

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: August 12, 2020

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

Staff offers the following comments on the cases scheduled for the August 12th 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.

- 2020-021A (5312 George) Staff has no objections with the design.
- 2020-030A (8330 Kostner) Staff has no objections with the design.
- 2020-031A (8316 Kildare) Staff has no objections with the overall design; however, it is recommended that wood or metal posts be provided in lieu of the brick piers and a limestone sill be provided at the porch decking level on the west elevation, and windows or a decorative brick feature be provided on the south elevation. The neighbor to the south expressed concern over the proposal and requested that stormwater runoff not be increased with this project, the trees between the house and the garage be trimmed, and the sinking walkway between the two homes be repaired or replaced.

2020-033A (4550 Kirk) Staff has no objections with the overall design; however, consideration should be given to providing a gable/dormer that complements the existing gables/dormers on the south elevation in lieu of a hip roofline. A technical item to be addressed includes a PIN consolidation.

2020-034A (9813 Keeler) This item received a Certificate of Appropriateness at the March 2019 Appearance Commission meeting. Changes to the design warrant a new review by the Appearance Commission. Staff has a few concerns with the overall design, including a reduction in the number of windows on the south elevation. Technical items include a PIN consolidation and a confirmation by the Zoning Administrator as to whether or not the increased floor area warrants a sprinkler system.

NON-RESIDENTIAL REQUESTS

2020-016A (7135 Carpenter) Staff has concerns with the design, including an overall height of 44'-2" (the maximum allowable height for R2 Single-Family is 30', which may be increased to a maximum of 32' or three stories with a planned development on a site of less than 10 acres in area). A technical item to be addressed includes a PIN consolidation.