

**VILLAGE OF JOHNSBURG  
DECEMBER 6, 2012 REGULAR MEETING OF THE  
PRESIDENT AND BOARD OF TRUSTEES**

President Hettermann called the meeting to order at 7:32 p.m. in the Village Hall.

**Attendees**

Trustee John Huemann (absent)  
Trustee Kevin McEvoy  
Trustee Mary Lou Hutchinson  
Trustee Janice Sisk  
Trustee Ron Zanko  
Trustee Rich Janusz  
Village Attorney Michael Smoron  
Police Chief Keith VonAllmen  
Special Projects Coordinator Rick Quinn

**OMNIBUS AGENDA** - Trustee Hutchinson moved to approve the Omnibus Agenda. Trustee Janusz seconded the motion. All Trustees present voted aye on the roll. Motion carried.

- Move to approve the minutes of the November 15, 2012 Regular Meeting of the President and Board of Trustees
- Move to approve Ordinance 12-13-10 Rezoning the Property at 2905 Johnsburg Road Commonly Known as the Hughes Property to B-3 Business District Zoning with Variances.
- Move to approve Ordinance 12-13-11 Establishing a Tax Levy for Special Service Area #6 in the Village of Johnsburg for the 2012 Tax Year
- Move to approve Ordinance 12-13-12 Establishing a Tax Levy for Special Service Area #11 in the Village of Johnsburg for the 2012 Tax Year
- Move to approve Ordinance 12-13-13 Establishing a Tax Levy for Special Service Area #13 in the Village of Johnsburg for the 2012 Tax Year
- Move to approve Ordinance 12-13-14 Establishing a Tax Levy for Special Service Area #18 in the Village of Johnsburg for the 2012 Tax Year.
- Move to approve Ordinance 12-13-15 Establishing a Tax Levy for Special Service Area #27 in the Village of Johnsburg for the 2012 Tax Year
- Move to approve Ordinance 12-13-16 Establishing a Tax Levy for Special Service Area #28 in the Village of Johnsburg for the 2012 Tax Year
- Move to approve Ordinance 12-13-17 Abating Taxes Abating a Portion of the Taxes Levied to Pay Principal and Interest on Special Service Area Number 28 Ad Valorem Tax Bonds, Series 2010 in the Village of Johnsburg
- Move to approve Ordinance 12-13-18 Abating Taxes to be Levied to Pay Principal and Interest on Certain Waterworks and Sewerage Revenue Bonds and Alternate Revenue Source Bonds (in Lieu of Such Revenue Bonds), Series 2006 in the Village of Johnsburg

- Move to approve Ordinance 12-13-19 Abating Taxes to be Levied to Pay Principal and Interest on Certain Waterworks and Sewerage Revenue Bonds and Alternate Revenue Source Bonds (in Lieu of Such Revenue Bonds), Series 2009 in the Village of Johnsburg
- Move to accept proposal from Arthur J. Gallagher Risk Management Services, Inc in the amount of \$96,392 for the Village's Property Casualty, General Liability and Worker's Compensation insurance.
- Move to approve Pay Request #2 to Glenbrook Excavating in the amount of \$361,141.43 for Fairview Avenue,  
Phase II Sewer Extension Project
- Move to approve payment to HR Green in the amount of \$39,148.95 for construction related services for the Fairview Avenue Phase II Sewer Extension Project.
- DISBURSEMENTS
- General Fund \$140,118.79
- Debt Service \$
- Land and Building \$
- Waterworks/Sewerage Fund \$ 5,574.41
- TOTAL OF ALL FUNDS \$145,693.20

**PRESIDENT'S REPORT** – President Hettermann reported that the meet and greet Santa event will take place on Friday, December 7<sup>th</sup> at 5:00 p.m. at the Village Hall. Trustee Sisk added that the event will include crafts for the children, food and lighting of the Christmas tree and a visit from Santa.

## **NEW BUSINESS**

**FIRST READ – JONES VARIANCE REQUEST** - Bret Jones was in attendance regarding a request for a variance to permit the construction of a detached garage on a parcel without a principal use. Mr. Jones is also requesting to build the garage 1584 square feet in lieu of the otherwise permitted 864 square feet. Much discussion took place regarding the size and height of the garage. A letter was received from some of the residents in the subdivision expressing concern regarding the proposed size of the structure. Mr. Jones explained that the sidewalls in the current structure are 7 feet and he is proposing to increase them to 9 feet. He further explained that the current garage is 19 feet in height and he is proposing to build the new structure 24 feet in height. Mr. Jones stated that he felt it more appropriate to build a larger structure to accommodate his storage needs rather than having multiple storage structures. He added that many neighbors have garages and storage sheds which when totaled are close to the size of the structure he is proposing.

Trustee Zanko questioned the size of Mr. Jones' home. Mr. Jones stated that his home is 1100 square feet and therefore he is limited in storage area in his home. Trustee Zanko pointed out that the proposed structure is more than 3000 square feet, larger than many homes. Mr. Jones stated that he is making the sidewalls two feet taller and going eight feet deeper than the existing structure on the property which will be torn down when he builds the new structure. A neighboring resident on River Terrace Drive stated that the property was in poor condition and overgrown when Mr. Jones purchased it and he has done much to clean up the property. He explained that he owns the property immediately adjacent to the subject property and does not object to the request. He further stated that the letter received by the Village is not representative of the homeowners association but rather only those persons that signed the letter. Trustee Zanko offered that if the structure was not so tall, it may be more acceptable. Mr. Jones stated that the upstairs will be 720 square feet.

President Hettermann pointed out that the matter is before the board for a first reading and he encouraged the trustees to go out to the property before the matter comes before the board for consideration if they have not already done so.

Trustee Hutchinson recommended that Mr. Jones consider lowering both the ridge lines to reduce the height. Mr. Jones stated that he may be able to reduce the second floor wall to 6 1/2 or 7 feet thereby lowering the height of the structure to 23 feet. Trustee Zanko questioned if Mr. Jones considered going up on his home. Mr. Jones stated that he was not sure if the cinderblock foundation could support an addition. He agreed to mark off the size of the proposed structure on the property so that the board could see it for reference

**TAX LEVY** - Trustee McEvoy moved to approve Ordinance 12-13-20 entitled An Ordinance for the Levy of Taxes for the Village of Johnsburg for the 2012 Tax Year. Trustee Sisk seconded the motion. Ms. Peters explained that the proposed levy was unanimously recommended by the Finance Committee and is consistent with what the Board discussed last year regarding the pursuit of a levy sufficient to insure that the Village captures all of the new growth dollars related to the Wal-Mart development. All Trustees present voted aye on the roll. Motion carried.

**ADJOURNMENT** - Trustee Zanko moved to adjourn the meeting. Trustee McEvoy seconded the motion. All Trustees present voted aye. Motion carried at 8:25 p.m.

Respectfully Submitted

*Claudett E. Peters*  
*Village Administrator*