

June 1, 2015

TO THE PRESIDENT AND
MEMBERS OF THE BOARD OF TRUSTEES
ARLINGTON HEIGHTS, ILLINOIS

Property: Christina Court Subdivision
1306/1310 E. Olive St.
Arlington Heights, IL 60004
DC#15-025

Petitioner: Jon Ishwerood
K. Hovnanian Homes
1804 N. Naper Blvd. Suite 200
Naperville, IL 60563

Request: Approval of the general architectural designs and exterior materials packages for new single-family homes at the proposed Christina Court Subdivision.

On March 31, 2015 the Design Commission met to review the general architectural designs and exterior materials packages for the new single-family homes at the proposed Christina Court Subdivision.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE PROPOSED GENERAL ARCHITECTURAL DESIGNS AND MATERIAL PACKAGES FOR THE NEW SINGLE-FAMILY HOMES FOR CHRISTINA COURT TO BE LOCATED AT 1306 & 1310 E. OLIVE STREET. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 3/6/15 AND RECEIVED 3/9/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

1. A REQUIREMENT THAT THE PETITIONER SEEK FINAL DESIGN REVIEW APPROVAL FOR EACH INDIVIDUAL HOME THROUGH THE ADMINISTRATIVE APPROVAL PROCESS.
2. A REQUIREMENT TO COMPLY WITH MONOTONY RESTRICTIONS, PER CHAPTER 28, SECTION 28-6.4.
3. A RECOMMENDATION TO PROVIDE CURVING LANDSCAPE BEDS ALONG THE FRONT ELEVATION OF EACH HOME AND ADJACENT TO THE HARDSCAPE AREAS, WITH AN ABUNDANT MIX OF TREES, SHRUBS, AND PERENNIALS.
4. A REQUIREMENT THAT BRICK AND STONE SHOWN ON THE FRONT ELEVATIONS BE RETURNED DOWN THE SIDE ELEVATIONS 2', AND SOFTENED WITH LANDSCAPING.
5. A REQUIREMENT THAT WINDOWS BE ADDED TO THE SIDE GARAGE WALLS, TYPICAL FOR ALL PLANS. AT LEAST ONE WINDOW IS ADDED FOR STANDARD GARAGES, AND AT LEAST 2 SEPARATE WINDOWS BE ADDED FOR TANDEM GARAGES.
6. A REQUIREMENT THAT WINDOW TRIM AND GRILLES PROVIDED ON THE FRONT ELEVATION ALSO BE PROVIDED ON THE SIDE AND REAR ELEVATIONS TO MATCH, AND A FINAL DECISION ABOUT SHUTTERS ON ALL SIDE AND REAR ELEVATIONS BE MADE BY STAFF.

7. A REQUIREMENT TO ADD ONE ARCHITECTURAL ELEMENT ON THE BACK OF EACH HOME TO BREAK UP THE FLAT WALL, WHETHER IT IS A PLAN OPTION, FIREPLACE, PORTICO OR BAY WINDOW, TO BE APPROVED BY STAFF.
8. MORTON F & G: A REQUIREMENT TO ADJUST THE PORCH COLUMN SPACING SO THAT THE WINDOWS ARE CENTERED BETWEEN THE COLUMNS.
9. MEMPHIS H: A RECOMMENDATION TO EXPLORE OPTIONS TO BREAK UP THE FLAT EMPTY WALL ABOVE THE GARAGE DOORS.
10. BOULDER MODEL: A REQUIREMENT TO OMIT THE OPTION GARAGE DOOR FACING THE SIDE YARD.
11. AN ACKNOWLEDGEMENT THAT THE ROOF PITCHES ON SOME OF THE HOMES WILL BE ADJUSTED TO COMPLY WITH THE HEIGHT REQUIREMENT OF CODE.
12. A STRONG RECOMMENDATION THAT MORE TREES BE ADDED ON EACH PROPERTY.
13. A STRONG RECOMMENDATION FOR LARGER AND MORE PLANT MATERIAL ON THE EAST SIDE OF THE DEVELOPMENT, AS WELL AS ON THE WEST SIDE, ALSO WITH A CONSIDERATION TO LEAVE A 5' BUFFER OF WHAT IS THERE NOW.
14. A RECOMMENDATION TO NOT PAIR THE EVERGREEN SIDING COLOR WITH THE HARTFORD GREEN METAL ROOF IN MATERIAL PACKAGE #NR07.
15. THIS REVIEW REPRESENTS DESIGN APPROVAL ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.
16. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO AMEND THE MOTION AS FOLLOWS:

3. A REQUIREMENT THAT STAFF REVIEW THE PROPOSED LANDSCAPE PACKAGE FOR EACH MODEL OF HOME.

FASOLO, AYE; KUBOW, AYE; FITZGERALD, AYE; BOMBICK, AYE; ECKHARDT, RECUSE.
THE MOTION CARRIED.