

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: May 11, 2022

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

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

- 2022-024A** 9025 East Prairie Road – Staff has no objections with the elevation that faces the neighbor to the east. For the elevation facing the street, staff would like to see some masonry, have the proposed sill in line with the existing sill and have the new window in line with the existing windows.
- 2022-025A** 9 Salem Lane – Staff no objections to the design as long as the materials closely match the existing materials of the home.

NON-RESIDENTIAL REQUESTS

- 2022-026A** 7720 Austin Avenue – Staff is not supportive of the proposed elevations for the new building.
- The property at 7720 Austin is governed by special use permit Ordinance No. 19-2-Z-4442. Relief was granted from multiple Village Code requirements to accommodate existing circumstances, including the retention of existing buildings and the unknown

timeline to make Austin Avenue a complete right-of-way, including pavement, curb and gutter, and sidewalks. Razing the existing buildings and constructing a new building will likely warrant either a new, or a modification of the existing, special use permit for outdoor storage. There is a 30' easement on the north side of the subject site that must be reserved for ingress and egress; therefore, the building footprint and fencing cannot encroach into this area. The eastern 8' of the site will be dedicated for public right-of-way, widening Austin to the full minimum 66' width. Infrastructure improvements are currently planned for Fiscal Year 2025. Since a new building is proposed, a 25' building setback and a 6' continuous curbing setback, both from the new/forthcoming right-of-way, front yard landscaping, and lighting will be required, at minimum.

The neighborhood of the proposed development is comprised of masonry buildings; therefore, masonry should be included in the design. At minimum, masonry, precast concrete panels, or a design similar to the Hebrew Theological College (https://www.skokie.org/AgendaCenter/ViewFile/Agenda/_10142020-1076) should be expected.

2202-027A 8814 Niles Center Road – Staff is not supportive of the proposed graphics and signage covering 100% of the windows. The proposed graphics/signage violates section 82-12(6) of the Skokie Village Code

Permanent window signs. No more than 25 percent of an individual window glass surface inside the frame shall be covered by any type of sign. Signs, packaged products, packaging material and other opaque materials shall be considered when calculating the window coverage area.

Staff recommends one sign band across the windows covering 25% of each window pane. Also, graphics, signs or displays 3 feet from the window do not count as signage.

2022-022A 7250 McCormick Blvd – Staff has no objections to the overall design of the building. Staff has mixed opinions on keeping the large red “1” on the east elevation. The following items violate the Sign Code:

1. The east elevation has multiple wall signs – one is permitted facing the street.
2. The south elevations has multiple wall signs – none are permitted.
3. The west elevation has a wall sign – none are permitted.
4. The north elevation has multiple wall signs – none are permitted.

Staff recommends the following:

1. On the east elevation the One Love sign be removed
2. On the south elevation the large Raising Cane’s sign (D) be removed. [Note: A suggested replacement with artwork was provided by the applicant and has been added to the preview packet.]
3. Relief be granted for the rest of the non-conforming signs.