

MEMORANDUM
Community Development Department

To: Michael Lynk, Chairman
Appearance Commission Members

From: Matt Brandmeyer, Community Development Director
Carrie Haberstich, Planning Supervisor
Brian Augustine, Building & Zoning Manager

Date: January 12, 2022

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

Staff offers the following comments on the cases scheduled for the January 12, 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 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 and the Village Code.

2021-089A 7812 Karlov Ave – The building exceeds the maximum 26-foot height requirement. The addition must be 4 feet from both side lot lines or variations must be obtained. Two-off street parking spaces must be added, due to the increase in bedrooms. The entire building must be sprinklered.

Staff has no objections with the overall design, as it is in keeping with the original bungalow design; however, staff recommends that the existing entrance archway detail be retained and the existing eave/top-of-window detail be retained by lowering the new roofline to just above the tops of the 2nd floor windows (removing the gap between the windows and the eaves). A technical item to be addressed includes having the roof plan and elevations correlate (this house has 90-degree corners where a 45-degree chamfer is shown). Due to the height requirement not being met, staff would prefer the building get re-designed and submitted for the February meeting.

2021-091A 9357 Springfield Ave – No portion of the addition can encroach into the 33-foot vacated Emerson Street. The entire building will need to be sprinklered.

Staff has no objections with the overall design; however, it is recommended that a taller garage door be provided, and a brick soldier course detail, transom windows, or other detail be added above the garage door. It is recommended that brick be added to the side or rear elevations to achieve the 51% masonry requirement, or a waiver be granted by the Appearance Commission. A technical item to be addressed is to ensure the basement den does not become a bedroom.

2021-092A 5319 Crain St - Staff has no objections with the overall design. A technical item that may need to be addressed is an adjustment to the roofline design by the new dormer on the side/west elevation to ensure proper drainage.

2021-093A 5053 Jerome St – Applicant to verify the impermeable surfaces requirement is met. The entire building will need to be sprinklered.

Staff has some concerns with the overall design, and recommends that the second floor coordinate more with the first floor massing – especially on the front elevation. An extension of brick/stone or the addition of a material/trim banding detail between the top of existing masonry to the first floor roof eave line is also recommended.

2021-094A 7417 Kilbourn Ave –The zoning info worksheet is incorrect, the basement should not be counted. Covered porch cannot encroach into required front yard. Applicant will need to submit a plan showing the front setbacks of all homes on the block to verify front setbacks for the block.

Staff has no objections with the overall design. It is recommended that a stucco color be used that more closely complements/matches the existing brick color.

NON-RESIDENTIAL REQUESTS

2021-090A 7040 Laramie Ave - Staff has no objections with the overall design, as it complements details of the existing school. It is recommended that the brick wainscot height of the south elevation be increased to reduce the amount of EIFS surface area. Also, consideration to adding an accent color to the beige and brown color palette is encouraged. Additional formal board/commission approvals may be necessary.