

**VILLAGE OF JOHNSBURG  
JANUARY 7, 2020 REGULAR MEETING  
OF THE PRESIDENT AND BOARD OF TRUSTEES**

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

Attendees

Trustee Greg Klemstein  
Trustee McEvoy  
Trustee Josh Hagen  
Trustee Tom Curry  
Trustee Frost  
Trustee Beth Foreman  
Village Attorney Michael Smoron  
Village Engineer Tim Hartnett  
Assistant Administrator Vinny LaMontagna  
Chief Keith VonAllmen

**AUDIENCE PARTICPATION**

Mark Menoni attended to request that the board not apply the B-2 zoning across all of the Johnsburg Road parcels. He asked that the board wait to approve the map amendments to allow time to obtain input from a planning professional.

Attorney Mark Saladin attended on behalf of Lighthouse Church to request that the board allow churches as conditional use so that his clients can present their request to the Planning and Zoning Commission.

Pastor Neil Lindwall attended on behalf of Lighthouse Church. He reviewed his version of the timeline of events related to the Church's interest in the Ford parcel and referenced laws that he believes protect the interest of churches.

Clifford Kittle attended to request that the board base their decision on the zoning amendments on the principal of doing the right thing. He expressed that he believes the right choice is to allow for the purchase of the property by the church.

Bobbie Foskett attended as the homeowner's association president of Dutch Creek Woodlands regarding the proposed map amendments. He stated that agricultural uses are adjacent to the subdivision and he has concerns with a change to B-2 zoning on the properties abutting the subdivision. Mr. Foskett expressed that he believes a buffer zone is needed to allow a transition from the residential uses in the neighborhood and suggested that the Board leave the zoning as is and consider a change in the future if needed.

**OMNIBUS AGENDA** – Trustee Hagen moved to approve Omnibus Agenda. Trustee Frost seconded the motion. All Trustees present voted aye on the roll. Motion carried.

- Move to approve the minutes of the December 10, 2019 Regular Meeting of the President and Board of Trustees
- Move to approve Proclamation Recognizing January 26<sup>th</sup> - February 1<sup>st</sup> and School Choice Week

**Disbursements**

• General Fund	\$111,382.93
• MFT	\$
• Waterworks & Sewage Fund	\$ 3,662.44
• Golf Course	\$ 385.79
• Debt Service/SSA Fund	\$
• Total All Funds	\$115,431.16

**UNFINISHED BUSINESS**

**ORDINANCE 19-20-18 ZONING TEXT AND MAP AMENDMENTS** - Trustee Frost moved to approve Ordinance 19-20-18 Adopting Text and Map Amendments to the Village of Johnsburg Zoning Ordinance. Trustee Klemstein seconded the motion. Trustee Curry referenced discussions had about removing the Anderson parcel to consider a lesser zoning that may be more appropriate due to natural restrictions on the property. President Hettermann stated if the property were removed it could be heard at a later time by the Planning and Zoning Commission. Trustee Hagen questioned if the consideration would also include removing the MWS Holdings property. President Hettermann concurred that it would. Trustee Curry stated that he has concerns with B-2 on the Anderson property and suggested that further consideration be given on some of the other parcels as well. He expressed that Riverside Drive should be considered the transition point. Trustees Foreman and Hagen concurred that the Anderson and MWS Property should be removed and given additional consideration. Trustee Curry stated that the Ford property backs up to some of the homes in Dutch Creek Woodlands and should also be removed for further consideration. President Hettermann explained that the Anderson and MW Holdings property are limited in useable area but the Ford parcel is larger and meets the criteria for B-2 zoning. Trustee Foreman expressed support for the B-2 zoning on the Ford parcel and stated that Ivy Lane may be the more suitable transition point because of the smaller lots located east of the property. Trustee Hagen expressed that the Ford parcel could be zoned B-2 and, if allowed as a conditional use in business districts, the church could request consideration on the parcel.

Trustee Foreman moved to remove the Anderson & MWS Holdings parcels from the ordinance. Trustee Frost seconded the motion. Discussion occurred regarding the types of buffers that could be instituted if the Anderson and MWS Holding parcels were to be zoned B-1. President Hettermann explained that any development that would proceed must comply with established setbacks and an architectural review meeting would occur to review details such as materials, parking, signage, lighting, and buffers. All Trustees present voted aye on the roll on the amended motion.

Trustee Frost inquired as to the size of the Hughes property. It was confirmed to be greater than 2 acres. Trustee Frost questioned the size of the Village's property and if there are any plans for the property. Ms. Sofiakis stated that it is 11.86 acres and President Hettermann added that the Village has no plans for the property at this time. Trustee Klemstein expressed that he does not believe churches are appropriate in a B-2 zoning district. He suggested that should the board be inclined to consider a church on the Ford parcel, remove it from the ordinance and maintain the Agriculture zoning on the parcel. Trustee Curry amended the motion to remove the Ford parcel from the ordinance. Trustee Hagen seconded the amended motion. Trustee Curry reiterated that the natural dividing line for the B-2 zoning designation should be Riverside Drive and stated the he prefers to see a church on the Ford parcel rather than leave it vacant in hopes that something may come along. Trustee Klemstein clarified with Mr. Hartnett that McHenry County DOT will determine the road requirements for any development along Johnsburg Road. Trustee Frost concurred with Trustee Foreman regarding the Ford parcel and stated that he understands Trustee Curry's position but he feels it is a valuable piece of land along Johnsburg Road, which can more appropriately utilized and therefore should not be removed from the B-2 consideration. Trustee Klemstein remarked that some of the challenges marketing the property in the past was the lack of sewer and water. He added that other zoning uses that may be more appropriate

such as higher density residential. Trustees Curry, Hagen and Klemstein voted aye on the amendment to the motion. Trustees Foreman, McEvoy and Frost and President Hettermann voted No. The amended motion failed. Trustees Foreman, McEvoy, Hagen and Frost voted aye on the original motion. Trustees Curry and Klemstein voted no. Motion carried.

**ORDINANCE 19-20-19 AMENDING THE COMPREHENSIVE PLAN** - President Hettermann clarified that a motion is pending to approve Ordinance 19-20-19 Approving Amendments to the Comprehensive Plan from the November 19, 2019 meeting. All Trustees voted aye on the roll. Motion carried.

**ORDINANCE 19-20-50 AMENDING ORDINANCE 19-20-26** - Trustee Foreman moved to approve Ordinance 19-20-50 Amending Ordinance 19-20-16 Regarding Adopting Tax Increment Financing. Trustee Frost seconded the motion. All Trustees voted aye on the roll. Motion carried

**COMMITTEE REPORTS** - Trustee Foreman discussed the Holiday Magic Event and reported on plans for the pond property in Lake Dawnwood. She reported that April 18<sup>th</sup> has been scheduled as a cleanup date for the property in preparation for the fishing derby scheduled for May 16<sup>th</sup>. Trustee Foreman added that the Committee would like to install a pier on the property but will need is surveyed to do so and may need IDNR and ACOE permits. Using rock outcrops in lieu of a pier is also under consideration and staff is looking into environmentally safe weed control alternatives. Trustee Foreman added that the committee would like to spend approximately \$400 for prizes for the event.

Trustee Curry reported that the Development and Governmental Affairs Committee is reviewing the Comprehensive Plan.

**ADJOURNMENT** – Trustee Frost moved to adjourn the meeting. Trustee McEvoy seconded the motion. All Trustees present voted aye on the roll. Motion carried at 8:31 p.m.

*Respectfully Submitted*

*Claudett Sofiakis  
Village Administrator*