



## **MEETING NOTICE & AGENDA**

### **PLANNING AND ZONING COMMISSION**

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

**Monday, August 4, 2025**

**6:15 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 May 19, 2025, Commission meeting.
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 41
  - b. Review and Recommendation – Proposed Final Plat for D.R. Horton, Inc. Midwest – Cambridge Lakes North Development No. 2 Unit A-17
  - c. Review and Recommendation – Proposed Final Plat for D.R. Horton, Inc. Midwest – Cambridge Lakes North Development No. 2 Unit 2
7. **OTHER BUSINESS**
  - a. Planning and Zoning Fundamentals Presentation
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, May 19, 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: Patrick McDonald, Steve Ninow, Jack Schliesmann, Mac Sutton, and Robert Wangles. Commissioner Kory Hintzche was absent. 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 DeSalle made a motion, seconded by Commissioner McDonald, to approve minutes from the March 3, 2025 Commission meeting with noted correction of Commissioner Hintzche's absence. 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**

Development Services Director, Nick Partipilo, provided a background summary of CLN II neighborhoods 37 and 38. Mr. Partipilo indicated that the initial plans for the subdivision have already been approved by the Board, and now looking to the Commission to review final changes pending the noted conditions outlined in the meeting memo.

Discussion took place on the status of the respective neighborhood construction and infrastructure. Staff indicated that DR Horton expects to build approximately 200 units over the summer.

- a. Review and Recommendation – Proposed Final Plat for D.R. Hortin, Inc. Midwest – Cambridge Lakes North Development No. 2 Unit 37

Commissioner Sutton made a motion, seconded by Commissioner Hintzche, 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.

A roll call vote determined all were in favor; ayes have it, motion carried. The roll call vote passed 7-0-0.

- b. Review and Recommendation – Proposed Final Plat for D.R. Horton, Inc. Midwest – Cambridge Lakes North Development No. 2 Unit 38

Commissioner McDonald made a motion, seconded by Commissioner Ninow, 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.

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**

Manager Ferrini provided the Commission with an update on the proposed Jewel development at Route 20 and 47 on the south end of the community, in anticipation of plans coming before the Commission prior to end of year. Manager Ferrini also shared that staff are in contact with developers on the vacant property at Route 72 and Reinking Road but not concrete at this time.

## **8. ADJOURNMENT**

Chairman DeSalle called for a motion to adjourn. Commissioner Hintzche made a motion, seconded by Commissioner Schliesmann, 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 6:13 pm.



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

<b>MEETING DATE:</b>	August 4, 2025
<b>ITEM:</b>	6.a. Review and Recommendation - Final Plat Approval, D.R Horton, Inc.- Midwest- Cambridge Lakes North Development No. 2 - Unit 41 6.b. Review and Recommendation - Final Plat Approval, D.R Horton, Inc.- Midwest- Cambridge Lakes North Development No. 2 - Unit A-17 6.c. Review and Recommendation - Final Plat Approval, D.R Horton, Inc.- Midwest- Cambridge Lakes North Development No. 2 - Unit 2
<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 41 with certain conditions, including final engineering, legal review, and final staff approval.</b> <b>I move to recommend that the Village Board approve the final plat of subdivision for Cambridge Lake North Development No. 2 Unit A-17 with certain conditions, including final engineering, legal review, and final staff approval.</b> <b>I move to recommend that the Village Board approve the final plat of subdivision for Cambridge Lake North Development No. 2 Unit 2 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 Hannah Temes, Administrative Intern

**Purpose:**

To recommend approval of a Final Plat of Subdivision for Unit 41, Unit A-17, and Unit 2 (basins).

**Background:**

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

These subdivisions are comprised of single-family housing lots as well as stormwater detention basins. These subdivisions are surrounded by landscape buffers, wetlands, and detention basins. The Village Engineer and Village Attorney have completed initial reviews of the plat documentation. Final engineering and legal approval are recommended conditions for approval.

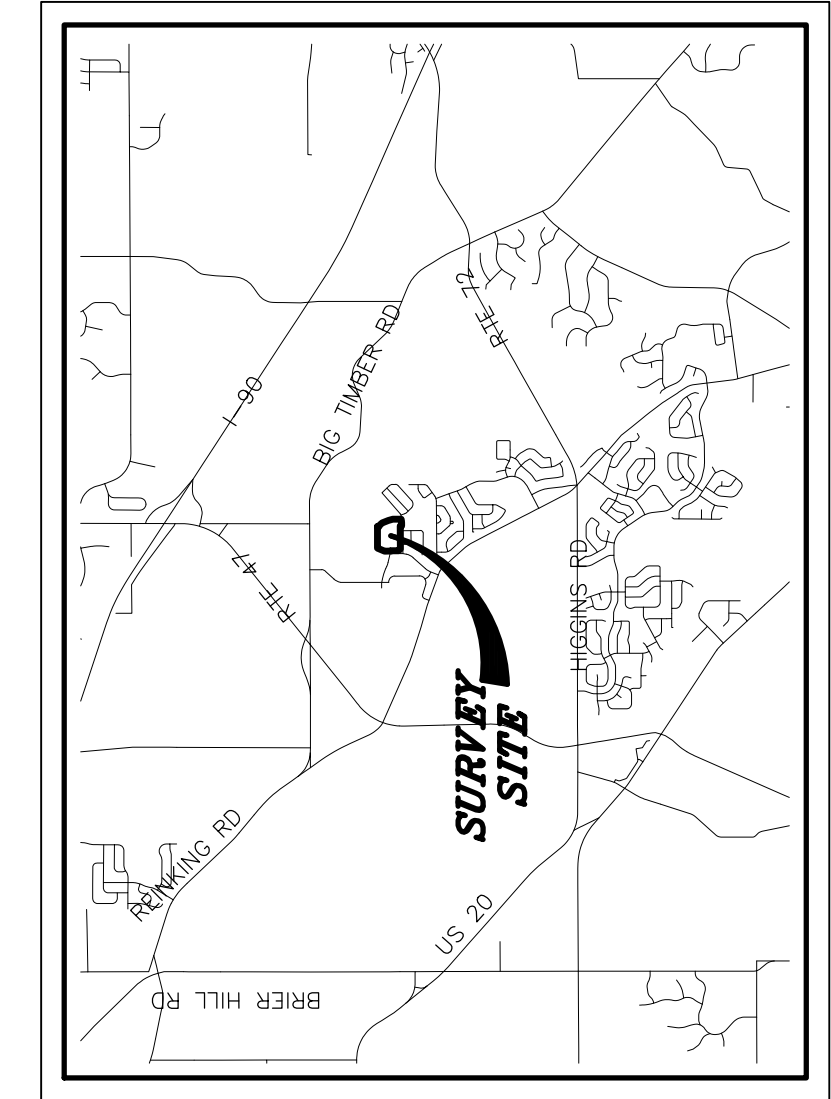
**Recommendation:**

Approval of the Plat is recommended with the following conditions:

- I. Final review and approval by Village staff, the Village Engineer, and the 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 41
- Final Plat of Subdivision CLN2 Unit A-17
- Final Plat of Subdivision CLN 2 Unit 2



### LOCATION MAP

NOT TO SCALE

### PIN'S

02-20-200-010  
02-20-400-038  
PART OF: 02-21-100-014  
PART OF: 02-21-301-001

### SURVEY PREPARED FOR

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

### SUBMITTED BY/RETURN TO:

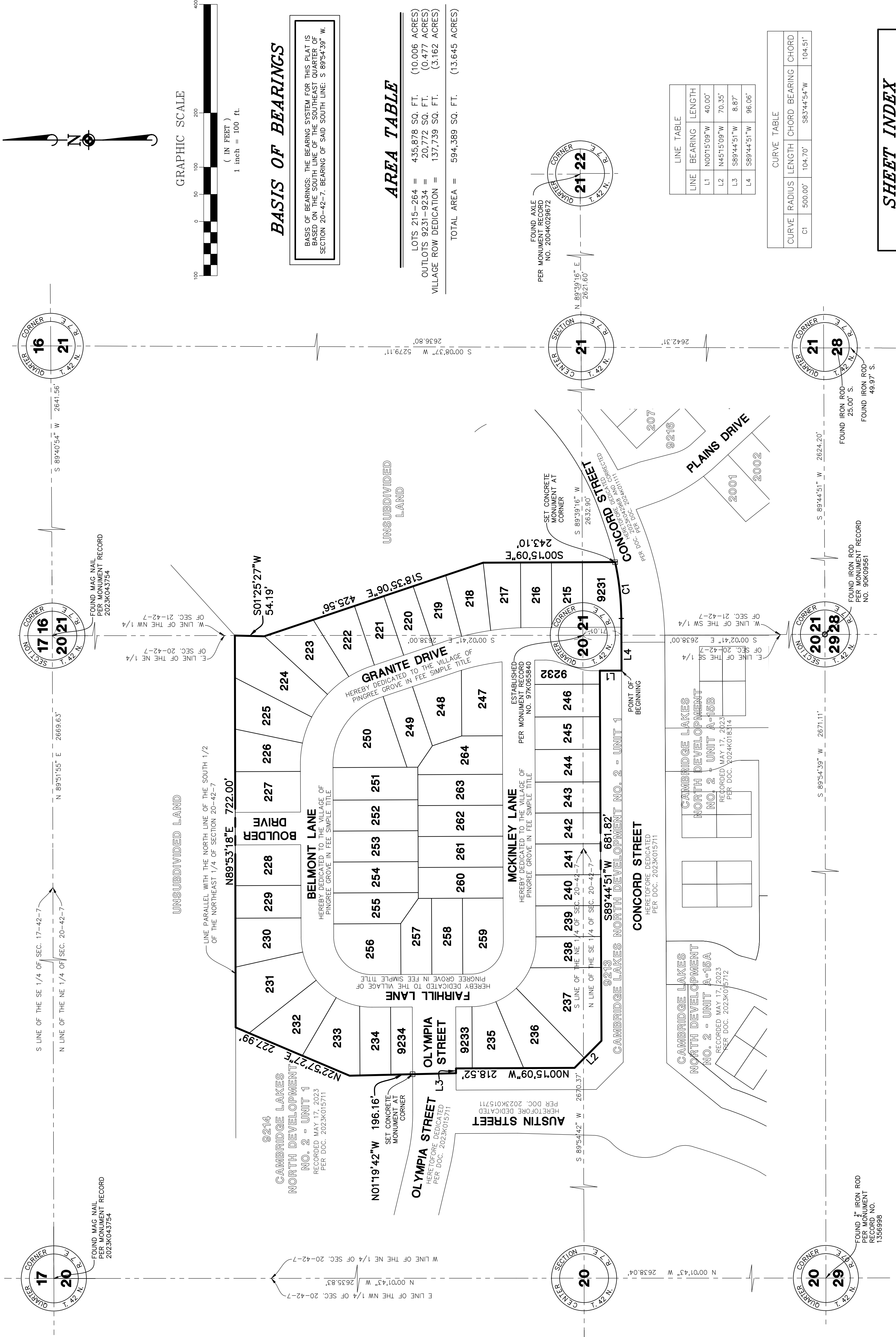
MANHARD CONSULTING  
100 SPRINGER DRIVE  
LOMBARD, ILLINOIS 60148

### SURVEYOR'S NOTES

- THIS SUBDIVISION CONSISTS OF SIXTY-EIGHT (60) LOTS, FOUR (4) OUTLOTS AND ROAD EASEMENTS. THE BEARING SYSTEM FOR THIS PLAT IS BASED ON THE SOUTH LINE OF THE SOUTH-EAST QUARTER OF SECTION 20-42-7, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE SHOWN IN PARENTHESES (456.67) ARE RECORD OR DEED VALUES.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR PROFESSIONAL SURVEYING. THE SURVEYOR'S PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 18400350, EXPIRES APRIL 30, 2025.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.
- IN ACCORDANCE WITH CHAPTER 785 ILCS SECTION 205/1 5/8"X 24" LONG IRON RODS SHALL 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 9231, 9232, 9233, AND 9234.
- P.U.E. DENOTES PUBLIC UTILITY EASEMENT. THERE IS A P.U.E. OVER ALL OF LOTS 9231, 9232, 9233, AND 9234.
- L.E. DENOTES LANDSCAPE EASEMENT. THERE IS A L.E. OVER ALL OF ALL OF LOTS 9231, 9232, 9233, AND 9234.
- LOTS 9231, 9232, 9233, AND 9234 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.

# FINAL PLAT OF SUBDIVISION OF CAMBRIDGE LAKES NORTH DEVELOPMENT NO. 2 NEIGHBORHOOD 41 VILLAGE OF PINGREE GROVE

BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 20 AND THE WEST HALF OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS.



### AREA TABLE

LOTS 215-264 = 435,878 SQ. FT. (10.006 ACRES)  
OUTLOTS 9231-9234 = 20,772 SQ. FT. (0.477 ACRES)  
VILLAGE ROW DEDICATION = 137,739 SQ. FT. (3.162 ACRES)  
TOTAL AREA = 594,389 SQ. FT. (13.645 ACRES)

### BASIS OF BEARINGS

BASIS OF BEARINGS: THE BEARING SYSTEM FOR THIS PLAT IS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20-42-7, BEARING OF SAID SOUTH LINE: S 89°54'39" W.

GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD BEARING
C1	500.00'	104.70'	S83°44'54"W
			CHORD
			104.51'

LINE TABLE	
LINE	BEARING LENGTH
L1	N00°15'09"W 40.00'
L2	N45°15'09"W 70.35'
L3	S89°44'51"W 8.87'
L4	S89°44'51"W 96.06'

### SHEET INDEX

SHEET 1:		OVERALL BOUNDARY INFORMATION AND SURVEYOR'S NOTES	
SHEET 2:		LOT, RIGHT-OF-WAY, AND EASEMENT DETAILS	
SHEET 3:		LEGAL DESCRIPTION, CERTIFICATIONS, NOTATIONS	

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04/14/25

REVISED PER VILLAGE COMMENTS

DATE

REVISIONS

GR

MGS

CAMBRIDGE LAKES NORTH DEVELOPMENT NO. 2 - NEIGHBORHOOD 41

PINGREE GROVE, ILLINOIS

FINAL PLAT OF SUBDIVISION

PROJ. MGR.: ARM

PROJ. ASSOC.: MGS

DRAWN BY: MGS

DATE: 07/02/25

SCALE: 1"=100'

SHEET

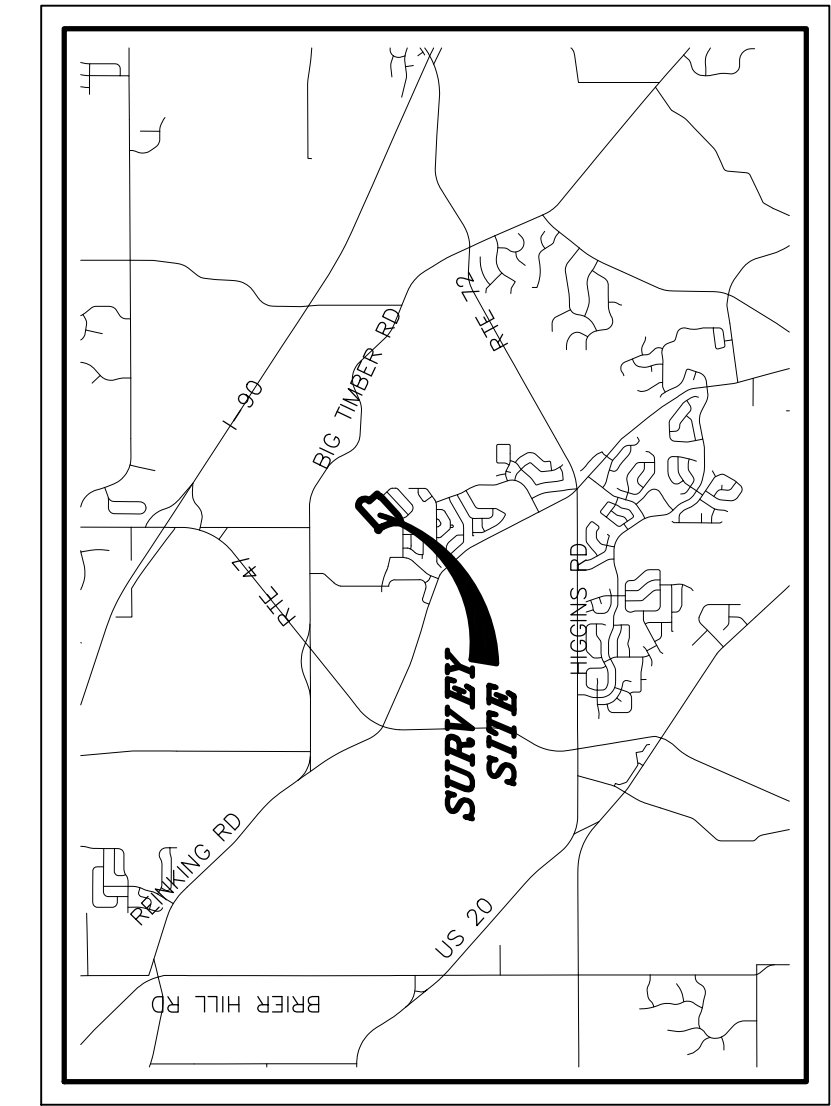
1 OF 3

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LOCATION MAP

NOT TO SCALE

PIN'S

PART OF: 02-21-100-014  
PART OF: 02-21-301-001  
PART OF: 02-20-200-010

SURVEY PREPARED FOR

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

SUBMITTED BY/RETURN TO:

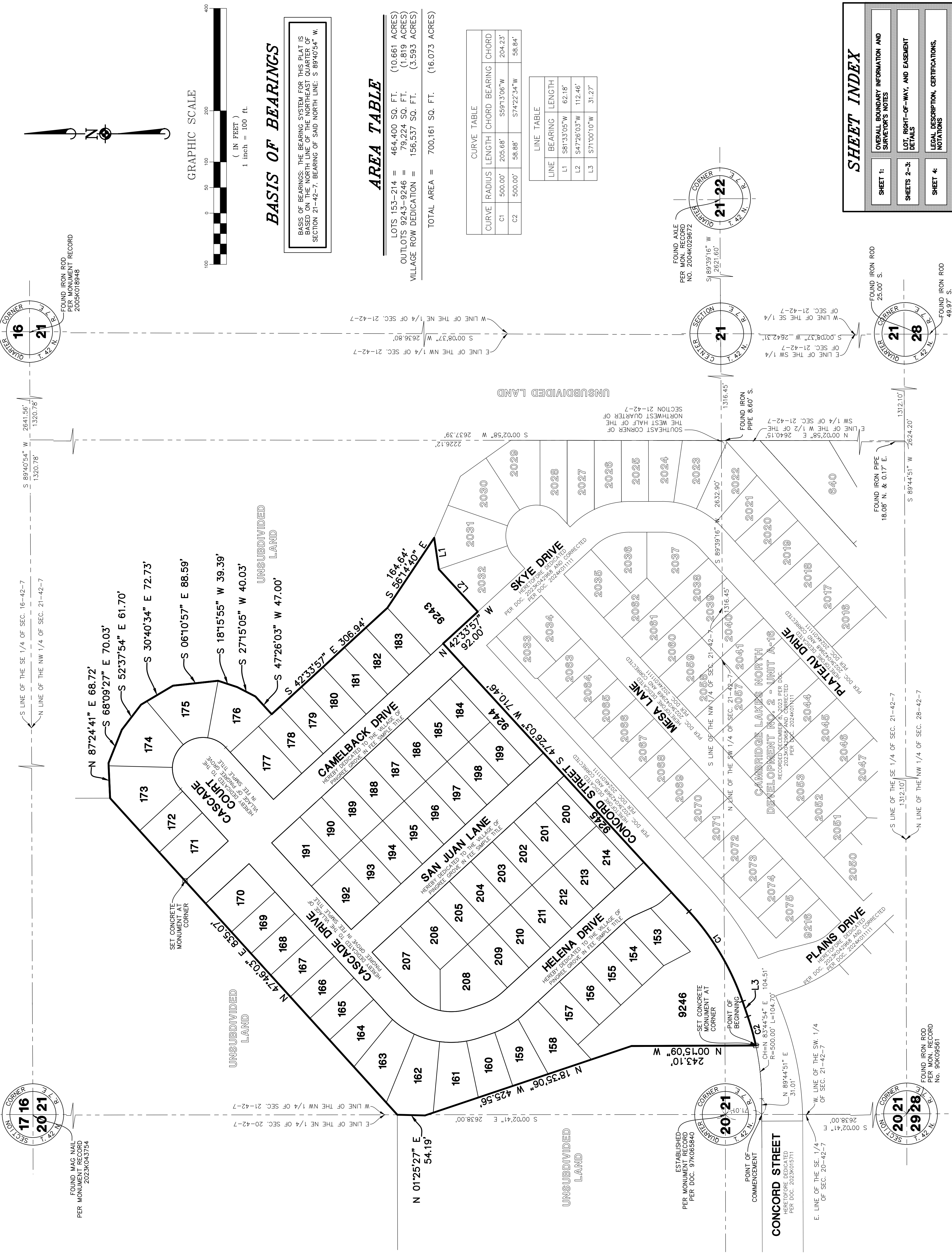
MANHARD CONSULTING  
333 E. BUTTERFIELD ROAD, SUITE 600  
LONGBEACH, ILLINOIS 60146

SURVEYOR'S NOTES

- THIS SUBDIVISION CONSISTS OF SIXTY-TWO (62) LOTS, FOUR (4) OUTLOTS AND ROAD DEDICATION 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 PARENTHESES (456.677) ARE RECORD OR DEED VALUES.)
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM. REGISTRATION NUMBER 164003350, EXPIRES APRIL 30, 2025.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.
- 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.
- 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 9244 AND 9245.
- P.U.E. DENOTES PUBLIC UTILITY EASEMENT. THERE IS A P.U.E. OVER ALL OF LOTS 9244, 9245, AND 9246.
- L.E. DENOTES LANDSCAPE EASEMENT. THERE IS A L.E. OVER ALL OF LOTS 9243, 9244, 9245, AND 9246.
- LOTS 9243, 9244, 9245, AND 9246 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.

FINAL PLAT OF SUBDIVISION  
OF  
CAMBRIDGE LAKES NORTH DEVELOPMENT NO. 2 - UNIT A-17  
VILLAGE OF PINGREE GROVE

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 20 AND NORTHWEST QUARTER OF SECTION 21 AND SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS.



AREA TABLE

LOTS 153-214 = 464,400 SQ. FT. (10.661 ACRES)  
OUTLOTS 9243-9246 = 79,224 SQ. FT. (1.819 ACRES)  
VILLAGE ROW DEDICATION = 156,537 SQ. FT. (3.593 ACRES)  
TOTAL AREA = 700,161 SQ. FT. (16.073 ACRES)

CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	500.00'	205.68'	559'13"06"W	204.23'	
C2	500.00'	58.88'	574'22'34"W	58.84'	

LINE	BEARING	LENGTH
L1	S81°33'05"W	62.18'
L2	S47°26'03"W	112.46'
L3	S77°00'10"W	31.27'

SHEET INDEX

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

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06/06/25 REVISED PER VILLAGE COMMENTS  
04/14/25 REVISED PER VILLAGE COMMENTS  
02/26/25 REVISED PER VILLAGE COMMENTS

DATE  
REVISIONS  
DRAWN BY

ARM  
GR  
MGS

CAMBRIDGE LAKES NORTH DEVELOPMENT NO. 2 - UNIT A-17  
PINGREE GROVE, ILLINOIS  
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: ARM  
PROJ. ASSOC.: MGS  
DRAWN BY: MGS  
DATE: 07/02/25  
SCALE: 1"=100'

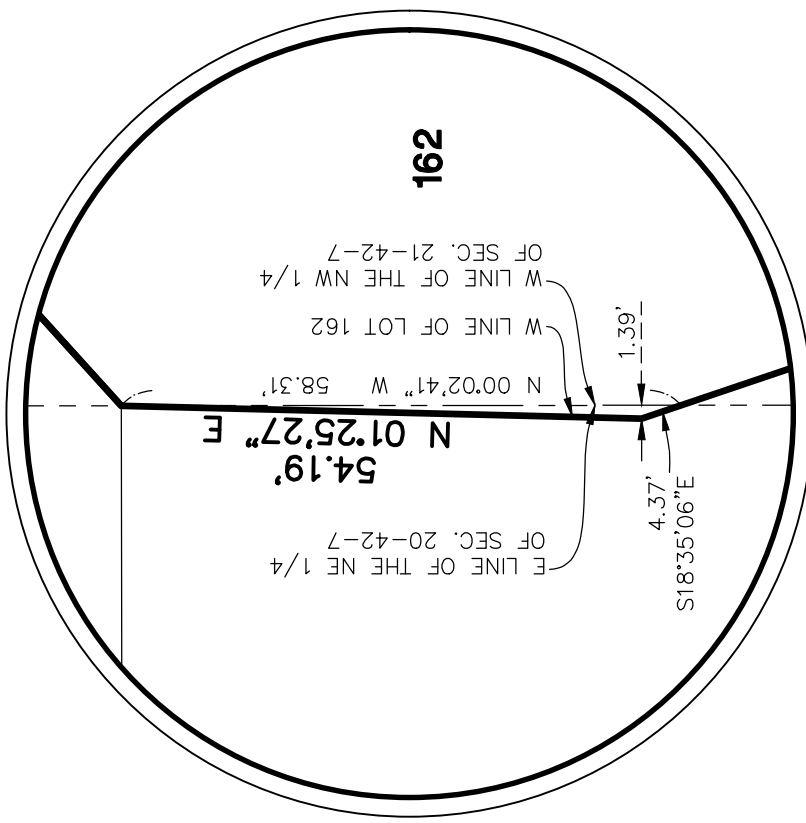
SHEET  
1 OF 4  
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FINAL PLAT OF SUBDIVISION  
OF

CAMBRIDGE LAKES NORTH DEVELOPMENT NO. 2 - UNIT A-17

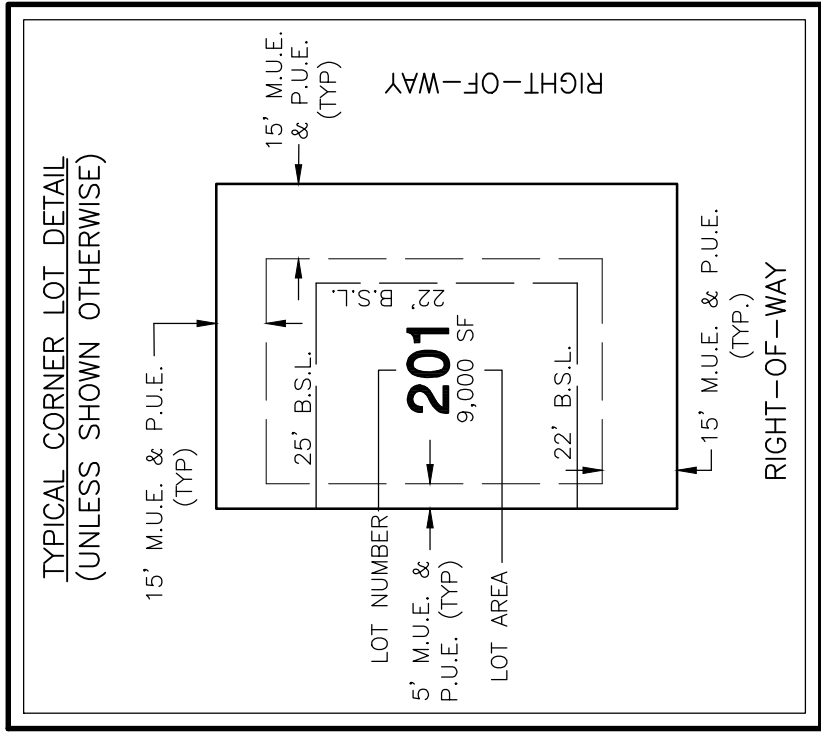
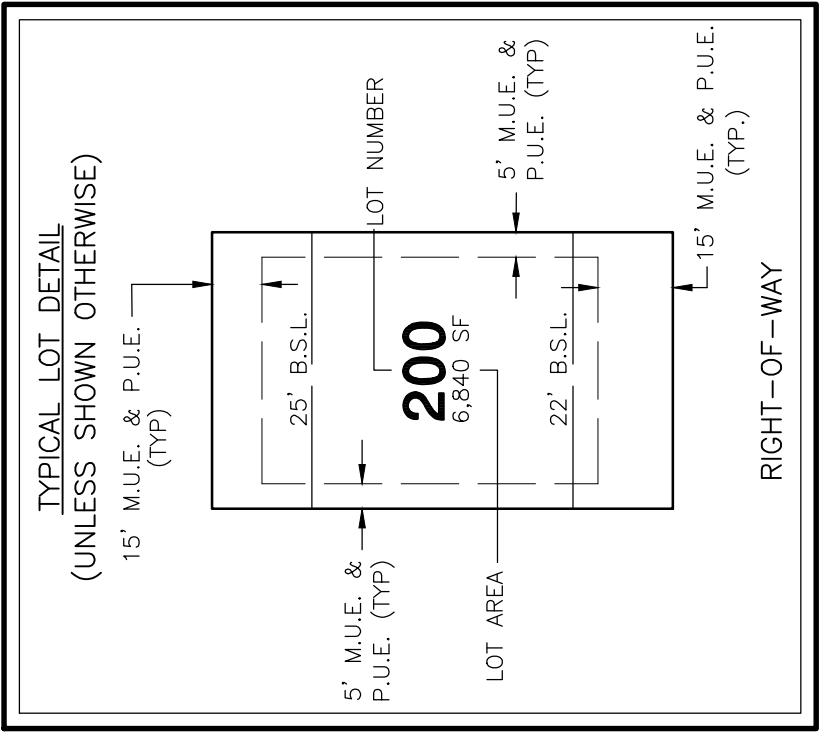
VILLAGE OF PINGREE GROVE

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 20 AND NORTHWEST QUARTER OF SECTION 21 AND SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS.



DETAIL "A"

SCALE 1"=20'

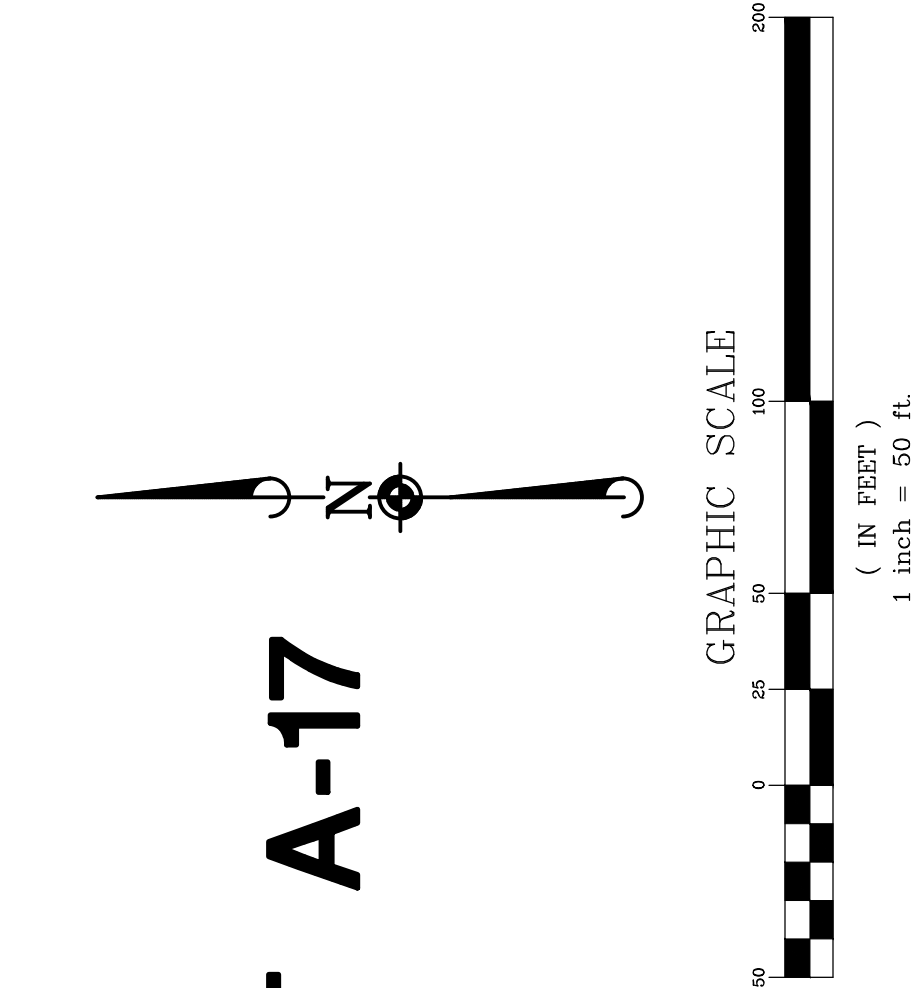


LEGEND

- BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- 0.00 = BOUNDARY DIMENSION
- XXXX = LOT DIMENSION

ABBREVIATIONS

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



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REV	DATE	REVISIONS
06/05/25	06/05/25	REVISED PER VILLAGE COMMENTS
04/14/25	04/14/25	REVISED PER VILLAGE COMMENTS
02/26/25	02/26/25	REVISED PER VILLAGE COMMENTS
MS		
GR		
ARM		
DR		
MS		

CAMBRIDGE LAKES NORTH DEVELOPMENT NO. 2 - UNIT A-17

PINGREE GROVE, ILLINOIS

FINAL PLAT OF SUBDIVISION

PROJ. MGR.	ARM
PROJ. ASSOC.	MSS
DRAWN BY:	MSS
DATE:	07/02/25
SCALE:	1"=50'

SHEET 2 OF 4

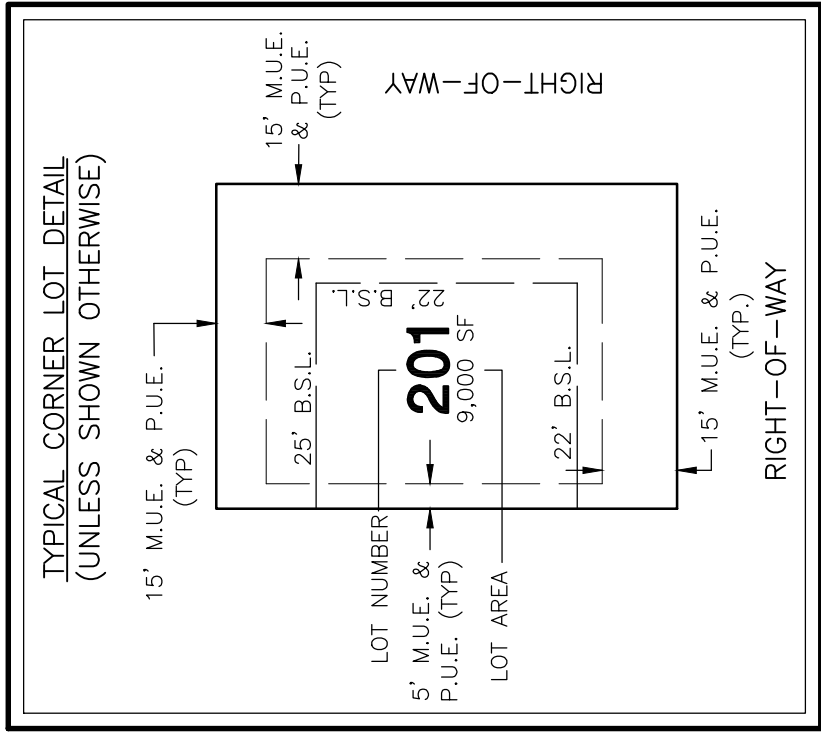
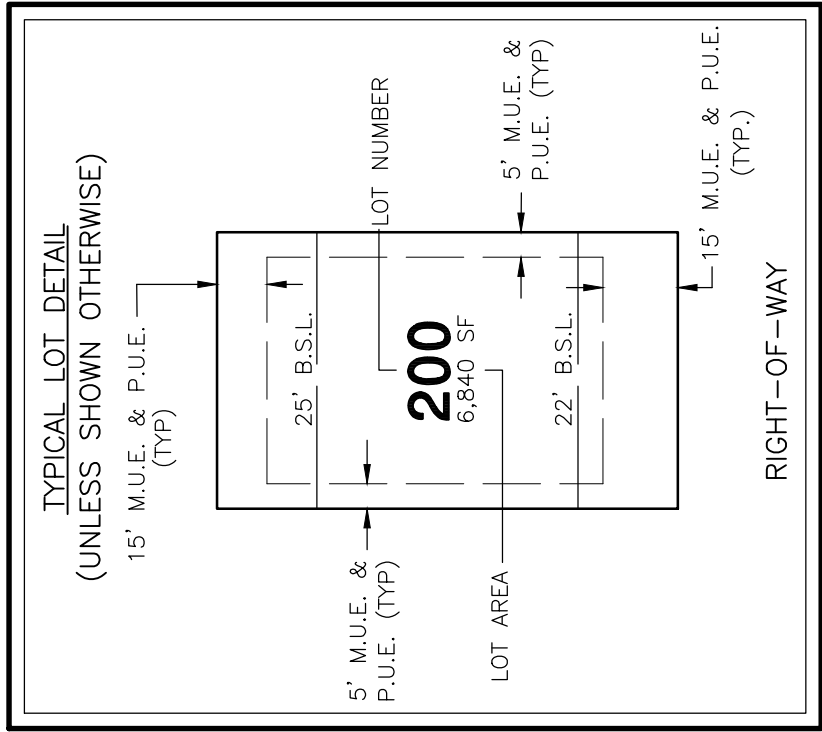
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# VILLAGE OF PINGREE GROVE

GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft.



## LEGEND

PROPOSED LOT LINE  
 = BOUNDARY DIMENSION  
 XXXXX  
 = LOT DIMENSION  
 0.00  
 PROPOSED LOT LINE  
 EXISTING LOT LINE  
 PROPOSED RIGHT-OF-WAY LINE  
 SECTION LINE  
 PROPOSED EASEMENT LINE  
 EXISTING EASEMENT LINE  
 EXISTING LOT LINE

## ABBREVIATIONS

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

DATE	REVISIONS	DRAWN BY
06/05/25	REVISED PER VILLAGE COMMENTS	ARM
04/14/25	REVISED PER VILLAGE COMMENTS	GR
02/26/25	REVISED PER VILLAGE COMMENTS	MGS

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p: 630.691.8500 f: 630.691.8850 manhardt.com

CAMBRIDGE LAKES NORTH DEVELOPMENT NO. 2 - UNIT A-17  
PINGREE GROVE, ILLINOIS  
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: ARM
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 01/02/25
SCALE: 1"=50'

# 3 4

OF

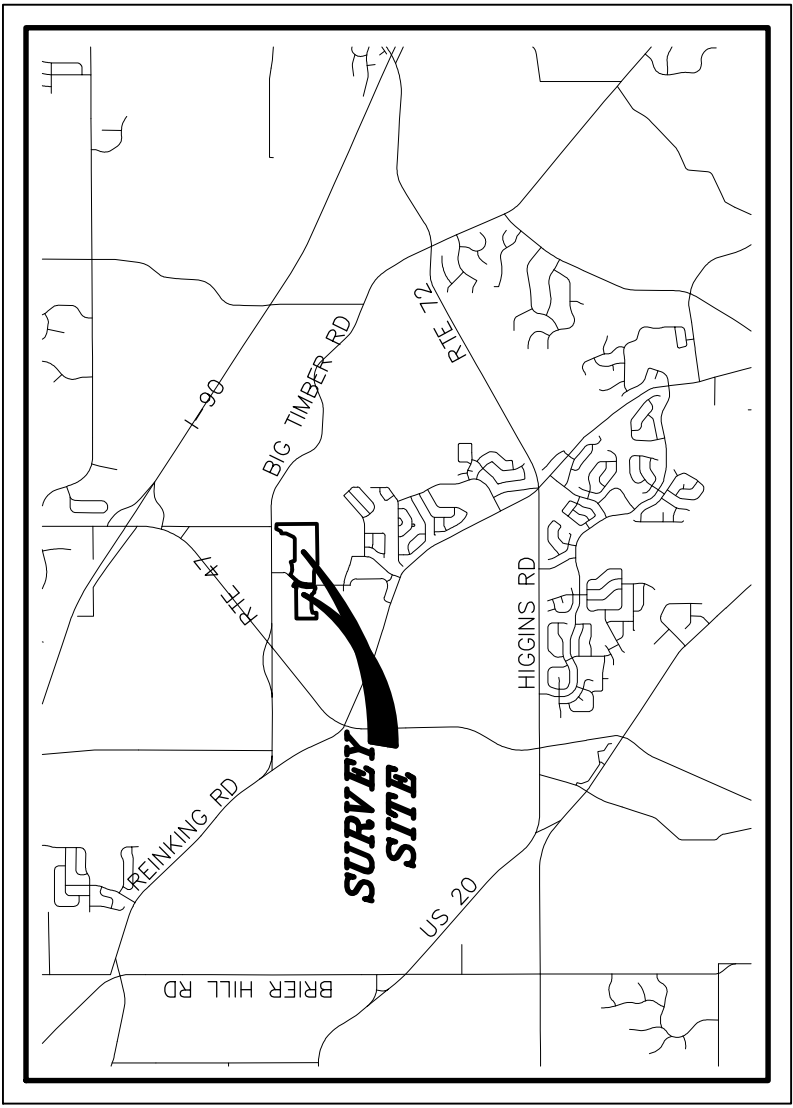
## SHEET

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FINAL PLAT OF SUBDIVISION  
OF  
CAMBRIDGE LAKES NORTH DEVELOPMENT NO. 2 - UNIT 2  
VILLAGE OF PINGREE GROVE

BEING A SUBDIVISION OF PART OF THE NORTH HALF 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

P.I.N.

PART OF: 02-20-200-018  
PART OF: 02-20-200-014

SURVEY PREPARED FOR

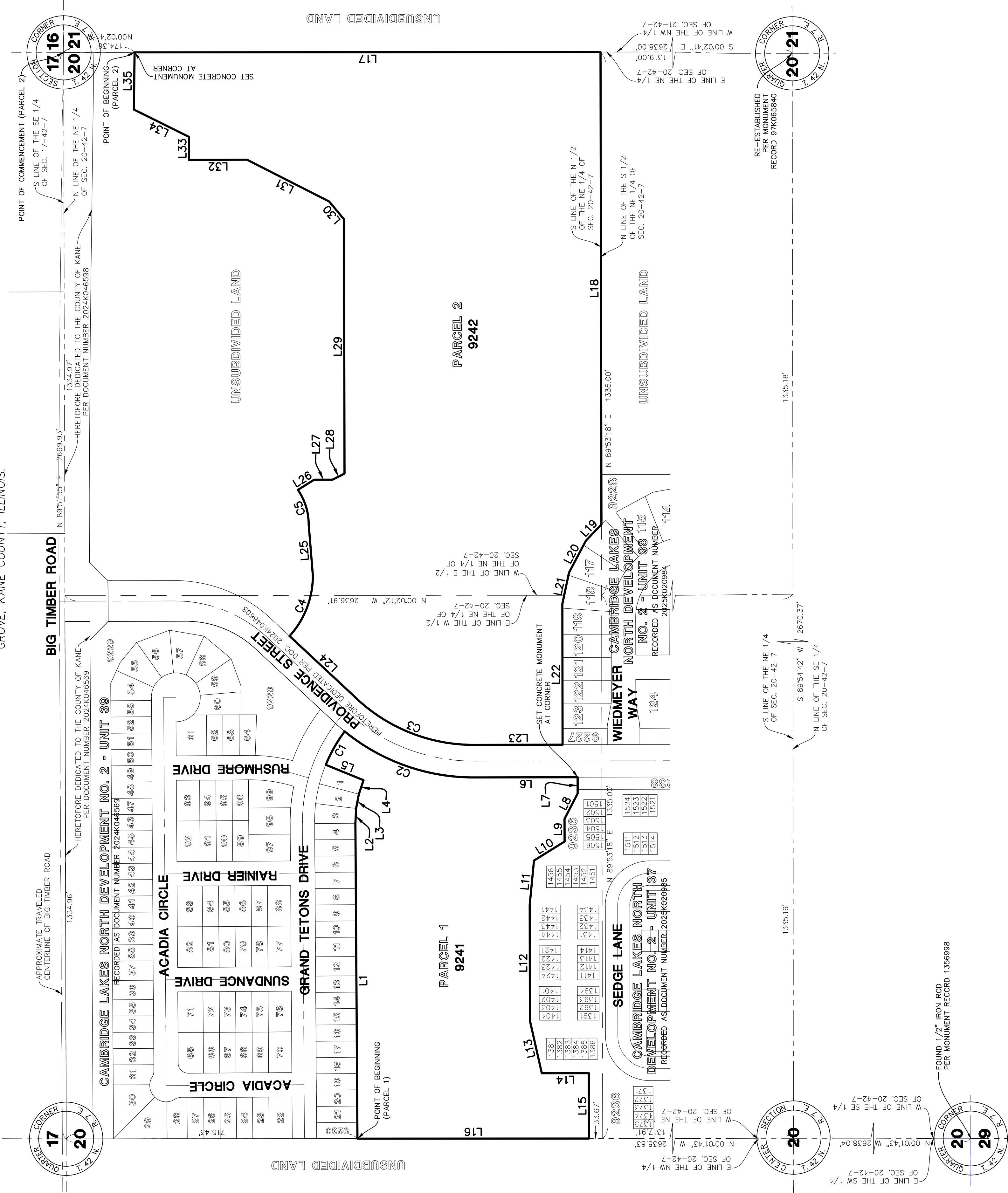
D.R. HORTON, INC. - MIDWEST,  
A CALIFORNIA CORPORATION,  
1750 EAST GOLF ROAD, SUITE 925  
SCHAUMBURG, IL 60173

SUBMITTED BY/RETURN TO:

MANHARD CONSULTING  
700 SPRINGER DRIVE  
LONGGARD, ILLINOIS 60148

SURVEYOR'S NOTES

- THIS SUBDIVISION CONSISTS OF TWO (2) OUTLOTS AND IS 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 PARENTHESES (456.67') ARE RECORD OR DEED VALUES.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003550, EXPIRES APRIL 30, 2025.
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- SET 6" x 36" CONCRETE MONUMENTS AS SHOWN.
- L.E. DENOTES LANDSCAPE EASEMENT.
- LOTS 9241 & 9242 ARE HEREBY DEDICATED TO THE VILLAGE OF PINGREE GROVE IN FEE SIMPLE TITLE.





FINAL PLAT OF SUBDIVISION  
OF  
CAMBRIDGE LAKES NORTH DEVELOPMENT NO. 2 - UNIT 2  
VILLAGE OF PINGREE GROVE

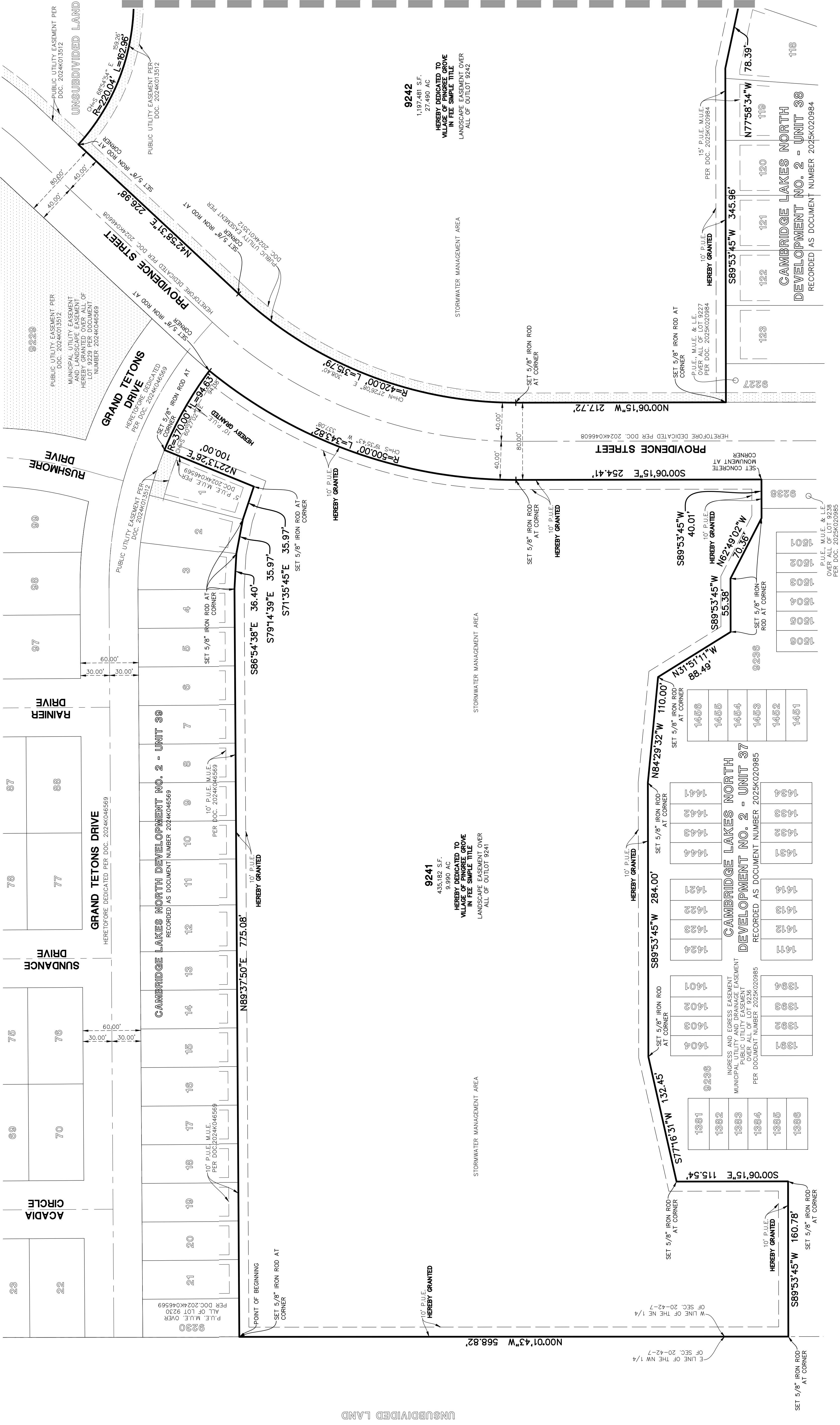
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GROVE, KANE COUNTY, ILLINOIS.

LEGEND

- BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- XXX = BOUNDARY DIMENSION
- XXXX = LOT DIMENSION
- XXXX = PUBLIC UTILITY EASEMENT PER DOC. 2024K013512

ABBREVIATIONS

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



**Manhard CONSULTING LTD**

700 Spring Drive, Lincoln, IL 61148  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers • Environmental Scientists • Landscape Architects • Planners

03/31/25  
04/17/25  
06/20/25

REVISIONS

DATE

REVISED PER VILLAGE COMMENTS

REVISED PER VILLAGE COMMENTS

REVISED PER VILLAGE COMMENTS

ARM

MOS

MOS

GHAWN BY

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

**PINGREE GROVE, ILLINOIS**

**FINAL PLAT OF SUBDIVISION**

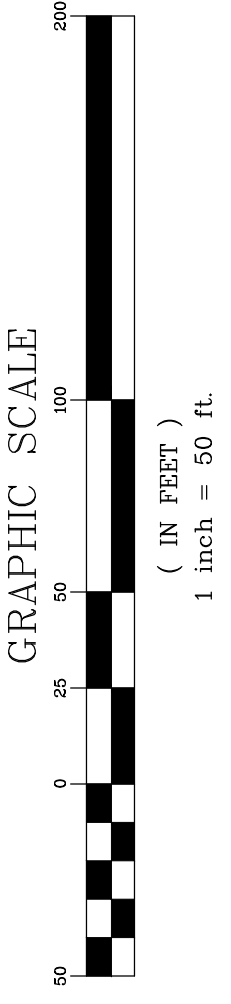
PROJ. MGR.: ARM  
PROJ. ASSOC.: MOS  
DRAWN BY: NAL  
DATE: 09/11/23  
SCALE: 1"=50'

SHEET  
2 OF 4  
CAC.FGNB40.00

UNSUBDIVIDED LAND

**9241**  
435,182 S.F.  
9.990 AC  
HEREBY DEDICATED TO  
VILLAGE OF PINGREE GROVE  
IN FEE SIMPLE TITLE  
LANDSCAPE EASEMENT OVER  
ALL OF OUTLOT 9241

**9242**  
1,197,481 S.F.  
27.490 AC  
HEREBY DEDICATED TO  
VILLAGE OF PINGREE GROVE  
IN FEE SIMPLE TITLE  
LANDSCAPE EASEMENT OVER  
ALL OF OUTLOT 9242



GRAPHIC SCALE  
( IN FEET )  
1 inch = 50 ft.



