

# CITY OF WASHINGTON

## PLANNING & DEVELOPMENT DEPARTMENT

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### MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: Public Hearing – Romanie Lehman Residential Chickens Special Use Request, 607 Westgate  
DATE: April 24, 2020

**Zoning:** R-1 (Single- and Two-Family Residential)

**Comprehensive Plan:** Single- and Two-Family Residential

**Summary:** Romanie Lehman has submitted a special use application for the allowance of chickens on her property at 607 Westgate Road. The zoning code permits chickens to be considered on residential properties upon approval of a special use. Staff recommends approval of the special use.

**Background:** The City Council approved a zoning code text amendment in October 2019 that allows for poultry to be allowed on certain residential properties following approval of a special use. The first special use permit was approved in January. Some of the underlying regulations for any residential property seeking the allowance of chickens are as follows: No more than five chickens are allowed per lot, they are only allowed on owner-occupied properties, roosters or other loud species of chickens are prohibited, chickens must be kept at all times in an enclosure in the rear yard, any poultry enclosure (including outdoor runs) cannot exceed 60 square feet, and any enclosures cannot be placed closer than ten feet from any side or rear property line and must be at least 25 feet from any residential structure on an adjacent lot. The complete list of the regulations is attached.

The coop would be located near the southwest corner of the lot near an existing 5' tall privacy fence. Because the subject property is a corner lot, the rear yard would be closest to the 600 Devonshire property and the side yard would be closest to the 609 Westgate property. The total area would be about 33 square feet in size. The enclosure would be approximately 17 feet from the rear property line and 30 feet from the house at 600 Devonshire Road. It would be approximately 15 feet from the side property line and about 50 feet from the 609 Westgate house. The proposed location would meet the setback regulations.

The property and enclosure plan look to be sufficient for the housing of poultry. It would not appear to be detrimental to the public's health, safety, or general welfare if properly cared for nor would it substantially diminish or impair property values. As a result, **staff recommends approval of the special use request to house up to five chickens.**

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, May 6 to make a recommendation to the City Council on the special use permit.

Enclosures

The raising of poultry may be established subject to the following general requirements and such other restrictions as the Planning and Zoning Commission or City Council believe proper under the particular circumstances:

- (a) Chickens shall only be permitted on owner-occupied properties.
- (b) Not more than five (5) chickens may be kept on any lot.
- (c) No roosters or unreasonably loud species of chicken shall be kept on the lot.
- (d) No chickens shall be slaughtered.
- (e) Chickens shall be kept at all times within an enclosure in the rear yard constructed and consistent with a plan submitted and approved by the Planning and Zoning Commission and City Council. The enclosure shall be kept and built in such a manner as to allow for easy ingress and egress for the chickens and shall offer protection from weather elements. Wire or other materials can only be used if a permanent six-foot (6') high opaque fence entirely encloses the rear yard. In lieu of a fence, a permanent enclosure housing the chickens shall be constructed subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The enclosures shall not be visible from the street on which the house faces.
- (f) The area of any enclosure for the purpose of housing chickens including any outdoor runs shall not exceed sixty (60) square feet.
- (g) Any enclosure housing chickens shall require a building permit.
- (h) All enclosures housing chickens shall not be located closer than ten (10) feet from any side or rear property line and twenty-five (25) feet from any residential structure on an adjacent lot.
- (i) No person shall allow the accumulation of any waste material resulting from the keeping of chickens which creates any offensive odor or nuisance.
- (j) All food sources and other items that are associated with the keeping of chickens that are likely to attract rats, mice, or other rodents shall be protected in a container with a tightly fitted lid so as to prevent rodents from gaining access to or coming into contact with them.
- (k) The fee for the housing of chickens shall be twenty-five dollars (\$25) for a one calendar year permit.
- (l) Special use permits shall not run with the land.

# CITY OF WASHINGTON, ILLINOIS

## APPLICATION FOR SPECIAL USE

To have a complete application for a special use, you must submit the following:

- Signed and completed application
- Plat showing subject property and all adjacent properties – See below for plat requirements
- Ownership documentation (lease, deed, mortgage, etc.)
- Accurate legal description obtained from the Warranty Deed
- Application fee of \$100 payable to the City of Washington

Address or location of property: 607 Westgate rd Washington IL 61571

Property Tax ID (PIN) number: 02-02-14-203-021

Current zoning classification of the property: residential

Current use of the property: residential

What is the Special Use for? chicken permit

How will you meet other requirements of the zoning code (such as parking or landscaping, if applicable)?

placing coop in back of lot next to shed entrance with privacy fence

Name of Applicant: Ronnie Lehman

Phone Number of Applicant: \_\_\_\_\_

Address of Applicant: same

Owner of Property: same

Address of Owner: same

I would like to receive correspondence by: ☐ Mail ☒ Email Email address: \_\_\_\_\_

**PLAT REQUIREMENTS:** Your special use plat must show:

- Building or site plan layout and locations of proposed special uses, including square footage
- Adjacent properties, rights-of-way, streets, roads, railroads, waterways, and other physical features

**PUBLIC HEARING:** Your case will be referred with staff's recommendation to the next regularly scheduled Planning and Zoning Commission meeting for a public hearing. The Planning and Zoning Commission meets the first Wednesday of every month at 6:30 p.m. at the Washington District Library meeting room at 380 N. Wilmore Road. At the Planning and Zoning Commission meeting, you will present your request. A special use cannot be recommended by the Planning and Zoning Commission unless the Commission finds, based upon the application and evidence presented at the public hearing, that all of the following conditions have been met:

- 1) The special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- 2) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity, or substantially diminish or impair property values;
- 3) The special use will not impede development of surrounding property;
- 4) Adequate utilities, access roads, drainage, or necessary facilities will be provided;
- 5) Adequate ingress and egress provided to minimize traffic congestion in public streets;
- 6) The special use will conform to all other application regulations of the zoning district; and
- 7) If the special use would not otherwise be acceptable, the Planning Commission may recommend certain conditions be met to make the use acceptable, such as, but not limited to: landscape screening or fencing, specific hours of operation, night lighting or lighting restrictions, parking area requirements, signage restraints, outdoor storage limitations.

**Certification:** To the best of my knowledge, the information contained herein, and on the attachments, is true, accurate, and correct, and substantially represents the existing features and proposed features. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of the proposed Special Use.

Signature of Applicant

Date

3/2/20

Signature of Owner

Date

3/2/20

After receiving a completed application, the City Clerk will file notice of your request with the local newspaper and with the adjoining property owners. If you have any questions, please contact Jon Oliphant, Planning & Development Director at (309) 444-1135.

FOR OFFICE USE ONLY

Case No.: \_\_\_\_\_

Plat Submitted? Y / N Date: \_\_\_\_\_

Documentation of Authority Submitted: \_\_\_\_\_

Commission Action: \_\_\_\_\_

Fee Paid? ☒ Y / ☐ N / ☐ N/A

Amount: \$100

Date: 3/4/2020

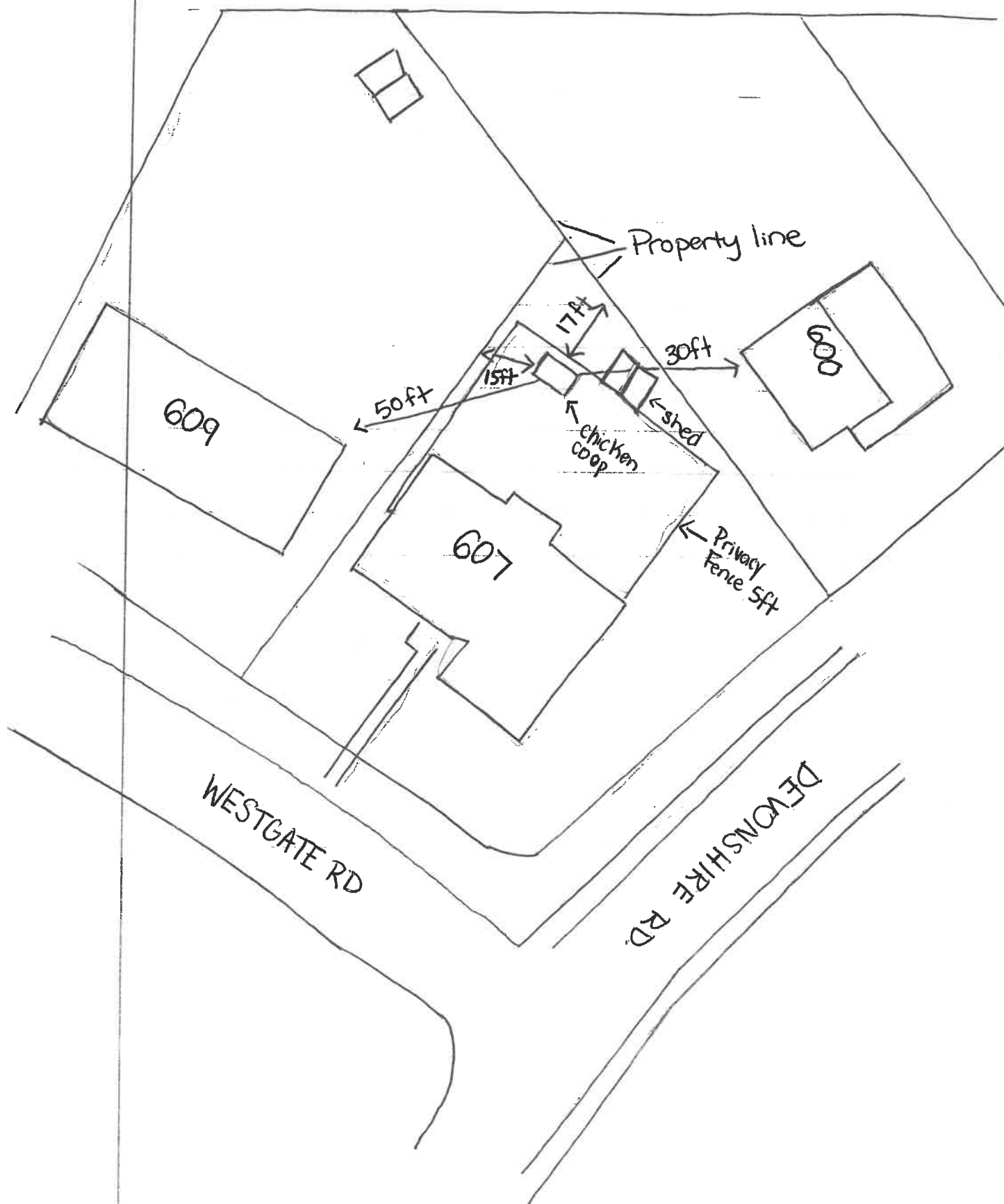
Landscaping Plan Submitted? ☒ Y / ☐ N / ☐ N/A

Date: \_\_\_\_\_

Date to go before the Planning and Zoning Commission: \_\_\_\_\_

Ordinance Review: (first reading) \_\_\_\_\_

(second reading) \_\_\_\_\_





**CITY OF  
WASHINGTON**  
TAZEWELL COUNTY, ILLINOIS

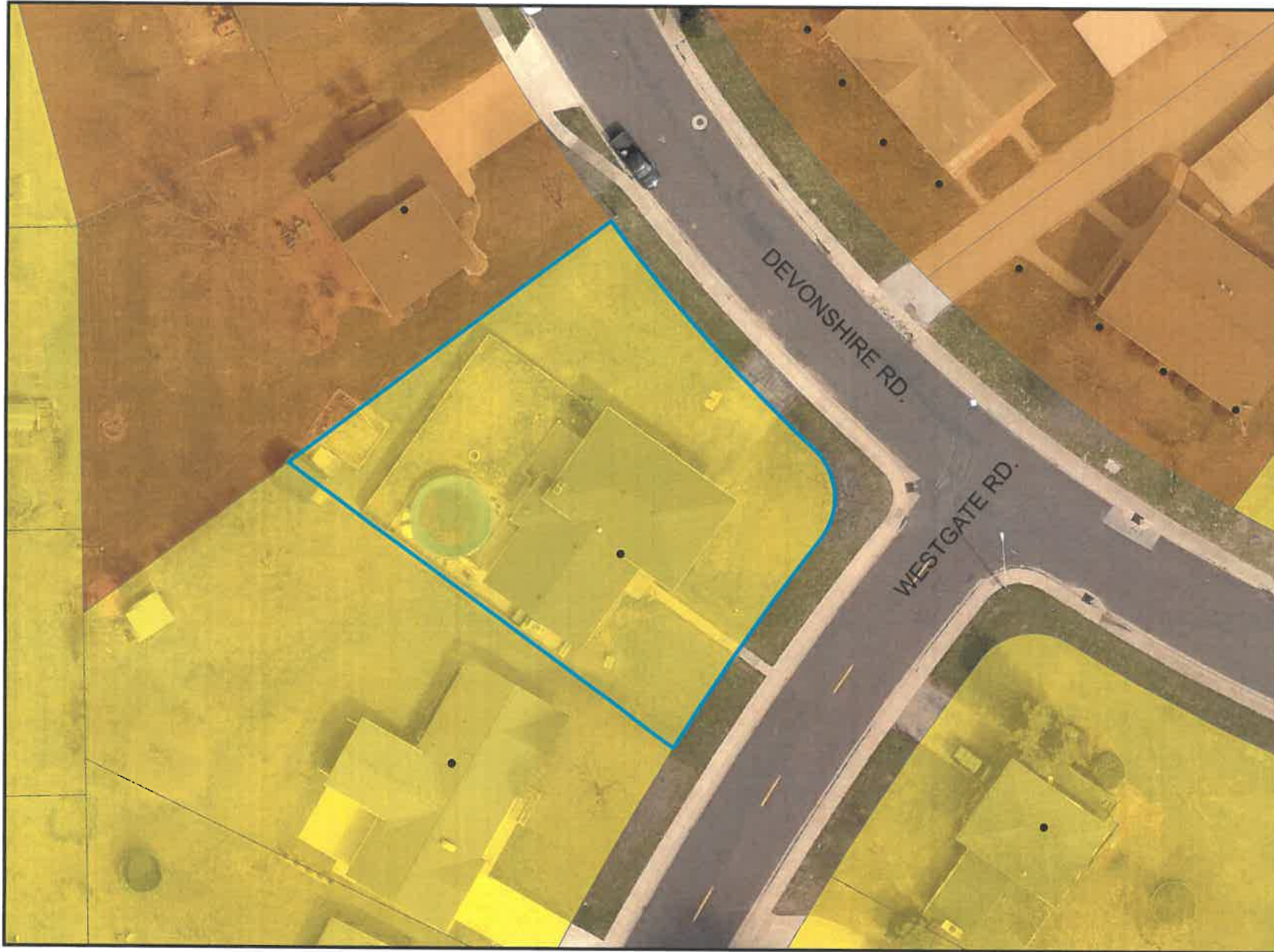
**LOCATION MAP**



*Prepared by the City of Washington  
Department of Planning and Development*

*Printed: April 24, 2020*





**CITY OF  
WASHINGTON**  
TAZEVELL COUNTY, ILLINOIS

**LOCATION MAP**



**Legend**

- AG-1 (Agriculture)
- CE (Country Estates)
- R-1A (Single Family Residential)
- R-1 (1-2 Family Residential)
- R-2 (Multifamily Residential)
- C-1 (Local Retail)
- C-2 (General Retail)
- C-3 (Service Retail)
- I-1 (Light Industrial)
- I-2 (Heavy Industrial)



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**Height: 85 7/8"** (For detailed dimensions, click "Product Specs/Chicken Capacity" below. XL Option makes length 96")



### Personalize Your Coop!

It's free at time of purchase of your new

Stand-Up Coop. Just choose in the coop Order Form and it will be added to your order for **\$99 Free!**

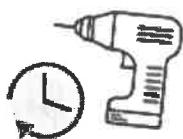
### Product Video



### Round-Top Coops™ by Zip Code



**Zone-based shipping prices** **Non-Texas residents pay no sales tax**



**DIY assembly in 4 hours**



TrustScore **4.8**  
258 reviews

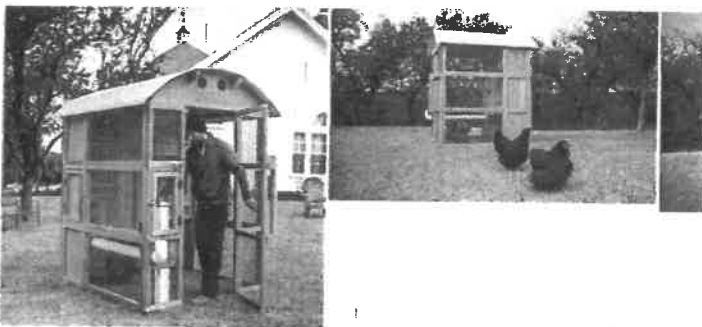
## It's the ultimate treat for both you and your hens...

Our new Round-Top Stand-Up Coop™ has to be one of the more decadent ways we can imagine to keep up to 6 hens. And why not? It's fun, functional and beautiful to look at. It's designed with warm and cold climates in mind. For your hens there is a cool new day roost, ample clean water from an optional integrated waterer and feed from our new EZ-Fill Feeder<sup>2</sup> (optional). The back of the coop has been designed for an automatic door ([www.chickendoors.com](http://www.chickendoors.com)) and the attachment of an external site built run. Get the automatic door, or just use the door the coop comes with. Like all of our coops, it's built predator tough and durable... so it's safe and will last many, many years. Collect your eggs; from the inside or out. Water and feed, from the inside or out. Tend to your flock under cover in the rain or snow.



Premium materials, craftsmanship and thoughtful designs make Round-Top Chicken Coops™ better than other brands

Urban Coop Company is now Roost & Root... Same people, same great coops... just wanting to do more. Call us at 877-741-2667 to place your order or if you have any questions. Thank you! **Dismiss**



## Round-Top Stand-Up™ Chicken Coop

Keep up to 6 hens in this roomy paradise for you *and* your chickens and give your back a break.

Save 43% off now...

**Prices Starting at ~~\$3,499~~ \$1,994**

**PayPal CREDIT** As low as \$38 per month and 0% interest for up to 6 months. Choose PayPal Credit at checkout.

**DIY or TAKL-IT** Easy DIY assembly **or** pay TAKL installers to do it for you.

[Learn More](#)

**Order by phone**  
**877-741-2667**

**ORDER ONLINE**



**Price \$1,994**

Take advantage of some of our best deals during our pre spring specials!

**Current deals end 3/3/20 - See order form for extra package savings.**

### Quick Look

 **2-6 hens**
 **2-6 hens**
 **Up to 36 per week**



There are currently **40** orders in our

[Learn More](#)

workshop. After purchase, this product will ship in about **3-4 Weeks**.

Urban Coop Company is now Roost & Root... Same people, same great coops... just wanting to do more. Call us at 877-741-2667 to place your order or if you have any questions. Thank you! **Dismiss**