

Proposed: 4/17/2017

RESOLUTION NO. 40-2017 (PD)

By Council Member

A Resolution authorizing the City Manager to enter into a lease agreement with RHHJ Productions LLC (dba Rib Cage) to add outdoor dining at 2214 Lee Road, Cleveland Heights; and declaring an emergency.

WHEREAS, RHHJ Productions LLC (dba Rib Cage), has indicated its interest in leasing a portion of city property adjacent to restaurant to add outdoor dining as shown in Exhibit A; and

WHEREAS, the City has determined that said property is not presently used for municipal purposes and does not anticipate that it will be needed for a future municipal purpose; and

WHEREAS, this Council has determined outdoor dining at the Rib Cage at 2214 Lee Road is in the best interests of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. The City Manager be, and she is hereby, authorized to execute a lease agreement and all necessary documents with RHHJ Productions LLC (dba Rib Cage) for the lease of approximately 315 square feet of city property as shown in the drawing attached hereto as Exhibit A and incorporated herein by reference. The purpose of the lease shall be to add outdoor dining at 2214 Lee Road and shall be for Six Hundred Fifty Dollars (\$650) per year for a term of five (5) years. The lease agreement shall contain such other terms as recommended by the City Manager and Director of Law and shall be approved, as to form, by the Director of Law.

SECTION 2. Notice of the passage of this Resolution shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights.

SECTION 3. This Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need to meet contractual deadlines during the construction season. Wherefore, provided it receives the affirmative vote of five (5) or more of the members elected or appointed to this Council, this Resolution shall take effect and be in force immediately upon its passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.

RESOLUTION NO. 40-2017 (PD)

CHERYL L. STEPHENS, Mayor
President of the Council

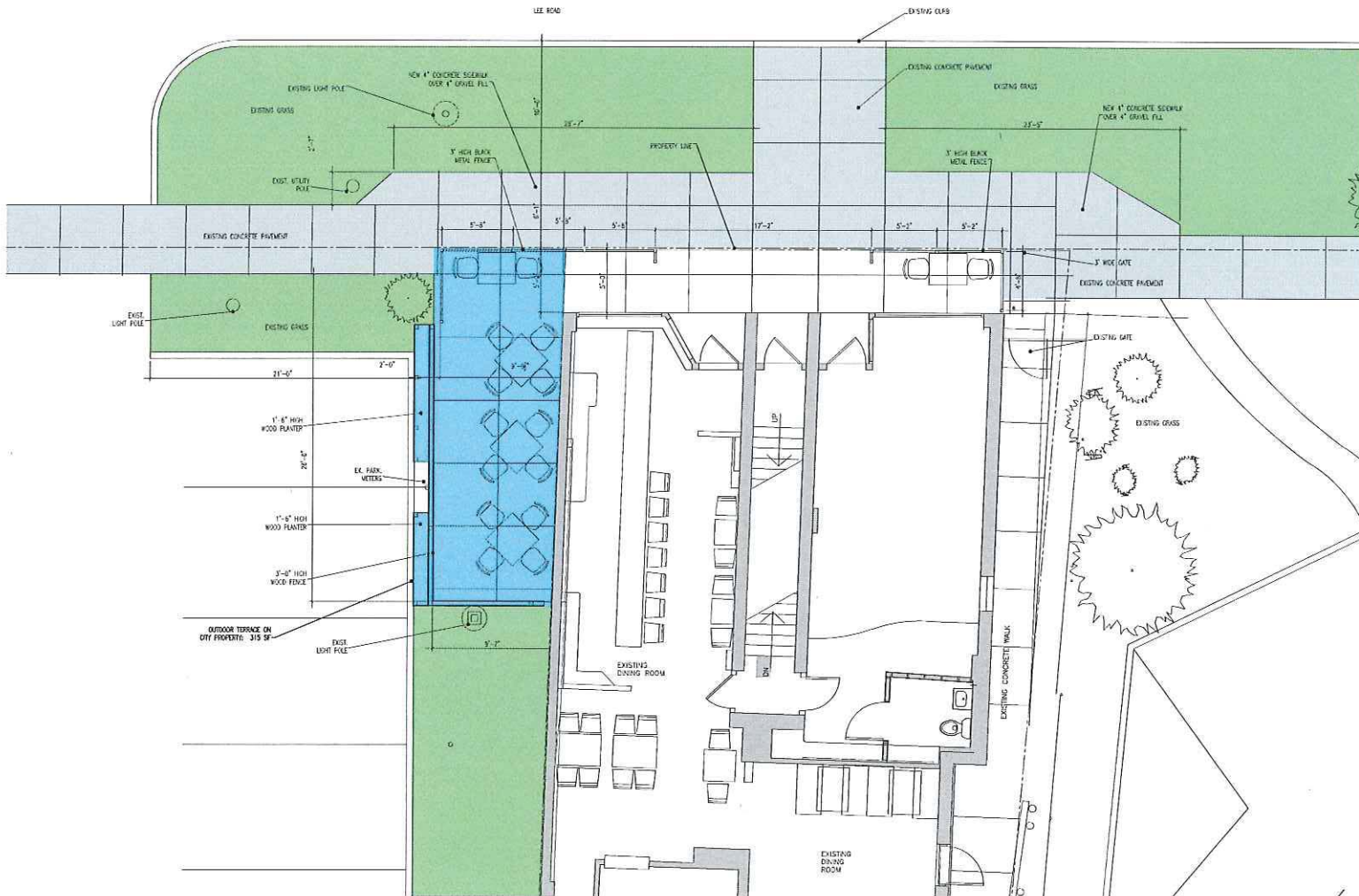
MITCH MICHALEC
Acting Clerk of Council

PASSED:

EXHIBIT A

Project Team
IKG

Irie Kynk Goss Architects Inc.
2216 Lee Road
Cleveland Heights, Ohio 44118
t: 216 371-1510
f: 216 371-0640
www.ikgarch.com



ENLARGED SITE PLAN
1/4"=1'-0"

PROGRESS REVIEW DRAWING
03/28/2017

Consultant's Seal

Architect's Seal

Irie Kynk Goss Architects Inc.
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11/21/2016 PRELIMINARY REVIEW
ISSUES and REVISIONS

Outdoor Dining Terrace Alterations

Ribcage
2216 Lee Road, Cleveland Heights Office
DRAWING TITLE
SITE PLAN

CONV. NO. 1034
DATE NOVEMBER 21, 2016
SCALE

A101 -A
A101 SITE PLAN

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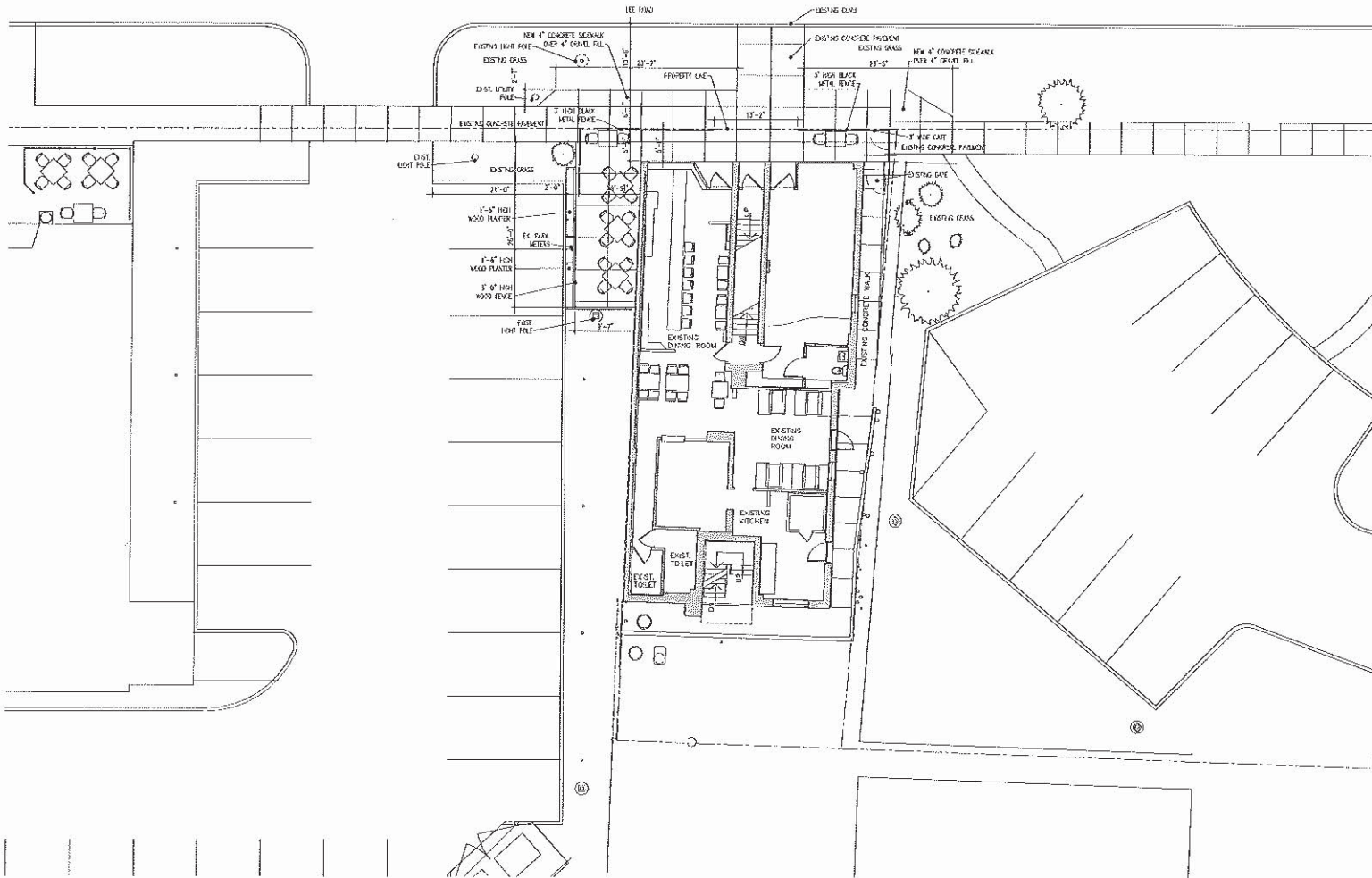
11/23/2016 FALLONRY KOSYR
ISSUES and REVISIONS

Outdoor Dining Terrace Alterations

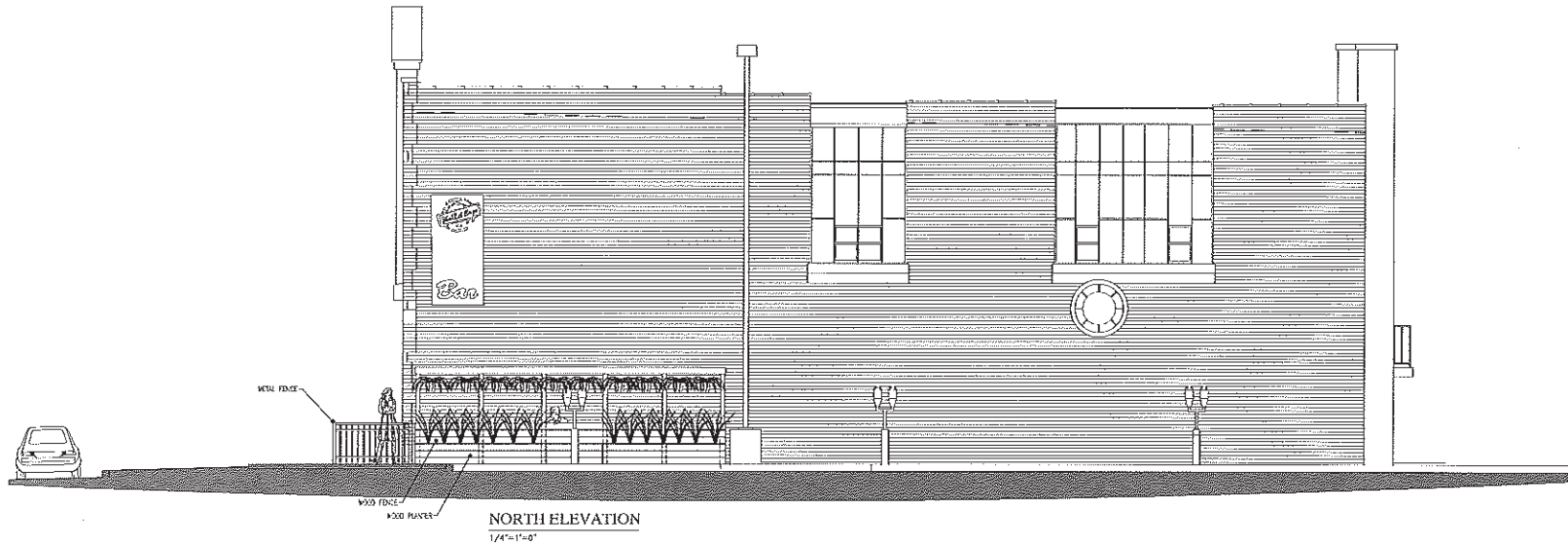
Ribcage
2216 Lee Road, Cleveland Heights, Ohio
DRAWING TITLE
SITE PLAN

COUNT NO. 1034
DATE NOVEMBER 23, 2016
SCALE

A101
ASPI AEC PLANNO



PROGRESS REVIEW DRAWING
11/21/2016



PROGRESS REVIEW DRAWING
11/21/2016

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11/21/2016 PRIMARY REVIEW
ISSUES and REVISIONS

Outdoor Dining Terrace Alterations

Ribcage
2016 Lee Road, Cleveland Heights, Ohio

DRAWING TITLE
ELEVATIONS

CONV. NO. 1654
DATE NOVEMBER 21, 2016
SCALE

A201
ADD REVISIONS