

MEMORANDUM
Community Development Department

To: Michael Lynk, Chairman
Appearance Commission Members

From: Brian Augustine, Building & Zoning Division Manager
Davorka Kirincic, Deputy Com. Dev. Director/ Neighborhood Services Manager
Carrie Haberstich, Planning Supervisor

Date: July 13, 2022

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

Staff offers the following comments on the cases scheduled for the July 13, 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.

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.

2022-034A 9330 Kedvale Ave – This case was previously heard as case 2021-068A 1st and 2nd floor addition. The petitioner is now proposing only a 1st floor addition.

Due to the increase in bedrooms on site, two off-street parking spaces will need to be provided on site. The parking spaces cannot be located in the required front yard. Fire sprinklers are required throughout the entire home due to the size of the addition. Staff would like to see the roof line on the front elevation improved.

2022-032A 5248 Arcadia St – The proposed addition will require fire sprinklers throughout the entire home due to the size of the addition. Staff recommends changing the roof to a hip.

2022-033A 9020 Kolmar Ave – The proposed new home will need to install fire sprinklers throughout the entire home. The permit drawings will need to be stamped by an Illinois licensed architect.

Staff recommends considering changing the metal facia to wood and to add windows on the side elevations if possible.

2022-037A 7827 Keystone Ave – A second off-street parking space will need to be installed on the property due to the increase in the number of bedrooms on site. Fire sprinklers will need to be installed throughout the entire house due to the size of the addition.

Staff feels the eyebrows possibly clash with the style of the addition.

2022-039A 9231 Kedvale Ave – Fire sprinklers will need to be installed throughout the entire house due to the size of the addition. Staff will verify if there are no underground utilities in vacated Lewis Terrace. The required front yard is not always 25 feet. If 60% of the interior lots have a setback other than the 25-foot requirement than the front yard is the average of the neighboring two buildings. There is no issue if the addition stays in line with the existing setback. The applicants will need to verify the setbacks of all the buildings on that side of the block to see if 60% have a setback other than 25-foot.

Staff objects to the look of the building. The building does not appear to meet the 51% minimum masonry requirement. Staff feels the attic area is too large compared to the rest of the house on multiple elevations. The south elevation appears to be “all roof”. The windows appear to be too small compared to the exterior walls.

2022-040A 10045 Lavergne Ave – The proposed open covered porch appears to encroach into the required parking space on the side of the house. The required parking space must 16 feet deep behind the front wall of the house. Staff has no objections to the mudroom addition on the other side of the house.

NON-RESIDENTIAL REQUESTS

2022-035A 7340 Monticello Ave - Staff has concerns with the canopy and new material. Staff would prefer a flat canopy with tie-backs over the proposed box type canopy and a more industrial look than the hardie plank lap siding.

2022-036A 9435 Skokie Blvd (Exact address to be determined) – Staff has no objections with the proposed elevations and design of the building.

2022-038A 7300 Linder Ave – Staff has no objections with the proposed elevations.

2022-026A 7720 Austin Ave – Staff has concerns with the overall design, and recommends brick (preferred) or a creative application of split-face masonry units. This project will also require a review of existing Special Use Permit No. 565, either through the full Plan Commission review process or a modified review process through the Village Board.

2022-041A 5440 Touhy Ave (Exact addresses to be determined) – Staff has no concerns with the overall design. This project will also require Zoning Map Amendment, Site Plan Approval, and Subdivision/Dedication reviews through the Plan Commission. The cases are scheduled for the Thursday, August 4, 2022, meeting agenda; however, the timing is also dependent on the pending ordinance amendments to the B4 Regional Shopping zoning district.