

## NOTICE OF PUBLIC HEARING

Skokie Plan Commission, Thursday, January 19, 2023, Village of Skokie, 5127 Oakton Street, Skokie, Illinois 60077, at 7:30 P.M., to consider the following:

NEW	ACTION TAKEN
<b>2023-01PD – Parking Determination: 7800 Austin Avenue</b> Proposed UPS Distribution Facility	Approved staff recommendation of 300 on-site parking spaces  6-0-3
<b>(7:45 P.M.) Discussion: Affordable Housing</b> Listen and learn session featuring speakers who develop and work towards the preservation and creation of new affordable housing development	No Vote Required

### FOR YOUR INFORMATION:

Plans and related documents are available at the Planning Division office at Village Hall Monday through Friday from 8:30 AM to 5:00 PM. 847-933-8447

---

**SPECIAL AID:** Available upon request for the disabled. Call 847/673-0500 or email [info@skokie.org](mailto:info@skokie.org).

---

This notice is for information purposes only.

Paul Luke, Chairman

**Plan Commission Summary Meeting Minutes**  
**Date: January 19, 2023**

A motion to approve the minutes of the Plan Commission meeting of December 1, 2022 (Case 2021-30P) was made by Commissioner Franklin and seconded by Commissioner Shah.

**Case Description:**

**2023-01PD – Parking Determination: 7800 Austin Avenue**

Proposed UPS Distribution Facility

**Discussion and Interested Parties**

Legal notice was advertised as prescribed by the Zoning Chapter. Personal notice was not required for this case.

Doug Klein, Development Director, Bridge Point Skokie, LLC, presented the case. He introduced Luay Aboona from KLOA, Transportation Engineers, and Jeremy Watkins, project manager from UPS. They didn't have any additional comments to their submitted documents.

The Planning Manager summarized the staff report. The site, located in a M3 zoning district, will be developed as a distribution facility for UPS; a permitted use. It will serve as a transfer point between long-haul trucks and package cars and vans for delivery. There will be a 72-space parking lot on the north side of the building and a 228-space lot on the east side of the building.

The Chairman inquired how many shifts do they plan on operating with. Mr. Watkins stated that they will have 3 shifts but will not be running continuously. The peak period is the early morning shift from 4 AM to 10 AM when the feeder trucks are unloaded, and contents reloaded into package cars. The next busiest is the evening peak period. Personal vehicles remain at the site until the delivery cars return.

A commissioner asked if this center is replacing the Northbrook location. Mr. Watkins answered that this station is an additional location as relief for the Northbrook facility.

Lauren Grodnicki, 8818 Kolmar, inquired about swales and the sewer system. She wanted to view plans and offer her feedback on sustainability. The chairman pointed out that this meeting is solely to determine the parking needs for the site. The Community Development Director added that the petitioner obtained approval from the Plan Commission and Village Board previously.

## **Recommendations and Voting**

A motion was made to approve, as presented, staff's recommendation for 300 on-site parking spaces for the UPS distribution facility at 7800 Austin Avenue.

**Motion: Shah**

**Second: Ousley**

**Absent: Burman,  
Lakhani, and  
Mathee**

**Ayes: 6**

**Nays: 0**

**Plan Commission Summary Meeting Minutes**  
**Date: January 19, 2023**

A motion to approve the minutes of the Plan Commission meeting of December 1, 2022 (Case 2021-30P) was made by Commissioner Franklin and seconded by Commissioner Shah.

**Case Description:**

**Discussion: Affordable Housing**

Listen and learn session featuring speakers who develop and work towards the preservation and creation of new affordable housing development.

**Discussion and Interested Parties**

At the December 20, 2022 Village Board meeting, the Trustees made a directive for the Plan Commission to develop affordable housing policy recommendations to the Board by the end of the 1<sup>st</sup> quarter of 2023. The process will begin with this listen and learn session to gather information and feedback from several experts in the field. The next meeting, on February 2, 2023, will refine the discussion among the Plan Commission and community members. The concluding meeting will take place on March 2, 2023 at which time recommendations will be finalized to present back to the Village Board.

Jonathan Burch of Chicago Metropolitan Agency for Planning (CMAP), David Brint & Peter Levavi of Brinshore Development, Rich Monocchio from Housing Authority of Cook County, Rob Anthony of Community Partners for Affordable Housing, and Richard Koenig of Housing Opportunity Development Corporation each shared the work they are doing to support affordable housing in the area by means of short presentations and handouts.

The Plan Commissioners asked questions regarding demographics, comparisons with our border communities, and clarification of strategy terms.

Several audience members posed questions and comments regarding income levels, how condos can stay affordable, the effects of homelessness on students, impact on existing residential property values, and how intergenerational housing promoted by smaller non-profit organizations should be added to the mix.

All commenters thanked the Village for addressing and undertaking this important topic.

**Recommendations and Voting**

No vote was taken.