

**DESIGN REVIEW BOARD
CITY OF WILLOUGHBY
REGULAR MEETING MINUTES
APRIL 6, 2022 7:00 p.m.**

PRESENT: Dan Volpe; Adam Brown; Bill Henrich; Paul Garcia; John Perkovich, Chairman
ABSENT: None
OTHERS: Vicki Grinstead, Secretary

Chairman Perkovich called the meeting to order at 7:00 p.m.

OLD BUSINESS

None

NEW BUSINESS

The Yard on 3rd
38040 Third St.
(Rep.- Anna Dey, Owner)

**Food trucks/outdoor dining,
exterior renovations**

Ms. Dey, Owner of The Yard on 3rd is representing this application for Food truck/outdoor dining and exterior renovations.

Ms. Dey said they will be occupying the former Lure Bistro space. This will be a food truck yard with an indoor/outdoor feel. She submitted some color renderings to the board (in record 4-6-22). She stated they have an agreement with the adjacent business Fuller Furniture to utilize a couple existing parking spaces for the food trucks to park. They will be installing temporary fencing in the existing parking spots, but still leaves Fuller with enough spaces for their customers. They will utilize the full lot on their property. They will install artificial turf, picnic tables and will have games. There will also be an outdoor bar and an on-site tenant in the building, Geraci's Pizzeria, who will be a sub tenant of The Yard.

Chairman Perkovich asked if the fencing will match the temporary fencing. Ms. Dey said it will be the same color but may not be the same aluminum material. There will be a large sliding gate that will close when the food trucks are not there. The fencing will match aesthetically. The outdoor structure, with the exception of the new awnings will remain the same.

Mr. Henrich asked the applicant to describe the awning material. Mr. Beudert, partner of Ms. Dey, said it will be a steel connecting material. The applicants showed the board samples of the materials. The artificial turf has drain holes which will aid in dispersing of any liquids. There is already existing landscaping which will remain. The only addition to the landscaping will be lights wrapped around the existing tree to add ambience.

Mr. Garcia asked if the temporary fencing is anchored down. He is concerned it may start to not look aesthetically pleasing over time. Mr. Beudert said the fencing just snaps together but is weighted down and sturdy. They did not want to drill into the ground of the neighboring business until they see if their business is successful. Mr. Garcia said the weighted part of the fence is a bright color and asked if this is what they have chosen. Mr. Beudert said they would like to obtain the darkest color possible to match the fence.

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Mr. Garcia asked if the Astro turf is easily replaced if it gets worn out and Mr. Beudert said yes there is a five-year warranty on high traffic areas. He said they will cover most of it during the winter months to preserve it for as long as possible. Mr. Garcia asked if there is any type of trim where the turf ends. Mr. Beudert said the fencing will buffer most of the turf and they are working on a solution that is safe for the other areas.

Chairman Perkovich and Mr. Brown both like the concept.

Mr. Garcia moved to approve the project for The Yard on 3rd, 38040 Third St., Willoughby, OH as submitted but with the stipulation that the temporary fencing has the darker weighted base and to match the existing fencing and Mr. Henrich seconded.

ROLL CALL: Yeas: Mr. Henrich; Mr. Garcia; Mr. Brown; Mr. Volpe; Chairman Perkovich
 Nays: None
 Absent: None

Motion Carried: Approved

W. Brown Jewelers

4090 Erie St.

(Rep.- Edward Sajovic, EJS Design)

Storefront renovations/New door

Mr. Sajovic of EJS Design is representing this application for storefront renovations which includes a new door for W. Brown Jewelers.

Mr. Sajovic said he presented two concepts for WB Brown Jewelers. He said the first includes the door with the arched top and the second is the straight top door. He said they would like to update and renovate the space. He said the existing door is not energy efficient and is not worth refurbishing, so he would like to replace it. He said it is expensive to replace and pay to have installed.

Mr. Sajovic said they are also looking to update the exterior paint colors on the front façade. The first image is a medium brown tone. The second concept is the arched top door and have replaced the marble with wood paneling with slight variations of brown tones. The third concept is a light gray tone. The fourth concept is a warm gray with dark tones with the wood paneling. The fifth concept is the same color palette as concept four, but it shows keeping the marble base. He submitted another concept with three renderings to the board with a square/rectangle door (Exhibit "A" in record 4-6-22) with several different color concepts. He said they would skin over the marble, possibly using liquid nails, as to not harm the marble because it is starting to degrade. There are also bars over the lower windows.

Mr. Volpe said he is concerned about the marble, so he suggested to encapsulate (not using adhesive) the marble. He said the glazing is very dated and will never be able to be replaced. He is in favor to skin over the marble but wants them to be cautious. He does not have a preference in regard to the door shape. They discussed other options to encapsulate the marble in the lower façade. Mr. Sajovic agreed. Mr. Henrich is in favor of repairing and keeping the marble and removing the bars and Mr. Brown agreed. He also prefers the Option #2 for the door.

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Mr. Garcia said he prefers the glass for the top corners of the door instead of wood.

Chairman Perkovich asked if he wished for the board to vote on a version of this tonight because he has presented so many different versions. Mr. Sajovic said he would like the board to vote and prefers the paint color to be the medium to warm brown color palette or the charcoal warm gray with the arch top window for the door.

Chairman Perkovich said he does not have a preference to either the arch top or the rectangular door and said the owner should make the decision due to his budget constraints.

Mr. Henrich moved to approve the application for storefront renovations and new door for W. Brown Jewelers, 4090 Erie St., Willoughby, OH 44094 as submitted with the stipulation they may use the arch or rectangular door of their choice as well as the warm brown or warm gray color scheme. The board asks that you explore repairing the marble on the front façade and cleaning up the bars and lower windows. The applicant is required to come back before the board to discuss the marble solution, but if they chose not to do the marble then the board would accept the paneling option and Mr. Brown seconded.

ROLL CALL: Yeas: Mr. Garcia; Mr. Brown; Mr. Volpe; Mr. Henrich; Chairman Perkovich
 Nays: None
 Absent: None

Motion Carried: Approved

Chairman Perkovich allowed discussion on signage for the Yard on 3rd that was not on this agenda. Ms. Dey said there will be two exterior signs for the Yard on 3rd. They have the pole sign with their logo for visibility from Erie St. Ms. Jessica Ruff of Ruff Neon said it will be internally illuminated with vinyl graphics.

Chairman Perkovich said the board typically does not allow internal illumination. They have started to allow this in certain areas. Ms. Ruff said the white component will glow, but is halo lit, and this will be typical of both signs. He asked if they could put the light on a dimmer and Ms. Ruff said they can add that.

Mr. Henrich asked if was a neon light. Ms. Ruff explained there is a neon light around the sign but internally it is LED. Mr. Garcia said he is still skeptical about the brightness of the light hanging over the street and it may set a precedent for other businesses. He does like the illuminated wall sign under the eave, but would like to see a different type of illumination for the pole sign that will be seen from Erie St. Mr. Henrich asked if the wall sign is illuminated. Ms. Ruff said it will be the same illumination as the pole sign.

Chairman Perkovich agrees with Mr. Garcia's concern and asked if there are other options to illuminate this sign. Ms. Ruff said yes but it may take away from the aesthetics of the sign. Mr. Brown suggested up lighting the sign.

Ms. Dey said maybe they can change the background color to a darker color and make the letters white. They are a seasonal business, and this pole sign will not be lit from November through beginning of March every year.

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MINUTES

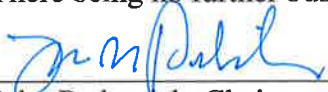
March 2, 2022

Mr. Brown moved to approve the Design Review Board meeting minutes, as submitted for March 2, 2022 and Mr. Henrich seconded.

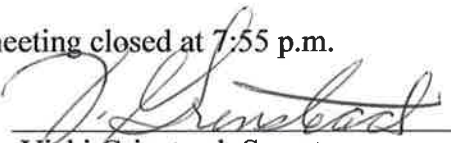
ROLL CALL: Yeas: Mr. Brown; Mr. Volpe; Mr. Henrich; Mr. Garcia, Vice Chairman
 Nays: None
 Absent: None
 Abstain: Chairman Perkovich

Motion Carried: Approved

There being no further business the regular meeting closed at 7:55 p.m.



John Perkovich, Chairman



Vicki Grinstead, Secretary