



City of Willowick
PLAN REVIEW BOARD
Thursday, February 22, 2024 at 3:00 PM
Willowick Building & Service Center

ADA NOTICE

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

AGENDA

1. **Call meeting to order**
2. **Roll call**
3. **Approval of minutes**
 1. [Plan Review Board Minutes - February 8th, 2024](#)
4. **New business**
 1. [Bar Forno - Located at 30610 Lakeshore Blvd](#)
 2. [Itsy Bitsy Land of Discovery II - Located at 31535 Vine Street](#)
5. **Public portion**
6. **Old business**
7. **Miscellaneous**
8. **Adjournment**



City of Willowick
PLAN REVIEW BOARD
 Thursday, February 08, 2024 at 3:00 PM
 Willowick Building & Service Center

ADA NOTICE

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MINUTES

1. Call meeting to order

Chairman Brennan called the February 8th, 2024, Plan Review Board meeting to order at 3:00pm.

Roll call

PRESENT

Chairman Brennan
 Chief Daubenmire - arrived late
 Chief Malovrh Jr.
 Mike Lazor

ALSO PRESENT

Councilwoman Antosh
 Ken Pintar

ABSENT

Tim McLaughlin

Approval of minutes

Plan Review Board minutes - January 11th, 2024

Motion made to approve the January 11th, 2024, Plan Review board minutes by Mike Lazor, Seconded by Chief Malovrh Jr..

Voting Yea: Chairman Brennan, Chief Malovrh Jr., Mike Lazor

Following the approval of minutes Chief Daubenmire arrived.

New business

Farmers Insurance Dylan Petrone Agency - Located at 31813 Vine Street

Dylan Petrone was present representing Farmers Insurance. Chairman Brennan advised that this is a business name and ownership change as Dylan Petrone will take over the business from his father.

Motion made to approve Farmers Insurance Dylan Petrone Agency - Located at 31813 Vine Street by Mike Lazor, Seconded by Chairman Brennan.

Voting Yea: Chairman Brennan, Chief Daubenmire, Chief Malovrh Jr., Mike Lazor

Kentucky Fried Chicken - Located at 29050 Lakeshore Blvd.

There was no one present representing Kentucky Fried Chicken. Chairman Brennan advised the board that this is a business ownership change, the floor plan will remain the same with no changes.

Motion made to approve Kentucky Fried Chicken - Located at 29050 Lakeshore Blvd. by Mike Lazor, Seconded by Chairman Brennan.

Voting Yea: Chairman Brennan, Chief Daubenmire, Chief Malovrh Jr., Mike Lazor

Cast Iron Kitchen - Located at 1245 E 305th Street

Timothy Dylan Aquila (Dylan) was present representing the Cast Iron Kitchen. Chairman Brennan advised the board that this is the previous G&G Catering. At this time there is no floor plan changes. Chairman Brennan stated that the hours of operation proposed are allowed and this business is in a retail district. Mike Lazor asked what the menu was going to be and at this time the menu has not been established. Dylan stated that to start this business will be for family use and he hopes to eventually move to more sales of food and at that time establish a menu. Chairman Brennan stated that once and if he changes to having customers and dining inside the establishment, he will then re-submit to Plan Review board with floor plan and any other changes.

Motion made to approve Cast Iron Kitchen - Located at 1245 E 305th Street by Mike Lazor, Seconded by Chairman Brennan.

Voting Yea: Chairman Brennan, Chief Daubenmire, Chief Malovrh Jr., Mike Lazor

Public portion

Public portion was opened and closed at 3:10pm with no public present.

Old business

None.

Miscellaneous

Mike Lazor advised the board that he is now a part of the Records Retention Committee.

Adjournment

Motion made to adjourn the February 8th, 2024, Plan Review Board meeting at 3:13pm by Chief Daubenmire, Seconded by Chairman Brennan.

Voting Yea: Chairman Brennan, Chief Daubenmire, Chief Malovrh Jr., Mike Lazor

Chairman Brennan

Heather Boling – Plan Review Board Secretary

1/30/2024

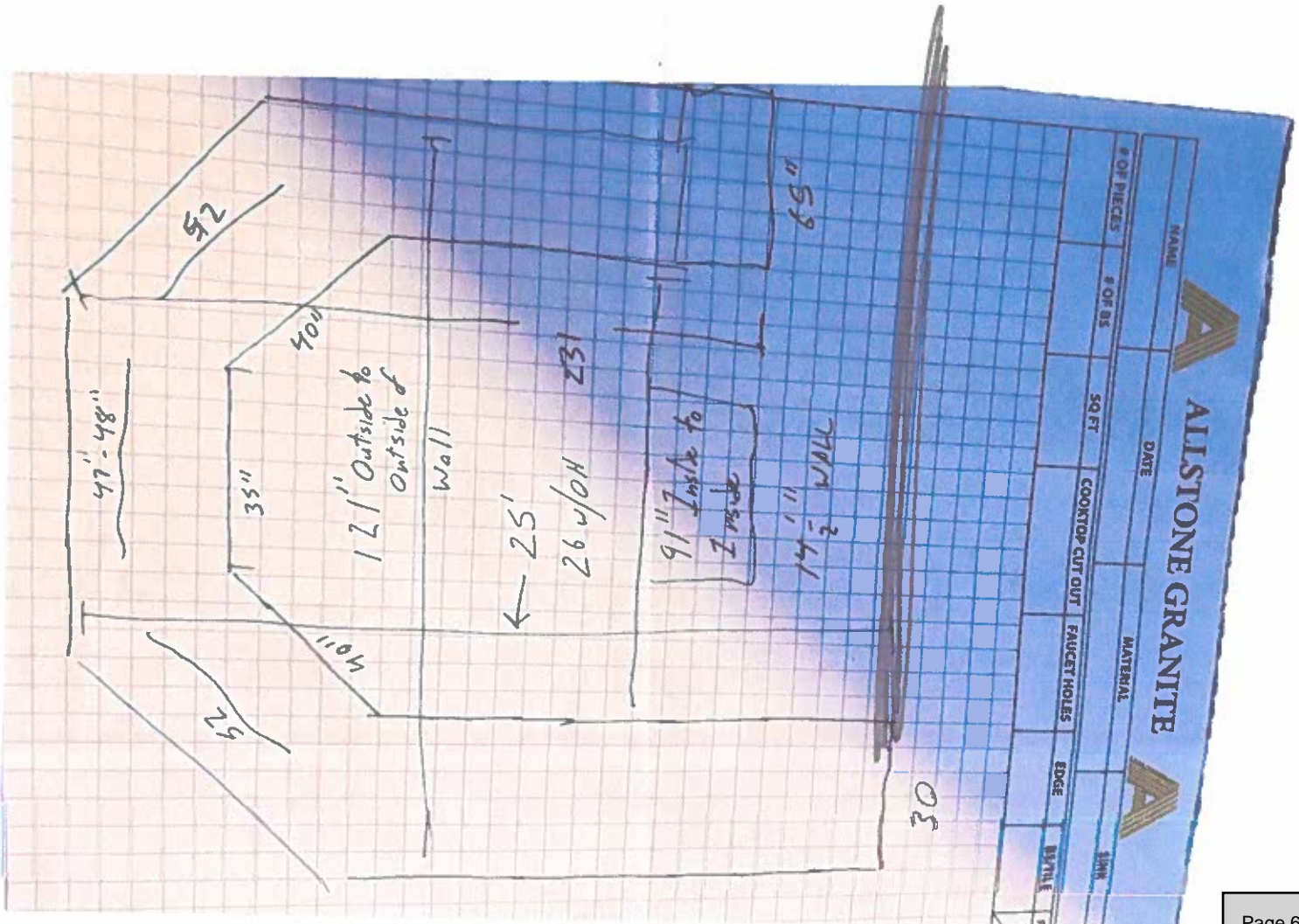
To Whom it may concern,

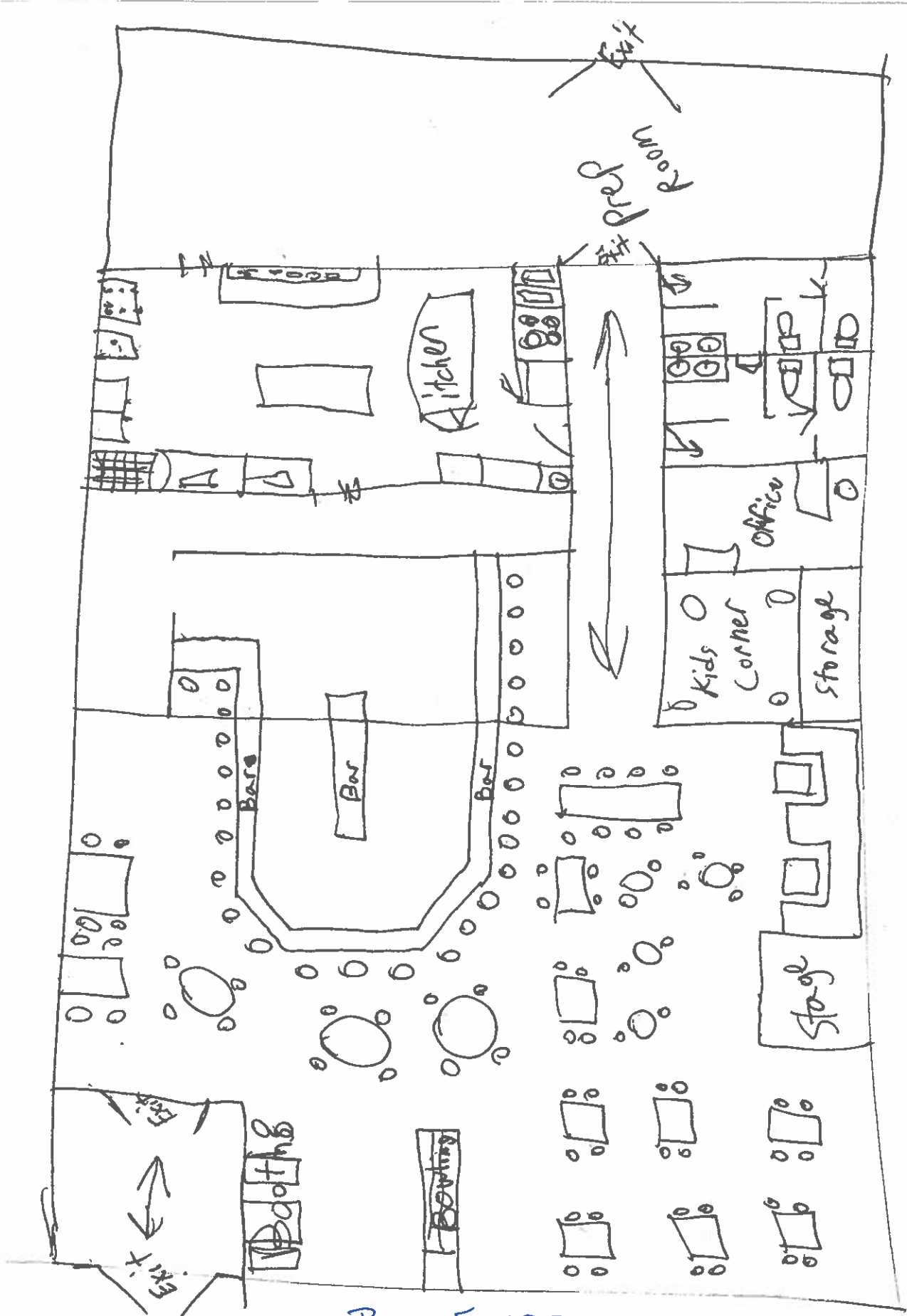
Nick Pinzone and Julie Pinzone are the new managing partners of Bar Forno, address 30610 Lakeshore Blvd. Willowick, Ohio 44095.

Our intent for this place of business is to build out a bar that is larger in size. We will not be changing the occupancy of seating of the building; we are changing the floor plan.

Please contact Nick Pinzone for any questions or concerns 440-409-9960.

The image shows two handwritten signatures in black ink. The top signature is cursive and appears to read 'Julie Pinzone'. The bottom signature is also cursive and appears to read 'Nick Pinzone'. Both signatures are written in a fluid, connected style.





Bar Forno
30610 Lakeshore



CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATION
440-516-3000

PERMIT FEE: \$60.00

DATE: Feb 13 2024 Willowick 44095

Location of Occupancy: 31535 Vine Street Business Name: Itsy Bitsy Land of Discovery II

Business Owner's Name & Address: Jaclyn Watts 1352 Waverly Rd

CITY/STATE/ZIP: Eastlake, OH, 44095

Telephone Number: 216-374-5030 Fax Number: _____ Federal ID Number: 285-82-6284
Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER: Bridgette Real Estate Investments LLC
P.O. Box 26 Chesterland, OH 44026 440-313-2790

SUBMIT NEW DETAILED FLOOR PLAN: SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY: 1,064 sq ft

Building Size: 84' x 124' Total Number Of Employees: 3-4

Intended Number of Occupants: 25 Total Number of Seating: N/A

Site Plan With Number of Paved Parking Spaces Hours Of Operation: M-Sat 6:30am-6pm

Letter of Intent: Previous Use: clothing store Proposed Use: child care

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS: Jaclyn Watts

Home Address/City/Zip 1352 Waverly Rd/Eastlake/44095 Telephone Number: 216-374-5030

I hereby certify that the above questions have been answered correctly by me and that the premises will be used for the purpose stated above. Any change in the purpose of occupancy will not be made without approval from Lake County Building, Willowick Fire & Willowick Zoning Department. A final approval by The Willowick Building Dept. (440)516-3000 or a representative thereof, must be complied with before opening of business. I do hereby further agree to maintain the above premises in compliance with the ordinances of the City of Willowick.

Applicant's Signature: Jaclyn R Watts Date: 2/13/24

OFFICE USE ONLY:

Zoning District: _____ Authorized Occupants: _____

TEMPORARY APPROVED BY: _____ Date: _____

Zoning Dept. Inspected by: _____ DATE: _____

Zoning Permit # _____ Zoning Permit Fee \$ _____

Fire Dept. Inspected By: _____ Date: _____

CITY OF WILLOWICK-APPLICATION FOR COMMERCIAL ESTABLISHMENT LICENSE REQUIRED AFTER APPROVAL
Note* A separate permit is required for all new signs from the Willowick Building Department.

Sean Brennan

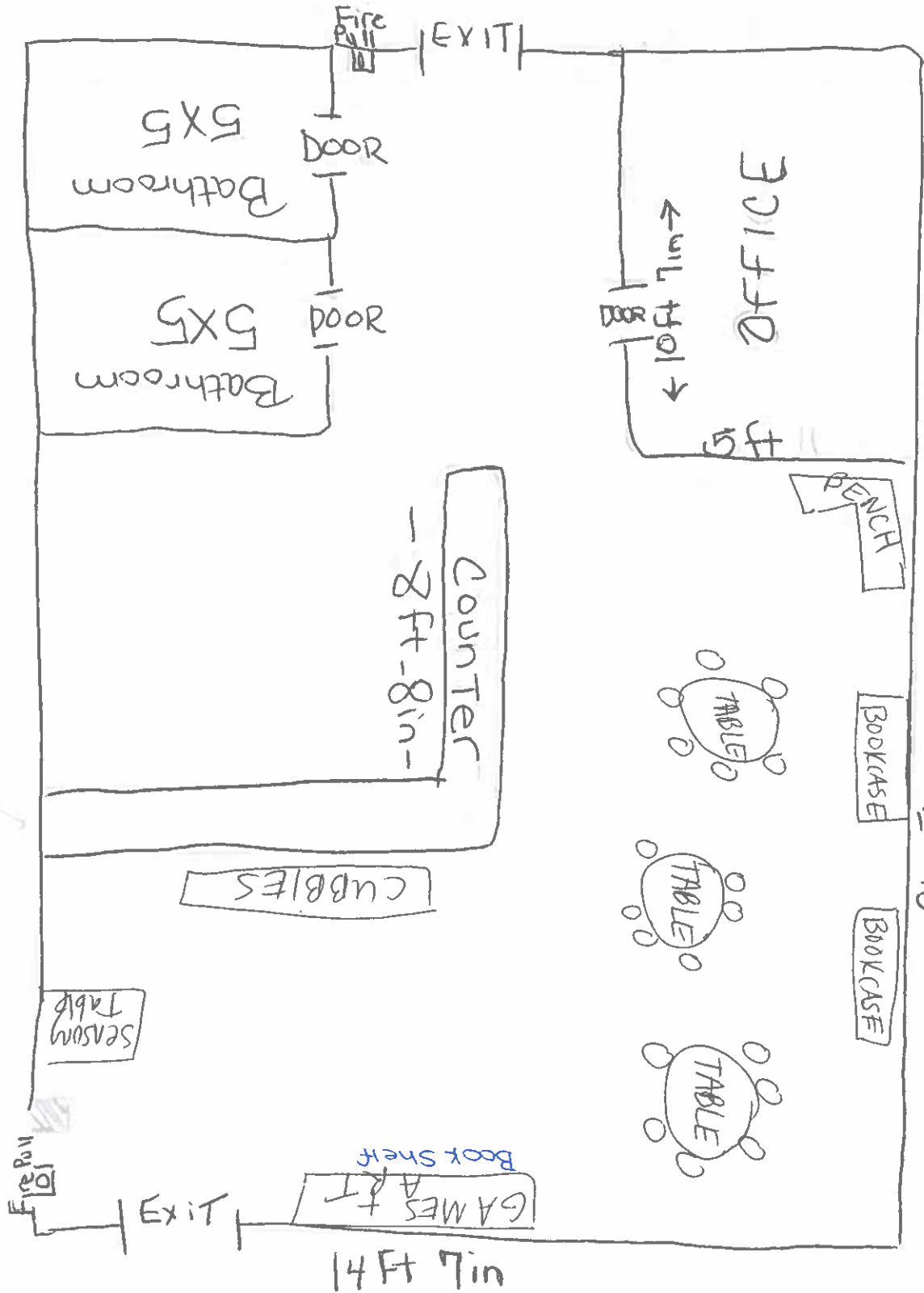
Hello. My name is Jaclyn Watts. I am a resident of Eastlake and I currently run a child care center (Itsy Bitsy Land of Discovery -31529 Vine Street) next door to the license bureau in Willowick. The space right next door to us became available at 31535 Vine Street. I would absolutely love to open a separate center for preschoolers and school-agers in that space. The current space that we have could be dedicated to the younger children and therefore providing a better atmosphere for the older children (not being around babies who are napping and need diaper changes, etc.) They can have their own space to read, do homework, do crafts, and play games after school. It would be great for both groups of kids to have their own space. Quality child care programs are hard to find. Especially since Covid, child care in general has been hard to find nowadays . We genuinely care about our kids and their well-being and want to provide exceptional experiences for them and give them an awesome start when entering into grade school. We are days away from applying with the Ohio Department of Job and Family Services to become a 5 star rated center and we so very excited about it!! We are really close to Ms. Catrera Willis at Here We Grow Learning Center that is down the street. We collaborate together all the time doing events, such as Trunk or Treat, Magic Shows, Animal Shows, Parties, Easter Egg Hunts, dinners, dances, you name it. We are very hands on with the kids and love to give back to the community whenever possible. The extra space would give us the opportunity to do so much more with our kids. It would be absolutely amazing for us to have this opportunity.

Thank you so much

Jaclyn Watts

A handwritten signature in cursive script that reads "Jaclyn R. Watts". The signature is written in dark ink and is positioned below the printed name.

Back of Building



31535 Vinestreet
 Willowick Ohio 44095
 JTSY Bitsy Land of Discovery II

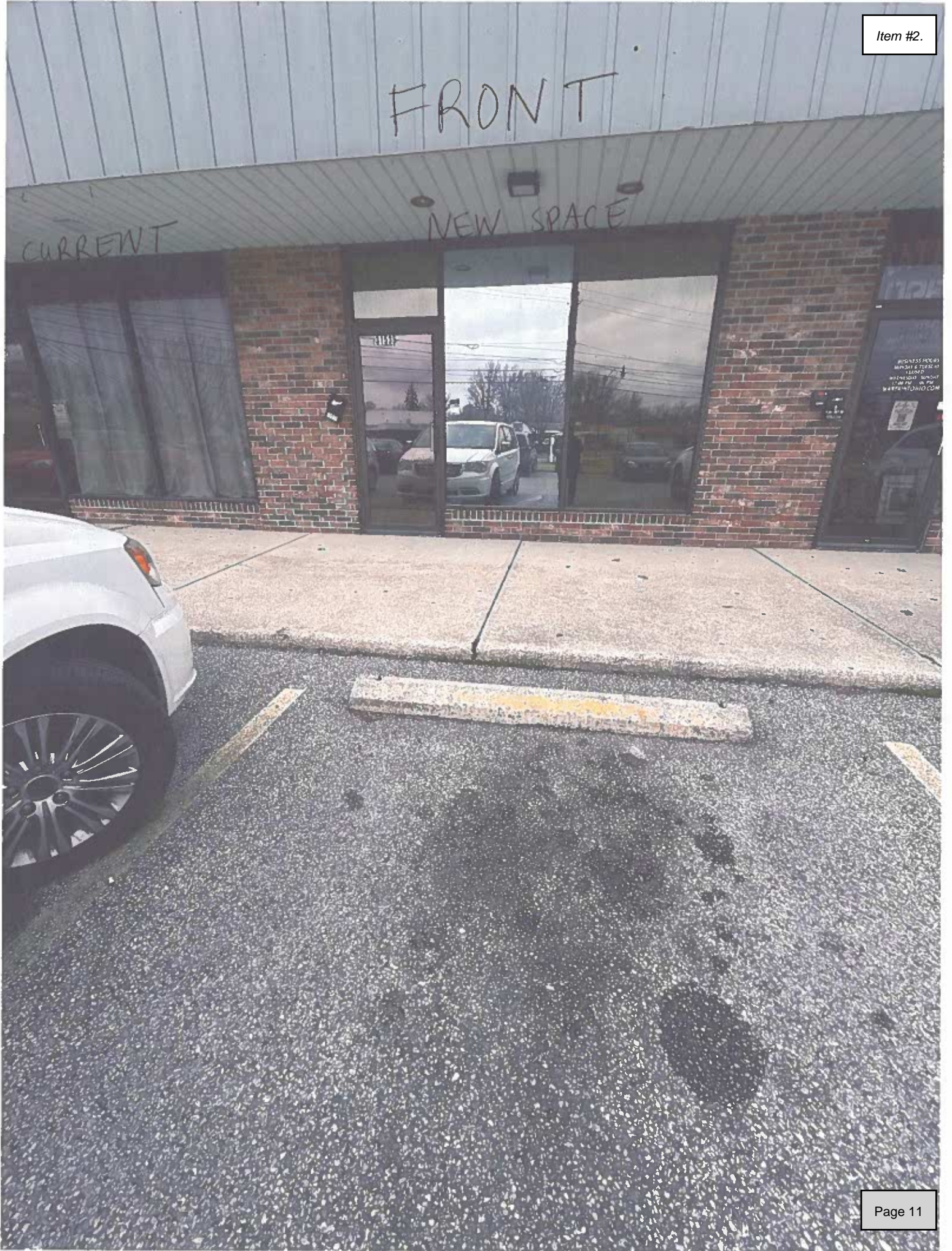
30 children
 3 Teachers

Front of Building

FRONT

CURRENT

NEW SPACE

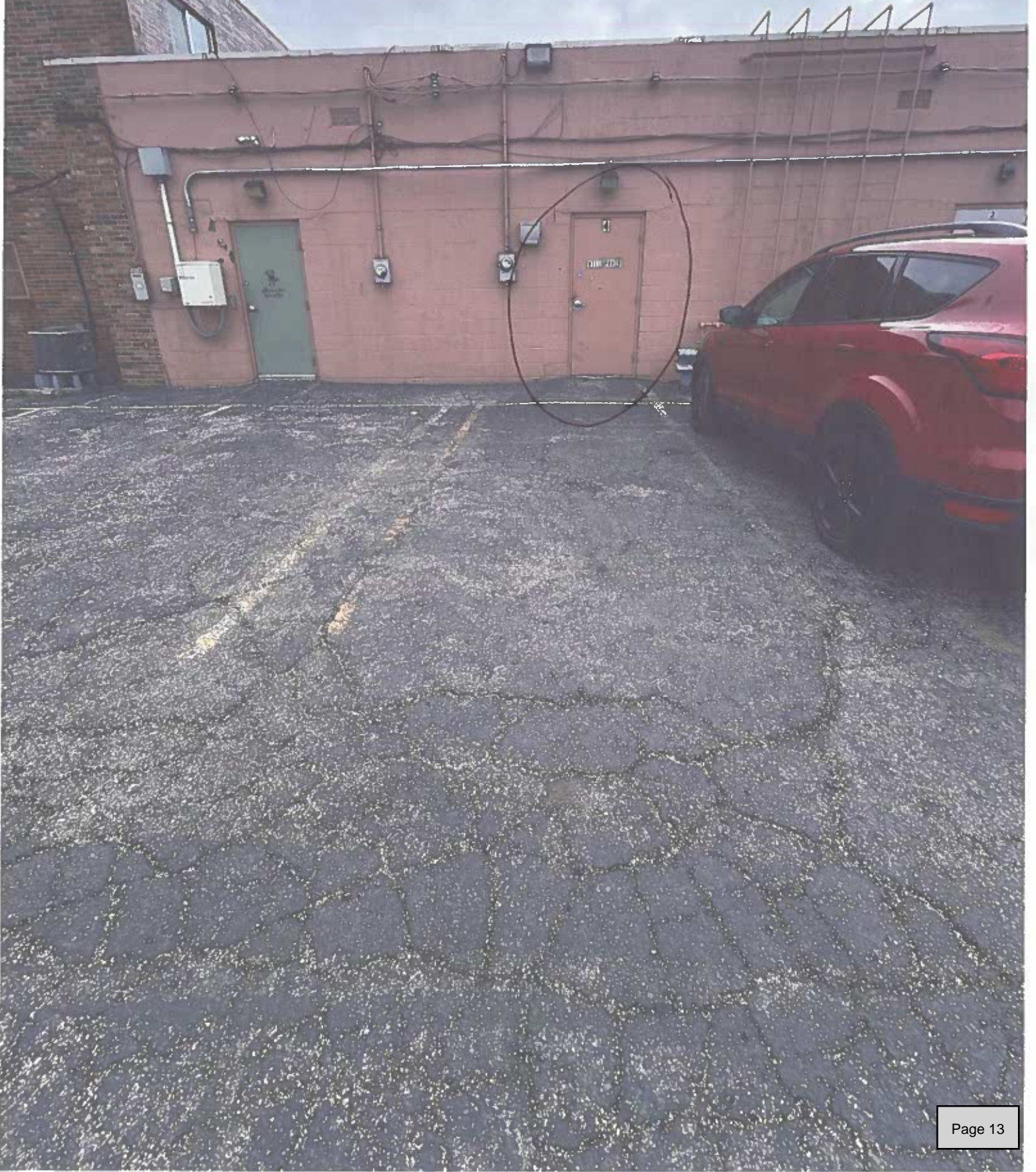


BACK OF BUILDING



BACK DOOR

Item #2.



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