



VILLAGE OF OAKWOOD  
ABR MINUTES  
DATE: MAY 5, 2025

ATTENDANCE

**PRESENT:** Thomas McWilliams; Chair--Rand Broadstreet--Georgia Moore--Ross Cirincione Law--Jackie McDonald—Jimmy Aleck—John Cheatham, CBO

Meeting opened pm by  
Roll call taken

**OLD BUSINESS**

**ABR 23-10**

**STARBUCKS  
OWNER: CARDINAL REALITY  
23300 BROADWAY AVE  
OAKWOOD VILLAGE OH**

**MAAN YOUSEF (ALLSIGNS AND DESIGNS), STARBUCKS IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR EITHER A 10'X5' OR 8'X4' SIGNAGE.**

**McWilliams:** Architectural Board of May 5, 2025, is now open. We have old business we need to remove from the table.

**UN-TABLE CASE #**ABR 23-10 **TOPIC:** STARBUCKS SIGNAGE **FIRST:** ALECK **SECOND:** MOORE  
**VOTE:** MCWILLIAMS: Y; MS. MCDONALD: Y; MS. MOORE: Y; BROADSTREET Y; ALECK: Y  
**RESULTS:** REMOVED FROM TABLE

**McWilliams:** May I have a motion to approve. **McDonald:** I move approval of ABR 23-10.

**CASE #**ABR 23-10 **TOPIC** STARBUCKS SIGNAGE **FIRST:** MCDONALD **SECOND:** ALECK  
**VOTE:** MCWILLIAMS: Y; MS. MCDONALD: Y; MS. MOORE: Y; BROADSTREET Y; ALECK: Y  
**RESULTS:** 8'X4' SIGN APPROVED

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**NEW BUSINESS**

**ABR: 25-03**                   **CHESTER BYLER**  
**7296 Kentucky Drive**  
**OAKWOOD VILLAGE OH**

**MR. BYLER IS COMING BEFORE THE BOARD TO REQUEST APPROVAL TO ERECT A 24'X24' GARAGE**

**McWilliams:** New business ABR 25-03, Chester Byler. Any other questions regarding the garage door? **Moore:** I move to approve Case ABR25-03.

**CASE #**ABR 25-03 **TOPIC** NEW GARAGE **FIRST:** MOORE; **SECOND:** ALECK  
**VOTE:** MCWILLIAMS: Y; MS. MCDONALD: ABSTAIN; MS. MOORE: Y; BROADSTREET Y; ALECK: Y  
**RESULTS:** PASSED

**ABR25-04**                   **GREG THOMPSON**  
**CIGAR SHOP**  
**22959 Broadway**  
**OAKWOOD VILLAGE OH**  
**CONTRACTOR SHAYONA PROPERTIES LLC**

**MR. THOMPSON IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR A RETAIL CIGAR SHOP**

**McWilliams:** ABR 25-04, Cigar shop, any further questions? **McDonald:** I move for approval with the contingencies that were placed by the Planning Commission.

**CASE #**ABR 25-04 **TOPIC** CIGAR SHOP **FIRST:** MCDONALD; **SECOND:** MOORE  
**VOTE:** MCWILLIAMS: Y; MS. MCDONALD: Y; MS. MOORE: Y; BROADSTREET Y; ALECK: Y  
**RESULTS:** APPROVED ON CONTINGENCY-NO VAPE OR CBD TO BE SOLD: WILL NEED TO COME TO BOARD FOR SIGNAGE

**ABR25-05**                   **FACES LOUNGE**  
**26006 BROADWAY AVE**  
**OAKWOOD VILLAGE OH**  
**CONTRACTOR: ARNELL MAGIC**

**MR MAGIC IS COMING BEFORE THE BOARD TO REQUEST APPROVAL TO INSTALL GARAGE DOOR**

**McWilliams:** ABR 25-05, any further questions about the garage door. May I have a motion to approve.

**CASE #**ABR 25-05 **TOPIC** GARAGE DOOR **FIRST:** ALECK **SECOND:** MOORE  
**VOTE:** MCWILLIAMS: Y; MS. MCDONALD: Y; MS. MOORE: Y; BROADSTREET: Y; ALECK: Y  
**RESULTS:** APPROVED

**ABR 25-06**                    **MICHAEL SIRNA**  
**7589 FIRST PLACE**  
**OAKWOOD VILLAGE OH**  
**CONTRACTOR: AL SUTTON**

**MR. MICHAEL SIRNA IS COMING BEFORE THE BOARD TO REQUEST APPROVAL TO ENLARGE PARKING LOT**

**McWilliams:** May I have a motion to table ABR 25-06.

**TABLE CASE #**ABR 25-06 **TOPIC** PARKING LOT **FIRST:** MOORE; **SECOND:** MCDONALD  
**VOTE:** MCWILLIAMS: Y; MS. MCDONALD: Y; MS. MOORE: Y; BROADSTREET Y; ALECK: Y  
**RESULTS:** TABLED APPLICANT NO SHOW

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**ABR 25-07**                    **DINKINS**  
**7258 SOMERVILLE**  
**OAKWOOD VILLAGE OH**  
**CONTRACTOR: SALLY LEVINE**

**MS. LEVINE IS COMING BEFORE THE BOARD TO REQUEST APPROVAL TO ERECT A 20'X22' GARAGE**

**McWilliams:** ABR25-07 Dinkins on Somerville, an extension of second garage. May I have a motion.

**CASE #**ABR 25-07 **TOPIC** GARAGE **FIRST:** MCDONALD **SECOND:** MOORE  
**VOTE:** MCWILLIAMS: Y; MS. MCDONALD: Y; MS. MOORE: Y; BROADSTREET Y; ALECK: Y  
**RESULTS:** PASSED

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**ABR 25-08**                    **Starbucks**  
**23300 OAWOOD COMMONS LANE**  
**OAKWOOD VILLAGE OH**

**STARBUCKS IS COMING BEFORE THE BOARD TO REQUEST APPROVAL OF LANDSCAPING PLANS.**

**McWilliams:** ABR25-08, Starbucks is here for landscaping plans. **Cirincione:** swore in Mr. Sabatine Jr. **Sabatine:** After speaking with Joel on the phone I brought in two full size drawings if you would like to look at them. We have had many complements on the building. There are 239 plantings there. It is designed to mature and have everything mature together. They are like an adolescent plant, and it will grow to full maturity. We changed the plans about 6 times. It is about 1 planted shrub per 6.6sf of building area. This is about double what it is at other Starbucks. We wanted to make everyone happy. I wanted to have a good rapport with the board. The grass is starting to green up there. This is an irrigated design, it is a show piece. **Cirincione:** Mr. Sparks letter is part of the application and is included in your packets. **McWilliams:** Do I hear a motion to approve.

**CASE #**ABR25-08 **TOPIC** STARBUCKS **FIRST:** MCDONALD; **SECOND:** ALECK  
**VOTE:** MCWILLIAMS: Y; MS. MCDONALD: Y; MS. MOORE: Y; BROADSTREET Y; ALECK: Y  
**RESULTS:** APPROVED

**McWilliams:** We have minutes from April 21, 2025, special meeting.

MINUTES OF 4/21/2025 FIRST MOTION ALECK; SECOND: MOORE

**VOTE:** MCWILLIAMS: Y; MS. MCDONALD: Y; MS. MOORE: Y; BROADSTREET Y; ALECK: Y

RESULTS APPROVED

**Ceatham:** There is a little controversy, you are the ones to ask. Around the village there are feather signs. There is one at a gas station near Free, some at a lawnmower shop. Under the codified they can be there for 15 days consecutively. Is there anything you can tell me if Starbucks can put up a couple until they get their sign in. **McWilliams:** It is supposed to be 15 consecutive days. **Ceatham:** I have already talked to one owner and they said they take them in every weekend. **Broadstreet:** It has been greatly abused. **Ceatham:** Are they allowed to put a couple out until they get their signs up. Those do not require a permit.

**MEETING - MOTION TO ADJOURN** MADE BY ALECK; SECOND: MCDONALD

**VOTE:** MCWILLIAMS: Y; MS. MCDONALD: Y; MS. MOORE: Y; BROADSTREET: Y; ALECK: Y

ADJOURNED @ 7:56PM

Signed \_\_\_\_\_  
Thomas McWilliams, Chair

Signed \_\_\_\_\_  
Joel Hladky, Board Recording Clerk

Date approved: \_\_\_\_\_

