

ORDINANCE NO. 65-26

**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 PARCEL
OF LAND CONSISTING OF APPROXIMATELY FIVE (5) ACRES LOCATED AT
34550 CHESTER ROAD, PERMANENT PARCEL NO.: 04-00-021-000-092 FROM
C-4/O-2 GENERAL BUSINESS/PLANNED RESEARCH OFFICE PARK OVERLAY TO
C-4/M-1/O-2 GENERAL BUSINESS/GENERAL INDUSTRIAL/PLANNED RESEARCH
OFFICE PARK OVERLAY**

WHEREAS, an application to rezone approximately five (5) acres of land located at 34550 Chester Road, from C-4/O-2 General Business/Planned Research Office Park Overlay to C-4/M-1/O-2 General Business/General Industrial/Planned Research Office Park Overlay was submitted to Planning Commission pursuant to Article VII, Section 2(d) and Article VII, Section 2(e)(1) of the Avon City Charter; and

WHEREAS, the Planning Commission held a public hearing on May 20, 2026; and

WHEREAS, on May 20, 2026, the Planning Commission reviewed the proposed amendment to rezone the aforementioned parcel of land, 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 approximately five (5) acres to be rezoned from C-4/O-2 General Business/Planned Research Office Park Overlay to C-4/M-1/O-2 General Business/General Industrial/Planned Research Office Park Overlay; and

WHEREAS, Council, on June 8, 2026, authorized a Public Hearing; and

WHEREAS, said Public Hearing was duly publicized according to law and was held on July 13, 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 health, safety, and welfare of the citizens of Avon and deems it desirable that Ordinance No. 413-68 be amended to rezone approximately five (5) acres of land located at 34550 Chester Road, from C-4/O-2 General Business/Planned Research Office Park Overlay to C-4/M-1/O-2 General Business/General Industrial/Planned Research Office Park Overlay.

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 provided hereafter.

Section 2 - That from the effective date of this Ordinance, approximately five (5) acres of land located at 34550 Chester Road, be and the same is hereby rezoned from C-4/O-2 General Business/Planned Research Office Park Overlay to C-4/M-1/O-2 General Business/General Industrial/Planned Research Office Park Overlay. A legal description to Permanent Parcel No. 04-00-021-000-092 is attached hereto and incorporated herein as Exhibit A.

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 6-8-26
Second Reading 6-22-26
Third Reading 7-13-26

PASSED: July 13, 2026 DATE SIGNED: July 13, 2026

By: Brian Fischer
Brian Fischer, Council President

DATE APPROVED BY THE MAYOR: July 14, 2026

[Signature]
Bryan K. Jensen, Mayor

APPROVED AS TO FORM:

John A. Gasior
John A. Gasior, Law Director

ATTEST:

Barbara Brooks
Barbara Brooks, Clerk of Council

Posted: July 15, 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. 65-26, passed by the Council of said City on July 13, 2026.

IN WITNESS WHEREOF, I have on this 14th day of July 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. 65-26

EXHIBIT "A"

Situated in the City of Avon, County of Lorain and State of Ohio, being known as part of Section 21, Avon Township now in the City of Avon, and being more definitely described as follows:

Beginning at an Iron Pin found said at the intersection of the Center Line of Chester Road and the Center Line of Jaycox Road; Thence South 79 degrees 20 minutes 30 seconds East, in the Center Line of Chester Road, a distance of 702.16 Feet to a point; said point is the principle place of the beginning; thence continuing South 79 degrees 20 minutes 30 seconds East, in Center Line of Chester Road, a distance of 300.00 Feet to the West Line of Land Now or Formerly Owned by Edward and Sophine Schober recorded in Deed Volume 327, Page 49, thence North 10 degrees 15 minutes East, in the Schober's West Line, a distance of 726.00 Feet to a point; thence North 79 degrees 20 minutes 30 seconds West, a distance of 300.00 feet to a Point, thence South 10 degrees 15 minutes West, a distance of 726.00 feet to the Center Line of Chester Road and the principle place of Beginning enclosing a Parcel of land Containing 5.00 acres.

Parcel No.: 04-00-021-000-092

Address: 34550 Chester Road, 44011