

**MINUTES OF THE VILLAGE OF JOHNSBURG
MARCH 26, 2025 MEETING OF THE
SPECIAL ZONING COMMISSION MEETING**

CALL TO ORDER – Chairman Larsen called the meeting to order at 7:00 p.m.

Commission Members Present

James Barrett
Steve Dixon
Daniel Loud (absent)
Roger Block
Ken Calhoun
Tom Benck (absent)

Staff Present:

Village Administrator Claudett Sofiakis
Assistant Administrator Vinny Lamontagna
Village Attorney Michael Smoron
Village Engineer Tim Hartnett

Chairman Larsen stated explained that the purpose of the hearing is to consider text amendments to Chapter 16 Conditional Uses, adding Section 16.9 Automobile Condominiums, Automobile Clubhouse Display Facilities.

COMMISSION QUESTIONS

Commission Member Calhoun expressed concern with insuring that the units are not used for housing purposes and questioned if fines could be incorporated to prevent the activity. Attorney Smoron stated that the Village can incorporate fines up to \$750 per day. Commission Member Dixon requested a survey of how much other communities fine.

PUBLIC QUESTIONS AND COMMENTS. Attorney Smoron opened the public input portion of the hearing and explained that the hearing is related to proposed text amendments and that following the hearing the Commission will hear the request from the petitioner related to the proposed Hidden Harbor development.

Laura King of 2718 Tichfield Terrace stated that she owns the property across the street. She asked that the Commission not approve the requested zoning change as the proposal is only conceptual at this time. She expressed concern with environmental and traffic impacts and stated that she spoke with a representative of the McHenry County Division of Transportation who told her that the traffic study will not be completed for three months. She added that she was also told that Salem Avenue will need to be realigned and Chapel Hill Road will need to be widened all of which are anticipated to cost \$10,000,000. Ms. King stated that she also spoke with a representative from the Army Corp of Engineers regarding the boat slips and was told that they do not know if they can be approved until a study is done. She asked that the Commission not change the zoning until the feasibility studies are done.

With no further questions or comments, the public hearing was closed at 7:14 p.m.

RECESS – Commission Member Calhoun moved to table the meeting to May 14, 2025 at 7:00 p.m. in the David G. Dominquez Municipal Facility, 1515 Channel Beach Avenue, Johnsburg. Commission Member Dixon seconded the motion. All Commission Members present voted aye on the roll. Motion carried at 7:15 p.m.

Respectfully Submitted,

Claudett Sofiakis
Village Administrator