



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

Monday, July 16, 2018
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, Nowosielski, Sutton, Grant, and Book. Also present were: Village Planner Chris Heinen, Village Engineer Dave Burroughs, Village Attorney Dean Frieders, and Village Clerk Dawn Grivetti. DR Horton/Cambridge Homes Representative Bruce Mellon was also present to answer any questions.

4. PUBLIC COMMENTS

There were no comments from persons present.

5. APPROVAL OF MINUTES

Commissioner Sutton made a motion, seconded by Commissioner Lemus to approve the Planning and Zoning Commission meeting minutes from February 20, 2018. 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 for the CL North Neighborhood Park, and Neighborhoods 25 and 29 Pocket Parks

B. Approval of Recommendation Regarding DR Horton Cambridge Final Plat and Landscape Plan for Parkside at Cambridge Unit 31

C. Approval of Recommendation Regarding DR Horton Cambridge Final Plat and Landscape Plan for Parkside at Cambridge Unit 32

D. Approval of Recommendation Regarding DR Horton Cambridge Final Plat and Landscape Plan for Parkside at Cambridge Unit 33

Attorney Frieders informed the Commission of the Village Board's previous discussions regarding the CL North Neighborhood Park. Mr. Mellon and DR Horton's planner/architect addressed the Commission regarding options for the Neighborhood Park. An offer was made by DR Horton to provide bathroom facilities if fewer funds are needed for field development. A consensus of the Commission is to poll the community for their input as to the type of fields sought and amenities available at the park (baseball vs soccer fields; bathroom facilities, etc).

The Commission reviewed the neighborhood pocket parks and neighborhood plats and landscape plans. Discussion included long term plans for plant density on berms, and compliance with planner and engineer's recommendations.

Commissioner Grant made a motion, seconded by Commissioner Eckert to approve plans for pocket parks in neighborhoods 25 and 29; and final plats and plans for neighborhoods 31, 32 and 33, subject to the following comments:

- 1) Revision to comply with all comments of Village Planner;
- 2) Revision to comply with all comments of Village Engineer;
- 3) Submission and approval of address plan after review by public safety agencies, planner and engineer;
- 4) Submission of Neighborhood 33 landscape plan (as per Planner's comments)
- 5) Any revision required to comply with comments of Village Planner regarding N32 landscape plans and berms along Route 72.

A Roll Call vote determined Chairman Smith and Commissioners: Grant, Eckert, Lemus, Nowosielski, Sutton, and Book answered aye. Roll Call vote passed 7-0.

Commissioner Nowosielski made a motion, seconded by Commissioner Sutton to recommend denial of plans for the Neighborhood Park unless the plans are submitted to the public for feedback and returned to the Planning and Zoning Commission for further consideration at the next Commission meeting. A Roll Call vote determined Chairman Smith and Commissioners: Nowosielski, Grant, Eckert, Lemus, Sutton, and Book answered aye. Roll Call vote passed 7-0.

7. OLD BUSINESS

There was no old business discussed.

8. NEW BUSINESS

Concept plans and a proposed annexation agreement for Pioneer Landing will be presented to the Commission soon. No plans have been presented for the CL Quickstop development yet.

9. ADJOURNMENT

A motion was made by Commissioner Sutton, seconded by Commissioner Grant to adjourn the meeting. A voice vote determined all responded aye, and the motion carried. The meeting was adjourned at 7:05 pm.