

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: May 8, 2019

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

Staff offers the following comments on the cases scheduled for the May 8th 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.

2019-019A (9325 Harding) Staff has no objections with the overall design, subject to the confirmation that the design meets building and zoning regulations. Dormer materials to be presented and discussed at the meeting, and a roof plan must be submitted with the construction plan set at the time of building permit application. Technical items to be addressed include a PIN consolidation.

2019-021A (5332 Cleveland) Staff has no objections with the overall design.

The subject site is 90' wide. Per §118-112, the total side yard setback distance must be 18', with no side yard less than 7' from the property line. The rear addition will meet minimum side and rear yard requirements. The existing home has side yards of less than the minimum requirements; therefore, the side yards are considered legal non-conforming.

Technical items that need to be addressed include:

- Removing the closet in the basement “bonus” room, as bedrooms are not allowed below grade.
- Relocating the air conditioning and electric generator units to a minimum of 6’ from the side and rear property boundaries.
- Removing the window well from the west side yard, as it encroaches more than 3.5’ into the required side yard. (§22-63(15))
- Ensuring the remaining window wells meet the requirements of the International Residential Code, as amended.
- A PIN consolidation.

2019-022A (4339 Dempster) Staff has no objections with the overall design. Technical items that need to be addressed include:

- Obtaining a side yard variation from the Zoning Board of Appeals.
- Removing an illegal existing shed.
- Ensuring a frost footing exists (or will be provided) for the garage and mud room.

As proposed, the Appearance Commission must grant a waiver of the 50% masonry requirement.

2019-023A (9118 Bennett) Staff has no objections with the overall design. Technical items that need to be addressed include providing a full floor plan as part of the building permit application to ensure light and vent requirements are met, and a PIN consolidation.

As proposed, the Appearance Commission must grant a waiver of the 50% masonry requirement.

MIXED-USE REQUEST

2019-024A (4930 Oakton) Staff has no objections with the overall design, and are pleased with the improvements made to the design to-date. A few suggestions to consider:

- Enhance the southwest corner of the building by making the retail/restaurant entrance more prominent than the rest of the retail façade and make the overall tower height taller than the northwest corner feature.
- Provide canopies or awnings for the storefronts on all four sides of the building ... especially if they are not just emergency exits.

- Replicate the dark EIFS window area detail on the north façade and on the 8th floor of the east façade.
- Add details to the north elevation of the 8th level to coordinate the blank wall with the windows below.

Technical items to be addressed will include a public hearing process for the development; a 2-lot subdivision with alley vacation; and relief from §82-27 of the Sign Code to allow wall signs above the 2nd floor window sills, 2 wall signs for the same business on the same (west) facade, a wall sign within 10% of the distance to the top of the fascia or structural surface to which it is attached, and an arcade sign facing Oakton Street.