

City of Oregon Planning Commission Meeting

The Planning Commission met Tuesday November 18th, 2025, at 5:30 pm.

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

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

Chairman Mark Herman called the meeting to order. A quorum was present.

Mark Herman opened the public hearing to review a Rezoning Request submitted by Edwin Buttens for the property located at 708 W. Washington Street, Parcel #16-04-292-004. The request is to rezone the property from R-1 single-family to R-2 multi-family.

Discussion: The property was listed as multi-family when the property went up for sale. The owner was unaware there was a zoning issue until this point. If the property remains single-family, the home cannot be rented as multi-family until the zoning is changed. Immediate family can use the space with no single-family zoning issue. Liz Hiemstra asked if there were any previous code issues or violations. Safety of the structure is her main concern. City Manager Darin DeHaan said no previous issues were reported. If the zoning is changed, a building inspection will need to be completed for safety. Roger Cain said the building inspection not only protects the owner, but also future buyers and the property should be inspected by a certified building inspector. Mark Herman asked if changing the zoning would affect the tax rates. City Manager Darin DeHaan said the tax rates are based on the property value. The committee also discussed utility requirements. The property currently has two separate hookups for ComEd and Nicor utilities. There is only one water shut off. The city would require a second shut-off. Roger Cain recommended advertising the space in the home as a mother-in-law suite instead of changing the zoning. They also discussed the parking impact, other rental properties in the neighborhood, and zoning expectations in single-family zones.

Roger Cain moved to close the public hearing at 5:52 pm, Seconded by Jeff Hallock.

Motion carried. No Nays.

No public comment.

Jeff Hallock moved to approve the October 21st, 2025, minutes, Seconded by Karly Spell.

Motion carried. No Nays.

Rick Ryland moved to approve the zoning request to rezone the property from R-1 single-family to R-2 multi-family submitted by Edwin Buttens for the property located at 708 W. Washington Street, Parcel #16-04-292-004, Seconded by Karly Spell.

Roll Call: Hiemstra, Yea. Cain, Nay. Ryland, Yea. Hallock, Nay. Herman, Nay. Spell, Yea. Cropp, Yea. Motion carried. Yeas: 4 Nays: 3

Other business: City Manager Darin DeHaan said the committee will be setting a date for a

public hearing at the next meeting regarding an application for a Short-Term rental. The location at 305 Mix Street has been operating as an Airbnb without going through the permitting process. The committee also discussed the zoning of other properties in the community, things to consider when looking at zoning changes, and the policy for illegal conversions of property without proper permitting.

Karly Spell moved to adjourn the meeting at 6:03 pm, Seconded by Randy Cropp.

Motion carried. No Nays.

Submitted by Cheryl Hilton, City Clerk