

Zoning Board of Appeals Meeting of April 8, 2026**Application No. ZBA 2026-008**

Applicant: Foraged Holdings LLC

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

Requested Action: Approval of Design Review for Exterior Alterations

Existing Use: Vacant Commercial

Proposed Use: Retail Sales and Services

Existing Zoning: MS-C, Main Street-Core, Commercial District

Adjacent Zoning: North: RM, Multi-Family Residential
East: RM, Multi-Family Residential
South: CR, Retail and Service Commercial
West: R1, One-Family Residential

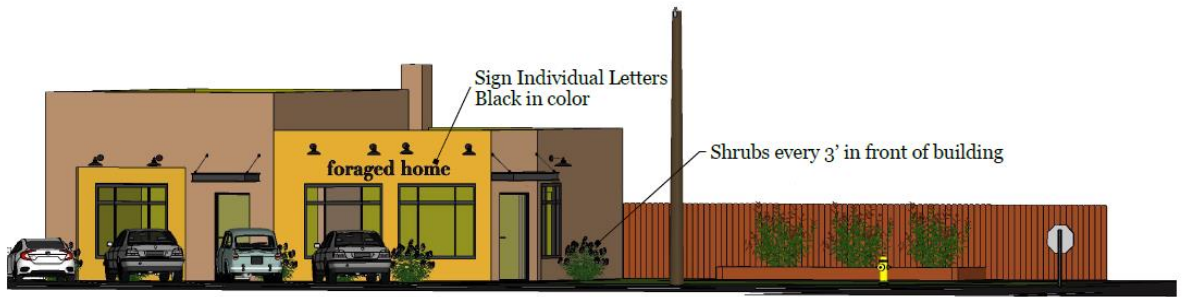
Background: The property is in the process of being rezoned from CR, Retail and Service Commercial to MS-C, Main Street Core. The Village Board is scheduled to consider and act on the zoning map amendment on April 7, 2026.

Description: The applicant is requesting Design Review and approval for exterior alterations to the existing building for retail sales uses at 10774 Main Street.

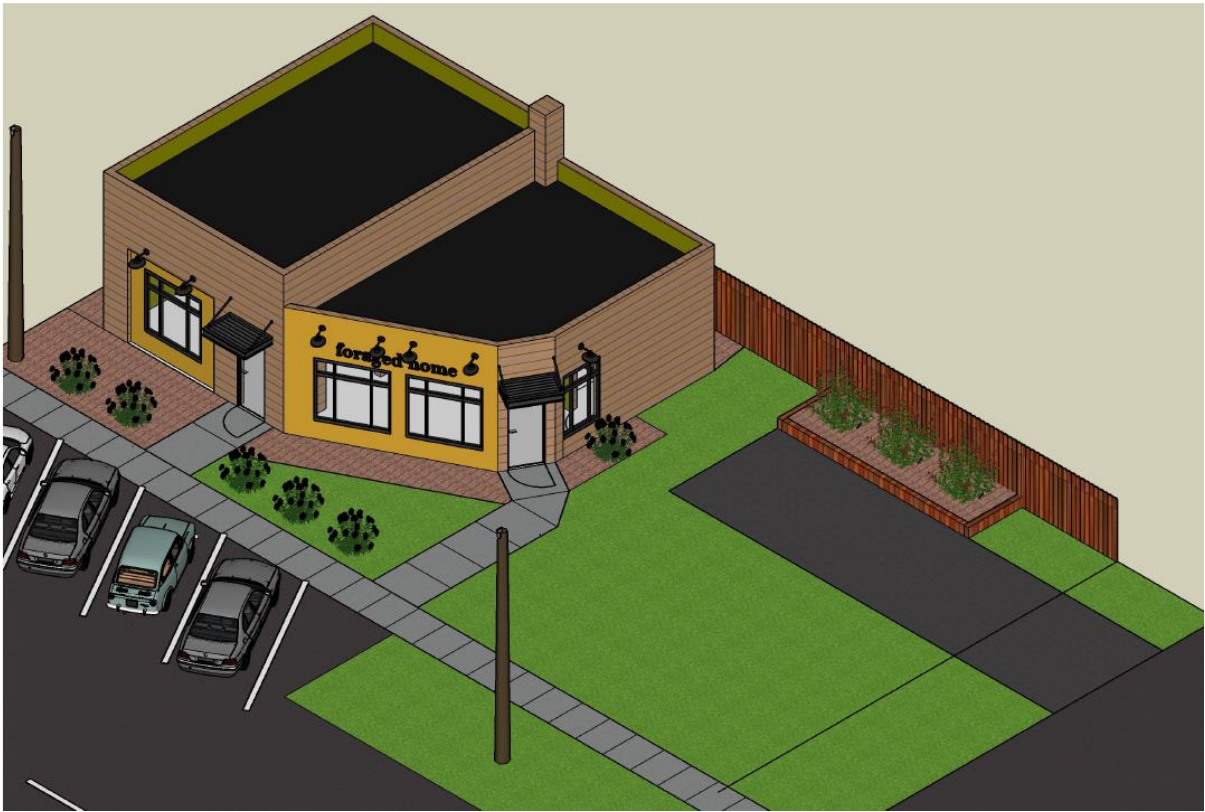
The proposed project will be reviewed in two phases: Phase 1 focuses on the building exterior, while Phase 2 will address the site and sidewalk improvements at a later date.

Building Design: The subject property, formerly known as Lucky Lock, is developed with an existing one-story commercial building totaling approximately 1,058 square feet. The proposed project includes modifications to the east elevation, the existing garage door will be removed and replaced with windows designed to match the other front façade windows, ensuring a cohesive architectural appearance.

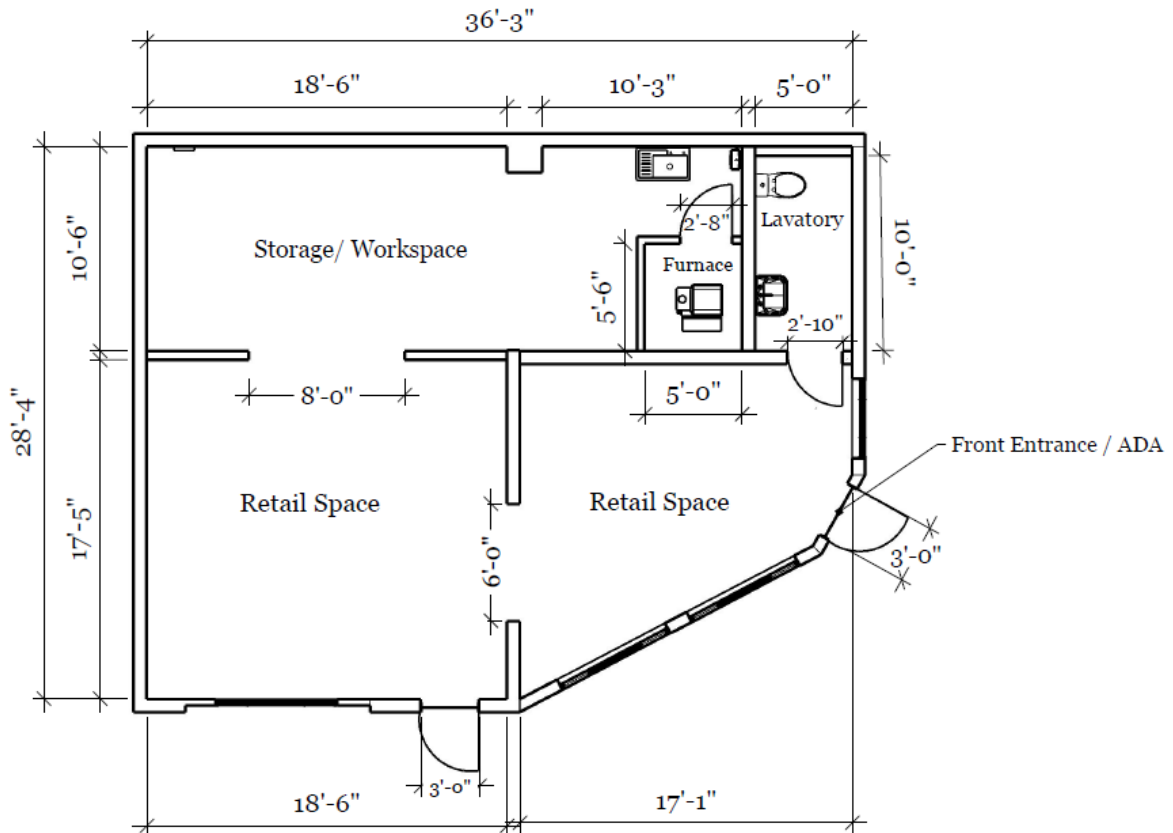
Additional improvements include the installation of two black awnings over building entrances, as well as a black individual-letter wall sign. The applicant also proposes downward-facing, wall-mounted lighting fixtures. Based on the submitted plans, the proposed improvements are consistent with applicable code requirements and design standards.



Front Façade



Site Layout



Floor Plan

Design Review Procedure: Design Review evaluates and approves the design of proposed buildings or development projects to ensure they comply with established design standards and zoning requirements. Under Section 15-776 of the Zoning Ordinance, all land development and construction of nonresidential projects are required to undergo design review approval. The Zoning Board of Appeals (ZBA) is responsible for either approving, disapproving, or requesting revisions to the proposed development. A concurring vote of at least four ZBA members is necessary to grant or deny the application.

Staff Recommendation: Staff recommends approval of the Design Review for exterior alterations to the existing building within the MS-C, Main Street Core zoning district at 10774 Main Street, subject to the following condition:

1. This approval is only for the exterior of the building; a subsequent design review of site improvements and sidewalk will need to be submitted for review and approval.
2. The applicant shall install the materials that have been reviewed and approved by the Zoning Board of Appeals.
3. The proposed wall sign shall not exceed ten percent of the total area of the wall face to which it is affixed
4. All exterior lighting shall be designed and installed using full cut-off fixtures to ensure illumination is directed onto the site and minimize light spill onto adjacent properties. Lighting fixtures shall have a color temperature not exceeding 5,000 Kelvins.
5. The applicant shall obtain all necessary building permits.