

MEMORANDUM
Community Development Department

To: Michael Lynk, Chairman
Appearance Commission Members

From: Matt Brandmeyer, Community Development Director
Carrie Haberstich, Planning Supervisor
Brian Augustine, Building & Zoning Manager

Date: March 9, 2022

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

Staff offers the following comments on the cases scheduled for the March 9, 2022 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 and the Village Code.

- 2022-011A** 5315 Monroe St – Staff has no objections to the overall design. The casement window near double hung window on the west elevation looks slightly off. Siding color to compliment the existing brick.
- 2022-012A** 9053 Tamaroa Ter – Porch is counted as a first-floor addition and must be included on zoning worksheet. Side and rear elevations appear jumbled with the cascading roof lines. On front elevation possibly remove the faux columns, make one big gable on left side. Also on front elevation add a feature to break up siding on right side and possibly remove the gable.
- 2022-14A** 9237 Ewing Ave – Staff recommends brick wainscoting the entire addition. Staff would prefer a window on the north elevation, but due to the interior layout this may not be possible, that is why the brick wainscoting is recommended.

2022-015A 5034 Birchwood Ave – For permitting purposes, this building is considered a new single-family home. Fire sprinklers will be required to be installed throughout the entire home.

Staff has no objections to the overall design but recommends on the front elevation change 2nd floor windows from 3 large windows to 4 thinner windows. Center 2nd floor window above entrance and possibly make the window thinner. Ideally some windows on the north elevation would be aligned. Add a window on the second floor east elevation.

NON-RESIDENTIAL REQUESTS

2022-17A 4999 Old Orchard Road B10 – Staff has no objections to the general design and look of the building. Staff has minor concerns regarding perforated panels and their maintenance. Staff recommends to remove the lowest level of panels.

2022-16A 8143 Skokie Blvd – This project will need to go Plan Commission and Village Board. Relief may be required for some zoning items.

Staff is very supportive of the overall design of the building and has minimal comments. The sign that projects into the Skokie Blvd right-of-way will need to be removed. Staff would like to see a more prominent entry for the commercial space at the northwest corner of the building. If the center area of the building is not used for parking, staff would prefer to see windows instead of metal perforated panels.

2022-13A 5150 Touhy Ave – Staff has concerns with the design and signage on the proposed building. On the north elevation staff recommends to remove the DD sign. This sign faces residential property and is not necessary. On the east elevation staff recommends to remove the “Skokie Runs” sign. On the south elevation staff recommends one sign (Dunkin and BR combined) and to remove the drive thru sign. On the west elevation staff recommends to remove the DD as it not necessary, combine the Dunkin and BR sign and remove or reduce the drive thru sign.

The elevations that have the multi-color bands under the Dunkin sign seem a little busy. Where the DD signs are located staff would be in favor of some type of architectural feature like in the photograph below.

