

Village of Johnsburg Planning and Zoning Commission

May 27, 2026

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

FOX RIVER OWNER LLC and TEI JOHNSBURG LLC – Request for an amendment to Ordinance 2006-07-26 An Ordinance Classifying the Shops at Fox River as a B-3 Business District, Large Retail Planned Development to accommodate the expansion of an existing retail building to accommodate an approximate 130,450 square feet Anchor Retail Building for the property commonly known as 2962 and 2940 Commerce Drive, Johnsburg, Illinois.

COMMISSION QUESTIONS

PUBLIC QUESTIONS AND COMMENTS

CLOSE PUBLIC HEARING

COMMISSION DELIBERATIONS

MOTIONS

Move to adopt Findings of Fact and recommend approval of the request for an amendment to Ordinance 2006-07-26 An Ordinance Classifying the Shops at Fox River as a B-3 Business District, Large Retail Planned Development to accommodate the expansion of an existing retail building to accommodate an approximate 130,450 square feet Anchor Retail Building in accordance with the development plan.

Move to recommend approval of the Development Plan and any applicable Plat of Consolidation, Plat of Easement and/or Plat of Vacation for the property commonly known as 2962 and 2940 Commerce Drive, Johnsburg, Illinois

ADJOURNMENT