



Meagan Jones &lt;mmjones@cityofevanston.org&gt;

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**Land Use Commission Public Comment**

1 message

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

Mon, Jul 18, 2022 at 2:35 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 07/18/22 3:35 PM

**Name:** JOHN ARNDT**Address of Residence:** 2525 Wellington Ct.**Phone:** (847) 977-7208**How would you like to make your public comment?:** Written (see below)**Provide Written Comment Here:**

There is absolutely no reason for a driveway onto Gross Point Road. There is a driveway from Central Street into a parking lot. There is a traffic light at the intersection of Central Street and Gross Point Road which would help control Traffic for pick ups and make it safe for the students. Also, traffic along Gross Point Road would be severely impacted with pick ups and drop offs. I am totally against a driveway onto Gross Point Road.

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

22PLND-0012

**Position on Agenda Item:**

Opposed

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Formstack, [11671 Lantern Road, Suite 300, Fishers, IN 46038](#)



Meagan Jones &lt;mmjones@cityofevanston.org&gt;

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**Land Use Commission Public Comment**

1 message

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

Sun, Jul 17, 2022 at 11:36 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 07/17/22 12:36 PM

<b>Name:</b>	Michael Cholewa
<b>Address of Residence:</b>	3419 central street
<b>Phone:</b>	(917) 873-8907
<b>How would you like to make your public comment?:</b>	Written (see below)
<b>Provide Written Comment Here:</b>	I am against any land development. 22PLND-0012
<b>Agenda Item (or comment on item not on the agenda):</b>	22PLND-0012
<b>Position on Agenda Item:</b>	Opposed

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July 20, 2022

Dear City of Evanston Land Use and Planning Commission,

We object to the Kensington Development of the Unity Church property for the reasons listed below. We hope you will read them. We have lived next door to the Unity Church property for 30 years and are longtime Evanston residents.

#### Easement Agreement

Our Public Utility Easement (#15343121) has protected our public utilities and ingress and egress since 1952, before the church was built. It also provides the access we need to come and go, as well as to safely receive city services.

Why would the City allow any developer to interfere with or modify our utilities or create access issues for our residents? Ignoring the property rights protected by the easement agreement will also reduce our property values. The City and Kensington cannot assume that we would be in favor of this. Is it even legal?

The practicality of the 70-year-old easement agreement is clear and this agreement should really be grandfathered. Any buyer of the Unity Church property, as well as the City of Evanston, must respect this, must understand that the easement agreement is part of the package and must utilize it as originally intended.

#### Zoning

As you know, our NW Evanston neighborhood is nestled between Memorial Park, Westmoreland Country Club, Centennial Park and Lovelace Park. People feel safe here. The area is the jewel of Evanston and very attractive to homebuyers. Thus, the zoning of Northwest Evanston cannot change if Evanston desires to maintain its neighborhoods. You change the zoning, you lose the neighborhood and begin of the dismantling of the area. Change the zoning and you will lower the property values of all. Do any of you live here?

The City should seek to preserve these regions as earlier City visionaries recognized, and to uphold the right to the same quality of life for the people living in this neighborhood? Any zoning change is counterproductive to their vision. Who sees a need for the zoning to be changed?

#### Traffic

In doing a traffic study of my own on a random Thursday morning two weeks ago, from 6:30-9:30am, I counted cars passing by my building (S. side of Unity lot). In these three hours, over 1100 cars whizzed by heading southwest on Gross Point. Over 1200 cars passed by heading northeast. (These numbers do not include the 20 buses, 3 garbage trucks and 4 motorcycles that passed.) The numbers of cars and their speed surprised me. After the left turn from Central, most cars at this point are maneuvering to get into the right lane before they turn onto Old Orchard Road.

This is a dangerous corner for a school in general and additional cars only add to the problem. Traffic congestion will disrupt traffic flow and provoke new traffic patterns, which will cause cars to shortcut through the neighborhoods to avoid the intersection. This is not safe for anyone. Why would the City allow an already complicated traffic situation to be intensified by a private development? Is this really progress?

### Driveway

Why should our access to Central Street be interfered with or limited in any way? No one in the neighborhood should be routed or re-routed or forced to make right turns, left turns, etc., based on the interests of a private developer. The neighborhood cannot be expected to accept this.

### General Considerations

What value does the City see in this idea?

With the Little Green Tree House, the Goddard School, Bright Horizons, Covenant Nursery, Barbereux, and Northminster Nursery schools all within a mile of Central and Gross Point, there is no need for a daycare center/nursery school here.

Besides the above objections, schools bring with them a myriad of their own impositions, not the least of which are light pollution, noise pollution, traffic entanglements and the commotion of extra school activities.

In the past, the City had the vision to execute zoning regulations and easement agreements that preserved the neighborhood, encouraged a sense of community and helped to safeguard the standards of living in our neighborhoods. We wish to continue to enjoy living in our neighborhood with these same safeguards in place and the same rights as previously intended. Shouldn't the City insist that any developer entering an existing neighborhood be required to fit into that neighborhood as it is, and not the other way around? What is the pressure on the City to accept this plan? Isn't the City obliged to protect the rights of the residents of Evanston who have lived here for a long time, raised our kids here, as well as paid taxes here? Why is it up to us to identify the flaws in the plan?

The magnitude of the Kensington project and the serious problems that go along with it should be enough to reject it. Since many of us living in our neighborhood did not receive notifications, please make us aware of what needs to be done to halt this development, especially when it is our rights that are being trodden upon.

We very much appreciate that you have taken the time to read our letter. We further appreciate that you are knowledgeable about this project and participate at the meetings. If you have any questions, please feel free to get in touch with us. Thank you.

Sincerely,

Joanne Ghiselli, 2546 Gross Point Road, 847-401-9371  
Linda Kelly, 2540 Gross Point Road, 847-492-0816



Meagan Jones &lt;mmjones@cityofevanston.org&gt;

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**Land Use Commission Public Comment**

1 message

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

Tue, Jul 26, 2022 at 2:23 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 07/26/22 3:23 PM

**Name:** Catie Huggins**Address of Residence:** 3434 Park Pl**Phone:** (314) 856-2552**How would you like to make your public comment?:** Written (see below)**Provide Written Comment Here:** I support the plan for the Kensington school at the site of the Unity Church. I remember the massive headache my husband and I had when we were looking for childcare in 2015. For the sake of future parents, I'm all for creating another option in the neighborhood. Let's trust that the traffic issues will get sorted. And it is possible to avoid that intersection. Alternative routes are available.**Agenda Item (or comment on item not on the agenda):** 22PLND-0012**Position on Agenda Item:** In Favor

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Melissa Klotz <mklotz@cityofevanston.org>

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## Fwd: For the City

1 message

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**Linda Kelly** <k-linda@att.net>  
To: mklotz@cityofevanston.org

Wed, Jul 27, 2022 at 2:09 PM

Sent from my iPhone

Begin forwarded message:  
>

**Subject: For the City**

To the Land Use and Planning Committee:

I am so happy for all of us that the rezoning was denied.

Thank the lord that the city counsel had the foresight to see how the rezoning could and would completely change our peaceful little corner of the world.

Now, I hope they can fore see how the Kensington School project will not only affect the people who own First Williamsburg Co-ops but the entire surrounding area.

Our quiet little residential neighborhood on Central Street from Gross point Rd going west will never be the same They are trying to cram a huge building and everything that goes with it into an area that is just too small.

And besides that it just doesn't fit into the character of our neighborhood.

Please if everyone in the immediate area protests the construction of this project, Hopefully the city counsel will agree that this is not the right location to build the school or anything of this size and vote the whole project down and out!

Good luck to us all,

Thank you,

Linda Kelly

Sent from my iPhone



Michael Griffith &lt;mgriffith@cityofevanston.org&gt;

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**Fwd: [External] IDOT Reference No. 016-108623: re 3434 Central application: 8/10/22 Land Use Commission Hearing**

1 message

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**Brian Mahoney** <brianmahoneyjd@gmail.com>  
To: Melissa Klotz <mklotz@cityofevanston.org>  
Cc: Michael Griffith <mgriffith@cityofevanston.org>

Wed, Aug 3, 2022 at 6:08 PM

Melissa,

Please see the attached letter from IDOT regarding this matter.

I ask that you include this in the packet for next week's hearing.

Please call or email with any questions or concerns.

Thank you,  
Brian Mahoney

630-732-1945

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

From: **Karabowicz, Jonathan E.** <[Jonathan.Karabowicz@illinois.gov](mailto:Jonathan.Karabowicz@illinois.gov)>

Date: Thu, Jul 28, 2022 at 6:17 PM

Subject: RE: [External] IDOT Reference No. 016-108623

To: Brian Mahoney <[brianmahoneyjd@gmail.com](mailto:brianmahoneyjd@gmail.com)>

Cc: Laura Mahoney <[laura\\_a\\_mahoney@hotmail.com](mailto:laura_a_mahoney@hotmail.com)>, Goodman, Matthew <[Matthew.Goodman@ilag.gov](mailto:Matthew.Goodman@ilag.gov)>, Dunham, Lorraine <[Lorraine.Dunham@ilag.gov](mailto:Lorraine.Dunham@ilag.gov)>, Kannan-Hosadurga, Kalpana <[Kalpana.Kannan-Hosadurga@illinois.gov](mailto:Kalpana.Kannan-Hosadurga@illinois.gov)>

Mr. Mahoney:

Thank you for your concern with this proposed development; you are not the first to voice your disapproval of it.

This project is still in preliminary review with IDOT, as we have only reviewed the initial Traffic Impact Study (TIS) and conceptual site plan. Because it is proprietary information and a permit has not been issued for the site, I cannot share any documents with you like the TIS or site plan. The City, however, might be able to share more with you. We have not received a revised submittal per our last review letter dated May 27, 2022.

While the Department is not involved with zoning issues in municipalities, we will do our best to mitigate the impact the development has on the surrounding community. Please be assured that the Department's main goals in granting access to a property include the safety of all pedestrian and vehicular traffic affected by a development and the efficient flow of traffic to serve such development and the surrounding area. Any concerns relating to zoning issues such as the type of development allowed should be brought to the City of Evanston.

Cheers,

**Jonathan E. Karabowicz, P.E.**

**Area Permit Engineer**

**Illinois Department of Transportation**

Region 1 / District 1 / Bureau of Traffic

201 West Center Court

Schaumburg, IL 60196

P: (847) 705-4131 D: (847) 705-4149

 Please consider the environment before printing this e-mail.



Meagan Jones &lt;mmjones@cityofevanston.org&gt;

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## Land Use Commission Public Comment

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noreply@formstack.com &lt;noreply@formstack.com&gt;

Thu, Aug 4, 2022 at 6:20 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 08/04/22 7:20 PM

**Name:** Laura Mahoney**Address of Residence:** [2540 Gross Point Road, Evanston](#)**Phone:** (630) 373-9261**How would you like to make your public comment?:** Written (see below)**Provide Written Comment Here:** The proposed Kensington development poses threats to traffic safety & congestion, pedestrian safety & sidewalk access, legal easement rights and neighborhood property values.

The current challenge of the traffic triangle of Gross Point Road, Central Street and Crawford is not only well known to the local residents, but to many Evanston residents in general as confirmed by Commissioner Halik at the June 22 meeting. Local, long-term neighbors have witnessed and/or heard many traffic accidents at that intersection. The proposed development's new driveway off of Gross Point Road, just a few hundred feet south of the above-referenced triangular intersection, will cause traffic back-ups at rush hour in the southbound lane and will make left-turns into that same southbound lane from Wellington Street even more challenging and potentially dangerous than they already are. Pedestrian traffic will be totally disrupted – what are they to do?

The proposed, highly-narrowed to only 15 feet, two-way driveway off of Gross Point Road would not only impinge on the legally deeded easement rights of the First Williamsburg Corporation residents, but much more poignantly will

make navigating that highly narrow two-way passage by Kensington staff, parents, First Williamsburg residents as well as oversized emergency and sanitation vehicles so incredibly challenging as to make it highly dangerous at best, and at times, likely nearly impossible when two vehicles – of any varying sizes – are trying to pass in opposite directions at the same time. Further, the First Williamsburg residents will be expected to learn to navigate in and out of their parking in a much-narrowed (without their legal agreement) easement next to a playground of toddlers – I shudder to think of the risk of potential dangerous and tragic scenarios there.

And, the proposed development will not only diminish the 'curb appeal' of the lovely property to its immediate south, but the increased traffic safety and congestion risk will also diminish the value to prospective buyers of the Northpoint property directly across the site on the east side of Gross Point Road and the residential properties on Central Street west of Gross Point Road.

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

22PLND-0012: [3434 Central Street](#)

**Position on  
Agenda  
Item:**

Opposed

[Quoted text hidden]



Meagan Jones &lt;mmjones@cityofevanston.org&gt;

## Land Use Commission Public Comment

1 message

noreply@formstack.com &lt;noreply@formstack.com&gt;

Thu, Aug 4, 2022 at 1:17 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 08/04/22 2:17 PM

**Name:** Kara Wilkinson**Address of Residence:** 3513 Central St**Phone:** (732) 996-2388**How would you like to make your public comment?:** Written (see below)

**Provide Written Comment Here:**

This in regards to the Kensington Project on the corner of Central St and Gross Point Rd. I am opposed to this project for many reasons. There are, and could be worse, traffic and pedestrian safety concerns at the traffic triangle of Gross Point Road, Central Street and Crawford Avenue. I know there has been an informal traffic study of the area, but I would like to see a new official traffic study, in response to the informal study.

I am concerned about the traffic congestion and back-up on Gross Point Road and Wellington this project may cause. The child safety impacts, especially when "playing", of vehicles maneuvering in new, limited space on the Kensington and First Williamsburg properties. I'm worried there will be limited access for emergency and sanitation vehicles in the new greatly reduced 15' easement/driveway. This project will increase daily traffic on Greeley, Princeton and Central going to/from Kensington School, in an already busy area. There is also the question of the property value impacts to First Williamsburg and Central Street residents. I love this neighborhood and how peaceful and community oriented it is. This project will change the neighborhood and will benefit the owner of the project, but not the residents who already live here.

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

Kensington Project

**Position on  
Agenda  
Item:**

Opposed

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Meagan Jones &lt;mmjones@cityofevanston.org&gt;

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## Land Use Commission Public Comment

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noreply@formstack.com &lt;noreply@formstack.com&gt;

Wed, Aug 10, 2022 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 08/10/22 2:08 PM

**Name:** Mary Nelson**Address of Residence:** Central Street, Evanston**Phone:****How would you like to make your public comment?:** Written (see below)

**Provide Written Comment Here:**

Evanston is not in need of another daycare center such as the one proposed at 3434 Central. In reading through Kensington's documentation, Kensington fails to acknowledge the dozens of private preschools and at home centers in Northwest Evanston, that already provide these services to our residents. Most of these are privately owned, or are not for profit organizations that are in alignment with the community values of Evanston. Kensington's documentation is written to give the impression that thousands of Evanston children's childcare needs are not being met. This shows how little Kensington knows about our community, and how little they know about all of the available and affordable services already in place for our residents.

It was very clear when Kensington was pursuing the Hurd Avenue property, that this for profit daycare was not keen on providing discounted services for our fellow Evanston neighbors. In looking at Kensington's website, their services average \$20,000 per year, per child. This is grossly unattainable by most Evanston families and the price to attend Kensington does not reflect the values of our community. If you look at Kensington's website, you will see their vast expansion into Lincoln Park, Bucktown and other communities where the company can continue to provide high cost, for profit services that hurt the



current small, private and not for profit childcare organizations in our community.

Mr. Marlas stated in the Hurd Avenue meetings that he has wanted to be in Northwest Evanston for a very long time. He has no ties to this community other than the desire to profit off of it. I think our residents deserve better options than a \$20,000 per year per child childcare museum at the entrance of our community.

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

Planned Development | 3434 Central Street | 22PLND-0012

**Position on Agenda Item:**

Opposed

[Quoted text hidden]