

**VILLAGE OF JOHNSBURG
JUNE 20, 2017 REGULAR MEETING OF THE
PRESIDENT AND BOARD OF TRUSTEES
(Draft Copy, Not Approved)**

President Hettermann called the meeting to order at 7:01 p.m. in the Village Hall.

Attendees

Trustee Kevin McEvoy (later in the meeting)

Trustee Mary Lou Hutchinson (absent)

Trustee Tom Curry

Trustee Greg Klemstein

Trustee Kyle Frost (absent)

Trustee Josh Hagen

Village Attorney Michael Smoron

Village Engineer Tim Hartnett

Special Project Coordinator Rick Quinn

Chief Keith VonAllmen

OMNIBUS AGENDA -Trustee Curry moved to approve the Omnibus Agenda. Trustee Klemstein seconded the motion. Trustees Klemstein, Hagen, Curry and President Hettermann voted aye on the roll. Motion carried.

- Move to approve the minutes of the June 6, 2017, Meeting of the President and Board of Trustees
- Move to approve Pay Request # 1 in the amount of \$85,135 to Carmichael Construction for Public Works Facility improvements
- Move to release Maintenance Letter of Credit for Phase I Remington Grove Subdivision contingent upon outstanding engineering, legal and administrative expenses being paid.

- **Disbursements**

General Fund	\$173,443.77
MFT	
Waterworks & Sewage Fund	8,621.90
Debt Service/SSA Fund	<u>1,625.00</u>
Total All Funds	\$183,690.67

ORDINANCES – FIRST READ/NO ACTION

The Board reviewed Ordinance 17-18-06 Granting a Variance to Section 7.1-2 Accessory Buildings and Structures for the property commonly known as the Popiel Property, 1707 River Terrace Drive to permit the construction of a shed. Trustee Hagen clarified that the shed is a parcel not along the water, but across the street. Mr. Popiel confirmed that he is planning to build a home on the property. Trustee Hagen pointed out that the Planning and Zoning Commission recommended approval contingent upon the home being built within three years. There were no further questions. Trustee McEvoy attended at this time.

The Board reviewed Ordinance 17-18-07 Granting a Variance to Section 7.1-2 Accessory Buildings and Structures for the property commonly known as the Popiel Property, 1615 River Terrace Drive to permit the construction of a deck. President Hettermann explained that the property is also owned by Mr. Popiel and is located on the river. Trustee Hagen asked for clarification of the proposed location for the deck. Mr. Popiel explained that he is proposing to construct it down by the seawall and pier. Trustee Klemstein questioned if Army Corp will need to review. Mr. Hartnett explained that the Army Corp would get

involved if it were in the floodway. Trustee Curry questioned if there are adjacent properties with similar structures. Mr. Popiel confirmed that there are.

The Board reviewed Ordinance 17-18-08 Granting a Variance to Section 7.1-2 Accessory Buildings and Structure for the Property commonly known as the Diedrich Property, 1012 River Terrace Drive, to permit the construction of a detached garage. Mrs. Diedrich questioned if a new permit will be required because the permit that issued will expire in July. Mr. Hartnett stated that the Village could issue an extension.

PUBLIC HEARING - Attorney Smoron read the following statement: *Good evening, ladies and gentlemen. This hearing will come to order. Let the record reflect that this is a public hearing being held pursuant to the requirements of Sections 10 and 20 of the Bond Issue Notification Act of the State of Illinois, as amended. Notice of this hearing was published on June 12, 2017, in the Northwest Herald, a newspaper of general circulation in the Village. This is a hearing regarding a plan to issue not to exceed \$1,055,000 in aggregate principal amount of the Issuer's General Obligation Bonds (Alternate Revenue Source), Series 2017. The proceeds of the Bonds will be used to (i) finance various water and sewer projects, maintenance, road improvements and other associated costs (the "Project") and (ii) pay certain costs of issuance of the Bonds thereof.*

The Bonds will be issued by the Issuer in accordance with the provisions of Section 15 of the Local Government Debt Reform Act of the State of Illinois, as amended, and shall constitute a general obligation of the Village, payable from (i) Net Revenues of the Village's Waterworks and Sewerage System (generally, Net Revenues means gross revenues minus operation and maintenance expenses), (ii) all collections distributed to the Village from Retailer's Occupation Taxes, Service Occupation Taxes, Use Taxes and Service Use Taxes and (iii) ad valorem taxes of the Village for which its full faith and credit have been irrevocably pledged, unlimited as to rate or amount.

This public hearing is required by Sections 10 and 20 of the Bond Issue Notification Act of the State of Illinois, as amended. At the time and place set for the public hearing, residents, taxpayers and other interested persons will be given the opportunity to express their views for or against the proposed plan of financing, the issuance of the Bonds and the purpose of the issuance of the Bonds.

Mr. Smoron then asked if anyone wished to submit written comments. No written comments were submitted. He questioned if anyone in attendance would like to make a comment. Len Keil questioned the purpose of the bonds. President Hettermann explained that the bonds are being pursued in support of the Church Street improvement project.

With no further questions or comments, the public hearing closed at 7:17 p.m. The Board discussed the next meeting date following the objection period. Bob Vail of Bernardi Security stated that he believed a July 13th meeting would meet the required timeline. He agreed to confirm and follow up with Village Administrator Claudett Peters.

The Board reviewed the Diedrich's request for a variance to Chapter 24.02F (1) c) of the Johnsburg Municipal Code to permit a driveway greater than 24 feet wide as measured at the right of way for the property at 1012 River Terrace Drive. Trustee Curry confirmed that the garage is proposed to be 24 feet wide also. There were no further questions.

The Board discussed amending Section 7 of the Johnsburg Zoning Ordinance regarding accessory structures and temporary accessory structures. Concern was expressed regarding the continued allowance of temporary accessory structures. Chief VonAllmen concurred that they are problematic in that they deteriorate quickly and are oftentimes not maintained and unsightly. He explained that enforcement of the

temporary structures in violation of the ordinance is also problematic in that it could take as much as six months to remedy through the process. The board also discussed container storage. The Board agreed that their use should be limited. Discussion occurred regarding limiting their use to no more than 30 days. Mr. Hartnett suggested that if they are used in relation to a home renovation, they should be removed upon the conclusion of the renovation.

Further discussion occurred regarding temporary accessory structures. The board agreed that providing advance notice to residents that they will no longer be permitted will provide people time to find an alternative solution so that they can have them removed by the deadline.

Trustee Curry questioned the rationale behind allowing a larger accessory structure, but not permitting two smaller structures. President Hettermann explained that the concern is that it will look unsightly as they will oftentimes not be like in materials and multiple structures will create a look of clutter on the property. Trustee Curry pointed out that some people need the storage space but are limited on their ability to place one larger shed on their property. President Hettermann asked that any additional language desired in the ordinance be provided in advance so that the matter can be included for action on the next agenda.

RUNNING BROOK FARMS PARK IMPROVEMENTS – Trustee Curry reviewed a proposal to develop a park in Running Brook Farms. He explained that to date more than \$60,000 was collected in developer impact fees specifically for park capital improvements and the committee met with representatives from the subdivision to obtain input. Sidewalk, mulch, a play structure geared towards 5-12 year olds, four swings, and a half-court basketball court are estimated to be \$60,500. Future impact fees will support the addition of shade trees, play structure geared towards children under 5, and benches. He explained that the landscape screening can be added once the water treatment building is built and a pavilion is proposed to be built last. Mr. Hartnett stated that use of the basketball court can be monitored and if it is not greatly used, it could be transitioned into the slab for the pavilion. Mr. Hartnett added that some site prep will need to be included in the cost. Mr. Quinn pointed out that because of the topography, the basketball court cannot be expanded in the future. Trustee McEvoy moved to proceed with the project as recommended. Trustee Hagen seconded the motion. President Hettermann confirmed with Mr. Hartnett that the site prep with engineering should not exceed \$3,000. All Trustees present voted aye on the roll. Motion carried.

RECESS FOR CLOSED SESSION – Trustee Curry moved to go into Executive Session. Trustee Klemstein seconded the motion. Motion carried at 8:15 p.m.

RETURN TO REGULAR SESSION – Trustee Curry moved to return to regular session. Trustee Hagen seconded the motion. All Trustees present voted aye on the roll. Motion carried at 9:25 p.m.

ADJOURNMENT – Trustee McEvoy moved to adjourn the meeting. Trustee Curry seconded the motion. All Trustees present voted aye. Motion carried at 9:25 p.m.

Respectfully Submitted

Claudett E. Peters
Village Administrator