



MEETING NOTICE & AGENDA

PLANNING AND ZONING COMMISSION

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

Tuesday, September 2, 2025
5:30 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 August 4, 2025, Commission meeting.
- 6. ITEMS FOR SEPARATE ACTION**
- 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, August 4, 2025
6:15 p.m.

1. CALL TO ORDER

Chairman DeSalle, presiding, called the meeting to order at 6:15 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: Bill Balrig, Kory Hintzche, Patrick McDonald, Steve Ninow, Jack Schliesmann, and Mac Sutton. 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, and Village Engineer, Seth Gronewold. Village President, Amber Kubiak and Trustee, Robert Wangles, were in attendance.

4. PUBLIC COMMENTS

None

5. APPROVAL OF MINUTES

Commissioner Hintzche made a motion, seconded by Commissioner Schliesmann, to approve minutes from the May 19, 2025 Commission meeting. A voice vote determined all were in favor of the motion; ayes have it, motion carried. The voice vote passed 7-0-0.

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

Development Services Director, Nick Partipilo, provided a background summary of CLN II unit 41, unit A-17, and unit 2. Mr. Partipilo indicated that the initial plans for the subdivision have already been approved by the Board through annexation agreement, and seeking Commission review

and recommendation to Village Board. He also indicated that final approval is subject to the five (5) conditions as outlined in the support memorandum.

Commission and Staff discussion ensued concerning storm water runoff and pond maintenance responsibility. Village Engineer provided a summary explanation and added that wetlands, under the jurisdiction of the Army Corps of Engineers, cannot be touched once established.

Agenda items 6.a., 6.b., and 6.c. were addressed in omnibus format. Commissioner Sutton 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 Units, 41, A-17, and 2, with certain conditions, including final engineering, legal review, and final staff approval.

A roll call vote determined Commissioners: Hintzche, Ninow, Sutton, Schliesmann, Balrig, and McDonald, answered aye. The roll call vote passed 7-0-0.

7. OTHER BUSINESS

- a. Planning and Zoning Fundamentals Presentation

Manager Ferrini informed that a training presentation will be scheduled to assist the Commission in preparation for upcoming commercial development projects.

8. ADJOURNMENT

Chairman DeSalle called for a motion to adjourn. Commissioner Hintzche made a motion, seconded by Commissioner Schliesmann, to adjourn the meeting.

A voice vote determined all were in favor; ayes have it, motion carried. The meeting adjourned at 6:25 pm.

ZONING

Michael J. Smoron

Zukowski, Rogers, Flood & McArdle
50 Virginia Street
Crystal Lake, IL 60014
815-459-2050



- Non-home rule: Dillon's Rule
- Home Rule: “Its Government and Affairs”



- Adoption of Comp. Zoning Amendment
- Map or Text Amendment

Objections

- 20% or 3/4's vote
- Townships

Comprehensive Plan

- Use in court
- Subdivision regulations: 1 ½ miles
- County zoning conflict

Variances

- Practical difficulties
- Particular hardships
- Off site considerations
- Findings of fact

Special Use Permits

- Unique, special, unusual impact
- Heightened eligibility criteria
- Findings of fact

Special Use Permits

- Public hearing
- *City of Chicago Heights v. Living Word*
- Reasonable conditions
- Findings of fact

Planned Development

- Flexibility/control
- Different zoning classes
- Development plan

Findings of Fact

- No parroting
- No “after the fact” findings
- Second chances
- Incorporate into ordinance

Nonconforming Uses

- Legal
- Gradual elimination/amortization

Validity of Zoning Ordinance

- Presumption of validity
- LaSalle Factors.
 - Uses of surrounding property
 - Diminished value
 - Health, safety and welfare
 - Gain to the public/loss by owner
 - Suitability of zoned use
 - Time of vacancy
 - Public need for proposed use
 - Comprehensive plan

Contract Zoning

- Restrictive covenants
- *Niles*
- Invalidity

Takings

- Outside of annexation agreement
- Exaction must be specifically, uniquely attributable to development