

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: May 13, 2020

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

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

- 2020-015A (9401 Central Park) Staff has no objections with the revised design, as masonry has been added to the proposed elevations. The 51% masonry requirement appears to be met, as the two street-facing elevations are almost 100% masonry, while the other two elevations have small amounts of masonry.
- 2020-017A (8650 Keystone) Staff has no objections with the overall design; however, for the rear elevation, a smaller gable is recommended above the previous addition with a larger gable stepped back to cover the existing and proposed addition, so as to not to create a large overhang and to potentially reduce lot coverage.
- 2020-018A (9414 Keystone) Staff has no objections with the overall design. It is recommended that the existing brick from the rear elevation be reused to patch the openings of the

existing house, and new brick to match existing be used on the addition. Technical items to be addressed include a PIN consolidation.

2020-019A (8939 Karlov) Staff has no objections with the overall design; however, consideration should be given to lowering the ridgeline of the new addition slightly, which will in turn lower the eave line and provide the opportunity to provide gables that complement other existing gables on the front elevation.

COMMERCIAL REQUESTS

2020-014A (5135 Golf) Staff has no objections with the revised design that includes rooftop screening. 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. Please be aware that the Zoning Administrator will review past cases for height variations which may impact whether or not the height variation will be recommended in the staff report.