

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, April 18, 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:

Others Present: Ben Chojnacki, Assistant Law Director
Paul Singerman, Special Counsel
David Hartt, Village Planner
Brian Mader, Village Engineer
Ron Nied, Chief Building Official
Robert McLaughlin, Chief Building Official
Karen Morocco, PZ/ABR Secretary

#1 4809 E. FAIRVIEW ROAD – DEMO & NEW HOUSE

Present: Alex & Irina Tatarchuk, Owners
Fideiozch, Architect

PZ/ABR Discussion:

The current home located on the property will be demolished and a new home will be built. The property backs up to a golf course. The new home has been approved by the Village Architect. The project was not approved by the Village Engineer, Brian Mader. The Village Engineer's notes were given to the project Architect. The Commission had questions about the garage size and the height of the structure. The owner's Architect contacted the lead Architect via phone and obtained the answers. The garage sized is 1049 sq. ft. and the maximum height of the structure is 34' 8". This meets the requirements set forth in the Codified Ordinances. These measurements were written on the plan by the Architect.

Material samples were not provided as the homeowners are deciding on their final selections. The PZ/ABR Commission determined they need to come back before the Commission to present material samples, landscape and tree removal plan. The Tartarchuk's will return to the May 2, 2017 PZ/ABR meeting to present material samples and again in approximately 4 - 6 weeks with the landscape and tree removal plan.

A Joint Motion to approve only a foundation permit and preliminary architectural design subject to the Village Engineer's comments/approval and materials being submitted and approved; and with the understanding that approval for the foundation is based on the information provided this evening and that any changes to the foundation could impose additional costs and result in the Commission ultimately denying final approval of the project, was made by Mr. Jud Kline; seconded by Anthony Lazar.

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

The Joint Motion was approved 7 to 0.

#2 PINECREST – AMENDMENT TO FULL SITE – FDP – FINAL DEVELOPMENT PLAN – TO ALTER ROUNDABOUTS

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

Comments:

This proposed amendment reduces the landscaping islands in the center of the North and South roundabouts to increase the vehicle paved areas – with directional arrows where needed – to more effectively move traffic – particularly emergency vehicles and delivery trucks (even those that will inadvertently use this center road). In return these plans illustrate enhanced landscaping around the perimeter of the roundabouts compared to the landscaping illustrated on the FDP drawings dated August 30th 2016 and approved on September 6, 2016. The configuration of the center roundabout has **not** been altered.

Proposed Motion:

It is Moved by Mr. Brian Hitt; Seconded by Mr. Scott Lewis to approve an amendment to the “Pinecrest Final Development Plan On-site and Off-site Improvements” dated August 30, 2016 and approved by the Planning & Zoning Commission and Architectural Board of Review on September 6, 2016 to modify the roundabouts only to the extent reflected on pages 4-12 and 17 in the set of drawings (17 pages) titled “**Pinecrest – Amendment to Full Site FDP to Alter Roundabouts**” dated **April 12, 2017** subject to the following understandings and conditions:

That the enhanced landscaping within and around the roundabout as illustrated on pages 9, 11 and 12, while not being considered as part of this motion, will be incorporated in the final landscaping plans when submitted. To the extent there are conflicts between these drawings and previously approved FDP site plan drawings, in the areas related to the North and South roundabouts, the drawings dated April 12, 2017 shall govern.

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.

#3 CHIEF BUILDING OFFICIAL'S REPORT

- Pinecrest:
 - Building #2 is nearly complete with the wood framing of level #2 - the apartments.
 - Building #10 has begun the block exterior walls.
 - Underground plumbing and electrical continues for Buildings #2, 5 and 6.
 - The Housing Inspector has begun the yearly Residential Maintenance Program.

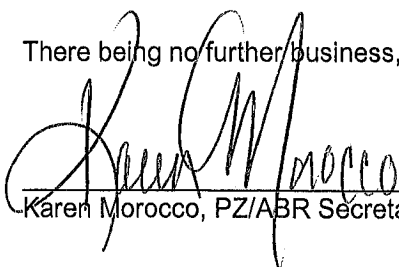
#4 ANY OTHER TOPIC FOR DISCUSSION

- Mayor Kathy Mulcahy announced there will be a site tour at Pinecrest Monday, April 24, 2017 @ 1:00pm. She invited the PZ/ABR Board members. An RSVP is needed.
- Mayor Kathy Mulcahy asked the PZ/ABR Board members and Village Representatives if they would object to moving the meeting time up to 6:30pm on a permanent basis. All were in agreement to starting the meeting an hour early. The Mayor will make a decision and will advise all.
- Eric Louttit from Fairmount Properties has replaced Chris Salata.
- This was Ron Nied's last PZ/ABR meeting before he retires.

Motion to approve the Minutes of the April 4, 2017 meeting was made by Mr. Brian Hitt; seconded by Mr. Scott Lewis.

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

There being no further business, the meeting was adjourned at 8:44 pm.



Karen Morocco, PZ/ABR Secretary



Date