

**VILLAGE OF JOHNSBURG
MARCH 3, 2026 SPECIAL MEETING
OF THE COMMITTEE OF THE WHOLE**

President Hettermann called the meeting to order at 7:02 p.m. in the Village Hall.

Attendees

Trustee Mike Fouke
Trustee Josh Hagen
Trustee Scott Letzter
Trustee Jamie Morris
Trustee James Sylvanus
Trustee Keith Von Allmen
Village Administrator Claudett Sofiakis
Assistant Village Administrator Vinny Lamontagna
Chief of Police Jason Greenwald
Village Attorney Michael Smoron (*absent*)
Special Projects Coordinator Rick Quinn (*absent*)

MINUTES - Trustee Morris moved to approve the minutes. Trustee Hagen seconded the motion. All Trustees present voted aye on the roll. Motion carried.

CHAIRMAN REPORT – Chairman Hettermann reminded all of the Strategic Planning meeting scheduled for March 7, 2026 at the Johnsburg Community Club.

COMMITTEE REPORTS

-ECONOMIC COMMITTEE – Committee Member Hagen discussed the incubator shop program proposed by the Economic Development Committee. He explained that the goal is to fill an underutilized space and incorporate a walkable layout with utility connections, adequate parking and visibility from the main corridor. The committee is proposing container storage units, 20 feet wide with double doors to accommodate two stores per container. He explained that the units can be obtained locally and upgraded with an appealing façade, decks and awnings. The idea is to start with two containers on site that can be built out so that they are not industrial in appearance and placed just beyond the gazebo. Utilities are located nearby and slat boards can be used on the wall which are functional as well. President Hettermann stated that there are 14 parking spaces available and questioned if that is sufficient. He added that some of the Rescue Squad members are concerned with how metal containers will look. Committee Member Hagen stated that the containers would be improved, painted and landscaped. He explained that the goal is to stimulate the local economy and support entrepreneurship by providing shared spaces and resources. The target businesses would include local artisans, boutique retail, food and beverage shops such as a bakery or coffee shop, service based micro businesses and pop-up seasonal vendors.

The cost of the project was discussed and is estimated to cost \$55,000 which includes the cost of the containers, mechanicals, site prep, paint and other façade improvements. Committee Member Letzter questioned if locations are available for the businesses to grow into a storefront. Committee Member Hagen stated that space to move into is limited but the project should still be pursued as it may encourage more development to house businesses. He added that sponsorships and funding will be sought to help offset costs. He stated that when estimating rent, it is expected that the project will breakeven in approximately 3.3-3.96 years with rents ranging from \$500-\$600 per month. He explained that the businesses would be expected to be open Friday through Sunday at a minimum plus during events such as Memorial Day. The hopeful timeline to open is this Christmas. Chairman Hettermann questioned if Rescue Squad Park is the appropriate location and suggested that Sunnyside Park may be better suited because of the activities that take place at the park. Committee Member Hagen explained Rescue Squad Park has good exposure from the traffic on Johnsburg Road. Chairman Hettermann added that a Sunnyside Park location may prompt construction of a retail strip center at Johnsburg Road and Channel Beach Avenue which could provide a location for the businesses to grow into. Committee Member Hagen expressed that the committee feels that a more centralized location is beneficial and Rescue Squad Park is also well situated for many events. Committee Member Fouke pointed out that traffic from the Community Club activity plus Halftime and other businesses will bring people to Rescue Squad Park.

More discussion occurred regarding the units. Committee Member Hagen pointed out that containers will provide flexibility and the Village could sell them if it is decided that the program is not working or the Village wants to change to another structure. He explained that the Village could grade the site and extend the utilities. Chairman Hettermann questioned if JABA is paying for the units. Committee Member Hagen stated that it is not expected that JABA would pay for the units, they would only work with the Village to administer the program. Discussion continued regarding door options such as roll up doors. Committee Member Morris expressed that he likes the concept but does not like use of metal containers and the location. He explained that the Ordinance committee is concerned with the Village using containers when the committee is trying to regulate businesses using containers.

More discussion occurred regarding the location and use of containers for the incubator units. Chairman Hettermann recommended that if additional façade options are being considered they should be pursued right away rather than retrofit the units in the future. The Committee discussed removing the doors and build out the fronts of the unit like a store front with a window and door. Following further discussion, all Committee Members were agreeable to Rescue Squad Park for the location except for Committee Member Morris who expressed preference for Sunnyside Park. All members also agreed with the use of containers with doors removed to accommodate a store front built out appearance with a door and windows for each unit. Committee Member Hagen stated that he would update the cost to include the store front build out.

-PUBLIC WORKS COMMITTEE - Letzter report on his recent committee meeting at which private roads were discussed and residents from River Terrace were in attendance. Additional discussion took place regarding the road's status as a private road. Maintenance options were discussed including paving of the road by the residents or pursuing an SSA for the road and optionally to include the sewer extension in the SSA. President Hettermann suggested that the Village may be able to offer similar support offered to Sunnyside Beach Drive if they include the sewer extension in the SSA. He suggested updated numbers be developed for both the road upgrade and the sewer extension and provided to the residents for a neighborhood meeting.

STAFF REPORTS – Village Administrator Claudett Sofiakis reported that FY 27 budget preparation is underway and the Finance Committee will be performing a first review at their March meeting. She stated that she will add the initial \$55,000 figure anticipated for the incubator program until such time as a final number is determined. Assistant Administrator Vinny Lamontagna reported on the status of the Dremco property acquisition. Chief Greenwald reported that the department plans to participate in the Special Olympics event this year which will take place on June 6th. He added that the department will be again hosting a police academy and are looking into developing a camp for kids this summer.

UNFINISHED BUSINESS –Committee Member Letzter questioned the status of pursuing a School Resource Officer and the School's position on the idea. Committee Member Sylvanus reported that the school board seems to be split on the matter. Chief Greenwald stated that he is completing a presentation to bring before the school board in April which he expects will help address misconceptions about the program. He added that a financial commitment is needed from the school in order to provide the program and pointed out that the Village is not currently charging for support provided to school at events and that practice is not sustainable. President Hettermann discussed getting financial support from the Village of Ringwood and McHenry Township as well and asked that the Chief advice of when the meeting will be held for the presentation.

Committee Member Fouke reported that JBBL would like to make Hiller Park their home field. He explained that they came forward with a list of items they want to improve at the fields and are asking for the board's consensus to allow them to move forward with improvements. Committee Member Fouke stated that he will come back with more details about the improvements they want to pursue, but they would like to begin general clean up.

ADJOURNMENT - Trustee Von Allmen moved to adjourn the meeting. Trustee Fouke seconded the motion. All Trustees voted aye. Motion to adjourn was carried at 9:01 p.m.

Respectfully Submitted

*Claudett Sofiakis
Village Administrator*