

PLAN COMMISSION MEETING

December 11th, 2025

President John Alessia called the meeting to order at 7:00. The Pledge of Allegiance was recited, and a moment of silence was held. Recording Secretary, Dianna Cade called the roll. The members answering the roll call were John Alessia, Greg White, Manny Frausto, Shane Tucker and Jim Konradi. Shane Lawrence participated via zoom. Also present was, Rich Oman, Director of Planning and Development, Craig Hendrix, Engineer /Town Manager and Town Attorney Nicole Bennett.

APPROVAL OF MINUTES:

Mr. Konradi made a motion to approve the regular meeting minutes from November 13th, 2025, seconded by Mr. Frausto and carried by a voice call vote of all ayes. Mr. Lawrence is heard responding aye.

NEW BUSINESS:

PC 25-002 – Stone Mill, Final Plat 1A, 91 lots. – Mark Pall, Manhard Consulting 1 Overlook Point #290, Lincolnshire, IL 60069. David Kirk, Providence 200 W 22nd St, #240, Lombard, IL 60148.

Mr. Pall stated the subdivision has been in front of this board for previous approvals. The developer is ready for final plat for the first phase, 1A. He stated there are ninety-one units. Thirty-five are single family, eighteen duplex units, thirty-eight townhome units (7 buildings). This includes Burr St and two ponds.

Mr. Oman stated everything is on target for this phase.

Mr. White made a motion to accept the final plat for PC 25-002, Stone Mill phase 1A, seconded by Mr. Konradi and carried with a roll call vote of all ayes. Mr. Lawrence is heard replying aye.

Mr. White made a motion to accept the staff report as the Findings of Fact, seconded by Mr. Tucker and carried with a roll call vote of all ayes. Mr. Lawrence is heard replying aye.

PC #25-018 – Replat Lot 11 & 12 7329 McConnell – Jim Brooker, Brooker Contracting. 1827 E Commercial Ave. Lowell, IN 46356

He stated he is working with C&S Concrete to construct a new building for them. They are seeking a replat for lot 11 & 12.

Mr. Hendrix stated the replat is to remove the lot line. No new easements or public improvements.

Mr. White made a motion to accept PC #25-018, final plat, seconded by Mr. Tucker and carried with a roll call vote of all ayes. Mr. Lawrence is heard replying aye.

Mr. White made a motion to accept the staff report as findings of fact, seconded by Mr. Frausto and carried with a roll call vote of all ayes. Mr. Lawrence is heard replying aye.

PC #25-016 – site plan 7329 McConnell C&S Concrete – new building. Jim Brooker, Brooker Contracting.

Mr. Brooker stated they are proposing a new building that will be an office and shop for C & S Concrete.

Mr. Oman stated per staff curbing was added to the parking lot. A SWPP was provided. Staff have discussed lighting with the petitioner. Wall packs are being used on the outside of this building. Possible signage will be installed in the front of the lot, and it will be lit. Mr. White asked if the SWPP stated that the pond to the best of its ability will be able to handle the runoff from the impervious surface. Mr. Oman stated yes. Discussion.

Mr. Tucker made a motion to approve PC #25-018, site plan, 7329 McConell, C&S Concrete, seconded by Mr. Konradi and carried with a roll call vote of all ayes. Mr. Lawrence is heard replying aye.

Mr. White made a motion to approve the staff report as the findings of fact, seconded by Mr. Konradi and carried with a roll call vote of all ayes. Mr. Lawrence is heard replying aye.

PC 25-017 – Rezone Approx 1918 E Commerical out lot. Parcel #45-19-25-227-008.-000-008. Attorney Nathan Vis, 12632 Wicker Ave, Cedar Lake, IN 46303. David Lee, NYBY Development Corp. 1370 Dune Meadows Dr, Porter, IN 46304.

Attorney Vis stated that they are seeking a rezone for property located at approx. 1918 E Commerical Ave. He discussed the concept plan that was presented a few months ago. He passed out to the commission a presentation packet he would be discussing. He stated the parcel is currently zoned PB. His client is proposing to build a high-end mechanic shop on the parcel. This would require a rezone to B2. He indicated the location of the parcel on the map that he gave to the commission members. He also provided a map of surrounding parcels and their respective zoning. He discussed zoning in the area. He discussed the esthetics of the building and the locations that his client has already built in this area. He stated that his clients' Cedar Lake location averages around 150 customers per month or 6-7 customers per day in the 6-day work week for the business. He discussed the layout of the proposed building including bays facing Commerical Ave. He discussed the site plan that was included in the packet. He stated the traffic pattern has been discussed with the staff and this commission. The parking lot is wide open which leads to customers zooming across the lot upon entering. He stated the Commission and staff had asked the petitioner to work with the development owner to address the parking issues. The complex was built 30 or 40 years ago. He stated the discussed each of the enhancements that was agreed upon with the developer and his client.

1. Tar and seal the lot as part of the development of his building. He indicated property lines of the parking lot on a map that are highlighted in red. He stated the portion of the lot to the east is owned by Strack's. His petitioner would tar and seal the portion of lot owned by the developer they are in contract with.

2. Strip and paint. Lot is missing lack of direction and guidance. They are proposing clear painting throughout the lot.

3. Stop signs would be installed and he discussed their proposed locations.

He discussed the entrance off on Route 2's lack of guidance and direction. They have agreed to bollards or concrete medium at the entrance. He stated the developer has easement agreements with some of their tenants which give them limitations on what can be done to that entrance

area and they cannot risk losing parking spaces.

Attorney Vis stated that the first of these four requests could be completed within nine months. He stated there is an attachment to the presentation indicating the outlay of these four parking lot improvements.

President Alessia stated he would like for the bays to not face Commerical Ave. Mr. Lee stated they can do that. Mr. Lee discussed the reason why the building is smaller than initially discussed with the Commission.

Mr. Oman discussed the police accident report stating that the block this complex is on accounts for twenty percent of all accidents in town and personal injury ones. Safety is a major concern for EMS. Staff would like to see curbs and designated lanes. It is safer. Mr. Lee stated per Regency they cannot block access on Route 2 due to easement agreements with Pizza Hut and Centier bank. Attorney Vis stated that Centier bank Chairman, is adamant about not allowing a curb to be run at the access on Route 2 immediately straight down because a significant amount of their traffic immediately turns in and heads down the frontage road into their business. Attorney Bennett asked for copies of the easement agreements. Attorney Vis stated he could provide those. Mr. Oman stated that when the parcel is platted egress/ingress cross access easements can be platted for Centier Bank. Discussion. Discussion on shared parking agreements. Mr. Oman stated the lot is a safety concern. Attorney Vis stated he has not seen the police reports, but the school is across the street. Discussion. President Alessia discussed his opinion and improvements he would like to see. Mr. Lee stated the frontage road would still be open per Regency. Attorney Vis discussed approving the rezone with contingencies. Discussion. Attorney Bennet discussed the legalities of a contingency on a rezone. Attorney Vis suggested use limitations. Discussion ensued.

Mr. Hendrix stated in his opinion the modifications to the lot that the petitioner is suggested are not going to work. Stop signs on private property are not enforceable. Stripping does not always stop cars. Discussion on the proposed improvements. Discussion on parking spaces in this lot. Mr. Hendrix stated that a parking computation needs to be done. Attorney Bennett discussed possible covenants.

Discussion on other parcels that are available. President Alessia and Mr. Tucker stated they would love to have this business in town. Discussion on possible motions.

Attorney Vis asked what other items besides the concrete divider the Commission would like to see so that he can discuss it with Regency. Mr. White stated he would like Regency to participate in discussions with the town. It is their property.

Mr. Hendrix discussed his opinion, stating that as the town engineer, he does not feel any of traffic devices being suggested by the petitioner will work. He believes something more substantial needs to be done. He discussed his drawing that he had put together. He stated it's not just this drive it's the other two entrances also they should be utilized more. Discussion. Attorney Vis asked if this was a TIF district. Mr. Hendrix stated yes. Discussion.

President Alessia opened up the public hearing.

Mr. Tucker made a motion to table petition #25-017, seconded by Mr. Frausto and carried with a roll call vote of all ayes. Mr. Lawrence is heard responding aye.

DISCUSSION:

OLTHOF Homes - Concept Plan - 20 acres located behind Carriage Crossing Sub. 45-19-27-253-017.000-038.

Ed Reckenwall, Kevin Paszko, Todd Olthof, and Fritz Olthof, OLTHOF Homes, 8051 Wicker Ave., St. John, IN 46373.

Mr. Reckenwall stated OLTHOF is here tonight to discuss a potential second project for Lowell. It is a twenty-acre parcel located on the west side of town. OLTHOF feels it is a great location for an active adult community. There was a slide presentation displayed on the monitor.

Mr. Paszko stated the site is a one parcel with twenty acres. He discussed the location of the parcel. The parcel is currently vacant used as farmland. He discussed the town's comprehensive plan. He stated that the parcel is currently zoned R1. He stated no other parcels in this vicinity have that zoning. He discussed the surrounding parcels zoning which vary but are all predominately residential. He stated OLTHOF's opinion is that the varied surrounding zoning has caused this parcel to be land locked. OLTHOF feels it would be appropriate to offer a more transitional piece of product on this parcel due to the diversity of the zoning classes that surround this property. He stated they are proposing forty-six single families attached paired cottages or ninety-two total cottages on 90'x135' lots. The units will have low maintenance, mowing, snow removal, landscape clean-up twice a year and fertilization. HOA would oversee the amenities. The proposed subdivision would connect two stub streets. Lancer St. to the south and Willow St to the north which establishes a new north/south connection to Route 2. Developing this parcel will create new sewer and water connections and allow for looping of systems. OLTHOF realizes there are drain tile issues in this vicinity particularly on the south side of Carriage Crossing. He discussed more locations and stated their stormwater system and detention pond would take care of these issues. Landscape buffer around the east side. He stated if required they would also buffer to the north and south side; however, the uses are similar and does not typically require buffering.

Mr. Paszko discussed the slide being displayed on the monitor and its content which detailed the housing and population data in town. He discussed the product data from the latest four large-scale housing projects. He stated they found the lowest amount of housing in those projects were the paired cottage or duplex units. Discussion. He discussed population growth and age demographics using census data from the last three cycles starting in 2000. He discussed the largest increase in age brackets which were 20-49 and 60-79 age groups. Discussion on the lack of housing in town for the older age groups. They feel the data backs up the need for this type of product.

President Alessia stated the perspective in town is that we do not need anymore of this product. Even though he does not feel that is true. Mr. White is heard saying he agrees. He feels OLTHOF might be of the impression that they are going to ram things through. He stated his opinion is that R2 is best suited for this parcel especially with a proposed Christian School being in this area. Mr. Tucker states he loves this type of product and lives in one. Mr. White discussed his opinions. He also stated he is concerned about the sewer taps that were allocated for this parcel. This would double the amount. He would like to see a study. Discussion. President Alessia asked if OLTHOF had done any studies with single family density. Discussion. Mr. Tucker asked Mr. Hendrix for his opinion on the sewer connection. Discussion. Mr. Hendrix discussed density on this project of approx. 4.8 the other new subdivisions have been at approx. 2.8. Discussion on new home sales and inventory.

Discussion on the other new subdivisions' number of paired cottages. Mr. Hendrix asked if the Commission wanted to keep the R1 zoning. President Alessia stated, R2 or this PUD request. President Alessia does not want mixed. Discussion. Mr. White stated the ponds would need to be combined. It must be a regional pond. Discussion on a percentage for allowing mixed use of single family and paired cottages. Discussion on single family up against the single family in Carriage Crossing. OLTHOF will look at some options and reach out to staff and commission.

OLD BUSINESS: NONE

DISCUSSION:

PUBLIC COMMENT: Nothing further is heard in person or online.

ANNOUNCEMENTS: Next regularly scheduled meeting will be held on January 8th, 2026

ADJOURNMENT

With no further comments or questions, Mr. Tucker made a motion to adjourn the meeting at, 8:30pm, seconded by Mr. Konradi and carried by a voice vote of all ayes.

John Alessia, President

Manny Frausto, Secretary