

**VILLAGE OF HEBRON
PLANNING AND ZONING COMMISSION
SEPTEMBER 27, 2021**

Meeting called to Order

5:15 p.m.

The meeting began with the Pledge of Allegiance.

Attendance

Members Kruse, Lange, Mandernack, Aherns, and Erckfritz answered aye to roll. Member McFarlin was absent. Also present were Attorney Smoron, and Clerk Attermeier.

Discussion and Vote to Approve Planning and Zoning Commission Minutes of February 22, 2021

Attorney Smoron queried the members for approval of the February 22, 2021, minutes of the Planning and Zoning Commission minutes. All were in favor of approval.

Attorney Smoron announced the Opening of the public hearing to rezone a 6.9-acre portion of the Vanderstappen property assigned PIN 03-08-401-001 located north of Hebron Road and south of State Route 47 to B-2 Business District and a 4.6-acre portion of the Vanderstappen property to Agricultural Zoning including presentation by Petitioner, public comment and testimony followed by closing of public hearing on the proposed zoning for such property.

Public Hearing began at 5:21 p.m.

Attorney Smoron gave the floor to Gus Kordopitoulas, owner of Hoop's Bar and Grill. Mr. Kordopitoulas explained that six plus acres would be used for an additional parking area. He explained that sometimes patrons park on Route 47 around a dangerous curve in the road when overflow parking is needed. He also uses, with permission, Transitional Livings parking lot for this reason.

Questions and Deliberations of the Planning and Zoning Commission Members

Joann Lange, Commission Member, asked if the parking area would be used for anything other than parking. Mr. Kordopitoulas stated that for the time being it would remain parking only, but in the future, he may add a volleyball area and expand the existing deck. He explained that he must be careful not to infringe on nearby wetlands.

Frank Cuda, Village Engineer, confirmed that a portion of the Vanderstappen property is a delineated wetland site and no work can be done within this area. He added that when approaching wetland areas, permits would need to be applied for from the Village and the Army Corpse of Engineers. The property being discussed would not involve the Army Corpe of Engineers but would require permit from the Village.

Commissioner Kruse asked if the parking lot would be gravel or paved. Mr. Kordopitoulas stated that for the time being, it would be gravel. Frank Cuda said that the petitioner would have to provide for water retention if he was to expand any further.

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Attorney Smoron closed the public hearing at 5:27 p.m.

At this time, Attorney Smoron asked for public comments.

Ray Sawvell, neighboring resident, asked Mr. Kordopitoulas what the occupancy was of Hoop's Bar and Grill. Mr. Kordopitoulas said that inside the occupancy was 75 and outside there were no restrictions for occupancy. Mr. Sawvell asked if the proposed would disrupt the flow of water into the Nippersink Creek. Discussion ensued.

Attorney Smoron closed the Public Hearing at 5:30 p.m.

Motion to adopt findings of fact regarding the requested zoning for the Vanderstappen property.

Commissioner Kruse made a motion to approve the findings of fact regarding the requested zoning for the Vanderstappen property. Commissioner Mandernack seconded the motion. Motion carried by all on a roll call vote.

Motion to make recommendations to Village President and Board of Trustees regarding proposed zoning to B-2 Business District and Agricultural Zoning for the Vanderstappen Property

Member Aherns made a motion to make a recommendation to Village President and Board of Trustees to approve the proposed zoning to B-2 Business District and Agricultural Zoning for the Vanderstappen Property. Member Lange seconded the motion. Motion carried by all on a roll call vote.

Adjournment

Commissioner Mandernack made a motion to adjourn at 5:36 p.m. Commissioner Kruse seconded. All were in favor.



Jean Attermeier
Village Clerk