

VILLAGE OF HEBRON  
VILLAGE BOARD MEETING  
JANUARY 23, 2023

President Shelton called the meeting to order at 6:00 p.m.

The meeting began with the Pledge of Allegiance.

Trustees Shepherd, Correll, Milarski, Stevens, Knaack, and Mogan answered aye to roll call.

**Motion to Approve the Minutes of December 27, 2022, Village Board Meeting**

Trustee Knaack made a motion to approve the minutes of the December 27, 2022, Village Board meeting. Trustee Stevens seconded the motion. Trustee Milarski requested that in her section of the Board comments the name be changed from Rod Schneider to Brad Schneider. Trustee Knaack, Stevens, Correll, Milarski, Mogan, and Shepherd approved the motion by answering aye. Motion carried.

**Motion to Approve the December 2022/ January 2023 Accounts Payable**

Trustee Shepherd made a motion to approve the December 2022/January 2023 accounts payable. Trustee Correll seconded the motion. Trustee Shepherd reported that there was \$9,043.03 due in accounts payable for General Fund and \$10,503.74 due in the Water/Sewer Fund accounts payable. The total due for accounts payable was \$19,546.77. Trustee Shepherd stated that there were two items at a higher amount and they were \$7,024.88 from the water/sewer department for a water pump at the lift station near the Public Works shop and the other was \$5,000 for Governmental Accounting Professional Services from the general fund. Trustee Shepherd, Correll, Milarski, Stevens, Knaack, and Mogan approved the motion by answering aye. Motion carried.

**President's Report**

President Shelton stated that regarding holiday decorations the Board and the Village would like to make it known that future holiday decorating on Village property will be performed by the Village or as otherwise deemed acceptable and appropriate by the Village. He announced that the Hebron water department was awarded the highest standard of compliance in accordance with the Illinois Fluoridation Act. He reported that the water/sewer department are making plans to put the south tower of the sewer plant in operation in April which will require moving the entire environment from the north tower to the south tower for aeration to become fully functional. They will then begin the necessary maintenance to the north tower. Once both are fully operational, they will be able to switch back and forth as needed. He added that Village is working on the municipality street sealing and coating project which will begin in hopefully in April. The Village is working with the Village engineer, Frank Cuda from Scheflow Engineers. The Village will put bids out for companies that do sealcoating. Lastly, he reported that the Department Heads are working on the 2023/2024 Budget and that the new budget would start in May.

**Public Comments**

*Pat Peterson, 10212 Main Street*, stated that she would like to speak about the resurfacing and sealing project. She wanted the Board to know that the \$100,000 being allocated to this project is the residents' money and she hopes that the Board will spend it wisely. She suggested taking a smaller area and doing a complete job instead of putting a band aid on it with sealing coating. She spoke with Superintendent Dan Nelson about this and realizes that \$100,000 is not going to go very far. She hopes that Dan will have input in determining the most needed areas for repair.

*Sandy Drevalas, 12022 4<sup>th</sup> Avenue*, declined to comment as Pat Peterson covered what she intended to speak about.

**Motion to Approve an Ordinance Amending Section 3-2-7B, Number of Licenses Issued, of the Hebron Municipal Code**

Trustee Milarski made a motion to approve an Ordinance amending Section 3-2-7B, Number of Licenses Issued, of the Hebron Municipal Code. Trustee Stevens seconded the motion. President Shelton explained that the liquor licenses are being reduced by one with a new Class A total of five and one Class B. He added that it was the Tobacco Shop/Liquor store next to Hart's Saloon that did not renew their license. He stated that the Class A licenses remaining are for Hart's Saloon, Hoop's Bar & Grill, Crandall's, Aces, and Lucky 7. The Class B license is for the Quick Stop gas station and they are only allowed to sell beer and wine. President Shelton explained that all video gaming establishment are required to have a Class A liquor license. Trustee Milarski, Stevens, Mogan, Knaack, Correll, and Shepherd approved the motion by answering aye. Motion carried.

**Motion to Approve George Roach & Associates, P.C. as the Auditor for the Fiscal Year Ending April 2023**

Trustee Shepherd made a motion to approve George Roach & Associates, P.C. as the auditor for the fiscal year ending April 2023. Trustee Correll seconded the motion. President Shelton explained that George Roach & Associates is the firm that has been doing the Village audits for quite some time. The new contract for service would be \$15,000 and last year it was \$14,700, which is only an increase of \$300. Trustee Shepherd stated that this firm has always been very professional, helpful, and always welcomed questions. He said that he feels very comfortable having them again. Trustees Shepherd, Correll, Milarski, Mogan, Knaack, and Stevens voted aye. Motion carried.

**Motion to Approve an Ordinance Amending Chapter 2, Planning and Zoning Commission, of Title 2 of the Village of Hebron Municipal Code**

Trustee Knaack made a motion to approve an ordinance amending Chapter 2, Planning and Zoning Commission, of Title 2 of the Village of Hebron Municipal Code. Trustee Mogan seconded the motion. President Shelton differed to Attorney Smoron to explain. Attorney Smoron explained that he attempted to do two things with this ordinance, one being to increase

the commission members pay per meeting to \$30 and two striking the portion “However, any Commissioner shall not be paid more than \$50 per month. He explained that the commissioners should be paid per meeting without limitation. He also suggested that the Village Board should consider a scheduled rate for zoning applications with part of that rate going to the payment of the commissioners. President Shelton stated that the pay for the commission members currently is charged back to the petitioners. Trustee Stevens agrees that commission members should be compensated for the time that they hold planning and zoning meetings. Trustees Knaack, Mogan, Stevens, Milarski, Correll, and Shepherd voted aye. Motion carried.

**Motion to Approve a Revision to the Ordinance Granting of a Special Use and Variances from the Village’s Zoning Ordinance for the Property Commonly Known as 12111 Hansen Road**

Trustee Mogan made a motion to approve a revision to the Ordinance granting of a Special Use and Variances from the Village’s Zoning Ordinance for the property commonly known as 12111 Hansen Road. Trustee Stevens seconded the motion. President Shelton explained that the revision was for the dimensions of the attached detached garage to be noted as 24 feet by 36 feet and not 24 feet by 30 feet. He continued to state that the revision also included changing the height of the building from 12 feet to 18 feet and the Village Building Inspector, Dick Ackerman, confirmed that at 18 feet they still would be under two stories and would not be much of a concern. He then asked Attorney Smoron to give further comments. Attorney Smoron apologized for this coming before the Board once again, but the petitioner mentioned that the drawing was incorrect and they were now asking for the changes that President Shelton stated earlier. He added that this is why he is bringing this back to the Board for approval. President Shelton stated that it would have been nice if the petitioners were present to answer questions or hear concerns.

Trustee Milarski raised concerns as it does affect her as a resident living near the proposed development as it is in view from her home. She stated she feels uneasy about the changes and wished that the petitioner was present to be able to ask questions. She feels that the 6-foot height change means a lot to the nearby residents. She mentioned that she was one of the adjacent neighbors that was not notified by mail from the petitioner. She is more concerned with the height changes than the dimension changes of the base. President Shelton gave a summary of where the Board can go from here. Attorney Smoron stated that the Board could table this issue until the next Village Board meeting and in the interim time the Board can make the request that the petitioner send out notices by certified mail to residents within 250 feet of the property spelling out the changes that are being proposed. Trustee Stevens asked what the petitioner meant by “our client would like flexibility for future buildings now, rather than need to revisit this matter.” Attorney Smoron stated that the way he interpreted that statement was that they want the flexibility to build all their buildings 18 feet tall. President Shelton added that his interpretation of their letter was that the petitioner wants the flexibility, as the market allows, to determine the height of each building as they go, but not to exceed 18 feet. Attorney Smoron

asked if there was a motion. Trustee Mogan made a motion to table this revision of the ordinance until the next Village Board meeting in February with the request that the petitioner notify residents within 250 feet of the property. Trustee Milarski seconded the motion. Trustee Stevens thanked Trustee Milarski for bringing her concerns to the Board. Trustees Mogan, Milarski, Shepherd, Correll, Stevens, and Knaack voted aye. Motion carried.

**Motion to Approve Proceeding with Resurface/Sealing the Village Municipal Side Streets Project at Anticipated Costs Not to Exceed \$100,000**

Trustee Milarski made a motion to approve proceeding with resurface/sealing the Village municipal side streets project at anticipated costs not to exceed \$100,000. Trustee Stevens seconded the motion. President Shelton explained that St. Albans, Illinois, and Prairie Avenue need work done along with several other areas in the Village as well. There are areas that will need patching in addition to sealcoating. The Village would then address the areas where sewer lines need to be replaced as funds become available. The proposed work would help the areas of concern last longer as they have not been dealt with for quite some time. Trustee Shepherd asked if the Board would get an update as to where the work would be done. President answered "yes, of course." He stated that the Village cannot do everything at once but can act intelligently to improve as much as possible with the funds available. He added that he did not include Trails of Hebron because that is its own area and is still on the table regarding Lenar. Trustees Milarski, Stevens, Knaack, Mogan, Shepherd, and Correll voted aye. Motion carried.

**Department Head Reports**

*President Shelton read the report for Frank Michalczyk, Water/Sewer Department, in his absence* reporting that he performed a few shut offs and he continued stating that residents that have estimated water and sewer bills need to get a reading to the water department as replacement meters are still on back order at this time. He announced that the Village of Hebron was issued a fluoride award for the third straight year. He reported that on the sewer side, the fine screen at the main lift station had new brushes and shoes put on. And lastly, the north wet well pump at the wastewater treatment plant has gone bad and will be replaced.

*President Shelton read the report for Dan Nelson, Superintendent of Public Works, in his absence* reporting that they repaired the snowplow prongs on the blade, cleaned the Public Works trucks and made sure that they are maintained, patched pot holes in the Village, took Village Christmas lights and decorations down, worked on maintenance in the Village Hall including maintenance with the furnace, completed some tree trimming throughout the Village, and salted the Village streets during inclement weather.

*Chief Sabet, Police Department, read from a prepared Hebron Police Activity Monthly Blotter.* He highlighted portions and a complete report is attached to these minutes in their entirety.

There were no other reports.

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**Attorney Report**

No report

**Board Comments**

*Trustee Milarski* stated that she attended the McHenry County Board meeting on January 12 where they were speaking of the Comprehensive Plan 2050. She feels strongly about this as this plan gives input on how we want McHenry County to be regarding land use, housing, economic development, agriculture resources, transportation, community facilities, infrastructure, green infrastructure, water resources, and historic resources. She mentioned that she was surprised that if she had not attended this meeting, Hebron would probably not even be considered. She added that it is important for representatives of Hebron to come forward and give ideas regarding such things as parks, transportation, manufacturing, sustainable energy which we have the capability to bring this to Hebron to give residents relief on their electric bills. She stated that Trustee Mogan has posted a survey and asked all to complete the survey. She promised their input would be heard. She mentioned also that she had the opportunity to meet the engineers that are working on this project who seemed to be very interested in what Hebron has to say, so this is a great opportunity for Hebron to have a voice.

She reported that they are still working on the RAISE grant which is 1.5 billion dollars that the Village could possibly obtain. The Village has received a letter of support from Brad Schneider's office and she explained that there was only one letter per town in the county in his district and Hebron was lucky enough to receive that letter. She stated that they are moving forward on this and she reported tomorrow they will take part in a webinar and hopefully they will be on their way to acquiring something from this grant. She said this grant is from the Department of Transportation and could be used for signs, infrastructure, sidewalks, roads, transportation, etc. She added that in the upcoming webinar she will get a better idea of what the Village could use the funds for.

President Shelton reported that Trustees Milarski and Knaack have been taking part in grant training education. The Village will have several individuals working on grants and that being Trustees Milarski, Knaack, Shepherd, the Village Treasurer Katherine Andrus and Gloria Kraft. Trustee Milarski explained that Gloria is a grant writer who is retired and wants to help the Village. Gloria will also be attending the webinar tomorrow. President Shelton added that Gloria is also helping with police grants including a grant that would help with the purchase of a new police vehicle by awarding \$25,000 toward the purchase.

Trustee Shepherd reported that the Village has not done a comprehensive plan for at least a dozen years or so. This plan also works with the mile and a half jurisdiction around the Village from our borders to a mile out mapping out what our future plans are. He said it was not set in stone, but rather to envision how the Village wants to use its land. He asked if the zoning board would take on this task. Discussion ensued.

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*Trustee Knaack* thanked the audience for their attendance and said that the Board appreciates their feedback. She also thanked Trustee Milarski for all the work she has put in on grant opportunities.

*Trustee Stevens* also thanked Trustee Milarski for the time and energy she has put into grant opportunities and said the audience applause was warranted. He also thanked Chief Sabet for all the work that he has put into the police department. He also stated that there was an incident at the Hebron library several weeks ago and although he wished the incident did not happen, he was happy to see residents taking care of the seniors in town. He thanked those involved that stepped up to help in this incident.

*Trustee Correll* thanked the audience for their attendance and thanked Trustee Milarski for her enthusiasm and her hard work. She thanked Pat Peterson for bringing up the issue with repairing the Village roads the correct way. And, finally she thanked Chief Sabet for doing such a great job.

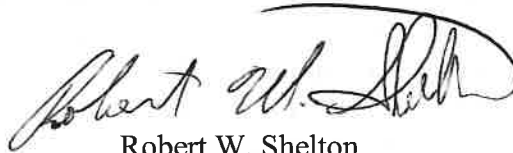
President Shelton reported that the Village Board meeting on February 13<sup>th</sup> is cancelled, and the next Village Board meeting will be on Monday, February 27<sup>th</sup> at 6:00 p.m.

**Adjournment**

Trustee Shepherd made a motion to adjourn at 7:09 p.m. Trustee Knaack seconded the motion. Trustee Shepherd, Knaack, Mogan, Stevens, Correll, and Milarski approved the motion by answering aye. Motion carried by all.



Jean Attermeier,  
Village Clerk



Robert W. Shelton  
Village President