



**MINUTES FOR PUBLIC HEARING REGARDING  
PETITION REQUEST FOR A ZONING VARIANCE**

**AND**

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

Monday, June 19, 2017

6:00 p.m.

**1. CALL TO ORDER**

Chairman Smith called the meeting to order at 6:02 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, Sutton, Grant, and Book. Commissioners Lemus and Nowosielski were absent. Also present were: Village Planner Chris Heinen, Village Engineer Dave Burroughs, Village Attorney Dean Frieders, and Village Clerk Dawn Grivetti.

**4. OPEN PUBLIC HEARING FOR ZONING VARIANCE FOR PROPERTY**

A. In Consideration of a Petition Request for a Zoning Variance for a Rear Yard Setback and Swimming Pool Height Located at 1425 Evergreen Lane

Dan Manzella, 1425 Evergreen Lane, was present to answer any questions of the Commission. He explained his hardships as being the buried utility lines in his back yard, and the inability to get machinery into his back yard to lower the above ground height of his chosen pool.

The Commission questioned the proposed size of the pool and the location of the pool and deck. The applicant shared a further description of buried utility lines in the property.

**5. CLOSE PUBLIC HEARING**

There being no further testimony or questions from the Commission, Chairman Smith closed the Public Hearing at 6:13pm.

## **6. OPEN PLANNING AND ZONING COMMISSION MEETING**

### **7. APPROVAL OF MINUTES**

#### **A. Approval of Minutes from March 20, 2017**

Commissioner Grant stated he was not present at the meeting on March 20, 2017, and the minutes indicate he was. Clerk Grivetti will amend the minutes. Commissioner Sutton made a motion, seconded by Commissioner Eckert to approve the minutes as amended. A Voice vote determined all Commissioners answered aye and the motion passed.

### **8. ITEMS FOR SEPARATE ACTION**

#### **A. Discussion/Approval of Recommendation Regarding Zoning Variance and Findings of Fact for 1425 Evergreen Lane**

Planner Heinen reviewed the findings of facts of the variance request to determine if a hardship has been met. The Commission agreed the main issues at hand are the buried utility lines and the set back.

Commissioner Nowosielski arrived at 6:21pm.

Commissioner Eckert made a motion, seconded by Commissioner Book to recommend approval of the requested variance for 1425 Evergreen Lane, Pingree Grove, Illinois, for the installation of a swimming pool, as requested, (subject to revisions consistent with the recommendations of the Village Planner and Engineer), and to authorize the Chair to sign findings of fact consistent with this recommendation and the public hearing. A Voice vote determined all Commissioners answered aye and the motion passed.

#### **B. Review and Recommendation Regarding Cambridge Lakes Neighborhood A11B Final Plat and Plan Redevelopment**

Engineer Burroughs presented the plat and plans for Neighborhood A11B in the Carillon Subdivision. He stated the developer has addressed all the engineer's concerns. There was discussion regarding the emergency entrance/exit to Reinking Rd from the north end of the subdivision. There are no current plans to provide full access at this point. Bruce Mellon, representative from DR Horton/Cambridge was present to answer any questions of the Commission. There being no further questions, Commissioner Sutton made a motion, seconded by Commissioner Nowosielski to recommend approval of the Final Plat for Carillon at Cambridge Lakes Neighborhood A11 Phase B, (subject to revisions consistent with the recommendations of the Village Planner and Engineer). A Voice vote determined all Commissioners answered aye and the Voice vote passed.

## **9. OLD BUSINESS**

**10. NEW BUSINESS**

The Village anticipates having a PZC meeting July 3, 2017 to discuss plans for Cambridge Lakes North and the 10<sup>th</sup> Amendment

**11. ADJOURNMENT**

Commissioner Eckert made a motion, seconded by Commissioner Nowosielski to adjourn the meeting at 6:28 pm. A Voice vote determined all Commissioners answered aye, and the motion carried.