



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.

MEETING DATE:	May 19, 2025
ITEM:	Review and Recommendation - Final Plat Approval, D.R Horton, Inc.- Midwest- Cambridge Lakes North Development No. 2 - Unit 37
MOTION:	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.
STAFF CONTACT:	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:

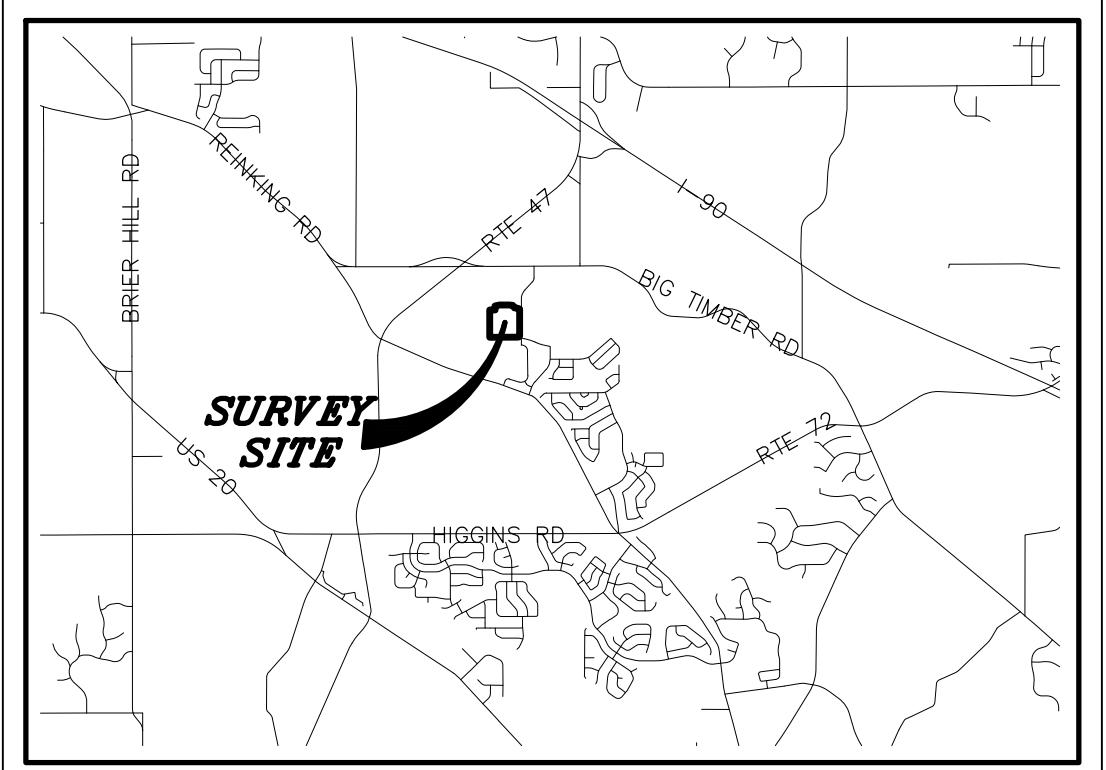
- Final Plat of Subdivision CLN 2 Unit 37

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**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.



LOCATION MAP

NOT TO SCALE

SUBMITTED BY/RETURN TO:

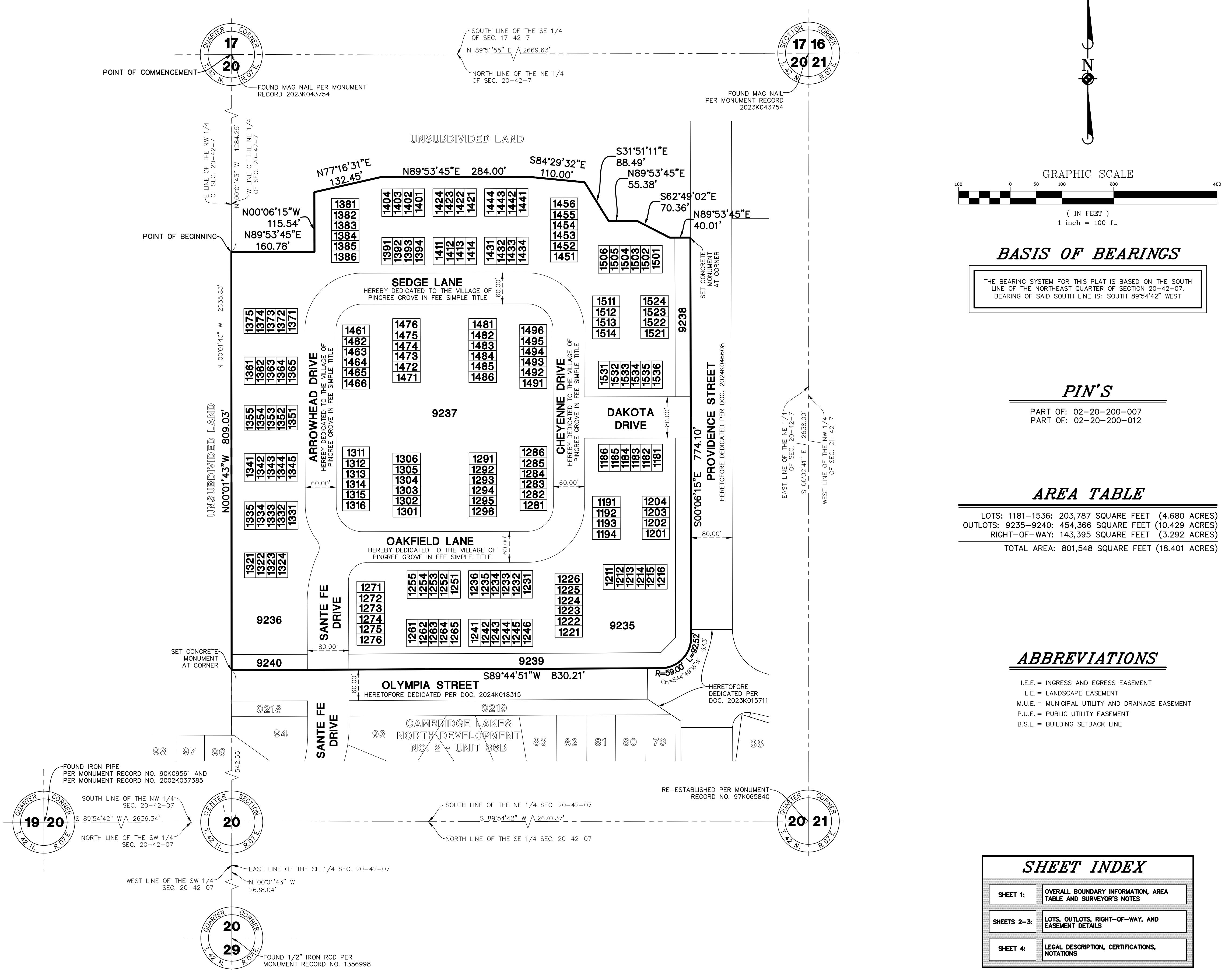
MANHARD CONSULTING
333 EAST BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148

SURVEY PREPARED FOR

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

SURVEYOR'S NOTES

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 DEED.



SHEET INDEX

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

PROJ. M
PROJ. A
DRAWN
DATE:
SCALE:

CAMBRIDGE LAKES NORTH DEVELOPMENT NO.2 - UNIT 37

KEYS NORTH DEVELOPMENT

LAKES NORTH DEVELOPMENT NO.2 - UNIT 37

The logo for Manhard Consulting features a large, bold, black 'M' on the left and a large, bold, grey 'C' on the right. The 'M' is oriented vertically, and the 'C' is oriented horizontally, overlapping the 'M'. Between the two letters, the word 'CONSULTING' is written in a smaller, bold, grey sans-serif font. A small 'TM' symbol is located at the top right of the 'C'.

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.

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

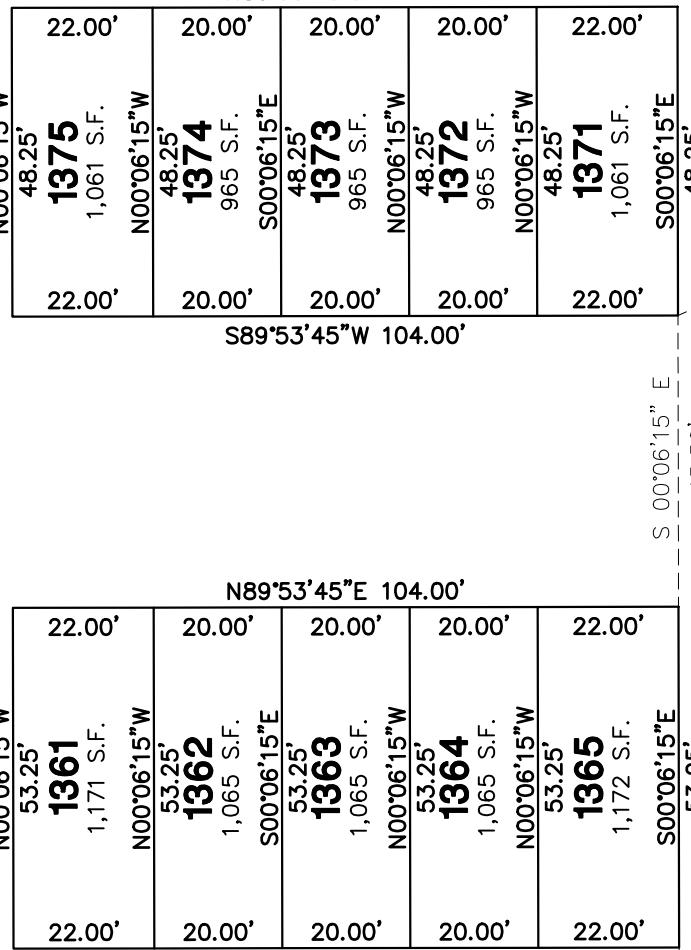
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

DRAWN BY _____
REVISIONS _____
DATE _____
04/20/25 REVISED PER VILLAGE OWNERS
03/27/25 REVISED PER VILLAGE OWNERS
01/13/25 REVISED PER VILLAGE OWNERS
12/05/24 REVISED PER VILLAGE OWNERS

Manhard CONSULTING
330 East Burdell Road, Suite 600, Lombard, IL 60148
Phone: 847-823-3865 Fax: 847-823-3866
Email: info@manhard.com
Or Call: 847-823-3865 • Water & Sewer Services • Engineering • Landscaping • Architects • Planners
Construction Managers • Environmental Consultants

40118-2025-1552 Drawing No. 2025-029-CAPG03725.dwg, Updated By: MSchmit

UNSUBDIVIDED LAND
N000143'W 809.03'

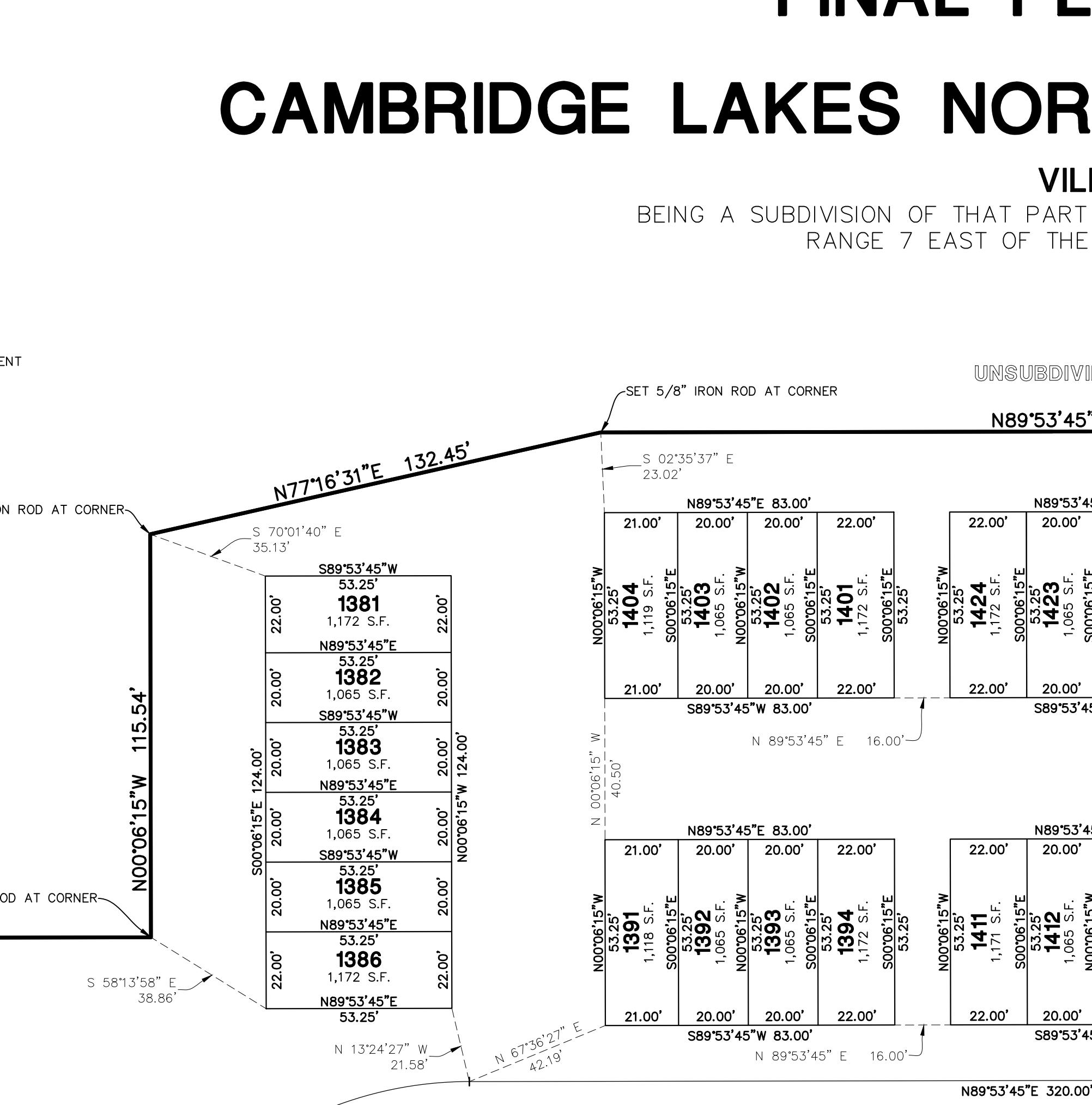
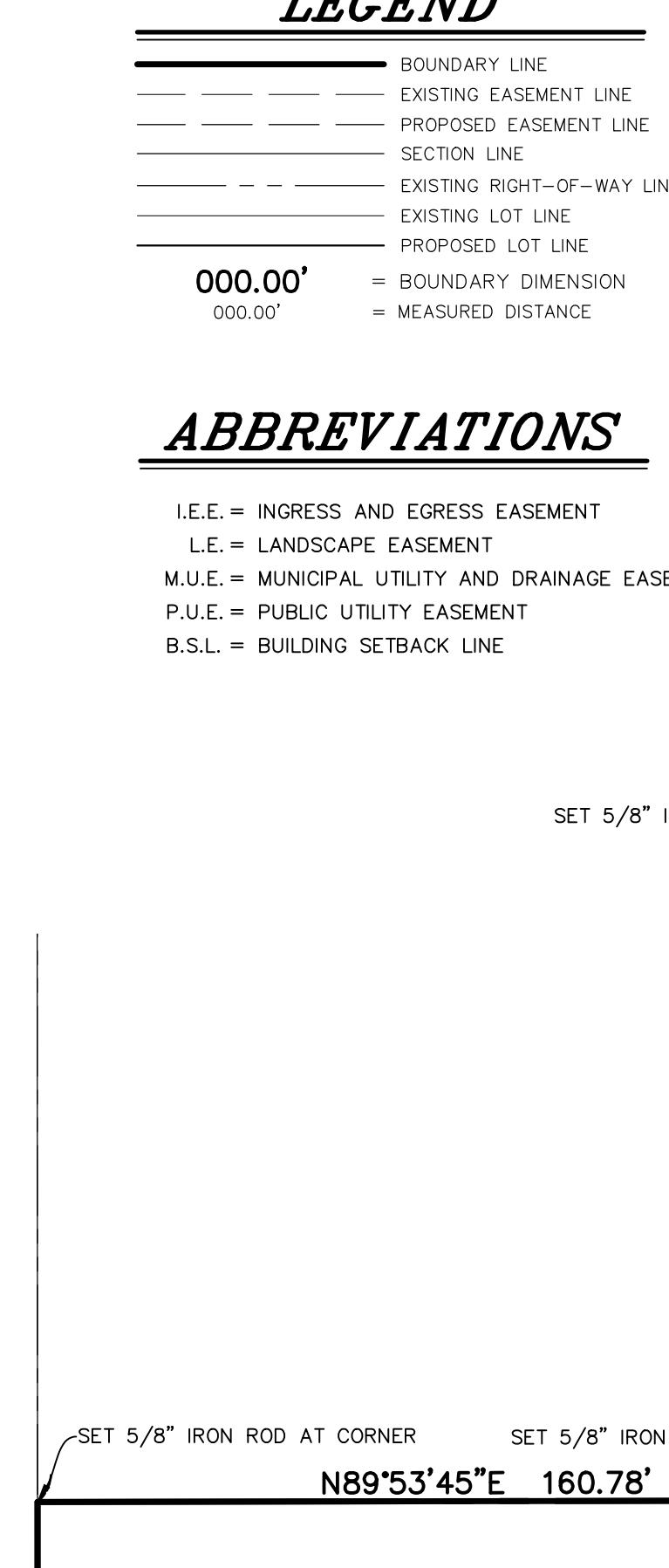


ARROWHEAD DRIVE
HEREBY DEDICATED TO THE VILLAGE OF
PINGREE GROVE IN FEE SIMPLE TITLE

N000615'W 340.00'

N 000615' W 340.00'

40.00'



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

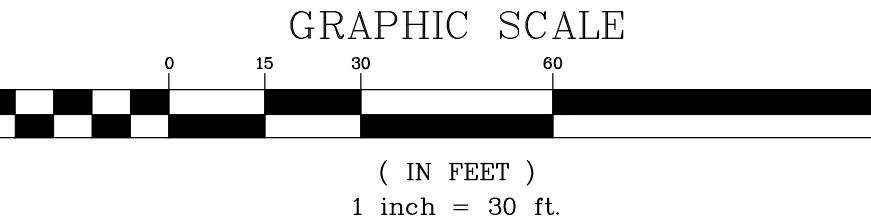
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M.U.E. = MUNICIPAL UTILITY AND DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT

SEE SHEET 02



MARCH 1888.

2 - UNIT 37

**KES NORTH DEVELOPMENT
PINEGROVE, ILLINOIS**

CAMBRIDGE LA

PROJ. MGR.: ARM
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 09/25/
SCALE: 1"=30'
SHEET
3 OF **4**
CACPGNB37



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

MEETING DATE:	May 19, 2025
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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:

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