

**ORDINANCE NO. 2025-85**

**AN ORDINANCE AMENDING THE ZONE MAP OF THE CITY OF WILLOUGHBY, OHIO, TO RECLASSIFY .1789 ACRES OF CERTAIN REAL PROPERTY LOCATED AT 4317 CENTER STREET (PERMANENT PARCEL NO. 27A023J000520) FROM RESIDENTIAL MULTI-FAMILY LOW RISE (R-MF-L) TO DOWNTOWN BUSINESS (D-B).**

**WHEREAS**, application has been made by Probuilt Homes, to reclassify .1789 acres of certain real property located at 4317 Center Street (Permanent Parcel No. 27A023J000520) from Residential Multi-Family Low Rise (R-MF-L) to Downtown Business (D-B);

**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 .1789 acres of certain real property located at 4317 Center Street (Permanent Parcel No. 27A023J000520) 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 Multi-Family Low Rise (R-MF-L) to Downtown Business (D-B).

**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: August 12, 2025 [Signature]  
President of Council

Attest: [Signature]  
Clerk of Council

Date: 08.13.25 Approved: [Signature]  
Mayor

Submitted to the Mayor for his approval on this 13<sup>th</sup> day of August, 2025.  
[Signature]  
Clerk of Council