



Village of Northbrook

DEVELOPMENT & PLANNING SERVICES

Zoning Code Interpretation

Purpose:	"CRAFT FOOD & BEVERAGES" IN THE INDUSTRIAL ZONING DISTRICTS
Northbrook Zoning Code Section(s):	Industrial Districts
Date:	March 26, 2013

Reason for Interpretation

The Northbrook Zoning Code utilizes the 1987 SIC Code system for classifying major land uses. This system poses some difficulties for new and emerging business types. As a result, our department issues interpretation of the Zoning Code to clarify how these newer business uses should be classified.

One category of businesses that is growing in popularity is the establishment of "cottage" or "craft" food and beverage activities. These types of businesses are small scale operations that often start in a home and then move into relatively small industrial and warehouses areas. Given the small scale of these business types, they should not be viewed (and regulated) in the same light as a large scale manufacturing or warehousing operation.

The SIC Code Major Group 20, "Food & Kindred Products" establishes a framework for classifying all types of mass produced food and beverage products. For instance specialty bakery that makes handmade pies is different from a large commercial bakery in terms of land use intensity and impact; however, the SIC code classifies them in the same fashion (Group 205, Bakery products). Similarly, a small-scale olive oil bottling and flavoring facility should be distinguished from a major bottling and processing facility (Group 207).

Interpretation:

"Craft Food and Beverage Operations" under 2,500 Square Feet in Floor Area are deemed a Permitted Use in the Industrial Districts., subject to the following:

1. Food and beverage preparation and processing facilities that occupy less than 2,500 square feet of floor area shall be deemed a permitted use in the Industrial zoning districts.
2. Such food and beverage operations must still comply with all federal, state and local building and health regulations.
3. This interpretation **shall not apply to either of the following SIC groups**, regardless of the square footage of the operation due to their potential negative impacts:
 - Group 2011: Meat Packing Plants
 - Group 2015: Poultry: Slaughtering and Processing

Both of the above activities are prohibited.

Reviewed and Affirmed:

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Director of Development & Planning Services