

ORDINANCE NO. 115-23

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO COOPER'S HAWK
AVON, LLC TO CONSTRUCT A 11,040 SQ. FT. RESTAURANT WITH A
750 SQ. FT. OUTDOOR PATIO SEATING AREA FOR PROPERTY
LOCATED AT 35351 CHESTER ROAD
AND DECLARING AN EMERGENCY**

WHEREAS, the zoning regulations for the City of Avon require restaurants with outdoor seating areas in the C-4/0-2 General Business District/Planned Research Office Park to obtain a Special Use Permit pursuant to ACO §1270.03(b)(8); and

WHEREAS, Cooper's Hawk Winery, LLC, has submitted an application and presented plans and specifications to Planning Commission for a 11,040 sq. ft. restaurant with a 750 sq. ft. outdoor seating area on October 18, 2023; and

WHEREAS, the Planning Commission held a public hearing that same day and by a vote of Five (5) to Zero (0), recommended approval of the Special Use Permit; and

WHEREAS, granting this Special Use Permit requires approval of City Council; 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 Special Use Permit be granted.

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

Section 1 - That having considered the matter of granting the Special Use Permit to Cooper's Hawk Winery, LLC for a 750 sq. ft. outdoor seating area (see [Exhibit A](#)) at their proposed restaurant to be located at 35351 Chester Road, Council hereby accepts the recommendation of Planning Commission and agrees to grant said special use permit per the plans and specifications submitted and approved by the Planning Commission on October 18, 2023, and made a part of this Special Use Permit by reference subject to the conditions set forth in this ordinance. (Cooper's is under contract to purchase the land from NWQ Jaycox I90, LLC)

Section 2 - Conditions. (1) The outdoor patio may be open, weather permitting, between the hours of 11:00 a.m. to 9:00 p.m. Sunday through Thursday and between the hours of 11:00 a.m. to 10:00 p.m. Friday and Saturday; (2) no live music will be permitted on the outdoor patio only soft ambient music from inside the restaurant; (3) the project must proceed pursuant to plans and specifications approved and recommended by the Planning Commission at its October 18, 2023 meeting; and (4) that the Special Use Permit granted herein is conditioned upon applicant meeting all applicable requirements of the Avon Codified Ordinances including, but not limited to Chapter 1230, 1280.02, 1280.03, 1280.05(cc), and 1280.06(dd). Any expansion, development, enlargement, improvement, change in ownership, change in tenancy, use or the like, other than maintenance of the property in its current condition, will require an additional amendment to this Special Use Permit, with a recommendation of Planning Commission and approval by Council.

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 grant a Special Use Permit to Cooper's Hawk Avon, LLC to construct a 750 sq. ft. outdoor seating area for their restaurant located at 35351 Chester Road; 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

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

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