

**City of Oregon Planning Commission Agenda
Tuesday January 21st, 2025, 5:30 P.M.
City Hall 115 N. 3rd Street**

Option to Join Zoom Meeting

Meeting ID: 875 0527 1130

Passcode: 768783

One tap mobile

+13092053325

Consideration and possible action

Public Hearing

1. Variance request from the Oregon Fire Protection District – Allow for the construction of a non-conforming addition to the existing building as well as a variance of the allowable special uses of the River Front Commercial District – pin #'s 16-03-178-005, 16-03-178-008, and 16-03-178-009

Public Comment

1. Approve November 19th, 2024, Minutes
2. Approve the Variance request from the Oregon Fire Protection District – Allow for the construction of a non-conforming addition to the existing building as well as a variance of the allowable special uses of the River Front Commercial District – pin #'s 16-03-178-005, 16-03-178-008, and 16-03-178-009
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 November 19th, 2024, at 5:30 pm.

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

Absent: Randy Cropp.

Also, Present: City Clerk Cheryl Hilton, Mike Knoup, Stan Carr, and Mayor Ken Williams.

Present via Zoom: Rich Rhoads.

Chairman Mark Herman called the meeting to order.

Karly Spell moved to approve the October 15th, 2024, minutes, Seconded by Rick Ryland.

Motion carried. No Nays.

Rick Ryland moved to set a 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, Seconded by Roger Cain.

Discussion: Mike Knoup spoke regarding the proposed addition to the fire department. He stated the addition would double the size of the building and include sleeping space, new offices, and pull-through bays. The fire department plans to use existing funds, grants, and local lenders to pay for the addition. The addition will not impact the Farmer’s Market area. The committee discussed a twenty-year time limit on the variance. Recommendation was made to remove the two parcels where the Farmer’s Market is held from the variance application.

Motion carried. No Nays.

Jeff Hallock moved to adjourn the meeting at 5:45 pm, Seconded by Mark Herman.

Motion carried. No Nays.

Submitted by Cheryl Hilton, City Clerk

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 Oregon Fire Protection District
 2. Applicant's address 100 W Washington Street, Oregon IL 61061
 3. Applicant's phone number 815-732-1001
 4. Address of property for which variance is being requested
100 W Washington Street, Oregon, IL 61061
Parcel #'s: 16-03-178-005, 16-03-178-008, 16-03-178-009
 5. Nature of variance _____
Allow for the construction of a non-conforming addition to the existing building as well as a
variance of the allowable special uses of the River Front Commercial District.
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.

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.

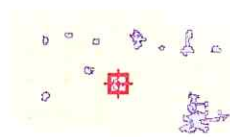
7. Changes and modifications. Charges and fees are established by the city for variances, special uses, zoning change, map amendments, planned unit development, and/or text amendments. The amount of the variance will be determined by the public health and safety commissioner and the building inspector,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



Overview



Legend

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

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