STAFF REPORT  
2020-06P: Site Plan Approval

Community Development Department
Council Chambers, 7:30 PM, March 5, 2020

To: Paul Luke, Plan Commission Chairperson  
From: Carrie Haberstich, Planner/CDBG Administrator  
Re: 2020-06P: Site Plan Approval  
Arie Crown Hebrew Day School

Related Cases – 2020-03P: Zoning Map Amendment  
2020-04P: Subdivision  
2020-05P: Parking Determination  
2020-06P: Site Plan Approval

<table>
<thead>
<tr>
<th>General Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location</strong></td>
</tr>
<tr>
<td><strong>Purpose</strong></td>
</tr>
<tr>
<td><strong>Petitioner</strong></td>
</tr>
<tr>
<td><strong>Size of Site</strong></td>
</tr>
<tr>
<td><strong>Existing Zoning &amp; Land Use</strong></td>
</tr>
</tbody>
</table>
### Adjacent Zoning & Land Use

<table>
<thead>
<tr>
<th>North</th>
<th>M1 Office Assembly Industry – consulting service, automobile rental, extermination and pest control service, art restoration service, food and beverage manufacturing, conventional warehouse, direct selling establishment, medical and diagnostic laboratory, investigation and security service, sign manufacturing, janitorial service, special trades contractor, periodical publisher, property management service</th>
</tr>
</thead>
</table>
| South             | M1 Office Assembly Industry – office and administrative service, conventional warehouse, wholesale trade establishments  
M2 Light Industry – landscaping service |
| East              | R2 Single-Family – detached residences  
R2 Single-Family Residence (Village of Morton Grove) – detached residences |
| West              | R2 Single-Family – senior high school  
M1 Office Assembly Industry – transportation equipment manufacturing |

### Comprehensive Plan

The site is designated as manufacturing/service employment.

### SITE INFORMATION

**General**

The 3 existing driveways, 1 off Gross Point Road and 2 off Frontage Road, are proposed to remain.

Parking is available in the parking lot to the southwest of the building.

Water mains traverse the site along the north and south property boundaries.

A 20’ utility easement exists along the north property boundary, a 10’ storm and sanitary sewer easement exists along the south property boundaries, and a 10’ sewer and water exists along the Gross Point Road frontage.

Overhead utilities are located along the Gross Point Road frontage.

A private water main is located along the southwest property boundary and continues between 7733 and 7777 Gross Point Road.

A combined sewer is located at the southern corner of the property and the combined wastewater flows south toward Howard Street.
Complete Streets

The property abuts Frontage Road and Gross Point Road, both of which have public sidewalks. Consider the needs of the visually- and hearing-impaired when making improvements to the building and the site.

The only formal bicycle facility adjacent to the site is a bike route on Gross Point Road.

Pace Bus Route 225 is available south of the site on Howard Street, and the nearest train station is the Oakton-Skokie CTA Station 1.4 miles to the northeast of the site. The site is within walking distance of other businesses, services, and shopping. Consider the needs of those who may access the site with transportation options other than a motor vehicle.

Access to the subject site is available through Gross Point and Frontage Roads.

STAFF ANALYSIS

Petitioners’ Submittal

Arie Crown Hebrew Day School is a preschool through 8th grade Jewish day school offering an exemplary Judaic and secular education that serves as the educational foundation of our students. Relocation of our two existing locations in Skokie to the proposed redesigned, renovated and consolidated facility at [7787 Gross Point] Road, will continue this rich tradition from a new and improved facility with significant benefits to our students, teachers, administration and the community. At the proposed new location our students will continue to be challenged with a dual curriculum and nurtured both academically and spiritually through varied programming. Students will benefit from interacting with different age groups within the improved building during lunch served in our updated cafeteria; recess in our new gymnasium or on our playgrounds and outdoor sports fields, and in special programming including school assemblies and meetings. Students in all grades will have access to our upgraded and well stocked library as well as our new and improved computer labs and technology equipment including Chromebooks, Smartboards or [iPads], and benefit from hands on learning experiences in our new science labs. Our curriculum also values creative learning and will continue to do so utilizing our new art and music rooms and common area communal learning spaces.

The gymnasium is designed as, and its primary purpose is for, a gymnasium although as noted it will also occasionally be used for assembly events that bring in additional people to the site primarily during times when the school is closed. The largest event in the history of the Arie Crown Hebrew Day School (“Arie Crown”) was a one-time memorial service with approximately 500 people. After that the next largest events are annual graduations with approximately 300 people which, as you indicated, have typically been held off site. While not finally determined, it is reasonable to assume that the graduations may be held once a year at the new school instead of off-site.
There is no current specific expectation of larger events beyond 500, or even more likely 300 people, although we want to retain that ability given the larger and more modern school and gymnasium. Samantha previously confirmed by email that staff agrees with the parking ratio of 3 people per 1 car (or 865 people for an assembly based on our available parking spots) recommended by our traffic engineer’s parking study, and proposed that the seats in the assembly space be limited to 865 seats maximum. Note that this occupancy is without the use of, or need for, valet parking. We have previously confirmed that we have no objection to that assembly occupancy limitation.

As previously discussed, we would like the right to apply for valet parking, subject to approval of the Village Community Development Director and Fire Department, to be preserved for the future for a special event. As confirmed by the Village, it is not necessary for an 865 person event but it may be determined to be beneficial in the future for a larger event.

Finally, while the primary daytime use is for a gymnasium, as noted, the gym will also occasionally be used for partial and all school assemblies that are part of the normal school day. These are not the kind of traffic generating event that we have been talking about since the students, faculty and staff attending such assemblies are already accounted for in our parking calculations.

Comments

Staff Comment and Review requests were sent to all pertinent departments and were received from Water & Sewer, Forestry, Traffic Engineering, Fire Prevention, and Planning. All other departments and divisions did not submit comments regarding the subject case.

Water & Sewer

Need access to easements. Easements should not be in secured area. Revise easement agreements to include new standard restoration language. Need easement for 6" water main and combined sewer.

Forestry

Please provide an existing tree survey. Map is good with tree survey; however, please include the spreadsheet from the preliminary plan review that listed the trees to be removed and the bond payment required. Comment from before:

They did a nice job with the tree survey and spread sheet. A $49,200 bond is required according to the spreadsheet, $33,600 of which will be reimbursed at the end of the project once all of the landscaping is installed and the new trees are planted.

A tree removal permit is required prior to demo and a bond payment will be required for trees removed over 8". Reimbursement will happen at the end of the project for trees planted back.
Tree protection fencing is required for site trees in a construction project. There is a space for a new tree in the parkway. This fee is not required since trees will be planted along the parkway as part of the final landscaping.

Traffic Engineering
Motor vehicle parking requirement met. See attached parking analysis for further breakdown.

Provide lighting plan in accordance with IES and §118-212(k) Lighting.

Accessible parking must be placed on level pavement on the shortest accessible route to an accessible entrance. Path from ADA parking spaces to main entrance should be designed without obstacles. Show where depressed curb with ADA grade requirements will be provided.

The illumination level for an off-street parking area shall be an average maintained horizontal footcandle ratio of 1.0 to 3.0 footcandles, or per IES standards for other application purposes. Uniform illumination is desirable, and the lowest footcandle value at any point on the pavement should not be less than 1/4 the designed average maintained horizontal foot-candles.

As previously agreed to with the applicant representative, no valet or off-site parking would be required in connection with that capacity of 865 people; therefore, valet parking will not be allowed. Proposed valet parking blocks all drive aisles. During an emergency, the emergency vehicles will only have one way in but no way out due to parking vehicles in all essential drive aisles.

Per previous comment, no parking will be allowed in any drive aisles. Additional no parking signs should be posted along north-south drive aisle on furthest west side of school.

It is still unclear if south access drive front frontage is intended to be one-way or two-way. If it is one-way (in) then DO NOT ENTER signs should be added in the radius curves near the southern portion of parking lot. This would be to prohibit vehicles intending to leave the site via the southern access lane. If access lane is intended to be 2-way then access lane/driveway from frontage road to parking lot will need to be a minimum of 24' wide.

Fire Prevention

1) The Fire Prevention Bureau does not support valet parking, as presented, on this site. Valet parking will inhibit fire apparatus from navigating the site with the potential of limiting firefighting and rescue operations. The proposed valet parking also does comply with the turning radius required for apparatus to make entry from both Gross Point and Frontage Roads.
2) All previous comments for this site are still valid. [Note: The Preliminary Plan Review comments are technical in nature and are available in the Village’s digital development review system.]

3) This list is not all-inclusive.

Planning Division

The Planning Division is supportive of the petitioner’s request of renovate an existing office building into an elementary and middle and junior high school and child day care not in a residence uses.

The Gross Point Road driveway is expected to be the main access for personal vehicles, while the southern driveway is expected to serve inbound bus traffic only.

At the meeting, the petitioner will discuss the potential use of security gates, confirm the depth of the parking spaces heading into the walkway on the south side of the landscape green, provide the rationale for the proposed 40 bicycle parking spaces in lieu of the required 80, and confirm whether or not school buses will be stored on-site.

Per §118-58 of the Skokie Village Code, a site plan approval is required for the development, redevelopment, or modification of buildings and structures or site plan modifications of sites 1 acre or larger in size.

Aesthetic approval of the sign package was made at the October 2019 Appearance Commission meeting, subject to obtaining relief from the Sign Code:

- Primary Wall Signs. Relief from §82-26(c)(4)c. and e. to allow a 174 sq. ft. Gross Point Road wall sign at 26’-3½” above grade and a 27 sq. ft. Frontage Road wall sign at 25’-6” above grade (exceeding 24 sq. ft. area and 10’ distance above grade requirements).

- Secondary Wall Sign. Relief from §82-26(c)(4)b., c., and e. to allow a second 91 sq. ft. Gross Point Road wall sign at 13’-5” above grade (exceeding 24 sq. ft. area and 10’ distance above grade requirements).

- Ground Sign. Relief from §82-26(c)(4)c. to allow a 37’ sq. ft. ground sign (exceeding a 35 sq. ft. area requirement).

In case 2020-05P, a parking determination supports 289 parking spaces for 865 seats as part of the assembly use on the subject site. This does not include support for valet parking, however. Should the petitioner choose to request valet parking in the future, formal applications shall be submitted for a parking determination through the Plan Commission and a modified review of the site plan approval by the Village Board.
APPEARANCE COMMISSION

At its September 11, 2019, meeting, the Appearance Commission approved the proposed development design, including the first floor addition and façade changes, as presented. At its October 23, 2019, meeting, the Appearance Commission approved the signage (case 2019-054A) as presented.

STAFF RECOMMENDATIONS

Staff recommends that the petitioner’s request for site plan approval to renovate an existing office building into an elementary and middle and junior high school and child day care not in a residence uses at 7787 Gross Point Road, in an R2 Single-Family zoning district, be APPROVED, based upon the Proposed Positive Findings of Fact and subject to the recommended site plan approval conditions below.

Staff further recommends relief from §82-26(c)(4)c. and e. to allow a 174 sq. ft. Gross Point Road wall sign at 26’-3½” above grade and a 27 sq. ft. Frontage Road wall sign at 25’-6” above grade (exceeding 24 sq. ft. area and 10’ distance above grade requirements); from §82-26(c)(4)b., c., and e. to allow a second 91 sq. ft. Gross Point Road wall sign at 13’-5” above grade (exceeding 24 sq. ft. area and 10’ distance above grade requirements); from §82-26(c)(4)c. to allow a 37’ sq. ft. ground sign (exceeding a 35 sq. ft. area requirement); and from §118-222 to allow 40 bicycle parking spaces (less than the 80 required bicycle parking spaces).

RECOMMENDED SITE PLAN APPROVAL CONDITIONS

1. Prior to the hearing of this case before the Board of Trustees, the petitioner shall submit to the Planning Division:
   a. Ensure the same site plan is used for all drawings, including updating the Site Plan to coordinate with the Site Geometry Plan.

2. Prior to the issuance of building permits, the petitioner shall:
   a. Update existing easements to include new standard restoration language and ensure access to such easements. Need easement for 6” water main and combined sewer.
   b. A tree survey, final grading plan, tree preservation plan, and landscape plan with plant list shall be submitted to the Community Development Department for review and approval.
   c. Submit for approval a lighting photometrics plan, fully developed civil engineering plans that comply with the county WMO requirements and Village’s stormwater control provisions, and redevelopment engineering plans to address all aspects of private and public utility services. Any reconfigurations within state ROW will require an IDOT highway/utility permit. (Standard)

Site and Use
3. The petitioner shall develop the Subject Property in substantial conformance with the final Village approved site plans dated <insert date of final approved plan>, engineering plans dated <insert date of final approved plan>, landscape plans dated <insert date of final approved plan>, sign plans dated <insert date of final approved plan>, and building elevations dated <insert date of final approved plan>. (Standard)

4. Prior to the issuance of building permits, the petitioner shall submit for approval a lighting photometrics plan, fully developed civil engineering plans that comply with the county WMO requirements and Village’s stormwater control provisions, and redevelopment engineering plans to address all aspects of private and public utility services. Any reconfigurations within state ROW will require an IDOT highway/utility permit. (Standard)

5. The proposed development shall have a maximum assembly capacity of 865 seats.

6. Valet parking is not approved as part of this request. Should the petitioner choose to request valet parking in the future, formal applications shall be submitted for a parking determination through the Plan Commission and a modified review of the site plan approval by the Village Board.

7. New parking lot and exterior lighting shall meet Illuminating Engineering Society of North America (IES) standards, be full cut-off design, and be directed away from adjacent properties, subject to the approval of the Engineering Division. (Standard)

8. Any outdoor sound systems shall at all times maintain audio levels that are compliant with the Skokie Village Code. (Standard)

9. All existing damaged public sidewalks or public sidewalks damaged due to the implementation of this plan shall be replaced. (Standard)

10. No objects are allowed within a 10' sight distance triangle in R1, R2, R3, and R4 districts, or within a 15' sight distance triangle in all other districts, between 30" and 84" in height from grade except traffic control devices listed in the Manual on Uniform Traffic Control Devices. (Standard)

11. Prior to the issuance of building permits, the petitioner shall submit a temporary pedestrian, bicycle, and transit circulation plan, including routing, signage, and barriers, to be in place prior to the commencement of construction, subject to the approval of the Engineering Division. (Standard)

Maintenance

12. All fencing, walls, sidewalks, driveways, curbs, wheel stops, parking areas, signage, landscaping, structures, and any other facilities or infrastructure on the Subject Property shall be maintained in a good state of repair, and when needed, be repaired or replaced in a timely manner. (Standard)

13. All private and public sidewalks shall be maintained free of snow, ice, sleet, or other objects that may impede travel. (Standard)

14. Trash shall only be allowed within a designated trash enclosure and shall be screened from public view in an enclosure approved by the Appearance Commission. All trash shall be contained in such a way as to remain out of sight at all times.
Parking

15. All off-street parking spaces shall be legibly striped and maintained. (Standard)

16. Any plan to modify parking lot striping must be approved by the Director of Engineering. (Standard)

17. The proposed development shall have a minimum of 288 (289 provided) off-street vehicle parking spaces including 7 (8 provided) handicapped parking spaces, as indicated on the Subject Property plan dated <insert date of final approved plan>. (Standard)

18. The handicapped parking spaces shall be installed and maintained in compliance with State of Illinois Accessibility Standards and the Skokie Village Code, including required signage. (Standard)

19. Vehicles shall not be allowed to be parked in or otherwise block common driveways, sidewalks, aisles, or other points of access at any time, shall only be parked in designated parking spaces, and shall not overlap the striped lines of designated parking spaces. (Standard)

20. The owner of the Subject Property [and its tenant] shall ensure that employees park on the Subject Property. (Standard)

Utilities

21. All new utilities on the Subject Property or in adjacent right-of-way shall be placed or relocated underground. The petitioner shall bear the full cost of any utility relocation and/or conflicts. (Standard)

Landscaping

22. The petitioner shall sign an "Agreement for Installation and Maintenance of Landscaping" to assure that the Subject Property and parkway landscaping is completed and maintained, including trimming, watering, and replacing of dead plant materials in a timely manner in accordance with the final approved landscape plan. A copy of said Agreement is attached hereto, marked Exhibit "A" and hereby made part of this Ordinance. This "Agreement for Installation and Maintenance of Landscaping" shall be recorded at the petitioner’s expense. (Standard)

Governance

23. All new construction, alterations, and remodeling shall meet current International Building and NFPA Life Safety Codes as amended. (Standard)

24. The petitioner shall obtain all required permits and approvals for improvements to County, State, or Federal rights-of-way from the governing jurisdiction. (Standard)

25. The Subject Property must conform to the Village's storm water control requirements as contained in the Skokie Village Code, including the disconnection of any downspouts. (Standard)

26. All signage shall conform to the Skokie Village Code, except as provided in this ordinance. Any sign on the Subject Property that is in violation of that Code must be
removed or modified to conform with the Village Code prior to the issuance of an occupancy permit. (Standard)

27. All modifications to building elevations, signage, and landscaping shall be subject to the review and approval of the Skokie Appearance Commission. (Standard)

28. The petitioner shall submit to the Planning Division electronic files of the site plan and landscape plan in their approved and finalized form. (Standard)

29. Prior to the issuance of building permits, the petitioner shall submit to the Planning Division of the Community Development Department the name, property address, email address, and telephone number of the company and contact person responsible for site maintenance in compliance with this site plan approval.

30. If work is to be performed on public property or if public property is utilized or impacted during construction and/or development, the owner shall provide, or shall cause the developer and/or contractor to provide, the Village of Skokie with a certificate of insurance naming the Village of Skokie as additionally insured for any and all claims related to any and all work. The owner shall hold, and shall cause the developer and/or contractor to hold, the Village of Skokie harmless and indemnify the Village for any and all claims for property damage or personal injury related to work on or use of public property. (Standard)

31. The petitioner shall comply with all Federal and State statutes, laws, rules and regulations and all Village codes, ordinances, rules, and regulations. (Standard)

32. Failure to abide by any and all terms of this Ordinance shall be cause for the Village to initiate hearings to determine whether the subject Ordinance, as well as any applicable business licenses, should be revised or revoked. The petitioner shall pay all costs related to any hearings conducted as a result of non-compliance with any of the provisions of the enabling ordinance. The costs shall include but not be limited to court reporter fees, attorney fees, and staff time required researching and conducting said hearing. (Standard)

Assembly

33. The maximum seating capacity in the assembly area shall be limited to 865 seats. Any increase in the seating capacity or the overall area the assembly use occupies in the building shall require an amendment to the site plan approval through the full public hearing process.

34. Any change in user to another religious group shall require an application for a new special use permit, including public hearings.
ATTACHMENTS

1. Proposed Positive Findings of Fact
2. ALTA/NSPS Land Title and Topographic Survey, dated revised August 9, 2019
3. Site Plan, dated January 3, 2020
4. Site Geometry, Utility, and Grading and Drainage Plans, dated January 6, 2020
5. Landscape Plans, dated January 2, 2020
6. Floor Plans, dated December 2, 2019
7. Elevations, dated October 2, 2019
8. Signs, dated October 2, 2019
9. Renderings, dated August 28, 2019
10. Photos, undated
11. Zoning and Land Use Map
## Proposed Positive Findings of Fact 2020-06P: Site Plan Approval

Community Development Department

### Consideration

<table>
<thead>
<tr>
<th>Consideration</th>
<th>Finding</th>
</tr>
</thead>
<tbody>
<tr>
<td>The request is harmonious with and does not adversely affect adjacent properties.</td>
<td>The request is harmonious with and will not adversely affect adjacent properties.</td>
</tr>
<tr>
<td>The request can demonstrate that adequate public facilities, including roads, drainage, utilities, and police and fire protection exist or will exist to serve the requested use at the time such facilities are needed.</td>
<td>Adequate public facilities, including roads, drainage, utilities, and police and fire protection exist or will exist to serve this request.</td>
</tr>
<tr>
<td>The request demonstrates adequate provision for maintenance of the associated structures.</td>
<td>The request demonstrates adequate provision for maintenance of the associated structures.</td>
</tr>
<tr>
<td>The request has considered and, to the degree possible, addressed the adverse effects on the natural environment.</td>
<td>No adverse effects of the natural environment are expected.</td>
</tr>
<tr>
<td>The request will not create undue traffic congestion.</td>
<td>The request will not create undue traffic congestion.</td>
</tr>
<tr>
<td>The request will not adversely affect public health, safety, and welfare.</td>
<td>The request will not adversely affect public health, safety, and welfare.</td>
</tr>
<tr>
<td>The request conforms to all applicable provisions of this code, except where relief is granted with the request.</td>
<td>The request conforms to all applicable provisions of this code, except where relief is granted with this request.</td>
</tr>
</tbody>
</table>
PARKING COUNT

STANDARD PARKING SPACES 281
HANDICAPPED SPACES 8
TOTAL CONVENTIONAL 289
VALET SPACES 121
TOTAL CONVENTIONAL+VALET 410
Landscape Plan
2 January 2020

Arie Crown
Hebrew Day School
7770 FRONTAGE ROAD SKOKIE, ILLINOIS
# PLANT SCHEDULE ARIE CROWN

## TREES

<table>
<thead>
<tr>
<th>CODE</th>
<th>BOTANICAL / COMMON NAME</th>
<th>CONT</th>
<th>CAL</th>
<th>SIZE</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACE MA2</td>
<td>Acer freemanii 'Marmo'</td>
<td>B &amp; B</td>
<td>2.5'</td>
<td>Cal</td>
<td>3</td>
</tr>
<tr>
<td>ACE STA</td>
<td>Acer miyabei 'State Street' / Miyabei Maple</td>
<td>B &amp; B</td>
<td>2.5'</td>
<td>Cal</td>
<td>13</td>
</tr>
<tr>
<td>CEL OCC</td>
<td>Celtis occidentals</td>
<td>B &amp; B</td>
<td>2.5'</td>
<td>Cal</td>
<td>3</td>
</tr>
<tr>
<td>GIN BIL</td>
<td>Ginkgo biloba / Maidenhair Tree male only</td>
<td>B &amp; B</td>
<td>2.5'</td>
<td>Cal</td>
<td>5</td>
</tr>
<tr>
<td>GLE SKY</td>
<td>Gleditsia triacanthos 'Skyline' / Skyline Honey Locust</td>
<td>B &amp; B</td>
<td>2.5'</td>
<td>Cal</td>
<td>16</td>
</tr>
<tr>
<td>GYM DIO</td>
<td>Gymnocladus dioica 'Espresso' / Kentucky Coffeetree</td>
<td>B &amp; B</td>
<td>2.5'</td>
<td>Cal</td>
<td>16</td>
</tr>
<tr>
<td>QUE BIC</td>
<td>Quercus incana / Swamp White Oak</td>
<td>B &amp; B</td>
<td>2.5'</td>
<td>Cal</td>
<td>5</td>
</tr>
<tr>
<td>ULM GLO</td>
<td>Ulmus x 'Glossy Morton' / Triumph Elm</td>
<td>B &amp; B</td>
<td>2.5'</td>
<td>Cal</td>
<td>16</td>
</tr>
</tbody>
</table>

## FLOWERING TREES

<table>
<thead>
<tr>
<th>CODE</th>
<th>BOTANICAL / COMMON NAME</th>
<th>CONT</th>
<th>CAL</th>
<th>SIZE</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>AME GRA</td>
<td>Amelanchier grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry</td>
<td>B &amp; B</td>
<td>6-8'</td>
<td>11</td>
<td></td>
</tr>
<tr>
<td>MAG JA4</td>
<td>Magnolia liliiflora 'Jane' / Jane Magnolia</td>
<td>B &amp; B</td>
<td>7</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

## SHRUBS

<table>
<thead>
<tr>
<th>CODE</th>
<th>BOTANICAL / COMMON NAME</th>
<th>SIZE</th>
<th>FIELD2</th>
<th>FIELD3</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>COR ISA</td>
<td>Cornus sericea 'Isanti' / Isanti Redosier Dogwood</td>
<td>36&quot; box</td>
<td>19</td>
<td></td>
<td></td>
</tr>
<tr>
<td>POT MAJ</td>
<td>Pothosella major 'Mount Any' / Mount Any Pothosella</td>
<td>5 gal</td>
<td>17</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HYD GUI</td>
<td>Hydrangea paniculata 'Quick Fire' / Quick Fire Hydrangea</td>
<td>7 gal</td>
<td>24</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SYR MEY</td>
<td>Syringa meyeri 'Palen' / Dwarf Korean Lilac</td>
<td>5 gal</td>
<td>40</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SYR MIS</td>
<td>Syringa patula 'Miss Kim' / Miss Kim Lilac</td>
<td>5 gal</td>
<td>21</td>
<td></td>
<td></td>
</tr>
<tr>
<td>VIB CAR</td>
<td>Viburnum carlesii / Koreanspice Viburnum</td>
<td>34&quot;</td>
<td>32</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Site & Landscape Plan with
Existing Trees underlayed
2 January 2020

Arie Crown
Hebrew Day School
7770 FRONTAGE ROAD SKOKIE, ILLINOIS

ulc Urban Landscape Collaborative
Landscape Architecture | Urban Design

AMSTADTER ARCHITECTS
SIGNAGE SITE PLAN

Arie Crown
Hebrew Day School
7770 FRONTAGE ROAD SKOKIE, ILLINOIS

ACHDS Initials
Canopy Sign at Entrance
Logo Wall Sign
To Housing

AMSTADTER ARCHITECTS