

## MINUTES

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, March 21, 2017 – 7:30 pm

Mayor Kathy Mulcahy, Chairperson called the meeting to order at 7:30 pm.

Members Present: Anthony Lazar, Kathy Moran, Eric Newland, Scott Lewis, Brian Hitt, Jud Kline, Mayor Kathy Mulcahy.

Members Absent: None

Others Present: Ben Chojnacki, Assistant Law Director  
Paul Singerman, Special Counsel  
David Hartt, Village Planner  
Karen Morocco, PZ/ABR Secretary

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### #1 CLEVELAND CHINESE CHRISTIAN CHURCH – 27700 EMERY ROAD – SIGN SUBMISSION

Present: Aili Stone, Representative, Signs PDQ, Inc.  
Nancy Fong, Cleveland Chinese Christian Church, Representative

-Approved by Village Architect

#### PZ/ABR Discussion:

The sign will be made from polystyrene manufactured by Peach Tree. The sign is 48 x 72". The sign face color will be dark blue. The edge and returns of the sign will be white and lettering will be white and orange. The Commission suggested raising the base to a minimum of 20 inches to allow for better visibility and room for landscape growth. Ground lighting will be used to illuminate the sign. The previously approved landscaping is Birds Nest Spruce. Cleveland Chinese Christian Church will need to return for a future PZ/ABR meeting for submittal of the Directional Signs.

A Joint Motion to recommend approval of the sign at 27700 Emery Road – Cleveland Chinese Christian Church subject to raising the base by 5 courses of brick making the base a minimum of 20 inches and review of the placement of the sign by the Orange Village Police Chief was made by Mr. Jud Kline; seconded by Mr. Scott Lewis.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy.

No: None

The motion was approved 7 to 0.

Present: Brice Hamill, Representative – Fairmount Properties  
Jordon Berns, Esq. – Berns, Ockner & Greenberger, LLC  
Lisa Elton, Cesar Gutierrez, Representatives – RDL Architects  
Cincy Cohen, Representative – Pinstripes Representative

Building 8.1 Motion

It is Moved by Mr. Scott Lewis; Seconded by Mr. Anthony Lazar to approve the architecture of Building #8.1 as set forth in the Final Development Plan (FDP) for Building #8.1 as reflected the set of drawings (9 pages) titled **“Pinstripes - Pinecrest by RDL Architects”** dated **March 7, 2017** subject to the following understandings and conditions:

1. The approved building shall be within the previously approved building footprint.
2. This approval does not include the approval of any site landscaping, hardscaping or patios, it being acknowledged that the applicant in conjunction with the Pinecrest developer must come back with an integrated site plan relating Building #8.1 to the surrounding environment.
3. Signs have not been considered.

Should there be any conflicts between these drawings and previously approved FDP site plan drawings, the previously approved drawings shall govern unless the P&ZC explicitly approves the changes in this set.

The approval of this revised FDP does not constitute approval by the Village Engineer of related civil engineering drawings and, the applicant recognizes that in connection with the Village Engineer's review and approval any conflicts that may exist among the FDP, architectural and civil engineering drawings will need to be reconciled to the satisfaction of the Village Engineer.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy  
No: None

The motion was approved 7 to 0

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#3

PINECREST = REVISIONS- FDP – FINAL DEVELOPMENT PLAND – BUILDING #8

Present: Brice Hamill, Representative – Fairmount Properties  
Jordon Berns, Esq. – Berns, Ockner & Greenberger, LLC

Building 8 Motion

It is Moved by Mr. Scott Lewis; Seconded by Mr. Brian Hitt to approve the architecture of Building #8 as set forth in the Final Development Plan (FDP) for Building #8 as reflected on pages 8-18 (not including landscaping or hardscaping) in the set of drawings (27 pages) titled "**Pinecrest FDP Building 8 Presentation**" dated **March 7, 2017** subject to the following understandings and conditions:

1. The approved building shall be within the previously approved building footprint.
2. This approval does not include the approval of any site landscaping, hardscaping or patios, it being acknowledge that the applicant must come back with an integrated site plan relating Building #8 to the surrounding environment.
3. Sign have not been considered.

Should there be any conflicts between these drawings and previously approved FDP site plan drawings, the previously approved drawings shall govern unless the P&ZC explicitly approves the changes in this set.

The approval of this revised FDP does not constitute approval by the Village Engineer of related civil engineering drawings and, the applicant recognizes that in connection with the Village Engineer's review and approval any conflicts that may exist among the FDP, architectural and civil engineering drawings will need to be reconciled to the satisfaction of the Village Engineer.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy  
None: None

The motion was approved 7 to 0.

#4 PINECREST – REVISIONS – FDP – FINAL DEVELOPMENT PLAN – BUILDING #9

Present: Brice Hamill, Representative – Fairmount Properties  
Jordon Berns, Esq. – Berns, Ockner & Greenberger, LLC

Building 9 Motion

It is Moved by Mr. Scott Lewis; Seconded by Mr. Jud Kline to approve the architecture of Building #9 as set forth in the Final Development Plan (FDP) for Building #9 reflected on pages 5-19 (not including landscaping or hardscaping) in the set of drawings (30 pages) titled "**Pinecrest FDP Building 9 Presentation**" dated March 7, 2017 subject to the following understandings and conditions:

1. The approved building shall be within the previously approved building footprint.
2. This approval does not include the approval of any site landscaping, hardscaping or patios, it being acknowledged that the applicant must come back with an integrated site plan relating Building #9 to the surrounding environment.
3. Signs have not been considered.

Should there be any conflicts between these drawings and previously approved FDP site plan drawings, the previously approved drawings shall govern unless the P&ZC explicitly approves the changes in this set.

The approval of this revised FDP does not constitute approval by the Village Engineer of related civil engineering drawings and, the applicant recognizes that in connection with the Village Engineer's review and approval any conflicts that may exist among the FDP, architectural and civil engineering drawings will need to be reconciled to the satisfaction of the Village Engineer.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy  
No: None

The motion was approved 7 to 0.

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#5 CHIEF BUILDING OFFICIAL'S REPORT

- No report was given due to Mr. Ron Nied being absent.

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#6 ANY OTHER TOPIC FOR DISCUSSION

- Bob McLaughlin was in attendance. He will be the new Chief Building Official in Orange Village. He currently works part-time as the Building Official in Woodmere. He will be sworn in at the April 5<sup>th</sup> Council meeting.
- Mr. Jud Kline will be approximately 20 minutes late to the April 4, 2017 PZ/ABR meeting.
- The Orange Village Master Plan discussion has been changed to April 4, 2017 PZ/ABR meeting.
- Pinecrest is targeting the April 18, 2017 PZ/ABR meeting to present additional FDP's.

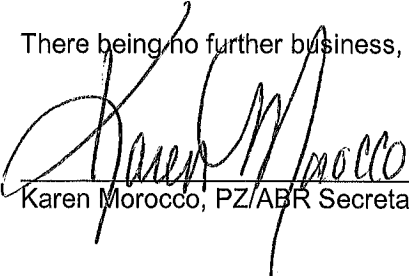
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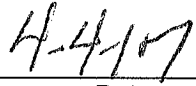
Motion to approve the Minutes of the March 7, 2017 meeting was made by Mr. Scott Lewis; seconded by Mr. Brian Hitt.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy  
Abstain: None  
No: None

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There being no further business, the meeting was adjourned at 9:24 pm.

  
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Karen Morocco, PZ/ABR Secretary

  
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Date