



Agenda Item Executive Summary

Item Name Discussion Regarding Zoning History and Proposed Text Amendment for Light Industrial District Committee or Board Committee

BUDGET IMPACT

<i>Amount:</i>	N/A	<i>Budgeted:</i>	N/A
<i>List what fund:</i>	N/A		

EXECUTIVE SUMMARY

Staff is providing background regarding a zoning issue at 102 N. Elida Street, the recently vacated Angel Treasures building. The property was rezoned from General Business to Light Industrial through Ordinance 97-07, though a copy of that ordinance has not yet been located in Village or consultant records.

The Light Industrial district has not materially changed since its creation, and office-type uses are not currently listed as permitted principal uses. However, historical notes suggest the building was originally intended to include both light industrial activity and leased office space, and it has functioned in that manner for many years.

A prospective tenant has expressed interest in operating a health and wellness consulting business at the property, which would not currently be permitted in the district, however, is already existing. To address this inconsistency and prevent similar issues in the future, staff recommends consideration of a text amendment to Section 6.07.02(3) of the Unified Development Ordinance to allow uses permitted in the General Business District within the Light Industrial District.

ATTACHMENTS (PLEASE LIST)

Staff Memo, Historic Zoning Notes

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

MOTION:

Staff: Joseph Dienberg, Village Administrator Date: 3/18/2026