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Staff Report to the Plan Commission

Project: "Artisanal Food Production" Land Use Text Amendment
Case Number: 2024-0733
Prepared: 10/9/2024

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 (**Figure 1**) 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.

PROPOSED AMENDMENT NEW TEXT

Section 2-102 Definitions

Food Production, Artisanal are commercial operations that process or package small-batch, handcrafted food or beverage items, excluding those involving the processing of meat or seafood. Artisanal Food Production facilities do not include establishments primarily involved in the production of alcoholic beverages such as wineries or microbreweries.

Section 6-208.B. MFG Permitted Uses

6. Food Production, Artisanal, not exceeding 2,500 square feet of floor area.

Section 6-208.C. MFG Special Uses

7. Food Production, Artisanal, exceeding 2,500 square feet of floor area.

Section 6-211.B. ORI Permitted Uses

6. Food Production, Artisanal, not exceeding 2,500 square feet of floor area.

Section 6-211.C. ORI Special Uses

6. Food Production, Artisanal, exceeding 2,500 square feet of floor area.

PLAN COMMISSION RECOMMENDED ACTION

Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated October 9, 2024,

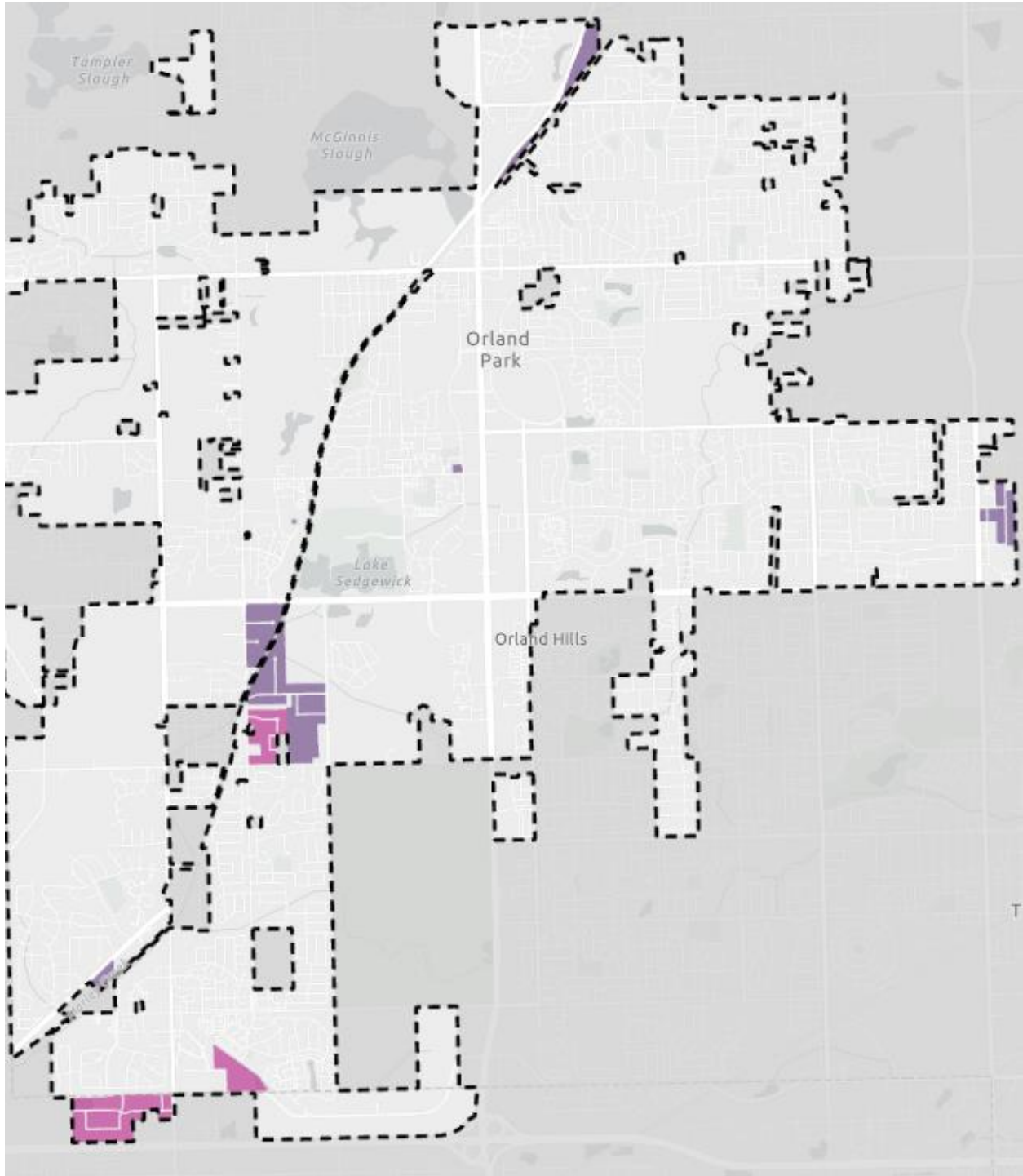
And

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

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2024-0733, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

Figure 1: MFG and ORI Zoning Districts in Orland Park



Legend

- MFG – Manufacturing
- ORI – Mixed Use
- Village Limits