

Forging the Future

Development team creates mixed-use development in downtown Skokie, sets benchmark for future building



8000 N Skokie Rendering
(Lucien Lagrange Studio)

An Illinois-based development team is underway on a new mixed-use luxury apartment building in the Village of Skokie, known as one of the “most livable” cities in America.

The project, 8000 North, will feature luxury apartments, a 13,000 square-foot rooftop amenity, ground-floor commercial space and an adjacent parking garage serving both residents and the public. It’s poised to pave the way for the thriving future of Skokie, a suburb located about 15 miles north of downtown Chicago.

Skokie is a diverse community that appeals to individuals and families across all generations. With convenient access to Chicago via public transportation, great schools and an abundance of local businesses, residents get an urban feel in a suburban community.

8000 North, LLC

PRESIDENT
Norm Hassinger

LOCATION
Arlington Heights, Illinois

Village of Skokie

VILLAGE MANAGER
John Lockerby

LOCATION
Skokie, Illinois



Groundbreaking (Village of Skokie)

The 8000 North development aims to enhance these features, providing upscale housing for its residences and 15,000 square feet of retail space that will include the highly regarded Shakou restaurant offering Pan Asian cuisine.

"This iconic project adds a significant new dimension to downtown Skokie by providing luxury apartments and brand-new commercial space at a prime downtown intersection located across the street from the renowned Skokie Public Library and the iconic Skokie Theater," says John Lockerby, Village Manager. "This mixed-use development, in conjunction with others underway, will add more than 300 housing units for new and existing residents to live in the heart of the community."

Developing the project is 8000 North, LLC, a development team comprising numerous partners throughout the region. Hoffman Homes, Pontarelli Companies and Greenspire Capital are the leading team members, with Hoffman Homes and Pontarelli Companies overseeing the design and construction. The Village of Skokie is also participating and envisioned the development alongside Lucien Lagrange, the project architect. W.E. O'Neil Construction Co. is the general contractor.

Construction began on 8000 North this past Fall. The development team anticipates the property's completion in June 2020.

FORMING THE VISION

The \$60 million development includes a 12-story apartment building with 153 residences. Adjacent to the luxury apartment building is a six-story parking garage with 192 spaces for tenants, along with 73 spaces of free public parking.

John Dragic of Greenspire Capital is spearheading the financing of the multimillion-dollar development. As a former lender, builder and developer, his broad range of development experience has greatly contributed to the project's success.

To distinguish itself within the market, the development team incorporated a unique amenity space on the building's rooftop. This space includes a workout area, coffee bar, computer area, lounge, demonstration kitchen, party room, outdoor barbecues, fire pits and spectacular views of the Chicago skyline.

The lot where 8000 North sits was acquired by the Village of Skokie. It had been vacant for more than 10 years. Hoffman Homes, along with the rest of the development team, has extensive experience creating unique and transformative infill developments like this one.

"Part of what makes this business exciting is when you can take difficult sites that are not readily developable and come up with the

right plan and the right strategy," says Norm Hassinger, President of Hoffman Homes. "In this case, our relationship with Lucien Lagrange allowed us to sit down and lay out how we would approach designing a plan of development for the property. It was a very creative process."

One of the many interesting elements of the property is its motor court entry, which is in addition to the private- and public-use parking garage. The court's design will include public art and enhancing landscaping by Pamela Self, the project's landscape architect, providing an engaging experience for downtown residents and visitors.

"That strategy [for the development] allowed us to develop an apartment building with a motor court entry, which is very unusual in most infill developments," Hassinger says. "[There is] a drop-off area with outdoor seating for the commercial restaurant in that same space. You have a way of inviting people into the building for multiple uses, not just for the residents, but [also] for people who live in the community."

The ground floor of the parking garage also contains 3,000 square feet of space that can be used for retail applications in the future.

MAKING AN IMPACT

The 8000 North, LLC team has worked closely with the Village of Skokie throughout the development to ensure the building would bring new life to the area.

"Our team approach to working with the village to design a development they are excited about and proud of is probably the most important outcome," Hassinger says. "I've been doing this a long time, and to have a staff and the members of the leadership, from the village manager to the mayor, to be intimately involved every step of the way is a very rare occurrence. It has really helped create the outcome that we have here."

Thanks to the constant communication, hard work and dedication on the part of all the development team members and the Village of Skokie, Hassinger believes 8000 North will set a high bar for all future development in the community. ■

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For 30+ years, Lucien Lagrange has been recognized for creating timeless, elegant homes of the highest quality of living. Lucien Lagrange Studio's work is defined by distinctive architecture that enhances and seamlessly integrates into the lives of its residents and communities; our buildings are equally welcomed and beloved by sidewalk strollers for their external grace and beauty as by their owners for their ability to blend time-honored craftsmanship with modern sensibilities regarding space, comfort and functionality. This approach has garnered Lucien Lagrange with an award-winning portfolio of luxury hotels, mixed-use and historic redevelopments that succeed both critically and commercially. We're pleased to bring these same elements and commitment to quality to the Village of Skokie with the 8000 North development.



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