

**MINUTES OF THE VILLAGE OF JOHNSBURG  
MARCH 12, 2025 MEETING OF THE  
PLANNING AND ZONING COMMISSION**

**CALL TO ORDER** – Chairman Larsen called the meeting to order at 7:00 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  
Village Attorney Michael Smoron  
Village Engineer Tim Hartnett

**CALATLANTIC GROUP, LLC** - Chairman Larsen read the request into the record and confirmed that all notice and fee requirements were met. The Petitioners, CalAtlantic Group, LLC, is requesting an amendment to Ordinance No. 04-05-29 Zoning Certain Property Commonly Known as Creekside to R-4 Residential Planned Development and B-3 Planned Development, and Ordinance 06-07-18 Classifying Certain Property Commonly Known as Creekside to R-4 Residential Planned Development for the property commonly known as Phase II of Remington Grove Subdivision to accommodate the construction of 88 single family detached homes incorporating the following into the development plan: a) detached single family lots ranging in size from 10,650 to 20,591 square feet; b) an average lot size of 12,673 square feet; c) a minimum lot width at the front yard setback of seventy-one feet (71'); d) a minimum lot width at right of way of forty nine feet (49'); e) a minimum side yard setback of nine (9') feet; f) single story homes measuring no less than 1,455 square feet and two story homes measuring no less than 2,050 square feet; and g) maximum lot coverage of 35%.

Village Attorney Michael Smoron swore in all those in attendance planning to provide testimony at the hearing and opened the public hearing. Attorney for the petitioner, Lisa Waggoner introduced Bradley Moore, Eric Isaac, Richard Murphy and Michael Werthmann who were in attendance on behalf of the petitioner. Land Entitlement Manager Richard Murphy addressed the commission and provided some background information regarding CalAtlantic Group, LLC. He explained that the company has been in business since 1954 and is the largest national builder by revenue. He stated that they are internally funded and therefore not reliant on banks, which has helped to protect the company from economic impacts. He discussed how CalAtlantic differs from other home builders and explained that they are able to finance home building at very competitive rates and get buyers into homes quickly. He added that their models have many upgrades already built into the price so buyers are not surprised with unexpected upgrade costs.

Mr. Murphy stated that they are seeking to build out Phase II of Remington Grove consistent with how it was originally approved, but with 88 single family lots rather than 86. He pointed out that the development plan reflects a similar layout to what was originally approved and they are staying within the confines of the original plan. Mr. Murphy reviewed the development plan and identified the significant natural resources surrounding the property and how the property is substantially separated from the other phases in Remington Grove currently under construction. He discussed their home models ranging in size from 1,455 to 2600 square feet, most of which have full basements. Mr. Murphy explained that each model offers four different elevations and landscape and foundation planting plans are included with the homes. He remarked that they are excited about the opportunity to build in Johnsburg.

**QUESTIONS FROM THE COMMISSION** – Commission Member Loud had no questions. Commission Member Dixon questioned if the traffic study took place after the townhomes were under construction. Michael Werthmann of KLOA stated that he prepared the traffic statement which identified trip generations consistent with what was originally anticipated. He explained that at the time the development was approved, IDOT reviewed all phases of the development and considered its impact on the intersection of Route 31 and Alexander Blvd. The outcome of their review resulted in the lane improvements that are there today, which were constructed to accommodate traffic from the entire subdivision. Commission Member Dixon questioned if the road will be widened as it extends to the west. Bradley Moore from Manhard Consulting stated that the road will extend consistent with its width where it currently terminates at Aubrey Drive. Commission Member Dixon questioned the timeline for breaking ground. Mr. Murphy stated that they hope to begin site work in May after wrapping up final engineering details and establishing the letter of credit.

Commission Member Calhoun questioned Village Engineer Tim Hartnett if any significant changes were made since the original approval in 2004. Mr. Hartnett stated there are no significant changes and the proposed development plan is in substantial conformance with the approved plan. He added that the engineering plans are conditionally approved, the sanitary sewer design is consistent with the Village's sewer master plan, and the stormwater improvements have been upgraded to meet today's requirements. Commission Member Calhoun remarked that Alexander Blvd is a collector road which is intended to continue west and eventually connect to McCullom Lake Road. Mr. Hartnett concurred. He added that Route 31 is a strategic regional arterial and the traffic generated from Remington Grove, and even at full build out of all phases, does not come close to warranting a traffic signal at Alexander Blvd and Route 31. He added there have been no traffic accidents at the intersection and although travelers may have to wait a few minutes to get out at peak times, it does not warrant a traffic signal at the intersection.

Commission Member Barrett questioned what is needed to warrant the signal. Mr. Werthmann explained that in order to warrant a traffic signal, certain criteria must be met such as high traffic volumes, a number of accidents, etc. He further explained that because Route 31 is a strategic regional arterial, it is more difficult to meet those warrants for a signal. He added that at full build out Remington Grove will only generate about half of the amount of traffic needed to warrant a signal and pointed out that the majority of the traffic leaving the subdivision is traveling south and the existing signals help to create gaps which allow traffic to get out from the subdivision. Mr. Werthmann remarked that there are many intersections along Route 31 that generate far more traffic and do not have signals. He pointed out that the lack of accidents at the intersection indicates that it operates safely.

Commission Member Barrett questioned the location of stop signs along Alexander Blvd. Mr. Moore stated that there are no stop signs proposed on Alexander Blvd, only on the streets intersecting with Alexander Blvd. Mr. Hartnett added that Alexander Blvd. is a minor collector intended to be free flowing. Commission Member Block expressed concern with not stopping traffic on Alexander Blvd. Mr. Werthmann reiterated that it is a collector roadway intended to flow freely.

Commission Member Benck questioned how the models are chosen for a given development. Mr. Murphy discussed the different options selected and explained the elevation and color options included to insure that similar homes are not built in close proximity to one another. Commission Member Benck questioned the most notable change in the layout. Mr. Murphy stated that some of lots widths are decreased. Commission Member Benck questioned the home prices. Mr. Murphy stated that they will be around \$450,000. Mr. Hartnett noted that the engineering plans do identify where basements, lookouts, and walkouts can be accommodated in association with land elevations.

Commission Member Dixon questioned if it is possible to create a road extension connecting with Running Brook Farms Blvd. It was explained that there are significant land features such as wetlands, floodplains and floodways that prevent a connection from occurring and the petitioners do not own the property to the south. Mr. Hartnett explained that future road connections are planned to the west of the development.

**PUBLIC QUESTIONS AND COMMENTS** – Attorney Smoron opened the hearing up for public questions and comments. Stacey Klemstein of 3305 Aubrey Drive stated that she does not object to the development being built out as she likes the subdivision and has no issues with more people moving into it. She expressed concerns with the difficulty she experiences getting into and out of the subdivision and discussed a situation she has encountered while trying to turn left into the development and encountering a vehicle improperly using the turn lane to try to turn into the business on the east side of Route 31. She also expressed concern with one ingress into the subdivision.

Len Keil of 4211 Jay Street questioned who is responsible for Alexander Blvd if construction traffic damages it. He also questioned how long the construction will take place. Mr. Murphy stated that he anticipates 4-5 months of site work and 2 years to build out the homes. Mr. Hartnett stated that Alexander Blvd is a Village road and was built to heavy standards, however the Village will monitor the roads condition and if damage occurs a letter of credit will be in place to insure that the damage is addressed by the developer.

Donald McCarter of 4113 Jay Street stated that he has the same concerns that have been raised regarding traffic and challenges with getting into and out of the subdivision.

Diane McCarter of 4113 Jay Street stated that there will be more school bus traffic and children riding bikes. She stated that Alexander Blvd is becoming a speedway and her biggest concern is having only one way into and out of the subdivision. She questioned when the traffic study was conducted. Mr. Werthmann stated it was done late last year.

Rao Addepalli stated that he owns land west of the terminus of Running Brook Farms Blvd and was interested in seeing if the development would provide an access to the property he purchased as an investment. It was pointed out that a connection was not being provided due to wetland and floodplain which are situated between the parcels.

Bryon Noeske of 4105 Jay Street stated that he owns the home at the intersection of Alexander and Aubrey Drive. He expressed concerns with traffic at Alexander Blvd and Route 31; the potential impact of headlights shining into his home from vehicles traveling on Alexander Blvd once it is extended; the impact to the natural habitat around the area; the size of the lots and that only one ranch model is being proposed; stormwater running into the Land Conservancy land; and the impact the development will have on police, schools and other resources.

John Campbell of 4212 Ella Lane questioned if a new retention basin will be added for the stormwater from Phase II. Mr. Hartnett explained that some of the stormwater will drain into an existing basin for which it was designed and some will go into a new basin planned to the south. Mr. Campbell questioned if they will continue to pay towards HOA improvements along Alexander Blvd. Mr. Murphy stated that they would and that an additional HOA will be established for Phase II.

Shera Korlick of 3301 Aubrey Drive expressed concern with the development because of traffic that is currently traveling at high rates of speed down Route 31. She expressed additional concern that no stop signs are planned on Alexander Blvd as people are currently driving recklessly down the road. She questioned who is going to monitor the traffic.

A resident stated that she agrees with the concerns raised about traffic traveling along Alexander Blvd at high rates of speed and expressed that she believes a stop sign should be added on Alexander Blvd.

With no additional questions or comments the public hearing was closed at 8:30 p.m.

Commission Dixon questioned if a stop sign should be incorporated on Alexander Blvd. Mr. Hartnett reiterated that Alexander Blvd is a collector road intended to flow freely. He added that you do not simply

install stops signs as an evaluation would need to be done to determine if they are warranted, which is likely not the case as the road is designed to be a thoroughfare.

Commission Member Barrett stated that the proposal is not new as the neighborhood has been approved for two decades. He urged those in attendance to go the Village's website to look at the Comp Plan and other information available regarding plans and studies conducted over the years related to development. He pointed out that ultimately the petitioner is asking to build 88 homes rather than the 86 homes that have already been approved for the site.

**MOTION** - Commission Member Calhoun moved to recommend approval of an amendment to Ordinance No. 04-05-29 Zoning Certain Property Commonly Known as Creekside to R-4 Residential Planned Development and B-3 Planned Development, and Ordinance 06-07-18 Classifying Certain Property Commonly Known as Creekside to R-4 Residential Planned Development for the property commonly known as Phase II of Remington Grove Subdivision to accommodate the construction of 88 single family detached homes incorporating the following into the development plan: a) detached single family lots ranging in size from 10,650 to 20,591 square feet; b) an average lot size of 12,673 square feet; c) a minimum lot width at the front yard setback of seventy-one feet (71'); d) a minimum lot width at right of way of forty nine feet (49'); e) a minimum side yard setback of nine (9') feet; f) single story homes measuring no less than 1,455 square feet and two story homes measuring no less than 2,050 square feet; and g) maximum lot coverage of 35%. Commission Member Loud seconded the motion. All Commission Members voted aye on the roll. Motion carried.

**ADJOURNMENT** – Commission Member Calhoun moved to adjourn the meeting and any public hearing. Commission Member Loud seconded the motion. All Commission Members voted aye on the roll. Motion carried at 8:40 p.m.

Respectfully Submitted,

*Claudett Sofiakis*  
*Village Administrator*