



Date Filed:	11/5/25
Job Number:	N/A
PC Number:	PC 25-01

LAND DEVELOPMENT APPLICATION

THE UNDERSIGNED RESPECTFULLY PETITIONS THE TOWN OF CORTLAND TO REVIEW AND CONSIDER GRANTING THE FOLLOWING APPROVAL ON THE LAND HEREIN DESCRIBED.
(Check all that apply)

- ☐ Annexation* ☐ Rezoning from _____ to _____
- ☒ Text Amendment (attached proposed language)
- ☐ Special Use Permit for a: ☐ Planned Unit Development ☐ Other _____
- ☐ Planned Unit Development:
 ☐ Concept Plan ☐ Preliminary Development Plan ☐ Final Development Plan
- ☐ Subdivision Plat: ☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat

* Attach an original copy of the annexation petition to this application

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PLEASE PRINT OR TYPE IN BLUE OR BLACK INK

PART I. APPLICANT INFORMATION

APPLICANT	LAND OWNER (If not the Applicant)	CONTACT PERSON (If not the Applicant)
Name: Brandy Williams		
Company: Town of Cortland		
Address: 59 S. Somonauk Road, PO Box 519		
Cortland, IL 60112-0519		
E-mail: engineer@cortlandil.org		
Phone: 815-756-9041		

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY? ☐ YES ☐ NO

(If the Applicant is not the owner of the subject property, a notarized letter from the Owner authorizing the Applicant to file the **Land Development Application** must be attached to this application.)

IS THE APPLICANT AND/OR OWNER A TRUSTEE OR A BENEFICIARY OF A LAND TRUST? ☐ YES ☐ NO

(If the Applicant and/or Owner of the subject property is a Trustee of a land trust or beneficiary(ies) of a land trust, a disclosure statement identifying each beneficiary of such land trust by name and address and defining his/her interest therein shall be verified by the Trustee and shall be attached hereto.)

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PART II. PROPERTY INFORMATION

ADDRESS OF PROPERTY: _____

PARCEL INDEX NUMBER(S): _____

LEGAL DESCRIPTION:

A FULL LEGAL DESCRIPTION MUST BE ATTACHED TO THIS APPLICATION

TOTAL AREA OF SUBJECT PROPERTY(IES) (ACRES): _____

IF SUBDIVIDING, NUMBER OF LOTS BEING CREATED: _____

CURRENT ZONING: _____

PROPOSED ZONING: _____

RECOMMENDED LAND USE: _____

(Based upon the recommendations of the Cortland Town Plan)

PROPOSED LAND USE: _____

NAME OF PROPOSED DEVELOPMENT: _____

The subject property is located in which FIRE PROTECTION DISTRICT? _____

The subject property is located in which SCHOOL DISTRICT? _____

Attach relevant checklist(s) and associated information as outlined during the pre-application meeting. ☐

I, Brandy Williams/Town of Cortland, hereby apply for review and approval of this application and represent that the application and requirements thereof and supporting information have been completed in accordance with the Zoning Ordinance and/or Subdivision Ordinance of the Town of Cortland.

Brandy Williams
Signature of Applicant

11/5/25
Date

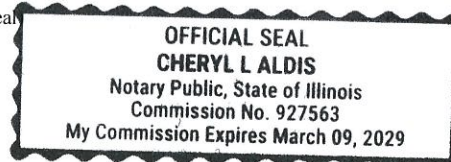
State of Illinois

County of DeKalb

Signed before me on Nov. 5th, 2025 by Brandy Williams
Applicant

Cheryl L. Aldis
Signature of Notary Public

(Seal)



SECTION THREE:

That Title 9, “Zoning Regulations” Chapter Three, “Miscellaneous Zoning Regulations, Section 9-3-13.B.2 “Table of Permitted Yard Obstructions” shall be amended as follows:

Structure Or Use	Front Yard	Corner Side Yard	Side Yard	Rear Yard
Animal houses, for domestic animals, excepting domesticated hens , not to exceed 16 square feet in area and 4 feet in height				P

That Title 9, “Zoning Regulations” Chapter Three, “Miscellaneous Zoning Regulations, Section 9-3-13.B.2 “Table of Permitted Yard Obstructions” shall be amended to add a new row as follows:

Chicken coop with enclosed run (in accordance with Section 9-4-35 of this title)				P
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SECTION FOUR: That Title 9, “Zoning Regulations”, Chapter 4 “Supplementary Regulations for Specific Uses” shall be amended by adding a new Section 9-4-35 below:

9-4-35: Chicken Coops and Enclosures

- A. *Lot:* Only lots zoned and used for single-family purposes (or agricultural property) that are 11,000 square feet or larger may have hens.
- B. *Location:* Coops must be in rear yards and at least twelve (12) feet from property lines and not within any easement on the subject property.
- C. *Size:* A chicken coop up to one hundred and forty-four (144) square feet and an enclosed outside run of at least thirty-two (32) square feet is required.

**TOWN OF CORTLAND
COUNTY OF DEKALB
STATE OF ILLINOIS**

ORDINANCE NO. 2025-XX

**AN ORDINANCE ALLOWING DOMESTICATED HENS AND CHICKEN
COOPS/ENCLOSURES SUBJECT TO CERTAIN REGULATIONS**

**ADOPTED BY THE MAYOR AND BOARD OF TRUSTEES OF THE TOWN
OF CORTLAND, DE KALB COUNTY, ILLINOIS ON THE
_____ DAY OF _____, 2025.**

ORDINANCE NO. 2025-XX

TOWN OF CORTLAND, ILLINOIS

**AN ORDINANCE ALLOWING DOMESTICATED HENS AND CHICKEN
COOPS/ENCLOSURES SUBJECT TO CERTAIN REGULATIONS**

WHEREAS, the Town of Cortland (the “Town”) is a non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, pursuant to Sections 11-5-3, 11-5-6, and 11-20-9 of the Illinois Municipal Code (65 ILCS 5/11-5-3, 5/11-5-6, and 5/11-20-9), the Town of Cortland has the power to regulate the keeping of animals including domesticated hens within the Town; and

WHEREAS, the Mayor and Town Board deem it appropriate to modify various provisions of the Cortland Municipal Code in order to allow and regulate the keeping of domesticated hens within chicken coops/enclosures in furtherance of the health, safety, and welfare of the citizens of the Town of Cortland; and

WHEREAS, given that portions of the zoning chapter of the Cortland Municipal Code require amendment, a public hearing was held before the Cortland Planning Commission on _____, 2025 in accordance with state law; and

WHEREAS, the Cortland Planning Commission has recommended approval of the text amendments to the zoning chapter in accordance with this ordinance.

THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE BOARD OF TRUSTEES OF THE TOWN OF CORTLAND, DE KALB COUNTY, ILLINOIS, THAT:

SECTION ONE: That Title 4, “Public Health and Safety” shall be amended by modifying the current subsection M of Section 4-2-1 to provide as follows (strikeout below to be deleted):

4-2-1: Nuisances Enumerated

M. *Keeping Animals or Fowl.* To keep or suffer any swine, goats, ~~chickens~~, ducks, and geese in any enclosure or pen within the town unless within an agricultural zoning district, or to keep house or pasture within the town any swine, sheep, goats, ~~chickens~~, ducks or geese so as to be offensive to those residing in the vicinity.

SECTION TWO:

That Title 5, “Police Regulations” shall be amended by adding a new Article B as follows:

CHAPTER 1, ARTICLE B– DOMESTICATED HENS

5-1B-1: Definitions

- Coop: An enclosed structure with a roof for housing hens.
- Domesticated Hen: A female chicken (*Gallus gallus domesticus*) kept on residential or agricultural property as permitted.
- Rooster: A male chicken (*Gallus gallus domesticus*); prohibited within town limits.
- Slaughtering: Killing of hens for any purpose (except for humane reasons); prohibited.

5-1B-2: Keeping of Domesticated Hens

- A. Hens may only be kept in accordance with the provisions of this Article.
- B. The keeping of hens must avoid nuisances and unhealthy conditions.
- C. No keeping of hens shall unreasonably interfere with the use of neighboring properties.

5-1B-3: Restrictions

- A. Only lots zoned and used for single-family purposes (or agricultural property) that are 11,000 square feet or larger may have hens.
- B. No more than six (6) hens per lot shall be permitted.
- C. Roosters are prohibited.
- D. Coops must be in rear yards, located not less than twelve (12) feet from property lines, and not located within any easement area on the subject property.
- E. Slaughtering is prohibited.

5-1B-4: Coop and Run Requirements

- A. A chicken coop up to one hundred and forty-four (144) square feet and an enclosed outside run of at least thirty-two (32) square feet is required.
- B. No electric connection made via extension cords shall be allowed.
- C. Hens must be confined within the coop, cage or in an appropriate run at all times.

5-1B-5: Sanitation

- A. Coops must be rodent-free, clean, and sanitary.
- B. Feed must be stored in sealed containers.
- C. Waste must not cause detectable odors on adjacent lots.
- D. Noise from hens must not disturb neighboring residents.

5-1B-7: Enforcement and Compliance

Complaints will be investigated by the Town of Cortland Police Department. Violations may result in citations and fines through the administrative adjudication process or any other process permitted by law.

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SECTION FIVE: Effective Date. This Ordinance shall be in full force and effect after its passage and publication as provided by law.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the Town of Cortland, Illinois this ____ day of _____, 2025 and filed in the office of the Town Clerk of said Town on this date.

MAYOR & TRUSTEES	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
Brad Stone			
Mike Siewierski			
Randi Olson			
Victoria Haier			
Douglas Corson			
Charmaine Fioretto			
Mayor Mark Pietrowski			
TOTAL VOTES:			

APPROVED: _____, Date ____/ ____ / 2025
Mayor, Town of Cortland

ATTEST: _____, Date: ____/ ____ / 2025
Town Clerk, Town of Cortland