

City of Oregon Planning Commission Agenda
Tuesday November 18th, 2025, 5:30 P.M.
City Hall 115 N. 3rd Street

Option to Join Zoom Meeting

Meeting ID: 825 1175 4574

Passcode: 182584

One tap mobile

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Consideration and possible action

Public Hearing

1. Public Hearing 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-2 Multifamily

Public Comment

2. Approve October 21st, 2025, Minutes
3. Recommendation for 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-2 Multifamily
4. Other business

Committee Members

Mark Herman - Chairman

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

Planning Commission Zoning/Variance Considerations

Edwin Buttens – Zoning Change from Single Family to Multifamily

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.

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 Butters
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.



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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City of Oregon Planning Commission Meeting

The Planning Commission met Tuesday October 21st, 2025, at 5:30 pm.

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

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

Absent: Randy Cropp and Liz Hiemstra.

Chairman Mark Herman called the meeting to order.

No public comment.

Jeff Hallock moved to approve the July 15th, 2025, minutes, Seconded by Karly Spell.

Motion carried. No Nays.

Mark Herman moved to set a 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 to rezone the property from Single Family to Multifamily, Seconded by Rick Ryland.

Discussion: City Manager Darin DeHaan gave some background on how the city is handling homes that did not go through the permitting process to change from single family to multifamily. He said the city is not making the current multifamily property owner revert the property back to a single-family home. Instead, the city contacts the realtor and the current homeowner when the city sees the property go up for sale as multifamily but is zoned as single family. The owners of 708 W. Washington Street were unaware the property was not zoned as multifamily when they purchased the property. They would like to rezone the property so it can be sold as a multifamily home. If allowed, the zoning of this property would go from R-1 to R-2. Mark Herman said the public hearing will be held on November 18th and notices will be sent to neighbors. The public hearing will allow any questions or public comment to be made on the request. Roger Cain asked how the city is notified of these properties. City Manager Darin DeHaan said he and the Mayor are looking at housing inventory often. Mayor Ken Williams said the Comprehensive Plan includes zoning information. He asked the committee to keep in mind the entire community and the goals in the comprehensive plan when it comes to multifamily in single family zones. He asked them all to visit the property.

Motion carried. No Nays.

Other business: The committee also discussed the fire department construction, the demolition and possible uses of the 3rd Street property, potential EPA grant for the remediation of the property located at 309 S. 1st Street, and tree plantings throughout town.

Jeff Hallock moved to adjourn the meeting at 6:00 pm, Seconded by Karly Spell.

Motion carried. No Nays.

Submitted by Cheryl Hilton, City Clerk