



MEETING NOTICE & AGENDA

PLANNING AND ZONING COMMISSION

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

Monday, September 15, 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 September 2, 2025, Commission meeting. **Bates 003**
6. **ITEMS FOR SEPARATE ACTION**
 - a. Opening, Closing, or Continuance of a Public Hearing: Text Amendments to the Pingree Grove Zoning Code Concerning: **Bates 005**
 - i. The additions of Regulations Requiring Commercial-1 Zoning Developments or Major Redevelopments to Follow the Planned Unit Development (PUD) Process
 - b. Planning and Zoning Commission Questions and Discussion regarding such proposed Text Amendments
 - c. Motion in favor or against such proposed Text Amendments
 - d. Opening, Closing, or Continuance of a Public Hearing: **Bates 019**
 - i. The rezoning of the property located at 43W407 U.S. Highway 20, consisting of three PINs: 02-30-400-003, 02-30-400-002, and 02-30-400-001 known as the Appleberg Property from Residential-1 Zoning to Commercial-1 PUD
 - e. Planning and Zoning Commission Questions and Discussion regarding such proposed rezoning of the Appleberg Property
 - f. Motion in favor or against such proposed rezoning of the Appleberg Property
7. **OTHER BUSINESS**
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

Tuesday, September 2, 2025

5:30 pm

Meeting Recorded: https://www.youtube.com/watch?v=Lf2e_tJLvEk

1. CALL TO ORDER

Chairman DeSalle, presiding, called the meeting to order at 5:31 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, and Jack Schliesmann. Commissioners Bill Balrig, Kory Hintzche, and Mac Sutton were absent. Also present were Andy Ferrini, Village Manager, Laura Ortega, Village Clerk, Michael Smoron, Village Attorney, and Nick Partipilo, Asst to Village Manager and Development Services Director. Trustee, Robert Wangles, and Fire Chief, Kieran Stout, were in attendance.

4. PUBLIC COMMENTS

None

5. APPROVAL OF MINUTES

- a. Approve minutes from the August 4, 2025, Commission meeting.

Commissioner Ninow made a motion, seconded by Commissioner McDonald, to approve minutes from the August 4, 2025 Commission meeting. A voice vote determined all were in favor; voice vote passed 4-0-3. Motion carried.

6. ITEMS FOR SEPARATE ACTION

7. OTHER BUSINESS

- a. Planning and Zoning Fundamentals Presentation

In anticipation of new commercial development coming in front of the Commission in the near future, Michael Smoron, Village Attorney provided an in-depth overview presentation of the zoning process

8. ADJOURNMENT

Chairman DeSalle called for a motion to adjourn. Commissioner McDonald made a motion, seconded by Commissioner Schliesmann, to adjourn the meeting. A voice vote determined all were in favor; voice vote passed 4-0-3. Motion carried. The meeting adjourned at 6:49 pm.

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Planning and Zoning Agenda Supplement
Agenda Item No: 6.a. i., 6.b., and 6.c.

MEETING DATE:	September 15, 2025
ITEM:	Text Amendments to the Pingree Grove Zoning Code.
PUBLIC HEARING REQUEST:	Text Amendments to the Pingree Grove Zoning Code Regarding: The additions of Regulations Requiring Commercial-1 Zoning Developments or Major Redevelopments to follow the Planned Unit Development (PUD) Process
MOTION:	I move to recommend the Village Board approve an ordinance to amend the Pingree Grove Zoning Code as presented.
STAFF CONTACT:	Nick Partipilo, Asst to Village Manager/Development Services Director Andy Ferrini, Village Manager Michael Smoron, Village Attorney

Purpose:

Review proposed Zoning Code changes to require future commercial developments and redevelopment to adhere to the Village's Planned Unit Development (PUD) process.

Background:

As commercial development continues within the Village, staff wants to ensure that future developments align with the Village's Comprehensive Plan and overall character of the Village. The proposed Zoning Code Amendment will accomplish this by providing the Village with more oversight and participation in the development process for future commercial developments and major redevelopments. This is achieved by the proposed changes in the code related to permitted, special, and accessory use sections within the Commercial Zoning Code that would require PUD approval to proceed.

As a reminder for the Commission, a PUD is a type of zoning approach that allows for more collaboration between the Village and a developer. Rules and regulations are established within the PUD that may not always align with the default zoning code. This flexibility and required collaboration between the Village and a developer allow for developments that are more tailored to the specific needs of the area. Developing through a PUD process has been the standard practice of the Village; This Ordinance codifies that practice into the Village Code.

Financial Impact:

No direct impact

Recommendation:

Recommend to the Village Board the approval of the proposed text amendments to the Village Code.

Enclosures:

1. Ordinance Amending Sections 11-7-1, 11-7-2, 11-7-3, 11-7-5, and 11-7-6 of the Village Code
2. Proof of Service and Public Notice
3. Certificate of Publication of Zoning Text Amendment
4. Signed Petition for Zoning Text Amendment

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VILLAGE OF PINGREE GROVE
ORDINANCE No. 2025-O-XX

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE VILLAGE ZONING CODE
IN THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS**

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS
THIS ____ DAY OF ____ 2025

PUBLISHED IN PAMPHLET FORM BY AUTHORITY
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS
THIS ____ DAY OF ____ 2025

ORDINANCE NO: 2025-O-XX

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE VILLAGE ZONING CODE IN THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS

WHEREAS, the Village of Pingree Grove (the “Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Pingree Grove, Kane County, Illinois, as follows:

SECTION ONE: VILLAGE ZONING CODE AMENDED.

Section 11-7-1, Purpose and Description, of Chapter 7, C-1 General Commercial District, of the Village Zoning Ordinance is amended to add new paragraph D which shall read as follows:

- D. A reference to “C-1 PUD” herein or on the Village’s Zoning Map shall signify a parcel with an underlying C-1 General Commercial District zoning classification but which must be developed or redeveloped, as the case may be, as a planned unit development in accordance with the requirements set forth in Chapter 9, Planned Unit Developments, of Title 11, Zoning Regulations, including but not limited to obtaining the approval of the Village of a Final Detailed Plan as set forth in Section 11-9-5(C)(1).

Section 11-7-2, Permitted Uses, of Chapter 7, C-1 General Commercial District, of the Village Zoning Ordinance is hereby amended to add the underlined text at the end of the first sentence in the first paragraph:

11-7-2: PERMITTED USES:

The only permitted uses of structures and land allowed in the C-1 general commercial district, as hereinafter enumerated, shall be allowed in the C-1 general commercial district only must be in accordance with the conditions specified below and as set forth herein. Each such use is contingent upon the Village’s approval of a Final Detailed Plan as set forth in Section 11-9-5(C)(1), as well as Final Systems Plans, Construction Plan, Construction Schedule Guarantee, Covenants and Provisions for Public Facilities, as set forth in Section 11-9-5(C), for such use of a structure and land, and such use satisfying the terms, provisions and requirements for a planned unit development in Chapter 9, Planned Unit Development, of Title 11, Zoning Regulations:- The following uses constitute the only permitted uses in the C-1 zoning district except as otherwise provided in this code:

Section 11-7-3, Special Uses, of Chapter 7, C-1 General Commercial District, of the Village Zoning Ordinance is hereby amended to add the underlined text at the end of the first sentence in the first paragraph:

11-7-3: SPECIAL USES:

The only special uses allowed in the C-1 general commercial district, as hereinafter enumerated, may be allowed in the C-1 general commercial district only must be in accordance with all other provisions of this code and as set forth herein. Each such special use is contingent upon the Village's approval of a Final Detailed Plan as set forth in Section 11-9-5(C)(1), as well as Final Systems Plans, Construction Plan, Construction Schedule Guarantee, Covenants and Provisions for Public Facilities, as set forth in Section 11-9-5(C), with each special use also being subject to satisfying the terms, provisions and requirements for a planned unit development in Chapter 9, Planned Unit Development, of Title 11, Zoning Regulations:- ~~The following uses constitute the only special uses allowed in the C-1 zoning district:~~

Section 11-7-5, Accessory Uses, of Chapter 7, C-1 General Commercial District, of the Village Zoning Ordinance is hereby amended to add the underlined text at the end of the first sentence in the first paragraph:

11-7-5: ACCESSORY USES:

The only accessory uses or structures which are allowed in the C-1 general commercial district, as hereinafter enumerated, may be allowed in the C-1 general commercial district shall be contingent upon the Village's approval of a Final Detailed Plan as set forth in section 11-9-5(C)(1) depicting such accessory use or structure, and if any such accessory use or structure is being requested for a parcel for which a Final Detailed Plan has been approved, such accessory use or structure must be approved by the Village as a change to the existing Final Detailed Plan as set forth in Section 11-9-6, Changes, of Title 11, Zoning Regulations:- ~~The following constitute the only accessory uses allowed in the C-1 zoning district:~~

Section 11-7-6, Site and Structure Requirements, of Chapter 7, C-1 General Commercial District, of the Village Zoning Ordinance is hereby amended to add the underlined text at the end of the first paragraph:

All uses of structures and land in the C-1 general commercial district shall conform to the following site and structure provisions and each such use shall be contingent upon the Village's approval of a Final Detailed Plan for such use, as set forth in Section 11-9-5(C)(1), as well as Final System Plans, Construction Plan, Construction Schedule Guarantee, Covenants and Provisions for Public Facilities as set forth in Section 11-9-5(C) and subject to the terms, provisions and requirements for a planned unit development in Chapter 9, Planned Unit Development, of Title 11, Zoning Regulations:

SECTION TWO: GENERAL PROVISIONS.

REPEALER: All Ordinances or portions thereof in conflict with this Ordinance are hereby repealed.

SEVERABILITY: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction; the remaining provisions will remain in full force and affect the same as if the invalid provision had not been a part of the Ordinance.

EFFECTIVE DATE: This Ordinance shall be in full force and effect on and after its passage, as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Pingree Grove, Kane County, Illinois this ____ day of ____ 2025 by roll call vote.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
President Amber Kubiak	_____	_____	_____	_____
Trustee Adam Hagg	_____	_____	_____	_____
Trustee Andrew McCurdy	_____	_____	_____	_____
Trustee Ed Tarnow	_____	_____	_____	_____
Trustee Kevin Pini	_____	_____	_____	_____
Trustee Luke Hall	_____	_____	_____	_____
Trustee Robert Wangles	_____	_____	_____	_____

Amber Kubiak, President of the Board of Trustees
Village of Pingree Grove

ATTEST: (SEAL)

Laura L. Ortega, Clerk
Village of Pingree Grove

Village of Pingree Grove
Proposed Text Amendments to the Pingree Grove Zoning Ordinance
September 15, 2025 Public Hearing

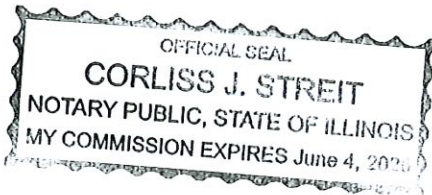
PROOF OF SERVICE

I, a non-attorney, on oath, state I served the attached Notice by enclosing a true and correct copy thereof in an envelope addressed as shown below and depositing said envelope in the United States mail, via regular mail and certified mail, return receipt requested, at Crystal Lake, Illinois, on August 29, 2025, with proper postage prepaid.

Deborah Anderson

SUBSCRIBED and SWORN to
before me this 8th day of September, 2025

Corliss J. Streit
Notary Public



PUBLIC NOTICE OF HEARING

NOTICE IS HEREBY GIVEN of a public hearing before the Village of Pingree Grove Planning and Zoning Commission, to be held on September 15, 2025 at 6:00 p.m. at 555 Reinking Road, Pingree Grove, Illinois 60140, to consider text amendments to the Pingree Grove Zoning Ordinance. The proposed text amendments would, if adopted, amend the Village of Pingree Grove Zoning Ordinance to (i) amend Section 11-2-2, Definitions, to add the definitions of electronic cigarette and smoke shop/vape shop; (ii) amend Section 11-7-2, Permitted Uses, and Section 11-7-3, Special Uses, in C-1 General Commercial District, to prohibit tobacco and vape shops as permitted uses or special uses in the Village; (iii) amend Section 11-7-3, Special Uses, to add pharmacy and grocery store as a special use; and (iv) delete the text “similar and compatible uses to those allowed as uses in this section. Determination of what constitutes similar and compatible shall be made by the village board” from Sections 11-6A-2, 11-6A-3, 11-6A-4, 11-6A-5, 11-6B-2, 11-6B-3, 11-6B-4, 11-6B-5, 11-6D-2, 11-6E-2, 11-6F-3, 11-6F-4, 11-7-2, 11-7-3, 11-7-4, 11-7-5, 11-8-2, 11-8-3, 11-8-4, and 11-8-5.

Members of the public are invited to provide testimony and/or comments regarding the above-referenced proposed text amendments at the public hearing. At the conclusion of the hearing, the Planning and Zoning Commission will make a recommendation regarding such proposed amendments to the Village’s Board of Trustees. A copy of the proposed text amendments is available for public inspection at the Village of Pingree Grove Municipal Center, 555 Reinking Road, Pingree Grove, Illinois, during regular business hours. For further information, contact the Village Clerk at 847-464-5533.

Larry Hayes
40W504 Atchison Dr
Hampshire, IL 60140-9003
02-34-352-003

Donna Appleberg
33W745 Sunset Park Dr
Dundee, IL 60118
02-30-400-003

Donna Appleberg
33W745 Sunset Park Dr
Dundee, IL 60118
02-30-400-001

Matt D'Amico
14N705 US Hwy 20
Pingree Grove, IL 60140
02-32-100-016

John S. Sapiente
8477 Bay Colony Dr. Apt 401
Naples, FL 34108-0706
02-33-451-008

Kari Goodmay, John Haight, Doree
Haight-Mottl
166 Symphony Way
Elgin, IL 60120-5589
02-33-477-010

Kari Goodmay, John Haight, Doree
Haight-Mottl
166 Symphony Way
Elgin, IL 60120-5589
02-33-479-005

Kari Goodmay, John Haight, Doree
Haight-Mottl
166 Symphony Way
Elgin, IL 60120-5589
02-33-477-009

Lloyd Goebbert
42W813 Reinking Rd
Pingree Grove, IL 60140-8828
02-19-200-002

11995 El Camino Real
San Diego, CA 92130-2539
02-32-251-005

John C. Griffin
1132 Harrison Ave
Rockford, IL 61104-7290
02-30-400-040

Joseph, Edward, Ephrem, Issa, Jone Lazar
40W495 Prairie Ct
Hampshire, IL 60140
02-30-400-042

Laura Thomas-Stachon, Agent
06N179 Old Farm Ln
St Charles, IL 60175-6362
02-33-451-005

Wyman & Brook Carey
14N230 Reinking Rd
Pingree Grove, IL 60140
02-33-401-015

Wyman & Brook Carey
14N230 Reinking Rd
Pingree Grove, IL 60140
02-33-476-012

Wyman & Brook Carey
14N230 Reinking Rd
Pingree Grove, IL 60140
02-33-401-017

Donna Milne, Richard Milne, Timothy
Opfer
970 S Shore Rd
Village of Lakewood, IL 60014-5531
02-30-200-007

Joseph Lazar
15N454 IL Route 47
Pingree Grove, IL 60140
02-30-400-041

Joseph Lazar
15N454 IL Route 47
Pingree Grove, IL 60140
02-30-400-043

Jacques Saleh
785 Woodfern Dr
Hampshire, IL 60140
02-28-315-002

Samir Patel
611 Waterford Rd
Elgin, IL 60124
02-28-315-001

Samir Patel
611 Waterford Rd
Elgin, IL 60124
02-28-315-003

Samir Patel
611 Waterford Rd
Elgin, IL 60124
02-28-315-004

Gary Meyer
14N977 White Pines Ln
Hampshire, IL 60140
02-32-127-004

JP Joanne Meyer, President
4648 W Main St
West Dundee, IL 60118-9414
02-32-127-003

JP Joanne Meyer, President
4648 W Main St
West Dundee, IL 60118-9414
02-32-127-002

Frank Mestek
4703 Lighthouse Ln
Naples, FL 34112-6435
02-32-126-004

Billy Salazar
14N651 Timber Ridge Dr
Elgin, IL 60124
02-32-126-005

Billy Salazar
14N651 Timber Ridge Dr
Elgin, IL 60124
02-32-126-006

Thomas Spadaro
37W785 Stratford Ln
Elgin, IL 60124-6751
02-32-126-007

Geri D Hayden, Timothy Hayden
1900 Squires Lndg
Rochelle, IL 61068-1047
02-32-127-006

Geri D Hayden, Timothy Hayden
1900 Squires Lndg
Rochelle, IL 61068-1047
02-32-127-005

John S. Sapiente
8477 Bay Colony Dr. Apt 401
Naples, FL 34108-0706
02-33-451-007

John Sapiente, Trustee
200 Dover Cir
Inverness, IL 60067-4606
02-33-451-006

John S. Sapiente
8477 Bay Colony Dr. Apt 401
Naples, FL 34108-0706
02-33-451-009

Charles Kellenberger, Trustee
984 Glenmore Ln
Elgin, IL 60124-2303
02-30-300-012

Charles Kellenberger, Trustee
984 Glenmore Ln
Elgin, IL 60124-2303
02-30-300-011

Michael Stachon
6N179 Old Farm Rd
St Charles, IL 60175-6980
02-33-481-001

Larry & Paula Hayes
40W504 Atchison Dr
Hampshire, IL 60140-9003
05-02-153-010

Larry & Paula Hayes
40W504 Atchison Dr
Hampshire, IL 60140-9003
05-02-153-013

Larry Hayes
14N042 Reinking Rd
Pingree Grove, IL 60140-8801
02-34-352-001

Larry Hayes
14N042 Reinking Rd
Pingree Grove, IL 60140-8801
02-33-481-007

Larry & Paula Hayes
40W504 Atchison Dr
Hampshire, IL 60140-9003
02-34-354-002

Larry Hayes
40W504 Atchison Dr
Hampshire, IL 60140-9003
02-34-352-002

Larry Hayes
14N042 Reinking Rd
Pingree Grove, IL 60140
02-34-352-003

Donna Appleberg
43W407 US Highway 20
Pingree Grove, IL 60140
02-30-400-003

Donna Appleberg
43W461 US Highway 20
Pingree Grove, IL 60140
02-30-400-001

Matt D'Amico
14N705 US Highway 20
Pingree Grove, IL 60140
02-32-100-016

John S. Sapiente
14N002 Prairie St
Pingree Grove, IL 60140
02-33-451-008

Kari Goodmay, John Haight, Doree
Haight-Mottl
14N205 Reinking Rd
Pingree Grove, IL 60140
02-33-477-010

Kari Goodmay, John Haight, Doree
Haight-Mottl
14N205 Reinking Rd
Pingree Grove, IL 60140
02-33-479-005

Kari Goodmay, John Haight, Doree
Haight-Mottl
14N205 Reinking Rd
Pingree Grove, IL 60140
02-33-477-009

Lloyd Goebbert
16N569 IL Route 47
Pingree Grove, IL 60140
02-19-200-002

900 Bell Rd
Pingree Grove, IL 60140
02-32-251-005

John C. Griffin
15N341 IL Route 47
Pingree Grove, IL 60140
02-30-400-040

Joseph, Edward, Ephrem, Issa, Jone Lazar
2401 US Highway 20, Ste 105
Pingree Grove, IL 60140
02-30-400-042

Laura Thomas-Stachon, Agent
41W195 Railroad St
Pingree Grove, IL 60140
02-33-451-005

Wyman & Brook Carey
14N270 Reinking Rd
Pingree Grove, IL 60140
02-33-401-015

Wyman & Brook Carey
14N230 Reinking Rd
Pingree Grove, IL 60140
02-33-476-012

Wyman & Brook Carey
Reinking Rd
Pingree Grove, IL 60140
02-33-401-017

Donna Milne, Richard Milne, Timothy
Opfer
15N799 IL Route 47
Pingree Grove, IL 60140
02-30-200-007

Joseph Lazar
15N454 IL Route 47
Pingree Grove, IL 60140
02-30-400-041

Joseph Lazar
15N454 IL Route 47
Pingree Grove, IL 60140
02-30-400-043

Jacques Saleh
Reinking Rd
Pingree Grove, IL 60140
02-28-315-002

Samir Patel
Reinking Rd
Pingree Grove, IL 60140
02-28-315-001

Samir Patel
Reinking Rd
Pingree Grove, IL 60140
02-28-315-003

Samir Patel
Reinking Rd
Pingree Grove, IL 60140
02-28-315-004

Gary Meyer
Bell
Pingree Grove, IL 60140
02-32-127-004

JP Joanne Meyer, President
1120 Bell Rd
Pingree Grove, IL 60140
02-32-127-003

JP Joanne Meyer, President
1100 Bell Rd
Pingree Grove, IL 60140
02-32-127-002

Frank Mestek
Bell
Pingree Grove, IL 60140
02-32-126-004

Billy Salazar
1220 Bell Ct
Pingree Grove, IL 60140
02-32-126-005

Billy Salazar
1220 Bell Ct
Pingree Grove, IL 60140
02-32-126-006

Thomas Spadaro
1200 Bell Ct
Pingree Grove, IL 60140
02-32-126-007

Geri D Hayden, Timothy Hayden
Bell
Pingree Grove, IL 60140
02-32-127-006

Geri D Hayden, Timothy Hayden
Bell
Pingree Grove, IL 60140
02-32-127-005

John S. Sapiente
14N002 Prairie St
Pingree Grove, IL 60140
02-33-451-007

John Sapiente, Trustee
41W275 Railroad St
Pingree Grove, IL 60140
02-33-451-006

John S. Sapiente
14N002 Prairie St
Pingree Grove, IL 60140
02-33-451-009

Charles Kellenberger, Trustee
43W550 Rte 72
Pingree Grove, IL 60140
02-30-300-012

Charles Kellenberger, Trustee
US Highway 20
Pingree Grove, IL 60140
02-30-300-011

Michael Stachon
41W017 Railroad St
Pingree Grove, IL 60140
02-33-481-001

Larry & Paula Hayes
Reinking Rd
Pingree Grove, IL 60140
05-02-153-010

Larry & Paula Hayes
Reinking Rd
Pingree Grove, IL 60140
05-02-153-013

Larry Hayes
40W884 Public St
Pingree Grove, IL 60140
02-34-352-001

Larry Hayes
40W885 Railroad St
Pingree Grove, IL 60140
02-33-481-007

Larry & Paula Hayes
14N026 Reinking Rd
Pingree Grove, IL 60140
02-34-354-002

Larry Hayes
14N048 Reinking Rd
Pingree Grove, IL 60140
02-34-352-002

PUBLIC NOTICE OF HEARING
NOTICE IS HEREBY GIVEN of a public hearing before the Village of Pingree Grove Planning and Zoning Commission, to be held on September 15, 2025 at 6:00 p.m. at 555 Reinking Road, Pingree Grove, Illinois 60140, to consider text amendments to the Pingree Grove Zoning Ordinance. The proposed text amendments would, if adopted, amend the Village of Pingree Grove Zoning Ordinance to (i) amend Section 11-2-2, Definitions, to add the definitions of electronic cigarette and smoke shop/vape shop; (ii) amend Section 11-7-2, Permitted Uses, and Section 11-7-3, Special Uses, in C-1 General Commercial District, to prohibit tobacco and vape shops as permitted uses or special uses in the Village; (iii) amend Section 11-7-3, Special Uses, to add pharmacy and grocery store as a special use; and (iv) delete the text "similar and compatible uses to those allowed as uses in this section. Determination of what constitutes similar and compatible shall be made by the village board" from Sections 11-6A-2, 11-6A-3, 11-6A-4, 11-6A-5, 11-6B-2, 11-6B-3, 11-6B-4, 11-6B-5, 11-6D-2, 11-6E-2, 11-6F-3, 11-6F-4, 11-7-2, 11-7-3, 11-7-4, 11-7-5, 11-8-2, 11-8-3, 11-8-4, and 11-8-5. Members of the public are invited to provide testimony and/or comments regarding the above-referenced proposed text amendments at the public hearing. At the conclusion of the hearing, the Planning and Zoning Commission will make a recommendation regarding such proposed amendments to the Village's Board of Trustees. A copy of the proposed text amendments is available for public inspection at the Village of Pingree Grove Municipal Center, 555 Reinking Road, Pingree Grove, Illinois, during regular business hours. For further information, contact the Village Clerk at 847-464-5533.
Published in Daily Herald Aug. 29, 2025 (303635)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

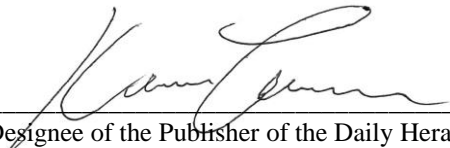
Fox Valley
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/29/2025

in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

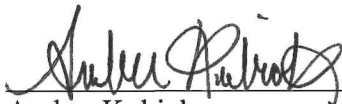

Designee of the Publisher of the Daily Herald

Control # 303635



PETITION FOR ZONING TEXT AMENDMENTS

I, Amber Kubiak, as President of the Village of Pingree Grove, an Illinois municipal corporation, hereby petitions that the Village's Zoning Ordinance be amended as set forth in those text amendments substantially in the form attached hereto. I believe it would be in the Village's best interests to implement same. Thank you.


Amber Kubiak



Planning and Zoning Agenda Supplement
Agenda Item No: 6.d. i., 6.e., and 6. f.

MEETING DATE:	September 15, 2025
ITEM:	Rezoning from R-1 to C-1 PUD for the Property at 43W407 U.S. Route 20
PUBLIC HEARING REQUEST:	The rezoning of the property located at 43W407 U.S. Highway 20, consisting of three PINs: 02-30-400-003, 02-30-400-002, and 02-30-400-001, known as the Appleberg Property, from Residential-1 Zoning to Commercial-1 PUD
MOTION:	I move to recommend the Village Board approve an ordinance approving the rezoning and designation as a C-1 Planned Unit Development for the property at 43W407 U.S. Route 20.
STAFF CONTACT:	Nick Partipilo, Asst to Village Manager/Development Services Director Andy Ferrini, Village Manager Michael Smoron, Village Attorney

Purpose:

Review the proposed Ordinance, which rezones the properties located at 43W407 U.S. Route 20 from R-1 to C-1 PUD.

Background:

The properties located at 43W461, 43W427, and 43W407, also referred to as the “Appleberg Property” have held a Residential-1 Zoning Classification since they were annexed into the Village in 2008. With that, the Property has been utilized for retail and commercial uses for an extended period, most recently operating as an antique store. In addition, the property is surrounded on the east, south, and west by properties currently zoned as Commercial-1 PUD. Finally, the Village’s Land Use Plan designates the property as “commercial corridor”.

To better align with the future commercial planning of the area, as well as more accurately reflect the current uses of the Property, staff is recommending that the Planning and Zoning Commission recommend approval of the rezoning from Residential-1 to Commercial-1 PUD.

Financial Impact:

No direct impact

Recommendation:

Recommend to the Village Board the approval of the ordinance approving the rezoning and designation as a C-1 Planned Unit Development for the property at 43W407 U.S. Route 20.

Enclosures:

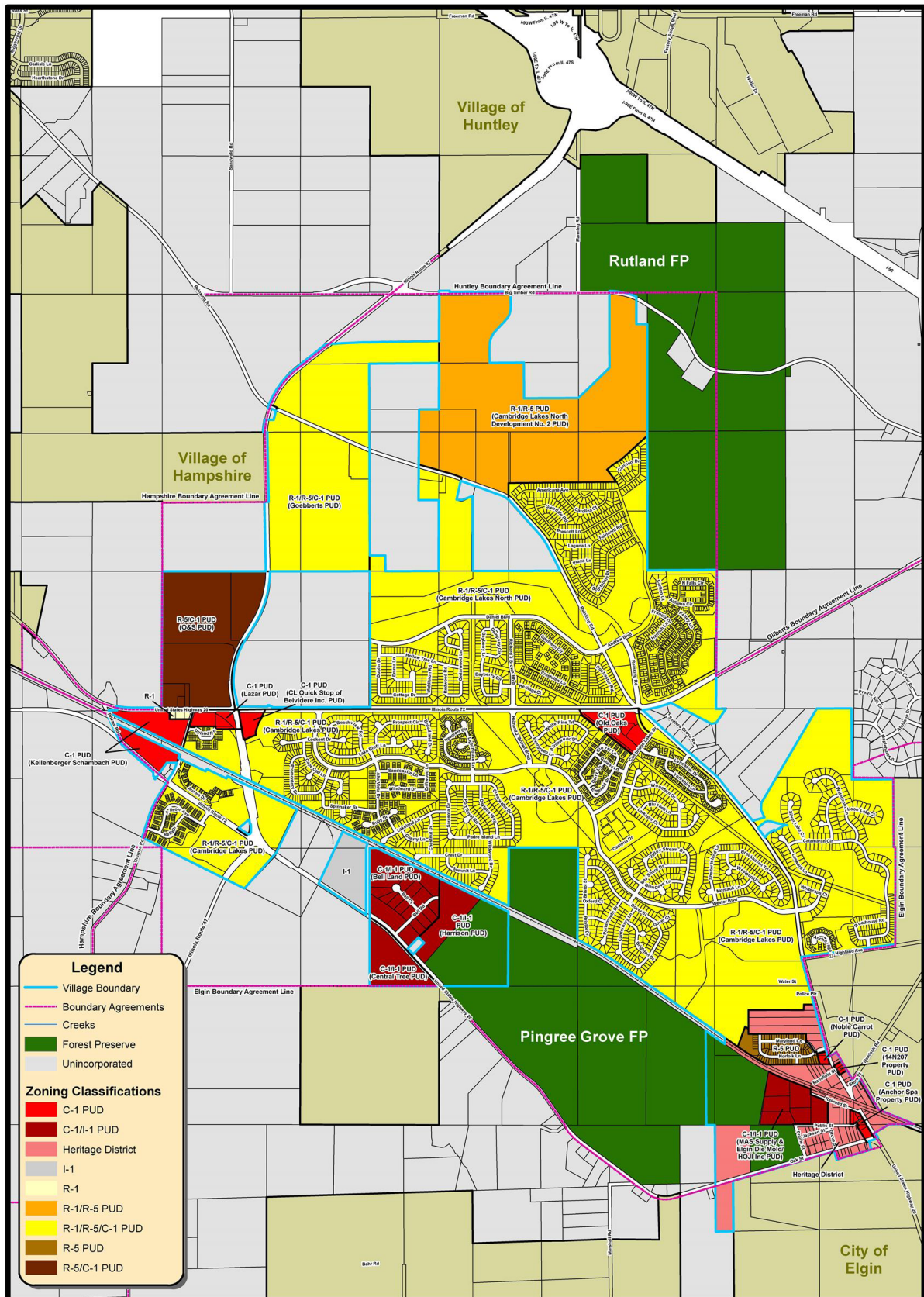
1. Aerials of Properties to be Re-Zoned
2. Village Zoning Map

3. Ordinance approving the rezoning and designation as a C-1 Planned Unit Development for the property at 43W407 U.S. Route 20.
4. Certificate Publication for Re-Zoning
5. Signed Proof of Service for Re-Zoning
6. Signed Petition for Re-Zoning

Enclosure 1: Aerials of Properties to be Re-Zoned



Enclosure 2: Zoning Map





VILLAGE OF PINGREE GROVE
ORDINANCE No. 2025-O-XX

**AN ORDINANCE APPROVING THE REZONING AND DESIGNATION AS A
C-1 PLANNED UNIT DEVELOPMENT FOR THE PROPERTY AT
43W407 U.S. ROUTE 20 ALSO KNOWN AS THE “APPLEBERG PROPERTY”
IN THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS**

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS
THIS 15TH DAY OF SEPTEMBER 2025

PUBLISHED IN PAMPHLET FORM BY AUTHORITY
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS
THIS 15TH DAY OF SEPTEMBER 2025

ORDINANCE No: 2025-O-XX

AN ORDINANCE APPROVING THE REZONING AND DESIGNATION AS A C-1 PLANNED UNIT DEVELOPMENT FOR THE PROPERTY AT 43W407 U.S. ROUTE 20 ALSO KNOWN AS THE “APPLEBERG PROPERTY” IN THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS

WHEREAS, the Village of Pingree Grove (the “Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

WHEREAS, the Planning and Zoning Commission of the Village did, on September 15th, 2025, conduct a public hearing regarding the proposed rezoning of the property legally described in the attached Exhibit A (the “Property”), and did recommend such rezoning with the adoption of its findings of fact; and,

WHEREAS, the public hearing was conducted pursuant to notice as required by law, and all procedural requirements antecedent to the consideration of approval of the rezoning of the Property have been satisfied; and

WHEREAS, the Village has determined that it is in its best interest to approve the rezoning for the following reasons:

1. The Property has frontage on Route 20, with the property across the street from it being zoned R-5/C-1 PUD, with property on its east, south and west sides being zoned C-1 PUD;
2. The Village’s Land Use Plan describes the Property as Corridor Commercial; and
3. On information and belief, the Property has been utilized for retail commercial for several decades, more recently as a retail antique stores, and is not used for residential purposes.

WHEREAS, the Village has heretofore complied with all relevant provisions of all other applicable statutes, ordinances and regulations as required by law;

NOW, THEREFORE, BE IT ORDAINED by the corporate authorities of the Village of Pingree Grove:

SECTION ONE: REZONING APPROVED.

The Village Board does hereby zone the Property C-1 PUD or C-1 Planned Unit Development and recognizes the existing residential apartment on the second floor of the existing building on the Property as a legal non-conforming use.

SECTION TWO: GENERAL PROVISIONS.

REPEALER: All ordinances or portions thereof in conflict with this ordinance are hereby repealed, amended to be consistent with this requirement, or superseded by this requirement.

SEVERABILITY: Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this ordinance.

EFFECTIVE DATE: This ordinance shall take effect as provided for under Illinois law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Pingree Grove, Kane County, Illinois this 15th day of September 2025 by roll call vote.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
President Amber Kubiak	_____	_____	_____	_____
Trustee Adam Hagg	_____	_____	_____	_____
Trustee Andrew McCurdy	_____	_____	_____	_____
Trustee Ed Tarnow	_____	_____	_____	_____
Trustee Kevin Pini	_____	_____	_____	_____
Trustee Luke Hall	_____	_____	_____	_____
Trustee Robert Wangles	_____	_____	_____	_____

Amber Kubiak, President of the Board of Trustees
Village of Pingree Grove

ATTEST: (SEAL)

Laura L. Ortega, Clerk
Village of Pingree Grove

Exhibit A

Legal Description

The property commonly known as 43W407 U.S. Route 20, consisting of three PINs: 02-30-400-003, 02-30-400-002 and 02-30-400-001 and known as the “Appleberg Property” legally described as follows:

Parcel 1:

That part of the West Half of the Southeast Quarter of Section 30, Township 42 North, Range 7 East of the Third Principal Meridian described as follows: Beginning at a point on the Quarter Section line 1467.4 feet East of the Northwest corner of the East Half of the Southwest Quarter of said Section 30; thence South 0 Degrees 12 Minutes West, 180 feet; thence East parallel with said Quarter Section line 110 feet; thence North 0 Degrees 12 Minutes East 180 feet to the Quarter Section line; thence West along the Quarter Section line 110 feet to the place of beginning in Rutland Township, Kane County, Illinois.

Parcel 2:

That part of the West Half of the Southeast Quarter of Section 30, Township 42 North, Range 7 East of the Third Principal Meridian described as follows: Beginning at a point on the Quarter Section line 1577.4 feet East of the Northwest corner of the East Half of the Southwest Quarter of said Section 30; thence South 0 Degrees 12 Minutes West, 180 feet; thence East parallel with said Quarter Section line 170 feet; thence North 0 Degrees 12 Minutes East 180 feet to the Quarter Section line; thence West along the Quarter Section line to the point of beginning, in Rutland Township, Kane County, Illinois.

Parcel 3:

That part of the West Half of the Southeast Quarter of Section 30, Township 42 North, Range 7 East of the Third Principal Meridian described as follows: Beginning at a point on the Quarter Section line 1747.4 feet East of the Northwest corner of the East Half of the Southwest Quarter of said Section 30; thence South 0 Degrees 12 Minutes West, 180 feet; thence East parallel with said North line of said Southeast Quarter to the centerline of a public road; thence North 16 Degrees 51 Minutes 0 Seconds East along said centerline to the North line of said Southeast Quarter; thence West along said North line, 173.20 feet to the point of beginning, in Rutland Township, Kane County, Illinois

PUBLIC NOTICE OF HEARING
NOTICE IS HEREBY GIVEN of a public hearing before the Village of Pingree Grove Planning and Zoning Commission, to be held on September 15, 2025 at 6:00 p.m. at 555 Reinking Road, Pingree Grove, Illinois 60140, to consider the petition of Village of Pingree Grove to rezone the property commonly known as 43W407 U.S. Route 20, Pingree Grove and assigned PINs 02-30-400-00, 02-30-400-002 and 02-30-400-001 from R-1 to C-1 PUD or C-1 Planned Unit Development.
Members of the public are invited to provide testimony and/or comments at the public hearing. At the conclusion of the hearing, the Planning and Zoning Commission will make a recommendation to the Village's Board of Trustees. A copy of the petition is available for public inspection at the Village of Pingree Grove Municipal Center, 555 Reinking Road, Pingree Grove, Illinois, during regular business hours. For further information, contact the Village Clerk at 847-464-5533.
Published in Daily Herald Aug. 29, 2025 (303637)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

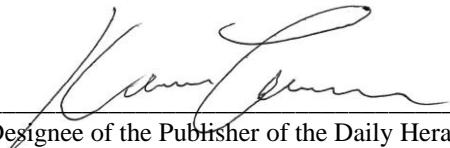
Fox Valley Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/29/2025

in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 303637



Village of Pingree Grove
Proposed Re-Zoning of Property Commonly Known as 43W407 U.S. Route 20 assigned PINs
02-30-400-000, 02-30-400-002- and 02-30-400-001
September 15, 2025 Public Hearing

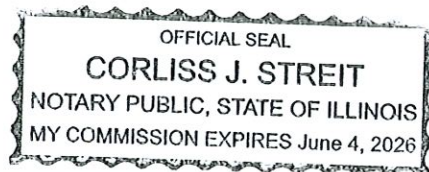
PROOF OF SERVICE

I, a non-attorney, on oath, state I served the attached Notice by enclosing a true and correct copy thereof in an envelope addressed as shown below and depositing said envelope in the United States mail, via regular mail and certified mail, return receipt requested, at Crystal Lake, Illinois, on August 29, 2025, with proper postage prepaid.

Deborah Anderson

SUBSCRIBED and SWORN to
before me this 8th day of September, 2025

Corliss J. Streit
Notary Public



PUBLIC NOTICE OF HEARING

NOTICE IS HEREBY GIVEN of a public hearing before the Village of Pingree Grove Planning and Zoning Commission, to be held on September 15, 2025 at 6:00 p.m. at 555 Reinking Road, Pingree Grove, Illinois 60140, to consider the petition of Village of Pingree Grove to rezone the property commonly known as 43W407 U.S. Route 20, Pingree Grove and assigned PINs 02-30-400-00, 02-30-400-002 and 02-30-400-001 from R-1 to C-1 PUD or C-1 Planned Unit Development.

Members of the public are invited to provide testimony and/or comments at the public hearing. At the conclusion of the hearing, the Planning and Zoning Commission will make a recommendation to the Village's Board of Trustees. A copy of the petition is available for public inspection at the Village of Pingree Grove Municipal Center, 555 Reinking Road, Pingree Grove, Illinois, during regular business hours. For further information, contact the Village Clerk at 847-464-5533.

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Owner
P.O. Box 958312
Hoffman Estates, IL 60195
PIN:02-30-200-002

Owner
P.O. Box 958312
Hoffman Estates, IL 60195
PIN:02-30-200-013

Owner
P.O. Box 958312
Hoffman Estates, IL 60195
PIN:02-30-200-014

Owner
P.O. Box 958312
Hoffman Estates, IL 60195
PIN:02-30-200-015

Owner
984 Glenmore Lane
Elgin, IL 60124
PIN:02-30-300-011

Owner
33W745 Sunset Dr.
East Dundee, IL 60118
PIN: 02-30-400-001
Robert and Donna Appleberg

Owner
33W745 Sunset Dr.
East Dundee, IL 60118
PIN: 02-30-400-002
Robert and Donna Appleberg

Owner
33W745 Sunset Park Dr.
Dundee, IL 60118
PIN: 02-30-400-003
Robert and Donna Appleberg

Owner
2401 W. U.S. Highway 20, Ste. 105
Pingree Grove, IL 60140
PIN: 02-30-400-042

Owner
2455 Upland Rd.
Pingree Grove, IL 60140
PIN: 02-30-405-001

Owner
2453 Upland Rd.
Pingree Grove, IL 60140
PIN: 02-30-405-002

Owner
2451 Upland Rd.
Pingree Grove, IL 60140
PIN: 02-30-405-003

Owner
2449 Upland Rd.
Pingree Grove, IL 60140
PIN: 02-30-405-004

Owner
2447 Upland Rd. #2204
Pingree Grove, IL 60140
PIN: 02-30-405-005

Owner
2445 Upland Rd.
Hampshire, IL 60140
PIN: 02-30-405-006

Owner
2443 Upland Rd.
Pingree Grove, IL 60140
PIN: 02-30-405-007

Owner
2441 Upland Rd.
Hampshire, IL 60140
PIN: 02-30-405-008

Owner
750 W. Lake Cook Rd. Ste. 190
Buffalo Grove, IL 60089
PIN: 02-30-406-015

Owner
750 W. Lake Cook Rd. Ste. 190
Buffalo Grove, IL 60089
PIN: 02-30-409-001

Owner
43W706 U.S. Highway 20
Hampshire, IL 60089
PIN: 02-30-100-013

Owner
43W427 U.S. Highway 20
Pingree Grove, IL 60140
PIN: 02-30-400-002

Owner
43W550 U.S. Highway 20
Hampshire, IL 60140
PIN: 02-30-100-013

Owner
43W442 U.S. Highway 20
Pingree Grove, IL 60140
PIN: 02-30-200-002

Owner
43W428 U.S. Highway 20
Pingree Grove, IL 60140
PIN: 02-30-200-013

Owner
43W404 U.S. Highway 20
Pingree Grove, IL 60140
PIN: 02-30-200-014

Owner
43W368 U.S. Highway 20
Pingree Grove, IL 60140
PIN: 02-30-200-015

Owner
43W461 U.S. Highway 20
Pingree Grove, IL 60140
PIN: 02-30-400-001
Donna Appleberg

Owner
43W407 U.S. Highway 20
Pingree Grove, IL 60140
PIN: 02-30-400-003
Donna Appleberg

Owner
2455 Upland Road
Pingree Grove, IL 60140
PIN: 02-30-405-001

Owner
2453 Upland Road
Pingree Grove, IL 60140
PIN: 02-30-405-002

Owner
2451 Upland Road
Pingree Grove, IL 60140
PIN: 02-30-405-003

Owner
2449 Upland Road
Pingree Grove, IL 60140
PIN: 02-30-405-004

**Petition for Zoning Map Amendment for the parcel at
43W407 U.S. Route 20, Pingree Grove, Illinois also known as the “Appleberg Property”**

1. The property commonly known as 43W407 U.S. Route 20, consisting of three PINs: 02-30-400-003, 02-30-400-002 and 02-30-400-001 and known as the “Appleberg Property” legally described as follows:

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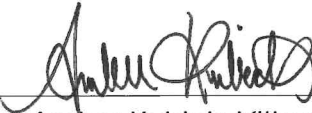
(collectively, the “Subject Property”)

was annexed to the Village of Pingree Grove (the “Village”) in 2008 and zoned R-1.

2. The Subject Property has frontage on Route 20, with the property across the street from it being zoned R-5/C-1 PUD, with property on its east, south and west sides being zoned C-1 PUD.
3. The Village's Land Use Plan describes the Subject Property as Corridor Commercial.
4. On information and belief, the Subject Property has been utilized for retail commercial for several decades, more recently as a retail antique stores, and is not used for residential purposes.

WHEREAS, the Village Board of Trustees believe it appropriate, and hereby requests and petitions, that the Subject Property be rezoned to C-1 PUD given the Subject Property's traditional and present commercial use, its frontage on Route 20, the zoning of the property on all four sides of the Subject Property as set forth above, and its being within the Village's commercial corridor as set forth in the Village's Land Use Plan. To that end, the Village's Village Board of Trustees request that the Village's Planning and Zoning Commission conduct a public hearing to consider this petition and to make a recommendation on such requested rezoning to this Village Board.

Village of Pingree Grove

By: 
Amber Kubiak, Village President