



Agenda Item Executive Summary

Item Name PROPOSED TEXT AMENDMENT TO LIGHT INDUSTRIAL DISTRICT SECTION 6.07.02(3) Committee or Board Zoning

BUDGET IMPACT

Amount:	N/A	Budgeted:	N/A
List what fund:	N/A		

EXECUTIVE SUMMARY

This item is presented for discussion regarding a proposed text amendment to Section 6.07.02(3) of the Unified Development Ordinance related to permitted uses within the Light Industrial District.

The proposed amendment is intended to address a legacy inconsistency between the current ordinance language and longstanding land use patterns within the district. Specifically, certain properties – such as 102 N. Elida Street – have historically operated with a mix of light industrial and office-type uses, despite office uses not being explicitly permitted under the existing code.

Following discussion at the March 18, 2026 Committee of the Whole meeting, the Village Board expressed general support for advancing a text amendment to resolve this issue. No formal action was taken at that time.

The proposed amendment would incorporate permitted uses from the General Business District into the Light Industrial District while maintaining the overall intent of the district. This approach is intended to provide consistency, flexibility, and clarity for property owners and future development.

A public hearing is anticipated to be scheduled for the May 5, 2026 Zoning Board meeting, at which time the Zoning Board will consider the amendment and provide a recommendation to the Village Board.

ATTACHMENTS (PLEASE LIST)

Staff Memo, Historic Zoning Notes

ACTION REQUESTED

- ☒ For Discussion Only
- ☐ Resolution
- ☐ Ordinance
- ☐ Motion:

MOTION:

Staff: Joseph Dienberg, Village Administrator Date: 3/31/2026