



## **MEETING NOTICE & AGENDA**

### **PLANNING AND ZONING COMMISSION**

Municipal Center, 555 Reinking Rd, Pingree Grove, IL 60140  
Second Floor, Board Meeting Room

**Monday, May 19, 2025**  
**6:00 p.m.**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PUBLIC COMMENTS** – Please sign in at the meeting to address the Commission.
5. **APPROVAL OF MINUTES**
  - a. Approve minutes from the March 3, 2025, Commission meeting. **Bates 003**
6. **ITEMS FOR SEPARATE ACTION**
  - a. Review and Recommendation – Proposed Final Plat for D.R. Hortin, Inc. Midwest – Cambridge Lakes North Development No. 2 Unit 37 **Bates 005**
  - b. Review and Recommendation – Proposed Final Plat for D.R. Horton, Inc. Midwest – Cambridge Lakes North Development No. 2 Unit 38 **Bates 011**
7. **OTHER BUSINESS**
  - a. Staff Development Update
8. **ADJOURNMENT**

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## **MEETING MINUTES**

### **Planning and Zoning Commission**

Municipal Center, 555 Reinking Rd, Pingree Grove, IL 60140  
Second Floor, Board Room

**Monday, March 3, 2025**

**6:00 p.m.**

#### **1. CALL TO ORDER**

Chairman DeSalle, presiding, called the meeting to order at 6:01 pm.

#### **2. PLEDGE OF ALLEGIANCE**

Those in attendance recited the Pledge.

#### **3. ROLL CALL**

Clerk Ortega called the roll; answering present were Chairman Brian DeSalle, and Commissioners: Kori Hintzche, Patrick McDonald, Steve Ninow, Jack Schliesmann, Mac Sutton, and Robert Wangles. Also present were Andy Ferrini, Village Manager, Laura Ortega, Village Clerk, Michael Smoron, Village Attorney, Pat Doherty, Public Works Director, Nick Partipilo, Asst to Village Manager and Development Services Director. Village President, Amber Kubiak and Fire Chief, Kieran Stout, were in attendance.

#### **4. PUBLIC COMMENTS**

None

#### **5. APPROVAL OF MINUTES**

Commissioner Ninow made a motion, seconded by Commissioner Schliesmann, to approved minutes from the December 16, 2024 Commission meeting. A roll call vote determined all were in favor of the motion; ayes have it, motion carried. The roll call vote passed 7-0-0.

#### **6. ITEMS FOR SEPARATE ACTION**

**Prohibiting Tobacco and Vape Shops, Allowing Grocery Stores and Pharmacies as a Special Use, and Removal of Text Regarding Other Uses Permit as Determined by the Village Board.**

A motion was made by Commissioner Sutton to open the Public Hearing at 6:03 pm, seconded by Commissioner McDonald. Roll call vote determined all were in favor; passed 7-0-0. A call for public comment resulted in none; a motion to close public hearing was called at 6:10 pm by Commissioner Sutton and seconded by Commissioner Schliesmann. Roll call voted unanimously. Ayes had it; motion carried 7-0-0.

Commission discussion ensued pertained to clarifying prohibited uses, streamline current ambiguity of commercial code allowing for grocery and pharmacy and remove ambiguity for proposed uses not specifically in code.

Commissioner Sutton made a motion, seconded by Commissioner DeSalle, recommending the Village Board approve an ordinance to amend the Pingree Grove Zoning Code as presented. A roll call vote determined all were in favor; ayes have it, motion carried. The roll call vote passed 7-0-0.

### **The Addition of Sign Code Regulations to the Village Zoning Code**

A motion was made by Commissioner McDonald to open the Public Hearing at 6:11 pm, seconded by Commissioner Wangles. Roll call vote determined all were in favor; passed 7-0-0. A call for public comment resulted in none; a motion to close public hearing was called at 6:24 pm by Commissioner Sutton and seconded by Commissioner Schliesmann. Roll call voted unanimously. Ayes had it; motion carried 7-0-0.

Development Services Director, Nick Partipilo, provided Commission with a goal summary, to create comprehensive and precise sign ordinance, with similar size and makeup. Commission members discussed how change would affect existing signage.

Commissioner McDonald made a motion, seconded by Commissioner Ninow, recommending the Village Board approve an ordinance amending the Pingree Grove Zoning and Public Ways Code as presented. A roll call vote determined all were in favor; ayes have it, motion carried. The roll call vote passed 7-0-0.

## **7. OTHER BUSINESS**

None

## **8. ADJOURNMENT**

Chairman DeSalle called for a motion to adjourn. Commissioner McDonald made a motion, seconded by Commissioner Ninow, to adjourn the meeting. A roll call vote determined all were in favor; ayes have it, motion carried. The roll call vote passed 7-0-0. The meeting adjourned at 6:26 pm.



Village Board Agenda Supplement  
Agenda Item No: 6.a.

<b>MEETING DATE:</b>	May 19, 2025
<b>ITEM:</b>	Review and Recommendation - Final Plat Approval, D.R Horton, Inc.- Midwest- Cambridge Lakes North Development No. 2 - Unit 37
<b>MOTION:</b>	<b>I move to recommend that the Village Board approve the final plat of subdivision for Cambridge Lake North Development No. 2 Unit 37 with certain conditions, including final engineering, legal review, and final staff approval.</b>
<b>STAFF CONTACT:</b>	Nick Partipilo, Assistant to the Village Manager/Development Services Director Andy Ferrini, Village Manager Michael Smoron, Village Attorney Seth Gronewold, Village Engineer

**Purpose:**

To recommend approval of a Final Plat of Subdivision for Unit 37.

**Background:**

D.R. Horton, Inc. – Midwest (DRH) continues its work on the Cambridge Lakes North Development No. 2.

This subdivision is comprised of “townhome” style housing lots. The subdivision is surrounded by landscape buffers, wetlands, and a detention basin. The Village Engineer and Village Attorney have completed initial reviews of the plat documentation. Final engineering and legal approval are recommended conditions for approval.

**Recommendation:**

Approval of the Plat is recommended with the following conditions:

- I. Final review and approval by Village staff, the Village Engineer, and Village Attorney
- II. Final review and approval of the declaration of covenants by the Village Attorney
- III. Approval of landscaping plans by the Village staff;
- IV. Confirmation from the Village’s engineering firm that all sidewalks conform to ADA requirements and the minimum width requirements provided for by the annexation agreement; and
- V. Approval of spray irrigation plans by the Village staff’s engineering firm.

**Enclosures:**

- Final Plat of Subdivision CLN 2 Unit 37

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BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH,  
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

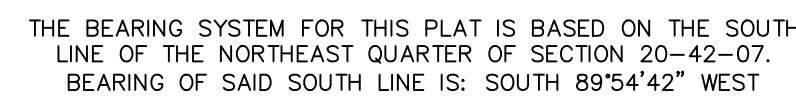
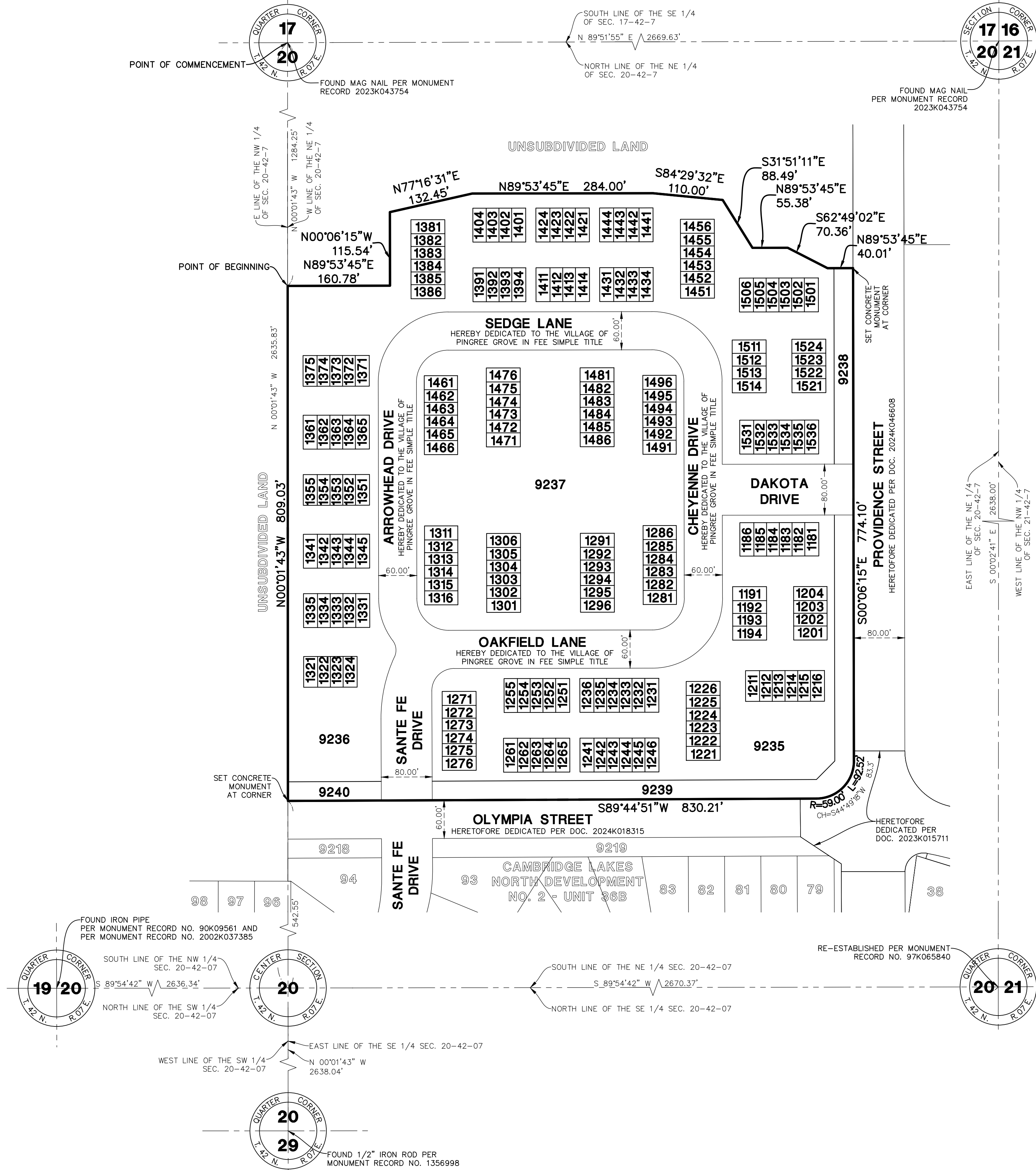


MANHARD CONSULTING  
333 EAST BUTTERFIELD ROAD, SUITE 600  
LOMBARD, ILLINOIS 60148

D.R. HORTON, INC. - MIDWEST,  
A CALIFORNIA CORPORATION.

1750 EAST GOLF ROAD, SUITE 925  
SCHAUMBURG, IL 60173

1. THIS SUBDIVISION CONSISTS OF ONE HUNDRED EIGHTY-SEVEN (187) LOTS, AND SIX (6) OUTLOTS AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF CAMBRIDGE LAKES NORTH DEVELOPMENT NO. 2 SUBDIVISION.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (.456 67") ARE RECORD OR DEED VALUES.)
3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.
5. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8"x 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS OTHERWISE NOTED.
6. SET 6" x 36" CONCRETE MONUMENTS AS SHOWN.
7. M.U.E. DENOTES MUNICIPAL UTILITY AND DRAINAGE EASEMENT. THERE IS A M.U.E. OVER ALL OF LOTS 9235, 9236, 9237, 9238, 9239 AND 9240 AND, MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS CONTAINED WITHIN DOCUMENTS AND PLANS SUBMITTED SEPARATELY TO THE VILLAGE OF PINGREE GROVE.
8. I.E.E. DENOTES INGRESS & EGRESS EASEMENT. THERE IS AN I.E.E. OVER ALL OF LOTS 9235, 9236 AND 9237.
9. P.U.E. DENOTES PUBLIC UTILITY EASEMENT. THERE IS A P.U.E. OVER ALL OF LOTS 9235, 9236, 9237, 9238, 9239 AND 9240
10. L.E. DENOTES LANDSCAPE EASEMENT. THERE IS A L.E. OVER ALL OF LOTS 9238, 9239 AND 9240.
11. ALL ROAD RIGHT-OF-WAYS SHOWN HEREON AS "HEREBY DEDICATED" ARE DEDICATED TO THE VILLAGE OF PINGREE GROVE IN FEE SIMPLE TITLE.
12. LOTS 9235, 9236, 9237, 9238, 9239 AND 9240 SHALL BE CONVEYED TO THE CAMBRIDGE LAKES NORTH DEVELOPMENT NO. 2 COMPANY, INC., NFP, BY SEPARATE



PART OF: 02-20-200-007  
PART OF: 02-20-200-012

LOTS: 1181-1536:	203,787	SQUARE FEET	(4.680 ACRES)
OUTLOTS: 9235-9240:	454,366	SQUARE FEET	(10.429 ACRES)
RIGHT-OF-WAY:	143,395	SQUARE FEET	(3.292 ACRES)
<hr/>			
TOTAL AREA:	801,548	SQUARE FEET	(18.401 ACRES)

I.E.E. = INGRESS AND EGRESS EASEMENT  
L.E. = LANDSCAPE EASEMENT  
M.U.E. = MUNICIPAL UTILITY AND DRAINAGE EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT  
B.S.L. = BUILDING SETBACK LINE

SHEET 1:	OVERALL BOUNDARY INFORMATION, AREA TABLE AND SURVEYOR'S NOTES
SHEETS 2-3:	LOTS, OUTLOTS, RIGHT-OF-WAY, AND EASEMENT DETAILS
SHEET 4:	LEGAL DESCRIPTION, CERTIFICATIONS, NOTATIONS

[illegible]

**Manhard**  
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Civil Engineers • Environmental Scientists • Landscape Architects • Planners  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

**CAMBRIDGE LAKES NORTH DEVELOPMENT NO.2 - UNIT 37**

**PINGREE GROVE, ILLINOIS**

## FINAL PLAT OF SUBDIVISION

PROJ. MGR.: ARM  
PROJ. ASSOC.: MGS  
DRAWN BY: MGS  
DATE: 09/25/24  
SCALE: 1"=100'

**SHEET**

**1 OF 4**

**CACPGNB37**



**VILLAGE OF PINGREE GROVE**  
BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH,  
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

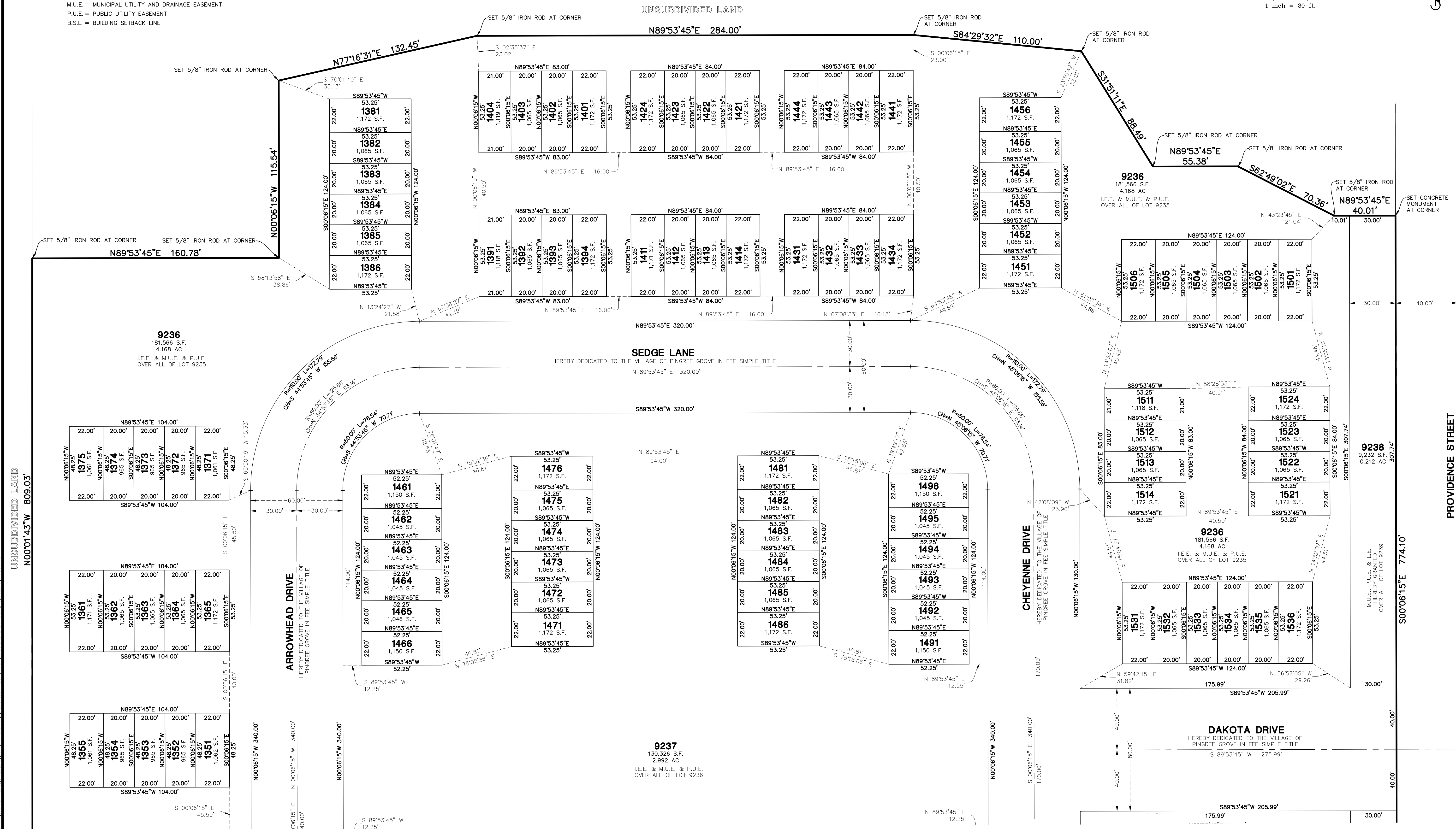
BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH,  
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

( IN FEET )  
1 inch = 30 ft.



\_\_\_\_\_ BOUNDARY LINE  
 - - - - - EXISTING EASEMENT LINE  
 \_\_\_\_\_ PROPOSED EASEMENT LINE  
 \_\_\_\_\_ SECTION LINE  
 \_\_\_\_\_ EXISTING RIGHT-OF-WAY LINE  
 - - - - - EXISTING LOT LINE  
 \_\_\_\_\_ PROPOSED LOT LINE  
 \_\_\_\_\_ = BOUNDARY DIMENSION  
 000.00' = MEASURED DISTANCE  
 000.00'

I.E.E. = INGRESS AND EGRESS EASEMENT  
L.E. = LANDSCAPE EASEMENT  
M.U.E. = MUNICIPAL UTILITY AND DRAINAGE EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT  
B.S.L. = BUILDING SETBACK LINE



**SEE SHEET 03**

DATE		REVISIONS	DRAWN BY
X	X		
X	X		
X	X		
X	X		
X	X		
04/30/25		REVISED PER VILLAGE COMMENTS	MCS
03/27/25		REVISED PER VILLAGE COMMENTS	MCS
01/13/25		REVISED PER VILLAGE COMMENTS	ARM
12/05/24		REVISED PER VILLAGE COMMENTS	MCS

**Manhard**  
CONSULTING  
105 East Burnside Road, Suite 600, Lombard, IL 60148  
PH: 630.931.1500 FAX: 630.931.2835 manhard.com  
**Consulting Vendors:** Environmental Scenarios | Landscape Architects | Planners  
Construction Vendors | Construction Management | Engineering

CAMBRIDGE LAKES NORTH DEVELOPMENT NO.2 - UNIT 37

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PINGREE GROVE, ILLINOIS

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FINAL PLAT OF SUBDIVISION

PROJ. MGR.: ARM  
 PROJ. ASSOC.: MGS  
 DRAWN BY: MGS  
 DATE: 09/25/24  
 SCALE: 1"=30'

SHEET

2 OF 4

CACPGNB37



April 18, 2024 - 11:52 Draw Name: P:\Cambridge\00\Draw\Subdivision\02\02-03-CACPGNB37.dwg, Updated By: MGS/mmt

LEGEND	
	BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
000.00'	BOUNDARY DIMENSION
000.00'	MEASURED DISTANCE

## ABBREVIATIONS

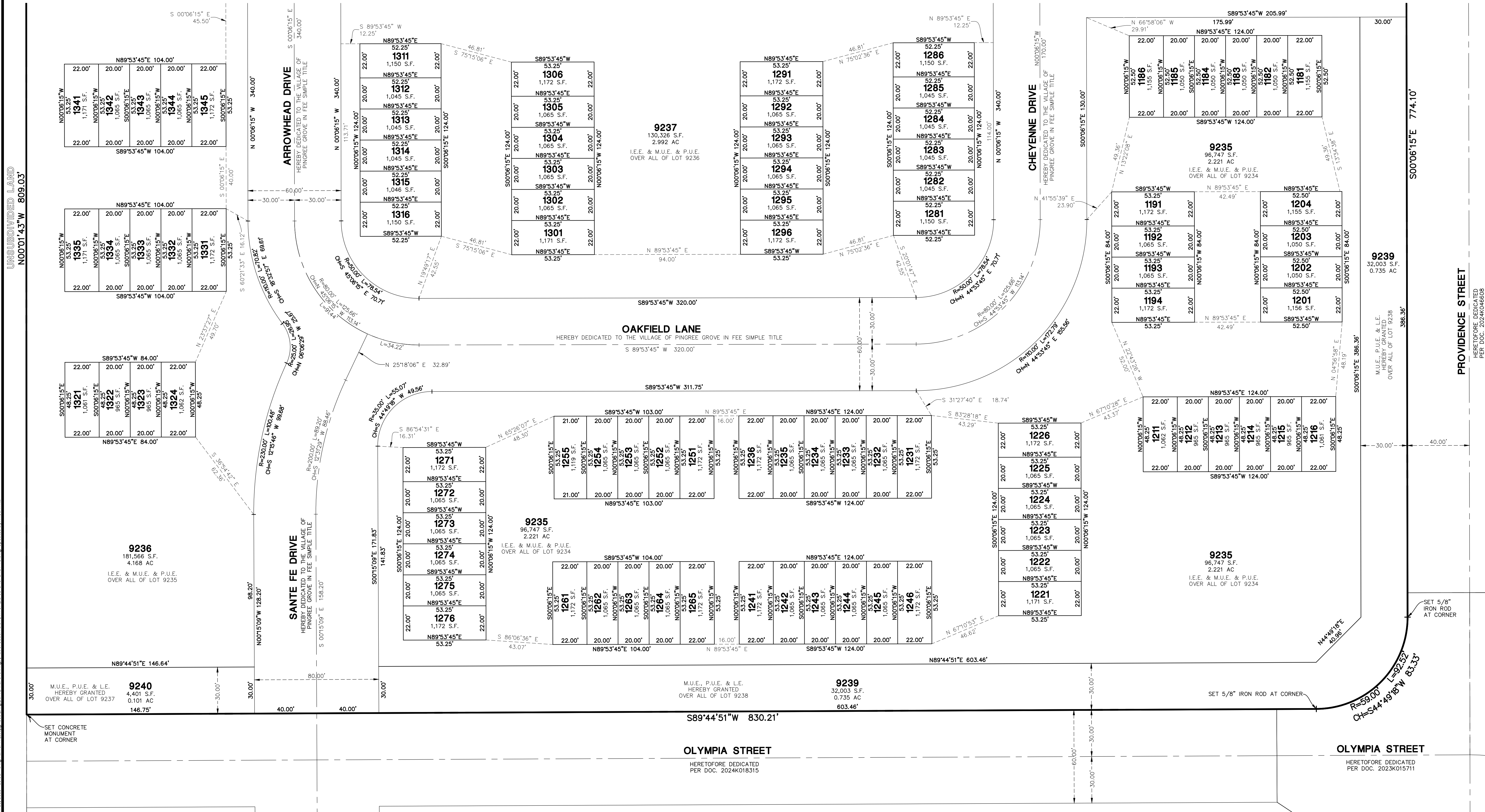
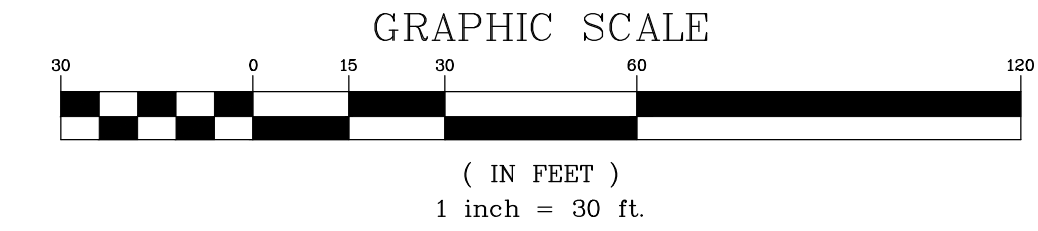
I.E.E. = INGRESS AND EGRESS EASEMENT  
M.U.E. = MUNICIPAL UTILITY AND DRAINAGE EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT

# FINAL PLAT OF SUBDIVISION OF CAMBRIDGE LAKES NORTH DEVELOPMENT NO. 2 - UNIT 37

## VILLAGE OF PINGREE GROVE

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH,  
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

SEE SHEET 02



DATE	REVISIONS
04/18/24	REVISED PER VILLAGE COMMENTS
04/18/24	REVISED PER VILLAGE COMMENTS
04/18/24	REVISED PER VILLAGE COMMENTS
04/18/24	REVISED PER VILLAGE COMMENTS
04/18/24	REVISED PER VILLAGE COMMENTS

**Manhard CONSULTING**

388 East Randolph Street, Suite 200, Chicago, IL 60601  
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Fax: (773) 344-1101  
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CAMBRIDGE LAKES NORTH DEVELOPMENT NO.2 - UNIT 37

PINGREE GROVE, ILLINOIS

FINAL PLAT OF SUBDIVISION

PROJ. MGR.: ARM  
PROJ. ASSOC.: MGS  
DRAWN BY: MGS  
DATE: 09/25/24  
SCALE: 1"=30'

SHEET  
3 OF 4  
CACPGNB37





Village Board Agenda Supplement  
Agenda Item No: 6.b.

<b>MEETING DATE:</b>	May 19, 2025
<b>ITEM:</b>	Review and Recommendation - Final Plat Approval, D.R Horton, Inc.- Midwest- Cambridge Lakes North Development No. 2 - Unit 38
<b>MOTION:</b>	<b>I move to recommend that the Village Board approve the final plat of subdivision for Cambridge Lake North Development No. 2 Unit 38 with certain conditions, including final engineering, legal review, and final staff approval.</b>
<b>STAFF CONTACT:</b>	Nick Partipilo, Assistant to the Village Manager/Development Services Director Andy Ferrini, Village Manager Michael Smoron, Village Attorney Seth Gronewold, Village Engineer

**Purpose:**

To recommend approval of a Final Plat of Subdivision for Unit 38.

**Background:**

D.R. Horton, Inc. – Midwest (DRH) continues its work on the Cambridge Lakes North Development No. 2.

This subdivision is comprised of single-family housing lots. The subdivision is surrounded by landscape buffers, wetlands, and a detention basin. The Village Engineer and Village Attorney have completed initial reviews of the plat documentation. Final engineering and legal approval are recommended conditions for approval.

**Recommendation:**

Approval of the Plat is recommended with the following conditions:

- I. Final review and approval by Village staff, Village Engineer, and Village Attorney
- II. Final review and approval of the declaration of covenants by the Village Attorney
- III. Approval of landscaping plans by the Village staff;
- IV. Confirmation from the Village’s engineering firm that all sidewalks conform to ADA requirements and the minimum width requirements provided for by the annexation agreement; and
- V. Approval of spray irrigation plans by the Village staff’s engineering firm.

**Enclosures:**

- Final Plat of Subdivision CLN 2 Unit 38

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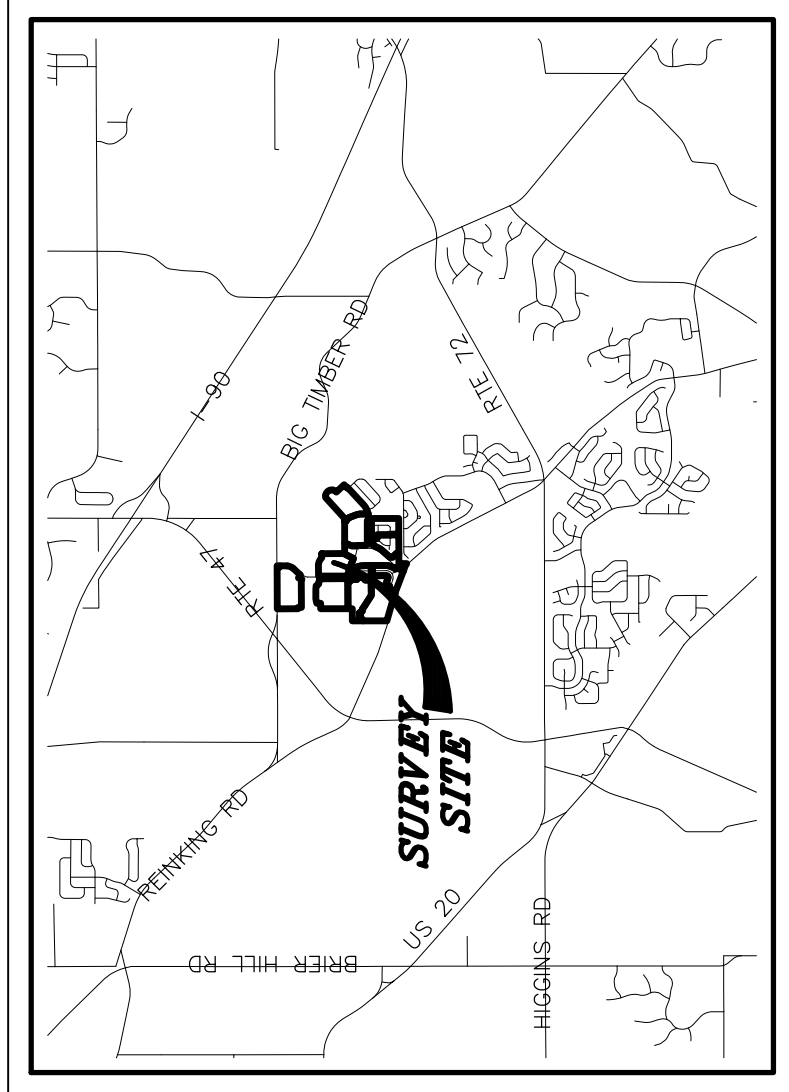
FINAL PLAT OF SUBDIVISION

OF

CAMBRIDGE LAKES NORTH DEVELOPMENT NO. 2

UNIT 38

VILLAGE OF PINGREE GROVE  
BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 7  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS.



LOCATION MAP

NOT TO SCALE

SURVEY PREPARED FOR

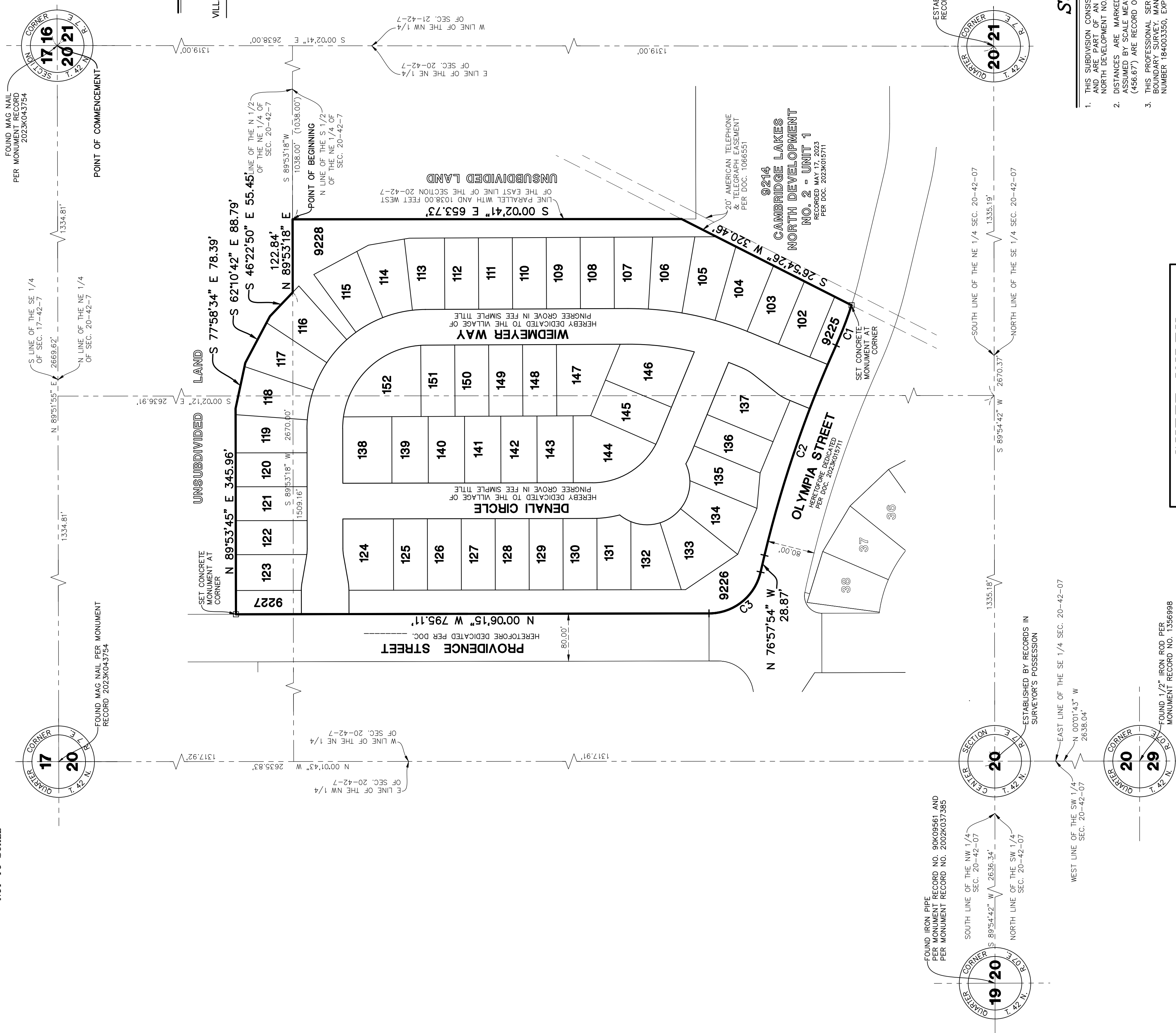
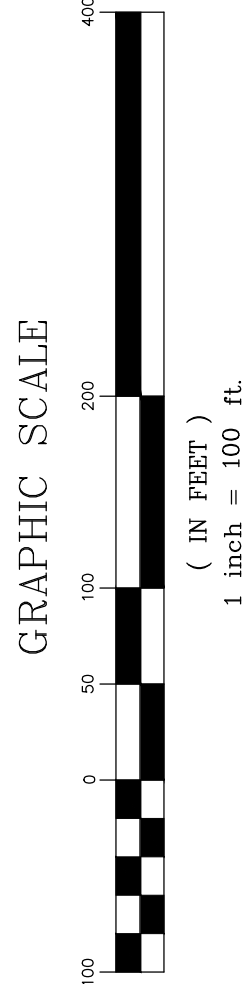
D.R. HORTON, INC. – MIDWEST,  
A CALIFORNIA CORPORATION,  
1750 EAST GOLF ROAD, SUITE 925  
SCHAUMBURG, IL 60173

SUBMITTED BY/RETURN TO:

MANHARD CONSULTING  
333 EAST BUTTERFIELD ROAD, SUITE 600  
LOMBARD, ILLINOIS 60148

BASIS OF BEARINGS

THE BEARING SYSTEM FOR THIS PLAT IS BASED ON THE SOUTH  
LINE OF THE NORTHEAST QUARTER OF SECTION 20-42-07  
BEARING OF SAID SOUTH LINE IS: SOUTH 89°54'42" WEST




SHEET INDEX

OVERALL BOUNDARY INFORMATION, AREA TABLE AND SURVEYOR'S NOTES	
SHEET 1 OF 3:	
SHEET 2 OF 3:	
SHEET 3 OF 3:	
LEGAL DESCRIPTION, CERTIFICATIONS, NOTATIONS	

SURVEYOR'S NOTES

- THIS SUBDIVISION CONSISTS OF FIFTY-ONE (51) LOTS, FOUR (4) OUTLOTS AND ROAD DEDICATIONS AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF CAMBRIDGE LAKES NORTH DEVELOPMENT NO. 2 SUBDIVISION.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.677) ARE RECORD OR DEED VALUES.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A REGISTERED PROFESSIONAL SURVEYOR, AS ADOPTED BY THE BOARD OF SURVEYING AND LAND SURVEYING, NUMBER 184033363, EXPIRES APRIL 30, 2025.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.
- IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205.7, E 67°, 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS OTHERWISE NOTED.
- SET 6" X 36" CONCRETE MONUMENTS AS SHOWN.
- M.U.E. DENOTES MUNICIPAL UTILITY AND DRAINAGE EASEMENT. THERE IS A M.U.E. OVER ALL OF LOTS 9225, 9226, 9227 AND 9228.
- P.U.E. DENOTES PUBLIC UTILITY EASEMENT. THERE IS A P.U.E. OVER ALL OF LOTS 9225, 9226, 9227 AND 9228.
- LE. DENOTES LANDSCAPE EASEMENT. THERE IS A LE. OVER ALL OF LOTS 9225, 9226, 9227 AND 9228.
- LOTS 9225-9228 SHALL BE CONVEYED TO THE CAMBRIDGE LAKES NORTH DEVELOPMENT NO. 2 COMPANY, INC., NFP BY SEPARATE DEED.
- ALL ROAD RIGHT-OF-WAYS SHOWN HEREON AS "HEREBY DEDICATED" ARE DEDICATED TO THE VILLAGE OF PINGREE GROVE IN FEE SIMPLE TITLE.

SHEET <b>1</b> OF <b>3</b>  CACPNB37	PROJ. MGR.	ARM	CAMBRIDGE LAKES NORTH DEVELOPMENT NO. 2 UNIT 38  <b>PINGREE GROVE, ILLINOIS</b>  <b>FINAL PLAT OF SUBDIVISION</b>
	PROJ. ASSOC.	UCS	
	MGS		
	DRAWN BY:		
	DATE:	09/11/24	
	SCALE:	1"=100'	
			
700 Springdale Drive, Lombard, IL 60148    ph:630.661.8500    fx:630.661.8565    manhard.com Civil Engineers • Surveyors • Water-Resource Engineers • Water & Wastewater Engineers			
DATE			
REVISIONS			
DRAWN BY			
MGS			
12/05/24    REVISED PER VILLAGE COMMENTS			

