



## 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. Horton, 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. Horton, 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

FINAL PLAT OF SUBDIVISION  
OF  
CAMBRIDGE LAKES NORTH DEVELOPMENT  
NEIGHBORHOOD 41

**VILLAGE OF PINGREE GROVE**

A survey monument marker. It features a circular plate with a black border. Inside the border, the word 'CORNER' is printed in capital letters. In the center of the circle, the number '17' is printed above the number '20'. A small arrow points from '17' towards '20'. The plate is mounted on a vertical post. A horizontal line extends from the top of the post. A small nail is driven into the ground to the right of the post. The nail has a curved head and a straight shank. The text 'FOUND MAG NAIL PER MONUMENT RECORD 2023K04-3754' is printed vertically along the right side of the nail.

# *LOCATION MAP*

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*NOT TO SCALE*

PIN'S

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

# *SURVEY PREPARED FOR*

**SUBMITTED BY/RETURN TO:**

## *SURVEYOR'S NOTES*

1. THIS SUBDIVISION CONSISTS OF SIXTY-EIGHT (50) 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.
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.

COMI AND ALL UNITS BUILT OR BUILDING BUILT, DRAWN AND DRAWN AND  
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.

5. 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 9231, 9232, 9233, AND 9234.

8. P.U.E DENOTES PUBLIC UTILITY EASEMENT. THERE IS A P.U.E. OVER ALL OF LOTS 9231,  
9232, 9233, AND 9234.

9. L.E. DENOTES LANDSCAPE EASEMENT. THERE IS A L.E. OVER ALL OF ALL OF LOTS 9231,  
9232, 9233, AND 9234.

10. LOTS 9231, 9232, 9233, AND 9234 SHALL BE CONVEYED TO THE CAMBRIDGE LAKES  
NORTH DEVELOPMENT NO. 2 COMPANY, INC., NFP BY SEPARATE DEED.

11. ALL ROAD RIGHT-OF-WAYS SHOWN HEREON AS "HEREBY DEDICATED" ARE DEDICATED  
TO THE VILLAGE OF PINGREE GROVE IN FEE SIMPLE TITLE.

# Manhard CONSULTING

FINAL PLAT OF SUBDIVISION  
PINEREE GROVE, ILLINOIS  
CAMBRIDGE LAKES NORTH DEVELOPMENT NO. 2 - NEIGHBORHOOD 41











# FINAL PLAT OF SUBDIVISION

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

### 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.



#### LEGEND

—	BOUNDARY LINE
—	EXISTING EASEMENT LINE
—	PROPOSED EASEMENT LINE
—	SECTION LINE
—	PROPOSED RIGHT-OF-WAY LINE
—	EXISTING LOT LINE
—	PROPOSED LOT LINE
—	LOT DIMENSION
—	PUBLIC UTILITY EASEMENT PER DOC. 2024013512
—	LANDSCAPE EASEMENT

#### ABBREVIATIONS

xxxx	M.U.E. = MUNICIPAL UTILITY AND DRAINAGE EASEMENT
xxxx	LOT DIMENSION
xxxx	PUBLIC UTILITY EASEMENT PER DOC. 2024013512



