

## MINUTES

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, February 4, 2020 – 6:30 pm

Mayor Mulcahy, Chairperson, called the meeting to order at 6:30 pm.

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

Members Absent:

Others Present: Steve Byron, Law Director  
Robert McLaughlin, Chief Building Official  
Karen Morocco, PZ/ABR Secretary

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#1 442 CRYSTAL LAKE DRIVE NORTH – S/L 38 – NEW HOUSE

Present: Jamey Heinzman, Pulte Homes

PZ/ABR Discussion:

The house was approved by the Village Architect and approved as noted by the Village Engineer. This is a 3,680 square foot home with a 2,044 square foot finished basement. It has 4 bedrooms, 4.5 bathrooms and a sunroom. Mr Jud Kline noticed the roof pitch was different in the front and the rear of the home. This was not noticed on previous houses. The board would like the roof pitch to be equal on each side (7/12) and would like to set a precedence on all the houses going forward. The selections are as follows:

<u>Product</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding – Horizontal		Dorian Gray
Trim		Dorian Gray
Garage Door		Dorian Gray
Roof	Certainteed	Weathered Wood
Brick	Brick Craft	Fort Harrison
Entry Door		Porpoise
Shutters	Dinesol	Musket Brown
Stone		White OakJoi

A Joint Motion was made to approve the new house at 442 Crystal Lake Drive North subject to the Village Engineer's comments and the following conditions:

1. Repositioning of the roof to be 7/12 front and rear.
2. Relocating the faux dormer on the left side to the rear and encompassing the two (2) windows at the rear of the house and eliminating the dormer over the bathroom window.
3. Recommending the mortar for the brick be buff in color or something that matches the stone.

was made by Mr. Jud Kline; Seconded by Mr. Brian Hitt.

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

No: None

The Joint Motion was approved 7 to 0.

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**#2**

**PINECREST – BUILDING #2 – SAUCY BREW WORKS (400 PARK AVE #169) FINAL DEVELOPMENT PLAN – FDP-PATIO**

**Present:** David Maison, Maison Design  
Josh Decker, Independence Construction

**PZ/ABR Discussion:**

Saucy Brew Works is a Tap Room only. No food will be prepared or served however food can be ordered from anywhere and can be delivered. Saucy Brew Works will carry beer, wine and liquor. The revised submitted drawings show the railing pushed back allowing more room by the light post, doubled the width on the vertical planters and added 3 inches to the horizontal planters and made them deeper.

A Joint Motion was made to approve the patio at Pinecrest Bldg #2 Saucy Brew Works (400 Park Ave #169) Patio was made by Mr. Brian Hitt; Seconded by Ms. Kathy Moran.

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

No: None

The Joint Motion was approved 7 to 0.

**PINECREST – BLDG #6- THE LAST PAGE (100 PARK AVE #128)-FINAL DEVELOPMENT PLAN-FDP – PATIO**

**Present:** Josh Decker, Independence Construction  
Bob Bajko, HSB Architects  
Jonathan Gross, Owner

This review is based on the set of drawings "The Last Page Restaurant, Exterior Design Packet" by HSB Architects and received from the Village on January 14, 2020. These comments are compared to the drawings "**Pinecrest Final Development Plan for Site and Hardscape, Landscape and Lighting**" dated August 14, 2017 as amended December 8, 2017.

**Comments**

The restaurant is at the southwest corner of Building #6 with a proposed building addition and outdoor patio extending along the west elevation. The patio is adjacent to – abutting or nearly abutting – the staircase to the Red the Steakhouse roof deck on the northwest corner of Building #5. The applicant acknowledges on the drawings that field verification is required to assure final dimensions are accurate between this proposal and the stairs.

The proposal extends a total of (approximately) 47 feet beyond the existing elevation of Building #6; the interior space extending (approximately) 15 feet; the proposed outdoor patio extending an additional 32 feet.

The minimum sidewalk clearance between the proposed outdoor patio and the driveway is 12 feet. This clearance is acceptable and slightly greater than the 10 feet clearance approved for the adjacent Red Steakhouse.

The addition will be clad in galvanized steel, brick and a set of six (6) Marvin doors. The applicant agrees to send Ms. Kathy Moran the plant arrangements for her review.

**Motion:**

It is Moved by Mayor Mulcahy; Seconded by Mr. Scott Lewis to approve the Final Development Plan (FDP) for "**The Last Page Restaurant, Exterior Design Packet**" by HSB Architects and received from the Village on January 14, 2020 subject to the following understandings and conditions:

1. Eliminate the gate
2. This approval does not cover any signage
3. Includes the location and design of the fence and planter boxes

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

The Joint Motion was approved 7 to 0.

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**#6**

**CHIEF BUILDING OFFICIAL'S REPORT**

- A new house at 29699 Harvard Rd. will be on the agenda for February 18<sup>th</sup>.
- The whiteboard has been ordered. It will take approximately 6-8 weeks.
- The plans that were approved for Tru by Hilton are about to expire. The applicant will have to come back to PZ/ABR.

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**#7**

**ANY OTHER TOPIC FOR DISCUSSION**

- Mr. Eric Newland stated the recent Pulte drawings have been losing some details as discussed at the meeting. He asked Mr. Bob McLaughlin if any items have been missing on the construction drawings. He said yes they have been.
- The Mayor stated that the Walnut Hills residential will be coming to a future PZ/ABR meeting for a preliminary review. Walnut Hills will include townhouses, duplexes, single family homes, apartments and a senior community.
- There was a general discussion about the Weintraub property.
- Lakes of Orange will be working on phase 5 & 6 this year.
- Orange Village safety forces didn't want Crystal Lake North and Crystal Lake South street names because it is too confusing. Mr. Randy Kertesz has changed the street name of Crystal Lake South to Silver Lake.

#8

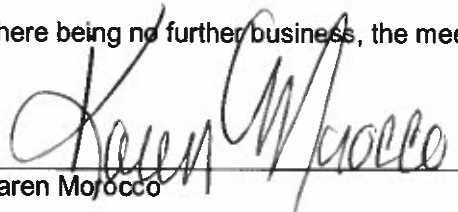
**MINUTES FROM JANUARY 21, 2020 TO BE APPROVED**

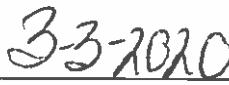
A Motion to approve the minutes of the January 21, 2020 meeting was made by Mr. Brian Hitt; Seconded by Mr. Jud Kline.

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

The Motion was approved 6 to 0.

There being no further business, the meeting was adjourned at 7:57 pm

  
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Karen Morocco

  
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Date