

ORDINANCE NO. 85-26

AN ORDINANCE AMENDING A SPECIAL USE PERMIT FOR THE CLEVELAND CLINIC FOUNDATION TO CONSTRUCT A SECOND INPATIENT BED TOWER, EXPAND THE EXISTING EMERGENCY DEPARTMENT AND CONSTRUCT A PARKING GARAGE AT THE R.E. JACOBS FAMILY HEALTH CENTER, LOCATED AT 33000 CLEVELAND CLINIC BOULEVARD, AVON, OHIO AND DECLARING AN EMERGENCY

WHEREAS, zoning regulations for the City of Avon, viz., ACO §1270.03(a)(4), require a Special Use Permit for the construction and operation of a hospital and related facilities in a C-4 General Business District; and

WHEREAS, pursuant to Ordinance No. 119-09, passed September 21, 2009, The Cleveland Clinic Foundation (hereinafter referred to as the “Cleveland Clinic”) was granted a Special Use Permit to construct and operate a hospital, install a temporary sign, and build other related facilities at their property located at 33000 Cleveland Clinic Boulevard; and

WHEREAS, Council has since passed Ordinance No. 144-09, Ordinance No. 111-11, Ordinance No. 22-12, Ordinance No. 121-12; Ordinance No. 96-13; Ordinance No. 17-14 and 106-15 to make amendments to that Special Use Permit; and

WHEREAS, it is now necessary to amend said Special Use Permit to construct a second inpatient bed tower, expand the existing Emergency department and construct a parking garage at the R.E. Jacobs Family Health Center located at 33000 Just Imagine Drive; and

WHEREAS, following a public hearing on August 19, 2026, Planning Commission voted to recommend approval of the amendment to the Special Use Permit by a vote of five (5) to zero (0); and

WHEREAS, Council, after reviewing the application, plans and specifications and the recommendation of the Planning Commission, deems it in the best interests of the health, safety and welfare of the community that the amendment to the Special Use Permit be granted.

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

Section 1 - That the original Special Use Permit granted to Cleveland Clinic Foundation in Ordinance No. 119-09, is hereby amended to include a second inpatient bed tower, expansion of the emergency department and construction of a parking garage at the R.E. Jacobs Family Health Center located at 33000 Cleveland Clinic Blvd. in the City of Avon as per the final drawings, plans and specifications to be approved by the City Engineer but contingently approved by Planning Commission on August 19, 2026, all of which is incorporated herein and made a part of this Special Use Permit by reference. (see [Exhibit A](#))

Section 2 - Conditions. That the Special Use Permit granted herein is conditioned upon (1) applicant meeting all applicable requirements set forth in Avon Codified Ordinances,

including but not limited to 1280.02 and 1280.03; and (2) any expansion, development, enlargement, improvement, change or the like, other than maintenance of the property in its current condition, will require an amendment to this Special Use Permit, with a recommendation of Planning Commission and approval by City Council. Further, all requirements of the previously granted special use permits or amendments thereto remain in effect.

Section 3 - 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 4 - That this Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety and welfare of the citizens of the City of Avon, the immediate emergency being the necessity to permit the R.E. Jacobs Family Health Center to begin construction of a second inpatient bed tower, expand the emergency department and construct a parking garage at 33000 Cleveland Clinic Blvd. as soon as possible; therefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: _____

DATE SIGNED: _____

By: _____
Brian Fischer, Council President

DATE APPROVED BY THE MAYOR _____

Bryan K. Jensen, Mayor

APPROVED AS TO FORM:

John A. Gasior, Law Director

ATTEST:

Barbara Brooks, Clerk of Council

Ordinance No. 85-26 (Con't.)

POSTED: _____
Electronically and at City Hall as
Provided by Council

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