

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: April 13, 2022

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

Staff offers the following comments on the cases scheduled for the April 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.

- 2022-019A** 7525 Lowell Ave – The window on the front elevation on the first floor where the overhead door used to be, should line up with the second floor window. On the front façade where the attached garage used to be, add a soldier course or some feature to break up the brick. Possibly have the soldier course wrap around to the side elevations.
- 2022-021A** 8120 Lorel Ave – Staff has no objections to the design of the addition. A technical item to be addressed includes submitting a PIN consolidation application to Cook County and providing a copy of the receipt to the Village.

NON-RESIDENTIAL REQUESTS

- 2022-018A** 7620 Gross Point Rd – Staff recommends the color of the stucco be painted a color that complements the building better.

2022-020A 7909 Lincoln Ave – Staff has no objections to the overall design. A technical item to be addressed includes submitting a PIN consolidation application to Cook County and providing a copy of the receipt to the Village.

The west and south elevations may have 1 wall sign each. They must be a minimum of 10% of the building height away from the top of parapet, and the largest lettering height is 24". As shown, it appears that relief from the Sign Code will need to be granted by the Zoning Board of Appeals. If the 3 artwork items on the south elevation become commercial signage, relief will be required as well.

2022-022A 7250 McCormick Blvd – Staff has no objections to the overall design. Assuming some of the wall signs are removed from the façade, windows or a design feature should be put in their places to avoid blank walls.

This item will be reviewed as part of an overall development proposal, including 3 restaurants with drive-throughs, at an upcoming Plan Commission meeting in May. The second restaurant is case 2022-023A below. A third restaurant has not yet been identified, and will be reviewed at a future date.

Additional parking lot trees will need to be provided to ensure a ratio of 1 tree per 15 parking spaces. Some on-site sidewalks and crosswalks are provided; however, they need to be interconnected and not lead to dead-ends.

The sign package for the overall development includes 2 ground signs at McCormick Boulevard, requiring relief from the Sign Code. The locations of these ground signs shall be located outside their respective sight distance triangles.

As shown, the wall sign package for Raising Cane's will require relief from the Sign Code. Staff recommends reducing the number of signs to maximize wayfinding and minimize sign clutter.

2022-023A (See case 2022-022A for comments regarding the overall site.)

7252 McCormick Blvd – Staff has no objections to the overall design; however, the side walls of the taller parapets should extend deeper than shown so they appear as a tower and not just a taller wall.

As shown, the wall sign package for Culver's will require relief from the Sign Code. Staff recommends that the petitioner discuss its expectations for an electronic message center (EMC) sign for flavors of the day.