

CITY OF HIGHLAND PARK

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE “CITY OF HIGHLAND PARK  
ZONING ORDINANCE OF 1997,” AS AMENDED,  
REGARDING ANIMAL CLINICS AND DOMESTIC PET DAY CARE USES**

**WHEREAS**, Article IV of the “City of Highland Park Zoning Ordinance of 1997,” as amended (**“Zoning Code”**), sets forth the regulations for permitted and conditional uses within each zoning district of the City; and

**WHEREAS**, the City Council desires to amend Section 150.490(D) of the Zoning Code to: (i) permit animal clinics or hospitals as a conditional use in the B2 Ravinia Commercial District (**“B2 District”**) and the B2-RW Roger Williams Commercial District Overlay Zone (**“B2-R2 District”**); and (ii) permit domestic pet day cares as a new permitted use in the B1 Neighborhood Commercial District, the B1A Waukegan-Bloom Neighborhood Commercial District, the B3 Highway Commercial District, the B4 Commercial Service Districts, the B4-BG Briergate Commercial District, the B5 Central Business District, and the I Light Industrial District and as a new conditional use in the R1 Country Estate Residential District, the R2 Country Home Residential District, the R3 Low Density Residential District, the R4 Low-To-Moderate Density Residential District, the R5 Moderate Density Residential District, the R6 Medium Density Residential District, the B2 District, and the B2-RW District (collectively, the **“Proposed Amendments”**); and

**WHEREAS**, a public hearing by the City Plan and Design Commission (**“PDC”**) to consider the Proposed Amendments to the Zoning Code was duly advertised in the Lake County News-Sun on April 22, 2024, and held on May 7 and May 21, 2024; and

**WHEREAS**, on May 21, 2024, the PDC adopted Findings of Fact, Public Hearing No. 2024-ZTA-003, recommending to the City Council approval of the Proposed Amendments, in accordance with and pursuant to Section 150.1506 of the Zoning Code; and

**WHEREAS**, the City Council has considered the Proposed Amendments and the recommendation of the PDC, and has determined that adoption of the Proposed Amendments, as set forth in this Ordinance, will serve and be in the best interest of the City and its residents;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS**, as follows:

**SECTION ONE: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Ordinance as findings of the City Council.

**SECTION TWO: DEFINITIONS.** Section 150.202, titled “Definitions,” of Article II, titled “Interpretation and Definitions,” of the Zoning Code is hereby amended to read as follows:

“Sec. 150.202. – Definitions.

Additions are bold and double underlined; deletions are struck through.

\* \* \*

**Domestic Pet: A dog, cat, or similar animal that is tame and kept for companionship.**

**Domestic Pet Day Care: An establishment that receives domestic pets for care during the day.**

\* \* \*

Kennel: Any lot or premises or portion thereof on which more than four ~~(4) dogs over four (4) months of age are kept, or where more than four (4) cats or other domestic animals~~ **pet** are kept, or where any ~~dog or other domestic~~ **pet animals are is** boarded for compensation.”

\* \* \*

**SECTION THREE: ACCESSORY BUILDINGS AND USES.** Section 150.406, titled “Accessory Buildings and Uses,” of Article IV, titled “Regulations for Permitted and Conditional Land Uses,” of the Zoning Code is hereby amended to read as follows:

“Sec. 150.406. – Accessory Buildings and Uses.

- (A) Until the construction of the main building has been actually commenced, no accessory structure or use shall be constructed or initiated upon a lot and no accessory building shall be used for dwelling purposes.
- (B) Home Occupations. Home occupations are permitted accessory uses in residential districts provided the use does not change the exterior character of the building other than for the existence of a small nameplate not more than one (1) square foot in area. In connection with a home occupation there shall not be the keeping, sorting, or maintaining of an inventory, equipment, or machinery; nor shall there be any commodity located upon the premises or sold upon or from the premises. In addition, other than members of the immediate family residing on the premises, not more than one (1) person shall be employed, nor shall there be more than three (3) pupils, clients, or customers present at the same time, and no mechanical equipment shall be used except such as is normally used for purely domestic or household purposes. **Domestic Pet Day Care is allowed as a home occupation for up to four domestic pets, including those owned by the occupants of the home.** No commercial vehicle used in connection with a home occupation shall be stored or parked upon the lot except within a fully enclosed and closed private garage.

**Additions are bold and double underlined; deletions are struck through.**

- (C) Sales in residential zoning districts. Not more than one ~~(4)~~ sale in any calendar year shall be permitted on any given premises in a residential zoning district. Any such sale shall be subject to the following conditions:
- (1) The merchandise sold must be limited to household goods and furnishings, which have been in use in the dwelling unit(s) located on the premises;
  - (2) Such sale shall not extend over more than three ~~(3)~~ consecutive weekends;
  - (3) Written notice of such sale must be delivered to, and received by, the Department of Police not less than three ~~(3)~~ days in advance of the first day of the sale.
- (D) Automatic Teller Machines in the B5 Zoning District. Automatic Teller Machines shall be prohibited in the B5 Zoning District, unless the Automatic Teller Machine is accessory to a primary use and is located inside the structure containing the primary use.
- (E) Accessory outdoor seating for restaurants, nano-breweries, nano-distilleries, nano-meaderies, and nano-wineries is allowed on the same premises, in accordance with the following:
- (1) The majority of customer seating must be within the principal building, except for: (a) Outdoor Restaurants, for which the outdoor seating is the principal use; (b) nano-breweries, nano-distilleries, nano-meaderies, and nano-wineries that are not located within 175 feet of a parcel with ground floor residential use, and not located within the B1A or B2 zoning districts; and (c) nano-breweries, nano-distilleries, nano-meaderies, and nano-wineries that are located within 175 feet of a parcel with ground floor residential use, or that are located in the B1A or B2 zoning districts, upon issuance of a special use permit therefor; and
  - (2) Every outdoor customer seat will be counted toward the maximum quantity of seating otherwise allowed within the principal building pursuant to this Chapter 150 or pursuant to the Building Code.
  - (3) No outdoor sales or service may be conducted before 6:00 a.m. on any day, or after 10:00 p.m. on Sundays through Thursdays, or after 11:00 p.m. on Fridays and Saturdays, except upon issuance of a special use permit therefor.”

**Additions are bold and double underlined;** ~~deletions are struck through.~~

**SECTION FOUR: TABLE OF ALLOWABLE USES.** The “Table of Allowable Uses,” set forth in Article IV, titled “Regulations for Permitted and Conditional Land Uses,” of the Zoning Code is hereby amended as set forth in the form attached to this Ordinance as **Exhibit A**.

**SECTION FIVE: OFF-STREET PARKING AND LOADING REQUIREMENTS.** The “Table of Parking and Loading Requirements,” set forth in Article VIII, titled “Off-Street Parking and Loading,” of the Zoning Code is hereby amended further to read as follows:

**“TABLE OF PARKING AND LOADING REQUIREMENTS**

\* \* \*

<b>(D) PLANTS, ANIMALS AND RELATED USES</b>		
	<b>PARKING SPACES</b>	<b>LOADING SPACES</b>
<b><u>Domestic Pet Day Care</u></b>	<b><u>2 spaces per 1,000 sq. ft. GFA</u></b>	<b><u>None</u></b>
<i>(Omitted text is unaffected by this ordinance)</i>		

\* \* \*

**SECTION SIX: PUBLICATION.** The City Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

**SECTION SEVEN: EFFECTIVE DATE.** This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

[SIGNATURES ON FOLLOWING PAGE]

**Additions are bold and double underlined; deletions are struck through.**

AYES:

NAYS:

ABSENT:

PASSED

APPROVED:

PUBLISHED IN PAMPHLET FORM:

ORDINANCE NO.:

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Nancy R. Rotering, Mayor

ATTEST:

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Ghida S. Neukirch, City Clerk

**Additions are bold and double underlined;** ~~deletions are struck through.~~

# EXHIBIT A

## “TABLE OF ALLOWABLE USES

\* \* \*

			(D) PLANTS, ANIMALS AND RELATED USES																						
R 1	R 2	R 3	R 4	R 5	R 6	R 7	R M1	RM 1A	R M 2	R O	P = Permitted Uses C = Conditional Uses	H C	B 1	B1 A	B 2	B 2-R W	B 3	B 4-4	B 4-5	B 4-6	B 4-B G	B 5	I	P A	CD RO
			* * *																						
											Animal Clinics or Hospitals*				<u>C</u>	<u>C</u>	P	P	P	P	P	C	P		
<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>						<u>Domestic Pet Day Care*</u>		<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P</u>		
			(Omitted text is unaffected by this ordinance)																						

\* An animal clinic or hospital or a domestic pet day care may not conduct any portion of its business outdoors, other than parking or loading, except up on issuance of a special use permit ~~conditional use permit~~ therefor. No

Additions are bold and double underlined; ~~deletions are struck through.~~

**animal clinic or hospital or domestic pet day care may be operated in any building for which there are upper-story residential uses, except upon issuance of a special use permit therefor.**”

\* \* \*

**Additions are bold and double underlined;** ~~deletions are struck through.~~