

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

In the Matter of the Application of Schnurr & Companies, LLC.

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 August 23, 2023 at 7:00 p.m. in the David G. Dominguez Municipal Center, 1515 Channel Beach Avenue, Johnsburg, Illinois, to hear the application of Schnurr & Companies, LLC, contract purchaser, regarding the vacant parcel generally located on the southeast side of Johnsburg Road in front of Angelo's Market (4200 N. Johnsburg Road), between McHenry Savings Bank (4000 N. Johnsburg Road) and Raymond's Bowl (3960 N. Johnsburg Road) in Johnsburg Illinois and legally described as follows:

Part of the Northeast Quarter of the Northwest Quarter of Section 18, Township 45 North, Range 9, East of the Third Principal Meridian, described as follows: Commencing at the North Quarter corner of said Section 18; thence North 89 degrees, 33 minutes, 26 seconds West along the North line of said Section 18, 101.29 feet; thence South 29 degrees, 13 minutes, 38 seconds West, 723.36 feet; thence North 59 degrees, 45 minutes, 38 seconds West, 404.98 feet for a Place of Beginning; thence continuing North 59 degrees, 45 minutes, 38 seconds West, a distance of 170.0 feet; thence North 30 degrees, 14 minutes, 22 seconds East parallel with the old centerline of McHenry-Spring Grove Highway, 197.50 feet; thence South 59 degrees, 45 minutes, 38 seconds East, 170.0 feet; thence South 30 degrees, 14 minutes, 22 seconds East, a distance of 197.50 feet to the Place of Beginning, in McHenry County, Illinois.

PIN # 10-18-126-035

The applicant requests the Planning and Zoning Commission for the Village of Johnsburg recommend that the property be zoned B-2 with a special use permit for a car wash planned development. The applicant proposes to pursue a car wash facility measuring 40x52 feet with one automatic lane and two self-serve lanes with a rear yard setback adjacent to the Valmar Center parking lot of 35 feet in lieu of the otherwise required 50 feet rear yard setback. A five feet wide sidewalk is included along Johnsburg Road. The site will be improved with 2 vehicle vacuum stations, staging lane and a small three hole putting green. A 10 feet high nautical ship anchor is proposed as a decorative feature on the site and monument and building signage will comply with Village ordinances. If permitted by the McHenry County Department of Health, the property will be served by an onsite septic system and well or alternatively a public sanitary sewer system and privately owned public water supply.

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

Submitted by: Schnurr & Companies, LLC.