VILLAGE OF FOX CROSSING
PLANNING COMMISION MEETING
Municipal Complex – Arden Tews Assembly Room
Wednesday, September 16, 2026
at 5:15 PM

Minutes

CALL TO ORDER

The Planning Commission meeting was called to order by Chairperson Dennis Jochman at 5:15 p.m.

PRESENT:	Chairperson:	Mr. Dennis Jochman
	Commissioners:	Mr. Morris Cox
		Mr. Thomas Willecke
		Mr. Michael Scheibe
		Ms. Tracy Romzek
		Mr. Michael Prince
		Mr. Tom Young
EXCUSED:		NONE
	Staff:	Community Development Director George Dearborn
		Associate Planner Daniel Dieck
		Village Manager Jeff Sturgell
	Others:	6 others present

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – August 19, 2026

MOTION: Mr. Willecke, seconded by Mr. Cox to approve the meeting minutes of August 19, 2026, with one correction: the motion approving the minutes was carried **7-0**. Motion carried 7-0-0

PUBLIC HEARING

1. **Public Hearing – Preliminary Plat Chester Fields – 985 Irish Road – Parcel 1210518**

   MOTION: Mr. Cox, seconded by Mr. Scheibe to open the public hearing.
   Motion carried 7-0-0

   Director Dearborn presented the proposed preliminary plat for the Chester Fields subdivision at 985 Irish Road. He explained that the proposed development does not include a road connection to Symphony Boulevard. Water and sanitary sewer service are proposed through an easement from Symphony Boulevard, including a water-main loop. Staff expressed concern that the proposed cul-de-sac configuration would not preserve a future road connection for the remaining property. Staff recommended denial as submitted because the plat did not provide a future roadway connection or reservation consistent with subdivision-planning objectives.

   Public Comments

Paul Freiburg, 1721 Elk Trail - asked about stormwater management and the existing pond/wet area near the proposed development.

Director Dearborn explained that the developer must submit a stormwater-management plan, which is reviewed by the Village's engineering consultant, and that the development must manage stormwater on site without directing runoff into neighboring subdivisions.

John Davel, Davel Engineering, representing the developer - stated that stormwater would be directed southeast and that the stormwater plan had been reviewed and approved by the Village engineer. He stated that the proposed plat meets lot-size and cul-de-sac requirements. He explained that the property owner wished to retain privacy around the existing residence near Symphony Boulevard and did not support extending the roadway through the property. Mr. Davel noted that sanitary sewer and water would be extended through the property, with sewer service provided by gravity because the proposed duplexes would be slab-on-grade structures without basements.

Commission discussion considered whether Lot 6 could be eliminated or redesigned so the roadway could be extended in the future. Staff indicated that preserving an unplatted area or roadway stub to the property line would allow a potential future connection while avoiding an immediate requirement to construct the connection.

The Chair called three times for additional public comment. No additional comments were offered.

MOTION: Mr. Cox, seconded by Mr. Scheibe to close the public hearing. Motion carried 7-0-0

OLD BUSINESS

NONE

NEW BUSINESS

1. **Preliminary Plat Chester Fields – 985 Irish Road – Parcel 1210518**
   Director Dearborn reiterated that staff could support a revised preliminary plat if it provides for a future roadway connection, including elimination or modification of Lot 6 to preserve the ability to extend the proposed road toward Symphony Boulevard.

   Commission members discussed the importance of maintaining long-term development options for the larger property, including future roadway and utility connections.

   MOTION: Mr. Scheibe, seconded by Ms. Romzek to postpone action on the preliminary plat until the next meeting to allow staff, the developer, and the project engineer to revise the plan.

   Motion carried 7-0-0

2. **Zoning Code Update**
   Director Dearborn provided a status update on the Village's zoning code project. He reported that:
   • Laurie Miller is no longer with the consulting firm; Steven Templet will serve as the new primary consultant contact.
   • The project website remains available for public information and comments.
   • A future public-input event is anticipated during the code diagnostics and direction phase.
   • The project schedule anticipates Planning Commission review in April 2027, potential Village Board action in May 2027, and final adoption in June 2027.

- The update will consider ways to simplify the zoning code and address residential development challenges, including housing affordability, setbacks, and development standards.

The Commission emphasized the importance of simplifying the zoning code where feasible.

OTHER BUSINESS

Development Activity Report

Director Dearborn reviewed the August development activity report. For 2026 to date, the Village had recorded five single-family units, no duplex units, and five multifamily units.
Director Dearborn noted that two small commercial projects had been approved and that two subdivisions were progressing with earthwork and utility installation. He also discussed continuing challenges associated with construction costs and housing affordability.

COMMUNICATIONS

Sustainability Committee

Director Dearborn reported on Sustainability Committee activities, including:
- Continued support for the Village community gardens and recognition of significant demand for garden plots.
- Preparation of a recycling sticker/decal for placement on recycling containers.
- Consideration of dark-sky practices and reduced lighting levels as part of the zoning-code update.
- An electronic recycling event scheduled for Saturday, October 10, 2026, from 8:00 a.m. to noon.

PUBLIC FORUM

No additional public comments were presented.

ADJOURN

At 5:56 p.m., **MOTION:** Mr. Scheibe, seconded by Mr. Cox to adjourn. Motion carried 7-0-0

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.