

**VILLAGE OF HEBRON
PLANNING AND ZONING COMMISSION
FEBRUARY 17, 2020**

Meeting called to Order

6:00 p.m.

Attendance

Members Kruse, Grana, Mandernack, McFarlin and Erckfritz answered aye to roll. Member Lange was absent. Also present were Attorney Smoron, Clerk Attermeier, President Martinez, Trustee Peterson, Trustee Lange, Building Inspector, Dick Ackerman and residents.

Attorney Smoron, Village Attorney, introduced Jeff Alheit and gave a brief explanation of his petition.

Public hearing on the Petition of Jeff Alheit as Manager of Watershed Ministries, LLC to rezone 10315 Route 47, Hebron, IL from I-1 Industrial District to R-5 Residential District

Public Hearing began at 6:04.

Jeff Alheit, Petitioner, explained that the property is currently zoned I-1 Industrial zoning which has two residential, two-bedroom apartments on the second floor with space for a business on the first floor. He added that the business area has been vacant for many years. He is asking for the zoning be changed to R-5 for the entire property.

Michael Smoron, Village Attorney, asked the petitioner if he has sent out notification to the surrounding property owners. Mr. Alheit stated that he sent certified notification to all properties surrounding his.

Dennis McFarlin, Commission Member, asked if the property has Village sewer and water. Mr. Alheit responded that the property was on private well and septic. Dennis also expressed concern that the closest fire hydrant was not too close.

Cyndie Erckfritz, Commission Member, asked if he would be adding bathrooms to the property. Mr. Alheit said there are already two bathrooms on each floor of the building, and he will not be adding any others. Ms. Erckfritz asked if the septic field was suitable for the four proposed units. Mr. Alheit stated that is was. Ms. Erckfritz said that she was in favor of the proposal if the septic was suitable.

Pat Peterson, Village Trustee, asked if the existing water hydrant would be close enough to protect the property. President Martinez stated that they would have to rely on tankers. Commissioner McFarlin added that he agreed; there is a 12-inch main, fed by a 4-inch main. He stated that the nearest hydrant was at the corner of Industrial Drive and Route 47. He stated that this is a concern to him as it would be a multi-family dwelling. He questioned what kind of detector system the building would have. Mr. Alheit confirmed that there would be one detector per unit.

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Cyndie Erckfritz, Commission Member, asked what the age of the building was. Mr. Alheit responded that it was built in 1989.

Jim Lange, Village Trustee, asked how large the units were. Mr. Alheit stated that there were four, two-bedroom units.

Dick Ackerman, Village Building Inspector, asked that Mr. Alheit give the Village a letter certifying that the septic is sufficient to work for all four units. Mr. Alheit stated that he had it inspected and that it is working well at this point, but the inspector recommended having the system pumped out more frequently with the added units.

Sue Ritzert, Village Trustee, stated that if the septic should fail, the property must be hooked up to the Village sewer system. Dick Ackerman added that they would have to connect if it is available to do so.

Attorney Smoron closed the public hearing at 6:20 p.m.

**Discussion and Motion on Recommendation to the Village Board of Trustees by
Planning and Zoning Commission on the requested rezoning**

Member Kruse made a motion to recommend to the Village Board the rezoning of 10315 Route 47 from I-1 zoning to R-5. Member Grana seconded the motion. Motion carried by all on a roll call vote.

Adjournment

The meeting adjourned at 6:25 p.m. All were in favor.



Jean Attermeier
Village Clerk