

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

TEXT AMENDMENT TO THE ZONING ORDINANCE – PET SHOPS WITH AND WITHOUT DOGS

January 26, 2026

Title

PC 26-01

Petitioner

Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

Property Location

Village-wide

Approval Sought

The petitioner, the Village of Lombard, is requesting text amendments to Chapter 155 (Zoning Code) to amend the use regulations for pet shops with and without dogs.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager

DESCRIPTION

A text amendment to the Zoning Ordinance to classify pet shops without dogs as permitted uses and pet shops with dogs as conditional uses in the B2, B3, B4, B4A, B5 and B5A Districts.

APPROVAL(S) REQUIRED

The petitioner, the Village of Lombard, is requesting approval of a text amendment to Chapter 155 of the Village Code (Zoning Code) to (i) define and distinguish pet shops that do not offer live dogs for sale or transfer from pet shops that do offer live dogs for sale or transfer, and (ii) revise the applicable Business District use regulations to classify pet shops without dog sales as permitted uses and pet shops with dog sales as conditional uses in the zoning districts where pet shops are currently allowed.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the proposed text amendment to the Village Code.

Fire Department:

The Fire Department offers the following reminder regarding the proposed text amendment to the Village Code:

1. In Illinois, kennel fire safety laws (225 ILCS 605/18.2, HB3390) mandate that boarding facilities must either have staff present 24/7, or install fire alarms/sprinklers that notify emergency responders directly in every building housing animals. These systems can be traditional alarms, wireless systems, or monitored security systems that alert the fire department, ensuring immediate notification and protection for pets.

Private Engineering Services:

Private Engineering Services has no comments regarding the proposed text amendment to the Village Code.

Public Works:

The Department of Public Works has no comments regarding the proposed text amendment to the Village Code.

Planning Services Division:

Currently, the Zoning Ordinance lists “pet shop” as a permitted land use in the B2, B3, B4, B4A, B5, and B5A Districts. The term “pet shop” is not explicitly defined in the Zoning Ordinance. Under the current regulations, all businesses that offer animals for retail sale or adoption are considered “pet shops”. There is no distinction between pet shops that offer dogs and those that do not offer dogs.

Recent changes to licensing of pet shops at the state level and increased interest in how municipalities regulate businesses that offer dogs for sale or adoption have prompted staff to review the Lombard Zoning Ordinance with respect to businesses that offer dogs for sale or adoption. Staff finds that pet shops with dogs may produce land use impacts that are typically reviewed through the conditional use approval process. Such impacts include sanitation, ventilation, noise, animal housing, and outdoor animal care areas. Moreover, staff finds that other businesses that involve the housing and care of dogs are classified as conditional uses in the Lombard Zoning Ordinance. Such land uses include animal hospitals, animal kennels, animal day care, and animal training businesses.

The proposed text amendments will clarify the zoning requirements for pet shops that sell or make live dogs available for adoption to the public. The amendments will promote consistency across land use categories by ensuring that all types of businesses that house and care for dogs are classified as conditional uses. The proposed text amendments include new definitions added to Sec. 155.802, Rules and definitions, to define the terms “pet shop”, “pet shop, no dog sales”, and “pet shop, dog sales”. Proposed amendments to the use lists for the B2, B3, B4, B4A, B5, and B5A Districts classify pet shops with no dog sales as permitted uses, and pet shops with dog sales as conditional uses.

Scope of review

PC 26-01 is a zoning text amendment to Chapter 155 that would clarify how “pet shops” are classified by distinguishing operations that offer live dogs for sale or transfer from those that do not. The Plan Commission may receive comments on topics that are not land-use criteria under the Zoning Ordinance (for example, animal sourcing or breeder practices), which are generally addressed through state licensing and animal-welfare laws rather than through municipal zoning. The Commission’s recommendation should therefore be grounded in land-use considerations within Chapter 155, including district compatibility and mitigation of site impacts. See the attached memorandum from the Village Attorney regarding the scope of the Plan Commission’s review.

Current and Proposed Use Regulations for Pet Shops

		B2	B3	B4	B4A	B5	B5A
Current	Pet shop	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Proposed	<i>Pet shop, no dog sales</i>	<i>Permitted</i>	<i>Permitted</i>	<i>Permitted</i>	<i>Permitted</i>	<i>Permitted</i>	<i>Permitted</i>
	<i>Pet shop, dog sales</i>	<i>Conditional</i>	<i>Conditional</i>	<i>Conditional</i>	<i>Conditional</i>	<i>Conditional</i>	<i>Conditional</i>

EXISTING & PROPOSED REGULATIONS

The proposed text amendments are as follows. Additions are denoted by **bold and underline**. Deletions are denoted by a ~~strickthrough~~.

§ 155.414 - B2 General Neighborhood Shopping District requirements

(B) *Permitted uses.*

(8) ~~Pet shops.~~ **Pet shop, no dog sales.**

(C) *Conditional uses.*

(30) Pet shop, dog sales.

§ 155.415 - B3 Community Shopping District requirements.

(B) *Permitted uses.*

(11) ~~Pet shops.~~ **Pet shop, no dog sales.**

(C) *Conditional uses.*

(33) Pet shop, dog sales.

§ 155.416 - B4 Corridor Commercial District requirements.

(C) *Conditional uses.*

(37) Pet shop, dog sales.

§ 155.417 - Roosevelt Road Corridor B4A District requirements.

(G) *Use regulations.*

(1) *Permitted uses.*

(a) *Retail uses.*

(xvii) ~~Pet shops~~ **Pet shop, no dog sales.**

(2) *Conditional uses.*

(a) *Retail uses.*

(ix) Pet shop, dog sales.

§ 155.418 - B5 Central Business District requirements.

(C) *Conditional uses.*

(25) Pet shop, dog sales.

§ 155.419 - B5A Downtown Perimeter District requirements.

(C) *Conditional uses.*

(25) Pet shop, dog sales.

*NOTE: All permitted uses in the B3 District are incorporated by reference as permitted uses in the B4, B5, and B5A Districts.

§ 155.802 - Rules and definitions.

PET SHOP. A retail establishment where animals customarily kept as household pets, including but not limited to cats, birds, small mammals, reptiles, tropical fish, and other domesticated animals commonly kept as pets, are offered for sale or adoption to the public, with or without a fee. A Pet Shop may include as an ancillary use the sale of pet supplies and related merchandise.

PET SHOP, NO DOG SALES. A Pet Shop in which no live dogs are offered for sale, adoption, lease, exchange, or transfer to members of the public, whether or not a fee is charged.

PET SHOP, DOG SALES. A Pet Shop in which one or more live dogs are offered for sale, adoption, lease, exchange, or transfer to members of the public, whether or not a fee is charged.”

STANDARDS FOR TEXT AMENDMENTS

For any change to the Village Code, the standards for text amendments must be affirmed. The standards are noted below:

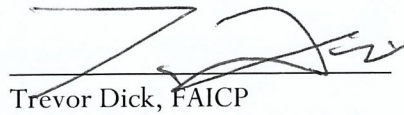
1. *The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*
The proposed text amendment is applicable to all properties in the B2, B3, B4, B4A, B5, and B5A Districts.
2. *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*
The proposed text amendment is consistent with the objectives of the Village Code. The stated purpose of Chapter 155, the Zoning Ordinance, is to encourage the most appropriate use of land throughout the village and to protect properties from encroachment by incompatible uses. The proposed amendments advance this purpose.
3. *The degree to which the proposed amendment would create nonconformity;*
The proposed amendment would not create any nonconformities.
4. *The degree to which the proposed amendment would make this ordinance more permissive;*
The proposed amendment will clarify regulations for pet shops with and without dogs. Pet shops without dogs will be permitted uses in all districts where pet shops are currently permitted. Pet shops with dogs will be conditional uses in all districts where pet shops are currently permitted.
5. *The consistency of the proposed amendment with the Comprehensive Plan; and*
Staff finds that the proposed amendment would be consistent with the Comprehensive Plan.
6. *The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitions involving similar circumstances.*
The Village has a history of amending the Village Code to address changing circumstances or to provide clarity. The proposed amendment is consistent with established Village policy in this regard.

FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Village Code. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the requested text amendment **complies** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 26-01.

Inter-Departmental Review Committee Report approved by:

A handwritten signature in black ink, appearing to read 'Trevor Dick', is written over a horizontal line.

Trevor Dick, FAICP

Director of Economic Development and Planning

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MEMORANDUM

TO: Members of the Plan Commission, Village of Lombard, Illinois

FROM: Jason A. Guisinger, Village Attorney

DATE: January 19, 2026

RE: PC 26-01 – Scope of Plan Commission Review (Zoning Text Amendment)

The Plan Commission is scheduled to conduct a public hearing on PC 26-01, a proposed text amendment to Chapter 155 (Zoning Ordinance) regarding pet shops. The Plan Commission's role is to review the proposed amendment and provide a recommendation to the Village Board based on land-use considerations within the Zoning Ordinance, including whether the amendment is appropriate for the zoning districts at issue, advances compatible land use patterns, and reasonably addresses potential impacts of the regulated uses.

Chapter 155 also sets forth standards the Plan Commission shall consider when evaluating text amendments, including (among other factors) the degree to which the proposed amendment has general applicability within the Village at large and is not intended to benefit specific property, and the consistency of the proposed amendment with the objectives of Chapter 155, the intent of the applicable zoning district regulations, and the comprehensive plan. The Commission's recommendation should be based on the evidence presented and these ordinance standards, rather than considerations outside the zoning criteria.

Because this matter has generated public interest, the Commission may also receive comments about topics that are important to residents but are not land-use criteria under Chapter 155 (for example, animal sourcing, breeder practices, or other animal-welfare issues). Those subjects are generally regulated through state licensing and animal-welfare laws, not through municipal zoning. Nothing prevents the Commission from receiving such comments as part of the public record; however, the Commission's recommendation should be grounded in the zoning considerations it is charged with applying.

Accordingly, the Plan Commission should focus its discussion and any findings on zoning-related factors such as: the compatibility of the proposed use classifications with surrounding land uses and zoning districts; orderly land development patterns; and mitigation of site impacts (including, where relevant, parking and circulation, noise and odor, hours of operation, sanitation/maintenance, deliveries, and similar land-use effects).

Please let me know if the Commission would like any clarification on the scope of its role for purposes of PC 26-01.

cc: Trevor Dick, Director of Community Development
Anna Papke, Planning and Zoning Manager