

as Oakcreek Subdivision. Trustee Fouke moved to approve discussion on Ordinance 24-25-8 Granting R-3 Two family Dwelling District Zoning and Approving a First Amended Plat of Subdivision for the Property Commonly Known as Oakcreek Subdivision. Trustee Hagen seconded the motion. Discussion on the motion began with Trustee Hagen requesting clarification and overall vision for said development from representative. Glendenning Capital Inc – President Joseph Keller presented to the Board explaining his family’s involvement in developing Prairieview Estates and Highland Prairie and how they came to own the Oakcreek Townhome property. He expressed that they had hoped to build out the development, but had to delay due to declining economic conditions that took place. Mr. Keller acknowledged that he has disregarded the property and it has since fallen into disrepair and subject to much vandalism, which has been costly. He explained that he wishes to clean up the property and bring the two existing units up to code so that they can be rented. He proposes to have the units served by septic systems as the Village’s sewer infrastructure has not yet been extended to the property. Mr. Keller explained that in order to do so, the health department is requiring the change to the plat therefore he is requesting to change the zoning to R-3 to accommodate to two-family dwelling unit and reflect the property as only one zoning lot. He added that he hopes to further develop the property in the future and understands that in order to do so, he will have to return to the Planning and Zoning Commission and petition for a change in zoning at that time and would need Village Board approval.

Engineer Hartnett further elaborated to the Board regarding the development and the permitting for said development was granted an onsite waste water treatment system for the proposed multi-family planned development and units, but given current cost would be substantial in today’s time. Given the Villages infrastructure improvement, cost effective approach would be to extend the North extension of the Village sewer; however, still a distance away and market has changed thus this was an alternative to remarket for the development and gather income to move forward and improve upon the development. Village President Hettermann expressed that in earlier years during the completion of Prairie View Estates, he asked said developer (father) to look into the development location prior to conditions and potential investment to improve upon and invest with the Village. Trustee Foreman requested clarification and details regarding the frontage of the property and improvements observed. Glendenning Capital Inc – President Joseph Keller expressed current conditions needed a newer appearance in today’s times with a different roof line appearance, replacement of vandalized windows and offer a finished product of an interim rental of a proposed 3 bedrooms approx. 1640sqft with a basement walkout. Trustee Klemstein commented on the taxes based on assessment value when further clarification was provided by Assistant Administrator the development was never granted occupancy. All Trustees voted aye on the roll. Motion carried.

BID OPENING -

Public Real Estate (PIN 10-07-128-013) Lot #13 N. Brorson Ln; Village President Hettermann was provided one (1) bid submission he provided Village Counsel that met publication requirements. Attorney Smoron shared with the bid submission of a submission in the sum of \$750.00. The Village Board discussed the Brorson Ln lot and clarification the request bid to be in the \$15,000 value. Engineer Hartnett expressed during subdivision development the lot was identified as a Lot #13 thus met the requirements at said time; however, the parcel has no forecast development for use for the Village and soil suitability test could be performed to determine. The Board discussed the cost associated with the Public Sale of Property and bid submitted should be rejected for next board meeting action.

VILLAGE BOARD -

Move to approve Pay Request #5 to Lenny Hoffman Excavating the amount of \$68,120.37 for the Sunnyside Beach Road Improvement Project. Trustee Foreman moved to approve discussion on Pay Request #5 to Lenny Hoffman Excavating the amount of \$68,120.37 for the Sunnyside Beach Road Improvement Project. Trustee Letzter seconded the motion. Discussion on the motion began with feedback from Engineer Hartnett providing a summary to the Board the improvement intensions were completed, drainage, road improvement and paving scopes. Multiple call backs from awarded contractor

where completed after individual parties requested further. Multiple members of the Board along with staff commented the scope of the project have been completed. Some items that need be further completed by Village are the gate proposed at the 1300 block and fog line to determine the road improvement scope. Engineer expressed that this date starts the agreed warranty terms for the road and will continue to be monitored. Trustee Morris questioned the additional cost for the Village on the gate when said road is now being identified as a public road. Trustee Hagen further inquired how much Village funds were contributed to Sunnyside Beach Dr and clarification on additional funds are needed. Special Project Coordinator Quinn provided statements to the Board of the previous discussion regarding SSA and private roads and provided a summary this was always the goal of Village of Johnsburg to work with the private road residents and improve upon and meet public standards, believing this is last private road North of the river in boundary limits. Village President expressed during the SSA discussion to improve upon the road from its private conditions to public, the residents requested the gate and during said meetings the Village agreed to install the gate once road was completed and accepted. All Trustees voted aye on the roll. Motion carried.

NEW BUSINESS –

Trustee Letzter expressed his attendance to the Tree Preservation seminar in Trout Valley he attended regarding the discussion of protecting current oaks and specialty trees related to Village of Johnsburg. He also mentioned said municipalities actually have staffed experts and something to evaluate. Further discussed McHenry County Conservation District proposal for upcoming referendum and explained the paying off of bond thus the impact to residents in Johnsburg. Assistant Administrator provided clarification that the ordinance committee is working on the tree preservation development thus employees were requested to attend the course for further knowledge and implementation on protections in the Village.

Trustee Fouke conferred with the Village Board regarding a senior bonfire night request from the high school students wishing to utilize Hiller Park on Friday, October 18th after said evening game for a recreational event for seniors. The Board discussed the vision and immediate feedback from consensus was a great opportunity to offer said seniors the memory, but coordination and logistics would have to be discussed with staff and Chief of Police to ensure a safe and secure environment for the activity.

Village President Hettermann expressed the proposed 1st Tuesday Board meeting in November 2024 will be adjusted schedule due to election and Villages Board Room is an identified polling location. No date has been identified due to November Holidays, however, will be discussed again for identified date to schedule.

ADJOURNMENT – Trustee Foreman moved to adjourn the meeting. Trustee Fouke seconded the motion. All Trustees voted aye on the roll. Motion carried at 8:02 p.m.

Respectfully Submitted,

Vinny Lamontagna
Village Assistant Administrator