

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES
FROM: Scott R. Niehaus, Village Manager
DATE : January 29, 2026 **(BOT) DATE:** February 5, 2026
SUBJECT: PC 26-01: Text amendment to Chapter 155 – Pet shops with dogs and without dogs
SUBMITTED BY: Anna Papke, AICP, Planning and Zoning Manager *AP*

BACKGROUND/POLICY IMPLICATIONS:

The Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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. (DISTRICT #ALL)

The Plan Commission recommended approval of this petition by a vote of 8-0. Please place this petition on the February 5, 2026 Village Board of Trustees' agenda for a first reading.

Fiscal Impact/Funding Source:
Review (as necessary)

Finance Director _____ Date _____

Village Manager _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: Anna Papke, AICP, Planning and Zoning Manager *AP*

MEETING DATE: February 5, 2026

SUBJECT: **PC 26-01: Text Amendment to Chapter 155 – Pet Shops with and without Dogs**

Please find the following items for Village Board consideration as part of the February 5, 2026, Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 26-01; and
3. An Ordinance granting approval of text amendments to Title 15, Chapter 155 of the Lombard Village Code.

This was a staff-driven petition. The Plan Commission recommended approval of the petition by a vote of 8-0. Please place this petition on the February 5, 2026, Village Board of Trustees agenda for a first reading.



VILLAGE OF LOMBARD

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February 5, 2026

Village President

Anthony Puccio

Village Clerk

Ranya Elkhatib

Trustees

Brian LaVaque, Dist. 1
Jessica Hammersmith, Dist. 2
Bernie Dudek, Dist. 3
Patrick Egan, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, Dist. 6

Village Manager

Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Anthony Puccio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 26-01: Text Amendment to Chapter 155 – Pet shops with and without dogs

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on January 26, 2026. Sworn in to present the petition was Anna Papke, Planning and Zoning Manager.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Ms. Papke presented the petition and staff report. The IDRC report for PC 26-01 was entered into the public record in its entirety. Staff is proposing 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.

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. Ms. Papke said that the amendment included the addition of three new terms to the Definitions section of the Zoning Ordinance to provide additional clarity. Staff recommended approval of the text amendment as presented in the staff report.

Chairperson Giuliano asked if there were any questions or comments on the petition and staff report.

Ana Soskic addressed the Plan Commission. She said she is the owner of Furry Babies, a store that sells puppies in Yorktown Center. She said Furry Babies has been in operation since 2009, and provides purpose-bred dogs to customers. She said the business works with Carriage Animal Hospital to ensure all dogs on the premises are in good health. She said the proposed text amendment had been initiated after she approached the Village about the possibility of moving Furry Babies to a new location. She wanted to ensure that the proposed text amendment would not impact her ability to relocate. She shared additional operational details of her business.

Chair Giuliano invited staff to respond to Ms. Soskic’s comments. Ms. Papke said that PC 26-01 is a proposed text amendment that, if adopted, would apply to all businesses selling dogs in the Village. If the amendment was adopted, future petitions for conditional use approval for a business that sold dogs would be evaluated on a case-by-case basis by the Plan Commission. This evaluation would include consideration of many of the operational details mentioned by Ms. Soskic in reference to her business.

Ms. Soskic said that Furry Babies was originally in Bloomingdale but had relocated to Lombard in 2020. She said the operations of the business had not materially changed since the business was granted a certificate of occupancy in 2020. She said she understands the need to clarify the

regulations in the Zoning Ordinance but wants to ensure the text amendment does not become a hinderance to her business.

Chairperson Giuliano asked if there were any questions or comments on the petition and staff report. Hearing none, she opened the meeting for comments among the Commissioners.

Commissioner Spreenberg asked if dog boarding businesses are currently classified as pet shops. Ms. Papke said they are classified as either animal kennels or animal hospitals in the case of a veterinary office that offers boarding.

Commissioner Johnson asked if the Fire Marshal's comment about fire sprinklers would apply to any business with animals or just to businesses with dogs. Ms. Papke said she believed it applied to any business with animals, and certainly to any business with dogs.

Commissioner Verson asked if a pet shop with dogs would be included under the definition of a boarding facility but a pet shop not selling dogs would be classified differently.

Ms. Papke said the proposed text amendment included a new definition for "pet shop, dog sales". Under the proposed regulations, a pet shop selling dogs would be classified as a pet "shop, dog sales" for purposes of certificates of occupancy and zoning entitlements.

Commissioner Spreenberg noted that the Plan Commission is tasked with reviewing land uses and potential impacts to surrounding properties. Ms. Papke agreed.

On a motion by Commissioner Spreenberg, and a second by Commissioner Ware, the Plan Commission voted 8-0 to recommend that the Village Board approve the petition associated with PC 26-01.

Respectfully,

VILLAGE OF LOMBARD

Leigh Giuliano, Chairperson
Lombard Plan Commission

ORDINANCE _____

AN ORDINANCE APPROVING A TEXT AMENDMENT
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155
OF THE LOMBARD ZONING CODE

PC 26-01: Text Amendment to Chapter 155 of Village Code – Pet Shops with and without
Dogs

WHEREAS, the Village of Lombard maintains a Zoning Ordinance which is found in Title 15, Chapter 155 of the Lombard Code; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Zoning Ordinance and make necessary changes; and,

WHEREAS, a public hearing to consider text amendments to the Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on January 26, 2026, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That Title 15, Chapter 155, Section 155.414 of the Lombard Zoning Ordinance shall be amended as follows:

§ 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.

SECTION 2: That Title 15, Chapter 155, Section 155.415 of the Lombard Zoning Ordinance shall be amended as follows:

§ 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.

SECTION 3: That Title 15, Chapter 155, Section 155.416 of the Lombard Zoning Ordinance shall be amended as follows:

§ 155.416 - B4 Corridor Commercial District requirements.

(C) *Conditional uses.*

(37) Pet shop, dog sales.

SECTION 4: That Title 15, Chapter 155, Section 155.417 of the Lombard Zoning Ordinance shall be amended as follows:

§ 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.

SECTION 5: That Title 15, Chapter 155, Section 155.418 of the Lombard Zoning Ordinance shall be amended as follows:

§ 155.418 - B5 Central Business District requirements.

(C) *Conditional uses.*

(25) Pet shop, dog sales.

SECTION 6: That Title 15, Chapter 155, Section 155.419 of the Lombard Zoning Ordinance shall be amended as follows:

§ 155.419 - B5A Downtown Perimeter District requirements.

(C) *Conditional uses.*

(25) Pet shop, dog sales.

SECTION 7: That Title 15, Chapter 155, Section 155.802 of the Lombard Zoning Ordinance shall be amended as follows:

§ 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.

SECTION 8: Transitional Provision – Existing Pet Shops:

- A. Any establishment lawfully operating as a “Pet Shop” prior to the effective date of this Ordinance that, by virtue of this Ordinance, meets the definition of “Pet Shop, Dog Sales” shall be deemed a lawful conditional use as of the effective date hereof at its existing location. Such use may continue to operate pursuant to its existing approvals and any applicable conditions.
- B. Any establishment lawfully operating as a “Pet Shop” without the sale or transfer of live dogs prior to the effective date of this Ordinance shall be deemed a permitted “Pet Shop, No Dog Sales” use upon the effective date hereof.
- C. Any expansion, enlargement, relocation, or material change in operation of a Pet Shop, Dog Sales after the effective date of this Ordinance shall require conditional use approval in accordance with § 155.103(F).

SECTION 9: That upon passage of this ordinance, Ordinance No. 8403, An Ordinance Imposing a Temporary Moratorium on New Pet Shops with Dog Sales and Directing Study and Preparation of Text Amendments, passed and approved by the Village Board on November 20, 2025, shall be null and void.

Ordinance No. _____

Re: PC 26-01

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SECTION 10: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2026.

First reading waived by action of the Board of Trustees this ____ day of _____, 2026.

Passed on second reading this ____ day of _____, 2026.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2026.

Anthony Puccio, Village President

ATTEST:

Ranya Elkhatib, Village Clerk

Published in pamphlet from this ____ day of _____, 2026.

Ranya Elkhatib, Village Clerk