

Zoning Board of Appeals Meeting of May 13, 2026**Application No. ZBA 2026-009**

Applicant: Foraged Holdings LLC

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

Requested Action: Approval of Design Review for Site Improvements

Existing Use: Vacant Commercial

Proposed Use: Retail Sales and Services

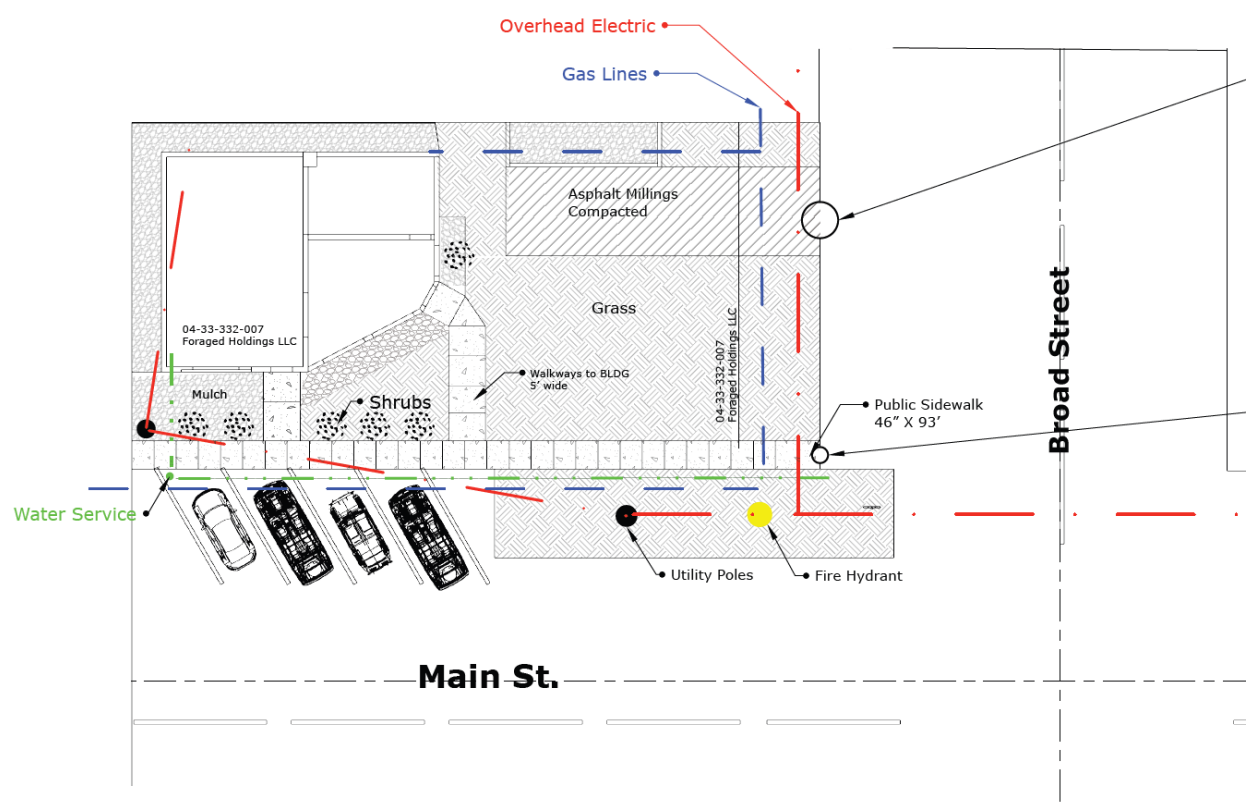
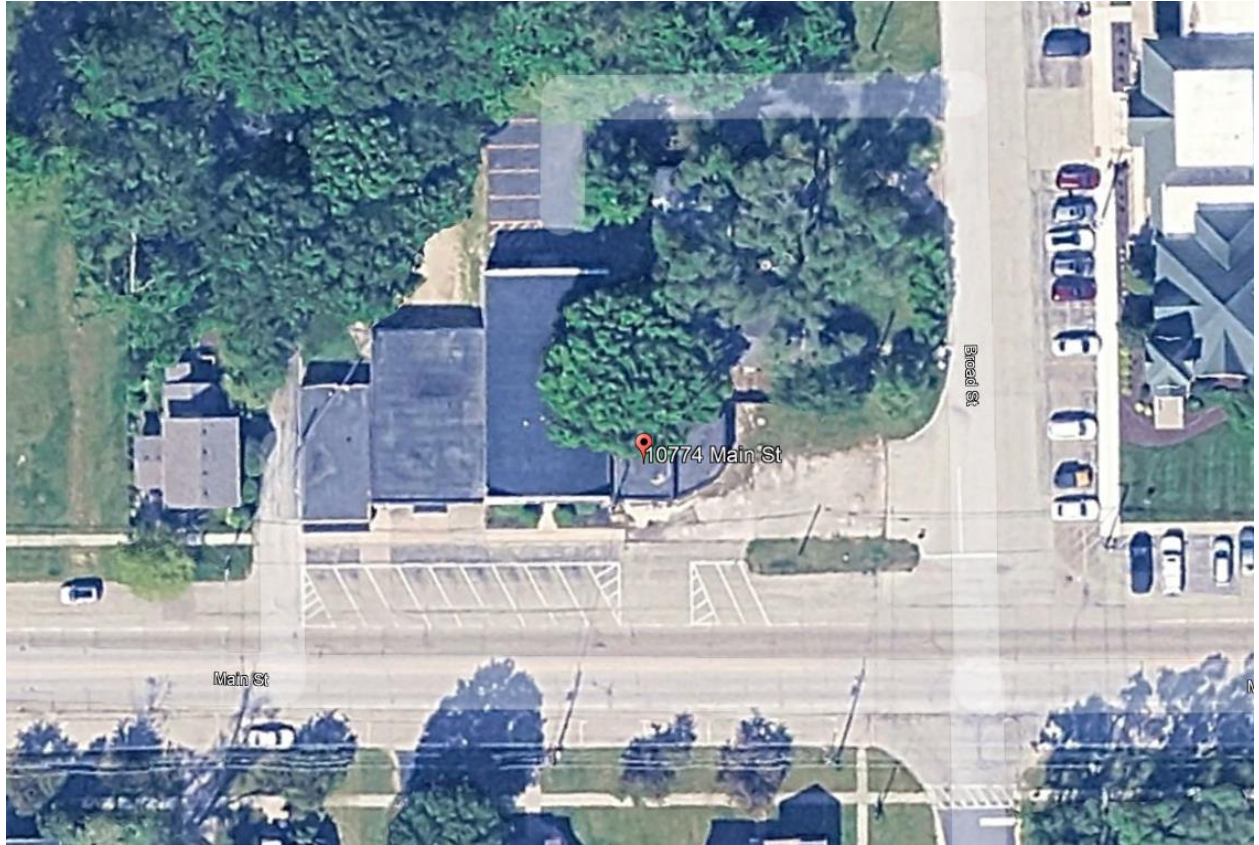
Existing Zoning: MS-C, Main Street-Core, Commercial District

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

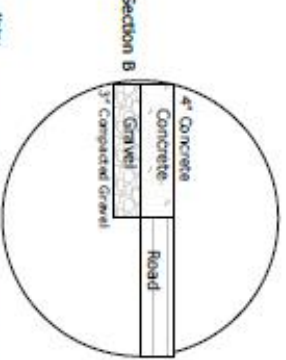
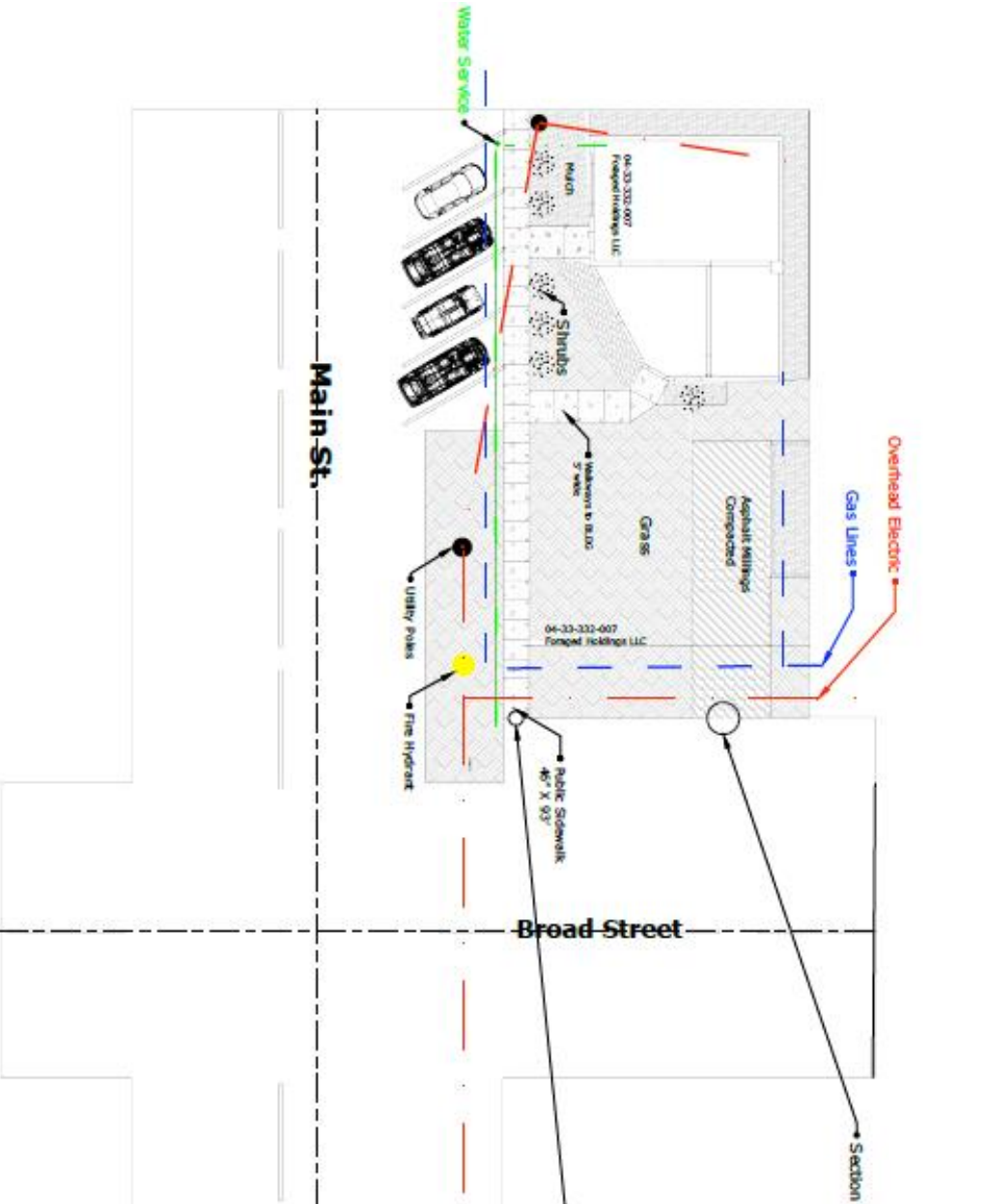
Background: Property was rezoned to from CR, Retail and Service Commercial to MS-C, Main Street Core on April 7, 2026. Design Review for Phase 1 exterior improvements to the building was approved by the Zoning Board of Appeals on April 8, 2026.

Description: The applicant is requesting Design Review and approval for Phase 2 site improvements to the property located at 10774 Main Street for retail sales uses.

Site Design: The subject property, formerly known as Lucky Lock, had its asphalt surface removed by the previous owner before the current owners acquired it. The proposed site improvements include the installation of sod and landscaping where previously paved, as well as the construction of a sidewalk and pedestrian walkways providing access to the building.



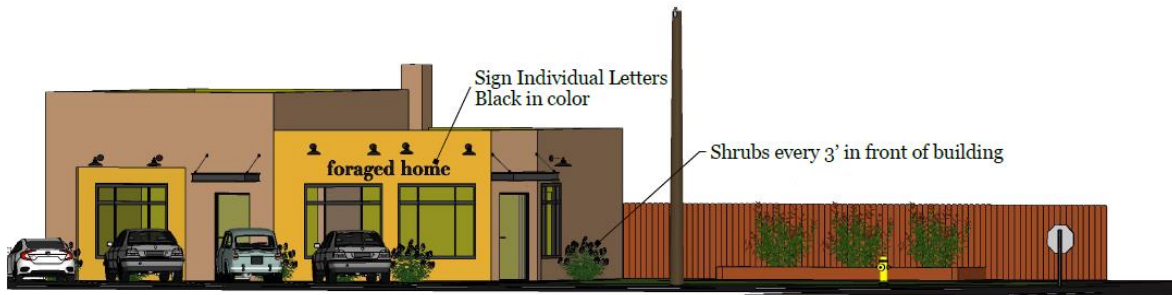
Site Plan



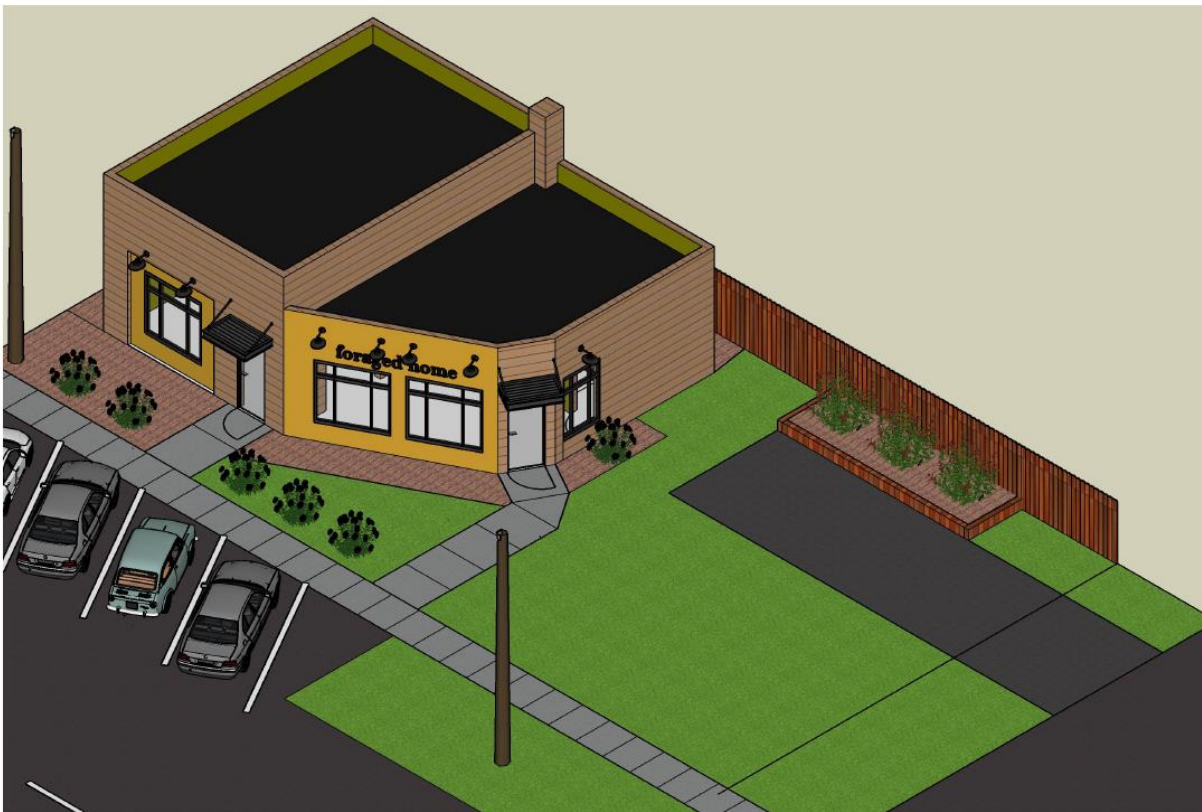
- Note:
- 1) 1" non-reinforced 6 bag mix concrete meeting 4,000 psi minimum compressive strength.
 - 2) 2" non-reinforced 6 bag mix concrete meeting 4,000 psi minimum compressive strength.
 - 3) ADA Inset: 2" x 2" embedded into landing plate.
 - 4) Sidewalk to match existing roadway surface elevation.
 - 5) Village shall be contacted before pouring to inspect.



Site Photos



Front Façade



Site Layout

Development Standards: The proposed development incorporates a clearly defined, accentuated entrance through material projections and a covered entry feature. The primary entrance is oriented towards Main Street, and a 5-foot-wide pedestrian walkway is provided from the Main Street sidewalk.

The applicant will install a sidewalk along the front of the property that abuts Main Street. The property owner will work closely with engineering staff on field coordination during construction to confirm the new sidewalk meets code requirements. The applicant will be responsible for contacting the Village for inspection of all improvements within the public ROW prior to the work taking place.

There is also a proposed asphalt milling pad with access to and from the site via Broad Street. The pad is intended to function as a flexible, multipurpose area supporting outdoor displays, retail sales activities, and occasional food truck operations. This feature is designed to enhance outdoor activation of the site, and is compatible but subordinate to the primary use of the site. Based on the submitted plans, the proposed improvements are consistent with applicable code requirements and design standards.

Parking Requirements: Non-residential uses over 3,000 square feet in area are required to provide 1 space per 500 square feet of building in the MS-C district. The subject property contains a one-story commercial building totaling approximately 1,058 square feet. Therefore, the subject property is exempt from off-street parking requirements; on-street parking is available on Main and Broad Street.

Landscaping: Parkway trees and associated plantings are required to meet applicable regulations and establish a consistent streetscape. For lots under 30,000 square feet (the subject property is 3,484.8 square feet), landscaping must include a minimum of one canopy tree or large evergreen for every 50 linear feet of street frontage, along with one shrub or tall grass for every 10 linear feet. Based on the property's frontage, this results in a requirement of one canopy tree or large evergreen and approximately 13 shrubs or tall grasses to comply with code.

In addition, at least 50 percent of the building foundation must be landscaped with plantings or other features, provided at a ratio of one tree or shrub every three feet, or one medium-sized evergreen every eight feet. The applicant also proposes installing additional landscaping along the rear property line adjacent to the existing wood fence, further enhancing site buffering.

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 site improvements to the subject property located within the MS-C, Main Street Core zoning district at 10774 Main Street, subject to the following conditions:

1. The applicant shall install the materials that have been reviewed and approved by the Zoning Board of Appeals.
2. Previously approved conditions shall remain in full force.
3. Utility locates must be completed before any site work or construction begins and shall be adjusted if underground utilities are identified. Coordination with utility agencies shall be the applicant's responsibility.
4. The applicant shall be responsible for contacting the Village for inspection of all improvements within the public ROW prior to the construction taking place, including but not limited to sidewalk improvements, pavement striping, and utility work.
5. Traffic control shall be required throughout the duration of construction and shall follow IDOT Specifications and Village code requirements.

6. The development shall meet all applicable landscaping requirements. A minimum of one canopy tree or large evergreen and approximately 13 shrubs or tall grasses shall be provided along the street frontage. At least 50 percent of the building foundation shall include landscaping per code.
7. The asphalt milling pad shall be used only as an accessory to the primary retail business and shall not operate as a standalone use. Activities on the pad must coincide with and remain subordinate to indoor operations. The area is prohibited from use as general customer or staff parking.
8. The Applicant and/or its contractor shall obtain all required permits, including any Building Permits and Right-of-Way Construction and Repair Permits, before the commencement of construction activities.