

City of Oregon Planning Commission Agenda
Tuesday May 20th, 2025, 5:30 P.M.
City Hall 115 N. 3rd Street

Option to Join Zoom Meeting

Meeting ID: 829 8895 2809

Passcode: 337447

One tap mobile

+13126266799

Consideration and possible action

Public Comment

1. Approve January 21st, 2025, Minutes
2. Set Public Hearing date of June 17th to amend the zoning map for 307 S. 2nd Street parcel #16-03-185-007, 309 S. 2nd Street parcel #16-03-185-008, and 311 S. 2nd Street parcel #16-03-185-009 from Industrial to Residential
3. Set Public Hearing date of June 17th for a Variance request submitted by Eric Kingery 100 S. 7th Street parcel #16-04-296-04 – Request to install an 8-foot fence around the residence to reduce traffic noise and increase privacy
4. Ordinance 2025-009 amending the Oregon City Code Title 26.16 Fences
5. 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 January 21st, 2025, at 5:30 pm.

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

Also, Present: Steve Carr, Melanie Cozzi, City Manager Darin DeHaan, John Dickson, Lee Hadick, City Clerk Cheryl Hilton, Earleen Hinton, Mike Knoup, Tim & Kim Krug, Kent & Kathy Lawrence, Michael Ring, Terry Schuster, Don Stevens, and Mayor Ken Williams.

Present via Zoom: Lynn Baylor-Zies, Rich Rhoads, Stephanie Wendt, and members of the Oregon Fire Protection District.

Chairman Mark Herman called the meeting to order.

City Manager Darin DeHaan stated the requirements of the public hearing. The purpose of the public hearing is for a variance request submitted by 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 numbers 16-03-178-005, 16-03-178-008, and 16-03-178-009. He also verified all public notices, and certified mailings were completed as required. Recommendation from the Planning Commission will be considered and recorded and provided to the City Council.

Mark Herman opened the public hearing at 5:35pm.

Mike Knoup provided information regarding the variance request and reasons why the addition is needed. Public comments were given and included funding for the project, department staffing levels and growth, lifespan of the proposed addition, infrastructure required, effects of relocating the fire department and attaining sufficient public input on the proposal. Discussion also included the value of protecting river front property and future growth of the community.

Mark Herman closed the public hearing at 6:27pm.

Liz Hiemstra moved to approve the November 19th, 2024, minutes, Seconded by Karly Spell.

Motion carried. No Nays.

Jeff Hallock moved to 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 uses of the River Front Commercial District – Pin #'s 16-03-178-005, 16-03-178-009, 16-03-178-008, and 16-03-178-009, Seconded by Rick Ryland.

Discussion: The Planning Commission discussed the timetable for construction, educating the public on the River Front Zoning, and grants available to the fire department.

Hiemstra: Nay. Cain: Yea. Ryland: Yea. Hallock: Yea. Herman: Nay. Spell: Nay. Cropp: Nay.

Mark Herman stated the vote was four to three to deny the variance request. The Planning Commission recommendation will be given to the City Council.

Liz Hiemstra moved to adjourn the meeting at 6:42 pm, Seconded by Roger Cain.

Motion carried. No Nays.

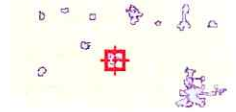
Submitted by Cheryl Hilton, City Clerk



Ogle County, IL



Overview



Legend

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

Parcel ID	16-03-185-007	Class	0040	Owner Address Available with Subscription
Township	Oregon-Nashua	Acreage	0.38	
Property Address	307 S 2ND ST OREGON			
District	01840			
Brief Tax Description	RNG/BLK: TWP:0 SECT/LOT: N 63 FT OF S 191 FT BLK 40 CITY OF OREGON (Note: Not to be used on legal documents)			

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City of Oregon
Application for Variation

1. Applicant's name Eric Kingery
2. Applicant's address: 100 S 7th St
3. Applicant's phone number: _____
4. Applicant's email address: _____
5. Address of property for which variance is being requested
100 S 7th St
6. Nature of variance:
Requesting an 8ft fence around the residence to reduce traffic noise and increase privacy.
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: \$500.00 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.

Drawing attached via email.

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

Dear Mr. DeHaan:

My name is Erin Moloney, and I live at 100 S. 7th Street in Oregon with my husband, Eric Kingery, and our two children. Since moving to Oregon nearly four years ago, we've taken great pride in being active members of the community and investing in meaningful improvements to our home and property.

I'm writing to request a zoning variance for our fence height. Specifically, we would like to replace our current 6-foot fence with an 8-foot fence surrounding our property, including the stretch along Route 64.

Living directly on Route 64 presents ongoing challenges—significant traffic noise and a lack of privacy being at the top of the list. We are fortunate to have an inground pool in our backyard, which is clearly visible from the road, adjacent properties, and the nearby alley due to the current fence height and the natural slope of the yard.

Our current fence is deteriorating and partially collapsed due to recent storm damage, leaving the fence compromised. We are eager to replace it immediately —both for aesthetic and functional reasons, and most importantly for safety. The new fence we propose would be made of cedar and include mass loaded vinyl panels to reduce traffic noise. These panels are internal to the fence and would not be visible from the outside. The design will match the appearance of our current fence, maintaining the character of the neighborhood.

We believe this increase in height is a reasonable and necessary request to ensure the safety, comfort, and privacy of our family, especially given the unique conditions of our location. We would be happy to provide a property diagram or any additional documentation you may require. Please advise us on the next steps in the zoning variance process. We are hoping to proceed as swiftly as possible due to the current safety concerns and the need to finalize the design and schedule the installation with our local fencing contractor.

Thank you very much for your time and consideration.

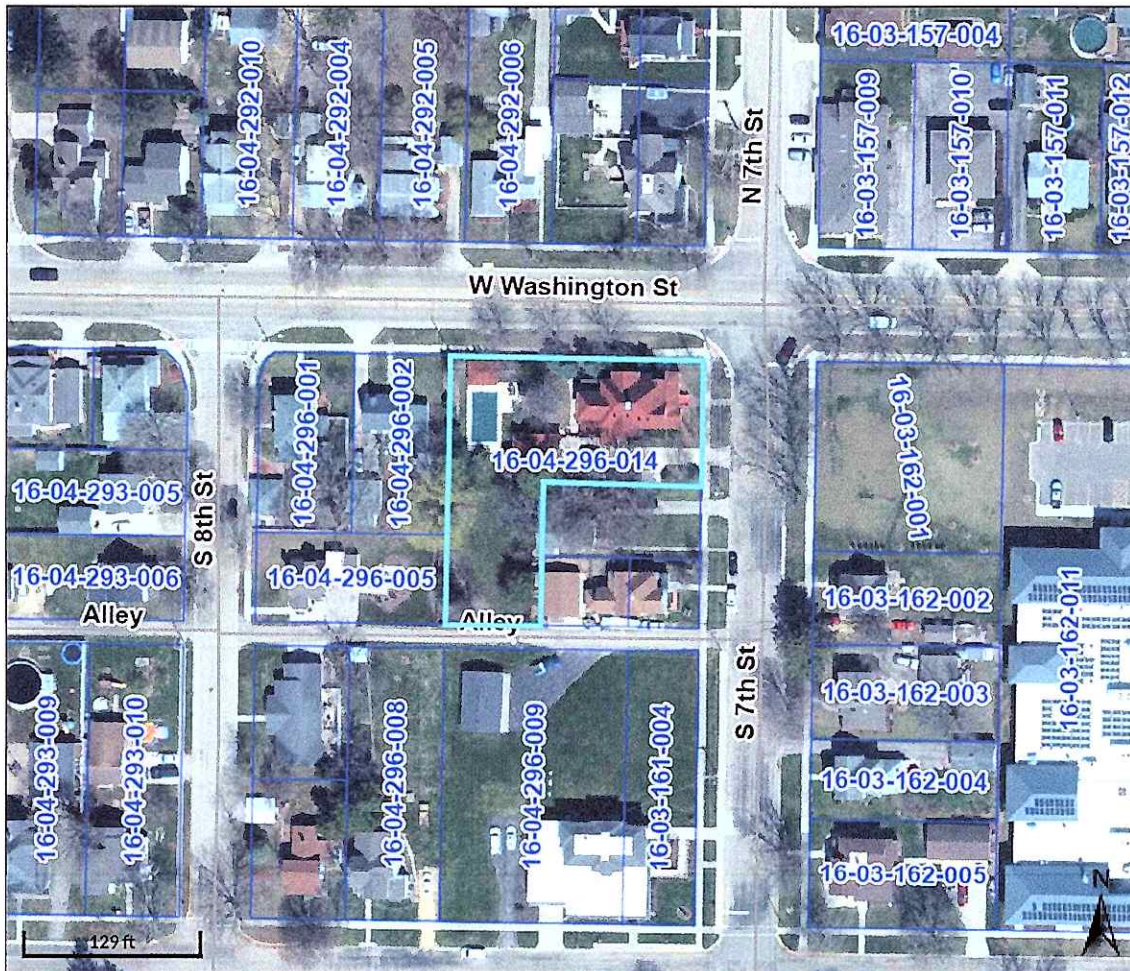
Sincerely,

Erin Moloney

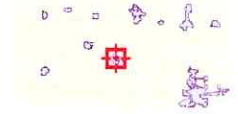




Ogle County, IL



Overview



Legend

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

Parcel ID	16-04-296-014	Class	0040	Owner Address Available with Subscription
Township	Oregon-Nashua	Acreage	n/a	
Property Address	100 S 7TH ST OREGON			
District	01840			
Brief Tax Description	LT 2 BLK 1 JCT PHELPS ADD & W66' OF E132' LT15 OF LT2 NE4 BLK1; LT 1 EX S101.96' BLK 1 & SUB OF LT2 FRCL NE4 SEC4 PT LT 15 N & ADJ TO JCT PHELPS ADD LT1 BLK1; LT12 & N22' LT11 BLK4 ALL IN CITY OF OREGON			
	(Note: Not to be used on legal documents)			

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32.08.030 Application For Variations

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 chapter, 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 Of Variation: An application for variation shall be made in duplicate and filed with the city clerk and shall include:
 - 1. Applicant's name.
 - 2. Applicant's address.
 - 3. Address of property for which variance is being requested.
 - 4. Nature of variance.
 - 5. 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 landowners expense if so needed.
 - 6. Signed affidavit from adjoining landowners stating their position with regard to the variance request.
- B. Application Fee: There shall be a fee as established by the city for each variance applied for.
- C. 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 land owner shall also send certified notice to all adjoining properties and shall turn over return signature cards to the city clerk for public record.
- D. Standards: The plan commission and the city council shall not vary the regulations of this chapter 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 chapter 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:
 - 1. Denial of the variation requested would cause a particular hardship upon the owner of the property; financial or otherwise.
 - 2. The alleged hardship has not been created by any person presently having an interest in the property for which the variance is requested.
 - 3. The variance requested is the minimum necessary.
 - 4. Approval of the variation would cause a particular hardship upon owners of adjoining property; financial or otherwise.
 - 5. Approval of the variation would cause a quality of life hardship on adjoining or surrounding land owners.
 - 6. 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.

7. 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.
 8. 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.
- E. 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 chapter.
- F. 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.
- G. Changes And Modifications: Charges and fees are as 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 city manager and the building inspector, based upon the expected complexity of the proposed application.
- H. 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.
- I. 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.

(Code 1987, § 7-176; Ord. of 12-15-2003; Ord. No. 2013-110, 11-26-2013)

HISTORY

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

**CITY OF OREGON
ORDINANCE 2025-009**

AN ORDINANCE AMENDING OREGON CITY CODE TITLE 26.16 FENCES

WHEREAS, the City has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs, and to review, interpret, and amend its ordinances, rules, and regulations; and

WHEREAS, the City Mayor (the “Mayor”) and the City Council of the City (the “City Council” and with the mayor, the “Corporate Authorities”) are committed to ensuring the health, safety and welfare of City residents; and

WHEREAS, currently, the Municipal Code, City of Oregon, Illinois (the “City Code”) regulates fencing material type (the “Regulations”); and

WHEREAS, the Corporate Authorities recognize the need to update and clarify the Regulations from time to time; and

WHEREAS, based on the foregoing, the Corporate Authorities have determined that it is in the best interests of the City and its residents to amend Regulations as set forth herein; and

WHEREAS, based upon the foregoing, the Corporate Authorities have determined that it is necessary, advisable and in the best interests of the City and its residents to amend Chapter 26, Section 26.16.010 and Section 26.16.030 of the Oregon City Code as set forth below;

NOW THEREFORE, be it ordained by the Council of the City of Oregon, in the State of Illinois, as follows:

SECTION 1: **AMENDMENT** “26.16.010 Permit” of the City of Oregon Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

26.16.010 Permit

- A. It shall be unlawful to construct any fence or walled area on an area zoned for residential or commercial purposes without having first secured a permit. Said fee to be established from time to time by approval of the city council.
- B. Application shall be made in the office of the city clerk and shall be accompanied by one set of plans or specifications indicating:
 - 1. Where the fence will be located (i.e., distance from lot lines).
 - 2. Height of the fence.

3. Construction materials of fence.
- C. Property pins shall be located before fence is erected or installed
- D. The distance from center of the fence pole to the property line shall be 8 inches
- E. The fence post holes shall be a minimum of 42 inches below grade
- F. The minimum gage for a chain link or wire fence shall be 9

(Code 1987, § 6-2(intro. ¶), (1); Ord. No. 1141, 6-12-2000; Ord. No. 1201, 5-10-2004; Ord. of 4-25-2005)

AFTER AMENDMENT

26.16.010 Permit

- A. It shall be unlawful to construct any fence or walled area on an area zoned for residential or commercial purposes without having first secured a permit. Said fee to be established from time to time by approval of the city council.
- B. Application shall be made in the office of the city clerk and shall be accompanied by one set of plans or specifications indicating:
 1. Where the fence will be located (i.e., distance from lot lines).
 2. Height of the fence.
 3. Construction materials of fence.
- C. Property pins shall be located before fence is erected or installed
- D. The distance from center of the fence pole to the property line shall be 8 inches
- E. The fence post holes shall be a minimum of 42 inches below grade
- F. The minimum gage for a chain link or wire fence shall be 9
- G. Acceptable Fence Types and Materials: Any commercially made or fabricated residential wooden, vinyl, PVC, or other types of industry standard residential fence panels, standard chain link fences, and fences constructed of residential standard wood fence boards, posts and rails may be utilized. Top rails are required on all chain link fences.

(Code 1987, § 6-2(intro. ¶), (1); Ord. No. 1141, 6-12-2000; Ord. No. 1201, 5-10-2004; Ord. of 4-25-2005)

SECTION 2: AMENDMENT “26.16.030 Unlawful Fences” of the City of Oregon Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

26.16.030 Unlawful Fences

- A. No fences or walls will be permitted in areas established as utility easements unless provision is made for removal when required for maintenance, installation or

replacement of utilities.

- B. No fences shall be erected or maintained anywhere in the city if equipped with or having barbed wire or any similar device or any electrical charge sufficient to cause shock.

(Code 1987, § 6-2(3); Ord. No. 1141, 6-12-2000; Ord. No. 1201, 5-10-2004; Ord. of 4-25-2005)

AFTER AMENDMENT

26.16.030 Unlawful Fences

- A. No fences or walls will be permitted in areas established as utility easements unless provision is made for removal when required for maintenance, installation or replacement of utilities.
- B. No fences shall be erected or maintained anywhere in the city if equipped with or having barbed wire or any similar device or any electrical charge sufficient to cause shock.
- C. Farm-type woven wire, chicken wire and other similar light weight wire fence materials may not be utilized. Metal ag-type posts may not be utilized in residential zoning districts.

(Code 1987, § 6-2(3); Ord. No. 1141, 6-12-2000; Ord. No. 1201, 5-10-2004; Ord. of 4-25-2005)

PASSED AND ADOPTED BY THE CITY OF OREGON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Council Member Kurt Wilson	_____	_____	_____	_____
Council Member Terry Schuster	_____	_____	_____	_____
Council Member Tim Krug	_____	_____	_____	_____
Council Member Mel Cozzi	_____	_____	_____	_____
Mayor Ken Williams	_____	_____	_____	_____

Presiding Officer

Attest

Ken Williams, Mayor, City of Oregon

Cheryl Hilton, City Clerk, City of Oregon







