

**City of Oregon Plan Commission Agenda
Tuesday August 15th, 2023, 5:30 P.M.
City Hall 115 N. 3rd Street**

This meeting will be a hybrid meeting. City Hall will be open.

Join Zoom Meeting

Join Zoom Meeting

Meeting ID: 881 3514 4216

Passcode: 999491

One tap mobile

+13092053325

Consideration and possible action

Public Hearing – Variation of sign ordinance request submitted by Ogle County Brewery for the property located at 110 N 4th Street parcel #16-03-159-009

Public Comment

1. Approve July 18th, 2023, Minutes
2. Approve Variance of sign ordinance request submitted by Ogle County Brewery for the property located at 110 N 4th Street parcel #16-03-159-009
3. Set Public Hearing Date of September 19th, 2023 for a Short-Term Rental application submitted by Kimber's Edge Properties for the property located at 207 S 1st Street parcel #16-03-183-005
4. Set Public Hearing Date of September 19th, 2023 for a Variation of sign ordinance request submitted by Matt Pendergrass for the property located at 101 S 1st Street parcel #16-03-183-001
5. Other business

Committee Members

Rachel Brunner, Roger Cain, Randy Cropp, Jeff Hallock,
Mark Herman, Rick Ryland,
Karly Spell, and Kurt Wilson

VARIANCE REQUEST

- ***THE OWNERS OF 110 N FOURTH ST., PIN 16-03-159-009 REQUEST A VARIATION TO THE CITY CODE TO EXCEED THE 50 SQUARE FOOT MAXIMUM SIZE FOR A COMMERCIAL SIGN***
- ***ISSUE IS SIGN SIZE NOT CONTENT***

CITY CODE - SIGNS

- **SIGN: Any billboard, mural or other device which displays or includes any letter, work, model, banner, flag, insignia, device or representation used as, or which is in the nature of an advertisement or announcement or which directs attention to an object, place, activity, person or business;**
- **Permit required**
- **Maximum size 50 square feet**

CITY CODE FOLLOWS GENERALLY ACCEPTED DEFINITION OF AN ADVERTISEMENT SIGN

- **LAW INSIDER – “Advertisement Sign. – means any word, letter, model, sign, pattern, placard, board, notice, device or representation employed wholly or partly for the purposes of advertisement, announcement or direction including any structure used or adapted for the display of advertisements.”**

SUPREME COURT REED V TOWN OF GILBERT

CITIES MAY NOT RESTRICT CONTENT –

- **What is in a sign falls under the first amendment of free speech**

CITIES CAN CONTROL ITEMS OTHER THAN CONTENT–

- **Cities are allowed to control physical characteristics such as size, materials, issues of public safety, etc.**

CITY POSITION

- IS THE CITY AGAINST ART OR MURALS? – No, we recognize and support the fact art is an important part of our community. We have a mural grant program providing \$5,000 each for downtown murals and 3 in the pipeline.
- IS THE CITY AGAINST BAD ASH? No, we have worked with the owners to save the former theater and even provided \$190,000 in cash and business incentives.

IS A "REPRESENTATION " OF WHAT IS SOLD ADVERTISING?



← IS THIS ADVERTISING?

IS THIS ADVERTISING IF →
NAME AND LOGO ADDED?



**BOTH ARE ADVERTISING SIGNS UNDER CITY CODE AND
LEGAL DEFINITION OF AN ADVERTISEIEMENT SIGN**



← **IS THIS ADVERTISING?**

IS THIS ADVERTISING IF →
NAME AND LOGO ADDED?



PLAIN MURAL – ALLOWED – NOT A SIGN



MURAL WITH SIGNS ATTACHED NOT EXCEEDING
50 SQ FT - ALLOWED



CIGAR ADDED SO ENTIRE MURAL = ADVERTISING
SIGN – REQUIRES VARIANCE



REQUESTED SIGNAGE IS 50 SQ FT
REQUIRING VARIANCE



**SIZE LIMITS PROVIDE GUARD RAILS
SHOULD THIS BE ON THE MASONIC BUILDING?**



OR THIS?





Overview



Legend

- Municipalities
- Townships
- Roads
- Tax Parcels
- Tax Parcels with Details

Parcel ID	16-03-159-009	Class	0060	Owner Address Available with Subscription
Township	Oregon-Nashua	Acres	n/a	
Property Address	110 N 4TH ST OREGON			
District	01840T			
Brief Tax Description	RNG/BLK: TWP:0 SECT/LOT: N 22FT LOT 8 & S 22FT LOT 9 BLK 22 CITY OF OREGON EASEMENT 202004129 <i>(Note: Not to be used on legal documents)</i>			

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Developed by **Schneider**
GEO SPATIAL

Section 44-27. APPLICATION FOR VARIATIONS / REZONING

The City Council, upon recommendation of the Plan Commission may vary regulations imposed by this Code in harmony with the general purpose and intent of the article, but only in specific instances herein described. No variation shall be permitted unless the council shall make a finding of fact based upon the standards herein prescribed, that there are difficulties or hardships involved in the strict application of these regulations.

1. Application of variation. An application for variation shall be made in duplicate and filed with the City Clerk and shall include:

- a. Applicant's name.
- b. Applicant's address and phone number.
- c. Address of property for which variance is being requested.
- d. Nature of variance.
- e. A drawing to scale to include existing buildings, sizes, setbacks, unusual characteristics, and variation requested. The plan commission has the right to request a survey at the landowner's expense if so needed.
- f. Signed affidavit from adjoining landowners stating their position with regard to the variance request.

2. Application fee. There shall be a fee as established by the city for each variance applied for. The following fees are for variances, special uses, zoning change, map amendments, Planned Unit Development, and/or text amendments:

Application Fee	\$100.00
Changes and modifications:	
Residential	\$250.00
Commercial	\$1500.00
Commercial Business District	\$1500.00
Industrial & Any other type of zoning	\$1500.00

The amount of the variance will be determined by the City Council and the Building Inspector, based upon the expected complexity of the proposed application.

3. Public hearing. The city clerk shall refer all such applications to the plan commission and the plan commission shall cause a public hearing to be held as set by ordinance in this code. The landowner shall place a public hearing notice in the paper of record for the city not less than 14 days prior to the public hearing. The landowner shall also send certified notice to all adjoining properties and shall turn over return signature cards to the city clerk for public record.

4. Standards. The plan commission and the city council shall not vary the regulations of this article unless both bodies find that based upon the evidence presented to them, the plight of the owner is due to unique circumstances and the variation, if granted, will not alter the essential character of the locality or cause substantial injury to the value of the property in the area of the city in which it is located. In determining whether the strict application of this article creates practical difficulties or particular hardships, the plan commission and the city council shall consider the extent to which the following facts have been established by the evidence:

- a. Denial of the variation requested would cause a particular hardship upon the owner of the property; financial or otherwise.
- b. The alleged hardship has not been created by any person presently having an interest in the property for which the variance is requested.
- c. The variance requested is the minimum necessary.
- d. Approval of the variation would cause a particular hardship upon owners of adjoining property; financial or otherwise.
- e. Approval of the variation would cause a quality of life hardship on adjoining or surrounding landowners.
- f. The proposed variation will not impair an adequate supply of light and air to adjacent property nor substantially increase traffic hazards. The variation will not increase the danger of fire nor endanger the public safety nor diminish or impair property values of the adjacent properties.
- g. The conditions upon which the variance is based are unique only to the property for which the variance is being requested and are generally not applicable to other property within the same zoning district.

h. The plan commission shall review the application and the evidence established at the public hearing and shall apply the standards aforementioned and within five days after said public hearing make written recommendation to the city council advising that the variation should be allowed, disallowed, or further hearing had on the same.

5. Conditions. The plan commission may recommend, and the city council may impose such conditions and restrictions upon the premises benefited by a variation as may be reasonably necessary to comply with the purpose of this article.

6. Action by the city council. The city council shall take action on the application and the recommendation of the plan commission at its next regularly scheduled meeting after receipt of said recommendation. The council may grant or deny the application in whole or in part, with or without modification or may resubmit the application to the plan commission for further study. If the city council does not take final action on said application at the second meeting succeeding after the date upon which the recommendation of the plan commission is filed with the council, said application shall be deemed to have been denied.

7. Changes and modifications. Charges and fees are established by the city for variances, special uses, zoning change, map amendments, planned unit development, and/or text amendments. The amount of the variance will be determined by the public health and safety commissioner and the building inspector, based upon the expected complexity of the proposed application.

8. Duration of permit for variation. Any permit for variance heard by the plan commission and approved by the city council which has not been acted upon within one year of approval shall become null and void.

9. Building permit. No approval of the city council for any variation shall be construed as approval of a final building permit. All variances requiring building permits must make application to the city building inspector.

28.08 SIGN STANDARDS

28.08.010 Exemptions

28.08.020 Variations

28.08.030 Unsafe And Unlawful Signs

28.08.040 Maintenance Of Signs

28.08.050 Obstructions

28.08.010 Exemptions

The provisions and regulations of this chapter shall not apply to the following signs; provided, however, said excepted signs shall be subject to the provisions of OCC 28.08.030 through OCC 28.08.050 and OCC 28.12.010.

- A. Real estate signs as defined herein which advertise only the sale, rental or lease of premises upon which such sign is located and further providing that only one sign for each 100 feet of street frontage be erected.
- B. Directions, open house or garage sale signs providing they do not exceed two square feet in area and are located on private property with the owner's consent.
- C. Professional signs not exceeding two square feet in area and located on private property.
- D. Bulletin boards not over 25 square feet in area for public, charitable or religious institutions when the same are located on the premises of such institutions.
- E. Signs denoting the architect, engineer, contractor, lending institution, or other related business when placed upon work or premises under construction and not exceeding 25 square feet in area.
- F. Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or other noncombustible material.
- G. Traffic or other municipal signs, legal notices, railroad crossing signs, danger, temporary or emergency signs as may be approved by the city council.
- H. Occupational signs denoting only the name and profession of an occupant in a commercial building, public institutional building or dwelling house, not exceeding five square feet in area, located on the premises identified.
- I. Political and campaign signs and signs related to public elections or referenda.

(Code 1987, § 3-53; Ord. No. 1017, 3-23-1992)

28.08.020 Variations

The city council may vary the regulations imposed by this Code in harmony with the general purpose and intent of the title, but only in specific instances herein described. No variation shall be permitted unless the council shall make a finding of fact based upon the standards herein prescribed, that there are difficulties or hardships involved in the strict application of these regulations.

- A. Application For Variation: An application for variation shall be made in duplicate and filed with the city clerk and shall include not less than the information required on an application for a special use permit as provided under the zoning provisions of this Code.
- B. Public Hearing: The city clerk shall refer all such applications to the city planning commission and the planning commission shall cause a public hearing to be held as required under the

special use permit section of the zoning ordinance of this Code.

- C. Standards: The planning commission and the city council shall not vary the regulations of this title unless both bodies find that based upon the evidence presented to them, the plight of the owner is due to unique circumstances and the variation, if granted, will not alter the essential character of the locality or cause substantial injury to the value of other property in the area of the city in which it is located. In determining whether the strict application of this title creates practical difficulties or hardships, the commission and the council shall consider the extent to which the following facts have been established by the evidence:
1. The physical surroundings, shape or typographical condition of the specific property involved and whether strict application would result in a particular hardship upon the owner as distinguished from a mere inconvenience.
 2. The conditions upon which the variance is based are unique only to the property upon which the sign would be located and are generally not applicable to the other property within the same zoning classification.
 3. The alleged hardship has not been created by any person presently having an interest in a property on which the sign will be placed.
 4. The granting of the variation will not be materially detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the sign will be located.
 5. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase traffic hazards. The variation will not increase the danger of fire nor endanger the public safety nor diminish or impair property values of the adjacent properties.
 6. The planning commission shall review the application and the evidence established at the public hearing. The planning commission shall apply the standards aforementioned and within five days after said public hearing make written recommendation to the city council advising that the variation should be allowed, disallowed, or further hearing had on same.
- D. Conditions: The planning commission may recommend, and the city council may impose, such conditions and restrictions upon the premises benefitted by a variation as may be reasonably necessary to comply with the purpose of this title.
- E. Action By The City Council: The city council shall take action on the application and the recommendation of the planning commission at its next regularly scheduled meeting after receipt of said recommendation. The council may grant or deny the application in whole or in part, with or without modification or may resubmit the application to the planning commission for further study. If the city council does not take final action on said application at the second meeting succeeding after the date upon which the recommendation of the planning commission is filed with the council, said application shall be deemed to have been denied.
- F. Duration Of Permit For Variation: No order of the council granting a variation shall be valid for a period of longer than three months from the date of such permit unless the erection or alteration of the sign is completed within such period.

(Code 1987, § 3-64; Ord. No. 1017, 3-23-1992)

28.08.030 Unsafe And Unlawful Signs

If the building code official shall find that any sign in the city is unsafe and unsecured, or is a menace to the public, or has been constructed or erected or is being maintained in violation of the provisions of

this title, he shall give written notice to the owner or occupant of the property upon which said sign is located or to which said sign is affixed, ordering the removal or alteration of this structure within five days so as to comply with the standards herein set forth. Failure to comply with such order shall constitute a violation of this title and each day such violation is committed or permitted to continue, shall constitute a separate offense and shall be penalized under OCC 1.16.030. Upon failure to comply with notice and within the time specified the building code official may declare said sign to be a public nuisance and may abate same pursuant to the provisions of this Code.

(Code 1987, § 3-54; Ord. No. 1017, 3-23-1992)

HISTORY

Amended by Ord. [2021-106](#) on 2/23/2021

Amended by Ord. [2023-009](#) on 4/25/2023

28.08.040 Maintenance Of Signs

All signs, together with their supports, braces and anchors shall be kept in good repair and condition.

(Code 1987, § 3-55; Ord. No. 1017, 3-23-1992)

28.08.050 Obstructions

- A. No signs shall be erected, relocated or maintained to prevent free ingress to or egress from any door, window or fire escape and no sign of any kind shall be attached to a fire escape.
- B. No sign shall be erected at the intersection of any street or right-of-way in such a manner as to obstruct free and clear vision; or at any location where, by reason of the position, shape or color, the sign may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device. No sign may make use of the words "stop," "look," "drive-in," "danger" or any other word, phrase, symbol or character in such manner as to interfere with, mislead or confuse traffic.

(Code 1987, § 3-56; Ord. No. 1017, 3-23-1992)

City of Oregon Planning Commission Meeting

The Planning Commission met Tuesday July 18th, 2023, at 5:30 pm.

Members Present: Rachel Brunner, Roger Cain, Randy Cropp, Jeff Hallock, Mark Herman, Rick Ryland, Karly Spell, and Kurt Wilson.

Also, Present: City Manager Darin DeHaan, City Clerk Cheryl Hilton, and Mayor Ken Williams.

Chairman Mark Herman called the meeting to order.

Karly Spell moved to approve the July 18th, 2023, minutes, Seconded by Kurt Wilson.

Motion carried. No Nays. Abstain: Brunner.

Jeff Hallock moved to approve Ordinance 2023-010 Public Art Murals-Establish and Regulate the Public Art Mural Program, Seconded by Roger Cain.

Discussion: Mark Herman asked if the mural on 4th Street for Bad Ash Cigars has been completed. Karly Spell said yes. Roger Cain said the mural is beautiful. Rachel Brunner expressed concern of the mural being an advertisement for smoking. Mark Herman asked if a drawing had been submitted prior to the mural being painted. City Manager Darin DeHaan said he and Mayor Williams collaborated extensively with them on the project. They explained to the property owner that advertising elements, the cigar, could not be included in the mural. Mayor Ken Williams said they could remove the cigar and it would just be a mural. Once the cigar is added to the mural it becomes advertising and a sign under the city code shall not exceed fifty square feet. He said because the cigar is on the mural, the entire mural becomes a sign and is larger than fifty square feet. The mural is agenda item number three, a variance request, if it will be allowed or not. City Manager Darin DeHaan said there must be consideration of first amendment rights. He also stated the mural ordinance is to establish an art commission of about seven people, to review, regulate applications, and maintenance agreements. This ordinance gives the art commission guidance over what is good for the community and encourages art in the community. The city has a rich history of art. The city is also offering five, five-thousand-dollar grants towards murals with the use of ARPA funds. He said there are at least four potential mural projects that he is aware of in the community. Mark Herman said the ordinance is simple and easy to read. Jeff Hallock asked if the grants would be discontinued when the funds were spent. City Manager Darin DeHaan said it depends on how successful the program is. Roger Cain said it may be time for the city to look at what the vision of the downtown architecture is. City Manager Darin DeHaan said the younger generation would like to see more color and vibrancy downtown, while the older generation would like to see a historical downtown. Mayor Ken Williams reminded everyone there are two sign standards within the city, an ordinance specific to the national historic district and one that covers businesses outside of the downtown.

Motion carried. No Nays.

Rachel Brunner moved to approve a Public Hearing date of August 15th, 2023 for a Variance of

the Sign Ordinance 28.08.020 submitted by Ogle County Brewery for the property located at 110 N 4th Street Parcel #16-03-159-009, Seconded by Randy Cropp.

Discussion: Mark Herman asked if the owners had submitted any plans. City Manager Darin DeHaan stated city hall staff completed the application for the variance on their behalf. He also invited them to the meeting. Roger Cain asked if they had plans of installing another sign. Mayor Ken Williams stated they would need to bring plans to the Planning Commission public hearing to see how many square feet the sign would be beyond the fifty square feet. City Manager Darin DeHaan said he will meet with the owners of the property to get finalized plans for the variance. Mayor Ken Williams said once the variance is approved, they are locked into that. They could not add anything other than what is approved. Roger Cain said there will be more response from the public. Mayor Ken Williams said they have invested in the building and deserve a public hearing to be heard and present their case to the Planning Commission and the public.

Motion carried. No Nays.

Other business:

Roger Cain asked about the tax benefits to the city for local Air B&Bs. City Manager Darin DeHaan said tax dollars collected by the county for Air B&Bs would go to the local tourism bureau, which is Blackhawk Waterways. Rick Ryland asked if there were plans for development of the property on the East side of River Road. Mayor Ken Williams stated there have been no plans for development submitted to the city for the property. Rachel Brunner stated she would like to have a conversation in the future regarding the limit of Air B&Bs. She said many homes being turned into Air B&Bs could be homes for first time home buyers or lower income families. City Manager Darin DeHaan stated Council Member Terry Schuster was also interested in the occupancy of local Air B&Bs. Mayor Ken Williams said the movie producers that were here not long ago have opened a studio in Grand Detour, it is called Rock River Studios.

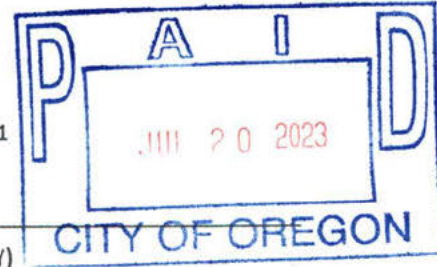
Karly Spell moved to adjourn the meeting at 6:12 pm, Seconded by Mark Herman.

Motion carried. No Nays.

Cheryl Hilton, City Clerk



City of Oregon
115 North 3rd Street, Oregon, IL 61061
Phone 815-732-6321



Received by: _____

SHORT-TERM RENTAL APPLICATION (ONE PER PROPERTY)

NEW APPLICATION: Owner Occupied Fee \$100.00 Not Owner-Occupied Fee \$250.00
ANNUAL LICENSE RENEWAL: Owner Occupied Renewal Fee \$25.00 Not Owner-Occupied Renewal Fee \$50.00

APPLICANT INFORMATION		
Applicant Legal / DBA Names: <u>Kimber's Edge Properties</u>		
Legal Name used for IDOR Hotel Operators Tax License: <u>Kimber's Edge Properties Corp</u>		
IDOR Hotel Operators Tax License Number:		
Address: <u>207 S. 1st Street</u>		
City: <u>Oregon</u>	State: <u>IL</u>	Zip Code: <u>61061</u>
Business Phone:	Cell Phone:	Email:
PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)		
Owner of Record (as shown on most recent deed):		
Address:		
City:	State:	Zip Code:
Business Phone:	Cell Phone:	Email:
PROPERTY INFORMATION		
Property Address: <u>207 S. 1st Street</u>		
City: <u>Oregon</u>	State: <u>IL</u>	Zip Code: <u>61061</u>
Responsible Party Name:		Responsible Party Phone:
Is this property the owner's primary residence?		<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Is this property zoned other than R-1?		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Is this property in a historic district?		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Does the property have River frontage?		<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Carbon Monoxide and Smoke Detectors installed?		<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Applicant agrees to pay all State and County taxes?		<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Proof of Liability Insurance in the amount of \$500,000.00?		<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Short-term rentals are allowed under R-1 zoning as a special use. You must apply for a special use permit from the Planning Commission.		
TOURIST HOME DEFINED: as defined in Oregon City Code 6.41.10		

All information contained in this application is subject to disclosure as a matter of public record. Any false statement made or given in this application shall result in the denial of the application or future revocation of this license.

Signature of Owner/Applicant: _____

Date: 7-20-23

FOR OFFICE USE ONLY	
What type of residence?	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family
Owner Occupied?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Planning Review Date:	Approval: / /
City Council Review Date:	Approval: / /

Signature of City Employee _____

Date: _____

Printed Name: _____

Title: _____



City of Oregon
115 North 3rd Street, Oregon, IL 61061
Phone 815-732-6321

By his or her signature below, the applicant agrees to follow all current City of Oregon requirements for a Short-Term Rental, which include:

The installation of smoke and carbon monoxide detectors in each guest room used for sleeping purposes, in each hallway or corridor on each floor, in each living room or lounge area, and in each dining room.

KH(initial)

There shall be at least one bathroom for each four adult guests.

KH(initial)

Certificate of insurance evidencing liability insurance coverage in an amount of not less than \$500,000.00 per occurrence for liability.

KH(initial)

All State of Illinois tax laws must be followed. I understand that I will pay the 3% Ogle County tax as well as the state hotel tax.

KH(initial)

Proof of Liability Insurance, IDOR Hotel Operator Tax License Number and IDOR Hotel Operator Legal Name shall be provided after City Council approval.

X

Signature



Overview



Legend

-  Municipalities
-  Townships
-  Roads
-  Tax Parcels
-  Tax Parcels with Details

Parcel ID	16-03-183-005	Class	0040	Owner Address Available with Subscription
Township	Oregon-Nashua	Acreage	0.26	
Property Address	207 S 1ST ST OREGON			
District	01840T			
Brief Tax Description	RNG/BLK: TWP:0 SECT/LOT: LOT 4 BLK 42 & TR LYG E & ADJ CITY OF OREGON <i>(Note: Not to be used on legal documents)</i>			

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Oregon, Illinois

Google Street View

Jul 2023

See more dates

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Short Term Rentals

Annual Renewal June 1st.

Date	Name	Address	Application	Cost	Public Hearing	Council Approved	Owner Occupied	
8/13/2021		403 S 9th Street	Air B & B	\$100.00	9/21/21	9/28/21	No	
12/1/2021		700 S 6th Street	Air B & B	\$100.00	12/21/21	1/11/22	No	
1/24/2022		303 S 2nd Street	Air B & B	\$100.00	2/15/22	2/24/22	No	No longer operating as Short Term
1/28/2022		606 Timberlane	Air B & B	\$100.00	3/15/22	3/22/22	Yes	
3/11/2022		400 W Washington Apt 2	Air B & B	\$250.00	4/19/22	4/26/22	No	
3/11/2022		209 S 5th Street	Air B & B	\$250.00	4/19/22	4/26/22	No	
2/13/2023		511 N 5th Street	Air B & B	\$250.00	3/21/23	3/28/23	No	
3/28/2023		101 W. Washington Street Unit B	Air B & B	\$250.00	5/16/23	5/23/23	No	
5/8/2023		707 Monroe Street	Air B & B	\$250.00	6/20/23	6/27/23	No	
				\$1,650.00				

Application for Variation/Rezoning

City of Oregon, Illinois

115 N. 3rd St. ♦ Oregon, IL 61061 ♦ (815)732-6321 ♦ Fax: (815)732-7292

1. Applicant's name Matt Pendergrass - The Hunt Club
2. Applicant's address 101 S 1st Street Oregon, IL 61061
3. Applicant's phone number _____
4. Address of property for which variance is being requested
101 S 1st Street
5. Nature of variance Variation of sign ordinance
6. Charges and fees:

Application Fee	\$100.00
Changes and modifications:	
Residential	\$250.00
Commercial	\$1500.00
Commercial Business District	\$1500.00
Industrial & Any other type of zoning	\$1500.00

The amount of the variance will be determined by the City Council and the Building Inspector, based upon the expected complexity of the proposed application.

7. A drawing to scale – to include existing buildings, sizes, setbacks, unusual characteristics, and variation as requested. The plan commission has the right to request a survey at the landowner's expense if so needed.

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1. Application of variation. An application for variation shall be made in duplicate and filed with the City Clerk and shall include:

- a. Applicant's name.
- b. Applicant's address and phone number.
- c. Address of property for which variance is being requested.
- d. Nature of variance.
- e. A drawing to scale to include existing buildings, sizes, setbacks, unusual characteristics, and variation requested. The plan commission has the right to request a survey at the landowner's expense if so needed.
- f. Signed affidavit from adjoining landowners stating their position with regard to the variance request.

2. Application fee. There shall be a fee as established by the city for each variance applied for. The following fees are for variances, special uses, zoning change, map amendments, Planned Unit Development, and/or text amendments:

Application Fee	\$100.00
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Industrial & Any other type of zoning	\$1500.00

The amount of the variance will be determined by the City Council and the Building Inspector, based upon the expected complexity of the proposed application.

3. Public hearing. The city clerk shall refer all such applications to the plan commission and the plan commission shall cause a public hearing to be held as set by ordinance in this code. The landowner shall place a public hearing notice in the paper of record for the city not less than 14 days prior to the public hearing. The landowner shall also send certified notice to all adjoining properties and shall turn over return signature cards to the city clerk for public record.

4. Standards. The plan commission and the city council shall not vary the regulations of this article unless both bodies find that based upon the evidence presented to them, the plight of the owner is due to unique circumstances and the variation, if granted, will not alter the essential character of the locality or cause substantial injury to the value of the property in the area of the city in which it is located. In determining whether the strict application of this article creates practical difficulties or particular hardships, the plan commission and the city council shall consider the extent to which the following facts have been established by the evidence:

- a. Denial of the variation requested would cause a particular hardship upon the owner of the property; financial or otherwise.
- b. The alleged hardship has not been created by any person presently having an interest in the property for which the variance is requested.
- c. The variance requested is the minimum necessary.
- d. Approval of the variation would cause a particular hardship upon owners of adjoining property; financial or otherwise.
- e. Approval of the variation would cause a quality of life hardship on adjoining or surrounding landowners.
- f. The proposed variation will not impair an adequate supply of light and air to adjacent property nor substantially increase traffic hazards. The variation will not increase the danger of fire nor endanger the public safety nor diminish or impair property values of the adjacent properties.
- g. The conditions upon which the variance is based are unique only to the property for which the variance is being requested and are generally not applicable to other property within the same zoning district.

h. The plan commission shall review the application and the evidence established at the public hearing and shall apply the standards aforementioned and within five days after said public hearing make written recommendation to the city council advising that the variation should be allowed, disallowed, or further hearing had on the same.

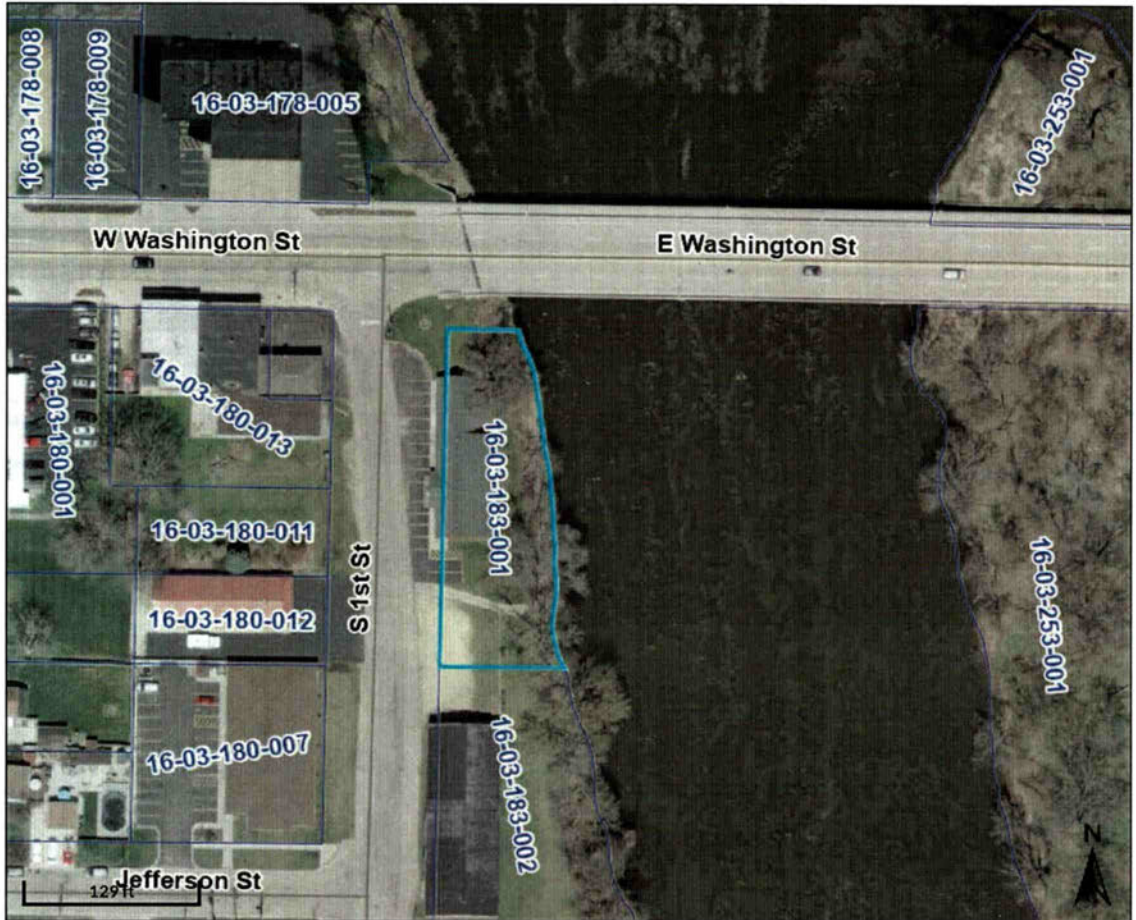
5. Conditions. The plan commission may recommend, and the city council may impose such conditions and restrictions upon the premises benefited by a variation as may be reasonably necessary to comply with the purpose of this article.

6. Action by the city council. The city council shall take action on the application and the recommendation of the plan commission at its next regularly scheduled meeting after receipt of said recommendation. The council may grant or deny the application in whole or in part, with or without modification or may resubmit the application to the plan commission for further study. If the city council does not take final action on said application at the second meeting succeeding after the date upon which the recommendation of the plan commission is filed with the council, said application shall be deemed to have been denied.

7. Changes and modifications. Charges and fees are established by the city for variances, special uses, zoning change, map amendments, planned unit development, and/or text amendments. The amount of the variance will be determined by the public health and safety commissioner and the building inspector, based upon the expected complexity of the proposed application.

8. Duration of permit for variation. Any permit for variance heard by the plan commission and approved by the city council which has not been acted upon within one year of approval shall become null and void.

9. Building permit. No approval of the city council for any variation shall be construed as approval of a final building permit. All variances requiring building permits must make application to the city building inspector.



Overview



Legend

-  Municipalities
-  Townships
-  Roads
-  Tax Parcels
-  Tax Parcels with Details

Parcel ID	16-03-183-001	Class	0060	Owner Address Available with Subscription
Township	Oregon-Nashua	Acreage	0.29	
Property Address	101 S 1ST ST OREGON			
District	01840T			
Brief Tax Description	RNG/BLK: TWP:0 SECT/LOT: N 264 FT OF A TR S OF WASH N JEFFERSON & E 1ST ST W OF RIV NW1/4 (Note: Not to be used on legal documents)			

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