



**MINUTES FOR PINGREE GROVE  
PLANNING AND ZONING COMMISSION MEETING  
VIRTUAL MEETING – ONLINE AUDIO/VIDEO CONFERENCE  
Tuesday, June 8, 2021  
6:00 p.m.**

**1. CALL TO ORDER**

Chairperson Book called the meeting to order at 6:00 pm.

**2. CHAIRPERSON'S STATEMENT OF REMOTE MEETING PROCEDURES**

Chairperson Chris Book stated pursuant to 5 ILCS 120/7(e), this meeting is being conducted by remote audio/video conference without a physically present quorum based on the gubernatorial disaster declaration pertaining to COVID-19 and the Chairperson of this public body determining that a full in-person meeting is not practical or prudent. The Commissioners and staff are participating from different locations using the Zoom video conference platform.

Mr. Book indicated the agenda provides information necessary for the public to join the Zoom meeting remotely by computer or telephone. Public comments were also accepted in advance by voicemail and at the email address [comment@pingreegrove.org](mailto:comment@pingreegrove.org).

Chairperson Book described the development review process of the Planning and Zoning Commission and provided an overview on the workshop format and how members of the public are able to provide comment under the public comment section of the meeting.

**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**4. ROLL CALL**

Clerk Gray called Roll. Answering present were Planning and Zoning Commissioners: Eckert, Grant, Sutton, Schliesmann, Johnson, DeSalle, and Chairperson Book.

## 5. APPROVAL OF MINUTES

- a. Approval of Minutes from September 8, 2020.  
Commissioner Eckert made a motion, seconded by Commissioner Grant to approve Minutes from the September 8, 2020 Planning and Zoning Commission Meeting.

A Roll Call vote determined Commissioners: Sutton, Schliesmann, Johnson, DeSalle, Eckert, Grant, and Chairperson Book answered aye. The Roll Call vote passed 7-0.

## 6. ITEMS FOR SEPARATE ACTION

- a. Workshop: D.R. Horton Proposed Residential Development
  - i. Future Action Requests:
    1. Rezoning upon annexation from R-1 to R-1/R-5 PUD;
    2. Special Use Permit for a Planned Unit Development (PUD);
    3. Conceptual PUD Plan Approval;
    4. Preliminary/Final PUD Plat Approval for Phase 1.

Manager Cook presented a staff report discussing the proposed development plan submitted by D.R Horton for approximately 286 acres. He noted the developer requests approval of rezoning upon annexation, a special use permit for a planned unit development, concept PUD plan, and preliminary and final plats for phase one.

Rich Olson of D.R Horton gave a presentation outlining the location of the proposed development site, its current use and zoning of the surrounding areas. He discussed the Pingree Grove 2015 Comprehensive Plan, referencing the transportation and land use framework maps of the document.

Mr. Olson discussed the proposed layout of various residential housing types, roads, paths, open spaces, and recreational areas throughout the plan, contrasting the revised plan against a prior iteration from July 2020. He noted the revised plan reduced the percentage of townhome units and incorporates a proposed roadway connection to Big Timber Road. Mr. Olson concluded discussing various proposed open space improvements.

Chairperson Book led a discussion between the commissioners, development team of D.R. Horton and Village staff. The discussion centered around items covered in the staff report and comments and concerns brought up by commissioners, including landscaped buffers, traffic and road construction, housing products, site layout, recreational amenities and the facilities serving them.

During discussion, Chris Lester of D.R. Horton confirmed the proposed development would provide its own independent homeowners association and owners in the new development would not have access to amenities provided in other existing developments. He also explained the difference between age-restricted and age-targeted housing products, indicating the units are the same or similar in terms of bedrooms and square footage, predominantly ranch-style although a second-floor option is available, however noting the age-targeted home does not include a deed restriction that confines its future sale. Mr. Lester confirmed there is no clubhouse proposed as part of this development and noted all owners will share in the amenities package. Members also discussed the relationship between the proposed development and existing neighborhoods, expressing interest to see landscape buffering incorporated, to which Mr. Lester agreed to incorporate.

Commissioners discussed timing and alignment of road construction, noting an interest to provide a connection to Big Timber Road as soon as possible and citing concern for potential residential traffic entering from IL-47 and Reinking Road. Mr. Lester indicated a construction traffic plan would be implemented to route traffic from Big Timber Road, once the road is available.

Members continued discussion regarding the availability of water and wastewater treatment to service the development and identified the proposed rental single-family neighborhood as something new in the Village. Some questioned how the added layer of a management company might affect the development and its ongoing maintenance. Mr. Lester commented on his experience developing single-family rental communities in other areas and suggested there could be some level of oversight provided by the HOA to address commissioner's concerns regarding ongoing maintenance obligations. Others suggested an alternate location for the proposed rental single-family neighborhood.

Rich Olson described differences between the stormwater management areas, some of which would feature open water, while others would be planted with native species.

Commissioners continued to discuss future traffic conditions and inquired as to effects that might be seen near Reinking and Damisch and US 20, as well as projections of the traffic study related to nearby arterial roadways.

Chairperson Book asked for further input from commissioners and hearing none, concluded the workshop meeting.

## **7. PUBLIC COMMENT**

Public Comments received via written formats were read by manager Cook. Comments were received from: Kim Hise, Jake Killinger, Jon and Dianne Erpenbach, Tory and Sharon Giammanco, Daniel Ferek, John Dittsworth, Karen Ernst, Kevin and Becky Monahan, and Jennifer Saga.

Chairman Book called for comments from the public. Dale Johnson joined the remote video conference and said the concept of institutional investment dollars going into the single-family rental community management do not provide reassurance for him. Mr. Johnson also questioned how the Village can ensure improvements are properly constructed and expressed concern for construction traffic and noise.

Kristen Lehman requested consideration of a different development name to avoid confusion with the existing Cambridge Lakes neighborhoods.

8. **OLD BUSINESS**

No old business.

9. **NEW BUSINESS**

No new business.

10. **ADJOURNMENT**

At 8:23 pm Commissioner DeSalle made a motion, seconded by Commissioner Eckert to adjourn. A roll call vote determined Commissioners: DeSalle, Johnson, Schliesmann, Sutton, Grant, Eckert, and Chairperson Book answered aye. The roll call vote passed 7-0.