

MEMORANDUM
Community Development Department

To: Michael Lynk, Chairman
Appearance Commission Members

From: Brian J Augustine, Zoning Administrator/Permit Supervisor
Nasko Pelinkaj, Building & Zoning Division Coordinator
Justin Malone, Neighborhood Services Coordinator
Paul Reise, Planning Manager

Date: February 8, 2023

SUBJECT: APPEARANCE COMMISSION STAFF REPORT

Staff offers the following comments on the cases scheduled for the February 8, 2023, Appearance Commission meeting:

Prior to the issuance of building permits, property owners who have 2 or more Property Identification Numbers (PINs) related to their Appearance Commission case shall submit a Cook County Assessor's Office Petition for Consolidation of Property to consolidate PINs into a single tax parcel, and providing evidence that the petition was submitted to Cook County. If the PINs are in separate subdivisions, a new subdivision will be required.

Please be aware that new building codes went into effect on September 1, 2022. Please contact the Building Division with any questions.

RESIDENTIAL REQUESTS

2023-002A 8234 Keeler Ave – Currently there is one single family home on the lot that will be torn down to construct two new homes. The address of the north lot will be 8234 Keeler and the address of the south lot will be 8228 Keeler.

Staff would like to see some variation in the elevations as this building appears to be a mirror image of the building at 8228 Keeler (case 2023-004A). When other similar lots have been developed the two buildings may have looked somewhat similar, but different materials were used, a second floor had a different setback, and windows were in different locations.

Staff feels this house looks too similar to the proposed one at 8228 Keeler. Staff suggests more variation in materials (color and or texture), window size and or location changes and potentially setting back the second floor on one building so that both homes have their own unique look.

2023-004A 8228 Keeler Ave (Currently 8234 Keeler) See staff comments for case 2023-002A.

2023-003A 8530 Keeler Ave – Staff has no objections to the proposed elevations of the addition and feels it complements the existing home. The applicant will need relief from the 51% masonry requirement. Staff is in favor of granting this relief as the existing building is all siding.

NON-RESIDENTIAL REQUESTS

2022-037A 4819 Main St – The petitioner submitted revised side and rear elevations showing a proposed change in materials from stucco to siding. Staff is not supportive of the petitioner’s request to use siding on the side and rear elevations of the second floor.

2023-001A 5256 Dempster St – This project will need to go before the Plan Commission and Village Board for final approval. Overall, staff has no objections to the proposed elevations of the new building. Staff would prefer to see the sign on the east elevation centered. The proposed ground sign will be visible from Dempster St therefore it is not the only sign visible to westbound traffic.

The applicant will need relief for two signs, rather than the one allowed, on the south and southwest elevations. Staff has no objections to this request for relief. The sign on the north elevation must be removed as it is not in a signable area per Sec 82-27(c) of the Village Code.

2022-067A 4600 Main St – This development will need to go before the Plan Commission and Village Board for final approval. Dates for these meetings have not been officially determined.

The townhome orientation has changed and the front walls will face east or west and not north towards the residences on Elm Terrace. The townhomes also have been pushed further south away from the north lot line creating a larger buffer between the buildings and the north lot line.

Overall, staff has no objections to the proposed building elevations. The materials and colors were previously discussed at the January 11th hearing. As a note, the balcony guard rails have been revised to be bird friendly.

Staff is in favor of a 6-foot tall fence or wall along the north lot line, rather than the proposed 5-foot fence. This would provide for more screening and security for the neighbors to the north.