

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: September 11, 2019

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

Staff offers the following comments on the cases scheduled for the September 11th 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.

- 2019-033A (8422 East Prairie) An improved design has been submitted; however, there is a concern with the number of gables on the main entrance elevation. The addition's setbacks of 4' for the south side yard and 10' for the north side yard abutting a street meet district requirements; therefore, requests for variations for these items from Zoning Board of Appeals (ZBA) are not necessary. Technical items to be addressed include correcting the north and south elevation labels, correcting the building code references on the construction drawings, and confirming whether or not a sprinkler system is required.
- 2019-040A (8531 Drake) An improved design has been submitted; however, staff has a few remaining concerns with the new design. Additional consideration should be given to increasing the 2nd floor footprint and ensuring the design complements the 1st floor, (including the possibility of a hip roof design on the addition). A technical item to be

addressed includes correcting the building code references on the construction drawings.

- 2019-047A (7706 Kedvale) Staff has no objections with the overall design. A technical item to be addressed includes ensuring a second residential unit or bedroom is not located in the basement.
- 2019-048A (9020 Tamaroa) Staff has no objections with the overall design; however, consideration should be given to providing a set of windows with a limestone sill, complementing the detail of the higher window on the original front façade, to enhance that portion of the façade's aesthetics.
- 2019-052A (8150 East Prairie) Staff has no objections with the overall design. Technical items to be addressed include a providing a second parking space, installing a sprinkler system, and providing the following additional information:
- Full elevations of the proposed addition with the existing house to confirm that the proposed addition complements the main house.
 - A full site plan showing the property lines, existing house footprint, proposed addition footprint, and proposed 2-car garage/parking slab.
 - The floor plan for the basement/proposed crawlspace, as it appears there is an existing basement.

COMMERCIAL/INSTITUTIONAL REQUESTS

- 2019-045A (9000 Kildare) Please continue this item to the Wednesday, October 23, Appearance Commission meeting.
- 2019-049A (7701 Lincoln) Staff has no objections with the overall design. Technical items to be addressed include a PIN consolidation, and obtaining relief from the Sign Code to allow the ground sign to exceed the maximum allowable 100 square feet per side in sign area and to allow lettering to project above the dimensions of a canopy by the main entrance. This item is expected to be a Site Plan Approval case on the Thursday, October 17, Plan Commission meeting agenda.
- 2019-050A (7839 Lincoln) Staff has no objections with the overall design, and appreciates the glass, brick, and tower details on the south/main entrance façade. Consideration should be given, however, to the use of a non-orange color of brick, and minor adjustments to the west, southwest, and northwest façades (which may include a subtle difference between two brick colors, reveals in the masonry in lieu of a change in colors, all horizontal brick bands, and/or changes to the sizes of the classroom windows). This proposal will be a future site plan approval case reviewed by the Plan Commission and Village Board. A PIN consolidation will also be necessary.

2019-051A (7787 Gross Point – currently 7770 Frontage) Staff has no objections with the overall design. The sign elements of the proposal are preliminary and a sign package is expected to return to a future meeting. This proposal will also include reviews by the Plan Commission and Village Board for a zoning map amendment, 1-lot subdivision, parking determination, and site plan approval.