

MEMORANDUM
Community Development Department

To: Michael Lynk, Chairman
Appearance Commission Members

From: Brian J Augustine, Zoning Administrator/Permit Supervisor
Nasko Pelinkaj, Building & Zoning Division Coordinator
Justin Malone, Neighborhood Services Coordinator
Paul Reise, Planning Manager

Date: January 11, 2023

SUBJECT: APPEARANCE COMMISSION STAFF REPORT

Staff offers the following comments on the cases scheduled for the January 11, 2023, 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.

NON-RESIDENTIAL REQUESTS

2022-066A 8610 Niles Center Rd – This development will need to go before the Plan Commission and Village Board for final approval. Dates for these meetings have not been officially determined.

Overall, staff has no objections to the proposed elevations and approves of the colors scheme. Staff will not formally make a recommendation until all materials are presented at the hearing. Clarification on the metal guards, which appear to be solid, is also needed.

2022-067A 4600 Main St – This development will need to go before the Plan Commission and Village Board for final approval. Dates for these meetings have not been officially determined.

Overall, staff has no objections to the proposed elevations and approves of most of the colors scheme. Staff will not formally make a recommendation until all materials are presented at the hearing. Clarification on the miscellaneous masonry is required and staff prefers to see some color variation on the east and west elevations of the townhomes, as these will be visible from the public right-of-way.