

**MINUTES OF THE VILLAGE OF JOHNSBURG  
AUGUST 28, 2024 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  
Daniel Loud  
Roger Block  
Ken Calhoun  
Tom Benck

**Staff Present:**

Village Administrator Claudett Sofiakis  
Assistant Administrator Vinny Lamontagna

**GLENDENNING CAPITAL, INC** - Chairman Larson opened the hearing and read the request into the record. The Petitioner, Glendenning Capital, Inc., is requesting a change in zoning from R-1 Planned Development to R-3, Two-family Dwelling District and the approval of a First Amendment to Final Plat reflecting the property as one zoning lot. Said request is to accommodate one (1) two-family dwelling currently situated on the property. Chairman Larsen administered the Oath of Office to Joe Keller who was in attendance on behalf of Glendenning Capital Inc.

Mr. Keller explained his family's involvement in developing Prairieview Estates and Highland Prairie and how they came to own the Oakcreek Townhome property in 2006. He stated that they had hoped to build out the development but had to delay in response to the declining economic conditions that took place shortly thereafter. He 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.

**QUESTIONS FROM COMMISSION** - Commission Member Loud asked for clarification that Mr. Keller proposes to keep the existing two units and clean up the property. Mr. Keller confirmed that to be accurate and explained that he proposes to rent the two units out once they are improved. Commission Member Loud questioned if there is any lighting on the property. Mr. Keller stated that there is motion activated lighting in the rear of the buildings and he proposes to add lighting in front. Commission Member Loud asked for confirmation that the units will be served by individual septic systems rather than the Village's sewer system. Mr. Keller confirmed that to be accurate.

Commission Member Dixon questioned Mr. Keller's vision of how the overgrown landscaping will be addressed. Mr. Keller stated that he is financially limited on what can be done with the landscaping, but he will continue to clean up the front of the property to improve the view from the street. Commission Member Dixon questioned how he plans to vet out renters. Mr. Keller stated that he typically seeks out people known by family and friends and if that option is not readily available, he will seek out a credible realtor to assist. Commission Member Dixon questioned if Mr.

Keller plans to bring the two units up to current codes. Mr. Keller questioned if some consideration could be given to some of the construction that is non-compliant. Assistant Administrator Lamontagna explained that work being done on the structures must be done in compliance with the current codes.

Commission Member Barrett stated that he is pleased to see that something is being done with the property and appreciates Mr. Keller's honesty in saying that he disregarded the property for a while. Commission Member Barrett emphasized the need to clean up the front of the property and make it appealing. He questioned if the sidewalk will be required to be kept clear from overgrowth. Assistant Administrator Lamontagna stated yes.

Commission Member Benck suggested that he consider the sizing of the septic system in the event that he chooses to pursue more units in the future. Mr. Keller stated that he has no long term plans at this time and would have to return for zoning consideration if more units are pursued.

Commission Member Calhoun asked for confirmation that Mr. Keller is changing the entire property to one lot. Mr. Keller confirmed that to be the case and acknowledged that if he wishes to do more with the property in the future he will need to come back before the Commission.

Commission Member Block stated if the property is further developed in the future, it would be best to connect to Village's sewer system.

## **PUBLIC INPUT**

Marilynn Long of 1417 Terrace Avenue remarked regarding the ownership of the road and explained that records show that a portion of it is owned by Howard Savings Bank which no longer exists. She expressed concern regarding where the Village's sewer will extend to the property and use of the service road as she does not want to the townhomes residents to use her road. Mr. Keller explained that the service road is not a part of his plan and he is not extending sewers because the two units will be served by septic systems.

Sam Derosa of 1503 Terrace Avenue stated that he has the same questions and concerns as Mrs. Long. He explained that the residents on Terrace Avenue take care of the road and they experience a lot of traffic on the road. He added that everyone uses his driveway as a turnaround. Assistant Administrator Lamontagna remarked that the Village was of the understanding that the Township paved the road. Mr. Derosa stated that the residents maintain it. Chairman Larson explained that the extension of the Village's sewer system is not the subject of the hearing as the units will be served by septic systems and the Planning and Zoning Commission does not decide how and where the Village extends its infrastructure. He added that the service road is not being pursued at this time as the units will access off of Johnsburg Road.

Terry Tvaron of 1501 Terrace Avenue asked for confirmation that the property is being zoned for one lot. Mr. Keller confirmed that to be accurate and clarified that if he plans to pursue more buildings on the property he will need to return to the Planning and Zoning Commission. More discussion occurred regarding the strip of land adjacent to Terrace Avenue owned by Howard Savings Bank. It was confirmed that there is a property index number assigned to the property. Mr. Keller stated that he will look further into the matter.

David Jurek of 4603 Wilmot Ct stated that he appreciates Mr. Keller improving the property. He added that he would eventually like to see the property brought back to what was originally planned.

A resident in attendance stated that the former owner said the property is very swampy and not suitable for a septic system. She questioned if something could be built on the land. Mr. Keller stated that he has identified suitable septic locations and they have been found acceptable by the health department.

With no further questions or comments, the public hearing closed at 7:45 p.m.

**COMMISSION DELIBERATION/ACTION** – Commission Member Calhoun moved to approve the Findings of Fact and recommend the change in zoning from R-1 Planned Development to R-3, Two-family Dwelling District and the approval of a First Amendment to Final Plat reflecting the property as one zoning lot to accommodate one (1) two-family dwelling currently situated on the property. Commission Member Loud seconded the motion. All Commission Members present voted aye on the roll. Motion carried.

Commission Member Barrett moved to adjourn the meeting. Commission Member Calhoun seconded the motion. All Commission Members voted aye on the roll. The meeting adjourned at 7:46 p.m.

Respectfully Submitted,

*Claudett Sofiakis*  
*Village Administrator*