



Village of Northbrook

DEVELOPMENT & PLANNING SERVICES

Zoning Code Interpretation

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| Purpose: | Accessory Sales Activity – Bicycle Repair Facility |
| Northbrook Zoning Code Section(s): | Industrial Districts |
| Date: | September 10, 2013 |

Reason for Interpretation

A question arose as to whether or not a bicycle repair facility can offer accessory sales activities, such as the sale of used bicycles or parts.

Interpretation:

A certain amount of retail sales activity is considered “usual and customary when associated with a bicycle repair activity.

Section 9-101 of the Northbrook Zoning Code outlines general standards for an accessory use. Under the general standards for accessory uses, no more than 10% of floor area of the can be devoted to accessory activities. In the case of a repair shop, up to 10% of your floor area may be devoted to accessory sales.

This same interpretation does not apply to most other industrial and manufacturing activities in our industrial districts. In those instances, a typical industrial operation would have to obtain a special permit to operate a retail sales area to sell items such as overstock goods or items manufactured or warehoused on the premises.

In the I-1 District, a special permit is required for retail sales, subject to the following standards: Accessory Retail Sales of items manufactured, processed, assembled or warehoused on the premises, provided that such retail sales area does not exceed the lesser of (i) ten (10) percent of a business occupant’s gross floor area, whether leased or owned, or (ii) 1,000 square feet.

There are other categories that have been approved in the past that involve business to business sales, contractor and building supplies.

The above is in addition to any overstock sales that are allowed on a quarterly basis.

Reviewed and Affirmed:

Thomas R Poupard, AICP
Director of Development & Planning Services