



PLANNING AND ZONING COMMISSION MEETING MINUTES
Village Hall, 14N042 Reinking Rd, Pingree Grove, IL 60140

Tuesday, February 20, 2018 - RESCHEDULED FROM 2/05/18
6:00 p.m.

1. CALL TO ORDER

Chairman Smith called the meeting to order at 6:00 pm

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all.

3. ROLL CALL

The Roll was called. Answering present were Chairman Smith and Planning Commissioners: Eckert, Lemus, Sutton, Grant, and Book. Commissioner Nowosielski was absent. Also present were: Village Planner Chris Heinen, Village Engineer Stephen Dennison, Village Attorney Dean Frieders, and Village Clerk Dawn Grivetti.

4. PUBLIC COMMENTS

There were no comments from persons present.

5. APPROVAL OF MINUTES

Commissioner Eckert made a motion, seconded by Commissioner Book to approve the Planning and Zoning Commission meeting minutes from November 6, 2017. A Voice vote determined all responded aye, and the motion carried.

6. ITEMS FOR SEPARATE ACTION

A. Approval of Recommendation Regarding DR Horton Cambridge Final Plat and Landscape Plan of Neighborhood A6

B. Approval of Recommendation Regarding DR Horton Cambridge Final Plat Neighborhood A7

C. Approval of Recommendation Regarding DR Horton Cambridge Final Plat and Landscape Plan for Parkside at Cambridge Unit 29

D. Approval of Recommendation Regarding DR Horton Cambridge Final Plat and Landscape Plan for Parkside at Cambridge Unit 30

Village Planner Heinen offered a summarized review of the above referenced items reminding the Commission neighborhoods A6 and A7 are active adult neighborhoods and units 29 and 30 are traditional single family neighborhoods. He informed the Commission parkway trees in neighborhoods A6 and A7 are consistent with an earlier plan for 60 foot spacing, unlike parkway trees in Units 29 and 30 which are now spaced 75 feet apart.

Bruce Mellon of DR Horton/Cambridge was present to discuss stacking at the entrance to neighborhood A7 that was a previous issue with the Commission and Board and has since been addressed. The Commission further questioned the entrances to neighborhoods A6 and A7, asking if gates should be included in the plans for entrances to both neighborhoods.

Planner Heinen reported on the removal of a neighborhood park in Unit 30. It was recommended by the Village to be removed and converted to a residential lot given the proximity to the park site in Unit 29. It was recommended DR Horton/Cambridge submit detailed plans for the park site in Unit 29.

The Commission also questioned the maintenance responsibilities of the gas line easement through Cambridge Lakes North. It was determined the homeowners associations would be responsible for its maintenance.

There being no further discussions, Commissioner Grant made a motion, seconded by Commissioner Sutton to recommend the approval of the Final Plat and Landscape Plan for Neighborhood A6 and A7, and approval of Final Plat and Landscape Plan for Units 29 and 30, subject to:

- 1) Revision of A6 and A7 plans to show access control gates in a format and location acceptable to the Village Planner and Engineer;
- 2) Submission of plans for the neighborhood park in Unit 29, in a format and content acceptable to the Village Planner; and,
- 3) Update to the plats to show that the homeowners association has the maintenance obligation for the gas line easement.

A Roll Call vote determined Chairman Smith and Commissioners: Grant, Sutton, Eckert, Lemus, and Book answered aye. Commissioner Nowosielski was absent. Roll Call vote passed 6-0.

7. OLD BUSINESS

There was no old business discussed.

8. **NEW BUSINESS**

Saleh Property – formerly the Knight-Popplin property. Attorney Frieders presented the proposed concept plan offered by the owner which includes commercial and multi-family uses. Revised plans are forthcoming. Zoning and annexation hearings are proposed for later this spring.

Attorney Frieders further reported the owner of the CL Quickstop property is exploring other options with the property.

9. **ADJOURNMENT**

A motion was made by Commissioner Lemus, seconded by Commissioner Book to adjourn the meeting. A voice vote determined all responded aye, and the motion carried. The meeting was adjourned at 6:26pm