

**MINUTES OF THE VILLAGE OF JOHNSBURG
MAY 14, 2025 RECONVENED MEETING OF THE
PLANNING AND ZONING COMMISSION**

CALL TO ORDER – Chairman Larsen called the meeting to order at 8:44 p.m.

Commission Members Present

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

Staff Present:

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

PUBLIC COMMENT – No public comments

HIDDEN HARBOR - Chairman Larsen explained the purpose of meeting and pointed out the changes made to development plan.

The petitioner, Mike Oliver, stated that he anticipates 300-350 jobs will be created as a result of the construction activity and 40 jobs are anticipated once operations are established. Mr. Oliver reviewed slides related to the project and stated that he has 32 individuals who have expressed interest in the vehicle condominium units. He stated that he has been talking with Illinois Motors about providing two vehicles at a time to sell in the retail building. Mr. Oliver stated that he proposes to keep the hotel as is for the next 5-7 years and plans to come back at a later date to knock down the building and rebuild in the future.

Commission Member Calhoun questioned if the mini-motor caves will be sold or rented. Mr. Oliver stated that they will sell them to themselves and rented out monthly. Commission Member Calhoun questioned if the Village will receive property taxes from the units that are sold. Mr. Oliver stated that property taxes will be paid by the owner. He added that he plans to have gaming in the restaurant area which will provide additional tax revenues. Commission Member Calhoun questioned the difference in the plans submitted reflecting buildings with red and orange shading. Mr. Oliver stated that the shading differences represent units that are climate controlled.

Commission Member Dixon questioned what retailers will be in the retail building. Mr. Oliver stated that he spoke with both Chicago Motor Cars and Illinois Motors which sell used cars.

Chairman Larsen questioned if additional changes are anticipated. Mr. Oliver stated that he does not anticipate additional changes.

Commission Member Dixon requested confirmation of the number of persons interested in the vehicle condominiums. Mr. Oliver stated that he received interest from 32 people in vehicle condominiums since the March meeting.

Commission Member Dixon moved to approve the request for B-2 Zoning with a Special Use Permit for Planned Development incorporating the following into the Special Use Permit for Planned Development: 1) A marina with 227 drive up boat storage units, of which no more than 73 units may be utilized as mini-motor caves; 2) Said units shall be housed in no more than 6 buildings measuring in size from 5,520-26,648 square feet and said mini-motor caves shall be limited to the two buildings

labeled for said use and depicted in the approved Development Plan;. 3) The interior of said units shall vary in depth from 25' to 60' with heights of 14 – 16 feet and widths of 10 – 14 feet; 4) A hotel and restaurant with a conditional use permit to allow for the sale and consumption of alcoholic beverages on the premises; 5) An ice cream shop housed in a light house building measuring 50' in height; 6) A multi-use retail building measuring 5,800 square feet housing a boating supply store and vehicle sale showroom; 7) up to 28 vehicle condominiums housed in four buildings ranging in size from 11,229 to 12,272 square feet. Said buildings shall measure 32 feet in height, range from 190 to 248 feet in width and from 56 to 75 feet in length; 8) Public amenities to include a river walk providing public access to the Fox River, children play areas and a multi-use path along Chapel Hill Road; 9) Building setbacks ranging from 8-30 feet on Chapel Hill Road from the newly proposed right of way, 40 feet on Salem Avenue, 6 feet from the right of way on Della Place, 14 feet from the harbor and 122 feet from the river; A maximum lot coverage of up to 59%; and conditioned upon strict conformance with the overall presented development plans. Any changes to the development plans including but not limited to the right of way requirements, intersection improvements, setbacks, building dimensions, architectural elevations, floor and schematic plans made by the petitioner or that occur as a result of any agency's review including State, Federal, and local agencies, will require another public hearing before the Planning and Zoning Commission and approval of said changes by the Planning and Zoning Commission and Village Board. Commission Member Block seconded the motion. All Commission Members present voted aye on the roll. Motion carried.

ADJOURNMENT – Commission Member Calhoun moved to adjourn the meeting. Commission Member Block seconded the motion. All Commission Members present voted aye on the roll. Motion carried at 9:04 p.m.

Respectfully Submitted,

Claudett Sofiakis
Village Administrator