

City of Oregon Planning Commission Agenda
Tuesday June 17th, 2025, 5:30 P.M.
City Hall 115 N. 3rd Street

Option to Join Zoom Meeting

Meeting ID: 884 3427 7286

Passcode: 706238

One tap mobile

+13092053325

Consideration and possible action

Public Hearing

1. 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
2. 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

Public Comment

1. Approve May 20th, 2025, Minutes
2. Approve 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. Approve the 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. 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 May 20th, 2025, at 5:30 pm.

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

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

Chairman Mark Herman called the meeting to order.

Rick Ryland moved to approve January 21st, 2025, minutes, Seconded by Roger Cain.

Motion carried. No Nays.

Mark Herman moved to set a 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, Seconded by Liz Hiemstra.

Discussion: An error made on the zoning map shows the three parcels as industrial. A public hearing needs to be held to correctly identify them as residential.

Motion carried. No Nays.

Randy Cropp moved to set a public hearing date of June 17th to 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, Seconded by Jeff Hallock.

Discussion: The property is located along Rt.64 and has an existing six-foot fence. Affidavits have been received from all adjoining property owners and the city building inspector sees no issues with increasing the height of the fence to eight feet.

Motion carried. No Nays.

Randy Cropp moved to approve recommendation to the City Council Ordinance 2025-009 amending the Oregon City Code Title 26.16 Fences with the amendments as follows: heavy gauge fencing, wood on each side with a top rail, and eight foot spacing between posts, Seconded by Karly Spell.

Discussion: The city building inspector received a permit request from a resident to install a cattle fence around their property. The building inspector said other communities do not allow cattle fencing and is looking for more clarification within the ordinance. The City Council reviewed the ordinance and requested input from the Planning Commission. The Planning Commission discussed requesting the fence have a finished edge, top cap or deck railing, and heavy gauge wire be used.

Motion carried. No Nays.

A meeting has been scheduled with the Oregon Fire Department District to discuss the plans for

the building addition.

Roger Cain said he had contacted a county board member over a year ago to address the disrepair of the fence and property located at the Sheriff's Department on S. 2nd Street. Mayor Ken Williams said the county must follow city code. The city code enforcement officer will follow up with the Sheriff's Department.

Rick Ryland said the lawn at a home by the Catholic Church has not been mowed and it looks like there is no activity there. The code enforcement officer will follow up.

Mayor Ken Williams thanked the committee for their assistance to the City Council.

Karly Spell moved to adjourn the meeting at 6:02 pm, Seconded by Liz Hiemstra.

Motion carried. No Nays.

Submitted by Cheryl Hilton, City Clerk

Planning Commission Variance Considerations

Eric Kingery – Fence – 100 S. 7th Street – Parcel Number 16-04-296-04

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:

| | |
|--|-----------|
| Denial of the variation requested would cause a particular hardship upon the owner of the property; financial or otherwise. | Yes or No |
| The alleged hardship has not been created by any person presently having an interest in the property for which the variance is requested. | Yes or No |
| The variance requested is the minimum necessary. | Yes or No |
| Approval of the variation would cause a particular hardship upon owners of adjoining property; financial or otherwise. | Yes or No |
| Approval of the variation would cause a quality-of-life hardship on adjoining or surrounding landowners. | Yes or No |
| 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. | Yes or No |
| 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. | Yes or No |

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.

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



100.00 ft

200.00 ft

300.00 ft

500.50 ft

100.00 ft

New Wood
Repair Wood

100 S 7th St
Recently viewed

S 7th St

104

102

707

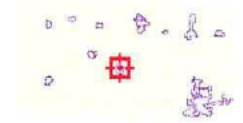
703



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
Brief Tax Description

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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.

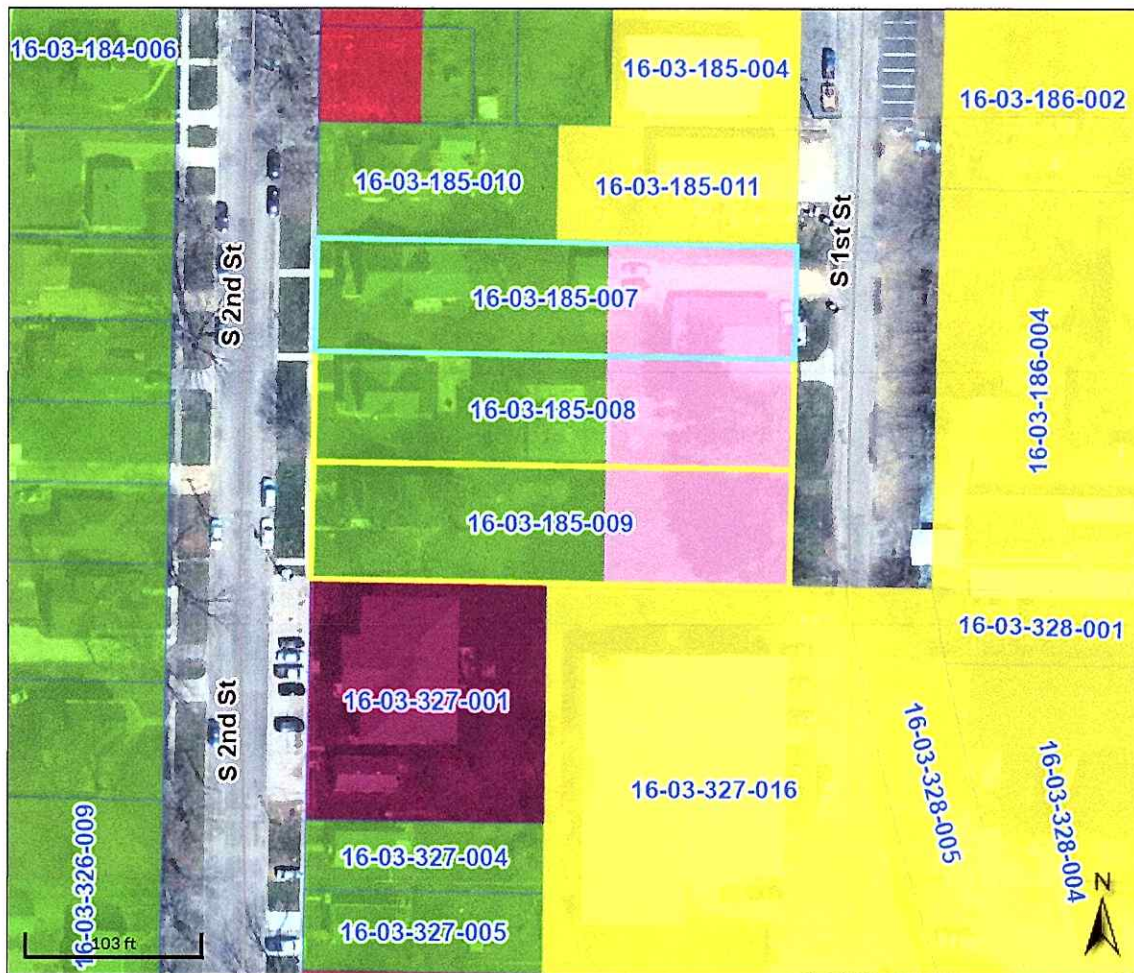
(Code 1987, § 7-176; Ord. of 12-15-2003; Ord. No. 2013-110, 11-26-2013)

HISTORY

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



Ogle County, IL



Overview



Legend

Oregon Zoning

- Commercial District
- Highway District
- Industrial
- R-1 Residential District
- R-1 Permitted Use
- R-2 Residential District
- R-3 Residential District
- Public - Open Space
- RZ - Riverfront Zoning
- 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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