

Planning Commission Meeting

The Planning Commission of the City of Oregon met Tuesday June 21, 2011,
6:00 P.M. in the City Hall Council Chambers.

Present: Amy Trimble Chairman
Mike Bowers
Jerry Hinrichs
Tom Miller
Rich Rhoads
Attorney Paul Chadwick

Absent: Joe Ebens
Dale Geyer
Mark Herman

Amy Trimble called the meeting to order.

A Public Hearing took place for a variance submitted by Jim Tegtmeyer to construct an enclosed metal carport on the rear lot line and a three foot setback on the side lot line. No one spoke against the variance. The Public Hearing was closed.

Mike Bowers said that he could live with a three foot set back to the rear, but not on the lot line so there's room to pile snow. Jerry Hinrichs said when he constructed his new garage he had to follow the current setbacks and glad he did because of the traffic in the alley.

Amy read the seven standard questions when a variance is submitted.

Rich Rhoads made a motion to recommend to the City Council that the variance submitted by Jim Tegtmeyer to build a metal carport on the rear lot line and three feet from the side be denied and that he follow the current set backs in place, Seconded by Jerry Hinrichs.

Ayes: Rhoads, Miller, Bowers, and Hinrichs. Nays: Trimble.

Rich Rhoads moved to approve the May 17, 2011 minutes, Seconded by Jerry Hinrichs.

Motion carried. No Nays.

Clay Lindsay, Attorney for City of Byron, was present to discuss the proposed Intergovernmental Agreement between the City of Byron and the City of Oregon. Although there is no current development being planned in the unincorporated areas between the two cities, they felt it's a good idea to have an agreement in effect prior to the time we reach such an issue. It was asked how the boundary was determined. Clay said they used the Forest Preserve property as the boundary. The committee would like to have a bigger map to discuss the boundary line at the next meeting.

Amy would like to update the ordinance for new commercial buildings. She asked Charlene if she could check with other communities to see if they have anything in place.

Amy Trimble moved to adjourn the meeting, Seconded by Mike Bowers.

Motion carried. No Nays.

Adjourned at 6:40 pm

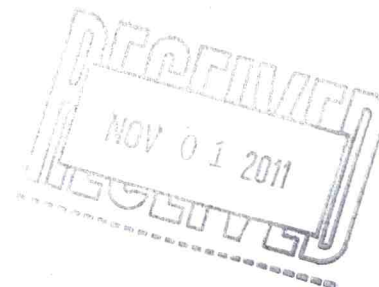
Charlene Ruthe
Secretary

Ogle County Planning & Zoning Department

911 W. Pines Rd.
Oregon, IL 61061
(815) 732-1190
Fax: (815) 732-2229
www.oglecounty.org

November 1, 2011

City of Oregon
% City Clerk
115 N. 3rd St.
Oregon, IL 61061



A petition for a Map Amendment has been filed with the Ogle County Planning & Zoning Department by Gary H. Wood, 1783 W. Pines Rd., Oregon, IL; Clayton R. Wood, 10175 149th Ct., Brighton, CO; and Lyle R. Wood, 3048 Silver Ridge Dr., Oregon, IL. for an Amendment to the Zoning District to rezone from I-1 Industrial District to R-1 Rural Residence District on property described as follows and owned by the petitioners:

Part of the W1/2 of the NW1/4 of Section 8 Oregon-Nashua Township 23N,
R10E of the 4th P.M., Ogle County, IL, 42.037 acres, more or less
Property Identification Number: 16-08-100-004, part of 16-08-100-005, and part
of 16-08-100-006
Common Location: 1783 W. Pines Rd. and 1795 W. Pines Rd.

The Zoning Board of Appeals will hold a public hearing regarding this application on
Tuesday, November 22, 2011 at 6:00 P.M. at the Old Ogle County Courthouse,
Third Floor County Board Room #317, 105 S. Fifth St., Oregon, IL.

All persons in attendance at the above public hearing shall have an opportunity to be heard. Any person who also wishes to appear as an "interested party" with the right to cross-examine others at the hearing must complete and file an appearance form with the Ogle County Planning & Zoning Department no later than five (5) business days before the date of the hearing. The application for this rezoning is on file with detailed description and available for examination at the Ogle County Planning & Zoning Department, 911 W. Pines Rd., Oregon, Illinois.

Yours truly,

Michael Reibel

Michael Reibel
Planning & Zoning Administrator
MR/srl

Ogle County Zoning Board of Appeals

911 W. Pines Rd.
Oregon, IL 61061
(815) 732-1190
Fax: (815) 732-2229
www.oglecounty.org

PUBLIC NOTICE ZONING BOARD OF APPEALS

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

Public Notice is hereby given to all persons in Oregon-Nashua Township that a Public Hearing will be held Tuesday, November 22, 2011 at 6:00 P.M. at the Old Ogle County Courthouse, Third Floor County Board Room #317, 105 S. Fifth St., Oregon, IL to consider the request filed October 17, 2011 of Gary H. Wood, 1783 W. Pines Rd., Oregon, IL; Clayton R. Wood, 10175 149th Ct., Brighton, CO; and Lyle R. Wood, 3048 Silver Ridge Dr., Oregon, IL. for an Amendment to the Zoning District to rezone from I-1 Industrial District to R-1 Rural Residence District on property described as follows and owned by the petitioners:

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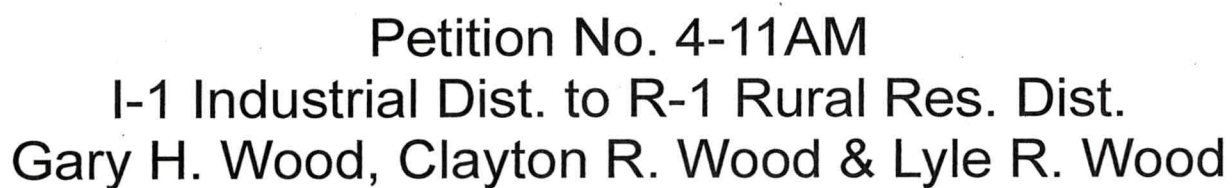
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ZONING BOARD OF APPEALS

BRUCE McKINNEY, Chairman

Dated at Oregon, Illinois
this 17th day of October, 2011

#4-11AM

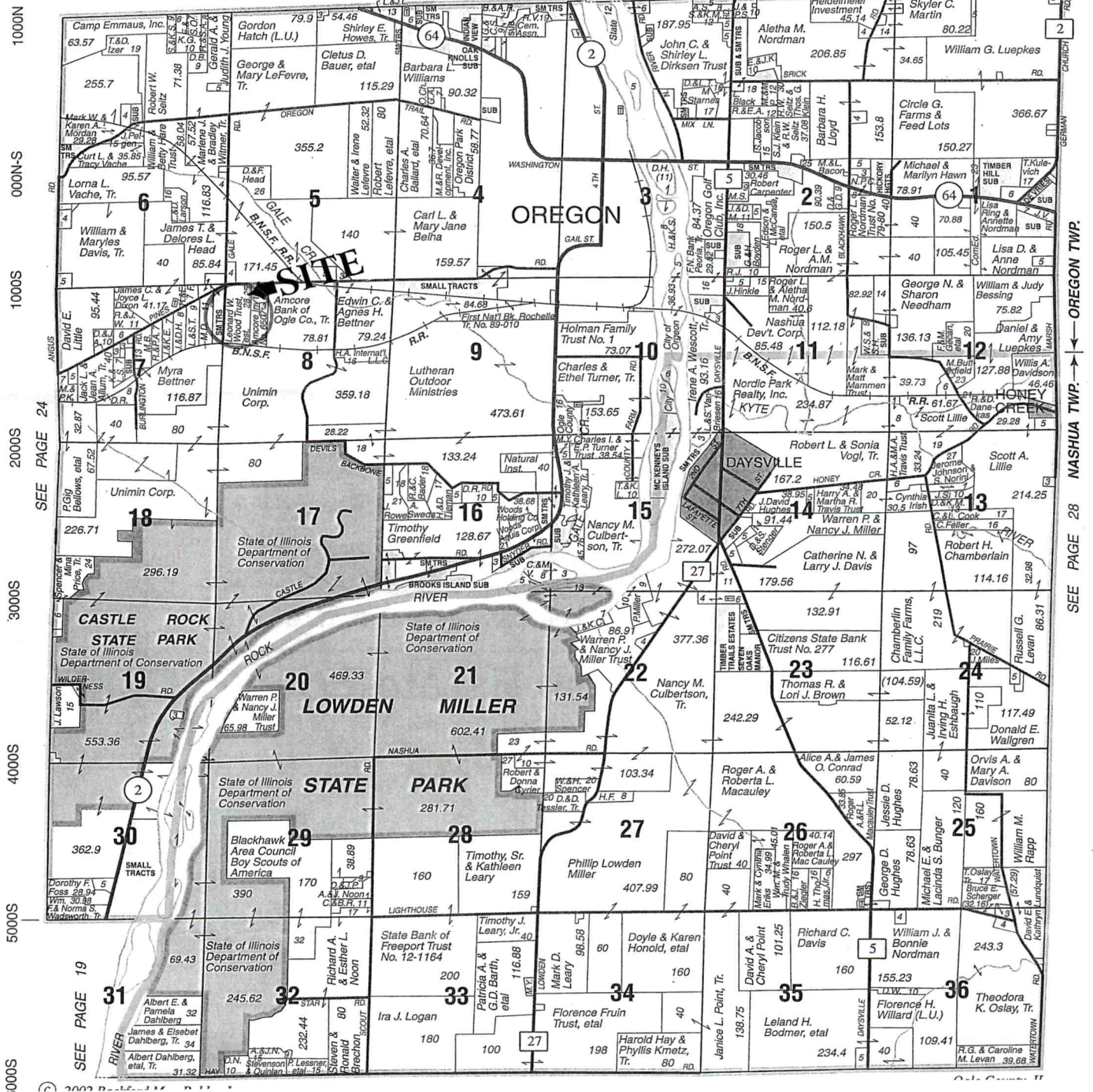


Gary H. Wood, Clayton R. Wood & Lyle R. Wood

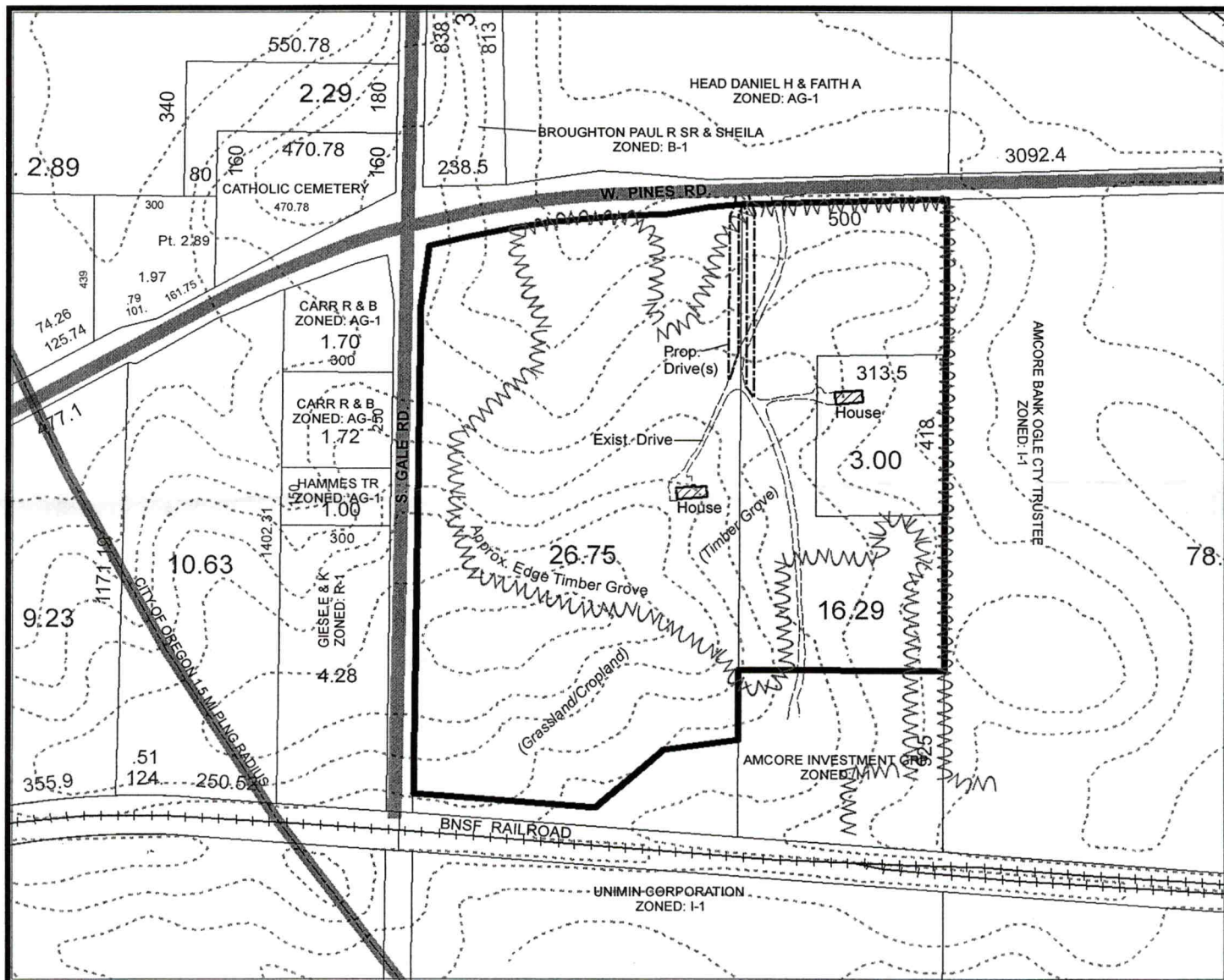
NASHUA- OREGON

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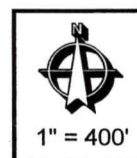
T.23N.-R.10E.



#4-11 AMENDMENT
GARY WOOD, CLAYTON WOOD, & LYLE WOOD
Section 08, Oregon-Nashua Township
Rezone I-1 Industrial District to
R-1 Rural Residence District



CONCEPT PLAN



GENERAL NOTES:

- > Existing Zoning: I-1 Industrial District
- > Proposed Zoning: R-1 Rural Residence District
- > Proposed Use of Site: Large-lot rural residential (non-subdivision)
- > No floodplain or wetlands present on site.
- > Site is located within 1.5 miles of the City of Oregon.
- > Proposed private wells and septic systems.
- > Known Taxing Districts: Ogle County, Oregon Fire Dist., Rock Valley Comm. College Dist. #511, Oregon CUSD #220, Oregon Library Dist., Oregon Park Dist.