

Outdoor/Seasonal Dining Facility, and Section 1173.02 - Planning Commission. This property is located in a C1, Commercial and Office district. (Page 21)

Ken Bublinc, Trinity Contracting Group, 4964 E. Lake Rd., Sheffield Lake and Manuel Nieves, Gastronomy CLE, applicant, were present to explain the request. The project would emulate the World of Beers; railings, folding doors, three tables and six seats. Bacchanalia Wine Store was a retail store that offered wine tastings. They would sell wines, charcuterie, cheeses and mustards from all over the world; additionally they will offer some prepared foods. When the Commission inquired about the number of interior seats, Mr. Russell stated that per his count there were 50. Mr. Nieves said the hours of operation were from 10:00 a.m. until 10:00 p.m. and hoped to open mid-August 2014.

Sean McDermott, LakewoodAlive Board Member 14701 Detroit Avenue spoke in support of the business.

There were no additional comments from City administration or the Commission.

A motion was made by Mr. Gaydos, seconded by Mr. Papke to **GRANT with the following stipulation:**

Approval is given by the Architectural Board of Review and the Division of Housing and Building.

. All of the members voting yea, the motion passed.

5. **Docket No. 06-15-14** **18828 Sloane Avenue**
Clifton Pointe II LLC

Roger Bliss, Clifton Pointe II LLC, applicant requests the review and approval for a Lot Split of a single parcel (PPN 311-14-018) to accommodate five townhomes being built on the site, pursuant to Section 1155.07 - Procedures for Lot Splits. Updated drawings are to be submitted. This property is located in an MH, Multi-Family and High Density district. (Page 13)

Mr. Siley stated that Mr. Bliss had been involved in commitments in the field and would most likely not be in attendance. If the item was deferred, and Mr. Bliss showed, the item could be recalled.

A motion was made by Mr. Gaydos, seconded by Mr. Metzger to **DEFER** the request to the meeting in July. All of the members voting yea, the motion passed.

OLD BUSINESS

7. **Docket No. 05-10-14** **2035 Quail Street**
St. Gregory's Church

Tom Leneghan, applicant requests the review and approval of a Conditional Use Permit to convert St. Gregory's Church into a brewery/restaurant; the parish house would be renovated for residential use, pursuant to Section 1135.03 - Designation of a Mixed Use Overlay District and Section 1161.03(v) - Mixed Use Overlay District. This property is located in an R2, Single and Two-Family district. This item was deferred from the May 1, 2014 meeting. (Page 31)

Referring to an overhead aerial projected on the screen, Mr. Russell provided an overview of the mixed use overlay district prior to the applicant speaking (made part of record).

Jake Hawley and his partners, Tom Leneghan and Sean Fairbairn were present. Mr. Hawley recapped the concept. This would be Lakewood's first brewery and the smallest one in Ohio. The restaurant atmosphere would be casual with a simple menu. He described the interior shots of the church while a presentation was displayed on the screen: the stained glass windows would be replaced, local art would be on the ceilings and walls, there would be seating for about 100 people, a large circular bar would be in the center, the brewing equipment would be on the altar behind glass, and the ovens would be displayed in an open kitchen. The basement party room would provide seating for 25 to 30 patrons. ADA compliance restrooms would be situated in the basement with an additional restroom upstairs. The former parish house would be the first thing renovated, and Mr. Hawley would reside there to address any issues. They had approval from the Bishop and had a productive meeting with the Lakewood School Superintendent and Board of Education. Hours of operation would be 4:00 p.m. to 10:00 p.m. Sunday through Thursday, 4:00 p.m. to 11 p.m. on Friday, and 1:00 p.m. to 11:00 p.m. on Saturday. Deliveries would be Monday through Saturday from 9:00 a.m. till Noon. Once the dilapidated garage was razed, expansion of the parking lot behind the house would allow delivery trucks and semi-trucks to pull-in and back-up with no idling on public streets. This would also add 14 to 16 patron parking spaces to the current 22. The timeline was to purchase the property as soon as possible once the conditional use was granted, to rehab the parish house first, to start work on the brewery in late fall to early winter, and open for business in about one year. (Presentation made part of record.)

The Commission asked about the possibility of a delivery outside the aforementioned time frame. Mr. Hawley said they worked very hard to enforce and educate the delivery drivers/companies at their other establishments and would do the same at this one. The sanctioned delivery times would be written into their contracts. With Mr. Hawley residing in the parish house, this ensured someone would be on premises to address any issues. The Commission asked about additional parking. Mr. Hawley said they were in communication with a valet company, and City Administration was making inquiries with neighboring businesses. Asked about communication with the Lakewood School Board, Mr. Leneghan replied their experience in Tremont was to lease/partner with the Montessori school for valet parking only. He said there were other parking locations/possibilities such as the park, spots on Madison Avenue, and other church lots and was confident that people would park and walk to the brewery. Mr. Siley, Mr. Leneghan, Mr. Hawley, and Mr. Russell were at the meeting with the Lakewood School Superintendent and Linda Beebe, School Board President to offer clarification of the proposal, hours of operation in relationship to the school hours, the impact on the school's parking lot, deliveries, and traffic impact.

Edward Favre, 17413 Hilliard Road read a statement (made part of record). He noted the narrowness and one-way vehicular direction of some of the streets, the pedestrian traffic of school children, and the audible volume of patron interaction on patios of other establishments. He felt the proposed location for a brewery in Birdtown was inappropriate.

Steven Zupan, 2093 Robin Street moved from Cleveland and chose his home based on the lack of through-traffic. Most of the residential homes were multi-family and had to use off-street parking spaces as part of their leases. He calculated the number of patrons would be increased to about 150 counting the basement party room and bar seating. He concurred with Mr. Favre about the narrowness of streets and the traffic impact on pedestrians; many of whom are elderly and/or disabled. Tandem trucks were used more often for deliveries, and delivery trucks drivers did not respect the City's laws as exhibited by them being double-parked on Madison and Detroit Avenues.

Father Bill, pastor of Transfiguration Parish, 12608 Madison Avenue was in favor of vacant properties being used but had reservations with this one because of the parking issue. He would not be willing to lease the parish's parking lot to the brewery because of the sale of alcohol and Bishop Lennon's stance.

Daniel Weiland, 2093 Robin Street moved into Birdtown because it was quiet, reserved and laid-back. It was a residential neighborhood, and he was against a commercial development being introduced into it. He was concerned about noise, traffic, and disruption to the neighborhood.

Larry Platek, 12711 Plover Street did not like the change of use from a church into a brewery. He was concerned about the children, the pedestrian traffic, and lack of parking.

Billy Fronimo, 2092 Lark Street owned a number of properties in Lakewood and surrounding cities. He felt the project would enhance the area and increase property values. There was a need for commercial businesses in the Birdtown.

Terrence Wilson, 2069 Halstead Avenue was excited about the project and was aware of what it could mean to the neighborhood.

Sean McDermott, Board member of LakewoodAlive, 14701 Detroit Avenue spoke on behalf of the organization to that of being in favor of the project. It would benefit the neighborhood and the City greatly.

John Lutz, pastor of the Northcoast Baptist Church, 2051 Quail Street spent the past month door knocking on doors and acquired 250 signatures against the project. (Petitions made part of record.) This was not a good location for the brewery because of it being across from a school. He wondered if the Madison Crawl would come into their neighborhood.

Cindy Marx, 1587 Grace Avenue (Council at Large) stated she loved Birdtown; it had a European feel. She thought the project showed thoughtfulness and would be a lucrative addition to the community.

Mary Louise Madigan, 12900 Lake Avenue, Ward 4 Councilwoman said the City had worked hard to encourage development in Birdtown. There had been and would continue to be open and civil discussion on matters between the City and its residents. She felt the project was thoughtful and kept the community's best interest first. It would aid in maintaining Birdtown's vibrancy. The parish house and church would be rehabbed. Pedestrian and vehicular traffic would increase, and all would have to be more alert to keep the neighborhood safe.

Douglas Flagg, 2026 Quail Street lived across from the parking lot and looked forward to someone/something inhabiting the property. In the past, there were bars in the neighborhood and no problem with parking. The bars were located at 2030 Quail Street, 2062 Halstead Avenue, 12559 Plover Street, and 2055 Robin Street. He noted that cars were parked currently in the school parking lot 24/7; that was where the residents park. He was enthused about the project.

Brian Frolo, 17617 Franklin Avenue spoke of the drunk driving deaths in the country (handout made part of record). He had three additional questions as related to the mixed use overlay: parking section/parking and traffic management proposal, structural requirements, and the proposal must contain a residential component. He wanted to know what the repercussions would be if the business owners did not adhere to them.

Nora Hoxha 2565 Cleveland Heights, an architect, designer, studio director of City Beautiful organization focusing on historic architecture among other things. She was in full support of the repurposing of the church and the habitation of the parish house. The proposal complemented the uniqueness of the neighborhood and the Birdtown's City Action Plan, would enhance the quality life in the area, and preserve the architectural integrity of the area.

Carl Orban, 11852 Lake Avenue stated he actively worked to save the structure at West 117th and Lake Avenue for many years. Because the West 117th Street church was built on a small lot, it could not be repurposed despite the number of proposals. Also, it's located in a densely populate, residential area. The structure will be demolished for a Giant Eagle store, retail stores, and condominiums. The opportunity existed to save an architectural structure and to retain the flavor of Birdtown. Although traffic would be an issue, it could be resolved.

Larry Pearce, 2042 Lark Street had mixed feelings. Since Harrison School was renovated and families moved into the area, illegal activity ceased. The proposal was a good thing. Rather than referring it as a bar/brewery, he thought of it as a restaurant, a family place. He approved of the project.

Kathy Levstik, 12903-05 Plover Street believed in the project, thought of it as the way of the future, and it would enhance everything. It would not be a bar that attracted a drinking crowd, but an upscale establishment that drew people of all ages.

Ms. Cierebiej closed public comment as there was no one else to speak on the matter.

Mr. Siley spoke on behalf of the administration. Referring to the PowerPoint presentation (made part of record), he provided an overview. Over the past years and through managed growth, many improvements had been made. The first image was from the past Sunday's Taste of Lakewood located in Madison Park (SE corner of the City) whereby over 10,000 people visited. One of his first projects when he came to Lakewood was the revitalization of Birdtown. It has many issues among which were a high than average poverty rate, higher rental rate, and lower property values within the City, yet deserves the same attention as another area of Lakewood. Next he addressed the Lakewood Community Vision and the past and future investments in Birdtown, including but not limited to infrastructure improvements. He reviewed the Zoning Code and all the conditions that must be met. Hours of operation would be after the primary use of the school. The Building Commissioner and Fire Marshall would ensure that accessibility would fully meet ADA requirements and safety. At the request of the City, TMS Engineers, Inc. conducted a traffic study; it was based on a higher volume restaurant (made part of record). Regarding the parking issue, the City could require a number of off-street parking spaces, the applicants could ask the Board of Zoning Appeals for a parking variance, or the City could mandate shared parking. Mr. Siley gave the administration's recommended requirements prior to granting of the variance. He wanted a more comprehensive parking and transportation impact study for the entire neighborhood and clarified there was through traffic on Magee, Plover, and Halstead already by delivery trucks and personal vehicles going to OMNI, the Screw Factory, the school, and other destinations. Small businesses had and would continue to be attracted to and locate to the area. If the owners of the brewery did not comply with any and/or all of the requirements, the Commission had the right to revoke the conditional use.

Ms. Cierebiej asked if parking permits could be issued to the residents to ensure parking close their homes. Mr. Siley replied it was feasible, and its discussion would be part of the parking study. A draft of the parking study would be presented to the Commission by September. Ms. Belsito stated that her family resides on Halstead, very close to Birdtown. This development would ensure they remain there. Mr. Gaydos' family

came from Birdtown; his great-grandfather was a butcher and owned a shop. His family attended St. Gregory's Church. He felt the project was a good one for the neighborhood. Mr. Stockman said it was the chicken before the egg regarding the traffic impact as the study was yet to be completed. Mr. Siley replied the redevelopment of the entire neighborhood depended upon growth; management of the traffic could be done based upon experience of deliveries on other streets within the City. The hours of operation were repeated for clarification. Mr. Siley stated it was hoped that implementation of the traffic study was adopted by the Commission and City Council before the opening of the proposed facility.

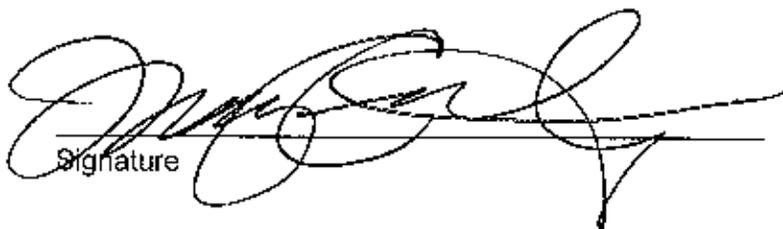
A motion was made by Mr. Metzger, seconded by Mr. Gaydos, to **GRANT** with the following stipulations:

- There is accommodation for additional off-street parking,
- The house is renovated and occupied prior to issuance of the Certificate of Occupancy for the commercial component
- Deliveries are to be conducted in a way to minimize impact to adjacent residents and Harrison Elementary.
- There is approval from the Architectural Board of Review for exterior modifications, signage, and parking lot design.

Ms. Belsito, Ms. Cierebiej, Mr. Gaydos, Mr. McMahon, Mr. Metzger, Mr. Papke, and Mr. Stockman voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Gaydos, seconded by Mr. Stockman, to **ADJOURN** the meeting at 8:40 p.m. All of the members voting yea, the motion passed.


Signature

8-7-14
Date

BIRDTOWN BREWERY MIXED USE OVERLAY APPLICATION

1135.03 DESIGNATION OF A MIXED USE OVERLAY DISTRICT

(a) Relationship to Base Districts. The Mixed Use Overlay District is an overlay zone, which may be applied to existing zoning districts as described in Section 1135.04, Location of Mixed Use Overlay District. When such a district is established, the Mixed Use Overlay District shall be shown as an overlay to the underlying districts by the designation of MUOD on the Zoning Map. A Mixed Use Overlay District may overlay several base districts, however, the uses permitted in each base district are limited to the boundaries of that base district, except as otherwise provided herein.

DEVELOPER PROPOSAL

Not applicable

CITY OF LAKEWOOD COMMENTS

The proposed site for mixed use overlay designation spans four (4) parcels, however all parcels are zoned the same. (R2 – Single and Two Family)

1135.03(b)(1) SIGNAGE

In a residential district base zone, the following additional signage regulations apply:

- i. Signs must be non-illuminated.
- ii. Gooseneck fixtures or indirect spotlights concentrated on an area of a sign may be used to create illumination.
- iii. Only one sign per frontage, not to exceed 20 square feet per sign, shall be allowed.
- iv. Signs must be either projecting signs, erected on the outside wall of a building and projecting at an angle therefrom; or wall signs, integral with the exterior face of an exterior wall of a building, or attached to the wall or parallel with the wall and projecting not more than twelve inches therefrom.

DEVELOPER PROPOSAL

The applicant has not yet submitted any plans for signage. They anticipate providing signage when they have had an opportunity to settle on a business name and design theme.

CITY OF LAKEWOOD COMMENTS

The Architectural Board of Review will review any proposed signage for the structure. Such signage shall confirm to above guidelines and any additional applicable ordinances, while respecting the historic context of the structure.

1135.03(b)(2) PARKING

- A. Applicants for Mixed Use Overlay developments shall submit a parking and traffic management proposal that does not adversely affect the neighborhood, identifies peak use times, and explores shared parking agreements.
- B. All residential uses must comply with parking requirements or maintain existing parking conditions.

DEVELOPER PROPOSAL

The proposed restaurant would have approximately 150 seats. The applicant has proposed to use the property's currently configured 22 car parking lot as a valet lot. Additionally, they have begun conversations for shared parking agreements with property owners along Madison Avenue and agreed to provide bike parking on-site.

CITY OF LAKEWOOD COMMENTS

Based on our parking code, the owner must provide 0.25 parking spots per seat. Per the parking code the applicant must provide 37.5 off-street parking spots. As submitted, the applicant will have to obtain

a parking variance from the Board of Zoning Appeals for 15.5 parking spots. Valet and shared parking agreements may strengthen their application for a variance. The City of Lakewood has discussed the possibility of conducting traffic and parking studies. First, the City would conduct a traffic impact study based on the proposed use at 2035 Quail Street. Secondly, the City would conduct a comprehensive parking study for the Birdtown Neighborhood anticipating additional demand for parking in the neighborhood for this project and others in the neighborhood.

1135.03(b)(3) STRUCTURAL REQUIREMENTS

- A. Mixed Use Overlay proposals must contain a residential component
- B. Maintain form and scale of building being re-purposed
- C. The primary design objective for the Mixed Use Overlay District is to reflect the area's architectural significance/character, while promoting the pedestrian scale environment. The design must be compatible with the neighborhood.
- D. The principal or primary entrance to a non-residential structure must be located on the building front.

DEVELOPER PROPOSAL

- A. The developer is proposing to rehabilitate the residential structure on the property as the home of the owner operator.
- B. No major modifications are expected for either structure on site. The dilapidated garage at the rear of the structure must be demolished and reconstructed.
- C. The reuse of the structure will not alter the existing pedestrian scale of the church.
- D. Initial plans have indicated that the developer will rouse the main entrance to the church facing Quail St, as the entrance to the commercial use.

CITY OF LAKEWOOD COMMENTS

The City of Lakewood strongly encourages the Planning Commission to establish a timeline for the rehabilitation of the house as a condition of approval. The Building Department will also require the garage on site to be demolished.

1135.03(b)(4) OUTDOOR DINING

Outdoor dining shall be permitted as a conditional use in a Mixed Use Overlay District pursuant to Section 1161.03(t).

DEVELOPER PROPOSAL

The applicant has expressed interest in having an outdoor beer garden between the residential structure and the church; however they are currently not seeking a conditional use for outdoor dining. The applicant will need to return to the Planning Commission at a later date.

CITY OF LAKEWOOD COMMENTS

We feel the applicant should prove they can be a good neighbor and forego an outdoor dining facility at this time.

1135.04 LOCATION OF MIXED USE OVERLAY DISTRICT

Location of a Mixed Use Overlay District is limited to Commercial Districts (C1 Office, C2 Retail, C3 General Business, C4 Public School District) and Residential Districts (R1 Single Family, R2 Single and Two Family, R1I Single Family Low Density, R1M Single Family Medium Density, R1H Single Family High Density, MI Multiple Family Low Density and MH Multiple-Family High Density).

DEVELOPER PROPOSAL

The subject property (2035 Quail) is located in a R2 Single and Two Family district. The mixed use overlay can be applied to this base district.

CITY OF LAKEWOOD COMMENTS

The property is eligible for mixed use overlay designation

1135.05(c)(1) PRINCIPAL AND CONDITIONALLY PERMITTED USES.

Conditional uses are those uses having some special impact or uniqueness that requires a careful review of their location, design, configuration, and special impact to determine the desirability of permitting their establishment on any given site. A conditional use may be granted pursuant to the requirements of Section 1129.02, conditional use. Standards for specific conditional uses may be found in Chapter 1161, Conditional Uses, or elsewhere as referenced herein.

DEVELOPER PROPOSAL

Not Applicable

CITY OF LAKEWOOD COMMENTS

The Planning Commission should carefully consider the application and its impact on the adjacent neighborhood, keeping in mind the standards laid out in Chapter 1161.

1135.05(c)(2) PRINCIPAL AND CONDITIONALLY PERMITTED USES.

In keeping with the desire for flexibility in this district, the following use categories may be permitted as additional conditional uses pursuant to section 1129.02, Principal and Conditional Permitted Uses:

- A. Residential, Entertainment, Food & Beverage, Professional Services, General Retail, Service Retail, Convenience Retail, Personal Care Services, and Laundromat.
- B. Conditional uses in a residential district base zone must be comparatively small scale. This does not mean these uses will serve only the nearby dwellings, but the appearance, mix of uses, and scale of both buildings and uses must be that of a local or neighborhood establishment.

DEVELOPER PROPOSAL

- A. The applicant proposes a restaurant/brewery dining experience that falls under the use category of Food and Beverage and is a permitted use under the mixed use overlay ordinance.
- B. The church facility has always been in relative scale to the adjacent residential neighborhood. As the applicant proposes no exterior modifications or additions, this project will maintain the appropriate neighborhood scale.

CITY OF LAKEWOOD COMMENTS

The proposed use is permitted.

1135.11 HOURS OF OPERATION IN RESIDENTIAL DISTRICT BASE ZONE

Non-residential uses shall only be permitted to be open for the transaction of business between the hours of 6 a.m. and 10 p.m. Sunday through Thursday and 6 a.m. and 11 p.m. on Friday and Saturday. The Commission may relax or restrict such standards in order to not adversely affect the neighboring properties.

DEVELOPER PROPOSAL

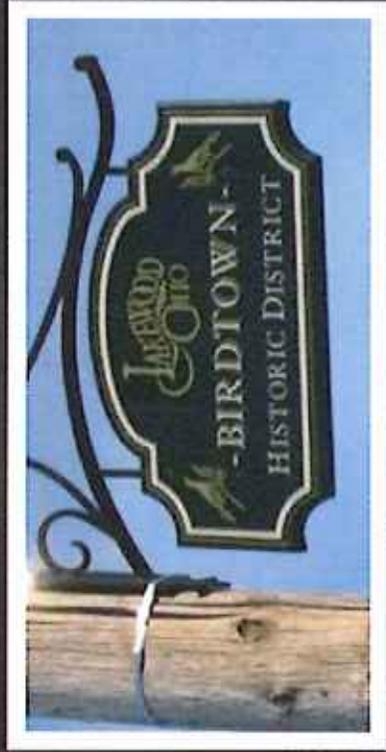
The applicant has proposed being open from business from 4pm to 10pm Sunday through Thursday and 1pm to 11pm on Friday and Saturday.

CITY OF LAKEWOOD COMMENTS

The proposed hours are within the allowed times. The City has no objections.

BIRDTOWN

*Brewery and
Restaurant*



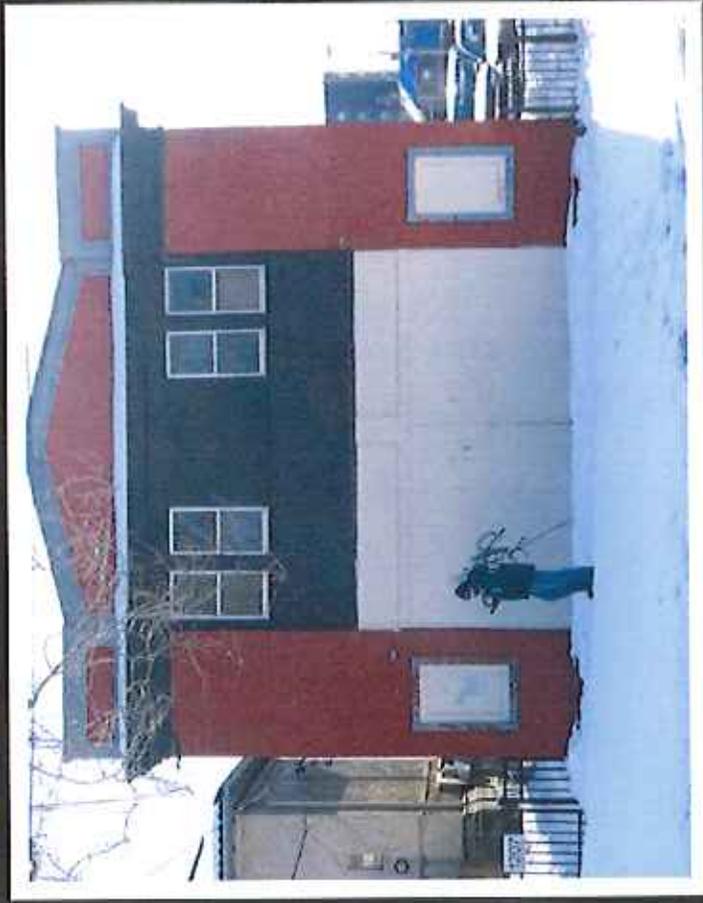
Meet Our Team

- **Tom Leneghan**
 - Over 25 years of experience as a general contractor and restaurateur.
- **Sean Fairbairn**
 - Over 20 years of restaurant experience with some of the most reputable restaurants in Cleveland.
- **Jake Hawley**
 - Business minded with 8 years of restaurant experience.

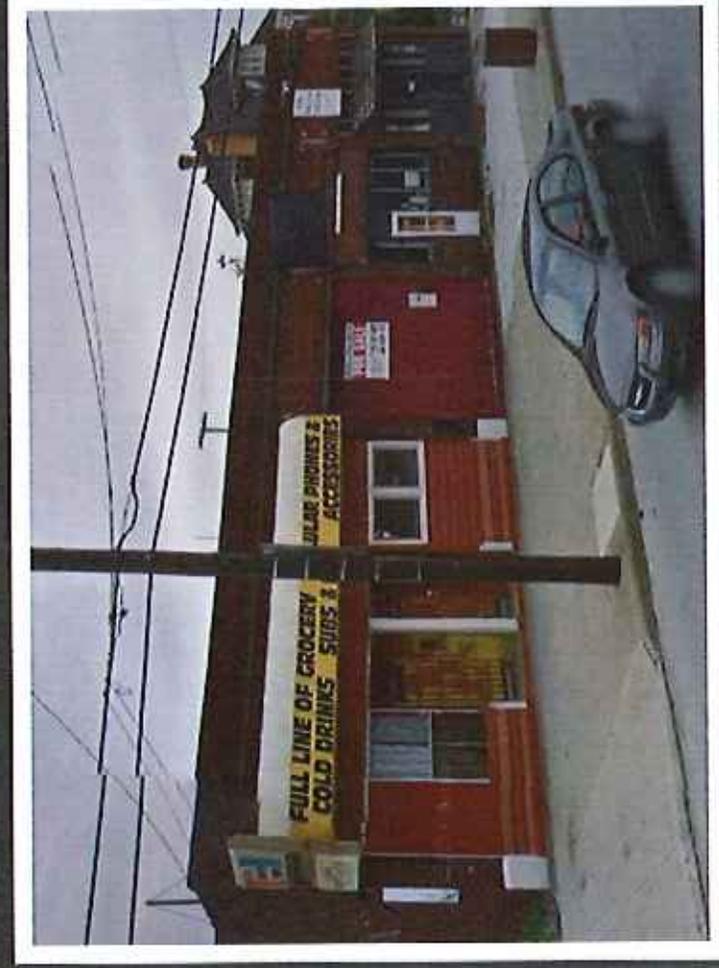
Who We Are

**Award winning General Contractors with over 25
years of commercial historic renovation**

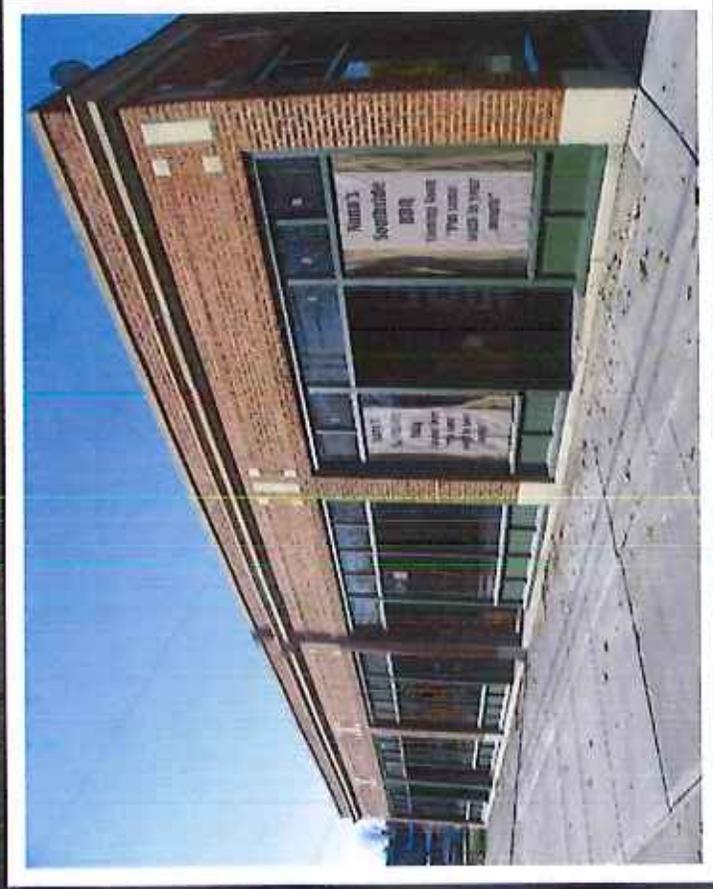
1912 Theater Building in Tremont



Tremont Animal Clinic

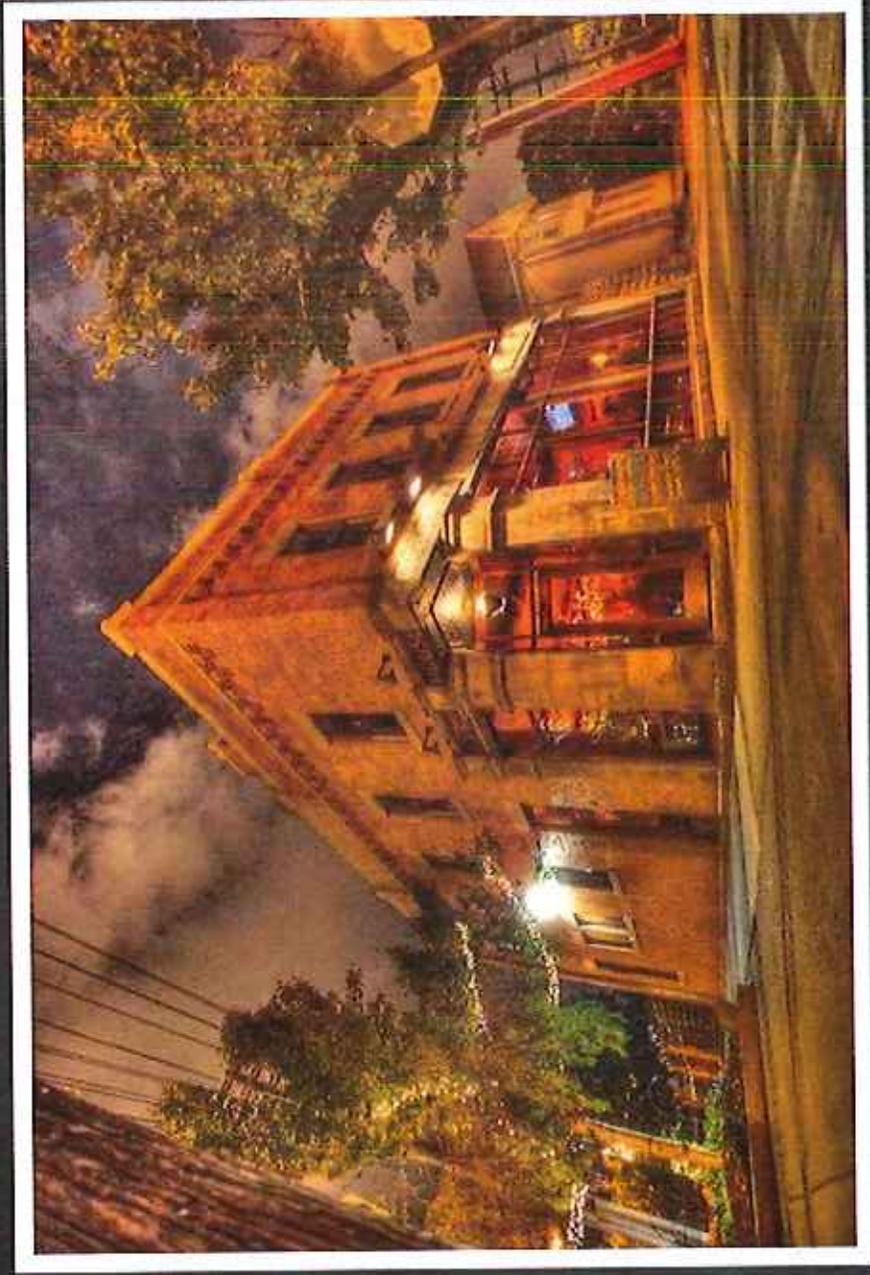


Before....



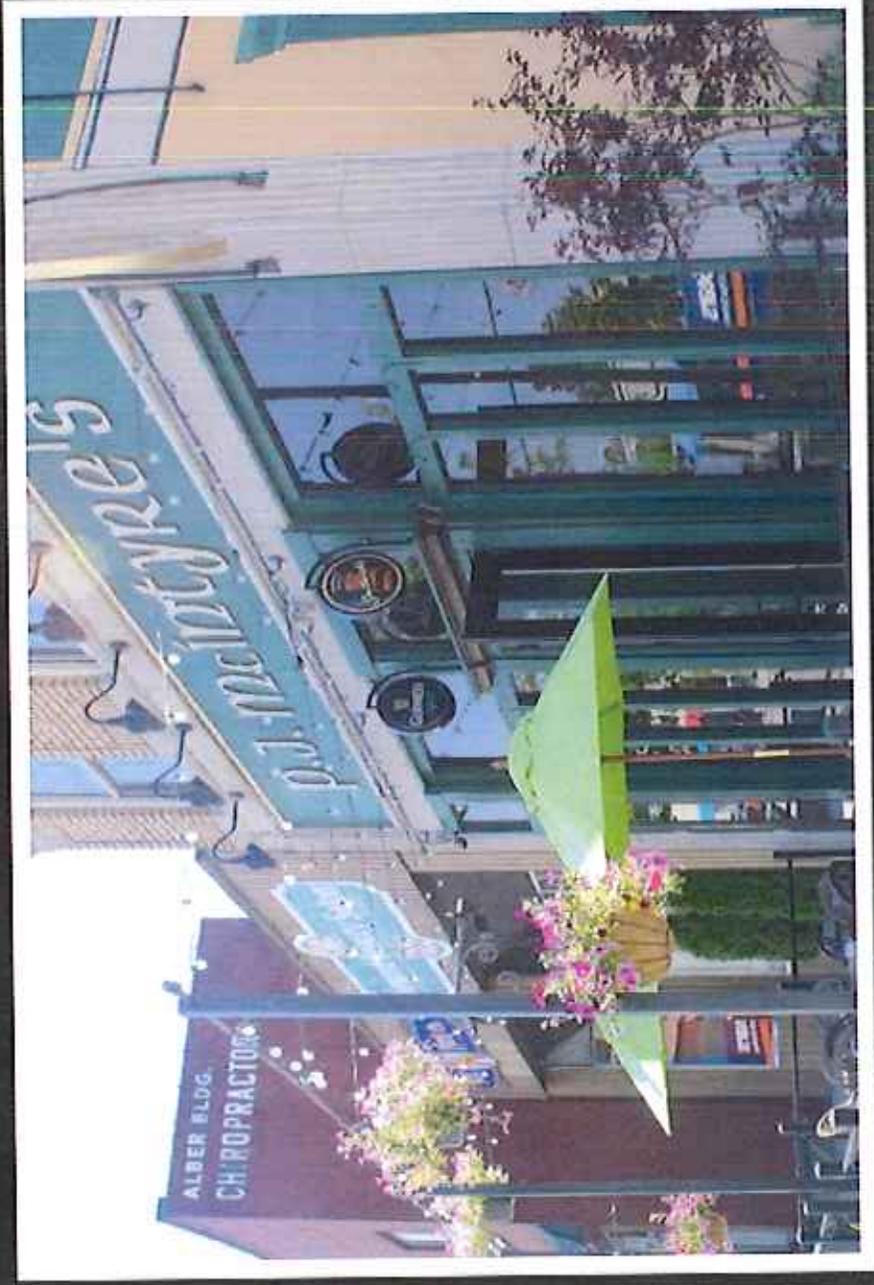
After....

Other Historic Renovations



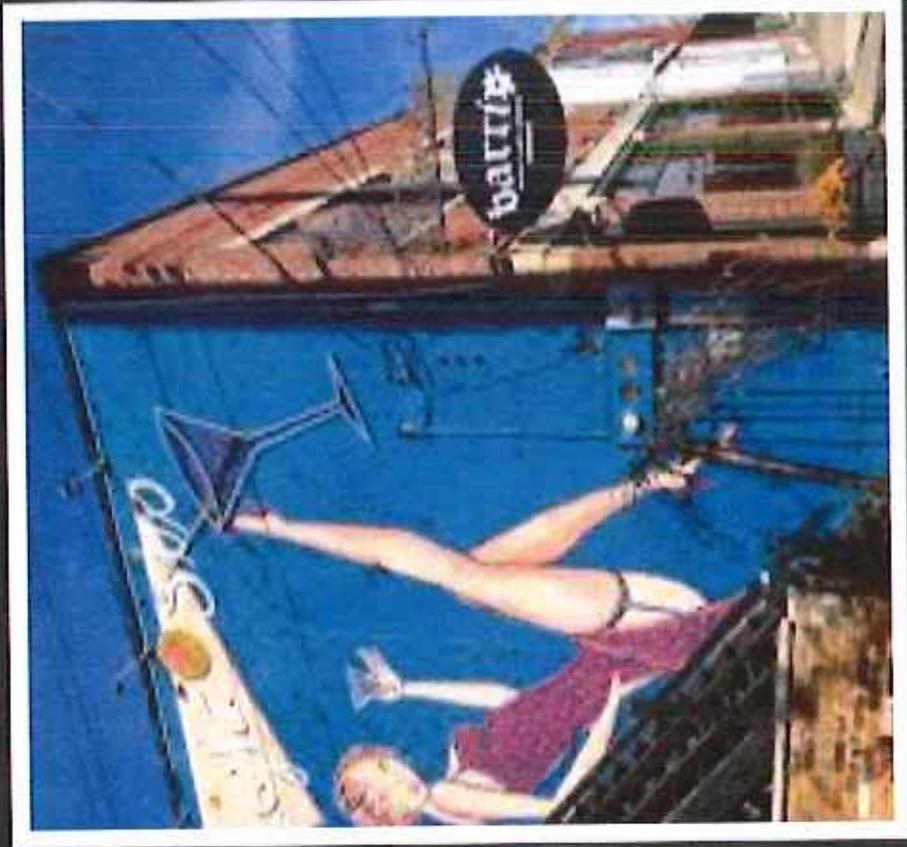
Treehouse Pub - Tremont

Other Historic Renovations



PJ McIntyre's Pub – West Park

Other Historic Renovations



Barrio – Tremont

Recent Properties



Barrio – Lakewood

Current Properties



Barrio – Gateway

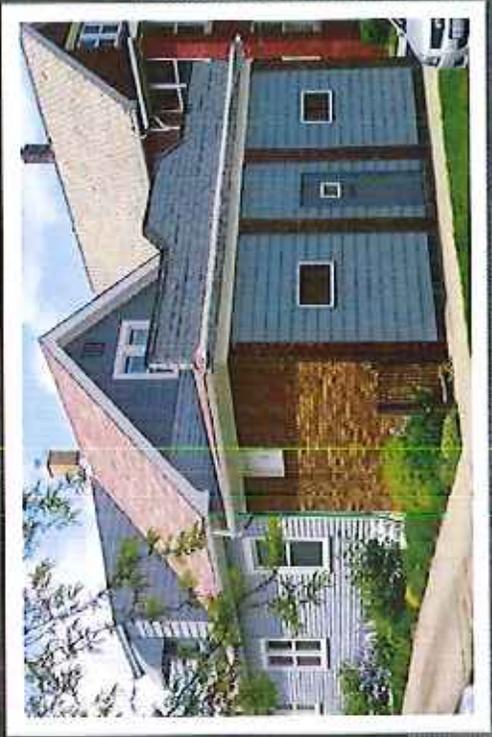


Barrio – Lakewood
Storefront Revitalization

Accomplishments

- Recognized by the National Preservation Society for historic restoration.
- Completed over ten historic storefront renovations all recognized by The City of Cleveland.
- Our establishments have a long history of awards and recognition by Cleveland Magazine, Cleveland Scene Magazine, and The Plain Dealer.
 - The Treehouse Pub - Opened 1995
 - P J McIntyres Pub - Opened 2007
 - Barrio Tremont - Opened 2012
 - Barrio Lakewood - Opened 2013

Why Birdtown?



Why Birdtown?

- A national historic district fits well with our expertise in renovating historic spaces.
- This type of concept can be a catalyst for commercial growth for the Birdtown neighborhood.
- We feel that Birdtown is a close knit community with a unique history of commercial and residential properties existing harmoniously.
- Walkable neighborhood and very accessible from downtown and major highways.

About Birdtown Brewery

- Lakewood's only on premise brewery, featuring a 3.5 barrel brewing system.
- The restaurant will be a casual cool concept focusing on brick oven pizza.
- Historic character of the building provides a unique dining experience.



Respecting the architectural character of the building...

- Hand painted ceilings and unique stained glass pieces
- Minimal exterior modifications.
- Parish's home will be rehabbed and will be the home of the operating partner.
- Bishop has issued a letter of support of this adaptive re-use of the property.



Restaurant Composition

- First Floor
 - Dining Room
 - Bar
 - Brewing
 - Kitchen
- Basement
 - Party Room
 - Restrooms
 - Prep
 - Brewing



Respecting Our Neighbors

- An operating partner will be living on premise and available 24/7.
- We will hold quarterly neighborhood meetings.
- Hours of operation.
 - Sunday - Thursday
4pm-10pm
 - Friday - Saturday
1pm - 11pm



Construction Timeline

- Looking to purchase the property by June 2014.
- Parish house rehab Summer of 2014
- Brewery construction will start sometime Winter 2014.
- Majority of construction will be on interior.
- Projected opening date Summer 2015.

Addressing Concerns

- **Deliveries**
 - Deliveries will take place Monday - Saturday between 9am - 12noon.
 - We will utilize the on premise parking lot for all deliveries.
- **Working with the school**
 - We have been located across from a school for over 20 years in Tremont
 - By opening at 4pm eliminates any concerns for school / restaurant conflict.
- **Security**

Addressing Concerns

- Parking
 - Valet 7 days a week.
 - The existing lot has 22 parking spaces
 - We are currently working with the city of Lakewood to secure an ancillary parking lot for possible overflow.
- We will promote non-vehicle use.

Conclusion

- Thank you for your time!
- Questions or comments

Schwarz, Johanna

From: liz Miklos <itsliz@hotmail.com>
Sent: Monday, June 02, 2014 2:00 PM
To: Planning Dept
Subject: Planning meeting regarding St. Gregory's Church
Attachments: letter to lakewood.odt

6/2/2014

To Whom It May Concern:

I regret that I will be unable to attend the review meeting for the planning commission to consider the possible opening of a restaurant/bar into the old St Gregory's Church in Birdtown as I will be out of town.

As a homeowner in and resident of Birdtown I would like to express my support and excitement at the possibility of a restaurant/bar opening in my neighborhood, especially one associated with Barrio, one of my favorites. I am hopeful that such a business might breath life into our neighborhood and create a community similar to that of Tremont or Ohio City where you find trendy, small businesses nestled into cute little neighborhoods.

I think we will find that such a business will revitalize our community, encouraging others to open small businesses in some of the store fronts in our neighborhood, stimulating our local economy, creating jobs and increasing our home values.

I received a letter on my front door from Northcoast Baptist Church expressing dramatic and, as far as I can tell, unsubstantiated claims to instill fear in our community. They argue that our streets will be filled with drunk drivers if a bar opens in our neighborhood but I believe the reality is that most people are responsible and law abiding and have the best interest of others in mind, especially our children. If someone chooses to drink and drive it will not matter if they do so at the new proposed bar or an establishment on Detroit or Madison or their own home.

The letter also expressed concern over noise. I think those concerned will find food and beverage deliveries are made by working folks during regular business hours and will be no more disturbing than any other vehicle traveling through our streets.

I look forward to meeting friends and family at my new neighborhood bar/restaurant and I believe we will be able to take pride in our community whose economy will be stimulated bu a successful, vibrant and trendy new business.

Sincerely,

Elizabeth Miklos

2039 Dowd Ave
Lakewood, Ohio



Oath

I, the undersigned, hereby agree 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. Rose Kirschnick
2. Ken Bepko
3. Mandy King
4. Sean
5. TAM LENEGHAN
6. SEAN FAIRBANKS
7. TAKE HAWLEY
8. EDWARD FAURE
9. STEVE ZUPAN
10. Bill
11. DJ Ireland

1. [Signature]
2. [Signature]
3. [Signature]
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11. [Signature]

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

FOR CITY USE ONLY

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

Date of Proceeding: June 5, 2014



Oath

I, the undersigned, hereby agree 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. John Lutz

[Handwritten signature] 2051 Grand

2. Cindy Mack 1587 Maple

12900 Sater

3. *[Handwritten signature]*

4. Jeff M Flapp

5. *[Handwritten signature]*

6. NOCA Hoxha

[Handwritten signature]

7. CARL ORBAN

[Handwritten signature]

8. Larry Rank

[Handwritten signature]

9. Kathy Lewstok

[Handwritten signature]

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/Sign Citizens Advisory Civil Service Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Planning Zoning Appeals Other:

Date of Proceeding: June 5, 2014

June 5, 2014

Lakewood Planning Commission
12650 Detroit Avenue
Lakewood, Ohio 44107

Good Evening:

I wish to speak concerning the proposed Birdtown Brewery, 2035 Quail Street, at the closed St. Gregory's Church at the corner of Thrush Street.

First I would like to note that Quail Street is a mere 26+ feet wide, Thrush Street is 24 feet wide. Both are narrow streets, which creates difficulty for traffic, let alone delivery trucks. Although the intent may be to have deliveries made off street, human nature is to do what is most expeditious or easier. Pulling into or out of, or backing into or out of the parking lot will be cumbersome for drivers. Backing over the sidewalk is inherently dangerous.

South of Thrush, Quail Street is also one way northbound 8:00am-3:30pm., which means delivery trucks, depending on size, will need to make a tight turn on or off Thrush, circle through other parts of Birdtown, or do a backing move on Quail.

The proposed bar is approx. 64 feet NE from Harrison Elementary School, on the opposite corner of Quail & Thrush Streets, nearest the kindergarten rooms. The corner of Quail & Thrush is a student route to a crossing guard and traffic light at Madison Avenue.

As you know, Harrison Elementary is a K-5 school, with children starting at age 5. There is also a pre-K program with 4 year olds. Recall that when the new Harrison was rebuilt, it was done with community use in mind. It currently hosts day care all year around, 2 special needs camps in the summer, youth basketball, student Family Nights, and Lakewood Early Childhood PTA. This was a huge taxpayer investment in this neighborhood. Those of you who have been here for a while will recall the discussion to closed Harrison some 30 years ago. The community rallied to save it and use it for the same reason.....the neighborhood

In addition to Harrison Elementary School, the bar would be even closer, only 40 feet, from Northcoast Baptist Church at 2051 Quail Street.

Comparison has been made to other bars in Cleveland. One is the Treehouse Pub, 820 College Ave. If you go there at about 6:00pm., as I did last Saturday, you'll find a lively commercial neighborhood. There is outside seating and the sound of conversation, laughing, etc., could be heard some distance. The people were not being obnoxious, it was just the sound of a large crowd. Adjoining areas already have shops and other bars. This is not a quiet residential, church, and school area.

Across the street I observed St. John Cantius Church and the Northeast Ohio College Preparatory High School. The church and school are farther away than Harrison ES is to the proposed bar sight and, most significantly, the school is a high school, not a K-5 Elementary School with pre-K, before and after school programs. So there is little similarity in the setting.

Another bar for comparison is Barrio, 806 Literary Avenue, Cleveland. That bar's adjacent area already has shops and bars. Again, is not a residential area with just churches and a school as is the case in the Birdtown site.

I would suggest going to the area of these bars some evening. Pace off 60 feet and stop, look, and listen. Then ask yourself if you would want that setting that close to your front yard, or your small children, or grandchildren, or their school, or your church. The same discussion could apply if a bar were proposed by Lincoln, Grant, or next to any of our other neighborhood elementary schools

Please understand, this is not criticism of people attempting to try a business venture and not meant to offend. At another location, it may be a wonderful idea, unfortunately, at the corner of Quail and Thrush Streets, it's a bad idea.

Sincerely,

Edward Favre
17413 Hilliard Road
Lakewood, OH 44107

OUR NEIGHBORHOOD. OUR QUESTIONS.

NOMOREBARSINBIRDTOWN.COM

Dear Parent in Birdtown,

As you may have heard, the city is considering allowing a bar to move in the old St Gregory's Byzantine Catholic Church on the corner of Quail and Thrush, which by the way is directly adjacent to Harrison Elementary School.

We are gravely concerned that money has been in front of safety and security of your children. With a bar being located on a residential street, there will be an increase of delivery traffic, and even worse, people driving under the influence of alcohol.

While the bar states the hours of operation will begin at 4pm, children will still be living and playing in the neighborhood. Will your child be one of them playing in the front yard as people driving drunk and intoxicated drive by. Will your children be playing when the next bar fight breaks out into the residential street? Will your children be playing outside when someone comes into the bar to rob it and pulls a gun and shots are fired just like it happened at the TREEHOUSE BAR in Tremont. (The proposed bar owner, also owns the TREEHOUSE BAR in Tremont)?

Where will you park when you get home from a long day at work? Will there be any spots available for you and your family? Will you have to park further away and put your family at greater risk because you have to walk further to get to your house?

We must stand, we must use common sense and say enough is enough, Birdtown has enough bars already. But to put a bar in the middle of a residential neighborhood just doesn't make sense, it only makes money.

It is statistically proven that when alcohol is brought into a community, the community experiences more crime, more noise and more trouble. (Recent WHO report worldwide) "Birdtown is not perfect, but it is not "infested with crime" as the bar developers have stated. On the contrary, it's a vibrant, ethnically diverse and "up and coming" neighborhood. Our own councilwoman, Mary Louise Madigan, stated so in an article on Cleveland.com. Wouldn't common sense dictate that another bar isn't an appropriate way to stay on that track?"

Will you take a stand for this community and for the children of Birdtown.

Please come to the next City of Lakewood Planning Commission Meeting on June 5th and let your voice be heard. The commission allows three minutes for you to stand and speak.

*Paid for and distributed by the Northcoast Baptist Church, 2051 Quail St, Lakewood, Oh 44107 (216) 521-3800
"Wine is a mocker, strong drink is raging, and whosoever is deceived thereby is not wise."*

Twitter.com/SavingBirdtown

Facebook.com/nomorebarsinbirdtown

Nearly 40%
of all houses
say "No"

250

123 from Bred's
meat

23 from North
Coast
Baptist

This petition is in opposition to the proposed bar/restaurant for the St. Gregory Byzantine Catholic Church at 2035 Quail St.

Please sign your name and address if against this proposal.

Name	Address
1. Richard Colle	2402 Rosedale Ave. Cleveland
2. Nancy Colle	" " " "
3. Hla Henry	2033 Lark St, Lakewood
4. DUSTICK ALLEN	2038 Maple Rd, LAKEWOOD
5. DEMETRIUS ALLEN	
6. STEPHEN BRYANT	2038 MAPLE ST.
7. DAVID ALLEN	2038 MAPLE ST
8. LELA ALLEN	2038 MAPLE
9. Vivian Corington	12705 Thrush Apt. 3
10. Memssa Cunningham	12705 Thrush Apt. 3
11. Michelle Schuchler	2121 Nowd ave Apt 1 Lakewood OH
12. John	12929 Power St Dupa Lakewood OH
13. John	12929 Power St Dupa OH 44107
14. John	2071 Paul Stead
15. John	2034 Lakewood
16. John A. [Signature]	2051 Quail (North Coast Baptist Church)
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Name	Address
1. <u>Linda Minnick</u>	<u>3388 Donald - CLEVELAND</u>
2. <u>Jocelyn Maynard</u>	<u>3384 BEANE Rd CLEVELAND</u>
3. <u>Maria C. Dumbauld</u>	<u>Parma</u>
4. <u>Rebecca Vlahopoulos</u>	<u>13313 Spruce Run Dr. North Royalton</u>
5. <u>Crystal London</u>	<u>2914 Oak Park, Cleveland</u>
6. <u>Kara Pitts</u>	<u>2914 Oak Park, Clevel 44109</u>
7. <u>Ann W. 10885</u>	<u>3471 Dixie Rd, Cleveland, OH 44111</u>
8. <u>Michelle Y. Bender</u>	<u>1333 Belle Ave Unit 2 Lakewood, OH 44107</u>
9. <u>Janine D'Agallo</u>	<u>2211 West St (Churchman)</u>
10. <u>Humberly Hartman</u>	<u>1446 Ridgewood Ave Lakewood OH 44107</u>
11. <u>Marsha Stover</u>	<u>2023 Quail St. Lakewood OH 44107</u>
12. <u>HAWN GORNIETTE</u>	<u>13007 Madison Ave. LKWD 44107</u>
13. <u>Mary Estigony</u>	<u>1592 Cohasset Ave. LKWD 44107</u>
14. <u>Sherrill Boyd</u>	<u>1321 Lakewood Ave Lakewood OH 44107</u>
15. <u>Sharon Vlachar</u>	<u>2023 QUAIL AVE. LAKWOOD 44107</u>
16. <u>Elle Malley</u>	<u>17902 Detroit Ave 44118</u>
17. <u>Brandon Macmillan</u>	<u>1559 Winchester</u>
18. <u>David Malley</u>	<u>2121 DOWD AVE Lakewood OH. 44107</u>
19. <u>Randy Hirzeman Jr</u>	<u>2121 Dowd Lakewood OH 44107</u>
20. <u>Brenda Thomas</u>	<u>2121 #2 Dowd Lakewood OH 44107</u>
21. <u>Conrad Aljia</u>	<u>2154 Park Ave, Lakewood, OH 44107</u>
22. <u>Sarah Sam</u>	<u>12915 Plover St Lakewood OH 44107</u>
23. <u>Joe Satello</u>	<u>12911 Plover St.</u>
24. <u>Janet Satello</u>	<u>12911 Plover St</u>
25. <u>Chris Rulong</u>	<u>12705 Plover ST 44107</u>
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This petition is in opposition to the proposed bar/restaurant for the St. Gregory Byzantine Catholic Church at 2035 Quail St.

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Handwritten mark or signature on the right side of the page.

Name	Address
1. Jara Bekhan	2019 Quail #5
2. David Cummings	2025 Quail St
3. Alina Mast	2018 DOWD
4. Joe Dupay	2030 DOWD
5. Gulmira Omer	2038 DOWD Ave
6. Valera Balshen	2138 DOWD
7. Mary W. Matrow	2059 West 89th
8. DANA Dymalek	12915 PLOVER #2
9. Carol Forch	12915 PLOVER #4
10. Marjorie Miller	2021 Halstead Ave #2
11. DADIC CUMMINGS	2025 HALSTEAD
12. MIKE BRUMMER	2066 HALSTEAD
13. Mary Brummer	2066 Halstead
14. Michko ASKOROV	2143 Halstead down
15. Ruykhan ASKOR	2143 Halstead up
16. Dina Mileapovic	2154 DOWD
17. John Serchowski	2138 Quail
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Please sign your name and address if against this proposal.

Name	Address
1. James E. Sexton	2070 Robin St
2. Julie Wilford	2059 Robin's St
3. DAN WELAND	2093 ROBIN
4. LINDA POWERS	2093 ROBIN
5. DON MOUNTAIN	2103 ROBIN ST APT 2
6. Aphrosia Kukulsteh	2103 Robin St
7. John Ginn	2104 Lark Apt 1
8. Scott Delaney	2098 Lark Ave. DN
9. Cliff West	12228 Plover #2
10. Yarema Nade	2083 Lark DN
11. Ken Williams	2083 Lark OR
12. Keith Stever Sr	2023 Quail St Apt #2
13. Victoria Scheeff	14224 Franklin Blvd - Lakewood 44107
14. Tibor Havasi MD	14224 Franklin Blvd Lakewood 44107
15. Sheri Hila	2103 Waterbury Rd Lakewood 44107
16. John Mero	2103 Waterbury Rd Lakewood 44107
17. Doino Tufvan	2022 ROBIN St
18. Constantin Dolca	2022 ROBIN St
19. Shona & Dana Summerskill	2022 ROBIN St
20. Eva Ohman	2015 Robin St. - Lakewood, OH 44107
21. Craig Orrach	1626 Ridgewood Ave Lakewood 44107
22. DAMON MOSS MAN	12417 MAPLE AVE APT 11
23. TERRA FORT	2085 Robin St Apt 2 44107
24. Kathy Connolly	2022 Lark Ave Apt 3 44107
25. Willie E. Jones	2032 Lark Apt 1 44107
26. Jerry	12915 Plover St APTS 44107
27. Kristina Kanc	2080 Robin St Apt 3 44107
28. Kletra Ghemery	2080 Robin St Apt 2 44107
29. Ertta Malenka	2044 Maple
30. Frank Mentz	2046 Maple Street
31. Paul Sharda	2016 Plover Avenue Lakewood, OH 44107
32. KILLEY GOSPEL	Robin
33. COURTNEY PETHY	2018 DOWD AVE LAKEWOOD, OH
34. Michael Hoaglus	2142 Dowd Ave Lakewood Ohio
35.	

This petition is in opposition to the proposed bar/restaurant for the St. Gregory Byzantine Catholic Church at 2035 Quail St.

Please sign your name and address if against this proposal.

Name	Address
1. Virginia Kawana	2065 Quail St.
2. George Dimitriou	2079 QUAIL ST.
3. Jess Dimitriou	2079 QUAIL ST.
4. Walter Pump	2119 Quail St.
5. Bobby Solomon	2127 Quail St Down
6. TAPYA BOGAN	2112 Robin St. Apt 1
7. Tanya Taylor	2104 Robin St #2
8. Charlotte Bennett	12307 Ploden St Apt 1
9. Gauthier Duggan	2094 LARK ST.
10. Wanda Galt	2652 Lark St.
11. Maranda Ruff	2035 Robin St.
12. Deborah Gaudin	2113 UP QUAIL ST.
13. KATHLEEN KELLY	2042 Quail #1
14. Jazal D. Dyer Sr.	1602 Winchester
15. Megan Koval	2029 Halstead Ave up.
16. Anne Rogers	2084 Halstead.
17. Lillian Z...	1415 Lakewood Ave
18. Elizabeth Stover	2023 Quail St. Apt #2
19. Nate Giffell	1642 Bell ave
20. Gary Ashub	2036 QUAIL ST
21. Renee DiBiasio	1591 Lakewood Ave. VPR
22. James M. Salavera	1531 CHASSETT AVE DN. LAKEWOOD, OH 44107
23. Jack M. ...	2021 Halstead #2
24. William ...	2121 ... #
25. Maria ...	2040 ROBIN Apt. 1.
26. ROZA SZERETY	2010 ROBIN apt - 3A
27. Pamela ...	2040 Robin Apt 5F
28. Geraldine Downing	2038 Robin St. Apt 1
29. Gertrude Froginova	2063 Quail St
30. John ...	2030 Robin #2
31. CONSTANTIN DORCU	2022 ROBIN ST.
32. Shenakoester	2026 Robin St.
33. Bobby Koestler	2026 Robin St.
34. Dora	2018 St Robin
35. Vania Cantelero	1352 Cleopatra

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Name	Address
1. JIM STRESSER	2059 Robin St.
2. Vanessa J. Kikio	2034 Quail Ave. Apt. 2
3. Angie Dupay	1602 Winchester
4. Begonia Maggiano	2040 Robin St. *7 Lakewood, OH 44107
5. JOE WHELMER	Harrison School
6. ERIC FROLO	17617 FRANKLIN LAKEWOOD 44107
7. Andrea S. Saffarera	1531 Cohasset Lakewood OH 44107
8. Sarah Seheff	1279 St. Charles 44107
9. Mary Frolo	17617 Franklin Lakewood OH 44107
10. Opal G. Gannon	15335 NEWMAN LAKEWOOD OH 44107
11. Walter J. Manning	1525 NEWMAN AVE LKWD 44107
12. Stanley J. Kalasidas Jr.	14300 DETROIT AVE. LKWD 44107 #215
13. Margaret Kalasidas	14300 Detroit Ave. 44107
14. Paul Buehler	1634 Winchester #4 Lakewood, O, 44107
15. Robert R. Hunt	1510 Hopkins Ave #4 Lakewood OH 44107
16. Annette Johnson	14306 Detroit Ave. Lakewood Ohio 44107
17. Alice Chaffer	12100 Madison, Lakewood 44107
18. Teresa Katsigkas	2026 Lark Lakewood OH 44107
19. Med J. Cukic	55 Zeller Ct. Berea, OH 44017
20. Christi Kunkle	2125 Hawthorn Ave. Lakewood 44107
21. Jan Duchnowski	11671 Belle Ave. R. Kent 44107
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Name	Address
1. Joseph Azzardi	1614 Lakewood ave
2. Gregory Wiggins	1370 West Blvd
3. Frank [unclear]	2109 Halstead Ave
4. Fatima Abuzeidien	2061 Halstead Ave
5. Bambi Park	2081 Halstead ave.
6. Jonathan Hunt Sr.	2085 Halstead Ave #1
7. Erin Maza	2089 Halstead Avenue
8. G. HEKURA SKYFCOVA	2101 Halstead Avenue
9. [unclear]	2105 Halstead Avenue
10. Dawn Abbott	2113 Halstead Ave.
11. Ellen Kent	2109 Halstead Ave
12. Raveen I. Baker	2016 Halstead Ave
13. John Barber	2026 Halstead Ave
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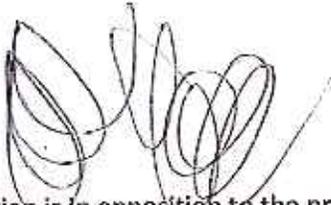
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Name

Address

1. Sean Ribar 12915 Plover St Lakewood, Oh 44107
2. Mikhet Fobbs 12918 Plover Lakewood, Ohio
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Please sign your name and address if against this proposal.

Name	Address
1. Jordan Kildand	218 Olive Ave.
2. David Cummings	2075 Halstead Ave.
3. Susma Kafley	
4. Sujata Kafley	
5. Jonny Miller	
6. Michael Holt	
7. [unclear]	
8. [unclear]	2960 Northview Rocky River 44116
9. [unclear]	13007 Madison Ave
10. [unclear]	
11. Daniel Stevens	1352 Cranford LRWD
12. Nancy Stevens	1562 Winchester Ave
13. Jerry Schoger	2021 Quail St 44107
14. L O Bah Egendoertex (T)	13009 Madison Ave
15. [unclear]	
16. SANDY ELIAS	1175 N. SRES RD
17. Maria Pandoli	1441 Hopkins Ave
18. Jeff Johnson	
19. Audrey Johnson	
20. Sabir Hookella	1252 Halstead ave
21. [unclear]	
22. Brittany Caprieta	
23. Leah Raimondo	
24. CAPRI Whitlow	1566 Ridgewood Ave
25. Jeff [unclear]	2770 Lynde Dr
26. Henry [unclear]	
27. Gabby [unclear]	13009 Madison Ave
28. [unclear]	
29. Kevin O'Dalley	17700 Larchwood Ave Cleveland
30. GEORGE	11026 PROULD AVE
31. Casia Rice	13003 MADISON AVE
32. Carlin Rakos	13003 MADISON AVE
33. Anna Rakos	13003 MADISON AVE
34. Miles [unclear]	20034 Quail
35. DAWN MENARD	2667 Elaine Ave Portage IN 46362

This petition is in opposition to the proposed bar/restaurant for the St. Gregory Byzantine Catholic Church at 2035 Quail St.

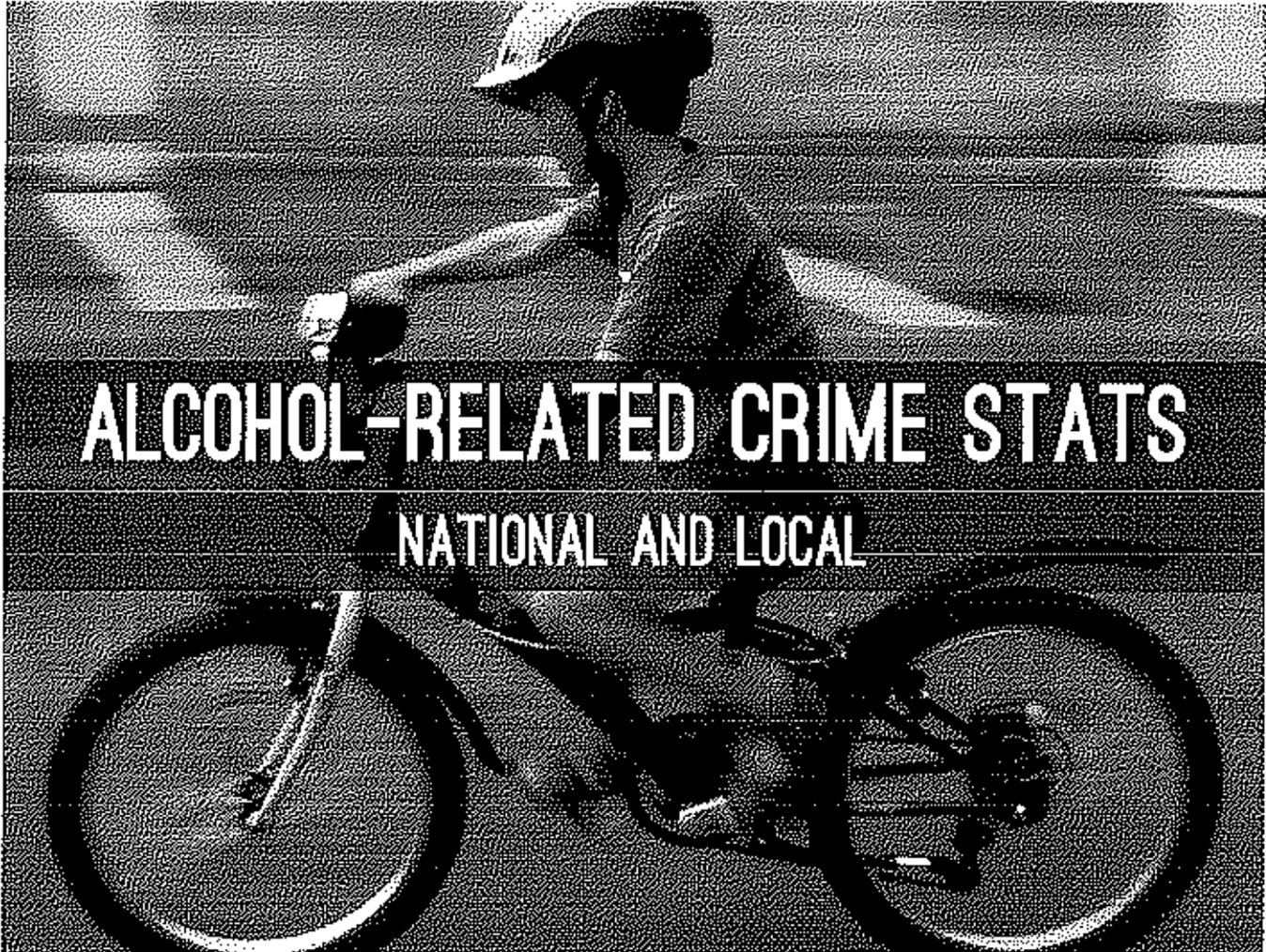
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Name	Address
1. David Ferrite	1036 Wilbert Rd Lakewood
2. Don Kel	1247 Lakeland Lakewood
3. Cameron Karstakis	1253 Andrews PKWD
4. Vicki Narak	16513 Eisengra Ave Cleveland 11 851 284-1688
5. Mark DeCosta	
6. Foundation of Eagles	1627 GRACE AVE
7. Barto Vobtr	20400 Elyria Ch. N. C/Noted
8. Marklin Boree	1454 Conasseff
9. Christina Kopyak	1650 Alameda Ave
10. Vignya M. K. B. K. B.	
11. [Signature]	3320 W. 125th
12. [Signature]	2074 Clarence Ave
13. [Signature]	Westinghouse Ave
14. [Signature]	1318 Hawthorn Way
15. [Signature]	
16. [Signature]	24279 Inwood Dr
17. [Signature]	1780 E. Glastonbury
18. [Signature]	1499 W. 137th 44135
19. [Signature]	4715 Maple Street 44135
20. [Signature]	4419 W. 137th Dr
21. [Signature]	4483 W. 137th
22. [Signature]	1609 Blywood Ave 44110
23. [Signature]	2085 Lewis
24. Steve McKinnon	1051 Victoria Ave
25. Denise Singer	2203 Lewis Dr.
26. [Signature]	2203 Lewis Dr
27. [Signature]	5250 COLUMBIA N.O. 44070
28. [Signature]	8804 Gray Lane Norwood 44070
29. [Signature]	11577 Maplewood 30th
30. [Signature]	4091 Lakewood Rd
31. [Signature]	Overlook Park Dr. 44110
32. [Signature]	Overlook Park Dr. 44110
33. [Signature]	1139 Lakewood 44110
34. [Signature]	Rockside Rd, OH
35.	

This petition is in opposition to the proposed bar/restaurant for the St. Gregory Byzantine Catholic Church at 2035 Quail St.

Please sign your name and address if against this proposal.

Name	Address
1. Steve Casselino	1045 Eastlawn Dr Highland Hts
2. Larry Kirchner	1045 Eastlawn Dr Highland Hts
3. Alysha Ummannova	1601 Chestnut Ave
4. Tessa Ummannova	
5. Dinara	
6. Zach Lossman	1575 Winchester Ave
7. John [unclear]	2030 [unclear]
8. John [unclear]	3698 W. 112th
9. David [unclear]	1440 Hopkins
10. Chick [unclear]	
11. Brandon Chierke	17449 Harmon Ave
12. Heidi & Scott [unclear]	1641 [unclear]
13. David Caldwell	2030 Chestland
14. Ryan Hartman	2071 Halstead
15. Jan [unclear]	
16. Sibly [unclear]	
17. Mary [unclear]	1317 St. Charles
18. John [unclear]	1608 Alameda
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ALCOHOL-RELATED CRIME STATS

NATIONAL AND LOCAL

National Drunk Driving Fatalities

10,759

2009

10,136

2010

9,865

2011

10,332

2012

Lakewood, OH Arrests, Driving Under Influence of Liquor

80

APRIL 2010

60

APRIL 2011

74

APRIL 2012

59

APRIL 2013

Lakewood, OH Arrests, OVUI BAC > .08 by Breath

9

APRIL 2010

6

APRIL 2011

2

APRIL 2012

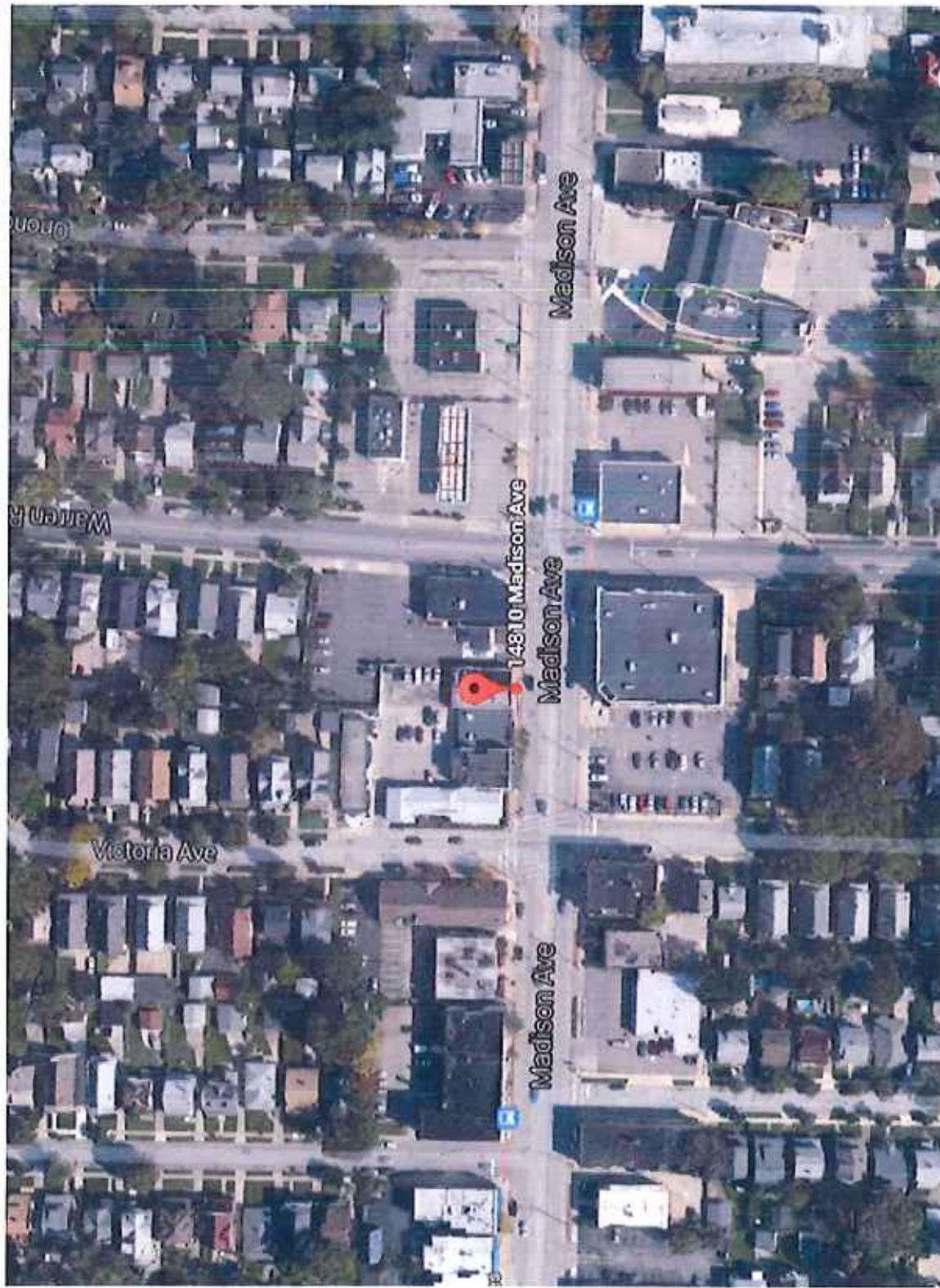
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APRIL 2013

Planning Commission

June 2014

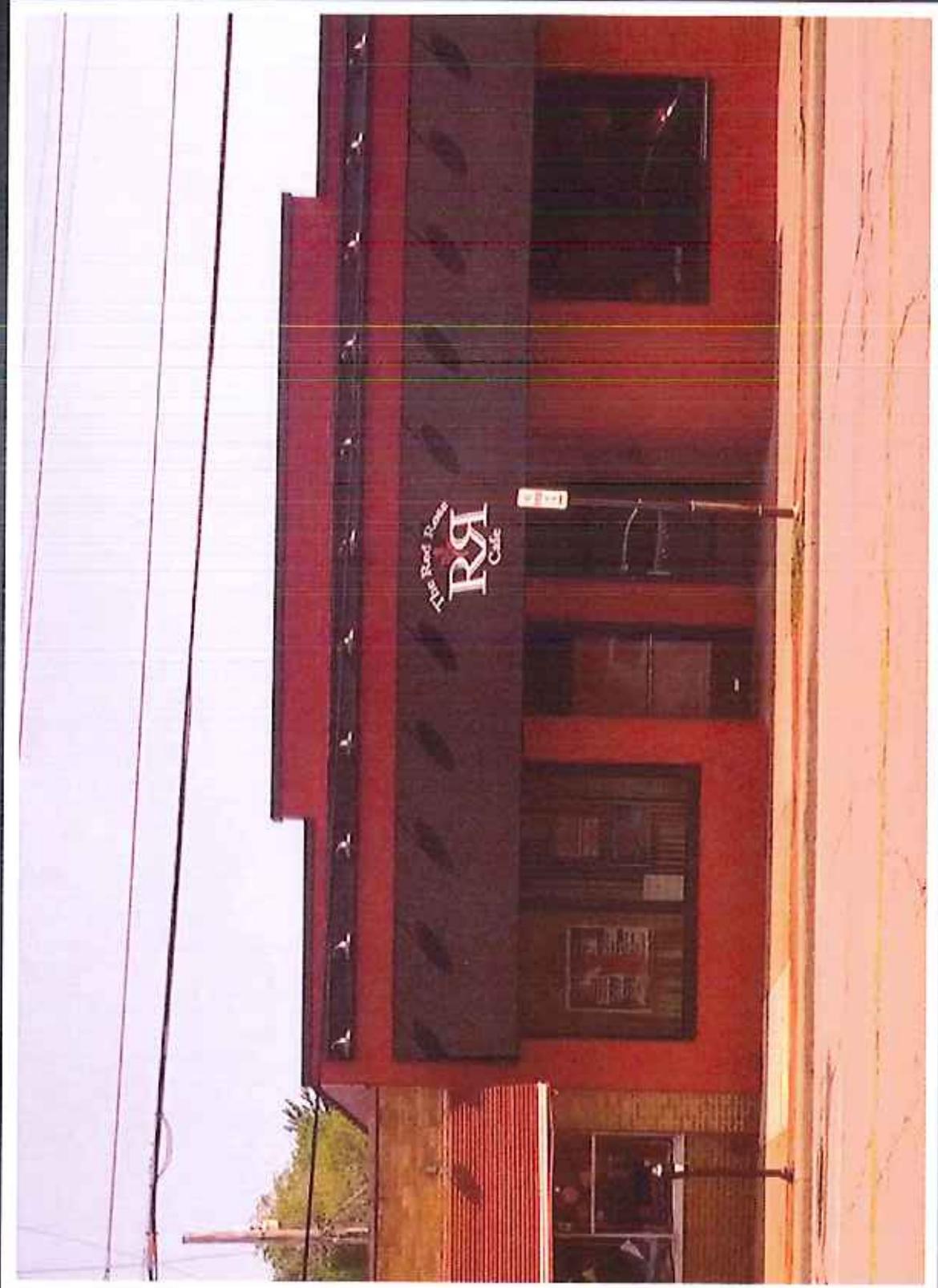




14810 Madison Ave

Planning Commission
June 2014

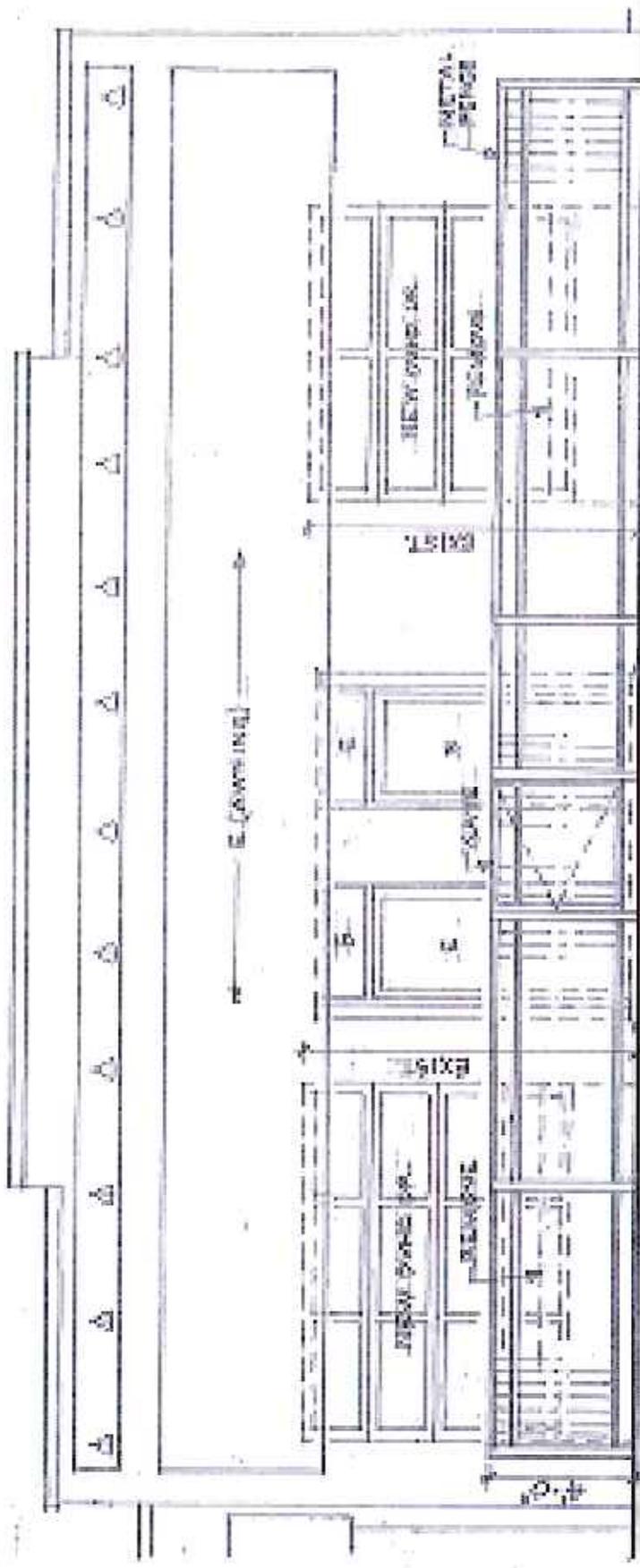




Planning Commission
June 2014



14810 Madison Ave



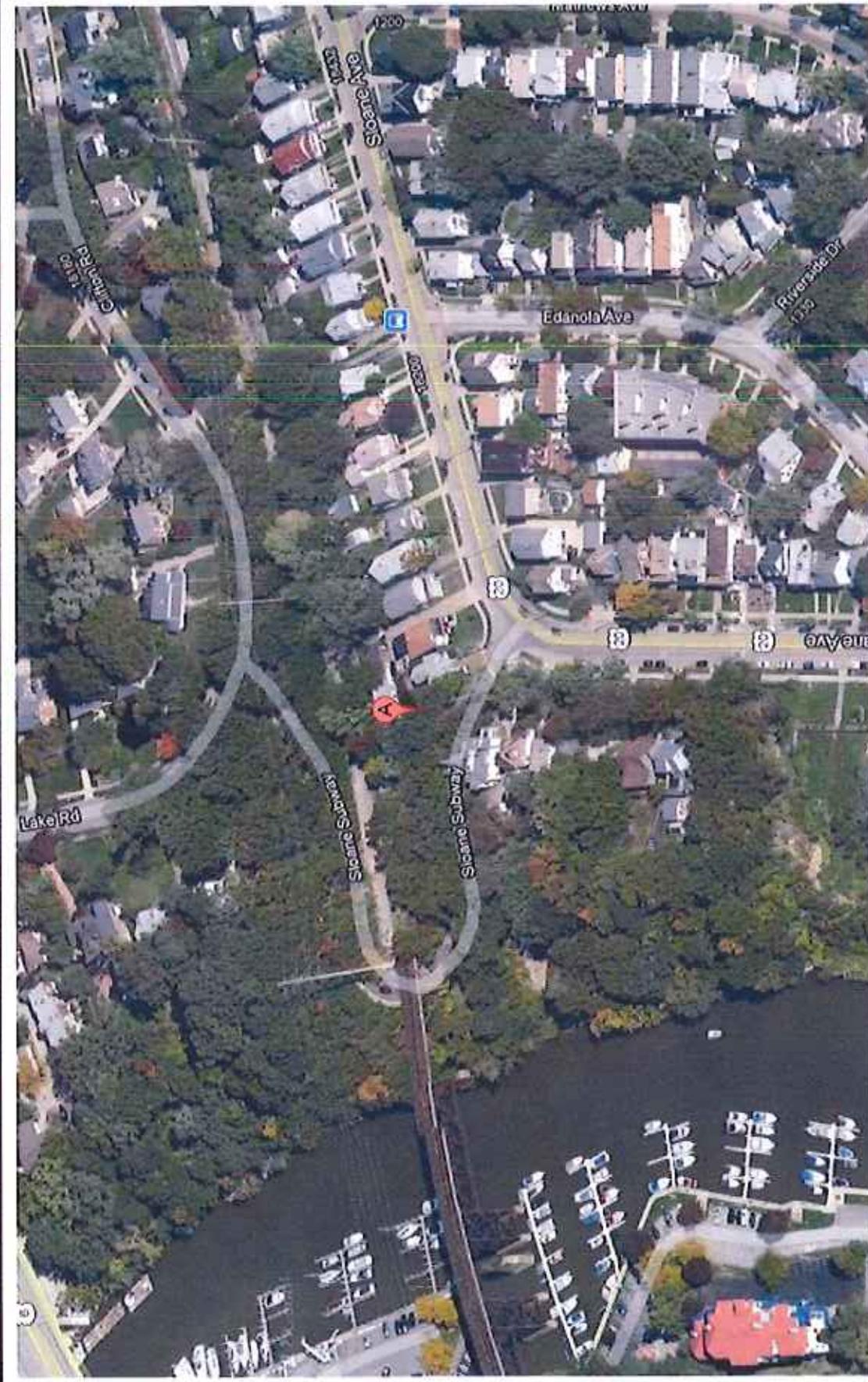
FRONT ELEVATION

1/2" = 1'-0"



Planning Commission
June 2014

14810 Madison Ave



18828 Sloane Ave

Planning Commission
June 2014





Planning Commission
June 2014

18828 Sloane Ave





14701 Detroit Avenue

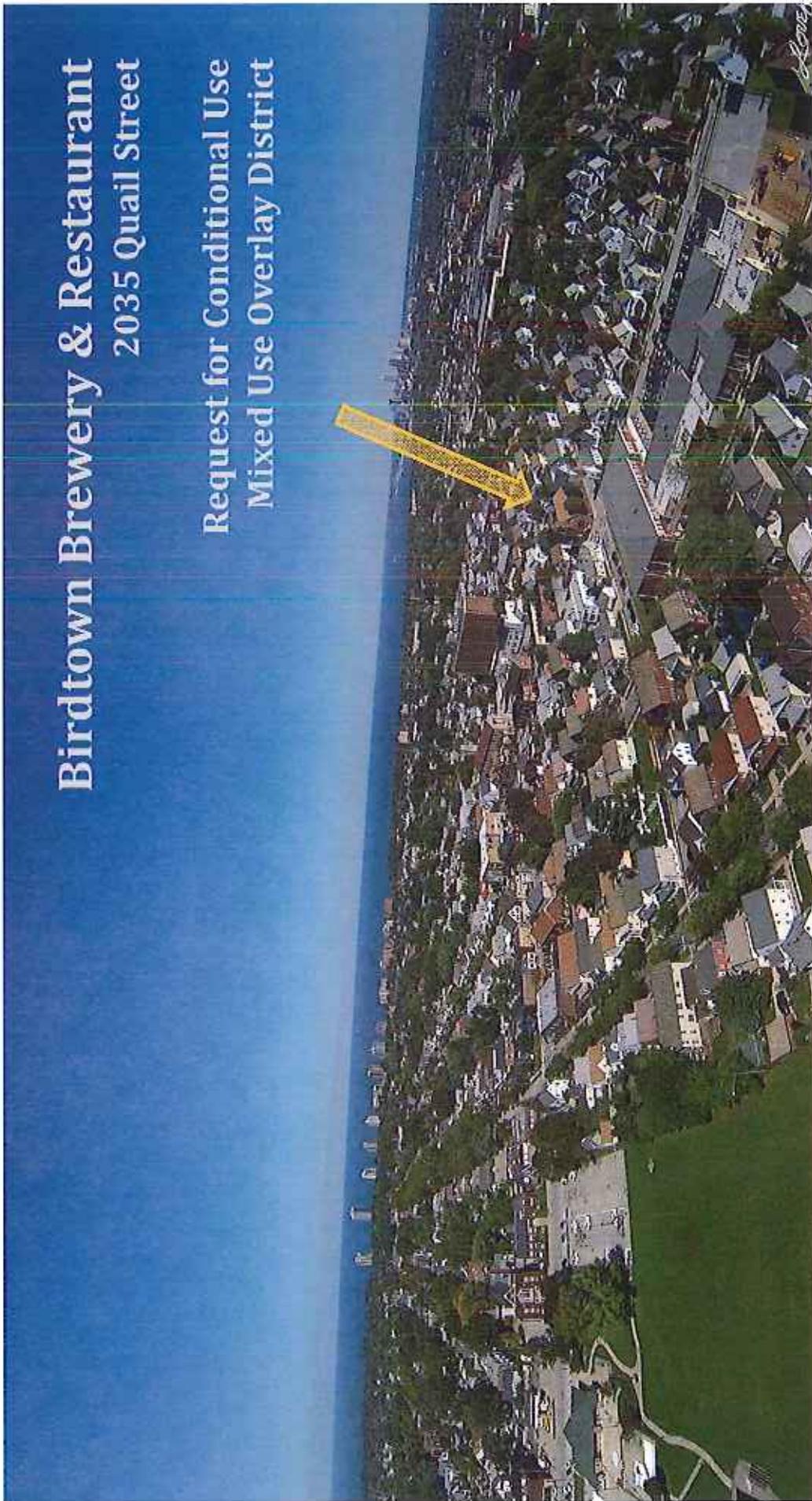


Planning Commission
June 2014



Birdtown Brewery & Restaurant 2035 Quail Street

Request for Conditional Use
Mixed Use Overlay District



Planning Commission
June 2014

2035 Quail Street



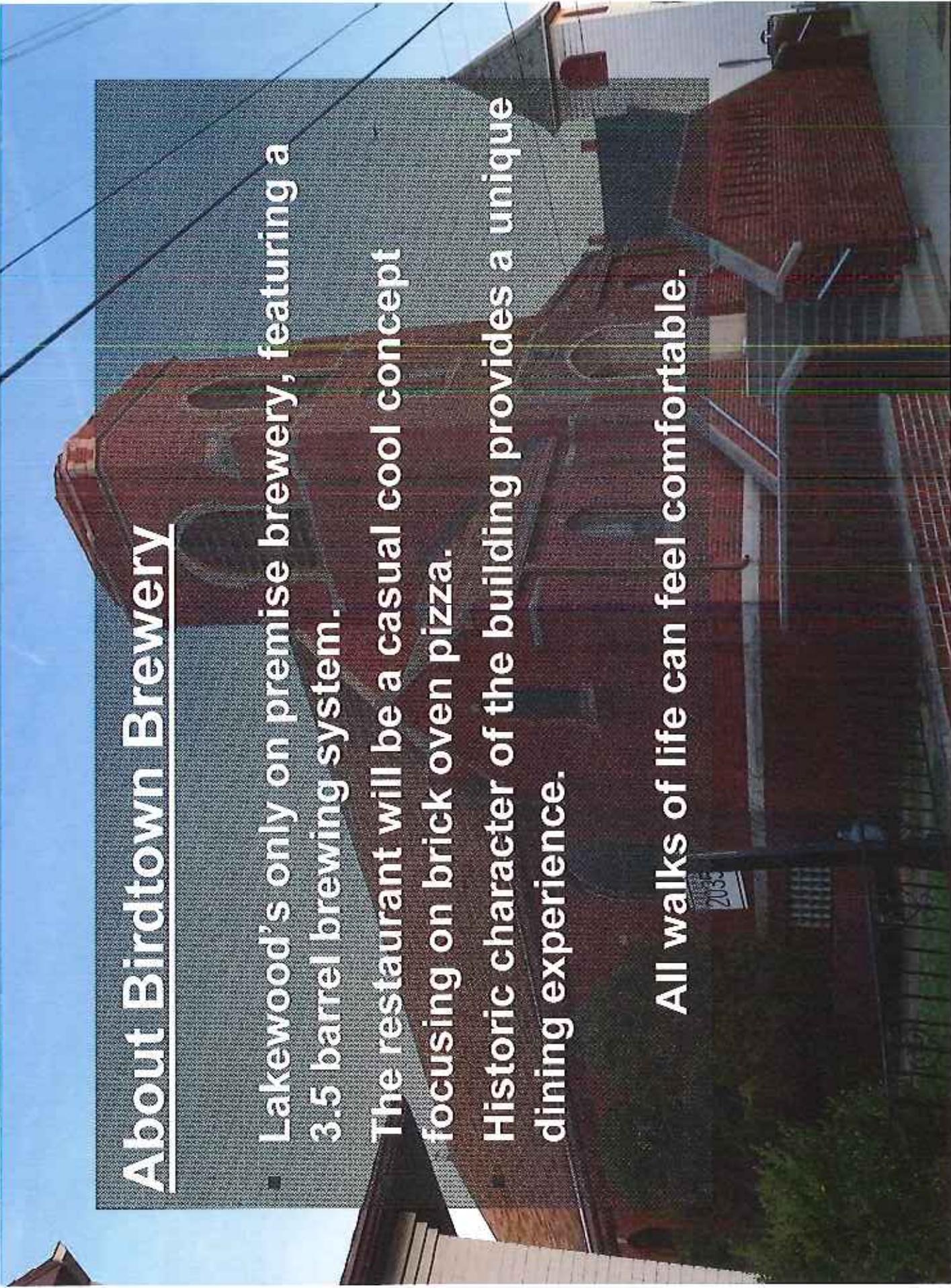
Planning Commission
June 2014

2035 Quail Street

About Birdtown Brewery

- Lakewood's only on premise brewery, featuring a 3.5 barrel brewing system.
- The restaurant will be a casual cool concept focusing on brick oven pizza.
- Historic character of the building provides a unique dining experience.

All walks of life can feel comfortable.



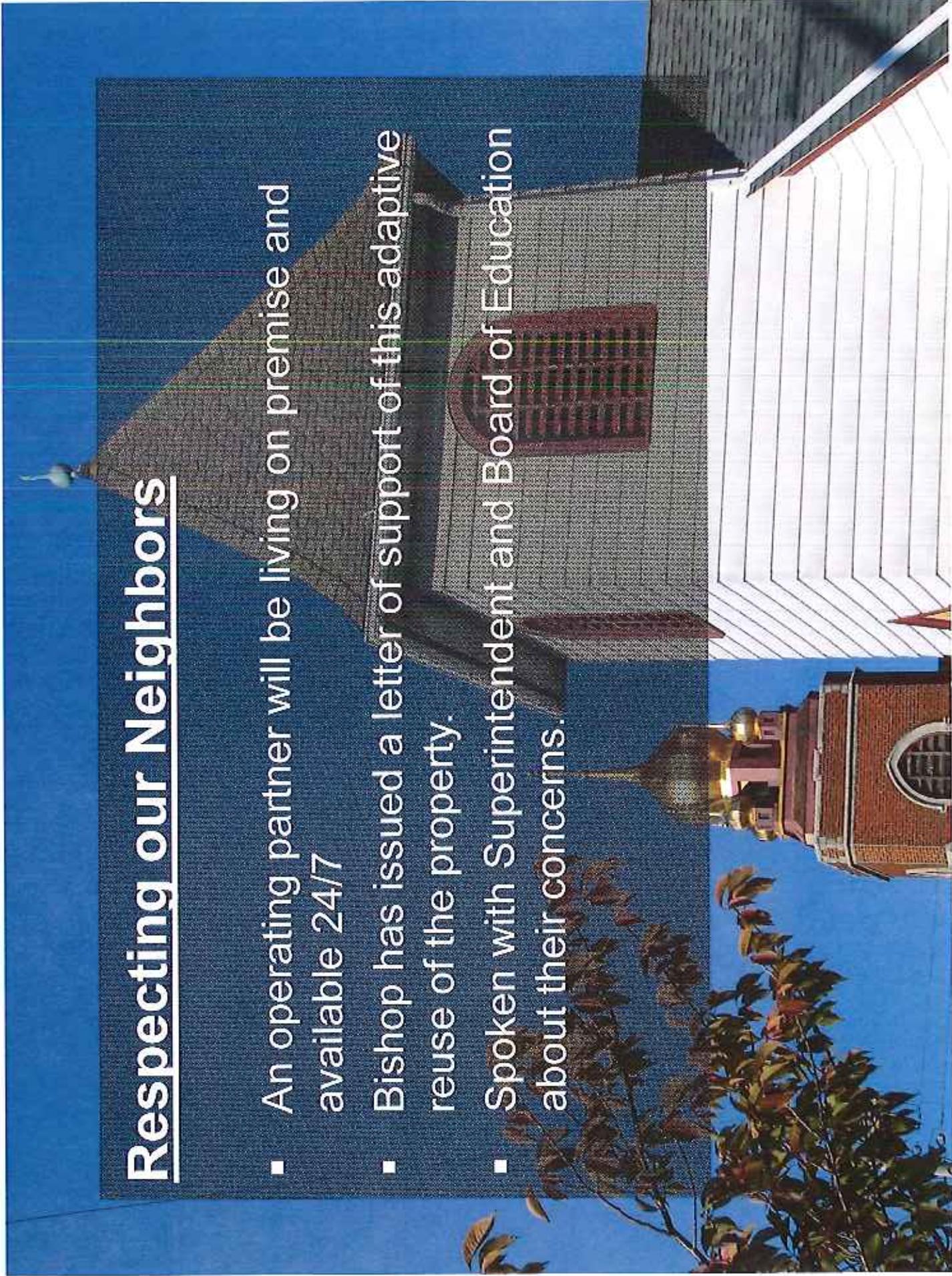
Restaurant Layout

- First Floor
 - Dining Room
 - Bar
 - Brewing
 - Kitchen
- Basement
 - Party Room
 - Restrooms
 - Prep
 - Brewing



Respecting our Neighbors

- An operating partner will be living on premise and available 24/7
- Bishop has issued a letter of support of this adaptive reuse of the property.
- Spoken with Superintendent and Board of Education about their concerns.

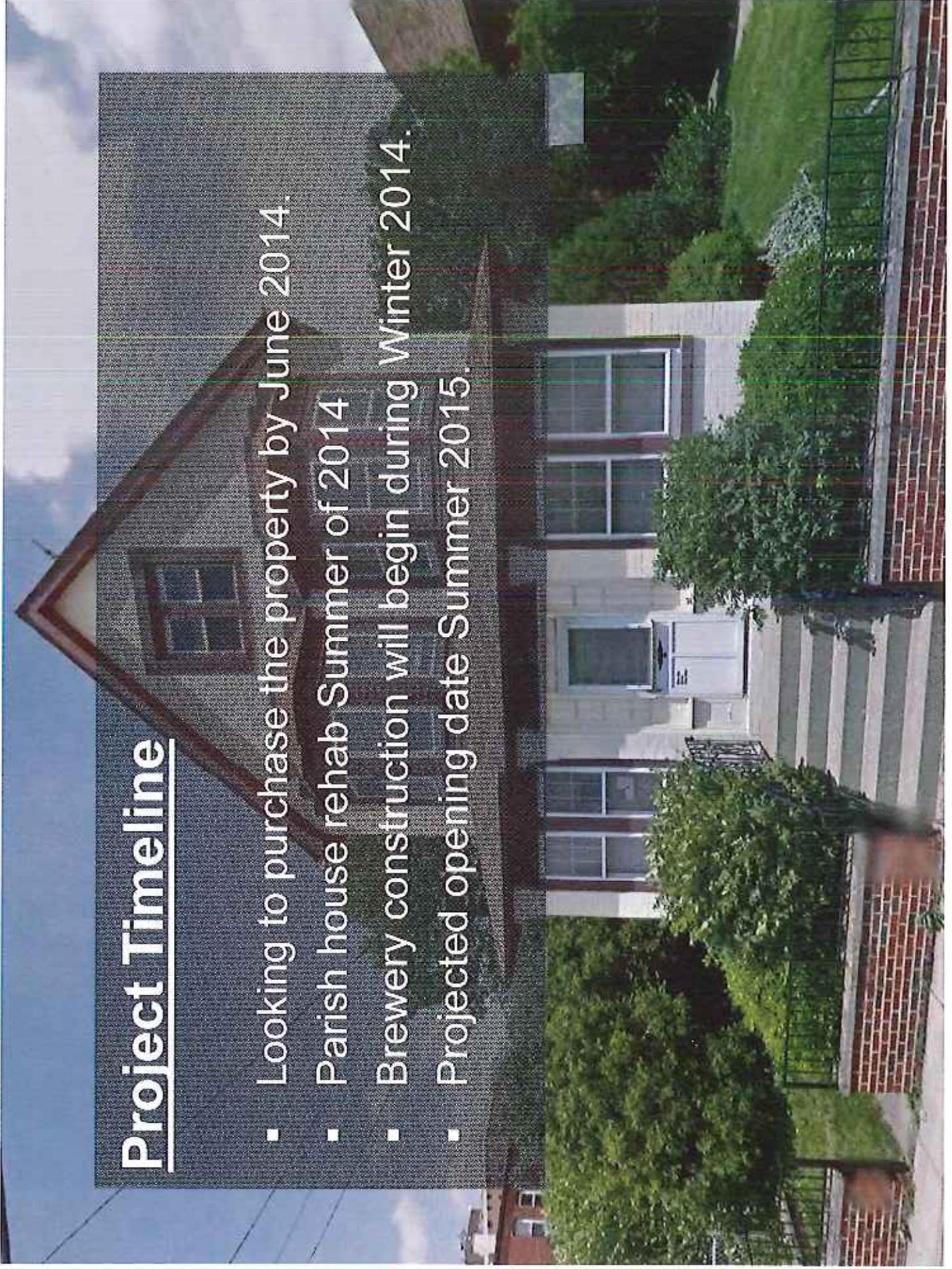


Addressing Concerns

- Hours of Operation:
 - 4pm - 10pm Sunday thru Thursday
 - 1pm - 11pm Friday and Saturday
- Deliveries will take place Monday - Saturday between 9am - 12noon via parking lot
- Parking lot will be expanded, currently accommodates 22 vehicles.

Project Timeline

- Looking to purchase the property by June 2014.
- Parish house rehab Summer of 2014
- Brewery construction will begin during Winter 2014.
- Projected opening date Summer 2015.



Planning Commission

June 2014





Community Impact Birdtown Brewery & Restaurant Proposal 2035 Quail Street



Planning Commission
June 2014

Lakewood Community Vision

- Vibrant cities promote and develop places that always put people first by being safe, comfortable, varied, attractive and fun.
- Minimize the impact of late night commercial activity
- Preserve and respect historic context in commercial development projects
- Encourage new and infill development which is complementary to the scale and character of surrounding residential uses
- Preserve the historic character of residential neighborhoods through education and support of quality design
- Enhance infrastructure to support active lifestyles including sidewalks, bikeways, open space, and parks
- Encourage a mix of development that meets community employment, shopping, and service needs

Birdtown Investments

- City partnered with Habitat for Humanity to construct a new home on Dowd Ave.
- In 2013, \$95,280 in private residential investment
- City of Lakewood currently owns two properties for complete renovations. (2160 Quail, 2147 Dowd)
- Madison Park has received over \$1 million in improvements
- Madison Avenue Resurfacing (\$2.3 million)
- Madison Avenue Water Line Reconstruction (\$900k)
- New or revitalized businesses (STEM, Shinn Law, Mahall's, Lusso, Museum of Divine Statutes, Taco Tontos, Barroco)
- Husher and Bay Branch Urban Farms

Zoning Code Analysis (Chapter 1135)

Signage	Requirements will be reviewed by Architectural Board of Review
Parking	Applicant is required to provide 37.5 parking spots
Structural Requirements	Maintain residential component of project is required
Outdoor Dining	No application submitted
Location of Mixed Use Overlay Zone	Subject parcels zoned (R2), eligible for designation
Principal and Conditionally Permitted Use	Proposed restaurant/brewery use is permitted
Hours of Operation	Proposed hours are within allowed hours



Parking and Traffic Impact

- TMS Engineers, Inc. conducted a traffic impact study for the proposed use.

ITE TRIP GENERATION		# of Seats	TRIP ENDS					
ITE Code	Description		Weekday Peak Hour Between 4-6 PM (Enter/Exit)	Weekday PM Peak Hour of Generator (Enter/Exit)	Saturday Peak Hour of Generator (Enter/Exit)			
931	Quality Restaurant	150	26	13	27	18	30	20
Totals			39		45		50	

Recommended Conditions

- Applicant must make provision to accommodate additional off-street parking.
- Residential component should be completed prior to commercial property opening.
- Deliveries should be conducted in a way to minimize impact to residents and Harrison Elementary.
- Architectural Board of Review should ensure all signage is of appropriate scale for building and neighborhood.
- City of Lakewood will conduct community neighborhood traffic and parking study to determine needs for all of Birdtown





2035 Quail Street

Planning Commission
June 2014





Halstead

Dowd

Quail

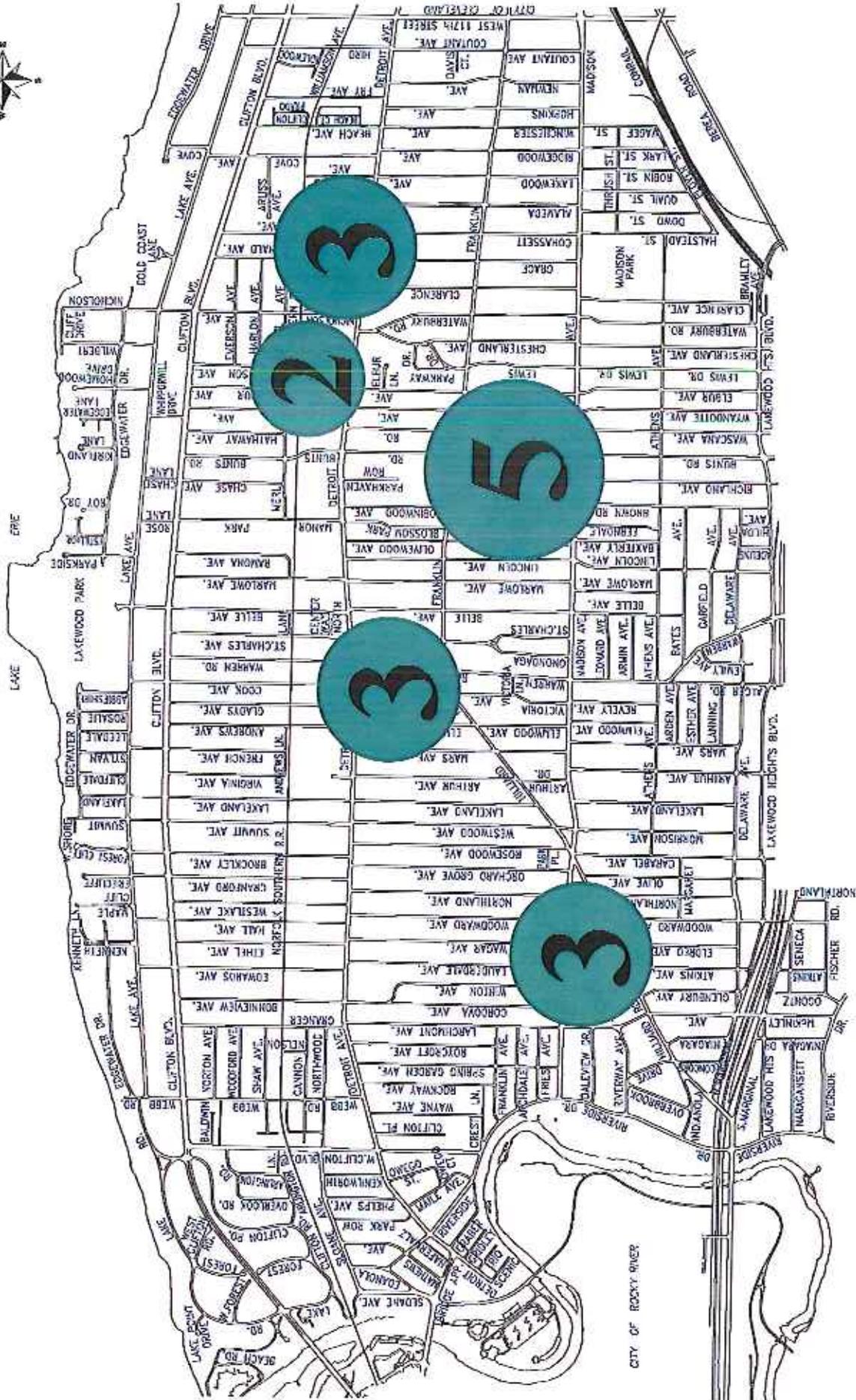
Robin

Lark

Thrush

Madison Avenue

- St. Gregory's Church
- St. Gregory's Parking
- Potential Shared Parking
- Harrison Elementary School



CITY OF LAKEWOOD OHIO

June 3, 2014

Mr. Dru Siley
City of Lakewood
12650 Detroit Road
Lakewood, Ohio 44107

**Re: Proposed Birdtown Brewery
City of Lakewood, Ohio
Trip Generation Analysis**

TMS Engineers, Inc. has performed the following trip generation analysis for the proposed 9,000 square foot, 150 seat Birdtown Brewery to be located at the northeast corner of the Thrush Street and Quail Street intersection in the City of Lakewood, Ohio (see **Location Map, Figure f**). The site is occupied by the now vacant Saint Gregory church. The proposed development is expected to consist of approximately 9,000 square feet on two floors. The first floor is a proposed 150 seat restaurant. The lower level is a proposed micro-brewery that will not have public access. There is an on-site parking lot that can accommodate approximately 22 vehicles. The proposed development is expected to have the following hours of operation:

Sunday through Thursday - 4:00 P.M. to 10:00 P.M.
Friday & Saturday - 1:00 P.M. to 11:00 P.M.

The purpose of this trip generation analysis is to estimate the traffic generated by the completion of the Birdtown Brewery. The analysis was completed based on the number of the seats available in the restaurant portion of the development. The development traffic will be generated based on both the Quality Restaurant and High Turnover Restaurant land uses. The following are the results of our trip generation analysis.

Trip Generation

The calculation of future traffic requires an estimate of traffic the development will generate after construction. The most widely accepted method of determining the amount of traffic that a proposed development will generate is to compare the proposed site with existing facilities of the same use. This estimate is typically expressed as a trip rate. In order to estimate traffic for the proposed development, a trip rate was calculated using data and procedures found in the Institute of Transportation Engineers (ITE) **“Trip Generation” Manual, Ninth Edition.**

For the proposed Birdtown Brewery, trip rates were available based upon the number of seats in the restaurant. Trip generation data for the development will be presented using both the Quality Restaurant land use (ITE code 931) and the High Turnover Restaurant land use (ITE Code 932). It is our opinion that the development falls under the Quality Restaurant land use. The High Turnover Restaurant land use will be presented to provide a worst case scenario for generated traffic. A copy of the trip generation worksheets can be seen in the attached Figure 2 and 3.

Quality Restaurant (931)

The ITE Trip Generation Manual provides the following definition of a Quality Restaurant:

"This land use consists of high quality, full-service eating establishments with typical duration of stay of at least one hour. Quality restaurants generally do not serve breakfast; some do not serve lunch; all server dinner. This type of restaurant often requests and sometimes requires reservations and is generally no part of a chain. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for meals after they eat."

Based on the trip generation analysis described above, the following table shows the estimated generated traffic during the PM and Saturday peak hours for the proposed Birdtown Brewery based upon the national averages considering the number of seats in the proposed restaurant.

ITE TRIP GENERATION		# of Seats	TRIP ENDS					
ITE Code	Description		Weekday Peak Hour Between 4-6 PM (Enter/Exit)		Weekday PM Peak Hour of Generator (Enter/Exit)		Saturday Peak Hour of Generator (Enter/Exit)	
931	Quality Restaurant	150	26	13	27	18	30	20
Totals			39		45		50	

The previous table shows that the proposed development is expected to generate 39 new trips in the PM peak hour, 45 new trips during the PM peak hour of the generator, and 50 new trips during the Saturday peak hour of the generator following completion of the development. It is our opinion that, when the anticipated changes in traffic volumes are at these levels, the traffic generated by the proposed development should not have an impact on the surrounding street network system.

Mr. Dru Siley

June 3, 2014

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This opinion is based upon the fact that traffic impact studies are recommended to be performed by the **Institute of Transportation Engineers** whenever an increase in trips in any peak hour is greater than 100 trips per hour. This recommendation is made because this is the point where a change in roadway capacity may be found and mitigation may or may not be needed.

The Ohio Department of Transportation concedes that traffic impact studies are only necessary when the resulting peak hour trip increase is more than 100 trips per hour. This is stated in their **State Highway Access Management Manual**.

Since this development is expected to generate less than 100 new trips during the PM peak hour, it is our professional opinion that the change in the amount of generated traffic will **not** have an impact on the surrounding roadway network.

High-Turnover (Site-Down) Restaurant (932)

The ITE Trip Generation Manual provides the following definition of a High-Turnover Restaurant:

"This land use consists of sit-down, full-service eating establishments with typical duration of stay of approximately one-hour. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours per day. These restaurants typically do not take reservations. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for their meal after they eat."

Based on the trip generation analysis described above, the following table shows the estimated generated traffic during the PM and Saturday peak hours for the proposed Birdtown Brewery based upon the national averages considering the number of seats in the proposed restaurant.

ITE TRIP GENERATION		# of Seats	TRIP ENDS					
ITE Code	Description		Weekday Peak Hour Between 4-6 PM (Enter/Exit)		Weekday PM Peak Hour of Generator (Enter/Exit)		Saturday Peak Hour of Generator (Enter/Exit)	
932	High-Turnover Restaurant	150	35	27	56	52	42	38
Totals			62		108		80	

Mr. Dru Siley
June 3, 2014
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The previous table shows that a high-turnover restaurant of the same size is expected to generate 62 new trips in the PM peak hour, 108 new trips during the PM peak hour of the generator, and 80 new trips during the Saturday peak hour of the generator following completion of the development.

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

TMS Engineers, Inc.

Andrew B. Comer, P.E.
Traffic Engineer

attachments



QUALITY RESTAURANT
 ITE CODE = 931
 Birdtown Brewery - Lakewood, OH

Date: 6/2/2014

Trip Generation based on:

Size of Analysis Area: 150.00 Seats

Seats	Average Rate	Standard Deviation	Adjustment factor	Driveway Volume
Average Weekday 2-way Volume	2.86	1.96	1.00	429
PM Peak Hour of Generator Enter	0.18	0.00	1.00	27
PM Peak Hour of Generator Exit	0.12	0.00	1.00	18
PM Peak Hour of Generator Total	0.30	0.56	1.00	45
4-6 PM Peak Hour Enter	0.17	0.00	1.00	26
4-6 PM Peak Hour Exit	0.09	0.00	1.00	13
4-6 PM Peak Hour Total	0.26	0.52	1.00	39
Saturday 2-way Volume	2.81	2.05	1.00	422
Saturday Peak Hour Enter	0.19	0.00	1.00	30
Saturday Peak Hour Exit	0.14	0.00	1.00	20
Saturday Peak Hour Total	0.33	0.58	1.00	50

****The above rates were based upon those found in the ITE Trip Generation Manual, 9TH Edition.**

Average Weekday 2-way Volume	<i>Not Given – Use ITE Rates</i>		
PM Peak Hour of Generator	<i>Use ITE Rates</i>	Enter	0.59
		Exit	0.41
4-6 PM Peak Hour Total	<i>Not Given – Use ITE Rates</i>	Enter	0.67
		Exit	0.33
Saturday 2-way Volume	<i>Not Given – Use ITE Rates</i>		
Saturday Peak Hour Volume	<i>Use ITE Rates</i>	Enter	0.59
		Exit	0.41

Source: Institute of Transportation Engineers
 Trip Generation, 9th Edition, 2012.

HIGH-TURNOVER (SIT-DOWN) RESTAURANT

ITE CODE = 932

Birdtown Brewery - Lakewood, OH

Date: 4/2/2013

Trip Generation based on:

Size of Analysis Area: 150.00 Seats

Seats	Average Rate	Standard Deviation	Adjustment factor	Driveway Volume
Average Weekday 2-way Volume	4.83	--	1.00	725
PM Peak Hour of Generator Enter	0.37	0.00	1.00	56
PM Peak Hour of Generator Exit	0.35	0.00	1.00	52
PM Peak Hour of Generator Total	0.72	0.96	1.00	108
4-6 PM Peak Hour Enter	0.23	0.00	1.00	35
4-6 PM Peak Hour Exit	0.18	0.00	1.00	27
4-6 PM Peak Hour Total	0.41	0.73	1.00	62
Saturday 2-way Volume	6.21	--	1.00	932
Saturday Peak Hour Enter	0.28	0.00	1.00	42
Saturday Peak Hour Exit	0.25	0.00	1.00	38
Saturday Peak Hour Total	0.53	0.86	1.00	80

****The above rates were based upon those found in the ITE Trip Generation Manual, 9TH Edition.**

Average Weekday 2-way Volume	<i>Not Given – Use ITE Rates</i>			
PM Peak Hour of Generator	<i>Not Given – Use ITE Rates</i>	Enter	0.52	Exit
		Exit	0.48	
4-6 PM Peak Hour Total	<i>Not Given – Use ITE Rates</i>	Enter	0.57	Exit
		Exit	0.43	
Saturday 2-way Volume	<i>Not Given – Use ITE Rates</i>			
Saturday Peak Hour Volume	<i>Not Given – Use ITE Rates</i>	Enter	0.53	Exit
		Exit	0.47	

Source: Institute of Transportation Engineers
Trip Generation, 9th Edition, 2012.