



Office of Water Resources • 2050 West Stearns Road • Bartlett, Illinois 60103

PUBLIC NOTICE

PROPOSED SEAWALL RELOCATION AND EXCAVATION ON THE FOX RIVER IN THE VILLAGE OF JOHNSBURG BY HIDDEN HARBOR, LLC. IN MCHENRY COUNTY

Hidden Harbor, LLC, 3309 Chapel Hill Road, Johnsburg, Illinois 60051, has applied for a permit from the Illinois Department of Natural Resources, Office of Water Resources to authorize the relocation of a seawall, excavation in the channel and the removal of a boat launch in the public waters of the Fox River. The site of the proposed work is located immediately south of the Chapel Hill Road bridge in the Village of Johnsburg. This notice is being sent pursuant to the state rules for construction in public waters. (Illinois Adm. Code Part 3704).

The proposed work is part of a plan to re-develop the site into a marina and a self-storage facility. The proposed work is also correcting a fill violation which had occurred at the site from a previous property owner. The new seawall will be constructed behind the existing seawall so that it is in alignment with a seawall which had been previously authorized. The channel bottom is being re-established to match the existing channel bottom. Also, there is an existing boat launch on the site which is being removed from the Fox River and a new boat launch is being constructed within the marina. Lastly, the entrance to the marina is being enlarged to facilitate added boat traffic.

The project site is located in the Sections 13 and 18, Township 45 North, Range 8 and 9 East of the Third Principal Meridian in McHenry County. Enclosed with this public notice is a sketch of the proposed plan.

Plans for the work may be seen by appointment at the Northeastern Illinois Regulatory Programs Section office, 2050 West Stearns Road, Bartlett, Illinois 60103. Inquiries and requests to review the plans may be directed to Bruno Athmanathan of the Bartlett Office at 847/608-3116. You may also contact the applicant's agent Eric Mancke of ESM Civil Solutions, LLC., at 630/300-0933. Additional information about this project can be found on our website at www.dnr.illinois.gov/waterresources.

Review of this project will be limited to the following issues: 1) Any obstruction to, or interference with the navigability of the river; 2) Any encroachment on the river; and 3) Any impairment of the rights, interests or uses of the public on the river or in the natural resources thereof.

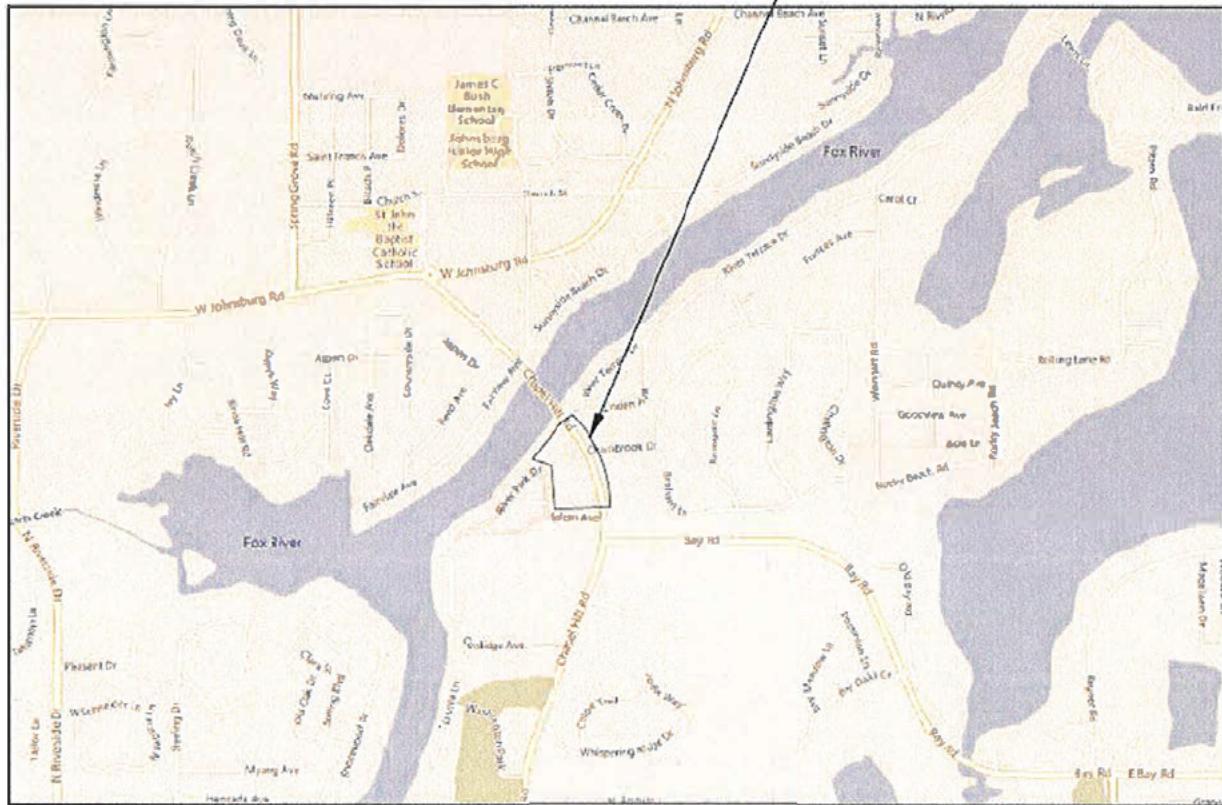
You are invited to send written comments regarding the proposed work to the Bartlett Office by February 10, 2026.

January 19, 2026

LOCATION MAP

See Preliminary Engineering Plans prepared by ESM CIVIL SOLUTIONS, LLC dated February 14, 2025

PROJECT LOCATION



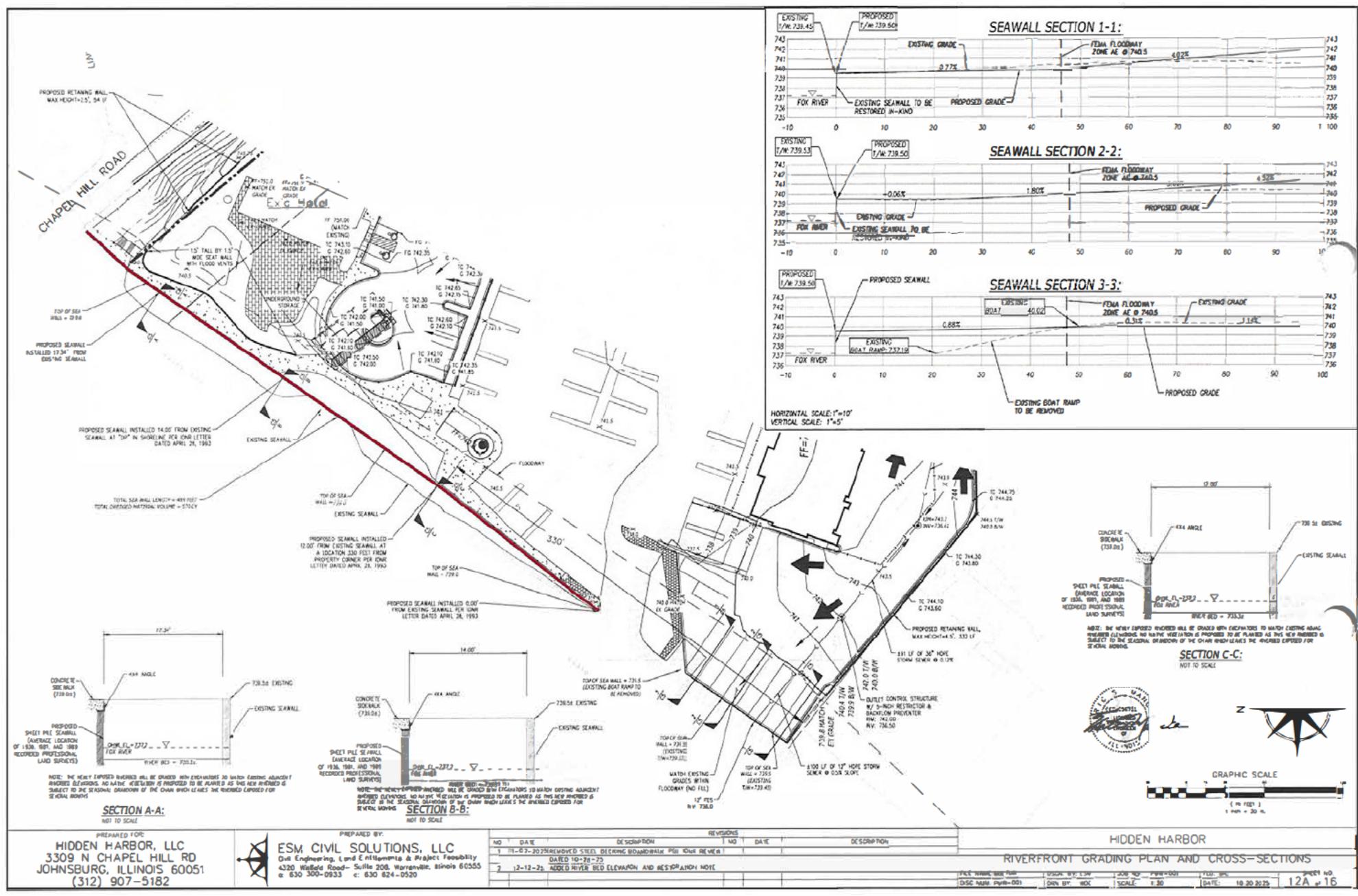
Revised 2010

Corps of Engineers

IL Dep't of Natural Resources

IL Environmental Protection Agency

Applicant's Copy



PREPARED FOR:
HIDDEN HARBOR, LLC
3309 N CHAPEL HILL RD
JOHNSBURG, ILLINOIS 60051
(312) 907-5182



PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
Civil Engineering, Land Entitlements & Project Feasibility
4320 Westfield Road - Suite 200, Warrenville, Illinois 60551
(c) 630 300-0933 (c) 630 624-0520

NO	DATE	DESCRIPTION	REVISIONS		NO	DATE	DESCRIPTION
			NO	DATE			
1	11-07-2023	REMOVED STEEL DICKING BOARDWALK PER 1004 REVERE					
		DATED 10-28-23					
2	12-12-23	ADDED RIVER BED ELEVATION AND RESTORATION NOTE					

HIDDEN HARBOR

JOINT APPLICATION FORM FOR ILLINOIS

ITEMS 1 AND 2 FOR AGENCY USE

1. Application Number

4120250084

N 20250084 - 1

2. Date Received

June 24, 2024

Received 4-29-25
OJR WB

3. and 4. (SEE SPECIAL INSTRUCTIONS) NAME, MAILING ADDRESS AND TELEPHONE NUMBERS

3a. Applicant's Name:

Mike Oliver

Company Name (if any):

Hidden Harbor, LLC

Address:

3309 Chapel Hill Road
Johnsburg, IL 600513b. Co-Applicant/Property Owner Name
(if needed or if different from applicant):

Company Name (if any):

Address:

Email Address:

4. Authorized Agent (an agent is not required):

Eric S. Mancke, P.E.

Company Name (if any):

ESM CIVIL SOLUTIONS, LLC

Address:

4320 Winfield Road
Suite 200
Warrenville, IL 60555

Applicant's Phone Nos. w/area code

Business:

Residence:

Cell: [REDACTED]

Fax:

Applicant's Phone Nos. w/area code

Business:

Residence:

Cell:

Fax:

Agent's Phone Nos. w/area code

Business: 630-300-0933

Residence:

Cell: [REDACTED]

Fax:

STATEMENT OF AUTHORIZATION

I hereby authorize, Eric S. Mancke, P.E. to act in my behalf as my agent in the processing of this application and to furnish, upon request, [REDACTED]

4/29/25

Applicant's Signature

Date

5. ADJOINING PROPERTY OWNERS (Upstream and Downstream of the water body and within Visual Reach of Project)

Name	Mailing Address	Phone No. w/area code
a. JAY KANDIE L GRAMS	3213 RIVER PARK DR; JOHNSBURG	
b.		
c.		
d.		

6. PROJECT TITLE:
Hidden Harbor7. PROJECT LOCATION:
3309 Chapel Hill Road; Johnsburg, IL

LATITUDE: 42.37497	°N	UTMs
LONGITUDE: -88.23656	°W	Northing: 4692150.57 Easting: 398193.73

STREET, ROAD, OR OTHER DESCRIPTIVE LOCATION
3309 Chapel Hill Road; Johnsburg, IL

LEGAL DESCRIPT	QUARTER	SECTION	TOWNSHIP NO.	RANGE
SEW1/4		13&18	45	8&9

IN OR NEAR CITY OF TOWN (check appropriate box)
Municipality Name
Johnsburg

WATERWAY	RIVER MILE (if applicable)
Fox River	104.2

COUNTY	STATE	ZIP CODE
McHenry	IL	60051

Revised 2010

 Corps of Engineers IL Dep't of Natural Resources IL Environmental Protection Agency Applicant's Copy

8. PROJECT DESCRIPTION (Include all features):

Reconciliation of Existing Seawall Violation dated July 31, 1997 that occurred under previous land Ownership (PIN: 10-18-353-003)

Construction, maintenance/repair of sea wall and modifications to existing marina harbor and boat ramp with 20 boat slips all part of Hidden Harbor development consisting of public waterfront/boardwalk amenities, private luxury vehicle condos (motor caves); dry boat storage, boat showroom, and parking lot facilities

9. PURPOSE AND NEED OF PROJECT:

Existing property is blighted and in disrepair and serves no value to the public and Village of Johnsburg

COMPLETE THE FOLLOWING FOUR BLOCKS IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

10. REASON(S) FOR DISCHARGE:

11. TYPE(S) OF MATERIAL BEING DISCHARGED AND THE AMOUNT OF EACH TYPE IN CUBIC YARDS FOR WATERWAYS:

TYPE:

AMOUNT IN CUBIC YARDS:

12. SURFACE AREA IN ACRES OF WETLANDS OR OTHER WATERS FILLED (See Instructions)

13. DESCRIPTION OF AVOIDANCE, MINIMIZATION AND COMPENSATION (See instructions)

14. Date activity is proposed to commence
October 1, 2025

Date activity is expected to be completed
September 30, 2027

15. Is any portion of the activity for which authorization is sought now complete?
Month and Year the activity was completed

Yes

No

NOTE: If answer is "YES" give reasons in the Project Description and Remarks section.
Indicate the existing work on drawings.

16. List all approvals or certification and denials received from other Federal, interstate, state, or local agencies for structures, construction, discharges or other activities described in this application.

Issuing Agency	Type of Approval	Identification No.	Date of Application	Date of Approval	Date of Denial
US Army Corp	Nationwide Permit 38	LRC-2024-00378	June 21, 2024	Pending	N/A

17. CONSENT TO ENTER PROPERTY LISTED IN PART 7 ABOVE IS HEREBY GRANTED. Yes No

18. APPLICATION VERIFICATION (SEE SPECIAL INSTRUCTIONS)

Application is hereby made for the activities described herein. I certify that I am familiar with the information contained in the application, and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities.

04-29-2025

Signature of Applicant or Authorized Agent

Date

Signature of Applicant or Authorized Agent

Date

Signature of Applicant or Authorized Agent

Date

Corps of Engineers
Revised 2010

IL Dep't of Natural Resources

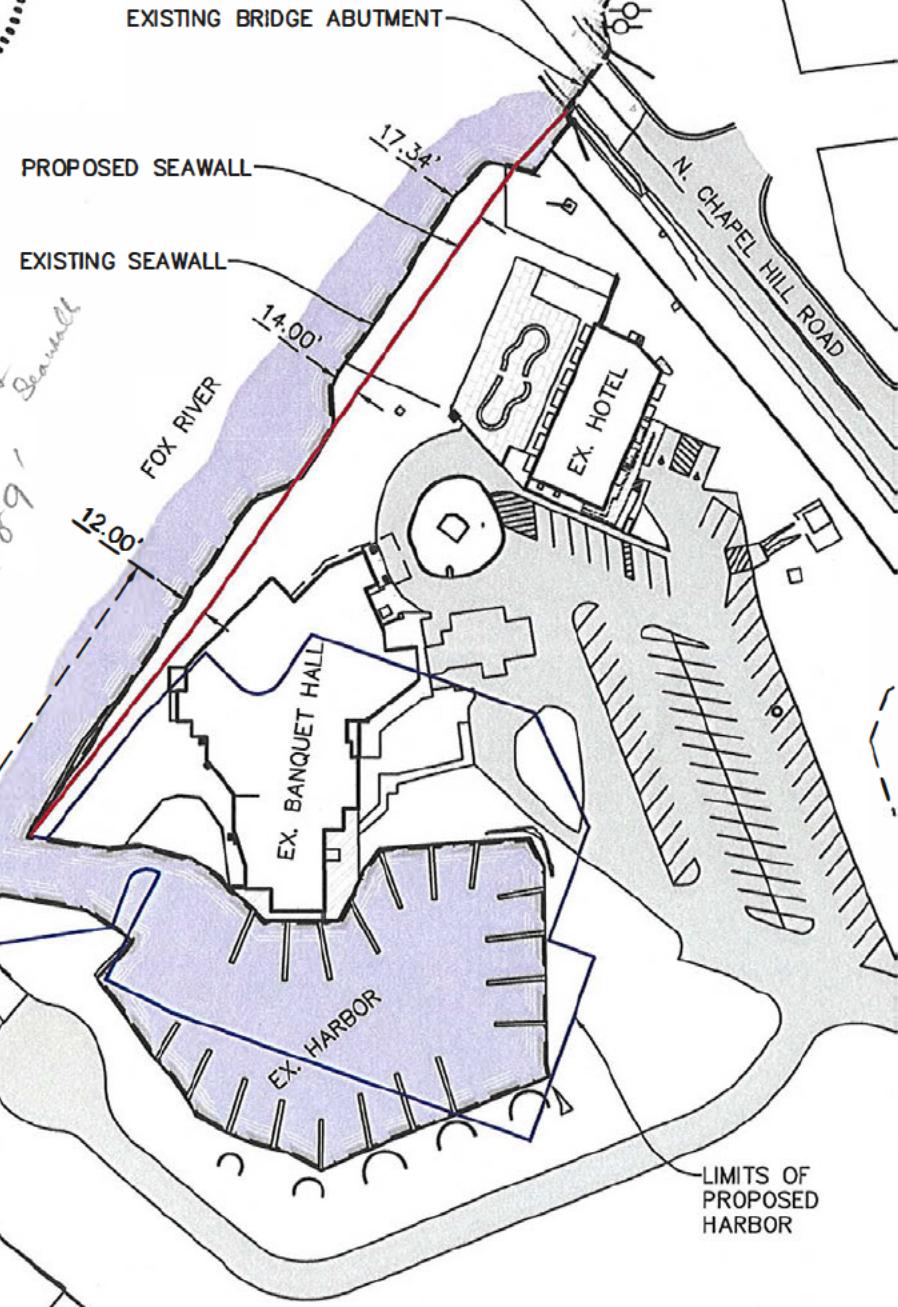
IL Environmental Protection Agency

RECEIVED
Applicant's Copy

SEE INSTRUCTIONS FOR ADDRESS

APR 29 2025

IDNR/OWR
Bartlett Office



SEAWALL EXHIBIT

HIDDEN HARBOR

JOHNSBURG, ILLINOIS

AWN: M.S.U.
DATE: 10/14/25
SCALE: 1"=100'

1900 E. GOLF ROAD, SUITE 950, SCHAUMBURG, IL 60173
PHONE: 847.356.7539
email: info@sightonsolutions.com
www.sightonsolutions.com - "WE GET CORNERS OTHER PEOPLE CUT!"

SIGHT ON SOLUTIONS, INC.



EXHIBIT
A
SOS#
00209

LAND SURVEYING, TOPOGRAPHIC MAPPING, SITE & GRADING PLANS, WATER RESOURCE ENG., SITE STAKING, AND MORE!