

NOTICE OF PUBLIC HEARING

Notice is given that the Village of Johnsburg, Planning and Zoning Commission shall hold a public hearing on March 12, 2025, at 7:00 p.m. in the Johnsburg Village Hall, 1515 Channel Beach Avenue, Johnsburg, Illinois concerning a petition for zoning and other relief filed by CalAtlantic Group LLC which requests an amendment to Ordinance No. 04-05-29 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 following described property:

COMMON DESCRIPTION OF THE SUBJECT PROPERTY:

The Subject Property consists of three (3) vacant parcels of land, with a total area of approximately 46.475 acres. The Property is generally located south of Remington Grove of Johnsburg Phase 1 and west of Remington Grove of Johnsburg Phase 3, on the south side of the unimproved portion of Alexander Drive approximately 416 feet west of the current terminus of Alexander Drive and its intersection with Aubrey Drive. The Permanent Index Number for Parcel 1 is 09-22-226-005, the Permanent Index Numbers for Parcel 2 are 09-15-400-017 and 09-15-400-012, and the Permanent Index Number for Parcel 3 is 09-14-300-039.

The Petitioner requests an amendment to Ordinance No. 04-05-29 Zoning Certain Property Commonly Known as Creekside to R-4 Residential Planned Development and B-3 Planned Development, and 06-07-18 Classifying Certain Property Commonly Known as Creekside to R-4 Residential Planned Development to develop the Subject Property as Phase 2 of the Remington Grove of Johnsburg subdivision containing 88 single family lots and incorporating the following into the proposed development plan: a) single family detached lots ranging in size from 10,650 to 20,591 square feet; b) an average lot size of 12,673 square feet; c) a minimum lot width at the front yard setback of seventy-one feet (71'); d) a minimum lot width at right of way of forty nine feet (49'); e) a minimum side yard setback of nine (9') feet; f) minimum single story homes measuring 1,455 square feet; g) minimum two story homes measuring 2,050 square feet; and h) maximum lot coverage of 35%. The Petitioner reserves the right to amend or modify the petition for zoning relief and the proposed development plan subject to the notification requirements of Village ordinances and prior to final action taken on such plan by the Village Board of Trustees.

It is requested that at the same date and time, the Planning and Zoning Commission review the Final Plat/Development Plan and make a recommendation to the Village Board regarding same.

The applicant requests that upon hearing of testimony and viewing of exhibits, the Planning and Zoning Commission recommend to the Board of Trustees for the Village of Johnsburg that an amendment to Ordinance No. 04-05-29 Zoning Certain Property Commonly Known as Creekside to R-4 Residential Planned Development and B-3 Planned Development for the Remington Grove Subdivision, and Ordinance 06-07-18 Classifying Certain Property Commonly Known as Creekside to R-4 Residential Planned Development be granted and that the Final Plat and Development Plan be approved, in accordance with the Petitioner's

application.

The Planning & Zoning Commission's actions are not final. The Planning & Zoning Commission will forward its findings and recommendations to the Village Board of Trustees for final consideration and action.

The public is invited to attend the hearing and present evidence or testimony in connection with the application. Interested persons may examine copies of the proposed petition, final plat and other submitted documents at the Clerk's Office at the Village Hall 1515 Channel Beach Avenue, Johnsburg, Illinois during normal business hours

The names and address of the legal owners and the Petitioner of the property:

Owner:

GWF Johnsburg LLC
1435 Barrington Road
Barrington, IL 60010

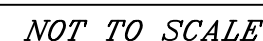
By its Manager:
Generational Wealth Fund LLC
1435 S. Barrington Rd.
Barrington, IL 60010

Petitioner:

Calatlantic Group LLC
1700 E. Golf Rd., Suite 1100
Schaumburg, IL 60173

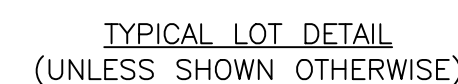
By its Manager:
Lennar Corporation
5505 Waterford District Dr.
Miami, FL 33126

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22, THE SOUTHEAST QUARTER OF SECTION 15, AND THE SOUTHWEST QUARTER OF SECTION 14, ALL IN TOWNSHIP 45 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.



P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S53°13'5"E	30.13'	L16	N29°26'1"E	81.23'
L2	S35°04'24"E	9.75'	L17	N83°30'22"E	44.82'
L3	S06°55'09"E	18.49'	L18	S65°01'32"E	141.22'
L4	S36°36'22"E	55.31'	L19	S71°05'1"E	53.43'
L5	S55°32'30"E	35.09'	L20	S67°24'06"E	110.81'
L6	S57°59'53"E	44.29'	L21	S68°56'20"E	69.53'
L7	S76°00'38"E	44.73'	L22	S73°51'07"E	43.10'
L8	S30°56'54"E	19.28'	L23	S65°16'48"E	81.56'
L9	S11°59'04"E	13.91'	L24	S25°35'02"E	60.94'
L10	S34°50'37"E	14.19'	L25	S02°30'27"E	109.59'
L11	S60°54'56"E	71.14'	L26	S08°42'41"E	235.33'
L12	S60°24'00"E	91.73'	L27	S15°46'01"E	91.12'
L13	S53°47'29"E	94.76'	L28	S011°01'3"E	56.01'
L14	S46°58'15"E	94.41'	L29	S66°12'42"W	205.35'
L15	S40°10'32"E	58.67'			



CORNER SIDE YARD SETBACK = 30



GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

CALATLANTIC GROUP, LLC
1700 E. GOLF ROAD, SUITE 1100
SCHAUMBURG, IL 60173

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LOT AREA = 1,119,493 SQ. FT. (25.700 ACRES)
OUTLOT AREA = 628,243 SQ. FT. (14.422 ACRES)
RIGHT-OF-WAY AREA = 276,726 SQ. FT. (6.353 ACRES)
TOTAL AREA = 2,024,462 SQ. FT. (46.475 ACRES)

09-14-300-039
09-15-400-012
09-15-400-017
09-22-226-005

1. THIS SUBDIVISION CONSISTS OF 88 LOTS AND 3 OUTLOTS AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF REMINGTON GROVE OF JOHNSBURG SUBDIVISION, PHASES 1, 2, AND 3.

2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

<i>SHEET INDEX</i>	
SHEET 1 OF 5:	OVERALL BOUNDARY
SHEETS 2-4 OF 5:	PROPOSED LOT AND EASEMENT DETAILS
SHEET 5 OF 5:	EASEMENT PROVISIONS AND CERTIFICATES

Brighton – 1,455 Sq Ft
3 Beds / 2 Baths / 2-Car Garage



Elevation D

Upgraded elevations as seen
in Black & White attachment.
Renderings may differ slightly



Elevation B



Elevation C

Meadowlark – 2,052 Sq Ft
3 Beds / 2.5 Baths / 2-Car Garage



Elevation D

Upgraded elevations as seen
in Black & White attachment.
Renderings may differ slightly



Elevation B



Elevation C

Starling – 2,193 Sq Ft
4 Beds / 2.5 Baths / 2-Car Garage



Elevation D

Upgraded elevations as seen
in Black & White attachment.
Renderings may differ slightly



Elevation B



Elevation C

Townsend – 2,362 Sq Ft
4 Beds / 2.5 Baths / 2-Car Garage



Elevation D

Upgraded elevations as seen
in Black & White attachment.
Renderings may differ slightly



Elevation B



Elevation C

Wren – 2,607 Sq Ft
4 Beds / 2.5 Baths / 2-Car Garage



Elevation D

Upgraded elevations as seen
in Black & White attachment.
Renderings may differ slightly



Elevation B



Elevation C