

ORDINANCE NO. 36-22

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO AVON PLAZA, LLC TO ALLOW THEIR TENANT, DJ STEAKBURGERS, LLC (dba FREDDY'S FROZEN CUSTARD & STEAKBURGERS), TO CONSTRUCT A 386 SQ. FT. CONCRETE PATIO/OUTDOOR SEATING AREA ON PROPERTY LOCATED AT 35815 CHESTER ROAD AND DECLARING AN EMERGENCY

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

WHEREAS, Avon Plaza, LLC, (Avon Plaza) the property owner, leases space to DJ Steakburgers, LLC, (DJ Steakburgers – dba Freddy's Frozen Custard & Steakburgers), at 35815 Chester Road in the O-2/C-4 zoning districts; and

WHEREAS, DJ Steakburgers, on behalf of Avon Plaza, submitted an application and presented plans and specifications for a 386 sq. ft. concrete patio/outdoor seating area, to the Planning Commission on March 16, 2022; and

WHEREAS, the Planning Commission held a public hearing on March 16, 2022, and after taking statements from the applicant and all interested parties voted Five (5) in favor and Zero (0) opposed to recommend to Council approval of the Special Use Permit; 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 with conditions.

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 Avon Plaza, LLC, Council hereby accepts the recommendation of Planning Commission and agrees to grant said special use permit for a 386 sq. ft. concrete patio/outdoor seating area on property it owns at 35815 Chester Road for its tenant, DJ Steakburgers, LLC, (DJ Steakburgers – dba Freddy's Frozen Custard & Steakburgers), per the plans and specifications submitted and approved by the Planning Commission on March 16, 2022 and as set forth in attached [Exhibit A](#), all of which are made a part of this Special Use Permit by reference and subject to the conditions set forth in this ordinance.

Section 2 - Conditions. (1) The outdoor patio may be open, weather permitting, between the hours of 10:30 a.m. to 10:00 p.m. Sunday through Thursday and between the hours of 10:30 a.m. and 11:00 p.m. on 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 March 16, 2022 meeting; and (4) 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, Sections 1280.02, 1280.03, 1280.05(cc), and 1280.06(dd). Any expansion, development, enlargement, improvement, change in ownership/tenancy, use or the like, other than maintenance of

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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 Avon Plaza, LLC for a 386 sq. ft. concrete patio/outdoor seating area at 35815 Chester Road for its tenant, DJ Steakburgers, LLC, (DJ Steakburgers – dba Freddy’s Frozen Custard & Steakburgers, subject to the conditions set forth herein; 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: _____
In Five Places as
Provided by Council

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