

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, August 1, 2017 – 6:30 pm

Mayor Kathy Mulcahy, Chairperson, called the meeting to order at 6:31 pm.

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

Members Absent: Anthony Lazar

Others Present: Benjamin Chojnacki, Assistant Law Director
Paul Singerman, Special Counsel
David Hartt, Village Planner
Robert McLaughlin, Chief Building Official
Karen Morocco, PZ/ABR Secretary

#1 3785-3 LANDER / BUTTERNUT CT – WALL, NATURAL GAS GRILL

Present: Michael Scipione, Landscape Resources

PZ/ABR Discussion:

Pavers will be placed on top of the existing patio. A 14' garden wall will be built to hide the natural gas grill that will be installed.

A Joint Motion to recommend the wall and natural gas grill at 3785-3 Lander / Butternut Ct was made by Mr. Jud Kline; seconded by Mr. Scott Lewis.

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

The Joint Motion was approved 6 to 0.

#2 PINECREST – COMPREHENSIVE SIGN PLAN & SIGN CRITERIA

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

This request is for Final Development Plan (FDP) for Pinecrest signs. The preliminary Sign Criteria was approved as part of the revised Preliminary Development Plan (FDP) approval February 10, 2015. This review is based on the set of drawings "**Pinecrest – Comprehensive Sign Plan and Sign Criteria (2017 Issue) prepared by Callison/RTKL** (119 pages).

Comments:

As a general note, the proposed sign plan and sign criteria as approved by the Planning and Zoning Commission, becomes the governing criteria relating to all signs at Pinecrest. The PPDD regulations at Section 1175.10 (SIGNS) requires that the signs for Pinecrest be based on **"...a comprehensive sign plan and sign criteria...(to) be submitted and approved by the Planning and Zoning Commission as part of the FDP"** and, thus, subject to FDP as well. Given the unique nature of Pinecrest, this Section also permits the criteria to include its own independent **"...standards and criteria for height; area; location on the building and/or site; materials for the cabinet, frame, and base."**

The sign criteria includes four basic components; three of which are included in the package for consideration at the August 1st Planning and Zoning Commission meeting – (1) Standards and Criteria for the Tenant Signs; (2) "Landlord" Signs for Building #7, and (3) Temporary Signs During Construction. Standards and criteria for the fourth category – Site Entrance and Way-finding Signs– have not been submitted.

The Standards and Criteria for the Tenant Signs (Part 1) are far superior and have been developed with significantly more detail and quality, than the approved preliminary criteria in 2015. In many respects, the criteria is more limiting than the Village's Sign Code. Since this submission is so dramatically different, a detailed comparison with the approved FDP is not warranted. Basic elements of the Sign Standards and Criteria include:

1. The basic size, location, type of signs permitted and prohibited, size of letters, material, and illumination. The basic sign area permitted for each primary sign is somewhat greater (approximately 20% to 25%, depending on the height of the tenant space) compared to the basic business district requirements in the Village sign regulations. Additional sign allowances are offered to corner tenants by applying the same area standard that applies to the primary sign. Blade (projecting) signs are permitted in addition to these allowances. Blade signs may project up to three (3) feet from the building, but no area or height limit has been included. These standards are reasonable given the unique nature of this project and the level of regulation and overall controls.
2. Numerous interpretive illustrations that were not included in the FDP.
3. Requiring the sign to be approved by the owner before the sign is submitted to the Village.
4. Confining the primary tenant sign to "the trade name as included in the lease" only (which is a content limitation that may be imposed by the owner but not by the Village).

The "Landlord" Signs for Building #7 (Part 2). These are the unique "theater poster" signs that were illustrated on the FDP for Building #7 on both the north and south elevations, but not approved, plus a "media screen" screen on the south elevation. It should be noted for the record that the media screen is appropriate and is approved based on the unique nature of the Pinecrest commercial development and because of its unique location within Pinecrest which restricts viewing primarily to the Pinecrest commercial development site.

The Temporary Signs during Construction (Part 3) are reasonable for a project of this magnitude and will only to be in place during construction; the durations are specified in the document. The leasing signs on the REI Building (#10) will be

removed when the space is "turned over to the tenant" estimated to be in December of this year. The signs on the perimeter fence will be removed when the fence comes down which should be within the first half of 2018. The Post Mounted Signs are replacement faces on the two signs previously approved and, likewise, will come down in the first half of 2018.

The standards and criteria for the Site Entrance and Way-finding Signs (Part 4) needs to be submitted for review and FDP approval by the P&ZC/ABR prior to permits for these signs being issued by the Building Commissioner.

Once the Sign Standards and Criteria has been approved, each individual sign conforming to the standards and criteria, when submitted, may be approved administratively by the Building Commissioner as set forth in the proposed motion, below. I believe this was the expectation of P&ZC when the FDP criteria for signs was approved.

Proposed Motion

It is Moved by Mayor Mulcahy, Seconded by Mr. Scott Lewis to approve the Final Development Plan (FDP) for a comprehensive Sign Standards and Criteria based on "**Pinecrest – Comprehensive Sign Plan and Sign Criteria**" (2017 Issue) prepared by Callison/RTKL (119 pages) subject to the following understandings and conditions:

1. The revisions to the Sign Plan and Criteria recommended by Mr. Jud Kline and by Special Counsel to the Village (as to Pages 18 and 19) are to be incorporated into the Sign Plan and Criteria and the revised Sign Plan and Criteria is to be submitted to and approved by the Building Commissioner and retained by the Village as its record copy.
2. The approval of the "media screen" on Building 7 is subject to agreement by the applicant and the Village administration of operational criteria relating to such media screen concerning hours of illumination, on-site/off-site advertising and other matters of concern to the Village prior to the issuance of a building permit for such media screen.
3. Specifying a maximum height for blade signs of six (6) feet.
4. With respect to approval of individual signs the following procedures shall apply:
 - a. If the Building Commissioner determines that a proposed sign complies with the approved Sign Standards and Criteria, and the owner has approved the sign, the Building Commissioner may approve the Building Permit for the sign.
 - b. If the Building Commissioner has any doubts or concerns whether the sign complies with the Sign Standards and Criteria, he may refer the proposed sign to P&ZC/ABR for one of three (3) determinations: (1) a determination that the proposed sign complies with the standards and criteria; (2) a determination that the sign deviates from the standards and criteria, but should be approved by P&ZC/ABR through an amendment to the FDP for Sign Standards and Criteria; or (3) a determination that the application should be denied.
 - c. References to "Village Planning Division" in the sign package submitted shall mean either the Planning and Zoning Commission or the Building Commissioner as specified in the above procedures.
5. The standards and criteria for the Site Entrance and Way-finding Signs need to be submitted for review and FDP approval by the P&ZC/ABR prior to permits for these signs being issued by the Building Commissioner.

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

The motion was approved 6 to 0.

#3 CHIEF BUILDING OFFICIAL'S REPORT

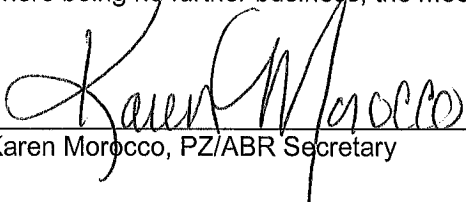
- Pinecrest inspections are increasing.
 - Firebirds has submitted building drawings for review.
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#4 ANY OTHER TOPIC FOR DISCUSSION

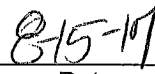
- The Mayor mentioned they will be working on developing different criteria for PZ/ABR to determine if items such as sheds, patios, walls, etc. need to come before the Commission. Bob McLaughlin, CBO, stated he will provide language concerning the code to the Law Director.
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Motion to approve the Minutes of July 18, 2017 meeting was made by Mr. Brian Hitt; seconded by Mr. Jud Kline.

There being no further business, the meeting was adjourned at 7:50pm



Karen Morocco, PZ/ABR Secretary



Date