

**Before the Planning and Zoning Commission Of
The Village of Johnsburg**

Legal Notice

The Village of Johnsburg hereby gives notice that the Planning & Zoning Commission of the Village of Johnsburg will hold a public hearing on June 21, 2023 at 7:00 p.m. in the David G. Dominguez Municipal Center, 1515 Channel Beach Avenue, Johnsburg, Illinois, to hear the application of Redwood USA LLC, contract purchaser, regarding property situated along North Johnsburg Road, generally located southeast of North Johnsburg Road, north and northeast of West Church Street and northwest of Sunnyside Beach Drive in Johnsburg, Illinois. PIN # 10-18-126-003, 10-18-126-004, 10-18-126-005, 10-18-126-006, 10-18-126-008, 10-18-126-009, 10-18-126-036, 10-18-126-038, 10-07-383-012, 10-07-383-010, and a portion of PIN # 10-18-201-001 (approximate location shown on drawing below).

The applicant requests the Planning and Zoning Commission for the Village of Johnsburg recommend that the property be zoned with a special use permit for a Planned Unit Development to accommodate a residential townhome neighborhood consisting of 110 single-story homes ranging in size from 1294 square feet to 1620 square feet. The homes shall be grouped in 24 buildings with up to eight homes per building. The total maximum height of the buildings will not exceed 20 feet in height. The applicant proposes 464 parking spaces on the property to accommodate residents and their guests, including 2 spaces in each home's driveway and 2 spaces in each home's garage. The neighborhood will be served by the Village's wastewater treatment and potable water systems.

Interested persons may examine copies of the proposed plan or other submitted documents, at the Village Hall during normal business hours or on the Village's website at www.johnsburg.org.

Submitted by: Kellie McIvor
Redwood USA, LLC

