

Date: October 9, 2023  
To: Village of Skokie Appearance Commission  
Regarding: Proposed Development of Property Located at 4600 Main Street  
(Appearance Commission Application 2022-067A)

Residents of the neighborhood encompassing 4600 Main Street have serious reservations about the site development plan as proposed to the Village of Skokie, including but not limited to the significant building mass and lack of transitioning with neighboring properties, the selection of facade materials that are incongruous with the neighborhood, construction density far in excess of all similar developments in Skokie, lack of community input, and the low-quality privacy fence proposed along the north property line. This letter provides a summary of these concerns for the Appearance Commission's consideration:

**1. Building Mass.** The petitioner's plan calls for the construction of 12 buildings with a uniform 3-story building height throughout the site. This will stand in stark contrast to the 1- and 2-story single family and multifamily homes that make up the majority of the development's immediate neighbors. Furthermore, the petitioner is proposing to reduce greenspace on the subject property to 30%, down considerably from the 47% currently present. Finally, the petitioner has not applied for a "planned development" designation, and as such it should be held subject to Village Code Section 118-54 that mandates "Not more than 1 principal building shall be located on a lot, except in a planned development." If the site were to be subdivided into lots as required by Code, then the petitioner would be grossly out of compliance with minimum front yard, rear yard, and lot width requirements, as illustrated in Figure 1. As a result, the proposed building layouts are overly dense not just for the neighborhood, but for R4 zoning in general.

**2. Lack of Transitioning.** The sixty-eight 3-story townhouses proposed by the petitioner all are to be a uniform total height of 35 feet, which they have obscured in their permit drawings by only reporting a 32-foot height to top of roof. Meanwhile, except for two buildings on the opposite side of Main Street (29 ft, 8 in. maximum height), neighboring buildings are all two stories or shorter. The petitioner asks for the Commission's consideration of only two buildings located over 130 feet away from the proposed south building elevations rather than the buildings 85 feet to the west, an average of 85 feet to the north, and 100 feet to the east off its other building elevations. Despite this, the petitioner has provided no transition of heights to fit the character of the neighboring properties north of Main Street.

**3. Incompatible Building Facade.** The petitioner's proposed building facade is out of character with the surrounding neighborhood. The proposed buildings do not match the neighborhood buildings, both in general style and material selection, including the multi-family buildings to the south. The multi-family buildings are separate structures, the larger of which have open courtyards to soften and beautify them. The proposed building facades appear industrial, applied in a patchwork manner, and are overall lackluster in character.

**4. Lack of Conformity with Existing Townhouse Developments.** There are four other developments throughout Skokie’s residential districts that consist of townhouse units with built-in garages. The petitioner’s proposal vastly exceeds all such developments in terms of unit density and building mass. The density of these four owner-occupied developments range from 9.2 to 11.9 units per acre, 11.0 units per acre on average, and all include sufficient driveway space to include supplemental parking immediately in front of each individual garage. These successful developments are all significantly less dense and better equipped to handle guest parking than the petitioner has proposed. It is also worth noting that the densest of the existing developments is surrounded by commercial, business, office assembly industry, and R4 zoning districts. Data for these developments and a comparison against the petitioner’s proposal are presented in Table 1.

*Table 1. Data for all existing Skokie townhouse developments similar to proposed development at 4600 Main Street.*

Property Name	Property Address	Zoning	Lot Size	# of Units	Density	Owner
			[sq.ft.]		[unit/acre]	
Kingston Estates	7000 Carpenter Road	R2	173,366	46	11.6	Residents
Laramie Park Townhomes	7500 Laramie Avenue	R2	103,770	26	10.9	Residents
College Hill Townhomes	9000 Forestview Road	R1	222,200	47	9.2	Residents
Lincoln Ridge Townhomes	7400 Lincoln Avenue	R4	249,000	68	11.9	Residents
<b>Average Existing</b>	-	-	<b>187,084</b>	<b>47</b>	<b>11.0</b>	<b>Residents</b>
<b>4600 Main (Proposal)</b>	<b>4600 Main St.</b>	<b>R4</b>	<b>170,928</b>	<b>68</b>	<b>17.3</b>	<b>Developer</b>

**5. Lack of Community Input.** At previous Appearance and Plan Commission meetings, the commissions encouraged outreach by the petitioner to seek community input on the proposed plans and appearances, and the petitioner did indeed host three open house sessions. Site renderings from before and after these sessions are presented in Figure 2 and Figure 3. Typical building elevations from before and after these sessions are presented in Figure 4 and Figure 5. We struggle to find any changes that address concerns held by the majority of the community, or much of any changes at all. Specifically upsetting with regards to appearances, the petitioner’s architect spoke with community members at length about alternate facade options, seemingly to no affect. The proposed total building height, meanwhile, increased from 33 feet to 35 feet.

**6. Privacy Fence.** The petitioner’s drawings issued for Appearance Commission consideration reference a privacy fence along the north property line on six pages. Four of those pages refer to this fence as being 5 feet high, while two pages refer to a 6 foot height. The only

October 9, 2023

construction detail for the fence shows it as 5 feet tall, composed of 3/4-inch wood boards. This might be fitting for the two garbage enclosures on site, but it is insufficient for what should be a permanent privacy barrier. Since the petitioner has no performance record in Skokie, to allay maintenance concerns, and to provide better sound isolation against the adjacent driveway, this privacy fence should be made of brick. The petitioner is proposing to construct over 135,000 square feet of masonry and cement facade on site; it certainly does not seem to be too much of an imposition to require 3,540 square feet of masonry fence. Finally, the plans make no mention of what is to be done with the existing chain link fence along the north property line that was installed by the current or previous owner of the subject property. The petitioner should be compelled to remove this fence unless requested otherwise by any neighboring property owners.

For the reasons stated above, and for several other reasons not expressed here but held by neighboring residents, we implore the Village of Skokie Appearance Commission to reject the petitioner's proposed development in order to encourage true compromise with the existing community. The Appearance Commission has been instrumental in affecting change in the petitioner's plans in the past, and we ask you to assist with forging a true compromise between both sides. If the petitioner will not accommodate the reasonable requests of the community, then we must rely on the Village to support its citizens over the interests of an outside agency.

Respectfully,

The neighbors of 4600 Main Street



Figure 1. Site plan illustrating interference (red shading) of Code-required yard geometry (light shaded rectangles) for the twelve proposed buildings (dark shaded rectangles).



Figure 2. Petitioner's site rendering prior to community outreach meetings.



Figure 3. Petitioner's site rendering after three community outreach meetings.



Figure 4. Petitioner's typical facade material selections prior to community outreach meetings.



Figure 5. Petitioner's typical facade material selections after community outreach meetings.

# 4600 Main Street - Appearance Commission Petition - October 2023

The developers of 4600 Main Street have returned to the Appearance Commission for their October 11 meeting, even while there's an open appeal lodged with the Village about last month's Plan Commission meeting. Regardless, we have put together a letter summarizing concerns relevant to the Appearance Commission (building mass, lack of transition to surrounding properties, incompatible facade appearance, etc.):

[Appearance Commission Letter - 4600 Main Street - October 2023](#)

Please add your name to the petition by filling in the information below if you are largely in agreement with this letter dated October 9, 2023.

Please share this petition with neighborhood residents who may also be in opposition to the proposed changes to 4600 Main Street, and ***please attend the Appearance Commission meeting on Wednesday, October 11, 7:30 p.m. at Village Hall*** to let your opinion be felt.



\* Indicates required question

Name \*

Your answer

Home Address \*

Your answer

Email Address \*

Your answer

Additional Comments

Your answer

Submit

Clear form



Signatories to Appearance Commission letter dated October 9, 2023, regarding "Proposed Development of Property Located at 4600 Main Street"

Signature No.	Timestamp	Name	Home Address	Comments
1	10/9/2023 22:52	Ken Marley	4651 Elm Terrace	
2	10/9/2023 23:03	Judith Gruber	8646 Kedvale Skokie	
3	10/9/2023 23:19	Shamoon Khan	4633 elm terrace	
4	10/10/2023 0:01	Emi Lynn Yamauchi	4953 West Oakton St.	Nobody is against new housing or new construction, but the Village should be protecting its residents from greedy sellers and greedy developers who seek to impose their profit-making priorities on the neighborhood's aesthetics and ambiance.
5	10/10/2023 0:35	Gary Kay	8241 Kenneth Av	We're concerned the end result will be as approved by committee. We have seen end result not what was presented to the committee.
6	10/10/2023 0:35	Janet Kay	8241 Kenneth Av	
7	10/10/2023 1:21	Scott Nelson	4547 Main Street	Please preserve our neighborhood and our property values. For those on the commission, ask yourselves, would you allow this development across the street from your home?
8	10/10/2023 3:20	Steven Maatouk	4630 Elm Ter	
9	10/10/2023 5:10	Anthony Codd	8251 Kildare	
10	10/10/2023 5:26	Don Miner	8511 CRAWFORD AVENUE	
11	10/10/2023 6:36	Susan Phillips	4609 Elm Terrace	
12	10/10/2023 6:51	Margaret Petrof	8225 Laramie Ave.	
13	10/10/2023 6:57	Judith Hoffman	8200 Lincoln Ave. #311	
14	10/10/2023 7:02	Avani Khandhar	4621 elm terrace	
15	10/10/2023 7:10	Brittany Campbell Olsen	8316 Kenton Ave	
16	10/10/2023 7:30	Amy Bailey	8305 Kedvale Ave.	
17	10/10/2023 7:58	Richard Cottini	8038 Lowell Ave	
18	10/10/2023 8:22	Alexis Gordon	4654 elm ter, Skokie	
19	10/10/2023 8:38	Chad Schmidt	4624 Elm Terrace	
20	10/10/2023 8:55	Sanela Odzic	4656 Washington Street	
21	10/10/2023 9:43	Arthur Linsner	4618 Elm Terrace, Skokie, IL	
22	10/10/2023 10:23	Henry Lotsof	4609 Elm Terrace, Skokie, IL	
23	10/10/2023 10:36	Rachel VanHoose	60076	
24	10/10/2023 10:51	Renee Brin	4636 ELM TERR	
25	10/10/2023 14:45	G Margolin	4660 Elm Terrace	
26	10/10/2023 14:51	Sarah Franks	4606 Elm Terrace	I am a homeowner that resides directly behind the proposed development. The proposed development is much too dense for the acreage, does not have enough parking for the residents and their guests, does not have an appropriate snow management plan and lacks green space. It also violates the Village's own building codes. The Village should also be advocating for the betterment of the community by serving the interests of taxpayers and listening to the input of those who will be most affected by this development. Instead, the Village has ignored the concerns of homeowners and community members about this development and dismissed the very real problems raised about the development as irrelevant.
27	10/10/2023 14:55	Shirley Trissell	4708 Main St., unit B	Yes, I agree.
28	10/10/2023 15:46	Lina Suarez	4730 main st D	
29	10/10/2023 16:04	Anita Ross	4554 Main St. Skokie	
30	10/10/2023 17:00	Nadeem	4645 Elm Ter	
31	10/10/2023 17:18	Gerard Hermano	4603 Main St, Unit D	
32	10/10/2023 17:41	Tom Whitaker	8424 Kilpatrick Ave	
33	10/10/2023 17:47	Mary Chapp	4827 Fargo Avenue	
34	10/10/2023 18:06	Richard Rosenberg	8408 Kilbourn Avenue	
35	10/10/2023 18:07	Julie Hermano	4603 Main Street	
36	10/10/2023 18:12	Rose Blumstein	4727 Bobolink Terr	
37	10/10/2023 19:09	Richard Bailey	8305 Kedvale Ave	



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Signature No.	Timestamp	Name	Home Address	Comments
38	10/10/2023 19:46	Tim Mookken	4621 Elm Ter	
39	10/10/2023 19:52	Rachel rosenberg	4320 Bobolink ter	
40	10/10/2023 20:23	Brian Koerner	5000 oakton	Middle class housing .. affordable housing needed.
41	10/10/2023 20:34	Fruzenda Stone	4548 Main Street	
42	10/10/2023 20:36	Nahraine Stone	4548 Main St	
43	10/10/2023 21:57	Jodie Arnaudov	4528 Main St	
44	10/10/2023 22:22	Anne Persaud	8337 Kenton	
45	10/10/2023 23:21	Bente Vinci	4555 Cleveland Street	no re-zoning, the fence in the back should be 10 feet tall as you have no privacy on Elm Terrace because of the height of the townhouses, and they do not fit into the neighbourhood, they are ugly and too tall. if you plant shrubbery by the fence it should be on 4600 Main Street. It is too condensed not enough grass areas the area is flooding enough as it is. only one garbage area for all those town houses , are we going to have a bigger Rat problem.
46		David Vinci		
47	10/11/2023 10:08	J Fraas	8033 Kenton Ave	
48	10/11/2023 11:10	Steve Rebarchak	4606 Elm Ter	
49	10/11/2023 11:23	Lisa Cleveland	4651 Elm Terrace	
50	10/11/2023 11:26	Jack goldberg	4612 Elm Ter Skokie	
51	10/11/2023 11:26	Jake Jaster	4749 Bobolink Ter	
52	10/11/2023 11:54	Dr. And Mrs.Ronald Rubenstein	8339 Kostner Ave. Skokie	The village bd is not responsive and is disrespectful to its constituents !
53		Dr. And Mrs.Ronald Rubenstein		
54	10/11/2023 12:13	Alexis Meade	7841 Luna Ave, Morton Grove	I express concern about the density of space and number of people it would supposedly occupy, when Skokie has already recently commissioned a multiunit condo building at The Highpoint. I also have concern about the impact that these multifamily units may have on the local public school district and an unsustainable increase in student population for the district.
55	10/11/2023 12:21	Selma odzic	4460 main st	
56	10/11/2023 12:48	Shiraz Najam	4444 Main Street	
57	10/11/2023 13:05	Erin Schmidt	4624 Elm Terrace	
58	10/11/2023 13:22	Victor Zurczak	8319 Kenton	No new buildings on main street
59	10/11/2023 13:26	Anthony Hidoo	8129 Kenton Ave	
60	10/11/2023 13:35	Cindy Guzman	4512 main st Skokie IL 60076	No tall building!!!!!!
61	10/11/2023 13:36	Patrick Guzman	4512 Main st Skokie IL 60076	No tall building
62	10/11/2023 13:37	Stephen Zegledi	4512 Main st Skokie	Go build some where else!
63	10/11/2023 13:38	Stephanie Guzman	4512 Main Street	
64	10/11/2023 15:48	Taghi Tolooi	4603 Main Street unit A	Please, No more high density buildings in our peaceful area !!!
65	10/11/2023 15:54	Zohreh Tolooi	4603 Main Street unit A	We don't want increasing busy traffic and high density buildings in our peace full neighborhood!!!!
66	10/11/2023 16:17	Vincent Giovannone	8144 Kolmar	BUTT ASS UGLY

# 4600 MAIN STREET

APPEARANCE COMMISSION  
APPLICATION 2022-067A

Taking a Walk around the  
New Neighborhood



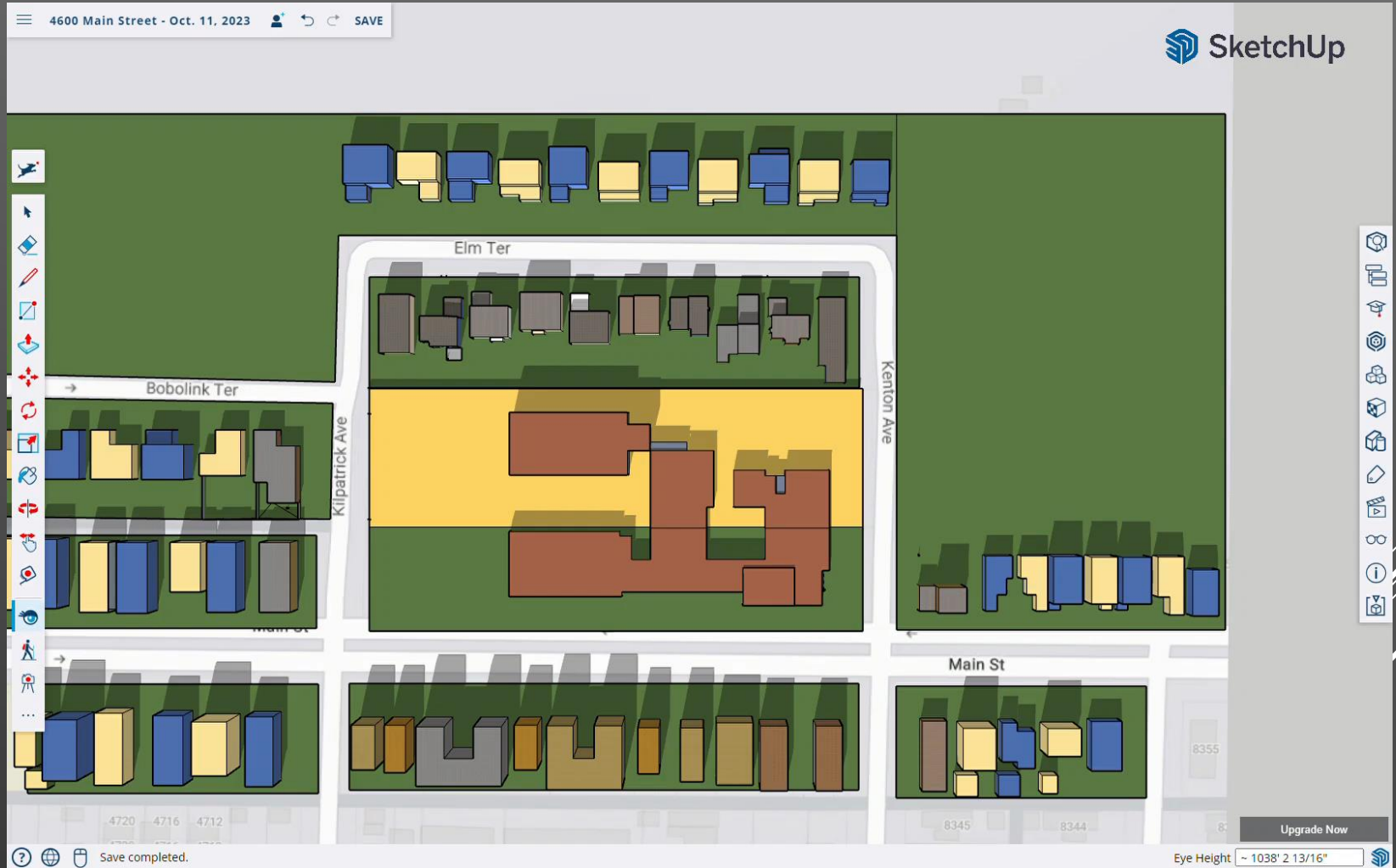
# PROPOSED DEVELOPMENT AT 4600 MAIN STREET



# PROPOSED DEVELOPMENT AT 4600 MAIN STREET



# PROPOSED DEVELOPMENT AT 4600 MAIN STREET



- ▶ Petitioner's proposal is not harmonious with the existing neighborhood
  - ▶ Buildings are too large and spaced too closely
  - ▶ Lacks transitioning with existing buildings
- ▶ Petitioner should produce revised plan incorporating community input

4600 MAIN STREET – CONCLUSIONS

A decorative graphic consisting of several parallel white lines of varying lengths, slanted upwards from left to right, located in the bottom right corner of the slide.

# 4600 MAIN STREET

APPEARANCE COMMISSION  
APPLICATION 2022-067A

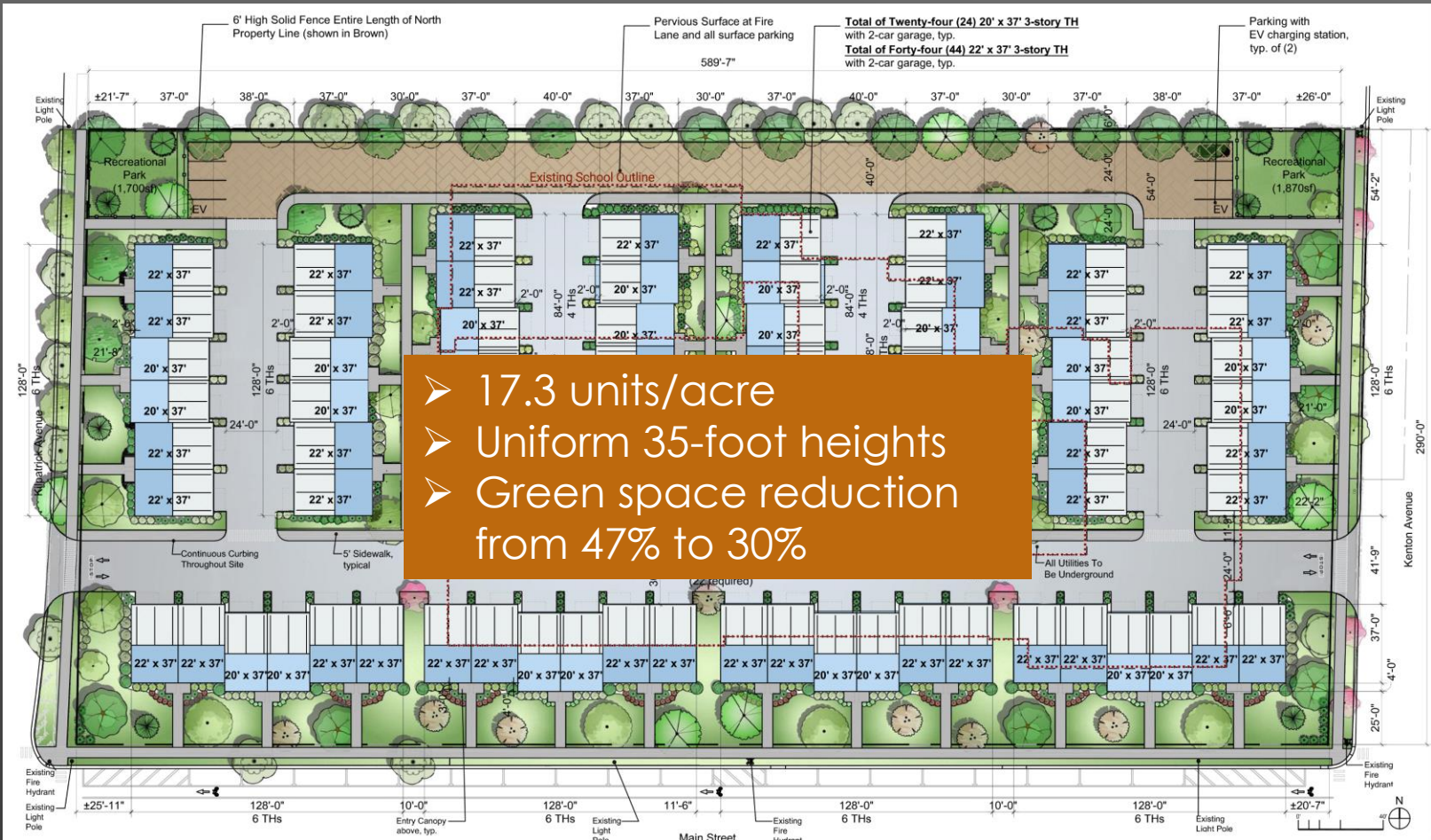
The Petitioner's Mass-ive Building Problem







# PROPOSED DEVELOPMENT AT 4600 MAIN STREET



- 17.3 units/acre
- Uniform 35-foot heights
- Green space reduction from 47% to 30%

Luz and Associates #1 LLC

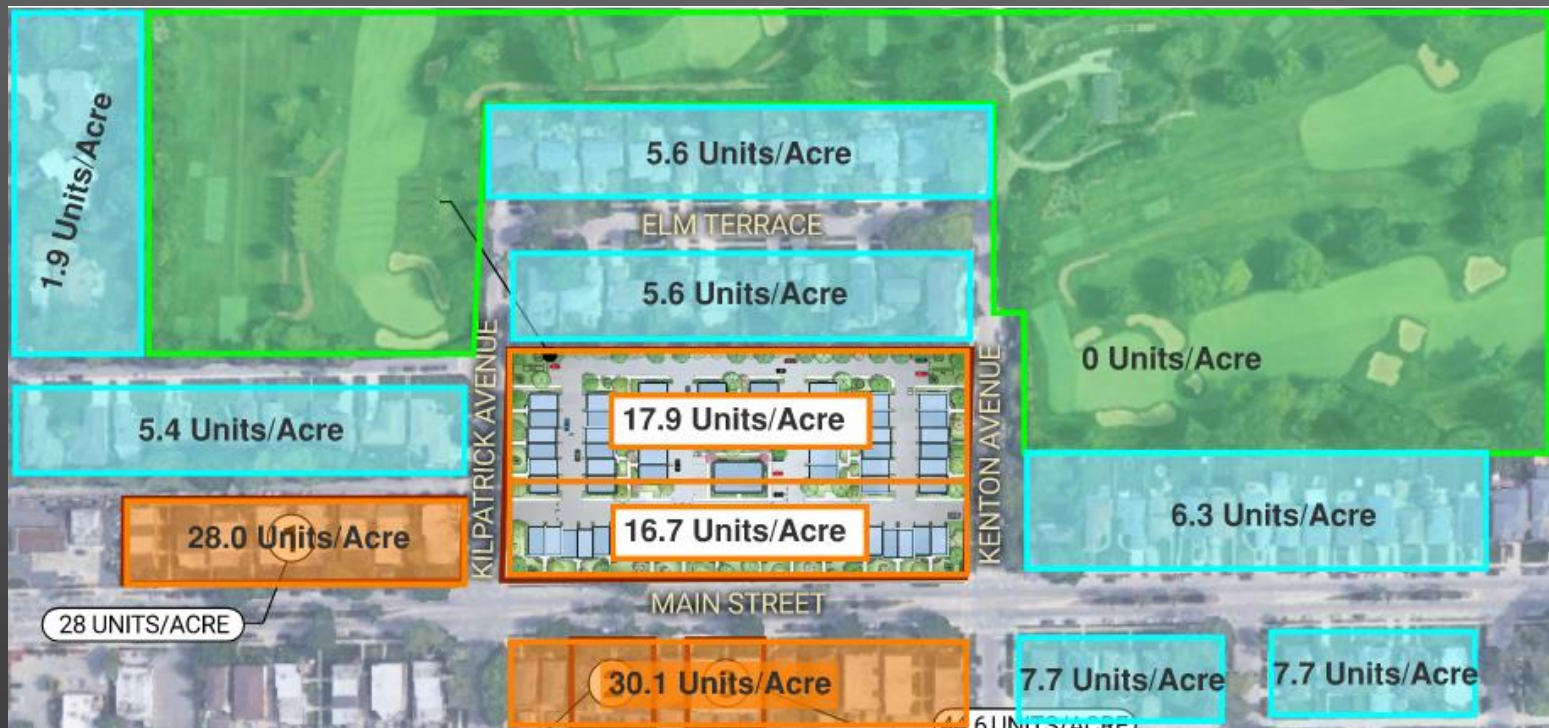
FitzGerald

Site Plan

4600 Main Street 3  
Skokie, Illinois | October 11, 2023

# PROPOSED DEVELOPMENT AT 4600 MAIN STREET

➤ Back-loaded building density



# PROPOSED DEVELOPMENT AT 4600 MAIN STREET



# PROPOSED DEVELOPMENT AT 4600 MAIN STREET

- Tallest neighboring buildings are furthest away



# VILLAGE CODE PROBLEMS WITH PROPOSED PLAN

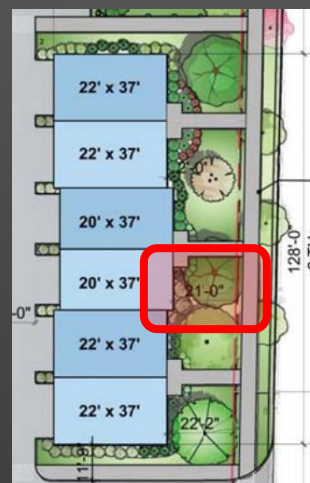
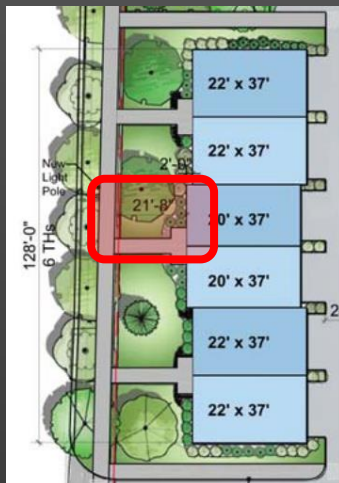
- ▶ Front Yards
  - ▶ 25-foot minimum width per Village Code

## Sec. 118-127. - R4 Multifamily Housing district.

(5) *Front yard.* The minimum front yard shall be not less than 25 feet in depth, except that multiple-family structures shall maintain a minimum front yard of 20 feet in depth.

(not townhouses)

- ▶ 21-foot front yards at east and west per petitioner



# VILLAGE CODE PROBLEMS WITH PROPOSED PLAN

- ▶ Front Yards... that are actually side yards(?)
- ▶ All existing lots combined into a proposed single lot

## GREENSPACE DEVELOPMENT PROJECT

BEING A REBUNDIVISION

OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAN, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND/OR DESIGNATED, AND PLATED AS SHOWN BY THE PLAN FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

AGENT (PRINT) \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ARE CROWN HERBEN DAY SCHOOL

ADDRESS \_\_\_\_\_

NOTARY CERTIFICATE OF PROPERTY OWNER

STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

I, \_\_\_\_\_ NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE MENTIONED, DO HEREBY CERTIFY THAT PERSONALLY KNOWS TO ME TO BE THE SAME PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGES THAT THEY SIGNED THE FOREGOING INSTRUMENT WITH FREE WILL AND VOLUNTARILY PURSUANT TO THE TERMS SET FORTH, EACH UNDER MY HAND AND NOTARIAL SEAL.

DATED AT \_\_\_\_\_ A.D. 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

SHOKE VILLAGE COLLECTION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

I, \_\_\_\_\_ DIRECTOR OF THE VILLAGE OF SHOKE, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID CURRENT OR FORECLOSED SPECIAL ASSESSMENTS OR ANY CERTIFIED REGULATORS THEREON THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND ASSIGNED TO BE SUBDIVIDED BY THE VILLAGE OF SHOKE.

DATED AT THE VILLAGE OF SHOKE, COOK COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

VILLAGE COLLECTION \_\_\_\_\_

DIRECTOR OF ENGINEERING CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

I, \_\_\_\_\_ DIRECTOR OF ENGINEERING OF THE VILLAGE OF SHOKE DO HEREBY CERTIFY THAT ALL PROVISIONS PERTAINING TO STREET AND DRAINAGE REQUIREMENTS AND ALL OTHER ENGINEERING MATTERS AS PRESCRIBED IN ORDINANCES OF THE VILLAGE OF SHOKE, INsofar AS THEY PERTAIN TO THE ACCOMPANYING PLAN, HAVE BEEN SATISFACTORILY COMPLETED WITH \_\_\_\_\_

ATTENDED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

DIRECTOR OF ENGINEERING \_\_\_\_\_

VILLAGE OF SHOKE \_\_\_\_\_

THE PREMISES COMMONLY KNOWN AS 4600 MAIN STREET, COOK, IL, PARCEL AREA = 176,374 S.F. (SHOWN 176,328 S.F. NET)

PN# 10-22-102-017  
10-22-104-024

GRAPHIC SCALE  
1" = 20' FT  
1" = 40' FT  
1" = 80' FT  
1" = 160' FT

SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS )  
COUNTY OF LAKE ) S.S.

I, \_\_\_\_\_ A LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAN COMPLIES WITH THE REGULATIONS, REQUIREMENTS AND INTENT OF THE SHOKE COMPREHENSIVE PLAN AND SUBDIVISION ORDINANCES.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR 30-3816  
MY LICENSE EXPIRES 12/31/20\_\_\_\_  
PROFESSIONAL DESIGN FIRM NO. 184-002724

IN ACCORDANCE WITH PUBLIC ACT 88-1228, THIS PLAN HAS BEEN SUBMITTED FOR RECORDATION BY:

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY, STATE \_\_\_\_\_

SHOKE PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

I, \_\_\_\_\_ CHAIRMAN OF THE SHOKE PLAN COMMISSION DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAN COMPLIES WITH THE REGULATIONS, REQUIREMENTS AND INTENT OF THE SHOKE COMPREHENSIVE PLAN AND SUBDIVISION ORDINANCES.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

PROPERTY ENGINEER'S CERTIFICATE

I, \_\_\_\_\_ REGISTERED ILLINOIS PROFESSIONAL ENGINEER DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SUCH LANDS WILL BE IMPROVED BY THE CONSTRUCTION OF THIS SUBDIVISION (IF ANY PAVED DRIVEWAYS OR THAT IF SUCH DRIVEWAYS WERE DRAINAGE WOULD BE CHANGED, ADEQUATE MEASURES HAVE BEEN MADE FOR COLLECTION AND DISPOSAL OF SUCH SURFACE WATER AS TO PUBLIC AREAS OF DRAINAGE, WHICH THE SUBDIVISOR AND DEVELOPER ARE THE BEST TO USE AND THAT SUCH SURFACE WATER WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJACENT LANDOWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED AT \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

REGISTERED ILLINOIS PROFESSIONAL ENGINEER \_\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR 30-3816  
BY SCOTTIE CARPIS 11-20-2024  
PROFESSIONAL DESIGN FIRM NO. 184-002724

SHOKE VILLAGE BOARD APPROVAL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

THE VILLAGE OF SHOKE, ILLINOIS, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAN WAS PRESENTED TO AND BY ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF SHOKE, ILLINOIS, AT ITS REGULAR MEETING HELD ON \_\_\_\_\_ AT \_\_\_\_\_ ILLINOIS, I HEREBY CERTIFY THAT THE REGULAR ROUNDOFF MEETING OF CREDIT IS IN PROGRESS FOR THE COMPLETION OF ALL REQUIRED PUBLIC INFRASTRUCTURE.

APPROVED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

MINOR \_\_\_\_\_ VILLAGE CLERK \_\_\_\_\_

NOTES:

1. THIS IS A REBUNDIVISION OF THE VILLAGE OF SHOKE PLAN COMMISSION CERTIFICATE AND THE SHOKE PLAN COMMISSION CERTIFICATE AND THE SHOKE PLAN COMMISSION CERTIFICATE. THE SHOKE PLAN COMMISSION CERTIFICATE IS THE ONLY CERTIFICATE THAT IS REQUIRED TO BE RECORDED.

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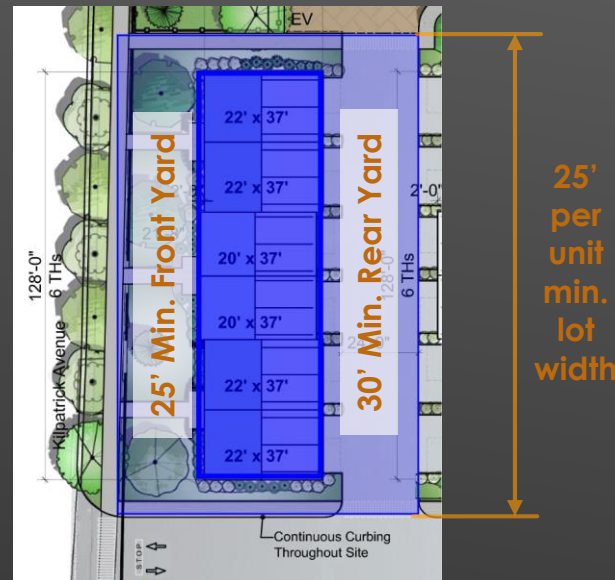
# VILLAGE CODE PROBLEMS WITH PROPOSED PLAN

- ▶ Front Yards... that are actually *side yards*(?)... that are actually *front yards* (of course)

## Sec. 118-54. - Number of buildings on lot.

Not more than 1 principal building shall be located on a lot, except in a planned development.

(Ord. No. 15-5-C-4142, § 3, 5-4-2015)







# VILLAGE CODE PROBLEMS WITH PROPOSED PLAN

➤ Proposed buildings too close together



# COMPARABLE DEVELOPMENTS IN SKOKIE

Only Four Existing Townhouse Developments in Residential Districts with in-Unit Parking



**College Hill - 9.2 units/acre**

**4600 Main Street**

**Laramie Park - 10.9 units/acre**

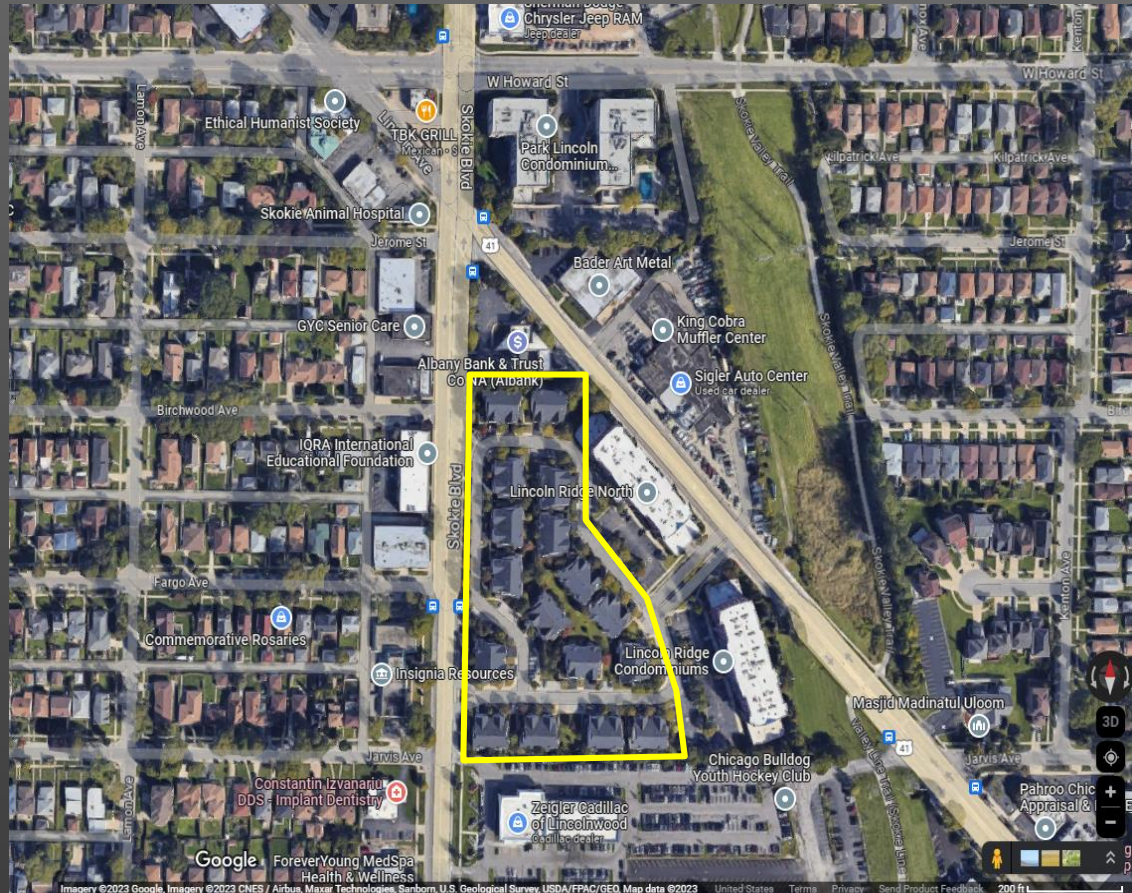
**Lincoln Ridge - 11.9 units/acre**

**Kingston Estates - 11.6 units/acre**

# COMPARABLE DEVELOPMENTS IN SKOKIE

## 1. LINCOLN RIDGE TOWNHOMES

- ▶ R4 zoning district
- ▶ 11.9 units/acre
- ▶ 5.72 acres
- ▶ 68 units
- ▶ 50 guest parking stalls plus car space in front of garages
- ▶ Neighbors:
  - Condominium towers and commercial properties



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# COMPARABLE DEVELOPMENTS IN SKOKIE

## 2. KINGSTON ESTATES

- ▶ R2 zoning district
- ▶ 11.6 units/acre
- ▶ 3.98 acres
- ▶ 46 units
- ▶ 23 guest parking stalls plus car space in front of garages
- ▶ Neighbors:

Elementary school, theological college, Village Crossing, and four houses



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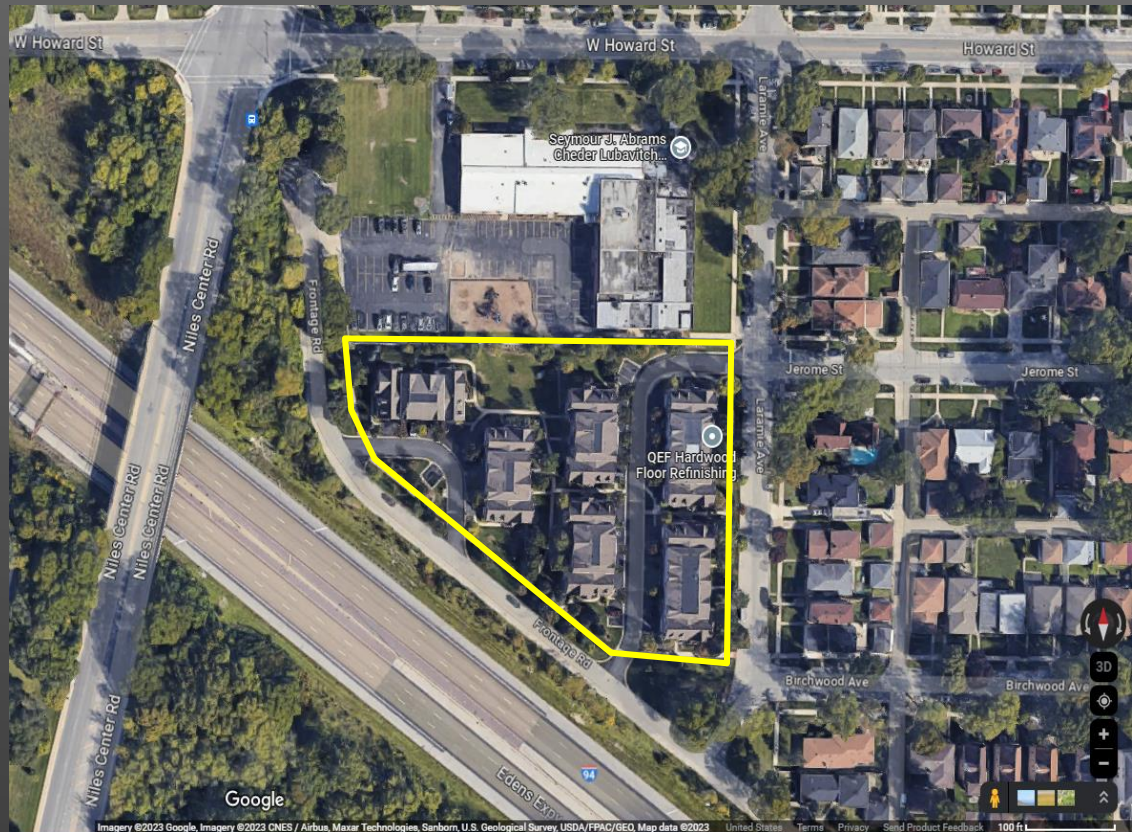


# COMPARABLE DEVELOPMENTS IN SKOKIE

## 3. LARAMIE PARK TOWNHOMES

- ▶ R2 zoning district
- ▶ 10.9 units/acre
- ▶ 2.38 acres
- ▶ 23 units
- ▶ 8 guest parking stalls plus car space in front of garages
- ▶ Neighbors:

Elementary school, Edens Expressway, Niles Center Road, and six houses across Laramie Ave.



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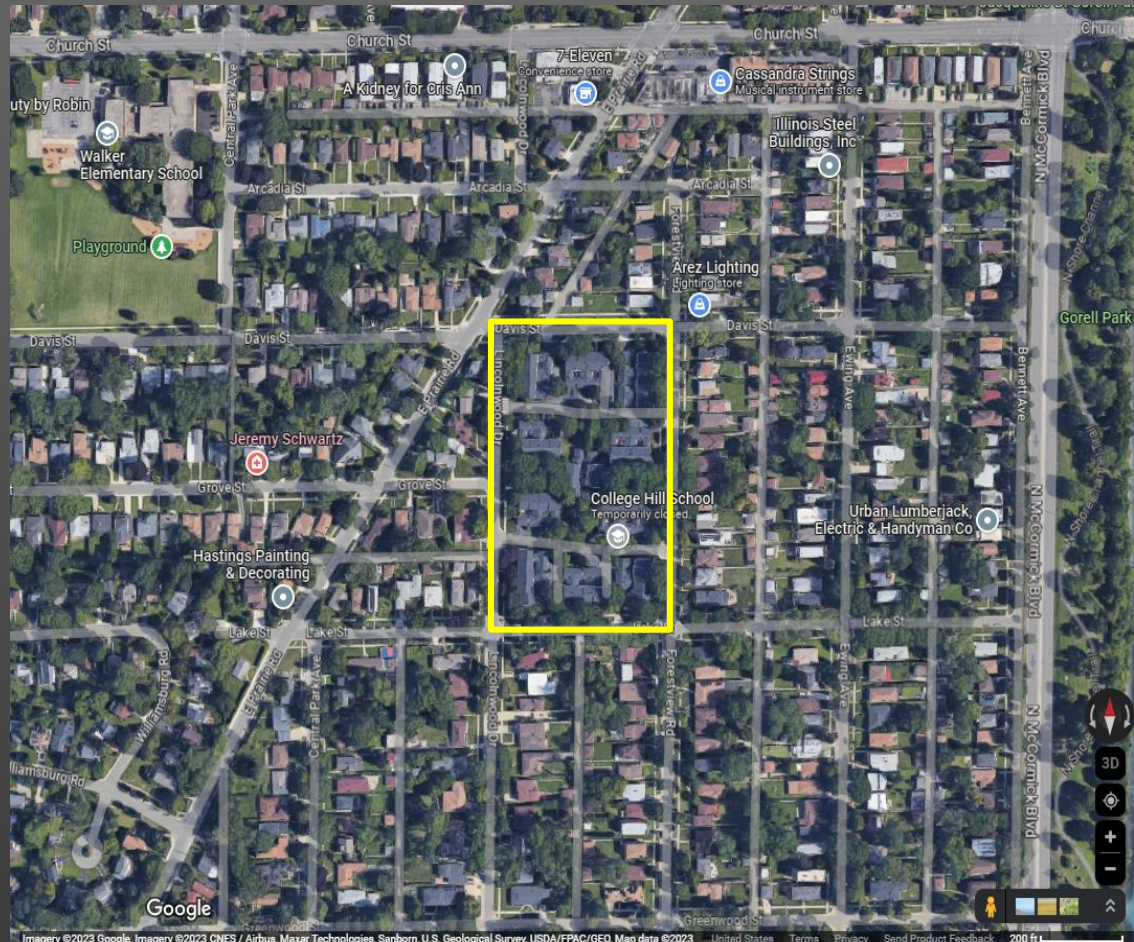




# COMPARABLE DEVELOPMENTS IN SKOKIE

## 4. COLLEGE HILL TOWNHOMES

- ▶ R1 zoning district
- ▶ 9.2 units/acre
- ▶ 5.10 acres
- ▶ 47 units
- ▶ 12 guest parking stalls plus car space in front of garages
- ▶ Neighbors:
  - Single-family houses across perimeter roadways



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# COMPARABLE DEVELOPMENTS IN SKOKIE

Property Name	Property Address	Zoning	Age	Lot Size	n.Units	Density
			[years]	[sq.ft.]		[unit/acre]
Kingston Estates	7000 Carpenter Road	R2	33	173,366	46	11.6
Laramie Park Townhomes	7500 Laramie Avenue	R2	18	103,770	26	10.9
College Hill Townhomes	9000 Forestview Road	R1	39	222,200	47	9.2
Lincoln Ridge Townhomes	7400 Lincoln Avenue	R4	23	249,000	68	11.9
<b>Average</b>				<b>187,084</b>	<b>47</b>	<b>11.0</b>
<b>4600 Main (proposed)</b>		R1/R4		<b>170,928 (91%)</b>	<b>68</b>	<b>17.3 (157%)</b>

- ▶ Petitioner's proposal is not harmonious with the existing neighborhood
  - ▶ Buildings are too large and spaced too closely
  - ▶ Lacks transitioning with existing buildings
- ▶ Petitioner's proposal is out of character with similar existing developments in Skokie
- ▶ Petitioner should produce revised plan incorporating community input

4600 MAIN STREET – CONCLUSIONS

# THANK YOU FOR YOUR CONSIDERATION



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# **4600 Main Street: Comparable Community Facades**

Skokie Appearance Commission 10/11/2023

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# Harmonious with the Neighborhood?

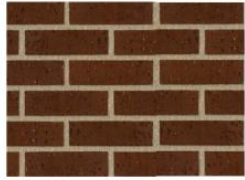
## Properties to East, South & North- ALL





①

Face Brick



②

Face Brick



③

Stone



④ Fiber Cement Panel



⑤ Cast stone Band

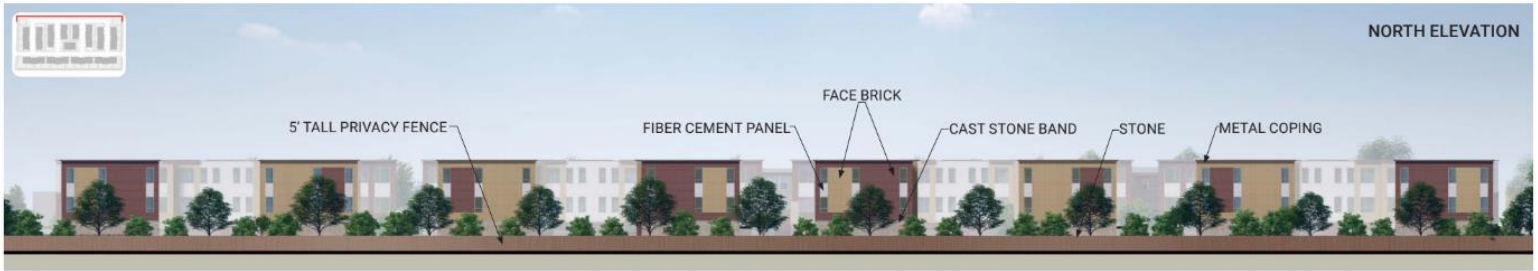


⑥ Metal Coping



Typical Elevation of Townhomes





TOWN HOMES: TYPE V CONSTRUCTION

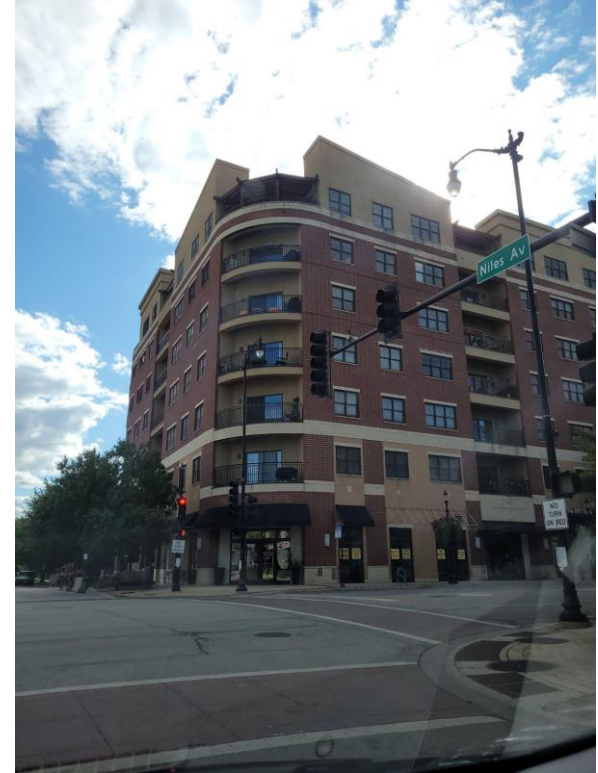
Luz and Associates #1 LLC

Current Proposal - Building Elevations

# Newer Construction Multi-Family Properties by Oakton Ave. & Skokie Blvd.



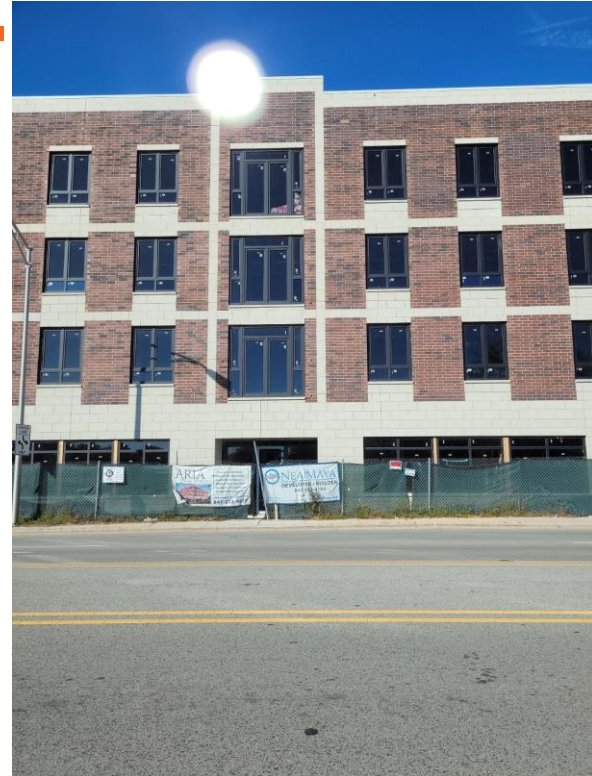
# Newer Construction Multi-Family Properties by Oakton Ave. & Niles Ave.



# Newer Construction Multi-Family Properties by Lincoln Ave. & Oakton Ave.



# Newer Construction Multi-Family Properties on Skokie Blvd. & on Dempster Ave.





**Commonality:  
Brick and/or  
Cast Stone  
Facades,  
Minimal Siding,  
Classic (not  
trendy)  
appearance**

# What people are saying

**Over 100 Skokie residents are opposed to the project as it is currently proposed.**

**The current renderings are not harmonious with surrounding neighborhood properties.**

**The appearance does not align with other newer construction multi-family properties.**



nd Associates #1 LLC

**zGerald**

Townhomes View from Main St

**4600 Main Street**

Stoke, Illinois | August 03, 2023



**The appearance of the proposed project is similar to a development *on the side of a highway near an IKEA in Wisconsin.***

**“Hub 13” 7629 S Wingspan Wy,  
Oak Creek, WI 53154**

**Please do not approve a cookie-cutter architect’s rendering that does not fit in with our residential neighborhood nor our Village.**

