

Lyndhurst, Ohio
September 20, 2022

The Architectural Board of Review met in Special Session on Tuesday, September 20, 2022, at 7:00 p.m. in the Conference Room of the Lyndhurst Municipal Center, 5301 Mayfield Road.

Members Present: Nancy Nozik, Chair
David Bader, Emily Schwab,
Mayor Patrick Ward, Councilman Chuck LoPresti

Others Present: John Maichle, Building Commissioner

5096 Mayfield Road – The Crossroads

Review proposed building elevations for a stand-alone Chipotle, including proposed landscaping and building and site signage.

Mr. Fred Margulies, Onyx Creative, stated this proposal has obtained approval from Planning Commission and Council. He presented proposed plans for building elevations and landscaping. He stated that the signage will not be proposed this evening, but at a later date. He explained that the landscaping along Mayfield Road has been widened from the original proposal. He then stated that green space has been added, as much as possible, to maintain traffic circulation in the shopping center, also added is a buffer area from the other establishments. In regard to the proposed landscape plan, he stated some of the existing islands and plantings will be removed, and replaced with lower, more dense plantings. He then presented color samples of the building elevations, as shown on the proposed plans. He stated there will be outdoor seating with umbrellas; light poles will also be added.

In answer to Mr. Bader's question, Mr. Margulies stated that the EIFS will stop short of the concrete and landscaping.

Mr. Bader recommended replacing Stella D'oro shown in the islands with lime grass which is heartier and will do well with salt, or other ice melting materials.

Mr. Eisenberg stated his concern about the height of the proposed maple trees in the rear of the free-standing building blocking existing signage. He stated he preferred a shorter, easily maintained, ornamental tree.

Mr. Bader stated he would compile a list of plant materials that would be shorter, easily maintained and possibly not as dense to be forwarded to Mr. Margulies. He suggested an Amelanchier (serviceberry), or laevis, which grows to a height of about fifteen (15) feet, would not be as dense for better visibility, and would do well in this climate.

In answer to Mr. Bader's question regarding the mounding along the fulfillment drive, Mr. Margulies stated that mulch will be used along with low growing sumac instead of grass.

Mr. Bader then recommended mounding the islands so that the salt or ice melt will drain away from the plants.

It was moved by Mayor Ward, seconded by Councilman LoPresti that the proposed landscape plan be approved pending recommended changes to be submitted to the Building Department which will also show proper delineation of grass beds, and further pending submittal of a detailed landscape plan showing quantities of each plant.

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

Motion carried.

It was moved by Councilman LoPresti, seconded by Mayor Ward that the meeting be adjourned.

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

Motion carried, meeting
adjourned at 7:25 p.m.

Nancy Nozik, Chair

Approved: _____

Attest: _____