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2 **CITY OF WESTLAKE, OHIO**
3 **ORDINANCE NO. 2026-17:**
4

5 **AN ORDINANCE PROVIDING FOR THE AMENDMENT**
6 **OF THE ZONE MAP OF THE CITY OF WESTLAKE,**
7 **WHICH ZONE MAP IS PART OF THE ZONING CODE OF**
8 **THE CITY OF WESTLAKE, BY CHANGING THE ZONING**
9 **OF CERTAIN LAND LOCATED AT 1097 BRADLEY ROAD,**
10 **PERMANENT PARCEL NO. 211-15-010, FROM OFFICE**
11 **BUILDING DISTRICT TO EXCLUSIVE INDUSTRIAL**
12 **DISTRICT.**

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14
15 **WHEREAS**, John and Lisa Anghilante, representatives of JDA Land Group, LLC, owner
16 of 1097 Bradley Road, have submitted an application to the City of Westlake to amend the Zone
17 Map by requesting that Council rezone the land located on 1097 Bradley Road, being all of
18 Permanent Parcel No. 211-15-010, from Office Building District to Exclusive Industrial District;
19 and

20 **WHEREAS**, it appears that the zoning that applies to the real property described in the
21 legal description attached hereto is improper under the conditions presently existing and
22 inadequate for the development and use of this land; and

23 **WHEREAS**, after careful consideration, the Planning Commission of the City, on the 2nd
24 day of March, 2026, recommended approval of the change of the District herein specified as
25 requested by this Council; and

26 **WHEREAS**, Council desires to have said land rezoned as set forth herein.

27 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
28 **WESTLAKE, COUNTY OF CUYAHOGA AND STATE OF OHIO:**

29 **Section 1:** That after submission of this Ordinance to the Planning Commission of this
30 City for its opinion and recommendations, and after a Public Hearing hereon, notice of which has
31 been given pursuant to Section 13 of Article III of the Charter of this City entitled "The Council -
32 Enactment of Zoning Ordinances, " and after its passage pursuant to the Charter of this City and
33 its approval by the Mayor of the City of Westlake, the Zone Map of Westlake is hereby amended
34 and as amended shall be and the same is hereby revised by changing the zoning of certain land

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35 known as Permanent Parcel No. 211-15-010 from Office Building District to Exclusive Industrial
36 District which land is more fully described in Exhibit "A" attached hereto and made a part hereof.

37 **Section 2:** That the Clerk of Council be and she hereby is directed to cause a notice of
38 Public Hearing hereon to be given pursuant to the provisions of Section 13 of Article III of the
39 Charter of the City.

40 **Section 3:** That the Director of Engineering be and he hereby is directed to amend said
41 Zone Map of Westlake so that when amended said Zone Map will disclose that the premises
42 described in Section 1 hereof shall be revised by changing the zoning of certain described land
43 from Office Building District to Exclusive Industrial District and that said portion of parcel of land
44 may thereafter be used in accordance with the use of the District permitted by the Zoning Code of
45 the City of Westlake.

46 **Section 4:** That it is found and determined that all formal actions of this Council
47 concerning and relating to this legislation were adopted in an open meeting of this Council and
48 that all deliberations of this Council and of any of its committees that resulted in such formal action
49 were in meetings open to the public in compliance with all legal requirements including Section
50 10, Article XI of the Charter of the City of Westlake and Section 121.22 of the Ohio Revised Code.

51 **Section 5:** That this Ordinance shall take effect and be in force from and after the
52 earliest period allowed by law.

53 First Reading: _____

54 Referred to Planning Commission: _____

55 Report of Planning Commission on: _____

56 The Planning Commission recommended to Council that this Ordinance be:

57 Approved: _____ Disapproved: _____

58

59 Second Reading: _____

60 Public Hearing: _____

61 Passed: _____

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63

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65 Presented to Mayor: _____

David S. Greenspan
President of Council

66

Approved: _____

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67 ATTEST:

68

69

70 _____
Denise L. Rosenbaum, MMC

71 Clerk of Council

Dennis M. Clough, Mayor

EXHIBIT A**LEGAL DESCRIPTION OF PROPERTY**

Situated in the City of Westlake, County of Cuyahoga and State of Ohio:

And known as being part of Original Dover Township Lot No. 72 and bounded and described as follows:

Beginning on the Northerly line of land conveyed to the Blue Marlin Swim Club by deed dated May 15, 1961 and recorded in Volume 10154, Page 144 of Cuyahoga County Records, at a point distant 230 feet Easterly measured along said Northerly line, from the center line of Bradley Road, 40 feet wide;

Thence South $88^{\circ} 03' 45''$ East, along the Northerly line of land so conveyed to the Blue Marlin Swim Club, 1327.60 feet to the Easterly line of land conveyed to Fredrick W. Gulker by deed dated May 12, 1886 and recorded in Volume 576, Page 164 of Cuyahoga County Records;

Thence North $02^{\circ} 15'$ East, along the Easterly line of land so conveyed to Frederick W. Gulker as aforesaid, 103.04 feet to the Northeasterly corner thereof;

Thence North $83^{\circ} 33' 15''$ West, along the Northerly line of land so conveyed to Frederick W. Gulker, which is also a Southerly line of land conveyed to Helen Kish and John Kish by deed dated October 6, 1958 and recorded in Volume 9441, Page 153 of Cuyahoga County Records, 1561.76 feet to the center line of Bradley Road;

Thence South $02^{\circ} 15'$ West, along the center line of Bradley Road, 26.05 feet to a point;

Thence South $83^{\circ} 33' 15''$ East and parallel with said Southerly line of land so conveyed to Helen Kish and John Kish and 26 feet distant Southerly by rectangular measurement therefrom, 230.61 feet to its intersection with a line drawn North $02^{\circ} 15'$ East, from the place of beginning;

Thence South $02^{\circ} 15'$ West parallel with the center line of Bradley Road, 184.62 feet to the place of beginning, according to the survey dated April 28, 1962 by Charles A. Campbell, Registered Surveyor and recorded in Volume 185 of Maps, Page 4 of Cuyahoga County Records.

EXCEPTING, therefrom that part thereof that was conveyed to A. Arthur Bates by deed dated September 26, 1975 and recorded in Volume 13885, Page 405 of Cuyahoga County Records.

Be the same more or less, but subject to all legal highways.

