

Village of Johnsburg Planning and Zoning Commission

March 26, 2025

7:00 PM

David G. Dominguez Municipal Center
1515 Channel Beach Ave.
Johnsburg, IL 60051
815-385-6023

Chairperson Curt Larsen

Planning & Zoning Commission

Commission Members: Barrett, Benck, Block, Calhoun, Dixon and Loud

ROLL CALL

NEW BUSINESS – PUBLIC HEARING

HIDDEN HARBOR, LLC - Request for B-2 zoning with a Special Use Permit for Planned Development to accommodate: 1) a marina with drive up boat storage; 2) a hotel and restaurant with a conditional use permit to allow for the sale and consumption of alcohol beverages on the premise; 3) an ice cream shop; 4) a multi-use retail building housing a boating supply store and vehicle sales showroom; and 5) 28 vehicle condominiums on the property commonly known as 3309 Chapel Hill Road, Johnsburg, Illinois.

COMMISSION QUESTIONS

PUBLIC QUESTIONS AND COMMENTS

CLOSE PUBLIC HEARING

COMMISSION DELIBERATIONS

MOTIONS

Motion to adopt Findings of Fact and make a recommendation in favor or against the request for B-2 zoning with a Special Use Permit for Planned Development to accommodate: 1) a marina with drive up boat storage; 2) a hotel and restaurant with a conditional use permit to allow for the sale and consumption of alcohol beverages on the premise ; 3) an ice cream shop; 4) a multi-use retail building housing a boating supply store and vehicle sale showroom; and 5) 28 vehicle condominiums and on the property commonly known as 3309 Chapel Hill Road, Johnsburg, Illinois.

Move to approve Final Plat/Development Plan for the property commonly known as 3309 Chapel Hill Road, Johnsburg, Illinois

ADJOURNMENT OR CONTINUANCE OF MEETING