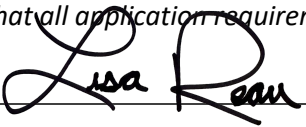




BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number **H25-11**

GENERAL	Date of Application _____ Property Location _____ Description of Project _____ _____ _____
CONTACT INFORMATION	Applicant Name _____ Address _____ City _____ State _____ Zip _____ Phone _____ Email _____ Property Owner Name _____ Address _____ City _____ State _____ Zip _____ Phone _____ Email _____
APPLICATION TYPE	Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> TC-OV <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> Signature <u></u> Date _____
OFFICIAL USE	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>50</u> Meeting Date <u>8/14/25</u> Check Box when Fee Paid <input type="checkbox"/>

H25-11

Hotel and Event Center Signs

Property Owner: Legacy Hotel of Medina LLC

Applicant: Lisa Reau

Location: 257 South Court Street and 226 South Elmwood Avenue

Zoning: C-2 (Central Business)

Request: Conditional Sign Permit approval for wall, awning, projecting, and ground signs

LOCATION AND SURROUNDING USES

The subject property encompasses 1.48 acres located between South Court Street and South Elmwood Avenue. Adjacent properties include the following uses:

- North – Retail and Parking
- East – Retail and Entertainment
- South – Fitness Center and Parking
- West – Parking and Residential



BACKGROUND/PROPOSED APPLICATION

The property is the future site of Legacy Hotel and Locale at the Legacy event center. The current proposal is signage for both facilities.

The applicant is proposing the following signs:

Sign	Building	Facade	Text	Type	Size	Lighting
E01	Legacy Hotel	East	Legacy	Awning	23.1 sq. ft.	Internal
E02	Legacy Hotel	East	Tribute Portfolio	Identification	1 sq. ft.	None
E4.1	Legacy Hotel	East	Lily Jean's	Awning	13.5 sq. ft.	None
E03	Legacy Hotel	South	Legacy	Wall	85.2 sq. ft.	Backlit
E05	Legacy Hotel	South	Privato	Wall	17.3 sq. ft.	Backlit
E06	Legacy Hotel	North	La Vista	Projecting	3.5 sq. ft.	None
E07	Legacy Hotel	North	Legacy Main Ent.	Instructional	1 sq. ft.	None
E08	Locale @ the Legacy	East	LL	Wall	51.8 sq. ft.	Backlit
E09	Locale @ the Legacy	West	LL	Wall	95.8 sq. ft.	Backlit
E10	Locale @ the Legacy	South	Locale @ the Legacy	Wall	190 sq. ft.	None
E13	Near S. Elmwood St.	-	Locale @ the Legacy	Ground	12.0 sq. ft.	None
E11,12,14	Parking Lot	-	Miscellaneous	Instructional	5.3 sq. ft.	None

All signs are aluminum or stainless steel and are black, white, and grey in color, with two exceptions:

- The "Legacy" (E01) sign on the east facade has an acrylic face with aluminum returns and is a gold color.
- The "Lilly Jean's" (E4.1) awning sign is a vinyl application on fabric.

The Board of Zoning Appeals will hear a variance application regarding the proposed signs to allow internally illuminated signs (including backlighting), both ground signs and building signs, a building sign larger than permitted, and a building sign on non-building frontage.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application H25-11 for wall, awning, projecting, and ground signs, as presented. Though there are a number of signs proposed and variances are required, the signs are appropriate for the scale of the buildings and the mix of uses on the site.

CONDITIONAL SIGN PERMIT DESIGN GUIDELINES (SECTION 1147.16)

In reviewing a proposal for a conditional sign permit, the Historic Preservation Board and Planning Commission shall consider whether the proposal meets the following design guidelines, which are in addition to the design criteria for all signs listed in Section 1147.07(d):

- Lettering should be large enough to be easily read but not overly large or out of scale with the building or site.
- The ratio between a message and its background should permit easy recognition of the message.
- The size, style, and location of a proposed sign should be appropriate to the site and use with which the sign is associated.
- A sign should complement the building with which it is associated, as well as adjacent buildings, by being designed and placed to enhance the architecture of the building.
- The color of a sign should be compatible with the color of the building facade with which it is associated. A sign should be designed with a minimum number, and harmonious use, of colors.
- A permanent window sign should be comprised of individual letters, logos or design elements that are not encompassed by a solid opaque background, so as not to obscure the view through the window with which the sign is associated.
- The size of the lettering and graphics on a projecting sign should be appropriate for viewing by pedestrians.

- (h) A ground sign that provides a directory of occupants for a multi-occupant building should have simplicity of design, to compensate for the additional amount of information provided (i.e. utilize common elements such as the same background color, or other common elements, etc.).
- (i) The area of a wall sign should not exceed eighty percent (80%) of the area of the frame of architectural space specifically intended for signage.
- (j) A projecting sign that is comprised of multiple elements hanging from the same supports should be designed such that all such elements are compatible in size, shape, and color.
- (k) Multiple signs associated with a single use should contain similar materials, colors, and design elements, regardless of sign type(s).
- (l) An awning or canopy sign should be located on the valance of the awning or canopy.
- (m) Temporary sidewalk signs shall be constructed of materials compatible with the permanent building signs. Plastic framing, white background dry erase boards and changeable letter tracks are discouraged.

CITY OF MEDINA DESIGN GUIDELINES FOR HISTORIC PROPERTIES AND DISTRICTS - SIGNAGE

Signage is used to locate a business and to advertise what products or services that business offers to the public. When designing a sign, it is important to consider the building it is representing. A sign that complements the building makes the business and the entire district more attractive to visitors. Signage should enhance the facade and not distract from it. Reference Preservation Brief 25.

Recommendations

- Historic signage should be retained and restored when it is suitable to the current business.
- New signage should be designed and constructed using materials and methods that are consistent with the building's architectural style.
- The size of the sign should be relative to the location in which it will be placed on the building (i.e. fit within a frieze or in a window or transom).
- Limit the size of the sign to the least amount necessary to reach the public.
- The color and lettering of the sign should complement the building. Attach signage in a way that it will not damage historic materials (i.e. on masonry structures, attach only in mortar joints).
- Small signs may be placed at secondary entrances that are accessible to the public in order to identify the business and should also comply with these recommendations.

Date: July 16, 2025

To: Historic Preservation Board, Planning Commission, Board of Zoning Appeals
The City of Medina, Ohio
132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Subject: Variance Request for The Legacy Exterior Signage at 257 S Court Street, Medina, Ohio 44256

To: City of Medina Historic Preservation Board, Planning Commission, and Board of Zoning Appeals

On behalf of the development and design team for The Legacy Hotel project, we respectfully submit this letter to request a series of sign-related variances for consideration. The Legacy is a significant and carefully planned addition to Medina's Historic District, bringing with it a thoughtfully designed hospitality program that includes a boutique hotel, signature restaurant, public coffee and cocktail bar, rooftop bar and an event center.

Each component of this project has been designed with attention to the architectural character and walkability of the neighborhood, while also meeting the functional needs of a modern, multi-use property. Our goal in requesting these variances is to ensure that wayfinding, safety, public access, and visitor experience are supported through clear, well-placed signage that is consistent with the spirit and intent of the City's code, even when code limits may not fully accommodate the unique program and scale of this site.

The following variance requests are made to allow proper designation of entrances, clarity for pedestrian and vehicular traffic, and enhanced visibility for public-facing amenities. We've provided detailed justification for each request, guided by the standards outlined in Section 1147 and grounded in architectural appropriateness, operational function, and contextual fit within the Historic District.

Conclusion

In conclusion, we recognize and deeply respect the intent of Medina's historic district zoning and signage codes. We believe the variance requests presented here strike an appropriate balance between maintaining the character and charm of the Historic District and meeting the practical needs of a destination property designed to serve the public, stimulate economic vitality, and enhance the overall visitor experience in downtown Medina.

Each sign has been thoughtfully designed to fit its architectural context and support wayfinding, branding, and public access. These requests are modest in scope, reasonable in purpose, and aligned with the broader goals of preserving the integrity of our city while welcoming new energy and investment.

We appreciate your time, consideration, and continued partnership on this transformative project for the City of Medina.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lisa Reau". The ink is dark and the signature is fluid, with the first name "Lisa" and last name "Reau" clearly distinguishable.

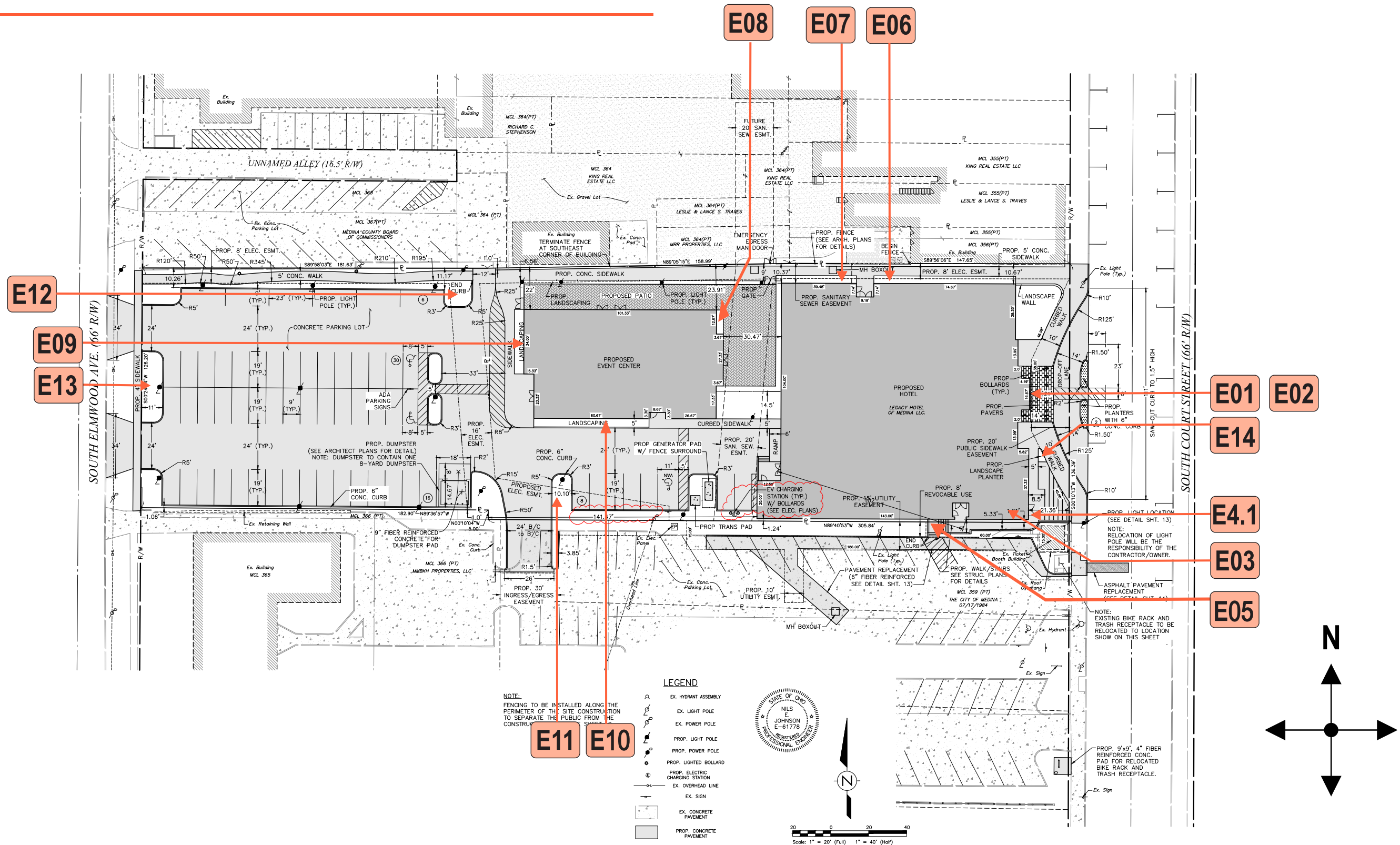
Lisa Reau
Marketing & Communications Director
Autonomy Capital Group
LReau@AutonomyCapitalGroup.com
407-595-7590

Attachments:

1. Proposed Sign Locations and Schematics
2. Sign Variance Application

SITE PLAN

NTS - Not to Scale

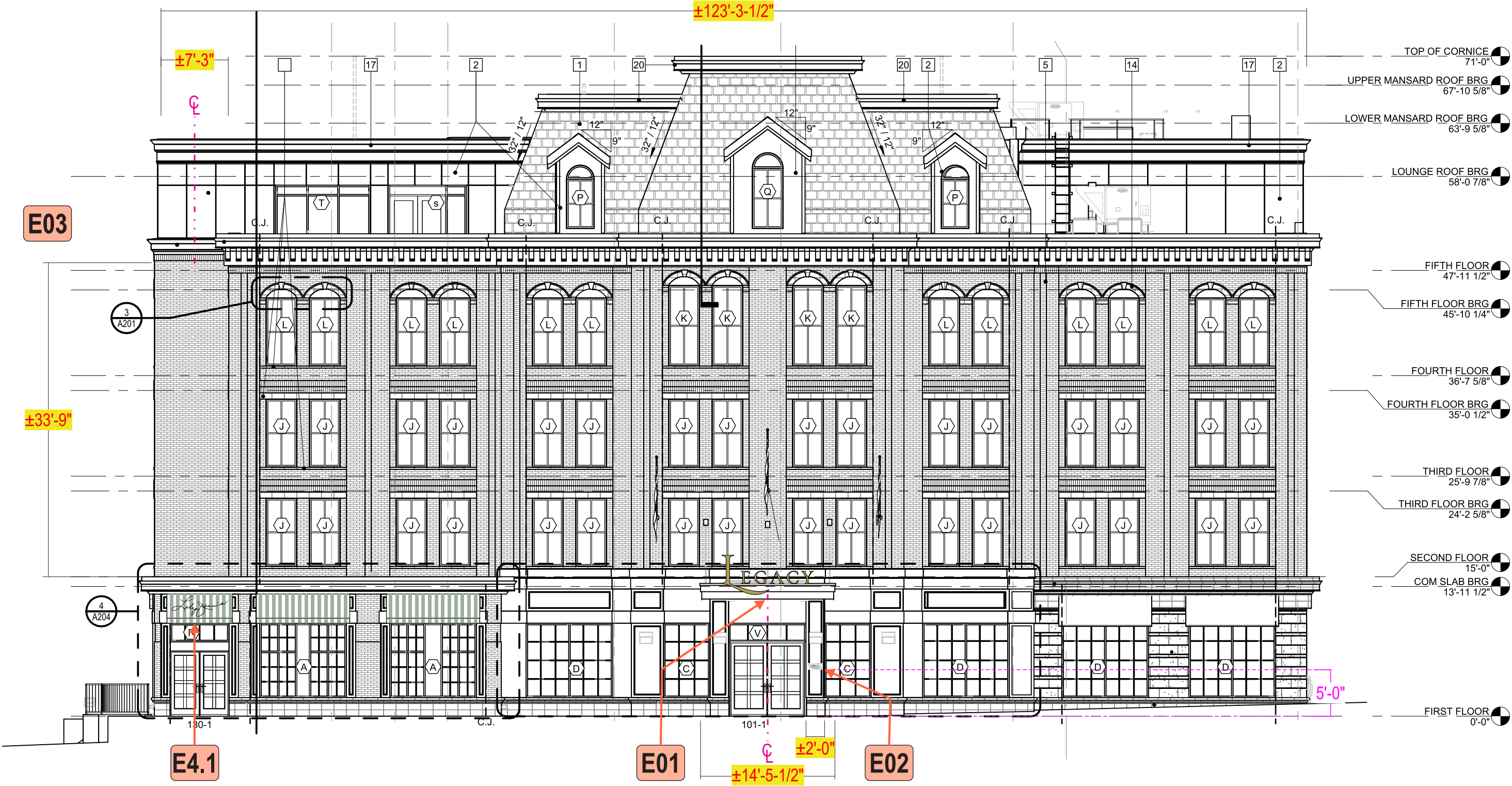


Legacy Hotel
East (Front)
Elevation

EAST ELEVATION

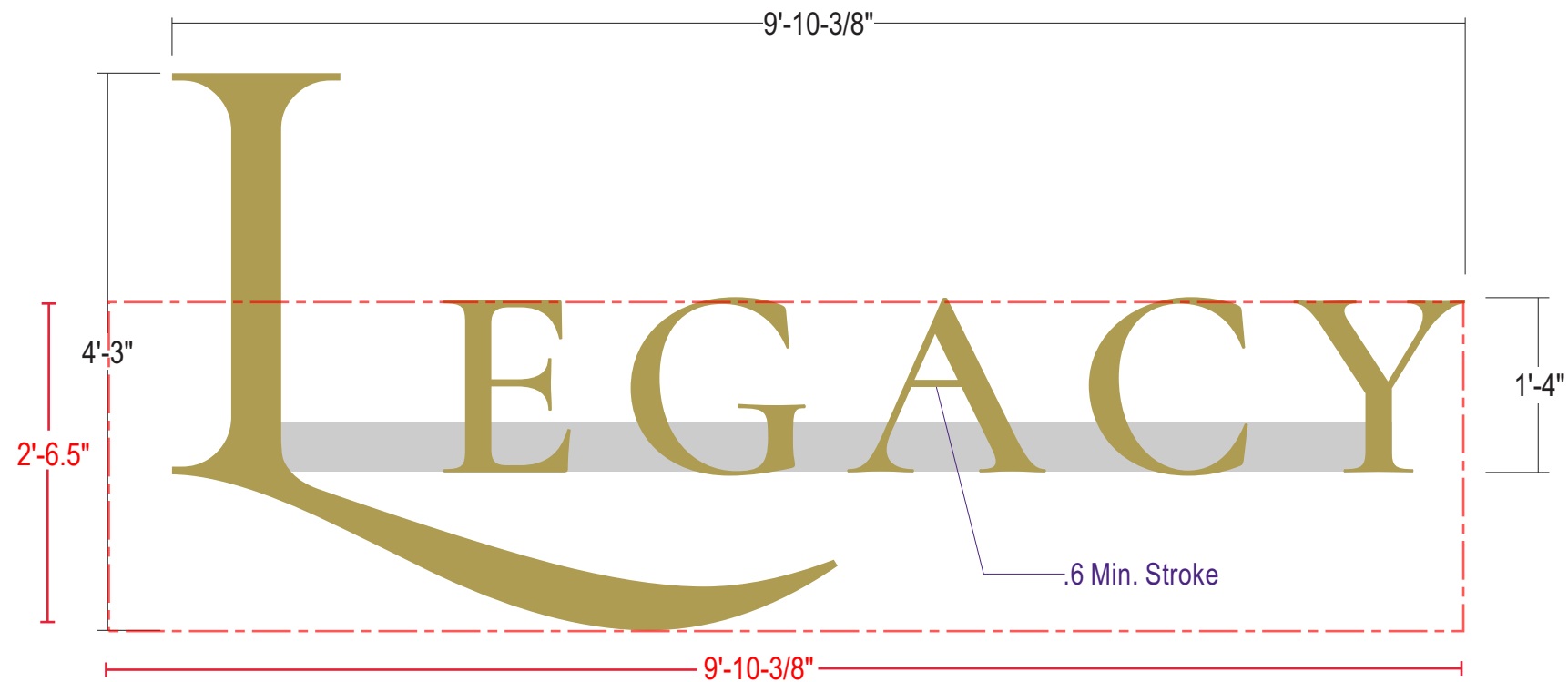
3/32" = 1'-0"

ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN





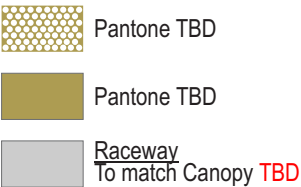




Design Intent



COLOR PALETTE



Paint finish to be satin unless otherwise specified

ALL SPECIFICATION TO BE DETERMINED

- FACES: .177" #2406 white acrylic w/ surface applied dual color film - Gold
Will illuminated White at night
- TRIMCAP: "L" - 2" jewelite trimcap w/ clips at min. 12" o/c; painted Gold
"egacy" - 1" jewelite trimcap; painted Gold
- RETURNS: 3" Deep .063 alum. returns pre finished white interior / exterior painted Gold
- BACKS: .080 alum. insides painted Reflective white;
reinforced with vertical supports as needed - **PER MFG REVIEW**
- ILLUM.: Principal Sloan White LED's as required by manufacturer;
Power supplies housed within raceway
- RACEWAY: 5"h X 3-1/2"d Eastern Metal extruded aluminum raceway or approved
equivalent to house all electrical components; Painted to match canopy
- INSTALL: Letters mechanically fastened to raceway; Raceway thru bolted flush to wall surface into
approved blocking; 12" standard length of min 3/8" threaded rod will be supplied unless
otherwise noted
- QUANTITY: (1) ONE SET REQUIRED

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

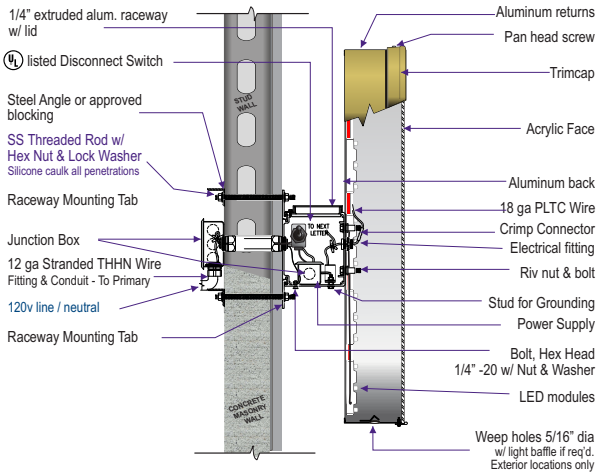
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THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

SIMULATED NIGHT VIEW



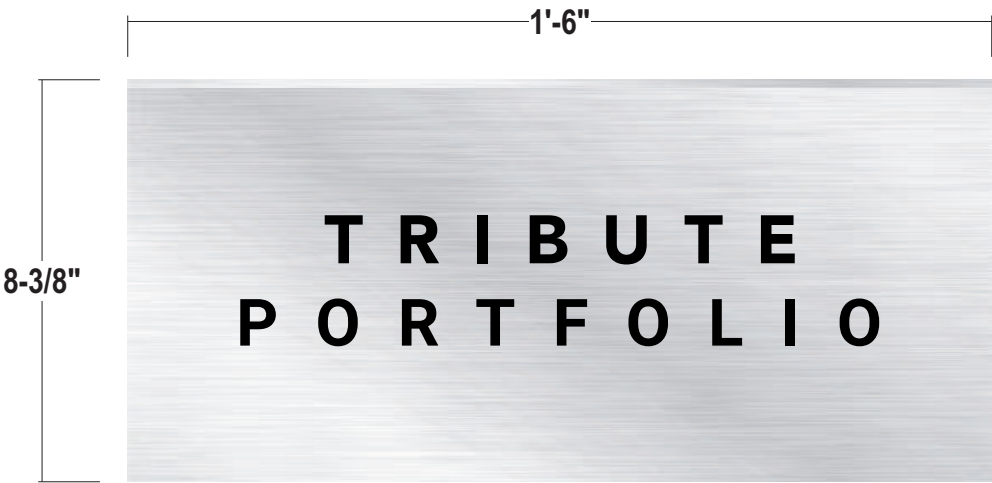
FACE LIT | RACEWAY| GENERIC INSTALL



***MOUNTING METHOD:**
(Use appropriate method following wall inspection)
Thru bolt - all thread fasteners w/ wood blocking or angle iron stringer
Toggle bolts w/ hollow core- plywood backing
Kwik Bolts or Expansion lag bolts & shields w/ solid concrete



ALL ELECTRICAL COMPONENTS TO BE UL LISTED, APPROVED AND MARKED PER N.E.C. 600-4. ALL TO BE ELECTRICALLY GROUNDED PER N.E.C. 250. ALL POWER SUPPLIES TO BE FUSED PER U.L. 18, 70.1.1. OVERCURRENT AND SHORT-CIRCUIT PROTECTION. SIGN TO MEET N.E.C. AND U.L. 48 STANDARDS FOR ELECTRICAL SIGNS (GROUNDING & BONDING) AS PER N.E.C. 250-48 & NEC 600-7.



1/4" Thick Stainless Steel Plaque

PLAQUE: 1/4" (6mm) thick stainless steel alloy plaque

GRAPHICS: Etched 1/8" deep and filled black graphics **TBC**

INSTALL: Plaque to have studs to backside of panel as required for flush mounting;
All penetrations filled with silicone

QUANTITY: (1) ONE REQUIRED FOR EAST ENTRANCE DOOR

COLOR PALETTE

Black

Paint finish to be satin unless otherwise specified

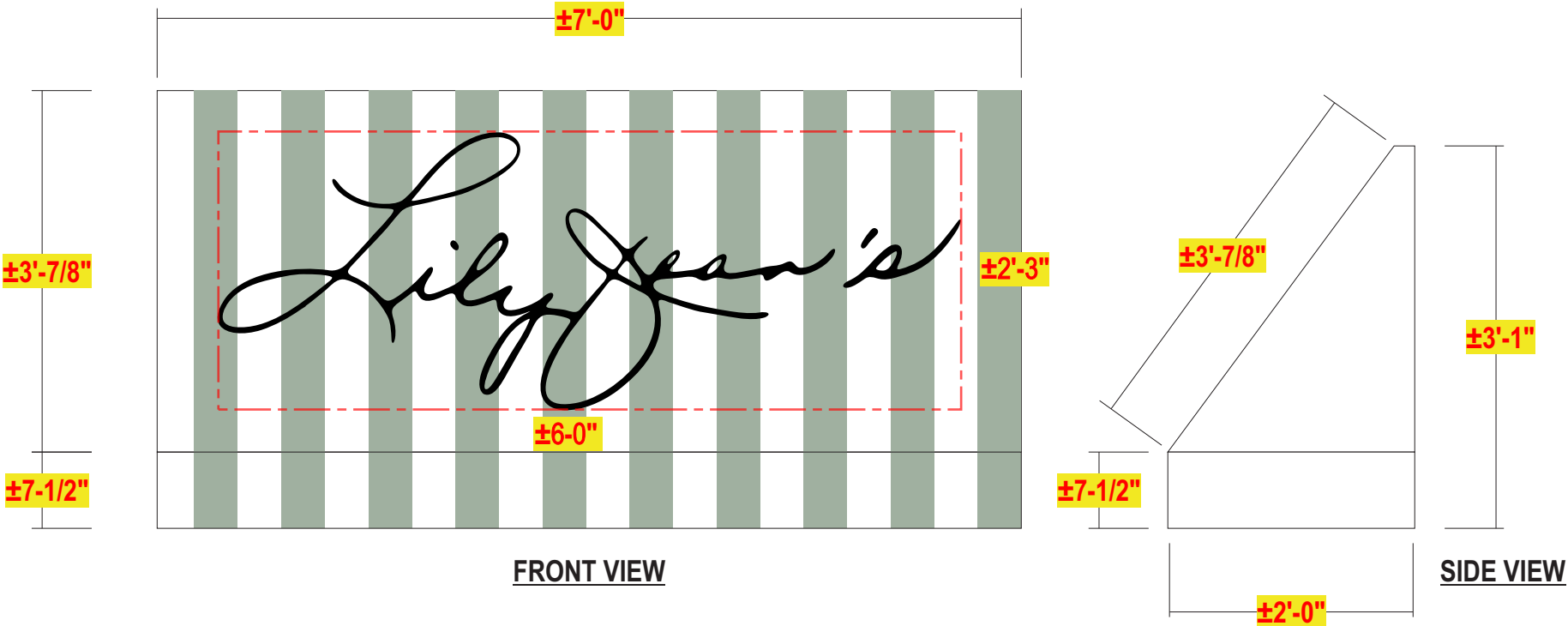
E4.1

NON-ILLUMINATED SHED AWNING

AWN30.f

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

13.5 square feet



Design Intent



- FRAME:

1" x 1" Aluminum Square Tube Frame
- FABRIC:

White Sunbrella fabric material with open bottom
- GRAPHICS:

Heat Transferred Vinyl Graphics
- INSTALL:

Thru bolted to wall using z-clips and min. 3/8" all thread into blocking
- QUANTITY:

(1) ONE REQUIRED

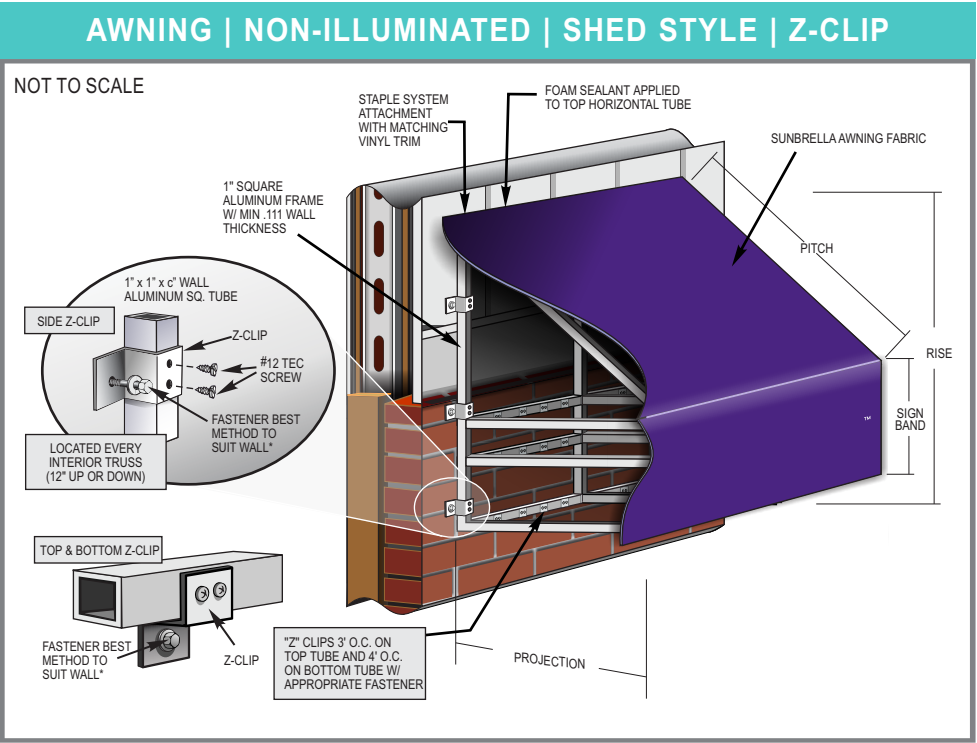
COLOR PALETTE

Pantone TBD

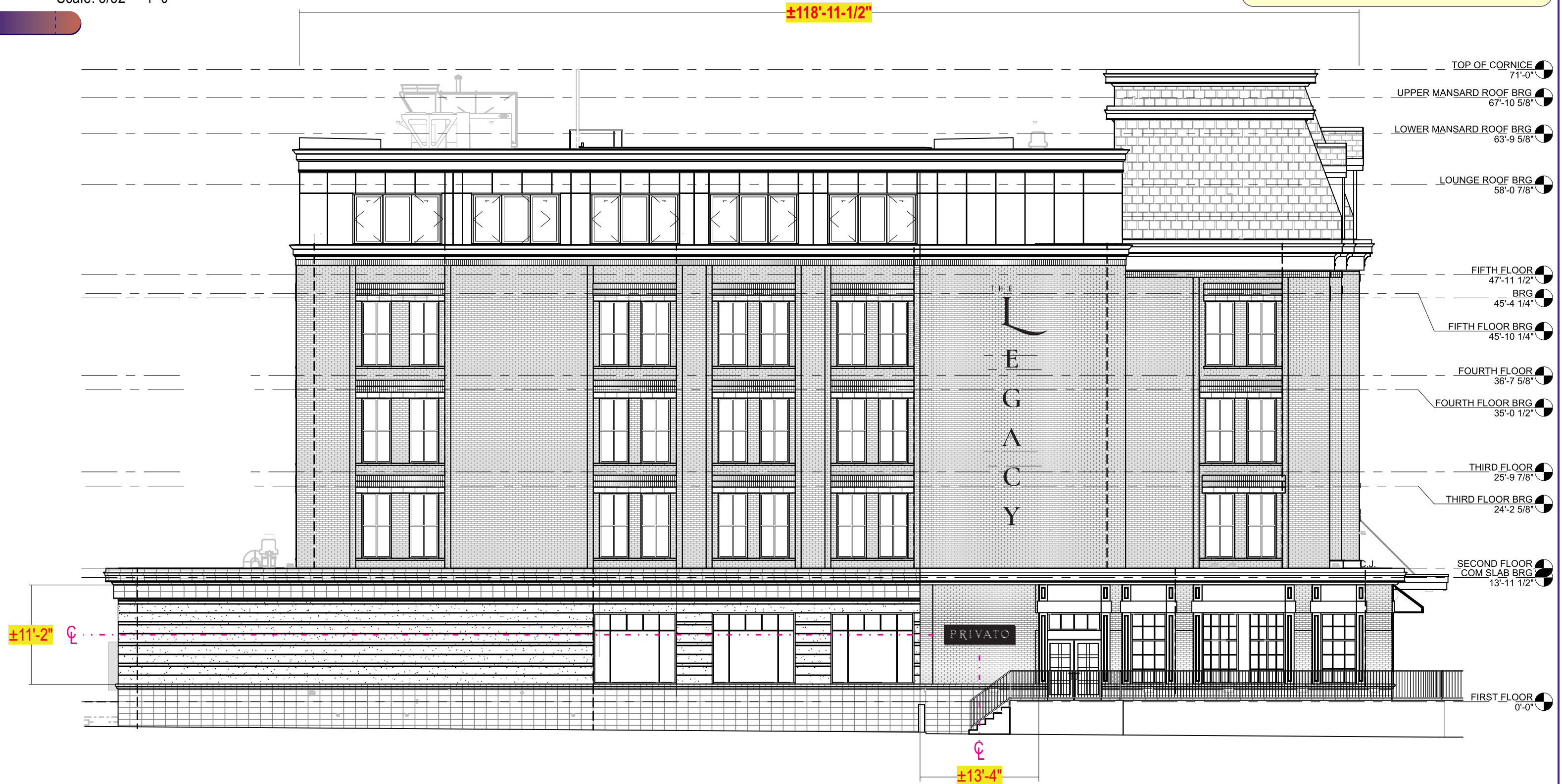
White

Black

Paint finish to be satin unless otherwise specified



Legacy Hotel
South (Side)
Elevation









PRIVATO

Y

E03

HALO LIT REVERSE CHANNELS

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

HL17.i.so

85.2 square feet

Artwork will likely need to be increased in stroke for manufacturing
To be determined when artwork is provided

COLOR PALETTE

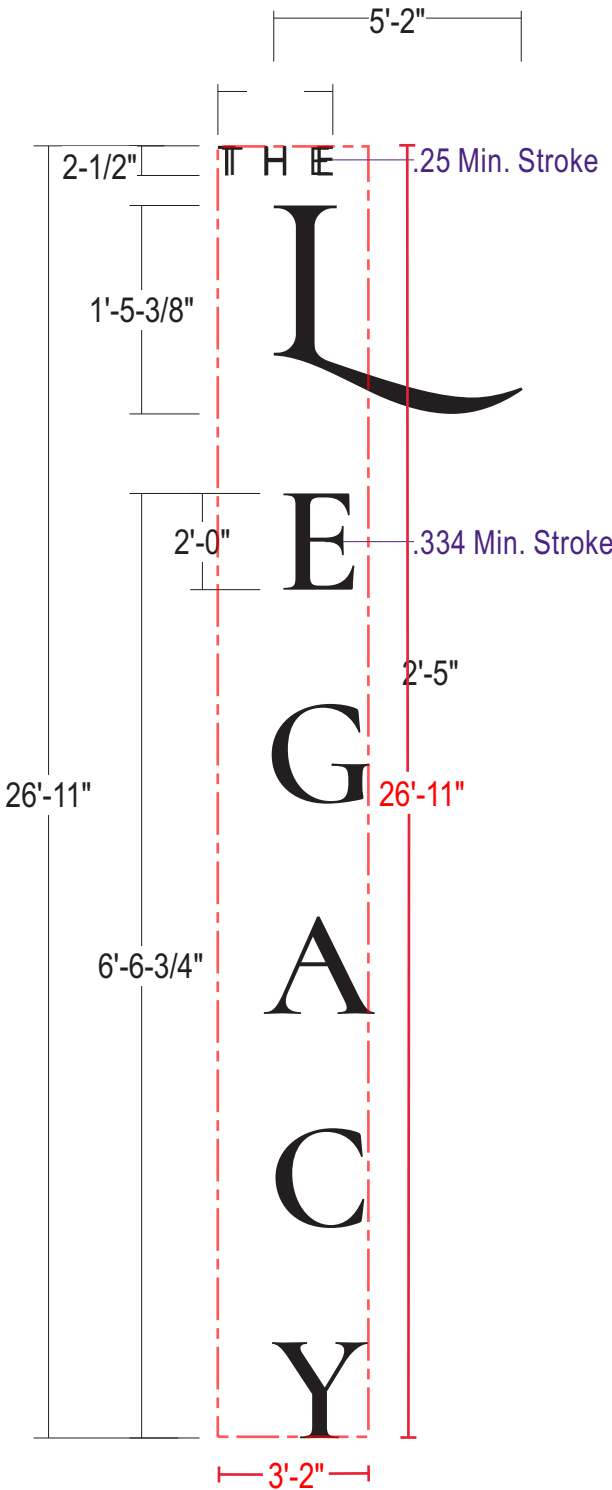
Black

3M 3635-70
60% Diffuser

Spacers:
To match sign band

Paint finish to be satin unless otherwise specified

- FACES: .090" aluminum faces painted Black
- RETURNS: 3" deep .063 aluminum returns;
Returns welded to faces; All welds sanded smooth painted Black
- BACKS: .177" Clear polycarbonate w/ applied White diffuser film to diffuse LED's
- ILLUM.: Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies
- INSTALL: Thru bolted to wall surface with 1-1/2" stand offs into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
Spacers to be provided and painted to match sign band
- QUANTITY: (1) ONE SET REQUIRED

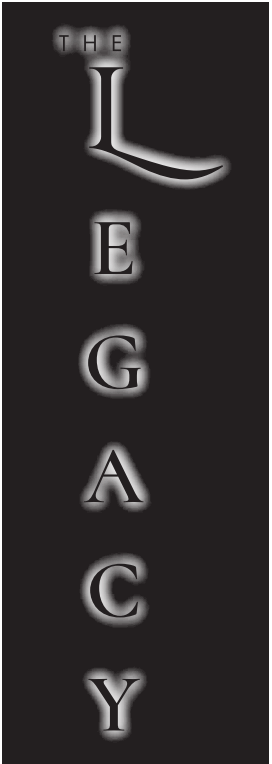


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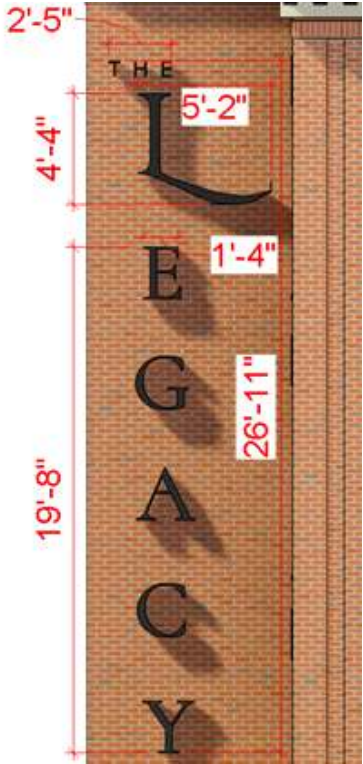
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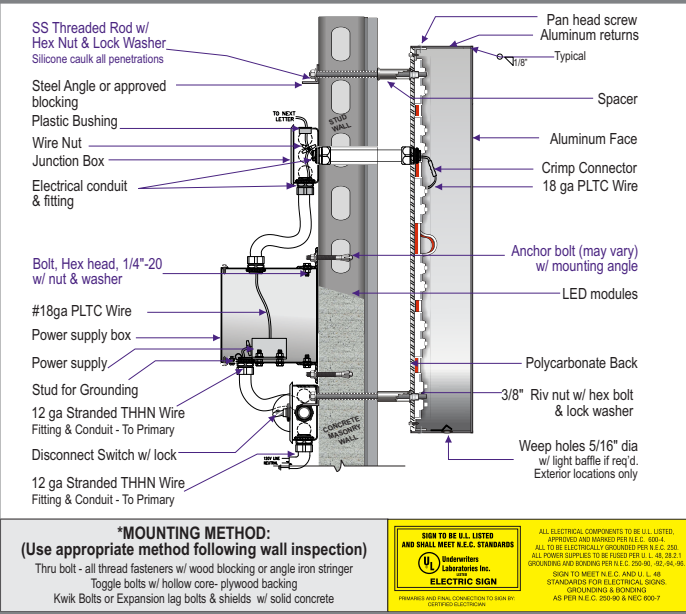
SIMULATED NIGHT VIEW



Design Intent



HALO LIT LED | REMOTE, STANDOFF | GENERIC INSTALL





Design Intent

- FACES: .090" aluminum faces painted black
- RETURNS: Returns welded to faces; All welds sanded smooth painted black
3" deep .063 aluminum returns
- BACKS: .177" Clear polycarbonate w/ applied White diffuser film to diffuse LED's
- ILLUM.: Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies
- INSTALL: Thru bolted to wall surface with 1-1/2" stand offs into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
Spacers to be provided and painted to match sign band
- QUANTITY: (1) ONE PANEL REQUIRED

COLOR PALETTE

Black

3M 3635-70 Diffuser 60%

Spacers:
To match sign band

Paint finish to be satin unless otherwise specified

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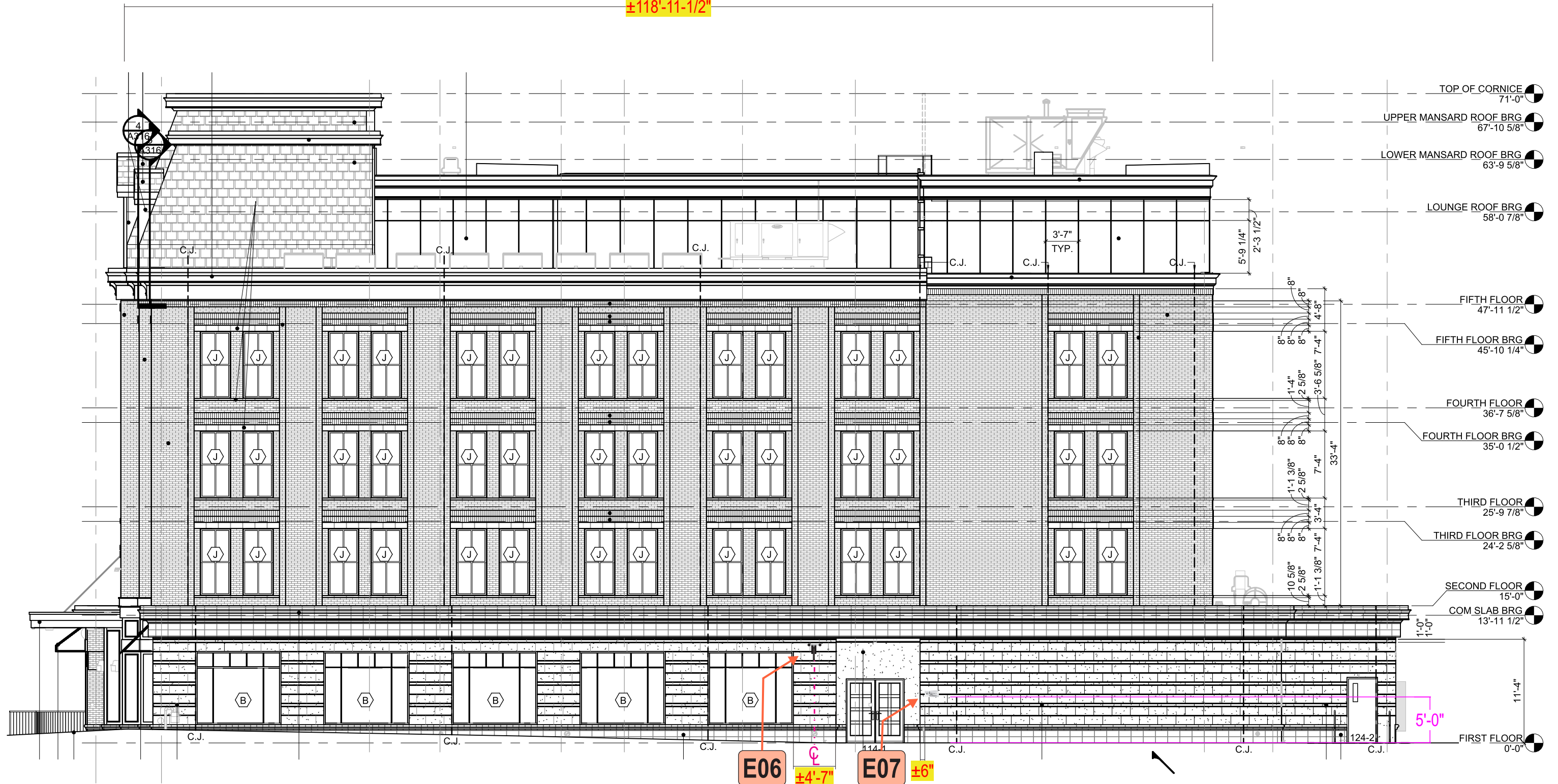
SIMULATED NIGHT VIEW

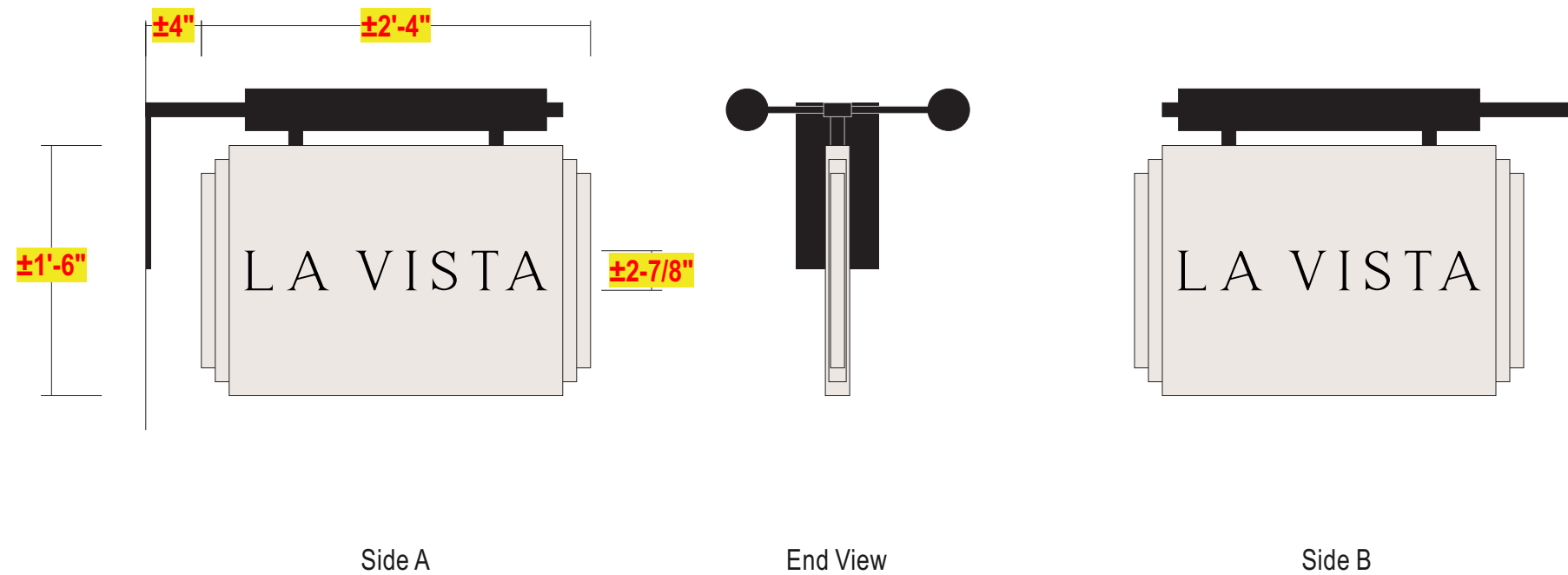


Legacy Hotel
North (Side)
Elevation

$$3/32'' = 1'-0''$$

±118'-11-1/2"





Design Intent



ALL SPECIFICATION TO BE DETERMINED

- CABINET:**

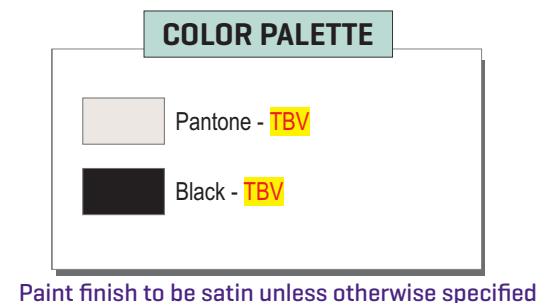
Fabricated alum. blade 1-3/4" deep .090 aluminum skin - painted TBD
- GRAPHICS:**

Surface applied Black die cut vinyl graphics to match color shown
(2) Two sets required
- LIGHT BAR:**

Illuminated light bars (2) total; mounted to wall bracket
- INSTALL:**

Square aluminum mounting tube -secured to cabinet as required;
Tube welded to aluminum mounting plates; Thru bolted to wall surface
using all thread into blocking as required 12" standard length of
threaded rod will be supplied unless otherwise noted; 3/8" threaded
rod into blocking or Stratus approved equivalent
- QUANTITY:**

(1) ONE REQUIRED



Paint finish to be satin unless otherwise specified

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SIMULATED NIGHT VIEW





1/4" Thick Stainless Steel Plaque

- PLAQUE:** 1/4" (6mm) thick stainless steel alloy plaque
- GRAPHICS:** Etched 1/8" deep and filled black graphics **TBC**
- INSTALL:** Plaque to have studs to backside of panel as required for flush mounting;
All penetrations filled with silicone
- QUANTITY:** (1) ONE REQUIRED FOR NORTH ENTRANCE DOOR

COLOR PALETTE

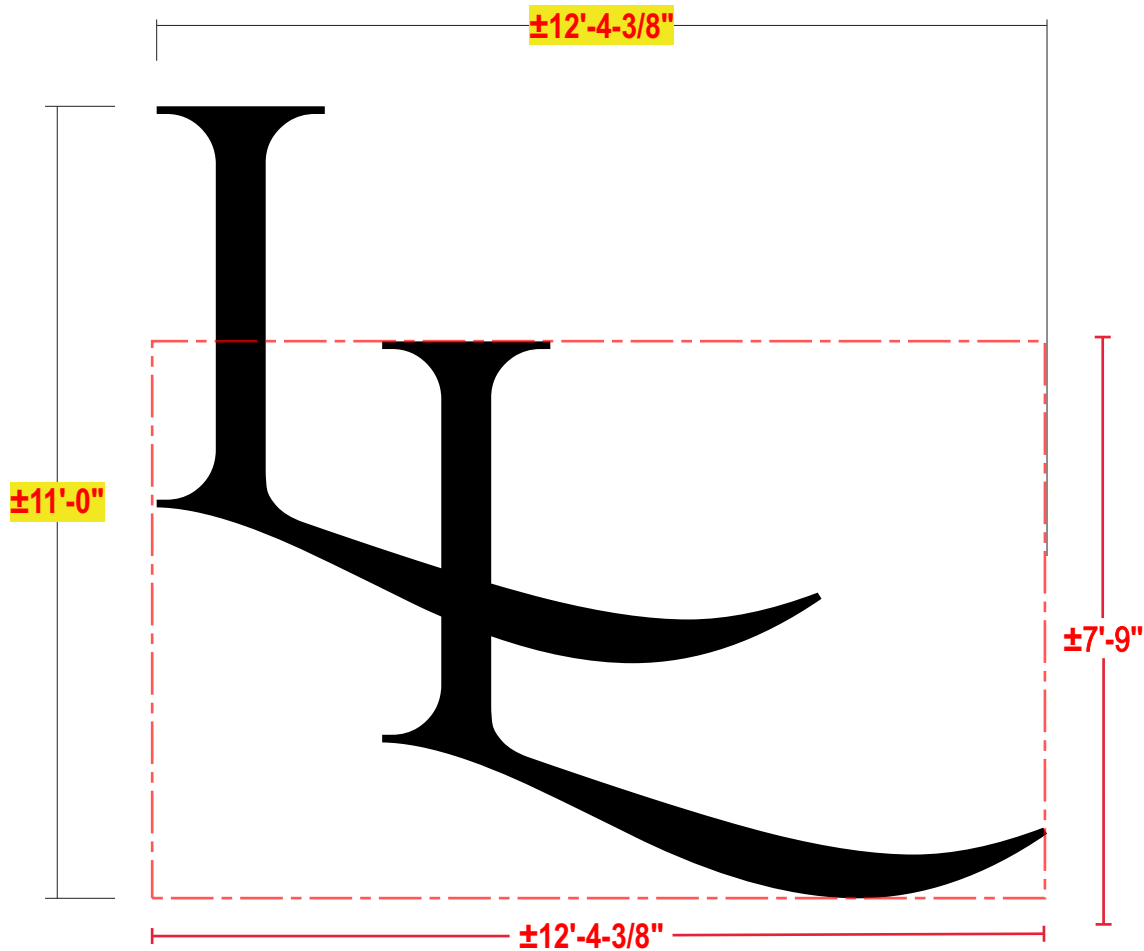
Black - **TBV**

Paint finish to be satin unless otherwise specified

Locale at the Legacy
West (Front) and
South (Side)
Elevations







- FACES: .125" aluminum faces painted Black
- RETURNS: 3" deep .090 aluminum returns;
Returns welded to faces; All welds sanded smooth painted Black
- BACKS: .177" Clear polycarbonate w/ applied White diffuser film to diffuse LED's
- ILLUM.: Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies
- INSTALL: Thru bolted to wall surface with 1-1/2" stand offs into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
Spacers to be provided and painted to match sign band
- QUANTITY: (1) ONE SET REQUIRED

COLOR PALETTE

Black

3M 3635-70
60% Diffuser

Spacers:
To match sign band

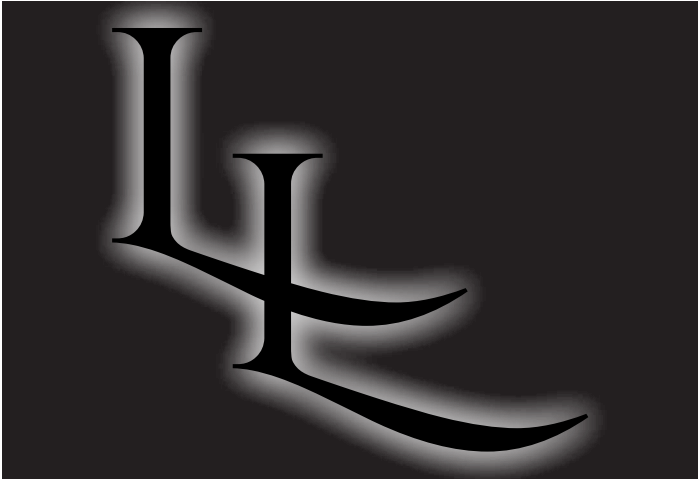
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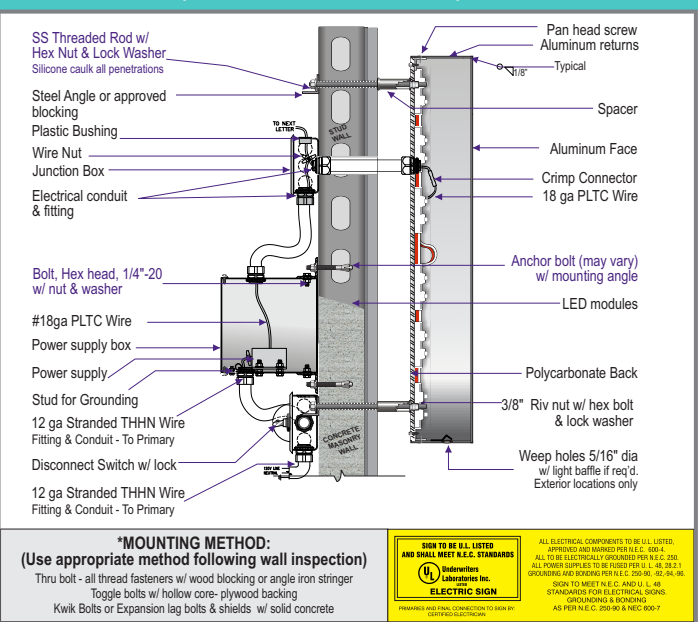
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SIMULATED NIGHT VIEW



HALO LIT LED | REMOTE, STANDOFF | GENERIC INSTALL



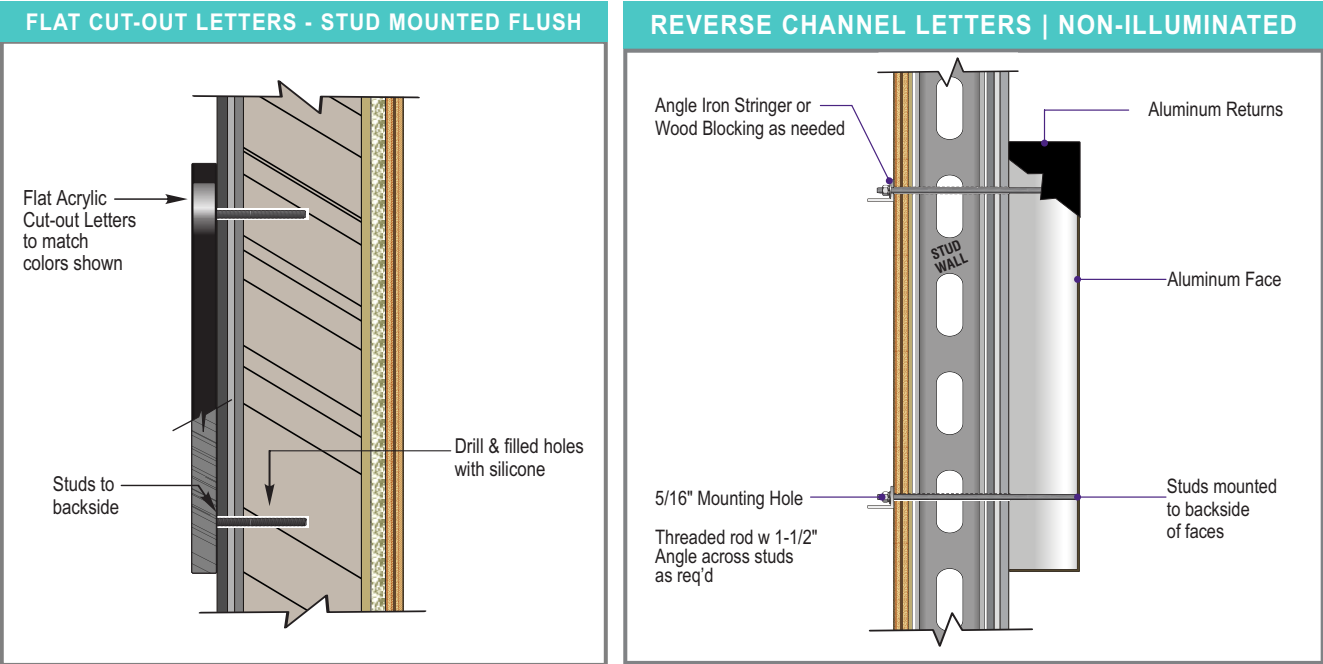
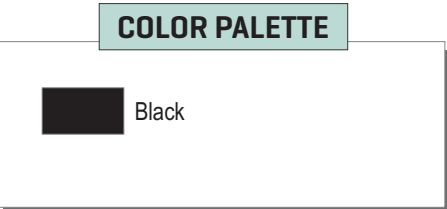


LOCALE

- FACES:** .125" aluminum faces painted black
- RETURNS:** 5" deep .090 aluminum returns; Returns welded to faces; All welds sanded smooth painted black
- INSTALL:** Threaded studs mounted to backside of letters for thru bolt mount into approved blocking;
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;

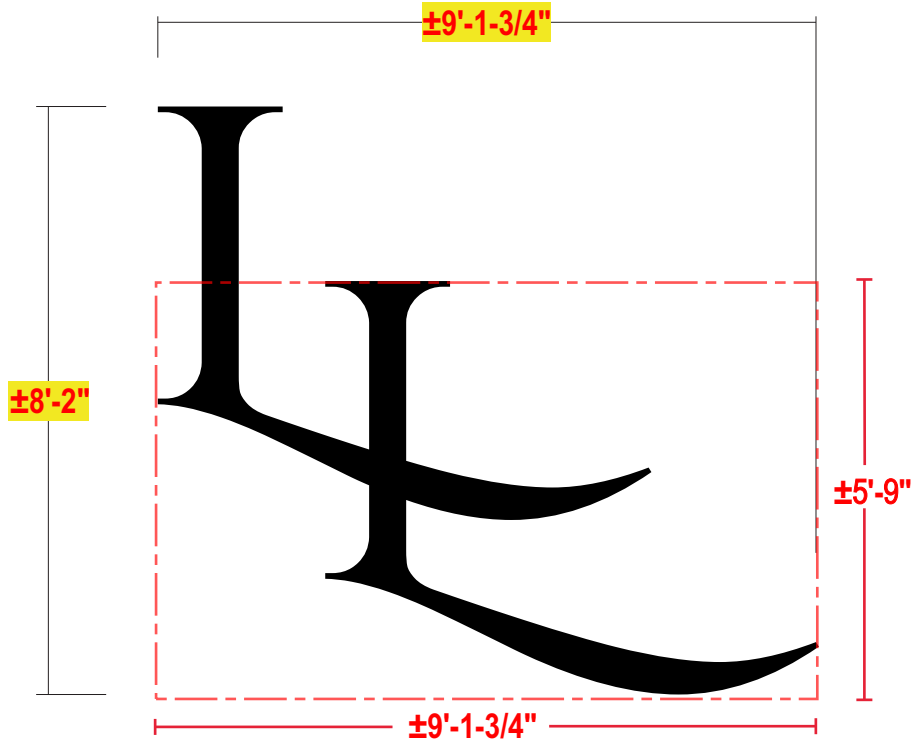
AT THE LEGACY

- GRAPHICS:** 3/8" thick flat cut out black acrylic
- INSTALL:** Studs to backside of graphics for flush mounting
- QUANTITY:** (1) ONE SET REQUIRED



Locale at the Legacy
East (Rear)
Elevations





COLOR PALETTE

Black

3M 3635-70
60% Diffuser

Spacers:
To match sign band

Paint finish to be satin unless otherwise specified

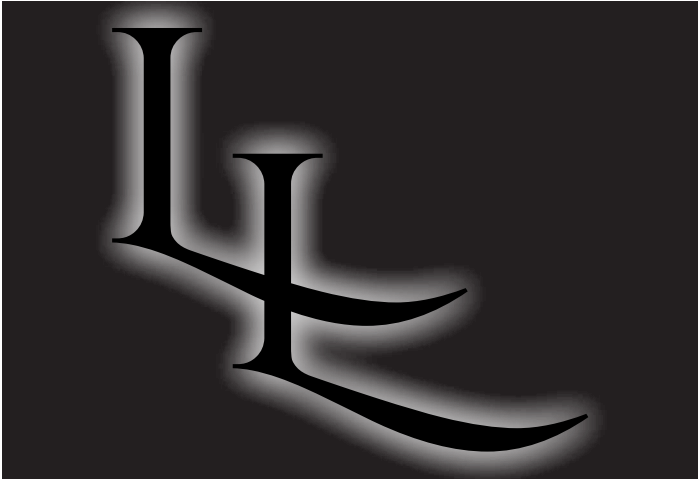
- FACES: .125" aluminum faces painted Black
- RETURNS: 3" deep .090 aluminum returns;
Returns welded to faces; All welds sanded smooth painted Black
- BACKS: .177" Clear polycarbonate w/ applied White diffuser film to diffuse LED's
- ILLUM.: Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies
- INSTALL: Thru bolted to wall surface with 1-1/2" stand offs into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
Spacers to be provided and painted to match sign band
- QUANTITY: (1) ONE SET REQUIRED

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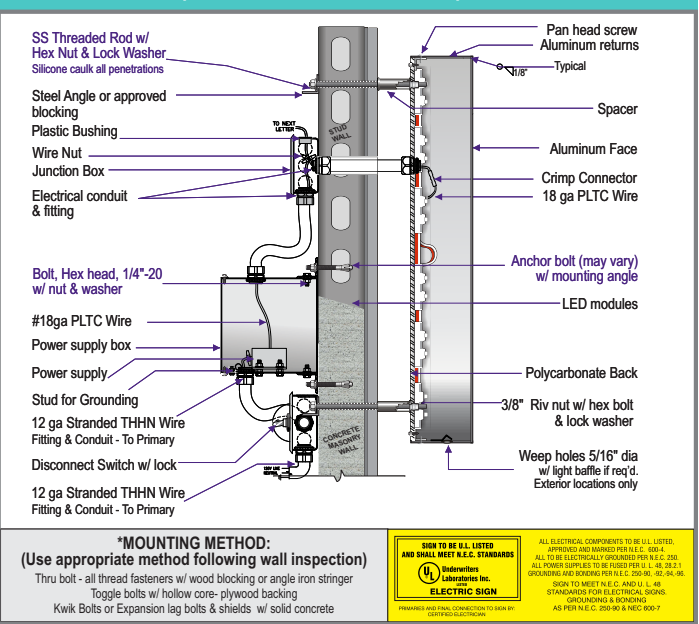
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THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

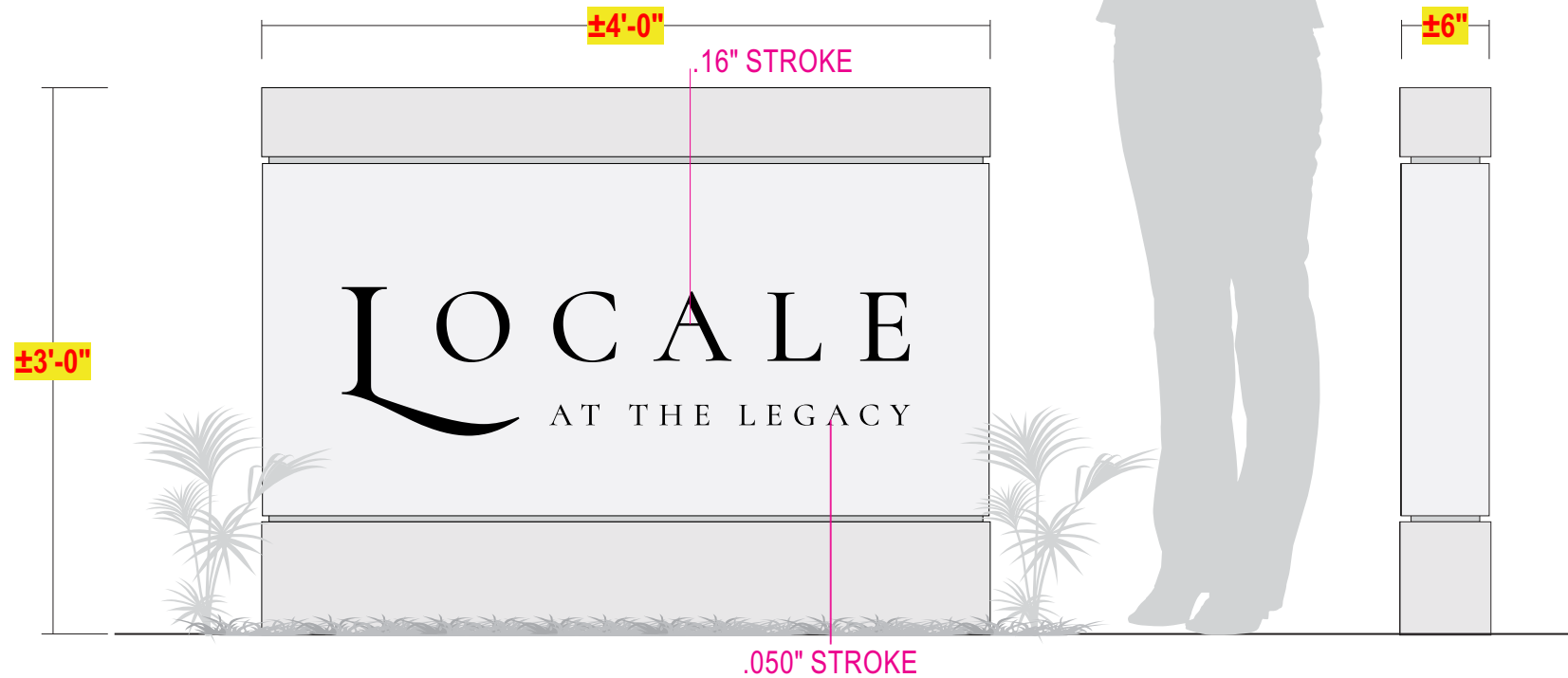
SIMULATED NIGHT VIEW



HALO LIT LED | REMOTE, STANDOFF | GENERIC INSTALL



Ground and Instructional Signs



ALL SPECIFICATION TO BE DETERMINED

CABINET: 6" deep fab'd aluminum cabinet w/ .090" alum. skin;
All exposed surfaces painted **TBD**




GRAPHICS: First Surface applied black vinyl graphics

REVEAL: .090" alum. w/ bent up construction; Painted **TBD**

INSTALL: Direct burial installation as required by city code
and engineering requirements;
ENGINEERING AND FOUNDATION DETAILS TBD

QUANTITY: (1) ONE D/F NON-ILLUMINATED MONUMENT REQUIRED

COLOR PALETTE

	3M 7725-12 Process Black C
	Pantone - TBD
	Pantone - TBD




Paint finish to be satin unless otherwise specified

ALL SPECIFICATION TO BE DETERMINED

- CABINET:** 4" deep fabricated alum. cabinet w/ .090 aluminum skin - painted TBD
- GRAPHICS:** Surface applied Black die cut vinyl graphics to match color shown
- SUPPORTS:** Steel supports - Size to be determined by Engineering
- INSTALL:** Direct burial installation as required by city code and engineering requirements;
ENGINEERING AND FOUNDATION DETAILS TBD
- QUANTITY:** (1) ONE REQUIRED



SIDE VIEW

COLOR PALETTE	
	Black
	Pantone - TBD
	Pantone - TBD




Paint finish to be satin unless otherwise specified

ALL SPECIFICATION TO BE DETERMINED

- CABINET:** 4" deep fabricated alum. cabinet w/ .090 aluminum skin - painted TBD
- GRAPHICS:** Surface applied Black die cut vinyl graphics to match color shown
- SUPPORTS:** Steel supports - Size to be determined by Engineering
- INSTALL:** Direct burial installation as required by city code and engineering requirements;
ENGINEERING AND FOUNDATION DETAILS TBD
- QUANTITY:** (1) ONE REQUIRED



SIDE VIEW

COLOR PALETTE	
	Black
	Pantone - TBD
	Pantone - TBD

Paint finish to be satin unless otherwise specified

ALL SPECIFICATION TO BE DETERMINED

CABINET: 4" deep fabricated alum. cabinet w/ .090 aluminum skin - painted TBD

GRAPHICS: Surface applied Black die cut vinyl graphics to match color shown

SUPPORTS: Steel supports - Size to be determined by Engineering

INSTALL: Direct burial installation as required by city code and engineering requirements;
ENGINEERING AND FOUNDATION DETAILS TBD

QUANTITY: (1) ONE REQUIRED



SIDE VIEW

COLOR PALETTE

- Black
- Pantone - TBD
- Pantone - TBD

Paint finish to be satin unless otherwise specified