

3434 Central Street
Kensington School

Planned Development
22PLND-0012

LUC Recommending Body



Memorandum

To: Chair and Members of the Land Use Commission

From: Michael Griffith, Planner

CC: Sarah Flax, Director of Community Development
Elizabeth Williams, Planning Manager

Subject: Planned Development
3434 Central Street, 22PLND-0012

Date: May 4, 2023

Request

This case was last heard by the Land Use Commission at its June 22, 2022, meeting. The Land Use Commission continued the case in part to give the applicant additional time to provide confirmation from IDOT concerning their acceptance of the proposed curb cut onto Gross Point Road. Since then the following information has been provided and the plan has been revised, including:

1. IDOT review comments dated May 27, 2022, indicating IDOT will not approve a full access curb cut onto Gross Point Road but right-in/right-out only curb cut can be permitted. IDOT review comments attached to this memo.
2. Right-in/right-out only curb cut onto Gross Point Road. Previously, the plan included a full access curb cut.
3. Full access-in/right-out only curb cut onto Central Street. Previously, right-out only curb cut.
4. Full access curb cut and separate driveway leading to the First Williamsburg Co-Op parking to the south of the subject property. Previously, the plan included shared access between First Williamsburg Co-Op and Kensington.
5. Building square footage was reduced from 22,416 to 19,952 square feet.
6. Impervious surface coverage increased due to the separate driveway for the Co-Op.

The applicant applies for a Planned Development and a Special Use Permit to demolish an existing church and other site improvements and construct a new 2-story 19,952 square foot building for a Daycare Center-Child, Kensington School. The following site development allowances are needed:

1. Impervious surface coverage of 60.5% where 55% is permitted.

2. Detached accessory use, refuse enclosure, located within the southeast front yard where a detached accessory use is not permitted.
3. Off-street parking located within the southeast front yard where parking is not permitted.
4. Off-street parking located within the south interior side yard where parking is not permitted.
5. Reduce the two-way driveway aisle width from 24 feet to 17 feet.
6. Reduce the required transition landscape strip along the west rear property line from 10 feet to 5.6 feet.
7. Eliminate the required 10 feet wide transition landscape strip along the south interior side property.

The Land Use Commission is the determining body for this case in accordance with Zoning Code Section 6-3-6 and Ordinance 92-O-21.

Notice

New public notice has been provided including publication in the Evanston Review on April 20, 2023, mailed notice to property owners within 1,000 feet of the subject property, and public hearing signs posted on the property’s street frontages along Central Street and Gross Point Road in compliance with public notice requirements.

General Information

Applicant: Charles Marlas
Kensington School
743 McClintock Drive
Burr Ridge, IL 60527

Owner(s): Unity Church on the North Shore
3434 Central Street
Evanston, IL 60201

Existing Zoning: R2 Single-Family Residential District

Existing Land Use: Religious Institution (Unity Church on the North Shore)

Property Size: 57,942 square feet (1.33 acres)

PIN: 10-10-200-073-0000

Surrounding Zoning and Land Uses	Zoning	Land Use
North	R2 Single-Family Residential District	Dwelling - Single-family detached

South	R2 Single-Family Residential District	Dwelling - Multiple-family
East	R4 General Residential District/oCS Overlay District	Dwelling - Multiple-family
West	R2 Single-Family Residential District	Dwelling - Single-family detached, Public utility (water tower)

Analysis

The applicant proposes to demolish the existing church and other site improvements and construct a 2-story, 19,952 square foot building for a Daycare Center-Child, Kensington School, playground areas, with 35 on-site parking spaces. Kensington School is a private nursery, preschool, and kindergarten providing full-day programming. The proposed daycare center will accommodate approximately 165 students and 23 staff. The facility will operate between 6:30 a.m. - 6:30 p.m. Monday through Friday.

A Planned Development is triggered when new construction greater than 30,000 square feet is proposed on a zoning lot. A Planned Development is considered a Special Use in the R2 district; however, any Daycare Center-Child also requires a Special Use in the R2 district.



3434 Central Street - rendering of proposed building looking towards the southwest

Site Layout

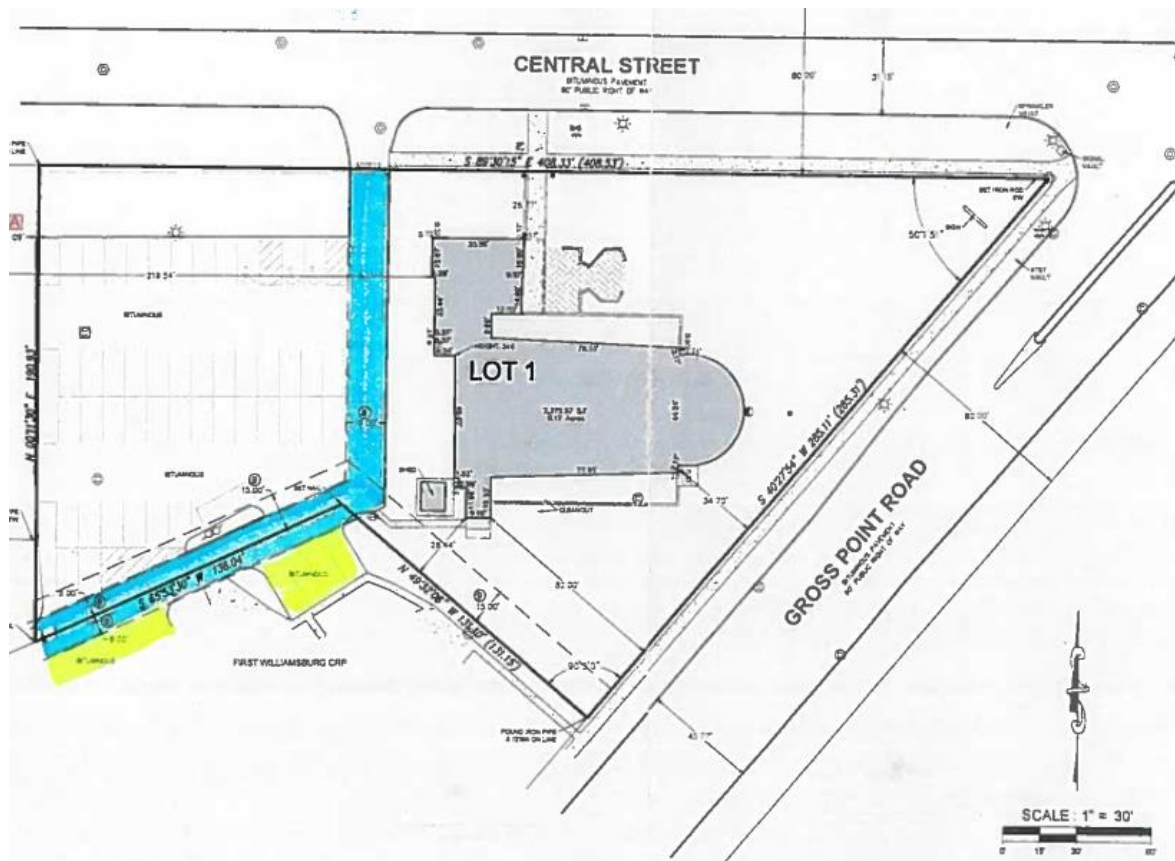
The subject property is located at the southwest corner of the intersection of Central Street and Gross Point Road. Residential uses surround the site generally, with detached single-family dwellings to the north and west and multiple-family dwellings to the south and southeast. To the east and northeast of the site are office and commercial uses and to the southwest is a City water tower.

The subject property is marked by an orange line on the image below.



3434 Central Street - aerial photo noting site boundary

Current improvements on the property include the existing church, Unity Church on the North Shore, a shed, and a parking lot accommodating 46 spaces. There is one full access curb cut onto Central Street currently providing access to the church parking lot and to the multiple-family dwellings to the south, 2538-2548 Gross Point Road, First Williamsburg Co-Op. The ALTA/NSPS Land Title Survey for the subject property notes a 16-foot wide easement extending south off Central Street through the church parking lot to the common property line with the Co-Op then extending to the southwest along the common property line providing access to the Co-Op's parking spaces. The Co-Op's parking, located at the rear of their property, does not have direct access to a public street.



3434 Central Street - land title survey excerpt, blue area is existing easement location to Co-Op parking and yellow area is Co-Op parking

The proposed site plan places the building in the center of the property with playground areas on the west side and the parking lot on the east side of the site. The applicant provided and staff reviewed several site plan layouts and the one proposed was determined to be the best site plan in terms of the parking lot and playground locations and on-site circulation.

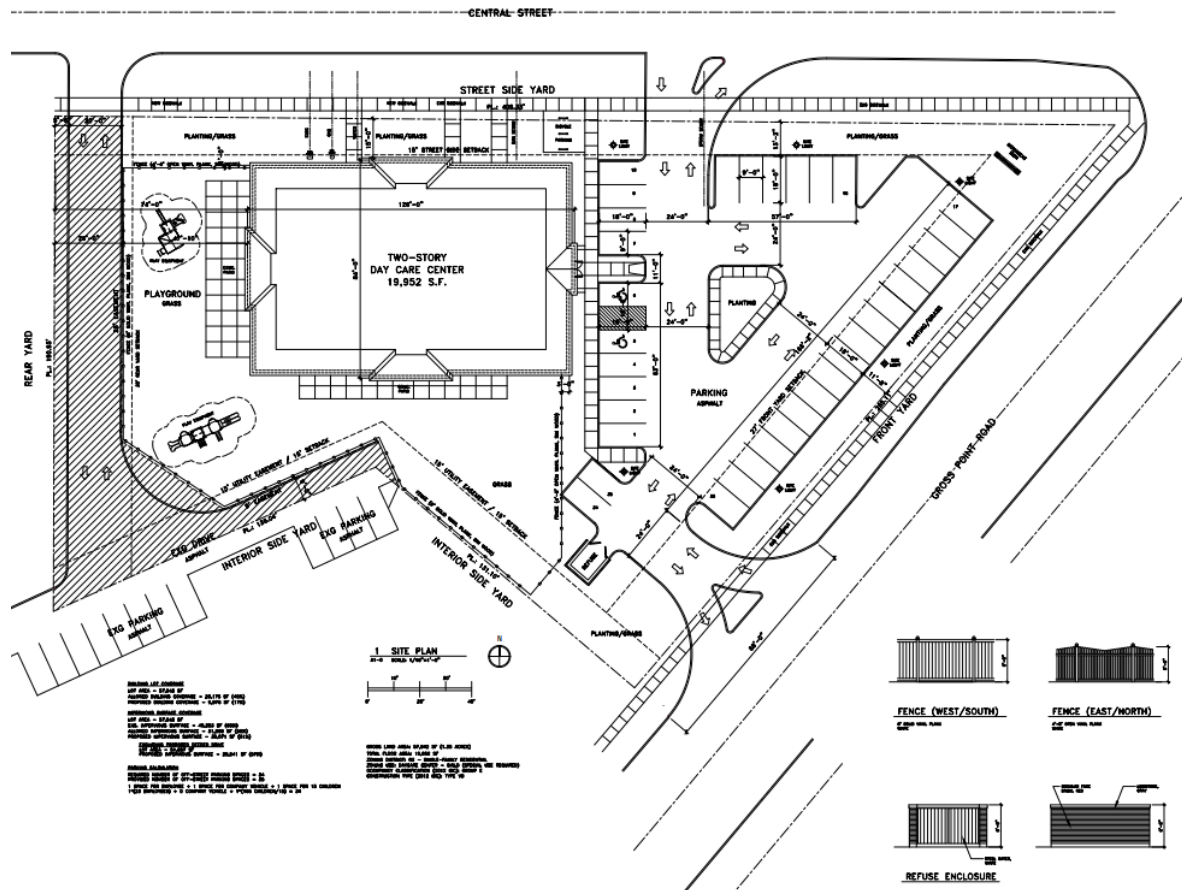
The parking lot contains 35 parking spaces, including 2 ADA accessible parking spaces and provides space for caretakers and parents to drop-off/pick-up their children and for staff parking. The number of parking spaces provided complies with the zoning code.

Bike parking is shown at the northeast corner of the building, near the main entrance. At staff's request, the bike parking area appears to be able to accommodate cargo and trailer pull behind bikes. Specific details can be reviewed at the time of a building permit review.

The refuse enclosure is located to the south of the building and screened by a 6-foot tall masonry enclosure. The materials include red face brick, gray limestone, and a white steel gate.

A 6-foot tall solid white vinyl fence is shown enclosing the areas west and south of the building, including the playground area.

The site plan notes a monument sign near the northwest corner of the site. Signage requires a separate permit from a building permit.



3434 Central Street - site plan

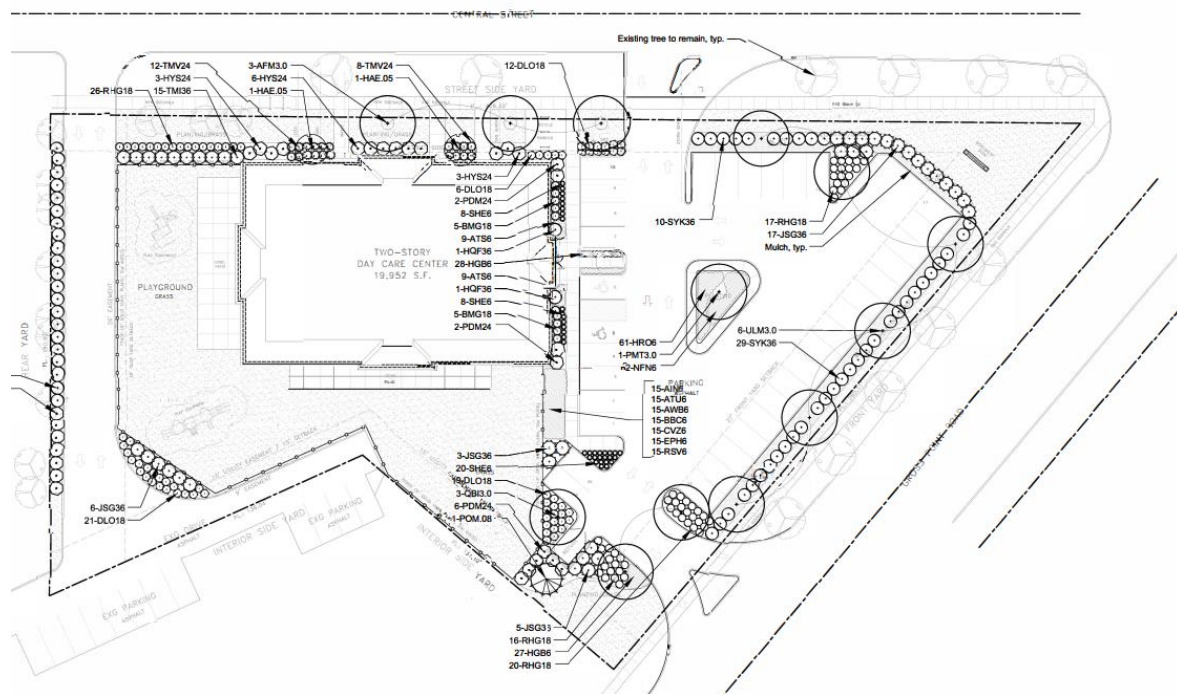
Landscaping

The plan shows approximately 21 existing trees on the property with nine trees shown to be removed. Several additional trees along the west side of the site appear to straddle the property line. The applicant and the property owner to the west are encouraged to coordinate maintenance of these trees. Planned Developments are required to comply with the tree preservation ordinance, City Code Section 7-8-8; this can be reviewed at the time of a building permit review.

The landscape plan preserves a cluster of existing trees at the northwest corner of the site with additional plantings along the north, east, south, and west, along the east side of the building and within the parking lot, incorporating a mix of shade and ornamental trees, shrubs, and perennials.

A 10-foot wide transition landscape strip is required along the west and south sides of the site. The plan does not provide the required 10-foot wide landscape strip; however, landscaping is provided within a 6-foot wide strip between the west property line and the north/south driveway for the Co-Op and at the southwest corner of the playground area,

and a 6-foot tall solid white vinyl plank fence is shown enclosing the areas to the west and south of the building.



3434 Central Street - landscape plan

Photometric Plan

The photometric plan provides 6 light poles located around the perimeter of the parking lot. The photometric plan needs to show light levels extended to property lines. Light level at the property line cannot exceed 0 lumens and exterior lights are to be shielded to prevent glare onto adjacent properties.

In order to minimize light pollution into the sky and illumination visible from nearby residential properties, exterior lights should be aimed down toward the ground and dimmed evenings, and interior classroom lights should be turned off when not in use. Exterior lighting details can be reviewed at the time of a building permit review.

Mechanical Equipment

The plan does not show mechanical equipment. The applicant has stated mechanical equipment will be located on the roof and will be hidden from view by the roof parapet. Mechanical screening details can be reviewed at the time of a building permit review.

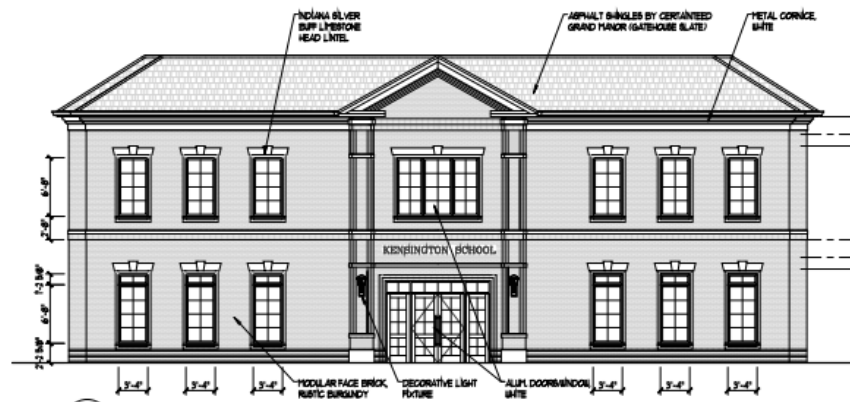
Exterior Building Materials

Proposed exterior building materials include:

- Modular face brick, Rustic Burgundy
- Aluminum doors and window trim, White
- Metal cornice, White
- Indiana Silver Buff Limestone head lintel



2 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



1 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"



3434 Central Street - building elevations

Bird Friendly Measures

Staff encourages the applicant to work with Bird Friendly Evanston on bird friendly measures. Final details can be reviewed at the time of a building permit review.

Traffic, Circulation, and Site Access

The applicant submitted a Traffic Impact Study prepared by Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA), dated February 10, 2022. The traffic study used traffic counts from 2022 taking into account the COVID-19 pandemic, and projected traffic volumes to year 2028 taking into account ambient area growth factors not attributable to any particular development as well as traffic volume generated by the proposed daycare center.

Central Street is an east-west road classified as a minor arterial road that generally has one lane and one bike lane in each direction. Central Street west of Gross Point Road is classified as a local road with one lane in each direction. On-street parking is generally permitted on both sides of Central Street east of Crawford Avenue but is restricted to

the south side of the street west of Gross Point Road. Central Street is under the jurisdiction of the City of Evanston.

Gross Point Road is a northeast-to-southwest road classified as a minor arterial road that has two lanes in each direction southwest of Crawford Avenue and one lane and one bike lane in each direction northeast of Crawford Avenue. On-street parking is prohibited on both sides of the road. Gross Point Road is under the jurisdiction of IDOT.

Crawford Avenue is generally a north-south road classified as a minor arterial road that generally has two lanes in each direction divided by a median. On-street parking is generally permitted on both sides of the road northwest of Gross Point Road and prohibited on both sides of the road south of Gross Point Road. Crawford Avenue is under the jurisdiction of the City of Evanston.

Wellington Court is generally a north-south private local road with one lane in each direction. On-street parking is prohibited on both sides of the road.

Pace Bus Route 421 runs along Wilmette Avenue and has a local bus stop approximately 0.6 miles from the site. Pace Bus Routes 208 and 422 run along Golf Road and have a local bus stop approximately 0.7 miles from the site.

Public sidewalks are generally provided on both sides of the roads within the vicinity of the site except there is not a sidewalk on the north side of Central Street west of Gross Point Road. Standard style crosswalks and pedestrian traffic signals are located at all three nearby signalized intersections in the Central Street/Gross Point Road/Crawford Avenue triangle.

Bike lanes are provided on both sides of Central Street east of Crawford Avenue and on Gross Point Road northeast of Crawford Avenue. Crawford Avenue northwest of Central Street is a designated bike route. A Divvy bike station accommodating 11 bikes is located at the intersection of Central Street and Lincolnwood Drive, approximately 0.7 miles from the site.

The traffic study looked at crash data between 2016-2020 for nearby intersections. The review indicates there were 10 crashes at the Gross Point Road and Wellington Court intersection within that period; however, no fatal crashes at any of the intersections occurred within that period.

The proposed daycare center will have approximately 165 students and 23 staff, operating between 6:30 a.m. - 6:30 p.m. Most students will be dropped off by parents or caregivers between 6:30 a.m. - 8:30 a.m. and picked up between 4:00 p.m. - 6:00 p.m. Parties will be required to park their vehicle and walk the student(s) to and from the school, per the applicant's operational details provided.

The traffic study indicates the area intersections have sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed daycare center and

does not suggest roadway improvements and/or traffic control modifications are necessary.

Since the last time the Land Use Commission reviewed the proposed development, the applicant has revised site access to address IDOT review comments:

- Right-in/right-out only curb cut onto Gross Point Road. Previously, a full access curb cut.
- Full access-in/right-out only curb cut onto Central Street. Previously, right-out only curb cut.
- Full access curb cut and separate driveway leading to the First Williamsburg Co-Op parking to the south of the subject property. Previously, shared access to First Williamsburg Co-Op and Kensington.

The City preferred a full access driveway onto Gross Point Road given the site is in close proximity to the three intersections at Central Street/Gross Point Road, Central Street/Crawford Avenue, and Gross Point Road/Crawford Avenue, and given the traffic signal timing allocation and limited vehicle stacking area between intersections. A full access driveway onto Gross Point Road was intended to avoid northbound vehicles on Gross Point Road from being forced to make a left turn onto Central Street thereby minimizing traffic on Central Street. However, Gross Point Road is under IDOT's jurisdiction and IDOT will permit a right-out/right-in only curb cut. A permit from IDOT is required prior to the issuance of a building permit.

The proposed development provides the Co-Op with their own driveway off Central Street leading to their parking. The north/south portion of the driveway is 20-feet wide and the drive aisle adjacent to their parking spaces is 17-feet wide, 24-feet is required for both given the two-way traffic. Since the driveway is for use by the Co-Op only, staff from the Public Works Agency finds the proposed width of the driveway acceptable; the drive aisle adjacent to the parking spaces maintains the existing condition.

Given the existing access easement to the Co-Op is being altered due to the proposed development, staff recommends:

- The applicant and the Co-Op enter into an easement agreement providing access to the Co-Op parking and to record the easement with the Cook County Recorder of Deeds prior to the issuance of a building permit. The applicant should also revise the plan showing the easement before this application proceeds to the City Council's Planning & Development Committee.

To address traffic concerns raised, staff recommends the following:

- After operations begin, if traffic added by the daycare center becomes an issue on Central Street, the right-out only turn onto Central Street will be restricted to outside peak traffic hours. If this is unsuccessful in resolving traffic issues, the owner will be required to engage an IDOT pre-qualified SCAT consultant to complete an analysis to retime the traffic signals.

Compliance with the Zoning Ordinance

The R2 Single-Family Residential District is intended to provide for small lot single-family development at a relatively low density and to preserve the present physical character of that area while providing for infill development.

Both the current and proposed uses are non-residential and both are allowable special uses in the R2 district.

Concerning the proposed development, a Planned Development and a Daycare Center-Child are both allowed special uses in the R2 District. Special uses are those uses that, because of their potential adverse impact upon the immediate neighborhood and the City, as a whole, require a greater degree of scrutiny and review of site characteristics and impacts to determine their suitability in a given location. As such, the determination of special uses as appropriate shall be contingent upon their meeting specific standards (noted later in this memo) and weighing, in each case, the public need and benefit against the local impact, giving effect to the proposals of the applicant for ameliorating adverse impacts through special site planning and development techniques and contributions to the provisions of public improvements, sites, right-of-way and services, Zoning Code Section 6-3-5-1.

The following table identifies how the proposed development meets or does not meet bulk and other requirements in the R2 District. Site development allowances associated with the Planned Development application are highlighted:

Zoning Requirement	Standard Min. / Max. Permitted	Proposed
Building lot coverage	40%	17.2%
Impervious surface coverage	55%	60.5% (69% existing)
Building setbacks:		
Front yard (southeast)	27 feet	27+ feet
Street side yard (north)	15 feet	15 feet
Interior side yard (south)	15 feet	15+ feet
Rear yard (west)	30 feet	30+ feet
Parking setbacks:		
Front yard (southeast)	Open parking prohibited	Open parking

Street side yard (north)	Open parking prohibited	No parking
Interior side yard (south)	Open parking prohibited	Open parking
Rear yard (west)	5 feet	No parking
Transition landscape strip	10-foot wide strip along west and south property lines	6-foot wide strip along west property line No landscape strip along south property line
Detached accessory use location	Not be located in a side yard abutting a street or interior side yard between the principal structure and the side lot line and not located between the building line and the principal structure	Located in front yard
Building height	35 feet not to exceed 2.5 stories	35 feet to top of parapet, 2 stories
Off-street parking and ADA accessible spaces	34 regular spaces 2 ADA spaces	35 regular spaces 2 ADA spaces
Driveway aisle width	24 feet for 2-way traffic aisle	20 feet for 2-way driveway and 17 feet for 2-way drive aisle adjacent to Co-Op parking

Proposed impervious surface coverage is due to providing the Co-Op with a driveway to their parking spaces separate from the driveways and parking lot for Kensington School.

Locating parking within the front and south interior side yards was done to move vehicle maneuvering activities away from adjacent residences as much as is feasible.

While the required 10-foot wide transition landscape strip is not met along both the west and south property lines, the plan provides a 6-foot wide landscape strip along the west property line to screen the proposed driveway serving the Co-Op and a 6-foot tall privacy fence enclosing the playground and yards to the west and south of the building to screen the daycare center’s activities. As proposed, the plan provides the intended screening between the proposed non-residential use and existing residential uses.

The refuse enclosure is located to provide adequate access for refuse pick-up. Refuse containers will be screened by a 6-foot tall masonry wall, metal gate, and landscaping.

Two-way drive aisles are required to be at least 24-feet wide. The plan provides a 20-foot wide driveway serving the Co-Op and a 17-foot wide drive aisle adjacent to the Co-Op's existing parking spaces which maintain existing conditions. The drive aisles within the parking lot serving the daycare center are 24-feet wide.

Compliance with the Comprehensive Plan

The guiding principle of the Plan is to encourage new development that improves the economy, convenience, and attractiveness of Evanston while simultaneously working to maintain a high quality of life within the community where new developments should be integrated within existing neighborhoods to promote walking and the use of mass transit.

The site is within an identified corridor along Gross Point Road where opportunities for commercial and mixed-use redevelopment revitalization are probable, sensitive transit oriented development is encouraged.

The proposed development is consistent with the following Plan objectives:

- Preserve neighborhood character while supporting redevelopment efforts that add to neighborhood desirability.
 - The neighborhood character will not change significantly since the proposed development characteristics are similar to existing site conditions. The proposed daycare center provides child daycare in proximity to where people live.
- Minimize the adverse effects of traffic and parking congestion or incompatible hours of operation of businesses proposing expansion or relocation to sites adjacent to residential areas.
 - The site is laid out locating parking and curb cut locations/configurations to minimize impacts onto adjacent residents. Staff recommends that after operations begin, if traffic added by the daycare center becomes an issue on Central Street, the right-out only turn onto Central Street will be restricted to outside peak traffic hours. If this is unsuccessful in resolving traffic issues, the owner will be required to engage an IDOT pre-qualified SCAT consultant to complete an analysis to retime the traffic signals.
- Seek creative means to increase Evanston's property tax base to maintain the provision of quality services while relieving some of the tax burden placed on homeowners.
 - Currently, the property is tax exempt. The proposed development returns the property back onto the tax roll.

Compliance with the Design Guidelines for Planned Developments

The proposed building is consistent with the Design Guidelines for Planned Developments.

The proposed building is sited in a logical position on the property complying with required setbacks and to minimize impacts onto adjacent residences. The parking is located away from adjacent residences as much as is feasible, the playground area is located away from the adjacent roadways. The building massing is broken up by several vertical planes on all facades, window, fenestration, and other architectural details. The scale of the 2-story building is compatible with the surrounding area of mostly 2-story structures and 3-story multi-family residential buildings to the east.

Design and Project Review (DAPR) Discussion

The proposed development was reviewed by the staff Design and Project Review team on April 12, 2022 and the current site plan proposed on March 2, 2023. Staff comments and concerns raised included:

- After operations begin, if traffic added by the daycare center becomes an issue on Central Street, the right-out only turn onto Central Street will be restricted to outside peak traffic hours. If this is unsuccessful in resolving traffic issues, the owner will be required to engage an IDOT pre-qualified SCAT consultant to complete an analysis to retune the traffic signals.
- Staff are not allowed to park in the neighborhood.
- Provide access to maintain trees and plantings along the west property line. *Revised site plan provides access to trees and plantings along the west property line.*
- Provide a minimum 20-foot wide driveway off Central Street to the Co-Op parking.
- Water and sanitary sewer service to the Co-Op needs to be relocated since current lines are impacted by the proposed building location. *Details for utility connections can be reviewed at the time of a building permit review.*
- Provide recycling for kitchen activities.

Department Recommendation

Staff recommends approval with the following conditions for consideration by the Land Use Commission:

1. The applicant and the Co-Op enter into an easement agreement providing access to the Co-Op parking and to record the easement with the Cook County Recorder of Deeds prior to the issuance of a building permit. The applicant should also revise the plan showing the easement before this application proceeds to the City Council's Planning & Development Committee.
2. Provide a permit from IDOT for any work within the Gross Point Road right-of-way.
3. Provide a revised photometric plan showing light levels measured to the property line. A maximum of 0 lumens is permitted at the property line.
4. After operations begin, if traffic added by the daycare center becomes an issue on Central Street, the right-out only turn onto Central Street will be restricted to outside peak traffic hours. If this is unsuccessful in resolving traffic issues, the

owner will be required to engage an IDOT pre-qualified SCAT consultant to complete an analysis to retime the traffic signals.

5. Staff are not allowed to park in the neighborhood.
6. Comply with Tree Preservation Ordinance City Code Section 7-8-8.
7. Coordinate maintenance of existing trees along the west property line with the property to the west.
8. Make reasonable efforts to hire local contractors to do work to construct this child care center.
9. Make reasonable efforts to hire Evanston residents to work at this child care center.

Standards for Approval

The proposed development must satisfy the Standards for Special Use in Zoning Code Section 6-3-5-10, the Standards for Planned Development in Zoning Code Section 6-3-6-9, and Standards and Guidelines established for Planned Developments in the R2 District in Zoning Code Section 6-8-1-10.

Standards for Special Uses, Section 6-3-5-10

For the Land Use Commission to recommend that the City Council grant a Special Use for a Planned Development with site development allowances and a Special Use for a Daycare Center-Child, the Land Use Commission must find that the following standards are met for each special use:

1. It is one of the special uses specifically listed in the zoning ordinance.
2. It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time.
3. It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole.
4. It does not interfere with or diminish the value of property in the neighborhood.
5. It can be adequately served by public facilities and services.
6. It does not cause undue traffic congestion.
7. It preserves significant historical and architectural resources.
8. It preserves significant natural and environmental features.
9. It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation.

Standards and Guidelines for Planned Developments in the R2 District, Sections 6-3-6-9 and 6-8-1-10

For the Land Use Commission to recommend that the City Council grant a Special Use for the proposed Planned Development with Site Development Allowances, the Land Use Commission must find the following standards are met:

1. The requested Site Development Allowance(s) will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties

that is beyond a reasonable expectation given the scope of the applicable Site Development Allowance(s) of the Planned Development location.

2. The proposed development is compatible with the overall character of existing development in the immediate vicinity of the subject property.
3. The development site circulation is designed in a safe and logical manner to mitigate potential hazards for pedestrians and vehicles at the site and in the immediate surrounding area.
4. The proposed development aligns with the current and future climate and sustainability goals of the City.
5. Public benefits that are appropriate to the surrounding neighborhood and the City as a whole will be derived from the approval of the requested site development allowance(s).

Specific to Section 6-8-1-10:

1. Each planned development shall be compatible with surrounding development and not be of such a nature in height, bulk, or scale as to exercise any influence contrary to the purpose and intent of the Zoning Ordinance.
2. Each planned development shall be compatible with and implement the adopted Comprehensive General Plan, any adopted land use or urban design plan specific to the area, this Zoning Ordinance, and any other pertinent City planning and development policies, particularly in terms of:
 - a. Land use
 - b. Land use intensity
 - c. Housing
 - d. Preservation
 - e. Environmental
 - f. Traffic impact and parking
 - g. Impact on schools, public services and facilities
 - h. Essential character of the neighborhood.
 - i. Neighborhood planning.
 - j. Conservation of the taxable value of land and buildings throughout the City and retention of taxable land on tax rolls.

Public Benefits

Public benefits are intended to address impacts development has on the community. The applicant provides the following to address how the proposed development provides public benefits, Zoning Code Section 6-3-6-3:

- Child care is a necessity for working families, made more clear during the COVID-19 pandemic, allowing families to manage work demands while raising children.
- Daycare center will support over 165 Evanston's working families.
- Public sidewalk extended along the south side of Central Street to the west edge of the site's frontage.

Extending the public sidewalk along Central Street is a requirement of development the site.

Action by the Commission

After making findings of fact as to whether or not the requested Special Use for a Planned Development with site development allowances and a Special Use for a Daycare Center-Child meet or do not meet the aforementioned standards, the Land Use Commission may make a recommendation or recommendations to the Planning & Development Committee of the City Council to approve, approve with conditions, or deny the zoning relief as requested.

The Land Use Commission is the determining body for this case in accordance with Zoning Code Section 6-3-6 and Ordinance 92-O-21.

Attachments

- 3434 Central Street - Kensington School, development plan, dated April 10, 2023
- Zoning Analysis, dated April 12, 2023
- IDOT review comments, dated May 27, 2022
- Approved minutes from April 12, 2022, DAPR meeting
- [Link to approved minutes from June 22, 2022, Land Use Commission meeting](#)
- [Link to Applications - Special Use for both a Planned Development and Daycare Center- Child, includes Market Analysis and Site Efficacy Study dated February 8, 2022 and Traffic Impact Study dated February 10, 2022](#)
- [Link to Public Comments received](#)

LEGEND OF SYMBOLS & ABBREVIATIONS

○ UTILITY POLE	○ MANHOLE	P.O.C. POINT OF COMMENCEMENT
⊛ LIGHT POLE	⊙ SANITARY MANHOLE	P.O.B. POINT OF BEGINNING
⊞ TRANSFORMER	⊙ STORM STRUCTURE (CLOSED)	° DEGREES
⊞ UTILITY PEDESTAL	⊙ STORM STRUCTURE (OPEN)	' FEET/MINUTES
⊞ TRAFFIC SIGNAL	⊙ CURB INLET	" INCHES/SECONDS
⊞ SIGNAL BOX	⊙ VALVE VAULT	S.F. SQUARE FEET
⊞ GAS VALVE	⊙ FLARED END SECTION	(R) RECORD BEARING/DISTANCE
⊞ WATER VALVE	—W— WATER LINE	IF TOP OF FOUNDATION
⊞ ELECTRIC METER	—T— TELEPHONE/CATV LINE	FF FINISHED FLOOR
⊞ GAS METER	—G— GAS LINE	TP TOP OF PIPE
⊞ FIRE HYDRANT	—E— ELECTRIC LINE	B.S.L. BUILDING SETBACK LINE
⊞ AUTO SPRINKLER	—OH— OVERHEAD WIRES	P.U.E. PUBLIC UTILITY EASEMENT
⊞ MONITORING WELL	—STM— STORM SEWER	D.E. DRAINAGE EASEMENT
⊞ GROUND LIGHT	—SAN— SANITARY SEWER	L ARC LENGTH
● BOLLARD	—X— CHAIN LINK FENCE	R RADIUS LENGTH
● 8/BOX	—□— STOCKADE FENCE	C CHORD LENGTH
● SIGN	—G— GUARD RAIL	CB CHORD BEARING
● FLAG POLE	—C— CONCRETE SURFACE	CMP CORRUGATED METAL PIPE

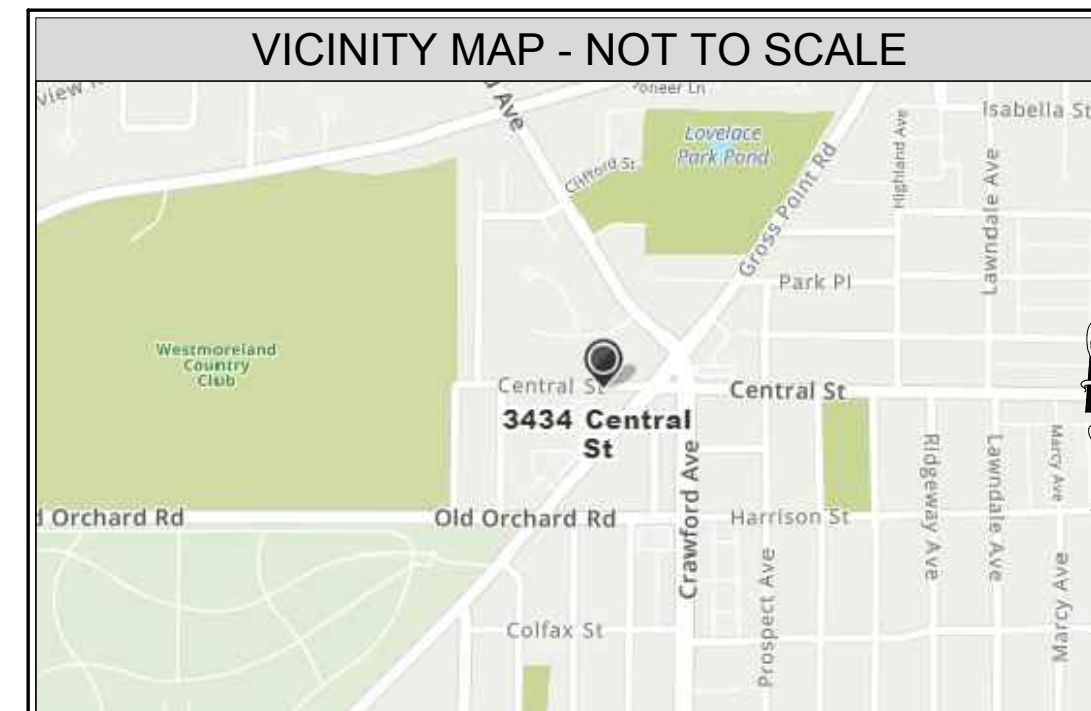
EXISTING PARKING SPACE TABLE

TYPE OF SPACE	TOTAL EXISTING
REGULAR	42
ADA	3
TOTAL	45

MISCELLANEOUS NOTES

- MN1 SURVEY PREPARED BY: JLH LAND SURVEYING INC. 910 GENEVA STREET SHOREWOOD, IL 60404 815.729.4000 INFO@JLHLSURVEY.COM
- MN2 ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- MN3 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- MN4 ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN5 ASSUMED BEARING: THE SOUTH RIGHT OF WAY LINE OF CENTRAL STREET TO BE NORTH 89 DEGREES 30 MINUTES 15 SECONDS EAST.
- MN6 AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
- MN7 AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 3434 CENTRAL STREET.
- MN8 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM CENTRAL STREET WHICH IS GOVERNED BY THE VILLAGE OF EVANSTON.
- MN9 IN REGARDS TO TABLE "A" ITEM 11(a), AT THE TIME OF THIS SURVEY, NO PLANS AND/OR REPORTS WERE PROVIDED BY CLIENT. EVIDENCE OF UNDERGROUND UTILITIES SHOWN PER SECTION 5.E.IV.
- MN10 IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN11 IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.

VICINITY MAP - NOT TO SCALE



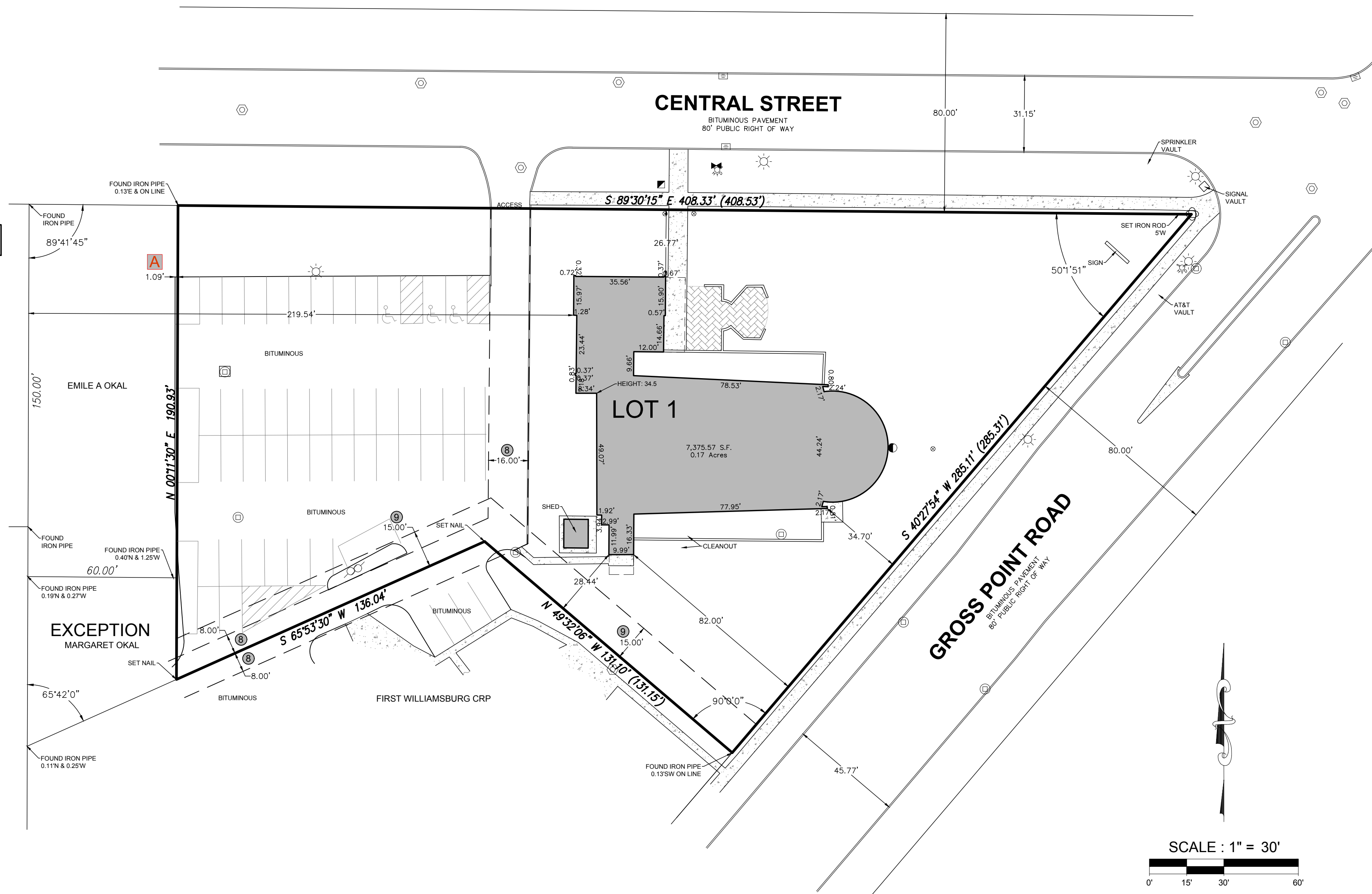
AREA: 57,942.76 SF± OR 1.33 ACRES±

SIGNIFICANT OBSERVATIONS

- A BITUMINOUS ASPHALT IS 1.09' WEST OF PROPERTY LINE

ITEMS CORRESPONDING TO SCHEDULE B-II

- B EASEMENT FOR INGRESS AND EGRESS FOR LOTS 1, 2 & 4 AND FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER A STRIP OF LAND 16 FEET IN WIDTH AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 22843735. (FOR EXACT LOCATION SEE RECORD). ITEM IS SHOWN.
- B GRANT OF EASEMENT RECORDED MARCH 28, 2000 AS DOCUMENT NUMBER 00218014, MADE BY AND BETWEEN UNIT CHURCH OF THE NORTH SHORE AND COMMONWEALTH EDISON COMPANY RELATING TO THE RIGHT TO CONSTRUCT, RECONSTRUCT, ADD TO, REMOVE, OPERATE AND MAINTAIN ELECTRICAL TRANSMISSION SYSTEMS CONSISTING OF SUCH POLES, ANCHORS, GUYS, WIRES, CABLES, BURIED CABLES, CONDUITS, TERMINALS, MANHOLES OR OTHER RELATED FIXTURES AND APPURTENANCES THERETO ALONG WITH THE RIGHT OF INGRESS AND EGRESS THERETO AND TERMS AND CONDITIONS CONTAINED THEREIN. ITEM IS SHOWN.



FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17031C0253, WHICH BEARS AN EFFECTIVE DATE OF 08/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 06/07/2021 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/> WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

RECORD DESCRIPTION

LOT 1 (EXCEPT THAT PART OF THE WEST 60 FEET OF LOT 1 LYING SOUTH OF A LINE 150 FEET SOUTH OF THE NORTH LINE OF AFORESAID LOT 1 IN PLAT OF CONSOLIDATION RECORDED SEPTEMBER 11, 1974 AS DOCUMENT 22843735) OF LOT 1 IN WILLIAMSBURG AND LOT 2 IN UNITY RESUBDIVISION OF LOT 2 IN WILLIAMSBURG, A SUBDIVISION OF LOT 1 IN EVERT AND SCHAFER'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. NCT21011155, DATED FEBRUARY 01, 2021.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
06/07/2021	FIRST DRAFT		
06/08/2021	COMMENTS		
FIELD WORK: SM & KH		DRAFTED: JLH	
		CHECKED BY: JLH	
		FB & PG: N/A	

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

ALTA/NSPS LAND TITLE SURVEY

for
UNITY ON THE N SHORE
NV5 PROJECT NO. 202100071-001
3434 CENTRAL STREET, EVANSTON, IL

BASED UPON TITLE COMMITMENT NO. NCT21011155
OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF FEBRUARY 01, 2021

SURVEYOR'S CERTIFICATION

To: UNITY ON THE NORTH SHORE; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AND BOCK & CLARK CORPORATION, AN NV5 COMPANY;

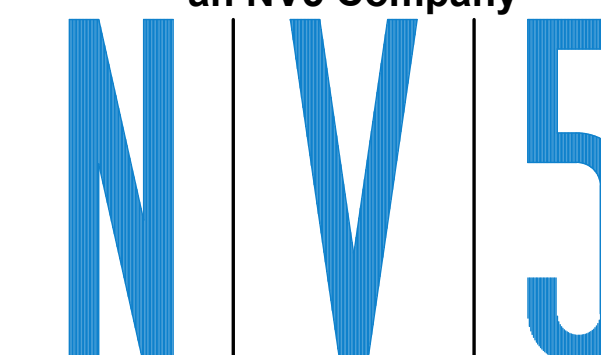
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b1, 7c, 8, 9, 11a, 13, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 01, 2021.

James L. Harpole
JAMES L. HARPOLE, PLS
REGISTRATION NO. 035-4046
IN THE STATE OF ILLINOIS, EXPIRES 11-30-2022
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.007120
NETWORK PROJECT NO. 202100071-001



SHEET 1 OF 1

Bock & Clark Corporation
an NV5 Company



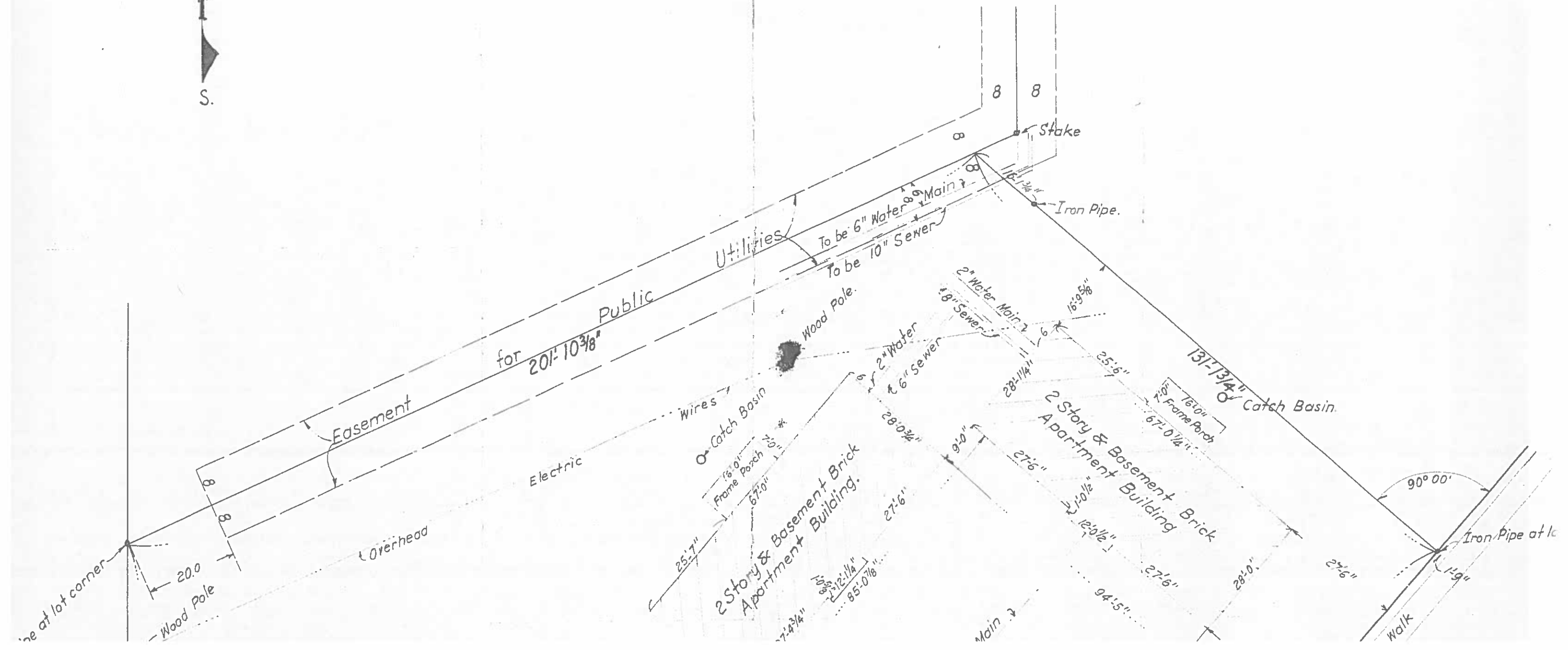
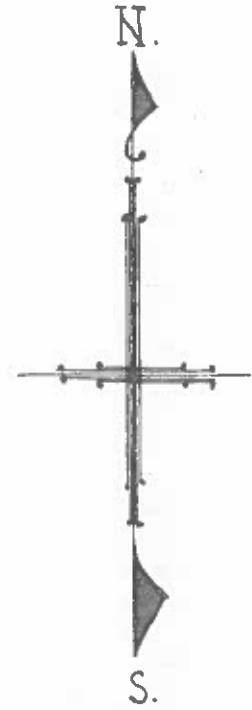
Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

PLAT OF SURVEY

BY
H. H. BREMER
 LAND SURVEYOR
 72 W. WASHINGTON ST.
 CHICAGO

OF
 Lot 4 in Williamsburg. A Subdivision of part of Lot 1 in Evert and Schaefer's
 Subdivision of part of North East Fractional $\frac{1}{4}$ of Section 10, Township 41 North,
 Range 13 East of the 3RD Principal Meridian.



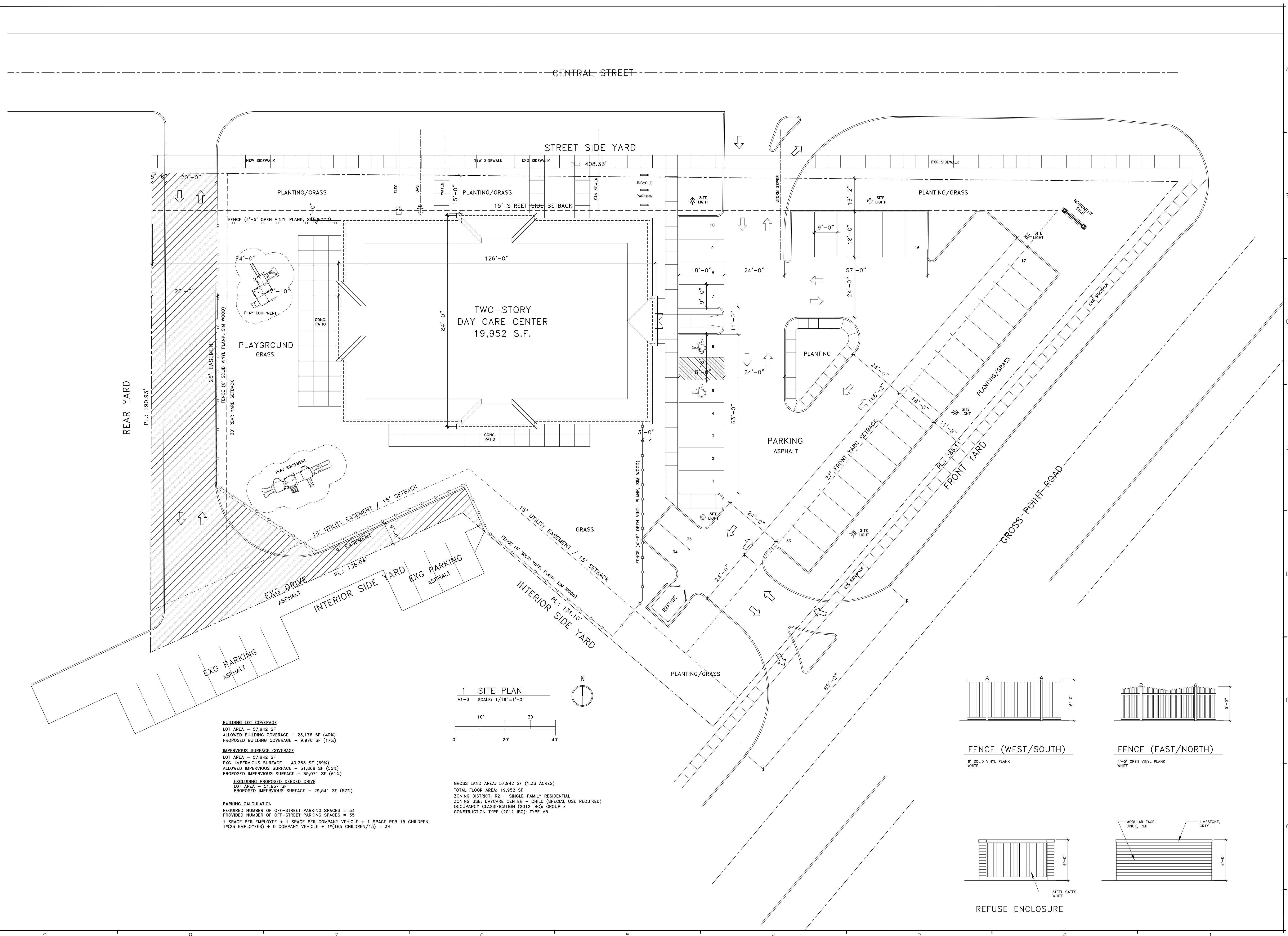


20 feet
12 1/2
ge 192
quist

State of Illinois } ss
 County of Cook } ss
 I, H. H. BREMER, hereby certify that I have surveyed
 the above described property, and that the plat hereon drawn
 is a correct representation of said survey. All measurements
 are correct at 62° Fahrenheit.

CHICAGO, March 23RD A.D. 1953.

H. H. Bremer
 Illinois Registered Land Surveyor No. 12



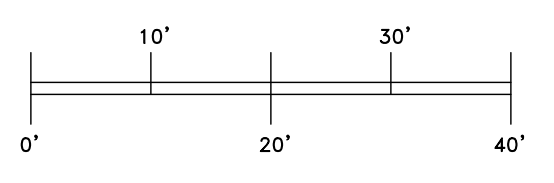
BUILDING LOT COVERAGE
 LOT AREA - 57,942 SF
 ALLOWED BUILDING COVERAGE - 23,176 SF (40%)
 PROPOSED BUILDING COVERAGE - 9,976 SF (17%)

IMPERVIOUS SURFACE COVERAGE
 LOT AREA - 57,942 SF
 EXG. IMPERVIOUS SURFACE - 40,283 SF (69%)
 ALLOWED IMPERVIOUS SURFACE - 31,868 SF (55%)
 PROPOSED IMPERVIOUS SURFACE - 35,071 SF (61%)

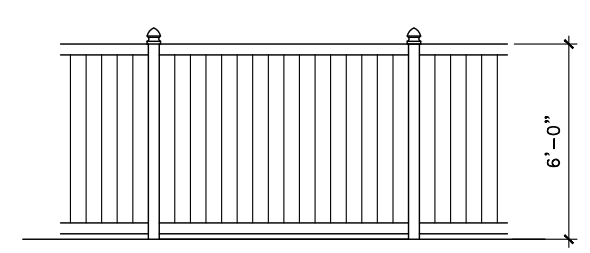
EXCLUDING PROPOSED DEEDED DRIVE
 LOT AREA - 51,857 SF
 PROPOSED IMPERVIOUS SURFACE - 29,541 SF (57%)

PARKING CALCULATION
 REQUIRED NUMBER OF OFF-STREET PARKING SPACES = 34
 PROVIDED NUMBER OF OFF-STREET PARKING SPACES = 35
 1 SPACE PER EMPLOYEE + 1 SPACE PER COMPANY VEHICLE + 1 SPACE PER 15 CHILDREN
 1*(23 EMPLOYEES) + 0 COMPANY VEHICLE + 1*(165 CHILDREN/15) = 34

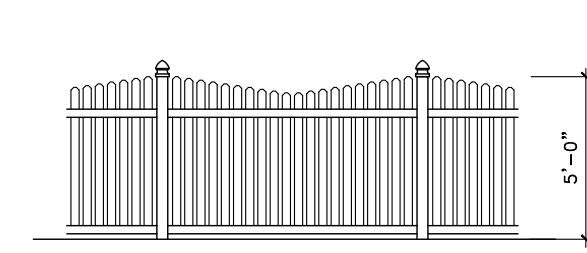
1 SITE PLAN
 A1-0 SCALE: 1/16"=1'-0"



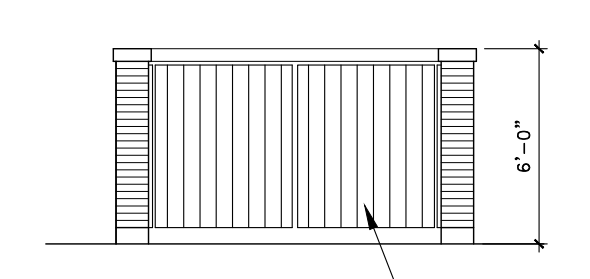
GROSS LAND AREA: 57,942 SF (1.33 ACRES)
 TOTAL FLOOR AREA: 19,952 SF
 ZONING DISTRICT: R2 - SINGLE-FAMILY RESIDENTIAL
 ZONING USE: DAYCARE CENTER - CHILD (SPECIAL USE REQUIRED)
 OCCUPANCY CLASSIFICATION (2012 IBC): GROUP E
 CONSTRUCTION TYPE (2012 IBC): TYPE VB



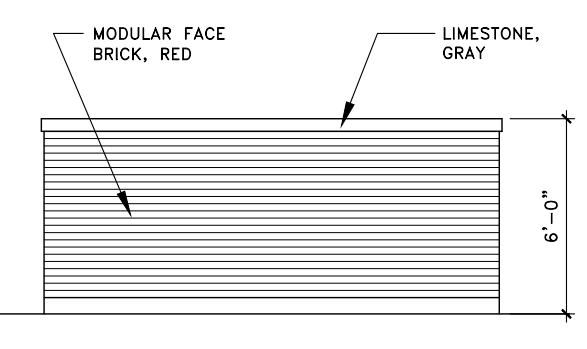
FENCE (WEST/SOUTH)
 6" SOLID VINYL PLANK
 WHITE



FENCE (EAST/NORTH)
 4"-5" OPEN VINYL PLANK
 WHITE



REFUSE ENCLOSURE
 STEEL GATES,
 WHITE



THE LAUDER GROUP
 743 MCCLINTOCK DRIVE
 BURR RIDGE, IL 60527
 T 312-907-7977

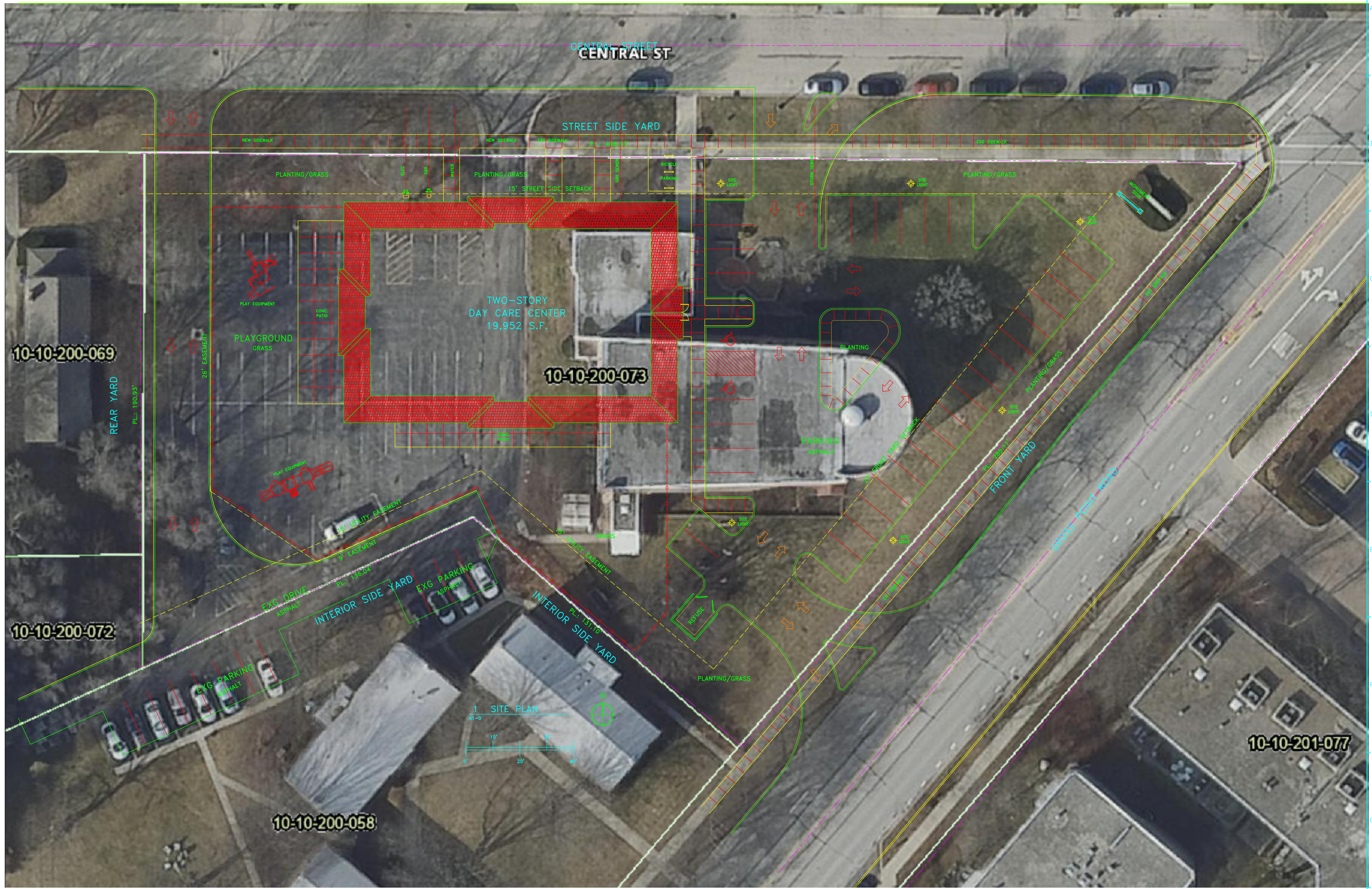
KENSINGTON SCHOOL OF EVANSTON
 3434 CENTRAL STREET
 EVANSTON, IL 60201

DATE	DESCRIPTION
04-10-23	LAND USE COMMISSION REVIEW
03-07-23	DARR REVIEW

DRAWING TITLE
SITE PLAN

JOB NO.: 21-001
 DATE: 10-1-21
 DRAWN BY: LEL

DRAWING NO.
A1-0



THE LAUDER GROUP
 743 MCCLINTOCK DRIVE
 BURR RIDGE, IL 60527
 T 312-907-7977

KENSINGTON SCHOOL OF EVANSTON
 3434 CENTRAL STREET
 EVANSTON, IL 60201

DRAWING ISSUE	DATE	DESCRIPTION

DRAWING TITLE
 SITE OVERLAY

JOB NO.: 21-001
 DATE: 10-1-21
 DRAWN BY: LEL

DRAWING NO.
 0V-1



22 E. Chicago Avenue
Suite 200A
Naperville, IL 60540
T 630.961.1787

hitchcockdesigngroup.com

PREPARED FOR
Kensington School

3434 Central Street
Evanston, IL 60201

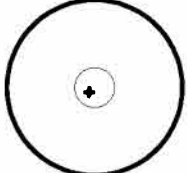
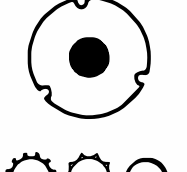
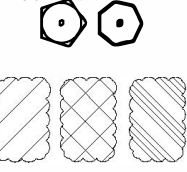
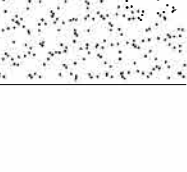

PROJECT
**Kensington
School of
Evanston**

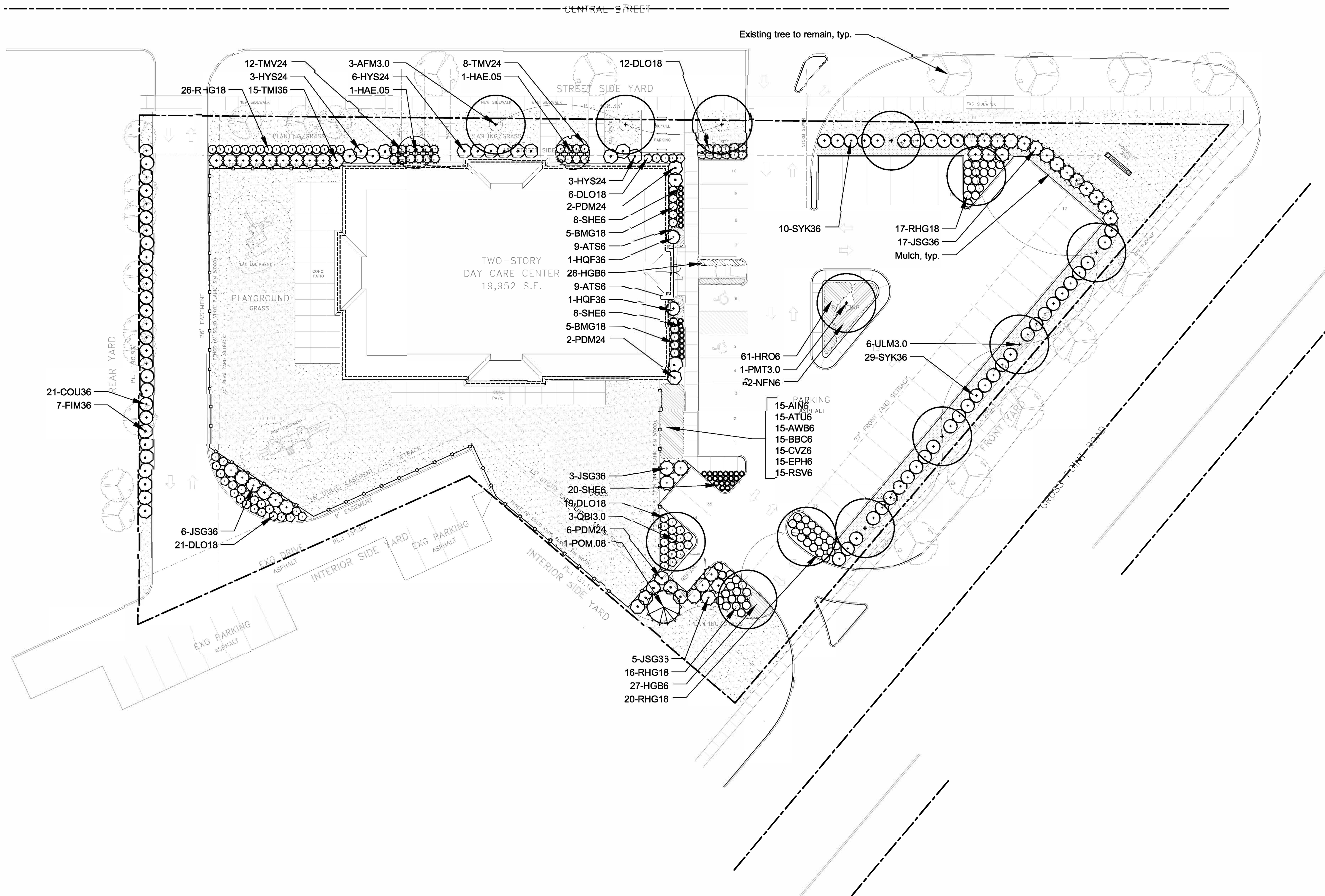
3434 Central Street
Evanston, IL 60201

PLANTING NOTES

- Sod limit line is approximate. Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
- Contractor responsible for erosion control in all sodded areas.
- Tree mulch rings in turf areas are 5 foot diameter, typical. Contractor shall provide a mulch ring around all existing trees within the limit of work.
- Bedlines are to be spade cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
- Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise shown on the plans.
- Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified.
- Refer to specifications for additional conditions, standards and notes.

PLANTING LEGEND

-  Shade Tree, typical.
See detail for installation.
-  Ornamental Tree, typical.
See detail for installation.
-  Shrub, typical.
See detail for installation.
-  Perennial, Groundcover and Annual, typical.
See detail for installation.
-  Sod



ISSUED
April 7, 2023
REVISIONS

No	Date	Issue
4-10-23		LAND USE COMMISSION REVIEW

CHECKED BY _____ DRAWN BY _____

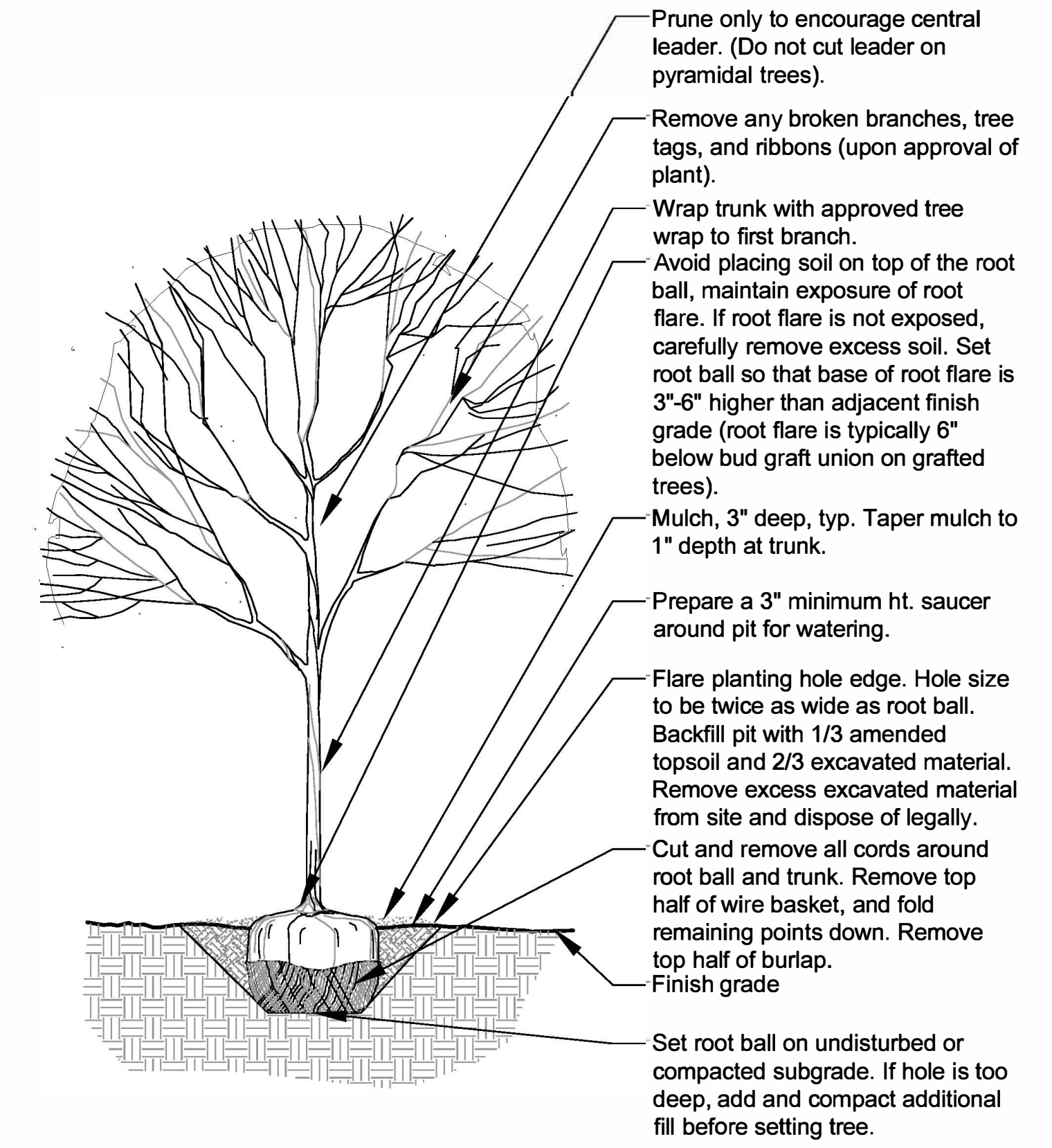
SHEET TITLE
Planting Plan

SCALE IN FEET
1" = 20'

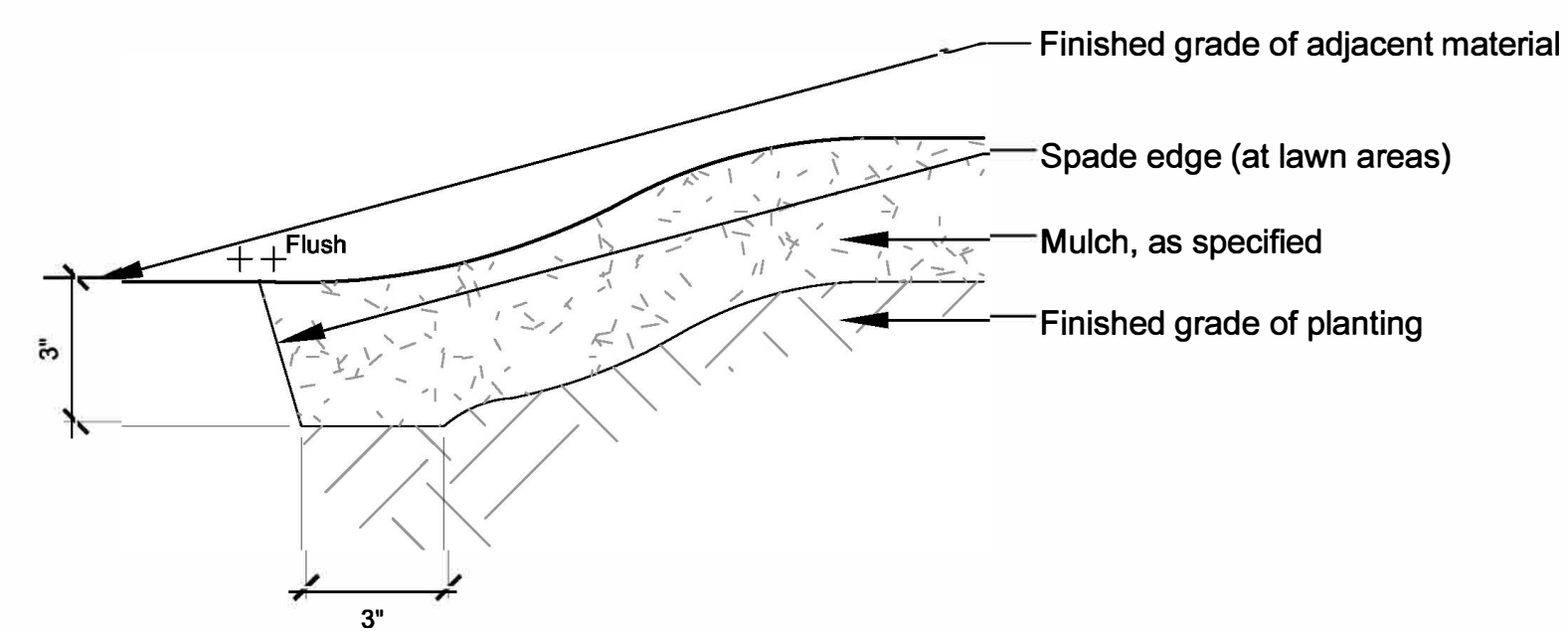
0' 10' 20' 60'
NORTH SHEET NUMBER
L1.0

Plant Material List

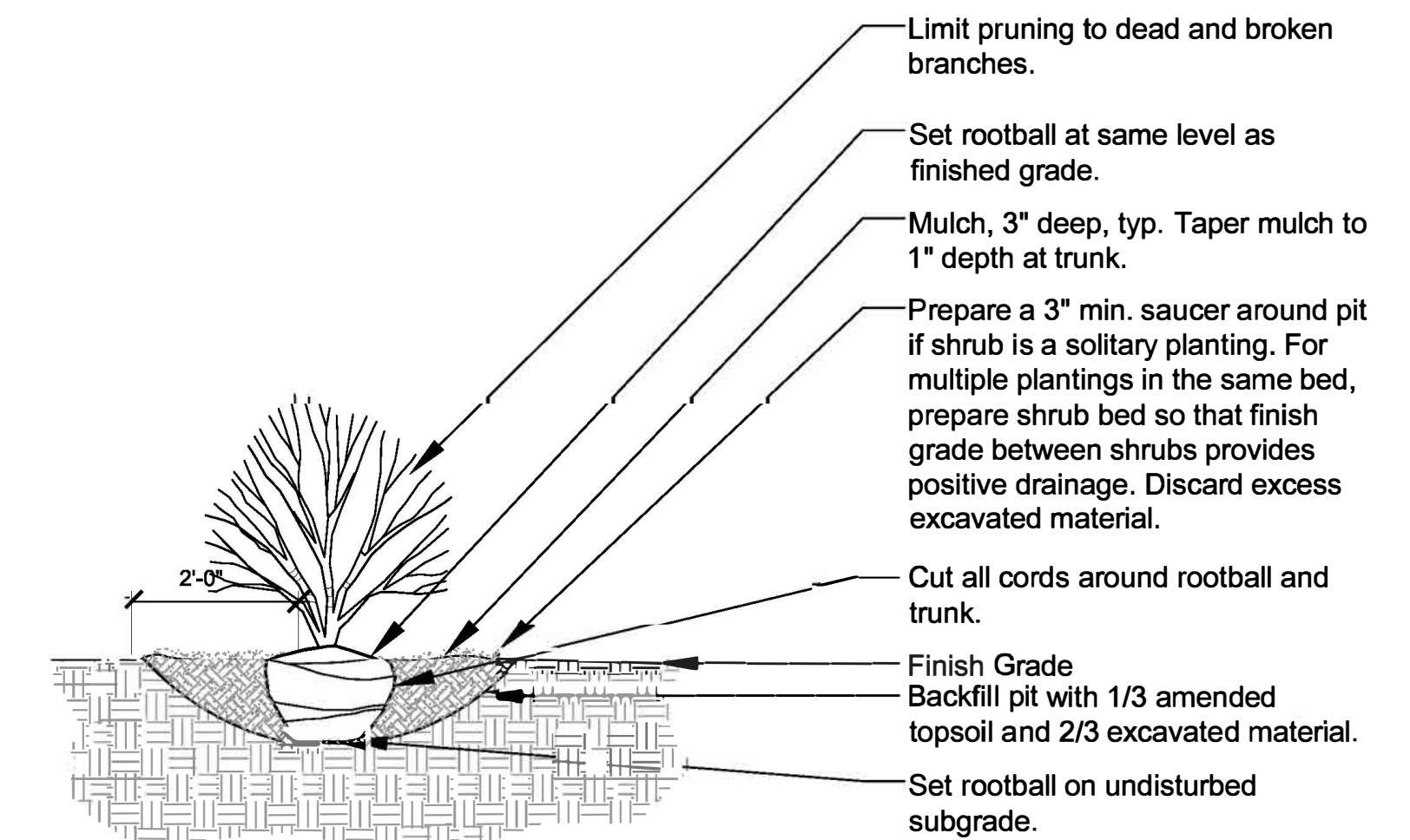
Code	Botanical Name	Common Name	Size	Qty
Shade Trees				
AFM3.0	Acer x freemanii 'Marmo'	Marmo Freeman Maple	3" C	3
PMT3.0	Platanus x acerifolia 'Morton Circle'	Exclamation! London Planetree	3" C	1
QBI3.0	Quercus bicolor	Swamp White Oak	3" C	3
ULM3.0	Ulmus japonica x wilsoniana 'Morton'	Accolade™ Elm	3" C	6
Intermediate Trees				
HAE.05	Hamamelis vernalis 'Autumn Embers'	Autumn Embers Witchhazel	5' HT	2
Evergreen Trees				
POM.08	Picea omorika	Serbian Spruce	8' HT	1
Deciduous Shrubs				
COU36	Cotoneaster lucidus	Hedge Cotoneaster	36" HT	21
DLO18	Diervilla lonicera	Dwarf Bush-honeysuckle	18" HT	57
FIM36	Forsythia x intermedia 'Mindor'	Show Off Border Forsythia	36" HT	7
HQF36	Hydrangea paniculata 'Quick fire'	Quick Fire Hydrangea	36" HT	2
HYS24	Hydrangea paniculata 'Vanilla Strawberry'	Vanilla Strawberry Panicked Hydrangea	24" HT	13
PDM24	Physocarpus opulifolius 'Donna May'	Little Devil Eastern Ninebark	24" HT	10
RHG18	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18" HT	70
SYK36	Syringa patula 'Miss Kim'	Miss Kim Manchurian Lilac	36" HT	39
Evergreen Shrubs				
JSG36	Juniperus chinensis 'Sea Green'	Sea Green Chinese Juniper	36" HT	31
TMV24	Taxus x media 'Everlow'	Everlow Anglojap Yew	24" HT	20
TMI36	Taxus x media 'Hicksii'	Hicks Anglojap Yew	36" HT	10
Broadleaf Evergreens				
BMG18	Buxus x 'Glencoe'	Chicagoland Green Boxwood	18" HT	10
Perennials				
ATS6	Allium tanguticum 'Summer Beauty'	Summer Beauty Ornamental Chive	1 GAL	18
AIN6	Asclepias incarnata	Swamp Milkweed	1 GAL	15
ATU6	Asclepias tuberosa	Butterfly Milkweed	1 GAL	15
AWB6	Aster 'Woods Blue'	Woods Blue Aster	1 GAL	15
BBC6	Buddleia 'Blue Chip'	Lo & Behold Dwarf Butterfly Bush	1 GAL	15
CVC6	Coreopsis verticillata 'Crème Brulee'	Crème Brulee Threadleaf Coreopsis	1 GAL	15
EPH6	Echinacea purpurea 'Kim's Knee High'	Kim's Knee High Purple Coneflower	1 GAL	15
HGB6	Hemerocallis 'Going Bananas'	Going Bananas Daylily	1 GAL	55
HRO6	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 GAL	61
NFN6	Nepeta x faassenii 'Novanepjun'	Junior Walker Catmint	1 GAL	62
RSV6	Rudbeckia fulgida var. speciosa 'Vette's Little Suzy'	Vette's Little Suzy Black-eyed Susan	1 GAL	15
SHE6	Sporobolus heterolepis	Prairie Dropseed	1 GAL	36



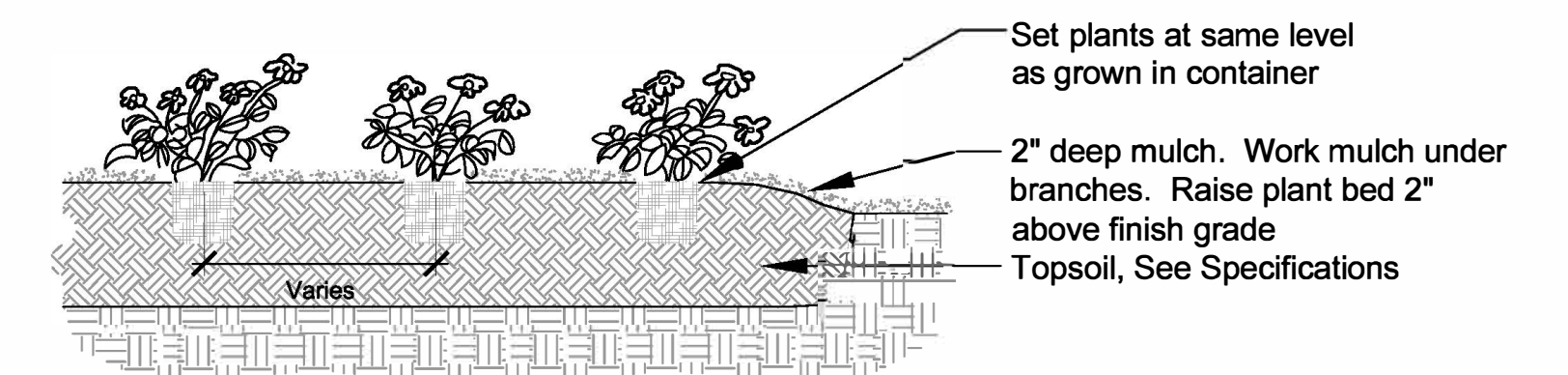
1 Deciduous Tree Planting
Scale: 1/2" = 1'-0"



4 Planting Bed Edge
Scale: 3" = 1'-0"



2 Shrub Planting
Scale: 1/2" = 1'-0"



3 Perennial and Groundcover Planting
Scale: 1/2" = 1'-0"



22 E. Chicago Avenue
Suite 200A
Naperville, IL 60540
T 630.961.1787

hitchcockdesigngroup.com

PREPARED FOR
Kensington School

3434 Central Street
Evanston, IL 60201

PROJECT

Kensington School of Evanston

3434 Central Street
Evanston, IL 60201

ISSUED
April 7, 2023
REVISIONS

No	Date	Issue

CHECKED BY _____ DRAWN BY _____

SHEET TITLE Planting Details

SCALE IN FEET
as noted

NORTH SHEET NUMBER



©2022 Hitchcock Design Group



Kensington School-Evanston View Looking West at Main entry



charles vincent george
ARCHITECTS



Kensington School-Evanston Aerial Looking Southwest



charles vincent george
ARCHITECTS





charles vincent george
ARCHITECTS

1245 E. Diehl Rd. Suite 101

Naperville, Illinois 60563

P | 630.357.2023 F | 630.357.2662

cvgarchitects.com

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PRELIMINARY NOT FOR CONSTRUCTION

DATE:

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ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION
	4-10-23	LAND USE COMMISSION REVIEW
	3-7-23	DAPR REVIEW

PROJECT:

NEW CONSTRUCTION FOR

KENSINGTON - EVANSTON

3434 CENTRAL STREET

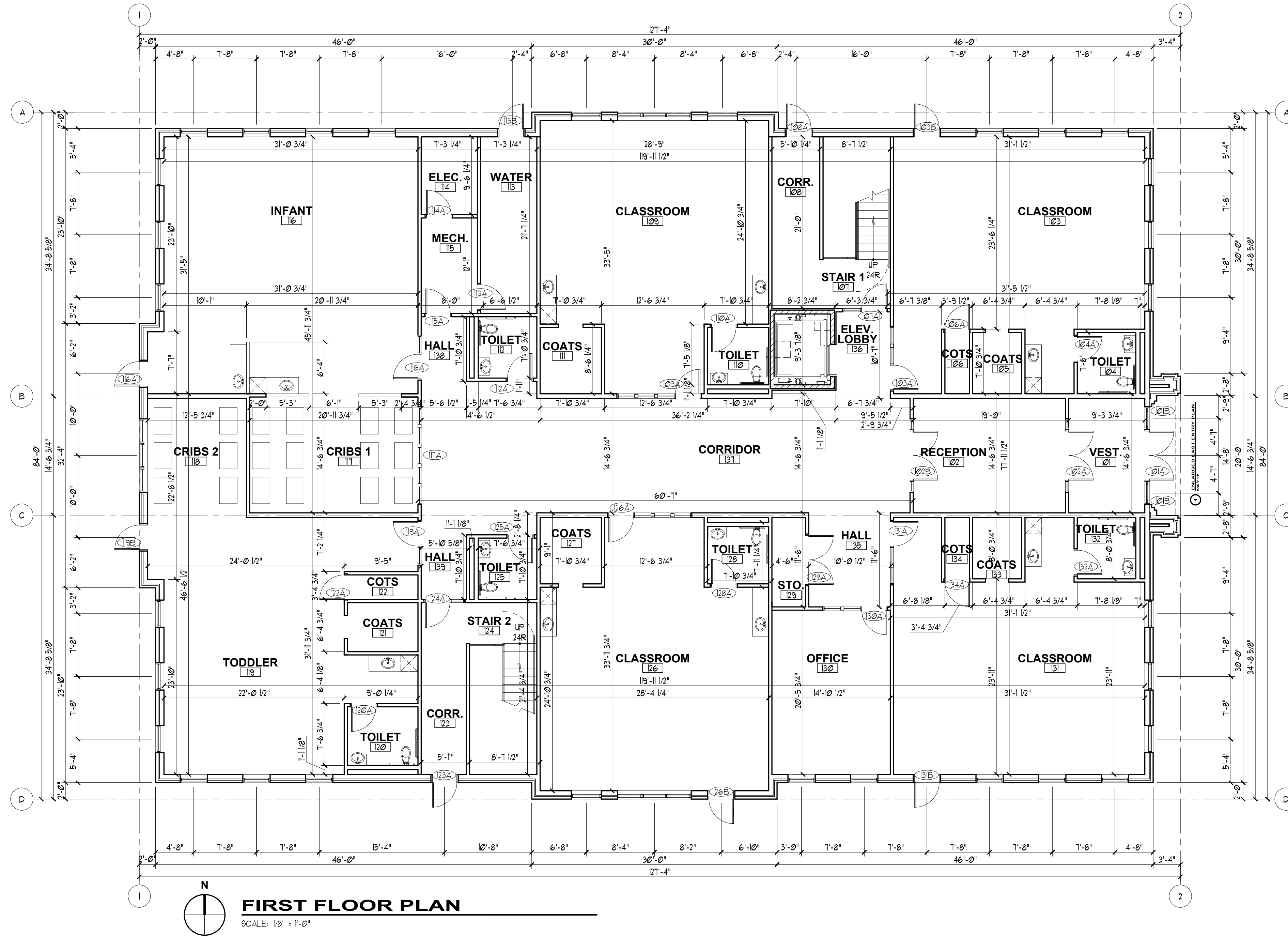
EVANSTON, IL. 60201

TITLE:
FIRST FLOOR PLAN

DATE: PROJECT #
2022-025

PRINCIPAL: BFG SHEET:
A2.1

PROJECT MGR: MN DRAWN BY: EOP
DRAWING FILE PATH:
M:\2022\DRAWINGS\A2.1 FIRST FLOOR PLAN_2022



2022-025 KENSINGTON - EVANSTON NEW CONSTRUCTION FOR 3434 CENTRAL STREET EVANSTON, IL. 60201



charles vincent george
ARCHITECTS

1245 E. Diehl Rd. Suite 101

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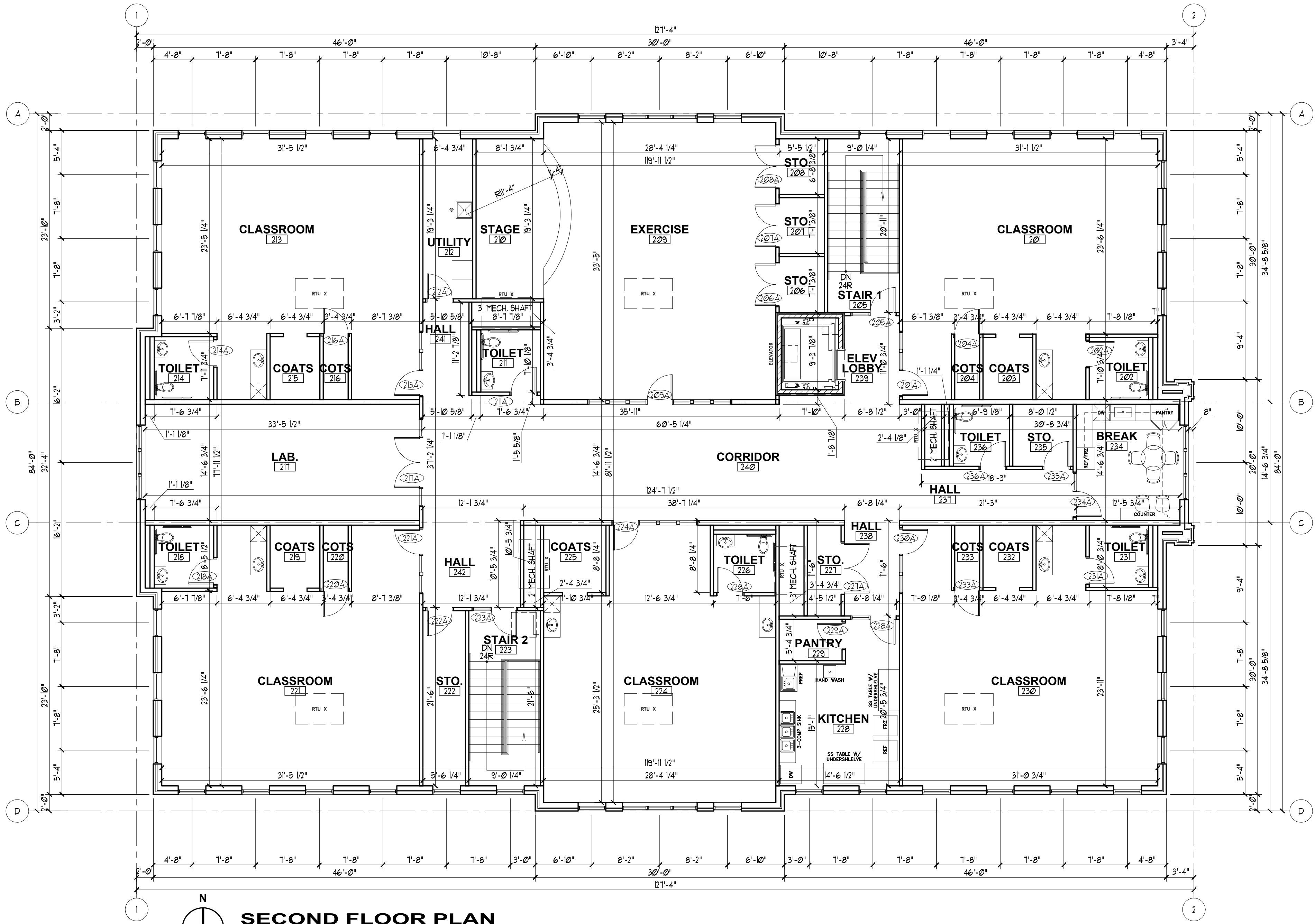
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ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION
	4-10-23	LAND USE COMMISSION REVIEW
	3-7-23	DAPR REVIEW

PROJECT:

NEW CONSTRUCTION FOR
KENSINGTON - EVANSTON
3434 CENTRAL STREET
EVANSTON, IL. 60201



2022-02-23 10:00 AM C:\PROJECTS\KENSINGTON - EVANSTON\DRAWINGS\K2 SECOND FLOOR PLAN_2022-02-23.DWG

TITLE:
SECOND FLOOR PLAN

DATE: PROJECT #
2022-025

PRINCIPAL: BFG SHEET:
A2.2

PROJECT MGR: MN DRAWN BY: EOP
DRAWING FILE PATH:
M:\2022\DRAWINGS\K2 SECOND FLOOR PLAN_2022



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ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION
	4-10-23	LAND USE COMMISSION REVIEW
	3-7-23	DAPR REVIEW

PROJECT:

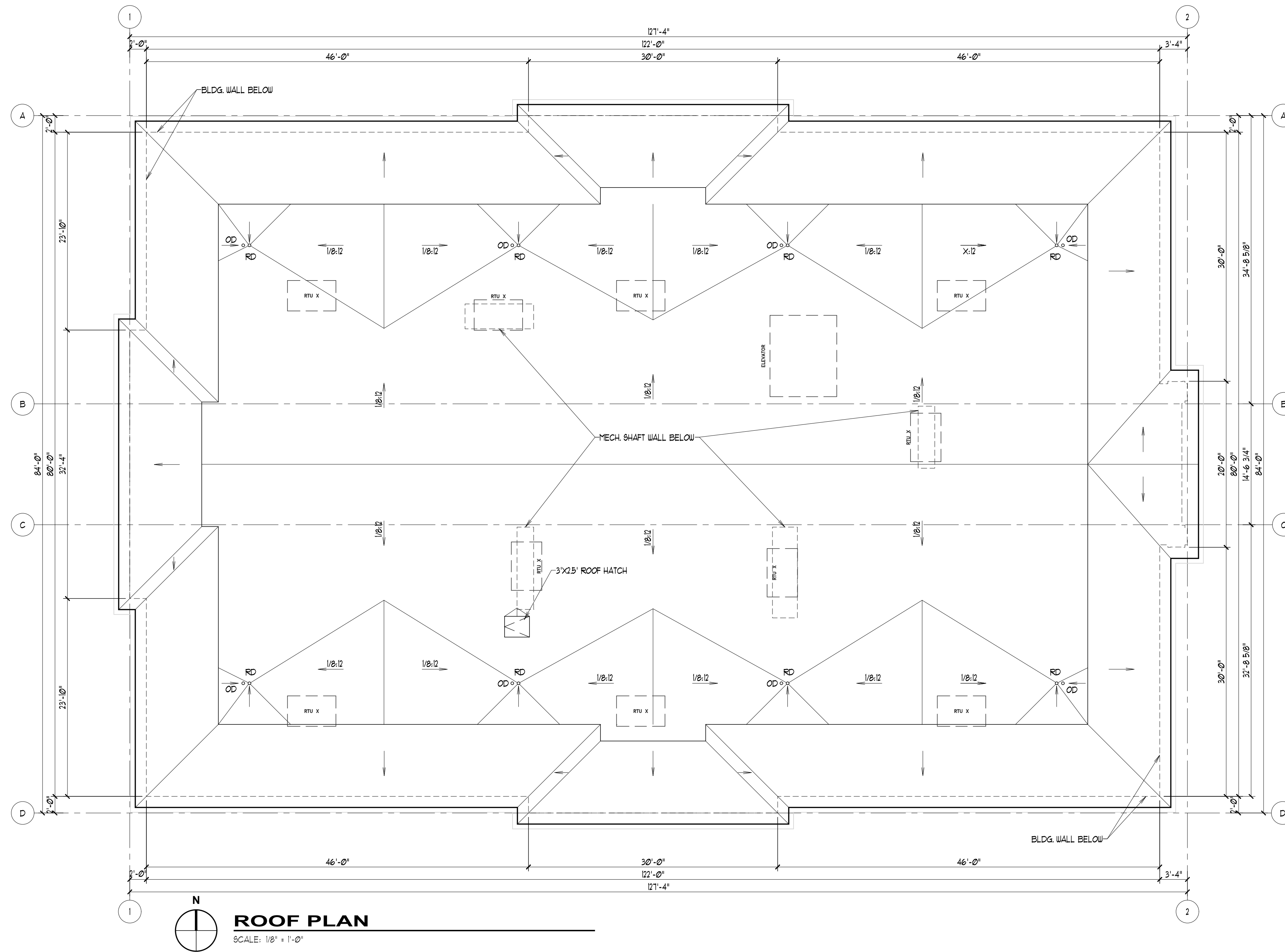
NEW CONSTRUCTION FOR
KENSINGTON - EVANSTON
3434 CENTRAL STREET
EVANSTON, IL. 60201

TITLE:
ROOF PLAN

DATE: PROJECT #
2022-025

PRINCIPAL: BFG SHEET:
A2.3

PROJECT MGR: MN **DRAWN BY:** EOP
DRAWING FILE PATH:
N:\2022\DRAWINGS\K2.3 ROOF PLAN_22025



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charles vincent george
ARCHITECTS

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ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION
	4-10-23	LAND USE COMMISSION REVIEW
	3-7-23	DAPR REVIEW

PROJECT:

NEW CONSTRUCTION FOR
KENSINGTON - EVANSTON
3434 CENTRAL STREET
EVANSTON, IL. 60201

TITLE:
EXTERIOR ELEVATIONS

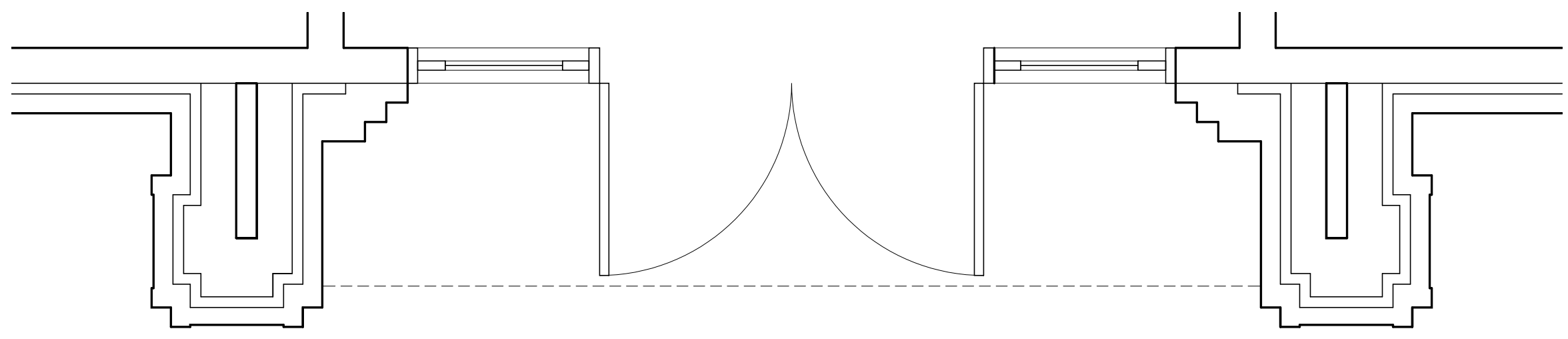
DATE: PROJECT #
2022-025

PRINCIPAL: BFG SHEET:
A3.1

PROJECT MGR: MN DRAWN BY: EOP
DRAWING FILE PATH: M/2022/DRAWINGS/A3.1 EXTERIOR ELEVATIONS_2025



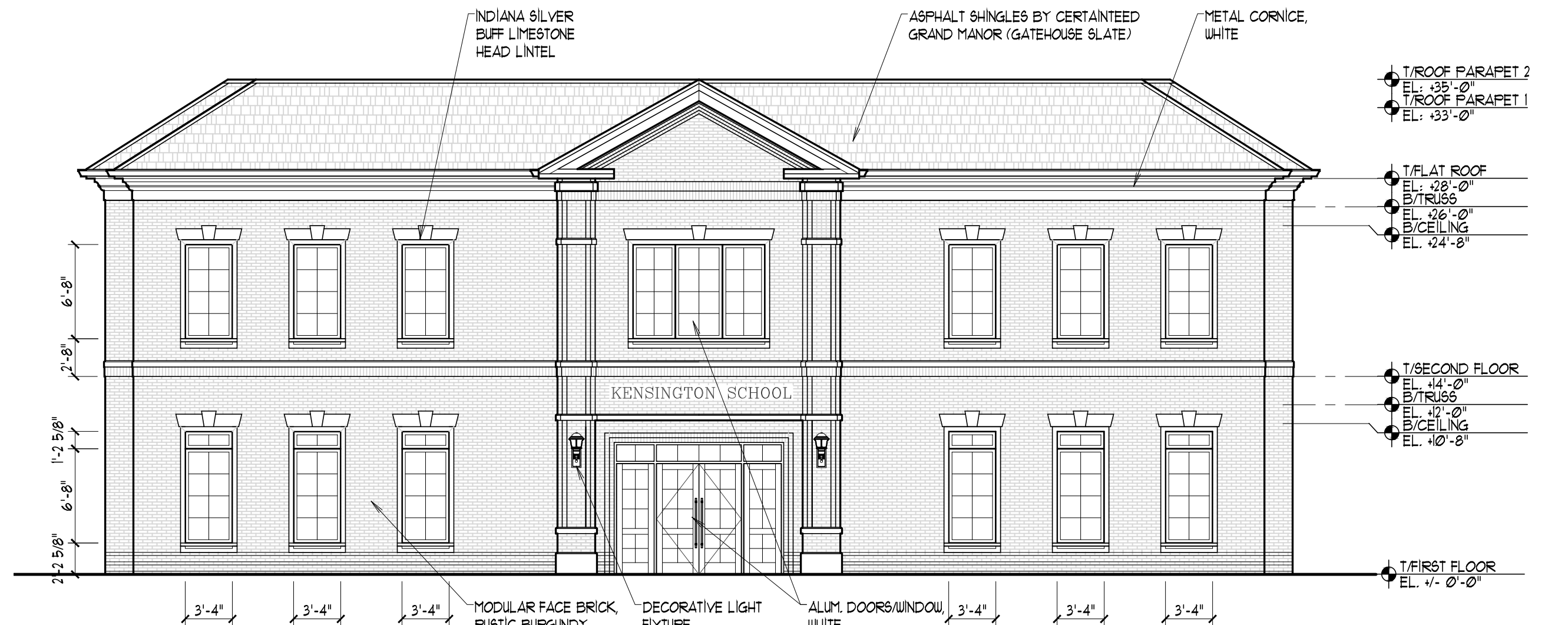
3 ENLARGED EAST ELEVATION
SCALE: 1/2" = 1'-0"



4 ENLARGED EAST ENTRY PLAN
SCALE: 1/2" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

2025 ARCHITECTURAL CONSTRUCTION DOCUMENTS - COMMON DRAWINGS - EXTERIOR ELEVATIONS_2025-02-25 10:58 AM



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ARCHITECTS

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NO.	DATE	DESCRIPTION
	4-10-23	LAND USE COMMISSION REVIEW
	3-7-23	DAPR REVIEW

PROJECT:

NEW CONSTRUCTION FOR
KENSINGTON - EVANSTON
3434 CENTRAL STREET
EVANSTON, IL. 60201

TITLE:
EXTERIOR ELEVATIONS

DATE:	PROJECT # 2022-025
PRINCIPAL: BFG	SHEET: A3.2
PROJECT MGR: MN	DRAWN BY: EOP

DRAWING FILE PATH:
M/2022/DRAWINGS/
A3.2 EXTERIOR ELEVATIONS



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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ISSUE AND/OR REVISIONS:

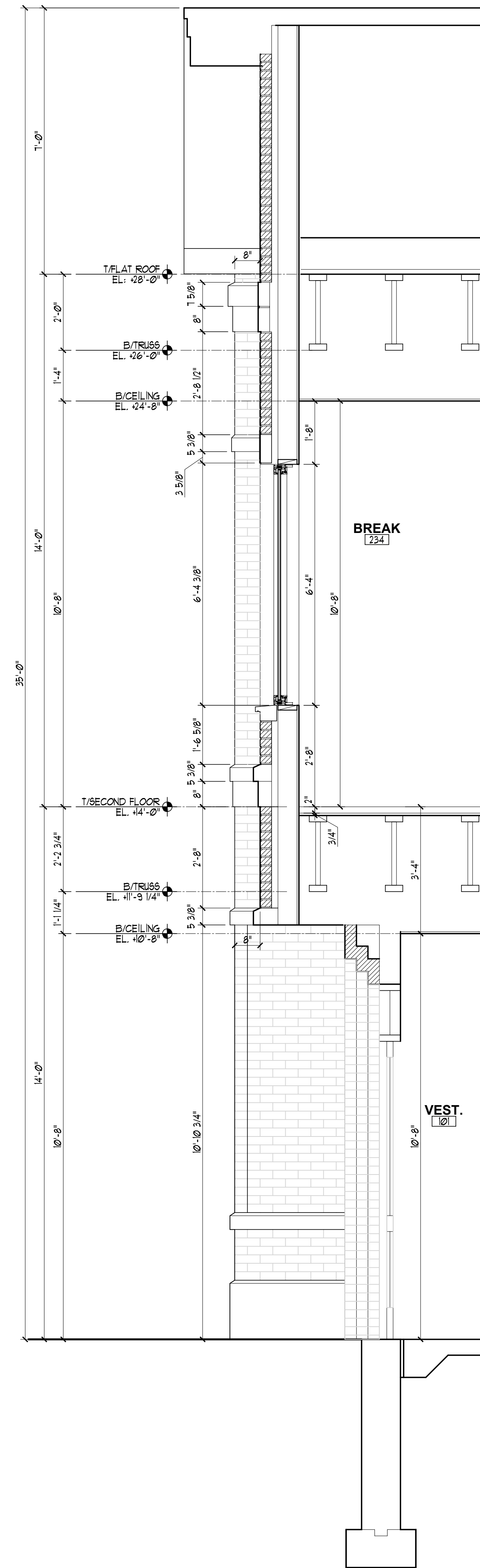
NO.	DATE	DESCRIPTION
	4-10-23	LAND USE COMMISSION REVIEW
	3-7-23	DAPR REVIEW

PROJECT:

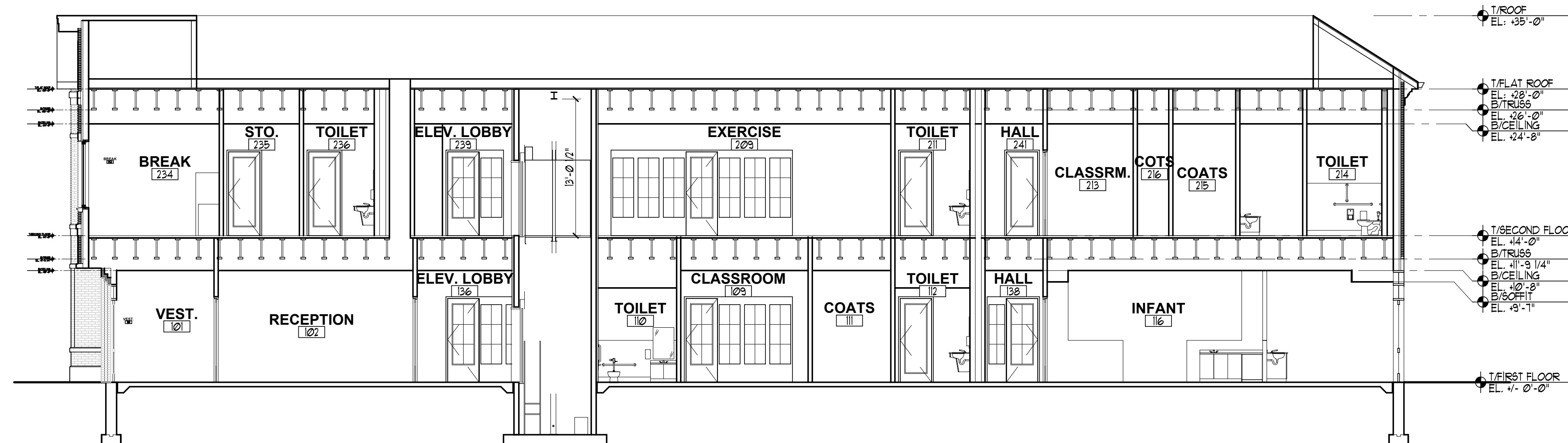
NEW CONSTRUCTION FOR
KENSINGTON - EVANSTON
3434 CENTRAL STREET
EVANSTON, IL 60201

TITLE:
BUILDING SECTIONS

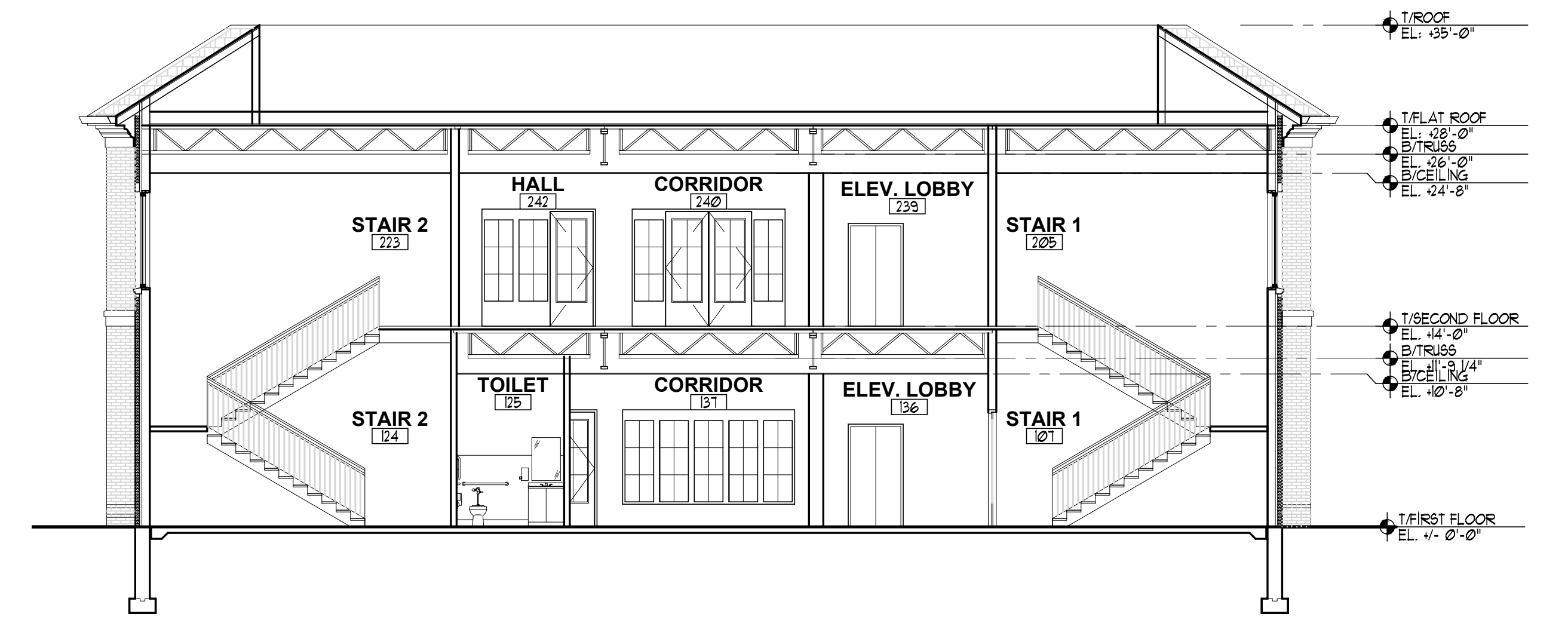
DATE:	PROJECT #
	2022-025
PRINCIPAL:	SHEET:
BFG	A4.1
PROJECT MGR: MN	DRAWN BY: EOP
DRAWING FILE PATH: M:\2022\DRAWINGS\A4.1 BUILDING SECTIONS	



3 WALL SECTION
SCALE: 1/2" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

2022-04-10 10:10 AM C:\WORK\2022\KENSINGTON - EVANSTON\DRAWINGS\SECTION\SECTION 3434.CAD

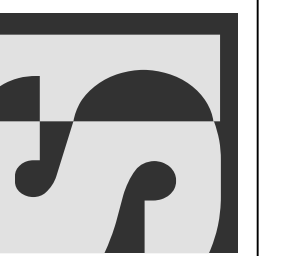
PRELIMINARY SITE IMPROVEMENT PLANS for KENSINGTON SCHOOL 3434 CENTRAL STREET EVANSTON, ILLINOIS PROJECT NO:11641



KENSINGTON SCHOOL
3434 CENTRAL STREET
EVANSTON, ILLINOIS

224 1/2 N. Liberty Street, Morris, Illinois 60450
Phone: (815) 941-0260 Fax: (815) 941-0263

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



FILENAME:
11641P-TITLE
DATE:
02/27/23
JOB NO.
11641
SHEET

C1
1 OF 5

**CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:**

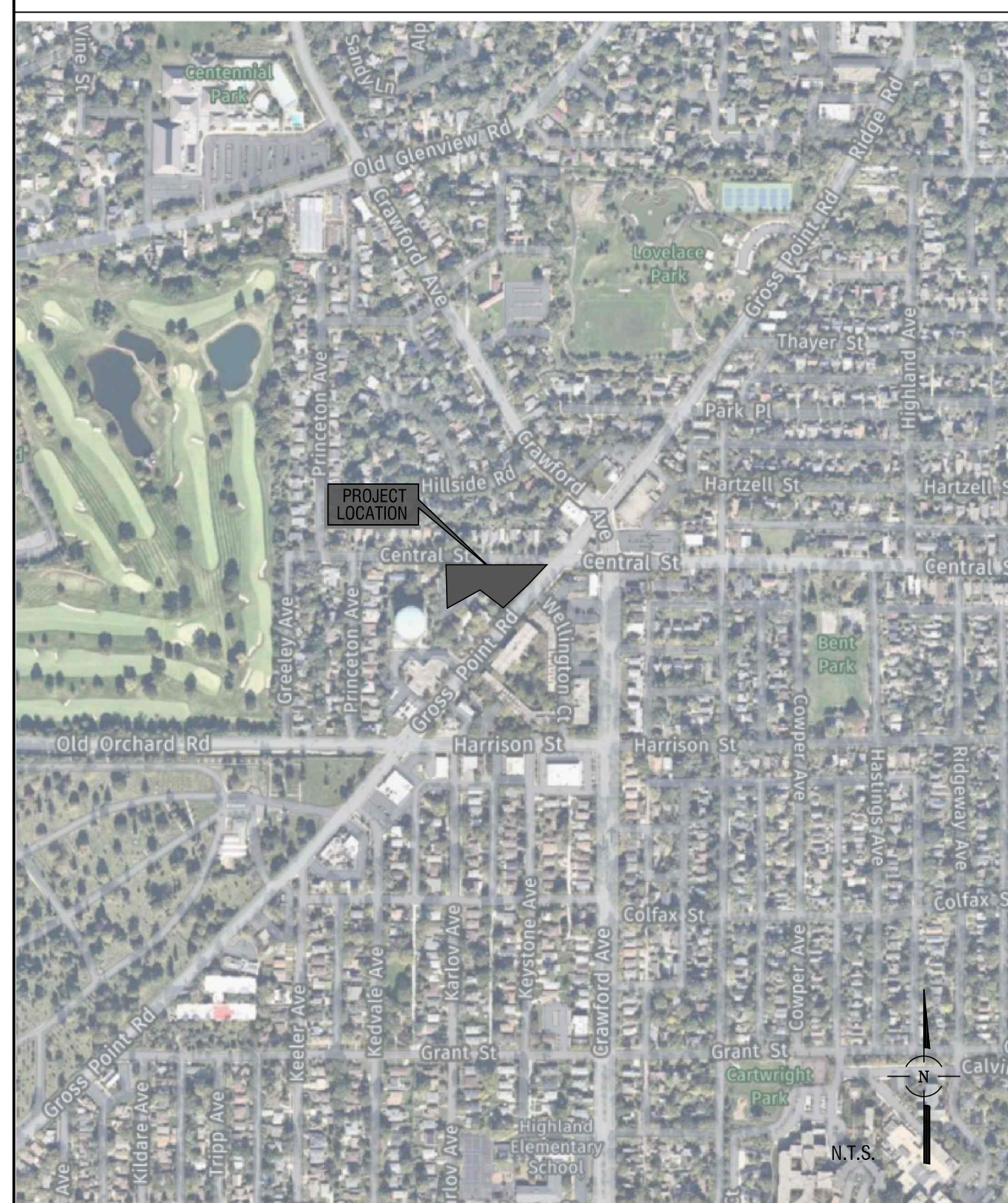
COUNTY _____ COOK _____
CITY, TOWNSHIP _____ EVANSTON, EVANSTON TOWNSHIP _____
SEC. & 1/4 SEC. NO. _____ E 1/2 NE 1/4 SECTION 10-41-13 _____

**48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS**

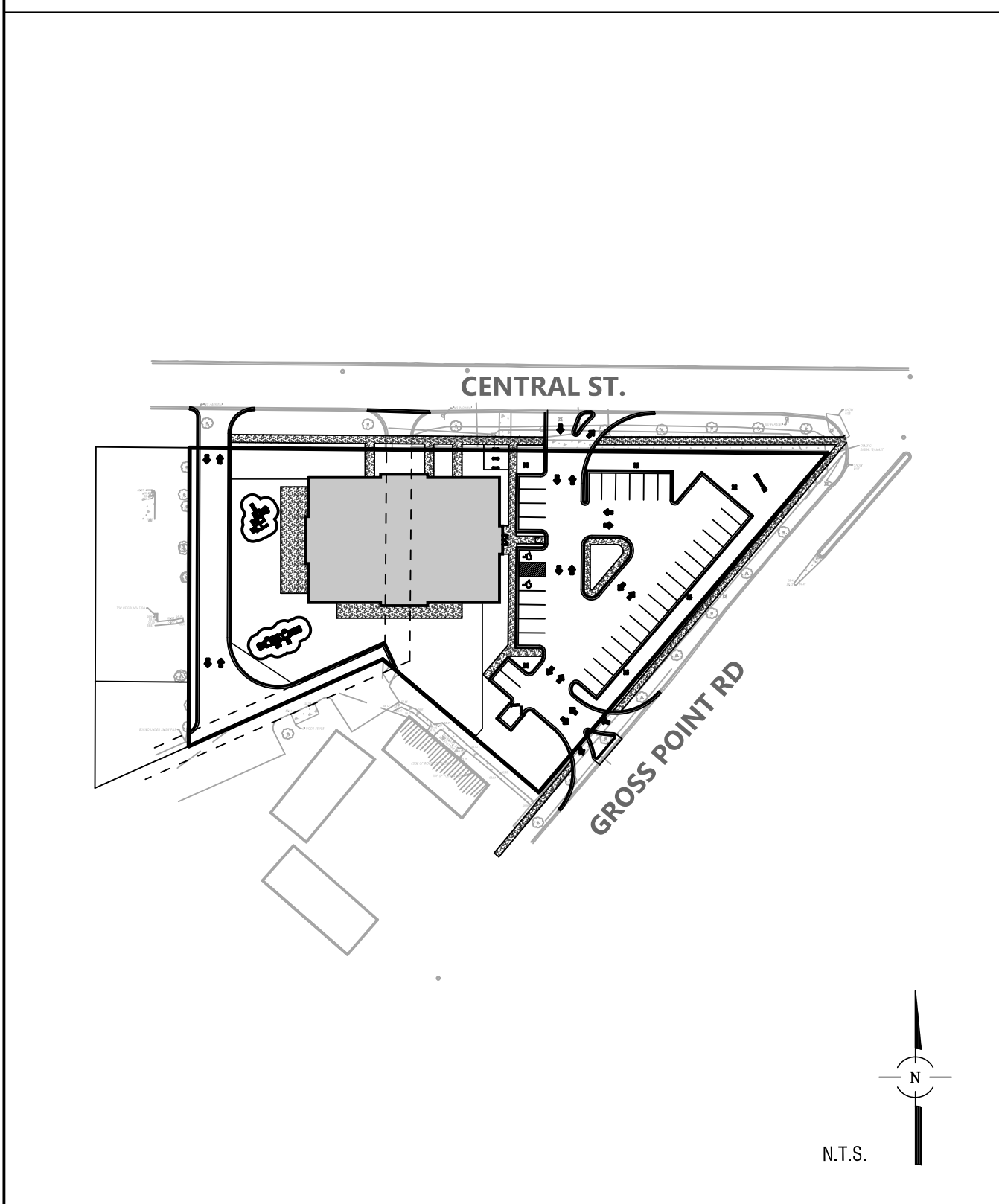
INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	P-EC	PRELIMINARY EXISTING CONDITIONS
3	P-GM	PRELIMINARY GEOMETRIC PLAN
4	P-GR	PRELIMINARY GRADING PLAN
5	P-UT	PRELIMINARY UTILITY PLAN

LOCATION MAP



KEY MAP

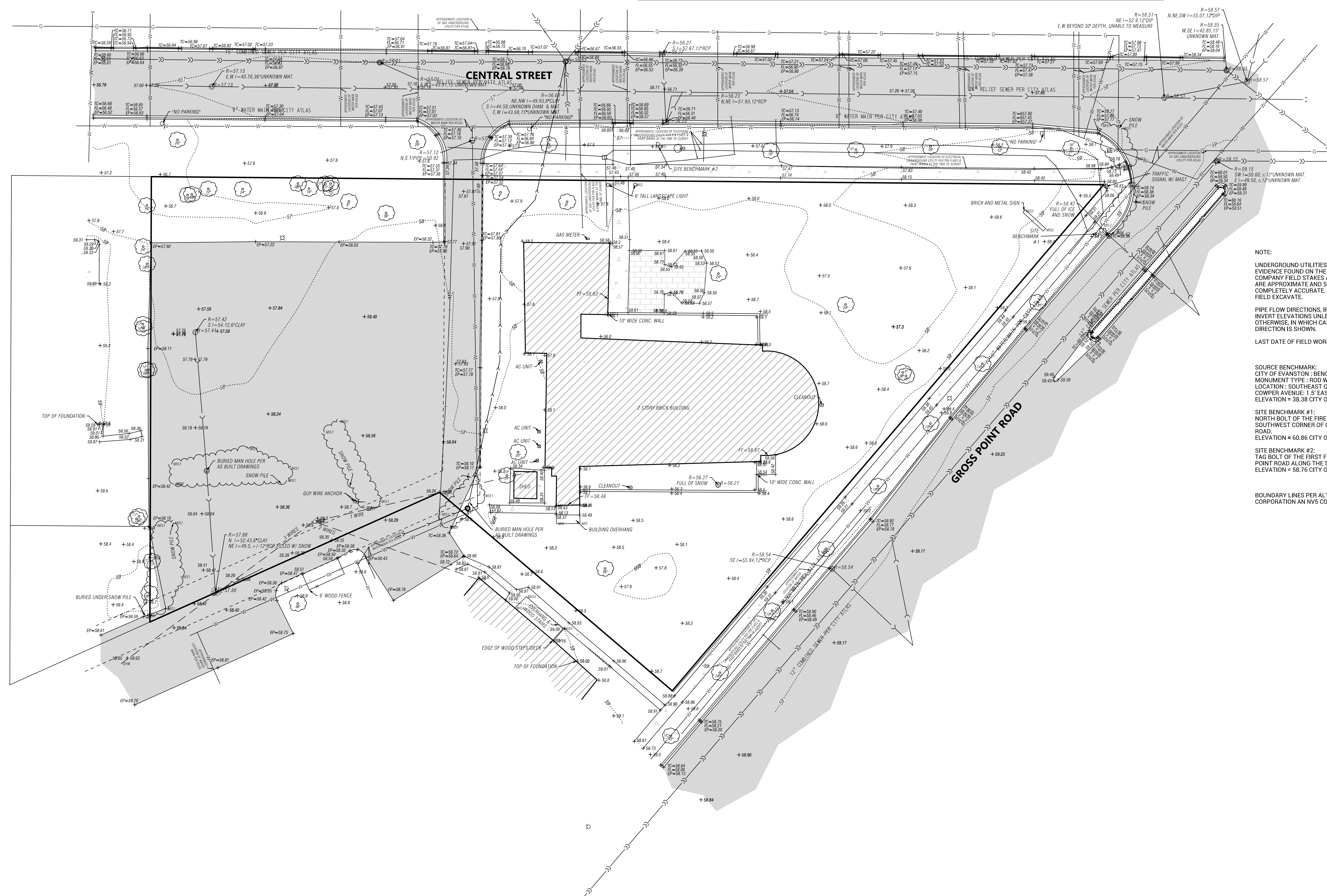
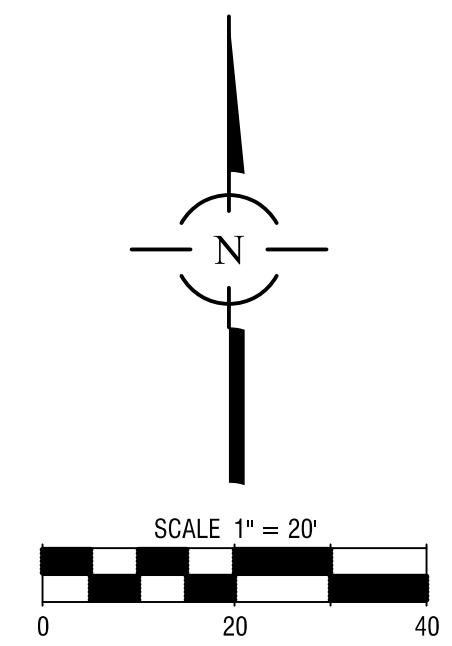


REVISIONS

ORIGINAL PLAN DATE: FEBRUARY 27, 2023

#	SHEET #	REMARKS	DATE
1	5	PER CITY OF EVANSTON	03/30/23
		04-10-23 LAND USE COMMISSION REVIE	

LEGEND					
	STORM SEWER		AIR CONDITIONING UNIT		MANHOLE
	SANITARY SEWER		BOLLARD		SEWER FLAG POLE
	COMBINED SEWER		HAND HOLE		SATELLITE DISH
	WATER MAIN		TRAFFIC SIGNAL BOX		UNCOVERED PEDESTAL
	GAS MAIN		ELECTRIC METER		VENT PIPE
	UNDERGROUND TELEPHONE LINE		CLEANOUT		UNCOVERED MANHOLE
	UNDERGROUND ELECTRIC LINE		DOWNSPOUT		STORM MANHOLE
	CATV		GUY WIRE ANCHOR		CATCH BASIN
	OVERHEAD WIRES/UTILITY POLES		LANDSCAPE LIGHT/FLOOD LIGHT		FLARED END SECTION
	FIBER OPTIC LINE		UTILITY POLE		MEET
	RAILROAD		ELECTRIC PEDESTAL		AUXILIARY VALVE
	FENCE		TELEPHONE PEDESTAL		BACKFLOW DEVICE
	GUARDRAIL		TELEPHONE MANHOLE		SAMESIZE CONNECTION/AUTO SPRINKLER
	EDGE OF WATER		CABLE PEDESTAL		WATER VALVE
	WETLAND LIMITS		GAS MANHOLE		FIRE HYDRANT
			GAS VALVE		WELL
			VALVE AND VAULT		GAS METER
					TEST PIT
					TREE WITH SIZE
					FREE TREE WITH SIZE
					BUSH
					WINDOW WELL
					ASPHALT
					CONCRETE
					GRAVEL
					BRICK
					CONCRETE MONUMENT
					DSC
					BORING
					SPOT ELEVATION



NOTE:
UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE. IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: FEBRUARY 12, 2022

SOURCE BENCHMARK:
CITY OF EVANSTON : BENCHMARK #35
MONUMENT TYPE : ROD WITH CAP
LOCATION : SOUTHEAST QUADRANT; CENTRAL STREET & COPPER AVENUE; 1.5' EAST & 1' SOUTH OF SIDE ELEVATION = 58.38 CITY OF EVANSTON DATUM

SITE BENCHMARK #1:
NORTH BOLT OF THE FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF CENTRAL STREET AND GROSS POINT ROAD.
ELEVATION = 60.86 CITY OF EVANSTON DATUM

SITE BENCHMARK #2:
TAG BOLT OF THE FIRST FIRE HYDRANT WEST OF THE GROSS POINT ROAD ALONG THE SOUTH SIDE OF CENTRAL STREET.
ELEVATION = 58.75 CITY OF EVANSTON DATUM

BOUNDARY LINES PER ALTA SURVEY BY BOCK & CLARK CORPORATION AN NVS COMPANY, DATED OCTOBER 11, 2021.

NO.	DATE	REMARKS

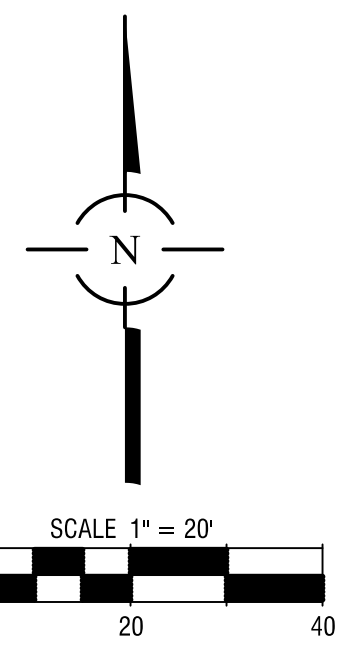
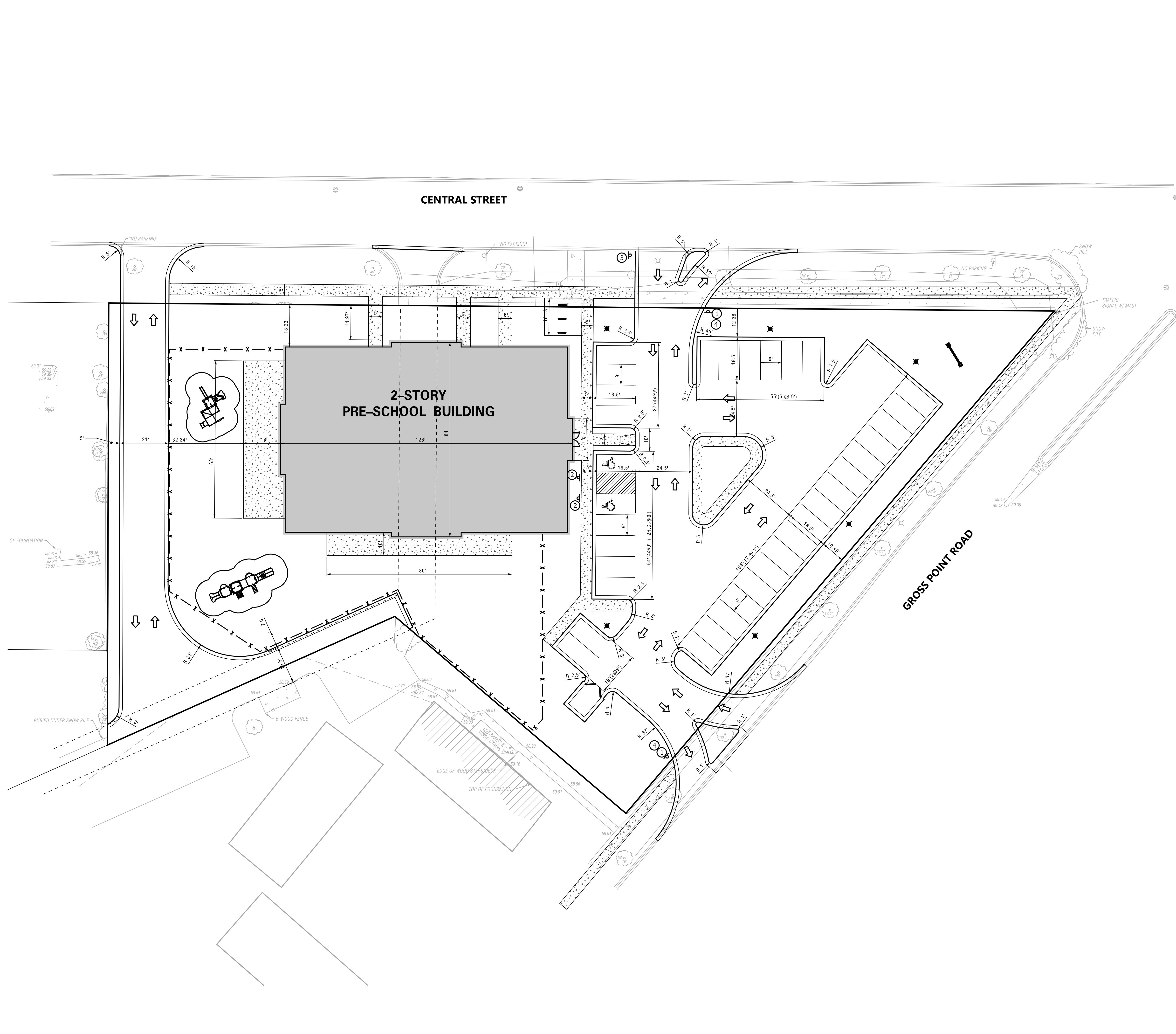
NO.	DATE	REMARKS

PRELIMINARY EXISTING CONDITIONS
KENSINGTON SCHOOL
3434 CENTRAL STREET
EVANSTON, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



FILENAME: 11641P-EC
DATE: 02/27/23
JOB NO. 11641
SHEET P-EC 2 OF 5



SIGN LEGEND:

- ① STOP
R1-1
30" x 30"
- ② RESERVED PARKING
R7-8
- ③ NO RIGHT TURN
R3-1
- ④ ONLY
R3-5R
30" x 36"

LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- B6.12 CONCRETE CURB AND GUTTER
- SIGN
- LIGHT POLE LOCATION
- FENCE

PARKING SUMMARY

STANDARD:	33
ACCESSIBLE:	2
TOTAL:	35

NO.	DATE	REMARKS

NO.	DATE	REMARKS

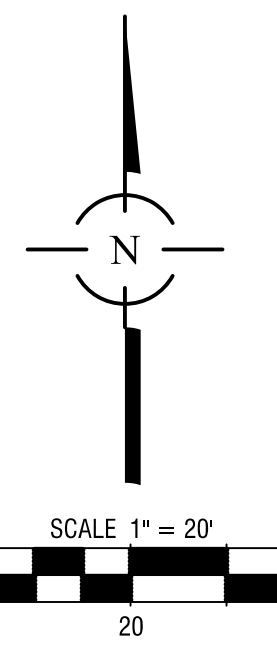
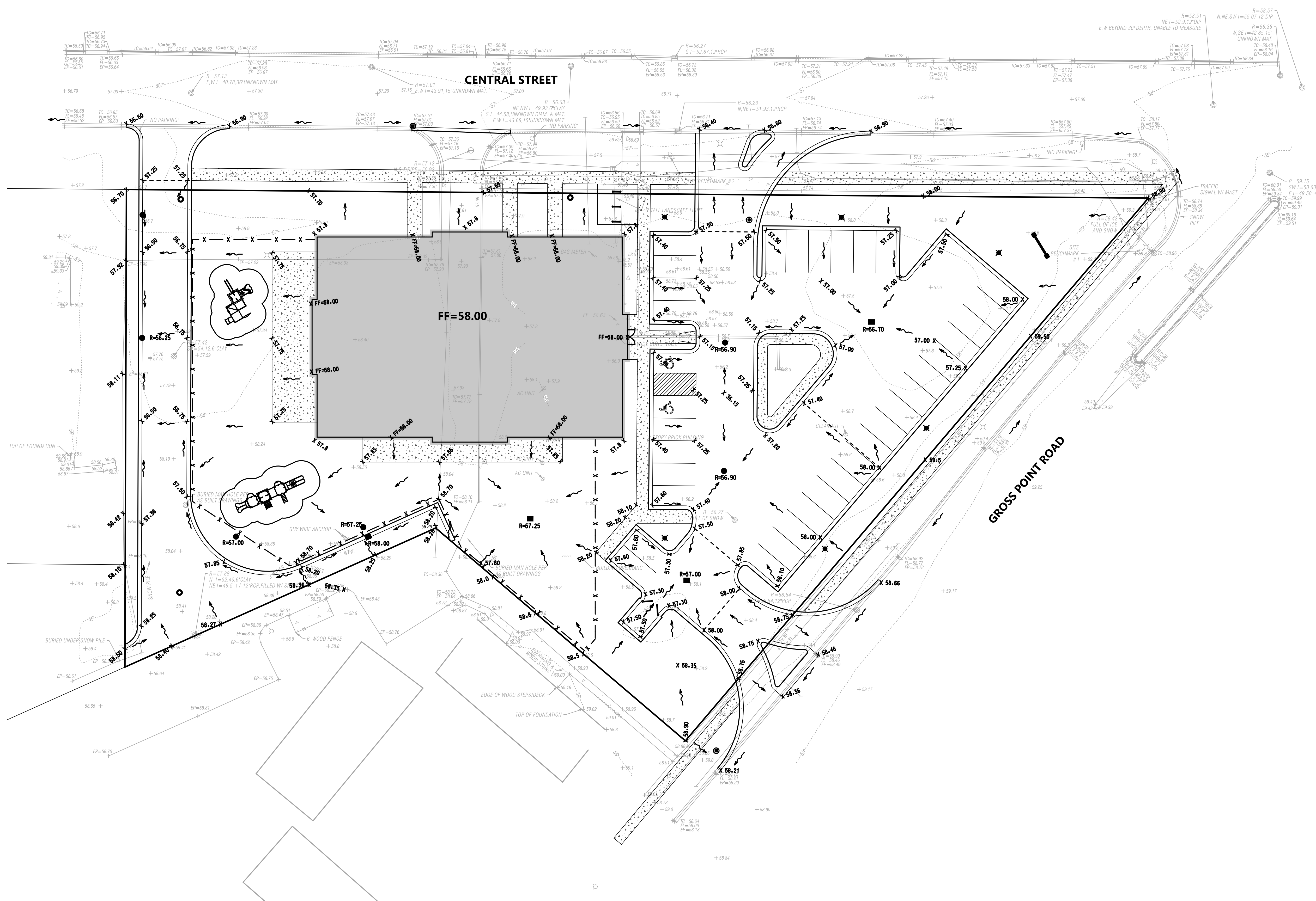
**PRELIMINARY GEOMETRIC PLAN
KENSINGTON SCHOOL
3434 CENTRAL STREET
EVANSTON, ILLINOIS**

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SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS**

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FILENAME: 11641P-GM
DATE: 02/27/23
JOB NO. 11641
SHEET P-GM 3 OF 5



- LEGEND**
- F/F FINISHED FLOOR
 - LOCAL DRAINAGE
 - OVERLAND FLOW ROUTE
 - LOCAL DRAINAGE DIVIDE

- NOTES:**
1. ALL CURB AND GUTTER IS REVERSE PITCH UNLESS NOTED OTHERWISE.
 2. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

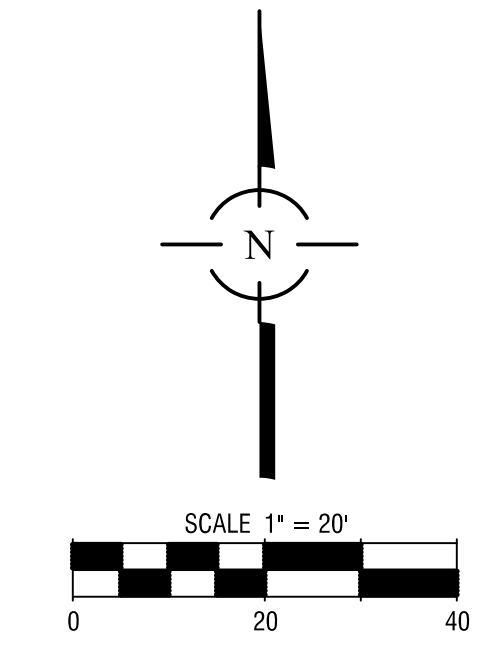
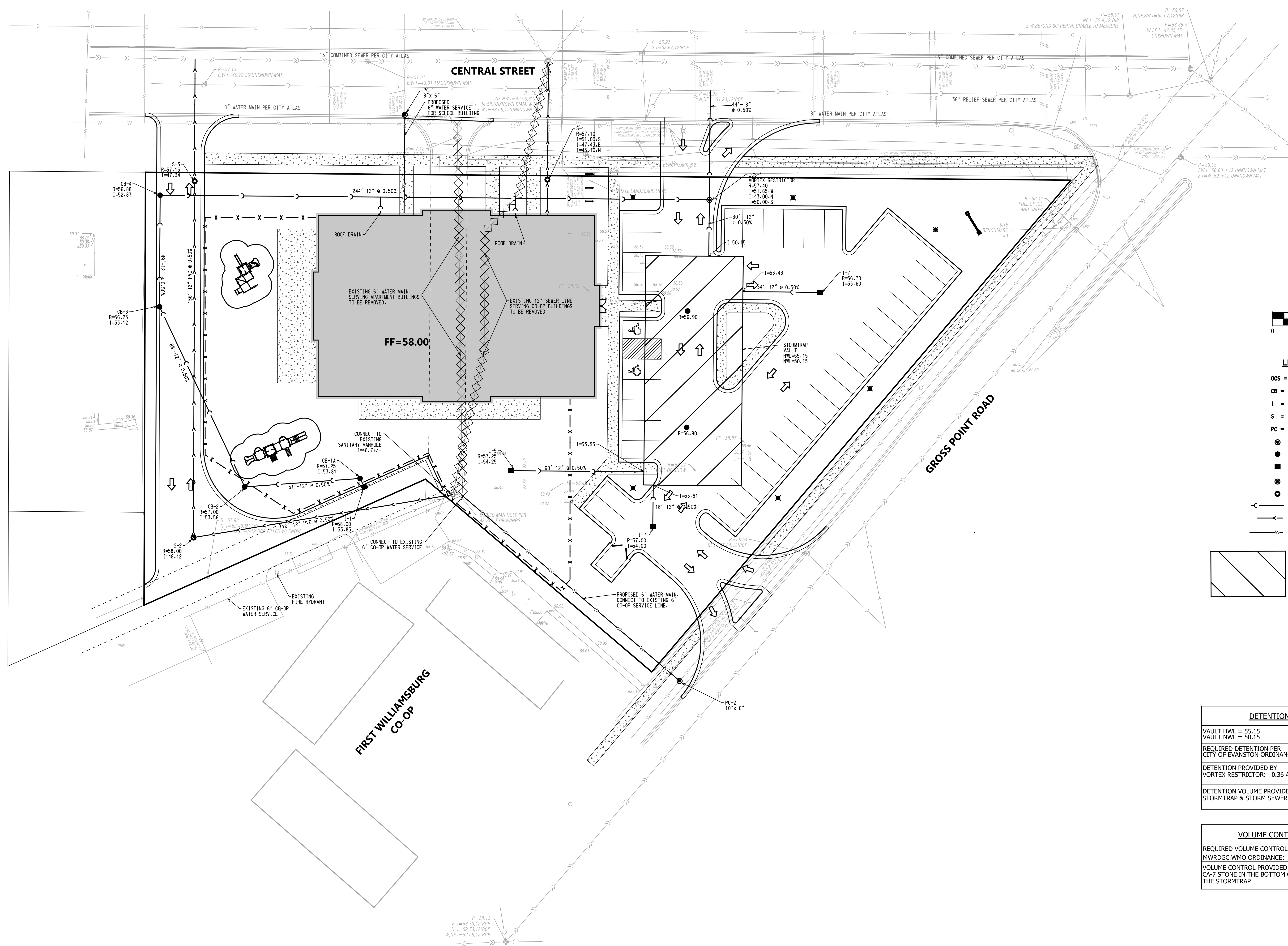
PRELIMINARY GRADING PLAN
KENSINGTON SCHOOL
3434 CENTRAL STREET
EVANSTON, ILLINOIS

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SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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 Rosemont, Illinois 60018
 Phone: (847) 696-0060 Fax: (847) 696-4065



FILENAME: 11641P-GR
DATE: 02/27/23
JOB NO. 11641
SHEET P-GR 4 OF 5



- LEGEND**
- OC = OUTLET CONTROL STRUCTURE
 - CB = CATCH BASIN
 - I = INLET
 - S = SANITARY MANHOLE
 - PC = PRESSURE CONNECTION
 - = STORM MANHOLE
 - = CATCH BASIN/DRY WELL
 - = INLET
 - = PRESSURE CONNECTION
 - = SANITARY MANHOLE
 - ← = STORM SEWER
 - ← = SANITARY SEWER
 - = WATER MAIN
 - ▨ = STORMTRAP DETENTION VAULT WITH CA-7 STONE BOTTOM

DETENTION SUMMARY	
VAULT HWL =	55.15
VAULT NWL =	50.15
REQUIRED DETENTION PER CITY OF EVANSTON ORDINANCE:	0.36 AC-FT
DETENTION PROVIDED BY VORTEX RESTRICTOR:	0.36 AC-FT
DETENTION VOLUME PROVIDED BY STORMTRAP & STORM SEWER:	0.38 AC-FT

VOLUME CONTROL SUMMARY	
REQUIRED VOLUME CONTROL PER MWRDGC WMO ORDINANCE:	0.06 AC-FT
VOLUME CONTROL PROVIDED BY CA-7 STONE IN THE BOTTOM OF THE STORMTRAP:	0.07 AC-FT

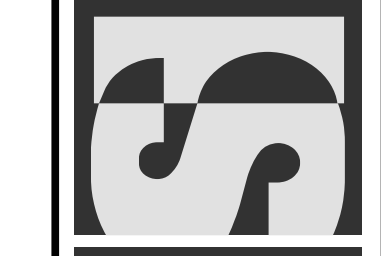
NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	03/30/23	PER CITY OF EVANSTON

PRELIMINARY UTILITY PLAN
KENSINGTON SCHOOL
3434 CENTRAL STREET
EVANSTON, ILLINOIS

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SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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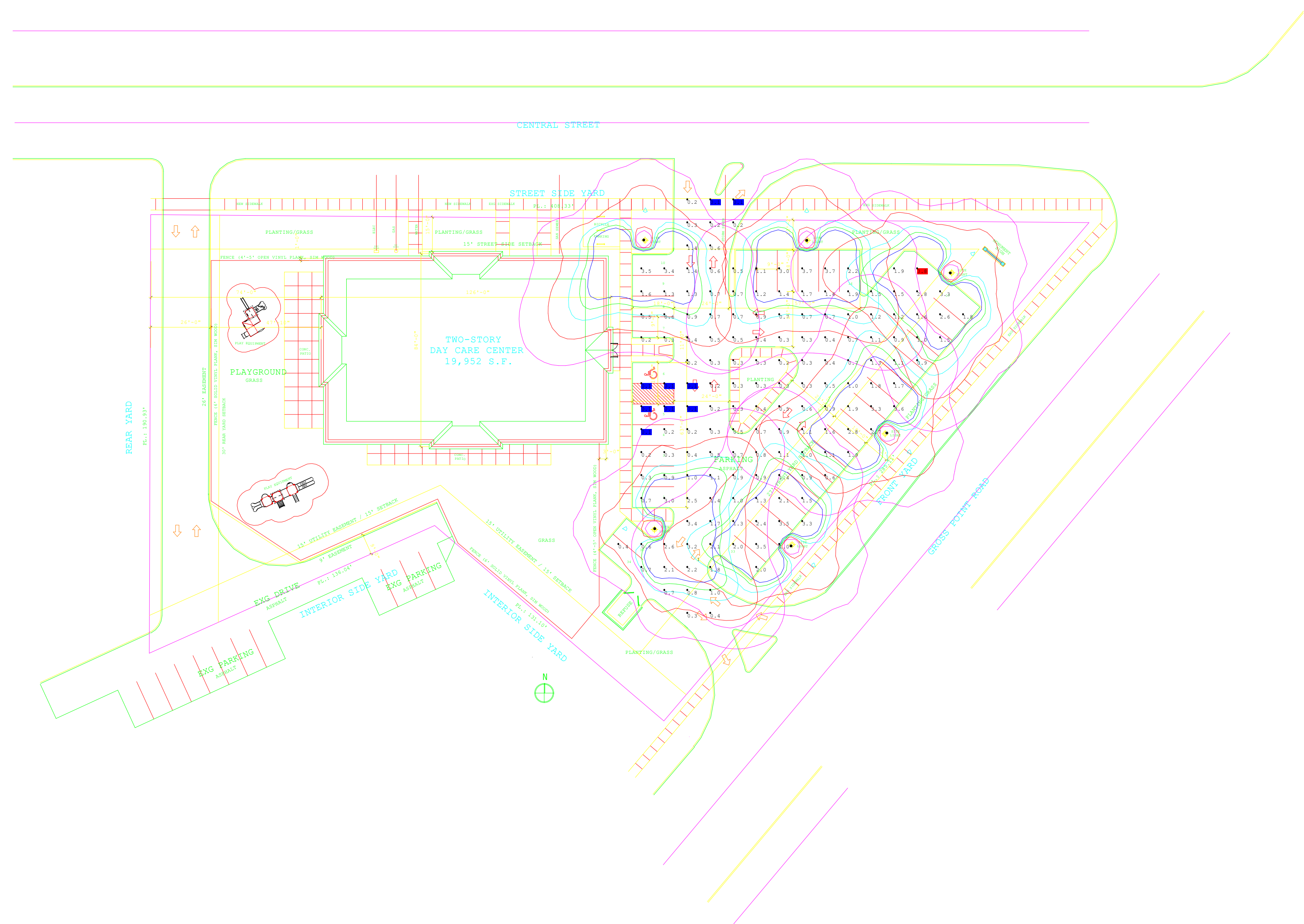
SPACECO INC.

FILENAME:
11641 P-UT

DATE:
02/27/23

JOB NO.
11641

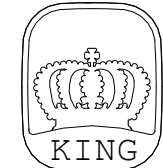
SHEET
P-UT
5 OF 5



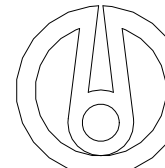
04-10-23 LAND USE
COMMISSION REVIE

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
●	6	0595XP4NL4X06040XXD	SINGLE	N.A.	0.810	R595-P4FL-IV-60 (SSL)-7030-15.5' LC

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.17	3.8	0.1	11.70	38.00



King Luminaire StressCrete
Est. 1953



THE STRESSCRETE GROUP

Manufacturing Locations:

Burlington, Ontario: 1-800-268-7809
 Northport, Alabama: 1-800-435-6563
 Atchison, Kansas: 1-800-837-1024
 Jefferson, Ohio: 1-800-268-7809

PROJECT/FILE NAME:
EVANSTON, IL - KENSINGTON SCHOOL

DATE: MJ	CALC. BY: 3-29-22	AGI FILE NAME: KENSINGTON SCHOOL.AGI
-------------	----------------------	---

REV: A	REVISION DATE/DESCRIPTION: 04/05/23- CAD FILE REVISED, FIXTURES WERE TYPE III
-----------	--



**Zoning Analysis
Summary**

Review Date: 04-12-23
Michael Griffith, Planner

Case Number:

Case Status/Determination:

21ZONA-0188 – 3434 CENTRAL STREET	Non-compliant
-----------------------------------	---------------

Applicant: Charles Marlas

Plans prepared by: The Lauder Group

Plans dated: 04-10-23

Survey dated: 06-01-21

District: R2

Proposal:

Demolish the existing Unity Church North Shore building and other site improvements, construct a new 2-story, 19,952 square foot building for a Daycare Center-Child, Kensington School

Review Comments:

	Property zoned R2 Single-Family Residential
	Zoning lot size: 57,942 sf
6-8-1-10.D.1	A Planned Development is required for new construction, a new structure, on a zoning lot greater than 30,000 sf.
6-8-3-3, 6-3-5-3	A Planned Development is a special use in the R2 zoning district. Special uses require City Council approval.
6-8-3-3, 6-3-5-3	A Daycare Center-Child is a special use in the R2 zoning district. Special uses require City Council approval.
	Both special uses, Planned Development and Daycare Center-Child, are considered together.
	Yards have been determined to be as follows: <ul style="list-style-type: none"> ▪ Front yard: Along Gross Point Road ▪ Street side yard: Along Central Street ▪ Interior side yard: Along south property line ▪ Rear yard: Along west property line
	Illinois Department of Transportation (IDOT) has jurisdiction over the Gross Point Road right-of-way. A permit from IDOT is required for any work in their right-of-way.
	Plat of survey shows an existing ingress/egress easement on the property off Central Street providing access to the First Williamsburg Co-Op dwellings to the south fronting onto Gross Point Road.

	This easement should be vacated and a new easement provided covering the new proposed access of Central Street, and agreed to by the First Williamsburg Co-Op.
6-16-2-8	The photometric plan needs to measure light levels at the property line. Exterior lighting is to be directed so that there is no glare onto abutting public streets and properties. Illumination cannot spill over the property line.
6-8-1-10.B.7	The planned development shall provide, if possible, for underground installation of utilities (including electricity and telephone) both in public ways and private extensions thereof.
	Signage requires a separate permit from a building permit.
	Additional comments may be provided as the review/zoning entitlement process moves forward.

Principal Use and Structure: New principal structure for a Daycare Center-Child	
6-8-3-3	Use: Special Use required Proposed: Daycare Center- Child
6-8-3-5	Lot width: Compliant Standard: 35.0' Existing: 285.3' Proposed: 285.3'
6-8-3-4	Lot size: Compliant Standard: 5,000 sf Existing: 57,942.8 sf Proposed: 57,942.8 sf
	Dwelling Units #: NA
6-8-3-6	Building Lot Coverage: Compliant Standard: 40.0% of lot area, 23,177.1 sf Existing: 12.7%, 7,375.6 sf Proposed: 17.2%, 9,976 sf
6-8-3-9	Impervious Surface Coverage: Non-compliant Standard: 55% of lot area, 31,868.5 sf Existing: 69%, 40,283 Proposed: 60.5%, 3,5071 sf
	Accessory Structure Rear Yard Coverage: NA
	Gross Floor Area: NA

6-8-3-8	<p>Building Height: Compliant</p> <p>Standard: 35.0' not to exceed 2.5 stories Proposed: 28.0' at 2 stories</p> <ul style="list-style-type: none"> ▪ 35.0' to top of parapet
6-8-3-7	<p>Yards (Setbacks):</p> <p>Front, southeast, Gross Point Road: Compliant</p> <ul style="list-style-type: none"> ○ Standard: 27.0' ○ Proposed: 27.0'+ <p>Street Side, north, Central Street: Compliant</p> <ul style="list-style-type: none"> ○ Standard: 15.0' ○ Proposed: 15.0' <p>Interior Side, south: Compliant</p> <ul style="list-style-type: none"> ○ Standard: 15.0' ○ Proposed: 15.0'+ <p>Rear, west: Compliant</p> <ul style="list-style-type: none"> ○ Standard: 30.0' ○ Proposed: 30.0'+
Accessory Use and Structure 1: Fence	
6-4-6-7.F.2	<p>Location (Yard): Compliant</p> <p>Standard: Street side, interior side, and rear yards, located at least 3' behind the front street facing façade.</p> <p>Proposed: Interior side (south) and rear (west) yards and located 3' behind the front street facing façade.</p>
6-4-6-7.F.3	<p>Height: Compliant</p> <p>Standard: 6.0'</p> <p>Proposed: 5'-6.0'</p>
	Distance from Principal Building: NA
	<p>Yards (Setbacks): NA</p> <p>Front:</p> <p>Street Side:</p> <p>Interior Side:</p> <p>Interior Side:</p> <p>Rear:</p>

Accessory Use and Structure 2: Playground Equipment	
6-4-6-3, Table 4-A #23	Location (Yard): Standard: Rear yard Proposed: Rear yard
	Height: NA
	Distance from Principal Building: NA
6-4-6-3, Table 4-A #23	Yards (Setbacks): Front, southeast: NA Street Side, north: Compliant <ul style="list-style-type: none"> ○ Standard: 5.0' ○ Proposed: 5.0'+ Interior Side, south: Compliant <ul style="list-style-type: none"> ○ Standard: 5.0' ○ Proposed: 5.0'+ Rear, west: Compliant <ul style="list-style-type: none"> ○ Standard: 5.0' ○ Proposed: 5.0'+
Accessory Use and Structure 3: Refuse enclosure (detached accessory use/structure)	
6-4-6-3	Location (Yard): Non-compliant Standard: Rear yard Proposed: Front yard
6-4-6-7.F.3	Height, fence/wall enclosing refuse area: Compliant Standard: 6.0' Proposed: 6.0' ▪ Enclosure is a masonry wall on three sides. Material includes modular face brick (red) and limestone cap (gray)
	Distance from Principal Building: NA
	Yards (Setbacks): NA Front: Street Side: Interior Side: Rear:

Parking Requirement	
6-16-2, Table 16-B	<p>Use 1: Daycare Center-Child</p> <ul style="list-style-type: none"> ○ Standard: 1 per employee, 1 per company vehicle, and 1 per 15 children = 34 ○ Proposed: 35 <p>▪ Per applicant: 23 employees, 0 company vehicles, and 165 children</p> <p>Total Required: Compliant</p> <ul style="list-style-type: none"> ○ Standard: 34 ○ Proposed: 35
6-16-2-6, 2018 IL Accessibility Code Sec. 205.1, Table 208.2	<p>Accessible Spaces (ADA): Compliant</p> <p>Standard: 2 Proposed 2</p>
6-8-3-11, 6-16-2-2	<p>Access: Compliant</p> <p>Standard: Street, no alley access Existing: Street, Central Street Proposed: Street, Central Street and Gross Point Road</p>
6-16-2-5	<p>Vertical Clearance: Compliant</p> <p>Standard: 7.0' Proposed: Open to the sky</p>
6-16-2-8	<p>Surface: Compliant</p> <p>Standard: Hard surface Proposed: Asphalt</p>
6-8-3-7.B	<p>Location:</p> <p>Front yard, southeast: Non-compliant</p> <ul style="list-style-type: none"> ○ Standard: Parking prohibited ○ Proposed: Parking located within front yard <p>Street Side yard, north: Compliant</p> <ul style="list-style-type: none"> ○ Standard: Parking prohibited ○ Proposed: Parking not located within street side yard <p>Interior Side yard, south: Non-compliant</p> <ul style="list-style-type: none"> ○ Standard: Parking prohibited ○ Proposed: Parking located within interior side yard <p>Rear yard, west: NA</p>
6-16-2-7, 2018 IL Accessibility Code Sec. 502.2 and 502.3	<p>Parking Angle 1: 90-degree</p> <p>Parking Space Size, 90-degree: Compliant</p> <ul style="list-style-type: none"> ○ Width: 8.5'; 9.0' proposed ○ Length: 18'; 18.0' proposed

	<p>Accessible Spaces (ADA): Compliant</p> <ul style="list-style-type: none"> ○ Parking space width: 8'-11'; 9' proposed ○ Access aisle width: 5'-8'; 9' proposed <ul style="list-style-type: none"> ▪ Two 90-degree accessible parking spaces permitted to share a common access aisle. ▪ Minimum required width for accessible parking space + access aisle is 16'; 18' proposed. <p>Drive Aisle Width, 2-way: Non-compliant</p> <ul style="list-style-type: none"> ○ Standard: 24.0' ○ Proposed: 17.0' <ul style="list-style-type: none"> ▪ 17.0' proposed at driveway aisle adjacent to existing Co-Op parking. ▪ 20.0' wide driveway proposed off Central Street to existing Co-Op parking.
Loading Requirements: NA	
	<p>Use 1:</p> <p>Use 2:</p> <p>Use 3:</p> <p>Total Number of Short/Long Loading Berths:</p>
	Long Berth Size:
	Short Berth Size:
	Vertical Clearance:
	Location:
Miscellaneous:	
6-8-1-10.B.3	<p>Transition landscape strip: Non-compliant</p> <p>Standard: A minimum 10' wide landscape transition strip required along all boundaries not abutting dedicated and improved public streets, required along west and south property lines.</p> <p>Proposed: Landscape strip along west property line 5.5' wide, required landscape strip not indicated along south property line.</p>



Illinois Department of Transportation

Office of Highways Project Implementation / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

PERMITS

Location: Gross Point Road at Central Street (SWC)

Municipality: City of Evanston, Cook County

Re: Proposed Kensington School

Reference No.: 016-108623

May 27, 2022

Mr. Michael Werthmann, P.E. VIA EMAIL
KLOA, Inc.
9575 W. Higgins Road
Suite 400
Rosemont, IL 60018

Dear Mr. Werthmann:

We have completed our review of your Traffic Impact Study for the subject location. Our comments are detailed below:

Traffic Permit Comments:

1. Include a Pedestrian Study within the Traffic Impact Study. It is likely, minimally during warmer months, parents may walk to drop off and pick up children. Additionally, evaluate the existing pedestrian equipment and crosswalks at nearby intersections and provide any recommendations for upgrades as a part of this development.
2. Include all recorded Plats of Subdivision and/or Consolidation (Williamsburg, Unity, etc.) referenced within the Alta/NSPS Survey. Please note, access requirements may change based upon our review of these documents.

Traffic Programs – Studies Comments:

1. The Bureau of Traffic Operations (BOT) does not concur with the proposed full access driveway along Gross Point Road. With the existing 4-lane cross section on Gross Point Road and existing triangle configuration of the Gross Point Road/Central Street/Crawford Avenue roadways, interactions with queuing from the Central Street traffic signal and traffic platoons present safety and operational concerns for motorists. Instead, a Right-In/Right-Out (RI-RO) can be permitted.
2. It is recommended that any full access be placed along Central Street. If considered, reassign outbound left-turn movements from the development destined for northeast-bound Gross Point Road to Central Street. Reassign inbound left-turn movements from northeast-bound Gross Point Road to the Central Street intersection and full access.

Please revise your Traffic Impact Study in accordance with the above comments and resubmit to Jonathan.Karabowicz@illinois.gov, along with a written disposition to all comments, to continue the review process.

Location: Gross Point Road at Central Street

May 27, 2022

Page 2

If you have any questions regarding this matter, please contact Jonathan Karabowicz at (847) 705-4149.

Very truly yours,

Jose Rios, P.E.
Region One Engineer

By: *Kalpana Kannan-Hosadurga* ^{AR}

Kalpana Kannan-Hosadurga, P.E., PTOE
Arterial Traffic Operations Engineer

Cc: Sat Nagar – City of Evanston (VIA EMAIL)

**DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
April 12, 2022**

Voting Members Present: J. Nyden, A. Schnur, L. Biggs, M. Callahan, I. Eckersberg, R. Papa, M. Tristan, C. Pratt, M. Jones, K. Asbaugh.

Staff Present: M. Turenne Jr., M. Griffith

Others Present:

Presiding Member: J. Nyden

A quorum being present, J. Nyden called the meeting to order at 2:05 p.m.

Approval of Minutes:

1. March 29, 2022, meeting minutes.

L. Biggs made a motion to approve the March 29, 2022, meeting minutes, seconded by A. Schnur.

The Committee voted by voice vote, 10-0, to approve the meeting minutes.

New Business:

1. 3434 Central Street Planned Development

Charles Marlas, applicant, applies for a Special Use for a Planned Development and a Special Use to demolish the existing church and other site improvements and to construct a new 2-story, 22,416 square foot building for a Daycare Center-Child, Kensington School. The following site development allowances are needed: 1) Off-street parking located within the front yard where parking is not permitted, 2) Off-street parking located within the south interior side yard where parking is not permitted, 3) Detached accessory use, refuse enclosure, located within the south interior side yard where a detached accessory use is not permitted, 4) Reduce the required transition landscape strip along the south property from 10' to 6', 5) Eliminate the required 10-foot wide transition landscape strip along the west property line, and 6) Reduce the two-way driveway aisle width from 24' to 16', in the R2 Single-Family Residential District.

APPLICATION PRESENTED BY: Charles Marlas, applicant
Lance Lauderdale, architect
Michael Werthmann, KLOA, traffic consultant

DISCUSSION:

- Applicant described the evolution of the proposed development plan, noting the different site plans considered with the one submitted for approval providing the best layout.

- Applicant noted parking, traffic, and access are significant concerns. He stated there is an access easement for the adjacent Co-Op residents running through the site that needs to be modified.
- Applicant noted the plan is for a full access driveway off Gross Point Road and a right-out only driveway off Central Street. He stated the Co-Op residents will be able to use the right-out only driveway off Central Street.
- Applicant acknowledged that they need to relocate the water service for the Co-Op residents.
- L. Biggs stated traffic movement in the area is tricky due to traffic light signal timing. She stated east bound traffic on Central is a concern. She stated the proposed plan provides a reasonable solution. She stated that if there is a traffic problem on Central Street then the right-out driveway could be restricted to non-peak hours or the applicant may need to use an IDOT consultant to do a traffic light signal timing study.
- Applicant stated they can remove the right-out driveway.
- M. Werthmann stated traffic volume on Central Street is low and the proposed development will add approximately 30 vehicles. He stated the right-out driveway off Central Street is to relieve left turns onto Gross Point Road. He stated the proposed development will have two peak traffic periods, in the morning and afternoon.
- Applicant stated child drop-offs occur over a couple of hours in the morning, generally before the morning rush., and child pick-ups occur between 3:00 - 6:00 p.m, with the bulk before the evening rush.
- L. Biggs stated leaving the right-out driveway in the plan is preferred but use may need to be restricted if problems arise.
- J. Nyden stated a barrier could be placed to block the driveway if needed, such as traffic cones.
- M. Callahan noted the location of the trees and the proposed fence along the west property line, noting several of the existing trees appear to straddle the property line and both property owners share maintenance responsibilities. He stated access to these trees, the fence, and landscaping is needed for maintenance.
- L. Biggs stated the City encourages composting for any food service operation.
- Applicant stated meals are catered, there is no on-site cooking.
- J. Nyden noted the City has a franchise agreement for refuse pick-up, the City's franchised refuse pick-up company is required to be used.
- L. Biggs stated the specific pick-up schedule can be adjusted.
- J. Nyden stated snow is not to be pushed onto public streets.
- J. Nyden asked about the status of the easement with the Co-Op.
- Applicant stated there are access and utility easements running through the site. He stated the Co-Op residents will have full access to their parking from Gross Point Road and the ability to use the driveway off Central Street.
- J. Nyden stated signage may be needed to indicate the Co-Op parking is private.
- M. Turrene Jr. asked if there is adequate parking for staff or if staff would be parking in the neighborhood.

- Applicant stated staff will park in the parking lot the same as is done at their other locations.
- A. Schnur asked if there would be activities after hours.
- Applicant stated there are seasonal evening events. These events do not have the full staff or all of the classes participating at the same time.
- M. Tristan stated the Fire Department needs access that is at least 20' wide, the driveway off Central Street is less than 20' wide. He stated a maneuvering diagram is needed showing their largest vehicle is able to get in and off the site.
- Applicant noted a wider driveway may encourage more use of the driveway.
- M. Jones asked where HVAC will be located.
- Applicant stated HVAC equipment will be located on the roof.
- J. Nyden asked if the equipment would be screened. She asked about the sound.
- Applicant stated the equipment will be hidden by the roof parapet and they have not had an issue with sound at other locations.
- K. Ashbaugh stated a separate sign permit will be required.
- C. Pratt noted the Green Building Ordinance applies and requires LEED Silver certification.
- J. Nyden asked if a barrier between the parking lot and streets had been considered due to the busy streets, as a safety precaution for children.
- Applicant stated they have not and it hasn't been an issue at other locations.

Public Comment:

- Larry Raffel stated he lives across the street on Central Street. He stated he prefers there not be a driveway onto Central Street, and suggested prohibiting parking on Central Street. He raised concerns with traffic and signal timing on Central Street. He stated there aren't sidewalks in the neighborhood, the sidewalk on the plan goes nowhere. He asked about the construction schedule.
- Applicant stated construction would take about 14 months.
- J. Nyden stated a Construction Management Plan is required which addresses many items, including where construction workers access the property and park, for example. She noted construction hours are restricted.
- Brian Mahoney stated he is an attorney representing the estate of two Co-Op units. He stated the application is not valid since full ownership is not disclosed, objected to changing the access easement location, there isn't an easement agreement, and questioned why the City was considering the proposal without IDOT's approval of the driveway off Gross Point Road.
- Mary Wilson stated she lives across the street on Central Street. She raised concerns with the lack of sidewalks in the neighborhood which cause people to walk in the street, concerned with the right-out driveway off Central Street and wonders if people will try to turn left.
- L. Biggs stated the City requires sidewalks for new development and recognized there are gaps in the City's sidewalks across the City that they are working to fix.

L. Biggs made a motion to recommend approval to the Land Use Commission subject to the following conditions:

1. After operations begin, if traffic added by the daycare center use becomes an issue on Central Street, the right-only turn onto Central Street will be restricted to outside peak traffic hours. If this is unsuccessful in resolving traffic issues, the owner will be required to engage an IDOT pre-qualified SCAT consultant to complete the analysis to retune the traffic signals,
2. Staff is not allowed to park in the neighborhood,
3. Provide access to maintain trees and plantings along the west property line, and
4. Provide a drawing indicating in/out access for emergency vehicles,

seconded by A. Shnur.

The Committee voted by voice vote, 10-0, to recommend approval to the Land Use Commission subject to the conditions noted above.

Adjournment

A. Schnur made a motion to adjourn, seconded by C. Pratt. The Committee voted by voice vote, 10-0, to adjourn. The Committee adjourned at 2:57 p.m.

The next regularly scheduled DAPR meeting is **Tuesday, April 19, 2022 at 2:00 pm at the Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room G300.**

Respectfully submitted,
Michael Griffith, Planner