

**MINUTES OF THE VILLAGE OF JOHNSBURG
JULY 31, 2024 RECONVENED MEETING OF THE
PLANNING AND ZONING COMMISSION**

CALL TO ORDER – Chairman Larsen called the meeting to order at 7:01 p.m.

Commission Members Present

James Barrett
Steve Dixon
Dan Loud – Absent
Roger Block - Absent
Ken Calhoun
Tom Benck – Absent

Staff Present:

Village Administrator Claudett Sofiakis
Assistant Administrator Vinny Lamontagna

R & J LAND CORPORATION – Chairman Larson restated that the Petitioner is requesting an amendment to the E-1 planned development zoning granted for Dutch Creek Estates Phases 3,4 and 5 to allow for a single accessory building with a floor space not to exceed 3% of the lot area on any single lot measuring 1.5 acres or more with conditions. He explained that the public hearing was closed at the June 26, 2024 meeting but persons wishing to make a public comment can do so at this time.

PUBLIC COMMENT - Jack Weigert of 4515 Farmington stated that he met with Mr. Pease at his property and had several questions which Mr. Pease addressed. He stated that he doesn't have any issues with the accessory structure request but feels that the CCRs need to be amended to address the size of the structures and to require that the homes built in newer phases be built consistent with the standards in Phase 1 and 2.

Deborah Mazura of 2816 Sweetwater Lane attended to express her opposition to the size of the proposed accessory structure in correlation to the size of the homes that are to be built. He stated that at no time should the accessory structure be larger than the size of the home. She also expressed concern with the residents in Phase II being able to buy and connect to lots in Phases 3 and 5 and questioned how that will be addressed.

Christine Turek of 3706 Dutch Creek Lane attended to express her opposition to the proposed size of the structures and her concerns that they will negatively impact existing properties.

Mr. Pease stated that the requirements for the homes will apply to the accessory structures as well. He stated that he has nine buyers buying 2-3 lots and the max accessory structure will be less than the minimum home size required.

QUESTIONS FROM THE COMMISSION – Commission Member Dixon questioned what the potential buyers have expressed as their reason for wanting this product. Mr. Pease stated that he is hearing that the allowance for larger accessory structures is what is driving new interest in the development as it is something that is not readily available. They are looking for a place where they can store their custom cars and other hobby items on the same property as their home rather than having to pursue something in a car condominium such as the one in Naperville. He stated that he believes it will bring value to the neighborhood and help the Village. He added that the architectural review committee will be very careful in their review of the applications.

Commission Member Barrett clarified that the request is specific to Phases 3, 4 and 5 and it will apply to Phases 1,2 and 6. He remarked that the development has been sitting ideal for 17 years and he believes it will help market the lots. He added that if the request were to include Phases 1, 2 and 6 he would not support it.

Commission Member Calhoun asked for confirmation that most are buying 2 or 3 lots. Mr. Pease confirmed that to be accurate and explained they are acquiring the minimum required acreage to be able to by a big home and still allow for a larger accessory structure on the lot. Commission Member Calhoun stated that he does not believe it will be a negative impact. He discussed the maximum size allowed as compared with an outbuilding on his property which is much larger and yet it does not appear to be that large.

Commission Member Dixon moved to recommend the approval of the request for an amendment to the E-1 planned development zoning granted for Dutch Creek Estates Phases 3,4 and 5 to allow for a single accessory building with a floor space not to exceed 3% of the lot area on any single lot measuring 1.5 acres or more with conditions. Commission Member Calhoun seconded the motion. All Commission Members present and Chairman Larson voted aye. Motion carried.

Commission Member Calhoun moved to adjourn the meeting. Commission Member Barrett seconded the motion. All Commission Members present and Chairman Larson voted aye on the roll. Motion carried at 7:22 p.m.

Respectfully Submitted,

Claudett Sofiakis
Village Administrator