

**Zoning Board of Appeals Meeting of March 11, 2026****Application No. ZBA 2026-006**

**Applicant:** Foraged Holdings LLC

**Location:** 10774 Main Street (04-33-332-007)

**Requested Action:** A zoning map amendment to change the zoning of the subject property from CR, Retail and Service Commercial to MS-C, Main Street -Core

**Existing Use:** Vacant Commercial

**Proposed Use:** Retail Sales and Services

**Existing Zoning:** CR, Retail and Service Commercial

**Adjacent Zoning:**

**North:** RM, Multi-Family Residential

**East:** RM, Multi-Family Residential

**South:** CR, Retail and Service Commercial

**West:** R1, One-Family Residential

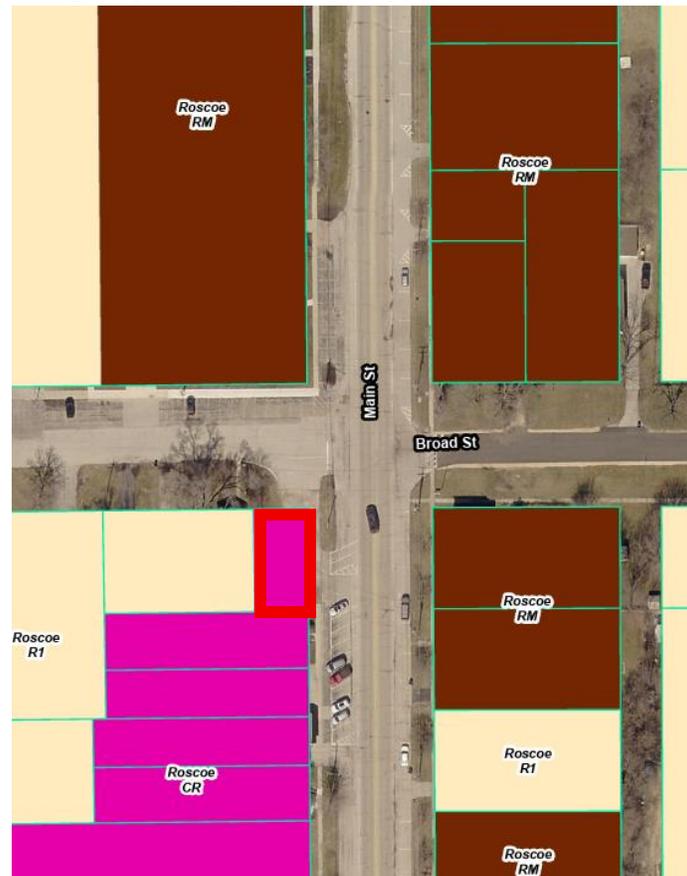
**Background:** The applicants have wanted to open their own shop and have been actively exploring potential spaces in the area. Their search led them to the vacant commercial building at the corner of Broad and Main Street. One of the applicants attended the public meetings regarding the adoption of the Main Street Zoning Districts and was inspired by the Village's efforts to promote economic development and revitalize the downtown area.

Following these meetings, the applicants met with Village staff to discuss their vision for the property. They propose opening an artisan shop that would offer classes and, on occasion, host a food truck. Staff is supportive of the proposed use. The property needs site improvements several of the CR, Retail, and Service Commercial district standards can not be met, creating challenges for redevelopment under the current zoning regulations. Staff suggested rezoning the property to MS-C, Main Street Core, would better align with the existing conditions and proposed use.

**Description:** The applicant is requesting a zoning map amendment for 10774 Main Street (04-33-332-007) from CR, Retail and Service Commercial to MS-C, Main Street Core, based on the MS-C Main Street Core Zoning District standards, as shown below in the table below:

	Existing Site Standards	CR District Standards	MS-C District Standards
<b>Lot Size</b>	0.08 acres	0.23 acres	None
<b>Lot Width</b>	81.5 Feet	75 Feet	None
<b>Lot Depth</b>	44 Feet	-	None
<b>Front Setback</b>	+/- 5 feet	10 feet	None
<b>Side Setback</b>	+/- 5 feet	10 feet	None
<b>Rear Setback</b>	+/- 5 feet	10 feet	None

*Zoning Map Excerpt - Subject property is outlined in red*



**Staff Review:** The subject property reflects a historic Main Street development pattern characterized by minimal setbacks, limited on-site parking, and pedestrian-oriented design. These features are typical of traditional downtown areas but do not align with conventional commercial zoning standards, which are generally oriented toward auto-focused development with larger setbacks and expanded parking requirements.

Rezoning the property to a Main Street style district would better reflect the site’s established physical conditions while providing clear, context-appropriate development standards. Retaining conventional commercial zoning on a fully built-out downtown property can create unnecessary regulatory barriers that hinder reinvestment and adaptive reuse.

The Main Street zoning district is intended to promote pedestrian-oriented development, encourage active ground-floor commercial uses, support the adaptive reuse of existing buildings, and foster small-scale businesses that contribute to a vibrant and economically resilient downtown. The long-term vision for Main Street is to gradually transition the corridor to reflect these goals. Incorporating the subject property into the district represents a positive step toward that vision.

**Zoning Map Amendment Procedure:** A zoning map amendment (rezoning) is a change to the zoning district on the zoning map. Section 15-779, Map Amendments and Text Amendments, outlines the procedures for zoning map amendments. The ZBA must hold a public hearing for each proposed amendment. Within 45 days following the public hearing, the ZBA must make a specific finding as to whether the change is consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan. The concurring vote of four members of the ZBA is necessary to recommend the map amendment to the Village Board.

**Required Findings by the Zoning Board of Appeals:**

Staff has provided suggested findings for use by the ZBA.

*The Zoning Board of Appeals finds that the proposed zoning map amendment is consistent with the purpose and intent of the zoning ordinance and the Village's comprehensive plan, as it aligns with key goals and objectives for growth and development.*

**Staff Recommendation:** Staff recommends **approval** of the requested zoning map amendment, including the recommended findings of fact.