



**MINUTES FOR VILLAGE OF PINGREE GROVE  
BOARD OF TRUSTEES MEETING**

*In compliance with Executive Orders by Governor Pritzker and  
the Open Meetings Act,  
this meeting was held electronically via Zoom and live streamed on  
the Village of Pingree Grove YouTube channel*

**Monday, January 18, 2021  
7:00 p.m.**

**1. CALL TO ORDER**

President Wiedmeyer called the meeting to order at 7:02 p.m.

**2. PLEDGE OF ALLEGIANCE**

The Board recited the Pledge of Allegiance.

**3. ROLL CALL**

The roll was called. Answering present were President Wiedmeyer and Trustees: Hall, Pearson, Kubiak, Hirschbein, Dulkoski, and Lemus. Also present were Village Manager Jeff Cook, Police Chief Shawn Beane, Finance Director Karen Plaza, Public Works Director Pat Doherty, Village Attorney Michael Smoron, Village Engineer Mick Gronewold, Police Lt. Chris Harris, and Village Clerk Shelly Jureczek. Also present during Item 5 were several representatives for DR Horton, including Chris Lester, Bruce Mellen, Rich Olson and Hal Francke.

**4. PUBLIC COMMENTS**

Five public comments were received via email and one comment was presented live. Clerk Jureczek read aloud the emailed comments.

Judy Triano, Carillon resident, indicated that although she was not opposed to a new subdivision, she did have concerns about the density of the development and the increase strain on the public infrastructure and services.

Ken Kociolek, Carillon resident, expressed concerns over ingress and egress of construction traffic and that it would not be looked on favorably if that traffic were routed through their private streets.

Barbara, Carillon resident, also voiced concerns over the strain on infrastructure, indicating she felt DR Horton should participate in upgrading community infrastructure, such as schools, roads, green space, fire department, and water and sewer. She also expressed concern with the quality of construction on existing homes.

John and Sandy Dittsworth, Americana Avenue, additionally stated they are not in favor of construction traffic being routed through Carillon.

Don and Paulette Neri, Americana Avenue, also wrote that they are not in favor of construction traffic being routed through Carillon.

Richard Rhode, Carillon resident, joined the meeting by video conference and stated he was interested in the status of the empty lots at the end of Americana and Andrew, who would be paying to maintain the proposed athletic fields, and would like to know when the main roads might be expanded from the current two lanes. Mr. Rhode was interested in talking further with staff to get more information on these issues.

## 5. SPECIAL PRESENTATIONS / ITEMS

### a. DR Horton Plan, Proposed Annexation and Development – Discussion

Manager Cook provided an overview of the staff memo on this topic provided in the Agenda packet.

Chris Lester from DR Horton reviewed the layout of the plan which is based on the same principles as the rest of Pingree Grove includes a community centered around a central park with interconnection of each neighborhood with bike trails and walking paths. The type of housing within the plan was chosen based on market demand.

In addressing some of the public comments, Mr. Lester indicated that Carillon will be separate and stand alone. With regard to the two unsold lots at Americana and Andrew Blvd., early on the lots were reserved at the request of staff and are presently for sale. There is no roadway connection between the new development and Carillon.

Bruce Mellen, the Land Development Manager for DR Horton, indicated that they are reviewing possibilities regarding secondary access points. They will investigate all options with staff and Fehr Graham.

The Board then presented comments and questions to DR Horton.

- Several Board members indicated at different points during the presentation that they would like to see resolution on outstanding issues between DR Horton and the Pingree Grove HOAs before the Village moves on with plans for further development.
- Trustee Dulkoski was concerned about the lack of marketing or availability of commercial sites held by DR Horton.
- Several Trustees indicated a preference for a new annexation agreement rather than another amendment.
- Trustee Dulkoski indicated a preference to not use the existing zoning variations, especially the monotony code.
- Several Trustees voiced concern about the density of the development.
  - Trustee Kubiak asked Chief Beane his thoughts on the density and he indicated he would have to do further research on comparables to determine a relationship between crime patterns and housing types.
- Trustee Dulkoski asked if the schools have been involved in the planning regarding the proposed athletic fields. Bruce Mellen indicated the fields are labeled as “High School” fields only as an indication of their size, not ownership or usage. The fields are proposed to be dedicated to the Village, similar to the baseball fields.

Mr. Lester provided preliminary feedback on the Board comments. Hal Francke, attorney for DR Horton, stated there appeared to be general consensus with moving forward with discussions and negotiation. Trustees Hall and Dulkoski reiterated they wanted to see the outstanding issues resolved first. Some discussion ensued regarding an amendment versus a new agreement, with Mr. Francke asking for the Board to keep an open mind on utilizing an amendment.

## 6. **CONSENT AGENDA**

Trustee Dulkoski made a motion, seconded by Trustee Pearson, to approve the Consent Agenda consisting of:

- a. the Minutes from Village Board Meeting of December 7, 2020;
- b. the Warrant List for December 21, 2020 in the amount of \$415,535.15, January 4, 2021 in the amount of \$110,351.75, and January 18, 2021 in the amount of \$496,543.84; and
- c. Approval of Pay Application Nos. 1 and 2 for Test Well No. 1 to Municipal Well & Pump in the amounts of \$107,133.30 and \$101,793.60, respectively.

Board questions were addressed by staff. A Roll Call vote determined Trustees: Dulkoski, Pearson, Hall, Kubiak, Hirschbein, and Lemus, answered aye. Roll Call vote passed 6-0.

## 7. ITEMS FOR SEPARATE ACTION

- a. Approval of Purchase of Replacement Street Light Assemblies in an amount not to exceed \$7,550.

Director Doherty introduced this item, which is detailed in a staff memo. Trustee Dulkoski made a motion, seconded by Trustee Kubiak, to approve the Purchase of Replacement Street Light Assemblies in an amount not to exceed \$7,550. A Roll Call vote determined Trustees: Dulkoski, Kubiak, Pearson, Hirschbein, Lemus, and Hall, answered aye. Roll Call vote passed 6-0.

## 8. PRESIDENT'S REPORT

President Wiedmeyer stated that Clint Carey from The Milk House, which was recently recognized by the Department of Tourism as "Illinois Made," shared with him that the exposure has gained them new customers from all over the country.

## 9. STAFF REPORTS AND DISCUSSION

- a. Manager

Manager Cook formally introduced himself and stated he was looking forward to working with the Board and moving forward on projects like the one discussed tonight. He acknowledged Martin Luther King Jr. Day and recognized his contributions to society. With regards to COVID, he acknowledged that the Governor moved Kane County to Tier 2 Mitigation and indicated that Kane County is readying for Phase 1b of COVID vaccines, including persons age 65 and older. Kane County has announced a search for trained medical volunteers to aid in the vaccination efforts through the Kane County Medical Reserve Corps. Staff will be posting information on Village's website and social media to share that information. He thanked Clerk Jureczek for her work and congratulated her on her new opportunity.

- b. Police

Chief Beane is preparing on a summary of the police reform statute that passed both houses last week. He further reported on a serious vehicle versus pedestrian accident involving a vehicle and several teenagers from Pingree Grove that occurred during this evening's meeting.

- c. Finance

Director Plaza thanked everyone for their comments on the DR Horton development. She stated she believes additional residential developments are vital to the Village's commercial and retail development. Finance is continuing to work on yearend accounting, W-2s and 1099s, and getting ready for the budget process.

d. Public Works

Director Doherty indicated the trucks are still running and functioning properly after recent snow events.

e. Engineering

i. Engineer Report

Engineering updates can be found in the Engineer Report. Engineer Gronewold stated that Fehr Graham is still working on the Richard J. Brown intersection closeout. This has been challenging due to COVID delays with IDOT. They are hopeful to complete the project in the month of February. Work on the test well continues to advance.

f. Legal

Attorney Smoron answered questions from the Board about the annexation process.

g. Planning

There was no planning report.

h. Clerk

Clerk Jureczek indicated there is no garbage pickup delay due to today's holiday. The annual Economic Interest Statement process is nearing. Board members should watch for notifications regarding filing deadlines. Clerk Jureczek thanked the Board for Working on making transition for replacement as smooth as possible including providing documentation of procedures and duties.

**10. OLD BUSINESS**

No old business was discussed.

**11. NEW BUSINESS**

Engineer Gronewold indicated that it is very early in the process to be looking for specifics on infrastructure items relating to the future DR Horton development. There will be multiple ways of addressing those issues and the time to do so would typically be further along in the process.

**12. EXECUTIVE SESSION**

No executive session was held.

**13. ADJOURNMENT**

Trustee Pearson made a motion to adjourn the meeting, seconded by Trustee Dulkoski. Roll Call vote determined Trustees: Pearson, Dulkoski, Lemus, Hall, Kubiak, and Hirschbein, answered aye. Roll Call vote passed 6-0. The meeting adjourned at 8:57 p.m.