

**DESIGN REVIEW BOARD  
CITY OF WILLOUGHBY  
REGULAR MEETING MINUTES  
FEBRUARY 1, 2023 @7:00 p.m.**

**PRESENT:** Adam Brown; Dan Volpe; Paul Garcia, Vice Chairman  
**ABSENT:** Bill Henrich; John Perkovich, Chairman  
**OTHERS:** Vicki Grinstead, Secretary

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Vice Chairman Garcia called the meeting to order at 6:58 p.m.

**OLD BUSINESS**

This item remains tabled because these minutes have not yet been prepared.

**MINUTES**

**December 21, 2022**

Vice Chairman Garcia said this item will remain tabled for a full board.

**Design Review Board**

**Election – 2023  
Chairman  
Vice Chairman  
Secretary**

**NEW BUSINESS**

**Dukes N’ Boots**

4027 Erie Street

(Rep. – Bruce Vargas, Owner & James Vacey, Signature Sign Co.,  
& Greg Brown, Partner)

**Projecting Sign**

(BZA approved 1/25/23)

Mr. Vargas and Mr. Vacey of Signature Sign Co., 1776 E. 43<sup>rd</sup> St., Cleveland, OH and Mr. Brown, Part Owner of Dukes N’ Boots are representing the projecting sign.

Mr. Vacey said they are here this evening to seek approval for what they believe will be an iconic sign for downtown Willoughby. It is a unique double sided projecting sign.

Vice Chairman Garcia said it is a nicely done sign but is concerned about the neon, and stated the board does not usually permit these types of signs. He said this business is the beginning of downtown and the sign will be prominent. He asked if they had considered other lighting options such as an external source. Mr. Vargas said this sign was designed deliberately to have this look to evoke what takes place inside this venue. He said there are substitutes for neon which are LED based but will not be as nice or as crisp. He said the size of the sign compared to the building size is modest. The sign really needs the neon to work effectively. He cited two examples of neon signs in the city, one of which is a very old iconic sign, and the other is down a side street but has a dimmer. The design is most appropriate for this design and restaurant. Vice Chairman Garcia said the one sign that has neon is historical and the other sign he did not vote for. Mr. Vargas said neon has seen a resurgence in the last twenty years in all types of uses.

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Mr. Volpe said he really likes the sign and it looks vintage and is not opposed to the neon. He thinks it will fit in nicely. Mr. Brown also likes this sign and agrees with Mr. Volpe.

Mr. Brown said this project has taken a long time and has been expensive. He wants to help transform Willoughby and will continue with his other restaurant Ballantine's and will remodel and rename it as well. He is asking the board to vote for the sign.

Vice Chairman Garcia said the board normally has five members but tonight only three are present and the applicants need all three votes to approve their sign. He said they have to option to table it and wait for a full board or proceed.

Mr. Garcia suggested adding a dimmer to the sign and Mr. Vargas said it could be an option. Mr. Vargas said if the dimmable option would approve their sign this evening, they would agree to it. Vice Chairman Garcia said it would still not entice his vote. Mr. Brown asked if there were any other options. Vice Chairman Garcia suggested an alternate type of lighting. Mr. Brown suggested back lighting the lettering red as opposed to neon. Mr. Vargas said they can do a faux neon and asked Vice Chairman Garcia if this would help, and he said no.

Mr. Vargas and Mr. Brown agreed tabling the application may be a better option. Mr. Vargas asked to table their application.

Mr. Brown moved to table the projecting sign for Dukes N' Boots, 4027 Erie St., Willoughby, OH 44094 per the applicants request and Mr. Volpe seconded.

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

**Motion Carried:     TABLED**

**Savellis**  
38016 Euclid Avenue  
(Rep. – Mark Hannah, L3 Sign & Image and  
Mrs. Savelli, Owner)

**Ground sign face replace**  
**Wall signs (X3)**  
**Window awnings (4)**

Mr. Hannah of L3 Sign & Image, 212 Warden Ave., Elyria, OH and Mrs. Savalli, Owner are representing the sign package for Savellis.

Mr. Hannah said this is for (4) 10' wide aluminum framed awnings across the building. They will install stud mounted acrylic letters on the building and new vinyl on the existing monument sign.

Vice Chairman Garcia said there are also dancing silhouettes on the building. Mr. Hannah said yes, they will be hand painted in the spring. Vice Chairman Garcia asked about the ground sign. Mr. Hannah said they put a temporary sign over the existing sign because the client needed something for her opening, but the sign will be redone. He said they will redo the sign once the weather permits and stays around 50 °.

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Vice Chairman Garcia would like to see the new sign without the zip track and Mr. Hannah agreed. He said he would also like some relief or dimension to the sign, for example a border and/or raised lettering. Mrs. Savelli confirmed they do not want the zip track. Mr. Volpe said the original sign with the zip track was done first and then they came to the board for approval, so they would prefer it be removed. She said if he removes the zip track and centers the sign do they need to come back. Vice Chairman Garcia said they can read it into the motion, so he does not need to come back. Mr. Hannah said they will remove the zip track and use stud mounted ¼" black exterior grade PVC. Mrs. Grinstead asked the applicant to submit a new rendering with the revisions stated above for the record. The silhouette figures on the ground sign will be flat vinyl. Mr. Hannah reiterated the Savelli's name, address and phone number will be raised lettering. Mr. Volpe asked the other board members if they approve of the painted silhouette figures on the garage style doors and the board agreed they were fine.

Mr. Brown moved to approve sign package for a ground sign face replacement, (3) wall signs and (4) window awnings for Savellis, 38016 Euclid Ave., Willoughby, OH 44094 as submitted but with the stipulation the ground sign has relief for the Savelli's name, address and phone number which will be a raised PVC and the silhouettes to be in vinyl and the zip track must be removed. Also, a new rendering is to be submitted with these changes for the record and Mr. Volpe seconded.

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

**Motion Carried:     APPROVED**

**Kava Sol**

4055 Erie Street (rear)  
(Rep. Lindsay Kronk, Owner, and Brandon Young of  
Young Design Studio)

**Exterior renovation/patio**

Vice Chairman Garcia also reiterated there were only three board members present and Ms. Kronk chose to proceed.

Lindsay Kronk, owner of Kava Sol, 4055 Erie Street (rear), Willoughby, OH 44094 and Mr. Young of Young Design Studio are representing her exterior renovations/patio.

Ms. Kronk said Kava Sol will be a botanical bar, a non-alcoholic bar offering botanical cocktails, mocktails, and herbal drinks.

Mr. Young, architect for Kava Sol said the exterior design consists of a wood slat wall with cedar planks that will be prefinished and installed on the face of the existing brick. The existing awning will be removed and there will be some masonry repairs. There will also be a new patio and the existing asphalt will be replaced with stamped concrete (26'x28') and will be in line with the existing retaining wall. The existing guardrail will be removed and replaced with a new cedar fence. The fence goes out 25' and returns back in for the seating area. They are showing a sign on the exterior elevation but that is not before the board this evening but will come back to seek future

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approval. The existing storefront is silver and will be painted with a black exterior grade paint. There is also a blade sign shown on the elevation where the alley is.

Mr. Brown asked if this business goes to the front of the building and Mr. Young said no it's only in the rear. Vice Chairman Garcia likes the submittal and has no comments. Mr. Brown asked if the black fence will be removed, and Ms. Kronk said no it will remain.

Mr. Brown moved to approve the exterior renovations/patio for Kava Sol, 4331 Center St., Willoughby, OH 44094 as submitted and Mr. Volpe seconded.

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

**Motion Carried: APPROVED**

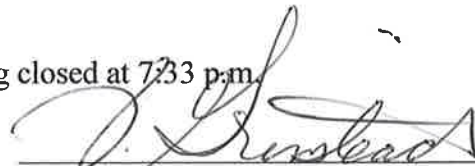
**MINUTES**

These minutes have not yet been prepared.

**December 21, 2022  
January 4, 2023**

There being no further business the regular meeting closed at 7:33 p.m.

  
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Paul Garcia, Vice Chairman

  
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Vicki Grinstead, Secretary