

LOWELL PLAN COMMISSION MEETING

May 9th, 2024

President John Alessia called the meeting to order at 7:05pm. The Pledge of Allegiance was recited. Recording Secretary Dianna Cade called the roll. Members answering the roll call were Greg White, John Alessia, Shane Lawrence. Daniel Smith, Jim Konradi, and Shane Tucker. Manny Fausto was absent. Also, present was Rich Oman, Director of Planning and Development, and Town Attorney Nicole Bennett.

APPROVAL OF MINUTES:

Mr. Lawrence made a motion to approve the meeting minutes from April 11th, 2024, seconded by Mr. Tucker and carried with a voice vote of all ayes.

OLD BUSINESS: None

NEW BUSINESS:

PC # 24-014 – Kingston Ridge – Final Plat Phase 2. 50 lots – Lennar Homes.

Tom McSharry, Lennar Homes, 1700 E Golf Rd. Schaumburg, IL. Mr. McSharry stated he is here tonight to petition for a final plat approval for Kingston Ridge Phase 2. It contains 50 single family home sites. This is phase 2 of a 3-phase project.

Mr. Konradi asked if there were any changes from the original plat? Mr. McSharry stated no.

Mr. White asked what the time frame was for getting Middleton Dr. across to Austin St. Mr. McSharry stated weather and material pending it hopefully will be done in 2024. There are a lot of deep sewers that need to go in. The sewer contractor will be finishing up a few other of their jobs and then they will spend the rest of the year in Kingston Ridge. Mr. White stated he is concerned about the intersection of Nicholas St. and Route 2 and would like to see this road put in asap. Mr. Smith asked for reference where phase one was on the large map that was displayed on the monitor. Mr. Oman indicated on the same map the locations of phase 1 and 2. President Alessia asked to see on the map where Austin St was. Discussion. Mr. Konradi asked if once the homes on the east side are completed if the construction traffic would move to the west. Mr. McSharry said yes. The construction access would be off Austin St.

Mr. Oman stated there is a performance bond in place for Austin St. in case the housing market deteriorates. He stated in this phase all sewers are in, road compaction tests were done. Everything is in for improvements. He stated tonight the maintenance bond amount will need to get approved. He stated the particulars are part of his staff report. The maintenance bond amount is \$445,232.91

Mr. Konradi made a motion to approve PC #24-014, final plat Kingston Ridge, Phase 2, seconded by Mr. Tucker and carried with a roll call vote of all ayes.

Mr. White made a motion to accept the maintenance surety amount of \$445,232.91, seconded by Mr. Konradi and carried with a roll call vote of all ayes.

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.

PC #24-15 – Preliminary Plat Jimmy John's – 1651 E Commercial Ave. - A petition to consider a preliminary plat approval in accordance with §155.193 Major Subdivision for a parcel within the Town boundaries of Lowell, IN., has been filed by Diya Sandwich Lowell, LLC, DBA: Jimmy Johns, 516 Gene Darfler Ct. Naperville, IL 60565. This is for property located at approx. 1651 E Commercial Ave. Parcel # 45-19-24-380-022.000-008.

Nikoletta Scarlatis, Project Architect, Scarlatis & Assoc. 5045 West 127th St, Crestwood, IL.
Sanjeev Khatau, Developer, and owner of DIYA Sandwich.

Ms. Scarlatis stated they are requesting preliminary plat, final plat, and site plan approval for a proposed Jimmy Johns at 1651 E Commercial Ave. She stated the building is 1315 square feet, one story masonry building on approx. 16,000 square feet of land. It will be a drive-thru, fast-food restaurant. She stated they have submitted preliminary engineering, landscape plan, preliminary and final plat along with a few other required documents.

Mr. Konradi asked if there is inside seating. Ms. Scarlatis stated yes. She stated there is also an exterior patio with a fence around it.

President Alessia opened up the public hearing.

Rachel Ritter, 1662 Heritage Dr, Lowell, IN. Mrs. Ritter stated her house is directly behind this property. She stated they have lived here for 18 years. She stated when they moved there the parcel in question was a bed and breakfast. This afforded them being close to the shops and restaurants and yet it was peaceful and quiet without any car traffic. She asked if there would be a barrier between her and this building. Ms. Scarlatis stated the rear of the building will have a detention pond and large evergreen trees. These specific trees were requested by the town. There will also be a new wood fence installed. Discussion. Mrs. Ritter stated they are concerned about the drive-thru and excessive noise and the traffic congestion since it is right across from Dunkin'. President Alessia stated that there is an item on the agenda tonight for a road behind KFC & Dominos. Town Staff is trying to alleviate traffic issues on the south end. Mr. White stated it is an alley that he would like to see go all the way through like Walgreens & Aldi. Mrs. Ritter asked to be shown the location of the drive-through. Ms. Scarlatis indicated on the map the exact location. Mrs. Ritter stated the noise in the rear will echo to their bedroom window. Closing time will be 9pm. Not all the locations have a drive through, this is a new feature. Discussion. Mrs. Ritter asked about the lighting plans for the proposed Jimmy Johns. Ms. Scarlatis discussed the photometric plan. Mr. Oman stated there will be shields on the lights. Mr. Oman stated the plan shows .2 and .3 foot-candles along the back line. He stated that they must keep 1 foot candle on in the parking lot per town ordinance so that people can see. Mr. Khatau is heard stating the lights will be off when the business is closed. Mrs. Ritter asked about the dumpster. Ms. Scarlatis stated there is a buffer from Mrs. Ritter's property to the dumpster. Mrs. Ritter stated that her rear yard does flood what are the plans for the stormwater. Ms. Scarlatis stated that a civil engineer had designed the detention system. She continued that anything that overflows on their property will go into the pond. Mr. Oman discussed the flow of the stormwater for the site. Mr. Oman stated they are retaining all their stormwater on their property.

No other remonstrances were heard in person or online. President Alessia closed the public hearing.

Mr. Smith made a motion to approve PC #24-015, preliminary plat for Jimmy Johns Sub, seconded by Mr. White and carried with a roll call vote of all ayes.

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.

PC #24-16 – Final Plat – Jimmy John’s – 1651 E Commercial Ave.

Mr. Oman stated the petitioner is dedicating 5’ of ROW. Route 2 is an arterial street. The ROW is 40 ft. The existing ROW is 35 ft. making the additional 5’ required. All the setbacks are platted according to our requirements for their zoning.

Mr. Smith made a motion to approve PC #24-016 final plat Jimmy Johns Sub, seconded by Mr. Tucker and carried with a roll call vote of all ayes.

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.

PC #24-017 – Site Plan – Jimmy John’s – 1651 E Commercial Ave.

- Mr. Oman stated the sidewalk by the menu board was extended per staff for connectivity to the entrance on the side from the parking lot.
- storm sewer- site is retaining on site with the pond in the back before they release to the states storm sewer.
- photometric – more light on the side and back they will use shields.
- building elevations were discussed.
- landscaping- staff requested trees/bushes moved from the side by Speedway to the rear. No interconnection between Speedway or the bank.
- curb basins were removed and catch basins will be installed in the grass area. Water will run through the curb into the grass. They will be storing in the pond. The parking lot will be tapered outward to the curb. Water in the north will go to the pond, water to the east to the catch basin and to the west side north and south.
- Existing road cut on route 2 which is on the western end will be the only entrance/exit. You will be able to turn left from route 2. Left and right turn leaving also.
- Pending state approval for the permit, building would start in July.
- signage will be

Mr. White made a motion to approve PC #24-017, site plan Jimmy Johns, seconded by Mr. Konradi and carried with a roll call vote of all ayes.

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.

PC #24-018 – Site Plan – parking lot improvements - 1682-1692 E Commerical Ave. – KFC & Jim Brooker

Brian Robinson, KFC, 1692 Commercial Ave. He stated he was here to answer any questions. President Alessia stated that he was very excited about this project. Mr. Robinson stated he is also; it has been 44 years in the making. His dad built the building in 1980. Discussion on KFC tight turn in the drive-through.

Mr. Oman demonstrated on the map that was displayed on the large monitor the existing entrance to KFC. He stated that will be closed and a new entrance will be on the south side, it will run along the south side of his property and connect and go south of domino’s pizza. KFC will be putting in more parking spaces and a wider drive-through. Behind 1682 Commercial there will be curb added and

then the roadway will dive into their existing pavement. All the grades per the plan work. Discussion on grades and stormwater. Burr St will be classified as an arterial street once it gets extended to Belshaw by Providence for their new subdivision which will happen this year or by middle of next year. Mr. Robinson stated he has had the rendering since 2001 for this upgrade to his property. Discussion.

Mr. White made a motion to approve PC #24-018, parking lot improvements for 1682 & 1692 Commerical Ave., seconded by Mr. Lawrence and carried with a roll call vote of all ayes.

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.

DISCUSSION:

Discussion on extending this new roadway at 1682/1692 to Joe Martin.

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

ANNOUNCEMENTS: Next regularly scheduled meeting will be held on June 13th, 2024.

ADJOURNMENT

With no further comments or questions, Mr. Tucker made a motion to adjourn the meeting at 7:45pm., seconded by Mr. Konradi and carried by a voice vote of all ayes.

John Alessia, President

Manny Frausto, Secretary