



**MINUTES FOR PLANNING AND ZONING COMMISSION MEETING**  
**Village Hall, 14N042 Reinking Rd, Pingree Grove, IL 60140**  
Monday, March 20, 2017  
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, Dulkoski, Nowosielski, Sutton, and Book. Commissioner Grant was absent. Also present were: Village Planner Chris Heinen, Village Engineer Dave Burroughs, Village Attorney Dean Frieders, and Village Clerk Dawn Grivetti.

**4. APPROVAL OF MINUTES**

Commissioner Dulkoski made a motion, seconded by Commissioner Eckert to approve the minutes from November 15, 2016 as presented. A Voice vote determined all responded aye and the motion passed.

**5. ITEMS FOR SEPARATE ACTION**

**A. Review and Recommendation Regarding Cambridge Lakes Neighborhood 19 Final Plat and Plan Redevelopment**

There was discussion regarding the landscaping plan and improvements to Thurnau Rd as a north-south through street across the railroad. There are no plans to connect the north and south segments of Thurnau Rd as it would be too costly to reconstruct the railroad grade crossing and the railroad has refused to consider it.

Planner Heinen stated the Neighborhood 19 changes include: townhomes rather than condos; added parking between unit buildings and removal of parking along Aurora Dr. Engineering issues have not yet been addressed. Elevations will be reviewed at a later date. Planner Heinen recommends approval pending completion of issues.

Bruce Mellon, DR Horton representative, arrived at 6:20pm and spoke to some of the issues addressed including plant spacing, watering and the use of disease resistant species.

Commissioner Eckert made a motion, seconded by Commissioner Book to recommend approval of Final Plats for Neighborhood 19B subject to approval by the Village Engineer and review of tree species. A Voice vote determined all Commissioners responded aye, and the motion passed.

**B. Review and Recommendation Regarding Cambridge Lakes Neighborhood 20 Final Plat and Plan Redevelopment**

Planner Heinen reported the revised plan for Neighborhood 20 reduces density by constructing townhomes rather than condos. Engineering issues with this neighborhood are similar to Neighborhood 19B, and have not yet been addressed. Elevations will be reviewed at a later date. There was discussion regarding neighborhood access to Rte 20.

Commissioner Eckert made a motion, seconded by Commissioner Book to recommend approval of Final Plats for Neighborhood 20 subject to approval by the Village Engineer and review of landscaping plans. A Voice vote determined all Commissioners responded aye, and the motion passed.

**6. OLD BUSINESS**

There was no old business discussed.

**7. NEW BUSINESS**

A question was raised regarding any proposed improvements to the Cambridge Lakes North development. Staff responded new information could be presented in three to six months.

**8. ADJOURNMENT**

Commissioner Sutton made a motion, seconded by Commissioner Nowosielski to adjourn the meeting at 6:41 pm. A Voice vote determined all responded aye, and the motion carried.