

VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
Municipal Complex – Arden Tews Assembly Room
Wednesday, April 15, 2026
at 5:15 PM
Minutes

CALL TO ORDER

The Planning Commission meeting was called to order by Chairperson Jochman at 5:16 p.m.

PRESENT: Chairperson: Mr. Dennis Jochman
Commissioners: Mr. Morris Cox
Mr. Michael Scheibe
Mr. Michael Prince
Mr. Thomas Willecke
Ms. Tracy Romzek

EXCUSED: Mr. Tom Young

Staff: Community Development Director George Dearborn
Associate Planner Daniel Dieck
Village Board Trustee Kate McQuillan

Others: 5 others present

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – March 18, 2026

MOTION: Mr. Cox, seconded by Mr. Scheibe to approve the meeting minutes of March 18, 2026, as presented.

Motion carried 3-0-3 (Mr. Willecke, Mr. Prince, Ms. Romzek)

PUBLIC HEARING

NONE

OLD BUSINESS

1. **Certified Survey Map (CSM) – McGlone Real Estate Properties, LLC – 1700 West American Drive – Parcel 12102300202**

Director Dearborn presented the revised certified survey map for the McGlone Real Estate property. The item had previously been postponed, allowing for further discussion of stormwater management and access issues. He reported that a meeting was held with engineering representatives to review stormwater and site access, and staff recommended approval subject to the conditions outlined in the staff memo.

Village Board Trustee Kate McQuillan, 1405 Wippletree Ln.

Ms. McQuillan shared concerns regarding the existing stormwater conditions near Cottagewood Condominiums and how this project will impact the area. She asked for an explanation of the site plan review process and the public access of the development plan.

Mr. Vic Samaritoni, 1655 Oak Hollow Ln.

Mr. Samaritoni was concerned about the possible impacts to the nearby creek, trees, privacy and screening.

Commission discussion included cross-access and driveway access between proposed lots and the future access considerations from Ethan Way and Cottage Wood Drive. Stormwater management requirements for future development on the lots were also discussed.

Director Dearborn explained that future development on the lots will be subject to Village stormwater requirements and site plan review and each site will be responsible for managing its own stormwater. The CSM creates the lots, while building and site-specific issues will be addressed through later site plan review. Plans and related materials are available for public review.

MOTION: Mr. Cox, seconded by Mr. Scheibe to approve the CSM with the following conditions:

1. A drainage plan with stormwater detention, treatment, and erosion control shall be reviewed and approved prior to approval of the site plan.
2. A note shall be included in the CSM stating that any development may be subject to local numerical and peak flow stormwater requirements.
3. Future access to both Ethan Way and Cottagewood Drive needs to be available in the future. The CSM needs to include an easement for both public roads and an easement between lots 1 and 2 and 2 and 3 needs to be provided to limit access to W. American Drive; any trail crossings by driveways shall meet Village Parks and Recreation Department requirements.
4. A site plan review shall be completed following approval of the CSM and prior to any new construction.
5. All taxes shall be paid prior to recording.
6. A copy of the recorded CSM shall be provided to the Village.

Motion carried: 6-0-0

Director Dearborn noted that the item would proceed to the Village Board on Monday at 6:00 p.m.

NEW BUSINESS**1. EconoLodge Hotel License Renewal**

Director Dearborn reported that the EconoLodge property has improved significantly and is well maintained. He recommended approval of the motel/hotel license renewal, subject to final review and approval by the Police, Fire, and Finance Departments.

MOTION: Mr. Willecke, seconded by Mr. Cox to approve the EconoLodge hotel license renewal for the licensing period of July 1, 2026, through June 30, 2027, subject to Police, Fire, and Finance Department approval. Motion carried: 6-0-0

2. Cobblestone Hotel License Renewal

Director Dearborn reported that the Cobblestone Hotel & Suites was inspected on April 8 and no violations were found. He recommended approval of the motel/hotel license renewal, subject to Police, Fire, and Finance Department review and approval.

MOTION: Mr. Cox, seconded by Mr. Prince to approve the Cobblestone Hotel & Suites license renewal for the licensing period of July 1, 2026, through June 30, 2027, subject to Police, Fire, and Finance Department approval. Motion carried: 6-0-0

OTHER BUSINESS

Development Activity Report

Director Dearborn reported the following:

- No single-family, duplex, multi-family, or commercial permits were issued in March
- Total permit activity for the year remains below the prior year
- Total project valuation to date is lower than the same period last year
- He noted that development activity has been relatively quiet, with economic conditions, financing, and construction costs contributing to slower activity

COMMUNICATIONS

Sustainability Committee

Director Dearborn reported that the Sustainability Committee did not meet due to lack of a quorum.

PUBLIC FORUM

During public forum, a brief discussion occurred regarding recent flooding and stormwater management in the Village and surrounding communities. Staff and Commission members noted the importance of continued engineering review as weather events become more severe and unpredictable.

ADJOURN

At 6:00 p.m., **MOTION:** Mr. Scheibe, seconded by Mr. Cox, to adjourn. Motion carried 6-0-0

Respectfully submitted,

Dan Dieck
Associate Planner

Note: These minutes are not considered official until acted upon at an upcoming meeting; therefore, they are subject to revision.