

June 18, 2015

Lyndhurst, Ohio
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The Architectural Board of Review met in Regular Session on Thursday, June 18, 2015 at 7:30 p.m., in the Conference Room of the Lyndhurst Municipal Center, 5301 Mayfield Road.

Members Present: Nicholas DeBaltzo, Eric Newland,
Councilman Patrick Ward

Member Absent: Mayor Joseph M. Cicero, Jr.
Councilman David Frey

Others Present: Larry Puskas, Building Inspector

25389 Cedar Road

Review proposed plans for a new Capital Grille Restaurant.

Mr. Art McIntosh, Project Manager for The Capital Grille, presented proposed plans and stated he would like to build the new Capital Grille in Legacy Village where the existing but no longer in business, Claddagh's was.

In answer to Mr. DeBaltzo's question, Mr. McIntosh stated that the stone wall and landscaping will remain, however the existing fence that leads to the existing patio (for Claddagh's) will be removed and new fencing will be added and match the existing fence. He explained that the existing building will be demolished and that the footprint of the new building will be further away from Cedar Road than the previous Claddagh footprint.

In regards to Mr. DeBaltzo's question regarding the doors shown on the site plan, Mr. McIntosh stated that what is shown are windows that act as doors in the patio location; the intent being to open all the windows on a good day, so there is a clear opening through the restaurant. He further explained that the patio will have a roof, and be enclosed.

Mr. McIntosh presented a proposed color and material board, stating that the base of the building will be black granite, the majority of the building will be white EIFS, black metal coping, and black metal canopy material. He then presented a sample of the proposed non-functioning blueish green tinted jalousie glass, which is a decorative feature and will be illuminated at night. In answer to Mr. DeBaltzo's question, Mr. McIntosh stated that no natural light comes through the jalousie glass, it is only an architectural feature.

In answer to Councilman Price's question, Mr. McIntosh stated that the landscaping around the proposed building will be in keeping with the same landscaping which is presently throughout Legacy Village.

Mr. McIntosh stated that there will be black EIFS instead of granite, on the dumpster side of the building.

June 18, 2015

In answer to Mr. Newland's question regarding pathway lighting, Mr. David Vondran, Project Manager for First Interstate, stated that the parking lot lighting is more than sufficient.

In regards to the valet stand for Capital Grille, Mr. McIntosh stated that it will accentuate the architectural features of the restaurant, and not necessarily match the general Legacy Village valet stand.

In response to Mr. Newland's question regarding the handicap parking signage, Mr. McIntosh stated galvanized steel concrete filled bollards will be used, and the actual signage will match the signage throughout the shopping center.

In answer to Councilman Ward's question, Mr. McIntosh stated that proposed signage will be on each elevation, and be illuminated.

Mr. Newland suggested using granite instead of EIFS to surround the entire bottom portion of the building, due to snow accumulation. Mr. McIntosh stated he would review the material used, and depending on the findings, may reconsider the use of EIFS on the bottom of the building, dumpster side.

In answer to the questions about the lions, Mr. McIntosh stated that the hollow bronze lions have been a trademark with The Capital Grille since the first restaurant opened. He further stated that they are illuminated from below, inside the pedestal.

It was moved by Mr. Newland, seconded by Mr. DeBaltzo that the proposed plans for a new Capital Grille restaurant be approved, along with the materials and color samples presented.

The question was put to a voice vote and passed unanimously.

Motion carried.

It was moved by Mr. Newland, seconded by Mr. DeBaltzo that the meeting be adjourned.

The question was put to a voice vote and passed unanimously.

Motion carried, meeting
adjourned at 8:05 p.m.

Chairman

Approved: _____

Attest: _____