

Mr. Biondillo – Second

Mr. Ice – Secretary, please call the roll

Roll Call: All Ayes APPROVED

Approval of Minutes

Mr. Boron – You have had a chance to review the minutes of March 25, 2008. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

BILO’S BAR & GRILL/ Dan Glavin, Agent

Recommendation of a 2’-3” x 9’-3” internally illuminated channel letter Wall Sign having orange copy stating “Bilo’s”, black copy stating “Bar & Grill”, having black trim and duranodic bronze returns raceway to match building fascia for property located at 14751 Pearl Road, PPN 396-19-001 zoned General Business. (Strongsville Plaza)

Mr. Boron – Item Number One, Bilo’s Bar & Grill. Please state your name and address for the record.

Mr. Bilokonsky – John Bilokonsky, 14751 Pearl Road, Strongsville, Ohio 44136.

Mr. Boron – Tony.

Mr. Biondillo – From Building the proposed 28 SF, they are allowed 72 SF. The shopping center restriction on colors are for red, blue, green and white. The color is not in accordance with the Sign Program. They are allowed a maximum height of 24”, 2’-3” is indicated on the sign but I think it is actually 24”.

Mr. Boron – By the Sign Program for the center you need to conform to one of the colors that is stated in that program.

Mr. Bilokonsky – When I talked to the landlord, he said that there was not color restriction in there.

Mr. Biondillo – They have an entire program that they got approved. They submit these to the ARB and do get approval for it so they do have a sign program. They have had it

for years. They would have to modify their program to include this color and get it approved.

Mr. Boron – Or just change your plastic out to one of the approved colors in the Program.

Mr. Bilokonsky – Okay.

Mr. Bohac – The only other thing that you could do is go to him and ask him to write a letter and say that we will change it. They did it for Young Chef's.

Mr. Bilokonsky – Okay.

Mr. Boron – I guess I will just go around the table and see what the opinions are. Frank.

Mr. Bohac – It is not part of the program but I don't have a problem with it if you could change the Master Sign Program.

Mr. Boron – Tony, any other comments?

Mr. Biondillo – No.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – I agree, I believe you have 2' high letters there, not 2'-3". The drawing says 2'-3", even though the dimension line is above the letters so I am not sure which one is accurate. The orange, I don't know that I would vote for that even if you did get the landlord to give you permission. Do you know that fascia height?

Mr. Bilokonsky – It is over, no I don't. I can get that. I don't know exactly.

Mr. Huffman – I was just curious if it had been measured. I believe that it is about 40". I noticed that yours does line up with Kartel's and with TNT and the Chiropractor so it is organized well. Your returns are duranodic bronze which match the program so; I think that the color would be my problem.

Mr. Boron – Bob.

Mr. Hill – Other than the color, it meets the code right?

Mr. Boron – Right.

Mr. Hill – What do you think?

Mr. Bilokonsky – Well my corporate colors are orange and black. I will call my landlord this afternoon and ask him for a letter making sure that he is okay with that. I did that last November.

Mr. Hill – Is this sign up?

Mr. Bilokonsky – Yes.

Mr. Biondillo – They haven't submitted anything before the Board in the way of a letter approving that color.

Mr. Hill – I don't have a problem with the color.

Mr. Bilokonsky – As long as I get a letter from him to the City saying that he is alright with that orange?

Mr. Biondillo – Yes.

Mr. Hill – You need to let him know.

Mrs. Oprea – He will need to submit an application for a Revision to his Master Sign Program, there is a \$50.00 fee as well as the letter, the landlord. He can make it subject to that orange color only being permitted at you site.

Mr. Boron – If you sign would come down it would revert back to the colors in the Master Sign Program.

Mr. Hill – You should let this gentlemen know, if he gets that letter, how do you feel about the color? We know how Tim feels.

Mr. Boron – I would rather see it red to match the whole center but we have granted that in the past, that specific other tenants could have other colors to. Carol is right; he has to come in with a Revision to the Master Sign Program.

Mr. Hill – I understand it but if he does that, and if the feeling of the Board is that you are not going to approve it, why don't you let him know now.

Mr. Huffman – My concern is why have a sign program that has certain colors and then whenever a new tenant comes in and wants a different color you change the sign program. What good is the sign program serving? They are already allowing 4 colors.

Mr. Bilokonsky – There is about 9 colors in that strip center if you look at the Young Chef.

Mr. Huffman – Young Chef would be the exception. All the rest are either red, white or blue.

Mr. Hill – From an aesthetics standpoint, I understand what Tim is saying but this is not a bad looking sign. How do you feel?

Mr. Bohac – I don't have a problem with it.

Mr. Biondillo – I think the orange looks better than the red with all the tans and the browns in all honesty.

Mr. Mikula – I really don't have a problem with that sign.

Mr. Hill – I think that the thing to do is talk to the landlord, have him revise the Master Sign Program.

Mr. Boron – We will have to table this.

Mr. Hill – It is not going to hurt him because the sign is already up.

Mr. Bilokonsky – I will follow up, do I get that application from you Carol?

Mrs. Oprea – Yes I can get it for you.

Mr. Boron – The landlord has to submit his Revised Master Sign Program showing the orange just for you site. We will table this today.

Mrs. Oprea – I am going to place you on the next agenda on 4/22/08. That is 2 weeks from today. We will need to have received the letter before then. If we don't receive the letter you be required to conform to the current Sign Program with your color.

Mr. Bilokonsky – I understand, I don't see a problem.

FAMILY REHAB SERVICES/CVSA SPINE CENTER/ Charles Hedenberg, Agent

- a) Recommendation of a 11'-1 1/2" x10" internally illuminated channel letter Wall Sign having red copy stating "Family Rehab Services", bronze trim and returns, flush mounted to building fascia; and
- b) Recommendation of a 8'-11 1/2" x10" internally illuminated channel letter Wall Sign having blue copy stating "CVSA Spine Center", bronze trim and returns, flush mounted to building fascia.

Mr. Boron –Item Number Two, Family Rehab Service/CVSA Spine Center. There is no representative here so we will table this matter until the next meeting.

PANINI'S/ Ellen Benjamin, Agent

Recommendation of a 3'-6" x 6"-4 1/2"" internally illuminated channel letter Wall Sign having white copy stating "Paninis Bar & Grill" and a 3'-6" x 6'-4 3/4", red and green graphics, black trim and returns, raceway to match building fascia for property located at 14952 Pearl Road, PPN 393-23-004 zoned General Business.

Mr. Boron –Item Number Three, Paninis. Please state your name and address for the record.

Ms. Shaffer – Wendy Shaffer, Signature Sign Company, 1776 E. 43rd Street, Cleveland, Ohio 44103. I am here for Ellen.

Mr. Boron – Tony.

Mr. Biondillo – It is in approvable form.

Mr. Boron – Frank.

Mr. Bohac – No comment.

Mr. Boron – Ken.

Mr. Mikula – I think it looks fine.

Mr. Boron – Tim.

Mr. Huffman – It looks fine. Is this one or two signs? This is really one not two signs.

Ms. Shaffer – Right. It is 45.6 SF and they are allowed 47.25 SF so we are under the maximum.

Mr. Boron – Bob.

Mr. Hill – It is fine, looks good.

Mr. Boron – It is an improvement. If there are no other questions or comments, I would entertain a motion for Panini's.

Mr. Huffman – I motion to accept the recommendation of Recommendation of a 3'-6" x 13' – 3 ½" internally illuminated channel letter Wall Sign having white copy stating "Paninis Bar & Grill" and a red and green graphic with black trim and returns, raceway to match the existing building fascia for property located at 14952 Pearl Road, PPN 393-23-004 zoned General Business.

Mr. Bohac – Second.

Roll Call: All Ayes APPROVED

BUDGET BLINDS/ Rob Milburn, Agent

Recommendation of a 3' x 10'-3" internally illuminated channel letter Wall Sign having red copy, #313 dark bronze trim and returns, raceway to match building fascia for property located at 14761 Pearl Road, PPN 396-19-001 zoned General Business. (Strongsville Plaza)

Mr. Boron –Item Number Four, Budget Blinds. Please state your name and address for the record.

Mr. Milburn - Rob Milburn, Boyer Signs, 21611 Tungsten Road, Cleveland, Ohio 44117. They are requesting a channel letter wall sign. The trim as requested, the bronze and it will be in red.

Mr. Huffman – The trim and returns are bronze?

Mr. Milburn – Yes, I did submit the wrong color but then I talked to Carol so it is supposed to be bronze.

Mr. Boron – I think what the Sign Program allows is a 24” height on these signs. You have a 36”. Is there any problem getting this to 24”, keeping it the same and just taking it down?

Mr. Milburn – Okay.

Mr. Boron – Is there any problem doing that?

Mr. Milburn – No.

Mr. Boron – Tony.

Mr. Biondillo – The sign program allows for a maximum of 24” high. The colors are acceptable and they do require a bronze return.

Mr. Boron – So you don’t have a problem taking this to 24”?

Mr. Milburn – No.

Mr. Boron – Frank.

Mr. Bohac – No comment.

Mr. Boron – Ken.

Mr. Mikula – No comment.

Mr. Boron – Tim.

Mr. Huffman – I was just curious, do you know the height of that fascia?

Mr. Milburn – It is 40”.

Mr. Huffman – Thank you.

Mr. Boron – Bob.

Mr. Hill – No comments.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Budget Blinds.

Mr. Bohac – I motion to accept the recommendation of a 24" x 10'-3" internally illuminated channel letter Wall Sign having red copy, #313 dark bronze trim and returns, raceway to match building fascia for property located at 14761 Pearl Road, PPN 396-19-001 zoned General Business. (Strongsville Plaza)

Mr. Bohac – Second.

Roll Call: All Ayes APPROVED

Mr. Boron - Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting at 9:21 a.m.

William P. Boron /s/

William P. Boron, Chairman

Carol M. Oprea /s/

Carol M. Oprea, Administrative
Assistant

4-22-08

Approved