



**MINUTES OF THE REGULAR MEETING OF THE  
PLAN COMMISSION, VILLAGE OF TINLEY PARK,  
COOK AND WILL COUNTIES, ILLINOIS**

**April 6, 2023**

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on April 6, 2023.

**CALL TO ORDER** –CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for April 6, 2023 at 7:00 p.m.

Lori Kosmatka, Associate Planner called the roll.

Present and responding to roll call were the following:

Acting Chair Ken Shaw  
James Gaskill  
Angela Gatto  
Terry Hamilton  
Eduardo Mani  
Andrae Marak  
Steve Sepessy

Absent Plan Commissioners:

Chairman Garrett Gray  
Kurt Truxal

Village Officials and Staff:

Pat Carr, Village Manager  
Dan Ritter, Community Development Director  
Lori Kosmatka, Associate Planner  
Michael O. Whalen, Associate Planner

Petitioners:

Anthony DeAngelis, Intercontinental Real Estate &  
Development Corporation

Members of the Public:

Andy Macleod, Umbrella Assoc. President, 52 Aegina Ct.  
Linnae Bryant, Umbrella Assoc. Member, 91 Iliad Dr.  
Alma Fulton, 80 Odyssey Dr.

COMMUNICATIONS – Lori Kosmatka noted CHAIRMAN GRAY was absent. COMMISSIONER SHAW served at Acting Chair.

APPROVAL OF THE MINUTES - Minutes of the March 16, 2023, Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER SEPESSY, seconded by COMMISSIONER GASKILL to approve the March 16, 2023, minutes as presented. ACTING CHAIR SHAW asked for a voice vote; all were in favor. He declared the motion carried.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE APRIL 6, 2023 REGULAR MEETING**

**ITEM #1: PUBLIC HEARING – ODYSSEY CLUB TOWNHOMES MODEL CHANGE – SPECIAL USE FOR PUD SUBSTANTIAL DEVIATION AND SITE PLAN/ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant Anthony DeAngelis on behalf of Inter-Continental Real Estate & Development a Special Use for a Substantial Deviation to the Odyssey Club Planned Unit Development at Olympus Drive & Apollo Court in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district.

Present and responding to roll call were the following:

Acting Chair Ken Shaw  
James Gaskill  
Angela Gatto  
Terry Hamilton  
Eduardo Mani  
Andrae Marak  
Steve Sepessy

Absent Plan Commissioners: Chairman Garrett Gray  
Kurt Truxal

Village Officials and Staff: Pat Carr, Village Manager  
Dan Ritter, Community Development Director  
Lori Kosmatka, Associate Planner  
Michael O. Whalen, Associate Planner

Petitioners: Anthony DeAngelis, Intercontinental Real Estate & Development Corporation

Members of the Public: Andy Macleod, Umbrella Assoc. President, 52 Aegina Ct.  
Linnae Bryant, Umbrella Assoc. Member, 91 Iliad Dr.  
Alma Fulton, 80 Odyssey Dr.

Acting Chair Shaw introduced Item #1.

Dan Ritter, Community Development Director, opened by saying the agenda item had previously been approved by the Plan Commission. He said that the Village Board continued the item while some open items were sorted and then the Board remanded it back to the Plan Commission until all open items were addressed. He reminded the Commission and members of the public that the design items for the project had already been discussed at a previous Commission meeting. He said the

item was before the Commission again to consider an issue with the homeowners' associations.

Lori Kosmatka, Associate Planner, presented the staff report. She noted that the Plan Commission previously recommended approval for the item at the November 17, 2022 meeting, and that the item was first on the December 6, 2022 Village Board agenda.

Dan Ritter interjected by saying the open item was whether or not the project would have its own homeowners' association and whether the project would be required to join the umbrella homeowners' association. He added that the project was originally proposed to join an existing sub-association and join the umbrella association. He said changes to the covenants are a substantial deviation to the PUD. He added that Staff reviewed the proposed covenants to make sure current residents were protected as well as future residents. He said the underlying association issue was resolved easily and with Village attorney agreement. He said the solution was to create a dormant sub-association that would be activated once the developer sold a unit. He said the outstanding item is related to the project joining the umbrella association. He said the Petitioner's attorneys and the umbrella association's attorneys were working on a cost-sharing agreement. He said the umbrella association's attorneys have the draft agreement. He said the PUD is conditioned to require both parties' approval of the cost sharing agreement and that the finalized covenants need to be recorded prior to occupancy. He said the anticipated timeline was over a year. He said Staff is willing to work with both parties to resolve any other issues. He said the umbrella association's attorney thought the resolution of the issue was heading in the right direction.

Lori Kosmatka resumed the staff report presentation.

Acting Chair Shaw invited the Petitioner to speak.

The Petitioner, Anthony DeAngelis, was sworn in.

Mr. DeAngelis opened by saying that Dan Ritter's comments encapsulated the issue with the project. He said the developer has been cooperative with Staff and the Village Attorney. He said his office sent a letter with proposed conditions relating to the cost sharing agreement and the recording of the covenant's conditions and restrictions. He said his attorneys and the umbrella association's attorneys have been working to resolve the issue since January, but he's concerned the issue might be resolved much later. He said his attorneys are awaiting cost information from the umbrella association. He read the letter, which said the Petitioner will work with the umbrella association, however the Petitioner will not accept a PUD condition requiring the agreement between the Petitioner and the association. He said there are financial obligations with the project and that he did not want to risk the fate of the project based on the cost sharing agreement. He said, with the proposed condition, construction could be complete, and a certificate of occupancy couldn't be issued until the cost sharing agreement was resolved. He said that if his lender saw the condition, they likely would not provide financing for the project until the agreement is in place. He said the association has not been responsive.

Dan Ritter said he spoke to the association's attorney, and they did not have major concerns. He said the issue with the current approval is that the Petitioner is proposing to eliminate the condition that the cost sharing agreement must be finalized prior to the issuance of any certificates of

occupancy. Staff and the Village Attorney agree that the condition must remain in place because otherwise there would be no obligation for the developer to complete the agreement. He said it may take more time and he does not believe the association is intentionally holding up the project. He said if, in six months, there's still no resolution, that the Village will get involved in trying to get both parties to reach an agreement. He said the purpose of the condition is to allow the project to proceed while the cost sharing agreement is finalized.

Mr. DeAngelis said he would be more comfortable with the condition if, in his opinion, the association was more responsive.

Dan Ritter said the solution proposed should be agreeable to both parties. He said that the project's history is causing the need for the condition. He said the condition is necessary.

Pat Carr, Village Manager, asked if it this would prevent them from getting the building permits.

Dan Ritter responded no. It would just be upon occupancy. The Village is reviewing the permits. He noted to Mr. DeAngelis that the Village has had cooperation with the association attorney as indicated in previous phone calls.

Acting Chair Shaw acknowledged that there are members of the public that appear to wish to speak. He explained that the public hearing process involves discussions including questions by Commissioners, after which will then be open for the public to speak. Members of the public will need to be sworn in and fill out the sign in sheet.

Pat Carr, Village Manager, noted we have been working with the applicant for over a year to have them get contact with the HOA. There has been a slowdown by the HOA on getting costs. It should not hold up the developer. The Village would like to see the project get moving. Village attorneys have also been engaged in this project.

Commissioner Marak provided opinion that if it's not resolved, then it's not worth taking under consideration.

Acting Chair Shaw noted that when the public hearing is completed, the Commission can decide whether or not to continue the public hearing. He asked Commissioner Marak if he had any questions.

Acting Chair Shaw asked Commissioner Sepessy if he had any questions on the plans as he recognized he was not on the Commission when the request first came to Plan Commission.

Commissioner Sepessy responded no.

Commissioner Gaskill asked if the occupancy of the units depends on the cost share agreement and if so if there was any writing agreeing to it.

Dan Ritter responded yes, and that there is an example. The Petitioner has agreed to do it, but it hasn't been resolved between the Petitioner and the umbrella association. The condition can make

sure that still happens.

Commissioners Hamilton and Mani had no questions.

Commissioner Gatto commented that there were a lot of homeowners that were against this development originally. She hoped that their opinion of what is being developed is not holding up the agreement so that the developer cannot develop this land.

Dan Ritter commented that staff's knowledge of this even being an issue came up as a part of the public hearing, since November or December. That has only been about three or four months and these things take time given holidays. We have another year essentially to resolve this before there would be an issue. He felt that in the next six months we should have a good idea whether this is a bigger issue or not. Everybody believes this is the right solution going forward. Maybe something works out where the Village could accept some money to pay the association, but the solution with the cost sharing agreement is the right option. The Petitioners proposed it and our attorneys agreed.

Acting Chair Shaw had a couple questions. He asked if under the current PUD, if they built it out as previously approved there would be a sub association that would be required to be part of the umbrella.

Dan Ritter responded that they previously proposed it would join a sub association and that was already a part of the umbrella, joining the existing sub association and the umbrella association. They were rejected from the sub association. If they were in those associations then, it probably would have already been resolved. That is why this is needed.

Acting Chair Shaw asked if forming an independent sub association was not an option.

Dan Ritter responded that they could but it is one owner proposing to own it all. They'll have a sub association ready to go if they sell any of the lots.

Acting Chair Shaw asked if the Village has been in touch with the umbrella association's attorney, but that the umbrella association's attorney has been nonresponsive to the Petitioner.

Mr. DeAngelis responded that all attorneys have been talking. We are just anxious to get this resolved without conditions. We don't know the inner workings of why it hasn't been resolved yet.

Dan Ritter responded that their attorney explained it during a phone call. They explained the holdups. They had an election during this and had two new members getting on-board.

Acting Chair Shaw noted the developer seems to have put forward a good faith proposal. He echoed Commissioner Gatto's concern for the developer being held up. He did not want to ascribe any motivations to the umbrella association, but it seems if we put the condition on this, the developer then holds all the responsibility and would effectively be a pocket veto. There seems to be no incentive for the umbrella association to come to the table.

Commissioner Marak noted he assumed that the developer agreed to the conditions prior to the meeting. He noted they appear to be rejected by the Petitioner. He clarified he wasn't making a formal Motion.

Dan Ritter responded that those are staff-recommended conditions. That was sent to the Petitioner, but we didn't hear anything until yesterday. Even if a Petitioner doesn't agree, you can still attach a condition. If this wasn't done, then it may lead to bigger issues for the developer, association, and Village. Despite the easements, it's private roads and gate house by the association. The condition is a good catch to make sure it's resolved.

Acting Chair Shaw noted that before going to public comment, the Commission is a recommending body. Ultimately it's the Village Board decision. The Village Board could still remove or accept a condition. If we continue this meeting, it may just drag.

Commissioner Gaskill asked if the Petitioner doesn't agree to the condition, then why send the condition to the Trustees.

Dan Ritter responded technically the Commission can attach a condition and vote on what you like. If a Petitioner says they don't want it, then usually he recommends to remove it and vote based on that. That changes our opinion on this though. The covenants are specifically part of the Substantial Deviation, so any changes to those are. If removing the previous covenants with just a promise to work things out, then the Village has nothing to hold them to it. If they're not agreeing to it, then he recommends to take it off and vote based on that.

Acting Chair Shaw noted the lender for Mr. DeAngelis may object to such an open ended condition that may potentially delay build-out. This may affect the development's financing. He asked Mr. DeAngelis if that was understood correctly.

Mr. DeAngelis responded yes.

Acting Chair Shaw swore in everyone from the public who wished to speak, and noted they would also have to sign in.

Andy Macleod, the President of the umbrella association spoke. The association has been working to resolve this, having met with their attorney four times and getting decisions on a couple things. The cost sharing agreement is problematic from a covenant standpoint because it is asking the association to do the maintenance that Greenview or Fairway would be doing. We don't do that as an umbrella association. Also, he understands that Fairway rejected your request to become part of them, but Fairway wasn't the only townhome association in Odyssey. He asked Mr. DeAngelis if they made a request to Greenview to do the same.

Mr. DeAngelis responded no. Only the one association was applicable because of the model appearances.

Andy Macleod commented that the proposal looks quite different from models in both Fairway and Greenview. We are trying to work through the drafted agreement received. This is the first time

he is hearing of an underlying association that would be created that would be dormant. He has no idea how that would affect the umbrella association, the estate homes association, the Greenview association, or the Fairway association. A solution needs to be fair and equitable to all.

Linnae Bryant stated she is also with the umbrella association. Homeowners have a very large investment in this as well given their home values. They are working with an attorney. She is an attorney as well and trying to assist. The cost sharing agreement only addressed the gate. Other items not addressed include the ponds, irrigation, landscaping, etc. Current homeowners pay \$100 quarterly for those benefits and services. This should be applicable to all other units whether they are rented or not. Also, the agreement said the umbrella association would handle garbage disposal and landscaping, which the umbrella does not handle. Underlying associations handle that. The umbrella association wonders how those will be handled. There will be increased volume now in the development. We are diligently trying to get through this.

Acting Chair Shaw asked if there were anymore comments from the public. There were none.

Commissioner Sepessy asked if residents in the Odyssey pay to more than one association.

Andy Macleod responded every resident has two obligations for association dues. We are not a master slave structure which is normal for HOAs. We are three independent associations that appoints the umbrella board. They are separate entities on themselves.

Acting Chair Shaw asked if the sub-associations do not pay the umbrella, but it is individual.

Dan Ritter noted the dormant sub-association would be outside of the umbrella. That would stand alone. To address them not being under the umbrella is why we are addressing this cost sharing agreement. The roads, ponds, landscaping, etc. is still covered. The underlying association would not be under the umbrella and would not be connected to the other three, but all the current residents have the sub-association and the umbrella association that they're attached to.

Alma Fulton, a member of one of the associations, asked why are these homes being allowed to be built without being part of the umbrella association. They should be part of the umbrella.

Dan Ritter responded there's nothing requiring them to be part of the umbrella association. Outside of the PUD they previously proposed that had that, there's nothing stating they have to join, but it seems everyone is in agreement that there's some obligations here for cost, thus the cost-sharing agreement.

Acting Chair Shaw asked without the Substantial Deviation requirement is there a requirement there be an association.

Dan Ritter responded that was their last proposal, so yes, the PUD holds them. We're in a position to have to approve some other option. They were denied from a sub-association, and can't join the umbrella, so this is their alternative proposal. They could agree later to join the umbrella.

Acting Chair Shaw asked if it is that the developer does not want to join the umbrella, or if the umbrella doesn't want this development to be part of it.

Linnae Bryant (in the audience) stated we wanted them be to be part of it to pay the same \$100/quarter to help share costs.

Alma Fulton, asked if they formed their own HOA as Golfview HOA then that would solve the issues. Joining one of the existing ones would have been too much work as the current homes are much older. Also the proposal is rentals.

Dan Ritter noted the previous proposal would have been that they join one of the existing ones. There's nothing related to rentals and ownership that can be addressed as part of this request.

Acting Chair Shaw recognized there may be a concern due to the difference in age of the homes.

Dan Ritter noted they wouldn't have a sub-association here, meaning it would be dormant unless one sells, so that wouldn't fit under the umbrella situation, so this is why the cost-sharing is an agreement. He believes the Petitioner is waiting on the list of costs. He would think it's reasonable that if \$100 covers all the common area costs would be tied in the cost sharing agreement. It isn't joining the association but it's an end-around way because they're not going to have a sub-association active there with just one ownership.

Alma Fulton, asked about the other covenants that the umbrella covers.

Linnae Bryant (in the audience) said right now they are mainly concerned with the umbrella association costs. However they handle trash collection and landscaping would be on that Phase.

Mr. DeAngelis responded we have not gotten any additional information for us to work it out.

Dan Ritter reiterated he believes both attorneys have agreed on the route. It appears that the items and costs being discussed haven't gotten back to the Petitioner.

A member of the audience asked if the new units were all rentals.

Mr. DeAngelis responded that they are currently intended to be rentals.

Acting Chair Shaw clarified that we are not permitted to consider the issue of private ownership versus rental as part of the approval process.

Dan Ritter confirmed there's no legal authority to regulate rentals versus ownership in the approvals.



Acting Chair Shaw asked the Petitioner if they are not in favor if the condition is recommended to Village Board.

Mr. DeAngelis responded no, that they will work diligently to get this resolved. We just cannot have that as a pre-condition of our approval or permit. We are not trying to avoid doing agreements.

Dan Ritter clarified it's not a pre-condition of the approval or the permit. It is a pre-condition to occupancy. If there is an issue we are open to re-evaluating it. The Village's concern is that there's nothing holding it to get done. The Village is open to other options.

Acting Chair Shaw noted it doesn't appear there is a viable recommendation for the Plan Commission to make because as proposed it's not acceptable to the Petitioner. If we strip that condition, then it leaves open too many other problems.

Dan Ritter reiterated that it is staff's recommendation that the conditions remain. Without it, staff would ask it be continued as we don't know what other options there are, such as alternative wording which can be brought to Village Board. He noted the Commission can vote.

Mr. DeAngelis said to go ahead and approve it that way. Maybe something can be resolved by the time it goes to Village Board.

Acting Chair Shaw noted that the preference is not to continue the public hearing. There is a short window to work this out. Even though it's clear the condition is not acceptable, ultimately it's the Board's decision.

Mr. DeAngelis agreed this was fair.

Commissioner Hamilton asked if the Board passes the conditions that the developers can still say they don't agree.

Acting Chair Shaw believed that the objective is that the parties can work this out and not stop the project.

Dan Ritter noted that the Petitioner may be more comfortable if they received a response of the association concerns being heard now. If you vote with the condition, the Board could consider changes.

Acting Chair Shaw noted his concern for the occupancy condition is it may hurt their ability to get started, and if a deal isn't worked out. If all parties are willing to move forward to the Board to work it out, the Board can always continue it if needed.

Dan Ritter noted that happened last time. The Board can also adjust the conditions. Our attorney can review alternative wording ahead of time. There could possibly be staff flexibility for temporary COOs. We leave it up to the Petitioner to propose alternative solutions.

A member of the audience asked if there were any discussions with the developer and associations.

Mr. DeAngelis responded there was correspondence in 2020 which he was not part of. This involved discussions on adding to the Fairway and umbrella. No formal agreement was made. Since the products changed, the Fairway association would not have been the right fit. We would have had to create our own anyways. The new ranch townhomes are a different model than the original ones in 2008. We have another association Golfview Townhome Association that will be attached to the amendment. If we decide to sell one unit, that has to be recorded and there will be another association governing.

Acting Chair Shaw noted it sounds like there is a path forward. He entertained a motion to close the public hearing. Motion to close the public hearing by Commissioner Gatto, seconded by Commissioner Gaskill. All were in favor.

Dan Ritter noted the standards are the same as last time and are published as part of the packet. He also noted the Commission can reference the conditions of the motion as noted in the staff report and on the screen instead of reading each one.

Acting Chair Shaw entertained a motion for this item.

Commissioner Gaskill made a motion to table the item until the issue is resolved so it does not waste the Board's time. Seconded by Commissioner Marak. Roll call vote; motion failed (2-5).

COMMISSIONER GASKILL: Aye  
COMMISSIONER GATTO: Nay  
COMMISSIONER HAMILTON: Nay  
COMMISSIONER MANI: Nay  
COMMISSIONER MARAK: Aye  
COMMISSIONER SEPESSY: Nay  
ACTING CHAIR SHAW: Nay

There were two motions for this item.

#### Motion 1 – Special Use Permit for Substantial Deviation

Commissioner Gatto made a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Odyssey Club Planned Unit Development to the Petitioner Anthony DeAngelis on behalf of Inter-Continental Real Estate & Development to permit a second model type to be constructed for single story ranch townhomes at Olympus Drive & Apollo Court (Odyssey Club Phase 7) in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the April 6, 2023 Staff Report, subject to conditions as referenced in the motion.

1. *Approval is subject to final engineering plan review and approval.*
2. *Either model type (single-story or two-story) to be constructed on Phase 7 of the PUD.*
3. *Prior to occupancy of any new units in Phase 7, a cost-sharing agreement must be established with review and approval by the Village Attorney and recorded with the County by the Petitioner.*

4. *Prior to occupancy of any new units in Phase 7, a document (Declaration of Conditional Sales Restriction) must be established with review and approval by the Village Attorney and recorded with the County by the Petitioner that states if any lots are sold separately, then specific attached covenants will be triggered.*

Seconded by Commissioner Hamilton. Roll call vote; motion carried (5-2).

COMMISSIONER GASKILL: Nay  
COMMISSIONER GATTO: Aye  
COMMISSIONER HAMILTON: Aye  
COMMISSIONER MANI: Aye  
COMMISSIONER MARAK: Nay  
COMMISSIONER SEPESSY: Aye  
ACTING CHAIR SHAW: Aye

Dan Ritter asked, for clarification to the Board, if the reason for the no votes was for preference to get this worked out before the Board considers it, and that it's not an outright no to the proposal.

The Commissioners agreed. Commissioner Marak noted he voted in favor of this item the first time.

Commissioner Hamilton made a motion to grant the Petitioner Anthony DeAngelis on behalf of Inter-Continental Real Estate & Development Site Plan / Architectural Approval for single story ranch townhomes at Olympus Drive & Apollo Court (Odyssey Club Phase 7) in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district, in accordance with the plans submitted and listed in the April 6, 2023 Staff Report, subject to the three conditions included there.

1. *Site Plan/Architectural Approval is subject to approval of the Special Use for a Substantial Deviation to the PUD by the Village Board.*
2. *Site Plan/Architectural Approval is subject to Engineering and Building Department permit review and approval of final plans including any grading or drainage changes.*
3. *Physical material samples shall be provided during the permit process for staff review and approval. Final color and materials shall be subject to review and approval by Village staff prior to issuance of a building permit.*

Seconded by Commissioner Gatto. Roll call vote; motion carried (6-1).

COMMISSIONER GASKILL: Nay  
COMMISSIONER GATTO: Aye  
COMMISSIONER HAMILTON: Aye  
COMMISSIONER MANI: Aye  
COMMISSIONER MARAK: Aye  
COMMISSIONER SEPESSY: Aye  
ACTING CHAIR SHAW: Aye

Dan Ritter noted this will go to Village Board as a First Reading, since there was a no vote, on April 18<sup>th</sup>.

Acting Chair Shaw noted that the approval from Village Board would be at a subsequent Board meeting following the First Reading.

Dan Ritter noted if the matter is resolved that the Board still has the option to waive the First Reading to expedite it.

### **Receive Comments from the Public**

There were no comments from the public.

### **Good of the Order**

Lori Kosmatka, Associate Planner, provided status on the following projects:

- DR Horton Oak Ridge Subdivision (at Ridgeland and Oak Forest Avenue) is in the permitting process for the first townhome. Single family home permit applications are anticipated to come in the next few months.
- Brady Gill Funeral Home Addition is in the permitting process.
- Magnuson's first permit was issued. They will start with the clubhouse and then with the residential buildings, north to south. Dan Ritter, Community Development Director, noted the trailers are out there and they are working, with their goal of 18 months. Everything is ordered, financed, and moving.
- Banging Gavel is anticipated to open this summer, hopefully by July, with the patio to open first.
- Ascend cannabis was issued a temporary certificate of occupancy. Some items such as the canopy are not installed yet, but they are coming shortly. They are anticipating a soft opening 4/17 and full opening 4/20.
- Loyola is further preparing their space. They expect to be open to patients on August 1<sup>st</sup>.

Michael Whalen, Associate Planner, recapped the previous discussion on proposed changes to fence regulations. The Plan Commission provided positive feedback on the fences being both open and closed (privacy) style, with a six foot height maximum to be located ten feet in from the property line in secondary front yards. Chain link fences would be prohibited. This item will come to the Plan Commission at the first meeting in May.

Dan Ritter, Community Development Director, noted

- The proposal to slightly loosen the fence regulations will help avoid some of the variances. He confirmed this would likely be the first meeting in May.
- The April 20<sup>th</sup> meeting will likely be cancelled due to lack of agenda items. More items are expected to come to the Plan Commission this Spring and Summer.

ACTING CHAIR SHAW requested a motion to adjourn the meeting.

COMMISSIONER GASKILL made a motion to adjourn the Meeting. Second by COMMISSIONER GATTO. ACTING CHAIR SHAW requested a voice vote. Hearing no opposition, he declared the Meeting Adjourned. Meeting was adjourned at 8:19 p.m.

**Petitioner**

Anthony DeAngelis,  
Inter-Continental Real  
Estate & Development

**Property Location**

Olympus Dr. & Apollo Ct.

**PINs**

31-07-408-001-0000 to  
31-07-408-029-0000  
and  
31-07-409-001-0000 to  
31-07-409-004-0000

**Zoning**

R-5 PD (Low Density Res.,  
Odyssey Club PUD)

**Approvals Sought**

Special Use Permit  
Site Plan/Arch Approval

**Project Planner**

Lori Kosmatka  
Associate Planner

Daniel Ritter, AICP  
C.D. Director

# PLAN COMMISSION STAFF REPORT

April 6, 2023 – Public Hearing

## Odyssey Club PUD Townhomes Model Addition – Special Use for Substantial Deviation to PUD

Olympus Drive & Apollo Court / Odyssey Club Phase 7



### EXECUTIVE SUMMARY

The Petitioner, Anthony DeAngelis, on behalf of Inter-Continental Real Estate & Development, requests a Special Use for a Substantial Deviation to the Odyssey Club Planned Unit Development at Olympus Drive & Apollo Court in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district. Site Plan and Architectural Approval is also being requested.

To help facilitate completion of the previously approved 117-unit, 32 building Fairway townhome development within Odyssey Club, the Petitioner proposes the remaining 25 single-family attached dwelling buildings (91 units) to be single-story ranch instead of the previous approval largely consisting of two-story units. The density, building count, and unit-style breakdowns remain the same as the previous approval with 17 as 4-unit, seven as 3-unit, and one as 2-unit types. The proposal slightly reduces the building footprint of the 25 buildings.

The Petitioner notes customer preferences for luxury single-family attached townhomes have resulted in greater demand for single-story ranch units. The Petitioner identifies their current customers as primarily empty nesters and move-down residents who appreciate the privacy, security, and open space benefits of living in a gated golf course community. The main customer preference has been to live on one floor, either with or without a basement depending on storage needs. The increased demand for single-story homes of all types has increased across the county.

The proposed architectural ranch style and floor plans appear to complement the existing development and meet the needs of today's market. The proposal will enhance the area by completing construction on vacant lots, and help facilitate the completion of the overall development including other site features and roadways. The architecture and materials of the new model has been kept similar to the previously approved design to keep a cohesive look across Phase 7 of the Odyssey Club development. The approval would allow either model type (one-story or two-story) to be built on the lots going forward.

This request was previously heard at Plan Commission November 17, 2022 followed by Village Board where it was remanded back to the Plan Commission on January 17, 2023 while the Petitioner worked on addressing concerns with the association and covenants. The Petitioner has now provided resolution to the concerns in compliance with village code requirements and acceptable to the Village Attorney. No changes from the previously submitted drawings related to the request.

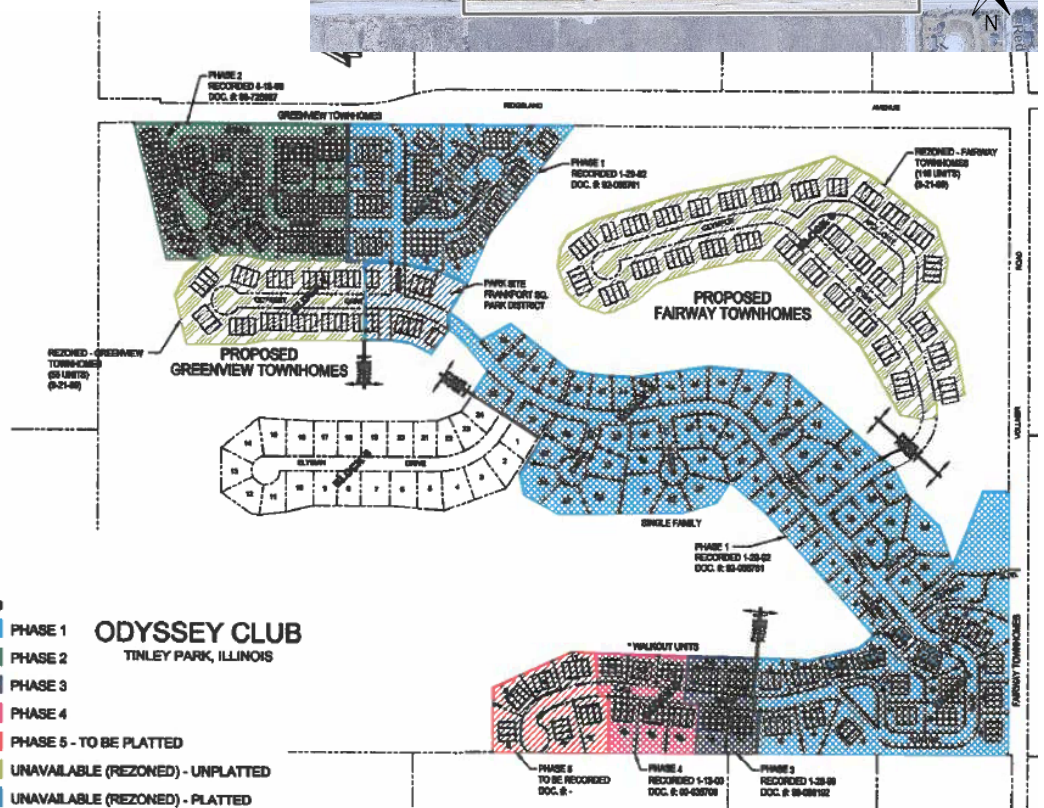


## EXISTING SITE & HISTORY

The subject property is over 19 acres located on Olympus Drive and Apollo Court within the Odyssey Club development northwest of Vollmer Road and Ridgeland Avenue. It includes Lots 1 through 32 in Odyssey Club Phase 7 of the Odyssey Club PUD and is part of the Fairway Townhomes. The original part of the “Fairway Townhomes”, at the southwest corner of the PUD, were developed in early 1990s.

The Odyssey Club PUD has an extensive history. It was annexed (90-R-019, Ord. 90-O-031) and rezoned in 1990 (Ord. 90-O-032), followed by an annexation amendment in 1990 (91-R-031), followed by a Special Use for townhomes in 1996 (Ord. 96-O-035) referencing the Fairway and Greenview townhomes. There was a Substantial Deviations to the PUD in 1999 (Ord. 99-O-061) where additional townhomes were added with rezoning (density increase of townhomes, decrease of single-family detached homes). The ordinance noted the change was consistent with the Village's comprehensive plan's designation of the general area planned as mixed residential and open space.

The PUD's development has been phased over the decades. Village records include a color plan dating to March 2002 which helps illustrate the phasing at the time. The previously approved development at the subject property (a portion of the PUD) consists of 32 building lots, each with one building. Seven of them were recently issued building permits. Four of these building lots are already completed and three are under active construction. Thus, 25 lots (91 units) remain undeveloped.



*Previously Submitted Phasing Map of Odyssey Club, March 2002*

Upon review of the current recorded documents, PUD requirements, and other requirements it was determined that an association needs to be automatically established through recorded documents if any lot in the development was sold. Additionally, while the proposed Phase 7 development cannot be required to be in the umbrella association, a cost sharing agreement was needed with the umbrella association for any shared costs. The Petitioner has proposed to record a "Declaration of Conditional Sales Restriction" and a cost-sharing agreement with the Odyssey Club Umbrella Association. The declaration document is provided as well as a sample of a cost-sharing agreement that is still being discussed and finalized with the Umbrella Association.

## ZONING & NEARBY LAND USES

To the north is the Odyssey Golf Club's golf course. To the south is vacant land in the Village of Matteson, the east is unincorporated Cook County Forest Preserve land, and to the west is unincorporated vacant land.





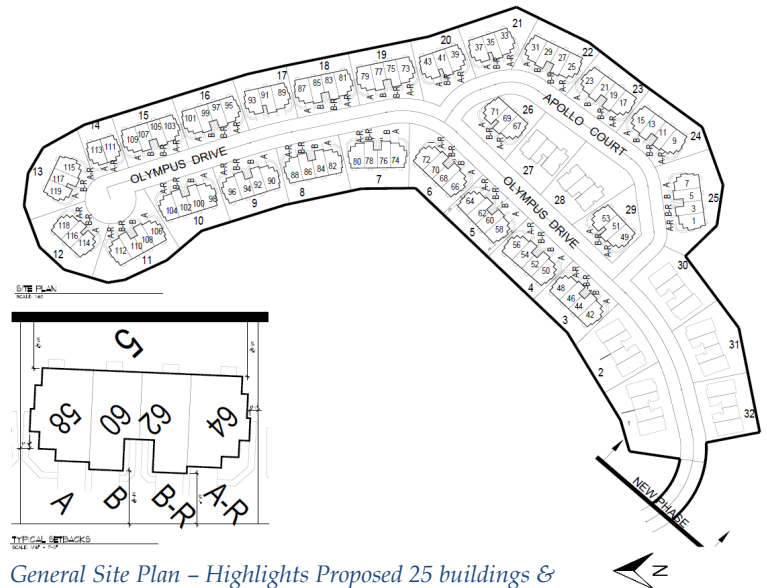
## SPECIAL USE APPROVAL NEEDED

The Petitioner proposes a change to the previously approved Odyssey Club Planned Unit Development. The PUD's previous approval specially allowed for two-story townhome buildings to be developed at the subject property. The Petitioner now proposes the remaining townhomes to be single-story ranch buildings, which is considered a Substantial Deviation. Flexibility will be given to allow for either of the two designs to be permitted throughout Phase 7 of the development. A Special Use is required for a Substantial Deviation of the Odyssey Club Planned Unit Development.

## PROPOSED USE

The Petitioner's narrative explains the reason for the proposed change in unit type. The Petitioner notes that while leasing existing model units, there was a change in customer preferences for luxury single-family attached townhome rentals to greater demand for single-story ranch units. The Petitioner identifies their current customers as primarily empty nesters and move-down residents who appreciate the privacy, security, and open space benefits of living in a gated golf course community. The main customer preference has been to live on one floor, either with or without a basement depending on storage needs. The Petitioner notes the proposed architectural style and floor plans will be consistent and will better meet the needs of today's housing market.

The Petitioner believes the proposal will enhance the area by completing construction on vacant lots and help facilitate the completion of the overall development including other site features and roadways.



*General Site Plan – Highlights Proposed 25 buildings & unit counts (Tech Metra Ltd.)*

## SITE PLAN

The Petitioner has provided site plan drawings. One plan (shown above) generally highlights the proposed building outlines with unit counts, with existing buildings shown as light outlines (Tech Metra Ltd.) The second, more detailed plan (shown below) also shows building setbacks, grading, utilities, and easements, along with existing building footprints (Civil Environmental Consultants, Inc.) The proposal slightly reduces the building footprint (lot coverage) of the 25 buildings from the previous approval. The Petitioner has provided a spreadsheet exhibit which notes these reductions as 325 sq. ft. in four-unit type, 593 sq. ft. in the two-unit type, and 627 sq. ft. in the three-unit type.

No other changes to the site plan are proposed. The Petitioner has confirmed that there are no encroachments into any of the easements by providing building setback dimensions to the edges of the easements (shown in red on the CEC plan). The Petitioner also confirms that no changes are required to the recorded plat of subdivision.



## LANDSCAPING

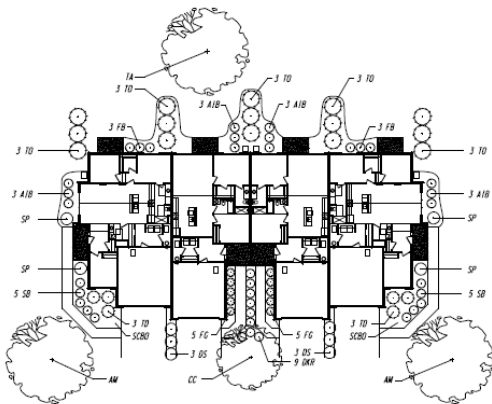
The proposed landscaping is consistent with the existing landscaping installed for the townhomes already completed.

Plans are provided for each unit type. The proposed landscaping includes one tree per dwelling unit which meets the Landscaping Code's standards. The code also requires a minimum of one parkway tree per 50

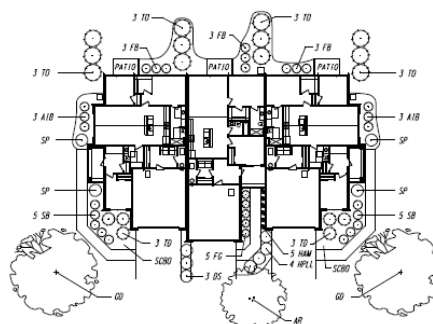


*Existing trees at front 55-59 Olympus (L), evergreens at rear 61-65 Olympus (R)*

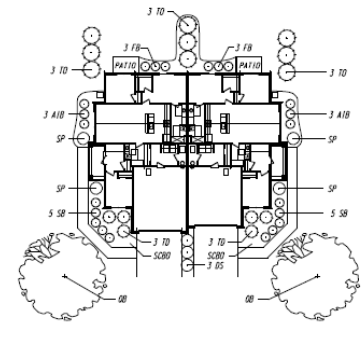
feet of frontage. Staff is supportive of a waiver as most of the proposed trees will be located in the front yards near the street. The species include State Street Miyabe Maple, American Hornbeam, Redmond Linden, Red Maple, Kentucky Coffeetree, and Swamp White Oak. Evergreens (Dense Yew and Techny Arborvitae) and shrubs are also provided to soften the building foundations, entries, and provide partitioning between units.



*TYPICAL FOUR UNIT TOWNHOMES*



*TYPICAL THREE UNIT TOWNHOMES*



*TYPICAL TWO UNIT TOWNHOMES*

*Proposed Landscape Plan for each unit type*

## ARCHITECTURE

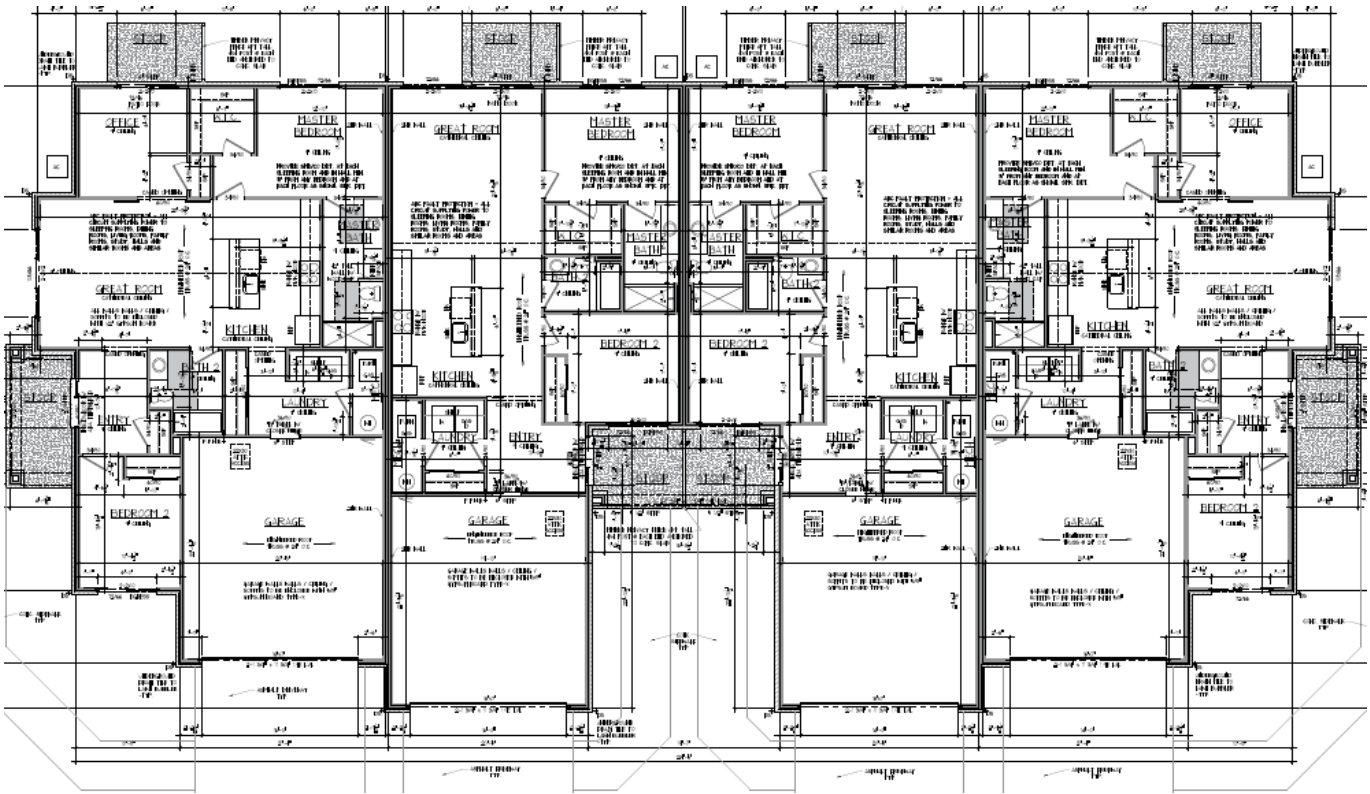
The Petitioner proposes the remaining 25 attached dwelling buildings (91 units) to be single-story ranch instead of two-story. The unit density, building count, and unit-style breakdowns remain the same as the previous approval with 17 as 4-unit, seven as 3-unit, and one as 2-unit types. Exterior elevations of the 4-unit type are shown in this report. The three and two-unit elevations are similar in nature to the four-unit design and are within the Petitioner's submittal drawings.

Similar to the slight reduction in footprint (lot coverage) the proposal slightly reduces the building area above grade of the 25 buildings from the previous approval. The Petitioner's spreadsheet provides aggregate square footages per building (combining the units together), with the greatest building reduction being 2,614 sq. ft. in the four-unit type, 162 sq. ft. in the two-unit type, and 419 sq. ft. in the three-unit type. Notably, 13 of the 25 units will also include basements.

The previous approval included configurations of the two-story Innsbrook (2,723 sq. ft.), Fairmont (2,601 sq. ft.), Greenbrier (2,353 sq. ft.), and one-story Jamestown (2,330 sq. ft.) models. The proposed now includes



configurations of 50 end units ("Unit A" 1,926 sq. ft.) and 41 interior units ("Unit B", 1,695 sq. ft.). Per unit, the reductions range from 404 to 1028 sq. ft. depending on the unit type. These reductions are mainly due to the loss of the second story.



Proposed Floor Plan of 4-Unit Type



FRONT ELEVATION



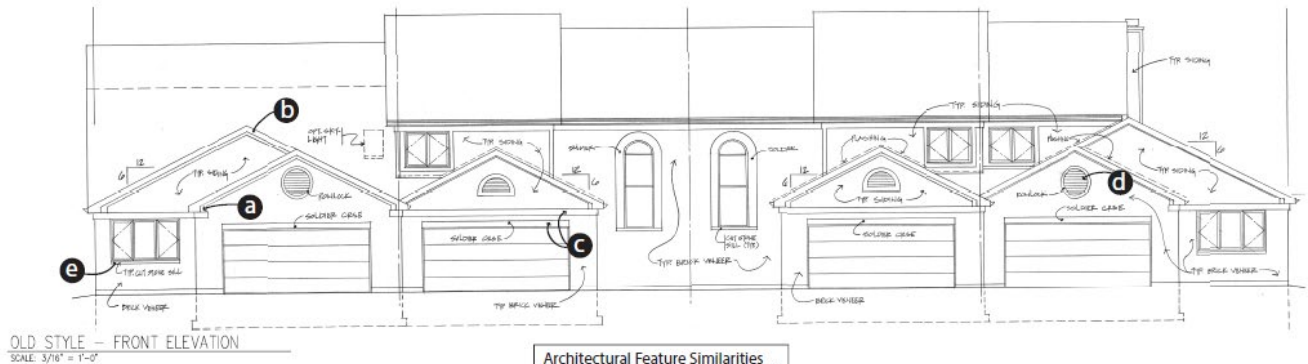
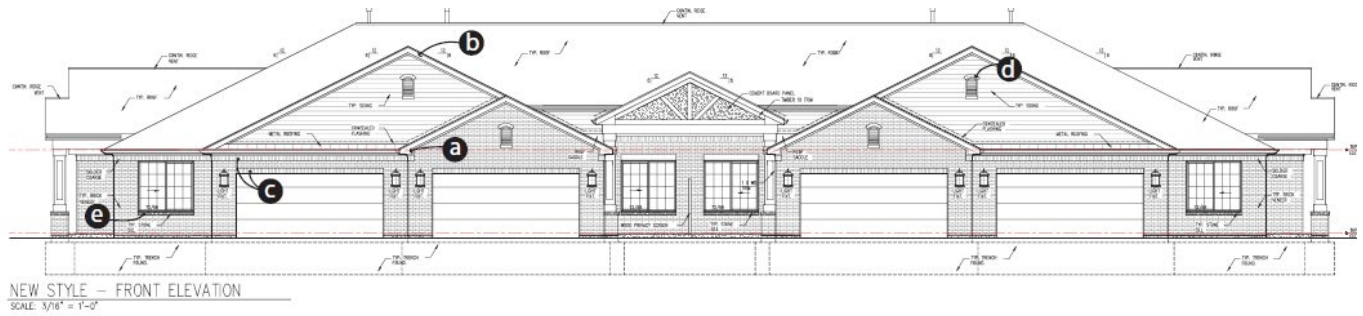
REAR ELEVATION



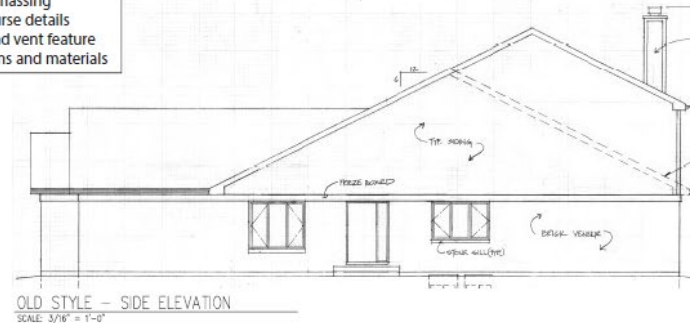
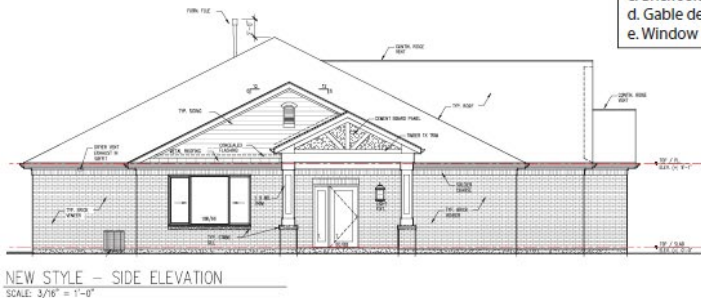
SIDE ELEVATION (LEFT)

SIDE ELEVATION (RIGHT)

Proposed Color Renderings- 4 Unit Type



**Architectural Feature Similarities**  
a. Frieze and fascia board details  
b. Roof pitch and massing  
c. Brick soldier course details  
d. Gable details and vent feature  
e. Window locations and materials



#### Elevation Comparison – Proposed (New Style) vs. Existing/Previously Approved (Old Style) – 4-Unit Type

The proposed overall shape complements the existing buildings with respect to the gables. The proposed roof shape and footprints are similar to existing. The proposal has a large front gable spanning two garages with a second smaller gable nested within to frame the second garage. This style is present for all the proposed units with exception to the one of the end units on the three-unit type. The existing buildings also have front gables, but they are individual gables over each garage. The proposal also provides substantial front door entry gables and columns, as individual gables for end units, and as a larger gable for combining the two interior units on the 4-unit type. The existing buildings also have front door entry gables and columns; however they are smaller in size and less prominent. The proposal appears to provide more balanced variety in scale of gables and an aesthetically more substantial front door entry gable both on the front and side elevations. The existing side elevations tend to have a large monotonous expanse of siding on the upper story; thus the proposal will complement and improve the overall look of the building sides in the development. The proposed rear elevations appear to complement the existing buildings, though do not appear to provide as much architectural variety given the proposal is only single-story. The 4-unit type has a wide roof expanse on the rear elevation however it does not prominently front other properties. The properties surrounded by Apollo Court are all 3-unit types, which are better scaled for the dual frontage.



Proposed Rear of 3-Unit Type, Dual frontage to Apollo



Proposed exterior materials also are similar but have some differences to the existing. Brick, siding, and roofing remain the primary materials, with some details retained like brick soldier coursing, window design, and stone sills below the windows. The style of the frieze and fascia board, gable trim and eaves are similar to existing. The proposal largely differs by replacing a prominent visual feature of stone façade accent (at front windows, chimney, end-entry low wall) with a timber truss design on the front door entry gables and more articulated columns with bases and stone caps. The proposal also includes a 6' wood privacy screen between the recessed entries of the interior units on the 4-unit type, and along the edge of the rear patios for all unit types. The proposal does not have the cedar window trim and architectural siding as present on the second floor of the existing buildings. The Petitioner notes they should be able to locate downspouts on the wall rather than directly on the decorative columns. The existing buildings at 55-59 and 61-65 Olympus Drive have downspouts attached to the entry columns on the end units.



*Existing detail in shingle variety and cedar trim*



*Existing Stone front window accent*



*Existing side elevation: Expansive siding, Narrow door entry w/ downspouts & stone accent.*

The Petitioner provided prototypical color renderings of the three different ranch townhome building types showing tan brick but is proposing two color schemes. The Petitioner also provided an exterior material list naming the palette colors in the two schemes to provide subtle variation. Scheme #1 uses General Shale Brick in "Smoky Mountain", exterior siding in "Stone Mountain Clay", aluminum soffit/fascia/gutters in "Norwegian Wood", and Owens Corning asphalt shingles Duration Series in "Teak" color. Scheme #2 uses Meridian Brick in "Swan Creek", exterior siding in "Sandy Tan", aluminum soffit/fascia/gutters in "Sandy Tan", and Owens Corning asphalt shingles Duration Series in "Driftwood" color. The Petitioner describes the two schemes as neutral reddish and beige palettes. Proposed physical material samples will be provided at the Plan Commission meeting.

The Petitioner noted one scheme is present at 34-40 Olympus Drive (completing construction with masonry installed), and the second being a lighter tone between the existing off-white at 26-32 Olympus Dr. and the mid-brown at 25-31 Olympus Dr. Lot 31 (under construction) will soon have this second color scheme installed. Other existing reddish and pinkish tones are present at 55-59 and 61-65 Olympus Dr. It is worth noting that brick may adjust in appearance over time as it weathers.



Existing Buildings @ 26-32 Olympus (top) and 25-31 Olympus Dr. (bottom)



Existing brick on all five buildings with exterior materials completed

Differences between the architecture of the existing and proposed buildings should be considered as to whether they are complementary situated together in a development. Building massing and height should be considered along with materials, architectural style/aesthetics, and neutral color variations. Staff recommends conditioning approval that physical materials be provided during the permit process for staff review and approval.



## **STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL**

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Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan and Architectural Review approvals. Specific findings are not required, however the proposed site plan and building architectural design shall be used by the Commission to review the proposal and ensure compliance with the standards.

### Architectural

- a. **Building Materials:** The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. **Cohesive Building Design:** Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. **Compatible Architecture:** All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. **Color:** Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. **Sustainable architectural design:** The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. **Defined Entry:** Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. **Roof:** For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. **Building Articulation:** Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial



buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.

- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

#### Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

## STANDARDS FOR A SPECIAL USE

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Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has provided draft Findings in the Staff Report for the Public Hearing.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
  - ***The allowance of single-story ranch townhomes in addition to the previously approved two-story units will not be detrimental to or endanger the public health, safety morals, comfort or general welfare. The proposal maintains a consistent architectural style and unit type complementary to the existing buildings in the development.***
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
  - ***The proposal will have no adverse effect on the area and will help complete construction on vacant lots. The proposal responds to the current needs of the housing market and will help facilitate completion of the development.***
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
  - ***The proposal will not impede or adversely affect future development of surrounding properties. The proposal will facilitate orderly development of the area. The nature, location and size of the proposal is cohesive with the surrounding uses as part of the Odyssey Club Planned Unit Development.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - ***The development is located within an existing Planned Unit Development, and all necessary utilities, access roads, and other storm water management facilities to adequately service the development have been approved and installed or will be completed with the development.***
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
  - ***The development is located within an existing Planned Unit Development, that includes a gated golf course community. The ingress/egress and associated traffic volumes were previously designed and engineered to accommodate the completion of the 117 total townhome units.***
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
  - ***The proposed Substantial Deviation to the Planned Unit Development will conform to applicable zoning regulations of the Odyssey Club development, including the same unit density and single-family attached building type as previously approved and constructed on the development.***

- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- ***The proposal will contribute positively to the economic growth and development of the community. By completing construction of the townhomes on otherwise vacant lots, the aesthetics and values of the neighboring property owners will be positively impacted. Completion of the lots mean addition taxable property value and additional units to share set expenses with the Master HOA.***

## MOTIONS TO CONSIDER

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If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

### **Motion 1 (Special Use for Substantial Deviation):**

*“...make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Odyssey Club Planned Unit Development to the Petitioner Anthony DeAngelis on behalf of Inter-Continental Real Estate & Development to permit a second model type to be constructed for single story ranch townhomes at Olympus Drive & Apollo Court (Odyssey Club Phase 7) in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the April 6, 2023 Staff Report, subject to the following conditions:*

- 1. Approval is subject to final engineering plan review and approval.*
- 2. Either model type (single-story or two-story) to be constructed on Phase 7 of the PUD.*
- 3. Prior to occupancy of any new units in Phase 7, a cost-sharing agreement must be established with review and approval by the Village Attorney and recorded with the County by the Petitioner.*
- 4. Prior to occupancy of any new units in Phase 7, a document (Declaration of Conditional Sales Restriction) must be established with review and approval by the Village Attorney and recorded with the County by the Petitioner that states if any lots are sold separately, then specific attached covenants will be triggered.*

### **Motion 2 (Site Plan/Architecture Approval):**

*“...make a motion to grant the Petitioner Anthony DeAngelis on behalf of Inter-Continental Real Estate & Development Site Plan / Architectural Approval for single story ranch townhomes at Olympus Drive & Apollo Court (Odyssey Club Phase 7) in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district, in accordance with the plans submitted and listed in the April 6, 2023 Staff Report, subject to the following conditions:*

- 1. Site Plan/Architectural Approval is subject to approval of the Special Use for a Substantial Deviation to the PUD by the Village Board.*
- 2. Site Plan/Architectural Approval is subject to Engineering and Building Department permit review and approval of final plans including any grading or drainage changes.*
- 3. Physical material samples shall be provided during the permit process for staff review and approval. Final color and materials shall be subject to review and approval by Village staff prior to issuance of a building permit.*

## LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Application (Redacted)	Applicant	8/18/22
	Response to Standards	Applicant	n/a
	Narrative	Applicant	n/a, rec'd 10/31/22
	Existing Townhomes Plats of Survey (Lots 1,2,27,28,30,31, & 32)	Kevin Chaffin	Various, 2021
	Proposed Grading/Construction Plans (C000, C100, C101, C200, C201)	CEC	8/18/22
	2007 Previous Approval Grading/Construction Plan Excerpts (Sheets 6 to 8 of 14)	Roake	7/30/07
	Proposed Building Setback Exhibit, (Sheets C200 & C201 w/ Setbacks)	CEC	8/18/22, rec'd 10/31/22
	Proposed Line Elevations (Sequential), Proposed Site Plan, Existing Plat of Subdivision	TM	9/8/21 & 1/24/22
	Proposed Architectural Drawings of 4-Unit Type (Floor Plans, Line Drawings, Details)	TM	9/8/21
	Proposed Architectural Drawings of 3 and 2-Unit Types (Floor Plans, Line Drawings, Details)	TM	1/24/22
	Proposed Color Elevations Prototypical Tan – 4, 3, and 2-Unit Types	Applicant	9/8/21, 1/24/22; rec'd 10/31/22
	Proposed Landscape Plan	WE	6/1/22
	Townhome Elevation Comparison Exhibit	TM	2/18/22, rec'd 11/10/22
	Unit Sizes Above Grade	Applicant	Rec'd 11/11/22
	Building FAR Comparison Table	Applicant	n/a, rec'd 10/31/22
	Exterior Materials / Color Palette Schemes	Applicant	n/a, rec'd 10/31/22
	Plan Commission Meeting Minutes November 17, 2022	Staff	11/17/2022
	Sample/Draft of Cost-Sharing Agreement	Applicant	Recd: 2/16/23
	Declaration of Conditional Sales Restriction – Final Draft	Applicant	Recd: 3/30/23

CEC = Civil & Environmental Consultants, Inc.

Roake = Roake and Associates, Inc.

TM = Tech Metra Ltd.

WE = Westwood Environmental LLC