

MEMORANDUM
Community Development Department

To: Michael Lynk, Chairman
Appearance Commission Members

From: Matt Brandmeyer, Community Development Director
Nathan Kriska, Development Administrator
Carrie Haberstich, Planner
Brian Augustine, Zoning Administrator

Date: April 22, 2020

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

Staff offers the following comments on the cases scheduled for the April 22nd 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.

- 2020-011A (7833 Karlov) Staff has no objections with the overall design, and would support a structural/aesthetic supporting column for the roof overhang at the northeast corner of the new addition. Technical items that need to be addressed include providing a Plat of Survey to confirm setbacks and enable permit processing.
- 2020-012A (5253 Fargo) Staff has no objections with the overall design; however, it is recommended that additional wood accents be provided on elevations other than the rear elevation, such as the home entrance alcove and the front/west elevations. Technical items that need to be addressed include ensuring no bedrooms will be located in the basement, as bedrooms are not allowed below grade level per the Village Code, and the exterior stairs and area well must meet side yard requirements.

- 2020-013A (9444 Monticello) Staff has no objections with the overall design concept; however, it is recommended that the new fireplace be clad in brick. Technical items include working with the Zoning Administrator to ensure the proposed addition meets Village Code requirements.
- 2020-015A (9401 Central Park) Staff has no objections with the overall design concept; however, it is recommended that brick or stone be added to the addition. Technical items include granting relief for the 51% masonry requirement if approved as proposed, as it appears the east and north elevations are not clad in masonry.

COMMERCIAL REQUEST

- 2020-014A (5135 Golf) Staff would prefer screening of this proposed utility with a screen that is complementary to the building aesthetics, as rooftop screening is used for other rooftop-mounted equipment such as HVAC equipment. Other antenna arrays in Skokie are not screened; therefore, it could be approved as presented. Technical items to be addressed include obtaining approval from the Zoning Board of Appeals for a height variation, as they are allowed to go 12' above the roof by right; however, the petitioner is requesting to increase the height allowance from 48' to 62'. Since the requested height is greater than 10% of the allowable height, the approval must also be reviewed and approved by the Village Board. Please note that the existing penthouse and vent are obstructions that are permitted to be taller than the main roof.