

VILLAGE OF HEBRON
VILLAGE BOARD MEETING
JUNE 15, 2020

President Martinez called the meeting to order at 7:00 p.m.

The meeting began with the Pledge of Allegiance.

Trustees Shepherd, Drevalas, Ritzert, Wagner, Lange, and Peterson, answered aye to roll call.

Discussion and Vote to Approve minutes of March 16, 2020 Village Board Meeting

Trustee Lange made a motion to approve the minutes of the March 16, 2020 Village Board meeting. Trustee Peterson seconded the motion. Trustees Lange, Peterson, Ritzert, Shepherd, Drevalas, and Wagner approved the motion by answering aye. Motion carried.

Discussion and Vote to Approve March/April 2020 Accounts Payable

Trustee Shepherd reported that there was \$8,793.33 due in accounts payable for General Fund and \$36,382.19 due in the Water/Sewer Fund accounts payable. The total due for accounts payable was \$45,175.52. Trustee Shepherd made a motion to approve the March/April accounts payable as presented. Trustee Peterson seconded the motion. Trustee Shepherd, Peterson, Wagner, Drevalas, Ritzert, and Lange approved the motion by answering aye. Motion carried by all.

Discussion and Vote to Approve April/May 2020 Accounts Payable

Trustee Shepherd reported that there was \$19,862.51 due in accounts payable for General Fund and \$23,240.66 due in the Water/Sewer Fund accounts payable. The total due for accounts payable was \$43,103.17. Trustee Shepherd made a motion to approve the April/May accounts payable as presented. Trustee Lange seconded the motion. Trustee Shepherd, Lange, Drevalas, Ritzert, Wagner, and Peterson approved the motion by answering aye. Motion carried by all.

Discussion and Vote to Approve May/June 2020 Accounts Payable

Trustee Shepherd reported that there was \$10,244.67 due in accounts payable for General Fund and \$9,474.74 due in the Water/Sewer Fund accounts payable. The total due for accounts payable was \$19,719.41. Trustee Shepherd made a motion to approve the May/June accounts payable as presented. Trustee Lange seconded the motion. Trustee Shepherd, Lange, Drevalas, Ritzert, Wagner, and Peterson approved the motion by answering aye. Motion carried by all.

Announce 2019-2020 Snowman Contest Winners

President Martinez stated that the judging of this year's Snowman Contest Winners was a difficult one as the Village had so many entries. She went on to say that there is so much talent and creative imagination within Hebron. At this time, she announced the First-Place winners and stated that there was a tie. First Place went to Camden and Coy Vanderstappen and The Dari. They each received \$50.

Second Place was also a tie and went to Joe and Faith Higgins and Gabby and Riley Prentice. They each received \$25 Third Place went to the Schwatner Family and they received \$25.

President's Report

President Martinez welcomed everyone back after not meeting since March 16. She expressed her happiness that the Village is moving into progressive openings of businesses including industrial, retail and eating establishments. She said she is hoping that the residents have been able to patronize the local businesses.

At this time, she thanked the Village Department Heads for tightening their belts, adhering to their budget, and doing everything possible to be responsible with the Village monies during these trying times.

President Martinez reported that, with the use of MFT funds, the Village will soon be paving a new public parking lot on Route 173 next to the former donut shop. Parking will be available for at least 10 vehicles with one way in from Illinois Street and one way out onto Route 173. There will be a privacy fence which will help the Village be mindful of neighbors. There will be curbing for water management. This is a start in assisting with our downtown parking issues. Picnic tables will also be set up in the parkway for visitors wanting to carry their food out from local establishments and enjoy. Trustee Drevalas suggested that there be signs placed on Main Street regarding additional parking. President Martinez agreed. Trustee Shepherd said that this should help the downtown area, especially on busy weekends. President Martinez suggested allowing three motorcycles to park in one space.

Public Comment

Cyndie Erckfritz, 9711 Jean Drive, stated that she recently came across multiple copies of a book about Hebron that was created by the Alden Hebron senior class of 2005-2006. Trustee Peterson added that this book was put together as a class project. Cyndie said she will give the books to the Village.

Discussion of Request by Vincent Amato for a Variance/Special Use for Outdoor Storage on the Property Commonly Known as 10312 Industrial Drive

Vincent Amato, owner of 10312 Industrial Drive in Hebron, gave a brief history of his property. He explained that his original idea for this property was to build a self-storage business where he could store some of his landscaping business equipment as well as rent out space. Unfortunately, he found this to be cost prohibitive and would now like to propose the use of storage containers placed on asphalt and surrounded by gravel to reduce mud, etc. He stated he would hide it all with vegetation.

At this time, Trustee Shepherd asked if Mr. Amato was planning on putting up a chain link fence to keep children out. Mr. Amato stated that these would be enclosed containers and that he had no plans for a fence. He went on to say that he is not opposed to a fence, although he would have to check into the cost. He added that all of this could help him get to his end game, which would be a self-storage business.

President Martinez explained to the Board that Mr. Amato was asking for a recommendation on whether they are open to his ideas and whether he should continue with the Planning and Zoning Commission. Attorney Smoron confirmed that he was not proposing building a structure at this

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time. Mr. Amato stated that he is trying to invent ideas and add to the Village to help bring businesses in.

President Martinez would like to see the containers uniform in size and color and that nothing would be stored outside of them with screening surrounding them. Mr. Amato handed out the original plan for a self-storage business and his revised plan for containers surrounded by bushes. Trustee Drevalas would like to see it fenced and asked if they would be locked. Mr. Amato confirmed that they would be locked containers and measured 20 by 8 feet. Trustee Peterson asked if they were like shipping containers and Mr. Amato said they were. Discussion ensued. It was determined that Mr. Amato would start out with approximately 60 used containers with steel floors which he would paint all one color.

President Martinez called for a roll call vote and is as follows: Trustees Shepherd and Ritzert voted in favor. Trustees Lange, Peterson, Wagner and Drevalas voted against the proposed. President Martinez confirmed that the vote was four to two against. Mr. Amato stated that he was previously approved for self-storage on the property and he asked if this would require water and sewer as he might ask for a variance for this. President Martinez said she would verify this with Dick Ackerman, the Building Inspector.

Discussion and Vote to Approve Text Amendments to the Hebron Zoning Ordinance Regarding Adding Definitions for Adult-use Cannabis Infuser and Adult-use Cannabis Transporting Organization or Transporter

President Martinez explained that Hebron is a pivotal and desired location for this. In addition, it is a border town and with Wisconsin not legalized, Hebron could benefit greatly. Trustee Shepherd reported that the approval of permit applications has been delayed due to Covid-19. President Martinez is hoping that permits will be approved in July. Attorney Smoron added that he would recommend adding special use of I-1 transport and, also, add infuse it. He stated that this would limit it to one special use per issue. President Martinez explained that additional special use requests could be added later and that it would be handled like a liquor license. She stated that it protects Hebron and allows for control.

Trustee Peterson asked if this would be allowed in Industrial zoning only and questioned if there was property available. President Martinez stated that there is a pending sale of property and if this use is approved, they will complete the sale. She added that there will be a 3 percent tax on top of the sales tax that the Village could receive. Hebron would receive a check for 3 percent for the first quarter.

Discussion ensued regarding location. Trustee Shepherd mentioned that he thought it should be a "green zone," not as light industrial. He feels that the Village should cover all their bases and look at it carefully. He believes that the Village should institute a "green zone," as is done in Colorado. He would like the Planning and Zoning Commission to investigate it. Attorney Smoron recommended that the Village specify it as I-1 Industrial with a restricted area called "Hebron Industrial Subdivision." President Martinez stated that therefore it would be restricted to one as a special use for the protection of the Village and forcing anyone else to come before the Board. Discussion ensued.

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Attorney Smoron cautioned the Board that once establishing a “use” in a special use it makes it easier for another individual to come in as the same “use” in the same zoning. The Village may lose control in this instance.

Trustee Peterson made a motion to approve the text amendments to the Hebron Zoning Ordinance regarding adding definitions for adult-use cannabis infuser and adult-use cannabis transporting organization or transporter. Trustee Wagner seconded the motion. Trustee Peterson, Wagner, Shepherd, Lange, Drevalas, and Ritzert approved the motion by answering aye. Motion carried by all.

Discussion and Vote to Approve a Resolution for Grading and Paving a Public Parking Lot on Property Commonly Known as 12001 Maple Avenue

This was tabled until the July 20 Village Board meeting.

Ratification of Clark Environmental Mosquito Management, Inc. 2020 Professional Service Contract

Trustee Shepherd made a motion to approve the 2020 Professional Service Contract with Clark Environmental Management, Inc. Trustee Lange seconded the motion. Motion carried by all.

Department Head Reports

Dan Nelson, Superintendent of Public Works, mentioned that they will be working on pouring sidewalks this week.

Attorney Report

None

Board Comments

Trustee Lange asked if there was going to be a Hebron Community garage sale this year. President Martinez stated that the Village will go forward with it.

Trustee Shepherd stated that the Village should reschedule the motorcycle group event. Trustee Drevalas said that she would call them. She also said that she has lots of ideas for events.

President Martinez expressed disappointment that the Governor did not respond to the letter sent by the Mayors of McHenry County to have the County removed from the same region as Chicago in Restore Illinois. She reported that the Village Board meeting on July 6th will be canceled and the next Board meeting will be held on June 20th.

Trustee Wagner made a motion move into executive session to discuss ongoing litigation with J&L at 8:40 p.m. Trustee Peterson seconded the motion. All were in favor.

By roll call vote, the Board closed executive session at 9:05 p.m. and returned to the Board room.

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Trustee Shepherd made a motion to adjourn at 9:06 p.m. Trustee Ritzert seconded the motion.
Motion carried by all voting aye.



Jean Attermeier,
Village Clerk



Kimmy Martinez,
Village President