

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: February 10, 2021

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

Staff offers the following comments on the cases scheduled for the February 10th 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.

- 2021-003A (9451 Harding) Staff has no objections with the design.
- 2021-004A (78 Salem) Staff has no objections with the design. Technical items to be addressed include providing a current Plat of Survey for permit review, and the air conditioning unit may be 6' from the property line (closer than the 10' noted on the site plan).
- 2021-009A (7828 Babb) Staff has concerns with the design. A suggested modification includes larger windows on the first floor of the front elevation (retaining the existing large window is preferred). Technical items to be addressed include removal of the second floor bay (it is not allowed if you can walk in the area; a permanent window seat can be allowed), an air gap in the masonry construction, a sprinkler system, and a waiver of the 51% masonry requirement.

MIXED-USE/RESIDENTIAL REQUEST

2021-007A (5135 Golf) Case withdrawn.

COMMERCIAL REQUESTS

2021-005A (5225 Golf) Staff has no objections with the overall design. Technical items to be addressed include a tree removal permit, rooftop HVAC screening, and possible additional formal review of the existing Special Use Permit by staff, the Plan Commission, and/or the Village Board.

2021-008A (3900 Dempster) Staff has concerns with the design. Suggested modifications include more masonry, fewer signs, and seizing the opportunity to rework elements of the corporate prototype so the design is more site-specific to this scrape and rebuild project. The proposed building setback is roughly 70', which is greater than the existing 46.6' setback and is currently aligned with other buildings on the block, including Zad and Burger King; therefore, it is also recommended that features be added to the site plan to continue this line.

UTILITY REQUEST

2021-006A (3453 Oakton) Case withdrawn.