

ORDINANCE NO. 112-25

**AN ORDINANCE TO AMEND ORDINANCE NO. 413-68, PASSED
JANUARY 15, 1969, COMMONLY KNOWN AS THE ZONING
ORDINANCE OF THE CITY OF AVON, OHIO, AS AMENDED, REZONING
A 5.09 ACRE PARCEL OF LAND LOCATED ON THE NORTHWEST
CORNER OF NAGEL & CHESTER, PPN: 04-00-021-000-264 FROM
M-1 GENERAL INDUSTRIAL TO C-4/M-1 GENERAL BUSINESS
DISTRICT OVERLAY/GENERAL INDUSTRIAL DISTRICTS**

WHEREAS, an application to rezone 5.09 acres of land located on the northwest corner of Nagel & Chester Roads, PPN: 04-00-021-000-264 from M-1 General Industrial To C-4/M-1 General Business District Overlay/General Industrial Districts was submitted to Planning Commission pursuant to Article VII, Section 2(d) and Article VII, Section 2(e)(3) of the Avon City Charter; and

WHEREAS, this area is identified as Future Land Use - Area 13 in Ordinance No. 135-07 as an area to be rezoned at a future date from Industrial to Commercial; and

WHEREAS, the Planning Commission, on November 19, 2025, held a Public Hearing on said amendment; and

WHEREAS, on November 19, 2025, after conducting the public hearing, the Planning Commission reviewed the proposed amendment to rezone this parcel of land as further described herein and considered the public comments and presentations of all interested parties and by a vote of Five (5) in favor and Zero (0) opposed, recommended the amendment to Ordinance No. 413-68 to allow the 5.09 acres of land located on the northwest corner of Nagel & Chester Roads, PPN: 04-00-021-000-264 to be rezoned from M-1 General Industrial To C-4/M-1 General Business District Overlay to the existing General Industrial District; and

WHEREAS, Council, on December 8, 2025, authorized a Public Hearing; and

WHEREAS, said Public Hearing was duly publicized according to law and was held on January 12, 2026, at 7:25 P.M.; and

WHEREAS, notice of the time and place of such Public Hearing has been given to record title holders of property immediately adjacent to, adjoining and abutting on such area, zone, or district proposed to be modified.

WHEREAS, Council finds that the recommendation of Planning Commission is reasonable and in the best interests of the safety, health, and welfare of the citizens of Avon and deems it desirable that Ordinance No. 413-68 be amended to rezone the 5.09 acres of land located at the northwest corner of Nagel & Chester Roads, PPN: 04-00-021-000-264 from M-1 General Industrial To C-4/M-1 General Business District Overlay/General Industrial Districts.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
AVON, LORAIN COUNTY, OHIO:**

Section 1 - That Ordinance No. 413-68, passed January 15, 1969, commonly known as the Zoning Ordinance of the City of Avon, Ohio, as amended, shall be further amended as set forth herein.

Section 2 - That from the effective date of this Ordinance, the 5.09 acres of land located at the northwest corner of Nagel & Chester Roads, PPN: 04-00-021-000-264, shall be, and the same is hereby rezoned from M-1 General Industrial to C-4/M-1 General Business District/General Industrial District Overlay, as more fully described in Exhibit A, which is attached hereto and incorporated herein by this reference.

Section 3 - That all provisions of Ordinance No. 413-68 and its various amendments, shall remain in full force and effect.

Section 4 - That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5 - That this Ordinance shall take effect and be in force at the earliest date allowed by law.

First Reading 12-08-25
Second Reading 12-15-25
Third Reading 1-26-26

PASSED: January 26, 2026 DATE SIGNED: January 26, 2026

By:

Brian Fischer
Brian Fischer, Council President

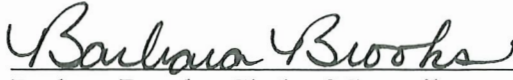
DATE APPROVED BY THE MAYOR: January 27, 2026

Bryan K. Jensen
Bryan K. Jensen, Mayor

APPROVED AS TO FORM:

John A. Gasior
John A. Gasior, Law Director

ATTEST:


Barbara Brooks, Clerk of Council

Posted: January 29, 2026
Electronically and at City Hall as
Provided by Council

Prepared By:
John A. Gasior, Esq.
Law Director

I, Barbara J. Brooks, Clerk of the Council of the City of Avon, Ohio, hereby certify this document to be a true and exact copy of Ordinance No. 112-25, passed by the Council of said City on January 26, 2026.

IN WITNESS WHEREOF, I have on this 28th day of January 2026, affixed my signature and official seal.

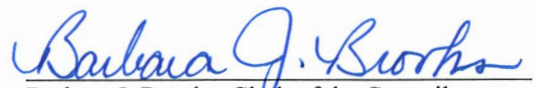

Barbara J. Brooks, Clerk of the Council
of the City of Avon, Ohio

EXHIBIT A TO ORDINANCE NO. 112-25

Legal Description

Parcel No. 04-00-021-000-264:

Situated in the City of Avon, County of Lorain and State of Ohio: and known as being a part of Original Avon Township Section No. 21, and bounded and described as follows:

Beginning at an iron bolt at the intersection of the centerline of Lear-Nagle Road (60 feet wide), with the center line of Chester Road (60 feet wide);

Thence North along the center line of Lear-Nagle Road 440.44 feet to a point;

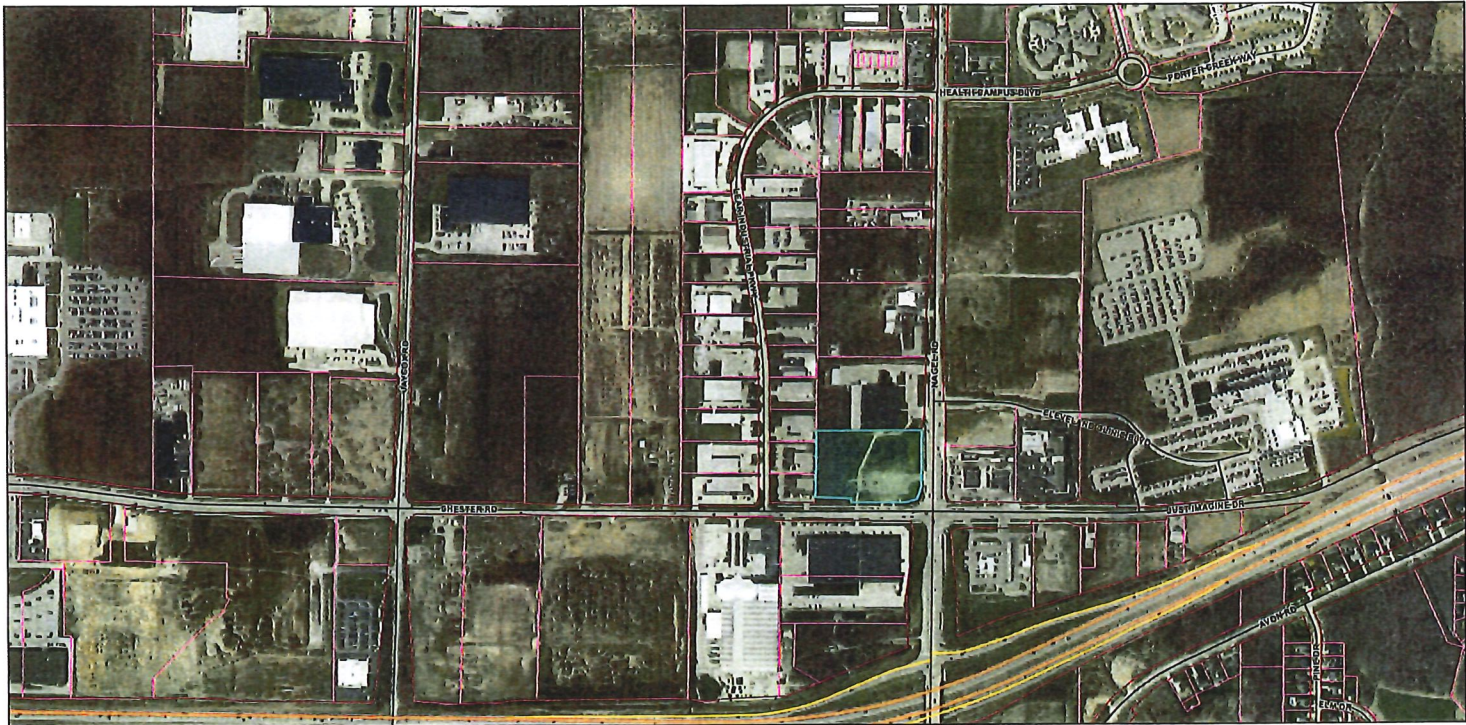
Thence South 89° 12' 00" West, parallel to the center line of Chester Road, 651.00 feet to a point;

Thence South, parallel to the center line of Lear-Nagle Road, 440.44 feet to a point in the center line of the aforesaid Chester Road;

Thence North 89° 12' 00" East, along said center line, 651.00 feet to the center line of Lear- Nagle Road, and the place of beginning, containing within said bounds 6.51 acres, be the same more or less, but subject to all legal highways. Intending to convey 5.09 acres

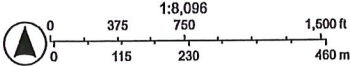
Excepting from both parcels 1.989 acres deeded to the City of Avon in Deed recorded November 19, 2010 as Instrument No. 2010-0354710 of Lorain County Records.

Avon GIS Viewer

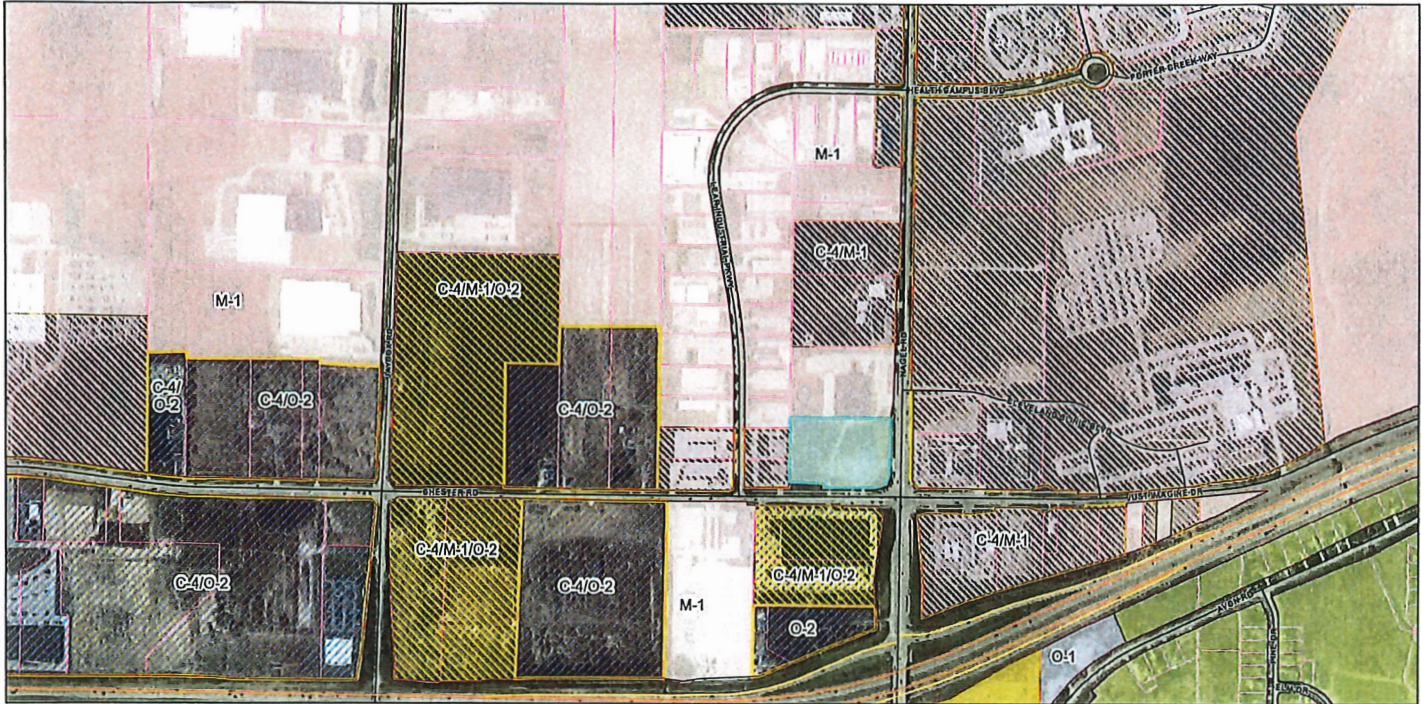


10/1/2025, 7:38:42 AM

- Right of Way
- Interstate
- Ramp
- Centerline
- Parcel
- NO



Avon GIS Viewer



10/1/2025, 7:40:11 AM

- Right of Way Zoning
- Interstate C-4 GENERAL BUSINESS DISTRICT
- Ramp C-4M-1 GENERAL BUSINESS/INDUSTRIAL OVERLAY
- Centerline C-4M-1/O-2 GENERAL BUSINESS/GENERAL INDUSTRIAL/PLANNED OFFICE RESEARCH PARK OVERLAY
- Parcel C-4/O-2 PLANNED OFFICE RESEARCH PARK/GENERAL BUSINESS OVERLAY
- NO M-1 GENERAL INDUSTRIAL
- Zoning Labels O-1 PLANNED OFFICE DISTRICT
- R-1 SINGLE FAMILY RESIDENTIAL

