



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details

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<b>File #:</b>	19-1648	<b>Version:</b>	2	<b>Name:</b>	ZONING ORDINANCE TEXT AMENDMENT
<b>Type:</b>	Ordinance Amendment	<b>Status:</b>		<b>Status:</b>	Approved
<b>File created:</b>	2/6/2019	<b>In control:</b>		<b>In control:</b>	Zoning and Building Committee
<b>On agenda:</b>	3/21/2019	<b>Final action:</b>		<b>Final action:</b>	9/26/2019
<b>Title:</b>	PROPOSED SUBSTITUTE TO FILE 19-1648				

### PROPOSED ORDINANCE AMENDMENT

BE IT ORDAINED, by the Board of Commissioners of Cook County that Appendix A, Zoning, Article 4, Residential Districts, Sections 4.1, 4.2, 4.3, 4.4, 4.5, 4.5A, 4.6, 4.7, and 4.8 of the Cook County Code shall be amended as follows:

#### 4.1. -R-1 Single-Family Residence District

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4.1.4. Special uses. A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

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C. Recreation and social activities.

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6. Stables-and private riding clubs., commercial and noncommercial.

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4.1.6. Accessory uses.A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry. Accessory uses may include the following and similar uses:

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P. Stables, private. Zoning lots must be at least three acres in size. No more than three horses are allowed on three acres, with one additional horse allowed for every acre in excess of three acres. No more than one horse shall be allowed per acre.

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4.1.8. Site and structure provisions. The uses in the R-1 Single-Family Residence District shall conform to the following requirements:

A. Minimum lot area.

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3. Commercial and noncommercial stables shall have a minimum lot area of three acres.

4. Private stables shall have a minimum lot area of one acre.

\*\*\*

G. Distance from a residential use. Buildings, structures and uses listed below shall be located at least 300 feet from a zoning lot used for residential purposes:

1. Golf course clubhouses, tennis buildings, indoor pools, polo clubs, driving ranges, gun clubs, skeet and trap or other shooting activities, commercial stables, kennels and zoos.

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#### 4.2. -R-2 Single-Family Residence District

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4.2.4. Special uses. A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13

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nodeId=PTIILADEOR\_APXAZO\_ART13ADEN>. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

\*\*\*

C. Recreation and social facilities.

\*\*\*

4. Stables and private riding clubs, commercial and noncommercial, for the boarding of horses, but not for the rental of horses.

\*\*\*

4.2.8. Site and structure provisions. The uses in the R-2 Single-Family Residence District shall conform to the following requirements:

A. Minimum lot area.

1. Minimum lot area of two acres is required for each permitted or special use.

Uses listed below shall meet additional requirements:

\*\*\*

- d. Private stables and riding clubs Commercial and noncommercial stables shall have a minimum lot area of three acres.

- e. Private stables shall have a minimum lot area of one acre.

\*\*\*

G. Distance from a residential use. Buildings, structures and uses listed below shall be located at least 300 feet from a zoning lot used for residential purposes:

1. Buildings, structures and uses listed below shall be located at least 300 feet from a zoning lot used for residential purposes.

21. Golf course clubhouses, tennis buildings, indoor pools, polo clubs, driving ranges, gun clubs, skeet and trap or other shooting activities, commercial stables, kennels and zoos.

32. Mausoleums, crematories and columbaria in cemeteries.

43. Stadiums and grandstands.

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4.3. -R-3 Single-Family Resident District

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4.3.8. Site and structure provisions. The uses in the R-3 Single-Family Residence District shall conform to the following requirements:

A. Minimum lot area.

1. Minimum lot area of 40,000 square feet is required for each permitted or special use.

Uses listed below shall meet additional requirements:

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- d. Private stables and noncommercial riding clubs Commercial and noncommercial stables shall have a minimum lot area of three acres.

- e. Private stables shall have a minimum lot area of one acre.

\*\*\*

G. Distance from a residential use. Buildings and structures and uses listed below shall be located at least 300 feet from a zoning lot used for residential purposes:

1. Golf course clubhouses, tennis buildings, indoor pools, polo clubs, driving ranges, gun clubs, skeet and trap and other shooting activities, commercial stables, kennels and zoos.

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4.4. - R-4 Single Family Residence District

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4.4.4. Special uses. A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13

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nodeId=PTIILADEOR\_APXAZO\_ART13ADEN>. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

\*\*\*

C. Recreation and social facilities.

\*\*\*

4. Stables and riding clubs, commercial and noncommercial, for the boarding of horses, but not including the rental of horses.

\*\*\*

4.4.8. Site and structure provisions. The uses in the R-4 Single-Family Residence District shall conform to the following requirements:

A. Minimum lot area.

1. Minimum lot area of not less than 20,000 square feet is required for each permitted or special

use.

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e. Private stables, noncommercial stables and riding clubs Commercial and noncommercial stables shall have a minimum lot area of three acres.

f. Private stables shall have a minimum lot area of one acre.

\*\*\*

G. Distance from a residential use. Buildings and structures and uses listed below shall be located at least 300 feet from a zoning lot used for residential purposes:

1. Golf course clubhouses, tennis buildings, indoor pools, polo clubs, driving ranges, gun clubs, skeet and trap or other shooting activities, commercial stables, kennels and zoos.

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#### 4.5. -R5 Single-Family Residence District

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4.5.8. Site and structure provisions. The uses in the R-5 Single-Family Residence District shall conform to the following requirements:

A. Minimum lot area.

1. Minimum lot area of 10,000 square feet is required for each permitted or special use. Uses listed below shall meet additional requirements:

\*\*\*

f. Private stables, noncommercial stables and riding clubs Commercial and noncommercial stables shall have a minimum lot area of three acres.

g. Private stables shall have a minimum lot area of one acre.

\*\*\*

G. Distance from a residential use. Structures and uses listed below shall be located at least 300 feet from a zoning lot used for residential purposes.

1. Golf course clubhouses, tennis buildings, indoor pools, polo clubs, driving ranges, gun clubs, skeet and trap and other shooting activities, commercial stables, kennels and zoos.

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#### 4.5A. -R-5A Residential Transition District

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4.5A.4. Special uses. A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

\*\*\*

C. Recreation and social facilities.

\*\*\*

4. Stables and private riding clubs, commercial and noncommercial, for the boarding of horses, but not for the rental of horses.

\*\*\*

4.5A.6. Accessory uses. A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry.

Accessory uses may include the following:

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L. Stables, private. Zoning lots must be at least three acres in size. No more than three horses are allowed on three acres with one additional horse allowed for every acre in excess of three acres. No more than one horse shall be allowed per acre.

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4.5A.8. Site and structure provisions. The uses in the R-5A Single-Family Residence District shall conform to the following requirements:

A. Minimum lot area. Uses listed below shall meet additional requirements:

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4. Minimum lot area of 5,000 square feet is required for each remaining permitted or special use. Uses listed below shall meet additional requirements:

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e. Private stables and riding clubs Noncommercial stables shall have a minimum lot area of three acres.

f. Private stables shall have a minimum lot area of one acre.

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4.6. -R-6 General Residence District.

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4.6.4. Special uses. A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

\*\*\*

C. Recreation and social facilities.

\*\*\*

4. Stables and private riding clubs, commercial and noncommercial, for the boarding of horses, but not for the rental of horses.

\*\*\*

4.6.6. Accessory uses. A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry. Accessory uses may include the following and similar uses:

\*\*\*

O. Stables, private. Zoning lots must be at least three acres in size. No more than three horses are allowed on three acres, with one additional horse allowed for every acre in excess of three acres. No more than one horse shall be allowed per acre.

\*\*\*

4.6.8. Site and structure provisions. The uses in the R-6 General Residence District shall conform to the following requirements:

A. Minimum lot area.

1. Minimum lot area of 10,000 square feet is required for each permitted or special use.

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h. Stables (private) Commercial and noncommercial stables shall have a minimum lot area of three acres.

i. Private stables shall have a minimum lot area of one acre.

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4.7. -R-7 General Residence District

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4.7.8. Site and structure provisions. The uses in the R-7 General Residence District shall conform to the following requirements:

A. Minimum lot area.

1. Minimum lot area of 10,000 square feet is required for each permitted or special use.

Uses listed below shall meet additional requirements:

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h. Commercial and noncommercial stables shall have a minimum lot area of three acres.

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4.8. -R-8 General Residence District

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4.8.8. Site and structure provisions. The uses in the R-8 General Residence District shall conform to the following requirements:

A. Minimum lot area.

1. Minimum lot area of 10,000 square feet is required for each permitted or special use.

Uses listed below shall meet additional requirements:

\*\*\*

i. Commercial and noncommercial stables shall have a minimum lot area of three acres.

\*\*\*

BE IT FURTHER ORDAINED, by the Board of Commissioners of Cook County that Appendix A, Zoning, Article 5, Commercial Districts, Sections 5.8 of the Cook County Code shall be amended as follows:

5.8. -C-8 Intensive Commercial District

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5.8.4. Special uses. A special use may be allowed subject to the issuance of a special use permit in

accordance with the provisions of Article 13  
<[https://library.municode.com/il/cook\\_county/codes/code\\_of\\_ordinances?nodeId=PTIILADEOR\\_APXAZO\\_ART13ADEN](https://library.municode.com/il/cook_county/codes/code_of_ordinances?nodeId=PTIILADEOR_APXAZO_ART13ADEN)>. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.  
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D. Recreation and social facilities.

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3. Stables and riding clubs., commercial.

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BE IT FURTHER ORDAINED, by the Board of Commissioners of Cook County that Appendix A, Zoning, Article 8, General Provisions Sections 8.7 of the Cook County Code shall be amended as follows:

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8.7.7. ANIMALS. In addition to the regulations below, the keeping of animals is subject to all applicable provisions of the Cook County Code of Ordinances, including, but not limited to, those contained within Chapter 10, Animals, and Chapter 38, Health and Human Services. For purposes of this ordinance, an animal shall be considered an adult when it reaches four months of age.

A. Pets. Pets may be kept on any lot of residential use, provided that no more than three (3) adult pets shall be kept at any one residential unit and when kept outdoors, pets shall be housed in an adequate enclosure suitable for the confinement of such animals.

B. Livestock. The keeping of livestock shall be limited to a minimum lot area of ½ five (5) acres; livestock shall be kept in an adequate enclosure suitable for the confinement of such animals. For the purposes of this section, fowls shall not be considered livestock.

C. Horses. The keeping of horses shall be limited to a minimum lot area of ½ acre; hHorses shall be kept in an adequate enclosure suitable for the confinement of such animals. This section does not apply to "miniature horses," which are subject to regulation as "pets" above.

D. Fowl. No more than 12 fowls shall be kept when located on zoning lots of less than one acre; fFowls shall be kept in an adequate enclosure suitable for the confinement of such animals.

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G. Exemptions. This section shall not apply to farms, veterinary clinics, animal hospitals, kennels, zoos, or animal shelters.

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BE IT FURTHER ORDAINED, by the Board of Commissioners of Cook County that Appendix A, Zoning, Article 11, Office Street Parking and Loading Zones, Sections 11.2 of the Cook County Code shall be amended as follows:

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11.2.6. Space requirements. All off-street parking space shall meet the following minimum requirements:

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B. Commercial uses.

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37. Stables and riding clubs., commercial and noncommercial. Off-street parking spaces shall be provided as determined by the Department of Highways.

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BE IT FURTHER ORDAINED, by the Board of Commissioners of Cook County that Appendix A, Zoning, Article 13, Administration and Enforcement, Sections 13.6 of the Cook County Code shall be amended as follows:

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13.6.7. ACTION BY THE COOK COUNTY BOARD OF COMMISSIONERS.

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C. Variances forwarded to the Cook County Board of Commissioners for final decision shall be approved by a favorable vote of three-quarters of all members of the Cook County Board of Commissioners in cases where the Zoning Board of Appeals has not recommended approval of a proposed variance or where there has been a written protest filed against a proposed variance in accordance with Section 13.13 of this ordinance.

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BE IT FURTHER ORDAINED, by the Board of Commissioners of Cook County that Appendix A,

Zoning, Article 14, Rules and Definitions, Sections 14.2 of the Cook County Code shall be amended as follows:

14.2. -Definitions

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Stable, private. A "private stable" is a detached accessory building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale.

Stables and/or riding academies, commercial. A "stable and/or riding academy non, commercial" is the grounds and buildings where horses are bred, raised, boarded or kept for remuneration, hire or sale.

Stables and/or riding academies, noncommercial. A "stable and/or riding academy, noncommercial" is the grounds and buildings designed, arranged, used or intended to be used for the boarding, keeping or housing of horses for the private use of the owner. Such use may be located on a lot occupied by residential uses or may be located on a lot occupied by the equestrian facilities of a private riding club. All such uses shall be operated as not-for-profit facilities.

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BE IT FURTHER ORDAINED, by the Board of Commissioners of Cook County that Chapter 38 Health and Human Services, Article 3, Section 38-54 of the Cook County Code shall be amended as follows: Sec. 38-54-Declared nuisance.

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(17) To have more than three adult companion animals pets living at any one individual residential unit, unless permitted to do so pursuant to applicable law. The term companion animal shall include domestic dogs, domestic cats, and ferrets. For purposes of this article, an animal shall be considered an adult when it reaches four months of age.

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EFFECTIVE DATE: This ordinance shall be in effect immediately upon adoption.

**Sponsors:**

TONI PRECKWINKLE (President), PETER N. SILVESTRI

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
9/26/2019	1	Board of Commissioners	approve as substituted	Pass
9/25/2019	1	Zoning and Building Committee	recommend for approval as substituted	Pass
9/25/2019	1	Zoning and Building Committee	accept as substituted	Pass
7/24/2019	1	Zoning and Building Committee	recommend for deferral	Pass
6/27/2019	1	Board of Commissioners	refer	Pass
5/23/2019	1	Board of Commissioners	defer	Pass
5/22/2019	1	Zoning and Building Committee		
3/21/2019	1	Board of Commissioners	refer	Pass