

LOWELL PLAN COMMISSION MEETING

July 11th, 2024

President John Alessia called the meeting to order at 7:00pm. The Pledge of Allegiance was recited. Recording Secretary Dianna Cade called the roll. Members answering the roll call were Greg White, John Alessia, Daniel Smith, Jim Konradi, and Shane Tucker. Shane Lawrence and Manny Frausto were absent. Also, present was Rich Oman, Director of Planning and Development, and Town Attorney Nicole Bennett.

APPROVAL OF MINUTES:

Mr. Tucker made a motion to approve the meeting minutes from June 13th, 2024, seconded by Mr. White and carried with a voice vote of all ayes.

OLD BUSINESS: None

NEW BUSINESS:

PC #24-020 – Kingston Ridge- Final plat – Phase 3.

Todd Kleven, Director of Land Acquisition, Lennar Homes. 1700 E. Golf Road, Schaumburg, IL 60173. Mr. Kleven introduced Luke Fricke, former assistant of Planning for Crown Point, as a new member of the land acquisition team of Lennar.

Mr. Kleven stated they are here tonight to finalize the last phase of Kingston Ridge. Mr. Kleven discussed a meeting he had earlier with the staff regarding some current issues on the phases that presently have homes being constructed in.

Mr. Kleven stated the final phase consists of 240 homesites. He stated this phase also includes the final connection to Austin Ave. He continued they are hoping to it paved out by the end of this year. All infrastructure will be bonded with a letter of credit. It will be a performance in the amount of \$9.9. Discussion.

President Alessia asked about a timeline for completion of subdivision. Mr. Kleven stated it was underwritten for 12 per month. We are waiting on NIPSCO to hook up the electricity to get the homes operating. Once that happens, the sales should pick up. We have 8-9 sold currently. He suspects they will be horizontal by March of 2026. Discussion on pool house, which should be open by Memorial Day 2025. Mr. Smith asked if all the roads in this phase will be done by the end of the year. Mr. Kleven stated in this phase the connection to Austin will be 100% built out. He is not sure all the asphalt in this phase will be done by then, but by Spring of 2025 for sure. Mr. Kleven stated all construction activity will be rerouted to Austin Ave.

Mr. Tucker made a motion to approve the PC #24-020, final plat phase 3 Kingston Ridge, seconded by Mr. White and carried with a roll call vote of all ayes.

Attorney Bennett asked Mr. Kleven to clarify that the entrance on the east side of Cline that has some breakdown will be repaired. Mr. Kleven stated yes it will be addressed and repaired this year. Mr. Kleven stated the surface coat slid on the binder and did not adhere. It was due to truck traffic. This will be patched. If the fix does not work it will be discussed with land development.

Mr. White made a motion to accept the staff report as the Findings of Fact, seconded by Mr. Konradi and carried with a roll call vote of all ayes.

DISCUSSION: Freedom Lakes Subdivision. = Nathan Vis, Attorney at Law, 12632 Wicker Ave. Cedar Lake, IN. He is here with his client, Tim Einspahr.

He stated they would like to present a concept plan for a proposed PUD Development. Attorney Vis distributed a drawing to the members. He stated it is approx. 141 acres that is diagonally opposite Freedom Park.

Attorney Vis stated that his client was here in the past to propose a small residential development on part of it. He stated they have reviewed the communities that are getting built in this area, spoke with DVG, and reviewed the natural resources on this parcel and they are very excited about the proposed PUD development. They are here to present the concept to the members of the PC tonight. He stated it is a wide variety of mixed uses. He discussed a brief overview of the parcel's topography and ponds. He directed the Board to page 3 which displays the 4 types of products they have in mind. He indicated the location for each one of those products.

122 single family R2 lots 80x140.

variety of townhomes – located by high tension wires- they would be back loaded townhomes
single family cottage homes 50x130

paired villas Discussion. He discussed ingress/egress on Cline. He stated the total density would be 2.6 units per acre. He stated this is right in line with other developments. He discussed the lift station. He stated staff indicated that the lift station would not be required to service any future growth. If there is a need to enlarge the lift station, they would need to discuss funding. Attorney Vis suggested a revenue source for the town would be a residential TIF and then an agreement for cost sharing. Attorney Vis stated staff mentioned that Freedom Park does not have sewer run to it, this would be an opportunity for a cost sharing project to get the sewer to the park. He stated the total unit counts is 308 on approx. 142 acres. He has talked to Ms. Bennett regarding the PUD ordinance format. Discussion on PUD's. President Alessia stated he would ask staff to make sure that the density is consistent with what has recently been approved. Mr. White asked if there was a drainage study that extends from the park through regulated drain that supports the water that is going to be coming off this projects impervious surface? Discussion on ponds, drainage and HOA. President Alessia asked how many entrances off Cline there will be. Attorney Vis stated 2 one to the north and one to the south. Discussion on the proposed two phases. Mr. Oman stated there are 3 entrances. Discussion. Mr. White stated the stub streets need turnarounds for snow plowing. Discussion on street widths in Heritage Falls.

Mr. Einspahr discussed the drainage calc that was done previously. Discussion.

Attorney Vis asked if there were any other concerns from the Commission. None were heard.

PUBLIC COMMENT: None is heard in person or on-line.

ANNOUNCEMENTS: Next regularly scheduled meeting will be held on August 8th, 2024

ADJOURNMENT

With no further comments or questions, Mr. Tucker made a motion to adjourn the meeting at 7:30pm., seconded by Mr. Konradi and carried by a voice vote of all ayes.

John Alessia, President

Manny Frausto, Secretary