



# **SENECA PARK LAND SWAP**

## **PUBLIC HEARING**

**October 27, 2021 6:30 PM**

- I. Call meeting to order
- II. Pledge of Allegiance
- III. Introductions
- IV. Presentation
- V. Questions
- VI. Adjournment

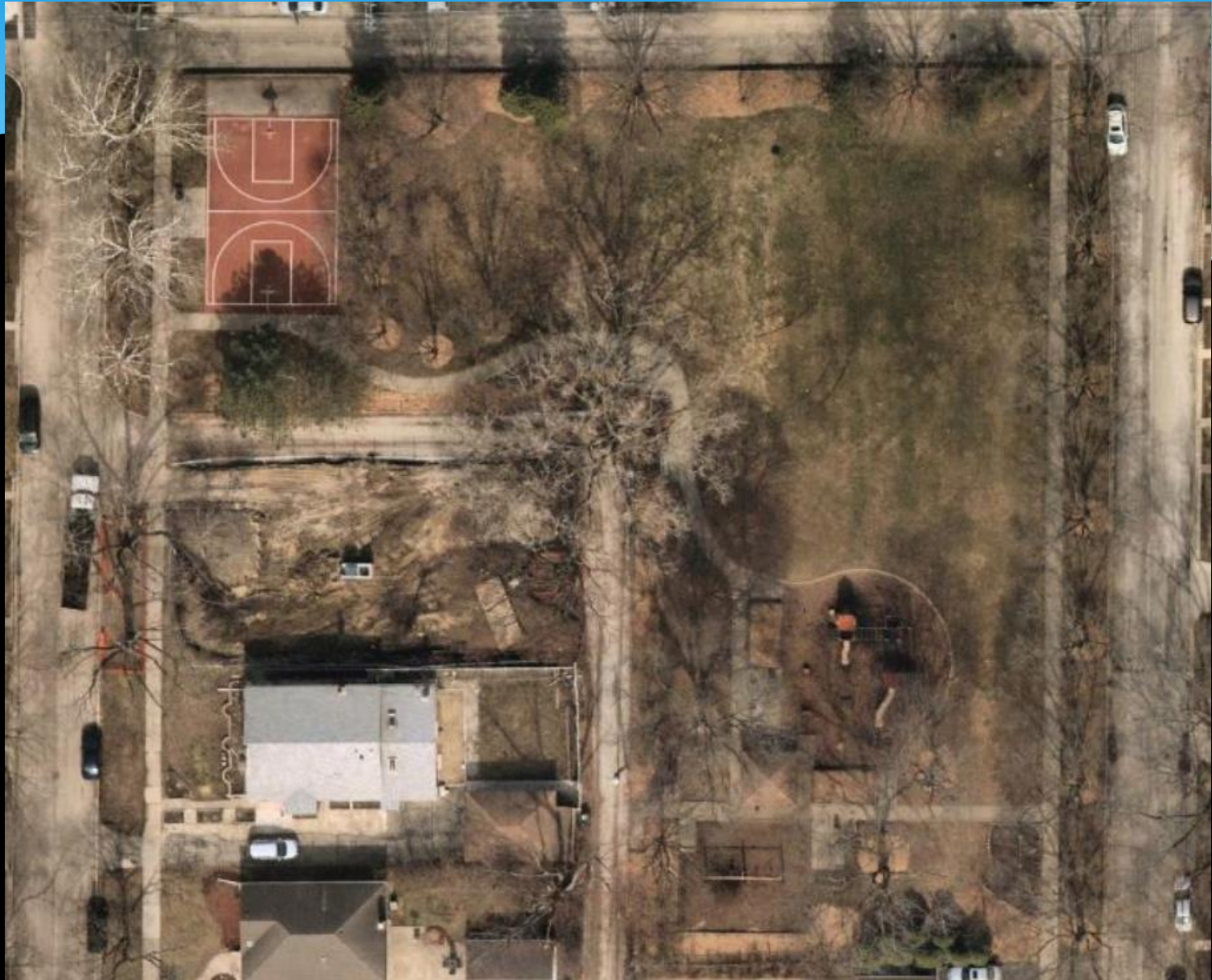
# Overview of Proposed Seneca Park Land Swap

- The 8,330 square foot property at 8729 Karlov was purchased by Lubavitch Chabad and the house was razed.
- Lubavitch Chabad has proposed a land swap with Skokie Park District of 8,330 square feet of property directly to the north of 8729 Karlov (in Seneca Park).
- Lubavitch Chabad will use the property to construct a parking lot.
- The Skokie Park District would use the land swapped as park space.
- By Illinois state code pertaining to Park Districts and land exchanges, the Skokie Park District can only exchange land for equal or greater value. This is an equal swap of property and the Skokie Park District will not lose any square footage of parkland.

# Key Points/Clarifications

- Limited costs will be incurred by the Skokie Park District as a result of this process, there will be legal fees.
- The existing Village of Skokie owned alley will move to the south side of 8729 Karlov and function as it currently does.
- Lubavitch is responsible for the following costs associated with the project:
  - Landscaping around the proposed parking lot.
  - Replacement of any trees that need to be removed.
  - Replacement of alley fencing.
  - Installing sidewalk access into the park and connecting to existing sidewalk.
- Again, the Skokie Park District is not selling or losing any square footage of park land.

# Existing Conditions

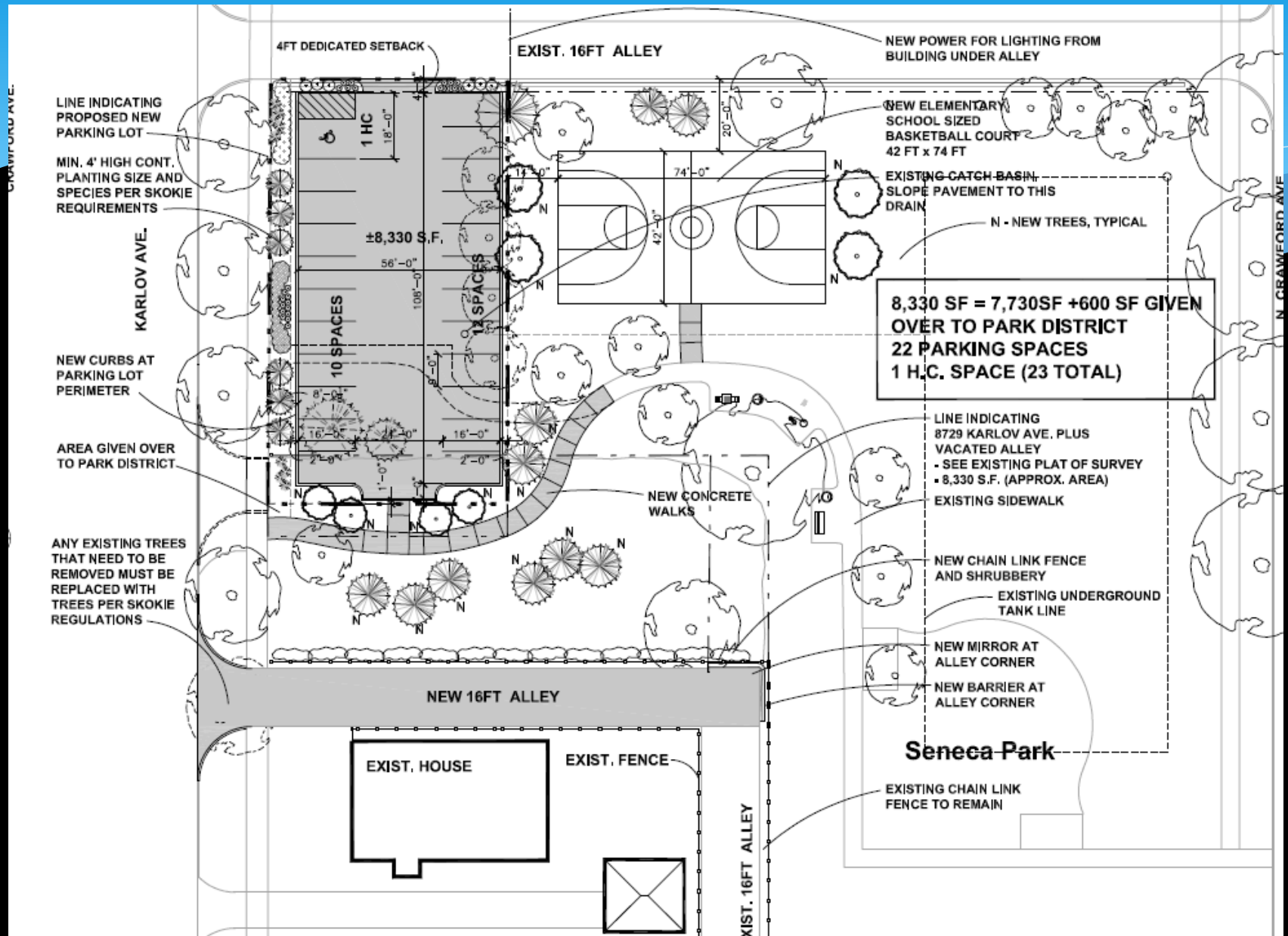




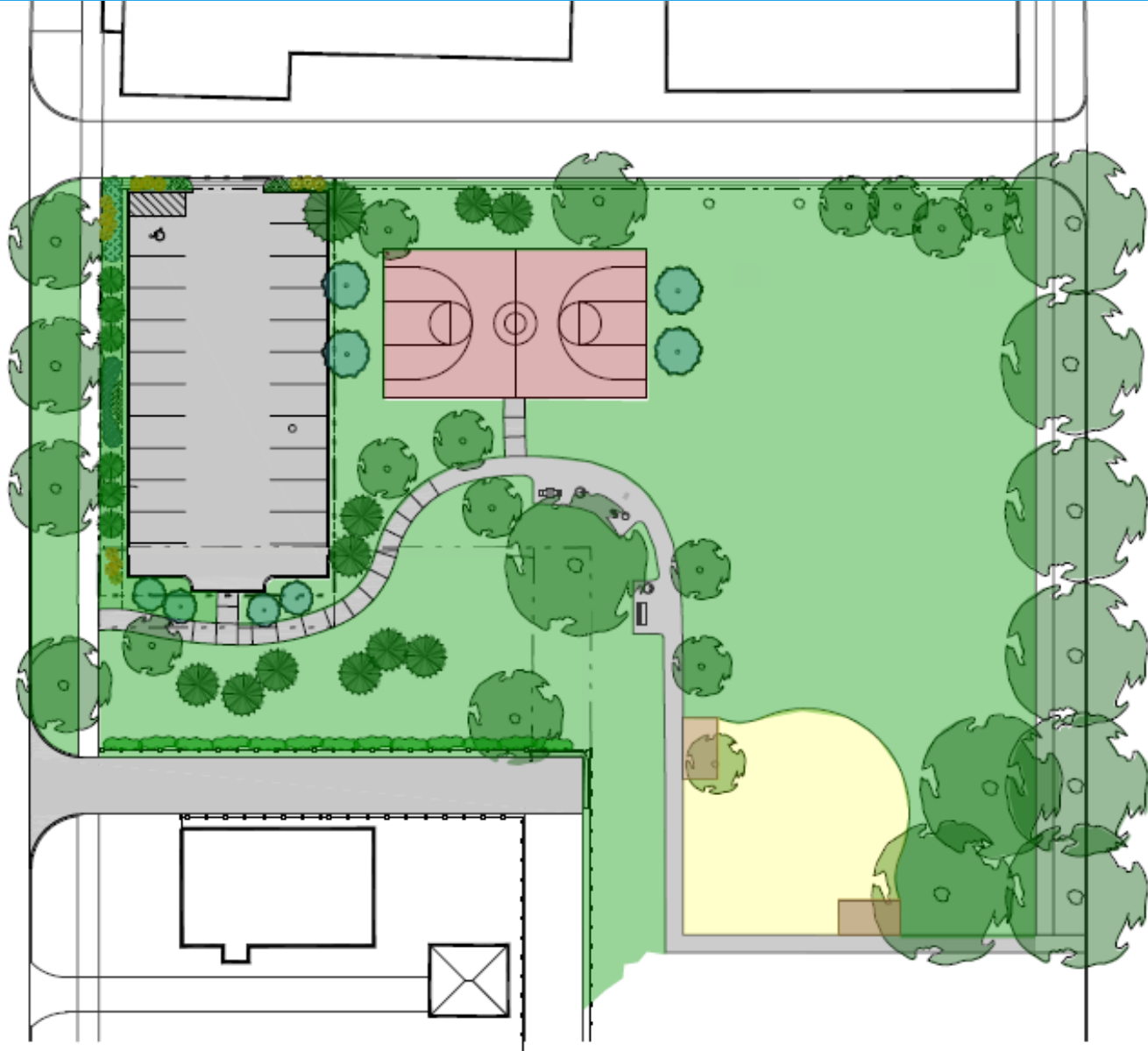
# Previous Impervious Footprint



# Option 1



# Option 1

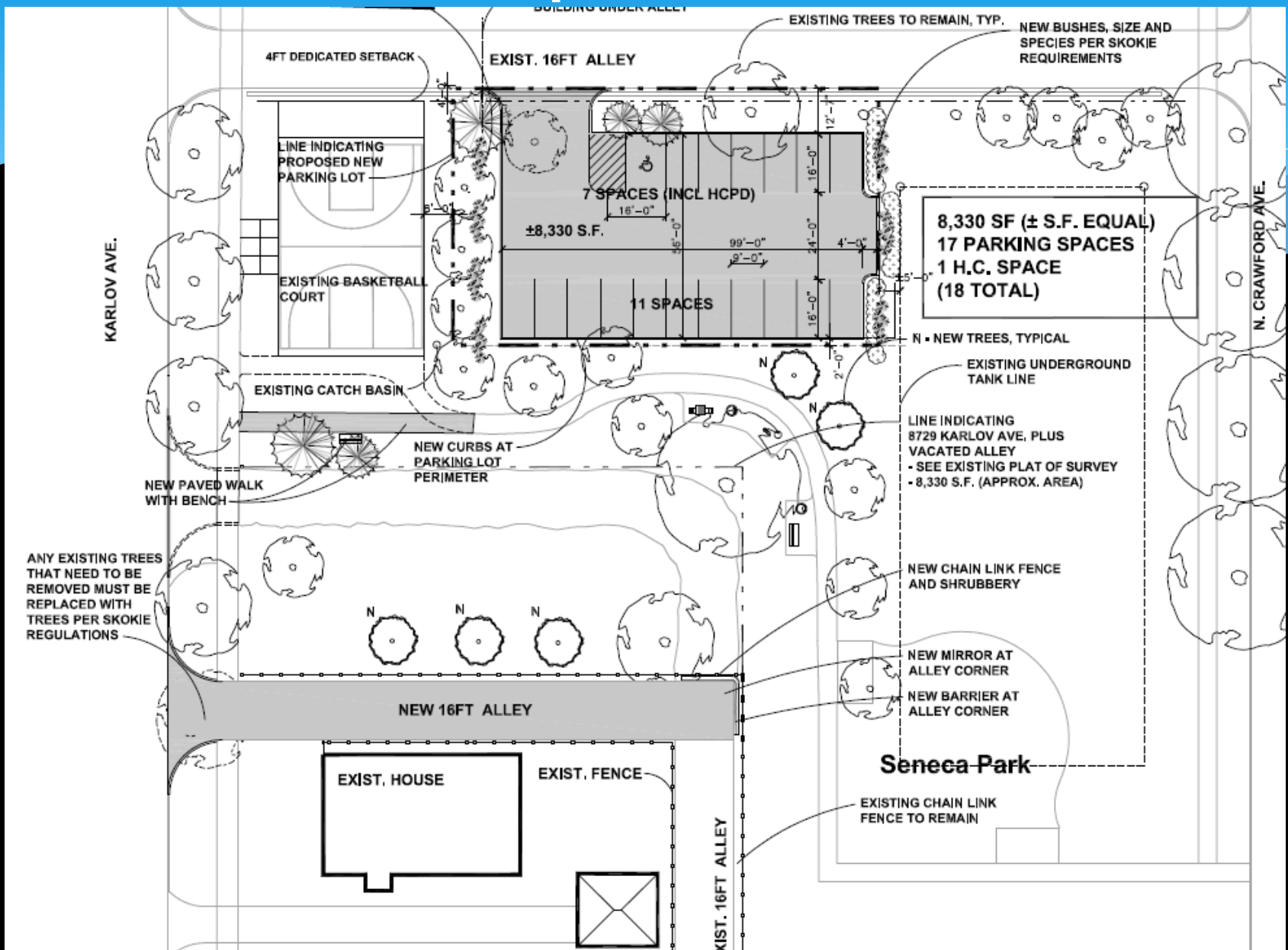


# Option 1 Features/Changes

- The parking lot is smaller (6,382 square feet) than the initial version (7,382 square feet)
- There are 23 parking spaces (1 less than the initial plan)
- The basketball court moves to the interior of the park
- The parking lot entrance moves to the north alley
- Six trees are removed
  - Trees will be replaced per Village of Skokie requirements
- Additional plant material will screen the parking lot



# Option 2



# Option 2



# Option 2 Features/Changes

- The parking lot is smaller (6,114 square feet) than the initial version (7,382 square feet)
- The parking lot moves further into park, away from Karlov
- There are 18 parking spaces (5 less space than initial plan)
- The parking lot entrance is from the alley
- One tree is removed
  - Trees will be replaced per Village of Skokie requirements
- Plant material used will screen the parking lot on the east and west

# Next Steps

- Obtain resident feedback at this meeting
- Place this issue on the Skokie Park District's November 16 Board meeting agenda for discussion and vote.
  - The public can provide comments and will be limited to 3-minute statements
- If rejected by the Skokie Park District Board of Commissioners, the project will not proceed any further unless Lubavitch Chabad provides a new proposal at which time another public meeting would be scheduled
- If approved by the Skokie Park District Board of Commissioners, the project then goes to the Village of Skokie Planning Commission
- If approved by the Planning Commission, the plan would then be voted on by the Village of Skokie Board of Trustees



QUESTIONS/COMMENTS