

Zoning Board of Appeals Meeting of November 13th, 2024**Application No. ZBA 2024-012****Applicant:** Rogue Event Rentals LLC**Location:** 13000 and 13019 N 2nd Street (Parcel #s 04-21-151-004 and 04-21-151-005)**Requested Action:** Public Hearing for a Map Amendment from the UT: Urban Transition District to the IL: Light Industrial District for a property commonly known as 13000 & 13019 N. 2nd Street (PIN: 04-21-151-004 & 04-21-151-005).

[Applicant: Rogue Event Rentals LLC]

Existing Use: Vacant**Proposed Use:** Light Industrial**Existing Zoning:** None**Adjacent Zoning:**

North: CH (contiguous)

East: IG (contiguous)

South: IH (contiguous)

West: UT (Across Highway 251)

Report:

The applicant is requesting a rezoning of two parcels located at 13000 and 13019 N 2nd Street. The parcels are approximately 8.3 acres in size (2.92 and 5.38 acres individually). There is an existing industrial office building on the southernmost parcel that is approximately 8,100 square feet in area. The southernmost parcel also has an existing outbuilding/shed at the edge of its parking lot that is approximately 600 square feet in size. The northernmost parcel is currently vacant except for a billboard near the right of way.

The parcels are currently not annexed into the Village, but are seeking an annexation petition to file with Winnebago County to officially join within the Village's borders. Under Section 15-389, newly annexed land into the Village is automatically designated as an Urban Transition (UT) zoning district. This is a relatively limiting zoning district and is meant more as a holding place for parcels of land that have not yet seen development.

The applicant is anticipating combining the two lots and considering renovating the existing buildings on-site to allow for offices and construction of a storage building on the northernmost lot. These buildings will house the applicant's bounce-house rental business. Staff believes that the Industrial-Light zoning district is the most applicable for the applicant's building and development plans. Similar to the recent submission for a storage building for Forest City Gear, the applicant's building will not involve distribution or heavy traffic, but simply storage of equipment.

Assuming the lots are combined, below are the district standards for Industrial-Light and the proposed annexed parcels. Existing lot coverage has been included to illustrate how much flexibility the applicant has in development of their storage building.

	Area	Width	Depth	Lot Coverage
IL Standard	40,000 sqft	120 feet	150 feet	60% max
Proposal	361,548 sqft	320 feet	898 feet	2.4% (extg)

The proposal meets all IL district's bulk requirements, as stated in the above table.

The surrounding zoning districts of Highway Commercial, General Industrial, Heavy Industrial, and Urban Transition indicate that this area is primarily used by heavier commercial and industrial activity than what is seen in more densely populated residential districts further into the Village. Being so close to Highway 251 and other major thoroughfares makes this area more valuable as commercial and industrial transportation hub. Allowing these parcels to be rezoned to Industrial-Light will not be a wholesale or significant change to the character of the area and the change is aligned with the long-term goals for this part of the community.

Recommendation: Staff recommends approval of the rezoning recommendation of 13000 and 13019 N 2nd Street (Parcel #s 04-21-151-004 and 04-21-151-005), subject to the following condition:

1. Approval of the Annexation Petition by the Village Board