

ORD #260126-1:ORD *Second Reading & Adoption*

AMEND FOX CROSSING MUNICIPAL CODE CHAPTER §435 ZONING

ORDINANCE – REZONE A PORTION OF VACANT PARCEL #1210216 LOCATED ON PRAIRIE LAKE CIRCLE FROM PLANNED DEVELOPMENT DISTRICT TO R-2 SUBURBAN LOW DENSITY DISTRICT

The Village Board of Trustees of the Village of Fox Crossing do ordain as follows:

Part I. Chapter §435, Zoning Ordinance, and the Zoning Map made a part thereof, is hereby amended by rezoning a portion of vacant parcel #1210216 located on Prairie Lake Circle from Planned Development District to R-2 Suburban Low Density District as shown in Attachment 1.

Part II. Approval of the rezoning is contingent upon the following:

1. Approval and recording of the 6th Addendum to the Prairie Lake Condominium Plat.

Part III. All ordinances or parts of ordinances contradicting the provisions of this ordinance are hereby repealed.

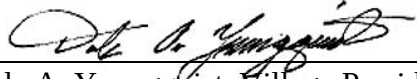
Part IV. Effective Date. This ordinance shall take effect and be in full force from and after its passage and publication or posting according to law.

Date Introduced: January 26, 2026

Date Adopted: February 9, 2026

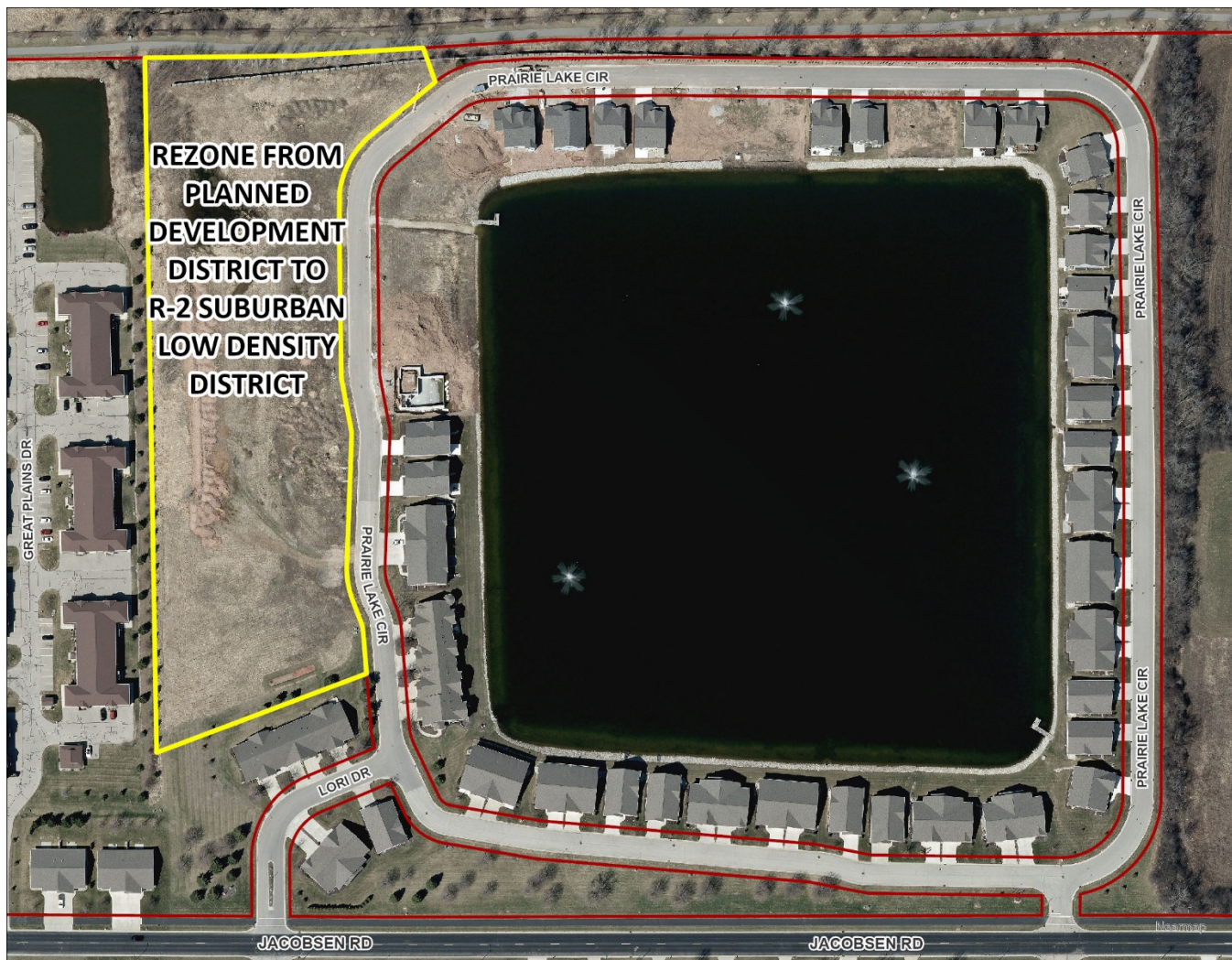
Requested by: George Dearborn, AICP, Director of Community Development

Submitted by: Dale A. Youngquist, Village President


Dale A. Youngquist, Village President


Attest: Chantel M. Jaenke, Village Clerk

An aerial photograph of a residential neighborhood. A yellow boundary line outlines a specific area on the left side of the map. The text "REZONE FROM PLANNED DEVELOPMENT DISTRICT TO R-2 SUBURBAN LOW DENSITY DISTRICT" is overlaid in white capital letters within this yellow-outlined area. The map shows several streets: "PRAIRIE LAKE CIR" at the top, "JACOBSEN RD" at the bottom, "GREAT PLAINS DR" on the left, and "LORI DR" at the bottom left. A large, dark, irregularly shaped pond is located in the center-right of the map. The surrounding area is filled with houses and some undeveloped land. A red line follows the perimeter of the pond and the surrounding residential area.



MEMO

Date: January 14, 2026
To: Village Planning Commission Members
From: Community Development Department Staff
RE: New Business Item 3 – Zoning Change PUD to R-2 Decker

This proposed zoning change from PUD to R-2 for the parcel proposed for Butterfly Way is requested by the developer to address the issue of the original proposed use of this property which was part of Prairie Lake Condominium. The residents in attendance at the original preliminary plat meeting in November of last year were opposed to this project as they understood that another plan had been approved already for more condominiums in this same area.

This rezoning is intended to address this issue. The Village's adopted future land use map shows this area as medium density, and the R-2 is an allowed zoning designation. The developer desires to create a 6-lot subdivision with individual lots outside of the condominium development.

Fox Crossing GIS Map

