



Overview

HP Modern is a four-house single family courtyard village located in the City of Highland Park on the North Shore Suburbs near Chicago. It is conveniently positioned within a three-block walk of the restaurants and shops of Central Street of downtown Highland Park. The Metra commuter train, within the same short distance will quickly get you to downtown Chicago for work or entertainment. Renown Highland Park Schools from K-12 are all located within one block. Beautiful beaches are close, an easy bike ride, walk or quick drive to get there. If cycling is your thing, St. Johns is the main drag for cyclists in the north shore area. You can go north and do a short loop or a century through forest preserves on roads with wide shoulders and few cars.



Private Courtyard

Modern Living

HP Modern is designed and developed with by Peter Nicholas of Nicholas Design Collaborative, an award winning California Architect living in Chicago with the ideals of the early California Modernists in mind. The house is as big as it needs to be, not a “McMansion” by any means, but not a vertically designed townhouse, with tiny rooms, too many stairs and a useless “yard” that can fit 2 chairs and café table. It’s a happy medium that promotes the use of the entire property with outdoor spaces adjacent to indoor spaces, floor to ceiling glass and a ton of natural light. Exterior spaces are treated as “rooms”, encouraging the residents to open the sliding glass doors and connect interior and exterior spaces. It was designed for ground floor accessibility with accessible routes, extra wide door widths, an amazing ground floor master suite with a curbless shower, a ground floor laundry, ADA compliant thresholds from interior to exterior to accommodate the aging in place population. If the occupant is wheelchair bound, there is a space in the garage to easily accommodate a lift and bathroom walls are reinforced to add grab bars later. It doesn’t look or feel like it was designed specifically for accessibility but that standard can be accomplished with some easy modifications. The first floor has an open plan with living, dining, office, sitting area and kitchen all in one space with floor to ceiling glass facing the courtyard. There is also a generous master suite on the first floor, also with 10’ ceilings plus a powder room for guests, and a combined mudroom and laundry room. If the occupant chooses to stay on the first floor, all their needs are met on that floor. Bedrooms for the kids, or the grown-up kids and grandkids are accommodated on the second floor and the basement, away from the master suite. You even have direct access to the roof deck from the first floor patio. Each house has a finished basement with another bedroom and bath, recreation room and storage room. Each house has an attached 2 car garage and there are an additional 4 guest spaces on the property.



Kitchen/Living/Dining

It's for your nest...

The empty nester – I like it here in the North Shore, but I want to move to a place that is less to take care of than the house in which I currently live.

The kids are out of the house, maybe out of the house a long time ago. You don't need the big house anymore and you are tired of going up and down stairs all the time. All your friends are talking about getting "a ranch" so that they can get a lot of space on one level, but who really wants to buy a house built in 1958 and in need of a major renovation? There are lots of ranches in Skokie, but the North Shore is where all your friends live and you want to stay. And how about something that has a different look? Those Frank Lloyd Wright houses you see in Highland Park are gorgeous, that guy did something different! Having a cool house would be something. You may not be as young as you used to, but you sure as hell are not too old to be cool! You would like a new house where you don't have to worry about fixing something every other day, just move in and relax. You want to have bedrooms for the kids and grandkids to stay, but you don't want them across the hall from your bedroom; put them somewhere in their own wing, or floor where they don't wake you up at night. You like to do some gardening, but don't want to take care of a huge yard, something of manageable size would be good. You would like to continue cycling with the group you have been riding with for the past 30 years and it would be nice to roll out of the driveway for a ride up to Lake Bluff for a coffee and back. Also, it would be nice to have a place that you can leave in the winter and still feel that it is secure enough to leave it and not worry.



Ground Floor Master Bedroom

The full nester – I want the good things of the suburbs with the convenience and style of the city.

The kids are little and you are having to face the idea of having them go through the selective enrollment process in kindergarten for CPS. If they get in, that's great, but what if the kids don't fit in the public education learning box? Do you really want to put that kind of pressure on the kids, especially at such an early age? When you were a kid, going to school in your neighborhood was perfect. You went to school with your neighbors and you could walk home from school in a safe community. Having great public schools within a few steps of the house would be amazing. You love the city, but it is hard to find something decent on anything larger than a postage stamp property in an area you feel safe in. You would like to have a vegetable garden, but there is no space in the yard. A property near the lake would be nice, but who can afford that? Going for a jog without fear of getting hit by a car, or a yoga studio within a short distance from home would be nice. Every house you see is outrageously priced, and who designed these monstrosities anyway? You can't find anything you like, don't need a marble encrusted everything! Why can't someone come up with a house that is clean, modern, energy efficient and thoughtfully planned?