

**VILLAGE OF JOHNSBURG
SEPTEMBER 15, 2026 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. Roll call was conducted. The Pledge of Allegiance was recited.

Attendees

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

3. FROM THE FLOOR; AUDIENCE PARTICIPATION

Resident, Debra “Deb” Diedrich, 1504 Sunnyside Dr, expressed opposition to locating the proposed tower within the park, citing concerns regarding the aesthetics of the installation, its proximity to recreational facilities and children, and whether alternative locations could be considered. Ms. Diedrich also questioned the long-term benefit to the Village in relation to the proposed rental revenue.

Resident, Tyler Kraft, 1405 Sunnyside Beach Dr, addressed the Board regarding the proposed tower. Mr. Craft stated that he was not necessarily opposed to the project but requested that the Board refrain from reaching a final consensus until a photo simulation of the proposed installation could be provided. He requested that the simulation depict the proposed tower and potential future antenna arrays, including the appearance of the installation over time. Mr. Craft also requested consideration of a limit on the number of antenna arrays, that landscaping and screening requirements on the residential side of the property be incorporated directly into the lease, and clarification regarding revenue sharing from additional carriers that may lease space on the tower. He further requested confirmation that the Village's proposed lease terms had been reviewed by counsel or a professional experienced in cellular-tower lease agreements.

4. OMNIBUS AGENDA

The Board considered the Omnibus Agenda, which included approval of the September 1, 2026 regular meeting minutes; appointment of the Planning and Zoning Commission as a Special Zoning Commission; approval of Ordinance 26-27-04; and

• <u>Disbursements</u>	
• General Fund	\$ 252,439.33
• Waterworks & Sewage Fund	\$ 8,396.26
• Golf Course Fund	\$ 0.00
• Debt Service SSA Fund	\$ <u>0.00</u>
• Total All Funds	\$ 260,835.56

During discussion, Trustee Von Allmen asked whether the purchase of a new brush cutter had been included in the budget. Staff confirmed that the equipment had been appropriated under the Public Works new-equipment budget and had not yet been paid out. The equipment was reported to have cost approximately \$17,000.

Item B, concerning the appointment of the Planning and Zoning Commission as a Special Zoning Commission, was pulled from the Omnibus Agenda for separate discussion and consideration. The Board's questions were addressed. All Trustees voted aye on the roll. Motion carried.

Special Zoning Commission. Staff explained that the proposed appointment would allow the Planning and Zoning Commission to work with Village staff, committees and legal counsel on potential amendments to Sections 10A, Agricultural District, and 12A, Special Development District, of the Johnsburg Zoning Ordinance. The discussion noted that the Village's Agricultural District regulations date to November 1991, while McHenry County has subsequently updated its agricultural zoning regulations and adopted a Unified Development Ordinance. The proposed review would also consider the implications of recent State legislation concerning renewable energy and the potential placement of commercial solar developments. The Board discussed the anticipated process, including preparation of proposed language, coordination with staff and legal counsel, and a future public hearing. The work was expected to take approximately two to three months or longer. Following discussion, the Board approved the appointment of the Planning and Zoning Commission to serve as a Special Zoning Commission for the stated purposes.

5. PRESIDENT'S REPORT - President Hettermann provided the following announcements;

The Board discussed several upcoming Village activities and community events. The Board recognized the Village's participation in Dolly Day and commended Trustee Mike Fouke for representing the Village and providing regional exposure. Upcoming activities discussed included the Fox River cleanup, fall brush collection beginning September 21st, the Committee of the Whole (C.O.W.) meeting scheduled for September 24th, and the Celebration in the Park scheduled for October 3rd at Hiller Park. The Celebration in the Park was described as including fireworks, food and beverages, games and activities for children and families, music, and a dance floor. The Board also discussed participation in the Walk, Bike and Roll to School event scheduled for October 7th.

6. OLD BUSINESS

A. Vertical Bridge Cellular Tower @ Sunnyside Memorial Park. The Board continued its discussion regarding the proposed agreement with Vertical Bridge, with Verizon identified as the anchor carrier and Vertical Bridge as the tower owner. The matter remained subject to additional legal review. Chad Morgan of Ramaker Associates, the engineering consulting firm working with Vertical Bridge on the proposed tower, addressed the Board. Mr. Morgan explained that Verizon was proposing to use the tower to improve cellular coverage and capacity in the area, particularly as newer wireless technologies provide shorter coverage ranges. He stated that the proposed location was considered suitable because of its distance from nearby residences and its surrounding land uses. The Board discussed fencing, landscaping and the visual appearance of the proposed facility. Mr. Morgan stated that Vertical Bridge was willing to work with the Village regarding fencing and landscaping and could provide a photo simulation of the proposed tower. The Board requested that the simulation depict multiple views of the installation, including the fencing, landscaping and its relationship to nearby recreational facilities.

The Board also discussed the proposed lease terms. The principal unresolved issues were the proposed 50-year lease term and a 2% annual rent escalator. The Village had previously expressed a preference for

a shorter lease term and a higher escalator. The proposed financial terms discussed included approximately \$1,500 in monthly rent, a \$30,000 upfront contribution, and a potential \$3,000 contribution toward legal due-diligence costs. The parties also discussed shortening the proposed construction deadline from four years to three years.

Mr. Morgan explained that Vertical Bridge preferred a 50-year term because of the significant capital investment required to construct the tower and the time required to recover that investment. He further stated that Vertical Bridge would be responsible for removal of the tower and restoration of the property if the tower were no longer needed.

The Board questioned whether Verizon could provide documentation demonstrating the need for the proposed tower. Mr. Morgan stated that Verizon could provide an RF affidavit and coverage maps showing existing coverage and anticipated coverage with the proposed tower. The Board also discussed potential future carriers and the appearance of additional antenna arrays. Mr. Morgan stated that the tower could be designed for multiple carriers and that the Village could consider placing a limit on the number of carriers or arrays. Members of the Board expressed concern about committing the Village to a 50-year agreement and noted that such a term would extend across numerous future Village Board terms. The Board also discussed the effect of a 2% escalator over a 50-year period and the importance of protecting the future value of the Village's rental income. The Board discussed the possibility of future Village water infrastructure in the area and whether a Village-owned water tower could provide an alternative location for cellular equipment. Mr. Morgan explained that cellular carriers generally prefer dedicated monopoles over water towers because of maintenance and construction considerations. Following discussion, the consensus of the Board was that the Village remained opposed to a 50-year lease term and preferred a higher annual escalator, with 3% discussed as the Board's preferred figure. The Board also requested a photo simulation, including multiple views, fencing and landscaping, before further consideration. The matter would be brought back to the Board if additional negotiations occurred.

7. NEW BUSINESS

A. Johnsburg Police Department; Northern Illinois Regional Crime Lab.

The Board discussed the proposed cost increase associated with the Johnsburg Police Department's continued participation in the Northern Illinois Regional Crime Lab. The Police Chief explained that the regional laboratory is relocating from its current facility and is proposing to establish a new facility in conjunction with the Lake Forest Police Department. Member agencies would be responsible for a share of the costs associated with terminating the existing lease and participating in the construction and acquisition of the new facility.

The Village's estimated share was discussed as approximately \$14,939.45 if paid upfront, plus approximately \$2,745.12 for its share of the existing lease termination. A financing option of approximately \$1,815.06 annually for ten years was also discussed, resulting in a total financed cost of approximately \$18,150.56 for the principal facility contribution.

The Board noted that the Village would continue to incur its regular annual membership and service costs, which were estimated at approximately \$14,000 annually and vary according to call volume and population. The Police Chief explained the importance of maintaining access to the regional laboratory, particularly because of significantly faster evidence-processing and DNA-testing turnaround times compared with the Illinois State Police laboratory.

The Board further discussed the fact that the proposed cost allocation was based upon participation by approximately 63 member agencies and that the Village's final cost could change depending upon how many agencies ultimately elect to participate. Following discussion, the Board reached consensus to

continue participating in the Northern Illinois Regional Crime Lab and authorized staff to communicate the Village's intent to participate.

B. Oath of Office for Village Administrator.

A motion was made and seconded to proceed with the Oath of Office for the newly appointed Village Administrator. The motion carried. The newly appointed Village Administrator, Vinny Lamontagna, was administered the oath of office. The oath affirmed the Administrator's commitment to support the United States Constitution and the Illinois Constitution; faithfully and impartially discharge the duties of the office; faithfully execute and enforce Village laws, ordinances, resolutions and policies; serve the residents of the Village of Johnsburg; and conduct himself with integrity, impartiality and fidelity to the public trust. The Board congratulated the new Village Administrator and expressed appreciation for his service and anticipated leadership.

8. TRUSTEES' REPORTS

Trustees provided brief reports. The Board discussed upcoming C.O.W. meetings and reiterated information concerning the Celebration in the Park and other scheduled Village activities. No additional substantive matters were reported.

9. EXECUTIVE CLOSED SESSION

A motion was made by Trustee Letzter and seconded by Trustee Morris to adjourn into Executive Closed Session pursuant to the Illinois Open Meetings Act to discuss pending litigation. The motion was submitted to a roll-call vote, Trustee Hagen abstained, and carried.

10. RETURN TO OPEN SESSION

11. ACTION/MOTION FOLLOWING EXECUTIVE CLOSED SESSION

No action following Executive Closed Session is documented in the supplied transcript.

12. ADJOURNMENT

Trustee Von Allmen moved to adjourn the meeting. Trustee Fouke seconded the motion. All Trustees voted aye on the roll. Motion carried at 8:56p.m.

Respectfully Submitted,

Vinny Lamontagna
Village Administrator