

**DESIGN REVIEW BOARD
CITY OF WILLOUGHBY
REGULAR MEETING MINUTES
JUNE 4, 2025 @7:00 p.m.**

PRESENT: Paul Garcia; Adam Brown; John Perkovich, Chairman

ABSENT: Amy Bell; Nicole Parker; Vicki Grinstead, Secretary

OTHERS: Maria Tomaselli

Chairman Perkovich called the meeting to order at 7:00 p.m. He informed the applicants that the board only had three of the five members present this evening and asked if anyone wished to be tabled for a full board and there was no one.

OLD BUSINESS

This item remains tabled.

Villas at Union Pointe

Center Street

(Rep. Bob Myers, Probuilt Homes)

Model/Spec Home

NEW BUSINESS

Erie & Vine

4027 Erie St.

(Rep.- Jessica Ruff, Ruff Neon & Lighting)

(1) Illuminated wall sign

Chairman Perkovich said the board received a notice from the applicant that they would like to be tabled.

Mr. Garcia moved to table (1) illuminated wall sign for Erie & Vine, 4027 Erie St., Willoughby, OH 44094 and Mr. Brown seconded.

ROLL CALL: Yeas: Mr. Brown; Mr. Garcia; Chairman Perkovich

Nays: None

Absent: Ms. Bell; Ms. Parker

Motion Carried: TABLED

Chris and Molly Smith

4306 River Street

Deck

Mrs. Smith is representing the deck for her residence.

Mrs. Smith said they would like to install a deck on the back of their home. It is in the back corner where it cannot be seen. The board had no issues or questions on this application. (Received BZA approval 5-28-25)

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Mr. Brown moved to approve the deck for the Smith residence, 4306 River St., Willoughby, OH 44094 as submitted and Mr. Garcia seconded.

ROLL CALL: Yeas: Mr. Garcia; Mr. Brown; Chairman Perkovich
Nays: None
Absent: Ms. Bell; Ms. Parker

Motion Carried: APPROVED

Berkshire Hathaway

(1) Non-illuminated wall sign

4120 Erie Street

(Rep. Melinda Arko, Heritage Sign & Lighting/Yesco)

Mrs. Arko of Heritage Sign & Lighting/Yesco is representing the signage for Berkshire Hathaway.

Mrs. Arko said they are proposing a non-illuminated sign for Berkshire Hathaway. Chairman Perkovich said it is a 2" thick aluminum framed sign with some relief to it and black vinyl letters. The font for the "secondary text" "professional realty" seems very light. Mrs. Arko said this is their branding. Chairman Perkovich would like to see some dimension to the vinyl lettering so it has shadow lines. Mrs. Arko said she is trying to stick to her clients budget.

Mr. Garcia agrees with Chairman Perkovich's comments in regard to adding dimension to the lettering since this is on the main street in the downtown area. He said this is what is asked of all the applicants.

Mrs. Arko asked if there was a minimum the board requires. Chairman Perkovich said maybe a half inch on some of the smaller letters and larger/thicker on the Berkshire Hathaway lettering.

Mr. Brown said the sign looks rather small in scale on the building frontage but maybe once the relief is added it may enhance the look of the sign. Chairman Perkovich agreed and said maybe it could be the same size but spaced differently. She has 21" on both the left and right sides. Mrs. Arko said this is also specific to their branding.

Mr. Brown moved to approve (1) non-illuminated wall sign for Berkshire Hathaway, 4120 Erie St., Willoughby, OH 44094 as submitted with the stipulation that the sign lettering has a minimum of a half inch relief to it and Mr. Garcia seconded.

ROLL CALL: Yeas: Mr. Brown; Mr. Garcia; Chairman Perkovich
Nays: None
Absent: Ms. Bell; Ms. Parker

Motion Carried: APPROVED

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Public Art Committee
4110 Erie Street
(Rep.- Pat Bonander, PAC)

Digital Mural on Side of Building

Ms. Bonander is representing the digital mural on the side of a building located at 4110 Erie St., Willoughby, OH 44094.

Ms. Bonander said the PAC's mission is to foster a vibrant community enriched by the arts and with that in mind they launched their mural program and said the first one was the library. She said they approached John Bauers who owns the Mullarkey building with the opportunity to install a mural on his building. He was excited to support the arts so they selected an artist (Beth Lynne). Her original submittal was a water color that was turned into a digital image. The digital image will be a vinyl wrap. This went before the Public Art Committee who approved the image and now they are asking for DRB approval.

Chairman Perkovich said since this would be the second installation, much like the one of the library. They have already discussed the removal and longevity aspects of this type of project in the past. He assumes this will not do any damage to the building itself. He asked what the intended lifespan would be of this mural. Ms. Bonander said between 5-10 years.

Chairman Perkovich said he noticed there was a exhaust stack there and asked if it was removed. He said there is a 2x2 area and asked if it was slated to be covered. Ms. Bonander said there was a mural there previously which has been removed and Mr. Bauers has power washed the building. She said there was a window there so now he is blocking in the window so they can install this mural on a smooth surface.

Chairman Perkovich said the mural fits in with the establishment and is a nice piece of art and Mr. Brown agreed.

Mr. Garcia moved to approve the digital mural on the side of the building located at 4110 Erie St., Willoughby, OH 44094 as submitted by the Public Art Committee and Mr. Brown seconded.

ROLL CALL: Yeas: Mr. Garcia; Mr. Brown; Chairman Perkovich
Nays: None
Absent: Ms. Bell; Ms. Parker

Motion Carried: APPROVED

VSD Realty
38230 Glenn Avenue
(Rep. Victor Duqum)

Exterior building renovations

Mr. Duqum is representing the exterior building renovations for VSD Realty.

Mr. Duqum showed the board some samples. Chairman Perkovich like the preferred option (white version) because it blends in with the adjacent buildings. Mr. Duqum said they would take out one course of brick on the

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top and recess it back, which creates the column look on the outer edges. They will tuck point it and everything will be commercial grade. Mr. Brown asked if they will paint the whole building white. Mr. Duqum said the sides are painted a beige color and he would leave that. Mr. Garcia preferred the whole building be painted white. Mr. Duqum agreed to paint the brick sides of the building but stop at the beige cinder block.

Mr. Garcia moved to approve the exterior building renovations for VSD Realty, 38230 Glenn Ave., Willoughby, OH 44094 with the preferred option (painted all white) with the stipulation it would wrap around the sides for the brick only and Mr. Brown seconded.

ROLL CALL: Yeas: Mr. Brown; Mr. Garcia; Chairman Perkovich
Nays: None
Absent: Ms. Bell; Ms. Parker

Motion Carried: APPROVED

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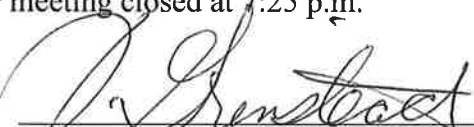
May 7, 2025

Chairman Perkovich said he had some changes to Page 4 for Probuilt, so this will be approved at the next meeting.

There being no further business the regular meeting closed at 7:25 p.m.



John Perkovich, Chairman



Vicki Grinstead, Secretary