

**LOWELL PLAN COMMISSION
MEETING, July 14th, 2022**

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

APPROVAL OF MINUTES:

Mr. White made a motion to approve the regular meeting minutes from June 9th, 2022, and the special meeting minutes from June 30th, 2022, seconded by Mr. Konradi and carried with a roll call vote of all ayes.

OLD BUSINESS: NONE

NEW BUSINESS:

PC #22-010 – Final Plat, Lowell Animal Hospital – 17615 Morse St.

The petitioner was to participate via zoom. They were not currently on line.

Mr. White made a motion to take petitions out of order, seconded by Mr. Tucker and carried with a voice vote of all ayes.

PC #22-012 - PRELIMINARY PUD PLAT -Approx. 18524-18528 CLINE AVE (4 parcels) - preliminary PUD plat petition on parcels within the Town boundaries of Lowell. Petition has been filed by Lennar Homes, 1700 East Golf Road Suite 1100, Schaumburg, IL 60173 for property located at approx. 18524-18528 Cline Ave., 45-19-27-401-001.000-037, 45-19-27-300-003.000-037, 45-19-27-451-001.000-037 and 45-19-27-287-011.000-038. The four parcels consist of approximately 157.39 acres and are currently zoned a PUD.

Attorney Jim Wieser, representing Lennar Homes. Wieser and Wyllie, 459 Lincoln Hwy., Schererville, IN. He appeared via zoom.

Attorney Wieser stated he sent in on Monday a request for a deferral to the next regularly scheduled Plan commission meeting in August for this petition. He stated as he understands it the staff has requested some engineering updates that were discussed with his client relatively close to this meeting and the engineers were not able to get all the responses and changes updated.

Mr. White made a motion to continue petition PC #22-012, preliminary plat, until August 11th, seconded by Mr. Konradi and carried with a voice vote of all ayes.

PC #22-010 – Final Plat, Lowell Animal Hospital – 17615 Morse St. – Petitioner is still not on the zoom call.

President Alessia called the petitioner for PC #22-010 and asked if he was planning on logging in. The petitioner stated he was working on it.

Mr. Jason Bergwerff, Apex Design Build, Rosemont, IL. He asked the Board what they needed from him. Mr. Oman stated an overview of what their request is for. Mr. Bergwerff discussed his petition and the variances that were previously approved. Mr. Oman stated it is a one lot subdivision. He stated the variances are on the plat as we requested. They were front yard setback and parking standards. There was also a special use granted by the town council.

Mr. White made a motion to approve PC #22-010, final plat Lowell Animal Hospital, seconded by Mr. Konradi and carried with a roll call vote of all ayes.

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

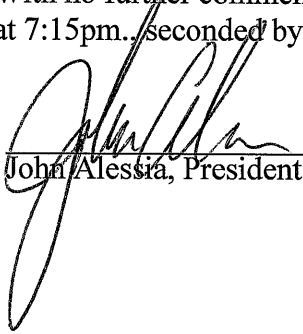
DISCUSSION: NONE

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

ANNOUNCEMENTS: Next regularly scheduled meeting will be held on August 11th, 2022

ADJOURNMENT:

With no further comments or questions, Mr. Konradi made a motion to adjourn the meeting at 7:15pm., seconded by Mr. White and carried by a voice vote of all ayes.



John Alessia, President

John Gruzka, Secretary