

**City of Oregon Planning Commission Agenda
Tuesday November 19th, 2024, 5:30 P.M.
City Hall 115 N. 3rd Street**

Option to Join Zoom Meeting

Meeting ID: 867 3921 5440

Passcode: 152777

One tap mobile

+13092053325

Consideration and possible action

Public Comment

1. Approve October 15th, 2024, Minutes
2. Set Public Hearing date for January 21st, 2025 for the Oregon Fire Protection District – Special Use/Variance request – 100 W. Washington Street – Parcels 16-03-178-005, 16-03-178-009, 16-03-178-008, 16-03-178-002, and 16-03-178-001
3. Other business

Committee Members

Mark Herman - Chairman

Roger Cain, Randy Cropp, Jeff Hallock,
Liz Hiemstra, Rick Ryland, and Karly Spell

City of Oregon Planning Commission Meeting

The Planning Commission met Tuesday October 15th, 2024, at 5:30 pm.

Members Present: Randy Cropp, Jeff Hallock, Liz Hiemstra, Mark Herman, Rick Ryland, and Karly Spell.

Absent: Roger Cain.

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

Chairman Mark Herman called the meeting to order.

Chairman Mark Herman opened the Public Hearing regarding a Variance Request of the sign ordinance submitted by Lou Vanderwyst – Conover Square Mall – 201 N 3rd Street, Oregon – Parcel #16-03-176-009 at 5:31pm.

Fran Voles spoke on behalf of Lou Vanderwyst, owner of Conover Square Mall. He said he has helped with many repairs that have been done to the building. He said the new signage will help to better identify Conover Square Mall. Rick Ryland said all the improvements look great. Liz Hiemstra thought the signage would look better if it were all contained in one area. She said she feels the signage is rather large even though the building is much larger than surrounding buildings. Mark Herman asked about the material the sign would be made of. Fran Voles stated the material is a type of Styrofoam that can be painted.

Mark Herman moved to close the public hearing at 5:41pm, Seconded by Karly Spell.

Motion carried. No Nays.

Karly Spell moved to approve the September 17th, 2024, minutes, Seconded by Randy Cropp.

Motion carried. No Nays.

Jeff Hallock moved to approve the Variance Request of the sign ordinance submitted by Lou Vanderwyst – Conover Square Mall – 201 N 3rd Street, Oregon – Parcel #16-03-176-009, Seconded by Rick Ryland.

Discussion: Mark Herman said the recommendation will be made to the City Council to review at their next meeting, Tuesday October 22nd at 5:30pm.

Roll Call: Yea: Herman, Cropp, Hallock, Ryland, and Spell. Nays: Hiemstra. Absent: Cain.

Mark Herman moved to adjourn the meeting at 5:43 pm, Seconded by Karly Spell.

Motion carried. No Nays.

Submitted by Cheryl Hilton, City Clerk



OREGON FIRE PROTECTION DISTRICT

106 S. First St. Oregon, IL 61061

815-732-1001 adminoffice@oregonfpd.org



11/13/2024

Dear Members of the Oregon Planning Commission,

On behalf of the Oregon Fire Protection District, this proposal letter is meant to request and substantiate the grant of a Special Use Permit for 100 W. Washington Street, Oregon, IL. It is the intention of the Oregon Fire Protection District to expand the main station by approximately 9,996 square feet.

When the station was originally built in 1984, it was intended solely to house the volunteer fire department. However, in 2015, the District added EMS services, which has developed a full-time staffing of 9 firefighter paramedics in 2024.

The proposed extension is essential to accommodate the growing needs of our community and enhance the efficiency of our emergency response services. With our transition to full-time staffing and the acquisition of updated equipment, the current facility is no longer adequate to support our operations. The cost of this addition is estimated to be \$4 million, whereas constructing a new station could double this cost. We understand the importance of utilizing taxpayer funds in a responsible and efficient manner. By opting for this extension, we are committed to maximizing the value of every dollar spent, ensuring that we continue to provide exceptional service to our community while being fiscally prudent.

It will be our intention to maintain the green space behind our station, ensuring that the community continues to benefit from this valuable resource.

NATURE OF THE SPECIAL USE PERMIT:

1. **Permitted Use:** Based on the Zoning Ordinance for the Riverfront District Division 3, c) Permitted Uses (2) we are requesting a variance for Special Use. We will continue to operate as a Governmental Entity, namely a Fire Protection District offering Paramedic Services.

We appreciate your consideration of this request and are available to provide any additional information or answer any questions you may have. We look forward to working collaboratively with the City of Oregon to achieve this important community enhancement. Thank you for your time and attention to this matter.

Sincerely,

Oregon Fire Protection District

Michael Knoup, Fire Chief

Application for Special Use Permit

Shall consist of the following:

A. Application. An application for a special use permit shall be made and filed with the City Clerk and accompanied by such information as may be required by the Planning Commission. Such applications shall be forwarded to the Planning Commission within five (5) days after receipt by the City Clerk. Such applications shall include:

1. Name and address of applicant; **Oregon Fire Protection District, 100 W. Washington Street, Oregon, IL 61061**
2. Name and address of the owner of the property described in such application; **Oregon Fire Protection District, 100 W. Washington Street, Oregon, IL 61061**
3. Name and address of all abutting property owners and owners of the frontage directly opposite the frontage of the subject property; **Richard and Louis Haan, 3747 W. IL Rte 64 Lot 17, Mount Morris, IL 61054 2. Oregon Park District, P.O. Box 237, Oregon, IL 61061 3. Timothy and Kimberly Krug, 103 W. Washington Street, Oregon, IL 61061 4. Errands 'N' More Inc, 301 W. 11th St., Sterling, IL 61081**
4. A description of the subject property by legal description as well as street address; **100 W. Washington Street, Oregon, IL to include the following parcels: 16-03-178-005, 16-03-178-009, 16-03-178-008, 16-03-178-010, 16-03-178-002 and 16-03-178-001**
5. Type of improvement presently located on said property; **Said property at 100 W. Washington St., Oregon currently houses the Main Station, a governmental entity provided emergency fire and ambulance services. The remaining parcels are vacant unimproved lots.**
6. Proposed operation or use of the subject property; **Operation will remain the same. The proposed extension is essential to accommodate the growing needs of our community and enhance the efficiency of our emergency response services. With our transition to full-time staffing and the acquisition of updated equipment, the current facility is no longer adequate to support our operations.**
7. The zoning district within which the subject property is located at the time of said application; **Property is current in the Riverfront District as of the Ordinance dated 2016.**

Such additional information may be required by the Planning Commission or the City Council.

Applicant

Subscribed and sworn to before me.
this 15th day of November 2024.



Notary Public

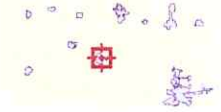
When completed return to the City Clerk at 115 N 3rd Street Oregon, IL 61061.

Fees:

Residential	Nonrefundable fee \$100.00, but not more than \$500.00
Commercial, Commercial Business District	Nonrefundable fee \$500.00, but not more than \$2,500.00
Industrial and any other type of zoning	



Overview



Legend

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

Parcel ID	16-03-178-005	Class	0090	Owner Address Available with Subscription
Township	Oregon-Nashua	Acreage	0.67	
Property Address	100 W WASHINGTON ST OREGON			
District	01840T			
Brief Tax Description	RNG/BLK: TWP:0 SECT/LOT: LOTS 7-8-9 & TH PT LOT 2 NWFL 4 SEC 3-23-10 LYG E LOTS 7,8&9 BLK 37 CITY OF OREGON FIRE ST BK 304 PG 89 HWY BK 96-10711 <i>(Note: Not to be used on legal documents)</i>			

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