



# Village of Northbrook

## DEVELOPMENT & PLANNING SERVICES

**TO:** ZONING CODE INTERPRETATION FILE  
**FROM:** THOMAS R. POUPARD, DPS DIRECTOR  
**DATE:** FEBRUARY 15, 2010  
**SUBJECT:** ZONING CODE INTERPRETATION  
 LAND USE CLASSIFICATION OF YOGA STUDIOS IN OFFICE DISTRICTS

### BACKGROUND & ISSUES

The Village has been approached with a request to allow a yoga instruction studio within the O-2 Limited Office District. The Village of Northbrook Zoning Code uses the 1987 Standard Industrial Classification (SIC) Manual to determine the land use classifications for most land uses. The SIC Manual classifies yoga instruction under SIC 7999.00 Amusement and Recreation Services, Not Elsewhere Classified. This SIC Code category contains a wide range of businesses ranging from animal shows in circuses to house boat rentals to yoga instruction. Due to this wide range of uses, this SIC Code category is not allowed in any of the Village's office districts.

Though the physical fitness activity of yoga instruction is not allowed, other physical fitness activities are allowed in certain office districts. As the chart below indicates, Physical Fitness Facilities (SIC 7991.00) and Membership Sports & Recreation Clubs (7997.00) are allowed as conditional uses/special permit uses in the O-2, O-3, and O-4 office districts.

OFFICE DISTRICTS USE LIST						
VILLAGE SIC CODE	DESCRIPTIVE TEXT	O-1	O-2	O-3	O-4	O-5
<b>G.</b>	<b><u>SERVICES</u></b>					
7991.00	Physical Fitness Facilities		C, S	C, S	C, S	
7991.01	One-on-One Personal Fitness Training Facilities		P	P	P	
7997.00	Membership Sports & Recreation Clubs		C, S	C, S	C, S	

The following table further explains when such uses require special permit approval.

SPECIFIC APPROVAL CRITERIA FOR CONDITIONAL USES AND SPECIAL PERMIT USES	
VILLAGE SIC CODE	DESCRIPTIVE TEXT
7991.00 7997.00	<u>Physical Fitness Facilities and Membership Sports &amp; Recreation Clubs in the O-2, O-3, and O-4 Districts</u> 1. The proposed use shall have a gross floor area no greater than 2500 square feet. If the gross floor area is greater than 2500 square feet, the proposed use shall require a special permit.

The question at hand is whether yoga instruction should be allowed in the office districts in which Physical Fitness Facilities (SIC 7991.00) and Membership Sports & Recreation Clubs (7997.00) are allowed.

#### **FINDINGS & OFFICIAL INTERPRETATION**

After further research of the SIC Code and the Northbrook Zoning Code, I have determined that the following land uses which the SIC Manual classifies as Amusement and Recreation Services, Not Elsewhere Classified (7999.00) are similar in nature to Physical Fitness Facilities (7991.00) and Membership Sports and Recreation Clubs (7997.00) and should be treated the same as these two uses categories in the O-2, O-3, and O-4 District:

- a) Yoga instruction.
- b) Dance and theatrical training facilities;
- c) Indoor sports training facilities, including, but not limited to training facilities for basketball, baseball, football, softball, gymnastics, racquet sports, boxing, golf, skating and skiing, bicycling, water sports, and table games.

Approved by:

/s/ Thomas R. Poupard

Thomas R. Poupard

Director for Development and Planning Services