

**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: April 10, 2019

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

Staff offers the following comments on the cases scheduled for the April 10<sup>th</sup> 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.*

- 2019-012A (9629 Keystone) Staff has no objections with the overall design.
- 2019-013A (8025 Lorel) Staff has no objections with the overall design.
- 2019-014A (9535 Hamlin) Staff has no objections with the overall design; however, the proposed pergola encroaches into the required 6 foot side yard. A variance must be obtained from the Zoning Board of Appeals to retain the design or the support posts must be moved out of the 6 foot setback.
- 2019-015A (8646 Keystone) Staff has no objections with the overall design; however, consideration should be given to placing brick up to the bottom of the window sills. Windows may also need to be enlarged to meet escape requirements. Staff also notes that the garage will be located less than 10 feet from the house requiring that the

interior of the garage be dry walled for fire protection. A sprinkler system may also be required based on the size of the addition.

- 2019-016A (8922 Kilpatrick) Staff has no objections with the overall design.
- 2019-017A (8737 Central Park) Staff has no objections with the overall design; however, staff recommends modifying the addition roof to match the garage roof.
- 2019-018A (9408 Monticello) Staff has no objections with the overall design.
- 2019-019A (9325 Harding) Staff cannot review the design as the proposed house may not meet code requirements without significant modifications. The 25 foot front yard setback is inadequate and must be setback a minimum of 34.56 feet or the average of the setbacks on the block face, whichever is greater. The building height and floor Area ratio must be checked.

#### **NON-RESIDENTIAL REQUEST**

- 2019-020A (7401 Lincoln) Staff has no objections with the overall design, as most of the existing building will remain. A new accessible ramp to the front door will be provided.