

**VILLAGE OF JOHNSBURG
OCTOBER 7, 2025 REGULAR MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES**

President Hettermann called the meeting to order at 7:00 p.m. in the Village Hall.

Attendees

Trustee Mike Fouke
Trustee Josh Hagen
Trustee Scott Letzter
Trustee Jamie Morris
Trustee James Sylvanus
Trustee Keith Von Allmen
~~Village Administrator Claudett Sofialis (absent)~~
Assistant Village Administrator Vinny Lamontagna
Chief of Police Jason Greenwald
Attorney Michael Smoron
~~Village Engineer Tim Hartnett (absent)~~
Special Projects Coordinator Rick Quinn

PUBLIC COMMENTS –

Mike Fouke of 1504 Seville Ct wanted to address the Village Board and public regarding Chair of the Community Affairs Committee, publicly thanking all volunteers, coaches, committee members, and local organizations such as the JABA, Boosters, Lions Club, Men's Club, and Community Club for their ongoing contributions to Village events and activities. He emphasized that much of the community's success relies on a small group of recurring volunteers and expressed concern about volunteer fatigue. Encouraging more residents, especially younger adults to get involved in local sports, events, and committees to share the workload and strengthen community engagement. In closing, reaffirming gratitude to all current volunteers and offered to personally help connect anyone interested in getting involved.

Jack Weigert of 4115 Farmington Ln attended said board meeting to express concerns with and to object the McHenry County Zoning Board of Appeals - Zoning Hearing (Z25-0077), Water Locust Solar LLC, for Conditional Use to the McHenry County Unified Development Ordinance for Conditional Use to allow for a Commercial Solar Energy Facility. Mr. Weigert further elaborated proposed solar farm planned near his daughter Renee's home, located on the border between Johnsburg and McHenry County. He expressed that the land is prime farmland and unsuitable for a solar field, especially so close to a residential area. He mentioned concerns that the 15' high solar panels would be unsightly, negatively affecting property values for nearby homeowners. He noted that the local assessor confirmed property taxes wouldn't be reduced unless values dropped after a sale, which he called unfair. He also criticized the Illinois State Law that, in his view, forced solar projects upon communities. In response, the board members agreed with Mr. Weigert objections, noting that the project falls under county jurisdiction rather than Village's, but advised they will be discussing the matter further into meeting said evening.

Renee Weigert of 2307 Red Oak Ln attended said board meeting to express concerns and objections with McHenry County Zoning Board of Appeals - Zoning Hearing (Z25-0077), Water Locust Solar LLC, for Conditional Use to the McHenry County Unified Development Ordinance for Conditional Use to allow for a Commercial Solar Energy Facility. She stated in summary received a certified letter about a proposed solar field project near her home in Johnsburg. Since then, she has researched the issue extensively to understand who is behind it, how it affects the community, and what legal steps can be

taken to oppose it. She met a company representative named Dylan, who claimed the project would benefit the community, but she strongly disagrees. Her concerns include negative impacts on property values, drainage, wildlife, noise, and potential health risks from electromagnetic fields and heavy metals. She also fears long-term contamination of the land and lack of accountability, as ownership may transfer between LLCs. Ms. Weigert argues the site is inappropriate because it borders residential homes and is prone to strong winds and lightning strikes, which already caused costly damage in the area. She believes the company is inexperienced, having only completed one other solar field, and urges the community and Village Board to unite in opposition before the McHenry County Zoning Board of Appeals.

Laura Salazar of 2304 Red Oak Ln spoke out against the proposed solar farm near her subdivision, expressing serious concerns about safety, environmental impact, and community fit. She emphasized that residents had very little time to research the project and felt unprepared. Her main points included: safety concerns and potential danger to children if the solar farm isn't properly fenced or maintained, worries about broken panels, lightning, hail, or other damage creating hazards. She expressed environmental and health questions regarding whether the farm could affect air quality, generate excess heat, leak chemicals into soil or water, or use harmful cooling substances. Further shared aesthetic and maintenance Issues with fear that poor maintenance could lead to an eyesore and unsafe conditions. Additionally, she mentioned community impact with worries about property values decreasing, road safety issues from panel reflections, and lack of clear benefits to residents versus gains for the solar company. Expressed fairness and process; frustration with the short notice and limited information, urging the board to slow down and fully consider residents' concerns. In summary, she conveyed strong opposition to the project, saying it does not align with Johnsburg's character or future vision and prioritizes the company's interests over community safety and well-being.

Dylan Haber, developer with Cultivate Power, spoke about the proposed Water Locust Solar project in McHenry County. His overview summary explained submitted to McHenry County; Zoning Board of Appeals (ZBA) hearing scheduled soon. Dylan emphasized outreach efforts by contacted the Village, Township, Fire Chief, and met with local residents to address concerns. The project will feed into ComEd's grid and participate in Illinois Shines (community solar), allowing residents to subscribe and receive approx. 15% discounts on the generation portion of their electric bills. Dylan further shared the location was chosen based on available acreage, nearby three-phase power lines or substations, suitable topography, and minimal environmental conflicts. Dylan acknowledged proximity to residences, noting that ideal "empty farmland" sites are increasingly scarce and said proposed property is mostly surrounded by sparse residential areas except one nearby neighborhood. Trustee Von Allmen raised concerns about runoff from the site draining toward Lion's Park and ponds that feed the Fox River. Dylan confirmed no detailed hydrologic modeling has yet been done; only preliminary "desktop" analysis. Detailed stormwater modeling and erosion control plans would occur after zoning approval, before construction. Dylan advised the project cannot worsen runoff and may improve infiltration by replacing row crops with native deep-rooted vegetation under panels. Future plans may include retention or infiltration basins if required by engineering reviews. Residents within the audience expressed frustration about being adjacent to the site and possible heat effects from solar panels. The board members raised concerns about lost commercial tax potential for that parcel if developed as solar instead of retail. The board and residents voiced strong concerns about site selection, runoff impacts, and long-term responsibility. Dylan emphasized compliance with all environmental and engineering standards, pending zoning approval, and noted the project's community solar benefits, decommissioning safeguards, and partial preservation of the property for future development.

PRESIDENT'S REPORT - President Hettermann and Trustee Von Allmen presented Certificates of Recognition to Johnsburg Junior High School – Johnsburg Outdoor Club students who volunteered their time to clean up areas of the Fox River in association with the It's Our Fox River Day 2025 event.

OMNIBUS AGENDA – Trustee Fouke moved to approve the Omnibus Agenda. Trustee Sylvanus seconded the motion. Trustee Letzter requested the removal of the minutes of the September 30, 2025 special meeting of the President and Board of Trustees. All Trustees voted aye on the roll on the remaining agenda items. Motion carried

- Move to approve the minutes of the September 23, 2025 special meeting of the President and Board of Trustees.
- Move to approve Pay Request #2 (Final) in the amount of \$6,219.73 to C&I Fence for Pickleball Court Fencing.
- Move to approve Pay Request #2 (Final) to Chicagoland Paving Contractors Inc. in the amount of \$ \$16,854.21 for Pickleball Surface.

- **Disbursements**

• General Fund	\$ 176,252.49
• MFT	\$ 0.00
• Waterworks & Sewage Fund	\$ 198.38
• Golf Course Fund	\$ 0.00
• Debt Service Fund	\$ 0.00
• Total All Funds	\$ 176,450.87

PRESIDENT’S REPORT (Cont’d) - President Hettermann continued to share with the Board regarding Walk, Bike, Roll to School for tomorrow October 8th and to continue coordination with Assistant Administrator Lamontagna for on-site. Additionally, advised the proposed State of Village for Thursday, November 13, 2025 at approx. 5:30p.m.

UNFINISHED BUSINESS

Move to approve Resolution to Publish an RFP for a Staffing and Operational Analysis. Trustee Von Allmen moved to approve the Resolution to Publish an RFP for a Staffing and Operational Analysis. Trustee Sylvanus seconded the motion. Discussion began with Trustee Sylvanus requesting clarification from Trustee Von Allmen regarding publishing to solicit at this time, in which Trustee Von Allmen clarified just publishing. Trustee Hagen inquired if additional was needed, with Village President advised additional will be added by Administration staff and Chief of Police to be fully encompassing to all departments. All Trustees voted aye on the roll. Motion carried.

Move to approve Agreement between Jacked Vending Machines and the Village of Johnsburg for Vending Services at Hiller Park and Sunnyside Memorial Park. Trustee Fouke moved to approve the Agreement between Jacked Vending Machines and the Village of Johnsburg. Trustee Hagen seconded the motion. Discussion began with Jackson Hjorth introducing the proposal of vending machine services, a Johnsburg High School student and athlete, proposed installing vending machines at the parks to provide snacks and drinks when concessions are closed. Proposing one vending machine at each park with mix of snacks and drinks. The board discussed the agreement with a flat \$30 monthly fee per machine, adjusted based on actual electricity usage (kilowatt-hours), and the previous 15% profit-sharing clause was removed to simplify. Jackson expressed expected installation within approximately eight weeks beginning will Hiller Park. Motion to approve the agreement passed unanimously after confirming the \$30/month fee structure and striking the profit percentage clause. All Trustees voted aye on the roll. Motion carried. Jackson thanked the board and received support and encouragement from Trustees.

NEW BUSINESS

Move to approve Resolution Objecting to McHenry County Zoning Board of Appeals - Zoning Hearing (Z25-0077), Water Locust Solar LLC, for Conditional Use to the McHenry County Unified Development Ordinance for Conditional Use to allow for a Commercial Solar Energy Facility. Trustee Hagen moved to approve the Resolution Objecting to McHenry County Zoning Board of Appeals - Zoning Hearing (Z25-0077), Water Locust Solar LLC, for Conditional Use to the McHenry County Unified Development Ordinance. Trustee Letzter seconded the motion. The Village Board discussed whether to object to a conditional use request submitted by Water Locus Solar LLC for approval to operate a commercial solar energy facility, file a formal objection to the proposed conditional use. Trustees discussed how the objection should be properly filed at which time Attorney Smoron clarified that to have legal effect, the resolution of objection must be filed with the County (McHenry County Clerk or appropriate department), formally noticed to the petitioner (Water Locus Solar LLC) and, if applicable, their attorney. Attorney Smoron then clarified the formal filing process ensures the objection triggers a supermajority ($\frac{3}{4}$) vote requirement by the County Board for approval of the project. The attorney advised that while copies may be sent for informational purposes, the legal effect comes only from the formal filing with the County and notice to the petitioner. The Board reached consensus to file the objection formally and send appropriate notices. All Trustees voted aye on the roll. Motion carried. The Resolution of Objection will be filed with McHenry County and served to the petitioner to ensure the $\frac{3}{4}$ supermajority requirement applies for County Board approval.

ADJOURNMENT – Trustee Von Allmen moved to adjourn the meeting. Trustee Fouke seconded the motion. All Trustees voted aye on the roll. Motion carried 7:53 p.m.

Respectfully Submitted,

Vinny Lamontagna
Assistant Village Administrator