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Staff Report to the Board of Trustees

Project: "Artisanal Food Production" Land Use Text Amendment

Case Number: 2024-0733

Prepared: 10/17/2024

AMENDMENT SUMMARY

This proposed amendment addresses the increasing number of inquiries for small specialty food production businesses in Orland Park. Currently, the Land Development Code does not differentiate between scales of food production, categorizing small-scale or artisanal food manufacturers the same as large-scale industrial food manufacturing companies.

The existing definition of food processing plants refers to "commercial operations that manufacture, package, label, or store food for human consumption without direct sales to consumers." There are currently no active Special Use Permits for food processing plants in the Village, and no recent inquiries have been made regarding such plants.

Currently, Food Processing Plants are only permitted in the MFG and ORI zoning districts via a Special Use Permit, with a requirement that they be located at least 1,000 feet from a residential use or district. However, most MFG and ORI properties are within 1,000 feet of a residential zoning district, creating challenges for potential businesses to even seek a Special Use Permit.

By creating a new land use category known as "Artisanal Food Production" within the MFG and ORI zoning districts, small-batch, handcrafted food items will be permitted as their own land uses separate from Food Processing Plants. Artisanal Food Production excludes production involving the processing of meat or seafood. Artisanal Food Production is designed to be less impactful than a traditional Food Processing Plant, with the land use being restricted to operations under 2,500 square feet in size unless a Special Use Permit is granted. The size limitation will help manage the scale of production for artisanal food businesses while minimizing negative impacts on the surrounding area, similar to how breweries and wineries are regulated in the LDC.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 commissioners and members of staff. No members of the public were present at the meeting. Following the staff presentation, the Plan Commission raised several discussion topics discussed below:

The Commissioners clarified that businesses would be limited to wholesale operations, not direct-to-consumer sales, to align with existing land use guidelines in the Comprehensive Plan. They confirmed that the designated locations, including specific industrial corridors, meet the intent of the proposed amendment.

Additionally, the Commissioners discussed how local businesses are already permitted to sell branded food products, like giardiniera and sauces, directly to consumers within their establishments, as examples to differentiate retail activity from wholesale food production, which the new amendment seeks to regulate.

PLAN COMMISSION RECOMMENDED ACTION

The Plan Commission recommends that the Village Board approve the Land Development Code Amendment creating Artisanal Food Production Land Use as presented in the Staff Report dated October 9, 2024.

BOARD OF TRUSTEES RECOMMENDED MOTION

Regarding Case Number 2024-0733, I move to approve the Plan Commission Recommended Action for this case;

AND

I move to adopt an Ordinance entitled: AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE VILLAGE OF ORLAND PARK, AS AMENDED.