

MEMORANDUM
Community Development Department

To: Michael Lynk, Chairman
Appearance Commission Members

From: Brian J Augustine, Building & Zoning Division Manager
Davorka Kirincic, Deputy Com. Dev. Director/ Neighborhood Services Manager
Nasko Pelinkaj, Building & Zoning Division Coordinator
Justin Malone, Neighborhood Services Coordinator

Date: September 14, 2022

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

Staff offers the following comments on the cases scheduled for the September 14, 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 a Cook County Assessor's Office Petition for Consolidation of Property to consolidate PINs into a single tax parcel, and providing evidence that the petition was submitted to Cook County. If the PINs are in separate subdivisions, a new subdivision will be required.

Please be aware that new building codes went into effect on September 1, 2022. Please contact the Building Division with any questions.

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.

- 2022-051A** 9309 Avers Ave – Staff has no objections to the proposed façade changes.
- 2022-052A** 9049 Kildare Ave – Staff has no overall objections to the proposed elevations. Staff prefers the eyebrows on the addition be in line with the eyebrows on the existing home.
- 2022-053A** 8603 Springfield Ave – Staff has no objections to the proposed elevations.
- 2022-054A** 5125 Fitch Ave – Fire sprinklers will be required throughout the entire house, because of the size of the addition. Bedrooms are prohibited in the basement per Section 118-53 of the zoning ordinance.

Staff recommends a reduction in the number of materials on the rear elevation. The elevation appears to be a little busy with the amount proposed materials.

2022-055A 8515 Harding Ave – Fire sprinklers will be required throughout the entire house, because of the size of the addition. The zoning ordinance requires a second parking space be added on site, because the number of bedrooms on site is increasing.

Staff overall has no objections to the proposed elevations, except the rear elevation. Staff recommends brick on 1st floor portion of the rear elevation to match the attached garage.

2022-044A 7626 Lowell Ave - Fire sprinklers are required throughout the entire home, due to the size of the addition. The applicant will need relief for not meeting the 51% masonry requirement. The floor plans appear to not match the elevations. On the floor plan some rooms appear to have less windows than the elevations. The applicant will need to clarify if the elevations or the floor plans are correct.

On the front elevation staff questioned if the canopy over the garage is necessary. The front walls are on different plains and the canopy over the entrance will not be in line with the canopy over the garage. Also, the canopies appear to have different pitches.

On the south elevation staff would like a window added on the rear addition if possible.

NON-RESIDENTIAL REQUESTS

2022-036A 9435 Skokie Blvd – (exact address to be determined) The building façade was approved at the July Appearance meeting. The applicant will need relief on the wall sign on the north elevation.

Staff has no objections to the ground sign or the wall signs on the east, south and west elevations. Staff feels the wall sign on the north elevation is not necessary because of the ground sign and three wall signs. Directional signage will need to be reduced to 30 inches in height or lower throughout the site.

2022-050A 8047 Skokie Blvd – Staff objects to the proposed elevations. Staff recommends that the rear balconies be inset or roofed over. Staff would like to see more glass on the first-floor front elevations and thinner brick columns. Staff feels this will break up the base from the upper floors. Staff would prefer a mix of materials and not a plain brick building. This building appears drab compared to other mixed-use buildings approved by the Appearance Commission this year. Buildings at the Touhy and Linder site, 5400 Old Orchard and 8143 Skokie Blvd all used a nice mix of materials and colors. This building looks almost exactly like the existing building 8025 Skokie Blvd.