

VILLAGE OF HEBRON  
VILLAGE BOARD MEETING  
FEBRUARY 27, 2023

President Shelton called the meeting to order at 6:01 p.m.

The meeting began with the Pledge of Allegiance.

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

President Shelton asked to move the swearing in of Ricardo Hernandez as a Village of Hebron part-time police officer to the first item on the agenda. At this time, Attorney Smoron asked Officer Hernandez to raise his right hand and he read the Oath of Office to him. Officer Hernandez congratulated by the Village Board.

**Motion to Approve the Minutes of January 23, 2023, Village Board Meeting**

Trustee Stevens made a motion to approve the minutes of the January 23, 2023, Village Board meeting. Trustee Knaack seconded the motion. Trustee Milarski requested that on page five of the minutes the word million be changed to billion regarding the RAISE grant. Clerk Attermeier will make this correction. Trustee Stevens, Knaack, Mogan, Shepherd, Correll, and Milarski approved the motion with the corrections by answering aye. Motion carried.

**Motion to Approve the Minutes of January 30, 2023, Special Village Board Meeting**

Trustee Correll made a motion to approve the minutes of the January 30, 2023, Special Village Board meeting. Trustee Stevens seconded the motion. Trustee Mogan asked that the name of the trustee that made the motion be added to the minutes. It was confirmed that Trustee Stevens had made that motion and Trustee Milarski had seconded. The Clerk Attermeier noted this change and will make this correction. Trustee Stevens, Milarski, Shepherd, Correll, Knaack, and Mogan approved the motion with the corrections by answering aye. Motion carried.

**Motion to Approve the January/February 2023 Accounts Payable Balance**

Trustee Shepherd made a motion to approve the January/February 2023 accounts payable with no add-ons. Trustee Milarski seconded the motion. Trustee Shepherd reported that there were large cost items on the accounts payable. He explained that one was to IEPA for a loan payment principal payment of \$100,197.48 and interest payment of \$15,016.86 with the total being \$115,214.34. The second higher than normal number was \$1,000 to CDC Enterprises for the replacement of the well 4 control panel. Trustee Shepherd reported that there was \$21,054.71 due in accounts payable for General Fund and \$123,329.03 due in the Water/Sewer Fund accounts payable. The total due for accounts payable was \$144,383.74. Trustee Shepherd, Milarski, Mogan, Knaack, Stevens, and Correll approved the motion by answering aye. Motion carried.

**President's Report**

President Shelton stated that winter does not seem to let go. He mentioned that he hoped residents fared well in the recent ice storm. He then thanked the Public Works Department for

their efforts regarding clean up as it was quite an undertaking. He reported that the liquor store next to Hart's has been sold and the new owner will be undergoing renovations. He added that the plan is currently to sell high end wine and spirits with video gaming as well. Also, he reported that the Water Tower Antiques next to the Novel Tea shop has been purchased and will also undergo renovations with the contents sold to make way for the changes. The new owner is contemplating putting in an upscale restaurant and entertainment venue and he is also looking into doing a Mecum type set up with high end cars. He also mentioned that the grain building is for sale; it has been looked at and considered for purchase although those interested stated that the price is quite high and they may consider having it appraised to see what the actual value is. One potential buyer was interested in refurbishing it for apartments or possibly condos. President Shelton also stated that he will be meeting with Lenar possibly on Thursday of this week to discuss any progress or issues and to see if it can't be moved along in spite of the current interest rates.

### **Public Comments**

*Joann Lange, 10309 Sharon Lane*, stated that she would like the Village Board candidates to state what their vision is for Hebron or what project they would like to work on in the next two to four years.

*Sandy Drevalas, 12022 4<sup>th</sup> Avenue*, stated that Joanne Lange request previously was a good idea. She added that she was concerned about on the agenda regarding motion to raise the police chief salary to \$80,000. She stated that Chief Sabet and Chief Donlea were at \$60,000. She asked why this salary was increasing by \$20,000 when the Village is trying to watch their spending. President Shelton corrected her by stating Chief Sabet was at \$60,000, however, Chief Donlea was at just short of \$85,000. Ms. Drevalas asked if the current chief had the experience to warrant that kind of income. President Shelton stated that she most definitely has the knowledge for the position from her experience at her previous job at Lakewood and her current job in Hebron. He added that a vote was taken and that vote will be ratified at tonight's meeting. Trustee Shepherd mentioned that in all the years he has been on the Village Board there has only been two officers that brought experience to the job when appointed as Chief. All the rest came up the ranks to the Chief position. He also stated that it would be very difficult to hire a Chief for less than \$100,000. He believes that Juanita will do a great job for the Village.

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

President Shelton began by stating that this issue was tabled at the last Village Board meeting and it is presently being taken off the table for a motion and discussion. He explained that there were two corrections to the ordinance that being the measurement of the buildings will not exceed 24 feet by 36 feet and the addition of a six-foot-tall chain link or aluminum fence constructed at the location on the property set forth in Exhibit B; the fence surrounds the property connected at each building for security and privacy. One piece that is not a correction

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but a request is that they are asking for the building height to exceed the approved height of 12 feet to a height of 18 feet. As this request came in the Attorney Smoron contacted Mr. Zieman's attorney and requested the petitioner to send out a second notice to the adjacent neighbors of the development explaining the requested change to the ordinance. The first-time notices were sent out by the petitioner to neighbors within 250 feet from the Zieman property and some of them never received it. The petitioner did not send out a second notice to adjacent neighbors as requested by the Village attorney. There have been attempts by Attorney Smoron to reach out to Mr. Zieman and his attorney and there have been no responses. There has only been verbal request to the Village building inspector and nothing has been put in writing. President Shelton stated that he feels that the two corrections to the ordinance should be made, but not to respond to their request for a change to the height requirement for the buildings. He added that he feels that at this point the petitioner would have to request a second hearing with the Village Planning and Zoning Commission to request a height change. Attorney Smoron stated that a week prior to the Village Board and the Zoning hearing that the ordinance was being considered, he sent a draft to Mr. Zieman's attorney containing a 12 feet height on what he felt was the accessory buildings with a total of five buildings. He explained that no issue was raised by the petitioner regarding the height at the Village Board meeting. The day after the Board meeting Mr. Zieman's attorney reached out to Attorney Smoron regarding the revised version of the ordinance which contained the addition of a chain link fence which was requested at the Board meeting. At this time, Mr. Zieman's attorney requested that the building height be changed to 18 feet instead of 12 feet. Attorney Smoron then requested them to republish again and to notify the neighbors of this request. Attorney Smoron recommended to the Board to approve the ordinance as is with the two changes but to leave the height at 12 feet.

President Shelton explained that this is the second Village Board meeting to discuss this petition where the Village requested the presence of either the owner or his attorney to discuss or answer questions. The petitioner nor his attorney attended either of these meetings. He feels that the Board should follow the suggestion of Attorney Smoron. He then asked the Board members if they had any further questions or input. Trustee Milarski wanted to know who will be monitoring the situation going forward. She wanted to know if Dick Ackerman, Village Building Inspector, has been out there to monitor. President Shelton stated that he had been out there to take measurements of the building that has been started and the height is not above 12 feet currently. He also explained that the owner will not receive occupancy if it doesn't adhere to the agreement. He has also expressed to Dick to keep a careful watch on the construction of this project. Trustee Milarski asked why all of this was not on Dick's monthly report and she asked why he did not attend the meeting. President Shelton agreed that this information should have been on Dick's report and he stated that Dick is on vacation currently which is why he wasn't in attendance this evening.

Trustee Stevens made a motion to approve an Ordinance granting of a special use and variances from the Village's Zoning Ordinance for the property commonly known as 12111 Hansen Road.

Trustee Knaack seconded the motion. Trustee Stevens, Knaack, Mogan, Shepherd, Milarski, and Correll approved the motion by answering aye. Motion carried.

President Shelton reiterated that if the petitioner has any further changes, he must go through the entire zoning process again.

**Motion to Ratify Approval of Compensation for Chief of Police Position at \$80,000  
Retroactive to January 30, 2023**

President Shelton explained that a consensus vote was taken by the Village Board earlier and Juanita Gumble was sworn in as Chief of Police. He added that the agenda item tonight is asking to ratify that vote.

Trustee Shepherd made a motion to ratify approval of compensation for the Chief of Police position at \$80,000 retroactive to January 30, 2023. Trustee Correll seconded the motion. Trustees Shepherd, Correll, Milarski, Stevens, Knaack, and Mogan voted aye. Motion carried.

A resident asked the Board to update the public on the status of the police department and President Shelton deferred the question to Chief Gumble to cover this in her department report later in the meeting.

**Department Head Reports**

*President Shelton read the report for Dick Ackerman, Building Inspector, in his absence.* The report stated that Dick was contacted by Brent Deppmeier who is associated with the fire district regarding constructing an addition to their existing building. The permit has not yet been applied for as it's still in the bidding process. Dick also wanted to thank all the businesses and homeowners who continue to clear the sidewalks after a snowfall. He mentioned that while the Village always encourages this practice, the Village has not imposed a fine or violation in the past on those not able to do so.

*President Shelton read the report for Frank Michalczyk, Water/Sewer Department, in his absence* reporting that Frank performed his daily routines on the water side of business and is still waiting on the backordered water meters. He mentioned that those residents that are being estimated for their water/sewer usage due to malfunctioning meters should remember to turn in their meter readings to the Village Billing Clerk making it easier for her otherwise she has to rely on estimating readings if not turned. It is very simple to take a photo of the meter and send it in. Trustee Milarski asked if the water meters could be ordered from another company. Superintendent Nelson confirmed that they need to be compatible with the Village software and there really isn't another option. They have no idea when they will arrive, but a few have trickled in just the other day. Frank stated in his report that on the sewer side the Trails of Hebron lift station has a pinhole on the pump two valve. He has ordered a new pump which is also on backorder. In addition, the north side scum wet well pump on the water treatment plant

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has rotted out and a new pump has been ordered, but on backorder. And lastly, the Hoop's lift station had no power due to the ice storm that began on February 22 and ended on the 23<sup>rd</sup>. Evergreen had to be called out to pump it down.

Dan Nelson, Superintendent of Public Works reported that they performed an oil change on their work truck and cleared brush and trees on Price Road heading toward Filtertek due to storm damage. They cleaned the work trucks of salt, fixed the snowplow wing, plowed snow and salted roads, fixed a mailbox that was damaged by the Village, and continued to do additional storm damage pickups throughout the Village.

*Chief Gumble, Police Chief,* reported that there were sixty-seven calls this month including business and school checks and two calls for car crashes. In response to the residents question she mentioned that the new part-time Officer Hernandez was sworn in as an officer for the Village and she added that he must complete 118 hours of training as required by the Illinois Standard Training Board. She stated that she believes he only has about 30 hours left of that training and then he will be out on patrol. She said that he has been doing a lot of it on his own without pay as he sees that she needs the help as soon as possible. She also stated that the department has one full-time officer that was off for three weeks so most of the recent calls she handled herself. Amongst the paperwork, handling the evidence room, and other tasks, she has painted the entire police department, she brought in a refrigerator so officers have a place to store their meals when the streets of Hebron close up at night, and she has buffed the floors and repaired holes in the walls. She stated that she has two more part-time officers interested in a position; one is an investigator and he will follow a case and take it all the way through the process. His name is Officer Schneider who is also working on his PhD. Everyone she is looking to hire has a background in police work and a solid education. She continued stating that she had to produce a new set of general orders. She said that the old orders were outdated and not up with Illinois law. She, President Shelton, and Attorney Smoron approved and passed 646 pages of general orders. She explained that this is what the department runs on. If someone shows up late, is in insubordination to her or another officer, these are the rules on file as to what the officers are supposed to follow. So, if they break one of those rules, they can all go to the rule book to see what the policy will be for that incident. These are the guidelines for the expectation of the Chief and the officers. She explained the process of what they do prior to hiring an officer as far as background checks, etc. President Shelton said that Trustee Mogan was consulted with when putting together the SOP's for the police department as he has a tremendous expertise in this area.

Chief Gumble stated that it has been very busy in the department since she took over. She said she welcomes visitors to stop by. The police department is looking into a camera grant and some of the department radios are in being refurbished as new radios are cost prohibited. She added that eventually they would have to revisit the purchase of new radios. President Shelton stated that Chief Gumble has taken the time to go over all of the equipment (i.e. radar guns, etc.) and

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has worked at making sure they are all up to specification. She worked on securing the evidence room with wire mesh on the ceiling which was a challenge. President Shelton commended her for all the extra time she has put in to move toward a well-organized and functioning police department.

There were no other reports.

**Attorney Report**

No report

**Board Comments**

*Trustee Milarski* thanked Chief Gumble and Superintendent Nelson for all their hard work and for going over and above expectations. She mentioned that she is still working on the grant as tomorrow is the deadline. She stated that the grant materials have been collected and they are now just working on getting them submitted. She added that this grant could give the Village funds to repair sidewalks, roads, and sewer issues. She also thanked Trustee Knaack for getting letters of support from the McHenry County Chair, Larry Smith, and Tracie Von Bergen.

*Trustee Knaack* thanked everyone for their attendance at this meeting. She asked resident Joann Lange what she would suggest as far as an open forum before the election. Mrs. Lange asked that a meet and greet be publicized for the next Board meeting as a “Get to Know Your Candidates.” She stated that candidate information could be added to Facebook or the Village website. Trustee Knaack thanked her for her suggestion stating it was a good idea.

*Trustee Mogan* also thanked Superintendent Nelson for the good work his department did with the storm cleanup. He also told Chief Gumble that her efforts are not going unnoticed and speaking for himself as well as the Board they are very impressed with the level of communication. He wished everyone a Happy St. Patrick’s Day!

*Trustee Correll* thanked the audience for their attendance and she told resident Joann Lange that she thought her idea was a good one. Discussion ensued about the article in the Northwest Herald that missed the mark on discussing the candidate’s views.

*Trustee Shepherd* reported that they will be crunching numbers regarding the budget so that they have something ready to discuss at the April Village Board meeting.

*Trustee Stevens* reiterated the comments of the other trustees regarding the appreciation of the staff. He also stated that he was happy to see the community for rallying to help the Lalor family who had a fire at their home last weekend.

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President Shelton reported that as of tomorrow the Village Board minutes will also be posted on the Village Facebook page as it is a good way for residents to find Village information and to get the word out. He added that the Village Board meeting on March 13<sup>th</sup> is cancelled, and the next Village Board meeting will be on Monday, March 27<sup>th</sup> at 6:00 p.m.

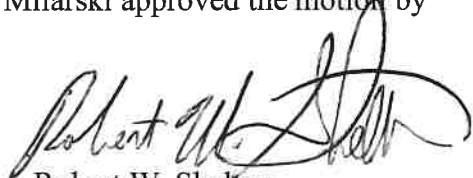
Attorney Smoron stated that political candidates cannot use the Village resources to advertise the campaign so he suggested to hold an open house here at the Village Hall where residents could have one on one conversations with them. Trustee Stevens offered the use of the library as well.

**Adjournment**

Trustee Knaack made a motion to adjourn at 7:10 p.m. Trustee Stevens seconded the motion. Trustee Knaack, Stevens, Mogan, Correll, Shepherd, and Milarski approved the motion by answering aye. Motion carried by all.



Jean Attermeier,  
Village Clerk



Robert W. Shelton  
Village President

