

City of Oregon Planning Commission Agenda
Thursday March 19th, 2026, 6:00 P.M.
City Hall 115 N. 3rd Street

Option to Join Zoom Meeting

Meeting ID: 812 9433 6323

Passcode: 275485

One tap mobile

+13126266799

Consideration and possible action

Public Comment

1. Approve January 20th, 2026, Minutes
2. Set Public Hearing date of April 21st, 2026 to add Hotel as Permitted Use in Commercial District
3. Set Public Hearing date of April 21st, 2026 for a Special Use Permit for a Short-Term Rental located at 122 N. 3rd Street parcel #16-03-160-006 submitted by Michele Girgis
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 January 20th, 2026, at 5:30 pm.

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

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

Mark Herman opened the Public Hearing regarding a Special Use Permit Request for a Short-Term Rental located at 305 N. Mix Street parcel #16-04-279-008 submitted by Tyler Hagemann at 5:32 pm.

Discussion: Public notices were mailed to neighbors and published in the Oregon Republican Reporter. The Short-Term rental is a two bed, two bath home.

Randy Cropp moved to close the public hearing at 5:34 pm., Seconded by Karly Spell.

Motion carried. No Nays.

No public comment.

Jeff Hallock moved to approve December 16th, 2025, minutes, Seconded by Mark Herman.

Motion carried. No Nays.

Roger Cain moved to approve the Special Use Permit for a Short-Term Rental located at 305 N. Mix Street parcel #16-04-279-008 submitted by Tyler Hagemann, Seconded by Rick Ryland.

Discussion: The City Council will discuss the approval recommendation from Planning at the next City Council meeting on Tuesday January 27th, 2026.

Motion carried. No Nays.

Other business: City Manager Darin DeHaan said the City Council will be reviewing city code regarding gaming machines. He said there are no regulations currently on electronic sweepstakes machines. He also has a meeting scheduled to discuss the final plans for Taft Tavern. The owner has stated he would like the location to have décor based on Taft history and be an upscale restaurant with a bar and gaming. Appropriate parking is also a concern for the owner.

Mayor Ken Williams and City Manager Darin DeHaan met with representatives from Kunes. There has been some interest in the location, however no confirmed offers. The OCEDC is working on marketing for the location. Liz Hiemstra, with the OCEDC, is also working on a redevelopment opportunity for the car wash located on the east side.

City Manager Darin DeHaan also stated he continues to work with home builders. He said the builders he has spoken with do not feel like there is a market here for new homes. The city continues to try to entice new home builders with waiving impact fees and water/sewer hookup fees.

Mayor Ken Williams said the home on Rt 64 that submitted a request for a zoning change has been sold as a single-family. The City Council tabled the motion permanently at the last City

Council meeting. He said there will be more of these considerations as the homes that were converted into multi-family homes did not go through the appropriate procedures. He said there are items to consider when discussing changing zoning from single-family to multi-family. Examples are egress, post office addresses, and separate utility meters for gas, electricity, water/sewer, and garbage.

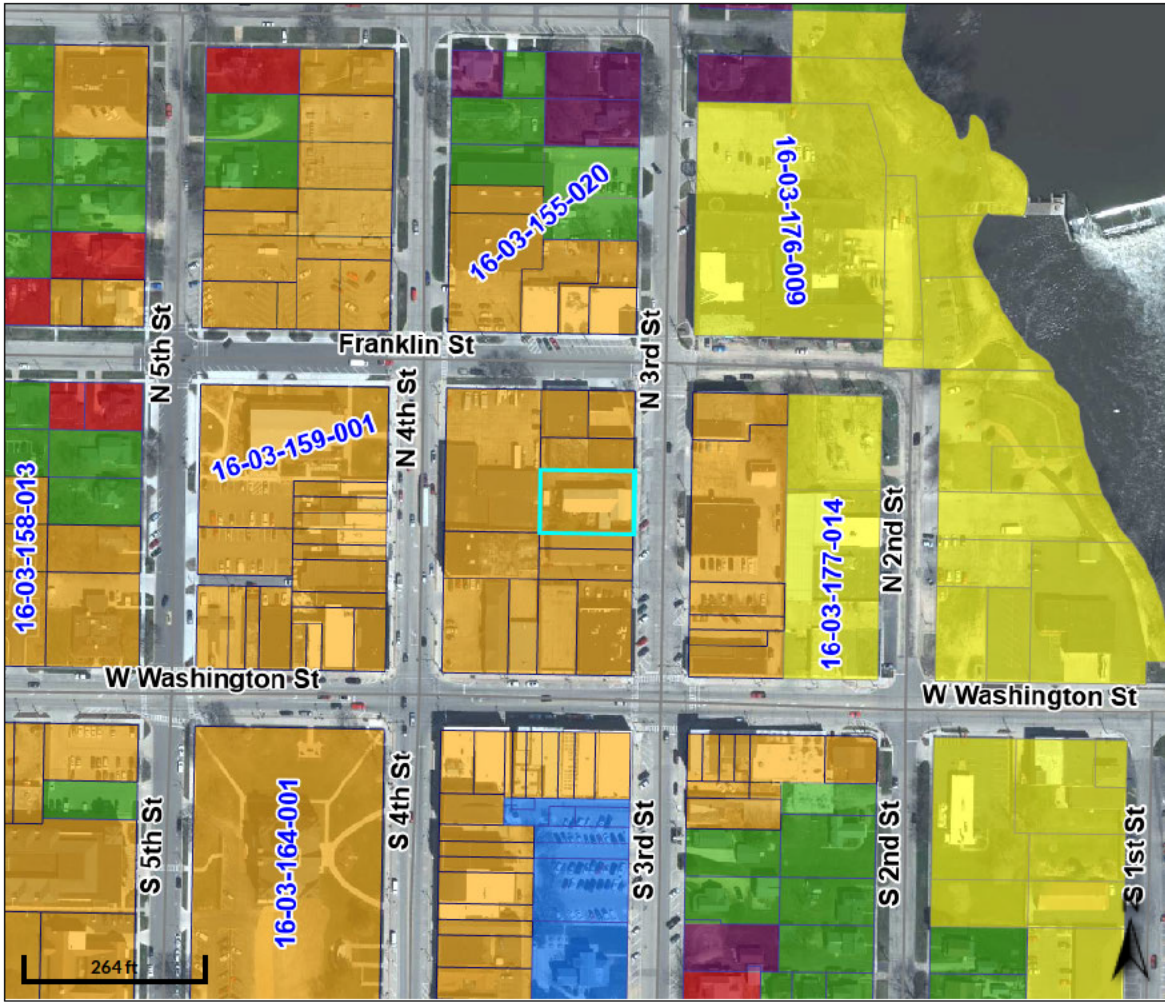
Jeff Hallock moved to adjourn the meeting at 5:51 pm, Seconded by Randy Cropp.

Motion carried. No Nays.

Submitted by Cheryl Hilton, City Clerk



Ogle County, IL



Overview



Legend

- Oregon Zoning**
- Commercial District
 - Highway District
 - Industrial District
 - 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**
- Roads
- Parcels**
- Parcels

Parcel ID	16-03-160-006	Class	0060	Owner Address Available with Subscription
Township	Oregon-Nashua	Acreage	n/a	
Property Address	122 N 3RD ST OREGON			
District	01840T			
Brief Tax Description	RNG/BLK: TWP:0 SECT/LOT: LOT 10 & S 22 FT LOT 11 BLK 27 CITY OF OREGON (Note: Not to be used on legal documents)			

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Our Mission: To foster an environment of economic growth and opportunity through effective partnerships with our citizens, businesses, and visitors while maintaining a high standard for quality of life in a progressive community which embraces its heritage.

City of Oregon
 115 N. 3rd St., Oregon, IL 61061
 Phone: 815-732-6321 / website: cityoforegon.org



SHORT TERM RENTAL PERMIT APPLICATION

OWNER-OCCUPIED FEE \$100.00 NON-OWNER-OCCUPIED FEE \$250.00

APPLICANT INFORMATION		
Applicant Legal / DBA Names: <u>Stoutteller Manor</u>		
Legal Name used for IDOR Hotel Operators Tax License: <u>N/A</u>		
IDOR Hotel Operators Tax License Number: <u>N/A</u>		
Address: <u>122 N 3rd St</u>		
City: <u>Oregon</u>	State: <u>IL</u>	Zip Code: <u>61061</u>
Business Phone:		Email: <u>xxxx</u>
PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)		
Owner of Record (as shown on most recent deed): <u>KMBW LLC</u>		
Address		
City: <u>Oregon</u>	State: <u>IL</u>	Zip Code: <u>61061</u>
Business Phone:		
PROPERTY INFORMATION		
Property Address: <u>122 N 3rd St</u>		
City: <u>Oregon</u>	State: <u>IL</u>	Zip Code: <u>61061</u>
Responsible Party Name: <u>Michele Girgis</u>		Responsible Party Phone: _____
Is this property the owner's primary residence?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
Is this property zoned other than R-1?	<input type="checkbox"/> NO	<input type="checkbox"/> YES
Is this property in a historic district?	<input type="checkbox"/> NO	<input type="checkbox"/> YES
Does the property have River frontage?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
Carbon Monoxide and Smoke Detectors installed?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
Applicant agrees to pay all State and County taxes?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
Proof of Liability Insurance in the amount of \$500,000.00?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
Short-Term Rentals are allowed under R-1 zoning as a special use. You must apply for a special use permit from the Planning Commission. SHORT TERM RENTAL: Oregon City Code 6.14.10.		

All information contained in this application is subject to disclosure as a matter of public record. Any false statement made or given in this application or future revocation of this license.

Signature _____

Date: 3/12/26

OFFICE USE

What type of residence	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-Family
Owner Occupied	<input type="checkbox"/> NO	<input type="checkbox"/> YES
Planning Review Date	<input type="checkbox"/> NO	<input type="checkbox"/> YES Approval Date: _____
City Council Review Date	<input type="checkbox"/> NO	<input type="checkbox"/> YES Approval Date: _____



Our Mission: *To foster an environment of economic growth and opportunity through effective partnerships with our citizens, businesses, and visitors while maintaining a high standard for quality of life in a progressive community which embraces its heritage.*

By his or her signature below, the applicant agrees to follow all current City of Oregon requirements for a Short-Term Rental, which include:

The installation of smoke and carbon monoxide detectors in each guest room used for sleeping purposes, in each hallway or corridor on each floor, in each living room or lounge area, and in each dining room.

[Signature] (initial)

There shall be at least one bathroom for each four adult guests.

[Signature] (initial)

Certificate of insurance evidencing liability insurance coverage in an amount of not less than \$500,000.00 per occurrence for liability.

[Signature] (initial)

All State of Illinois tax laws must be followed. I understand that I will pay the 3% Ogle County tax as well as the state hotel tax.

[Signature] (initial)

Proof of Liability Insurance, IDOR Hotel Operator Tax License Number and IDOR Hotel Operator Legal Name shall be provided after City Council approval.

Signe

Date: 3/12/26