

Approved Plan Commission Summary Meeting Minutes
Date: February 16, 2023

A motion to approve the minutes of the Plan Commission meeting of February 2, 2023 was made by Commissioner Burman and seconded by Commissioner Ousley.

Case Description:

Case 2023-01P – Site Plan Approval: 8610 Niles Center

Arie Crown Hebrew Day School, an Illinois Not-For-Profit Corporation, on behalf of Luz and Associates #1, LLC, requests site plan approval for a demonstration planned development in an R4 Multifamily Housing zoning district that includes a 192-unit multifamily housing development with enclosed parking, and any relief that may be discovered during the review of this case.

PINs: 10-21-214-001-0000, 10-21-214-002-0000, 10-21-214-003-0000, 10-21-214-004-0000, 10-21-214-005-0000, 10-21-214-009-0000, 10-21-214-010-0000, 10-21-214-011-0000, 10-21-214-012-0000, 10-21-214-0013-0000, 10-21-214-014-0000, 10-21-214-015-0000, 10-21-214-016-0000, and 10-21-214-019-0000

Discussion and Interested Parties

Legal notice was advertised, posted, and delivered to property owners in the area as prescribed by the Zoning Chapter. Corporation Counsel determined that notice was proper and correct.

Mark Gershon, attorney from Polsinelli PC, representing the contract purchaser Luz & Associates gave an overview of the project. He introduced Barry Sidel of Luz & Associates, Mike DeRouin, architect from FitzGerald, and Luay Aboona of KLOA, Traffic Engineers.

Mr. Gershon explained that this project is considered a demonstration planned development to provide a solution to a unique area and is not subject to normal requirements. The site is adjacent to the CTA Yellow Line Dempster station and is designed to be a TOD (transit-oriented development) where renters are not dependent on the use of a vehicle. They will be within walking distance of public transportation, shopping, restaurants, etc. They are committed to be Green Globe certified offering 5% of the 192 units as affordable housing. They received unanimous approval from the Appearance Commission at the January 11, 2023 meeting.

Mr. Barry Sidel, of the development group spoke of his experience and the concept of the "new renter"; singles, young couples or empty-nesters - people that want amenities available, so they don't have to leave home. The new buildings have home spaces to

work remotely or a social room with a coffee bar, private offices to work in or hold business meetings, a fitness center and even a dog park with wash area. Each unit will have all electric appliances including laundry facilities. The locker room will have space for groceries to be delivered or dry cleaning to be picked up or dropped off. They would also post bus & transit schedules as well as installing electric charging stations. The buildings offer studio, 1, or 2-bedroom options.

Mr. Mike DeRouin displayed the site plan and elevations showing the layout for the 7-story buildings. He talked of the high walkability score being close to Dempster and Main Streets. They have added windows to the stairwells and provided natural light in the elevators promoting an open feeling. They will meet bird strike mitigation guidelines.

Mr. Luay Aboona talked about the elimination of 3 curb cuts leaving one lane for entry/exit on Conrad and also on Greenleaf Streets. The fire lane is located adjacent to the public transit parking lot. The parking study estimates that a significant number of renters will use public transportation and therefore will not impact the neighboring properties. The 120 indoor parking spaces provided will be sufficient with the use of the CTA lot, ride-sharing, and the use of zip cars. Mr. Gershon added that residents will not be eligible for zoned parking but 2/3 of the units will have an indoor parking spot.

A commissioner inquired about the projected rents for the various units. Studios would be about \$1,600 monthly, 1-bedroom would be around \$2,100 and 2-bedroom units would be about \$2,700.

In closing, Mr. Gershon stated that returning the not-for-profit property to the tax rolls will restore revenue to the Village, surrounding schools, police and fire departments and other government entities.

Staff requested that the report be accepted into the record as written. A demonstration project status is used to revitalize a site to stimulate redevelopment and economic growth to an area. Ten of the 192 units will be designated as affordable. In order to stimulate development, several items of relief were discussed and granted.

Gail Schecter, 9033 Keating, on behalf of "Skokie Neighbors for Justice", presented her group's considerations for the developer. She stated that developments should meet the needs for people at different price points. She added that the housing offered should match the earnings of a wide range of potential tenants. Seventy-five percent of the units are studio or 1 bedroom. If a building is not designated as a senior building, then it needs to be marketed and open to all; including families with children.

Other community members commented that they would like to move into this development but could not afford to. They also spoke about environmental elements such as making the buildings air-tight, water controls by foot pedals, triple-pane and

thermal windows, green roofs and installing solar panels, and lastly, provide the means for composting.

Additional opinions were voiced regarding sustainability with the multiple trips made by Uber, Lyft and food deliveries. Others suggested that the Village Trustees should deliberate further and not rush through to approve this project before the Affordable Housing policies are in place. The community needs more than 5% affordable units.

Another resident stated the Village Trustees mostly approve whatever the Plan Commission recommends and that they should be more demanding of the developers on behalf of the residents of Skokie.

Recommendations and Voting

A motion was made to approve, as presented, the staff report requesting site plan approval for a demonstration planned development that includes a 192-unit multifamily housing development with enclosed parking at 8610 Niles Center Road.

Motion: Burman

Second: Ousley

**Absent: Franklin,
Lakhani, and
Shah**

Ayes: 6

Nays: 0

A motion was made to accept the following items of relief:

- To allow 192 units as a demonstration project in planned development
- For multifamily residences with 3 or more units in planned developments by site plan approval
- To allow building height of 76 feet 7 inches
- To allow rear yard setback of 20 feet
- To allow maximum land coverage of 70%
- To allow 120 parking spaces
- To allow height and FAR beyond the maximum allowed in the district

Motion: Ousley

Second: Minchella

**Absent: Franklin,
Lakhani, and
Shah**

Ayes: 6

Nays: 0