

**VILLAGE OF JOHNSBURG
MARCH 18, 2025 REGULAR MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES**

President Hettermann called the meeting to order at 7:00 p.m. in the Village Hall.

Attendees

Trustee Beth Foreman
Trustee Mike Fouke
Trustee Josh Hagen
Trustee Greg Klemstein
Trustee Scott Letzter
Trustee Jamie Morris
Village Administrator Claudett Sofiakis
Assistant Village Administrator Vinny Lamontagna
Chief of Police Jason Greenwald
Attorney Michael Smoron
Village Engineer Tim Hartnett
Special Projects Coordinator Rick Quinn (absent)

AUDIENCE PARTICIPATION - Joe Huemann attended to share the appreciation expressed by his customers regarding the Village's lower sales tax rate compared with other communities. He suggested that it could be helpful marketing tool for small businesses. He further remarked about the negative impact the State's tax on rentals has had on his business.

Heather Chappel attended to present information regarding options to accommodate the hearing impaired at Village meetings and discuss the benefits of bluetooth capable equipment. President Hettermann thanked Ms. Chappel for the information and explained that Assistant Administrator Lamontagna has been working on options as well.

Ms. Chappel questioned if the Village imposes impact fees. President Hettermann explained that the Village does have impact fees however some of the fees, such as the school impact fee, have been waived because student enrollment is down. Ms. Chappel expressed her opposition to waiving any impact fees and asked the Board to reinstate all impact fees. President Hettermann explained the need for growth at the schools and that more funds will be received through additional real estate taxes than would be received from impact fees. He stated that the Finance Committee regularly reviews all fees and the matter can be reconsidered in the future. Trustee Klemstein added that impact fees are passed on to the buyer, which further increases the already high cost of homes in the area.

OMNIBUS AGENDA – Trustee Fouke moved to approve the Omnibus Agenda. Trustee Letzter seconded the motion . All Trustees voted aye on the roll. Motion carried.

- Move to approve the minutes of March 4, 2025 regular meeting of the President and Board of Trustees
- Move to approve Ordinance 24-25-30 Amending Chapter 8.03(F) Use of Park Areas, of the Johnsburg Municipal Code

- **Disbursements**
- General Fund \$ 113,070.32
- MFT \$ 0.00
- Waterworks & Sewage Fund \$ 9,146.58
- Golf Course Fund \$ 0.00
- Debt Service/SSA Fund \$ 165.00
- Total All Funds \$ 122,381.90

CALATLANTIC GROUP, LLC – FIRST READ/NO ACTION - Ordinance 24-25-31 An Ordinance Amending Ordinance 04-05-09 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 relating to the Property Commonly Known as Phase II of Remington Grove Subdivision in the Village of Johnsburg. Attorney Lisa Waggoner attended on behalf of CalAtlantic Group, LLC regarding their recent petition before the Planning and Zoning Commission which received a unanimous approval. Ms. Waggoner explained that Phase II of Remington Grove was originally approved twenty years ago but the recession impacted the ability for the developer to proceed at that time. She explained that CalAtlantic is proposing to develop the site consistent with what was originally approved for the property.

Richard Murphy of Cal Atlantic Group, LLC discussed the proposed development and explained that they are asking the Village to amend the Special Use Permit to accommodate 88 homes on the property rather than 86 homes and expand detention. Mr. Murphy explained that CalAtlantic Group, LLC is a publically traded company and has been around since 1954. He stated that the company has been building out failed communities that were impacted by the recession and have established relationships with many communities in the area. Mr. Murphy explained that CalAtlantic Group has its own mortgage company and can therefore be more competitive. He reviewed the proposed models consisting of 3-4 bedroom homes, ranging in size from 1400-2100 square feet with two car garages and some three car garage options. Mr. Murphy discussed the additional amenities included in base models and stated that 95% of the homes are spec homes built with popular features so buyers can get into a home quickly.

Trustee Letzter questioned the possibility of directing some of the traffic south or west to decrease the impact on the Route 31 intersection. Village Engineer Tim Hartnett explained that the petitioners do not own the adjacent parcels of land. He added that Route 31 is a strategic arterial roadway and the projected traffic volumes at full build out does not come close to warranting a signal at the intersection. He stated that there would need to be 150 vehicles per hour consistently for a period of at least 8 hours a day. He pointed out that there have been no accidents at the intersection and explained that IDOT wants to keep traffic moving on the mainline. He added that geometric improvements needed for the entire development are already in place and signals will likely not be warranted until commercial development occurs at the intersection and across Route 31 and additional residential development occurs to the west. Mr. Hartnett stated that requests have been made to IDOT to look into reducing the speed on Route 31 and adjusting the timing of the nearby traffic signals as they are coordinated.

Trustee Foreman questioned if a bike path extension westward to the Prairie Trail is possible. Mr. Hartnett stated that the property is not close enough to the trail and the petitioner does not own the adjacent property. Trustee Foreman questioned if a neighborhood park is planned for one of the outlots. Village Administrator Sofiakis explained that Outlot E was originally planned as a neighborhood park and Mr. Hartnett confirmed that the property is suitable for a park. Trustee Foreman questioned if the homes will be built with 2x4 construction. Mr. Murphy stated that they will utilize 2x6 construction consistent with the energy code and they will be EV ready. Trustee Foreman questioned if an HOA will be established. Mr. Murphy confirmed that it will be established and they will share in the cost of the shared common areas. Trustee Foreman

questioned if sidewalks will be constructed in the development. Mr. Murphy confirmed that sidewalks are included.

Trustee Hagen questioned if the park will be improved. Administrator Sofiakis explained that some of the park capital improvement fees collected from the homes in Phase II will be used to develop the park. Trustee Hagen questioned the size of the culdesac as they appear small. Mr. Murphy confirmed that they are of adequate size to accommodate emergency vehicles. Trustee Klemstein questioned the price of the homes. Mr. Murphy stated that they will be in the mid \$400,000 range. Trustee Klemstein questioned how many A elevations are anticipated. Mr. Murphy stated that most of the homes will be either B or C elevations. Trustee Hagen questioned the distance between homes. Mr. Murphy stated the minimum distance will be 18 feet and explained that the lots are deeper than those they typically develop. He added that most home buyers are not looking for huge lots. Mr. Hartnett stated that lots that can accommodate walkouts and english basements have already been identified to accommodate grades.

MOBILE FOOD TRUCKS - FIRST READ-NO ACTION -Ordinance 24-25-32 Amending Chapter 7, Licenses and Permits, adding Section 7.12 Mobile Food Truck and/or Mobile Vendors registration for permitting, and revising the number of the provisions thereafter of the Johnsburg Municipal Code. Trustee Morris explained that the ordinance will require food trucks to get permits. He added that requiring registration of food trucks will enable the Village to police the activity. Trustee Morris stated that the ordinance provides for both seasonal and event based permits with the cost of the seasonal permit to be \$500 per year and event permits to be \$25 per event. He added that applicants will be required to present proof that their health department permit is current and pointed out the insurance requirements included in the ordinance.

Trustee Klemstein explained that the Finance Committee reviewed the ordinance to insure that the Village's costs to administer the activity is covered. Trustee Foreman stated that the annual fees in neighboring communities is less and questioned if the Village's proposed annual fee will drive food truck vendors away. Trustee Klemstein pointed out that food trucks take business away from our restaurants. He added that we need to make sure sales tax collected are directed to Johnsburg. Trustee Hagen questioned how the requirements will be circulated to food truck operators. Assistant Administrator Lamontagna explained that information will be circulated via eblasts and when park reservation and special event applications are submitted..

ADJOURNMENT – Trustee Fouke moved to adjourn the meeting. Trustee Letzter seconded the motion. All Trustees voted aye on the roll. Motion carried at 8:17 p.m.

Respectfully Submitted,

Claudett Sofiakis
Village Administrator