



CITY OF WASHINGTON, ILLINOIS

Committee of the Whole Agenda Communication

Meeting Date: May 12, 2025

Prepared By: Jon Oliphant, AICP – Planning & Development Director

Agenda Item: May PZC Meeting Recap

Explanation: The May 7 PZC meeting had six items. The PZC was an advisory board on each of these and all will be scheduled for first reading ordinances at future Council meetings. The summary of each case is as follows:

- A special use request of Anabele and Gale Johnson to operate a non-owner-occupied short-term rental (STR) located at 1406 Westgate Road. The City Council adopted regulations in December 2024 to allow for STR's to operate within the city limits. Staff identified several that were previously marked on national STR platforms. Any non-owner-occupied STR in a residential zoning district must obtain a special use permit prior to (or to continue) its operation. A non-owner-occupied STR refers to the entire structure being reserved for exclusive use by guests during the rental period. The special use permit is non-transferable and non-assignable. After initial special use approval, future approvals are not needed for the same property with the same owner. An annual Certificate of Registration must be approved by staff to ensure continued compliance with the STR regulations. The PZC unanimously recommended approval of this case. A first reading ordinance will be placed on the May 19 Council agenda.
- A special use request of Scott Schlueter of Schlueter Properties, LLC, to operate a non-owner-occupied STR located at 132-134 N. Main St. A-B. The PZC unanimously recommended approval of this case. A first reading ordinance will be placed on the May 19 Council agenda.
- A special use request of Candy Presley to operate a non-owner-occupied STR located at 711 S. High Street. The PZC unanimously recommended approval of this case. A first reading ordinance will be placed on the May 19 Council agenda.
- A special use request of Bethany Zerbonia to operate a non-owner-occupied STR located at 406 N. Main Street. The PZC unanimously recommended approval of this case. A first reading ordinance will be placed on the May 19 Council agenda.
- A request of Brent Ricketts of Ricketts Properties, LLC, to rezone Mallard Crossing Commercial Park Lot 5 from C-2 (General Retail) to C-3 (Service Retail). Lot 5 is approximately 1.33 acres and has not been developed since its final platting in 2006. Mr. Ricketts proposes using the property for outdoor merchandise sales, notably the sale of storage sheds, chicken coops, and deer blinds. Such sales lots are only allowed as a permitted use in the C-3 district, necessitating the potential rezoning. The property would be leased to a tenant if the rezoning is approved. The PZC unanimously recommended approval. A first reading ordinance will be placed on the May 19 Council agenda.
- A proposed amendment to the zoning code, specifically Section 56-77 "Permitted uses, generally" to allow for chickens on certain residential-zoned properties. The zoning code was amended in October 2019 to allow for chickens on residential properties following a special use process. An ordinance was approved in September 2020 to prohibit chickens from being located on residential properties in the city limits. The Council at its March Committee of the Whole meeting indicated interest in re-establishing regulations to permit

chickens on certain residential properties. As a result, staff drafted an ordinance for possible future adoption.

Many of the original regulations are incorporated into the proposed amendment. Among those are that chickens would only be allowed on owner-occupied properties, no more than five chickens would be allowed on any residential lot, and the area of any enclosure for the purpose of housing chickens, including any outdoor runs, shall not exceed 60 square feet. The proposed changes would be to allow chickens as a permitted use in residential districts and not as a special use; require a minimum property size of $\frac{3}{4}$ of an acre (there was previously no minimum lot size); and that all enclosures shall not be closer than 15 feet from any side or rear property line and 25 feet from any residential structure on an adjacent lot. The prior regulations had a minimum side and rear setback of 10 feet.

The PZC unanimously recommended approval. A discussion item will be scheduled for the June COW meeting prior to the possible scheduling of a first reading ordinance at a later Council meeting.

Fiscal Impact: N/A

Action Requested: None. This is provided as background for cases that will be placed on future Council agendas.