

**MINUTES  
PLANNING COMMISSION  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
APRIL 4, 2024  
6:00 P.M.  
RECORDED**

<https://www.lakewoodoh.gov/videos-2/>

**1. ROLL CALL**

Members Present

Hannah Gall  
Nicholas LaPointe, Vice Chair  
Sean McDermott, Chair  
Kyle Reisz  
William Sanderson

Staff Present

David Baas, Assistant Director, P&D  
Jennifer Swallow, Executive Assistant Law Director  
Mark Papke, City Engineer  
Shawn Leininger, Director, P&D

**2. APPROVE THE MINUTES OF THE MARCH 7, 2023 MEETING**

A motion was made by Mr. LaPointe, seconded by Mr. Reisz to **APPROVE** the March 7, 2024 meeting minutes. All the members voted yea; the motion passed.

**3. OPENING REMARKS**

Mr. Baas read the Opening Remarks into record.

**NEW BUSINESS**

**RENEWAL OF CONDITIONAL USE**

**4. Docket No. 04-11-24  
18206 Detroit Ave.  
Mercury Music Lounge**

At the March 7, 2024 Planning Commission meeting, the Commission members requested that George Gountis, Mercury Music Lounge, business owner, appear before the Planning Commission at its April 4, 2024 meeting regarding renewal of the Conditional Use permit to operate seasonal outdoor sidewalk dining - pursuant to section 1129.13 - supplemental regulations for outdoor/ seasonal dining facility. Property is located in the C2, Commercial and Retail district. (Page 3)

George Gountis, Mercury Music Lounge, business owner was present to explain the request. Staff provided an overview of the issue and recommended renewal for 2024 Season with the stipulation that failure to adhere to regulations would result in revocation of the permit. Public comment was closed as no one addressed the item. The members had no questions or comments.

A motion was made by Mr. Sanderson, seconded by Ms. Gall to **APPROVE the renewal of a conditional use permit with the following condition:**

" **For the 2024 season, failure to adhere to regulations will result in revocation of the permit.**

All the members voted yea; the motion passed.

**5. Docket No. 04-12-24  
15314 Madison Ave.  
Mars Bar**

At the March 7, 2024 Planning Commission meeting, the Commission members requested that George Gountis, Mars Bar, business owner, appear before the Planning Commission at its at its April 4, 2024 meeting regarding renewal of the Conditional Use permit to operate seasonal outdoor sidewalk dining -- pursuant to section 1129.13 -- supplemental regulations for outdoor/ seasonal dining facility. Property is located in the C2, Commercial and Retail district. (Page 4)

George Gountis, Mars Bar, business owner was present to explain the request. Staff provided an overview of the issue and recommended renewal for 2024 Season with the stipulation that failure to adhere to regulations would result in revocation of the permit. Public comment was closed as no one addressed the item. The members had no questions or comments.

A motion was made by Mr. LaPointe, seconded by Mr. Reisz to **APPROVE the renewal of a conditional use permit with the following condition:**

- **For the 2024 season, failure to adhere to regulations will result in revocation of the permit.**

All the members voted yea; the motion passed.

**6. Docket No. 04-13-24  
14224 Madison Ave.  
El Tango Grill**

At the March 7, 2024 Planning Commission meeting, the Commission members requested that Antonio Carafelli, El Tango Grill, business owner, appear before the Planning Commission at its at its April 4, 2024 meeting regarding renewal of the Conditional Use permit to operate seasonal outdoor sidewalk dining – pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. Property is located in the C3, Commercial and Business district. (Page 5)

Chris Marshall, representative of Mr. Carafelli was present to explain the request. Staff provided an over of the issue and recommended renewal for 2024 Season with the stipulation that failure to adhere to regulations would result in revocation of the permit. Public comment was closed as no one addressed the item. The members had no questions or comments

A motion was made by Mr. LaPointe, seconded by Mr. Sanderson to **APPROVE the renewal of a conditional use permit with the following condition:**

- **For the 2024 season, failure to adhere to regulations will result in revocation of the permit.**

All the members voted yea; the motion passed.

**SIMILAR USE**

**7. Docket No. 04-14-24  
17006 Madison Ave.  
The CoLab & Lounge**

Maureen Koopman, The CoLab Lakewood, LLC, applicant requests a similar use permit for the operation of a social event space, pursuant to Section 1173.03 – determination of similar use. Property is located in the C1, Commercial and Office district. (Page 6)

Maureen Koopman, The CoLab Lakewood, LLC, applicant was present to explain the request. Staff stated the Docket No. 04-15-24 (Conditional Use) was dependent upon the outcome of Docket No. 04-14-24 (Similar Use), outlined the parameters of each, and recommended approval of the similar use determination. Public comment was closed as no one addressed the item. The members asked about patron capacity; Ms. Koopman stated occupancy/capacity was 49 patrons per storefront (the business was comprised of two storefronts for a total of 98 patrons).

A motion was made by Mr. Reisz, seconded by Mr. LaPointe to **APPROVE the request for a similar use determination**. All the members voted yea; the motion passed.

### **CONDITIONAL USE**

#### **8. Docket No. 04-15-24 17006 Madison Ave. The CoLab & Lounge**

Maureen Koopman, The CoLab Lakewood, LLC, applicant requests a conditional use permit for the operation of a social event space, pursuant to Section 1129.02 (c)1 – principle and conditional permitted uses. Property is located in the C1, Commercial and Office district. (Page 12)

Maureen Koopman, The CoLab Lakewood, LLC, applicant was present to explain the request. Staff provided a synopsis of the proposal and CAD report, and recommended approval reinforcing adherence to noise regulations. Public comment was taken. Discussion ensued between the members and applicant about parking, types of events offered, additional bike racks, and advisement of future second floor tenants by the property owner of the business's activities.

A motion was made by Mr. Reisz, seconded by Mr. LaPointe to **APPROVE the request for a conditional use permit**. All the members voted yea; the motion passed.

#### **9. Docket No. 04-16-24 16512 Detroit Ave. Cozumel Lakewood**

Graham Post, Sixmo Architects, applicant requests the review and approval for a conditional use permit to operate outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/seasonal dining facility. Property is in the C3, Commercial and Business district. (Page 18)

Graham Post, Sixmo Architects, applicant was present to explain the request. Staff presented a brief analysis of the proposal: parking was at a premium in the neighborhood, exceeded the current maximum parking regulations, number of seats, and year-round operation of the outdoor dining was allowed because it was on private property. Two emails of opposition were received and distributed to the members (made part of record). Public comment was taken. Discussion ensued about the pros and cons of outdoor dining in activation of an area, responsible parking by Cozumel patrons, was a restaurant management issue, were sympathetic of the residents, conversation was needed between the residents and Cozumel management, outcome of the ABR pre-review meeting, street trees/landscaping, spring-loaded gate, have the Cozumel management appear at the May 2, 2024 Planning Commission meeting.

A motion was made by Mr. McDermott, seconded by Mr. LaPointe to **APPROVE the request for a conditional use permit with the following four conditions:**

- 1. The outdoor dining will be a year-round operation.**

2. A tree (minimum 2-inch caliper size, planted at breast height, and maintained for three years) is planted in the SW planter of the site and will match or complement the existing tree along the frontage of the property, more toward the front door.
3. Bike parking is on the site or frontage of the site and work with city staff for six to eight spaces.
4. Documentation is provided to city administration of a discussion between the specific neighbors who provided comment (1368 Ethel Ave. and 12 McClure Dr.) and the business operator/s regarding control & management of off-street parking; the discussion is to occur within a month.

All the members voted yea; the motion passed.

**ADJOURN**

Mr. McDermott **ADJOURNED** the meeting at 7:27 p.m.

  
Signature

  
Date



Oath

*(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)*

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. George Boudis

*[Signature]*

2. CHRIS MARSHALL

*[Signature]*

3. MAUREEN KOOPMAN

*[Signature]*

4. ERIN DAVIS

*[Signature]*

5. GRANT POST

*[Signature]*

6. NICHOLAS HOUTMAN

*[Signature]*

7. WALTER HOUTMAN

*[Signature]*

8. *[Signature]*

9. \_\_\_\_\_

\_\_\_\_\_

10. \_\_\_\_\_

\_\_\_\_\_

11. \_\_\_\_\_

\_\_\_\_\_

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure:  ABR/BBS  Citizens Advisory  Civil Svc.  Dangerous Dog  Income Tax Appeals  Loan Approval  Nuisance Abatement Appeals  Parking  Planning  Zoning Appeals  Other:

Date of Proceeding: Thursday, April 4, 2024

page 1 of 1

## Johanna Schwarz

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**From:** Daniel Blain <dsblain@gmail.com>  
**Sent:** Friday, March 29, 2024 2:50 PM  
**To:** Planning Dept  
**Cc:** Daniel Blain  
**Subject:** Antonio and El Tango

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

My wife and I have lived in Lakewood for the past four years. We are fortunate to live in a wonderful house, which is literally right behind El Tango. We are definitely the closest home to the restaurant and are regular customers.

Over the past few years, we have eaten countless times at El Tango, and particularly enjoy the outside seating. Other than the distillery, there is no other place nearby with outside seating. We frequently bring guests along as well.

El Tango is by far the best Mexican restaurant in greater Cleveland, and it is amazing that Antonio is able to run the place as its owner and sole employee. We strongly encourage Lakewood to grant the permit renewal for outdoor seating.

If helpful, I would be happy to attend the hearing to speak on his behalf.

Thank you,

Daniel Blain (and Miriam Rosenberg)  
1679 Roosevelt Avenue

## Johanna Schwarz

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**From:** Randy Crider <randycrider@gmail.com>  
**Sent:** Monday, April 1, 2024 1:00 PM  
**To:** Planning Dept  
**Subject:** Cozumel Sidewalk dining

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

I live in 1390 Ethel - directly across the street from Cozumel, and I'm very opposed to the idea of sidewalk dining. As it stands, I have all sorts of noise pollution coming from the truck park on the other side of the house. The speakers they have outdoors makes it near impossible to sleep until they close because of how bass frequencies travel. There is no amount of white noise machine to help this and it's made my time in Lakewood considerably worse.

I fear the same will happen with Cozumel as I've already had to call the police as people play music from their cars and loiter in the parking lot. Also, I frequently walk out on my porch to people urinating on the side of the beverage store next to me. I absolutely do not see that improving either.

I have a ten year old daughter. We are staying in lakewood because we like the school system. Elements like this make that difficult. I am not against bars, or music, but as I'm directly across the street - I cannot feel good about this proposal. Also, knowing more about how types of music travels - I don't imagine it would be good for the other folks on the street.

Thanks.

--

Randy Crider  
216-235-5200  
[www.randycrider.com](http://www.randycrider.com)  
[www.rustbeltmonster.com](http://www.rustbeltmonster.com)

## Johanna Schwarz

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**From:** Corinne K <kcorinne21@gmail.com>  
**Sent:** Tuesday, April 2, 2024 4:33 PM  
**To:** Planning Dept  
**Subject:** Docket No. 04-16-24, Lakewood Resident AGAINST PROJECT PROPOSAL

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

My name is Corinne Kowal, and I am a resident of the McClure Dr. properties that are directly off of Ethel avenue. We are located across the street from the Cozumel restaurant that is the subject of this proposed project that wishes to add sidewalk dining as a feature of their restaurant.

I am sending this email as my written documentation that I am AGAINST this project proposal. My reasons are as follows:

I have lived across from Cozumel for 4 years. During this time frame Cozumel has updated their parking lot, however it is still inadequate to hold the cars for the patrons they can currently seat at the restaurant. Since our residential units of McClure Drive have a gravel lot and a parking lot that is directly across from Cozumel, often as the weather gets warmer and more patrons eat at Cozumel, these restaurant patrons park in our lots that clearly have signs indicating they are a private lot for tenant parking only. Too many times have I come home to only find I cannot park my car in the spot I PAY FOR, and it is because of a Cozumel restaurant patron.

Our landlord including myself have never had Cozumel help rectify this issue. We have made numerous requests including physically going to the restaurant and asking them to help with anything that can indicate that our resident lot is not additional parking for the restaurant, whether this be more signage etc.

Cozumel has chosen to ignore our pleas and does not care that their patrons often park in our private residential lot. They have no intention of addressing this issue.

If you go to the restaurant, and ask them to ask their patrons if they have parked in our lot so we can have them move their car without being towed, the restaurant staff claim this is not their job and it is not a reasonable thing to ask their restaurant patrons.

Furthermore I am adamantly opposed to additional sidewalk dining and seating for them, as I already do not appreciate the amount of trash that often comes from this restaurant and blows into our lots. Sidewalk seating would only exacerbate this issue and cause more trash to be outside the restaurant than there already is. I'm also opposed to additional sidewalk seating as the noise level from Detroit avenue restaurants is already too loud and disturbing. We can hear Lakewood truck park all night and I do not wish to also add nearby loud Cozumel restaurant patrons to the things that cause more noise disturbances in the late evening and night.

To summarize, Cozumel does not need additional sidewalk seating since they do not have adequate space for their patrons to park their cars. More seating would just mean that our issue where patrons park in our private residential lot will only get worse.

As a Lakewood resident that lives extremely close to Cozumel, I am against and I oppose "Docket No. 04-16-24 for 16512 Detroit avenue Cozumel Lakewood "sidewalk seating"".

Thank you.

Please reach out if you have any questions

-Corinne

## Johanna Schwarz

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**From:** Robert Kulkofsky <rkulkofsky1@gmail.com>  
**Sent:** Wednesday, April 3, 2024 8:21 PM  
**To:** Planning Dept  
**Subject:** Comment Submission for Cozumel Lakewood Sidewalk Dining Plan at 16512 Detroit Avenue

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern:

RE: Cozumel sidewalk dining.

My name is Robert Kulkofsky. I am a resident on Ethel avenue and a long-time employee of the owners of the property, the Holtkamp family, across the street from Cozumel. I'm proud to be a tenant and employee for the Holtkamp family. I have worked as a Maintenance manager for 17 years for this family.

I have watched Cozumel grow and thrive over the years. This has not come without serious drawbacks. Cozumel has inadequate parking already for its customers. When their lot is full, their customers completely fill up all parking on Ethel, and then illegally park on our private property. We have spoken with people at Cozumel on several occasions and were told they can't tell their customers where to park. They've been unsympathetic to our problem.

When Cozumel's customers park in our lots they park in spots assigned to our tenants. We also have limited parking, but enough for our residents. We have placed adequate signage in our lots to inform people that it is for residents only and any other vehicles will be towed. When myself or other staff have addressed people illegally parking we have even on occasion been met with threats of physical violence or legal repercussions by customers of Cozumel.

We also deal with excessive noise and litter on Ethel Avenue. Adding more people in Cozumel, especially dining on the sidewalk, would just add to that.

I am strongly opposed to any expansion due to these concerns.

Thank you for your consideration.  
Robert Kulkofsky

## Johanna Schwarz

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**From:** chick holtkamp 3 <chickh3@gmail.com>  
**Sent:** Wednesday, April 3, 2024 9:28 PM  
**To:** Planning Dept  
**Subject:** Comment on Cozumel Lakewood Sidewalk Dining Plans (Docket No. 04-16-24)

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Lakewood Planning Commission,

Please use the below corrected comment rather than the one I emailed you twenty minutes ago.

Thanks, Walter.

\*\*\*

Dear Lakewood Planning Commission,

My name is Walter Holtkamp and I'm the owner of residential property located across the street from Cozumel on Ethel Avenue. I strongly oppose Cozumel's expansion into sidewalk dining.

My family first settled in Lakewood in 1837 when it was known as Rockport Township. We've lived on Ethel Avenue since 1902 when our house was built on the corner of Detroit and Ethel Avenues. Our property includes this house and 29 townhouses, which many residents have called home over the past 120 years, including my son and mother who currently live on the property. "Ethel", who "Ethel Avenue" was named after, was my great grand-aunt. Our family have been proud members of the Lakewood community for all of these years. We've always striven to preserve the peace and quiet of our neighborhood that generations have called home. I and my family oppose Cozumel adding sidewalk dining because it will intrude on this peace and quiet.

First, sidewalk dining will only exacerbate parking issues on Ethel Avenue. There is not enough parking on Ethel Avenue as is. Customers from Cozumel not only frequently occupy all of the parking on Ethel Avenue during lunch and dinner hours, they also illegally occupy parking spots in the private parking lots that are used by residents of my property. When this occurs, I and my staff communicate with residents to have the offending cars towed. This interrupts the days and evenings of me, my staff and residents. It also subjects us to threats, both physical and legal, by Cozumel customers who are upset that we had their car towed, even though we have posted ample parking signage. Cozumel has been asked to help alleviate these parking issues, but has been unresponsive and unwilling to help. Adding sidewalk dining would only exacerbate these issues.

Second, sidewalk dining would further interrupt the peace and quiet on Ethel Avenue. It would add to the noise and litter issues already brought by the crowds of Cozumel customers who take over Ethel Avenue. I already regularly clean up litter that's left on Ethel Avenue and fear I would be forced to clean up even more if sidewalk dining was introduced.

For these reasons, I and my family strongly oppose Cozumel adding sidewalk dining.

Thank you for your consideration.



## Johanna Schwarz

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**From:** Nicholas Holtkamp <nicholasholtkamp@gmail.com>  
**Sent:** Wednesday, April 3, 2024 11:40 PM  
**To:** Planning Dept  
**Subject:** Comment on Cozumel Lakewood Sidewalk Dining Plans

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Lakewood Planning Commission,

My name is Nick Holtkamp and I'm a resident of the property located on Ethel Avenue, across the street from Cozumel. I am strongly opposed to Cozumel adding sidewalk dining.

I am against Cozumel's expansion into sidewalk dining for two reasons. First, Cozumel customers frequently take parking spots that are assigned to me and my neighbors in our private parking lots. These parking spots are paid for as part of our leases. However, we regularly come home to our spots being taken by Cozumel customers, leaving us not only without our parking spaces, but needing to find parking on streets that are already filled with cars. After we waste time looking for street parking, we then need to waste more time waiting for the cars of these Cozumel customers to be towed. On numerous occasions this had led to these Cozumel customers threatening us physically and legally, even though there is ample parking signage telling them to not park in our private lot. Even after being made aware of the situation, Cozumel has been unwilling to help stop their customers from taking our spots. Adding sidewalk dining will only worsen the parking situation for me and my neighbors.

Second, adding sidewalk dining will add to noise and litter issues on Ethel Avenue. The crowds at Cozumel already generate noise that interrupts our afternoons and evenings. My neighbors and I already frequently pick up trash that litters Ethel Avenue. Sidewalk dining will only exacerbate these issues.

For these reasons I strongly oppose Cozumel adding sidewalk dining.

Thank you for your consideration.

Nick Holtkamp

## Johanna Schwarz

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**From:** Brian Meng <bmeng@bialosky.com>  
**Sent:** Monday, April 1, 2024 3:53 PM  
**To:** Johanna Schwarz; David Baas; Amanda L. Cramer  
**Cc:** Ian Andrews; Amy Haney  
**Subject:** RE: FW: Agenda: Planning Commission

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Joanna,

On behalf of Lakewood Alive we wanted to provide comments and observations to the projects on the current Lakewood Planning Commission agenda for the 04/04/2024 Meeting.

- PC24-000010 – Mercury Music Lounge
  - No comment assuming they comply with Section 1161.03.
- PC24-000012 – Mars Bar
  - No comment assuming they comply with Section 1161.03.
- PC24-000011 – El Tango Grill
  - No comment assuming they comply with Section 1161.03.
- PC24-000013 – The CoLab & Lounge
  - No comment
- PC24-000014 – The CoLab & Lounge
  - No comment
- PC24-000015 – Cozumel
  - No comment assuming they comply with Section 1161.03.

We truly appreciate the opportunity to share our thoughts with you on these applications. If you have any questions on our comments, please let us know and we would be happy to discuss further. It is exciting to see so many developments occurring in Lakewood and tenant applying for outdoor seasonal dining.

Thank you,

**BRIAN MENG** RA, LEED AP  
Principal | Architect

**BIALOSKY** Always By Design.

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**From:** Johanna Schwarz <[Johanna.Schwarz@lakewoodoh.gov](mailto:Johanna.Schwarz@lakewoodoh.gov)>  
**Sent:** Wednesday, March 27, 2024 1:05 PM  
**To:** Johanna Schwarz <[Johanna.Schwarz@lakewoodoh.gov](mailto:Johanna.Schwarz@lakewoodoh.gov)>  
**Subject:** Agenda: Planning Commission

Good afternoon, Everyone,

Please click on the link to view the amended agenda for the April 4, 2024 PC meeting. The pre-review meeting begins at 5:30 p.m. in the auditorium, followed by the 6:00 p.m. review meeting.

[https://www.lakewoodoh.gov/wp-content/uploads/2023/12/PCAgenda\\_040424A.pdf](https://www.lakewoodoh.gov/wp-content/uploads/2023/12/PCAgenda_040424A.pdf)

*Johanna Schwarz*

Administrative Assistant II

City of Lakewood

Department of Planning and Development

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[www.lakewoodoh.gov](http://www.lakewoodoh.gov)

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EST.



2020

# THE COLAB

EVENT & GATHERING SPACES

REQUEST FOR ZONING VARIANCES APRIL 4, 2024

# PRESENTATION CONTENT



- 01 ————— My Lakewood Story
- 02 ————— The CoLab Story
- 03 ————— Business Specifics
- 04 ————— Geographical Details
- 05 ————— Be a good neighbor
- 06 ————— Request for Variances

# LAKEWOOD LOVE

My husband and I were both born & raised in Lakewood and attended Lakewood City Schools. We've left and come back twice and just can't see ourselves anywhere else. Since returning to Lakewood, I have:



- Established Home for the Holidays-A Pop-Up Boutique in 2016. A curated collection of local artists, makers and small-batch foodies. We activate a different Lakewood storefront October-December, for holiday gifting.
- Established The CoLab (March 2020) and expanded to The Lounge (March 2023)
- Volunteer on the Loan Approval Board (2023-Present)
- Board Member- Lakewood Alive (2023-Present)

# THE COLAB

## WHAT DO WE HOST?

Birthdays	Micro Weddings	Day Of Suite
Baby/Wedding Showers	Engagement Parties	Pop Up Markets/Photo Shoots
Bookings are typically occasional Friday evenings, all day Saturday and Sunday mid-day. Events must end by 11pm		

Established in March 2020, The CoLab is a collection of boutique event spaces in a restored 1920's vintage storefront. Our venue has become an invaluable resource for Lakewood & surrounding communities by not only providing a beautiful space to host events, but exceptional customer service and support. Lakewood homes are not designed to host many guests at one time. The CoLab provides what feels like an extension of your Living Room, with all the comforts of home included! We feel our type of business story is the fabric of Lakewood & are so happy to be here serving this incredible community.

# BUSINESS LOCATION DETAILS



- Located at the west end of Lakewood, between Winton and Cordova
- There are 4-5 parking spaces in the lot behind The CoLab & 6 additional spaces on Madison. Hosts are encouraged to suggest carpooling or ride share whenever possible.
- Almost all nearby apartments have their own parking lots, thus reducing the need for neighbors to street park.
- Nearby similar businesses include:



- Mullen's (open Monday-Saturday, 12p-2a with their own 4-6 parking spaces)
- Gatherings Kitchen (open 10-6 Tuesday-Saturday, pick up only)
- Rood Food & Pie, across Madison (open evenings Tuesday-Saturday until 10p or 11p)

# HOW TO BE A GOOD NEIGHBOR

- 1.** We have taken a proactive approach by connecting with business & residential neighbors, city contacts and Ward police officer.
- 2.** We have volume restricted our speakers and do not allow DJ's to have a sub-woofer.
- 3.** 90% of events are held Friday- Sunday, otherwise it is tours and planning meetings
- 4.** We coordinate with other businesses in the area by sharing a text with events each Monday





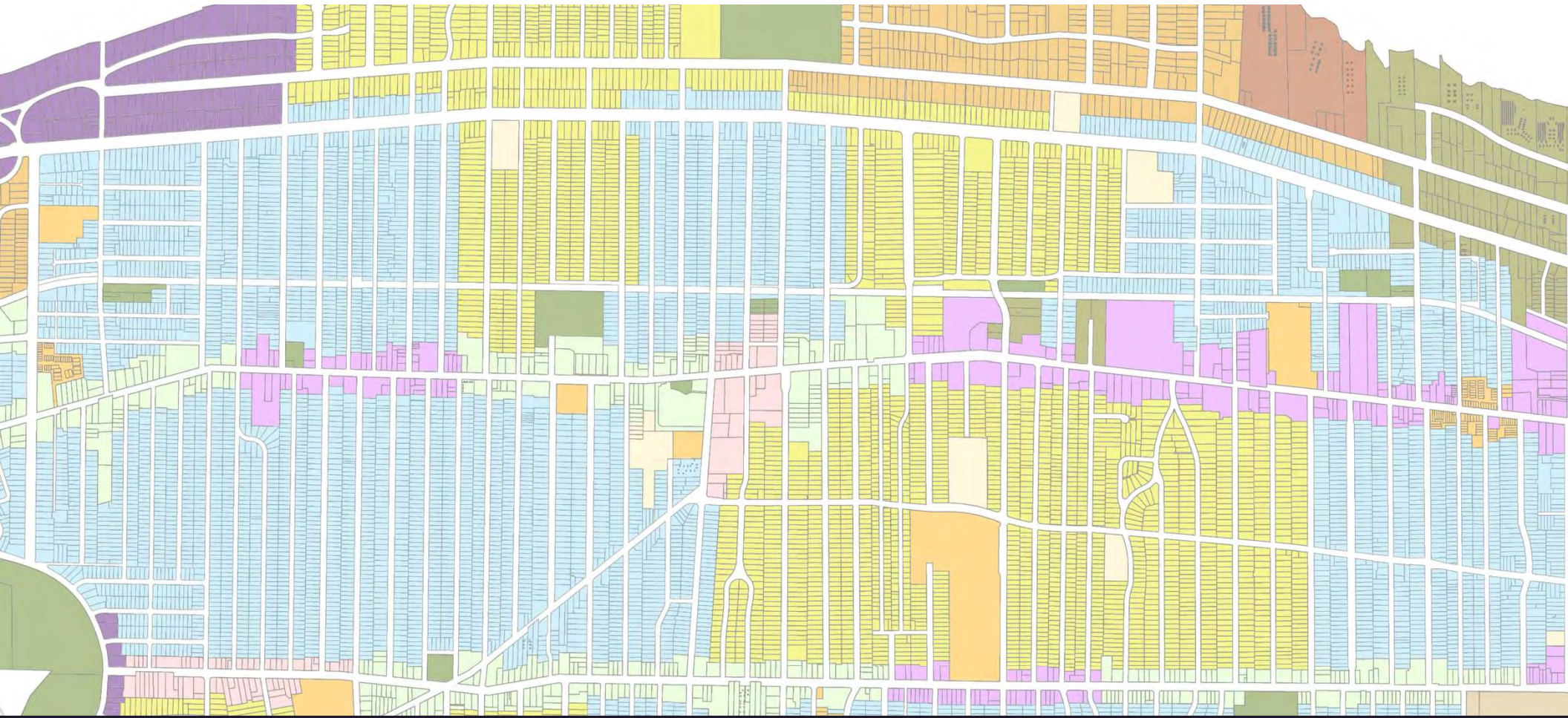
# BEFORE & AFTER

THE COLAB EVENTS

**THANK YOU**



Thank you for coming tonight & hearing our requests! We hope to continue serving this community with our family-owned, small business as we have been for the last 4 years.



# Planning Commission

April 2024



## **Planning Commission** **April 2024 Agenda**

1. Roll call
2. Adoption of minutes – March 2024 meeting
3. Opening Remarks
4. 04-11-24: 18206 Detroit (Outdoor Dining Review – Mercury Music Lounge)
5. 04-12-24: 15314 Madison (Outdoor Dining Review – Mars Bar)
6. 04-13-24: 14224 Madison (Outdoor Dining Review – El Tango)
7. 04-14-24: 17006 Madison (Similar Use – The CoLab & Lounge)
8. 04-15-24: 17006 Madison (Cond. Use – The CoLab & Lounge)
9. 04-16-24: 16512 Detroit (Cond. Use/Outdoor Dining - Cozumel)
10. Adjourn



18206 Detroit Ave



**Docket 04-11-24 - 18206 Detroit**  
**Mercury Music Lounge - Outdoor Dining Renewal**

## **Request (04-11-24)**

The review of a **Conditional Use – Outdoor Dining (renewal)** pursuant to:

- Chapter 1161 – Conditional Uses.

Property is in a C2, Commercial (Retail) District.

## **Correction Notice 24-000037** (dated January 4, 2024)

Cited for failure to remove outdoor dining furniture and enclosures from the right-of-way on or before November 30 through March 31, per 1161.03(t)(13).



# 18206 Detroit



019  
p, HERE

# 18206 Detroit



**6. Docket No. 09-18-23  
18206 Detroit Ave.  
Mercury Music Lounge**

George Gountis, Mars Bar LLC, applicant requests the review and approval for a conditional use permit to operate seasonal outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. Property is in a C2 – Commercial, Retail District. (Page 9)

George Gountis, Mars Bar LLC, applicant was present to explain the request. Staff provided administrative comment and recommend approval with two conditions. Public comment was closed as no one addressed the issue. The members asked about adding planter boxes/landscaping, obtaining Architectural Board of Review ("ABR") approval, and discussed conditions for approval.

A motion was made by Mr. McDermott, seconded by Mr. LaPointe to **APPROVE the request with the following conditions:**

- **At no time shall the occupancy of the combined indoor and outdoor space exceed the capacity established by the Building Commissioner and Fire Marshall.**
- **The tables shall be located in a manner so as not to block any required ingress/egress to the building and ADA accessibility shall always be maintained.**
- **That greenery be reviewed and established on the site in the purview of the city.**

All the members voted yea; the motion passed.



18206 Detroit

Original Approval (Sept 2023)



18206 Detroit

Original Approval (Sept 2023)

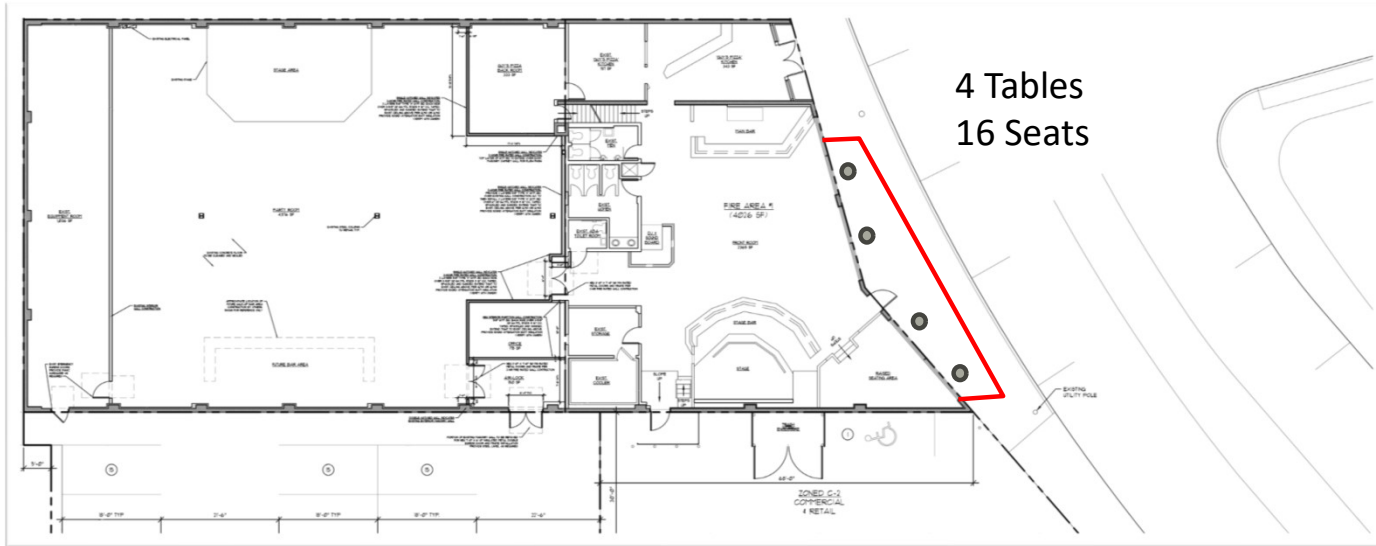


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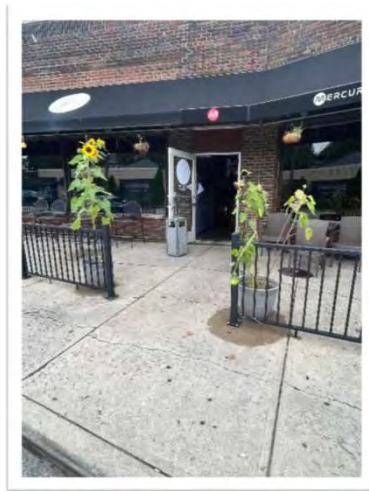
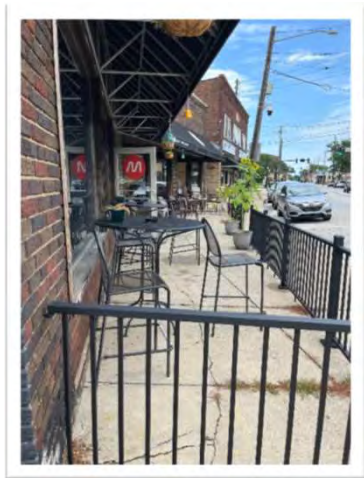
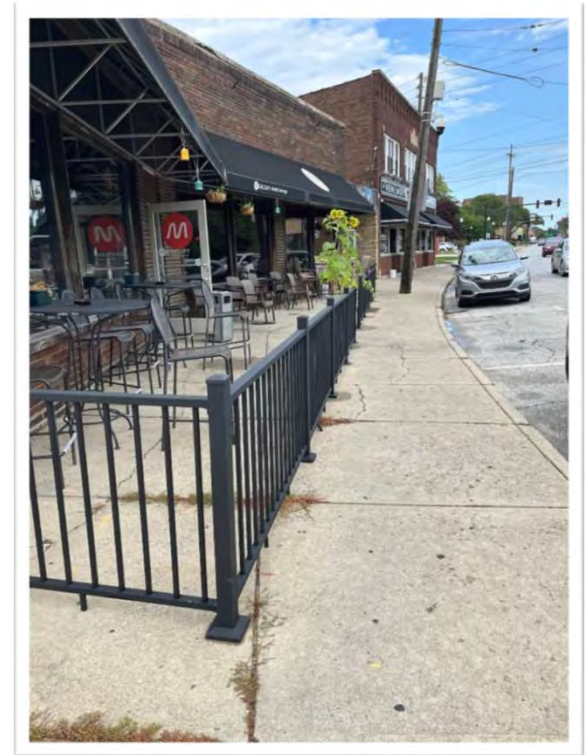
156° →  
5.41 ft

6.74 ft  
121.1° →

Detroit



**Original Approval (Sept 2023)**



# Site & Amenity Plan / Images



DIVISION OF HOUSING AND BUILDING  
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107  
PHONE (216) 528-6270 • FAX (216) 528-5930  
[www.lakewoodoh.gov](http://www.lakewoodoh.gov)

# CORRECTION NOTICE



BLUEWATER PROPERTY GROUP LLC  
15400 MADISON AVE  
LAKEWOOD, OH 44107

Date: January 04, 2024  
Zoning District: C2

RE: **18206 DETROIT AVE**

Date of Inspection: 01/03/2024

Conditions on Date of Inspection: Cloudy

Re-inspection Date: 02/05/2024

Temperature on Date of Inspection: 35

Type of Inspection: Exterior (Proactive) - 24-000037

Dear Sir/Madam:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Codes is critical to the future of the City and our department is prepared to work with you to make the following corrections.

If you have any questions on complying with the aforementioned correction(s), or if I may be of any assistance, do not hesitate to contact me. A re-inspection will occur on or about the above listed dates to verify compliance.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4663 for information about financial assistance.

This was a VISUAL INSPECTION. The city assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

Correction Needed	Additional Information	Date to Comply
150 - Other Exterior Violation - See Notes	Per L.C.O 1161.03 (T)(13) Remove outdoor dining furniture and enclosures. Furniture and enclosures located within the outdoor dining facility may not be stored on the public right-of-way and must be removed entirely from the right-of-way on or before November 30 through March 31.	02/05/2024

PER THE REQUIREMENT OF LAKEWOOD CODIFIED ORDINANCES, FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THIS MATTER BEING REFERRED TO THE LAKEWOOD MUNICIPAL COURT POSSIBLY RESULTING IN FINES AND/OR PROSECUTION.

**Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.**

Thank you for your anticipated cooperation.

Goran Najdenovski

216-529-7697  
[goran.najdenovski@lakewoodoh.net](mailto:goran.najdenovski@lakewoodoh.net)  
CC: Electronic File

**CODE CASE**  
FILE #: 24-000037  
18206 DETROIT AVE LAKEWOOD OH 44107  
SEASONAL DINING

FILE
CONTACTS
ACTIVITIES
DOCUMENTS
VIOLATIONS
NOTES

ACTIVITY TYPE	ASSIGNED TO	ASSIGNED	DUE	COMPLETED	STATUS
Prosecutor Meeting	Goran Najdenovski	02/21/2024	03/12/2024	03/12/2024	Complete - Pass
Re-Inspection	Goran Najdenovski	01/04/2024	02/05/2024	02/05/2024	Fail
Complaint Inspection	Goran Najdenovski	01/03/2024	01/03/2024	01/03/2024	Fail

**(t) Outdoor Dining Facility.**

**(9) Applicants who do not serve alcoholic beverages** as part of their restaurant use must meet the following standards:

A. Where an outdoor dining facility or any portion of an outdoor dining facility is located on public property, the owner of the facility shall **sign a use of public property agreement approved by the Director of Law** that indemnifies and holds the City harmless from any claims, liability or damages arising from the operation or location of the outdoor dining facility, and shall provide an insurance policy in an amount approved by the Director of Law with the City named as an additional insured. Upon approval of the outdoor dining facility conditional use by the Planning Commission, the Director is authorized to enter into the use of public property agreement on behalf of the City.

B. **A barrier on some or all sides of the outdoor dining facility may be required.** The Planning Commission will make a determination as to extent and location of a barrier necessary for the outdoor dining facility. Any such barrier shall be in accordance with the Outdoor Dining Design Guidelines and the Ohio Fire Code.

**(10) The outdoor dining facility must have adequate illumination during evening hours** in accordance with the Outdoor Dining Design Guidelines. All lighting will be designed to minimize the intrusive effect of glare and illumination upon abutting areas, especially residential properties pursuant to Section 1306.311.

**(11) Buffering with landscaping or fencing of the outdoor dining facility, if the facility is adjacent to residential or sensitive uses, may be required.** Buffering requirements will be determined by the Planning Commission and shall be in accordance with the Outdoor Dining Design Guidelines.

**(12) An outdoor dining facility with a capacity of more than eight seats shall be included in the gross floor area square footage to determine parking space requirements** per Chapter 1143.

**(13) Furniture and enclosures located within the outdoor dining facility may not be stored on the public right-of-way and must be removed entirely from the right-of-way on or before November 30 through March 31.** From December 1 through March 31, and in order to take advantage of unseasonable weather or special events, the Director shall have the authority to allow a single-day use of the public right-of-way in accordance with any approved conditional use permit. All furniture and fixtures used in an outdoor dining facility in the public right-of-way must be readily removable without damage to the surface of the right-of-way. An outdoor dining facility located entirely on private property is permitted year-round with prior approval of the Planning Commission.



## **Recommendation (04-11-24) – Outdoor Dining (Renewal)**

Satisfactorily corrected prior to Prosecutor's Meeting (3/12).

Recommend renewal for 2024 Season with stipulation that failure to adhere to regulations will result in revocation of permit.





**Docket 04-12-24 – 15314 Madison**  
**Mars Bar – Outdoor Dining Renewal**



## **Request (04-12-24)**

The review of a **Conditional Use – Outdoor Dining (renewal)** pursuant to:

- Chapter 1161 – Conditional Uses.

Property is in a C2, Commercial (Retail) District.

## **Correction Notice 24-000045** (dated January 4, 2024)

Cited for failure to remove outdoor dining furniture and enclosures from the right-of-way on or before November 30 through March 31, per 1161.03(t)(13).



# 15314 Madison



15314 Madison



**NEW BUSINESS  
CONDITIONAL USE**

7. **Docket No. 06-11-17  
15314-15400 Madison Avenue  
The Mars Bar**

George Gountis, owner and applicant requests the review and approval of Conditional Use for seasonal sidewalk dining, pursuant to Section 1129.02 – Principal and Conditional Permitted Uses, Section 1129.13 – Supplemental Regulations for Outdoor/Seasonal Dining Facility, Section 1161.03(t) – Supplemental Regulation for Specific Uses - Outdoor/Seasonal Dining, and Section 1173.02 – Determination of Similar Use. A "Use of Public Agreement" is required, and approval by Architectural Board of Review was granted at its May 11, 2017 meeting (see page 21). The property is located in a C2, Commercial and Retail district. (Page 19)

George Gountis, owner and applicant was present to explain the request.

There was discussion between the members and applicant about the entry to and security of the front sidewalk dining area. Ms. Swallow stated a police CAD report for the property had been reviewed, and there were no complaints pertinent to the issue.

Public comment was closed as no one addressed the matter.

A motion was made by Mr. Gaydos, seconded by Mr. Coyne to **APPROVE** the proposal. All of the members voting yea, the motion passed.



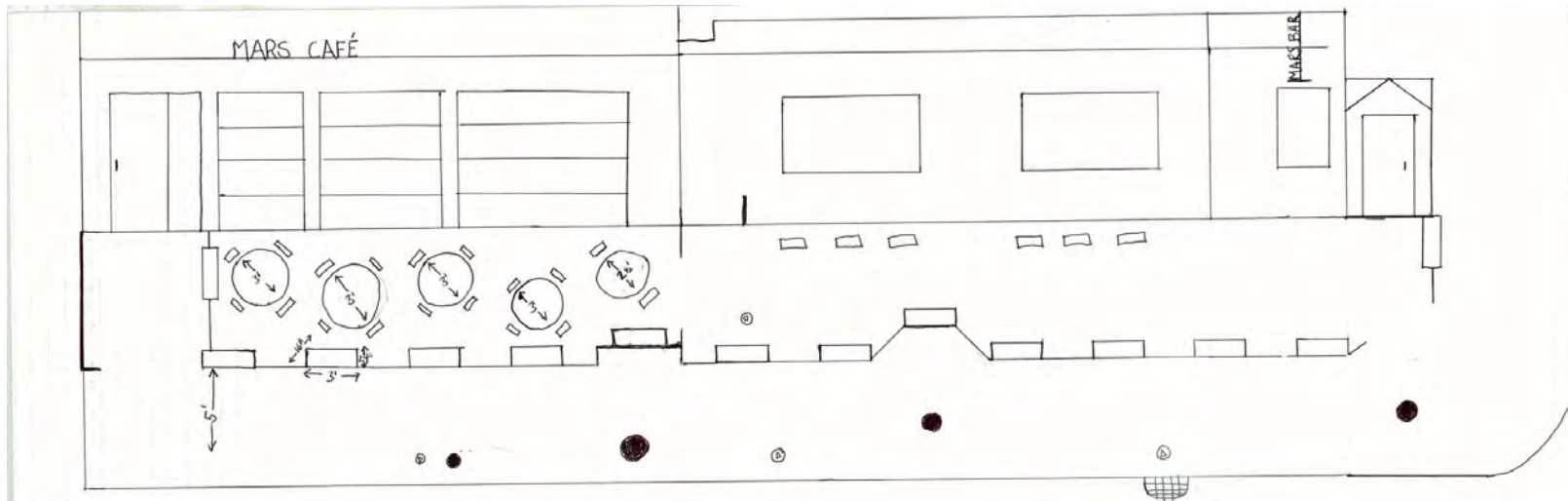


Original Approval (June 2017)

Proposed  
Patio Location

15314 Madison Ave  
Mars Bar  
Conditional Use

Original Approval (June 2017)



24 seats outside

OUTDOOR DINING ELEVATION  
SCALE 1/4" = 1'-0"

15314 Madison Ave  
Mars Bar  
Conditional Use

Original Approval (June 2017)



15314 Madison Ave  
Mars Bar  
Conditional Use

Original Approval (June 2017)



EAST  
**SIDE ELEVATION**

SCALE: 1/4"=1'-0"

Photo (June 2021)





DIVISION OF HOUSING AND BUILDING  
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107  
PHONE (216) 529-5270 • FAX (216) 529-5930  
[www.lakewoodoh.gov](http://www.lakewoodoh.gov)

# CORRECTION NOTICE



GOUNTIS, GEORGIOS  
15314 MADISON AVE  
Lakewood, OH 44107

Date: January 04, 2024  
Zoning District: C2

RE: 15314 MADISON AVE

Date of Inspection: 01/03/2024

Conditions on Date of Inspection: Cloudy

Re-Inspection Date: 02/05/2024

Temperature on Date of Inspection: 29

Type of Inspection: Exterior (Proactive) - 24-000045

Dear Sir/Madam:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Codes is critical to the future of the City and our department is prepared to work with you to make the following corrections.

If you have any questions on complying with the aforementioned correction(s), or if I may be of any assistance, do not hesitate to contact me. A re-inspection will occur on or about the above listed dates to verify compliance.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4663 for information about financial assistance.

This was a VISUAL INSPECTION. The city assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

Correction Needed	Additional Information	Date to Comply
150 - Other Exterior Violation - See Notes	Per L.C.O 1161.03 (T)(13) Remove outdoor dining furniture and enclosures. Furniture and enclosures located within the outdoor dining facility may not be stored on the public right-of-way and must be removed entirely from the right-of-way on or before November 30 through March 31.	02/05/2024

PER THE REQUIREMENT OF LAKEWOOD CODIFIED ORDINANCES, FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THIS MATTER BEING REFERRED TO THE LAKEWOOD MUNICIPAL COURT POSSIBLY RESULTING IN FINES AND/OR PROSECUTION.

**Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.**

Thank you for your anticipated cooperation.

Goran Najdenovski

216-529-7697  
[goran.najdenovski@lakewoodoh.net](mailto:goran.najdenovski@lakewoodoh.net)  
CC: Electronic File

**CODE CASE**  
FILE #: 24-000045  
15314 MADISON AVE LAKEWOOD OH 44107  
**THERE IS AN ACTIVE RENTAL HOUSING/VACANT HOUSING LICENSE ON THIS PROPERTY.**  
OUTDOOR DINING

FILE CONTACTS ACTIVITIES DOCUMENTS VIOLATIONS NOTES

ACTIVITY TYPE	ASSIGNED TO	ASSIGNED	DUE	COMPLETED	STATUS
Prosecutor Meeting	Goran Najdenovski	02/21/2024	03/12/2024	03/12/2024	Complete - Pass
Re-Inspection	Goran Najdenovski	01/04/2024	02/05/2024	02/05/2024	Fail
Complaint Inspection	Goran Najdenovski	01/04/2024	01/03/2024	01/03/2024	Fail

**(t) Outdoor Dining Facility.**

**(9) Applicants who do not serve alcoholic beverages** as part of their restaurant use must meet the following standards:

A. Where an outdoor dining facility or any portion of an outdoor dining facility is located on public property, the owner of the facility shall **sign a use of public property agreement approved by the Director of Law** that indemnifies and holds the City harmless from any claims, liability or damages arising from the operation or location of the outdoor dining facility, and shall provide an insurance policy in an amount approved by the Director of Law with the City named as an additional insured. Upon approval of the outdoor dining facility conditional use by the Planning Commission, the Director is authorized to enter into the use of public property agreement on behalf of the City.

B. **A barrier on some or all sides of the outdoor dining facility may be required.** The Planning Commission will make a determination as to extent and location of a barrier necessary for the outdoor dining facility. Any such barrier shall be in accordance with the Outdoor Dining Design Guidelines and the Ohio Fire Code.

**(10) The outdoor dining facility must have adequate illumination during evening hours** in accordance with the Outdoor Dining Design Guidelines. All lighting will be designed to minimize the intrusive effect of glare and illumination upon abutting areas, especially residential properties pursuant to Section 1306.311.

**(11) Buffering with landscaping or fencing of the outdoor dining facility, if the facility is adjacent to residential or sensitive uses, may be required.** Buffering requirements will be determined by the Planning Commission and shall be in accordance with the Outdoor Dining Design Guidelines.

**(12) An outdoor dining facility with a capacity of more than eight seats shall be included in the gross floor area square footage to determine parking space requirements** per Chapter 1143.

**(13) Furniture and enclosures located within the outdoor dining facility may not be stored on the public right-of-way and must be removed entirely from the right-of-way on or before November 30 through March 31.** From December 1 through March 31, and in order to take advantage of unseasonable weather or special events, the Director shall have the authority to allow a single-day use of the public right-of-way in accordance with any approved conditional use permit. All furniture and fixtures used in an outdoor dining facility in the public right-of-way must be readily removable without damage to the surface of the right-of-way. An outdoor dining facility located entirely on private property is permitted year-round with prior approval of the Planning Commission.



## **Recommendation (04-12-24) – Outdoor Dining (Renewal)**

Satisfactorily corrected prior to Prosecutor's Meeting (3/12).

Recommend renewal for 2024 Season with stipulation that failure to adhere to regulations will result in revocation of permit.

15314 Madison Ave





14224 Madison Ave



**Docket 04-13-24 – 14224 Madison**  
**El Tango – Outdoor Dining Renewal**

## **Request (04-13-24)**

The review of a **Conditional Use – Outdoor Dining (renewal)** pursuant to:

- Chapter 1161 – Conditional Uses.

Property is in a C3, Commercial (General) District.

14224 Madison Ave

## **Correction Notice 24-000046** (dated January 4, 2024)

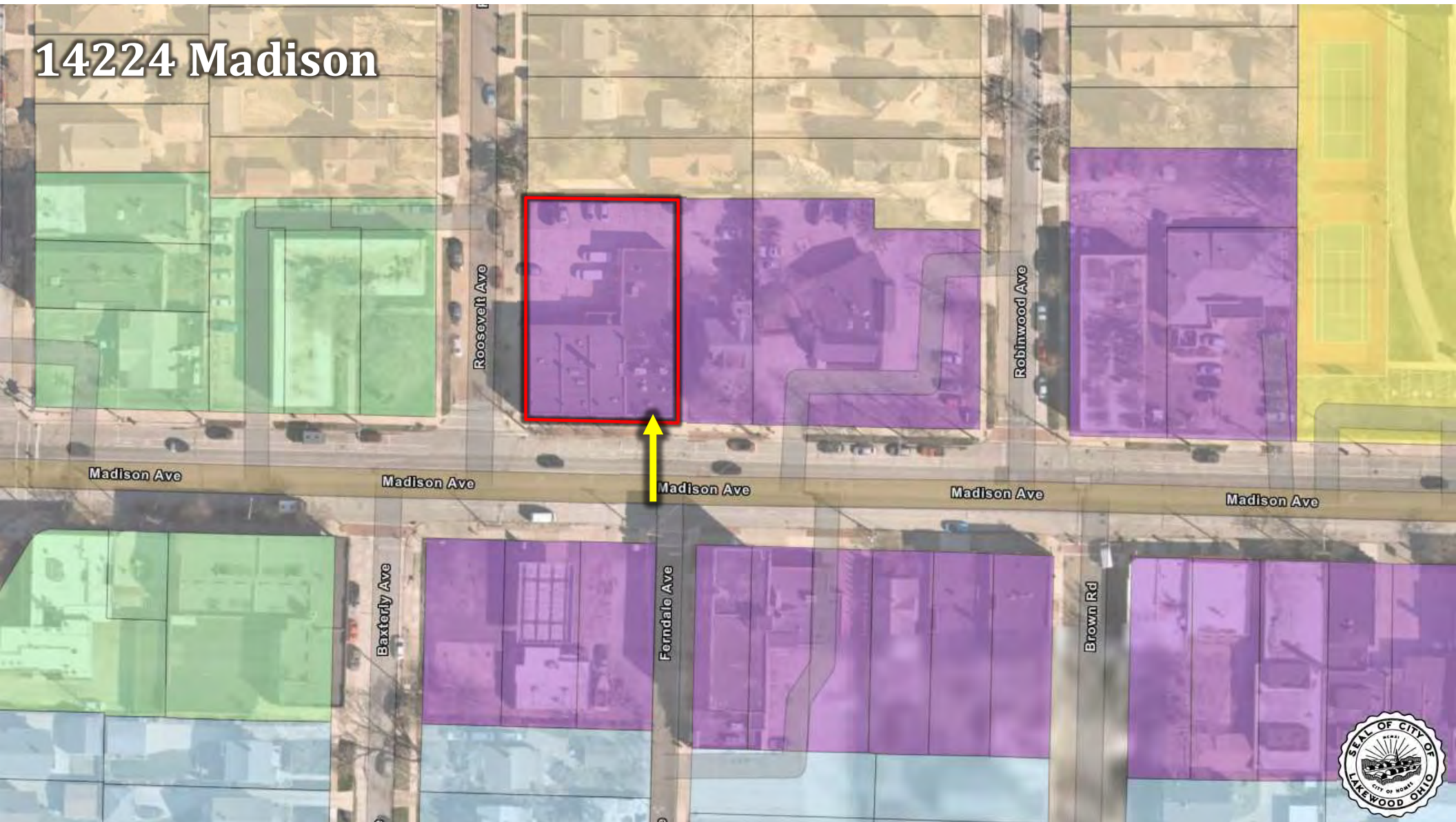
Cited for failure to remove outdoor dining furniture and enclosures from the right-of-way on or before November 30 through March 31, per 1161.03(t)(13).



# 14224 Madison



14224 Madison



8.     **Docket 06-09-09**                   **14224 Madison Avenue**  
  **El Tango**

Antonio Carafelli, El Tango, 14224 Madison Avenue, property owner, requests Conditional Use Approval for an Outdoor/Seasonal dining Facility, pursuant to Sections 1129.13 and 1161.03 (t) – Conditional Use Permits. The applicant is requesting conditional use approval to install an outdoor/seasonal dining facility in the front of the aforementioned property in a C3, Commercial and General Business District. (Page 26)

Mr. Siley addressed the board to inform them that ABR approved the application as presented to the Planning Commission.

Mr. Carafelli stated that they were simply there to get outdoor dining.

Mr. Kelly stated that a year's worth of work had been done and offered the City's support for the application.

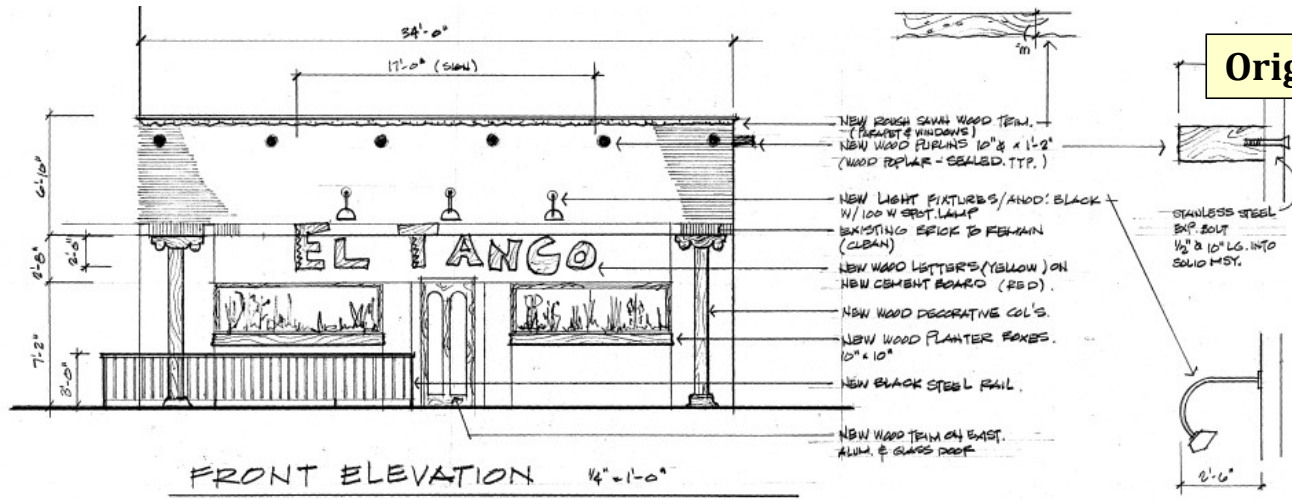
Mr. Greytak asked if there were issues regarding service on the sidewalk.

No concerns are expressed.

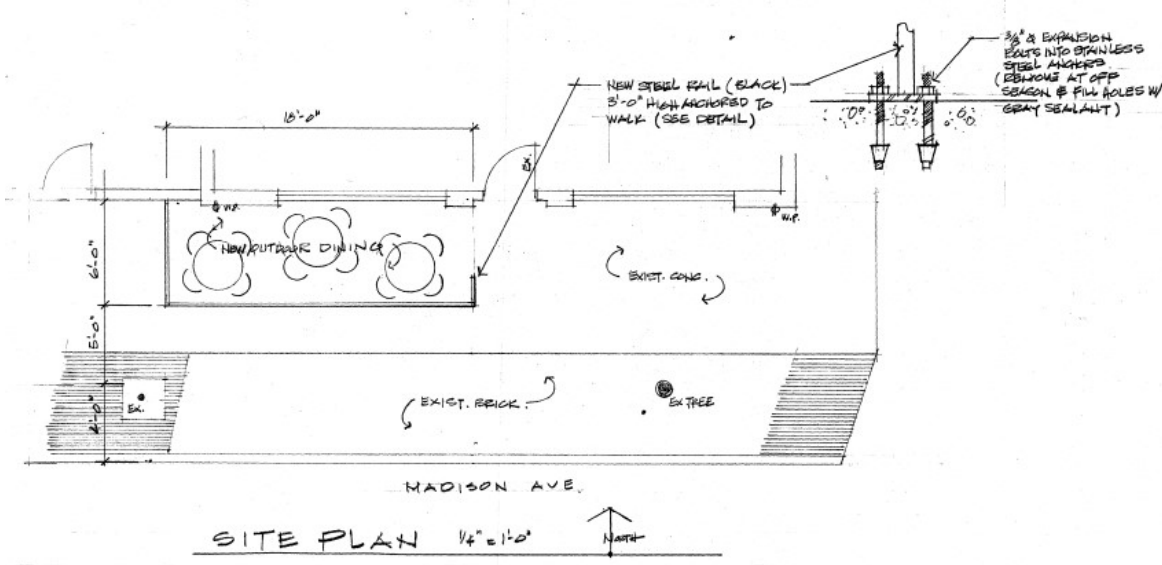
Councilwoman Mary Louise Madigan appeared in support of the application.

Motion made by Ms. Cierebiej, seconded by Mr. Einhouse, to **APPROVE**. All members voting yea, the motion passed.





Original Approval (June 2009)



NEW STOREFRONT AND OUTDOOR DINING  
AT:  
EL TANGO 1422 MADISON AVE. LAKEVIEW, OHIO

APRIL 27 09  
APRIL 23 09  
APRIL 7 09

Photo (Aug 2022)





DIVISION OF HOUSING AND BUILDING  
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107  
PHONE (216) 529-6270 • FAX (216) 529-5830  
[www.lakewoodoh.gov](http://www.lakewoodoh.gov)

# CORRECTION NOTICE



DONNELLY, DANIEL TRUSTEE  
56 N POINT DR  
AVON LAKE, OH 44012

Date: January 04, 2024  
Zoning District: C3

RE: 14224 MADISON AVE

Date of Inspection: 01/03/2024

Conditions on Date of Inspection: Cloudy

Re-Inspection Date: 02/05/2024

Temperature on Date of Inspection: 36

Type of Inspection: Exterior (Proactive) - 24-000046  
Dear Sir/Madam:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Codes is critical to the future of the City and our department is prepared to work with you to make the following corrections.

If you have any questions on complying with the aforementioned correction(s), or if I may be of any assistance, do not hesitate to contact me. A re-inspection will occur on or about the above listed dates to verify compliance.

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Correction Needed	Additional Information	Date to Comply
150 - Other Exterior Violation - See Notes	Per L.C.O 1161.03 (T)(13) Remove outdoor dining furniture and enclosures. Furniture and enclosures located within the outdoor dining facility may not be stored on the public right-of-way and must be removed entirely from the right-of-way on or before November 30 through March 31.	02/05/2024

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**Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.**

Thank you for your anticipated cooperation.

Goran Najdenovski

216-529-7697  
[goran.najdenovski@lakewoodoh.net](mailto:goran.najdenovski@lakewoodoh.net)  
CC: Electronic File

**CODE CASE**  
FILE #: 24-000046  
14224 MADISON AVE LAKEWOOD OH 44107  
**THERE IS AN ACTIVE RENTAL HOUSING/VACANT HOUSING LICENSE ON THIS PROPERTY.**  
OUTDOOR DINING

FILE
CONTACTS
ACTIVITIES
DOCUMENTS
VIOLATIONS
NOTES

ACTIVITY TYPE	ASSIGNED TO	ASSIGNED	DUE	COMPLETED	STATUS	
Prosecutor Meeting	Goran Najdenovski	02/21/2024	03/12/2024		Completed – Pass (per PMI)	
Re-Inspection	Goran Najdenovski	01/04/2024	02/05/2024	02/05/2024		Fail
Complaint Inspection	Goran Najdenovski	01/04/2024	01/03/2024	01/03/2024		Fail

**(t) Outdoor Dining Facility.**

**(9) Applicants who do not serve alcoholic beverages** as part of their restaurant use must meet the following standards:

A. Where an outdoor dining facility or any portion of an outdoor dining facility is located on public property, the owner of the facility shall **sign a use of public property agreement approved by the Director of Law** that indemnifies and holds the City harmless from any claims, liability or damages arising from the operation or location of the outdoor dining facility, and shall provide an insurance policy in an amount approved by the Director of Law with the City named as an additional insured. Upon approval of the outdoor dining facility conditional use by the Planning Commission, the Director is authorized to enter into the use of public property agreement on behalf of the City.

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## **Recommendation (04-13-24) – Outdoor Dining (Renewal)**

Satisfactorily corrected prior to Prosecutor's Meeting (3/12).

Recommend renewal for 2024 Season with stipulation that failure to adhere to regulations will result in revocation of permit.





17006 Madison Ave



**Docket 04-14-24 – 17006 Madison**  
**The CoLab & Lounge – Similar Use Determination**

## **Request (04-14-24)**

The review and approval of a **similar use determination** pursuant to:

- Chapter 1173.03 – Determination of Similar Use.

Property is in a C1, Commercial (Office) District.

Recommending consideration of similar use to *“Bar, Tavern, or Nightclub”* – a conditionally permitted use in the C1 District.

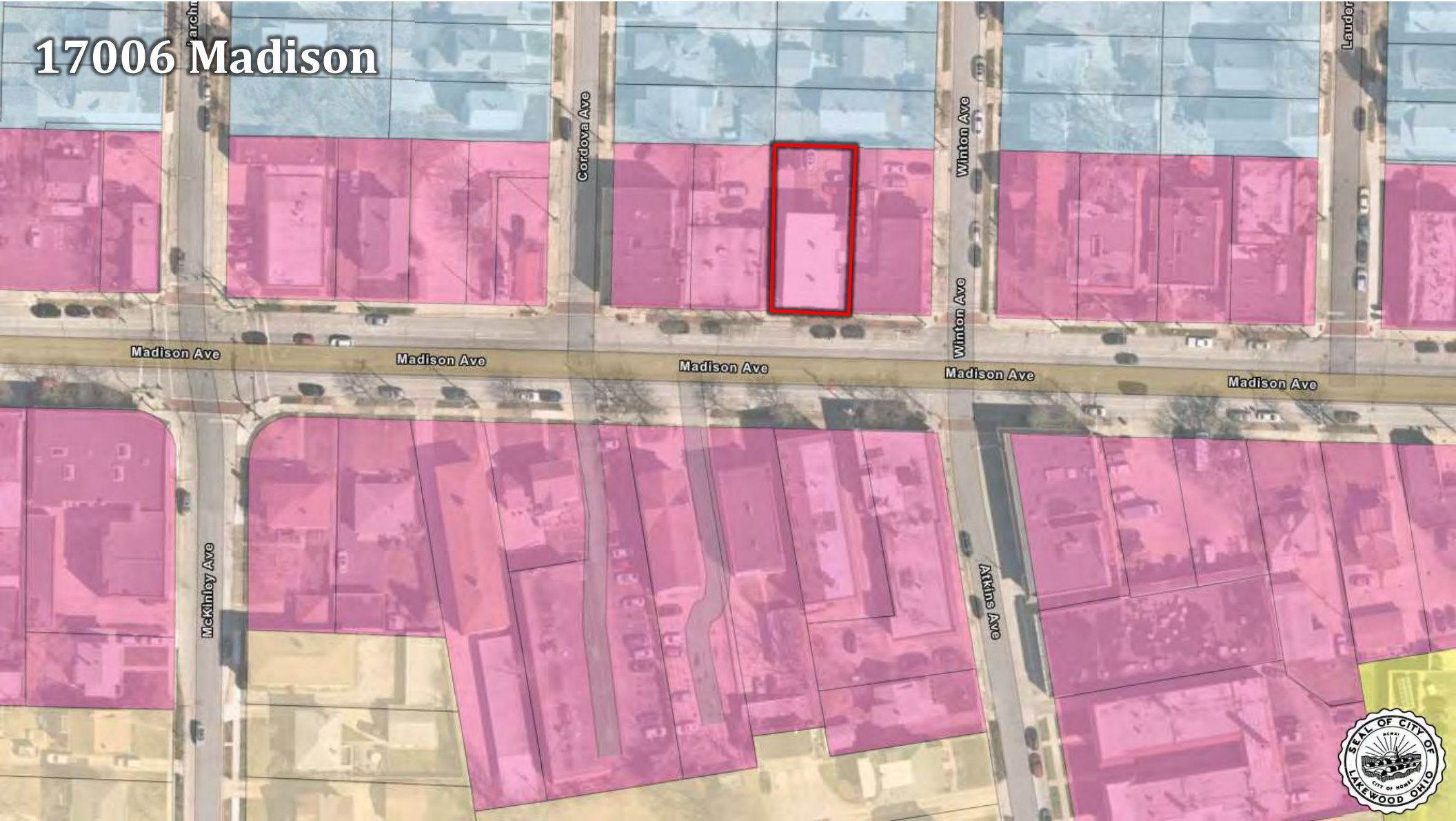
17006 Madison Ave



# 17006 Madison



17006 Madison



**(t) 1173.03 DETERMINATION OF SIMILAR USE.**

(a) Submission Requirements...

(b) The Commission shall consider and weigh the following factors when making a determination...:

(1) Whether the proposed use is **compatible with the other uses listed as permitted or conditionally permitted in the district** in which the proposed use would be located.

(2) Whether the proposed use **will negatively impact the district** in which it would be located when **considering such factors as parking, traffic generation, and public services.**

(3) **Any other factors the Commission reasonably deems applicable.**

(c) Where the Commission finds that a proposed use is substantially similar to a permitted use in a Commercial...or...Industrial (I) District in which it is to be located, the similar use shall be a permitted similar use for said district.

(d) Where the Commission finds that a proposed use is substantially similar to a conditionally permitted use in a Commercial...or...Industrial (I) District in which it is to be located, the similar use shall be a conditionally permitted similar use for said district subject to the requirements of Section 1173.02.



## Schedule 1129.02 – Permitted Uses in C-1 Commercial District (Office)

<b>RESIDENTIAL</b>	
Single-Family/Two-Family Dwellings	-
Multi-Family Dwellings	-
Mixed Use Structure	P
Hotels/Motels	-
Groups/Convalescent/Nursing/Assisted Living	C
Day-Care Centers (6+ children)	P
Bed and Breakfast Establishment	C
<b>INSTITUTIONAL</b>	
Funeral Homes	-
Places of Worship	C
Elementary/Secondary Schools	P
Trade/Vocational Schools	-
Colleges	C
Libraries	C
Hospitals	C
Public Parks and Playgrounds	C
Parking Facility as a Principal Use	P
<b>ENTERTAINMENT</b>	
Indoor Commercial Recreation	-
Theaters, Banquet Hall, Party Center	-
Studios for Instruction	-
Fraternal Organizations	-
Museum/Art Gallery	P
Auditorium	-

<b>FOOD AND BEVERAGE SERVICES</b>	
Restaurant seated Table Service	p <sup>2</sup>
Restaurants – Fast Food	C <sup>2</sup>
Bar, Tavern, Nightclub	C <sup>2</sup>
Outdoor/Seasonal Dining Facility	C <sup>3</sup>
<b>PROFESSIONAL SERVICES</b>	
<i>Offices Including:</i>	
Business, Medical, and Government	P
Medical Clinics/Urgent Care Facility	C
Radio/TV/Video/Audio Production	C
<b>RETAIL/SERVICE USES</b>	
<i>General Retail Including:</i>	
Book and Stationery Stores,	P
Apparel Stores, Florists,	P
Antique Stores, Sporting Good Stores	P
Jewelry Stores,	P
Second Hand and Resale Stores,	P
Specialty Gift Stores,	P
Retail Variety Stores, and	P
Floor Coverings.	P
<b>Media Stores</b>	p <sup>4</sup>

<b>Sexually Oriented Businesses Including:</b>	
Adult Arcades,	p <sup>5</sup>
Adult Cabarets,	p <sup>5</sup>
Adult Media Stores,	p <sup>5</sup>
Adult Novelty Stores, <sup>6</sup>	p <sup>5</sup>
Adult Motion Picture Theaters,	p <sup>5</sup>
Adult Theaters,	p <sup>5</sup>
Nude Model Studios,	p <sup>5</sup>
Sexual Encounter Centers,	p <sup>5</sup>
Any combination of above.	p <sup>5</sup>
<b>Service Retail, Including:</b>	
Printing Services,	C <sup>2</sup>
Shoe Repair,	C <sup>2</sup>
Photographic Studios,	C <sup>2</sup>
Tailoring, Dress Making and	C <sup>2</sup>
Dry Cleaning,	C <sup>2</sup>
Upholstery.	C <sup>2</sup>
Body Art Establishment.	C
<b>Convenience Retail, Including:</b>	
Bakeries, Grocery,	P
Supermarkets,	P
Beverage Stores including	P
Liquor, Film/Video Rental, and Drug Stores.	P

<b>Hard Goods Retail Including:</b>	
Automotive Part and Supplies,	-
Furniture Sales,	-
Hardware and Locksmith Services,	-
Garden Supplies, Nurseries,	-
Lumber and Building Supplies,	-
Appliance Repair and Sales, and	-
Display and Showrooms for any	-
Building Product.	-
<b>Personal Care Services Including:</b>	
Barber and Beauty Shops,	C <sup>2</sup>
Cosmetology and Cosmetic Salons,	C <sup>2</sup>
Diet Counseling Centers,	C <sup>2</sup>
Electrolysis Services,	C <sup>2</sup>
Fingernail and Tanning Salons, and	C <sup>2</sup>
Massotherapy Services.	C <sup>2</sup>
<b>OTHER RETAIL/SERVICES Including:</b>	
Animal Clinics/Hospitals,	-
Veterinarian Offices, and	-
Grooming Services.	-
Medical Marijuana Dispensaries.	C <sup>9</sup>
<b>LAUNDROMAT</b>	
	-
<b>STORAGE WHOLESALE/UTILITY Including:</b>	
Warehousing,	-
Wholesale Trade Operations,	-
Self-Storage Facility.	-
<b>AUTOMOTIVE SERVICES</b>	
Gasoline Service Station	-
Motor Vehicle Sales and Leasing	-
Motor Vehicle Repair Shop	-
Motor Vehicle Rental or Leasing Agency	C
Motor Vehicle Washing/Detailing Facility	-



# CoLab Lakewood

## PROJECT DESCRIPTION

REAR PORTAGE INTERIOR RENOVATION TO AN EXISTING RETAIL STOREFRONT BEHIND AN EXISTING 1-STORY PROPOSED BUILDING. NEW TENANT WILL BE CO-OP LOCAL BUSINESS. PROJECT INCLUDES FINISHING OF FLOOR, CEILING, LIGHT FIXTURES, WORK AND GENERAL PATCH AND REPAIR OF EXISTING WALLS, CEILING, FLOORS, AND MECHANICAL WORK. WILL BE ONE EXISTING MECHANICAL SYSTEM. ALL MECHANICAL WORK AND SCHEMATIC INSTALLATION OF NEW FLOOR, ROOF AND EXTERIOR WORK TO INCLUDE ELECTRICAL SCHEMATIC, MECHANICAL, AND LIGHTING AND RECEPTACLES ON EXISTING 100 AMP PANEL.

EXTERIOR RENOVATION INCLUDES EXPOSURE AND REPAIRING EXISTING TRANSIT WINDOWS.

## PROJECT AND CODE INFORMATION

PROJECT LOCATION: 17006 MADISON AVENUE LAKESIDE, OHIO  
TYPE OF PROJECT: INTERIOR RENOVATION, TENANT BUILD-OUT  
TYPE OF CONSTRUCTION: NEW EXISTING  
BUILDING SYSTEMS: CONCRETE  
BUILDING AREA: 6,000 APPROXIMATE  
PROJECT AREA: 6,000 APPROXIMATE

### PERMITS CLASSIFICATION

NON-RESIDENTIAL BUILDING (BUILDING)  
B-BUSINESS OCCUPANCY (BUSINESS OCCUPANCY)

### EXISTING WORK TO BE DEMOLISHED BY AREAS

EXISTING TENANT SPACE, BUSINESS OCCUPANCY, 4,500 SQ. FT. MAX.

## GENERAL CONDITIONS

### GENERAL CONTRACTOR'S OBLIGATIONS

- THESE REQUIREMENTS ARE PROVIDED IN ADDITION TO ALL GENERAL CONDITIONS PROVIDED IN THE AIA CONTRACT DOCUMENT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE WORK AND THE ACCURATE FITTING TOGETHER OF GENERAL PARTS AND THE ALIGNMENT OF THE WORK. ALL WORK SHALL BE COMPLETED AND READY FOR OCCUPANCY AND THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND SCHEDULING OF THE WORK OF OTHER TRADES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WORK IN CONJUNCTION WITH ALL PREVALENT CODES AND LAWS APPLICABLE TO THE WORK. HE SHALL BE RESPONSIBLE FOR THE NOTIFICATION OF THE LOCAL BUILDING DEPARTMENT FOR NECESSARY INSPECTIONS AND SHALL DO SO IN THE MANNER TO AVOID DELAY IN THE WORK. IN THE EVENT ANY CONTRACTOR FAILS TO COMPLY WITH SUCH INSPECTION HE SHALL INCOOPERATE WITH SUCH INSPECTION AND INFLUENCE AT HIS OWN RISK.
- GENERAL CONTRACTOR TO FOLLOW GENERAL CONDITIONS AS SPECIFIED IN ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS AND ALL BUILDING CODES, ORDINANCES, REGULATIONS, LOCAL ORDINANCES AND ORDINANCES.
- THE GENERAL CONTRACTOR SHALL ARRANGE AND COORDINATE WITH ALL SUBCONTRACTORS TO USE ONLY ALL NECESSARY TOOLS, MACHINES, HOISTS, ETC. NECESSARY FOR CONSTRUCTION AND PROVIDED.
- TEMPORARY LIGHT MEAT, POWER, WATER AND TELEPHONE AS REQUIRED SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE PROTECTION OF ALL NEIGHBORING MATERIALS AND CONSTRUCTION AGAINST THE WEATHER AND DAMAGE FROM THE ELEMENTS.
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN THE ARCHITECT OF ALL DISCREPANCIES IN THE DRAWINGS AND/OR EXISTING CONDITIONS, CLEARLY.
- THE GENERAL CONTRACTOR SHALL KEEP THE BUILDING AND PREMISES REASONABLY CLEAN DURING THE PROGRESS OF THE WORK. HE SHALL BROOM, CLEAN AND REMOVE TRASH FREQUENTLY.
- FINAL CLEANUP REQUIREMENTS AT PROJECT COMPLETION: CLEAN ALL PAINTED AND STAINED WORK, REMOVE ALL TRASH, STAINS, AND OTHER SOIL. CLEAN ALL PARTS AND EQUIPMENT, REMOVE ALL STAINS, PARTS, DIRT AND MANUFACTURER'S LABELS. CLEAN REFRIGERATORS, COOKING AND FLOOR, DIRT FREE, AND READY TO RECEIVE CARPETING, CLEAN PUTTY, STAINS, AND PATCH UP ALL GAPS, JOINTS AND POINTS. ALL GAPS, JOINTS SHALL BE TAPED AND PATCHED TO MATCH SURFACE.

## CODE REFERENCES

### APPLICABLE BUILDING CODES

2017 OHIO BUILDING CODE (CBC)  
BASED ON THE 2015 INTERNATIONAL BUILDING CODE (IBC) CONTAINING SUPPLEMENTAL AMENDMENTS OF THE STATE OF OHIO 1974 AND 1997 EDITION CODES

### MECHANICAL CODES AND REGULATIONS

2017 OHIO BUILDING CODE - CHAPTER 410, ACCESSIBILITY  
2017 OHIO BUILDING CODE - CHAPTER 410, MECHANICAL SYSTEMS

### ELECTRICAL CODES

2017 OHIO BUILDING CODE - CHAPTER 410, MECHANICAL SYSTEMS  
2017 OHIO BUILDING CODE - CHAPTER 410, MECHANICAL SYSTEMS

### PLUMBING CODES

2017 OHIO BUILDING CODE - CHAPTER 410, MECHANICAL SYSTEMS  
2017 OHIO BUILDING CODE - CHAPTER 410, MECHANICAL SYSTEMS

### ELECTRICAL CODES

2017 OHIO BUILDING CODE - CHAPTER 410, MECHANICAL SYSTEMS  
2017 OHIO BUILDING CODE - CHAPTER 410, MECHANICAL SYSTEMS

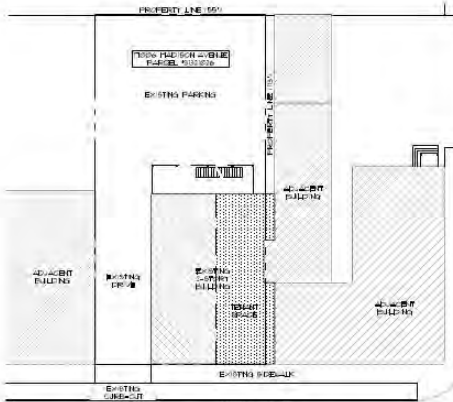
### FIRE CODES

2017 OHIO BUILDING CODE - CHAPTER 410, MECHANICAL SYSTEMS  
2017 OHIO BUILDING CODE - CHAPTER 410, MECHANICAL SYSTEMS



LOCATION MAP

NTS



ARCHITECTURAL SITE PLAN

NTS - NTP

HORIZONTAL SCALE: 1" = 10'

VERTICAL SCALE: 1" = 10'



ISSUE	DATE	DESCRIPTION
1	07.23.19	plan review and permit
2	09.16.19	revised per city

## Drawing List

AS	TITLE SHEET, GENERAL NOTES & TENANT LOCATION PLAN
AS-C	EXISTING PLAN
A	FLOOR PLAN, SECTIONS PLAN, WALL TYPE & WINDOW SCHEDULE
AS	EXTERIOR ELEVATION & DOOR SCHEDULE
AS	INTERIOR ELEVATION & WALL SECTION
B	MECHANICAL FLOOR PLAN & LIGHTING PLAN
EE	ELECTRICAL PLAN
PE	PLUMBING PLAN & REBERGATIONS



PAUL R. BEEGAN, LICENSE #12374  
EXPIRATION DATE: 12/31/2019

## BEEGAN ARCHITECTURAL DESIGN

1700 MADISON AVENUE  
LAKESIDE, OHIO 44107  
WWW.BEEGAN-AD.COM

216.521.9000 PHONE  
216.521.9351 FAX  
PAUL@BEEGAN-AD.COM

project no. 19-016

Koopman  
CoLab Lkwd

17006 madison avenue  
lakewood, ohio 44107

Title Sheet, General Notes  
& Tenant Location Plan

# A0

© BEEGAN ARCHITECTURAL DESIGN LLC















## The CoLab - Presentation

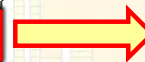
[https://www.canva.com/design/DAGBRFIaBv8/Z9nI41qXpoYr4586Bz5Q0A/edit?utm\\_content=DAGBRFIaBv8&utm\\_campaign=designshare&utm\\_medium=link2&utm\\_source=sharebutton](https://www.canva.com/design/DAGBRFIaBv8/Z9nI41qXpoYr4586Bz5Q0A/edit?utm_content=DAGBRFIaBv8&utm_campaign=designshare&utm_medium=link2&utm_source=sharebutton)

17006 Madison Ave



## Schedule 1129.02 – Permitted Uses in Commercial Districts (C-1; Office)

SCHEDULE 1129.02: PERMITTED USES IN COMMERCIAL DISTRICTS				
	C1 OFFICE	C2 RETAIL	C3 GENERAL BUSINESS	C4 PUBLIC SCHOOL
<b>ENTERTAINMENT</b>				
Indoor Commercial Recreation	-	C	P	C <sup>7</sup>
Theaters, Banquet Hall, Party Center	-	C	P	C <sup>7</sup>
Studios for Instruction	-	P	P	C <sup>7</sup>
Fraternal Organizations	-	C	P	C <sup>7</sup>
Museum/Art Gallery	P	P	P	C <sup>7</sup>
Auditorium	-	C	P	C <sup>7</sup>
<b>FOOD AND BEVERAGE SERVICES</b>				
Restaurant seated Table Service	P <sup>2</sup>	P	P	C <sup>7</sup>
Restaurants – Fast Food	C <sup>2</sup>	P	P	C <sup>2</sup>
Bar, Tavern, Nightclub	C <sup>2</sup>	P	P	C <sup>2</sup>
Outdoor/Seasonal Dining Facility	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3, 7</sup>
<b>PROFESSIONAL SERVICES</b>				
Offices <i>Including:</i>				
Business, Medical, and Government	P	P	P	C <sup>7</sup>
Medical Clinics/Urgent Care Facility	C	C	P	C <sup>7</sup>
Radio/TV/Video/Audio Production	C	C	P	C <sup>7</sup>



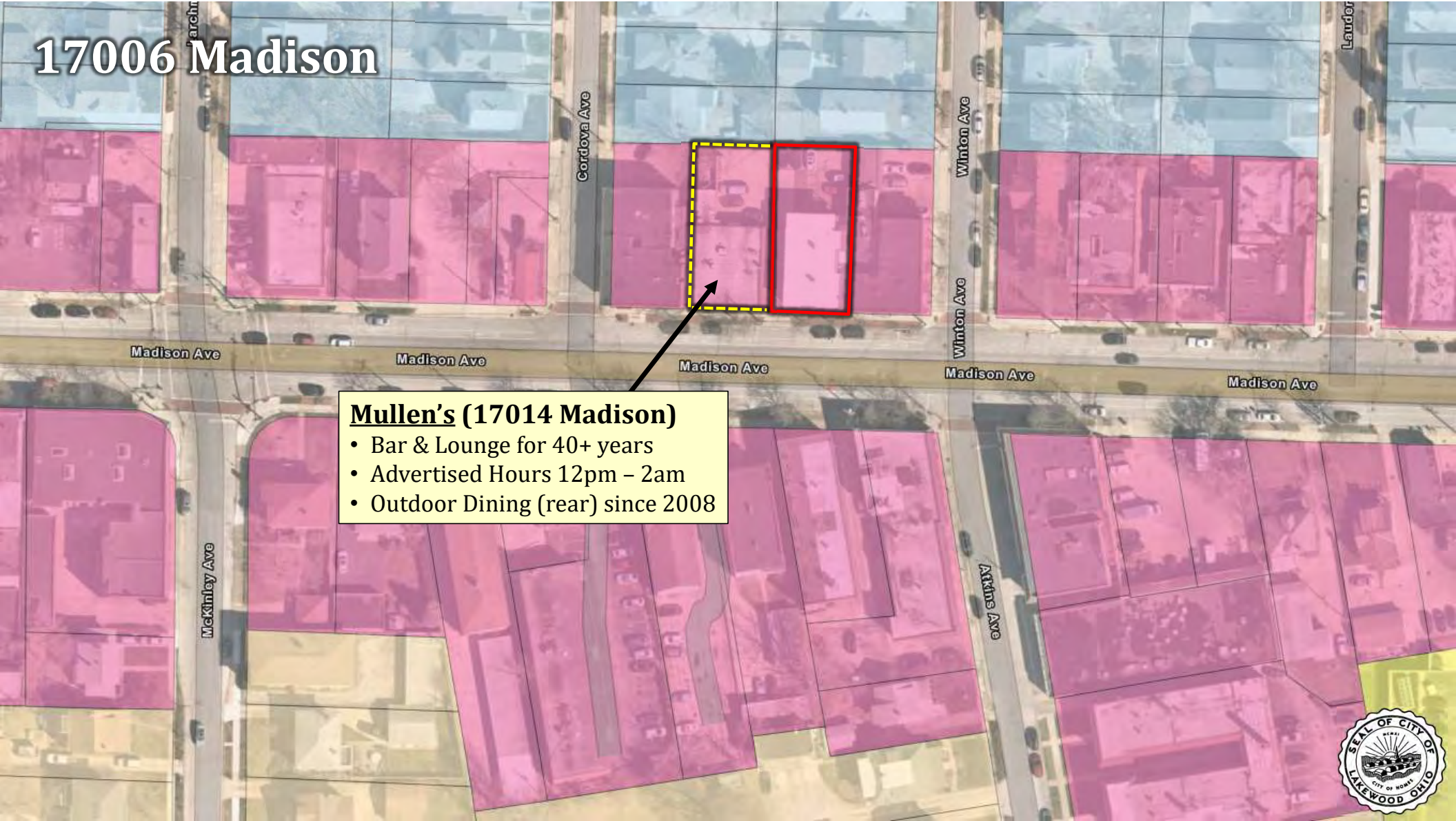
### **Nightclub**

“a place of entertainment open at night usually serving food and liquor and providing music and space for dancing...”

<https://www.merriam-webster.com/dictionary/nightclub>



17006 Madison



**Mullen's (17014 Madison)**

- Bar & Lounge for 40+ years
- Advertised Hours 12pm - 2am
- Outdoor Dining (rear) since 2008



## **Recommendation (04-14-24) – Conditional Use**

Proposed use as similar to “*Bar, Tavern, or Nightclub*”...

- Proposed use is compatible with the other uses listed as permitted or conditionally permitted in the district...
- Proposed use will not negatively impact the district...

Approval.

17006 Madison Ave





17006 Madison Ave

**Docket 04-15-24 – 17006 Madison**  
**The CoLab & Lounge – Conditional Use**



## **Request (04-15-24)**

The review and approval of a **conditional use** pursuant to:

- Chapter 1161 – Conditional Uses.

Property is in a C1, Commercial (Office) District.

17006 Madison Ave



## 1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

...In addition to any specific regulations required by this Code or the Ordinances, the Commission shall find:

- (a) ...will be **consistent with the general objectives, or any specific objectives, for the zoning district** in which it is located, as set forth in this Code and the Vision.
- (b) ...will be designed, constructed, operated and maintained so as **not to be detrimental to or endanger the public health, safety, or general welfare.**
- (c) **...will not change the essential character of the general vicinity** in which it is located.
- (d) **...will not be injurious to the uses permitted by right** in the immediate vicinity, nor substantially diminish or impair property values within said vicinity.
- (e) **...will not impede the normal and orderly development of uses permitted by right** in the immediate vicinity.
- (f) ...adequate utilities and public facilities and services, such as streets and sewer and water services, are or will be provided; and that establishment of the conditional use will not require expenditures of public funds for such public facilities or services.
- (g) ...adequate measures have been taken to minimize traffic congestion on public streets.
- (h) ...will not suffer substantial hardship in future due to conditional use being surrounded by uses permitted by right, which are incompatible...
- (i) ...shall, in all other respects, conform to applicable regulations of the district in which it is located as well as the specific conditions set forth in Section 1161.03.
- (j) A Conditional Use Permit issued pursuant to this Chapter may not be transferred to any other person or address.
- (k) N/A (Mixed Use Overlay development)

Notwithstanding anything in this Chapter or this Section to the contrary, where the Commissioner determines, after compliance with the requirements of Section 1173.02, that a permit holder seeking renewal of a permit issued pursuant to this Section has remained in compliance with the conditions of said permit, the Commissioner may issue such renewal.



## **17006 Madison – Complaints/Reports**

### **• 1/27/24 (Saturday)**

- **6:13pm**: moderate noise from a party at business below the complainant in same building.
- **9:00pm**: loud party in the business.
  - Response: music was moderate on arrival. Event coordinator will have dj turn it down; advised.
- **9:25pm**: complainant feels party downstairs is still too loud for their liking.
  - Response: quiet upon arrival, spoke with dj again, they are wrapping things up and heading out for evening.

17006 Madison Ave

### **CHAPTER 515 - Noise Control**

#### **515.04 SPECIFIC PROHIBITIONS**

The following acts, and the causing or permitting thereof, are declared to be in violation of this chapter:

(j) **Radios, Television Sets, Musical Instruments and Similar Devices**. Operating, playing or permitting the operation or playing of any radio, television, phonograph, drum, musical instrument, sound amplifier or similar device which produces, reproduces or amplifies sound:

(1) Between the hours of 9:00 p.m. and 8:00 a.m. the following day in such a manner as to create a noise disturbance across a residential real property boundary...



## **Recommendation (04-15-24) – Conditional Use**

Approval – reinforcing that, due to proximity to residential uses, noise regulations must be closely adhered to.

17006 Madison Ave





**Docket 04-16-24 - 16512 Detroit  
Cozumel - Conditional Use (Outdoor Dining)**



## **Request (04-16-24)**

The review and approval of a **conditional use (outdoor dining)** pursuant to:

- Chapter 1161 – Conditional Uses.

Property is in a C3, Commercial (General) District.

Property currently has outdoor dining facility (side/rear) with 36 seats.

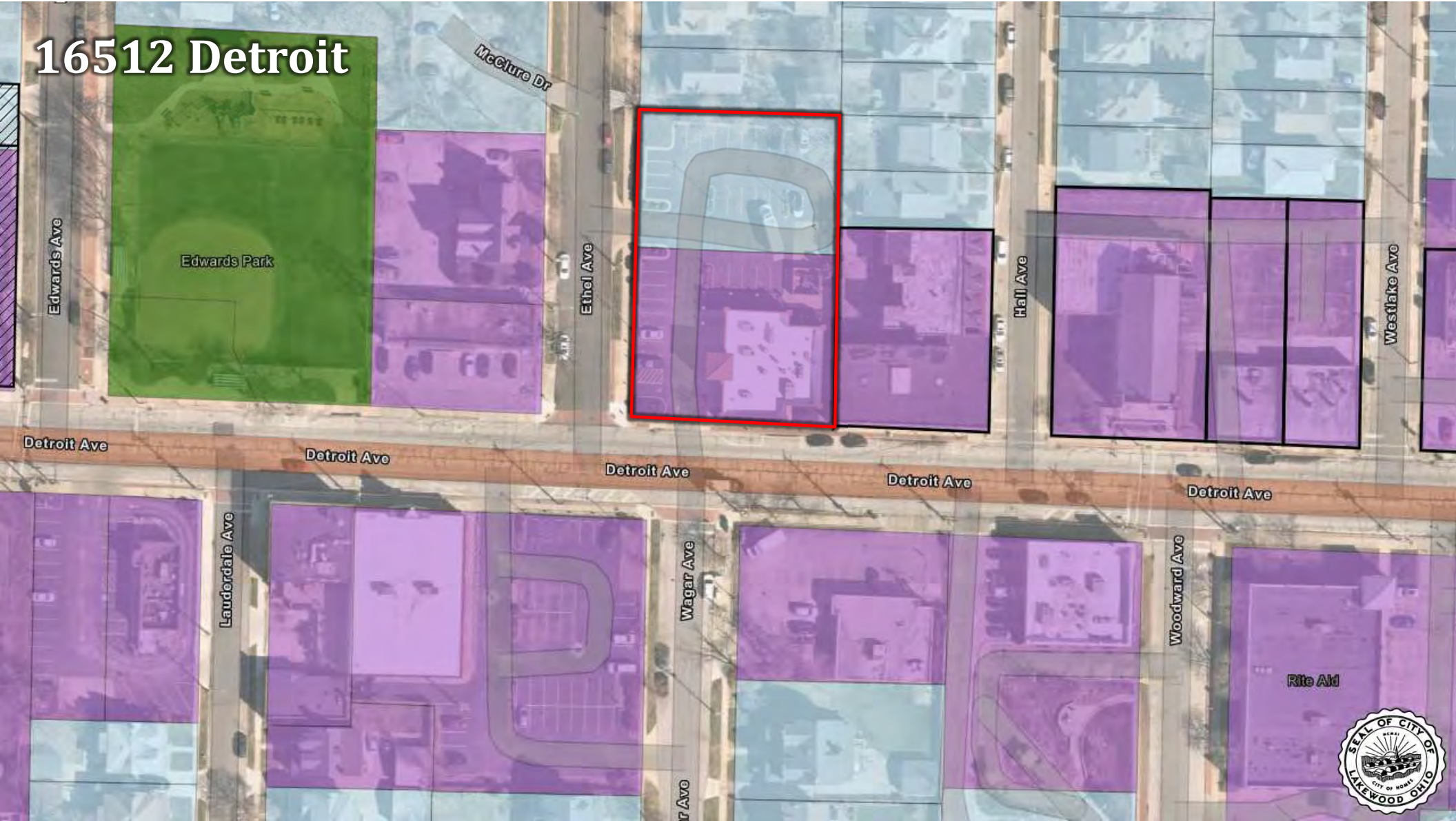
2 X Public Comment submitted via email.



# 16512 Detroit



# 16512 Detroit



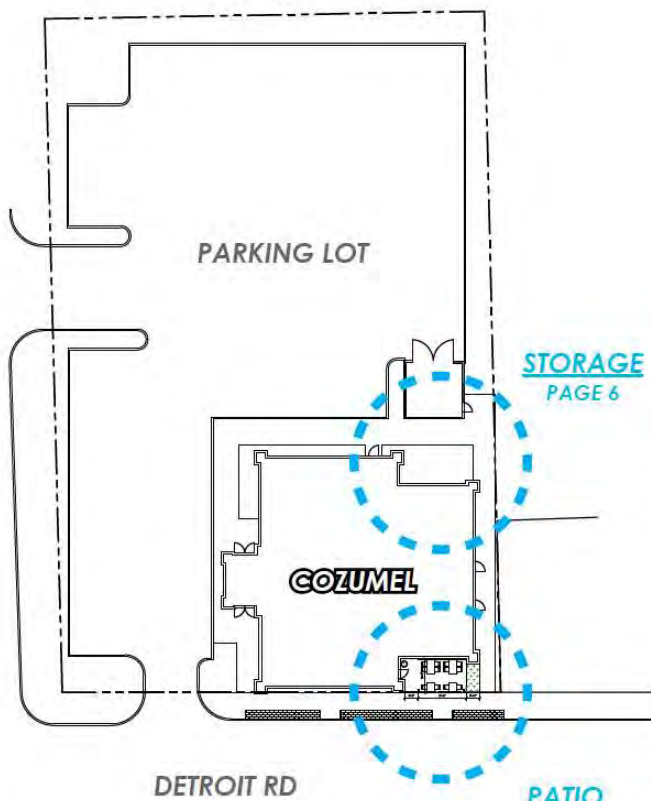
## EXISTING CONDITION



### PROJECT DESCRIPTION

1. **PATIO:** INTENT IS TO ADD PATIO AT FRONT OF BUILDING ALONG SIDEWALK TO ACTIVATE STREETFRONT. FIRST PHASE WOULD BE TO ENCLOSE WITH GUARDRAIL, TABLES/CHAIRS, UMBRELLAS, AND HEATERS. PHASE 2 WOULD BE TO ADD PERGOLA ROOF STRUCTURE WITH ALL WEATHER ROLLDOWN TO EXTEND PATIO ACTIVITY THROUGHOUT THE SEASONS.
2. **STORAGE ADDITION:** INTENT IS TO BUILD A SMALL ENCLOSURE ON THE BACK OF THE BUILDING TO ACCOMODATE GROWING DRY STORAGE NEEDS.



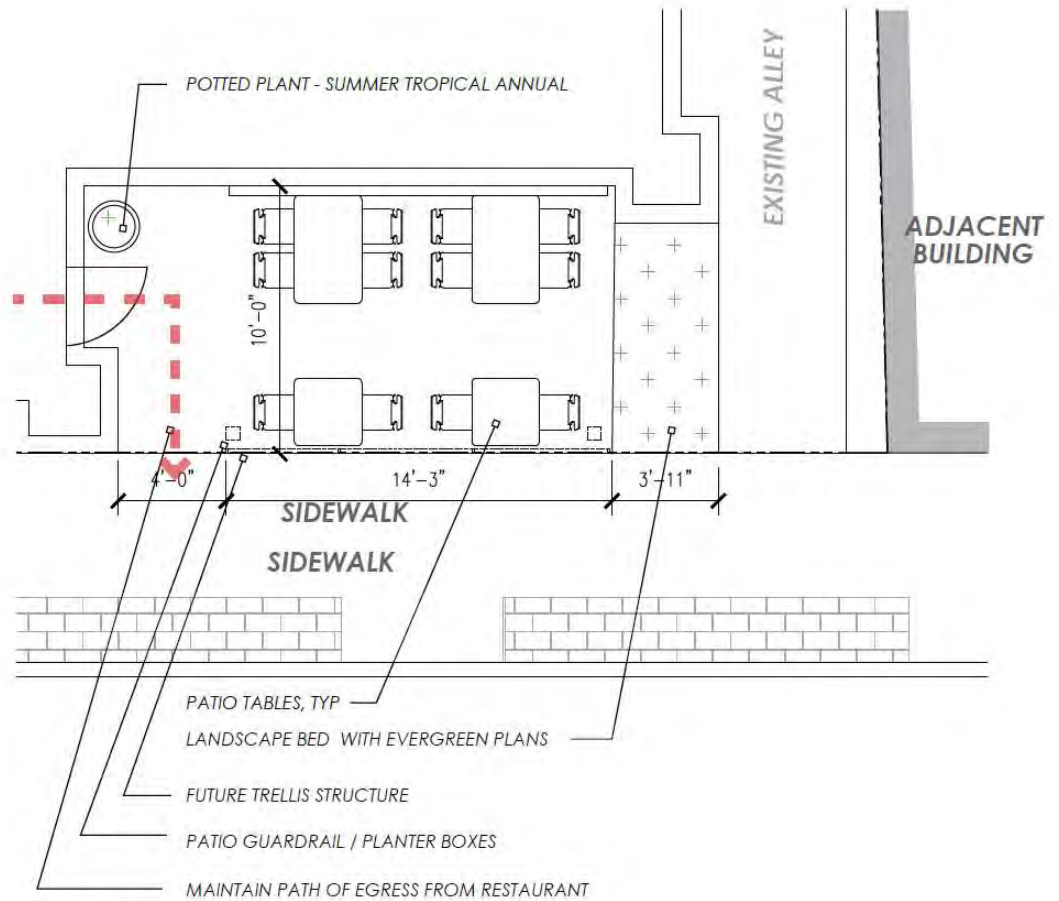


STORAGE  
PAGE 6

PATIO  
PAGE 2



**SITEPLAN** scale : 1/32" = 1'-0"



POTTED PLANT - SUMMER TROPICAL ANNUAL

EXISTING ALLEY

ADJACENT BUILDING

SIDEWALK  
SIDEWALK

- PATIO TABLES, TYP
- LANDSCAPE BED WITH EVERGREEN PLANS
- FUTURE TRELLIS STRUCTURE
- PATIO GUARDRAIL / PLANTER BOXES
- MAINTAIN PATH OF EGRESS FROM RESTAURANT

**PATIO PLAN** scale : 1/4" = 1'-0"





STRING LIGHTS SUSPENDED FROM PAINTED STEEL POLE

DECORATIVE METAL SCREEN WALL-  
WHITE GLOSS FINISH

ALUMINUM RAILING

LANDSCAPING

## PATIO - UMBRELLAS



COZUMEL RESTAURANT RENOVATION | 16512 Detroit Ave. | Lakewood, OH

March 19, 2024 | EXTERIOR



STRING LIGHTS SUSPENDED FROM ROOF

METAL ROOF AND PERGOLA WITH CLEAR FINISHED WOOD RAFTERS, PREFINISHED GUTTER AND RAIN CHAIN

ALUMINUM RAILING

LANDSCAPING

# PATIO - ROOF



COZUMEL RESTAURANT RENOVATION | 16512 Detroit Ave. | Lakewood, OH

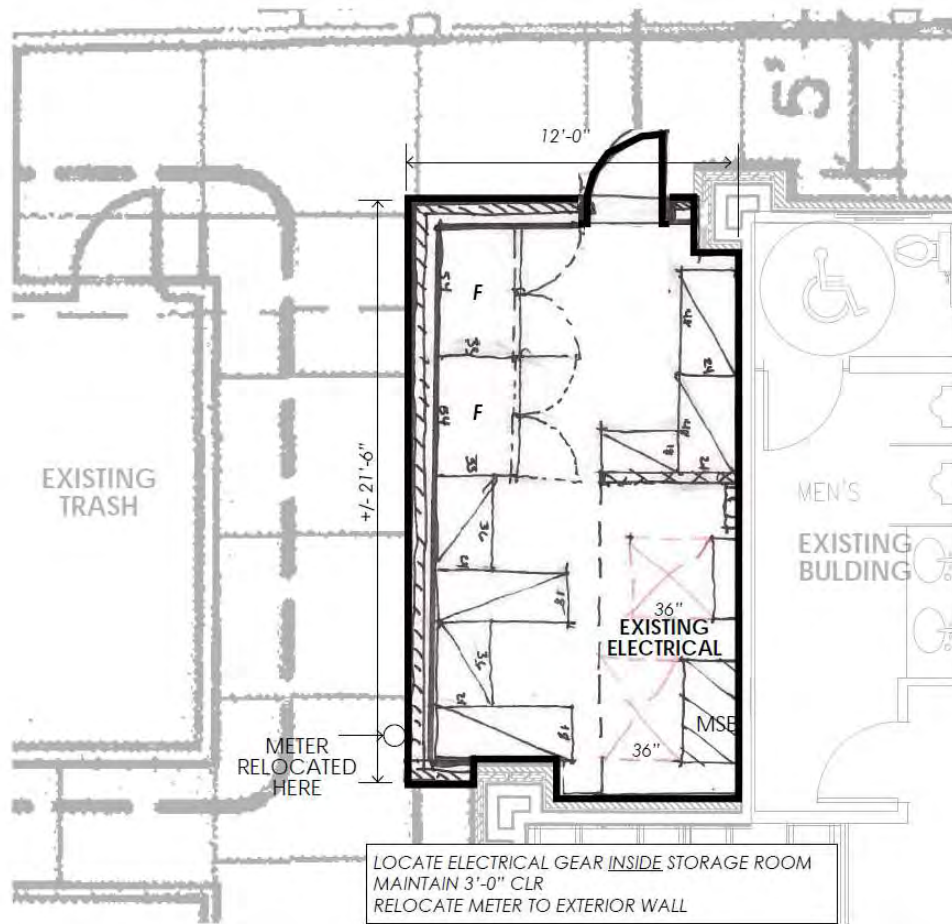
March 19, 2024 | EXTERIOR



## PATIO - ROOF W/ ROLLDOWNS

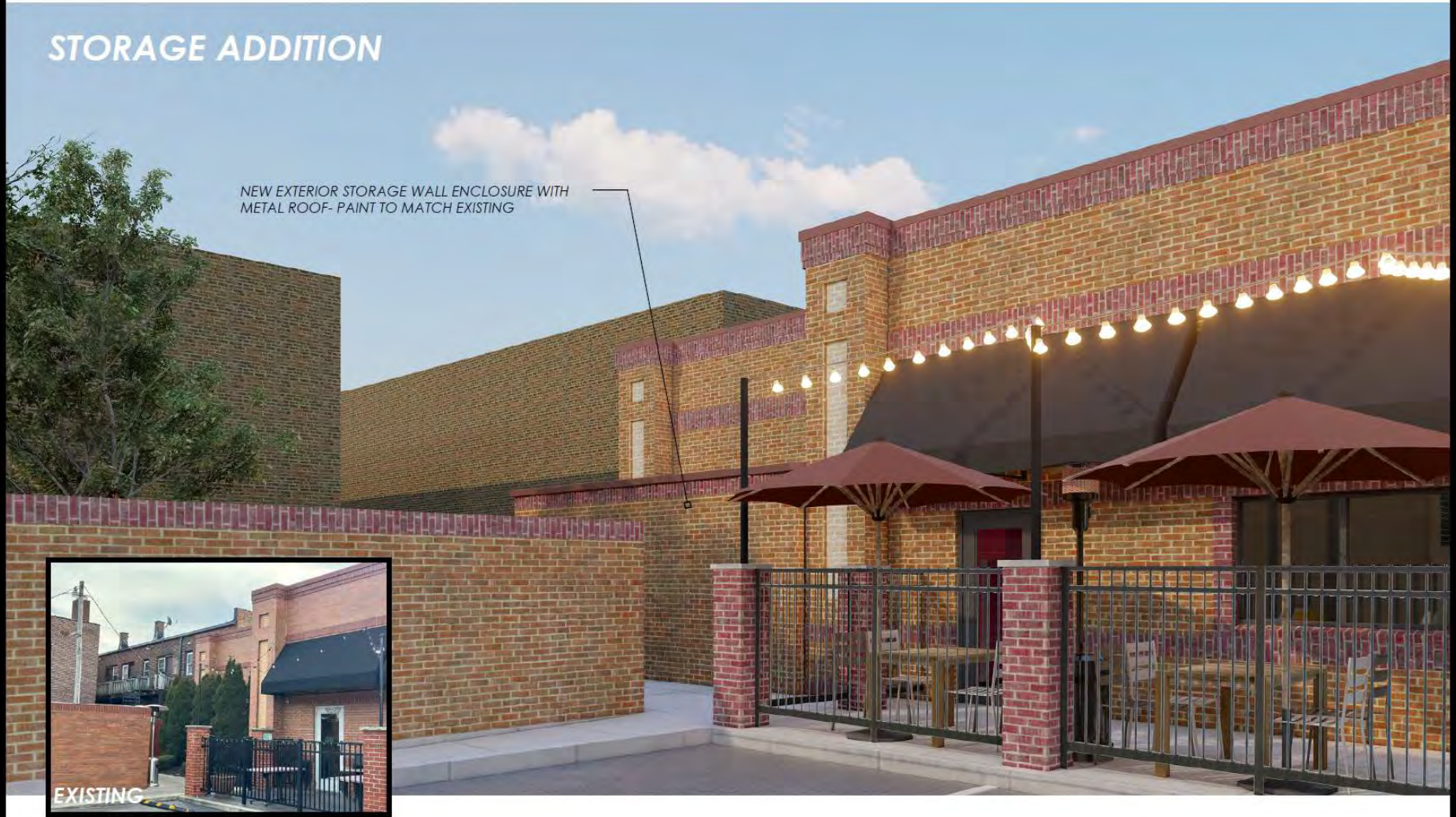
CUSTOM ROLL DOWN CLEAR VINYL WEATHER SCREENS- OPEN ON END FOR VENTING HEATERS

# STORAGE ADDITION



# STORAGE ADDITION

NEW EXTERIOR STORAGE WALL ENCLOSURE WITH METAL ROOF- PAINT TO MATCH EXISTING





# Quote

03/19/2024

**To:**  
Cozumel Lakewood  
Agustin

**Project:**  
Cozumel Lakewood - New Patio

**From:**  
TriMark  
Frank Brawner  
4567 Willow Parkway  
Cleveland, OH 44125-1041  
(216) 271-7700  
1-216-271-7700 (Contact)

Job Reference Number: 213301

*Notwithstanding anything set forth in the Standard Terms and Conditions, TriMark will use commercially reasonable efforts to hold above prices for 30 days, however pricing may change due to manufacturer cost increases. TriMark reserves the right to make any corrections or adjustments due to cost increases, errors, market fluctuations, supply chain disruptions, tariffs, third party supplier changes in cost, or any other factors outside of TriMark's control. TriMark will provide reasonable written notice in the form of a final NSO quote to customer and/or the franchisee at the time of franchisee payment and signed quote. TriMark reserves the right to cancel or refuse any orders based on incorrect pricing or availability.*

Item	Qty	Description	Sell	Sell Total
1	1 ea	<b>TABLE TOP, LAMINATE, OUTDOOR</b> Grosfillex Model No. UT330727 Indoor/Outdoor Table Top, 32" x 48", rectangular, fitted with rails, burn, stain, heat & scratch resistant, UV resistant, high pressure laminate, Compact Touch, gray slate, Made in France	\$321.88	\$321.88
	1 ea	2 year warranty		
	1 ea	UTX1D017 X-One Tilt Top Lateral Base 100, 35-1/2" x 35-1/2" base spread, folds for daily storage, (2) adjustable leg levelers, for use with 48" x 32" table tops, powder coated aluminum, black, Made in China	\$279.59	\$279.59
<b>ITEM TOTAL:</b>				<b>\$601.47</b>

		TriMark	03/19/2024	
Item	Qty	Description	Sell	Sell Total
2	1 ea	<b>CHAIR</b> Bum Commercial Furniture USA Model No. COSTA SIDE 40245 NARDI Costa Side Stacking Side Chair, outdoor/indoor, solid fiberglass and resin back and seat, drainage hole in seat, UV protected, tubular fiberglass and resin frame, non-slip replacement feet	\$85.49	\$85.49
	1 ea	Quick ship item		
	1 ea	02 ANTHRACITE (02) Anthracite		
<b>ITEM TOTAL:</b>				<b>\$85.49</b>
3	1 ea	<b>UMBRELLA</b> Grosfillex Model No. 98948231 Market Umbrella, 7 ft, round top, 1-1/2" dia. wooden pole, Outdura fabric, terra cotta, Made in USA	\$312.48	\$312.48
	1 ea	US608402 Umbrella Base, 84 lbs., with wheels, cement filled with resin cover, built in handle, adjustable stem reducer for 1" to 2" umbrella poles, charcoal (for freestanding umbrellas only), Made in Germany	\$185.61	\$185.61
<b>ITEM TOTAL:</b>				<b>\$498.09</b>
Total				<b>\$1,185.05</b>





# 48" x 32" HPL Compact Top



Length: 48"  
Width: 32"  
Weight: 29.53 lbs  
Thickness: 10 mm

### Product Specifications

Product Description	Reference Number	Color	UPC Code 014306	Weight Each (lbs.)	Master Pack	Master Pack Volume (cu. ft)
48" x 32" HPL Compact Top	UT330038	Granite	936550	34.95	1	1.53
	US48H790	Kandla Gr. Marble	934495	34.95	1	1.53
	US48H722	Walnut	934532	34.95	1	1.53
	UT330727	Gray Slate	936567	34.95	1	1.53
	UT330245	Drifted Pine	936574	34.95	1	1.53

### Features & Benefits Warranty: 2 Yrs.

- Durable and impact resistant
- Water resistant – even when chipped!
- Easy to clean with soap and water – ideal for the foodservice environment
- Strong – the density of HPL is similar to the density of concrete
- 8 pre-installed rails to easily attach to base

Grosfillex HPL Compact tabletops are perfect for fine dining, indoors or out! They provide the ultimate in strength and beauty along with their easy-to-clean finishes. They are available in attractive decors that feature a realistic "touch" effect. They are fitted with rails for easy installation on our bases, and pair beautifully with our X-One tilting table bases.



# X-One Lateral Tilting Base



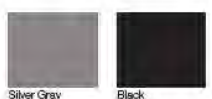
Length: 20.25"  
Width: 35.5"  
Height: 28"

### Product Specifications

Product Description	Reference Number	Color	UPC Code 014306	Weight Each (lbs.)	Master Pack	Master Pack Volume (cu. ft)
X-One Lateral Tilting Base	USX1D009	Silver Gray	924120	22.00	1	2.03
	USX1D017	Black	924113	22.00	1	2.03

### Features & Benefits Warranty: 2 Yrs.

- Patented folding system
- Fiberglass reinforced!
- Easy-to-operate large lever is designed to open/close smoothly and will withstand wear & tear
- Interior handhold for easy moving when folded
- Leg components are powder coated aluminum
- All four legs have levelers to optimize stability
- Legs are weighted to provide counterbalance when folded
- Legs nest together when folded for easy storage



**NARDI**  
YOUR OUTDOOR LIVING

## COSTA BISTROT

design Raffaello Galantero

Ref. 245



3,9

peso prodotto in kg / weight of product in kg



24

1,438 m<sup>3</sup>

imballo con film - pz e volume in m<sup>3</sup>  
strunk wrapped packing - pcs and volume in cbm



24 pz

pz su pallet / pcs on pallet



impilabile / stackable



**IT** Sedia monoblocco senza braccioli. Polipropilene Fiberglass trattato anti-UV e colorato in massa. Impilabile. Finitura opaca. Dotata di piedini antiscivolo.

**EN** Monobloc chair without armrests. Uniformly colored Fiberglass polypropylene resin with UV additives. Stackable. Matt finish. With non-slip feet.

**FR** Chaise monobloc sans accoudoirs. Polypropylène Fiberglass traité anti-UV et coloré dans la masse. Empilable. Effet mat. Avec patins anti-dérapants.

**DE** Monoblock Stuhl ohne Armlehne, UV-beständigem Fiberglass-Polypropylen voll durchgefärbt. Stapelbar. Matt-Effekt. Mit rutschfesten Fußkappen.

**ES** Silla monoblocco sin brazos. Polipropileno Fiberglass tratado anti-UV y teñido en masa. Apilable. Con tapones antideslizantes. Efecto mate.

**PT** Cadreira monoblocco sem braços. Polipropileno Fiberglass com tratamento anti-UV colorido na totalidade. Empilhável. Acabamento fosco. Com pés antideslizantes.



BIANCO  
40245.00.000



ANTRACITE  
40245.02.000



CAFFÈ  
40245.05.000



ROSSO  
40245.07.000



TORTORA  
40245.10.000



CELESTE  
40245.39.000





## 7' Round Market Umbrella with 1 1/2" Wooden Pole



Canopy: 7' Round  
Height: 76.5"

### Product Specifications

Product Description	Reference Number	Color	UPC Code 014306	Weight Each (lbs.)	Master Pack	Master Pack Volume (cu. ft)
7 Ft. Round Market Umbrella with 1 1/2" Wooden Pole	99942031	Forest Green	199015	22.00	1	1.32
	99949731	Pacific Blue	199009	22.00	1	1.32
	99942731	Burgundy	197995	22.00	1	1.32
	99948231	Terra Cotta	141084	22.00	1	1.32
	99940331	Khaki	142500	22.00	1	1.32
	99944931	Pesto	909682	22.00	1	1.32
	99944831	Sand	909875	22.00	1	1.32
	99940431	White	142531	22.00	1	1.32
	99943131	Turquoise	912912	22.00	1	1.32
	99948131	Taupe	912988	22.00	1	1.32
	99945031	Spa Blue	912813	22.00	1	1.32

### Features & Benefits Warranty: 5 Yrs. on Grade C Fabric/1 Yr. on Poles

- 7 ft. wooden market umbrella with eight ribs and vent. 95% sunscreen.
- Two piece 1 1/2" hard kempas wood pole for structural strength with brass connector for easy transportation and shipping. Can be shipped via UPS.
- All brass hardware to resist corrosion.
- Will fit all Grosfillex pedestal tables.
- A selection of Outdura® solution-dyed acrylic traditional fabric colors - Grade C.
- Fully tested to 1000 hours for fade resistance in laboratory tests to meet ASTM G53-96 performance standards for commercial outdoor furniture fabric. Fabric complies with ACFFA requirements.
- Pulley facilitates easy opening and closing.
- Fade, stain and mildew resistant.
- Umbrella is 8" higher when used with optional bar height bottom pole.



## 84 lb. Free Standing Umbrella Base with wheels



Stem Height: 16"  
Diameter: 24"

### Product Specifications

Product Description	Reference Number	Color	UPC Code 014306	Weight Each (lbs.)	Master Pack	Master Pack Volume (cu. ft)
84 lb. Free Standing Umbrella Base with wheels	US608404	White	913445	88.00	1	1.34
	US608466	Sand	913452	88.00	1	1.34
	US608437	Bronze	913469	88.00	1	1.34
	US608402	Charcoal	920597	88.00	1	1.34

### Features & Benefits Warranty: 2 Yrs.

- Cement filled base with a resin cover and wheels.
- Wide and heavy for extra stability.
- Heavy duty rollers for ease of movement.
- Adjustable stem reducer for 1" to 2" umbrella poles.
- Optional RTA (ready to assemble) glides to clear the base from the deck surface and facilitates its cleaning.
- Will not rust or mark your deck.
- Built in handle for convenient portability.
- U.V. resistant and easy to clean with soap and water.

Our umbrella bases are available in a variety of sizes and materials to fit your needs. Be sure to measure where you will be using your base to ensure fit. Your Grosfillex representative can assist you in determining the best base for your needs.

⚠ WARNING: Cancer - www.P65Warnings.ca.gov.

⚠ AVERTISSEMENT: Cancer - www.P65Warnings.ca.gov.

⚠ ADVERTENCIA: Cáncer - www.P65Warnings.ca.gov.



COASTAL  
ELEMENTS™  
collection



### SIL0

EXTRA SMALL FLUSH MOUNT

13592BK-LL

The perfect addition to Modern Coastal, Silo's compact design blends simple and long-lasting practicality. Built to stand up to harsh climates and available in three rust and corrosion-resistant finishes, Silo is available in a downlight-only option to meet dark sky compliance, an up and downlight for additional wall washing, and a small flush mount.

FINISH: Black

GLASS: Etched Lens

WIDTH: 5"

HEIGHT: 7"

DEPTH: 0

LIGHT SOURCE: Socketed

# HINKLEY

HINKLEY  
33000 Pin Oak Parkway  
Avon Lake, OH 44012

PHONE: (440) 633-5500  
Toll Free: 1 (800) 446-5539

[hinkley.com](http://hinkley.com)





**Features:**

- 50,000 BTU adjustable-flame burner
- #304 heavy-duty stainless steel construction
- 5-piece 33" reflector
- 3" diameter one-piece post
- Base compartment conceals 20 or 30-lb LPG tank (not included)
- Easy-exchange components
- Electronic igniter provides ignition at a touch
- Tipover protection system
- Lifetime defective parts replacement warranty
- Convenient wheel assembly
- Weighted base
- Uses standard 20 or 30 lb. LPG tank (not included)
- Consumption rate (20 lb. tank) approx. 1 1/2 hrs.
- CSA approved



**21' Medium Base Suspended Commercial String Light Kit** includes 10 clear medium base LED light bulbs with 9 LEDs in each bulb.

Great for lighting festive interiors and exteriors including building outlines, patio lighting, gazebos, porches, tents, streets and many other applications.

Heavy-duty factory-molded sockets on 18-gauge wire is suitable for commercial applications. Formulated PVC socket forms a light weatherproof seal around the bulb.

Please note: These cords can be plugged end to end, but please do not exceed the recommend Amperage of the cord.

To calculate amperage of the cord, please use the following formula:

$$\text{Total Number of Bulbs} \times \text{Bulb Wattage} \times 1.05 / 120 = \text{Total AMPS}$$



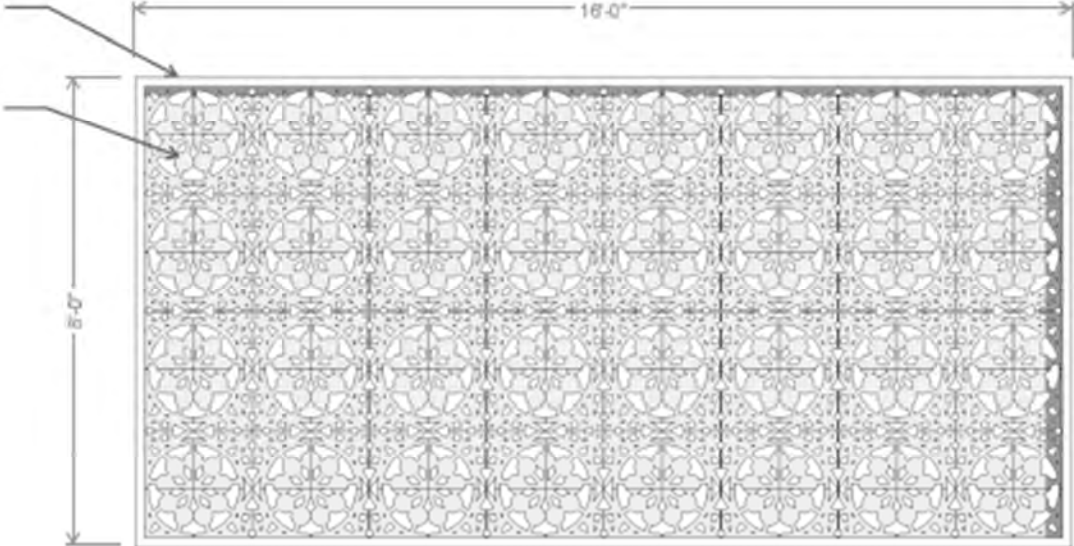
These are the measurements for how far down your suspended commercial light strand will hang.



**CUSTOM METAL DECORATIVE SCREEN**  
PAINTED GLOSS WHITE

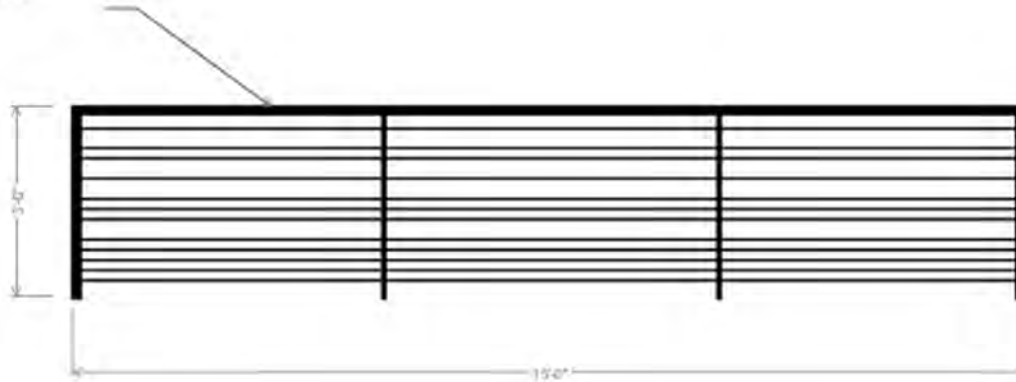
2"X 2" FRAME  
MOUNTED TO WALL  
W/ANGLE CLEATS

WATERJET CUT METAL  
PANEL



*DECORATIVE METAL RAILING*  
*PAINTED SW TRICORN BLACK*

ALUMINUM RAILING



# 16512 Detroit

McClure Dr

Ethel Ave

Hall Ave

1377

1378

1380

1390

16708

11

4

5

5

8

1 HD

16600

Detroit AV & Ethel AV

## Current Off-Street Parking

- Required/GFA (4K): Min-4, Max-10
- 33 Standard + 1 Handicap Spaces

## Current Outdoor Dining

- Approved April 2011
- 36 Seats (142 inside)

## This Proposal

- 12 Additional Seats (~150ft<sup>2</sup>)
- Brings outdoor total to 48 seats (33%)
- Site exceeds max parking by 24 spaces



Original Approval (April 2011)

7. Docket 04-07-11 16512 Detroit Avenue  
Cozumel Mexican Restaurant

Eli Mahler, Eli Mahler Associates, applicant, requests Conditional Use approval for an Outdoor/Seasonal Dining Facility, pursuant to Sections 1129.02 – Principal and Conditional Permitted Uses, 1129.13 – Supplemental Uses for Outdoor/Seasonal Dining Facility, 1161.03(t) – Supplemental Regulations for Specific Uses, and 1173.02 – Conditional Use Permit. The proposed outdoor dining would be located on the west and north sides of restaurant. The property is located in a C3, Commercial, General Business District. (Page 13)

Eli Mahler, Eli Mahler Associates, 3947 West Ash Lane, Orange Village, architect and applicant, was present to explain the request. His client was seeking outdoor seating for thirty-six (36). There would be decorative fencing enclosing the patio to prohibit interference with traffic, and the entrance to the patio would be from the rear door. The handicap parking spaces would be relocated closer to the main entrance.

Mr. Einhouse inquired if additional parking would be required. Mr. Siley explained the proposed outdoor seating did not exceed twenty-five percent (25%) of the indoor seating; thereby, additional parking was not required.

Ms. Gillett asked if the current garden and sidewalk area was the location of the proposed patio, and if it would be replaced with pavers. Mr. Mahler replied to the affirmative. The current handicap access ramp would be leveled with concrete.

Mr. Einhouse asked if the Architectural Board of Review (“ABR”) had approved the change in landscaping. Mr. Mahler said he was scheduled to appear before ABR on April 14<sup>th</sup>. Mr. Siley interjected that the plans had been reviewed at ABR’s pre-review meeting, and the concept was acceptable with minor revisions. Ms. Cierebiej asked if there was to be any overhang. Mr. Mahler replied the State of Ohio did not allow it. Mr. Mahler explained that the decorative, metal fence and masonry pillars would act as the boundary for the area.

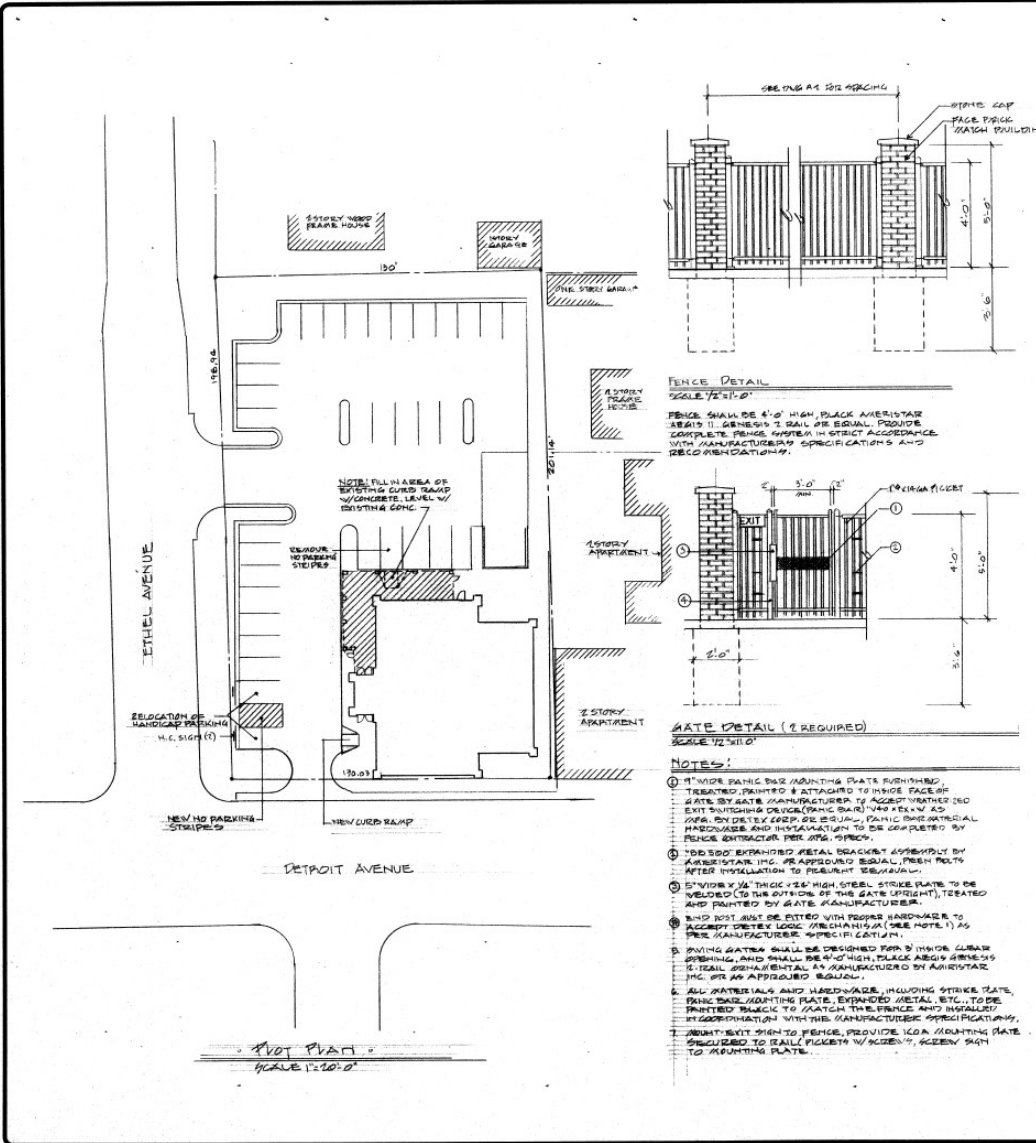
Mr. Einhouse asked if there were comments or questions from the City. Mr. Siley said that Mr. Mahler’s clients were to follow all of the conditions of the approval and to pay particular attention to noise and the hours of operation, as the seating faced, and was close to, neighboring residents, and the Conditional Use permit was to be issued each year.

There were no questions or comments from the public.

A motion was made by Ms. Gillett, seconded by Ms. Cierebiej, to **GRANT** the request with the **stipulation** the application was approved by the Architectural Board of Review. All members voting yea, the motion passed.



Original Approval (April 2011)



**GENERAL REQUIREMENTS:**

1. AS A GENERAL CONDITION CURRENT EDITION SHALL APPLY TO THIS PROJECT.
2. CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS.
3. CONTRACTOR TO REPORT ANY INCONSISTENCY OR OMISSION & CORRECT TO ARCHITECT.
4. CONTRACTOR TO FURNISH ALL MATERIALS & LABOR NECESSARY FOR THE COMPLETE EXECUTION OF THE WORK.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WITH THE WORK, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
6. HAUL AWAY ALL DEBRIS.
7. RAILINGS TO MEET 100 LB LATERAL & 400 LB HORIZONTAL FORCE.

**CODE REQUIREMENTS:**

- CODE: 1007 OF DC**
- USE GROUP: A-2 RESTAURANT**
- EXISTING RESTAURANT: CAPACITY 142**
- PROPOSED PATIO: CAPACITY 20**
- TOTAL: 172**
- REQUIRED WATER TOILETS: 1/15 PEOPLE MEN 1/15 WOMEN**
- REQUIRED CUBEN: 2 CUBEN**
- REQUIRED 3 WATER CLOSET, 2 URINALS**
- REQUIRED LAVATORIES: 1/200 PEOPLE**
- REQUIRED 2**
- PROVIDED 4**

**DRAWING INDEX**

- A-1 PLOT PLAN, NOTES, DETAILS
- A-2 FLOOR PLAN

STATE OF OHIO  
ELI MAHLER  
3938  
REGISTERED ARCHITECT

PROPOSED PATIO TYPE:  
SOZUMEL AMERICAN RESTAURANT  
16501 DETROIT ROAD LAKESWOOD, OHIO

ELI MAHLER - ASSOCIATES  
ARCHITECTS & PLANNERS  
3947 WEST 45th LANE  
CLEVELAND, OHIO 44122  
TEL: (216) 231-3847

DATE: 10/24/11  
SCALE: AS SHOWN  
SHEET: 1  
A-1



CONTRACTOR AND EACH SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR THE PROPER FITTING AND ACCURATE THESES.



## 1161.02 GENERAL STANDARDS FOR ALL CONDITIONAL USES.

...In addition to any specific regulations required by this Code or the Ordinances, the Commission shall find:

- (a) ...will be **consistent with the general objectives, or any specific objectives, for the zoning district** in which it is located, as set forth in this Code and the Vision.
- (b) ...will be designed, constructed, operated and maintained so as **not to be detrimental to or endanger the public health, safety, or general welfare.**
- (c) **...will not change the essential character of the general vicinity** in which it is located.
- (d) **...will not be injurious to the uses permitted by right** in the immediate vicinity, nor substantially diminish or impair property values within said vicinity.
- (e) **...will not impede the normal and orderly development of uses permitted by right** in the immediate vicinity.
- (f) ...adequate utilities and public facilities and services, such as streets and sewer and water services, are or will be provided; and that establishment of the conditional use will not require expenditures of public funds for such public facilities or services.
- (g) ...adequate measures have been taken to minimize traffic congestion on public streets.
- (h) ...will not suffer substantial hardship in future due to conditional use being surrounded by uses permitted by right, which are incompatible...
- (i) ...shall, in all other respects, conform to applicable regulations of the district in which it is located as well as the specific conditions set forth in Section 1161.03.
- (j) A Conditional Use Permit issued pursuant to this Chapter may not be transferred to any other person or address.
- (k) N/A (Mixed Use Overlay development)

Notwithstanding anything in this Chapter or this Section to the contrary, where the Commissioner determines, after compliance with the requirements of Section 1173.02, that a permit holder seeking renewal of a permit issued pursuant to this Section has remained in compliance with the conditions of said permit, the Commissioner may issue such renewal.



**(t) Outdoor Dining Facility.**

Any person operating a restaurant, bar, tavern, or nightclub use...may be permitted to operate an outdoor dining facility as a conditionally permitted accessory use subject to the following:

(1) (application...)

(2) The outdoor dining facility shall be **located directly adjacent to the lawfully operating restaurant use.** The outdoor dining facility may be located immediately adjacent to the front of the restaurant use, on the side or rear of the restaurant use or as approved by the Planning Commission.

(3) The floor space of the outdoor dining facility and any walkway connecting such facility with the restaurant use and the parking lot or any public or private sidewalk shall be constructed of an approved hard surface material meeting all local, state, and federal requirements, including, where applicable, the current United States Access Board Public Right-of-Way Accessibility Guidelines (PROWAG).

(4) The applicant **must keep the outdoor dining facility sanitary, neat and clean at all times,** free from accumulation of food, litter, snow, ice, and other potentially dangerous or unsanitary matter.

(5) The outdoor dining facility **must be in compliance with the Americans with Disabilities Act, 42 U.S.C. § 12101 et seq.** (as used in this section, the "ADA"), and at a minimum allow for five feet of continuous pedestrian access width along the public sidewalk free from all obstruction and must not create any pedestrian hazards. With the concurrence of the Public Safety Director, Police Chief, Fire Chief, Building Commissioner, Public Works Director, and City Engineer, the Planning Commission may allow a reduced minimum width of continuous pedestrian access to be permitted as allowed by the current PROWAG where the applicant can demonstrate that passing spaces will be available within the public right-of-way and within the frontage of the storefront, at the maximum interval of fifty feet, and have a minimum passing space recommended by the PROWAG that is free of all obstructions.



**(t) Outdoor Dining Facility.**

(6) An applicant whose restaurant use is at an intersection of public streets **shall not locate the outdoor dining facility in a manner that will impede vehicular sight distance at that intersection.** Setbacks from the intersection for the outdoor dining area will be determined by the Planning Commission on an individual basis specific to individual site conditions after review and recommendation by the Public Safety Director, Police Chief, Fire Chief, Building Commissioner, Public Works Director, and City Engineer.

**(7)** The **maximum number of seats for the outdoor dining facility will be determined by the Planning Commission** upon review of the amount of space available, compliance with minimum parking and other requirements of Zoning Code, the PROWAG, Building Code, and other applicable local, state, and federal requirements.

**(8)** **Applicants who serve alcoholic beverages** as part of their restaurant use must meet all requirements of the Ohio Department of Commerce, Division of Liquor Control, and the following standards:

A. Where an outdoor dining facility or any portion of an outdoor dining facility is located on public property, the owner of the facility shall **sign a use of public property agreement approved by the Director of Law** that indemnifies and holds the City harmless from any claims, liability or damages arising from the operation or location of the outdoor dining facility, and shall provide an insurance policy in an amount approved by the Director of Law with the City named as an additional insured. Upon approval of the outdoor dining facility conditional use by the Planning Commission, the Director is authorized to enter into the use of public property agreement on behalf of the City.

B. **A barrier on some or all sides of the outdoor dining facility may be required.** The Planning Commission will make a determination as to the extent and location of a barrier necessary for the outdoor dining facility. Any such barrier shall be in accordance with the Outdoor Dining Design Guidelines, Building Code, Ohio Fire Code, Ohio Department of Commerce, Division of Liquor Control requirements.

C. The **entrance to the outdoor dining facility must be easily recognizable and adjacent to or as close to a publicly used door of the restaurant use** as is commercially practicable in the Planning Commission's determination and comply with the Ohio Fire Code.

D. Unless authorized by the establishment of a designated outdoor refreshment area in accordance with Ohio Revised Code, **no person shall be permitted to carry alcoholic beverages from the outdoor dining facility to any place outside the outdoor dining facility except the adjacent restaurant use**, and the facility shall be designed in a way so as to maintain compliance with this provision.



## **(t) Outdoor Dining Facility.**

**(9) Applicants who do not serve alcoholic beverages** as part of their restaurant use must meet the following standards:

A. Where an outdoor dining facility or any portion of an outdoor dining facility is located on public property, the owner of the facility shall **sign a use of public property agreement approved by the Director of Law** that indemnifies and holds the City harmless from any claims, liability or damages arising from the operation or location of the outdoor dining facility, and shall provide an insurance policy in an amount approved by the Director of Law with the City named as an additional insured. Upon approval of the outdoor dining facility conditional use by the Planning Commission, the Director is authorized to enter into the use of public property agreement on behalf of the City.

B. **A barrier on some or all sides of the outdoor dining facility may be required.** The Planning Commission will make a determination as to extent and location of a barrier necessary for the outdoor dining facility. Any such barrier shall be in accordance with the Outdoor Dining Design Guidelines and the Ohio Fire Code.

**(10)** The outdoor dining facility must have **adequate illumination during evening hours** in accordance with the Outdoor Dining Design Guidelines. All lighting will be designed to minimize the intrusive effect of glare and illumination upon abutting areas, especially residential properties pursuant to Section 1306.311.

**(11) Buffering with landscaping or fencing of the outdoor dining facility, if the facility is adjacent to residential or sensitive uses, may be required.** Buffering requirements will be determined by the Planning Commission and shall be in accordance with the Outdoor Dining Design Guidelines.

**(12)** An outdoor dining facility with a capacity of more than eight seats shall be included in the gross floor area square footage to determine parking space requirements per Chapter 1143.

**(13) Furniture and enclosures located within the outdoor dining facility may not be stored on the public right-of-way and must be removed entirely from the right-of-way on or before November 30 through March 31.** From December 1 through March 31, and in order to take advantage of unseasonable weather or special events, the Director shall have the authority to allow a single-day use of the public right-of-way in accordance with any approved conditional use permit. All furniture and fixtures used in an outdoor dining facility in the public right-of-way must be readily removable without damage to the surface of the right-of-way. **An outdoor dining facility located entirely on private property is permitted year-round with prior approval of the Planning Commission.**



**(t) Outdoor Dining Facility.**

**(14)** An outdoor dining facility shall **operate only between the hours of 8:00 a.m. and 10:00 p.m. Sunday through Thursday, 8:00 a.m. Friday to 1:00 a.m. Saturday and 8:00 a.m. Saturday to 1:00 a.m. Sunday.** The limitations set forth herein, and any additional limitations placed on hours of operation as may be determined by the Planning Commission, are designed to assure adequate peace, quiet and serenity in the evening and morning hours during which residents of the City are entitled to enjoy a period of rest and relaxation without intrusion from the possibilities of excessive noise and activity in adjacent areas. The Planning Commission may temporarily extend the hours and dates of operation of any outdoor dining facility where the outdoor dining facility is located within the footprint of a special event that is either sponsored by the City or permitted under the Codified Ordinances.

**(15) Outside entertainment,** whether by band, orchestra, instrument, musician, singer, radio, television, loudspeaker, microphone, recital or any other individual, group or mechanical device, shall only be permitted in an outdoor dining facility pursuant to Chapter 515 of the Ordinances of the City. The Planning Commission may prohibit or provide for other restrictions and conditions related to such entertainment as it deems necessary to protect the surrounding neighborhood. All speakers must be facing inward toward the outdoor dining facility. All outdoor entertainment must cease at 10:00 p.m.

**(16)** Unless otherwise approved by the Architectural Board of Review, **signage of any kind is not permitted on tables, umbrellas, chairs, or barriers** that are part of the outdoor dining facility.

**(17)** The outdoor dining facility **shall comply with the requirements of the state smoking and tobacco use laws.**

**(18)** The Director may require adjustments, after approval of the Planning Commission, to the layout, dimensions, or distance from the property line of any outdoor dining facility in order to ensure pedestrian safety and maintain shared use of the public right-of-way.



**(t) Outdoor Dining Facility.**

(19) Notwithstanding anything in this chapter or section to the contrary, any outdoor dining facility conditional use permit application shall be heard by the Planning Commission and, if approved, shall expire twelve months from the date of issuance. **Subsequent renewal of the conditional use permit may be made administratively by the Director if no significant modifications to the conditions of the permit have been proposed and no violations of the Code have been determined.** Determination of renewal status is at the discretion of the Director. The conditional use permit for an outdoor dining facility is non-transferable.

(20) Notwithstanding anything in this chapter or section to the contrary, any conditional use permit granted for the outdoor dining facility **may be revoked by the Planning Commission after referral to the Planning Commission by the Director and a public hearing.** Notice of such hearing shall be sent to the applicant and to others pursuant to Section 1173.07(b)(2) of this Code as if a zoning change were requested. The Director shall have the authority to cancel a use of public property agreement upon thirty days' written notice. Once a notice of cancellation of the use of public property agreement has been issued, the owner of the restaurant has five business days to remove any portion of the outdoor dining facility that is in the public right-of-way and restore the public right-of-way to the condition in which it existed prior to the creation of the outdoor dining facility.

(Ord. 33-2022. Passed 11-21-22.)



## **Recommendation (04-16-24) – Conditional Use (Outdoor Dining)**

Applicant is currently pending approval by Architectural Board of Review (ABR)

Approval – conditional on ABR approval.

16512 Detroit Ave





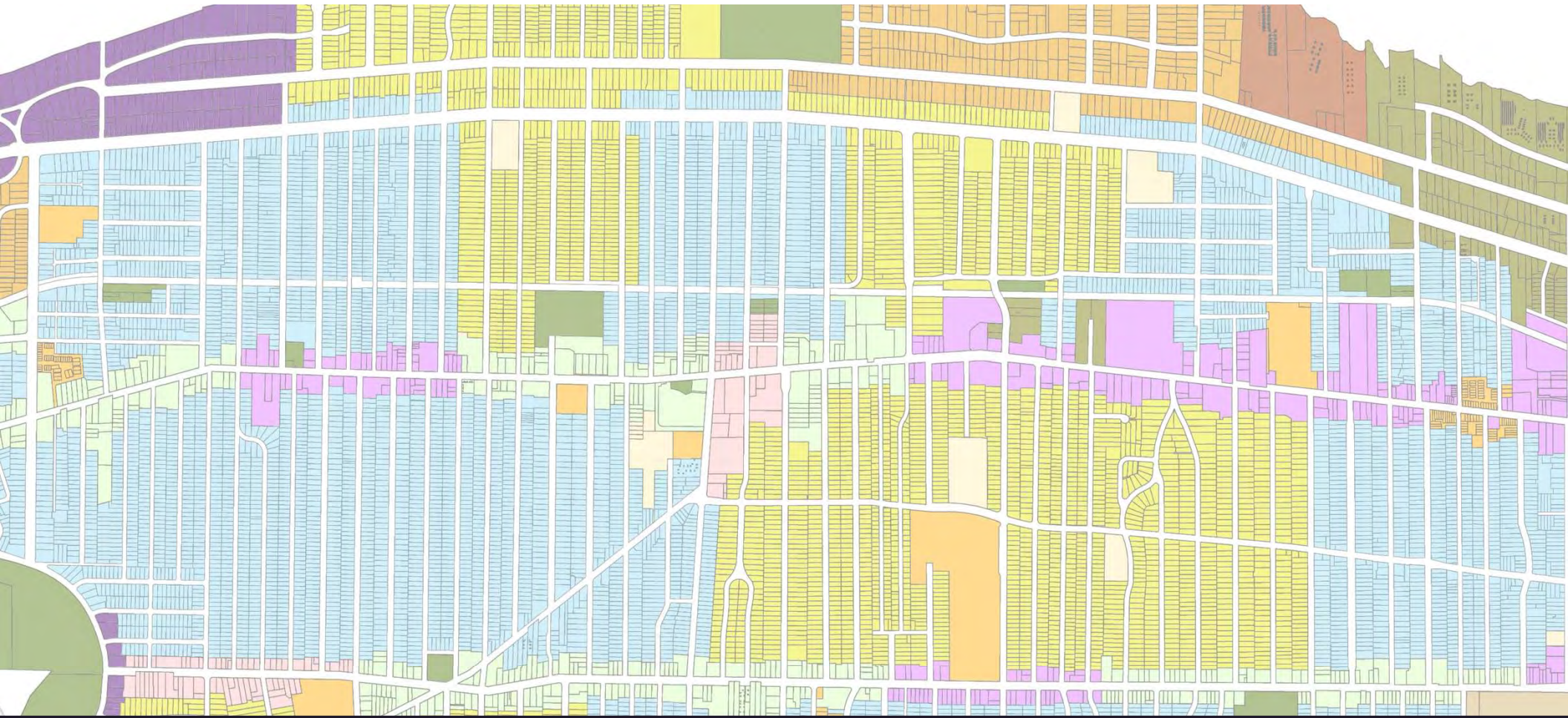
**Reminder:**

- Special joint meeting with Housing, Planning, and Development (HPD) Committee at 6pm on April 22d (Madison Park Master Plan)

**Planning Commission**

April 2024





# Planning Commission

April 2024

