

**City of Oregon Plan Commission Agenda
Tuesday October 17th, 2023, 5:30 P.M.
City Hall 115 N. 3rd Street**

Option to Join Zoom Meeting

Meeting ID: 859 8387 7202

Passcode: 877932

One tap mobile

+13092053325

Consideration and possible action

I. Open Public Hearing

- a. Short-Term Rental request submitted by Sally Moring for the property located at 309 S. 1st Street Parcel #16-03-186-004

II. Close Public Hearing

III. Open Regular Meeting

a. Public Comment

1. Approve September 19th, 2023, Minutes
2. Approve Short-Term Rental request submitted by Sally Moring for the property located at 309 S. 1st Street Parcel #16-03-186-004
3. Set Public Hearing Date of November 21st, 2023 for a variance application submitted by Trestle Holdings LLC regarding storm water detention for the Treste Ridge Subdivision
4. Discuss draft of Comprehensive Plan
5. Other business

Committee Members

Mark Herman - Chairman

Rachel Brunner, Roger Cain, Randy Cropp, Jeff Hallock, Rick Ryland, Karly Spell



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>MORNING</u>		
Legal Name used for IDOR Hotel Operators Tax License if applicable:		
IDOR Hotel Operators Tax License Number if applicable:		
Address: <u>309 S. 1st</u>		
City: <u>OREGON</u>	State:	Zip Code:
Business Phone:	Cell Phone:	Email:
PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)		
Owner of Record (as shown on most recent deed):		
Address: <u>309 S. 1st St</u>		
City: <u>OREGON</u>	State: <u>IL</u>	Zip Code: <u>61061</u>
Business Phone:	Cell Phone:	Email: <u>SAME AS ABOVE</u>
PROPERTY INFORMATION		
Property Address: <u>309 S. 1st St</u>		
City: <u>OREGON</u>	State: <u>IL</u>	Zip Code: <u>61061</u>
Responsible Party Name: <u>DAUGHERTER</u>		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 type="checkbox"/> NO	<input checked="" 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 checked="" 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.		
SHORT-TERM RENTAL: as defined in Oregon City Code 6.14.10.		

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: 9/15/23

FOR OFFICE USE ONLY	
What type of residence?	<input checked="" 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: _____



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

SHORT-TERM RENTAL APPLICATION – (ONE PER PROPERTY)

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.

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

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

All State of Illinois tax laws must be followed.

I understand that rentals less than 28 days have a tax of 9% of that 6% goes to the state and 3% goes to the City tourism fund and is collected by Ogle County.

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

X

Sigr

City of Oregon Planning Commission Meeting

The Planning Commission met Tuesday September 19th, 2023, at 5:30 pm.

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

Also, Present: Jeff Bold, City Manager Darin DeHaan, Kim Hannold, Cheryl Hilton, Mayor Ken Williams, and Kurt Wilson.

Chairman Mark Herman called the meeting to order.

Public Hearing for a Short-Term Rental request submitted by Kimber's Edge Properties for the property located at 207 S. 1st Street parcel #16-03-183-005 was opened at 5:31.

Discussion: City Manager Darin DeHaan said the use fits well with the event space at River's Edge Experience. The home is a two-bedroom home. All public notice requirements were met.

Rachel Brunner moved to close the public hearing at 5:33 Seconded by Karly Spell.

Motion carried. No Nays.

City Manager Darin DeHaan made a presentation regarding the Safe Routes to School Grant. He stated this is a collaboration with the Oregon School District and the Oregon Park District to provide safe walking paths from the school to the park. A five-foot sidewalk would connect the elementary school to the park. An eight-foot sidewalk would connect the park to the back of the school along Koontz Place. The maximum grant funds available are two-hundred and fifty thousand dollars. This project has been estimated to cost about two hundred and twenty-three thousand dollars. The grant would cover the costs of the project. No local funds would be necessary. Mayor Ken Williams stated about sixty percent of grants applied for last year were approved. Mark Herman asked who would maintain the sidewalks. City Manager Darin DeHaan said the school would be responsible for the maintenance.

Jeff Hallock moved to approve the August 15th, 2023, minutes, Seconded by Rick Ryland.

Motion carried. No Nays.

Randy Cropp moved to approve the Short-Term Rental request submitted by Kimber's Edge Properties for the property located at 207 S. 1st Street parcel #16-03-183-005, Seconded by Rachel Brunner.

Discussion: The recommendation will go to the City Council next Tuesday.

Motion carried. No Nays.

Mark Herman moved to set a Public Hearing date of October 17th, 2023 for a Short-Term Rental application submitted by Sally Moring for the property located at 309 S. 1st Street parcel #16-03-186-004, Seconded by Jeff Hallock.

Discussion: City Manager Darin DeHaan stated the property is for sale however the family is looking to create income for their mother while she is not living there. The location was previously used for manufacturing. The back of the building was remodeled as a two-story apartment with a large back yard. The committee discussed safety concerns due to the building being an old manufacturing building. They asked for a walk through of the property be scheduled before the public hearing.

Motion carried. No Nays.

Discuss Amending 24.16.010 to allow construction trailers to park on city streets: City Manager Darin DeHaan asked the committee for guidance on the ordinance. He stated the ordinance was originally created due to complaints of recreational vehicles and construction trailers blocking residents' views on city streets. He said with the recent influx of construction trailers, there have been requests for these types of trailers to be allowed to sit overnight on the street without violating the city ordinance. The ordinance is strictly enforced by the police department. The committee discussed issuing as needed temporary permits to allow trailers to sit on city streets. An amendment to the code will be created and presented to the City Council.

Other business: Mayor Ken Williams provided committee members with an updated Ogle County and City of Oregon zoning map. City Manager Darin DeHaan said there are also a couple of potential annexations upcoming. Council Member Kurt Wilson thanked the Planning Commission for working with him over the last eight years on the committee. He has now joined the Sustainability Committee. Rick Ryland asked about the mural at Bad Ash Cigar. Mayor Ken Williams said the petitioner decided he would like more time to consider health requirements required by the state. The City Council is allowing them thirty days to adjust and present a new plan.

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

Motion carried. No Nays.

Submitted by: City Clerk Cheryl Hilton

**City of Oregon
Application for Variation**

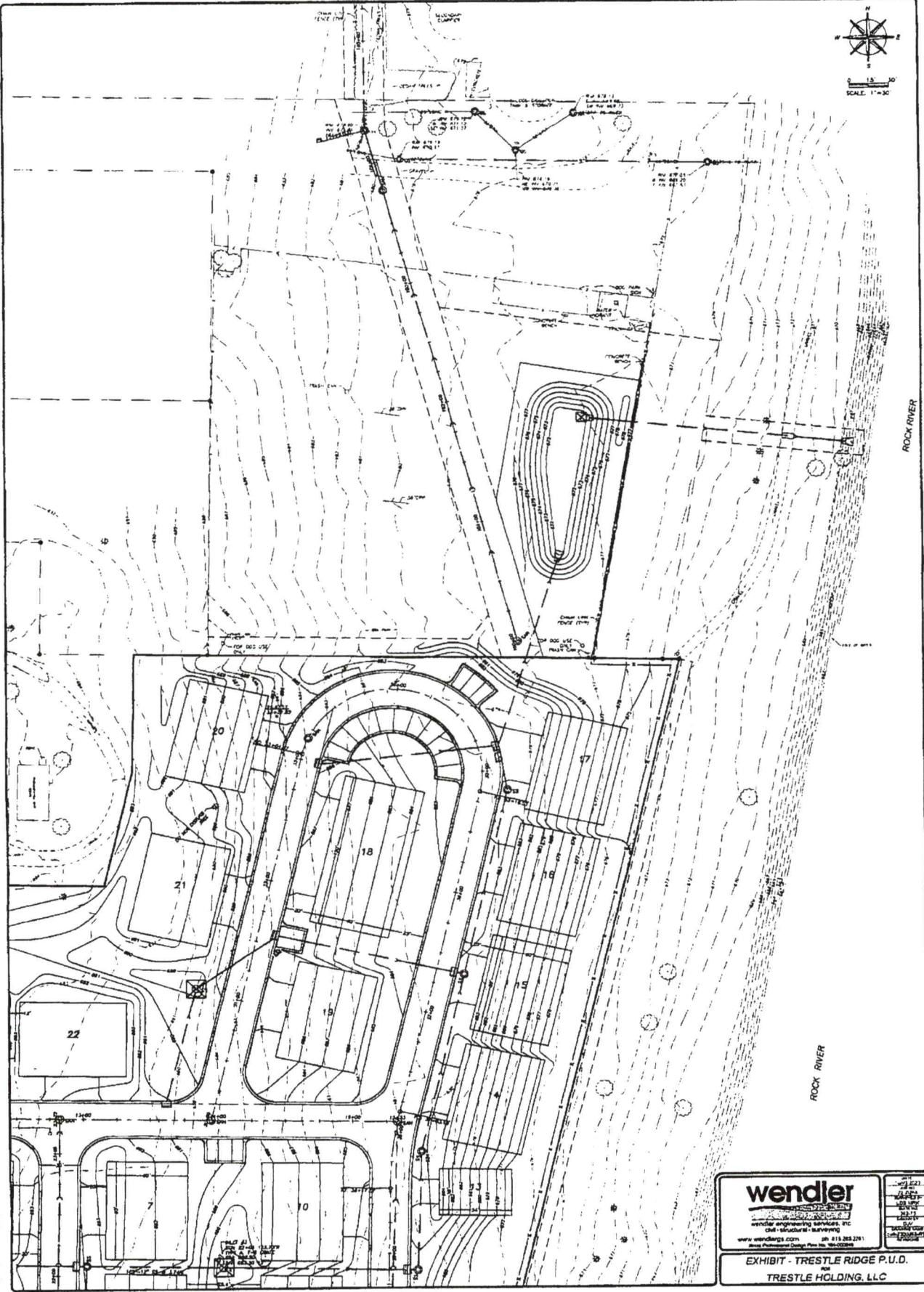
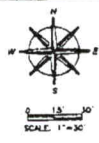
1. Applicant's name Trestle Holdings, LLC
2. Applicant's address: % Ted N. Hvarre,
3. Applicant's phone number: _____
4. Applicant's email address: _____ @ _____
5. Address of property for which variance is being requested
City of Oregon Dog Park for storm water detention for
Trestle Ridge Subdivision
6. Nature of variance:
for storm water detention for
Trestle Ridge Subdivision
7. Charges and fees:

Residential:	Non-refundable fee: \$100.00 but not more than \$500.00
Commercial: Commercial Business District Industrial Any other type of zoning	Non-refundable fee: \$300.00 but not more than \$2,500.00

8. Request for fee waiver and reimbursement for public hearing costs: *The Planning Committee will consider a waiver of fees and public hearing costs if the project is presented as an enhancement to the community as a whole and will benefit the public.

9. A drawing to scale – to include lot dimensions, location & size of all building on lot, setbacks, unusual characteristics, and variation as requested. The Planning Commissioner has the right to request a survey at the landowner's or project organization's expense if so needed.

Internal use only: Fee waiver granted _____ years _____ days
 Reimburse Public Notice Costs granted _____ years _____ days



wendler ENGINEERING SERVICES, INC. www.wendlers.com www.wendlers.com PH: 813.263.2291 www.wendlers.com PH: 813.263.2291	11/21/21
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EXHIBIT - TRESTLE RIDGE P.U.D. FOR TRESTLE HOLDING, LLC	



Overview



Legend

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

Parcel ID	16-10-128-009	Class	0030	Owner Address Available with Subscription
Township	Oregon-Nashua	Acreage	4.8	
Property Address				
District	01840T			
Brief Tax Description	COMMON AREA TRESTLE RIDGE PUD PT NW4 <i>(Note: Not to be used on legal documents)</i>			

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GEO SPATIAL

MEMO

To: Darin DeHaan, City of Oregon
From: Mim Evans, Northern Illinois University Center for Governmental Studies
Todd Vanadilok, Egret & Ox Planning
Date: October 10, 2023
Re: Interim Report on Key Comprehensive Plan Recommendations: Vision, Goals, and Future Land Use Plan

Over the course of four meetings, the Comprehensive Plan Task Force has provided guidance in the development of a draft vision statement, goals and objectives, Future Land Use Plan, and other core elements that will be part of the Comprehensive Plan Update. In particular, the draft vision statement and goals, which are summarized on the next page, encapsulate the overall policy guidance for a range of community planning topics as covered by the nine goals. The goals represent achievable outcomes that support the vision statement. In addition to developing the draft vision and goals, the Task Force provided guidance on prioritizing draft objectives and preparing an initial set of draft strategies, which will eventually be integrated into the Comprehensive Plan's implementation plan.

In addition, the draft Future Land Use Plan (map) is shared since it is typically viewed as the centerpiece of the Comprehensive Plan, as it identifies areas of potential growth and development and outlines the distribution of land that influence the City's zoning map and standards. While the Future Land Use Plan is a guidance tool, the zoning map and standards are the legally defensible documents that the City can use to ensure development and general use of land adhere to local regulations and best practices.

The map on page 3 of this memo is the preferred land use scenario for the Future Land Use Plan. This map will be the version presented in the Comprehensive Plan document, barring any further revisions before plan adoption. This preferred land use scenario is based on the Task Force's review of and comment on three growth scenarios, which are shown on page 4 of this memo and provided to illustrate how the preferred Future Land Use Plan was derived.

- Scenario A reflects the lowest level of growth, primarily focusing on building out parcels within municipal limits that are already zoned or platted for residential use.
- Scenario B represents a modest level of growth that starts to plan for greater residential growth beyond municipal limits and increased commercial/industrial development at the City's east and south sides.
- Scenario C shows a more aggressive level of growth with even greater amounts of residential, commercial, and industrial development within the City's 1½-mile planning area.

In all three scenarios, population projections are provided to illustrate how potential development could impact Oregon's population. This provides municipal officials with a quantifiable measure of how the Future Land Use Plan impacts the community. These scenarios were presented to the Task Force at their June 13, 2023 meeting, with Scenario B identified as their preference, which is reflected in the map on page 3 as the preferred land use scenario for the Future Land Use Plan.

We welcome feedback from the City Council, Plan Commission or staff on the draft vision statement, goals, and Future Land Use Plan. Any additional input will be considered as the complete draft Comprehensive Plan is developed and refined over the next several weeks.

DRAFT VISION STATEMENT

Oregon, Illinois is a charming small town located on the Rock River, surrounded by scenic farmland and state parks. A center for the arts, outdoor adventure and festivals, Oregon thrives by welcoming residents, businesses and visitors. The community honors its history and is dedicated to creating a bright and sustainable future.

DRAFT GOALS

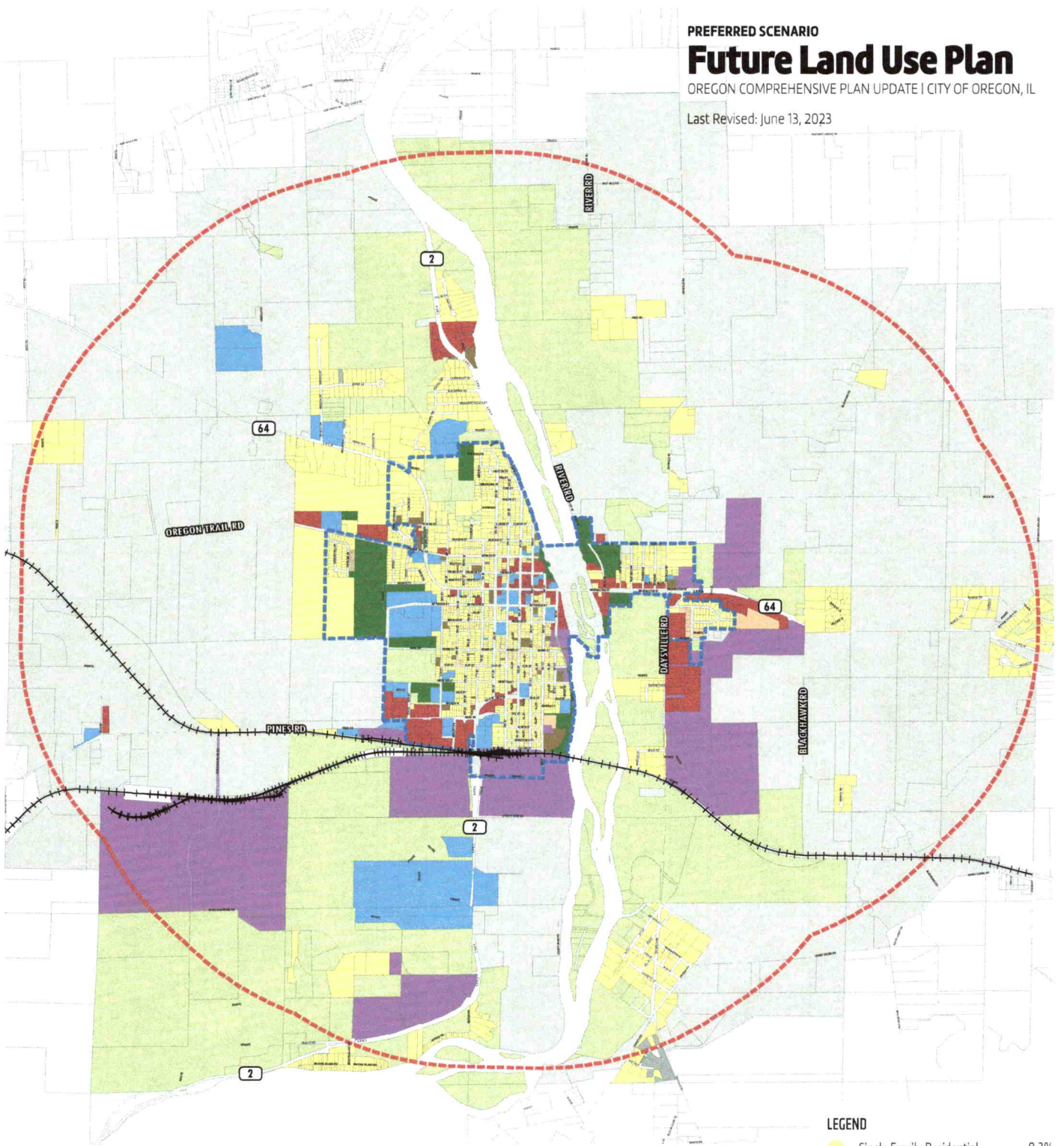
1. **Community Character:** Oregon will be a well-planned city with varied living, working, and community support options that preserve the city's character, protect the natural setting of the Rock River Valley, and is known as a safe, family-oriented community.
2. **Residential Neighborhoods:** Oregon will expand the variety of high quality, attractive and safe neighborhoods with a friendly and comfortable ambiance, including the conservation and enrichment of existing neighborhoods, prudent development of new neighborhoods and workforce housing opportunities.
3. **Economic Development:** Oregon will have an economically diverse tax base that expands employment and commercial opportunities.
4. **Transportation:** Oregon will have a balanced transportation system that is efficient and safe for motor vehicles, pedestrians and bicyclists through, around and into the community.
5. **Public Facilities, Services, and Utilities:** Oregon will promote a positive community image through accessible and attractive public facilities and services that meet the needs of residents and the business community, as well as provide adequate utilities to support growth and development.
6. **Environmental and Natural Resources:** Oregon will preserve the community's natural resources to protect the environment and enhance the community's physical assets.
7. **Parks and Open Space:** Oregon will provide a quality network of public parks, open spaces, recreation facilities and trails throughout the community that is accessible to all ages and abilities.
8. **Community Design:** Oregon will enhance its community character by encouraging quality design of the built environment and protecting the natural environment.
9. **Communications:** Oregon will provide clear and convenient communication between city officials, residents, property owners, businesses, and other community stakeholders.

PREFERRED SCENARIO

Future Land Use Plan

OREGON COMPREHENSIVE PLAN UPDATE | CITY OF OREGON, IL

Last Revised: June 13, 2023



PREFERRED SCENARIO: Focus growth by (1) building out undeveloped plats and infill parcels, (2) expanding current residential growth areas on the east and west parts of town, and (3) increasing commercial and industrial development on the south and west parts of town

3,592

Oregon's 2021 population, per the U.S. Census ACS 5-Year Estimates

2,563

New residents added via full residential buildout of Scenario A

6,155

Ultimate population if new residential growth added to 2021 population

71.4%

Population growth as a percentage of Oregon's 2021 population

LEGEND

Single Family Residential	9.3%
Two Family Residential	0.2%
Multi Family Residential	0.2%
Commercial	1.4%
Industrial	7.2%
Public/Institutional	3.1%
Open Space Recreation	1.0%
Open Space Conservation	21.3%
Agricultural	56.2%
Vacant	0.1%
Municipal Boundary	
1 1/2-Mile Planning Boundary	

COMPARISON OF GROWTH SCENARIOS

Future Land Use Map

3,592

Oregon's 2021 population, per the U.S. Census ACS 5-Year Estimates

775

New residents added via full residential buildout of Scenario A

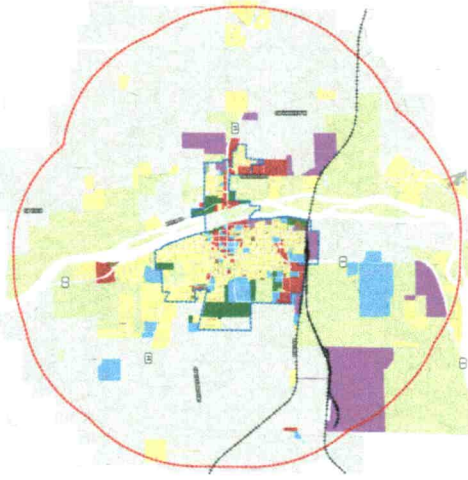
4,367

Ultimate population if new residential growth added to 2021 population

21.6%

Population growth as a percentage of Oregon's 2021 population

SCENARIO A



2,563

New residents added via full residential buildout of Scenario B

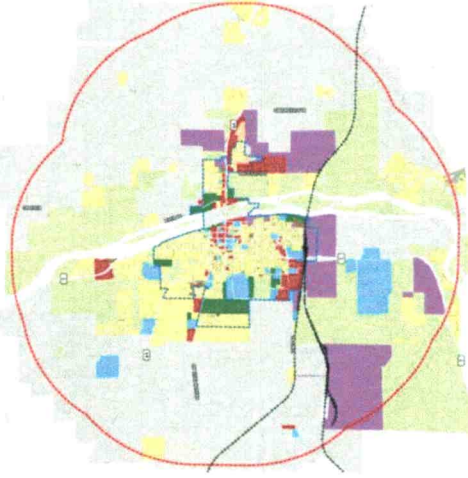
6,155

Ultimate population if new residential growth added to 2021 population

71.4%

Population growth as a percentage of Oregon's 2021 population

SCENARIO B



4,630

New residents added via full residential buildout of Scenario C

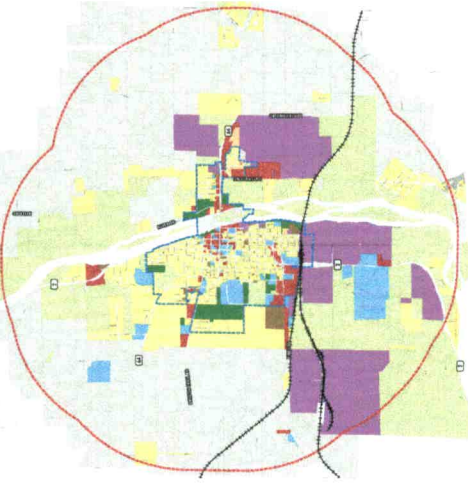
8,222

Ultimate population if new residential growth added to 2021 population

128.9%

Population growth as a percentage of Oregon's 2021 population

SCENARIO C



LEGEND

- Single Family Residential
- Two Family Residential
- Multi Family Residential
- Commercial
- Industrial
- Public/Institutional
- Open Space Recreation
- Open Space Conservation
- Agricultural
- Vacant
- Municipal Boundary
- 17-Mile Planning Boundary