

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: December 5, 2025

REF: V-465-25

TO: President Vanice Williams and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Vacation of the 25' alley behind 2024 Champlain Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on December 4, 2025 at 2:00 P.M.

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

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GENERAL INFORMATION (cont'd)

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).

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.

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STAFF ANALYSIS (cont'd)

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.

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.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends **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.

PLAN COMMISSION RECOMMENDATION (cont'd)

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.

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 1 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.

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PLAN RECOMMENDATION (cont'd)

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.

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).

Respectfully Submitted,



Lisa Cottrell
Secretary

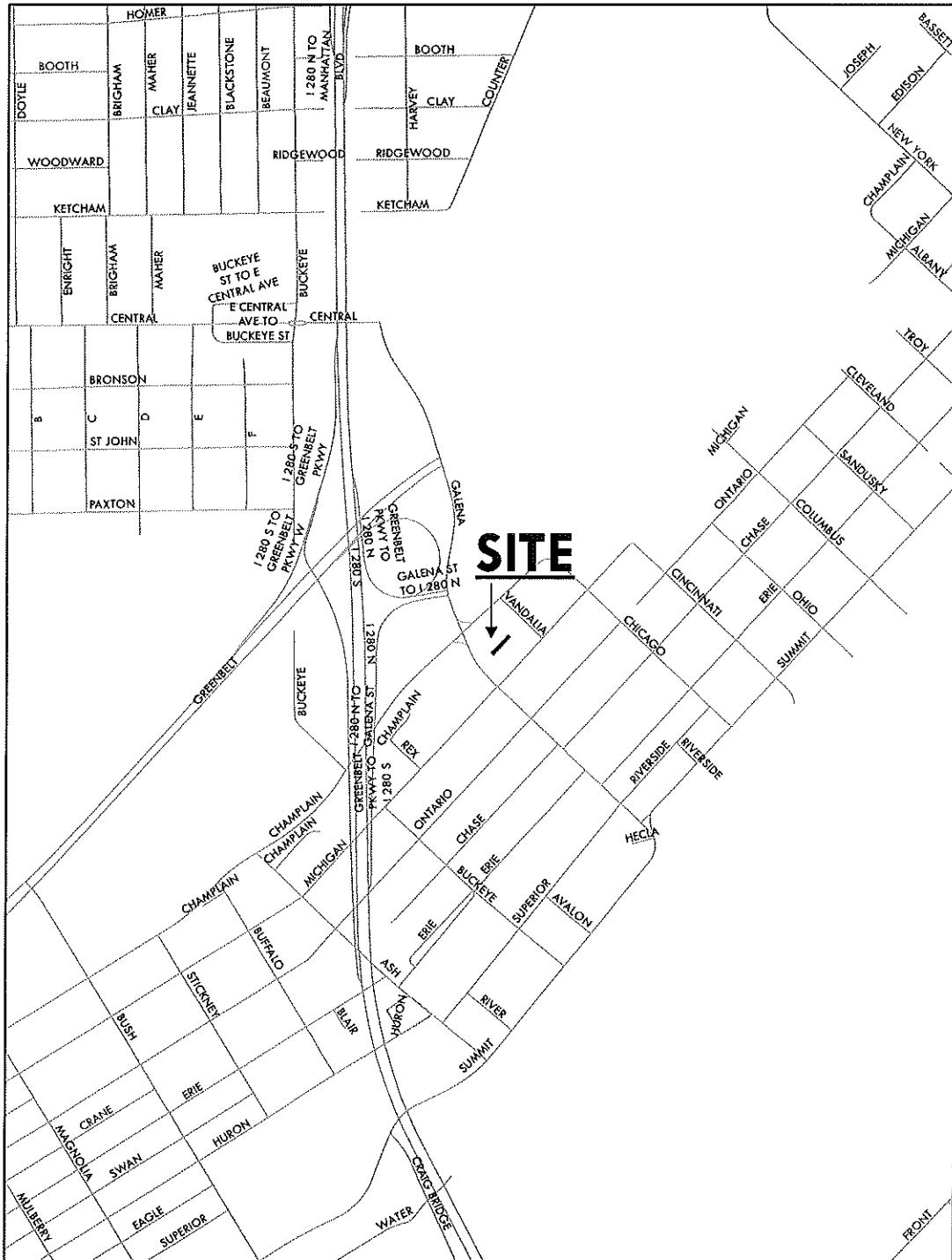
Two (2) sketches follow

cc: Yuval Ayalon, 2024 Champlain Properties LLC, 2024 Champlain Street, Toledo OH 43611
Lisa Cottrell, Deputy Director
Dana Reising, Planner

GENERAL LOCATION

V-465-25
ID 3

N
↑



ZONING & LAND USE

V-465-25
ID 3

N
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