

**VILLAGE OF JOHNSBURG**  
**SEPTEMBER 12, 2026 SPECIAL MEETING**  
**OF THE PRESIDENT AND BOARD OF TRUSTEES**  
*at David G. Dominguez Municipal Center, 1515 Channel Beach Avenue, Johnsburg*

President Hettermann called the meeting to order at 7:03p.m. in the Village Hall.

Attendees

Trustee Beth Foreman  
Trustee Mike Fouke  
Trustee Josh Hagen  
Trustee Greg Klemstein  
Trustee Scott Letzter  
Trustee Jamie Morris  
Village Administrator Claudett Sofiakis (*absent*)  
Village Assistant Administrator V. Lamontagna  
Village Attorney Michael Smoron  
Village Engineer Tim Hartnett  
Chief Keith VonAllmen  
Special Projects Coordinator Rick Quinn (*absent*)

**FROM THE FLOOR/AUDIENCE PARTICIPATION** - No Comments from the floor and/or public.

**OMNIBUS AGENDA** – Trustee Letzter moved to approve the Omnibus Agenda. Trustee Foreman seconded the motion. All trustees present voted aye on the roll. Motion carried.

- Move to approve the minutes of the August 15, 2023 Regular Meeting of the President and Board of Trustees
- Move to approve Proclamation Establishing “It’s Our Fox River Day”

- **Disbursements**

• General Fund	\$133,159.15
• MFT	\$0.00
• Waterworks & Sewage Fund	\$15,588.27
• Golf Course Fund	\$85.66
• Land and Building	\$0.00
• Debt Service/SSA Fund	\$13,129.00
• Total All Funds	\$161,962.08

**PRESIDENT’S REPORT** – Village President Hettermann provided an after action review of the Saufen und Spiel event (09/08/2023 – 09/10/2023), specifically the parade function that took place past Sunday with the most coordinated and organized start in many years. Trustee Hagen requested if any photos were taken or available to share with the marketing firm and improvement on social media reach. Trustee Fouke and Village Engineer advised they will coordinate with individuals they were aware of with a drone video/image capture and share with the Village.

**OLD BUSINESS**

- **General Capital Group Sig Strautmanis;** Mr. Strautmanis attended to review the final plans for the property at the corner of Route 31 and Johnsburg Road, commonly known as 3607 – 3625 W Johnsburg Rd. He explained that the initial plans were presented to the Planning and Zoning in previous year after which General Capital Group received R-4 Planned Development zoning for the property. A condition of the approval was to present the final plans to the Architectural Review Committee and Village Board to

show that the final plan is in substantial conformance with the initial plans. He explained that no significance changes have occurred since that time. The development will consist of 9 buildings with 49 units as proposed. Mr. Strautmanis discussed the process pursued through both IDOT and McDOT regarding the two access points which will be limited to right in/right out only. Mr. Strautmanis expressed the development is looking to close on the property in the next month with final architectural building plans and site civil plans being reviewed and approved by the Village and started construction immediately thereafter. Provided a timeline to the board if approved, an estimated completion within fourteen months with the breaking of ground in November.

Trustee Letzter inquired regarding a McDOT Easement on the site plan at which time Village Engineer Hartnett explained it was a cross road access that McDOT was requesting identified on the plan that was not supported by the consulting firm engineering review; however, the road for General Capital Group Development is a private road and would mostly never be acted on. Village Attorney Smoron commented providing further clarification regarding access easement is noted for any future development, but a separate correspondence and not recorded on these development plans.

Village Engineers also expressed the General Capital Group development is extending the Rt-31 sewer line north to said development site which was a Village goal into Claremont subdivision and additionally looping the water line south to the development location completing a loop which is great practice for the system so alternative lines can be rerouted if needed to maintain infrastructure and flow.

Trustee Foreman inquired if the address and monument sign details have been finalized regarding using all Johnsborg Rd numeric and that the W. Johnsborg Rd monument sign will capture the addresses and the Rt-31 monument will identify the development site name. Mr. Strautmanis provided clarification that all numeric will match W. Johnsborg Rd mapping and Rt-31 access will be a smaller scale monument and details identifying the site. Trustee Foreman then asked if lighting will be controlled from dusk to dawn at which time Mr. Strautmanis clarified the exterior lighting is control as such and units wouldn't have control but controlled by timer and leasing office. Trustee Foreman then inquired about the laundry room detail in building one at which time Mr. Strautmanis identified the option that each unit will be developed with such; however, if the tenant wishes not to connect for a monthly fee the site requires an onsite laundry area that would be card accessed for use, charged to the tenant from same card access.

Trustee Klemstein inquired if mailboxes would be in a central location for the residents or if each unit would have their own given the development layout. Mr. Strautmanis stated the mailboxes for all 49 units would be developed into a couple locations on the site for all nine buildings.

Trustee Hagen inquired if there have been any changes to the rental fee rate for the units at which time Mr. Strautmanis provided clarification in summary of yes based on the areas medium income. Mr. Strautmanis provided a spreadsheet that displayed 1-bedroom at approx. \$500 to the 3-bedroom at approx. \$1800 on a 30%, 60%, 80% breakdown unit breakdown; however, this is not subsidized housing but income threshold requirement that cannot be changed but annual adjustment based on county median. Trustee Hagen expressed he still doesn't feel this is the best use for the parcel/lot, but agrees the development would appear nice verse being vacant.

Trustee Fouke inquired if the leasing office will be the managers residing onsite for tenants and any nuisance issues and each tenant completes a background check annually. Mr. Strautmanis stated that their Oak Brook firm will manage both their locations in Johnsborg full-time and share a maintenance technician. Confirmed that backgrounds are completed yearly as the leasing is annual and additional checks and balances are in place to address nuisance concerns and tenant additional occupants/guests. Chief Von Allmen provided clarification on the Crime Free Housing municipal code ordinance regarding the added ability for the development owner to be responsible for all tenants.

- **VILLAGE BOARD** Trustee Foreman moved to approve Ordinance 23-24-06 approving the final plans for the property commonly known as the General Capital Work-force Housing Project 3607-3625 W. Johnsburg Road as it reads. Trustee Letzter seconded the motion. All trustees present voted aye on the roll. Motion approved.

#### **NEW BUSINESS**

- **VILLAGE BOARD First Read/No Action** move to approve Ordinance 23-24-07 approving B-2 Zoning with a Special Use Permit for a Car Wash Planned Development for the property generally located on the southeast side of Johnsburg Road in front of Angelo's Market (4200 N. Johnsburg Road) between McHenry Savings Bank (4000 N. Johnsburg Road) and Raymond's Bowl (3960 N. Johnsburg Road) in Johnsburg, Illinois.

Don Schnurr, resident and business owner in the Village of Johnsburg presented his planned development conditional use car wash proposal between Raymond's Bowl and Entertainment and McHenry Saving Bank in the Val-Mar Center. Explained last month he presented to planning and zoning commission his car wash vision being an economic development member and being inspired of all the Johnsburg opportunities and property to offer something in the village for all residents' verse traveling to neighboring cities. He explained his proposed 3-bay car wash development, one bay being automated, with an activity for the children of the customers for entertainment while mom or dad are completing car washing tasks and offering a monument/staple in the Village capturing its backdrop and Mr. Schnurr passion for nautical memorabilia.

Trustee Fouke commented on the rendering shared to all board members that the building and layout would be a great addition to the Village. Trustee Fouke wanted clarification of the activity of putt-putt design on the lot at which time Mr. Schnurr explained it was to occupy children time while parents can enjoy and take their time and passion while cleaning their vehicles, making it a family fun activity while instilling integrity for all users.

Trustee Letzter inquired regarding the Raymond's Bowl and Entertainment access at which time Village Engineer explained the cross access agreement is in place. Mr. Schnurr explained that directional traffic will be identified to minimize access to Raymond's Bowl and Entertainment utilizing the north Val-Mar Center access from N. Johnsburg Rd.

Trustee Foreman inquired if the site will have a recycling water system at which time Mr. Schnurr explained the car wash is proposed to have a reclaim water system to recycle water which was identified to be serviced by Prairie Path Water due to boundary planed mapping and sewer connection is the goal for the development site.

Trustee Hagen expressed the exercise completed in EDC and expressed excitement it was a resident, business owner and committee member proposing the development for the Village on this proposed car wash development. Trustee Foreman and Trustee Fouke expressed it would a great addition to the Village. Village President concurred the layout and proposed rendering appears to be a great vision; however, the ordinance is not for action so if questions or concerns are development the matter will be addressed and discussed at next Village Board meeting.

Trustee Morris wanted to discuss his ordinance committee movement regarding commercial and contractor activity at the Village Boat Launch. Village President advised the item is not identified on the agenda for discussion, but provided direction that ordinance committee is to review and provide a recommendation to the Board at a committee of the whole or board meeting for further clarification and direction before any changes would take place to municipal code chapter 8.

**ADJOURNMENT** – Trustee Fouke moved to adjourn the meeting. Trustee Klemstein seconded the motion. All trustees present voted aye. Motion to adjourn was carried at 8:29 p.m.

Respectfully Submitted

*Vinny Lamontagna*  
*Village Assistant Administrator*