



TOWN OF
LOWELL
CULTIVATING COMMUNITY

501 East Main Street • Lowell, Indiana 46356 • P: 219-696-7794 • Fax: 219-696-7796

<https://us02web.zoom.us/j/5335310327?pwd=b3ZnQnV3UGtvOTltQkpKRURNQWVrQT09>

Meeting ID: 533 531 0327

Passcode: 000000

+1 312 626 6799 US (Chicago)

LOWELL PLAN COMMISSION

AGENDA

APRIL 14TH, 2022

7:00 PM

- I. CALL TO ORDER:**
- II. PLEDGE OF ALLEGIANCE:**
- III. ROLL CALL:**
- IV. APPROVAL OF MINUTES – March 10th, 2022**
- V. OLD BUSINESS:**
- VI. NEW BUSINESS:**

PC #22-004 – FINAL PLAT - application for a final plat approval for a 2-lots in J2 Addition in accordance with §155.193 Major Subdivision for a parcel within the Town boundaries of Lowell, IN has been filed by Ronald Vankalker, 2109 Vankalker Dr., Crete, IL 60417. This is for property located at approx. 17151 Morse St. Lowell, IN., Parcel numbers: 45-19-14-426-001.000-008, 45-19-14.401-001.000-008, 45-19-14-200-011.000-008.

PC #22-005 - REZONE Petition to consider an application to request a zone change for a parcel from B1 to TC (Town Center). Petition has been filed by James and Samantha Brooker, 17316 Camelot Dr., Lowell, IN. This is for property located at 725 E. Commercial Ave. Parcel # 45-19-23-455-019.000-008

- VII. DISCUSSION:**
- VIII. PUBLIC COMMENT:**
- IX. ANNOUNCEMENTS: Next regularly scheduled meeting is on 5/12/22**
- X. ADJOURNMENT:**

PLEASE NOTE: This notice was posted at the Lowell Town Hall on revised on Tuesday, April 12th, 2022, and hand-delivered and/or e-mailed and/or faxed to the following: Lowell Plan Commission Members, Staff Members, Town Attorney, The Post-Tribune, The Times, The Lowell Tribune, LC Star, and Z107.

The Town of Lowell prohibits discrimination in all its programs and activities based on race, color, sex, religion, national origin, age, disability, marital status, familial status, parental status, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance program.

1150555555

FEB 16 2022

TOWN OF LOWELL

PC 22-004

FINAL PLAT PETITION
(Residential / Single Family)
LOWELL PLANNING COMMISSION

2/17/22 Date of Filing Fee Paid 125
 _____ Proof of Ownership Receipt No. _____
 _____ Subdivision Petition (10 copy)
 _____ List of Abutting Property Owners
 _____ Filing Fee: \$100.00 plus \$5.00/unit (Lowell Code 11.160; Ordinance 2005-30)
 _____ Engineering Review Fee: 0.625% of the total value of all site improvements.
 (Lowell Code 11.160; Ordinance 2005-30)

Name of Petitioner: Ronald Vankalker

Mailing Address: 2109 Vankalker Drive Phone: (708)878-1395
Crete, Illinois 60417

Name of Owner: Lambert, Jerry E. & Joanne L. Trs of The Lambert Family Charitable
Trs dtd 12/16/09

Mailing Address: 12801 Iowa St. Phone: _____
Crown Point, IN 46307

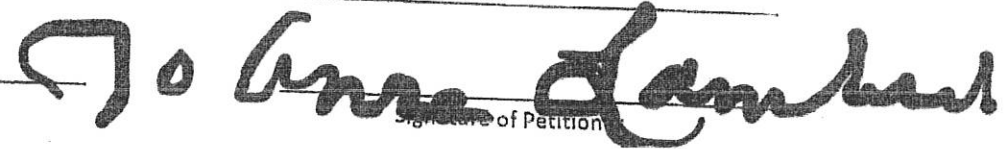
Address Subdividing: 3 parcels - intersection north of 171st @ Morse Street
Parcel # - 45-19-14-401-001.000-008; 45-19-14-200-011.000-008; 45-19-14-426-001.000-
Legal Description: attached (attach sheet if necessary) 008

Request Final Approval of: 5-lot subdivision

Present Use: vacant

Reason for Request: subdivide 5-lot sub

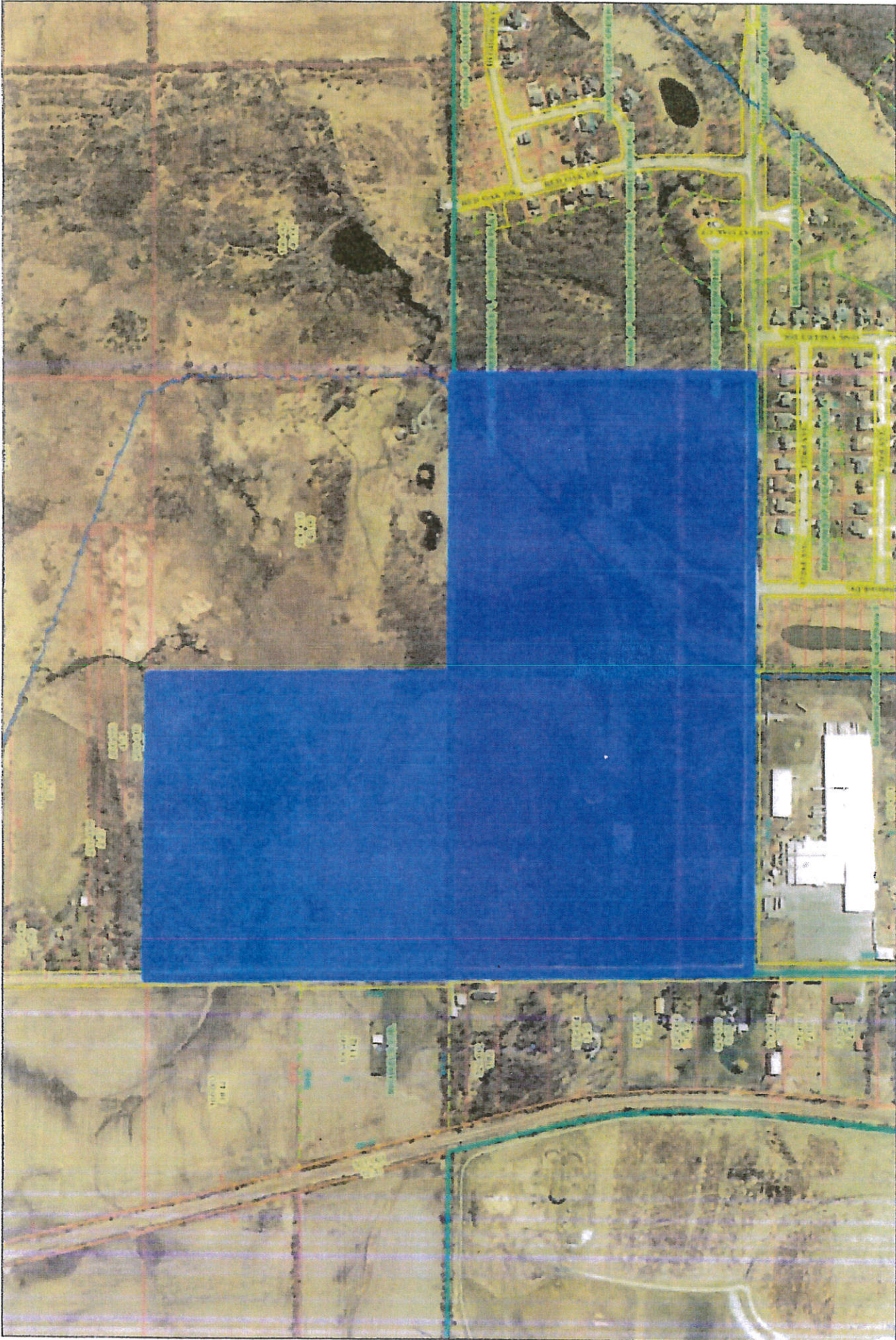
Proposed Usage: residential (part) business (part)

2/11/2022 Date 
Signature of Petitioner

J2 Addition to Town of Lowell, Indiana

DESCRIPTION: (LAKE COUNTY PARCEL NUMBERS: 45-19-14-426-001.000-008, 45-19-14-401-001.000-008 AND 45-19-14-200-011.000-008)

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14 TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, CONTAINING 120 ACRES MORE OR LESS.



Enter Map Title...
Web Print: 02/10/2022



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RECEIVED

MAR 18 2022

April-
PC 22-005

STATE OF INDIANA
COUNTY OF LAKE

TOWN OF LOWELL

Date: 3/18/22
Fee: \$100
Receipt #: _____

TO: TOWN OF LOWELL, 501 E. MAIN ST., P.O. BOX 157, LOWELL, IN.
LOWELL PLAN COMMISSION

APPLICATION FOR ZONE CHANGE

Address of property or general location: 725 E Commercial Ave

(Attach complete legal description - copy of deed or survey required)

Current Zoning: B-1 Request to: Town Center

Proposed Use: Mix use Commercial / Residential

Area of Ground: _____ Acres: .3

1. Submit with this application, a plat showing the property in question and proposed use.
2. A legal description of the property in question.
3. A list of names and addresses (certified by a Title Company, or the County Auditor) must be furnished. The list must include all owners of land immediately adjacent to, or across any public street or alley from said property, and any other property owners the Board determines would be affected.

Petitioner: James and Samantha
(Please Print) Brooker

Owner: Lowell Properties, LLC

Address: 17316 Camelot Dr Lowell

Address: 17316 Camelot Dr Lowell

ZIP: 46356

ZIP: 46356

Phone: 219-671-6312

Phone: 219-671-6312

Being first duly sworn upon _____ oath, do hereby declare that the facts and figures set forth in the above petition are true to (my, our) information and belief, and that (I, we) (am, are) submitting such facts and figures to the Lowell Plan Commission for the purpose of this request for the above described real estate.

Signature(s) of Petitioner(s)

Signature(s) of Petitioner(s)

James M Brooker

Samantha M Brooker

STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, a Notary Public in and for said county and state, personally appeared the above petitioner(s) and owner(s) and acknowledged the execution of the above and foregoing instrument to be ___ voluntary act and deed for the uses and purposes therein mentioned.

Dated this 18 day of March, 2022

MY COMMISSION EXPIRES: 1/7/30

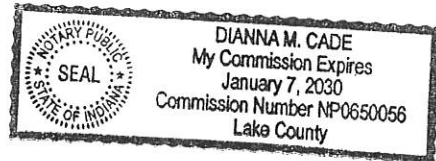


NOTARY PUBLIC

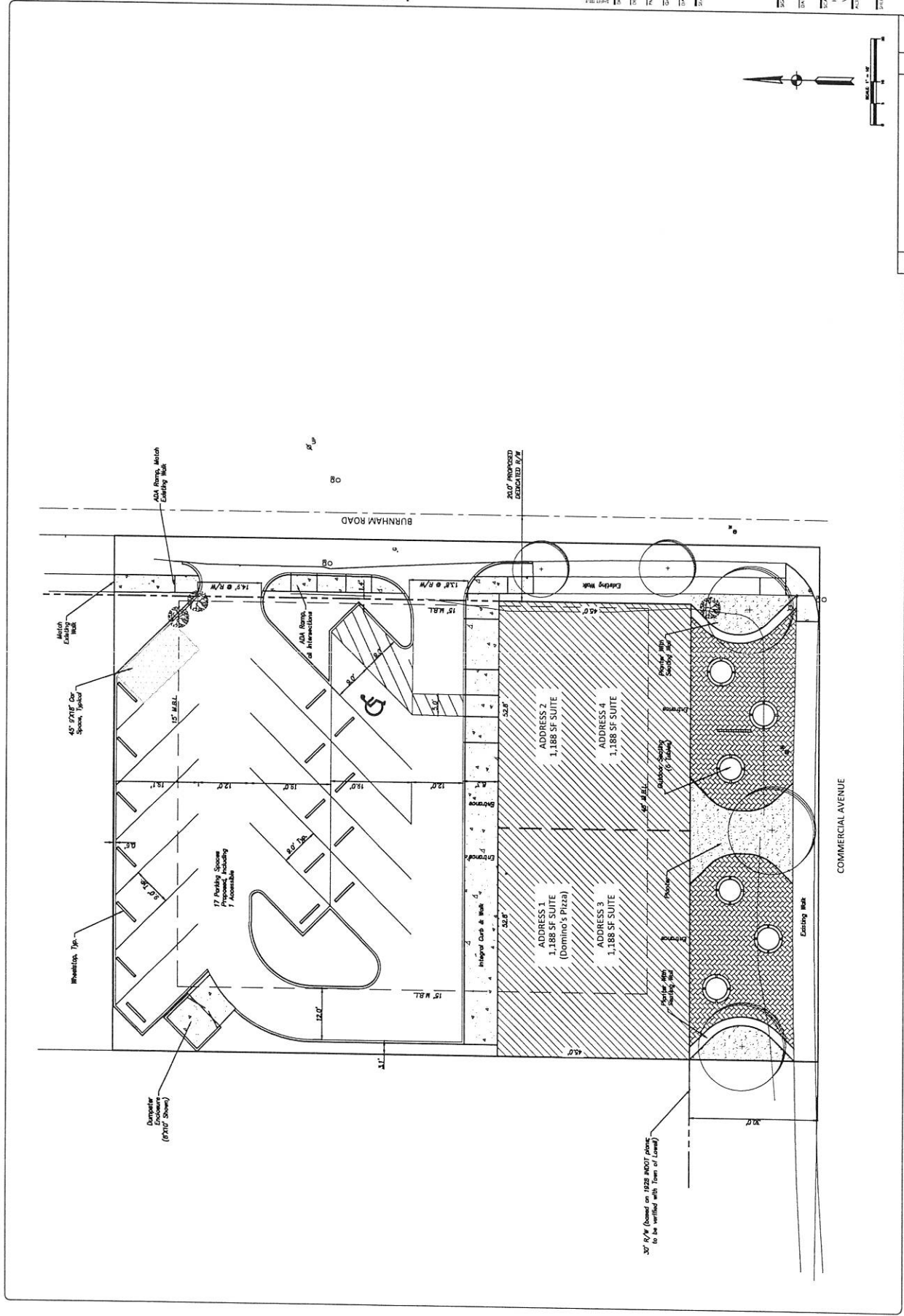


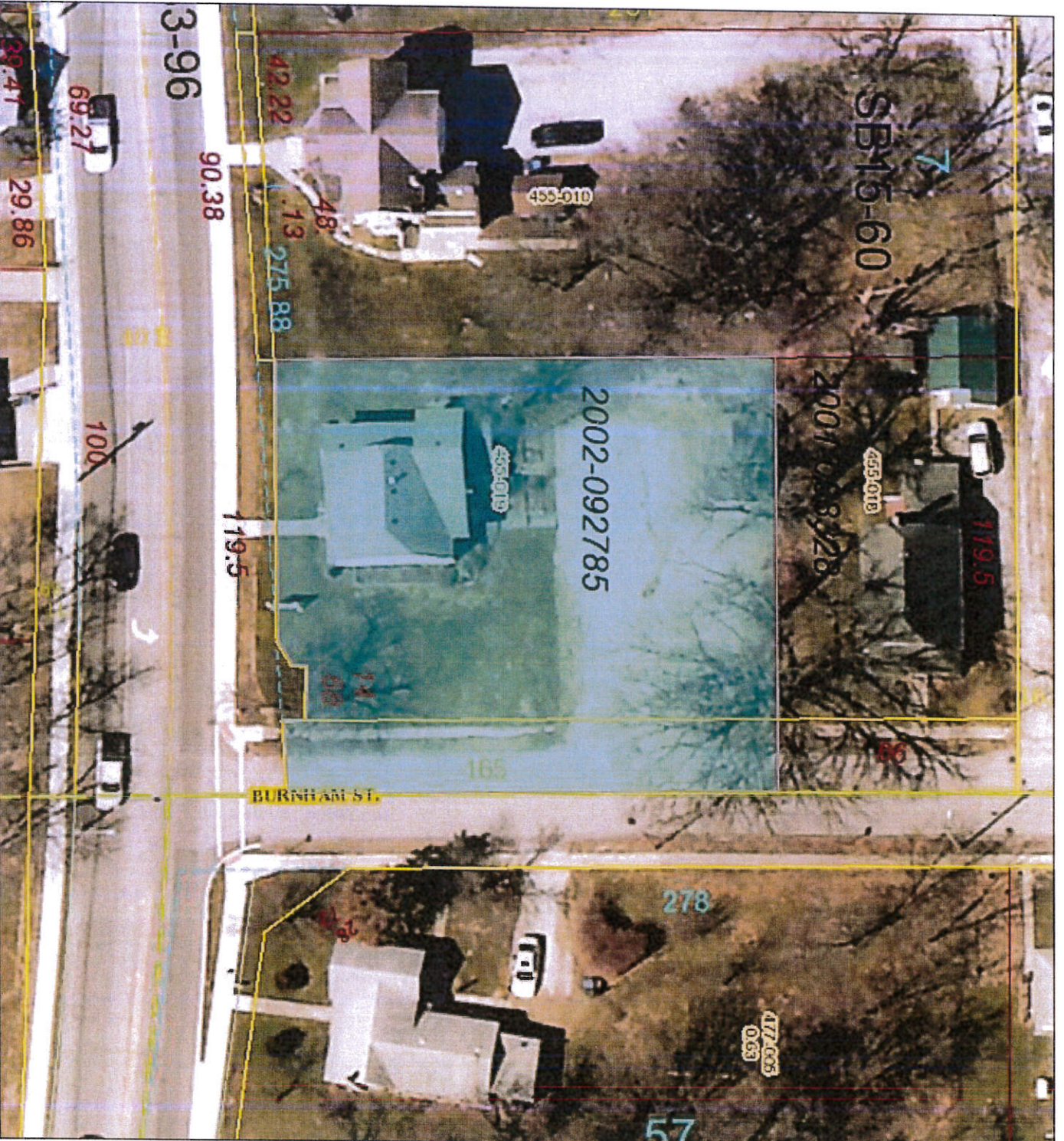
Received instructions for filing a rezone petition

3/18/2022
Date



PROJECT NO.	2102-0022
DATE	11/22/2022
SCALE	AS SHOWN
DRAWN BY	EFJ
CHECKED BY	EFJ
DATE	11/22/2022





Parcel Number: 45-19-23-455-019,000-008
 Owner: Lowell Properties LLC (Re-recorded)
 Mailing Address: 17316 Camelot DR Lowell IN 46356
 Site Address: 725 E COMMERCIAL AVE
 LOWELL IN 46356
 Tax Code: 008
 Tax Description: Lowell-Cedar Creek
 Legal Description: UNION ADD. (165 X 119 1/2 FT.) OF LOT 7 Ex. Pt. in RW
 Net Acreage: 0.3
 Property Class: Office bldg. 1 or 2 story
 Zoning Code: 0
 Use Code: 0
 TIF: 008 Lowell

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