

**ORDINANCE NO. 2020-54**

**AN ORDINANCE AMENDING THE ZONE MAP OF THE CITY OF WILLOUGHBY, OHIO, TO RECLASSIFY 16.059 ACRES OF CERTAIN REAL PROPERTY LOCATED AT 5363 SOM CENTER ROAD (PERMANENT PARCEL NOS. 27A007A000080, 27A007A000140 AND 27A007A000090) FROM RESIDENTIAL ONE-FAMILY 100 (R-100) TO RESIDENTIAL ONE-FAMILY 60 (R-60).**

**WHEREAS**, application has been made by Greg Sommers of Sommers Real Estate Group LLC/Willsom LLC to the City of Willoughby, Ohio, to reclassify 16.059 acres of certain real property located at 5363 SOM Center Road (Permanent Parcel Nos. 27A007A000080, 27A007A000140 and 27A007A000090) from Residential One-Family 100 (R-100) to Residential One-Family 60 (R-60); and

**WHEREAS**, this rezoning request was approved by Planning Commission on May 14, 2020;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILLOUGHBY, THE COUNTY OF LAKE, AND THE STATE OF OHIO:**

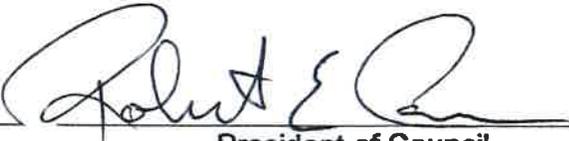
**SECTION 1.** That the zoning classification of 16.059 acres of certain real property located at 5363 SOM Center Road (Permanent Parcel Nos. 27A007A000080, 27A007A000140 and 27A007A000090) and more fully described in the legal description substantially in the form now on file with the Clerk of Council and incorporated herein by this reference as though fully rewritten, is hereby reclassified from Residential One-Family 100 (R-100) to Residential One-Family 60 (R-60).

**SECTION 2.** That with regard to the subject real property, any development plans, conditions, or amendments presented heretofore are incorporated herein pursuant to Section 1115.03 of the Codified Ordinances of the City of Willoughby.

**SECTION 3.** That, upon the effective date of this Ordinance, the City Engineer and/or the Chief Building and Zoning Inspector are authorized and directed to cause said changes to be entered on the Zone Map of the City of Willoughby and, to that extent, the Zone Map enacted by Ordinance No. 1962-66 and revised pursuant to Ordinance No. 1981-10 and any related Ordinances thereafter is hereby amended in accordance herewith.

**SECTION 4.** It is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such actions were conducted in meetings open to the public in compliance with all legal requirements including Chapter 107 of the Codified Ordinances of the City of Willoughby.

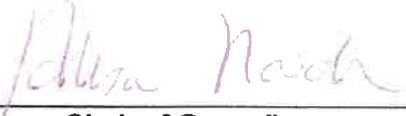
**SECTION 5.** That this Ordinance shall be in full force and take effect immediately upon its passage by Council and its approval by the Mayor, or at the earliest period allowed by law.

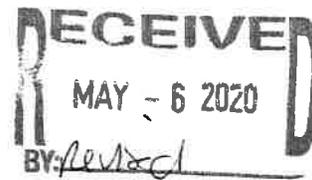
Passed: June 9, 2020   
President of Council

Attest:   
Clerk of Council

Date: 06.10.20 Approved:   
Mayor

Submitted to the Mayor for his approval on this 10<sup>th</sup> day of June, 2020.

  
Clerk of Council



**POLARIS ENGINEERING & SURVEYING INC. – 34600 CHARON ROAD – WILLOUGHBY HILLS - OHIO**

LEGAL DESCRIPTION  
**16.0590** ACRE PARCEL  
TO BE REZONED

SITUATED IN THE CITY OF **WILLOUGHBY**, COUNTY OF **LAKE**, AND STATE OF OHIO, AND FURTHER KNOWN AS BEING PART OF LOT **1**, TRACT **10**, ORIGINAL **WILLOUGHBY** TOWNSHIP, BEING TOWNSHIP NUMBER **9** IN THE **10TH** RANGE OF TOWNSHIPS IN THE CONNECTICUT WESTERN RESERVE;

**BEGINNING** AT THE INTERSECTION OF ASPENWOOD LANE (50 FEET WIDE) AND S.O.M. CENTER ROAD (A.K.A. S.R. 91) WIDTH VARIES;

THENCE **NORTH 01°02'40" WEST**, ALONG THE CENTERLINE OF SAID S.O.M. CENTER ROAD (ALSO BEING THE WESTERLY LINE OF SAID LOT 1), **585.58 FEET** TO THE NORTHWEST CORNER OF LAND CONVEYED TO VINCENT VITALONE TR., BY DOCUMENT: 2020R006531 OF LAKE COUNTY DEED RECORDS (P.P.N. 27-A-007-A-00-007-0) AND THE **PRINCIPAL PLACE OF BEGINNING**;

**COURSE 1:** THENCE **NORTH 01°02'40" WEST**, CONTINUING ALONG THE CENTERLINE OF SAID S.O.M. CENTER ROAD, **410.69 FEET** TO THE SOUTHWEST CORNER OF LAND CONVEYED TO THE BOARD OF EDUCATION OF WILLOUGHBY- EASTLAKE CITY SCHOOL DISTRICT, BY DOCUMENT: 2016R002660 OF LAKE COUNTY DEED RECORDS (P.P.N. 27-A-007-A-00-020-0);

**COURSE 2:** THENCE **NORTH 88° 16'43" EAST**, ALONG THE SOUTHERLY LINE OF SAID BOARD OF EDUCATION OF WILLOUGHBY- EASTLAKE CITY SCHOOL DISTRICT, AND THE SOUTHERLY LINE OF LAND CONVEYED TO THE BOARD OF EDUCATION OF WILLOUGHBY- EASTLAKE CITY SCHOOL DISTRICT, BY DOCUMENT: 2015R019953 OF LAKE COUNTY DEED RECORDS (P.P.N. 27-A-007-A-00-010-0), **1260.64 FEET** TO THE SOUTHEAST CORNER THEREOF; SAID POINT ALSO BEING IN THE EASTERLY LINE OF SAID LOT 1;

**COURSE 3:** THENCE **SOUTH 01°54'35" EAST**, ALONG SAID EASTERLY LOT LINE, AND THE WESTERLY LINE OF THE RIDGE ACRES SUBDIVISION NO. 3, AS RECORDED IN VOLUME L, PAGE 9 OF LAKE COUNTY PLAT RECORDS, **619.17 FEET** TO THE NORTHEAST CORNER OF SUBLOT 6 OF THE ASPEN WOODS SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 39 OF LAKE COUNTY PLAT RECORDS;

**COURSE 4:** THENCE **SOUTH 88°22'43" WEST**, ALONG THE NORTHERLY LINES OF SUBLOTS 16, 17 AND 18 OF THE SAID ASPEN WOODS SUBDIVISION, AND THE NORTHERLY LINE OF LAND CONVEYED TO THOMAS P. CHENNELL, BY VOLUME 729, PAGE 490 OF LAKE COUNTY OFFICAL RECORDS (P.P.N. 27-A-007-A-00-005-0), **869.97 FEET** TO THE SOUTHEAST CORNER OF LAND CONVEYED TO DARLENE & GEORGE CALORE JR, BY DOCUMENT: 2019R007726 OF LAKE COUNTY DEED RECORDS (P.P.N. 27-A-007-A-00-006-0)

**COURSE 5:** THENCE **NORTH 01°02'40" WEST**, ALONG THE EASTERLY LINE OF SAID CALORE, AND THE EASTERLY LINE OF LAND CONVEYED TO VINCENT VITALONE TR., BY DOCUMENT: 2020R006531 OF LAKE COUNTY DEED RECORDS (P.P.N. 27-A-007-A-00-007-0), **206.26 FEET** TO THE NORTHEAST CORNER THEREOF;

**COURSE 6:** THENCE **SOUTH 88° 23'05" WEST**, ALONG THE NORTHERLY LINE OF SAID VITALONE, **400.00 FEET** TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING **16.0590** ACRES OF LAND

RECEIVED  
MAY - 6 2020  
BY: \_\_\_\_\_

(OF WHICH THE PRESENT ROAD OCCUPIES **0.3772** ACRES OF LAND), BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. CALCULATED AND DESCRIBED BY RICHARD A. THOMPSON JR., OHIO REGISTERED PROFESSIONAL LAND SURVEYOR #7388 OF POLARIS ENGINEERING AND SURVEYING INC. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) WITH THE 1986 ADJUSTMENT.



*Richard A. Thompson Jr.*

RICHARD A. THOMPSON JR., OHIO REGISTERED  
PROFESSIONAL LAND SURVEYOR #7388  
05/05/20

S:\2019 PROJECTS\19261-SOMMERS - ABBOTT'S MILL - 5363 SOM CENTER - WILLOUGHBY (DRK)\2-PROJECT SURVEYING  
INFO\4-LEGAL DESCRIPTIONS\LEGAL DESCRIPTION - REZONING.DOC