

**LOWELL PLAN COMMISSION MEETING  
OCTOBER 10, 2013**

President Kelley called the meeting to order at 7:00 P.M. The Pledge of Allegiance was recited. Recording Secretary Gena Knapp called the roll. Members answering the roll call were Richard Kelley, James Konradi, Eli Carras, Craig Earley, Robert Philpot, Don Parker and Matt Felder. Also present were Building Official Tom Trulley, Town Attorney Nicole Bennett, Planning Consultant Jim Mandon, and one citizen.

**APPROVAL OF MINUTES**

Mr. Carras made a motion to approve the September 12, 2013 regular meeting minutes, seconded by Mr. Philpot and carried with seven ayes.

**PUBLIC HEARING**

PC #13-0016 – Town of Lowell – Amend the Schedule of Fees, Title 1, Chapter 11, Section 157 – Mr. Mandon stated we were going to provide some sort of comparison, but instead of the fees that were sent, Mr. Trulley put together a sample of an average house to give you some indication of what the old fees were, and what the new fees would be. As you can see, it is still reasonable. Mr. Trulley stated the recommendation is the list of fees that is marked up, but the single page is a sample of what it would cost with the new fees for a new home. When we met with the financial consultant, he had said that there is an opportunity this year to reduce the sewer tap-in fees so that we could raise the building fees because they have not been done since 1994. We did not bring them up to what everyone else charges because if we do it gradually, it will not be as hard. Mr. Kelley opened the public hearing. With no one to speak for or against the petitioner, Mr. Kelley closed the public hearing. Mr. Carras made a motion to approve the changes to the schedule of fees and to forward a favorable recommendation to the Town Council for the changes, seconded by Mr. Parker and carried with seven ayes.

**NEW BUSINESS**

PC #13-0018 – Town of Lowell – Final Plat Approval to construct forty new townhomes in Providence Subdivision – Kris Anderson, Town of Lowell, 700 Spring Drive, Lombard, IL, stated the property adjacent to the current townhome community has been rezoned to allow for forty new townhomes to be built and we are now just needing the final plat approval for the project. Mr. Trulley stated everything has been submitted and approved by the engineers, IDEM, and the staff. They have the mylars done, but at this time they do not have a bond because the bank is holding them up. Ms. Anderson stated the bond should be here in a couple of weeks. Mr. Trulley stated they are asking for approval contingent on the bond being approved by the attorney, and once that happens, we can sign off on the mylar and get it recorded. Mr. Mandon stated this was a subject of at least three meetings of the staff, and one of the things we were concerned about were the detention ponds in that area, and to make sure that they were properly maintained and engineered correctly. Mr. Parker asked if that had been done. Mr.

Trulley stated they are starting. Mr. Mandon stated that would also be covered by the bond. Discussion followed regarding where exactly the ponds were. Mr. Kelley asked who would be maintaining the ponds. Mr. Parker stated the bigger issue was that they were not done correctly in the first place. Mr. Mandon stated that is part of the public improvements that will be covered by the bond. It is typical that the bond not be present at the time of final approval to make sure that the dollar amount is not going to change based on the scope. Mr. Parker asked if Mr. Kelley's question of who will maintain the ponds could be answered. Ms. Anderson stated ultimately it would be the homeowner's association that maintains them. Mr. Trulley stated that is already in their covenants, which is recorded. Discussion followed about the retention pond that was eliminated. Mr. Parker made a motion to grant the final plat approval subject to a bond or letter of credit being submitted in a form approved by the Town Attorney, and also to authorize the President of the Plan Commission to execute the mylar once the bond is submitted and approved by the Town Attorney. The motion was seconded by Mr. Konradi and carried by roll call vote with seven ayes.

Mrs. Knapp stated that we do have the Findings of Fact for the Fee Schedule changes, which needs to be reviewed and voted on tonight so that it can be passed on to the Town Council. Mr. Earley made a motion to approve the Findings of Fact for the Fee Schedule changes, seconded by Mr. Konradi and carried by roll call vote with seven ayes.

Mr. Parker stated some time ago Mr. Mandon had brought up implementing some new standards for retention ponds, and asked if that was still being looked at. Mr. Trulley stated the Stormwater Management Board has been working on that. They are getting something together to present to the Council. Mr. Parker asked if that was going to be passed through Mr. Mandon first. Mr. Mandon stated he could look at it, but there would be no recommendation made from him. Mr. Parker asked if Mr. Mandon could look at it just to get his opinion. Mr. Mandon stated he could, but those standards will be going straight to the Council once the Stormwater Management Board gets them together. Mr. Parker asked if there was an expected date that would be presented. Mr. Trulley stated he was not sure, but could check.

## **ADJOURNMENT**

With no further questions or comments, Mr. Felder made a motion to adjourn the meeting at 7:13 PM, seconded by Mr. Parker and carried with seven ayes.

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Richard Kelley, President

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Elias Carras, Secretary

