

Dear Mr. Sterling and members of the Evanston Preservation Commission,

As summarized in Finding of Facts from the September 14, 2021 meeting of the Preservation Commission...

"The Commission found that the proposal adversely alters the existing structures massing, and proportion as well as the relationship between the structures environment and structures to which it is visually related. Viable alternatives were found to exist which would minimize these adverse impacts while maintaining an appropriate relationship of open space and light/air between the proposed garage and the adjoining structure to the south. Additional recommendations include reconsidering the scale of the proposed open eyebrow dormer, the proposed roof form, and the structures depth to more closely relate to extant conditions of the principle structure as well as properties to which it is visually related."

In reconsideration of this proposal, one of the most concerning impacts for me of this project, is now clearly illustrated in slides #1&2 provided by the 1217 Michigan Avenue homeowners. These slides illuminate the fact that the 1st floor windows of the 1213 Michigan Avenue will indeed be fully obstructed by the proposed structure. I have resided in my beloved home at 1213 Michigan Avenue 1st floor for 15 years, raising my family and have enjoyed the movement of air, light and shadows that have surrounded our living space for all of these years (shaping our families experiences and the energy of our space)...as well as for the 120 years that our Landmark building has been in existence.

It remains unimaginable to consider the possibility that 4 of 5 of my south facing windows (1/3 of the windows of my residence) could be completely blocked by mere feet from the proposed wall/side of a garage and that such a blatant disregard for fellow homeowners (even if just in an apartment/condominium) exists. I have no doubt that the property value of my unit will be negatively affected if this project were to occur. It saddens me that the 1217 homeowners make reference to the benefit this addition could make for their resale value, when this 1213 Michigan Avenue homeowner had considered that this be her final resting place someday.

I would like to note that such disrespect/disregard of the community members to the south is not new and continue to question the mechanical fence that the 1217 neighbors have erected and attached to our building without permission from our association and perhaps without Preservation Commission approval. We have also not been allowed entrance by 1217 neighbors to wash our south facing windows, which is concerning for future safety, access to and maintenance of our landmark condominium building and its residents.

I await and appreciate the feedback from the Preservation Commission regarding this looming project that could so negatively affect residents of the adjacent property as well as the spacing relationships between structures of the community at large.



Cade Sterling &lt;csterling@cityofevanston.org&gt;

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**re: 1217 Michigan Avenue - Request for reconsideration of previously denied COA**

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

Mon, Oct 11, 2021 at 6:15 PM

Hi, Cade...

If not too late I wanted to make some comments on the additional materials submitted by the owners of 1217 Michigan Ave.

First off, I don't see anything in the owner's response which indicates that the "evidence and testimony provided demonstrate[s] there has been a substantial change in the facts, evidence, or conditions relating to the application". As such, my original comments that were submitted to you prior to their last review meeting still stand.

Beyond that, I have the following comments to make.

- The driveway for this property is not "extremely long", nor does it provide "a very long and very unforgiving course to traverse." Such verbiage is obviously attempting to create an emotional plea for their expansion plan, which is hardly anything factual or meaningful to anyone but themselves. Additionally, there is an entire universe of modern vehicles which not only fit families of 4 (as well as 2 dogs) that would still fit in their existing garage.
- Whereas the owners may have researched "similar home situations", they seem to be missing the fact that one of the most wonderful aspects of Evanston homes is that each one is unique. In addition, the owners' house was built in 1899, and in those days an attached garage (or even an attached coach house) was a rarity. As such trying to compare their lot against the majority of others in the city makes little sense.
- Whereas the owner's lot does have a smaller yard (to some degree), the property was purchased by them and at that time they should have realized what they were getting into.
- I appreciate the owners' difficulty with maintaining the driveway in the winter, but their proposal does not remove the condo building from the picture, and as such dealing with a driveway that doesn't get a full Southern exposure from the sun is not going to change. Not only that, but salting their driveway is well known as being environmentally damaging. Perhaps they should consider installing a low-grade heating system under their driveway so that no salting, sanding, or shoveling would be required when it snows or ices up.
- Everyone has to deal with hail, and the owners often have more than 2 cars in their driveway... so complaining about hail damage is counter-intuitive.
- I find it somewhat hypocritical that the owners stated their plan would "continu[e] to provide light and air to the neighboring condo building", because their plan blocks the entire set of North-facing windows for the 1st floor condo unit.
- If they had an issue with the views to the South of their lot, they should never have purchased a house that sits next to a 3-story condo building.

I would like to suggest that one solution might be that the owners rotate their new garage so that the entrance faces South, and pull the structure further to the East and North so that they would be able to drive cars forward into their lot, and when pulling them back out of the garage they could easily make a 3-point turn in order to allow them to drive forward out of the driveway. That, along with heating the driveway, would still afford them the luxuries they are seeking with their updated decks & pool.

I appreciate your time & interest in this manner; I remain sincerely yours,

- Langdon Alger  
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