

**VILLAGE OF JOHNSBURG
MAY 17, 2022, 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 Tom Curry(absent)
Trustee Beth Foreman
Trustee Kyle Frost (absent)
Trustee Josh Hagen
Trustee Greg Klemstein (absent)
Trustee Scott Letzter
Village Administrator Claudett Sofiakis
Assistant Administrator Vinny Lamontagna
Special Projects Coordinator Rick Quinn
Chief Keith VonAllmen

AUDIENCE PARTICIPATION – Cindy Jacob, a resident of Claremont Hills subdivision, attended to express concern regarding possible impacts the housing development proposed on the Fuhler property could have on her subdivision. She commented regarding current traffic issues and how the development could add more challenges. She questioned if sewers would be extended to Claremont Hills as a result of the development and remarked that she feels single family homes are needed rather than townhomes.

OMNIBUS AGENDA - Trustee Hagen moved to approve the Omnibus Agenda. Trustee Letzter seconded the motion. All Trustees voted aye on the roll. Motion carried.

- Move to approve the minutes of the May 3, 2022 meeting of the President and Board of Trustees
- Move to approve Ordinance 22-23-01 Amending Chapter 9, Liquor Control and Liquor Licensing of the Johnsburg Zoning Ordinance

- **DISBURSEMENTS**

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|----------------------------|---------------|
| • General Fund | \$ 138,037.04 |
| • Waterworks & Sewage Fund | \$ 24,677.54 |
| • Golf Course Fund | \$ |
| • Land & Building Fund | \$ 475.00 |
| • Debt Service/SSA Fund | \$ 1,961.25 |
| • Total All Funds | \$ 165,150.83 |

PRESIDENT’S REPORT - President Hettermann made the following appointments to committees: Terry Mathiesen to Community Affairs Jamie Morris to Public Works, and Bobbie Fosket to Development and Governmental Affairs.

ORDINANCE 22-23-02 – GENERAL CAPITAL TOWNHOME DEVELOPMENT PROJECT-

First Read - Sig Strautmanis attended to review the development proposal which would include 49 townhome units located on the property east and south of the Marathon Gas station at Route 31 and Johnsburg Road. He discussed the original plan layout and reviewed the modifications made to accommodate concerns raised by neighbors regarding protecting oak trees, moving the storm water swale and creating stormwater detention under the parking lot and placing a fence on the south property line at request of neighbor to the south east. Mr. Strautmanis stated that he will continue to work with

the neighbors to address their concerns and in an effort to preserve the oak trees along the east property line. He informed the Board that McHenry County is seeking additional right of way for future improvements to Johnsbury Road and that IDOT and MCDOT will require a traffic analysis to determine what type of ingress or egress will be allowed. He discussed how some of the units were relocated to pull the building away from east property line.

Trustee Letzter questioned how residents will we get to the shopping areas to south if access is limited to right in right out on Route 31 and Johnsbury Road Mr. Strautmanis remarked that he understands that access may be limited but he believes people will figure out traffic movement and options. It was discussed that if access is limited to right in and right only on both roadways, traffic from the development will likely go by route of Riverside Drive to get to Route 31. President Hettermann pointed out that there will be traffic challenges no matter what is developed on the site. If it developed with a B-2 use as it is currently zoned, there will be traffic impacts as well.

Mr. Strautmanis reported that the number of parking spaces planned for the development exceeds the number required. He discussed the inclusion of sidewalks and walking paths throughout the development to prevent people from having to walk in the parking lot. Additionally, a club house is planned which will include a workout room. Mr. Strautmanis discussed income requirements and anticipated rental costs. He stated that the manager of the Berkshire site will also manage the development.

ADJOURNMENT – Trustee Foreman moved to adjourn the meeting. Trustee Letzter seconded the motion. All Trustees voted aye. Motion to adjourn was carried at 7:39 p.m.

Respectfully Submitted

*Claudett Sofiakis
Village Administrator*