

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

Option to Join Zoom Meeting

Meeting ID: 858 7946 3981

Passcode: 583022

One tap mobile

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Consideration and possible action

Public Comment

1. Approve July 15th, 2025, Minutes
2. Set Public Hearing date for November 18th, 2025, for a Rezoning Request submitted by Edwin Buttens for the property located at 708 W. Washington Street, Parcel #16-04-292-004. Request is to rezone the property from R-1 Single Family to R-3 Multifamily
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 July 15th, 2025, at 5:30 pm.

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

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

Absent: Rick Ryland.

Chairman Mark Herman called the meeting to order.

No public comment.

Karly Spell moved to approve the June 17th, 2025, minutes, Seconded by Randy Cropp.

Motion carried. No Nays.

Parking or Storage of Recreational Vehicles and Trailers in Residential Districts: City Manager Darin DeHaan said he has received complaints regarding recreational vehicles in disrepair and overgrown with weeds in residents yards. He has also heard complaints of people living in campers for extended periods of time. He stated the city is a recreational community and does not want to prohibit recreational vehicles. He asked the Planning Committee for their input. An ordinance will allow the police department, code enforcement officer, and building inspector a mechanism when dealing with an issue. The committee discussed creating a free permit to be displayed to allow for temporary occupancy.

Mark Herman moved to approve Ordinance 2025-015 Rezoning Property from Industrial to R-1 Residential, Seconded by Randy Cropp.

Discussion: The ordinance officially rezones the three parcels the Planning Commission held a public hearing for at the last meeting. 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.

Motion carried. No Nays.

Liz Hiemstra moved to approve the amended City of Oregon Zoning Map, Seconded by Randy Cropp.

Discussion: The map also contains the three parcels that were rezoned. The map will go to the City Council for approval.

Motion carried. No Nays.

Other business: The committee discussed the S 3rd Street property the city has purchased. City Manager Darin DeHaan said the city has received requests for additional parking in the downtown for businesses and tenants. Adding parking to the downtown area has been a part of long-range planning. He also shared All Trails Lead to Oregon marketing campaign information. He said the Daytime Chicago segment received over fifty thousand views. He also said between

the three social media influencers they had 3.8 million views on Instagram. He will be connecting the Autumn on Parade committee with a5 Marketing.

Randy Cropp moved to adjourn the meeting at 6:09 pm, Seconded by Karly Spell.

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 Edwin Buttens
2. Applicant's address 708 W. Washington, Oregon, IL 61061
3. Applicant's phone number _____
4. Address of property for which variance is being requested
708 W. Washington St., Oregon, IL 61061
5. Nature of variance To rezone the property from single-family to multifamily to reflect its existing and long-standing two-unit configuration and allow continued multifamily use after sale of said property.
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.

Planning Commission Variance Considerations

Edwin Buttens – Rezone – 708 W. Washington Street – Parcel Number 16-04-292-004

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.



Ogle County, IL



Overview



Legend

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

Parcel ID	16-04-292-004	Class	0040	Owner Address Available with Subscription
Township	Oregon-Nashua	Acreage	n/a	
Property Address	708 W WASHINGTON ST OREGON			
District	01840			
Brief Tax Description	RNG/BLK: TWP:0 SECT/LOT: LOTS 7 & 8 BLK 1 POTTER'S ADD CITY OF OREGON (Note: Not to be used on legal documents)			

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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.