



**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](http://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.

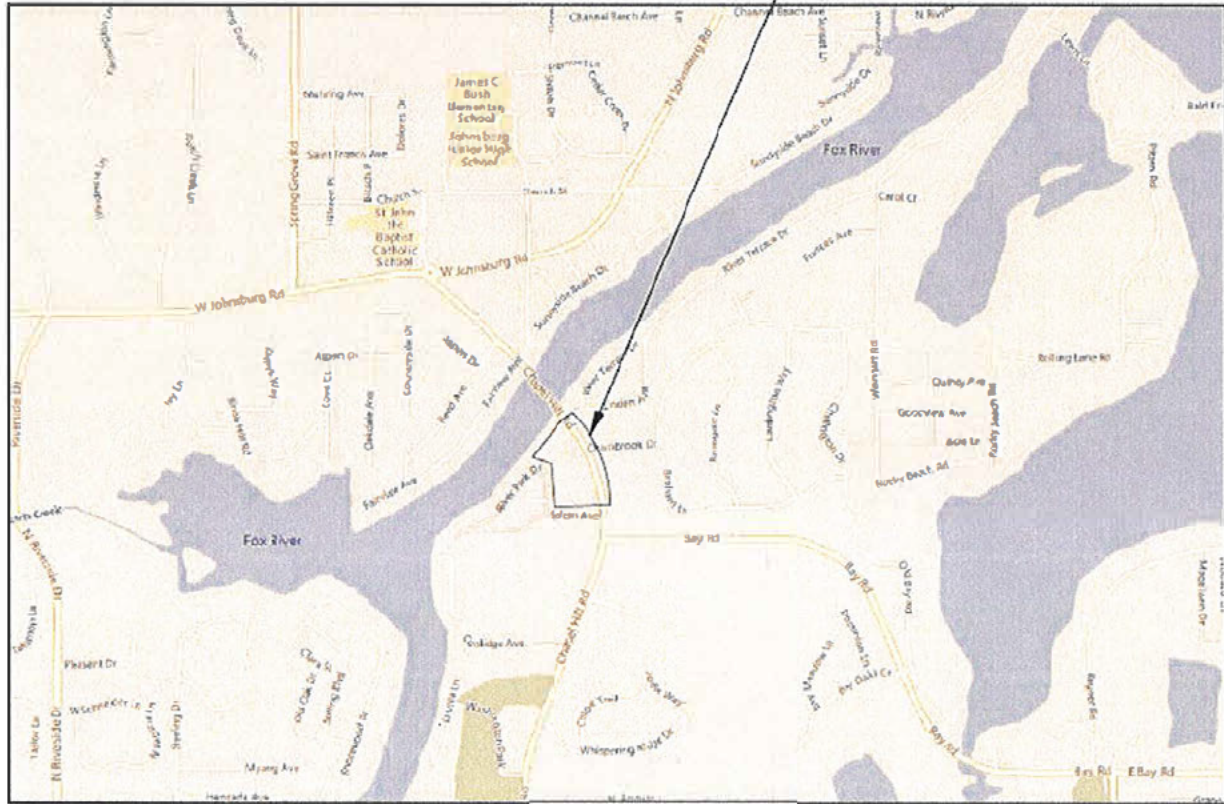
**You are invited to send written comments regarding the proposed work to the Bartlett Office by February 10, 2026.**

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



# JOINT APPLICATION FORM FOR ILLINOIS

ITEMS 1 AND 2 FOR AGENCY USE

1. Application Number <del>N20250084</del> <b>N20250084-1</b>	2. Date Received <del>June 24, 2024</del> <b>Received 4-29-25</b> <b>OWR WB</b>
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3. and 4. (SEE SPECIAL INSTRUCTIONS) NAME, MAILING ADDRESS AND TELEPHONE NUMBERS		
3a. Applicant's Name:  <b>Mike Oliver</b>  Company Name (if any): Hidden Harbor, LLC Address: 3309 Chapel Hill Road Johnsburg, IL 60051  <div style="background-color: black; height: 20px; width: 100%;"></div>	3b. 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):  <b>Eric S. Mancke, P.E.</b>  Company Name (if any): ESM CIVIL SOLUTIONS, LLC Address: 4320 Winfield Road Suite 200 Warrenville, IL 60555  <div style="background-color: black; height: 20px; width: 100%;"></div>
Applicant's Phone Nos. w/area code Business: Residence: Cell: <div style="background-color: black; width: 80px; height: 15px;"></div> 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: <div style="background-color: black; width: 80px; height: 15px;"></div> 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**

[REDACTED] Date

Applicant's Signature

5. ADJOINING PROPERTY OWNERS (Upstream and Downstream of the water body and within Visual Reach of Project)		
Name  a. JAY KANDIE L GRAMS b. c. d.	Mailing Address 3213 RIVER PARK DR; JOHNSBURG	Phone No. w/area code

6. PROJECT TITLE:  
**Hidden Harbor**

7. PROJECT LOCATION: 3309 Chapel Hill Road; Johnsburg, IL					
LATITUDE: 42.37497 °N LONGITUDE: -88.23656 °W		UTM's Northing: 4692150.57 Easting: 398193.73			
STREET, ROAD, OR OTHER DESCRIPTIVE LOCATION 3309 Chapel Hill Road; Johnsburg, IL	LEGAL DESCRPT SEW1/4	QUARTER 13&18	SECTION 45	TOWNSHIP NO. 8&9	RANGE
<input checked="" type="checkbox"/> IN OR <input type="checkbox"/> NEAR CITY OF TOWN (check appropriate box) Municipality Name <b>Johnsburg</b>		WATERWAY <b>Fox River</b>		RIVER MILE (if applicable) <b>104.2</b>	
COUNTY <b>McHenry</b>	STATE <b>IL</b>	ZIP CODE <b>60051</b>			

## 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?

Yes

☐

No

☐

NOTE: If answer is "YES" give reasons in the Project Description and Remarks section.

Month and Year the activity was completed

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 39	LR-2024-00378	June 21, 2024	Pending	NA

## 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.

Signature of Applicant or Authorized Agent

04-29-2025

Date

Signature of Applicant or Authorized Agent

Date

Signature of Applicant or Authorized Agent

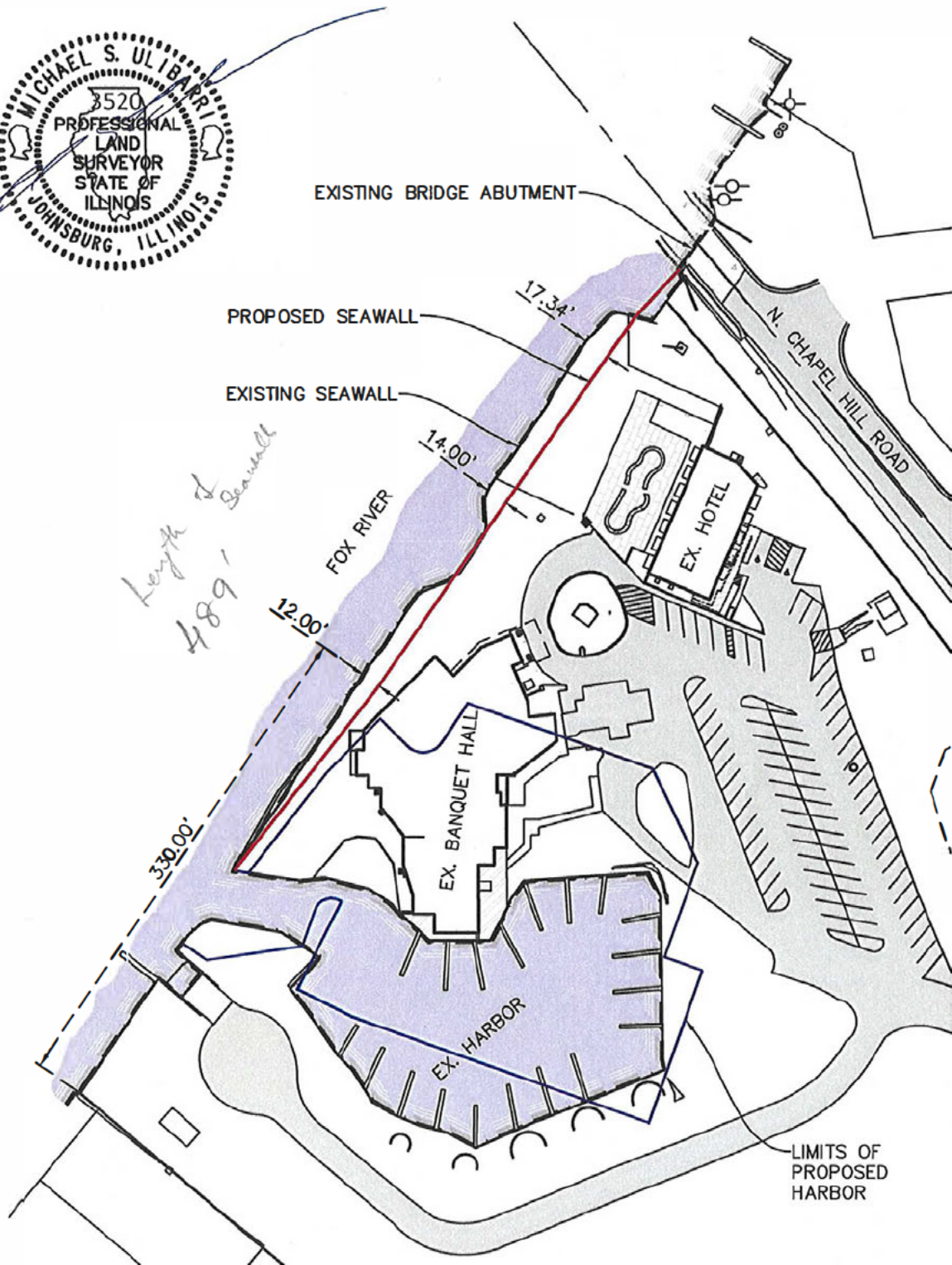
Date

☐ Corps of Engineers  
Revised 2010☒ IL Dep't of Natural Resources☐ IL Environmental Protection  
Agency☒ 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](mailto:info@sightonsolutions.com)

[www.sightonsolutions.com](http://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!