

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: June 12, 2019

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

Staff offers the following comments on the cases scheduled for the June 12th 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 REQUEST

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

2019-025A (4001 Davis) Staff has a few concerns with the overall design, including the use of stucco in lieu of brick or siding, and new windows not coordinating with the existing home. Staff suggestions include a brick material for the first floor, a guardrail in lieu of a solid parapet wall for the balcony, larger columns and beams (or trim) detail supporting the porch area, using double-hung windows on the addition (or incorporating faux mullions or muntins in the design to accommodate egress requirements), and coordinating the window locations with the existing home features below.

This home was originally built with yard setbacks as if it was a corner lot. All but 10' of the original street right-of-way has since been vacated; therefore, the right-of-way is no longer defined as a "street" and the subject property is now considered a mid-block lot with non-conforming setbacks.

Technical items to be addressed include requesting relief from the Village Code for a rear yard variation from the Zoning Board of Appeals (ZBA), removing the bedroom from the basement plans (it is not allowed below grade), and coordinating the window openings on the plans and elevations (the north, south, and west elevations).

COMMERCIAL REQUEST

- 2019-027A (4830 Dempster) Staff does not support the proposed ground sign location, and recommends the existing ground and changeable copy sign be relocated slightly north and west of the current location in lieu of relocating it to the east side of the Dempster Street driveway. The petitioner must obtain approval from the Appearance Commission in order to request relief from the Sign Code to relocate the sign to petitioner's preferred location adjacent to the Dempster Street driveway.
- 2019-028A (Touhy-Hamlin Signage) A ground and directional sign package will be presented at the meeting for review and approval.
- 2018-019A (Touhy-Hamlin – Building C) Revisions to the previously-approved Building C elevations are proposed. Staff has a few concerns with the overall design, and recommends reconfiguring the “transom” windows to match or complement the storefront windows, using spandrel glass and/or decorative brick patterns to minimize blank brick areas, and re-incorporating the awnings into the design.