

Village of Skokie

**Housing Sub-Committee of the Plan Commission**

Monday, February 12, 2024

7:00 P.M.

Skokie Village Hall, 5127 Oakton Street, Skokie, IL, Conference Room D&E

I. CALL MEETING TO ORDER / DECLARATION OF QUOURM

II. APPROVAL OF MEETING MINUTES OF JANUARY 8, 2024

III. DISCUSSION OF COMMUNITY ENGAGEMENT AND SURVEY RESPONSES

IV. FINALIZE THEMES AND INITIATE REPORT DRAFTING

V. NEXT STEPS

VI. PUBLIC COMMENT

VII. ADJOURNMENT

The next regular meeting of the Housing Sub-Committee of the Plan Commission is scheduled for Monday, March 11 at 7:00 P.M. in CONFERENCE ROOM D & E at Skokie Village Hall, 5127 Oakton Street, Skokie, IL.



**Housing Sub-Committee of the Plan Commission Meeting Minutes**

**Date: Monday, January 8, 2023**

Skokie Village Hall, 5127 Oakton Street, Conference Room D/E

**SUB-COMMITTEE MEMBERS PRESENT:**

Peter Ousley- Chair  
Scott Berman, Jeff Burman,  
Joe Maschek, Melissa Ponce,  
Jonathan Lavin, Charles Saxe,  
Michael Shiner, Abigail Stone,  
Hersh Friedman

**SUB-COMMITTEE MEMBERS ABSENT:**

Scott Gendell, Melissa Ponce,  
Vijai Gupta

**STAFF PRESENT:**

Johanna Nyden, Community Dev.  
Director  
Justin Malone, Neighborhood &  
Housing Coordinator

**STAFF ABSENT:**

Jose Acosta, Planning  
Coordinator

**(I) CALL TO ORDER**

A quorum being present, Chair Ousley called the meeting to order at 7:05 PM.

**(II) APPROVAL OF MINUTES**

A motion to approve the minutes of the December 11, 2023 meeting was made by Jeff Burman, seconded by Scott Berman. The votes were 10 in favor, 0 opposed.

**(III) DISCUSSION OF DRAFT OUTLINE OF HOUSING CHAPTER THEMES**

Committee members discussed moving on from the draft outline of themes for the Housing Chapter of the Comprehensive Plan toward finishing the chapter and the plans for the upcoming Community Engagement meetings.

Abigail Stone questioned what will be asked of the community during the meetings and what the group sizes will be.

Chair Ousley stated that the purpose of the Community Engagement meeting is to seek feedback for support or changes in the drafted themes for the Housing Chapter of the Comprehensive Plan.

Johanna Nyden stated that staff will be acting as a ghost writer in order to reflect the voice of the group, not “word for word” but to capture the items that are most highlighted.

Chair Ousley stated that the Sub-Committee should be mindful of using descriptive or guiding words in the new Housing Chapter and that if they are used they should be consistent. Chair Ousley asked the Sub-Committee if they would like to eliminate such descriptor words or keep the language as is.

Joe Maschek stated that the guiding language is similar to that of a Comprehensive Plan.

Abigail Sone stated that she has mixed feelings about using guiding language, as in some circumstances it can be coded to mean “not in my backyard”, which the Sub-Committee is not here to promote.

Chair Ousley stated that the Sub-Committee will be careful to avoid unintended consequences of guided language.

Joe Mashek stated that the language should match that of the Comprehensive Plan, but prefers a softer approach than phrases such as “we shall”.

Hersch Friedman stated that using the phrase “we recommend” could be an option and asked who is the Housing Chapter being written toward, the Village itself or its residents.

Johanna Nyden stated that the current Comprehensive Plan is written in a first-person format to sound more approachable, however whichever way the Sub-Committee decides to write the Housing Chapter, it should be readable and approachable still. She also stated that the Comprehensive Plan is essentially a road map for the Plan Commission.

Scott Berman stated that the language should be flexible and should allow affirmative words.

Chair Ousley stated that there should be consistency in the language used that conveys intent but also refrains from using colloquial terms.

Charles Saxe stated that the document should be aspirational in intent but also be cautious with the phrase “preserve and protect”.

Chair Ousley stated that the Housing Sub-Committee is similar to a jury trial where the Village Board is the judge, and the Sub-Committee will have to use their best efforts to approximate what the people may want.

Charles Saxe stated that there is a certain amount of risk making this feedback process important and the Sub-Committee will need to respond to it.

Chair Ousley stated that the process will need to be viable, structurally sound, and pass the harm principle.

Abigail Stone stated that when it comes to homeownership, barriers are often the reason for different available housing options and the decision are often made "not by choice".

Chair Ousley stated that a statement about Skokie being aligned with Fair Housing Practices is something to include in the chapter.

Jeff Burman asked if the Affordable Housing Ordinance would get baked into the Housing Chapter if it was back on the table.

Johanna Nyden responded no, stating that it will be a stand-alone part of the Village Code. She also stated that codes can be changed but the Housing Chapter should be something that carries through decades.

Joe Maschek asked if the Housing Chapter will have graphics and demographic information.

Johanna Nyden stated that staff touched on updating some of the demographic chapter, which will be updated eventually, but this Sub-Committee is just doing the Housing Chapter.

#### **(IV) COMMUNITY ENGAGEMENT DISCUSSION**

Johanna Nyden stated that during the community engagement meetings, the job of the Sub-Committee is to give the public some baseline information and present what the Sub-Committee has been working on. She stated that there will be time for the community to ask questions and discuss at smaller tables. She also stated that members of the Sub-Committee should be present to facilitate meeting discussions at both the evening and morning meeting.

Justin Malone stated that there has been an update to the location of the evening meeting to Oakton Community Center, not Devonshire as previously noted in the posted memorandum.

Chair Ousley stated that smaller groups are preferred for discussion as opposed to a few louder individuals taking over the meeting and hindering productivity.

Charles Saxe stated in agreement that smaller groups allow for engagement as opposed to one person's comments that could destroy the group's efforts.

Jeff Burman stated that the meetings should be recorded as opposed to someone being responsible for taking notes.

Jonathan Lavin stated that the meeting should include notecards for those who are not comfortable speaking.

Johanna Nyden stated that the meeting will be advertised digitally through the Village's e-news outlet and distributed via social media and on community boards.

Chair Ousley stated that the meeting participants should be encouraged to engage as individuals, not as organizations who want to make a platform. He stated that the purpose of the meeting is a working session, not a strategic session for loud groups with cheerleaders.

Johanna Nyden stated that Village residents and workers will be the invited audience for the meeting.

Joe Maschek stated that the first 15 minutes of the meeting are important to set the tone as to why everyone is there and what they are there to do.

Jeff Burman agreed, stating that the rules of the meeting should be set up front and individuals may be asked to leave if they do not follow them.

Abigail Stone stated that there should be a voice present at the meetings for homeless children, as homelessness may look different now than it used to.

Chair Ousley stated that during the meeting it will be acknowledged that the Sub-Committee will not have specific recommendations or resolutions for the homelessness or migrant influx.

Johanna Nyden stated that Sub-Committee members should look at their calendars and volunteer to assist with the meetings as it is important that it is not only Village staff at the meeting.

**(V) NEXT STEPS**

Next meeting for the Housing Sub-Committee of the Plan Commission is scheduled for Monday, February 12, 2024 at 7 PM.

**(VI) PUBLIC COMMENT**

Diana Rumsley asked if posters for the meeting could be requested by businesses so they could post them. Ms. Rumsley also asked for clarification on who receives the Housing Chapter once it is completed.

Johanna Nyden stated that the Plan Commission will use the Housing Chapter of the Comprehensive Plan as a guide during future meetings.

Diana Rumsley asked if the guide will speak on properties that are already built as well.

Johanna Nyden stated that although Skokie is a built-out community, there can be changes in how the land is used over time and the Housing Chapter will provide predictability and speak to the overall Vision of the Comprehensive Plan.

Diana Rumsley stated that in terms of demographics, the recorded average of \$75,000 annual salary is not reflective of Skokie's average household incomes.

Chair Ousley stated that specific numbers like this may not be included in the Housing Chapter as numbers may change during the longevity of the Comprehensive Plan.

**(VII) ADJOURNMENT**

Chair Ousley made a motion to adjourn the meeting, seconded by Charles Saxe. Meeting adjourned at 8:32 P.M.

Respectfully submitted by:

Justin Malone, Neighborhood & Housing Coordinator

**Memorandum  
Community Development Department**

TO: Members of the Housing Sub-Committee of the Plan Commission

FROM: Johanna Nyden, AICP  
Community Development Director

DATE: February 7, 2024

SUBJECT: **Summary of Documents for Housing Sub-Committee Meeting for  
Monday, February 12, 2024**

Since the last meeting of the Housing Sub-Committee of the Plan Commission on Monday January 8, members of the Sub-Committee and Staff have conducted two (2) public meetings in order to facilitate discussion and gather feedback on the update of the Housing Chapter of the Comprehensive Plan.

The public meetings were held on Tuesday, January 30 from 6:30-8:30 PM at the Oakton Community Center (4701 Oakton Street) and Wednesday, January 31 from 9-11 AM at the Skokie Public Library (5215 Oakton). Both meetings were well attended and residents were able to discuss the Sub-Committee's draft themes in small groups and present their feedback. Staff and Sub-Committee members collaborated with the meeting attendees and took down the ideas that were heard at each meeting. At the end of each meeting, a short survey was provided to all meeting attendees.

Since the meetings, an online version of the survey was made available on the Village's website, published in the Village's highly subscribed "e-news", and other social media platforms. Copies of the paper survey were made available at four (4) locations throughout the Village: Oakton Community Center (4701 Oakton St), Skokie Public Library (5215 Oakton St), Weber Leisure Center (9300 Weber Park Pl), and Village Hall (5127 Oakton St).

Staff has spent time capturing notes and comments from the public meetings as well as analyzing both the paper surveys and online surveys that were completed. A document reflecting the in-person comments and questions has been created and attached for review. A visual examination of the survey results has been created and attached as well.

Finally, a memorandum created by Staff is attached reflecting some of the general feedback received regarding the draft themes that were created by the Housing Sub-Committee. To supplement this memorandum, the document where the original themes were created through in-person meetings of the Sub-Committee has been included.

The next meeting of the Housing Sub-Committee of the Plan Commission will be held on Monday, February 12, 2024 at 7 PM at Village Hall.

Attachments: Memorandum Reflecting Updated Themes for Housing Chapter  
Summary of Comments and Notes from Public Meetings on January 30 and 31  
Analysis of Survey Data (both online and paper surveys)  
Expanded Outline of Themes as Discussed by the Housing Sub-Committee

Memorandum

Community Development Department

TO: Plan Commission Housing Sub-Committee

FROM: Johanna Nyden, AICP Community Development Director  
Jose Acosta, Planning Coordinator

DATE: February 7, 2024

SUBJECT: Revising Definitions and Language of the Themes Discussed by the Housing Sub-Committee of the Plan Commission

In response to some of the feedback provided by members of the public at the public meetings hosted by the Village on January 30<sup>th</sup> and 31<sup>st</sup>, 2024, staff has offered some feedback and thoughts on potential revisions to the Housing Chapter Themes (Character, Flexibility, Protect and Conserve, and Reasonable Standards). Several participants of the public meetings noted that certain language used in the themes can be misleading or misunderstood and the goal is to create definitions that will create a better understanding of the goals associated with those themes.

***Theme #1 Protect and Conserve: Encourage homeownership and the development of existing uses and housing types through housing policy by incentivizing affordable and attainable housing, and by strengthening homeowner assistance programs***

Protect and Conserve is a theme that public feedback identified as the most need for clarification. The idea behind this theme is to encourage homeownership by creating housing policy that provides affordable and attainable housing for residents of Skokie, and improving homeowner assistance programs while preserving the development of existing uses and housing types. However, some thought that the terms “protect and conserve” could be interpreted as a form of NIMBYism as it suggests that things must remain the same and reject any change to our housing policy. Staff would suggest to revise the theme to use language that specifically identifies the protection of homeownership in Skokie as a goal, instead of the opposition of change and affordable housing. Terms/phrases such as “support” or “reinforce” homeownership would better describe the intention of the protect and conserve theme and its context within our housing policy.

***Theme #2 Character: Foster placemaking and create a greater sense of community through housing policy that encourages walkability, pedestrian oriented development and sustainable practices***

Character is one of the themes that the public found most important (according to survey results and comments provided at the public meetings). There is concern among the public that the term “Character” holds bias and implies that there is a certain demographic of people that the Village is aiming for and could potentially make certain populations feel excluded from any housing policy consideration. Staff suggests to add more descriptive language that is more inclusive and clearer about the intention of the theme. “Community Enhancement” better characterizes of the intention of the theme and does not create exclusivity and encompasses the entire population. Placemaking needs to be defined in the description of the theme as well. Those who are



unfamiliar with the term may get a better understanding of “transforming public spaces to strengthen the connections between people and the spaces they use/live in”.

***Theme #3 Flexibility: provide a flexible housing policy that allows for a greater mix of housing development that is more accessible, affordable, and encourages sustainable practices.***

***Theme #4 Reasonable Standards: provide housing policy that allows for a range of housing development that caters to the current needs of families in Skokie.***

The distinction between Flexibility and Reasonable Standards themes should be clearer. The definition of these themes may cause confusion. Although both themes involve incorporating housing policy that provides a mix of housing development, Reasonable standards considers current population demographics and their housing needs while flexibility focuses on providing a new mix of housing that is not abundantly seen in Skokie, with a focus on accessibility, affordability and sustainability, which other population demographics with different needs may be looking for.

Staff suggests to incorporate examples within the definitions that highlight the intention of the themes to provide a clear explanation of how they are distinct from each other, as well as how they will interact with each other within the context of housing policy within the housing chapter of the comprehensive plan.

CC: Justin Malone, Neighborhood & Housing Coordinator

**January 30<sup>th</sup> and 31<sup>st</sup> Housing Sub-Committee of the Plan Commission Public Meeting**

After hearing a presentation from the Housing Sub-Committee of the work being done to the Village's Comprehensive Plan housing chapter, and the themes being discussed, members of the public broke off into smaller groups for further discussion of the themes presented and to incorporate their own ideas. Following the small group discussions, everyone was brought back together to share their ideas to the entire group and to the members of the Housing sub-committee.

**January 30<sup>th</sup> Public Meeting (Oakton Community Center 6:30 P.M. – 8:30 P.M.)**

In the January 30<sup>th</sup> meeting, members of the public broke off into 5 smaller groups to discuss the themes and their own ideas and their main points were recorded by Housing Sub-Committee members in the larger group discussion:

Group main points (posters)

1. Establishing and ensuring affordable housing through multiple ways.
  - a. Pockets of Housing Burden where there is lack of housing affordability (for both home owners and renters)
  - b. Increasing density as a possible solution
    - i. Allowing ADU's (like basement units or housing opportunity with existing structures)
  - c. New development of affordable housing must be
    - i. On site -preferred
    - ii. Or in lieu fee to be invested in affordable housing or other housing assistance programs
  - d. Think of ways to incorporate housing affordability ideas into the zoning code
  - e. Incorporate Community Land Trust (CLT) to increase the number of affordable housing units and to ensure affordable housing
2. Affordable housing is a must
  - a. No more fees in lieu
  - b. Incorporate inclusionary zoning into residential neighborhoods
  - c. Transportation infrastructure is also vital, there is currently a lack of 24 hr. public transportation options.
    - i. Incorporate TOD's
  - d. Make zoning more flexible, allowing a mix of housing options
  - e. Energy efficiency as affordable
3. Discussed themes in detail
  - a. Flexibility should involve a mix of uses (single-family and multi-family homes)
    - i. Provide more rental housing options
  - b. Character – People who work in Skokie should be able to afford to live in Skokie as well
    - i. There is a need for
      1. Multigenerational families
      2. Improved walkability
      3. Better social services
      4. Cultural and economic diversity
  - c. Reasonable Standards

- i. Create a balance of housing for different types of households.
  - d. Protect and Conserve
    - i. Focus on public transit: allocate funds for maintenance, repair and access to public transit in Skokie
- 4. Elaborate and improve reasonable standards with a focus on equity.
  - a. Focus on creating housing affordability
  - b. Seniors assistance – improving public transit or other social services for those who are not car dependent
  - c. Creating a unified school district to address issues within our school systems
  - d. Incorporate TOD's to improve transportation infrastructure and make areas in Skokie more Accessible
  - e. Community Land Trusts – ensure and protect affordable housing for those most in need.
  - f. Incorporate tax credits to lighten housing costs.
  - g. Create forums for public input
  - h. Create funding for landlords to maintain affordable housing units
  - i. Mix of commercial and residential to make a more livable community
  - j. Create housing and infrastructure that is more accessible for people with disabilities
- 5. Concerns of costs of living and impact of affordable housing mandates
  - a. Property taxes create a burden on property owners, making it less affordable to own
  - b. Aging in place
    - i. Assist in costs associated with remodeling or repairs to homes for older residents who are on fixed/limited income.
  - c. Group presented concerns about affordable housing mandates discouraging development.
  - d. Not in favor of a mandate for affordable housing units
  - e. Transfer of tax burden to existing properties
  - f. Establish an affordable housing mandate as more of an advisory referendum.

Additional notes from small group discussions (Note Cards):

- The increasing number of smaller luxury units does not allow for more affordable family-sized units
- Anti-fee-in-lieu for affordable housing, the goal is to provide more, not less.
- Consider factors like AMI (area median income) to determine affordability standards
- Oppose of block high-income, luxury housing
  - Creates gentrification
  - Creates greater problem for the availability of affordable housing
- Energy efficiency and home weatherization programs are also an important factor in affordability
- Provide housing options for singles, couples and families
- Provide affordable multigenerational housing, no SRO's (single room occupancy)
- The survey provided should preference and identify what the community wants

## **January 31<sup>st</sup> Public Meeting (Skokie Public Library 9:00 A.M – 11:00 A.M.)**

In the January 31<sup>st</sup> meeting, members of the public broke off into 4 smaller groups to discuss the themes and their own ideas and their main points were recorded by Housing Sub-Committee members in the larger group discussion:

Group main points (Posters):

1. Introduced new ideas to incorporate within housing policy
  - a. Aging in place
    - i. Ensuring accessibility and affordability for residents and families who want to stay in Skokie
  - b. Incorporating Accessory Dwelling Units as a potential solution
  - c. Presented conflicts with the development process
    - i. Time consuming
    - ii. Expensive
    - iii. Limits developers and the amount of affordable housing
  - d. There is a need to improve transportation infrastructure in Skokie.
  - e. Improving accessibility standards where people can not only find affordable housing but also have the surrounding infrastructure improve livability.
2. Creating standards to help people afford to live and work in Skokie
  - a. There is an issue of rising housing costs
  - b. Create housing for people not for profit
  - c. There is a need for more flexibility of housing
    - i. Creating more affordable housing and providing a mix of diverse housing options.
    - ii. Housing that encompasses everyone and is accessible to everyone.
    - iii. Housing that supports the community and is communicated efficiently
  - d. The tax burden is also a rising problem affecting affordability
  - e. Character needs to be clarified to be more inclusive
  - f. Improved walkability is essential
  - g. Creating a better sense of community (placemaking?)
  - h. Accessory dwelling units a possible solution
  - i. Ensure that the theme of flexibility of the proposed housing chapter of the comprehensive plan be clear about standards.
  - j. Community outreach is important, inclusion of a community bulletin board to share housing resources
3.
  - a. Addressing property taxes @ the right level
  - b. Integrated housing
  - c. High rents increasing homelessness – there is a rising need for building shelters
  - d. Fair housing enforcement – audits
  - e. Increasing accessibility standards for those with disabilities
  - f. Increasing the availability of housing for all incomes
  - g. Create more “inviting” housing styles that are accommodating of all demographics and family sizes

- h. Improving livability
    - i. Current issue of people not being able to both live and work in Skokie
    - ii. Address issues with being priced out or housing costs becoming too high for residents to continue living in Skokie
  - i. There is a need to improve walkability and pedestrian infrastructure
  - j. Increase socioeconomic diversity by providing housing that is accessible to a variety of socioeconomic groups
  - k. Create permanent “Supportive” housing that ensures affordability for those most in need
  - l. Creating communal spaces to improve neighborhood character
  - m. Create a more exciting downtown
  - n. Incorporate mixed-income housing
4. School district consolidation
- a. Multi-generational housing – making a place
  - b. Clarify what exactly does Placemaking look like?
  - c. Identify the difference between affordable and accessible and make clear definitions for them
  - d. Taxes -can federal funding help with housing costs? Can residents who are not “low-income” qualify?
  - e. Strong social safety net
  - f. Who pays for profitability?

Additional notes from small group discussions (Note Cards):

- What brought you here today? (question asked by Sub-committee for discussion)
  - “We’re losing what made Skokie attractive because of growing unaffordability”
  - “need for flexibility to adapt to extended family life cycle”
  - “housing affordability undermines economic health”
  - “help the community feel better about social services offered to residents with mental health struggles”
  - “we want to see more integrated housing between socioeconomic groups”
  - “want to see Oakton and our downtown area developed and fill in vacancies”
  - “high rents and the increasing homelessness problem”
  - “want to see a homeless shelter being built, are there provisions preventing one from being built in Skokie?”
  -
- The use of the word “character” as one of the themes can be construed as a “dog whistle” for talking about the “right people” rather than talking about the physical characteristics of a neighborhood. The committee should be clearer about definitions of themes.
- Provide allowances for ADU’s and alternative housing options and affirm flexibility
  - Don’t want “flexibility” for things like Airbnb’s and investor-owned, etc.
- Want to see more restaurants and retail between fast food and luxury
- A unified School district would provide greater flexibility on where to live.
- An Idea missing in the themes is the inclusion of affordable housing that is accessible for people with disabilities

# **Comprehensive Plan Housing Survey**

**160**

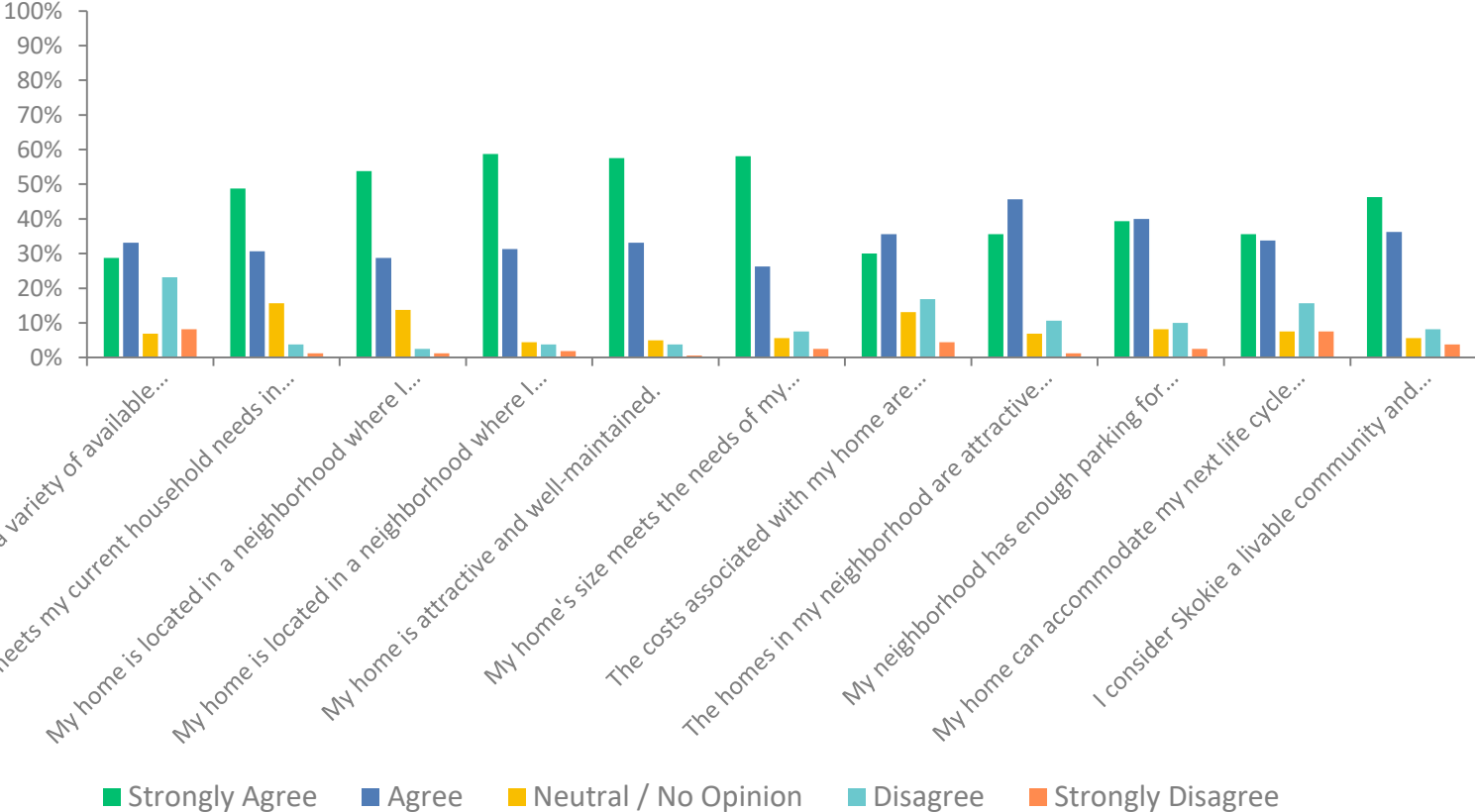
Total Responses

Date Created: Tuesday, January 30, 2024

Complete Responses: 160

### Q3: Indicate how you feel regarding the following statements. Please provide a response to all statements, check only one box for each statement

Answered: 160 Skipped: 0





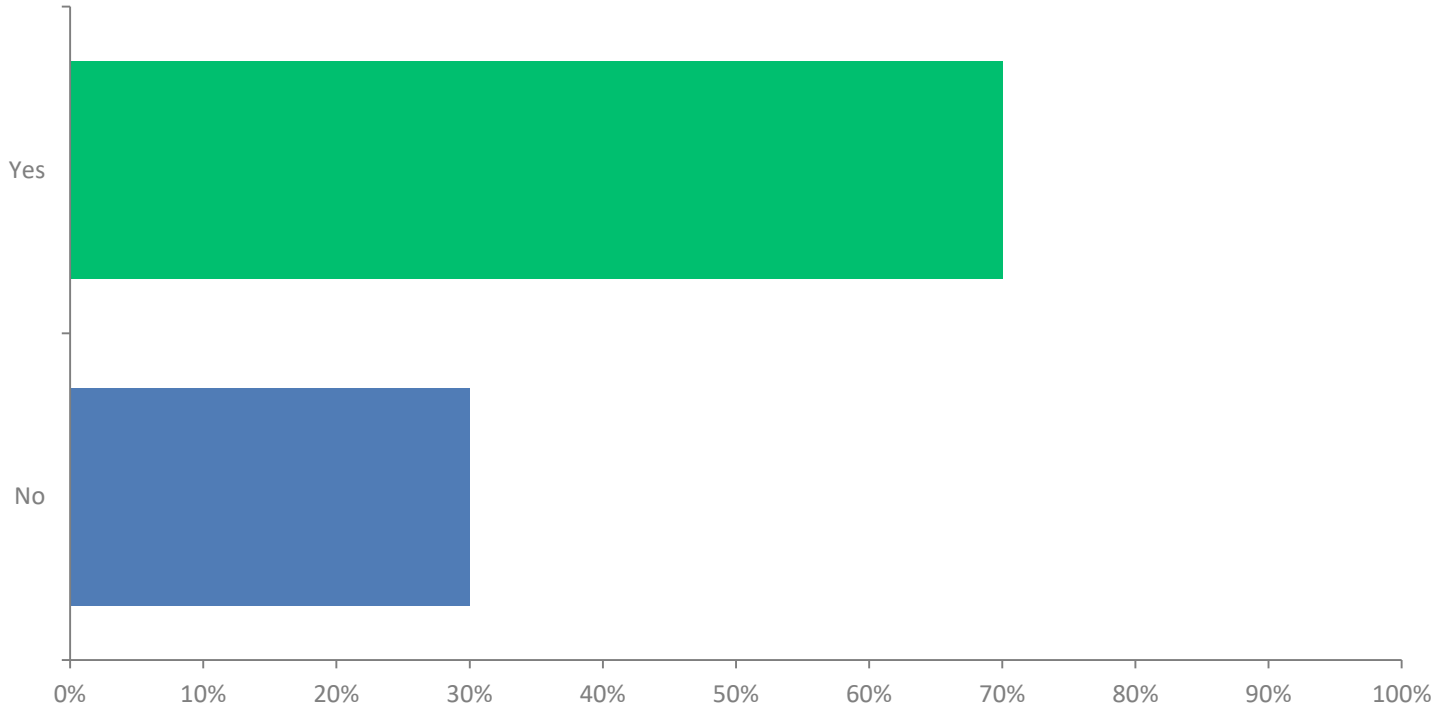
### Q3: Indicate how you feel regarding the following statements. Please provide a response to all statements, check only one box for each statement

Answered: 160 Skipped: 0

	STRONGLY AGREE	AGREE	NEUTRAL / NO OPINION	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
I feel like Skokie has a variety of available housing types for different stages of my life (e.g. single-member household, starter family home, family/larger household, empty nest, etc.).	28.75% 46	33.12% 53	6.88% 11	23.12% 37	8.12% 13	160	1
My home meets my current household needs in being an acceptable distance for me to travel to work.	48.75% 78	30.62% 49	15.62% 25	3.75% 6	1.25% 2	160	1
My home is located in a neighborhood where I can access high quality schools for my children.	53.75% 86	28.75% 46	13.75% 22	2.50% 4	1.25% 2	160	1
My home is located in a neighborhood where I can access community amenities (e.g. park district programs, houses of worship, community groups, etc.)	58.75% 94	31.25% 50	4.38% 7	3.75% 6	1.88% 3	160	1
My home is attractive and well-maintained.	57.50% 92	33.12% 53	5.00% 8	3.75% 6	0.62% 1	160	1
My home's size meets the needs of my household (e.g. number of bedrooms, greenspace, other amenities).	58.12% 93	26.25% 42	5.62% 9	7.50% 12	2.50% 4	160	1
The costs associated with my home are affordable to my household's income.	30.0% 48	35.62% 57	13.12% 21	16.88% 27	4.38% 7	160	1
The homes in my neighborhood are attractive and well-maintained.	35.62% 57	45.62% 73	6.88% 11	10.62% 17	1.25% 2	160	1
My neighborhood has enough parking for residents and visitors.	39.38% 63	40.0% 64	8.12% 13	10.0% 16	2.50% 4	160	1
My home can accommodate my next life cycle (e.g. start a family, reside following retirement, etc.).	35.62% 57	33.75% 54	7.50% 12	15.62% 25	7.50% 12	160	1
I consider Skokie a livable community and would encourage other people to live in this community.	46.25% 74	36.25% 58	5.62% 9	8.12% 13	3.75% 6	160	1

## Q5: Do you work?

Answered: 160 Skipped: 0



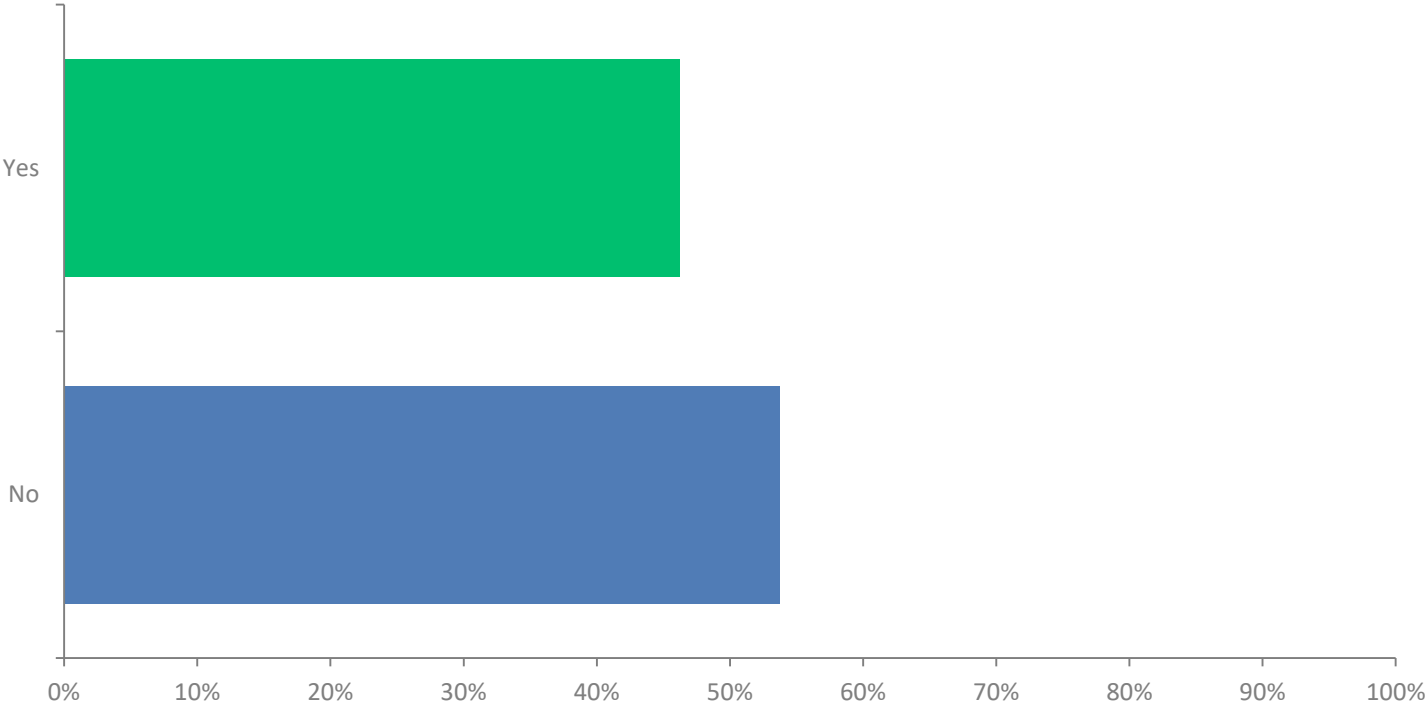
## Q5: Do you work?

Answered: 160 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	70.0%	112
No	30.0%	48
TOTAL		160

# Q7: Please indicate if you work from home (at least one day or more per week).

Answered: 160 Skipped: 0



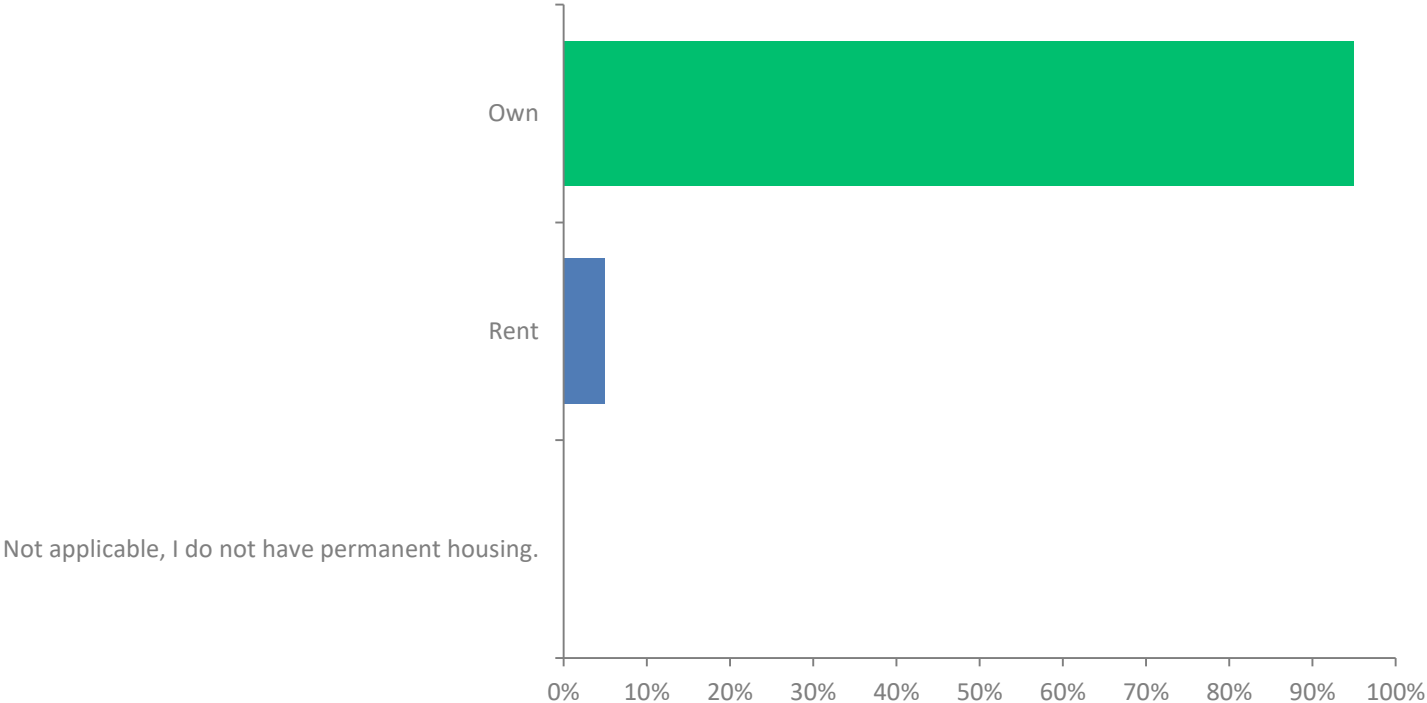
## Q7: Please indicate if you work from home (at least one day or more per week).

Answered: 160 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	46.25%	74
No	53.75%	86
TOTAL		160

# Q8: Do you reside in a home that is owned or rented? (select only one)

Answered: 160 Skipped: 0



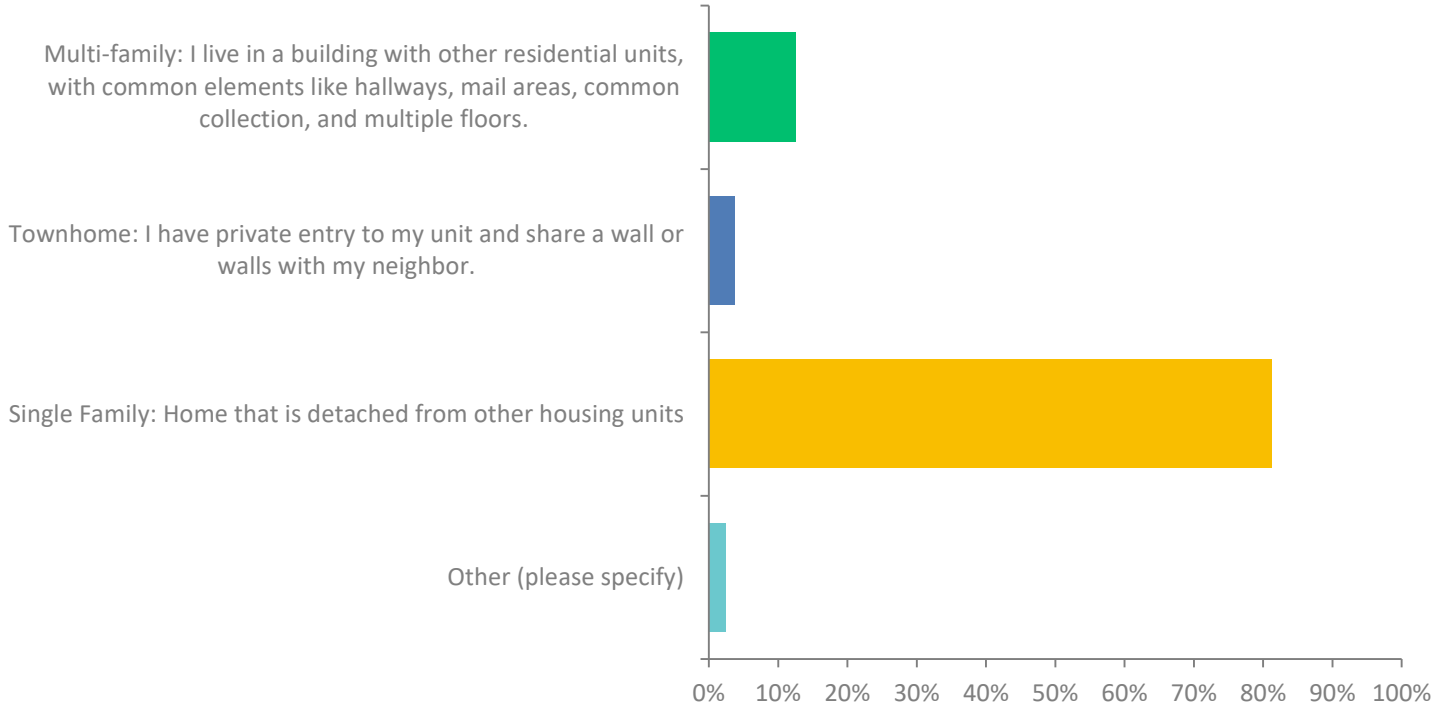
## Q8: Do you reside in a home that is owned or rented? (select only one)

Answered: 160 Skipped: 0

ANSWER CHOICES	RESPONSES	
Own	95.00%	152
Rent	5.00%	8
Not applicable, I do not have permanent housing.	0%	0
<b>TOTAL</b>		<b>160</b>

## Q9: What type of housing do you live in? (select only one)

Answered: 160 Skipped: 0





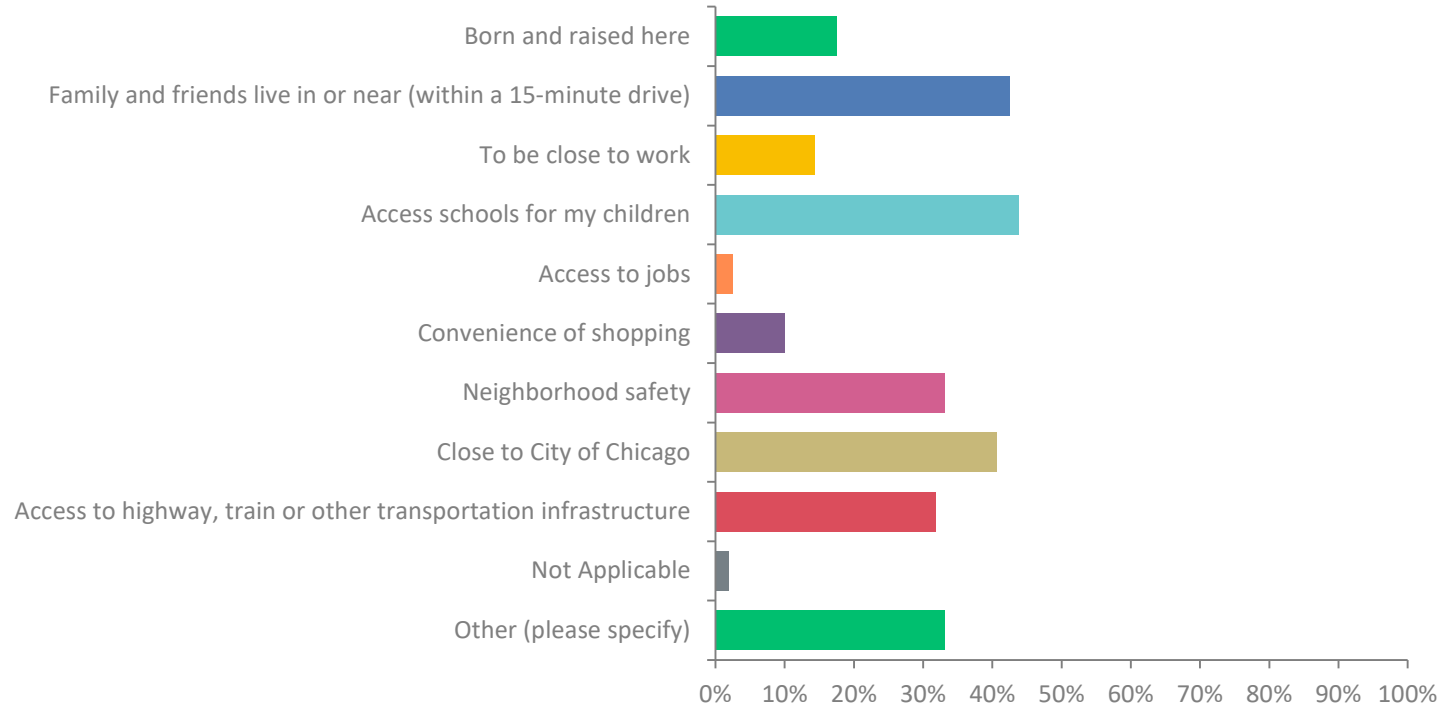
## Q9: What type of housing do you live in? (select only one)

Answered: 160 Skipped: 0

ANSWER CHOICES	RESPONSES	
Multi-family: I live in a building with other residential units, with common elements like hallways, mail areas, common collection, and multiple floors.	12.50%	20
Townhome: I have private entry to my unit and share a wall or walls with my neighbor.	3.75%	6
Single Family: Home that is detached from other housing units	81.25%	130
Other (please specify)	2.50%	4
<b>TOTAL</b>		<b>160</b>

# Q10: If you live in Skokie, please share the top three decisions that factored into why you chose to live in Skokie? (select three).

Answered: 160 Skipped: 0



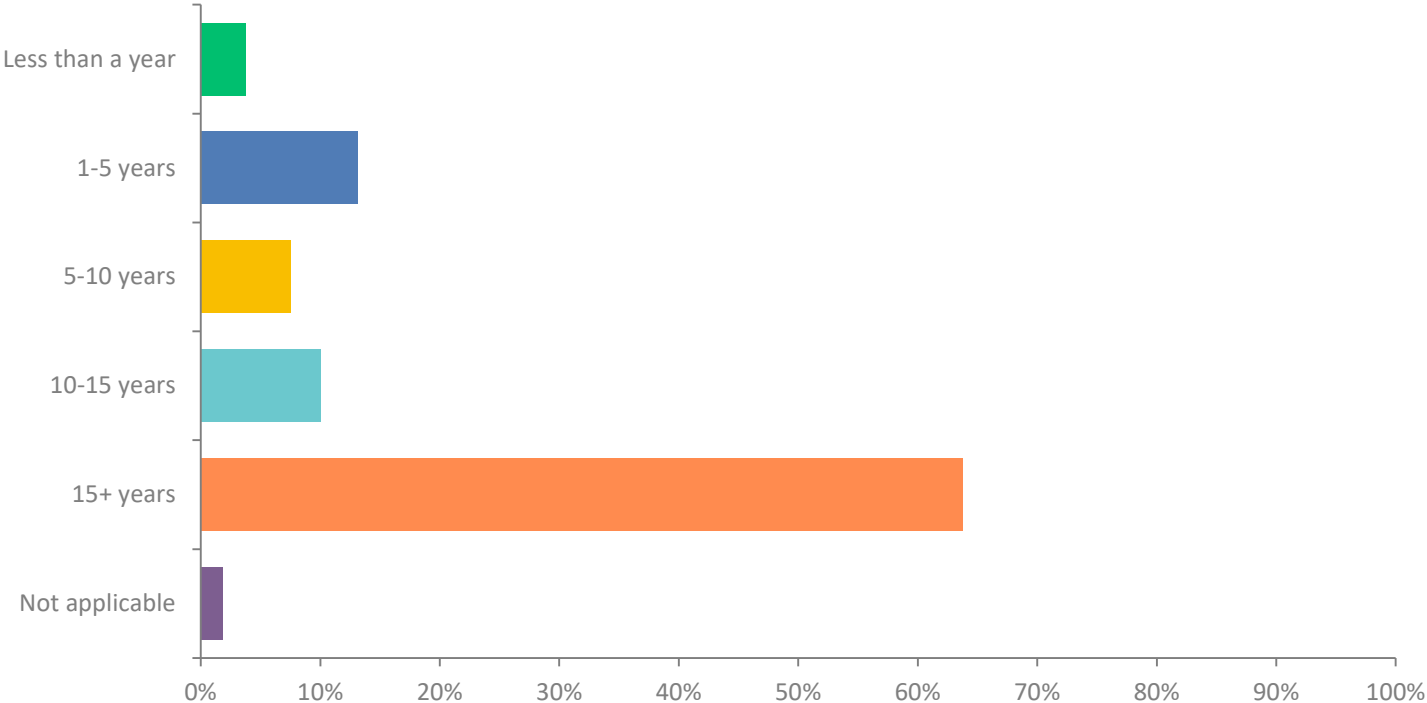
## Q10: If you live in Skokie, please share the top three decisions that factored into why you chose to live in Skokie? (select three).

Answered: 160 Skipped: 0

ANSWER CHOICES	RESPONSES	
Born and raised here	17.50%	28
Family and friends live in or near (within a 15-minute drive)	42.50%	68
To be close to work	14.38%	23
Access schools for my children	43.75%	70
Access to jobs	2.50%	4
Convenience of shopping	10.0%	16
Neighborhood safety	33.12%	53
Close to City of Chicago	40.62%	65
Access to highway, train or other transportation infrastructure	31.88%	51
Not Applicable	1.88%	3
Other (please specify)	33.12%	53
TOTAL		434 <sub>14</sub>

# Q11: If you live in Skokie, how long have you lived in Skokie?

Answered: 160 Skipped: 0



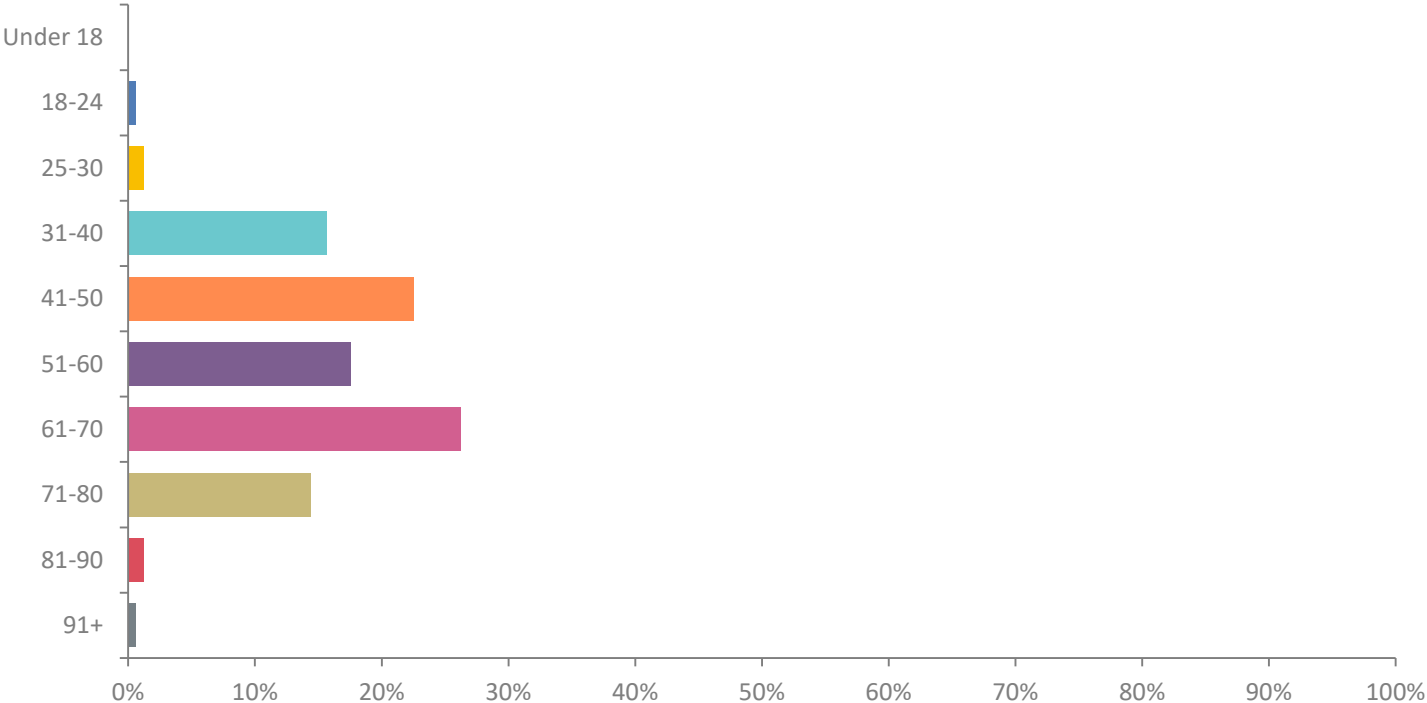
## Q11: If you live in Skokie, how long have you lived in Skokie?

Answered: 160 Skipped: 0

ANSWER CHOICES	RESPONSES	
Less than a year	3.75%	6
1-5 years	13.12%	21
5-10 years	7.50%	12
10-15 years	10.0%	16
15+ years	63.75%	102
Not applicable	1.88%	3
<b>TOTAL</b>		<b>160</b>

# Q12: What is your age group?

Answered: 160 Skipped: 0



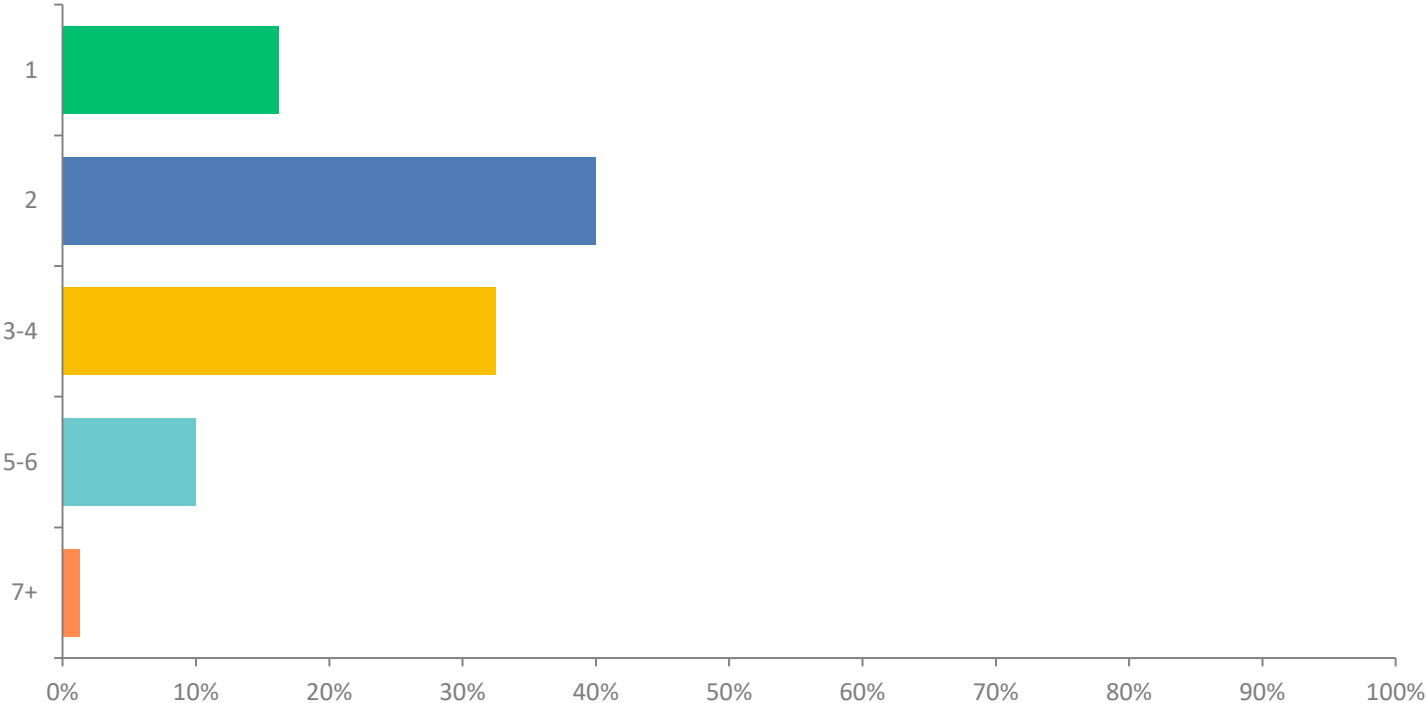
## Q12: What is your age group?

Answered: 160 Skipped: 0

ANSWER CHOICES	RESPONSES	
Under 18	0%	0
18-24	0.62%	1
25-30	1.25%	2
31-40	15.62%	25
41-50	22.50%	36
51-60	17.50%	28
61-70	26.25%	42
71-80	14.38%	23
81-90	1.25%	2
91+	0.62%	1
TOTAL		160

# Q13: How many people currently live in your home as their primary residence?

Answered: 160 Skipped: 0





### Q13: How many people currently live in your home as their primary residence?

Answered: 160 Skipped: 0

ANSWER CHOICES	RESPONSES	
1	16.25%	26
2	40.0%	64
3-4	32.50%	52
5-6	10.0%	16
7+	1.25%	2
TOTAL		160

**Memorandum**  
**Community Development Department**

TO: Plan Commission Housing Sub-Committee

FROM: Johanna Nyden, Community Development Director  
Justin Malone, Neighborhood & Housing Coordinator  
Jose Acosta, Planning Coordinator

DATE: December 5, 2023

SUBJECT: **Update on themes for the Village's Housing Chapter from the Housing Sub-Committee of the Plan Commission**

**LEGEND:** Sub-Committee Input (Nov 7) – Light Blue

Staff Input – Purple

December 11<sup>th</sup> Additions - Brown

This memorandum provides an expanded outline of the themes that were discussed during the November 7<sup>th</sup>, 2023 meeting of the Housing Sub-Committee of the Plan Commission for updating the Comprehensive Plan as it relates to housing (2<sup>nd</sup> meeting).

Themes discussed for housing chapter update:

- Flexibility
- Character
- Reasonable Standards
- Protect and Conserve

Within these themes, the sub-committee identified topics they'd like to see addressed in the updated housing chapters:

**Flexibility:**

- Increase housing supply to meet demand of growing population
  - Skokie's population has been steadily growing since 1990. Reaching a total population of 67,824 in 2020, a 4.7% increase in population from 10 years prior.
  - The total population in Skokie has grown disproportionate to the number of housing units. From 2010 to 2020, the population increased by 4.7% while in that same 10-year span, the housing stock only increased by 0.76%.
- Provide a variety of housing types and sizes within Village constraints
  - The Village housing stock is comprised of 61% single family homes and 38.7% 2 or more-unit, multi-family homes. (CMAP, American Community Survey).
  - The housing costs in Skokie are much higher than the Cook County averages, 55.5% of Skokie residents spend more than \$75,000 on housing costs, which

accounts for 20 to 30 percent of their income, despite being more affordable than further up the North Shore.

- Encourage pathways to homeownership
  - Examples
    - Chicago Housing Authority offers programs to encourage homeownership
      - HOME (Home Ownership Made Easy) offers two pathways to homeownership
        - 1. Choose to Own Program (CTO) allows qualified Housing Choice Voucher (HVC) and Public Housing families to use their housing subsidy to buy a home and receive monthly assistance with a portion of their mortgage payment. (Through CTO, more than 800 households have purchased their own home)
        - 2. Down Payment Assistance (DPA) program, in partnership with Neighborhood Housing Services of Chicago, assists first time homeowners who meet eligibility requirements with a grant of up to \$20,000 to aid with down-payment and closing costs.
      - Community Partners for Affordable Housing (CPAH)- Homebuyer Education Classes and Counseling, Down Payment Assistance, Financial Counseling, Foreclosure Prevention
      - Community Land Trusts
- Encourage adaptive reuse for housing options for non-residential buildings
  - Identify areas of the code that may not support housing development
  - West Chicago Comprehensive Plan includes Adaptive Reuse with policies and implementation strategies ([WestChicago Plan.pdf \(dropbox.com\)](#) page 70)
    - Implement and coordinate “Showcase” events to show interested developers’ potential locations in West Chicago.
    - Review existing design guidelines for residential properties and update as needed, and create new commercial storefront guidelines, to support adaptive reuse and redevelopment
- Improve accessibility and walkability
  - Promote housing design that prioritizes pedestrian space and not car space
    - Encouraging homeowners and developers to use design practices that allow for increased walkability in residential areas by creating policies and standards that enforce this.
    - Example: (2023-14P) New Ordinance prohibiting new curb cuts for driveways in residential zones if lot is abutting a public alley. (relief may only be granted for mixed-use, business and industrial properties)

- Age-friendly development
  - Sullivan, Maine
    - Age-friendly Sullivan “Comfortable Home”
    - [Sullivan-Age-Friendly-Guide-FINAL.pdf \(sullivanmaine.org\)](#)
    - Program from MDI/Ellsworth Housing Authority that helps senior residents live more independently by offering home improvement opportunities to increase accessibility standards for the homes of older residents at no cost to them. (may not be applicable but home improvement programs like these might interest a range of Skokie residents)
- Encourage Sustainable practices/standards
  - Village of Skokie 2022 Environmental Sustainability Plan Actions
    - Reducing the share of population living in high energy poverty from 15.4% to 10% by 2030
    - Identify and publicize additional options for building improvement programs for both owner-occupied and rental properties that would reduce energy consumption for vulnerable populations and those living under high energy burden through added insulation, air sealing, passive energy systems, heat pumps, and higher efficiency equipment
    - Use grant, state, and municipal funding to implement an income-based payment system to allow low-income and fixed-income residents to participate in energy efficiency and weatherization programs at little to no cost.
  - Update community plans, zoning, and design standards to increase housing and community resilience to the impacts of climate change, including flooding, heat island, and extreme weather particularly for populations most vulnerable
    - Study changes to zoning ordinances to allow businesses such as restaurants, grocery stores, and medical facilities in or near residential areas.
    - Study the zoning ordinance to allow higher density development. Ordinance revision should consolidate and revise residential zoning categories to allow for an increase in housing density in all areas of the community.
    - Support neighborhood-based plans for all neighborhoods to encourage neighborhood identity, engagement and development. Plan goals should be to increase housing density, options, affordability, and equity while furthering the goals of the Sustainability Plan.
- Biking infrastructure installed at Howard Street, Main Street, Old Orchard Road, and Skokie Valley Trail ([Village of Skokie Comprehensive Plan Transportation Chapter](#) )
- Sidewalk gap program

- Present items within the Village code that offer flexibility for both residents and Village Staff
- Study ability to implement Inclusionary Housing Ordinance
- Zoning Code changes to allow accessory dwelling units (ADUs)

### Character:

- Appearances and character of new construction and significant remodeling
- Placemaking / creating sense of place and community
  - Neighborhood identity signage and wayfinding (directional signage)
  - Accessibility, Comfort, Social Spaces, Open spaces with programming (opportunities to sit and relax, eat, socialize, shop, etc)
  - Promoting native plantings and rain gardens among residents (for their own homes)
  - Creating a neighborhood/community garden
  - Establishing “Free Libraries” within neighborhoods
  - Connect residents to programs
    - Example: Chicago’s “Roof and Porch Repair Program” home repair assistance for low-income residents
- Continue incorporating Complete Streets ideas to improve walkability and pedestrian friendly environments as well as access to multi-use paths
  - Village of Skokie’s Complete Streets Policy (2016) [Complete Streets Policy \(2016\)](#)
  - Prioritizing pedestrian, bicycle, and transit modes of transportation for people of all ages and abilities. Context sensitive design standards means there is no “one size fits all” mindset in terms of street design.
- Good Urban Design
  - Sustainable building practices
    - Use of different building materials
    - Study potential of use of form-based code
  - Energy efficiency
- Protect neighborhood character by providing opportunities for existing residents to continue living in their neighborhoods
  - Assisting low-income residents with housing costs
  - Promote and encourage new housing developments to grow housing stock in our neighborhoods.
- Promote trees
- Guide growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites
- Zoning Standards
  - Building for today’s housing needs
  - Lot size
    - Consider smaller lot sizes for housing in R1 and R2 zoning districts

- Articulation of buildings
  - Zoning maximizes lot and creates extra bulk. Consider zoning changes that promote more aesthetically pleasing design.
- Recognize residential zoning district nuances

### Reasonable Standards:

- ~~Clean, safe, dry (standards) to address home weatherization issues correlated with energy efficiency and energy poverty~~ (Remove? Duplicate comment)
- Increasing housing types to meet demand
  - Allow for a range of housing options to cater to diverse needs of families of all sizes and residents of all ages and socioeconomic levels
  - Ensure sustainable and high-quality developments [Green Globes](#) certification system that evaluates the environmental sustainability, health & wellness, and resilience of structures or single-family homes
  - [Fitwel](#) certification for new or existing buildings for added value, risk mitigation and data-driven reporting
  - [ENERGY STAR Home Upgrade](#) - crafted set of high-impact, energy efficiency improvements for existing homes to deliver energy and cost savings and a cleaner, healthier, and comfortable home (including single-family homes)
- Pedestrian friendly development ([Complete Streets](#))
  - [Smart Growth America Complete Streets Guide](#)
    - A complete street may include: sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible public transportation stops, frequent and safe crosswalks, median islands, accessible pedestrian signals, curb extensions, narrower travel lanes, roundabouts and more.
    - The context and needs of users are different in rural, suburban, and urban communities, and streets will look different as a result, even when using a Complete Streets approach.
- [Village of Skokie's Complete Streets Policy \(2016\)](#)
- Placemaking
  - Establish an identity and theme in neighborhoods to create a sense of place
    - (e.g. Timber Ridge, Salem Village neighborhoods)
  - Create safe access and accommodations for different user experiences
    - Different zones for motorists, bicyclists, pedestrians
  - Use gateway features and signage to define the space
    - Establish the outer limits of the identified space
    - Wayfinding signs to let people know what services and attractions the area offers
  - Incorporate amenities to encourage people to increase their enjoyment of the area
    - Programming activities within spaces (passive versus active spaces)
    - Outdoor seating, trash receptacles, bike racks
  - Create a vision based on community needs and input as well as best practices

- Creating development guidelines (universal design and age-friendly)
  - Concept of Visibility:
    - Barrier-free access to buildings and houses
    - Allow for wider passages to accommodate wheelchairs, etc.
    - One bathroom on the main floor you can get into in a wheelchair
  - APA Planning for Equity Policy Guide
- Sustainability and energy efficiency Local Housing Solutions- Energy-Efficiency Standards
  - In built-out communities with little available land, requirements that apply when buildings are sold may be a more effective way to reduce residential energy consumption (required energy rating for attic insulation, low-flow toilets, setting targets for updated heating systems)
  - Some state and local energy codes may require reporting of energy usage to track consumption and encourage making efficiency improvements
- Resiliency in housing Build Change Guide to Resilient Housing
  - Disaster resistant
  - ~~Healthy & Secure— with adequate water, sanitation, ventilation, light, access, space, and security~~ (Remove? Duplicate comment)
  - Adaptable- can be expanded and adapted to growing populations, shifting demographics, and emerging technology
  - Scalable- able to meet the needs of families through a combination of policy change and access to finance and technology
  - Zoning code modifications to facilitate the use of lower-cost housing variations
    - Flexible height and setback guidelines when changing the footprint of the existing dwelling (through conditional uses or variances)
    - Allow the use of Accessory Dwelling Units (ADUs) in appropriate zoning districts (both internal and external)
  - Revisiting density zoning within existing single-family residential zoning districts
- Referencing previous plans when creating new policy
  - Skokie's Environmental Sustainability Plan (November 2022)
  - Complete Streets Policy for the Village of Skokie (March 2016)
- Clear implementation strategies
- Incorporate concepts from previous Skokie plans and use approved goals and strategies from them
- Reference equitable development policies EPA Smart Growth and Equitable Development
  - Draw on environmental justice, creating opportunities and regions where residents of all incomes, races, and ethnicities participate in and benefit from decisions that shape the places where they live
  - Emphasize that all residents should be protected from environmental hazards and enjoy access to environmental, health, economic, and social necessities such as clean air and water, adequate infrastructure, and job opportunities

- Reduce health and economic inequalities among localities and improve outcomes for low-income communities while building healthy metropolitan regions

### Protect and Conserve:

- Encouraging homeownership and the development of existing uses and housing types
- Improving existing housing
  - More cost efficient
  - Avoids relocation
  - Investment in long-term residents
- Incentivizing affordable and attainable housing [Local Housing Solutions- Incentives to Encourage the Development of Lower-Cost Housing Types](#)
  - Streamlined permitting processes, reduced parking requirements, density bonuses, other variances
- Promoting partnerships with businesses and non-profits to assist with housing needs
- Strengthen repair programs for existing homeowners / Pride of ownership
- Study the feasibility of establishing a land trust
- Create a Housing Stock Registry to evaluate existing conditions of homes in Skokie
- Repurposing underutilized parcels [Brownfield / Greyfield Redevelopment Toolkit](#)
  - Adaptive reuse of buildings
  - Creative Public Finance (TIF or special purpose tax districts)
  - Sub-Area Plans (corridors, neighborhoods, etc.)
  - Infill Development (targeting vacant and underutilized land and building new structures that blend seamlessly within their context)
  - Mall-Suburban Corridor Retrofits (including older office parks, malls, strip centers, or older commercial development)
    - Redeveloping these spaces from single-use, auto-oriented developments into transit and pedestrian-friendly mixed-use centers that include housing to meet the current market demands and improve the tax base and physical vitality of the community.
  - Land Use Modeling / Scenario Planning
    - Consider how different growth patterns impact local priorities
    - Creates more informed decision making and coordination of local planning