

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: July 8, 2020

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

Staff offers the following comments on the cases scheduled for the July 8th 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 and the Village Code.

- 2020-027A (9858 Keystone) Staff has no objections with the overall design; however, it is recommended that the pair of windows in the new addition on the front elevation be spaced the same distance apart as the existing pair of windows on the same elevation. Technical items that need to be addressed include a PIN consolidation and possibly another swing door.
- 2020-028A (6834 LeClaire) Staff has no objections with the overall design. Specifications for the fiber cement material and color samples will be provided at the meeting.
- 2020-029A (9525 Central Park) Staff has a few concerns with the design. Adjustments to the proposed design are being prepared by the petitioner, including adding a minimum of 51% masonry. The revised design will be presented at the meeting.

NON-RESIDENTIAL REQUESTS

2020-024A (4605 Golf) Staff has no objections with the design, subject to Building Code support for the areas covered by a thin brick veneer.

2020-025A (8001 Lincoln) Staff has some concerns with the proposed wall signage on the west and east elevations, as they are located above the second floor window sills and have night-time illumination facing existing and proposed residential uses in mixed-use buildings. The building is located in Downtown Skokie and is zoned CX Core Mixed-Use, where the Sign Code calls for pedestrian-scaled signage below the sills of second floor windows.

Although the east façade faces a parking lot, it does not have a business entrance or display window; therefore, it cannot be approved without relief from the Sign Code. In addition, although the west façade faces Lincoln Avenue and has a business entrance and windows, an existing wall sign already exists; therefore, it cannot be approved without relief from the Sign Code. Finally, both signs are proposed above second floor window sills, necessitating additional relief from the Sign Code.

Chase Bank at 7941 Lincoln received approval from the Appearance Commission and the Zoning Board of Appeals for its sign above the second floor window sills. The sign is on a façade facing Krier Plaza.



The “3501” example provided in the application appears to be a building near the Schaumburg IKEA adjacent to the I-90 / IL-53 interchange in an auto-oriented development pattern.



Staff does not recommend approving the signs as proposed.

2020-026A (8825 East Prairie) Staff has no objections with the design.