



CITY OF EUCLID PLANNING AND ZONING COMMISSION PRIMARY APPLICATION

* * * PLEASE TYPE OR PRINT CLEARLY * * *

Cover Sheet

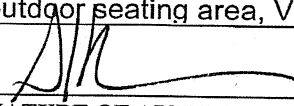
*SUBJECT PROPERTY LOCATION: 26010 Euclid Avenue
 *PROJECT NAME: Dunkin
 *PARCEL NUMBER(S): 648 51 006
 *PROPERTY OWNER NAME(S): Amit Patel
 TITLE: Owner BUSINESS NAME: Om Euclid Realty LLC
 *ADDRESS: 200 S. Frontage - Suite 310 *CITY: Burr Ridge *STATE: IL
 *ZIP CODE: 60527 *PHONE NUMBER: 630-568 3240 *EMAIL: amit6054@gmail.com

APPLICANT NAME(S): Steven Kolber
 TITLE: Architect BUSINESS NAME: Kolbrook Design, Inc.
 ADDRESS: 828 Davis Street CITY: Evanston STATE: IL
 ZIP: 60201 PHONE NUMBER: 630-300-4699 EMAIL: skolber@kolbrook.com

CONSULTANT NAME(S): _____
 TITLE: _____ BUSINESS NAME: _____
 ADDRESS: _____ CITY: _____ STATE: _____
 ZIP: _____ PHONE NUMBER: _____ EMAIL: _____

***BRIEF SUMMARY OF REQUEST:**

Special Permit for site plan approval, Conditional Use Approvals for outdoor ordering system and front outdoor seating area, Variances for front building line setback, stacking spaces and signage.

X 
 *SIGNATURE OF APPLICANT
Signature confirms understanding of all guidelines within the application

09-21-23
 *DATE

ALL FIELDS ON THIS PAGE MARKED WITH AN ASTERISK REQUIRED

In cases where the applicant does not own the property, supplementary documents must be submitted to show the applicant is authorized to make the request and speak on behalf of the property. Contractors may not apply for, nor act as the owner's representative.

Use of the property is not authorized until applicable building permits are closed and a Certificate of Occupancy has been issued.



CITY OF EUCLID

PLANNING AND ZONING COMMISSION

PRIMARY APPLICATION

* * * PLEASE TYPE OR PRINT CLEARLY * * *

Cover Sheet

*SUBJECT PROPERTY LOCATION: 26006 Euclid Avenue

*PROJECT NAME: Jimmy Johns

*PARCEL NUMBER(S): 648 51 006

*PROPERTY OWNER NAME(S): Amit Patel

TITLE: Owner

BUSINESS NAME: Om Euclid Realty LLC

*ADDRESS: 200 S. Frontage - Suite 310

*CITY: Burr Ridge

*STATE: IL

*ZIP CODE: 60527

*PHONE NUMBER: 630-568 3240

*EMAIL: amit6054@gmail.com

APPLICANT NAME(S): Steven Kolber

TITLE: Architect

BUSINESS NAME: Kolbrook Design, Inc.

ADDRESS: 828 Davis Street

CITY: Evanston

STATE: IL

ZIP: 60201

PHONE NUMBER: 630-300-4699

EMAIL: skolber@kolbrook.com

CONSULTANT NAME(S):

TITLE:

BUSINESS NAME:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE NUMBER:

EMAIL:

*BRIEF SUMMARY OF REQUEST:

Variance for Signage - Signage on 2 elevations

X

*SIGNATURE OF APPLICANT

Signature confirms understanding of all guidelines within the application

09-21-23

*DATE

ALL FIELDS ON THIS PAGE MARKED WITH AN ASTERISK REQUIRED

In cases where the applicant does not own the property, supplementary documents must be submitted to show the applicant is authorized to make the request and speak on behalf of the property. Contractors may not apply for, nor act as the owner's representative.

Use of the property is not authorized until applicable building permits are closed and a Certificate of Occupancy has been issued.

PLANNING AND ZONING DISCLOSURE AFFIDAVIT

*** PLEASE TYPE OR PRINT CLEARLY ***

The affidavit is required for Zoning Change, Variance, Use District Exception, and/or Special Use Permit requests.
The affidavit is optional for Appeals and Conditional Use requests.

Property Address: 26006 Euclid Avenue

Parcel No. 648 51 006

To the Planning and Zoning Commission of the City of Euclid, County of Cuyahoga, State of Ohio:

We, the undersigned (owners) (lessees) of the property set above our names and attached to this document, have applied to this Honorable Body for (Please check the applicable item):

- ☐ Appeal (Form Z47) ☐ Conditional Use (Form Z49) ☐ Non-Conforming Rights (Form Z50)
☐ Rehearing (Form Z48) ☐ Special Use Permit (Form Z45) ☐ Use District Exception (Form Z43)
☒ Variance (Form Z44) ☐ Zoning Change (Form Z42)

Pursuant to the requirements outlined in ECO 1323.04, we swear or affirm the following:

1. Are you, the undersigned, delinquent in the payment of any property tax, special assessment, special charge, or special tax due to the City of Euclid regarding this property?
a. Yes ☐ / No ☒ If yes, please explain:

Verified by City of Euclid Staff: _____

2. Do you, the undersigned, have an outstanding civil judgment relating to all real property in the City of Euclid?
a. Yes ☐ / No ☒ If yes, please explain:

Verified by City of Euclid Staff: _____

3. Do you, the undersigned, have any outstanding violations of the Building and Housing Code relating to all real property owned in the City of Euclid?
a. Yes ☐ / No ☒ If yes, please list property addresses and violations:

Property Address(es): _____

Outstanding Violations: _____

Open Permits: _____

Verified by City of Euclid Staff: _____

4. Have costs for grass cutting, civil nuisance, or criminal abatement been assessed on the property(s)?
a. Yes ☐ / No ☐ If yes, please explain:
No

Attach copies of delinquent property taxes, outstanding violation notices, or inspection reports if applicable

Verified by City of Euclid Staff: _____

X

SIGNATURE OF APPLICANT

State of ~~Ohio~~ Illinois
County of ~~Cuyahoga~~ Cook

On this 21st day of September, 2023, before me, a Notary Public in and for the State of Illinois, personally appeared Steven A. Kolber known to be the person herein described and having signed the above Affidavit and on oath swears or affirms that all statements herein made are true to the best of his/her knowledge and belief.

MARIA ORTIZ
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Jul 14, 2024

NOTARY PUBLIC



CITY OF EUCLID

PETITION FOR SPECIAL PERMIT

To the Planning and Zoning Commission of the City of Euclid, County of Cuyahoga, State of Ohio,

We, the undersigned (owners)/(lessees) of the property set above our names on Property Description Form Z41 and attached to this document, hereby petition the Commission for a:
(Please check proper item number)

1. ☐ A garage under the provisions of *Section 1377.02* of the Euclid Codified Ordinances.
2. ☐ A parking lot providing for shared use of parking spaces per *Section 1389.05* of the Euclid Codified Ordinances
3. ☐ A special permit as required by *Section 1359.05(g) Metallic Door and Window Guards, Grates, Bars Shutters and Rolling Shutters* of the Euclid Codified Ordinances.
4. ☒ OTHER: Approval of a site plan.

Such permit is necessary for the preservation and enjoyment of a substantial property right because:

With the approval, the operation of a Dunkin with a drive thru, and Jimmy Johns will be possible to serve the community.

Such permit will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity thereof because:

The installation of a Dunkin and a Jimmy Johns is in chorus with neighboring restaurant offerings to the community.

Please list other supporting documents (if any) which accompany this petition:

Fully executed site plan, ALTA survey, building floor plans, building elevations and an existing site image. Site lighting, landscaping will be provided as well.

Name, address and telephone number of attorney(s) for applicant:

Will Logan - 20 N. Clark Street, Suite 3300, Chicago, IL 60602

312 607 0997

Print Applicant's name: Steven Kolber

X

SIGNATURE OF APPLICANT

State of ~~Ohio~~ Illinois)
County of ~~Cuyahoga~~ Cook)

On this 21st day of September 2023, before me, a Notary Public in and for the State of Illinois, personally appeared Steven A. Kolber to me known to be the person herein described and having signed the above application and on oath swears (or affirms) that all statements herein made are true to the best of his/her knowledge and belief.



Notary Public



CITY OF EUCLID

PETITION FOR CONDITIONAL USE APPROVAL

To the Planning and Zoning Commission of the City of Euclid, County of Cuyahoga, State of Ohio,

We, the undersigned (owners)/(lessees) of the property set above our names on Property Description Form Z41 attached to this document, hereby petition the Commission for conditional use approval upon said property in that such property be: *(state change requested)*:

Conditional use for outdoor eating area.

Describe parking area, number of parking spaces, number of handicapped spaces, drop off/pick up zones and traffic flow. **Show on required site plan:**

19 parking spaces w/ 1 being accessible. Traffic flows around building.

Describe outdoor activity areas associated with conditional use (if applicable) including noise control measures, speaker/P.A. systems, alarms, etc. **Show on required site plan:**

Outdoor ordering system (menu board) for a Dunkin

Please state hours of operation, number of employees, and number of occupants:

5 am to 11 pm

Dunkin 5 employees at peak hours

Jimmy Johns 4 employees at peak hours

If conditional use is residential in nature, state the number of overnight occupants and description of care and services provided:

1368.06 GENERAL CRITERIA FOR ALL CONDITIONAL USES

A conditional use shall be permitted only if such use conforms to the following criteria, which are in addition to standards and regulations set forth in applicable sections of this Planning and Zoning Code.

The City Planning and Zoning Commission shall review the particular facts and circumstances of each proposed use in terms of the following criteria and shall find adequate evidence of the following *(answer yes or no – provide evidence to support your answers on separate pages if necessary)*:

- (1) NO Will the establishment of the conditional use in the proposed location impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?
- (2) NO Will the conditional use be detrimental to property values in the immediate vicinity?
- (3) NO Is the conditional use designed, constructed, operated, and maintained to be harmonious and appropriate with the prevailing existing or intended character of the general vicinity?
- (4) NO Will the establishment, maintenance or operation of the conditional use endanger the public health, safety or general welfare?
- (5) NO Will the conditional use be more hazardous or more disturbing to the existing and future use and enjoyment of properties in the immediate vicinity than uses that are permitted by right, nor substantially diminish or impair property values within the neighborhood?
- (6) NO Will the conditional use be minimally impacted in the future by surrounding uses permitted by right that may be incompatible with the proposed conditional use?
- (7) YES Will the conditional use be designed and constructed so that:
- a. YES all access drives, access points to public streets, driveways, parking and service area shall be in compliance with the regulations set forth in Part Nine Streets, Utilities, and Public Service Code?
- b. YES the sites will be properly landscaped in accordance with Euclid Codified Ordinances and other applicable provisions of the Planning and Zoning Code?
- (8) YES Will the application comply with the specific conditions, standards and regulations set forth in this chapter, which are established for the particular conditional use proposed.

The City Planning and Zoning Commission may require the applicant to submit additional information as deemed necessary including the carrying out of special studies and the provisions of expert advice.

(Ord. 174-2008. Passed 9-2-08.)

Print Applicant's name: Steven Kolber

X

SIGNATURE OF APPLICANT

State of ~~Ohio~~ Illinois)
County of ~~Cuyahoga~~ Cook)

On this 21st day of September 2023, before me, a Notary Public in and for the State of Illinois, personally appeared Steven A. Kolber to me known to be the person herein described and having signed the above application and on oath swears (or affirms) that all statements herein made are true to the best of his/her knowledge and belief.



[Signature]

Notary Public



CITY OF EUCLID

PETITION FOR CONDITIONAL USE APPROVAL

To the Planning and Zoning Commission of the City of Euclid, County of Cuyahoga, State of Ohio,

We, the undersigned (owners)/(lessees) of the property set above our names on Property Description Form Z41 attached to this document, hereby petition the Commission for conditional use approval upon said property in that such property be: *(state change requested)*:

Conditional use for outdoor ordering system.

Describe parking area, number of parking spaces, number of handicapped spaces, drop off/pick up zones and traffic flow. **Show on required site plan:**

19 parking spaces w/ 1 being accessible. Traffic flows around building.

Describe outdoor activity areas associated with conditional use (if applicable) including noise control measures, speaker/P.A. systems, alarms, etc. **Show on required site plan:**

Outdoor ordering system (menu board) for a Dunkin requested.

Please state hours of operation, number of employees, and number of occupants:

5 am to 11 pm

Dunkin 5 employees at peak hours

Jimmy Johns 4 employees at peak hours

If conditional use is residential in nature, state the number of overnight occupants and description of care and services provided:

1368.06 GENERAL CRITERIA FOR ALL CONDITIONAL USES

A conditional use shall be permitted only if such use conforms to the following criteria, which are in addition to standards and regulations set forth in applicable sections of this Planning and Zoning Code.

The City Planning and Zoning Commission shall review the particular facts and circumstances of each proposed use in terms of the following criteria and shall find adequate evidence of the following *(answer yes or no – provide evidence to support your answers on separate pages if necessary)*:



CITY OF EUCLID

PETITION FOR VARIANCE

ECO 1301.13 Variance Review Standards

The Planning and Zoning Commission considers the following factors in determining whether the applicant has demonstrated practical difficulties in the use of the property.

To the Planning and Zoning Commission of the City of Euclid, County of Cuyahoga, State of Ohio:

We, the undersigned (owners) (lessees) of the property set above our names on Property Description Form Z41 and attached to this document, hereby petition the Commission to grant the following variance:

Requesting a variance to have signage on 2 elevations.

Such variance is necessary to eliminate practical difficulties caused by the strict application of the zoning code to the use of the property.

- (1) Explain how the conditions creating the need for the variance are unique to the property and are not ordinarily found in other properties in the same zoning district.

Due to the nature of the buidling, 2 signs are necessary to clearly indicate the location of entry for the Jimmy John's portion of the building.

- (2) Explain why the property is unable to be developed or used in a beneficial manner without the requested variance.

Due to the narrow nature of the site, and to provide for 2 tenants, side entry is necessary for the Jimmy John's space.

- (3) Explain the substantial difficulties to the development or use of the property without the requested variance.

The second sign is necessary to clearly defince the Jimmy John's entry.

- (4) Explain whether the proposed use or development will substantially alter the character of the neighborhood or cause any detriment to the adjoining properties as a result of the variance.

Adding the second sign on the side of the building will not alter the character of the neighborhood due to the nature of the surrounding restaurant tenants

- (5) Describe whether the proposed use or development will adversely affect the delivery of Governmental services to properties in the surrounding area.

Since the surrounding neighbors are also restaurants the developoment of this site to provide 2 national brands fits in well.

(6) Does the owner, applicant and/or prospective purchaser have knowledge of the zoning restrictions prior to the lease or purchase of the property?

Yes. However due the narrow nature of the site, it became clear that a second sign would be necessary to identify the Jimmy John's entrance.

(7) Explain whether the property owner's difficulty can resolved through another method to accomplish the proposed project without the variance.

A sign is necessary per brand standards at the entry. If a variance is not granted identification of any second tenant with side entry will be difficult.

(8) Explain whether the proposed variance request will conflict with or uphold the spirit or intent of the zoning requirement?

The signage for the Jimmy Johns will not conflict with the spirit of the zoning requirement as the use fits in with the surrounding establishments.

(9) Demonstrate how substantial justice will be done to all affected parties by the granting of the variance.

By granting the variance, not only will Jimmy Johns have the identification it needs, it will clearly direct patrons and emergency services as well accurately to the location.

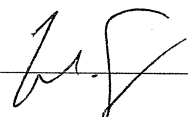
Print Applicant's name: Steven Kolber

X 
SIGNATURE OF APPLICANT

State of ~~Ohio~~ Illinois
County of ~~Cuyahoga~~ Cook

On this 21st day of September 2023, before me, a Notary Public in and for the State of ~~Ohio~~ Illinois, personally appeared Steven A. Kolber to me known to be the person herein described and having signed the above application and on oath swears (or affirms) that all statements herein made are true to the best of his/her knowledge and belief.



 Notary Public



CITY OF EUCLID

PETITION FOR VARIANCE

ECO 1301.13 Variance Review Standards

The Planning and Zoning Commission considers the following factors in determining whether the applicant has demonstrated practical difficulties in the use of the property.

To the Planning and Zoning Commission of the City of Euclid, County of Cuyahoga, State of Ohio:

We, the undersigned (owners) (lessees) of the property set above our names on Property Description Form Z41 and attached to this document, hereby petition the Commission to grant the following variance:

A front setback variance allowing a 47'-1" setback in lieu of the required 26'-11" (variation for 20'-2"). A variance for the minimum amount of stacking spaces for a drive thru from the 6 required to 5 (variation for 1 space). A variance for Dunkin signage for having signs on 3 elevations. And a variance for allowing 69 sf. of Dunkin signage in lieu of the required 53 sf. (variance for 16 sf)

Such variance is necessary to eliminate practical difficulties caused by the strict application of the zoning code to the use of the property.

- (1) Explain how the conditions creating the need for the variance are unique to the property and are not ordinarily found in other properties in the same zoning district.

Please see attached documents for responses for all variances requested.

- (2) Explain why the property is unable to be developed or used in a beneficial manner without the requested variance.

Please see attached documents for responses for all variances requested.

- (3) Explain the substantial difficulties to the development or use of the property without the requested variance.

Please see attached documents for responses for all variances requested.

- (4) Explain whether the proposed use or development will substantially alter the character of the neighborhood or cause any detriment to the adjoining properties as a result of the variance.

Please see attached documents for responses for all variances requested.

- (5) Describe whether the proposed use or development will adversely affect the delivery of Governmental services to properties in the surrounding area.

Please see attached documents for responses for all variances requested.

(6) Does the owner, applicant and/or prospective purchaser have knowledge of the zoning restrictions prior to the lease or purchase of the property?

Please see attached documents for responses for all variances requested.

(7) Explain whether the property owner's difficulty can resolved through another method to accomplish the proposed project without the variance.

Please see attached documents for responses for all variances requested.

(8) Explain whether the proposed variance request will conflict with or uphold the spirit or intent of the zoning requirement?

Please see attached documents for responses for all variances requested.

(9) Demonstrate how substantial justice will be done to all affected parties by the granting of the variance.

Please see attached documents for responses for all variances requested.

Print Applicant's name: **Steven Kolber**

X

SIGNATURE OF APPLICANT

State of ~~Ohio~~ **Illinois**
County of ~~Cuyahoga~~ **Cook**

On this 21st day of September 2023, before me, a Notary Public in and for the State of ~~Ohio~~ **Illinois**, personally appeared Steven A. Kolber to me known to be the person herein described and having signed the above application and on oath swears (or affirms) that all statements herein made are true to the best of his/her knowledge and belief.



A handwritten signature of the notary public, Maria Ortiz.

Notary Public



September 21, 2023

Mr. Scott Muscatello
Zoning Commissioner
City of Euclid
585 East 222nd St.
Euclid, OH 44123

Re: Petition for Variance
Dunkin / Jimmy Johns Development
26006 & 26010 Euclid Avenue

Mr. Muscatello:

Please find below separate responses for the (4) variances requested for the Dunkin portion of the project referenced above. Each response will be by number to correspond with the questions on the signed Petition for Variance.

Requested front building line setback. 20'-0" setback is required and 47'-1" is proposed - a variance request of 27'-1"

1. To adhere to the 20'-0" setback would eliminate the drive around the front of the building which is necessary for the drive thru / parking flow for the building.
2. If the 20'-0" setback was enforced, the drive thru - multi tenant use of the building would not be possible as the traffic flow that is necessary around the building would be prohibited.
3. Without the extra area required for traffic flow, the development of this site as a restaurant with a drive thru (like the neighbors) would not be possible.
4. Since the surrounding neighbors are also restaurants (some with drive-thrus), the Dunkin development would fit in well.
5. Governmental services to the site will not change as what was a restaurant is being replaced with a restaurant. We feel confident the change will be negligible at best.
6. The front yard setback was brought to our attention by Mr. Muscatello. Upon hearing this we moved our building forward as far as we could. Originally, we were keeping the footprint where it was as it aligned with the neighbors.
7. The drive-thru would not be possible if we did not have traffic come around the front of the building. We are as close as we really can be.
8. We feel that the restaurant use we are proposing fits in well with the spirit of the zoning requirements for the site. The drive-thru is similar to neighboring installations.
9. The front setback variance will allow for the drive-thru which provides convenience for Dunkin customers. Approx. 65% of Dunkin customers are drive-thru patrons.

Requested variance to reduce the minimum number of stacking spaces at the drive-thru from 6 to 5 - a variance of 1 space.

828 Davis Street
Suite 300
Evanston, IL 60201

www.kolbrookdesign.com

1. The distance provided between the pick-up window and the menu board is just shy of what is needed to get 6 stacking spaces by 8'-6". We have 20'-0" clearance shown for all cars in the queue. To keep out of the shared alley at the rear of the property queue needed to be shortened slightly. We are showing 8 cars in total in the queue.
2. Without a drive thru, a Dunkin development at this location is difficult to support.
3. As mentioned above, the nature of Dunkin developments recently revolve around drive-thru installations. Approx. 65% of Dunkin business comes from the drive thru.
4. A drivethru Dunkin would fit in well at this location due to the adjacent restaurant occupancies.
5. Governmental services to the site will not change as what was a restaurant is being replaced with a restaurant. We feel confident the change will be negligible at best.
6. The current occupant has a drivethru that extends into the shared alley. Upon review of our initial submissions, Mr. Muscatello informed us of the alley condition, and we shortened the drive-thru slightly to fit accordingly.
7. Without the stacking as shown, the site would not be suitable for Dunkin as projected.
8. We feel that the restaurant use and drive-thru queue we are proposing fits in well with the spirit of the zoning requirements for the site. The drive-thru is similar to neighboring installations.
9. The stacking variance will allow the drive-thru to provide convenience for Dunkin customers. Approx. 65% of Dunkin customers are drive-thru patrons.

Requested variance for signs on 3 sides of the building.

1. A two-tenant building is being proposed here, which is different than the neighboring restaurants. The third Dunkin sign is on the "shared" signage tower element on the corner of the building. The "shared" tower element defines the building as a 2-tenant building, thus adding the Dunkin sign there as well.
2. For proper recognition for the Dunkin facing traffic heading north-east is important to the brand. Jimmy John's will have a solid presence the elevation that traffic sees, it is important to have recognition for Dunkin as well.
3. Due to the 2-tenant nature of the site, the unique condition on the "shared" signage tower becomes necessary to ensure all traffic can see the signage accordingly.
4. Since the neighbors are restaurant concerns as well, we feel that the character of the neighborhood will not be substantially altered.
5. Governmental services to the site will not change as what was a restaurant is being replaced with a restaurant. We feel confident the change will be negligible at best.
6. Yes, however the approach of the 2-tenant occupancy came after initial concepts for the site, requiring the variance request.
7. Dunkin feels strongly that the 3rd sign is crucial to brand recognition at the site.
8. The proposed variance request will not conflict with the spirit of the zoning requirement as signage for restaurants is not uncommon for this area. A 2-tenant restaurant, however, is unique and calls for variance.
9. Proper recognition of both tenants will let patrons know of the choices available at this location.

Requested variance for 69 sf of in lieu of the required 53 sf - a requested variance of 16 sf.

1. The addition of the 3rd sign and utilizing standard Dunkin brand signs requires the request for variance.
2. Without the requested signage recognition for the Dunkin for patrons heading north-east on Euclid may miss the Dunkin building. Standard sizes for signage are used throughout.
3. Standard Dunkin signs make up the request. Without proper signage the investment in the property may be harmed without proper signage.
4. The additional square footage of signage will not alter the neighborhood of the neighboring restaurant concerns.
5. Governmental services to the site will not change as what was a restaurant is being replaced with a restaurant. We feel confident the change will be negligible at best.
6. Yes, however the addition of the 3rd sign came late in the design process, thus the request for the variance.
7. Dunkin feels strongly that are shown work for the site, thus the request for the variance.
8. Additional square footage of signage will not conflict with the spirit / intent of the zoning requirement as it will fit in well with neighboring restaurant signage.
9. Clearly defined signage will help patrons recognize the installation.

Respectfully Submitted,



Steven Kolber, AIA
Co-President / Principal
Kolbrook Design, Inc.
847-492-1992

ALTA/NSPS LAND TITLE SURVEY
FOR
TANGS EUCLID, LLC

11 Graphics Circle
Cincinnati, OH 45240
T: 513.532.8800
F: 513.532.8801



PROJECT
ALTA/NSPS LAND TITLE SURVEY
FOR
TANGS EUCLID, LLC
KNOWN AS BEING PART OF ORIGINAL EUCLID
TOWNSHIP MORSE TRACT
CITY OF EUCLID, COUNTY OF CUYAHOGA, STATE OF OHIO

DRAWING TITLE
ALTA/NSPS
LAND TITLE
SURVEY

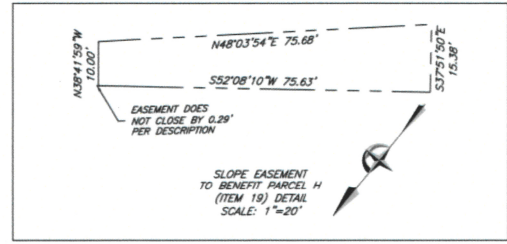
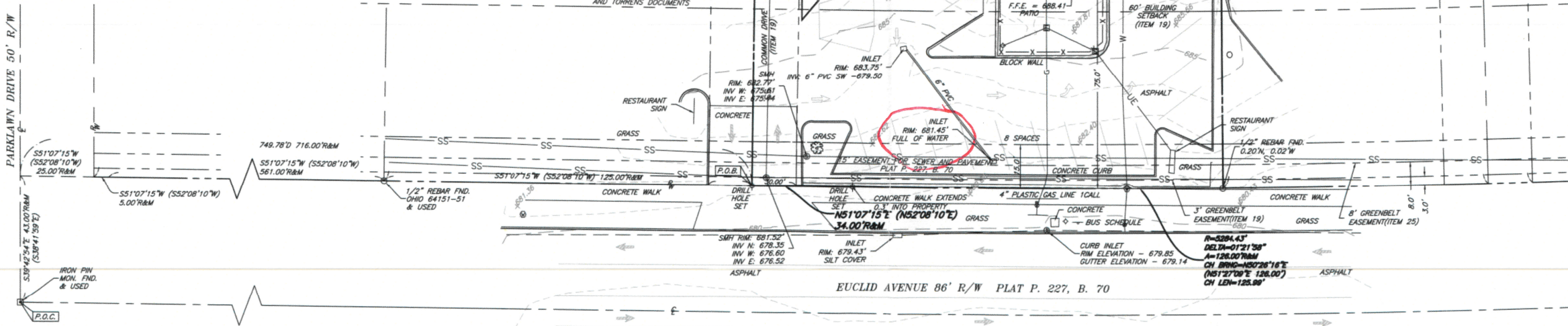
REVISIONS				DATE	11/9/22
NO.	DATE	DESCRIPTION	BY	JOB NO.	2200715
				FILE NAME	SV-AL
				DRAWN BY	RF
				CHECKED BY	AF
				SHEET NO.	

LEGEND

	Right of Way		Electric Vault
	Center Line		Electric Meter
	Record		Electric Pole
	Found		Guy Wire
	Measured		Light Post/Pole
	Book		Water Meter
	Page		Water Manhole
	DIP Ductile Iron Pipe		Water Spigot
	F.F.E. Finish Floor		Water Valve
	SQ. FT. Square Feet		Gas Manhole
	Curb		Gas Meter
	Center Line		Gas Valve
	Fence Line		Gas Marker
	Building Line		Storm Sewer Inlet
	Edge Of Bituminous Paving		Storm Sewer Manhole
	Boundary Line		Cleanout
	Adjolner Line		Sewer Manhole
	Legal Right-Of-Way Line		Bollard
	Electric Line		Road Sign
	Water Line		Post Or Pole
	Sanitary Sewer Line		Handicapped Parking
	Gas Line		Observed Traffic Pattern
	Underground Storm		Field Located Point Arrow
	Underground Electric		Deciduous Tree
	Easement		Iron Pin
	Setback		Iron Pin Found
			Pipe Found
			Drill Hole

SURVEY NOTES

- SEE PAGE 1 OF 2 FOR SURVEY NOTES, TITLE COMMITMENT NOTES, SURVEY CERTIFICATION, AND SIGNATURE AND SEAL.
- BASIS OF BEARINGS SHOWN HEREON IS THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011) (EPOCH 2010.00), NAVD88 (GEOID18) USING GPS POST PROCESSING PROCEDURES. WE CONTACTED THE CITY OF EUCLID AND THERE WERE NO CONTROL POINTS NOR BENCHMARKS IN THE AREA FOR OUR USE.
- BEARINGS AND DISTANCES IN PARENTHESES () ARE RECORD BEARINGS AND DISTANCES.



26010 EUCLID BLVD
EUCLID, OHIO
PC #: 364240

[illegible]

AERIAL SITE PLAN,
SCHEMATIC SITE PLAN &
SITE NOTES

SP.1

Kolbrook Job No.	1502.086	Consultant Job No.	-
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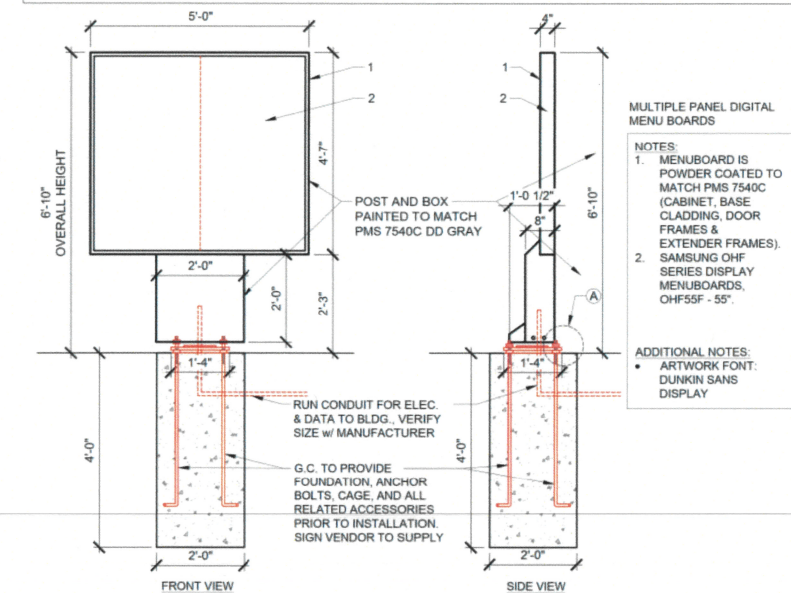


GENERAL NOTES

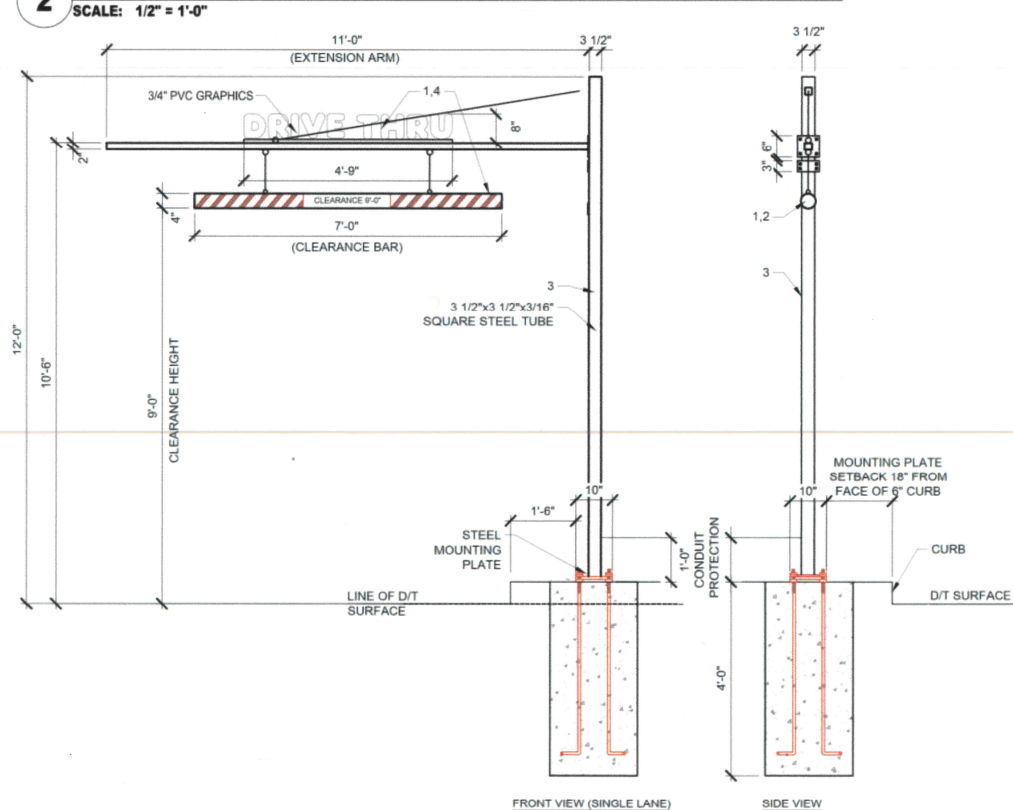
- DETAILS SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE COVER BY SELECTED SIGNAGE SUB-CONTRACTOR.
- SITE ELEMENTS TO BE PROVIDED BY OWNER'S CONSOLIDATOR: DIRECTIONALS, HEIGHT LIMIT BAR, MENU BOARD AND SPEAKER CANOPY AND MONUMENT SIGN.
- VEHICLE LOOPS TO BE PROVIDED BY OWNER AND INSTALLED BY G.C.
- G.C. OR SIGNAGE SUB-CONTRACTOR TO INSTALL FOUNDATION. THIS TO BE CONFIRMED WITH OWNER.
- ELECTRICAL CONDUIT AND WIRE TO BE PROVIDED AND INSTALLED BY G.C.
- ALL UNDERGROUND CONDUIT SHALL BE PVC. PROVIDE STEEL SLEEVE WHEN PASSING THROUGH FOUNDATION WALL. CONCRETE FLOOR. EXTEND 6" ABOVE THE FINISHED FLOOR AND PROVIDE PROTECTIVE GROMMET.
- ALL CONDUIT SHALL BE BURIED AT LEAST 18" BELOW FINISHED GRADE.
- ALL INSTALLED CONDUIT SHALL BE PROVIDED WITH A PULL STRING.
- ALL LOOP CONDUITS SHALL ROUTE BACK TO DRIVE THRU TIMER MONITOR ADJACENT TO DRIVE THRU WINDOW.
- MENU BOARD LOW VOLTAGE DATA ROUTES BACK TO OFFICE.

CONDUITS- POWER/DATA TYPICAL REQUIREMENTS:

- MENU BOARD
 - (1) 1" POWER
 - (1) 1" DATA
 - (1) 1" SPARE FOR FUTURE WITH PULL STRING
- ORDER/SPEAKER CANOPY
 - (1) 1" POWER
 - (1) 1" DATA
 - (1) 1" VOICE DATA
 - (1) 1" SPARE FOR FUTURE WITH PULL STRING
- DIRECTIONAL SIGN
 - (1) 1" POWER
- POLES FOR NEW SITE LIGHTS (IF APPLICABLE)
 - COPPER LIGHTING PKL-4 SSS SQUARE STRAIGHT STEEL
 - SEE PHOTOMETRIC PLAN FOR MORE INFORMATION.



2 DIGITAL MENU BOARD DETAIL

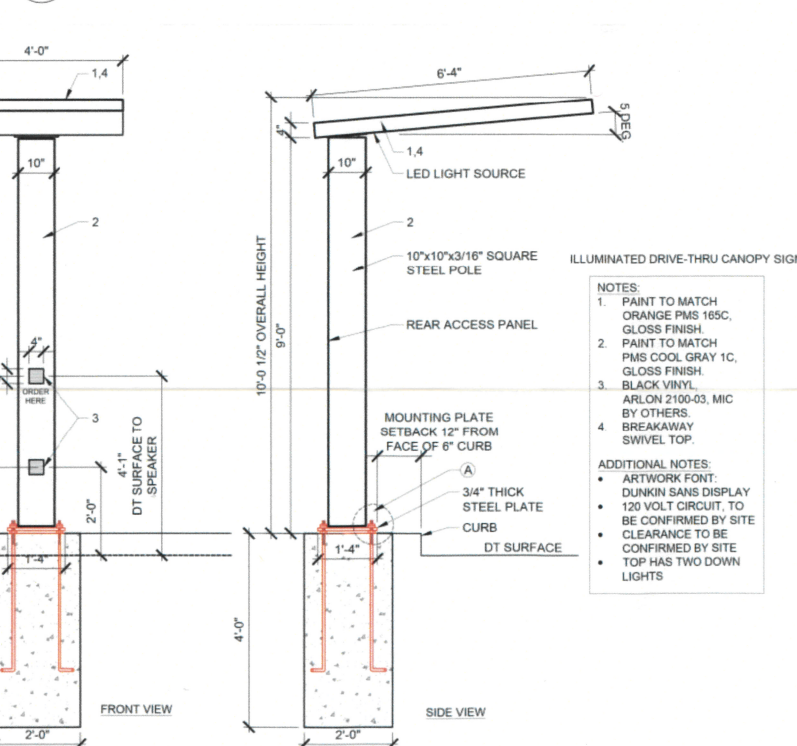


1 (SINGLE OR DUAL) HEIGHT LIMITATION BAR

SCALE: 1/2" = 1'-0"

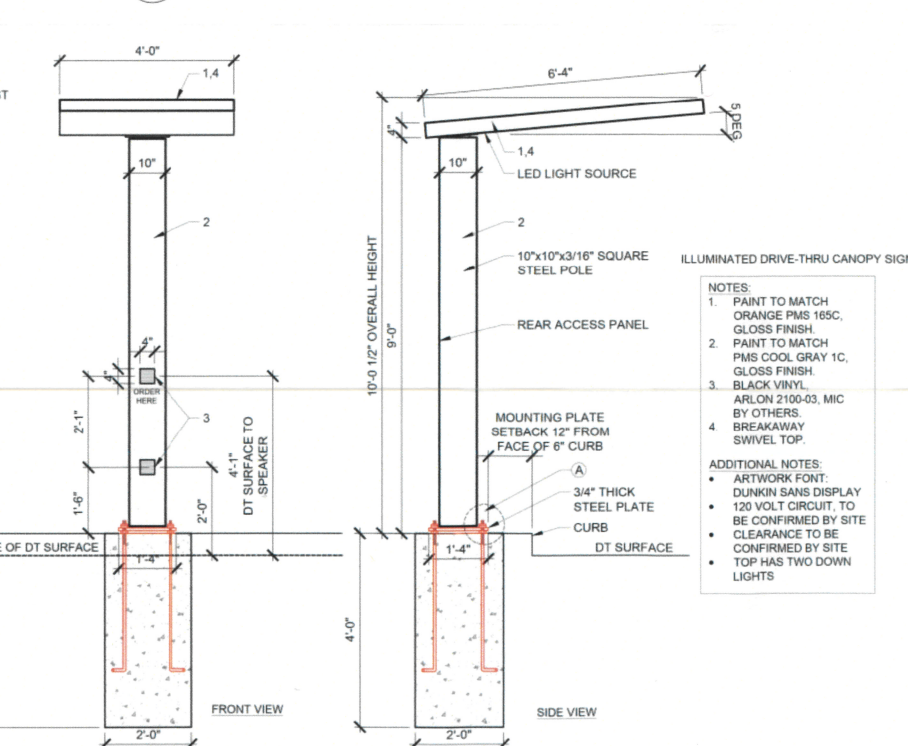
4 TYPICAL SECTION @ CONCRETE PAD

SCALE: 3/4" = 1'-0"



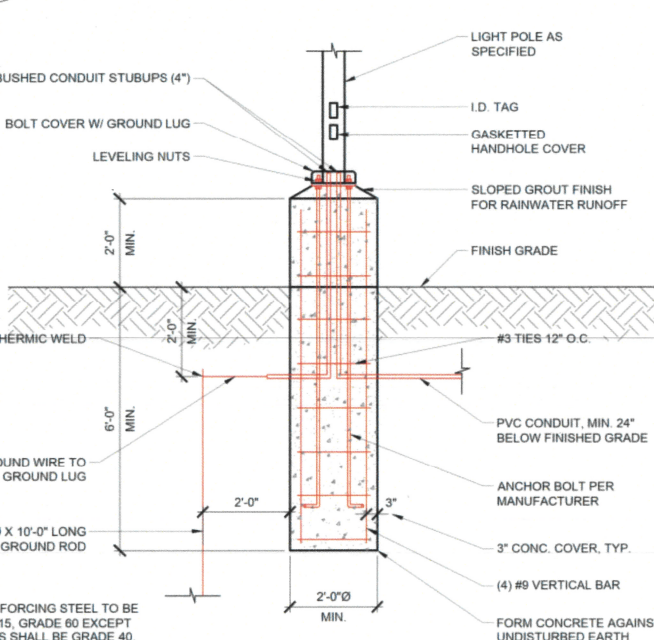
3 ORDER CANOPY DETAIL

SCALE: 1/2" = 1'-0"



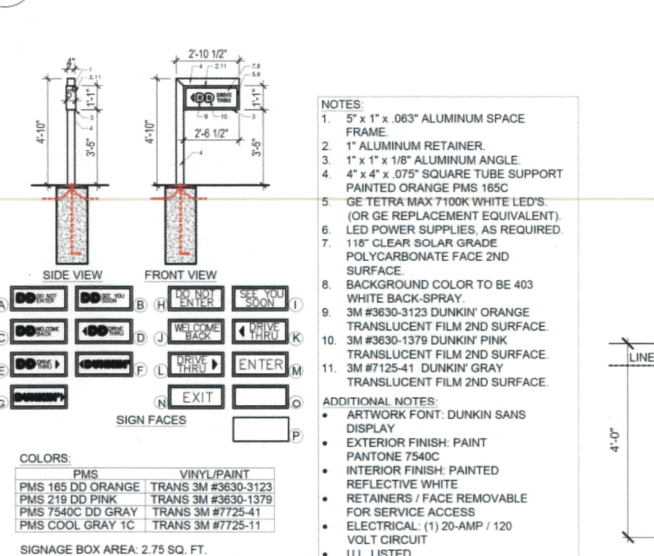
7 BOLLARD DETAIL

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



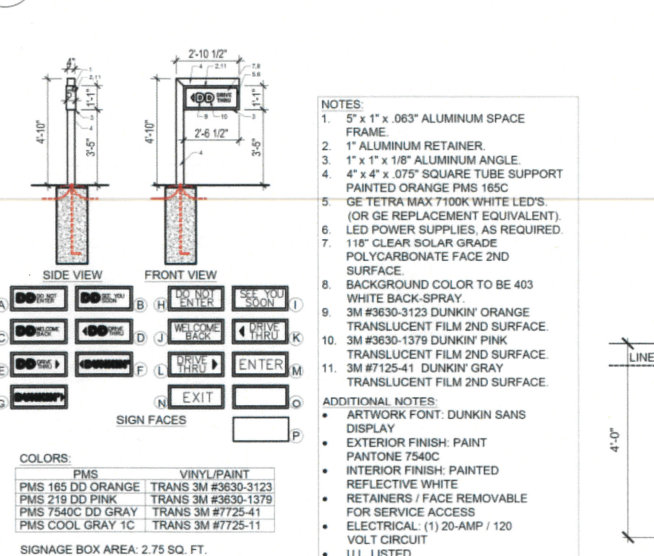
6 LIGHT POLE DETAIL

SCALE: 1/2" = 1'-0"



5 DIRECTIONAL SIGN DETAILS

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



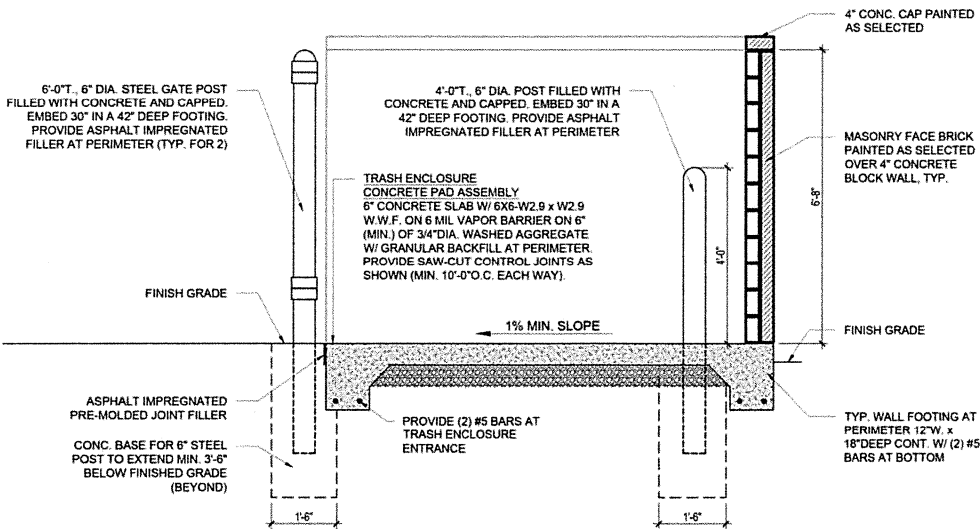
CIVIL ENGINEER	COLLE ENGINEER
STRUCTURAL ENGINEER	
LANDSCAPE DESIGN	JAY ZUMBAHLEN
MEP ENGINEER	CASE ENGINEERING
PHOTOMETRICS	VILLA LIGHTING
DEVELOPER	OM GROUP
ARCHITECT	

kolbrook design
 828 DAVIS ST. SUITE 300
 EVANSTON, IL 60201
 OFFICE 847.492.1892 | FAX 12.453.0699

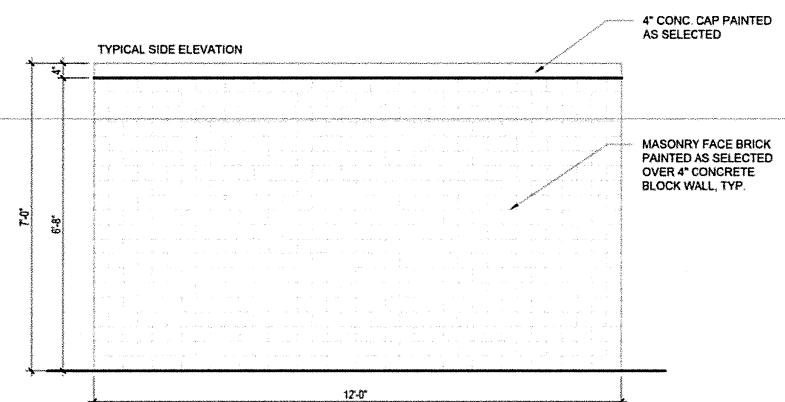
MULTI-TENANT RETAIL
DUNKIN' & PROPOSED
 26010 EUCLID BLVD
 EUCLID, OHIO
 PC # 364240

DRAWING ISSUE	DATE
PLAN COMMISSION	09/21/2023
DRAWN BY: DC	CHECKED BY: SK
SHEET TITLE	

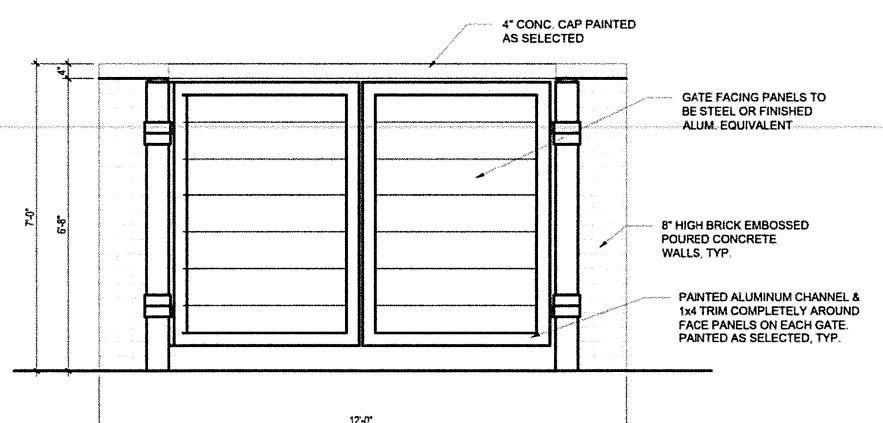
SP.2
 Kolbrook Job No. 1502.086 Consultant Job No.



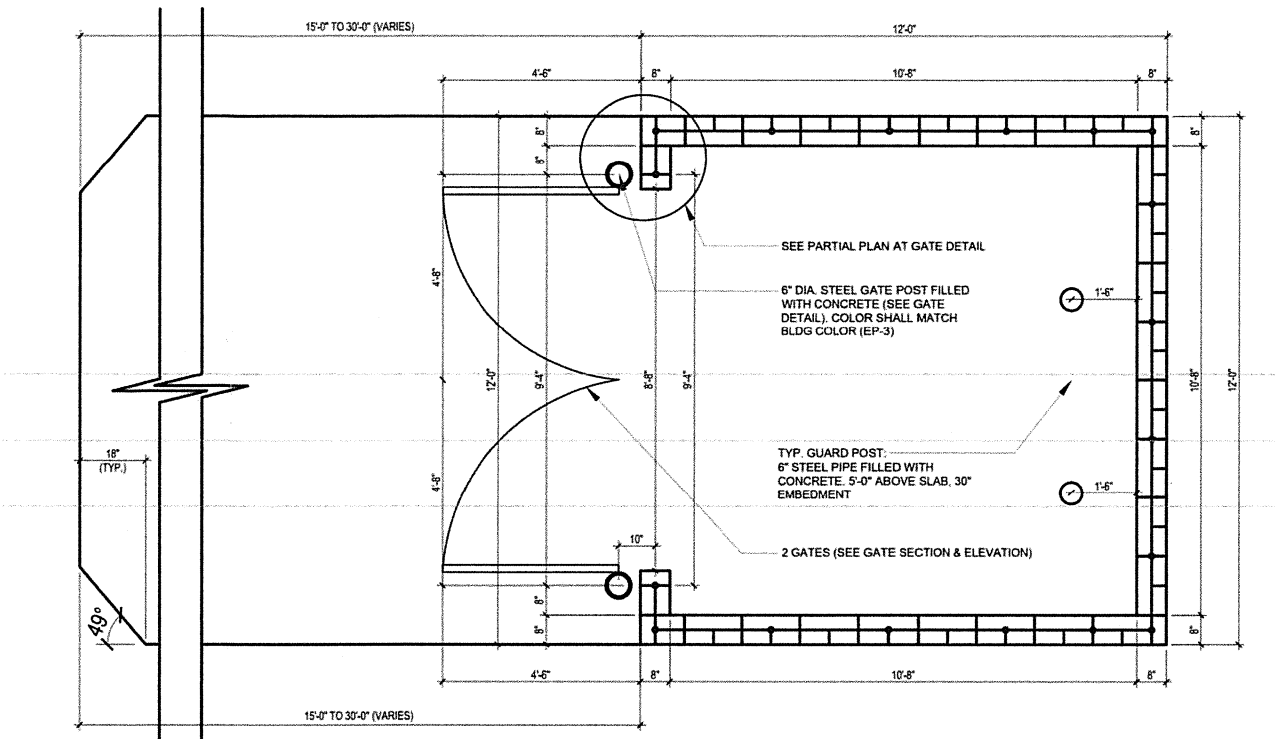
5 TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



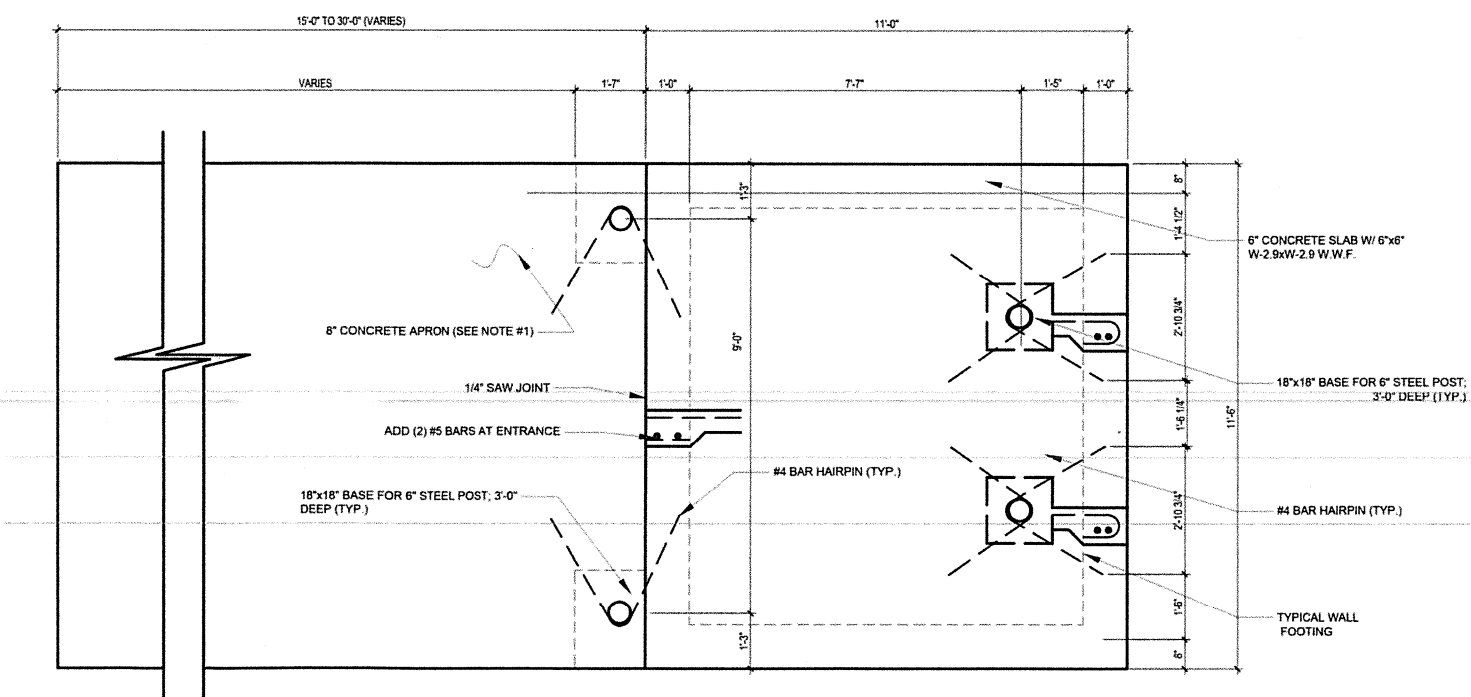
4 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"



3 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"



2 TRASH ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"



1 TRASH ENCLOSURE FOUNDATION PLAN
SCALE: 1/2" = 1'-0"

SPACE INTENTIONALLY LEFT BLANK FOR CITY APPROVAL / STAMPS

CIVIL ENGINEERING	COLE ENGINEERING
STRUCTURAL ENGINEER	
LANDSCAPE DESIGN	JAY ZUMBAHL
MEP ENGINEER	CASE ENGINEERING
PHOTOMETRICS	VILLA LIGHTING
DEVELOPER	OM GROUP
ARCHITECT	
kolbrook design	
828 DAVIS ST. SUITE 300 EVANSTON, IL 60201 OFFICE: 847.462.1892 FAX: 12.453.0699	

PROJECT:	MULTI-TENANT RETAIL
	DUNKIN' & PROPOSED
	26010 EUCLID BLVD EUCLID, OHIO PC # 364240

DRAWING ISSUE	DATE
PLAN COMMISSION	09/21/2023

DRAWN BY: DC
CHECKED BY: SK
SHEET TITLE:

TRASH ENCLOSURE PLANS

SHEET NO.

SP.3

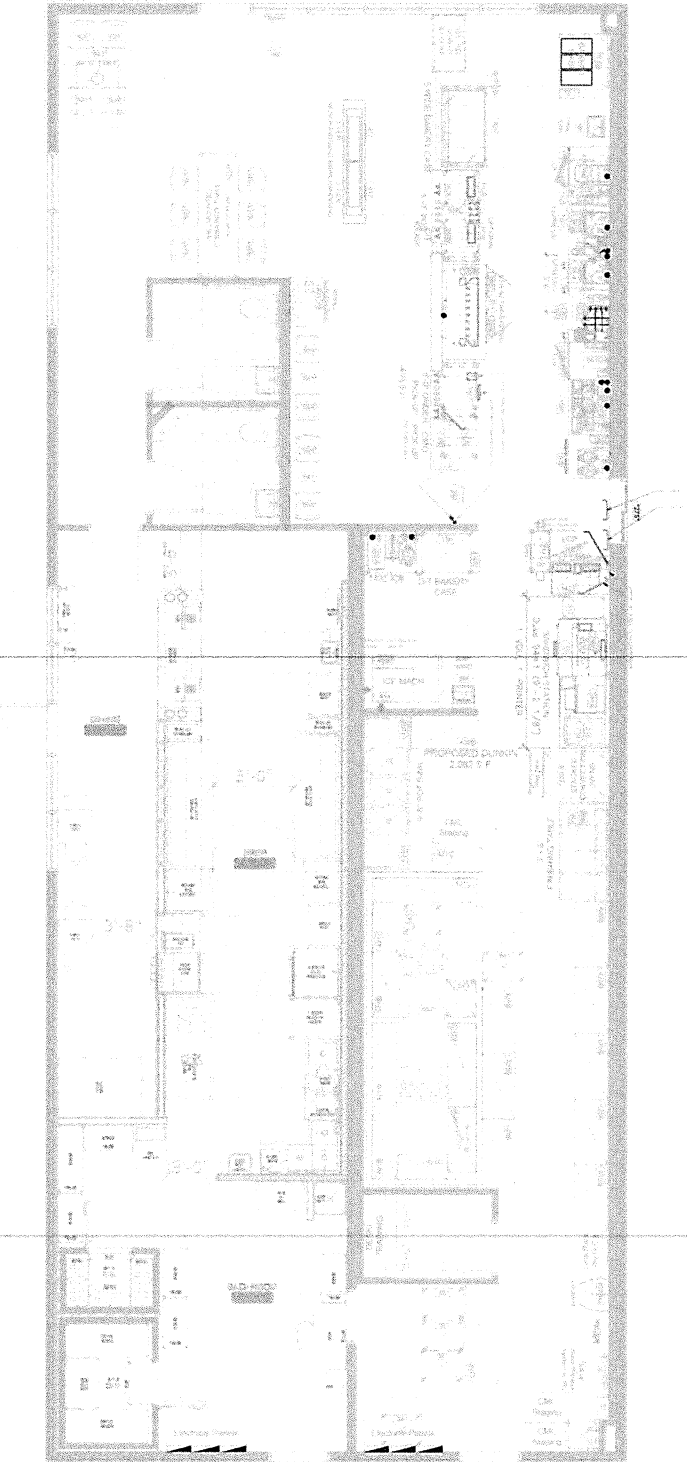
Kolbrook Job No. 1502.086 Consultant Job No. -

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.


ORNAMENTAL GRASSES			
PHM	44	Panicum v. 'Heavy Metal'	Heavy Metal Switchgrass #1 (18" OC)





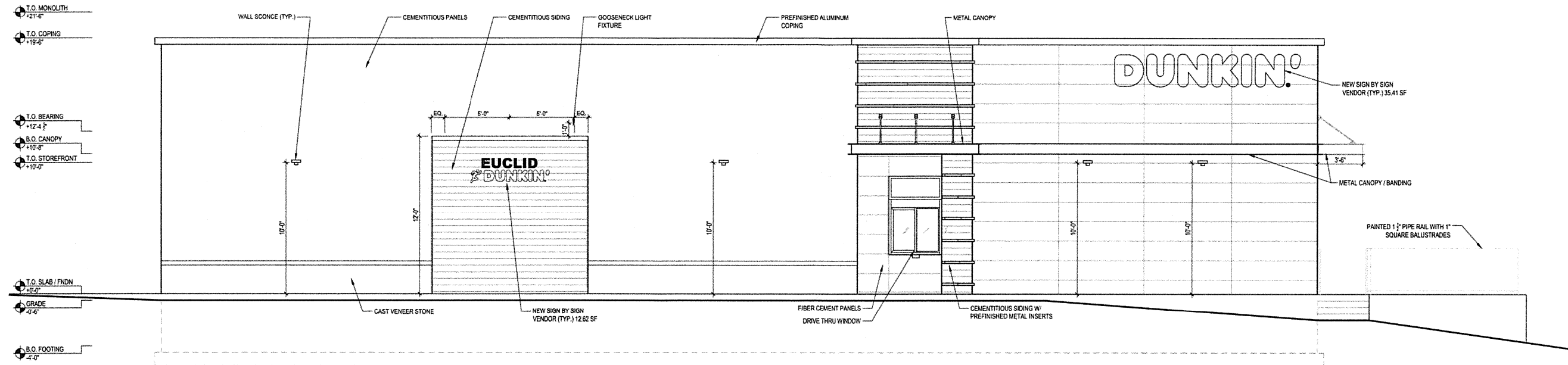
1 FLOOR PLAN
SCALE: 3/16" = 1'-0"



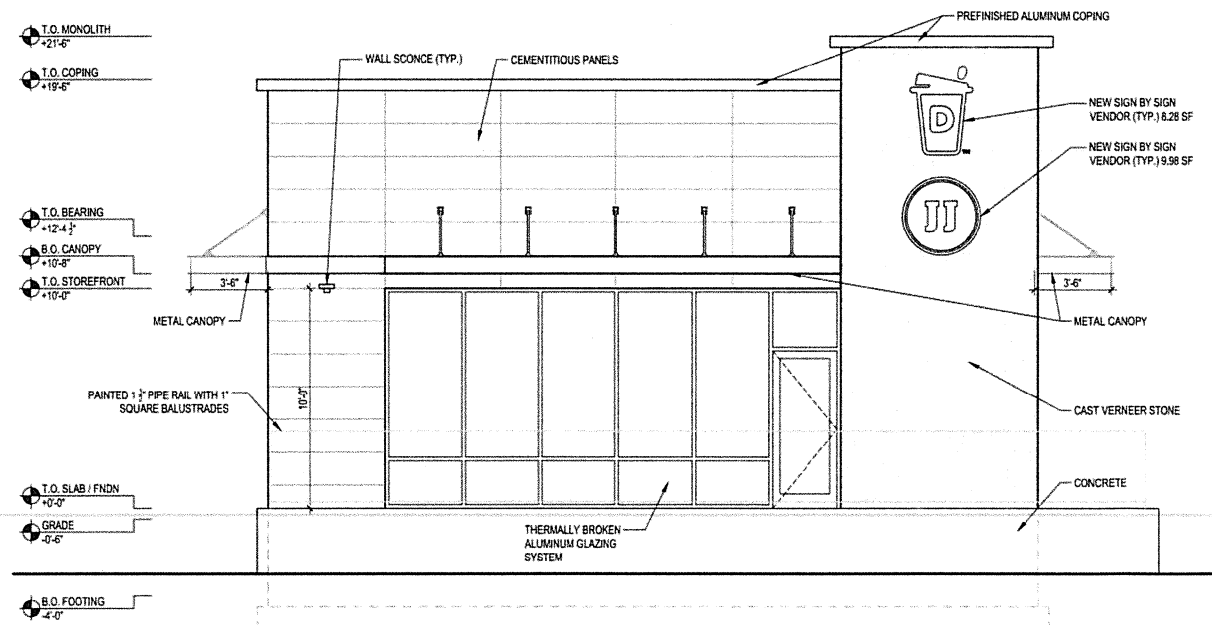
CIVIL ENGINEERING	COLE ENGINEERING
STRUCTURAL ENGINEER	
LANDSCAPE DESIGN	JAY ZUMBAHLEN
MEP ENGINEER	CASE ENGINEERING
PHOTOMETRICS	VILLA LIGHTING
DEVELOPER	OM GROUP
ARCHITECT	
 kolbrook design 628 DAVIS ST. SUITE 300 EVANSTON, IL 60201 OFFICE 947.462.1592 FAX: 12.453.0699	
PROJECT: MULTI-TENANT RETAIL DUNKIN' & PROPOSED 26910 EUCLID BLVD EUCLID, OHIO PC #: 364240	
DRAWING ISSUE	DATE
PLAN COMMISSION	09/21/2023
DRAWN BY: DC	
CHECKED BY: SK	
SHEET TITLE:	
FLOOR PLAN	
SHEET NO.	
A1.1	
Kolbrook Job No.	1502.066 Consultant: Job No.

GENERAL NOTES

- WALL SIGNS SHOWN FOR REFERENCE ONLY. SIGNAGE TO BE SUBMITTED UNDER SEPARATE COVER BY SELECTED SIGNAGE SUB-CONTRACTOR.
- ELEVATIONS DRAWN TO REPRESENT FIBER CEMENT PANEL CLADDING SYSTEM BY NICHHA (PP). IF CONTRACTOR TO USE FCP BY JAMES HARDIE (PS-LP), ARCHITECT TO BE NOTIFIED.



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



3 NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

kolbrook design

828 DAVIS ST. SUITE 300
EVANSTON, IL 60201
OFFICE: 847.462.1592 | FAX: 12.453.0899

PROJECT:
MULTI-TENANT RETAIL
DUNKIN' & PROPOSED

26910 EUCLID BLVD
EUCLID, OHIO
PC #: 394240

DRAWING ISSUE	DATE
PLAN COMMISSION	09/21/2023

DRAWN BY: DC
CHECKED BY: SK
SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO.

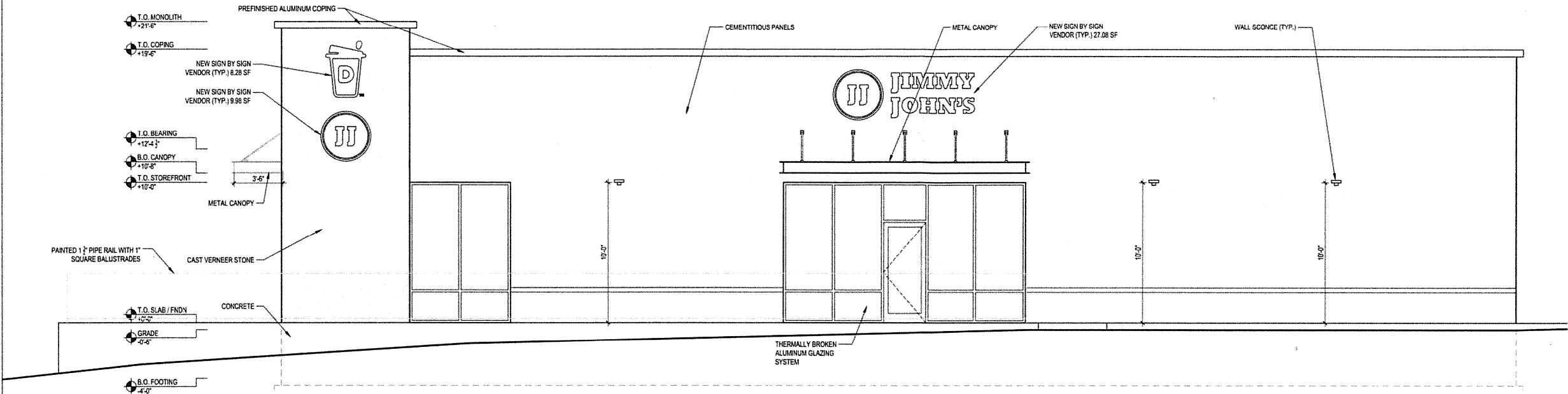
A5.1

Kolbrook Job No. 1502.066 Consultant Job No. -

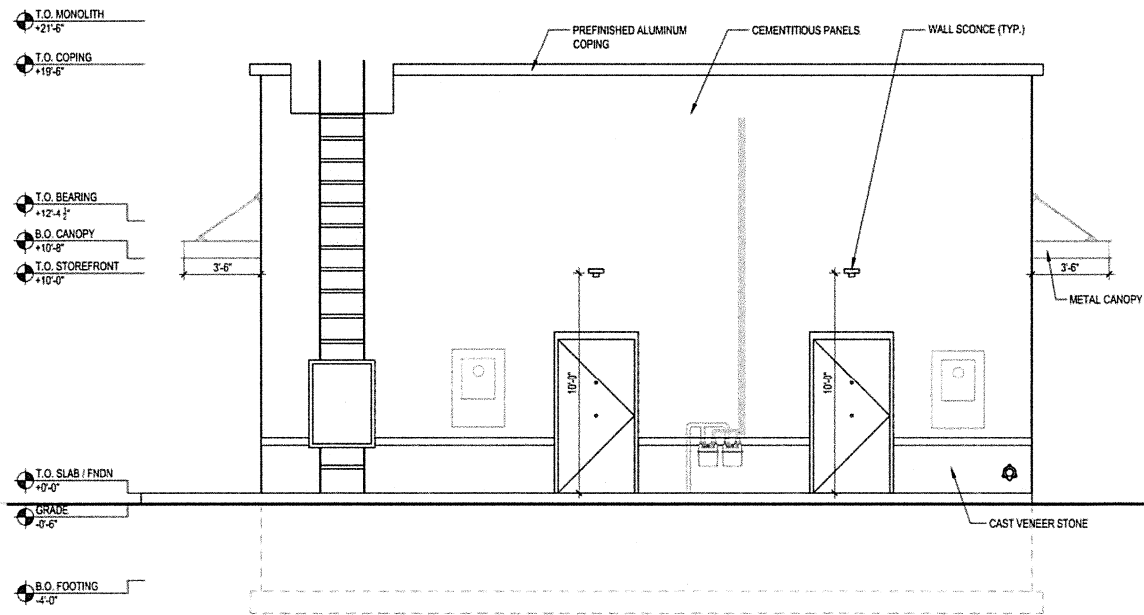
GENERAL NOTES

- WALL SIGNS SHOWN FOR REFERENCE ONLY. SIGNAGE TO BE SUBMITTED UNDER SEPARATE COVER BY SELECTED SIGNAGE SUB-CONTRACTOR.
- ELEVATIONS DRAWN TO REPRESENT FIBER CEMENT PANEL GLADDING SYSTEM BY NICHHA (PP). IF CONTRACTOR TO USE FCP BY JAMES HARDIE (PS-LP), ARCHITECT TO BE NOTIFIED.

SPACE INTENTIONALLY LEFT BLANK FOR CITY APPROVAL / STAMPS



4 **SOUTHWEST ELEVATION**
SCALE: 1/4" = 1'-0"



3 **SOUTHEAST ELEVATION**
SCALE: 1/4" = 1'-0"

CIVIL ENGINEERING	COLE ENGINEERING
STRUCTURAL ENGINEER	
LANDSCAPE DESIGN	JAY ZIMBAHLEN
MEP ENGINEER	CASE ENGINEERING
PHOTOMETRICS	VILLA LIGHTING
DEVELOPER	OM GROUP
ARCHITECT	
kolbrook design 828 DAVIS ST. SUITE 300 EVANSTON, IL 60201 OFFICE: 847.492.1592 FAX: 12.453.0599	

PROJECT:
MULTI-TENANT RETAIL
DUNKIN' & PROPOSED

26010 EUCLID BLVD
EUCLID, OHIO
PC #: 364240

DRAWING ISSUE	DATE
PLAN COMMISSION	09/21/2023

DRAWN BY: DC
CHECKED BY: SK
SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO.
A5.2
Kolbrook Job No. 1502.086 Consultant Job No. -



200 S. Frontage Rd., Suite 310
Burr Ridge, IL 60527
(630) 568-3240

September 21, 2023

Mr. Scott Muscatello
Zoning Commissioner
City of Euclid
585 East 222nd St.
Euclid, OH 44123

Re: Authorization of Owner Agent
Dunkin / Jimmy Johns Development
26006 & 26010 Euclid Avenue

Mr. Muscatello:

Please accept this correspondence as confirmation that Om Group, the owner of the property for the project referenced above, hereby authorizes Mr. Steven Kolber of Kolbrook Design, Inc to act as our agent. Mr. Kolber will attend all required meetings, author required correspondence and provide representation as needed for any municipal planning, zoning, and building permit purposes.

Best Regards,

A handwritten signature in black ink, appearing to read 'Amit Patel', with a long horizontal flourish extending to the right.

Amit Patel
Manager of Om Euclid Realty, LLC



Date: October 3, 2023

RE: 2023-SPU-01
PP#648-51-006
26010 Euclid Avenue
Variance
Located in Ward #3 - Councilperson Marcus Epps

To Whom It May Concern:

The City of Euclid Planning & Zoning Commission will have a meeting to review the above-referenced project/request at a meeting held on **Tuesday, October 10, 2023, at 7:00 P.M.** in the Euclid City Hall Council Chambers.

You are required to attend this meeting to explain your request and answer any questions the Commission members may have. **Please be sure to bring any additional relevant information supporting your case to the meeting including, but not limited to, site plans, photographs, drawings, etc.** Any of the aforementioned items submitted as evidence in support of the case will not be returned. Only physical items can be submitted as evidence at the meeting – nothing electronic is admissible.

No scheduled cases will be heard without the applicant present.

In the event you cannot attend, a representative **must** have a letter of authorization to act on your behalf. Contractors may not act as the owner's representative.

Use of the property is not authorized until applicable building permits are closed and a Certificate of Occupancy has been issued.

Sincerely,

J. Scott Muscatello
Zoning Commissioner
City of Euclid
216-289-8164
smuscatello@cityofeuclid.com

NOTE: All required permits (construction, electrical, plumbing, etc.) MUST be issued PRIOR to any work being initiated on proposed projects



Date: October 3, 2023

RE: 2023-VAR-15
PP#648-51-006
26010 Euclid Avenue
Variance
Located in Ward #3 - Councilperson Marcus Epps

To Whom It May Concern:

Steven Kobler, on behalf of OM Euclid Realty, LLC, has submitted an application requesting approval of a general development plan, a conditional use, and the required variances to construct and operate a new, multitenant, quick-service facility with a drive-up ordering option and an outdoor patio at a property located at 26010 Euclid Avenue, a U4-Local Retail or Wholesale Store District. The applicant requests relief from sections of the Euclid Codified Ordinances requiring the front yard setback to be 20 feet; the minimum number of stacking spaces to be six; and limiting the number of elevations for a wall sign to one and the maximum area to 53 square feet. Seven motions requested.

1. A motion to approve a general development plan of a multitenant quick-service facility for a property located on PP# 648-51-006
2. A motion to grant a conditional use approval to operate an outdoor patio space for a property located on PP# 648-51-006
3. A motion to grant a conditional use approval to operate a drive-up ordering facility for a property located on PP# 648-51-006
4. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit a building setback to be 47' 1" feet from the public right-of-way – a variance of 26' 11" – for a property located on PP# 648-51-006
5. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the number of stacking spaces for a drive-up ordering lane to be five – a variance of one – for a property located on PP# 648-51-006
6. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit the area for a tenant sign package to be 69 square feet – a variance of 16 square feet – for a property located on PP# 648-51-006
7. A motion to grant a variance to a section of the Euclid Codified Ordinances and permit three tenant wall signs on three elevations – a variance of two – for a property located on PP# 648-51-006

The City of Euclid Planning & Zoning Commission will hold a meeting to hear the above-referenced request on **Tuesday, October 10, 2023 at 7:00 PM** in the Euclid City Hall Council Chambers.

As you are an abutting/adjoining property owner, you are invited to attend the meeting and voice any opinions regarding this case. All comments and/or questions **must** be directed to the Planning and Zoning Commission Chair and will be limited to five (5) minutes.

If you are unable to attend the meeting to voice your opinion, please feel free to compose an email stating your concerns, in favor or otherwise, to the email address below

Parcel ID	Owner/Applicant	Other	Address	City	State	Zip	O	A	T	L	C	
648-51-006	OM EUCLID REALTY, LLC	AMIT PATEL	200 S FRONTAGE RD, SUITE 310	BURR RIDGE	IL	60527	X					<i>O = Owner</i>
	KOLBROOK DESIGN, INC	STEVEN KOLBER	828 DAVIS ST	EVANSTON	IL	60201		X		X		<i>A = Applicant</i>
648-51-007	ALCANCUN ENTERPRISES II, LLC	Or Current Occupant	26004 EUCLID AVE	EUCLID	OH	44132						<i>T = Tenant</i>
	ALCANCUN ENTERPRISES II, LLC	ALBERT DATILO	11517 SPRING RD	CHESTERLAND	OH	44026						<i>L = Attorney</i>
648-51-004	ALLEGHENY WEST CONFERENCE CORPORATION	Or Current Occupant	26100 EUCLID AVE	EUCLID	OH	44132						<i>C = Consultant</i>
	ALLEGHENY WEST CONFERENCE CORPORATION		1339 EAST BROAD ST	COLUMBUS	OH	43205						
648-51-011	NSA PROPERTY HOLDINGS, LLC	Or Current Occupant	1500 BRUSH RD	EUCLID	OH	44143						
648-51-005	HUI, SAMUEL C & CHINE WONG TRUSTEE	Or Current Occupant	26002 EUCLID AVE	EUCLID	OH	44132						
648-23-006	BRIGHTHARP, LOIS	Or Current Occupant	26101 EUCLID AVE	EUCLID	OH	44132						
	BRIGHTHARP, LOIS		26710 SANDY HILL DR	RICHMOND HEIGHTS	OH	44143						
648-23-007	THOMAS, MARLEINA TRUSTEE	Or Current Occupant	26151 EUCLID AVE	EUCLID	OH	44132						
	THOMAS, MARLEINA TRUSTEE		268 TWIN CREEKS DR	CHAGRIN FALLS	OH	44023						

Certificate of Parties Served

Name

J. Scott Muscatello

Signed

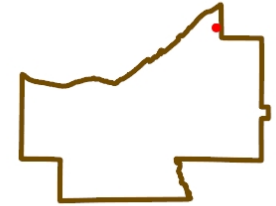


Date

10/3/2023



26010 EUCLID AVE- MAP - VAR



Date Created: 10/2/2023

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

141 0 70 141 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION