

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: October 23, 2019

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

Staff offers the following comments on the cases scheduled for the October 23rd 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.

- 2019-040A (8531 Drake) This item was last reviewed last month. Per the front elevation, the size of the 2nd floor addition was increased; therefore, it is in better proportion with the original house. Consideration should be given to coordinating the window styles, such as all double-hung. The remaining elevations will be presented at the meeting.
- 2019-053A (7729 Kenneth) This item was originally case 2018-042A. A Certificate of Appropriateness was issued for a design that had larger window and corner trim boards. Staff would prefer the larger trim boards as originally approved, but defers to the Appearance Commission for approval of the modifications as built.
- 2019-055A (4823 Fargo) Staff has no objections with the overall design, including the use of real stucco in the gables. Technical items that need to be addressed include providing a minimum 25' front yard setback (or the average of neighboring properties) to the

front porch, providing an attic floor plan showing all areas with 6'-9" of floor-to-ceiling clearance and how the space(s) will be used, and including the attic square footage in the Zoning Information Worksheet.

- 2019-056A (9239 Lawler) Staff has no objections with the overall design; however, the dormers should be modified (consider lowering the dormer gables so the eaves align with the main 2nd floor eave line), and consider a hip roof (or a clipped gable) on the rear elevation. Technical items to be addressed include sprinklering the building, ensuring the storage room with closet is not a bedroom, and working with the Zoning Administrator to verify whether or not any of the attic counts toward the floor area ratio on the Zoning Information Worksheet.
- 2019-057A (4038 Greenwood) Staff has no objections with the overall design; however, consideration should be given to a deeper front porch so that it is more comfortable for the owners to use the porch area, a barrel vault in lieu of a gable roof over the front door to provide more balance with the bathroom window on the 2nd floor, and a reconfiguration of the brick on the rear and side elevations. Technical items that need to be addressed include incorporating a full brick veneer into the façade design. As designed, a waiver from the 51% masonry requirement will be necessary.
- 2019-058A (45 Salem) Staff has no objections with the overall design. Technical items that need to be addressed include providing a correct survey, obtaining a waiver from the 51% masonry requirement, and confirming with the Zoning Administrator whether or not a sprinkler system and/or a variance for a 2-car are required.

COMMERCIAL/INSTITUTIONAL REQUESTS

- 2019-045A (9000 Kildare) A revised design has been submitted, and photos of existing religious assembly signs in single family zoning districts on Golf Road and Pratt Avenue are included in the resubmittal. Staff has no objections with the sign design, and appreciates the subtle 2-color palette shown. The proposed sign area is 39 SF and the Electronic Message Center (EMC) area is 19 SF; therefore, temporary signs will not be allowed to be displayed on the premises. Since the site is less than 1 acre in area, relief from the Sign Code can be granted by the ZBA to allow a sign facing residential property, subject to the following factors:
- Time the sign is illuminated
 - Duration of display
 - Brightness of the display

2019-054A (7787 Gross Point) Staff has no objections with the overall sign package. The property is expected to be rezoned from M1 Office Assembly Industry to R2 Single-Family; therefore, the sign package will be reviewed per residential requirements.

It is required that the Gross Point Road ground sign be located outside the 15' x 15' sight distance triangle at the driveway, and it is recommended that the outside dimensions of the ground sign be reduced from 37 to 35 square feet, to meet Sign Code Requirements.

Relief for the remaining signs in the sign package will be required for the following:

- §82-26(c)(4)c. and e. to allow the Gross Point Road wall sign to be 174 square feet rather than 24 square feet, and 20'-3½" rather than 10' above grade, per Sign Code requirements.
- §82-26(c)(4)b. and c. to allow a second wall-like canopy sign on the Gross Point Road Elevation with an area of 91 square feet rather than 24 square feet, per Sign Code requirements.
- §82-26(c)(4)c. and e. to allow the Frontage Road wall sign to be 27 square feet rather than 24 square feet, and 22'-6" rather than 10' above grade, per Sign Code requirements.

2019-059A (8031 Niles) Staff has no objections with the design.

2019-064A (9600 Gross Point) Staff has no objections with the overall design. Technical items to be addressed include a modified review by the Village Board for the addition on the north side of the building. The Engineering Division will research whether or not a parking determination by the Plan Commission will be required, as existing uses may already have parking ratios identified for the property. Any future additions visible from the public right-of-way will require a full site plan approval process. [Note: Case number corrected from 2019-060A to 2019-064A after the meeting.]

2019-063A (10000 Skokie Boulevard) Staff has no objections with the overall design. Since this is a prominent corner in Skokie, staff recommends code-complying signage at this time, and if additional signage is deemed necessary by the business owner, Greenhouse may return to the Appearance Commission in the future prior to requesting relief from the Sign Code through the Zoning Board of Appeals.

A wall sign facing Golf Road and a wall sign facing Skokie Boulevard are allowed. The logo facing the Skokie/Golf intersection and the wall sign on the west elevation should be removed from consideration at this time. The petitioner may choose to add a logo to the wall signs to comply with Sign Code regulations. Additional Sign Code-complying options include a ground sign and/or directional signs, as space allows. [Note: Case number corrected from 2019-061A to 2019-063A after the meeting.]