

MEMORANDUM
Community Development Department

To: Michael Lynk, Chairman
Appearance Commission Members

From: Peter Peyer, Community Development Director
Carrie Haberstich, Planner
Nathan Kriska, Development Administrator
Brian Augustine, Zoning Administrator

Date: February 13, 2019

**SUBJECT: APPEARANCE COMMISSION/CASE SUBMITTAL –
STAFF REPORT**

Staff offers the following comments on the cases scheduled for the February 13th 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 to the Village of Skokie Community Development Department a Cook County Assessor's Office Petition for Consolidation of Property with associated fees to consolidate PINs into a single tax parcel or provide evidence that the petition was submitted to Cook County. If the PINs are in separate subdivisions, a new subdivision will be required.

RESIDENTIAL REQUESTS

All residential requests are subject to a final review of a completed Zoning Information Worksheet to ensure compliance with the Zoning Ordinance.

- 2019-023A (5248 Arcadia) A design was previously approved in May 2018. Staff has no objections with the overall revised design; however, corner boards should be provided, beams should be provided on the east and north elevations to physically and visually support the porch openings, and trim boards should be provided on the west elevation to anchor the second gable into the façade design.
- 2018-071A (9456 Keystone) Staff has no objections with the overall design; however, it is recommended that the front porch be centered on the window above and the stairs be directed toward the street (then the sidewalk can connect to the driveway), larger porch columns be provided, a triangular louver be installed in the gable, and the grille patterns in the new windows match that of the existing double-hung windows. Technical items to be addressed include sprinkler system installation and the site plan

matching the survey. Petitioner should confirm at the meeting whether or not the brick façade will be completely redone.

2019-004A (5300 Pratt) Staff has no objections with the overall design; however, alternate design approaches to be considered include:

- Reconstruct the garage roof to make it look more like an original feature of the house.
- Forego the 3rd garage, build the trellis adjacent to the existing garage, and relocate the ramp from inside the garage to under the trellis leading up to the front door.

Technical items to be addressed include ensuring the driveway width, lot coverage, and setbacks meet Village Code requirements.

2019-005A (9502 Lawndale) Staff has no objections with the overall design. Technical items to be addressed include providing a new Plat of Survey to confirm building setbacks, obtaining a side yard variation (or possibly more variations) from the Zoning Board of Appeals (ZBA), removing the chain link fence from the public right-of-way, and a PIN consolidation.

2019-007A (9518 Karlov) Staff has no objections with the overall design; however, it is suggested that 1-2 windows be installed on the south elevation to avoid a blank wall and provide more light into the room. These windows could be higher windows to allow furniture to fit underneath.

2019-008A (5036 Lunt) Staff has no objections with the overall design. Technical items to be addressed include reducing the size of the addition to increase the side yard setback to a minimum of 4' (or obtaining a side yard variation from the ZBA), and a PIN consolidation.

2019-009A (8028 Tripp) Staff has no objections with the overall design. A technical item to be addressed includes a PIN consolidation.

INSTITUTIONAL REQUEST

2018-064A (8750 Keeler) This item was continued from the January meeting. The Petitioner has now requested to withdraw from tonight's agenda, as alternate options are still being considered and the timeline to return to a future Appearance Commission meeting is not known at this time.

MIXED-USE REQUESTS

2019-001A (8110 Lincoln) Staff has no objections with the overall design; however, it is recommended that larger windows be provided to increase the window-to-wall proportion on all façades, architectural details be added to create a sign band *and/or* transom windows be added to the retail storefront glass *and/or* awnings be added above the storefront glass to enhance the 15' first floor commercial space, add additional architectural details to the second floor façade (up to 25' from grade) to enhance the planned minimum 2-story lines of the building façades in Downtown Skokie, and consider adding more glass to the “tower” feature. Outdoor activities are encouraged, including balconies and roof decks.

Technical items include using clear transparent glass on the first floor, continuing cornices and moldings from the front façade around to the side elevations (required) and rear elevation (recommended), and aligning building features with the neighboring buildings. Mechanical equipment and building support elements should be incorporated within the structure of the building, screened from public view in a manner that is consistent with the building’s architecture.



Example: 410 W. Broadway, Boston

Source: <http://www.thegollingerteam.com/wp-content/uploads/2016/10/410-West-Broadway-FOR-WEB.jpg>

2019-002A (4000 Church) Staff has no objections with the overall design; however, more architectural features should be added to the sign band/terrace wall (possibly borrowing some details of the balconies above), clipped corner, and alley facade. In addition, the proposed landscaping near the intersection must be removed to accommodate a corner entrance to the commercial space. Technical items to be addressed include providing a corner entrance (§118-184(c)(10)) and clear transparent glass (§118-184(c)(6)) for the commercial space, and a PIN consolidation.

Streetscape updates are to correspond with the *Village of Skokie Design Guidelines for Mixed-Use Districts* will be necessary.

COMMERCIAL REQUEST

2019-003A (4811 Dempster) Staff has no objections with the overall design. Changes are necessary, as the Illinois Department of Transportation (IDOT) is planning intersection improvements to the Dempster/Niles Center/Skokie Boulevard intersections, changing property lines and necessitating changes to the Oberweis/That Burger Joint property. The landscape plan and signage changes are to be reviewed by the Appearance Commission prior to a Modified Review process before the Village Board of Trustees.

INDUSTRIAL REQUEST

2019-006A (8121 Central Park) Staff has no objections with the overall design; however, it is recommended that 6 of the 9 windows on the west (street) elevation closest to the north side of the building be retained for aesthetic and daylight purposes, and storefront glass be added to the entrance door in the brick infill area on the west (street) elevation closest to the south side of the building to improve aesthetics and visibility into the vestibule. In addition, demising walls should align with window mullions or other structural features along the north elevation, and utility rooms should not block out existing windows. A technical item to be addressed includes a PIN consolidation.