

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: March 13, 2019

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

Staff offers the following comments on the cases scheduled for the March 13th 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.

2019-004A (5300 Pratt) Staff has no objections with the overall design; however, alternate design approaches to be considered include:

- Reconstruct the garage roof to make it look more like an original feature of the house.
- Forego the 3rd garage, build the trellis adjacent to the existing garage, and relocate the ramp from inside the garage to under the trellis leading up to the front door.

Technical items to be addressed include ensuring the driveway width, lot coverage, and setbacks meet Village Code requirements.

2019-010A (9323 Central Park) Staff has no objections with the overall design. Staff appreciates the Boral Band continuing the brick detail around the addition, and requests the siding color be in the tan family to complement and/or match the existing brick.

2019-011A (9813 Keeler) Staff has no objections with the overall exterior design; however, there are concerns with a few interior details:

- The upstairs landing does not have enough code-compliant headroom. At a distance of 3' from the nose of the upstairs landing, the head clearance must be a minimum of 6'-8".
- The area of the attic with a minimum of 6'-8" head clearance counts toward the addition's square footage, necessitating the installation of a sprinkler system.

Technical items to be addressed include assurance that all aspects of the Village Code are met, and a PIN consolidation application is submitted to Community Development prior to the issuance of Building Permits.

MEMORANDUM – SUPPLEMENT
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March 13, 2019

2018-019A (3722 Touhy) Staff has no objections with the overall design; however, it is suggested that, once the main entrance/lobby area is located on the floor plan, consideration should be given to enhance the entrance area design to provide visual cues for visitors to identify the main entrance. The entrance design and sign package modifications may return to a future Appearance Commission meeting for approval without the need for a new site plan approval process, unless relief from the Village Code is required to accommodate the changes.