

# *TOLEDO CITY PLAN COMMISSION*

## *REPORT*

*December 4, 2025*



A view of winter traffic on North Superior and Adams Streets in Downtown, Toledo.  
From the Herral Long collection, circa 1970's.

*Photograph retrieved from the Toledo-Lucas County Public Library Digital Collections.*

*Toledo-Lucas County Plan Commissions*

*One Government Center, Suite 1620, Toledo, OH 43604*

*Phone 419-245-1200; FAX 419-936-3730*

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**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS  
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING  
SCHEDULE - 2025**

<b>APPLICATION DEADLINE*</b>	<b>AGENDA SET</b>	<b>STAFF REPORT DISTRIBUTED</b>	<b>HEARING DATE</b>
<b>CITY PLAN COMMISSION</b> <i>(HEARINGS BEGIN AT 2PM)</i>			
December 2	December 30	January 3	January 16
December 30	January 27	January 31	February 13
January 27	February 24	February 28	March 13
February 24	March 24	March 28	April 10
March 24	April 21	April 25	May 8
April 28	May 27*	May 30	June 12
May 19	June 18	June 20	July 3**
June 30	July 28	August 1	August 14
July 28	August 25	August 29	September 11
August 25	September 22	September 26	October 9
September 22	October 20	October 24	November 6**
October 20	November 17	November 21	December 4**
<b>COUNTY PLANNING COMMISSION</b> <i>(HEARINGS BEGIN AT 9AM)</i>			
December 9	January 8	January 10	January 22
January 13	February 10	February 14	February 26
February 10	March 10	March 14	March 26
March 10	April 7	April 11	April 23
April 14	May 12	May 16	May 28
May 12	June 9	June 13	June 25
June 9	July 7	July 11	July 23
July 14	August 11	August 15	August 27
August 11	September 8	September 12	September 24
September 8	October 6	October 10	October 22
October 6	November 3	November 7	November 19**
November 3	December 1	December 5	December 17**

\* County deadlines are for Preliminary Drawings

\*\* Date shifts are due to holidays

**Conversion Table  
Toledo Zoning Code Update - Zoning District Designations**

Existing District	New District Effective June 6, 2004
R-A, Single Family	RS12, Single Dwelling
R-B, Single Family	
R-1, Single Family	RS9, Single Dwelling
R-2, Single Family	RS6, Single Dwelling
R-3, Two Family	RD6, Duplex
R-2A, Restricted Multi Family	RM12, Multi Dwelling
None	RM24, Multi Dwelling
R-4, Multi Family	RM36, Multi Dwelling
R-4A, Multi Family	
R-5, Multi Family	
R-MH, Manufactured Home	RMH, Manufactured Housing Park
Commercial Districts	
C-1, Neighborhood	CN, Neighborhood
N-MX, Neighborhood Mixed Use	
C-2, Restricted Office	CO, Office
C-7, Office Park	
C-6-HS Redevelopment - Heritage South*	CS, Storefront
C-6-LA, Redevelopment - Lagrange*	
C-MX, Community Mixed Use	CM, Mixed Use
C-3, Commercial	CR, Regional
C-4, Shopping Center	CR-SO, Regional - Shopping Ctr. Sign Overlay
C-5, Central Business District	CD, Downtown
Industrial District	
M-1, Restricted Industrial	IL, Limited Industrial
M-2, Industrial	IG, General Industrial
M-4, Warehouse	
M-3, Planned Industrial	IP, Planned Industrial/Business Park
Special Purpose District	
P, Parks	POS, Park & Open Space
None	IC, Institutional Campus
Overlay Districts	
CUP, Community Unit Plan	None
D.O.D, Downtown	-DO, Downtown
HD, Historic District	-HO, Historic District
MR-O, Maumee River	-MRO, Maumee River
None	-UNO, Urban Neighborhood
None	-PO, Pedestrian
None	-SO, Shopping Center Sign

\*The Heritage South and Lagrange C-6 Standards remain unless repealed

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS**

**December 4, 2025**

**2:00 P.M.**

PUBLIC HEARING WILL BE HELD AT ONE GOVERNMENT CENTER

AT JACKSON BOULEVARD AND ERIE STREET

IN COUNCIL CHAMBERS

ON THE FOLLOWING CASES

**AGENDA**

**ROLL CALL** – Toledo City Plan Commission

**PROOF OF NOTICE**

**MINUTES**

**FINAL PLATS**

**NO.**

1. SUP25-0042: Amendment to Special Use Permit, originally granted by Ord. 218-19, for School Expansion at 4757 Monroe Street (av)
2. V-465-25: Vacation of the 25' alley behind 2024 Champlain Street (dr)
3. M-17-25: Review of Local Landmark Designation for 25 S. Superior “the Feilbach Building” (bh)
4. M-18-25: Review of Local Landmark Designation for 19 S. Superior “the Stanwalt Building” (bh)
5. M-9-25: Study of Vistula Neighborhood Zoning (as)

**CHAIRMAN’S REPORT**

**DIRECTOR’S REPORT**

**ADJOURNMENT**

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**GENERAL INFORMATION**

Subject

- Request - Amendment to Special Use Permit originally granted by Ord. 218-19, for Christ the King Church & School site expansion.
- Location - 4757 Monroe Street
- Applicant - Brian Smith  
Christ the King Church & School  
4100 Harvest Lane  
Toledo, OH 43623
- Owner - Roman Catholic Diocese of Toledo  
1933 Spielbusch Avenue  
Toledo, OH 43604
- Architect - Mark Shambarger  
Coger/Shambarger Architects  
4427 Talmadge Rd, Suite H  
Toledo, OH 43623

Site Description

- Zoning - CR / Regional Commercial
- Area - ±1.72 Acres
- Frontage - ±348' Feet along Monroe Street
- Existing Use - Vacant Commercial
- Proposed Use - Parking for Christ the King Church & School

Area Description

- North - Restaurants, Offices, Apartments / CR & RM36
- South - Offices / RS9 & CO
- East - Retail, Offices, Restaurants / CR & RM36
- West - Christ the King Church & School, Apartments, Offices, Retail / CR, RM36 CO

**GENERAL INFORMATION (cont'd)**Parcel History

- |             |   |   |
|-------------|---|---|
| BSP-1-77    | - | Multiple Buildings on a Lot request for a new activities building. (PC approved on 3/10/77. Board of Zoning Appeals approved on 3/21/77).                   |
| SPR-45-05   | - | Major site plan review for new restaurant construction at 4757 Monroe Street. (PC approved 09/08/2005).   |
| SUP-1007-19 | - | Special Use Permit for a Community Recreation, Active Use at Christ the King Church. (PC approved on 03/14/2019, CC approved on 04/30/2019 by Ord. 218-19). |

Applicable Plans and Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

**STAFF ANALYSIS**

The Roman Catholic Diocese of Toledo have proposed site expansions for Christ the King Church & School at 4757 Monroe Street. The ±1.72-acre lot is zoned CR – Regional Commercial and is adjacent east of the existing campus of Christ the King Church & School located at 4100 Harvest Lane. The request is for an Amendment to Special Use Permit originally granted by Ord. 218-19, for Christ the King Church & School site expansion. Pursuant to TMC§1111.0708(A), expansions greater than ten (10%) percent of a site require an amendment to an approved Special Use Permit. The scope of this review is for the proposed expansion area.

The area proposed for site expansion is currently a vacant commercial property. The applicant has demolished the building that was located on this site; and intends to utilize the existing parking lot as an extension of the campus. Adjacent uses of the subject site include restaurants, offices, and apartments to the north across Monroe Street; offices to the south across Sylvania Avenue; retail, offices, and restaurants to the east; and Christ the King Church & School adjacent to the west and across Harvest Lane are apartments, offices, and retail.

The existing site of Christ the King is split-zoned between RM36 – Multi-Dwelling Residential and CR – Regional Commercial zoning. The applicant does not have current development plans for the subject site however, new buildings may be considered in the future. Staff has suggested Christ the King develop an Institutional Campus Master Plan and to consolidate the existing campus and area of expansion under the IC – Institutional Campus zoning classification.

**STAFF ANALYSIS (cont'd)**

An Institutional Master Plan provides a framework for large institutions and permits flexibility in site development. These plans are specifically intended to protect the integrity of adjacent land uses, ensure safe and adequate pedestrian and vehicular movements; and offer predictability for institutions. The applicant has agreed that an IC Master Plan will be beneficial for the future of the campus and intends to complete a campus study and develop a plan for the overall site. Furthermore, the existing site is comprised of two (2) separate parcels, it was a requirement of Ord. 218-19 that the parcels be combined. The combination of parcels for the existing campus area has not been completed. The two (2) parcels of the existing campus and the parcel for site expansion shall be combined as one (1), and is listed as a condition of approval.

Parking and Circulation

The area of expansion contains an existing one-hundred and ten (110) space parking lot, an adequate storm detention area, and a grassy lawn where a restaurant building previously stood. The site plan depicts the removal of six (6) parking spaces and relocation of accessible parking spaces. A new drive aisle between the parking lot and existing campus is proposed along the western boundary. Pedestrian walkway connections from the parking area to the main campus are also proposed. With the proposed modifications of this site; one-hundred and six (106) parking spaces will remain. Pursuant to TMC§1107.1701; four (4) car-accessible and one (1) van-accessible spaces with abutting five (5') foot-wide and eight (8') foot-wide aisles respectively are required. The site plan indicates a total of five (5) accessible parking spaces however, the abutting aisles are not dimensioned. Therefore, as a condition of approval a revised site plan shall be submitted indicating the accessible parking abutting aisle widths in compliance with this section.

Per TMC§1107.0304; one (1) bicycle parking space is required per ten (10) parking spaces. A revised site plan depicting the addition and location of eleven (11) bicycle parking spaces shall be provided, and is listed as condition of approval.

The maximum parking spaces allowed for the overall campus of Christ the King may be exceeded. However, the applicant has indicated new building developments in the future that will increase the need for parking. Additionally, the intent to utilize the parking lot is for overflow church parking, enhance traffic flow for pick-up and drop-off of the campus preschool; and to alleviate campus traffic congestion from the primary school.

Landscaping

The submitted site plan does not indicate landscaping; however, the site underwent a Major Site Plan review in 2005 as case number SPR-45-05. The review for a new restaurant building required ample landscaping within the interior and perimeter of the parking lot. Existing landscaping that remains may count towards the requirements for the expansion area review under the provisions of TMC§1108.0407 – *Tree Preservation and Credit for Existing Landscape Materials*. As a condition of approval, a revised landscape plan that meets the applicable regulations of Chapter 1108 – *Landscaping*, shall be submitted to the Plan Director.

**STAFF ANALYSIS (cont'd)**

Landscaping (cont'd)

TMC§1108.0202 requires a fifteen-foot (15') frontage greenbelt with one (1) tree provided for every thirty feet (30') of frontage along Monroe Street. Additionally, the frontage greenbelt shall include a solid evergreen hedge planting to screen the parking lot so that no headlights of any vehicles can be seen from the public street.

TMC§1108.0204 requires interior and perimeter landscaping within the parking lot. Total interior landscaping required is twenty (20) square feet per parking space. Interior parking lot landscape areas must be peninsular or island types and be constructed with 6-inch by 18-inch concrete curbing. The site plan indicates existing peninsular and landscape islands to remain, however, landscape materials are not depicted. Two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot; and all parking spaces must be within one-hundred (100') linear feet of a landscaped area.

Lastly, perimeter landscaping must be installed along any parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property. Per TMC§1108.0204(B)(9) perimeter landscaping must be ten feet (10') in width along the eastern property boundary and include one (1) canopy tree for every thirty (30') linear feet, plus a continuous shrub with a minimum height of eighteen-inches (18") when installed.

Signage

Pursuant to TMC§1113.0702(B), if a site undergoes Plan Commission review, any nonconforming signage on the premises shall be brought fully into compliance with the Sign Code as a part of the review and approval process. The site plan indicates the existing sign to remain, however, it is not compliant with current sign code regulations.

The CR – Regional Commercial District permits a High-Profile Ground Sign. A High-Profile ground sign is limited to a maximum height of twelve feet (12'); maximum face area of ninety (90) square feet; and maximum width of twenty feet (20'). Furthermore, for every three (3) square feet of sign face area, the sign shall also include at least one (1) square foot of brick, stone, or metal. Lastly, TMC§1113.0403 requires the supporting structure beneath the sign element which contains the copy to be the same width or wider than the copy element. The copy area may not extend beyond the width of the supporting structure.

The existing sign is nonconforming as it is well above the maximum height allowed of twelve feet (12'), it does not include brick, stone, or metal; and the copy area is wider than the supporting structure. The exact height and sign face dimensions are unknown to staff. The existing sign cabinet could potentially be approved for re-use at this site however, the design and height of the overall sign is required to be brought into compliance, or removed from the site and is listed as condition of approval.

**STAFF ANALYSIS (cont'd)**

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Map identifies the subject site for GC – General Commercial. The intent of the GC land use designation provides space for auto-oriented and large-scale commercial operations. Heavily traveled major streets such as Sylvania Avenue and Monroe Street; nearby Interstate-475 access/exit points; and close proximity to a regional attraction such as Franklin Park Mall suggest the identification for GC designation at this site. The campus is a large-scale institution that attracts a regional demand for its church and school operations. The use of a church and school campus meets the intent of the General Commercial designation. Additionally, the proposed Amendment to Special Use Permit originally granted by Ord. 218-19, for Christ the King Church & School site expansion at 4757 Monroe Street is supported by the Plan's Goal of Supporting Childhood Development and conforms to the Comprehensive Land Use Plan.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend **approval** of SUP25-0042, an Amendment to Special Use Permit originally granted by Ord. 218-19, for Christ the King Church & School site expansion at 4757 Monroe Street, to the Toledo City Council, for the following **two (2)** reasons:

1. The request is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0706(A)); and
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C)).

The staff further recommends that the Toledo City Plan Commission recommend **approval** of SUP25-0042, an Amendment to Special Use Permit originally granted by Ord. 218-19, for Christ the King Church & School site expansion at 4757 Monroe Street, to the Toledo City Council, with the following **twenty-four (24)** conditions:

The following conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Engineering Services

1. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.

**STAFF RECOMMENDATION (cont'd)**

Sewer and Drainage Services

2. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
3. S&DS requires that then existing private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect to the public sewer system if this has not been done in the past (2) two years. An electronic (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Environmental Services

4. Applicant must prove the existing Stormwater Control Measure on site is in effective operational condition, and if not, restored to proper functioning condition. This shall be determined by a registered professional.
5. Applicant shall operate, maintain and document all inspections and maintenance of any Stormwater Control Measures on site, and submit an inspection and maintenance report annually due by December 31st.
6. Operation and Maintenance plans developed for Stormwater Pollution Prevention Plan compliance of future site development shall be added to an Institutional Campus stormwater drainage plan and reported on annually to TOL ENV. For existing stormwater control measures without specific O&M plans, industry standards and/or manufacturer recommendations may be used to assess the condition and maintenance needs.
7. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
8. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
9. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
10. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.

**STAFF RECOMMENDATION** (cont'd)

Environmental Services (cont'd)

11. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from [https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives\\_to\\_ohio\\_invasive\\_plant\\_species.pdf](https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf)
12. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Transportation

13. Bicycle parking is required per TMC§1107.0900
14. Accessible parking signage must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level per TMC§1107.1704.
15. All drive approaches, driveways, parking spaces and drive aisles must be clearly dimensioned per TMC§1107.1911.

Plan Commission

16. An Institutional Master Plan and rezoning to IC – Institutional Campus is recommended so that the campus is consolidated under a single zoning district; and to establish a framework for future developments of the campus.
17. Parcels 22-15776, 22-15773, and 22-15792 shall be combined by filing a combination request with the Lucas County Auditor's Office.
18. Based on the one-hundred and six (106) parking spaces, four (4) car-accessible spaces with abutting five (5') foot-wide aisle; and one (1) van-accessible space with an eight (8') foot-wide aisle are required per TMC§1107.1701. **The number of spaces provided is acceptable; however, the width of required abutting aisles are not depicted and shall be shown on a revised site plan.**
19. A total of eleven (11) bicycle spaces are required. Individual spaces shall be at least 2' by 6' per slot per TMC§1107.0902(A). **Not depicted, shall be shown on a revised site plan.**

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

20. A detailed site, lighting, fencing and landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
- a. A fifteen (15') foot frontage greenbelt with one (1) tree provided for every thirty (30') feet of frontage, and a solid evergreen hedge planting is required along Monroe St. **Not depicted, a revised landscape plan shall be submitted.**
  - b. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property. Perimeter landscaping must be ten feet (10') in width along the eastern property boundary and include one (1) canopy tree for every thirty (30') linear feet, plus a continuous shrub with a minimum height of eighteen (18") inches when installed. **Not depicted, a revised landscape plan shall be submitted.**
  - c. Total interior landscaping shall be 20 square feet per parking space. Landscape areas within the parking area shall be peninsular or island types.
  - d. Two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot.
  - e. All parking spaces must be within 100 linear feet of a landscaped area.
  - f. All landscaped areas must have a minimum dimension of at least 9 feet and be at least 160 square feet in area.
  - g. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.
  - h. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Planning Director for review or approval.
  - i. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per **TMC§1107.1908**; and
  - j. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing plantings to be retained. Applicant has the option to request credit for the existing tree under TMC§1108.0407. **Not depicted, applicant shall provide a landscape plan showing detail of existing and proposed landscape materials.**

**STAFF RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

21. Signage shall be in compliance with the regulations of TMC Chapter 1113 – Signs.
22. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Zoning Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
23. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission. Major adjustments will require an amendment to the Special Use Permit.
24. No permits shall be issued until arrangements satisfactory to the Director of the Toledo City Plan Commission have been made for compliance with the conditions as set forth above.

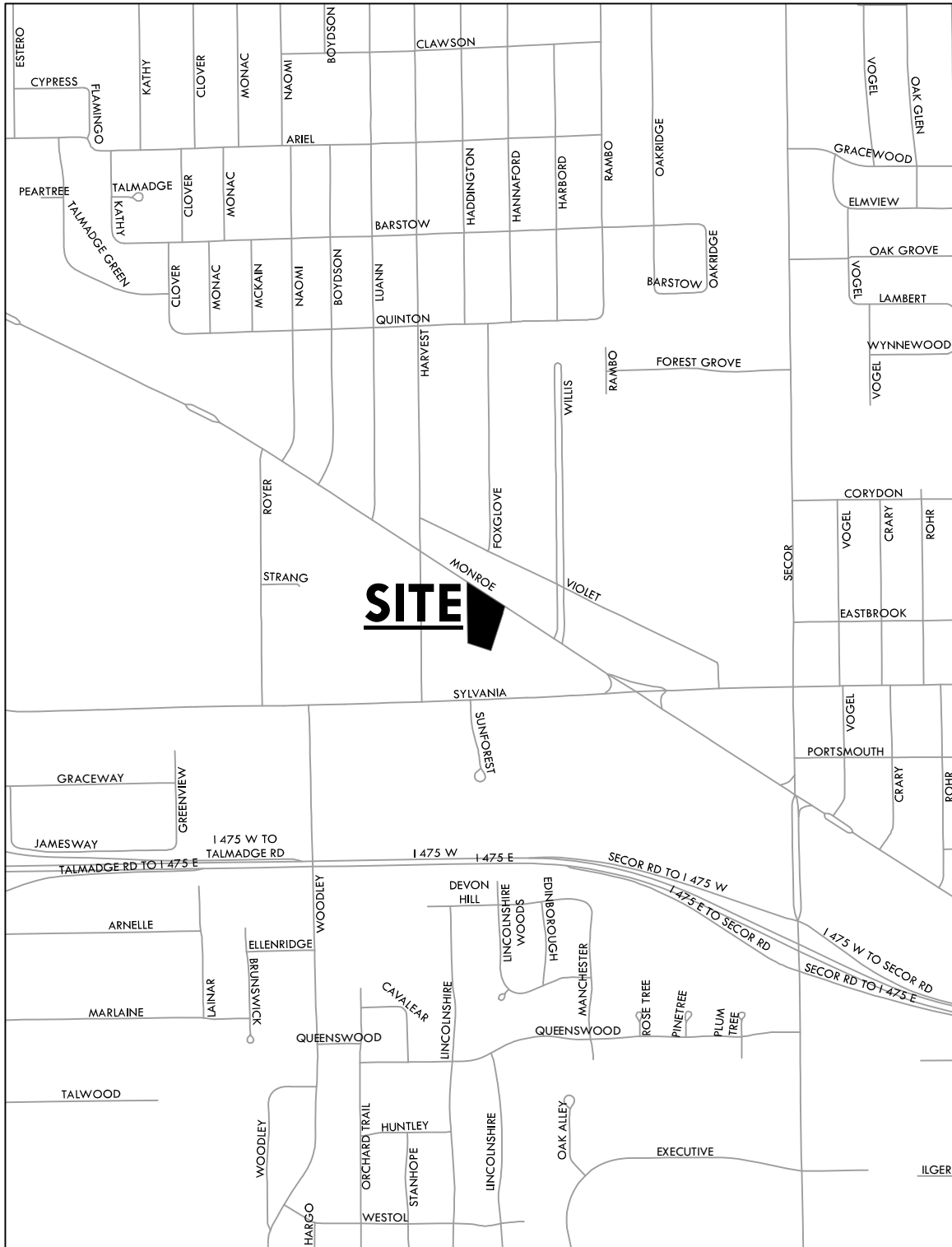
SPECIAL USE PERMIT  
TOLEDO PLAN COMMISSION  
REF: SUP25-0042  
DATE: December 4, 2025  
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: January 7, 2026  
TIME: 4:00 P.M.

AV  
Three (3) sketches follow

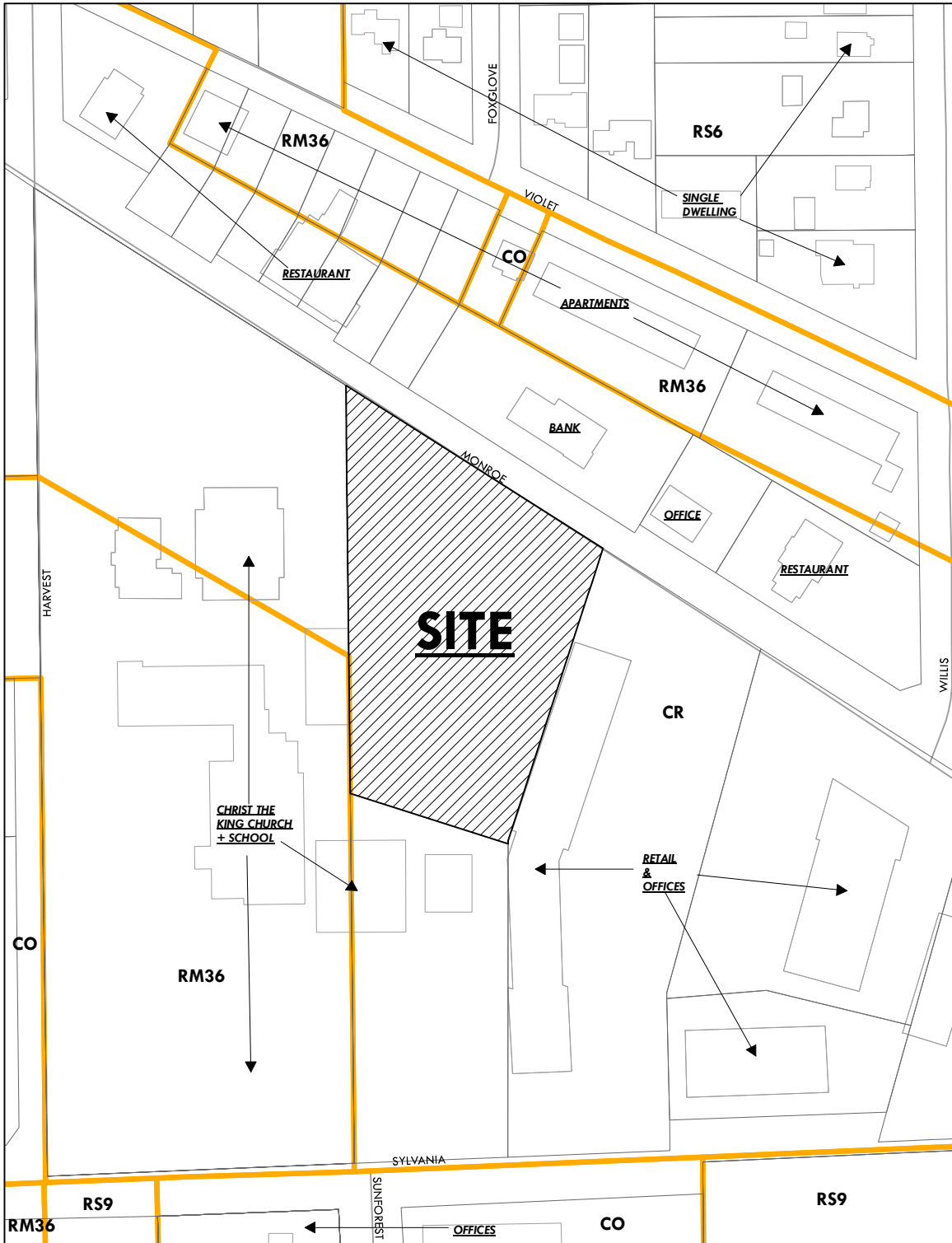
# GENERAL LOCATION

SUP25-0042  
ID 77



# ZONING & LAND USE

SUP25-0042  
ID 77





**GENERAL INFORMATION**

Subject

- Request - Vacation of the 25' alley behind 2024 Champlain Street
- Applicant - Yuval Ayalon  
2024 Champlain Properties LLC  
2024 Champlain Street  
Toledo, OH 43611

Site Description

- Zoning - IL & RM36 / Limited Industrial & Multifamily Residential
- Area - ± 0.12 acres
- Dimensions - ± 185 feet x ± 25 feet
- Existing Use - Alley
- Proposed Use - Private alley

Area Description

- North - Machine shop, Interstate right-of-way / IL & IG
- South - Single-family and multi-family homes / RM36 & RD6
- East - Machine shop, single-family homes / IL & RM36
- West - Outdoor storage and Interstate right-of-way / IL

Parcel History

- M-19-80 - Request by Riverside Neighborhood to remove diverters at the intersections of Cincinnati-Chase, Chicago-Ontario, & Chicago-Erie Streets (PC approved 6/26/1980).
- Z-5004-98 - Request for a Zone change from R-4 to M-1 at 2019-2021 N. Michigan Street (PC rec. approval 8/13/1998; Ord. 1150-98 passed 10/13/1998).
- Z-6008-98 - Request for a Zone change from R-4 to M-1 at 2025-2027 N. Michigan Street (PC rec. approval 8/13/1998; Ord. 1149-98 passed 10/13/1998).

## GENERAL INFORMATION (cont'd)

### Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

## STAFF ANALYSIS

The applicant is requesting a Vacation of the twenty-five-foot (25') alley behind 2024 Champlain Street. The applicant owns the building at 2024 Champlain Street, along with the building abutting the alley to the southeast at 2025 N. Michigan Street. Surrounding land uses include a fence manufacturer and interstate right-of-way to the north; outdoor storage and single-family homes to the south; single family homes to the east; and, outdoor storage and warehouses to the west.

Per Lucas County Auditor's Office records, the applicant purchased the properties in July of 2025 from American Tool & Die Inc, a machine shop. The intent is to operate Toledo Core Supply, an automotive parts distributor, out of the existing buildings. The buildings will be primarily used as warehouses. Wholesale, storage, and distribution services within enclosed structures is permitted by right in the IL-Limited Industrial Zoning District, which the properties are zoned. The subject alley bisects the two (2) buildings and is connected to adjacent streets by T-intersections with ten-foot (10') wide alleys on both ends. The ten-foot (10') wide alleys are not part of this vacation request.

A single-family home is located adjacent to the southeast building and shares ownership rights to half of the alley where the property abuts. The home's rear yard is enclosed by a privacy fence, and access to the residence's parking area is provided via a separate alley not included in this vacation request. Therefore, vacating the subject alley will not impede access to any surrounding properties. The Division of Traffic Management has reviewed the request and raised no concerns regarding traffic flow.

It shall be noted that outdoor storage is subject to the screening requirements of TMC§1108.0203(H). If the alley or rear yard area is used for outdoor storage, it must be enclosed by a fence at least six feet (6') in height constructed of opaque material. Barbed wire and electrified fencing are prohibited, and fencing may not be installed where easements restrict construction.

Lastly, the adjacent properties shall be combined where an existing structure resides on multiple parcels. This can be completed by contacting the Office of the Lucas County Auditor. See condition #4 for the parcel numbers to be combined and application information.

**STAFF ANALYSIS (cont'd)**

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the subject alley and abutting properties as Low Impact Industrial. The Low Impact Industrial land use designation is intended for industrial uses that generate minimal excessive noise, odor, dust, or other nuisances. The subject site is adjacent to a highway interchange, and the intended use of warehousing and distribution is compatible with the future land use classification. Additionally, the alleys that connect to the subject alley are only ten-feet (10') in width and are not suitable for truck access. The alley vacation will allow for a more appropriate site layout for modern low impact industrial land uses.

Staff recommends approval of the proposed Vacation because it will not impede traffic to adjacent properties abutting the alley, and because it is consistent with the Forward Toledo Comprehensive Land Use Plan.

**STAFF RECOMMENDATION**

Staff recommends that the Toledo City Plan Commission recommend **approval** of V-465-25, the request for the Vacation of the 25' alley behind 2024 Champlain Street, to Toledo City Council for the following **two (2) reasons**:

1. The proposed Vacation will not impede access to any of the properties abutting the subject alley; and,
2. The proposed Vacation is consistent with the Forward Toledo Comprehensive Land Use Plan.

The staff further recommends that the Toledo City Plan Commission recommend **approval** of V-465-25, the request for the Vacation of the 25' alley behind 2024 Champlain Street, to Toledo City Council subject to the following **four (4) conditions**:

The conditions of approval are as follows and listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

**STAFF RECOMMENDATION (cont'd)**

Division of Engineering Services

1. A full-width easement will be required to maintain the existing public utilities. The easement shall be dedicated to the City of Toledo, for City utility use only, to allow for future maintenance and shall not be combined with easements for other utilities. The following language shall appear in the authorizing vacation ordinance that shall be recorded and a notation placed in the remarks section of the County's real estate records: That a full width (25 foot) easement is hereby retained over, across, under and through said vacated area as described in Section I herein, for the existing combine sewer located in said vacated right of way. All City of Toledo facilities located within said easement are hereby dedicated to the City of Toledo, for City utility use only, to allow for future maintenance, repairs, replacements, etc., and shall not be combined with easements for other utilities. The easement hereby retained by the City of Toledo herein shall be primary in nature to any other utilities located therein, and any easement retained by any other utility as a result of this Ordinance shall be subject first to the easement rights of the City of Toledo. Said easement herein shall be permanent in nature for each utility currently located thereon and shall run with the land. Said easement also includes reasonable rights of ingress and egress over and through the utility easement area for the purpose of operating, maintaining, replacing, repairing, and/or constructing any utilities located within the easement. The property owner shall not construct fences, walls or other barriers that would impede access onto the easement. No temporary or permanent structure, including building foundations, roof overhangs, or other barriers denying access, may be constructed on or within the easement. Driveways, parking lots, walkways, and other similar improvements are acceptable. The property owner hereby releases the City of Toledo, only, from any liability, responsibility, or costs resulting from the City's removal of any barriers that deny ingress or egress from the easement or that obstruct access to the public utilities located on said property; and the City of Toledo shall have no obligation or duty to restore or compensate the property owner for the removed facilities. Further, any modification and/or release of any easement granted or retained by any utility as a result of this Ordinance shall be obtained by the owner separately from each utility, as to their interest(s) only, by separate, recordable instrument.

Division of Transportation

2. Within the limits allowed by law, the applicant shall indemnify the City of Toledo, its officials, agents or employees, from any and all claims, demands, causes of action, suits or liability in connection with the performance of any and all acts authorized or permitted under this vacation. Said indemnification language shall be contained within and evidenced by the endorsement on a certified copy of the final vacating legislation by the owner which indemnification shall be kept in the permanent file of the Clerk of Council.

**STAFF RECOMMENDATION (cont'd)**

Fire Prevention Bureau

No comments received at time of print.

Division of Streets, Bridges and Harbors

No objection to vacation.

Toledo Edison

No comments received at time of print.

Columbia Gas

No comments received at time of print.

Republic Services

No comments received at time of print.

Lucas County Solid Waste Management District

No comments received at time of print.

Toledo Area Regional Transit Authority (TARTA)

No comments received at time of print.

Plan Commission

3. The properties abutting the alley shall be combined so that no existing structure crosses a property line. The following parcels shall be combined:  
2024 Champlain Street: 1104867; 1104874; 1104861; 1104871; 1104864; 1104877  
2025 N Michigan Street: 1104914; 1104921; 1104924; 1104917  
2017 N Michigan Street: 1104931; 1104927

A lot combine form can be accessed on the Lucas County website via the following link:  
<https://co.lucas.oh.us/DocumentCenter/View/86340/Combine-Form>

4. Outdoor storage is subject to the screening requirements of TMC§1108.0203(H).

REF: V-465-25. . . December 4, 2025

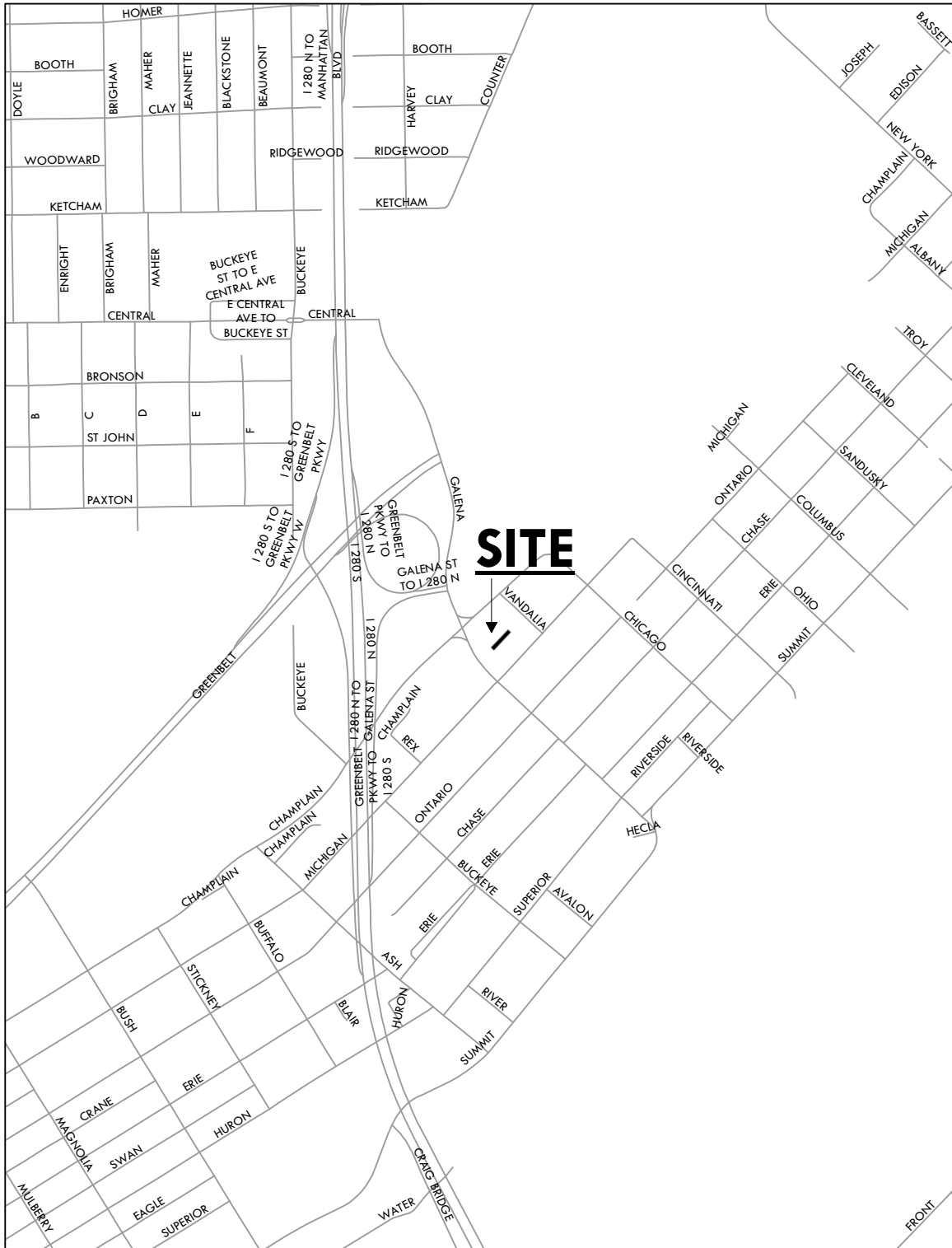
RIGHT OF WAY VACATION  
TOLEDO CITY PLAN COMMISSION  
REF: V-465-25  
DATE: December 4, 2025  
TIME: 2:00 PM

CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: January 7, 2026  
TIME: 4:00 P.M.

DR  
Two (2) sketches follow

# GENERAL LOCATION

V-465-25  
ID 3



# ZONING & LAND USE

V-465-25  
ID 3



**GENERAL INFORMATION**

Subject

- Request - Review of Landmark Designation for the Feilbach Building
- Address - 25 S. Superior Street
- Applicant - Thomas Porter Architects Inc.  
Chris Mowen  
8 N. Saint Clair Street Toledo, OH 43604
- Owner - IBC Incorporated  
Gary Marck  
300 Phillips Avenue  
Toledo, OH 43612

Site Description

- Zoning - CD/ Downtown Commercial
- Area - ±0.24 acres
- Frontage - 90’ along Superior
- Existing Use - Cold Storage
- Proposed Use - Mixed Use Commercial/Residential

Area Description

- North - Companion Case (Currently Warehouse) / CD
- South - Parking Lot / CD
- East - Commercial / CD
- West - Parking Lot and Commercial / CD

Parcel History

- Z-4003-24 - Zone Change for 62 Parcels in the Warehouse District from IL to CD (PC approved 7/11/24, CC approved by Ord. 432-24).

Applicable Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

## STAFF ANALYSIS

This request is for the review of the landmark designation for the Feilbach Building, located at 25 S Superior Street. The City of Toledo currently has three (3) locally designated historic districts: Old West End, Vistula, and Westmoreland. Nine (9) other properties in the City of Toledo have been locally designated. Notable Landmark Designated Properties include; Commerce Paper Building (Warehouse District), Masonic Temple (4th and Main) and the Fiberglas Tower/Levis Square Park (Downtown) that was the first locally designated landmark structure in 2012. This site is located in the Warehouse District and is located less than one (1) mile away from the Vistula Historic District. This case will be heard at the November 24th City Historic Meeting. This meeting will take place after publication and a revised report may be issued to address any concerns identified at that meeting.

According to the Landmark Application, IBC Incorporated specializes in the development and management of over five (5) million square feet of property in Toledo. The applicant is seeking the designation in order to obtain State Historic Tax Credits and they are also seeking to list the building in the National Register of Historic Places for its historic significance so it will qualify for Federal Tax Credits. The building is considered historically significant since it was constructed circa 1909 and its architectural style.

The process for landmark designation outlined in the Toledo Municipal Code, **Chapter 1111.1000 Historic Districts and Landmarks (Designation or Expansion), Section 1111.1104 Report Contents** states the following:

- A. Whether the district or landmark proposed to be designated is listed on the National Register of Historic Places;
- B. Whether the district or landmark proposed to be designated provides significant examples of architectural styles of the past; and
- C. A description of the district or landmark to serve as an informational resource. The description must include, but need not be limited to, the following:
  1. a geographic description including location and its relationship to the entire City;
  2. a description of the general land uses;
  3. a general description of the building conditions;
  4. a general description of the socio-economic characteristics;
  5. a description of existing developmental plans or programs within or including the historic district or landmark; and
  6. a list of neighborhood organizations within or serving the historic district or landmark.

**STAFF ANALYSIS (cont'd)**

The required information for this landmark designation is delineated below.

- A.** Whether the district or landmark proposed to be designated is listed in the National Register of Historic Places;

The applicant is currently applying for designation on the National Register of Historic Places. The process takes significantly more time than the local designation and they are estimating a response from the Department of the Interior within the next six to twelve months.

- B.** Whether the district or landmark proposed to be designated provides significant examples of architectural styles of the past;

The building located at 25 S. Superior sits mid-block and is symmetrical in shape, constructed primarily of brick with a flat membrane roof structure with two (2) elevator penthouses. It has a symmetrical layout, in the Chicago Architectural style. The building was constructed in 1909 with an addition in 1912 with a brick infill on the interior walls. Character defining features of the interior include concrete floors throughout, hexagonal columns and cross beams in the earliest portion of the building, round bell columns and two-way slab in the 1912 portion of the building. The six (6) story building measures 90 feet wide and 116 feet deep and has approximately 69,4254 square feet.

- C.** A description of the district or landmark to serve as an informational resource. The description must include, but need not be limited to, the following:

- 1.** A geographic description including location and its relationship to the entire City;

The subject property is a .9-acre site that is located mid-block between Washington and Lafayette Streets on the east side of Superior within the Warehouse District. The closest designated historic landmark structure or historic overlay district is approximately 1,100 feet from the site and that is the Locally Designated “Commerce Paper Building” with the “Tower on the Maumee” being located 1,500 feet from the subject property.

- 2.** A description of the general land uses;

The subject property including all contiguous property were either zoned or rezoned in 2024 as part of a 62-parcel zoning modification of properties in the Warehouse District from Limited Industrial (IL) to Downtown Commercial (CD), uses in the general area include restaurants, office, retail shops, 5/3<sup>rd</sup> Field and off-street parking lots.

**STAFF ANALYSIS (cont'd)****3. A general description of the building conditions;**

The overall condition of the property varies in condition with the structure and masonry in “fair” condition. The window openings on the 1st floor and the back of the building have been boarded up but the upper windows on the front elevation remain and are restorable. The interior of the building, including the concrete structure and floors, brick walls and vertical circulation are in good shape. is average on the exterior and interior. The overall structure appears to stable with no major damage.

**Façade Descriptions****West (Front) Elevation – 1909 and 1912**

The west facade serves as the primary elevation of the Feilbach Building and comprises both the original 1909 structure (south end) and the 1912 addition (north end). It is constructed of red brick laid in a running bond pattern, extending from a non-historic EIFS base up to two distinct parapets: a Dutch gable on the 1909 portion and a flat parapet on the 1912 addition. Both parapets are capped with clay tile coping and feature corbelled brick detailing. Architectural elements include brick pilasters at the corners, clay ornamentation at the storefront head line, and a corbelled band beneath the second-floor windows. From the second through fifth floors, sets of windows are organized between pilasters and articulated with square brick columns and decorative clay tablets at the sills. The sixth floor maintains its own window band, consistent with the pattern below. The brick is in good condition, with less than 5% requiring tuck-pointing. Two non-original pedestrian entrances are located within the infilled storefront on the first floor. The northern entrance consists of a double-leaf anodized aluminum full-lite door, while the southern entrance features a painted hollow-metal door accessed by three concrete steps. Both are set within a field of non-historic blue metal panels and vertical tongue-and-groove wood siding that fully spans the original storefront openings. The first-floor storefront windows have been entirely obscured by non-historic infill materials. The upper floors retain painted wood double-hung windows, many of which are boarded or altered. Although various modifications are evident— including brackets, foam, shims, and sealed weight pockets—the original window units are largely intact. A large metal box wall sign is mounted within the boarded-up storefront area and was installed in 1983 for the F.W. Gallier’s Company. It spans a portion of the first-floor infill and remains a visual identifier on the front elevation. This is the only installed signage currently on the building’s primary facade.

**South Elevation – 1909**

The south elevation belongs to the original 1909 portion of the building and features orange brick laid in a running bond pattern, set within a concrete structural grid. The elevation terminates with a stepped parapet capped with clay tile. Centrally located on this wall is an elevator penthouse that bears a ghost sign. A stepped tar line is visible running at the fifth floor, providing evidence of a former adjacent structure. Remnants of that building’s foundation are also present at the southeast corner. There are no entrances, windows, or storefront openings on the south elevation.

## **STAFF ANALYSIS (cont'd)**

### **East (Rear) Elevation – 1909 and 1912**

The rear elevation consists of both the 1909 and 1912 sections and is constructed of orange brick in a running bond pattern, framed by a concrete structural grid. A concrete base is present at grade, and the elevation terminates at the roofline. The first-floor bays have been partially infilled with non-historic painted concrete block, overhead doors, pedestrian doors, and vertical tongue-and-groove painted wood siding. There are three non-original pedestrian doors, all made of painted hollow-metal. The southern entrance is accessed by four concrete steps. Three overhead doors are also present: one insulated panel door on the south end and two painted wood-paneled sectional doors in the center and north bays. From the second through sixth floors, window openings similar to those on the front facade are present but have been entirely boarded, with no remaining historic fabric. Several boarded openings feature exhaust vents, and two openings on the second floor (south bay) have security bars. The first-floor north bay window opening has been filled with painted block, and basement windows are also boarded. A metal shed-style awning is installed above the two wooden overhead doors. It is anchored into the concrete header above the openings and supported by guide stanchions connected 5 of 18 to existing window security bars. Evidence of an earlier awning system is visible through surviving attachment eyes embedded in the concrete, likely used to hold guidewires.

### **North Elevation – 1912**

The north elevation is part of the 1912 addition and is constructed of orange brick laid in a running bond pattern, also framed within a concrete structural grid. It is topped by a stepped parapet with clay tile coping. A centrally aligned elevator penthouse projects slightly from the façade. There are no entrances, windows, or storefront openings on the north elevation. Two ghost signs are visible at the upper western end of the elevation. The most prominent is for the Lucas County Board of Elections. Behind it, a faded advertisement for the “Feilbach Company” can still be partially discerned, referencing the building’s original occupant and use.

### **Roof**

The building has a flat, ballasted membrane roof sloping from the front to the back. It includes two elevator penthouses—one on each end—and a chimney located on the south side. Furring strips are visible on the sides of the penthouses. At the rear, a box gutter system channels water to three rectangular downspouts.

### **Interior**

The interior of the building features concrete post-and-beam construction throughout with brick infill on the exterior walls. The character defining features of the interior include the concrete floor throughout, hexagonal columns and cross beams in the 1909 portion, and round bell columns and two-way slab in the 1912 portion. Portions of the first, second, and third floor have been subdivided with stud walls. All levels retain the historic concrete post-and-beam or slab systems indicative of early 20th-century warehouse construction.

**STAFF ANALYSIS (cont'd)**

**4. A general description of the socio-economic characteristics;**

The future use of this structure is to replace the roof, restore the windows and exterior doors where feasible and replace where needed, repair and tuckpoint brick. The first (1st) floor will be restored into storefronts that include three (3) commercial tenants and a residential lobby. All upper floors will be converted into residential apartments with eight (8) units per floor for a total of forty (40) units.

**5. A description of existing developmental plans or programs within or including the historic district or landmark; and**

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan identifies as Downtown Designation. The Downtown Designation is intended to accommodate a broad range of uses to reflect Downtown's role as a commercial, governmental, cultural, and entertainment center. Downtown areas have high-intensity uses with high building coverage and large building placed close together. Mixed-use and pedestrian-oriented developments that discourage the use of automobiles within the Downtown Designation.

City Historic Districts Commission

The Toledo City Historic Districts Commission is charged with the responsibility of being the historical conscience of the city and exists to help preserve and protect Toledo's historic resources. The Toledo City Historic Districts Commission will have the authority to oversee any exterior changes to the Feilbach Building if it is designated as a local landmark. These powers are addressed in the Toledo Municipal Code, **Chapter 1112 Review and Decision-Making Bodies, Section 1112.0102 City Historic District Commission, letter D** states the following:

In addition to the duties of each Historic District Commission pursuant to Sec. 1112.0102, the City Historic District Commission shall:

1. designate landmark properties;
2. for designated landmark properties, develop appropriate standards and guidelines reflecting the landmark's historic and architectural significance;
3. hear, review, grant, deny and recommend modifications to proposals for Certificates of Appropriateness involving environmental changes to landmarked properties. Applications for Certificates of Appropriateness must be judged using adopted historic landmark standards and guidelines;

**STAFF ANALYSIS (cont'd)**

4. conduct a continuing survey of cultural resources in the city with the support of the Historic/Environmental Section, Department of Economic and Community Development;
5. advise the Mayor, the Department of Economic and Community Development and other local officials and make recommendations as to the protection of the City's cultural resources;
6. act as a liaison on behalf of the city to individuals and organizations concerned with historic preservation,
7. review all proposed National Register nominations for properties within the City in a manner consistent with federal and state regulations, seeking expertise from disciplines not represented on the Commission as needed; and
8. notify the respective active neighborhood organization of any demolitions requiring City Historic District Commission review, which is in the respective Historic District. Notification must be given to the respective active neighborhood organization at least ten calendar days before the City Historic District Commission hearing.

Staff supports designating the Feilbach Building at 25 S. Superior Street as a local landmark because of its historic and architectural significance and the rehabilitation of the structure will allow the structure to remain a contributing building in the community. The significance of the building will be preserved and this designation enhances the ability of the Toledo community to preserve a part of the City's history.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of M-17-25, Review of Landmark Designation for the Feilbach Building at 25 S. Superior Street, to Toledo City Council for the following two (2) reasons:

1. The Feilbach Building is historically significant in Toledo as part of the Warehouse District and the Downtown Core; and
2. The Forward Toledo Comprehensive Land Use Plan identifies the location of the building as Downtown Designation and the proposed use of mixed use commercial and apartments will allow the developers to provide additional commercial and housing opportunities that are in high demand for this part of the city.

REF: M-17-25. . .December 4, 2025

TOLEDO CITY HISTORIC DISTRICT  
COMMISSION

REF: M-18-25

DATE: November 25, 2025

TIME: 5:30 PM

TOLEDO CITY PLAN COMMISSION

DATE: December 4, 2025

TIME: 2:00 PM

TOLEDO CITY COUNCIL

ZONING AND PLANNING COMMITTEE

DATE: January 7, 2026

TIME: 4:00 PM

BH

Seven (7) sketches follow.



# ZONING & LAND USE

M-17-25  
ID 10



**Front of Building (1964)**

**M-17-25**



**Front of Building (Current)**

**M-17-25**



# South and Rear Elevations

M-17-25



Photo 5: 2025 Photograph – southwest elevation. Credit: Thomas Porter Architects



# Interior Photos

M-17-25



Photo 9: 2025 Photograph – second floor. Credit: Thomas Porter Architects



### REDEVELOPMENT PLAN

IBC Incorporated specializes in the development and management of over five million square feet of property in Toledo, Ohio. The company has specialized in industrial warehousing space and recently has begun expanding into commercial, both retail and residential, opportunities in Toledo.

IBC Inc. recently acquired The Feilbach Building, at 25 S. Superior Street, from the Galliers Company who has been using the building as a clothing warehouse.

The Feilbach Building is comprised of a six-story, 69,425 square-foot office/warehouse building constructed between 1909 and 1912. The property is situated between Washington and Lafayette Streets, in the heart of Toledo's warehouse district. There is an adjacent parking lot to the southwest and an abutting building to the northeast. Access to the site is also available from the alley that sits between Superior and Saint Clair Street.

The project will include nominating the property for local historic landmark designation as well as nomination to the National Historic Register. Once on the register, the project is eligible to receive State and Federal Historic Tax Credits for qualified rehabilitation expenses. Other planned funding sources for the project includes CRA Tax Abatement, along with private funding.

The current state of the building varies in condition, though the structure and masonry is in fair condition. The window openings on the first floor and the back of the building have been boarded but the upper windows on the front elevation remain and are restorable. The interior of the building, including the concrete structure and floors, brick walls, and vertical circulation are in good condition.

The scope of redevelopment includes roof replacement, complete inspection of the building envelope, restoration of the first-floor storefront, and reinstating windows in the back-alley elevation. The masonry will be repaired and tuckpointed to ensure a watertight enclosure. The whole building's enclosure will be sealed and secured to ensure the entire building is functional. The exterior doors and windows will be repaired or replaced where needed to provide operable and secure openings. On the interior, the first floor will receive three whitebox tenant spaces and a residential lobby. The upper floors will be converted to apartments, eight on each floor, for a total of forty apartments.

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**GENERAL INFORMATION**

Subject

- Request - Review of Landmark Designation for the Stanwalt Building
- Address - 19 S. Superior Street
- Applicant - Thomas Porter Architects Inc.  
Chris Mowen  
8 N. Saint Clair Street Toledo, OH 43604
- Owner - IBC Incorporated  
Gary Marck  
300 Phillips Avenue  
Toledo, OH 43612

Site Description

- Zoning - CD/ Downtown Commercial
- Area - ±0.08 acres
- Frontage - 30' along Superior
- Existing Use - Vacant Commercial/Residential
- Proposed Use - 1<sup>st</sup> Floor Commercial/Upper Floors Residential

Area Description

- North - Parking Lot / CD
- South - Companion Case (Currently Warehouse) / CD
- East - Commercial / CD
- West - Parking Lot and Commercial / CD

Parcel History

- Z-4003-24 - Zone Change for 62 Parcels in the Warehouse District from IL to CD (PC approved 7/11/24, CC approved by Ord. 432-24).

Applicable Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

## STAFF ANALYSIS

This request is for the review of the landmark designation for the Stanwalt Building, located at 19 S. Superior Street. The City of Toledo currently has three (3) locally designated historic districts: Old West End, Vistula, and Westmoreland. Nine (9) other properties in the City of Toledo have been locally designated. Notable Landmark Designated Properties include; Commerce Paper Building (Warehouse District), Masonic Temple (4<sup>th</sup> and Main) and the Fiberglass Tower/Levis Square Park (Downtown) which was the first locally designated landmark structure in 2012. This site is located in the Warehouse District and is located less than one (1) mile away from the Vistula Historic District. This case will be heard at the November 24<sup>th</sup> City Historic Meeting. This meeting will take place after publication and a revised report may be issued to address any concerns identified at that meeting.

According to the Landmark Application, IBC Incorporated specializes in the development and management of over five (5) million square feet of property in Toledo. The applicant is seeking the designation in order to obtain State Historic Tax Credits and they are also seeking to list the building in the National Register of Historic Places for its historic significance so it will qualify for Federal Tax Credits. The building is considered historically significant since it was constructed circa 1900 and in Chicago Style Architecture.

The process for landmark designation outlined in the Toledo Municipal Code, **Chapter 1111.1000 Historic Districts and Landmarks (Designation or Expansion), Section 1111.1104 Report Contents** states the following:

- A. Whether the district or landmark proposed to be designated is listed on the National Register of Historic Places;
- B. Whether the district or landmark proposed to be designated provides significant examples of architectural styles of the past; and
- C. A description of the district or landmark to serve as an informational resource. The description must include, but need not be limited to, the following:
  1. a geographic description including location and its relationship to the entire City;
  2. a description of the general land uses;
  3. a general description of the building conditions;
  4. a general description of the socio-economic characteristics;
  5. a description of existing developmental plans or programs within or including the historic district or landmark; and
  6. a list of neighborhood organizations within or serving the historic district or landmark.

**STAFF ANALYSIS (cont'd)**

The required information for this landmark designation is delineated below.

- A.** Whether the district or landmark proposed to be designated is listed in the National Register of Historic Places;

The applicant is currently applying for designation on the National Register of Historic Places. The process takes significantly more time than the local designation and they are estimating a response from the Department of the Interior within the next six to twelve months.

- B.** Whether the district or landmark proposed to be designated provides significant examples of architectural styles of the past;

The building located at 19 S. Superior sits mid-block and is rectangular in shape, constructed primarily of brick with a flat membrane roof structure with a single chimney located to the north side. It has a symmetrical layout, in the Chicago Architectural style. The building was constructed in 1900 as a salon with boarding rooms above. This area of Toledo was a vice district that consisted of salons, gambling halls, dance halls, wine rooms and boarding houses. According to the 1904 Sanborn maps the building was used as forty-three (43) female boarding houses. In 1954 the building was converted to the Stanwalt Hotel where it operated for more than forty (40) years. As part of the hotel renovation the building lost many of the historic interior features. The three (3) story building measures 30 feet wide and 116 feet deep and has approximately 8,400 square feet.

- C.** A description of the district or landmark to serve as an informational resource. The description must include, but need not be limited to, the following:

- 1.** A geographic description including location and its relationship to the entire City;

The subject property is a .08-acre site that is located mid-block between Washington and Lafayette Streets on the east side of Superior Street within the Warehouse District. The closest designated historic landmark structure or historic overlay district is approximately 1,100 feet from the site and that is the Locally Designated “Commerce Paper Building” with the “Tower on the Maumee” being located 1,500 feet from the subject property.

- 2.** A description of the general land uses;

The subject property including all contiguous property were either zoned or rezoned in 2024 as part of a 62-parcel zoning modification of properties in the Warehouse District from Limited Industrial (IL) to Downtown Commercial (CD), uses in the general area include restaurants, office, retail shops, 5/3<sup>rd</sup> Field and off-street parking lots.

## **STAFF ANALYSIS (cont'd)**

### **3. A general description of the building conditions;**

The overall condition of the property varies in condition with the structure and masonry in “fair” condition. The window openings on all levels have been boarded up it is unclear if any windows are restorable. The condition of the interior of the building is also unclear as not much information was provided besides that the interior of the building was altered though the years that it was the Stanwalt Hotel. The overall structure appears to stable with no major damage.

### **Façade Descriptions**

#### **West (Front) Elevation**

The west facade serves as the primary elevation of the Stanwalt Building. It is constructed of red brick laid in a running bond pattern, extending from grade up to the parapet. Architectural elements include brick dentil detailing below the stone band at the second-floor window sill line, brick arch and tablet detail around the second and third floor windows with dentil detail at the hood of the third-floor windows, and a brick corbel cornice at the top of the wall. A central pedestrian entrance is recessed in the center of the building on the first floor. It is flanked by boarded storefront on either side. The window openings on the second and third floor have the original brick and stone details but are boarded.

#### **South Elevation**

The south elevation abuts the adjacent building and is not visible.

#### **East (Rear) Elevation**

The rear elevation consists of orange brick in running bond pattern from grade to the top of the wall. There is no ornamentation other than basket arch brick headers on the windows and stone sills. The wall stops at the roof with a box gutter which leads to a downspout on the north side. In the center of the first floor is a larger opening which appeared to be a pedestrian entrance which has been boarded. All window openings, four (4) on each floor, have also been boarded.

#### **North Elevation**

The north elevation consists of orange brick in running bond pattern from grade to the top of the stepped parapet wall. There is no ornamentation other than basket arch brick headers on the windows and stone stills. The stepped parapet is finished with sheet metal. No entrances appear on the north elevation. All window openings, four (4) on the first floor and six (6) on the second and third floors have also been boarded. A ghost sign is present near the front of the building on the north elevation as well as across the top of the parapet.

#### **Roof**

The building has a flat, membrane roof sloping from the front to the back. It includes one (1) chimney near the north side. At the rear, a box gutter system channels water to a round downspout.

**STAFF ANALYSIS (cont'd)**

**4. A general description of the socio-economic characteristics;**

The future use of this structure is to replace the roof, restore the windows and exterior doors where feasible and replace where needed, repair and tuckpoint brick. The first (1<sup>st</sup>) floor will be restored into a single storefront and a residential lobby. All upper floors will be converted into residential apartments with four (4) units per floor for a total of eight (8) units.

**5. A description of existing developmental plans or programs within or including the historic district or landmark; and**

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan identifies as Downtown Designation. The Downtown Designation is intended to accommodate a broad range of uses to reflect Downtown's role as a commercial, governmental, cultural, and entertainment center. Downtown areas have high-intensity uses with high building coverage and large building placed close together. Mixed-use and pedestrian-oriented developments that discourage the use of automobiles within the Downtown Designation.

City Historic Districts Commission

The Toledo City Historic Districts Commission is charged with the responsibility of being the historical conscience of the city and exists to help preserve and protect Toledo's historic resources. The Toledo City Historic Districts Commission will have the authority to oversee any exterior changes to the Stanwalt Building if it is designated as a local landmark. These powers are addressed in the Toledo Municipal Code, **Chapter 1112 Review and Decision-Making Bodies, Section 1112.0102 City Historic District Commission, letter D** states the following:

In addition to the duties of each Historic District Commission pursuant to Sec. 1112.0102, the City Historic District Commission shall:

1. designate landmark properties;
2. for designated landmark properties, develop appropriate standards and guidelines reflecting the landmark's historic and architectural significance;
3. hear, review, grant, deny and recommend modifications to proposals for Certificates of Appropriateness involving environmental changes to landmarked properties. Applications for Certificates of Appropriateness must be judged using adopted historic landmark standards and guidelines;
4. conduct a continuing survey of cultural resources in the city with the support of the Historic/Environmental Section, Department of Economic and Community Development;

**STAFF ANALYSIS (cont'd)**

5. advise the Mayor, the Department of Economic and Community Development and other local officials and make recommendations as to the protection of the City's cultural resources;
6. act as a liaison on behalf of the city to individuals and organizations concerned with historic preservation,
7. review all proposed National Register nominations for properties within the City in a manner consistent with federal and state regulations, seeking expertise from disciplines not represented on the Commission as needed; and
8. notify the respective active neighborhood organization of any demolitions requiring City Historic District Commission review, which is in the respective Historic District. Notification must be given to the respective active neighborhood organization at least ten calendar days before the City Historic District Commission hearing.

Staff supports designating the Stanwalt Building at 19 S. Superior Street as a local landmark because of its historic and architectural significance and the rehabilitation of the structure will allow the structure to remain a contributing building in the community. The significance of the building will be preserved and this designation enhances the ability of the Toledo community to preserve a part of the City's history.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of M-18-25, Review of Landmark Designation for the Stanwalt Building at 19 S. Superior Street, to Toledo City Council for the following two (2) reasons:

1. The Stanwalt Building is historically significant in Toledo as part of the Warehouse District and the Downtown Core; and
2. The Forward Toledo Comprehensive Land Use Plan identifies the location of the building as Downtown Designation and the proposed use of mixed use commercial and apartments will allow the developers to provide additional commercial and housing opportunities that are in high demand for this part of the city.

REF: M-18-25. . .December 4, 2025

TOLEDO CITY HISTORIC DISTRICT  
COMMISSION

REF: M-18-25

DATE: November 25, 2025

TIME: 5:30 PM

TOLEDO CITY PLAN COMMISSION

DATE: December 4, 2025

TIME: 2:00 PM

TOLEDO CITY COUNCIL

ZONING AND PLANNING COMMITTEE

DATE: January 7, 2026

TIME: 4:00 PM

BH

Six (6) sketches follow.



# ZONING & LAND USE

M-18-25  
ID 10



Front of Building (1965)

M-18-25



**Front of Building (Current)**

**M-18-25**



# North and East Elevations

M-18-25



Photo 4: 2025 Photograph – back elevation. Credit: Thomas Porter Architects



### REDEVELOPMENT PLAN

IBC Incorporated specializes in the development and management of over five million square feet of property in Toledo, Ohio. The company has specialized in industrial warehousing space and recently has begun expanding into commercial, both retail and residential, opportunities in Toledo.

IBC Inc. recently acquired The Stanwalt Building, at 19 S. Superior Street.

The Stanwalt Building is comprised of a three-story, 8,400 square-foot office/apartment building constructed in 1900. The property is situated between Washington and Lafayette Streets, in the heart of Toledo's warehouse district. There is an adjacent parking lot to the northeast and an abutting building to the southwest. Access to the site is also available from the alley that sits between Superior and Saint Clair Street.

The project will include nominating the property for local historic landmark designation as well as nomination to the National Historic Register. Once on the register, the project is eligible to receive State and Federal Historic Tax Credits for qualified rehabilitation expenses. Other planned funding sources for the project includes CRA Tax Abatement, along with private funding.

The current state of the building varies in condition, though the structure and masonry is in fair condition. The window openings have been boarded on all elevations.

The scope of redevelopment includes roof replacement, complete inspection of the building envelope, restoration of the first-floor storefront, and reinstating windows on all elevations. The masonry will be repaired and tuckpointed to ensure a watertight enclosure. The whole building's enclosure will be sealed and secured to ensure the entire building is functional. The exterior doors and windows will be replaced to provide operable and secure openings. On the interior, the first floor will receive a whitebox tenant spaces and a residential lobby. The upper floors will be converted to apartments, four on each floor, for a total of eight apartments.

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**GENERAL INFORMATION**

Subject

- Request - Zoning Study and Map Amendment of the Vistula Neighborhood
- Applicant - Toledo City Council  
One Government Center, Suite 2100  
Toledo, OH 43604

**STAFF ANALYSIS**

The Toledo City Council adopted Resolution 297-25 on July 15, 2025 requesting the Toledo City Plan Commission conduct a study of zoning district classifications in the historic Vistula neighborhood. The resolution identified a study area from Superior Street to the Maumee River spanning from Cherry Street to Interstate-280 and all properties fronting on Lagrange Street from Superior Street to the Greenbelt Parkway. The study area’s current zoning classifications are a mix of predominantly industrial districts along Summit Street and auto-oriented regional commercial districts along Lagrange Street including multiple areas of residential and other commercially zoned districts throughout. As stated in the resolution, the Vistula Neighborhood’s proximity to Downtown, Glass City Metropark, and the Glass City Riverwalk situate the neighborhood in a unique position to redevelop its traditionally used industrial areas into a more attractive hub for residents. The intent of this study is to rezone parcels within the study area to help attract more residents to the Vistula neighborhood and to ensure that existing and new residents have access to a diverse array of amenities, especially waterfront access.

Vistula Neighborhood Master Plan

The Vistula Neighborhood Master Plan was created in October 2020 and passed in March 2021 as an amendment to the now replaced Toledo 20/20 Comprehensive Plan. The Plan identifies desired future land uses, a vision, and a conceptual framework for the Vistula Neighborhood. As an amendment to the 20/20 Plan, these desired future land uses use the same categories as the 20/20 Plan’s future land use map. While future land uses identified in the Forward Toledo Plan are more current, the Vistula Plan’s future land uses were tailored with more localized neighborhood input. The Vistula Plan’s future land use map is shown in Exhibit “A”. The most prominently identified future land use in the study area is Urban Village, which is defined as “A specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character.” Other identified future land uses in the study area are Parks & Open Space, Neighborhood Commercial, Utilities, and Public & Civic.

## STAFF ANALYSIS (cont'd)

### Vistula Neighborhood Master Plan (cont'd)

The Vistula Master Plan's conceptual framework and vision explores building out areas of "Lower Town" – the area between Superior Street and the Maumee River – with a mix of residential, commercial, and recreational uses oriented to the riverfront. It also emphasizes bringing back Lagrange Street as the neighborhood center of businesses and services similar to how it historically functioned. Lastly for this study, the plan envisions a "Vistula Central Park" or "Lagrange Park" at the site of the former Lagrange School. The Vistula Plan recommends zoning changes that support these visions.

### Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan is Toledo's latest citywide comprehensive land use plan adopted in September 2024. The Forward Toledo Plan outlines thirty-three (33) goals organized into five (5) themes: Build, Move, Place, Play, and Sustain. Several Forward Toledo goals were identified as important factors for the rationale behind this study. A brief summary of these goals are: Promote Housing Variety (Promote a diverse variety of well-designed housing to meet the residential needs of all Toledo citizens.); Historic Impacts on Neighborhoods (Explore the impact of historical policies on neighborhoods in terms of land use, including redlining and cyclical disinvestment, and implement corrective policies.); Building Preservation (Strengthen preservation strategies to maintain Toledo's existing housing stock and commercial buildings.); Walkable Neighborhoods (Encourage more goods and services within walking distance, independence among residents, and sustainable uses of land.); Strengthen Neighborhoods (Strengthen the connection between residents and neighborhood businesses.); Address Housing Affordability (Encourage the development of housing at price points achievable for all residents.); Park Access (Explore the impacts that nature and public spaces have on residents' quality of life.); and Water Belt (Explore an identity shift from "Rust Belt" to "Water Belt" due to Toledo's unique position on the Great Lakes and the ways this shapes Toledo's culture.).

The Forward Toledo Plan includes a future land use map, which alongside the Plan's goals acts as a strategic guide for informing future zoning updates. The Forward Toledo Plan's identified future land uses within the study area are shown in Exhibit "B". The most predominantly identified future land use category is Neighborhood Mixed-Use, which is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. Areas identified for Neighborhood Mixed-Use are core components of neighborhoods and provide some of the highest density for commercial and residential housing opportunities. Other identified future land uses are Park Land, Low-Impact Industrial, Neighborhood Residential, and Downtown Commercial.

### Resolution 297-25

Resolution 297-25 included a map with recommended zone changes, which is attached as Exhibit "C". It recommended primarily mixed-use commercial zoning designations between Superior Street and the Maumee River, Neighborhood Commercial zoning designations along Lagrange Street, Parks & Open Space at the former Lagrange School site, and General Industrial along the Greenbelt Parkway.

## STAFF ANALYSIS (cont'd)

### Resolution 297-25 (cont'd)

It should be noted that the study area identified by Resolution 297-25 was expanded slightly for properties near the Lagrange Street corridor to ensure all parcels used commercially or zoned CR Regional Commercial were included in the study. This expanded area was proposed to ensure a cohesive zoning pattern aligned through this portion of the Lagrange Street corridor.

### Methodology

After reviewing the relevant plans and resolution above, Plan Commission staff investigated parcels within the study area one-by-one. A combination of research from multiple data sources were used to determine a parcel's current land use, including the Lucas County Auditor's Real Estate Inventory System (AREIS), Google Maps, and physical site visits. Once a current land use was determined, Staff evaluated the land use in conformance with the identified future land uses from the Vistula and Forward Toledo Plans to determine an appropriate zoning classification for the property, reducing the occurrence for creating nonconforming land uses. Goals, visions, and frameworks from the Vistula and Forward Toledo Plans were used as guidance through this evaluation process. A map of current zoning classifications in the study area is attached as Exhibit "D" for comparison. A map of proposed zoning classifications resulting from this study is attached as Exhibit "E".

### Lagrange Street Corridor Proposed Zoning

As stated before, most properties along the Lagrange Street corridor are currently zoned for auto-oriented CR Regional Commercial. This zoning designation imposes suburban-style setbacks and permits auto-oriented uses such as drive-thru restaurants, which are not consistent with the Vistula or Forward Toledo Plans. Therefore, most properties along Lagrange Street are proposed for CN Neighborhood Commercial zoning, with a few CM Mixed Commercial-Residential zones interspersed. The CN zoning district is intended to accommodate pedestrian oriented small-scale retail and service businesses that serve nearby residential areas. The CM zoning district is intended to accommodate mixed-use, pedestrian-oriented development. While both zoning districts permit pedestrian-oriented commercial development, they differ in the types of residential developments allowed. The CN designation permits single- and two-dwelling homes but restricts multi-dwelling apartments on ground floors. The CM designation instead prohibits single- and two-dwelling homes while being more permissive of multi-dwelling apartments. This difference was considered to ensure existing residential uses within the corridor remain permitted by right and not classified as legal nonconforming.

In keeping with the Vistula Plan's vision and the Forward Toledo Plan's future land use, the site of the former Lagrange School is proposed for Parks and Open Space zoning. Parcels which are currently used for warehousing, auto repair, and pest control are proposed for IL Light Industrial or CS Storefront Commercial zoning to ensure the existing land uses remain permitted. These existing land uses are currently situated, operational, and not detrimental to the envisioned Lagrange Street Corridor.

## **STAFF ANALYSIS (cont'd)**

### Superior Street to Summit Street Proposed Zoning

Properties between Superior Street and Summit Street within the study area are currently zoned with a mixture of auto-oriented CR Regional Commercial, RM36 Multi-Family Residential, IL Limited Industrial, CO Office Commercial, and a few areas of CM Mixed Commercial-Residential. Most parcels within this area are proposed for CM zoning, with some existing single-two-, and multi-dwelling structures being isolated for CN Neighborhood Commercial, RM36, or RD6 Duplex Residential zoning instead.

### Summit Street to Maumee River Proposed Zoning

Properties between Summit Street and the Maumee River within the study area are currently zoned primarily for IG General Industrial and IL Limited Industrial with a few parcels zoned CM Mixed Commercial-Residential, CN Neighborhood Commercial, and CO Office Commercial interspersed. The southern-most parcels within this area are currently zoned CD Downtown Commercial due to their proximity to the downtown area. Most parcels between Summit Street and the Maumee River are proposed for CM zoning, with some areas identified for industrial or parks in the Forward Toledo Plan being proposed for IL, IG, or POS Parks & Open Space zoning. Parcels which are currently zoned CD are proposed to remain as such, with a small expansion of CD zoning to ensure zoning boundaries align with parcel lines.

### Summary

The goals and visions of the Vistula and Forward Toledo Plans were considered throughout this study. The proposed zone changes will create a permissive environment which allows investment in Vistula in ways that reflect these goals and visions. Architectural and design restrictions imposed by the Vistula Historic District Overlay, Summit Street Corridor Redevelopment Urban Neighborhood Overlay District, and Downtown Overlay District will remain in place and will further help to ensure any development is in line with Vistula's vision.

### Neighborhood Meeting

A neighborhood meeting was held on November 12<sup>th</sup>, 2025 at Salem Lutheran Church. There were roughly ten (10) people in attendance. The proposed changes were explained to attendees and time was given for questions and answers. Staff received no objections or opposition to the proposed zone changes.

Staff recommends approval of the zoning map amendment because the zone changes are consistent with the Forward Toledo and Vistula Master Plans. Additionally, the proposed zone changes are compatible with the existing land uses within the general vicinity of the study area.

**STAFF RECOMMENDATION**

Staff recommends that the Toledo City Plan Commission recommend approval of M-9-25, a zoning study and map amendment of the Vistula neighborhood, to Toledo City Council for the following three (3) reasons:

1. The zone changes are consistent with the Forward Toledo Comprehensive Plan and stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
2. The zone changes are consistent with the Vistula Master Plan; and
3. The zone changes are compatible with exiting land uses within the general vicinity of the study area (**TMC§1111.0606(B)**).

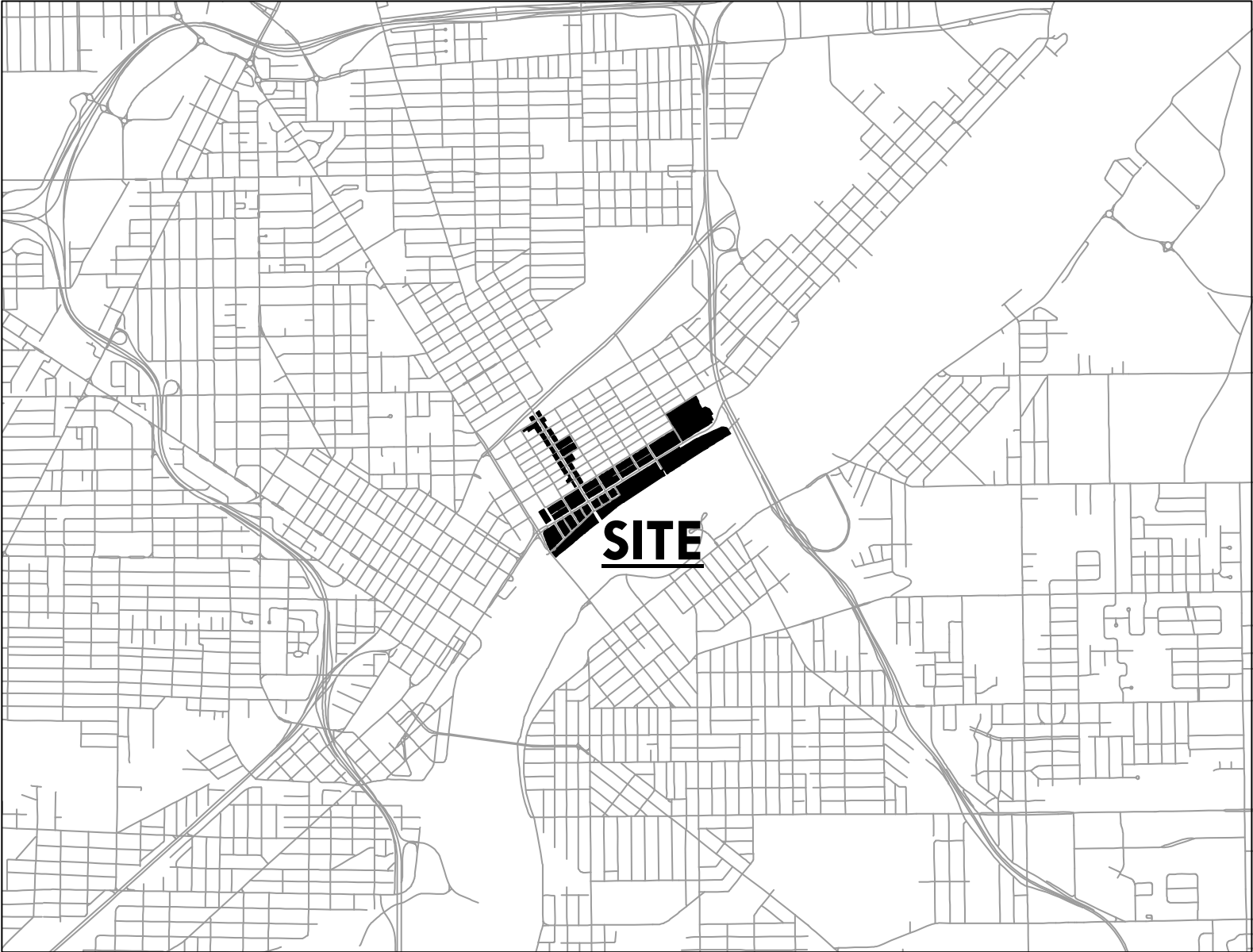
ZONING MAP AMENDMENT  
TOLEDO CITY PLAN COMMISSION  
REF: M-9-25  
DATE: December 4, 2025  
TIME: 2:00 P.M.

ZONING AND PLANNING COMMITTEE OF  
CITY COUNCIL  
DATE: January 7, 2026  
TIME: 4:00 P.M.

AS  
Five (5) Sketches &  
Five (5) Exhibits follow

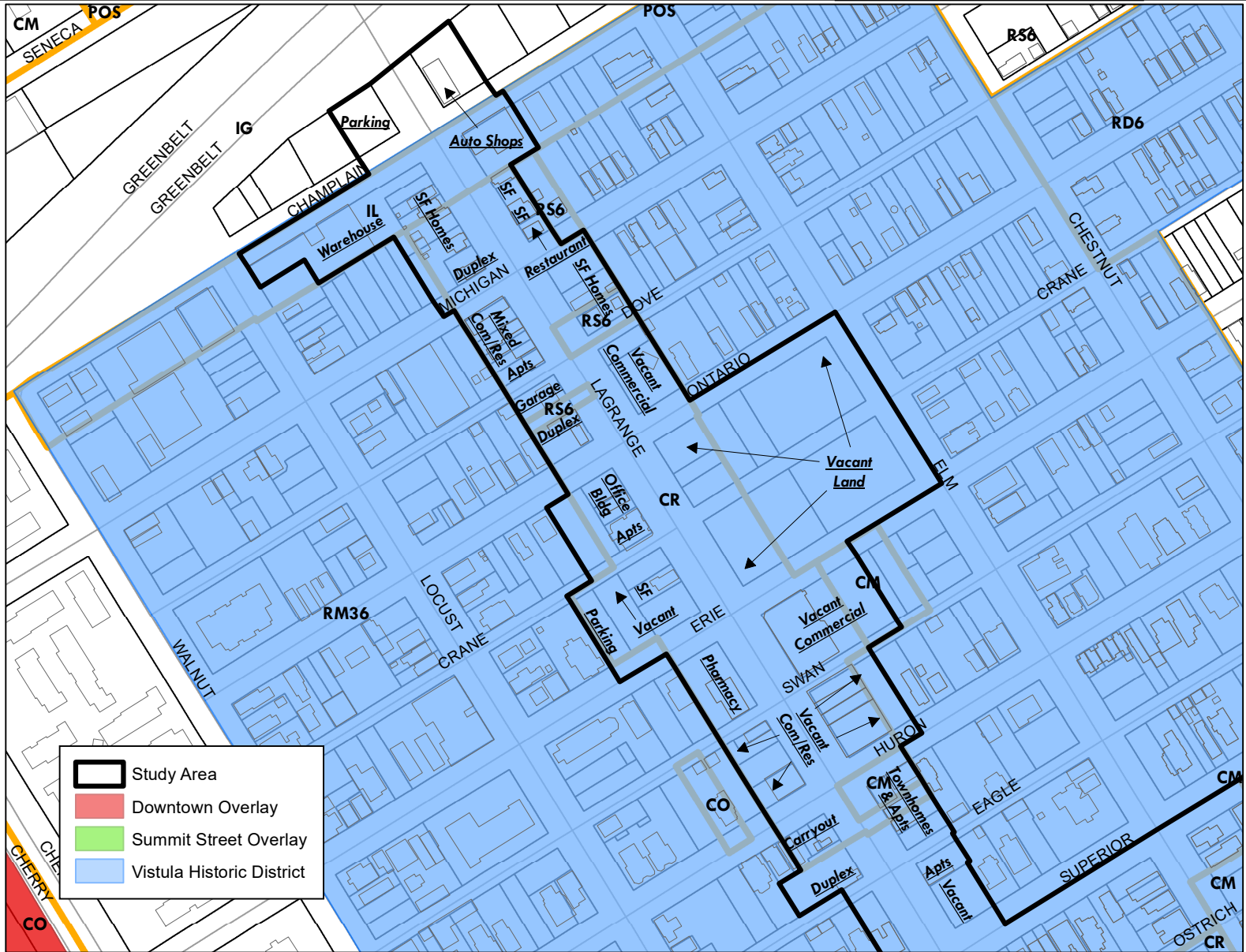
**GENERAL LOCATION**

**M-9-25  
ID 4 & 9**



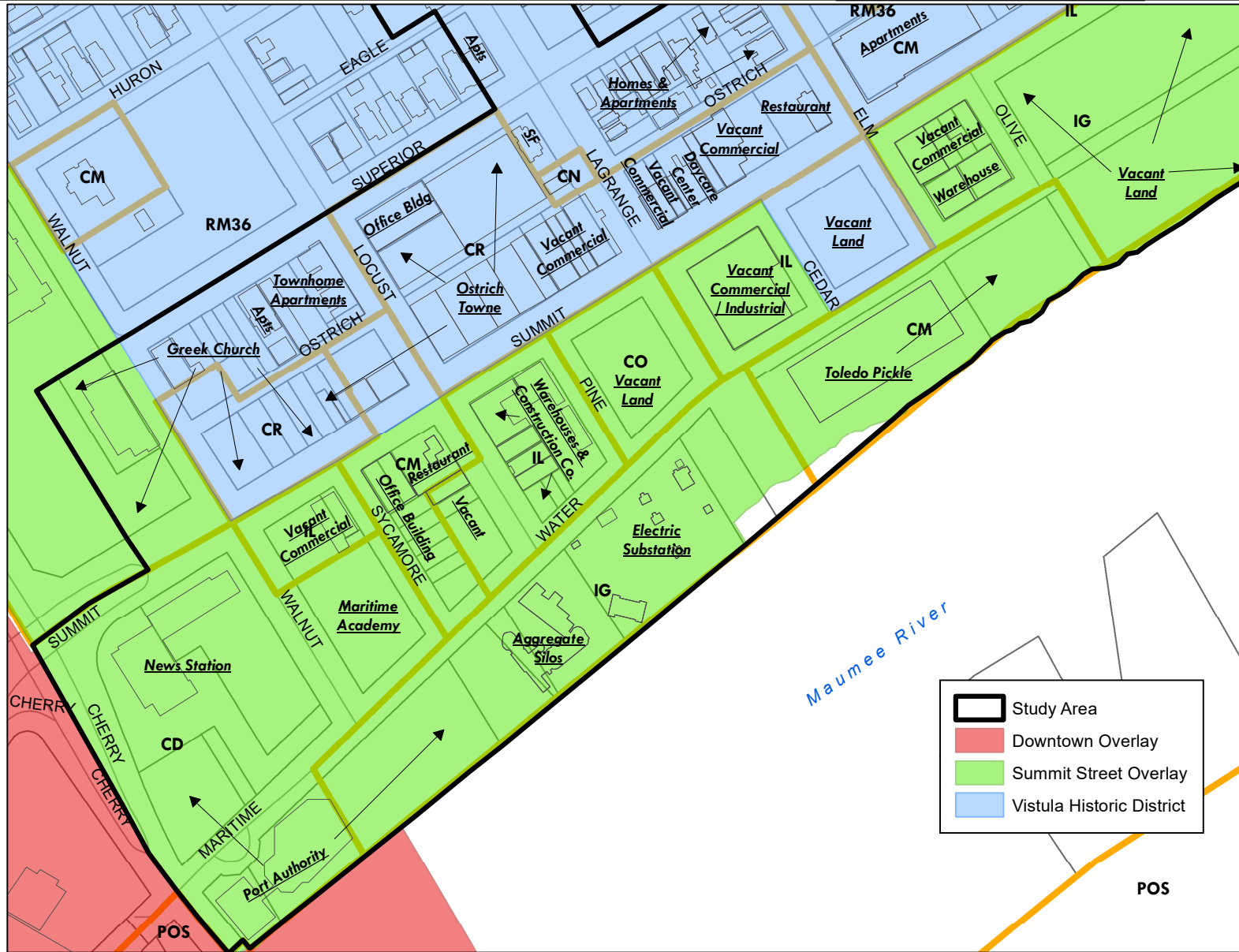
# ZONING & LAND USE LAGRANGE

M-9-25  
ID 4 & 9



# ZONING & LAND USE SUMMIT - UPRIVER

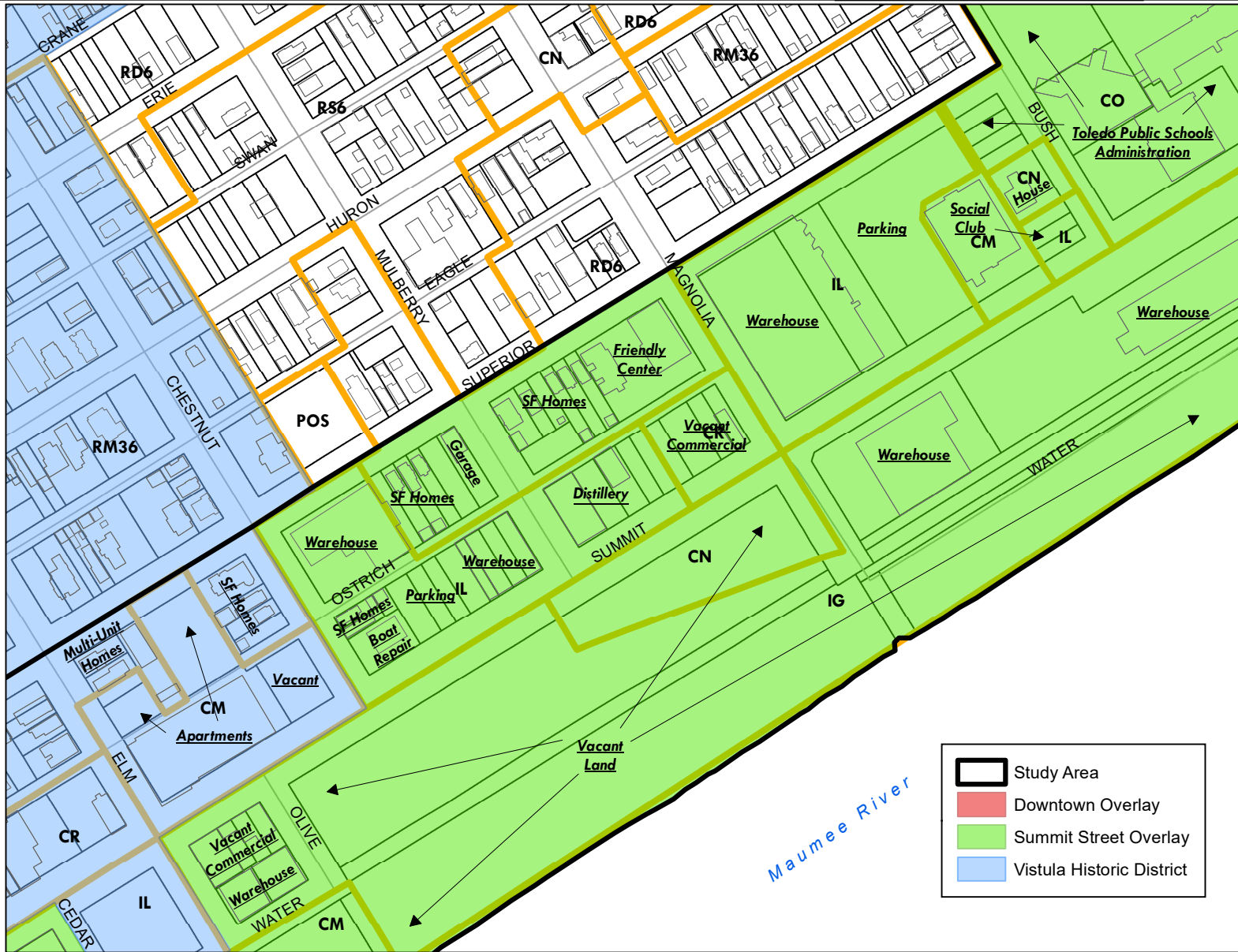
M-9-25  
ID 4 & 9



5-8

# ZONING & LAND USE SUMMIT - MIDDLE

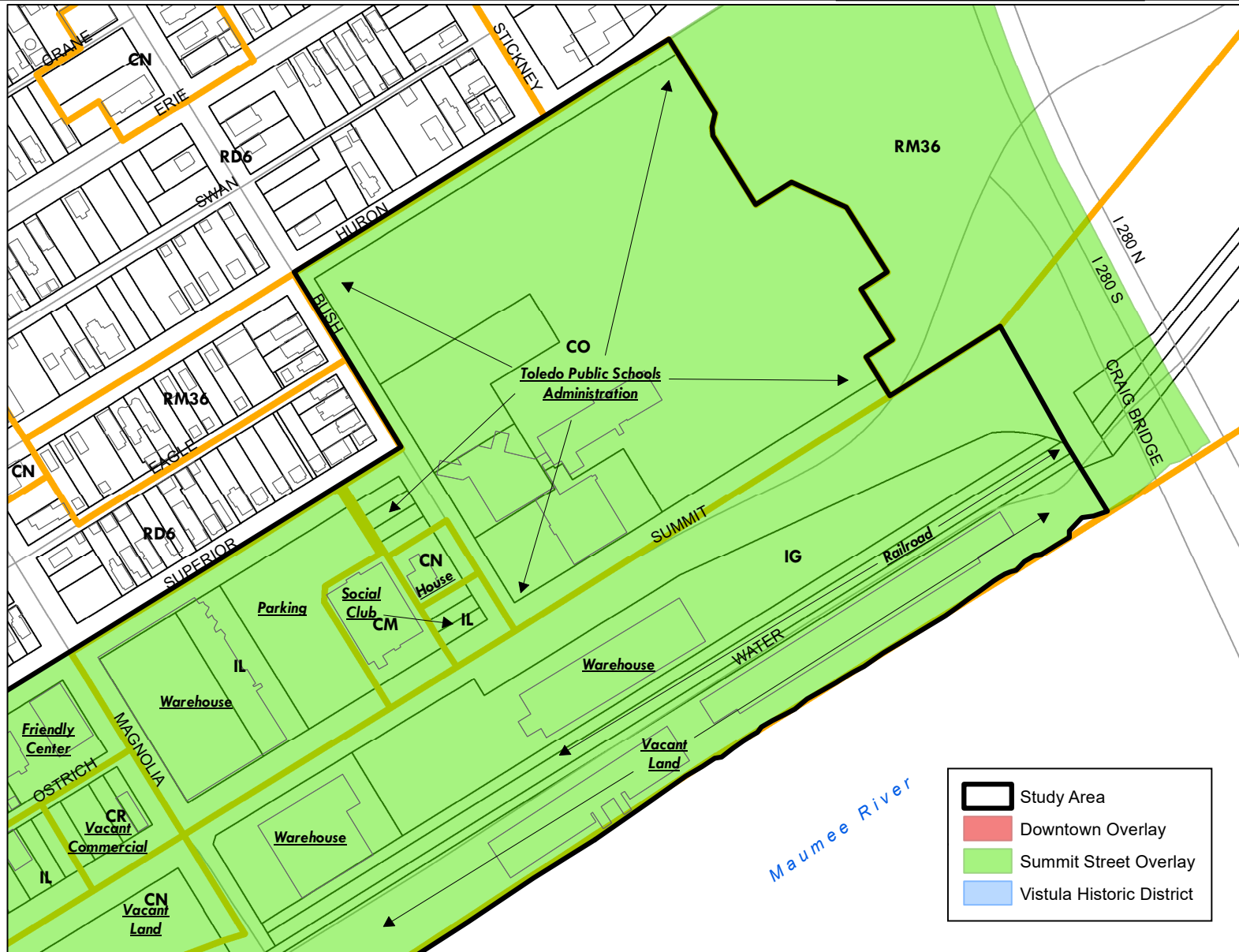
M-9-25  
ID 4 & 9



5-9

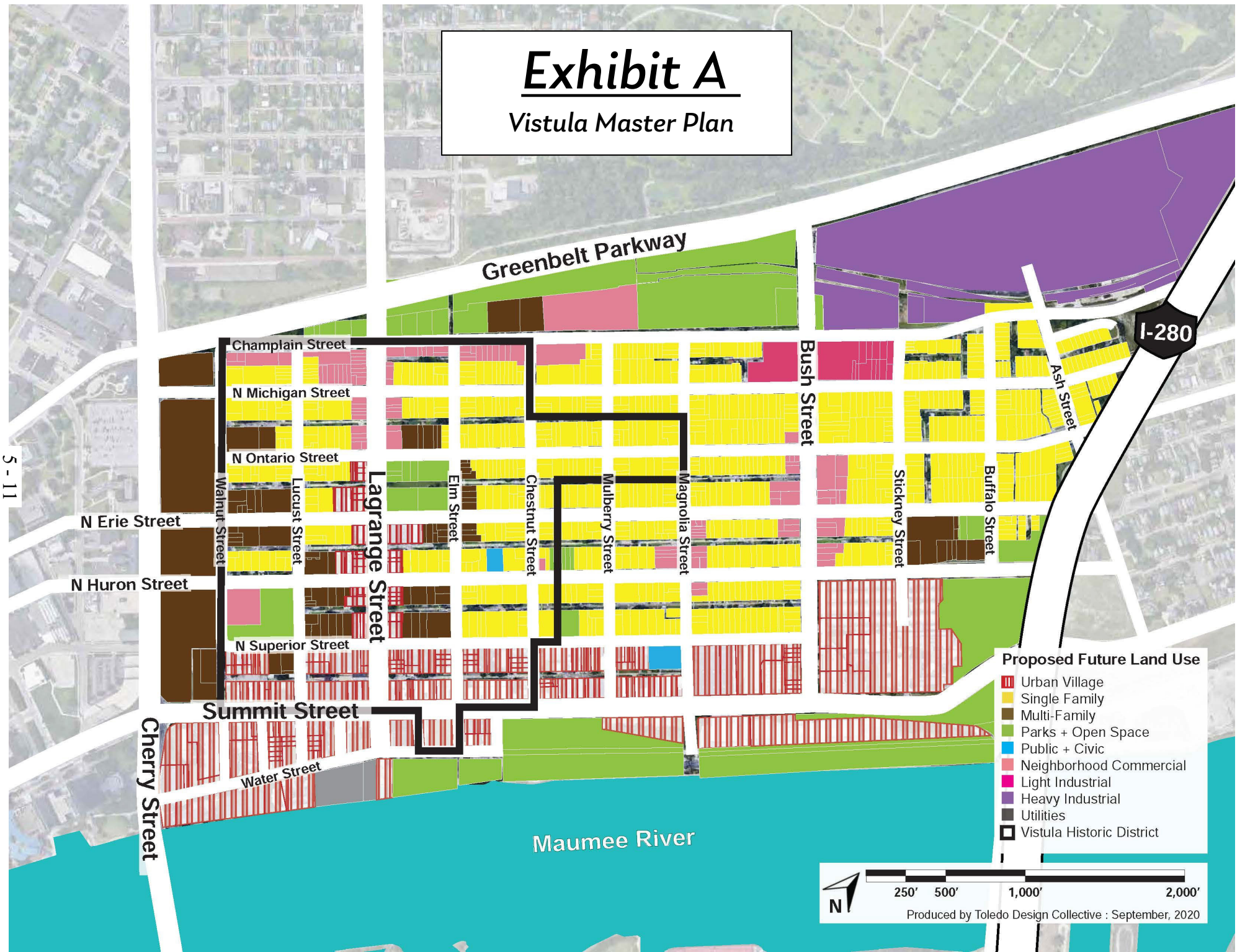
# ZONING & LAND USE SUMMIT - UPRIVER

M-9-25  
ID 4 & 9



# Exhibit A

## Vistula Master Plan



S - 11

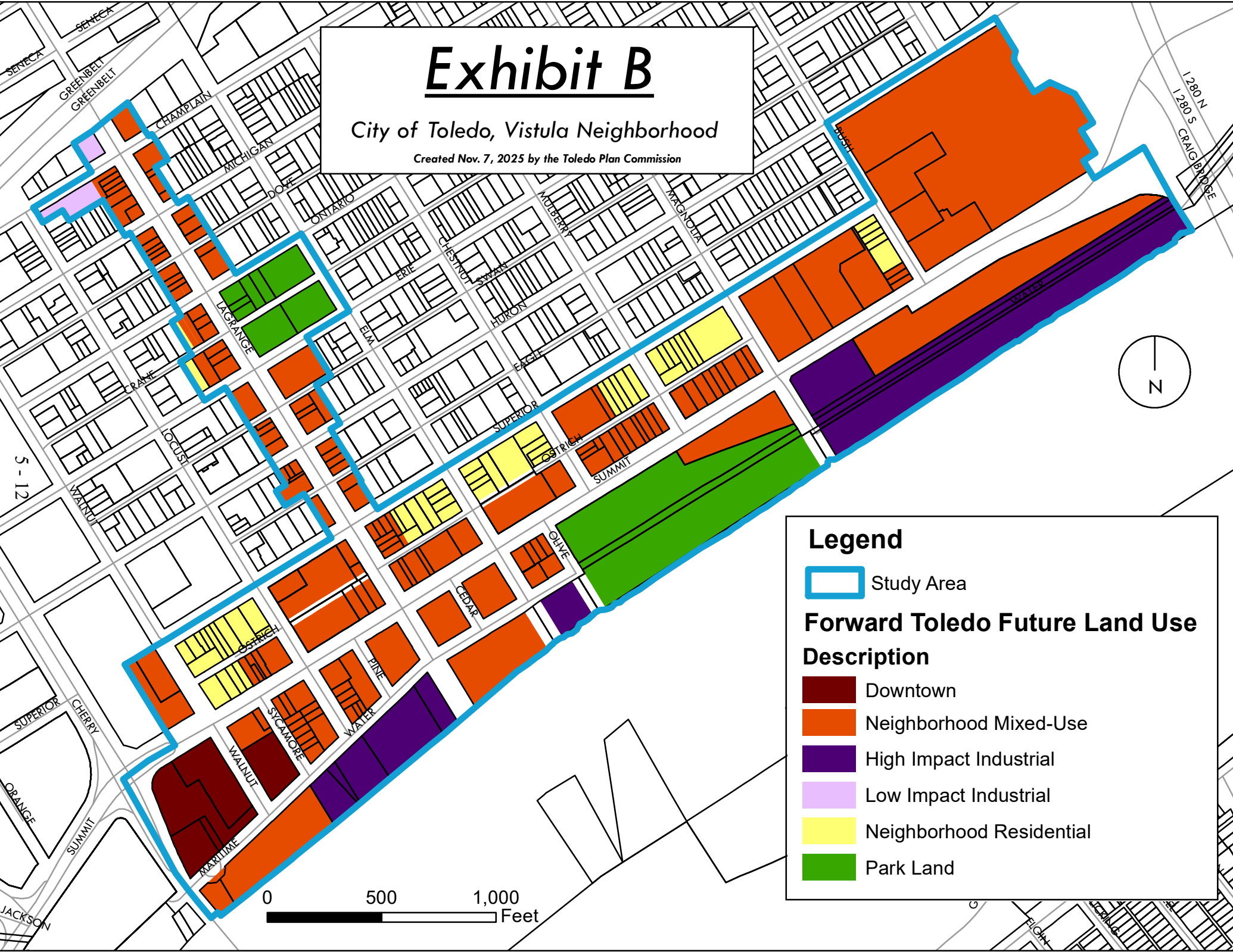
- Proposed Future Land Use**
- ▨ Urban Village
  - ▨ Single Family
  - ▨ Multi-Family
  - ▨ Parks + Open Space
  - ▨ Public + Civic
  - ▨ Neighborhood Commercial
  - ▨ Light Industrial
  - ▨ Heavy Industrial
  - ▨ Utilities
  - Vistula Historic District




# Exhibit B

## City of Toledo, Vistula Neighborhood

Created Nov. 7, 2025 by the Toledo Plan Commission



### Legend

 Study Area

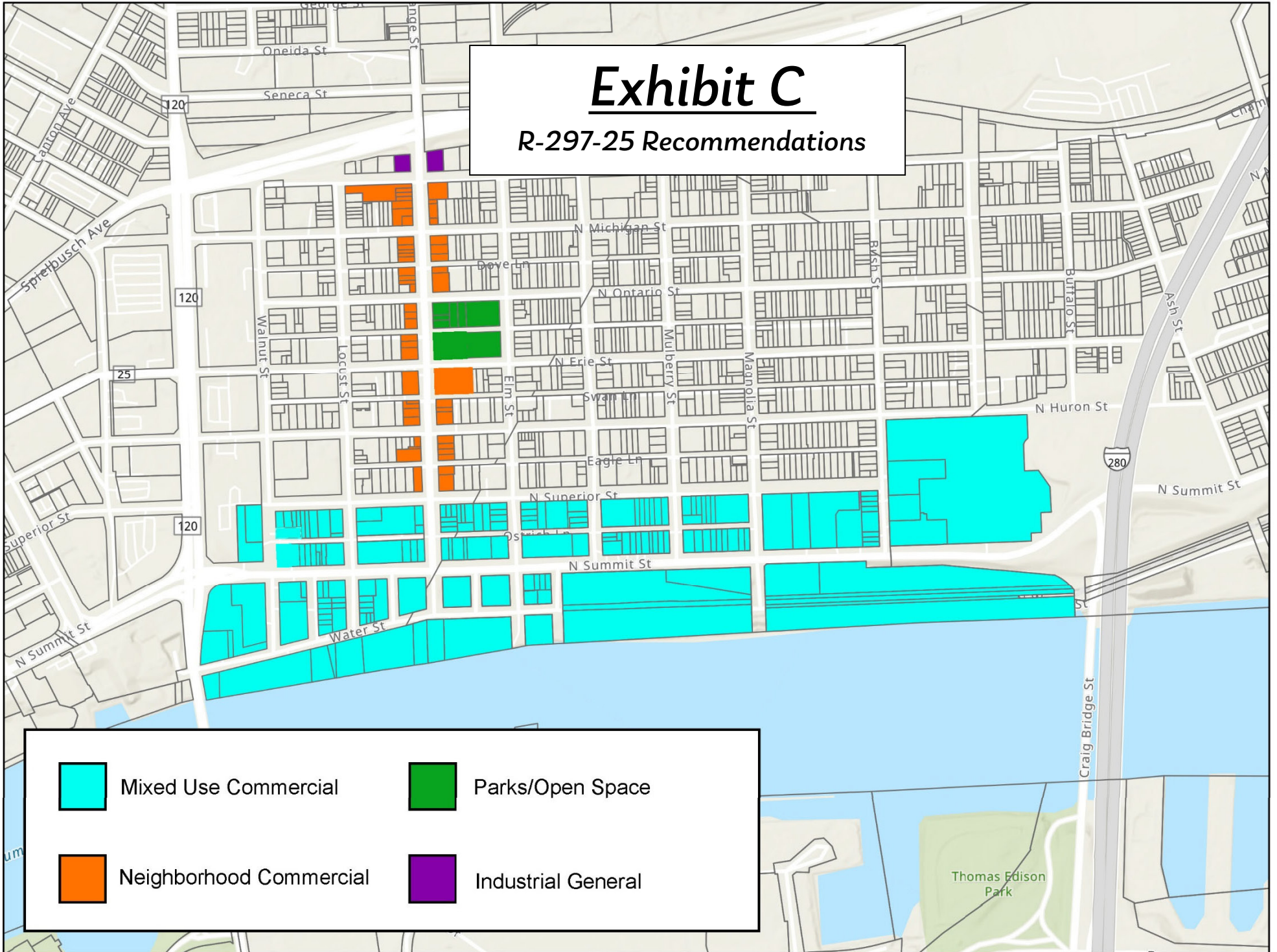
### Forward Toledo Future Land Use Description

-  Downtown
-  Neighborhood Mixed-Use
-  High Impact Industrial
-  Low Impact Industrial
-  Neighborhood Residential
-  Park Land

0 500 1,000 Feet

# Exhibit C

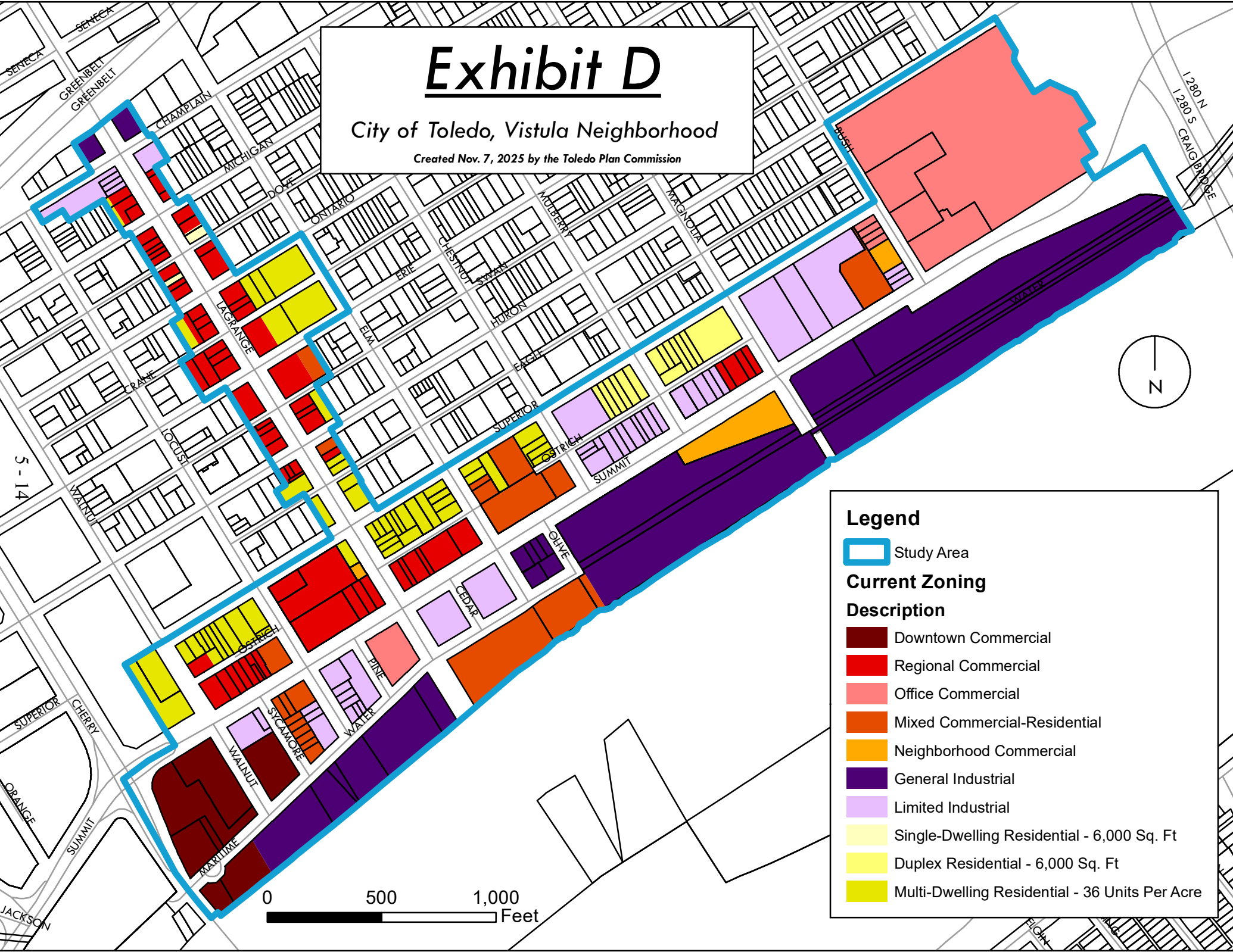
## R-297-25 Recommendations




# Exhibit D

## City of Toledo, Vistula Neighborhood

Created Nov. 7, 2025 by the Toledo Plan Commission



### Legend

 Study Area

### Current Zoning

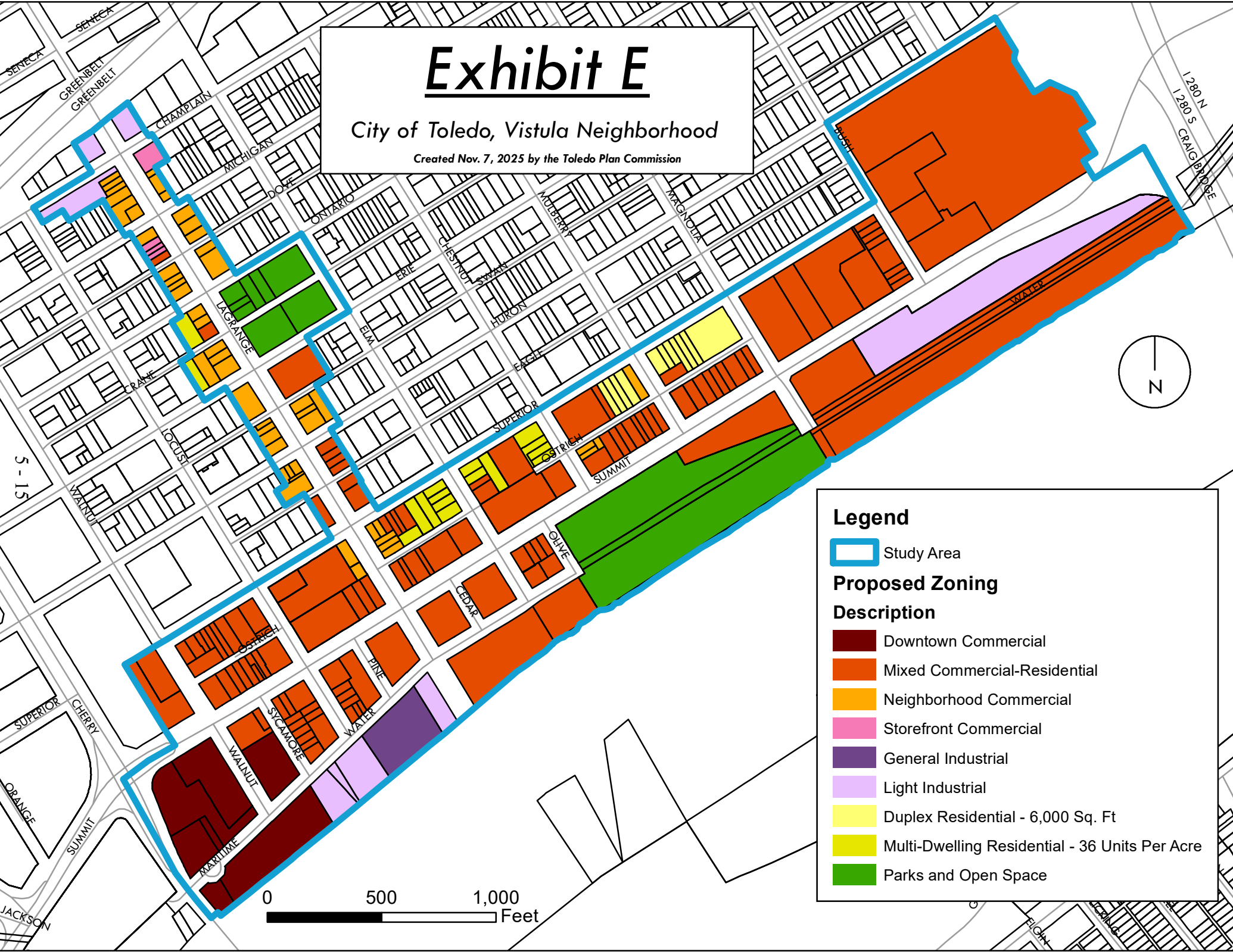
#### Description

-  Downtown Commercial
-  Regional Commercial
-  Office Commercial
-  Mixed Commercial-Residential
-  Neighborhood Commercial
-  General Industrial
-  Limited Industrial
-  Single-Dwelling Residential - 6,000 Sq. Ft
-  Duplex Residential - 6,000 Sq. Ft
-  Multi-Dwelling Residential - 36 Units Per Acre

# Exhibit E

## City of Toledo, Vistula Neighborhood

Created Nov. 7, 2025 by the Toledo Plan Commission



### Legend

 Study Area

### Proposed Zoning

#### Description

-  Downtown Commercial
-  Mixed Commercial-Residential
-  Neighborhood Commercial
-  Storefront Commercial
-  General Industrial
-  Light Industrial
-  Duplex Residential - 6,000 Sq. Ft
-  Multi-Dwelling Residential - 36 Units Per Acre
-  Parks and Open Space

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## STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

Recommendations for conditions of approval often originate from agencies that have reviewed plans and proposals under consideration by the Plan Commission. To indicate which agency requested which condition of approval, that agency's name is placed at the end of the condition in parenthesis. Agency names are listed below:

TOLEDO-LUCAS COUNTY  
PLAN COMMISSIONS  
ONE GOVERNMENT CENTER  
SUITE 1620  
TOLEDO, OH 43604  
419-245-1200

FIRE PREVENTION  
c/o BUILDING INSPECTION  
ONE GOVERNMENT CENTER  
SUITE 1600  
TOLEDO, OH 43604  
419-245-1220

TOLEDO EDISON COMPANY  
ENGINEERING SERVICES  
6099 ANGOLA RD.  
HOLLAND, OH 43528  
419-249-5440

DIVISION OF WATER DISTRIBUTION  
401 S. ERIE STREET  
TOLEDO, OH 43604  
419-936-2826

LUCAS COUNTY SOLID WASTE MGMT  
1011 MATZINGER ROAD  
TOLEDO, OH 43612  
419-213-2230

PUBLIC UTILITES  
420 MADISON AVE, SUITE 100  
TOLEDO, OH 43604  
419-245-1853

DIVISION OF WATER  
RECLAMATION  
3900 N. SUMMIT STREET  
TOLEDO, OH 43604  
419-727-2602

DIVISION OF BUILDING INSPECTION  
ONE GOVERNMENT CENTER  
SUITE 1600  
TOLEDO, OH 43604  
419-245-1220

LUCAS SOIL AND  
CONSERVATION DISTRICT  
138 W. DUDLEY, SUITE A  
TOLEDO, OH 43611  
419-893-1966

DIVISION OF TRANSPORTATION  
110 N. WESTWOOD  
TOLEDO, OH 43607  
419-245-1300

DIVISION OF  
ENGINEERING SERVICES  
ONE LAKE ERIE CENTER  
600 JEFFERSON AVENUE, STE 300  
TOLEDO, OH 43604  
419-245-1315

LUCAS COUNTY ENGINEER  
1049 S. MCCORD ROAD  
HOLLAND, OH 43528  
419-213-2860

PUBLIC SERVICE DEPARTMENT  
110 N. WESTWOOD  
TOLEDO, OH 43607  
419-245-1835

COLUMBIA GAS COMPANY  
TONY BUCKLEY  
FIELD ENGINEER TECHNICIAN  
2901 E. MANHATTAN BLVD  
TOLEDO, OH 43611  
419-539-6078

LUCAS COUNTY  
SANITARY ENGINEER  
1111 S. MCCORD ROAD  
HOLLAND, OH 43528  
419-213-2926

TOLEDO-LUCAS COUNTY  
HEALTH DEPT. ENV. HEALTH  
635 N. ERIE STREET ROOM 352  
TOLEDO, OH 43604  
419-213-4209

A T & T  
DESIGN MANAGER  
130 N. ERIE, ROOM 714  
TOLEDO, OH 43604  
419-245-7000

BUCKEYE BROADBAND  
MICHAEL SHEAHAN  
2700 OREGON ROAD  
NORTHWOOD, OH 43619  
419-724-3713

CENTURYLINK  
375 E. RIVERVIEW AVE  
NAPOLEON, OH 43502

OHIO GAS  
MIKE CREAGER  
13630 AIRPORT HWY.  
SWANTON, OH 43566  
419-636-1117

REPUBLIC SERVICES OF TOLEDO  
6749 DIXIE HIGHWAY  
ERIE, MI 48133  
734-848-3633

SPECTRUM  
3760 INTERCHANGE ROAD  
COLUMBUS, OH 43204  
614-481-5262

WATERVILLE GAS  
TODD BLACK  
PO BOX 259  
WATERVILLE, OH 43566  
419-878-4972

UNITED STATES POST OFFICE  
POSTMASTER  
435 S. ST. CLAIR STREET .  
TOLEDO, OH 43601  
419-245-6802

# Toledo - Lucas County General Street Map

