

MEMORANDUM
Community Development Department

To: Michael Lynk, Chairman
Appearance Commission Members

From: Peter Peyer, Community Development Director
Carrie Haberstich, Planner
Nathan Kriska, Building and Zoning Supervisor
Brian Augustine, Zoning Administrator

Date: October 25, 2017

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

Staff offers the following comments on the cases scheduled for the October 25th 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.

- 2017-057A (7431 Kilbourn) Staff has no objections with the overall design.
- 2017-058A (8103 Floral) Staff has no objections with the overall design; however, it is suggested that additional design details be added to the walls surrounding the second floor deck and garage.

COMMERCIAL REQUESTS

2017-059A (8025 Skokie) Staff has no objections with the overall design; however, it is requested that awnings or canopies be added above the first floor commercial windows. Technical items that need to be verified include the sight distance triangle requirements for the driveway connecting to Skokie Boulevard.

2017-060A (3325 Howard) Staff has no objections with the overall concept; however, consideration could be given to minimizing the checkerboard pattern. The petitioner should describe the LED lighting detail on the gas canopy, and whether or not the light strips will be off during the day and/or dimmed at night to minimize the brightness for passersby.

2017-061A (7500 Frontage) Staff has no objections with the overall design; however, it is recommended that a smooth precast “limestone” material be used in lieu of split face concrete masonry units (CMUs) and the new window in the stairwell be larger than shown on the proposed elevation.

The Plan Commission will be reviewing requests for a site plan approval and special use permits for outdoor storage at a future meeting date.

2017-062A (8030 Lamon) Staff has no objections with the overall design; however, it is suggested that the glass wall at the southwest corner of the building be wrapped around the corner, mirroring the southeast corner.

2017-063A (9300 Skokie) Staff has a few concerns with the design. Recommendations include adding additional trim boards to the reveal above the blue tower feature, painting the reveal a tan color to match the adjacent tenant spaces, reducing the size of the east wall sign so its top is not so close to the edge of the blue wall, and reducing the size of (or eliminating) the south wall sign due to corporate logo and space constraints.

2017-064A (8000 Lincoln) Staff has no objections with the overall design, and is looking forward to implementing Skokie’s Comprehensive Plan with this mixed-use development. Some adjustments to the elevations and signage are recommended, and several options regarding courtyard details are to be discussed.

Consideration should be given to adding an additional detail to the second floor elevations, as there is a 2-story minimum building height in the Downtown and providing a 2-story base to this building will provide continuity in the future as buildings in the downtown redevelop.

The openings on the parking structure elevation should not slope with the parking deck slope on the west and north elevations. Suggested alternatives include shifting the openings in groups within elevation bays or ignoring the slope and keeping the openings at one horizontal height.

Although the blade signs cannot be illuminated or used in conjunction with wall or awning signs, their dimensions adhere to the sign guidelines for the CX Core Mixed-Use district. If awning signs are pursued instead, a “blade” style awning or awnings with shorter vertical faces are recommended, with minimal signage on the slope. Relief from the Sign Code may be necessary based on the sign package approved by the Appearance Commission. Please be advised that only 1 sign is allowed at the corner of Lincoln and Oakton.

The current courtyard design has motor vehicle access. Requested options include a 6” curb and/or a change in pavement color separating the vehicle and pedestrian areas. Additional items such as large planters and/or bollards may be used. Consideration should be given to a future Phase II, where the courtyard converts to a pedestrian-only amenity.