

# Village of Johnsburg Development and Governmental Affairs Committee

October 23, 2024  
David G. Dominguez Municipal Center  
*Approved*

**In attendance:**

**Chairman: Beth Foreman**

**Committee Members: Doyle, Foskett, Hagen, and Myers**

**Village Administrator Claudett Sofiakis**

**Meeting Started at: 6:30p**

TOPIC	DISCUSSION	NEXT STEPS
<b>Approval of Minutes</b>	Committee Member Doyle moved to approve the minutes of the August 28, 2024 meeting. Committee Member Hagen seconded the motion. All Committee Members present voted aye. Motion carried.	
<b>New Business</b>	<p>Ryan Swanson of ARC Design attended on behalf of Kelley Williamson Company to review the proposed development of a Kelley's Market fueling station/convenience store at the northeast corner of Johnsburg Road and Route 31. He presented the proposed site plan depicting the 2-acre parcel proposed to be improved with a 6000 square feet building housing a convenience store and Which Wich sandwich shop. The development would also include six fueling dispensers, an additional diesel fueling dispenser for smaller diesel vehicles, and an automated car wash.</p> <p>The site would be accessed from Hamlin Drive as well as a right in/right on Route 31. Fencing would be included along the back property line as well as a retaining wall where needed due to grade changes on the property. Underground storage is being proposed to accommodate storm water detention and the property will be served by the Village's water and sewer systems. A triple basin will be utilized for gray water from the car wash. The facility will be opened 24 hours and the sandwich shop will likely operate from 8:00 a.m.-9:00 p.m. The convenience store will also offer pizza, hotdogs and other prepared food items. LED lighting will be utilized and installed in a manner to contain lighting on the site. Mr. Swanson explained that they have received conceptual approval from IDOT. The results of the traffic analysis are expected shortly and will be submitted to McDOT and the Village to finalize access requirements for Johnsburg Road. Construction is anticipated to take 8 months. Positive feedback was received from the committee members regarding the proposal.</p>	
<b>Corridor Study</b>	Chairman Foreman explained that she asked Village Administrator Claudett Sofiakis to attend the meeting to review the Bull Valley/Miller Road/River Road/Chapel Hill Road (BMRC) Corridor Study. Ms. Sofiakis reviewed access requirements on County roads. She explained that all County roads are regulated by the County's Access Management Plan which regulates right of way requirements, setbacks and infrastructure improvements. Additionally, properties situated on Bull Valley Road, Miller Road, River Road and Chapel Hill Road are regulated by the BMRC Corridor Study. Ms. Sofiakis stated that the study sets forth specific right of way and infrastructure	

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	<p>requirements on properties along the corridor when a change in use occurs or the property develops. She explained that the study was pursued by the City of McHenry, Village of Johnsburg and McHenry County in response to growth occurring in the area and its negative impacts on infrastructure; and the premise of the study is that responsible growth is dependent upon reasonable access to the roads in the corridor.</p> <p>Ms. Sofiakis reviewed the study limits and pointed out the proposed use of the State's right of way (FAP 420) to complete the bypass of McHenry. She reviewed exhibits from the study and pointed out that future road improvements in Johnsburg's area of the study include 2-through lanes in each direction with left and right turn lanes at main intersections. Bicycle and pedestrian accommodations are also required and full access intersections are limited to ¼ mile spacing with traffic signalization limited to two (2) per mile at ½ mile spacing. Ms. Sofiakis pointed out that the study includes the realignment of Salem Avenue with Bay Road and explained that a transition will likely occur between Bay Road and the bridge to accommodate the single lane two-way travel over the bridge. Committee members concurred with the need to plan for future transportation needs, making sure that adequate right of way is acquired and road improvements are done as development in the corridor area occurs.</p>	
<b>Chairman's Report</b>	<p>Chairman Foreman reported on the status of Dutch Creek Estates, Oakcreek Townhomes, and Fox River Day. She added that the Village has been accepted into EV Readiness Program which will provide tools to help the Village develop ordinances and establish permitting processes to facilitate EV infrastructure in the Village. Ms. Sofiakis added that successful completion of the program reflects favorably when the Village seeks funding for EV infrastructure.</p>	
<b>Adjournment</b>	<p>Committee Member Myers moved to adjourn. Committee Member Foskett seconded. All members present voted aye. Motion carried at 7:27 p.m.</p>	