



December 29, 2004

Chris Creek
Creek Development
P.O. Box 188
Tolono, IL 61880

RE: Case No. CPC 04-CC

Please be advised that on Tuesday, December 21, 2004, the City Council approved the following requests for:

ORDINANCE NO. 15,723 APPROVING THE PRELIMINARY AND FINAL PLAN OF TALLGRASS CONDOMINIUMS PHASE 2, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED SOUTH OF CHARTER OAK ROAD, EAST OF IL ROUTE 6, NORTH OF I-74, OFF OF WEAVERRIDGE BOULEVARD;

ORDINANCE NO. 15,724 APPROVING THE PRIVATE STREETS, PRIVATE STREET NAMES, AND PRIVATE STREET MAINTENANCE AGREEMENT FOR TALLGRASS LANE AND THORNHILL DRIVE OF TALLGRASS CONDOMINIUMS AND TALLGRASS CONDOMINIUMS PHASE 2, A MULT-FAMILY RESIDENTIAL DEVELOPMENT LOCATED SOUTH OF CHARTER OAK ROAD, EAST OF IL ROUTE 6, NORTH OF I-74, OFF OF WEAVERRIDGE BOULEVARD. (CPC 04-CC) [DISTRICT 5]

These requests were approved as outlined in the attached copies of the approved documents. If you have any questions, please contact me at 494-8667.

Sincerely,

A handwritten signature in cursive script that reads 'Leah Allison'.

Leah Allison
Urban Planner

LA/ps

Attachments

ORDINANCE NO. 15,723

AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLAN OF TALLGRASS CONDOMINIUMS PHASE 2, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED SOUTH OF CHARTER OAK ROAD, EAST OF IL ROUTE 6, NORTH OF 1-74, OFF OF WEAVERRIDGE BOULEVARD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

SECTION 1. That the preliminary and final plan of Tallgrass Condominiums Phase 2, attached hereto as Exhibit A, and having the following legal description,

Part of Lot 309 in WeaverRidge Subdivision Section 5, a subdivision of a part of the SE ¼ of Section 23 and a part of the SW ¼ of Section 24, T9N, R7E of the 4th Principal Meridian, Peoria County, Illinois

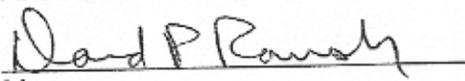
is hereby approved.

SECTION 2. This ordinance shall be in full force and effect on and after its passage according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS

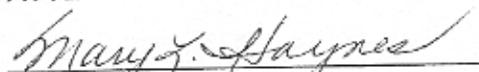
21st DAY OF DECEMBER 2004.

APPROVED:



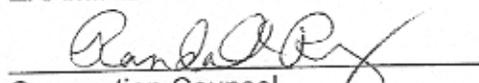
Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

ORDINANCE NO. 15,724

AN ORDINANCE APPROVING THE PRIVATE STREETS, PRIVATE STREET NAMES, AND PRIVATE STREET MAINTENANCE AGREEMENT FOR TALLGRASS LANE AND THORNHILL DRIVE OF TALLGRASS CONDOMINIUMS AND TALLGRASS CONDOMINIUMS PHASE 2, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED SOUTH OF CHARTER OAK ROAD, EAST OF IL ROUTE 6, NORTH OF 1-74, OFF OF WEAVERRIDGE BOULEVARD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:

SECTION 1. That the Private Street Names of Tallgrass Lane and Thornhill Drive, the Private Streets having the following legal descriptions:

See Exhibit A

and the Private Street Maintenance Agreement for Tallgrass Lane and Thornhill Drive attached hereto as Exhibit B are hereby approved.

SECTION 2. This ordinance shall be in full force and effect on and after its passage according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

21st DAY OF DECEMBER, 2004.

APPROVED:

David P. Rausch
Mayor

ATTEST:

Mary L. Haynes
City Clerk

EXAMINED AND APPROVED:

Randall B. [Signature]
Corporation Counsel

Tall Grass Condominiums Roadway Description

A part of Lot 308 in Weaverridge Subdivision, Section 5 as shown on a plat recorded as Document #00-36814 in Plat Book "7", Page 102, said subdivision being a part of the Southeast Quarter of Section 23 & Part of the Southwest Quarter of Section 24, Township 9 North, Range 7 East, 4th P.M., Peoria County, Illinois; more particularly described as follows:

A 25.00-foot wide strip of land being 12.50 feet on either side of the following described centerline:

Beginning at the intersection of the roadway centerlines of Weaver Ridge Boulevard and Thornhill Drive; thence South $33^{\circ}-44'-19''$ East (bearings assumed for description purposes only), along the said centerline of Thornhill Drive, a distance of 59.84 feet; thence South $39^{\circ}-04'-31''$ East, a distance of 64.51 feet; thence South $33^{\circ}-44'-19''$ East, a distance of 67.34 feet; thence in a Southeasterly direction along a line being a curve concave to the Northeast having a radius of 212.83 feet, a chord bearing of South $47^{\circ}-55'-17''$ East, a chord length of 104.21 feet and an arc distance of 105.28 feet; thence continuing Southeasterly along a line being a curve concave to the Northeast having a radius of 846.47 feet, a chord bearing of South $63^{\circ}-05'-52''$ East, a chord length of 127.50 feet, and an arc distance of 127.62 feet; thence in a Northeasterly direction along a line being a curve concave to the North having a radius of 120.35 feet, a chord bearing of North $81^{\circ}-50'-03''$ East, a chord length of 122.71 feet, and an arc distance of 128.76 feet; thence North $47^{\circ}-54'-15''$ East, a distance of 187.07 feet; thence in a Northeasterly direction along a line being a curve concave to the South having a radius of 45.50 feet, a chord bearing of North $75^{\circ}-44'-59''$ East, a chord length of 41.17 feet and an arc distance of 42.72 feet to Point "A"; thence along a line being a curve concave to the North having a radius of 37.50 feet, a chord bearing of North $82^{\circ}-12'-31''$ East, a chord length of 26.19 feet and an arc distance of 26.76 feet; thence along a line being a curve concave to the South having a radius of 22.50 feet, a chord bearing of North $85^{\circ}-44'-08''$ East, a chord length of 18.28 feet and an arc distance of 18.82 feet; thence along a line being a curve concave to the North having a radius of 37.50 feet, a chord bearing of North $77^{\circ}-00'-51''$ East, a chord length of 40.50 feet, and an arc distance of 42.79 feet to Point "B"; thence North $44^{\circ}-19'-34''$ East, a distance of 15.78 feet; thence along a line being a curve concave to the Northwest having a radius of 37.50 feet, a chord bearing of North $20^{\circ}-58'-00''$ East, a chord length of 29.74 feet and an arc distance of 30.58 feet; thence North $02^{\circ}-23'-33''$ West, a distance of 117.44 feet to a point on the centerline of Weaver Ridge Boulevard, said point being the terminus of the described centerline;

ALSO, a 25.00-foot wide strip of land being 12.50 feet on either side of the following described centerline:

Beginning at said Point "B"; thence South $44^{\circ}-19'-34''$ West (bearings assumed for description purposes only) a distance of 21.38 feet; thence along a line being a curve concave to the Southeast having a radius of 37.50 feet, a chord bearing of South $27^{\circ}-32'-$

51" West, a chord length of 21.65 feet and an arc distance of 21.96 feet; thence along a line being a curve concave to the North having a radius of 22.50 feet, a chord bearing of North $87^{\circ}-55'-56''$ West, a chord length of 44.48 feet and an arc distance of 63.85 feet; thence along a line being a curve concave to the Southwest having a radius of 22.50 feet, a chord bearing of North $46^{\circ}-00'-06''$ West, a chord length of 28.54 feet and an arc distance of 30.92 feet to said Point "A", said point being the terminus of the described centerline;

ALSO, a 25.00-foot wide strip of land being 12.50 feet on either side of the following described centerline:

Commencing at the said intersection of the centerlines of Thornhill Drive and Weaver Ridge Boulevard; thence South $33^{\circ}-44'-19''$ East (bearings assumed for description purposes only) along the centerline of Thornhill Drive, a distance of 59.84 feet; thence South $33^{\circ}-44'-19''$ East, a distance of 59.84 feet; thence South $39^{\circ}-04'-31''$ East, a distance of 64.51 feet to the Point of Beginning; thence Southeasterly along a line being a curve concave to the North having a radius of 33.04 feet, a chord bearing of South $78^{\circ}-16'-24''$ East, a chord length of 40.02 feet and an arc distance of 42.99 feet; thence Southeasterly along a line being a curve concave to the Southwest having a radius of 22.50 feet, a chord bearing of South $29^{\circ}-35'-39''$ East, a chord length of 44.91 feet and an arc distance of 67.79 feet; thence Southwesterly along a line being a curve concave to the East having a radius of 22.50 feet, a chord bearing of South $07^{\circ}-37'-09''$ West, a chord length of 34.01 feet and an arc distance of 38.56 feet to the terminus of the described centerline;

ALSO, A part of Lot 309 in Weaverridge Subdivision, Section 5 as shown on a plat recorded as Document #00-36814 in Plat Book "7", Page 102, said subdivision being a part of the Southeast Quarter of Section 23 & Part of the Southwest Quarter of Section 24, Township 9 North, Range 7 East, 4th P.M., Peoria County, Illinois; more particularly described as follows:

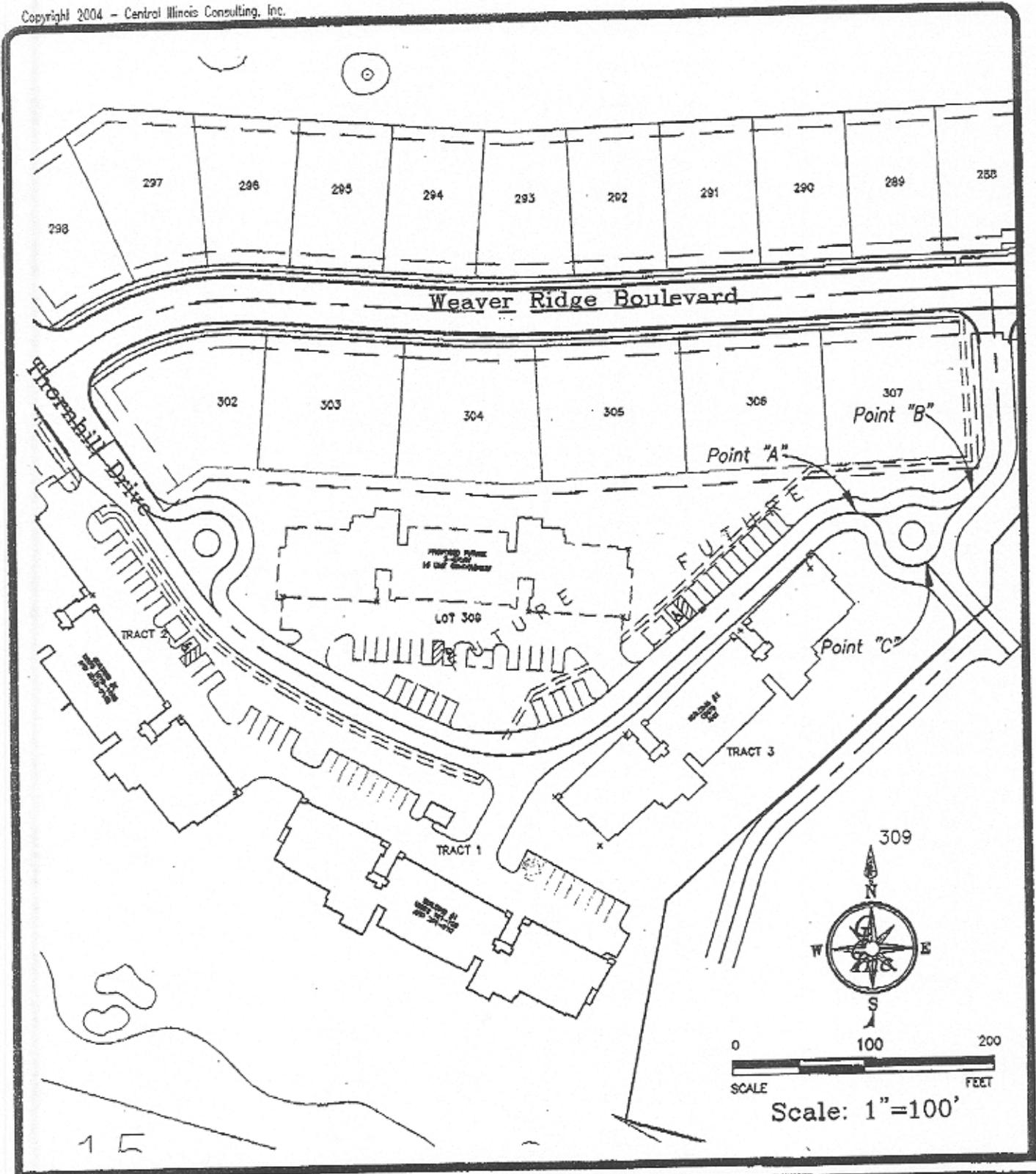
A 22.00-foot wide strip of land being 11.00 feet on either side of the following described centerline:

Commencing at said Point "A"; thence along a line being a curve concave to the Southwest having a radius of 22.50 feet, a chord bearing of South $46^{\circ}-00'-06''$ East, a chord length of 28.54 feet and an arc distance of 30.92 feet; thence along a line being a curve concave to the Northeast having a radius of 22.50 feet, a chord bearing of South $61^{\circ}-33'-24''$ East, a chord length of 36.83 feet and an arc distance of 43.14 feet to Point "C", said point also being the Point of Beginning; thence South $41^{\circ}-08'-55''$ East, a distance of 96.44 feet to the terminus of the described centerline;

ALSO, A 22.00-foot wide strip of land being 11.00 feet on either side of the following described centerline:

Commencing at said Point "C"; thence South $41^{\circ}-08'-55''$ East, a distance of 68.94 feet to the Point of Beginning; thence South $48^{\circ}-51'-05''$ West, a distance of 209.32 feet; thence in a Southwesterly direction along a line being a curve concave to the Southeast having a radius of 100.00 feet, a chord bearing of South $33^{\circ}-04'-29''$ West, a chord length of 54.38 feet and an arc distance of 55.07 feet; thence South $17^{\circ}-17'-53''$ West, a distance of 66.14 feet to the terminus of the described centerline; said roadway contains 41,454 square feet or 0.95 acres, more or less.

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Central Illinois Consulting, Inc.
 Consulting Engineers & Land Surveyors
 3301 N. Main, East Peoria, IL 61611
 Tel. 309-699-2680 Fax. 309-699-2681

Sheet Info: Exhibit A

Tall Grass Condos Peoria, Illinois

Remarks:

Drawn By: NAE

Approved By: DLH

Date: DEC. 2004

Project No.: 011.010

Prepared by:

Mail to:

**AGREEMENT AND COVENANT CONCERNING MAINTENANCE
OF NEW PRIVATE STREET**

In compliance with the requirement of Appendix A, Section 5-201E of the Code of Ordinances of the City of Peoria, that a maintenance agreement be submitted and approved by the City Council of the City of Peoria for final approval for a private street in a development, and in consideration of such approval of the private street(s) described hereinafter as Tallgrass Condos + Tallgrass Condos Phase 2, the undersigned, his heirs, successors and assigns, and any subsequent owner or owners of the private street herein described or a portion thereof, or of the property accessing onto the described private street, hereby agree that all private streets hereinafter described shall be constructed of a bituminous surface, concrete, paving brick, cobblestone, or an equal and approved surface that will comply with a minimum structural co-efficient of two; construction plans shall be submitted for approval to the City Engineer or his successor.

All described private streets shall be open at all times for public use and the undersigned, his heirs, successors and assigns and any subsequent owner of the private street herein described or a portion thereof, or of the property accessing onto the private street(s) shall provide for the perpetual maintenance of said street or street(s) in compliance with the standards established by the City of Peoria and "standard specifications for subdivision development" as it may be amended from time to time.

In the event that said private street does not conform or is not maintained to the standards as set forth in "standard specifications for subdivision development" (as it may be amended from time to time), or that the condition of the street is such as to endanger vehicular or pedestrian traffic, the City of Peoria may close such private street until such time as the street conforms to such standards and/or is no longer in the condition which endangers vehicular or pedestrian traffic as the case may be.

This Agreement shall be a covenant running with the land binding upon the undersigned private street owner, his successors and assigns, and all subsequent owners of the property herein described and property herein accessing onto the private street described for the benefit and enforceable by the City of Peoria; and this Agreement and covenant shall be recorded in the Office of the Recorder of Deeds of Peoria County, Illinois and shall run in relation to the following described private street as well as the property accessing onto the described property.

The private street to which this covenant applies is described as follows:

See attachments A and B

The property accessing onto said private street is described as:

Tallgrass Condos and Tallgrass Condos Phase 2

This Agreement and covenant was approved by the City Council of the City of Peoria on the 14th day of DEC. 2004.

Christopher E. Cere
Property Owner/Developer

CITY OF PEORIA

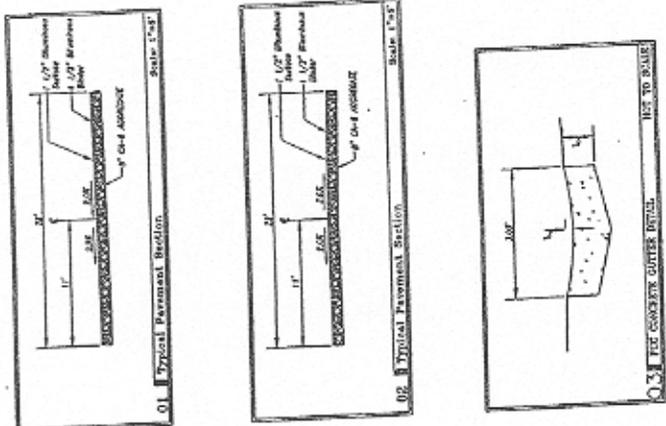
By Charles R. Oliver
City Manager

Record this document against: _____

Tallgrass Condominium - Building #5
Creek Development
Peoria, Illinois

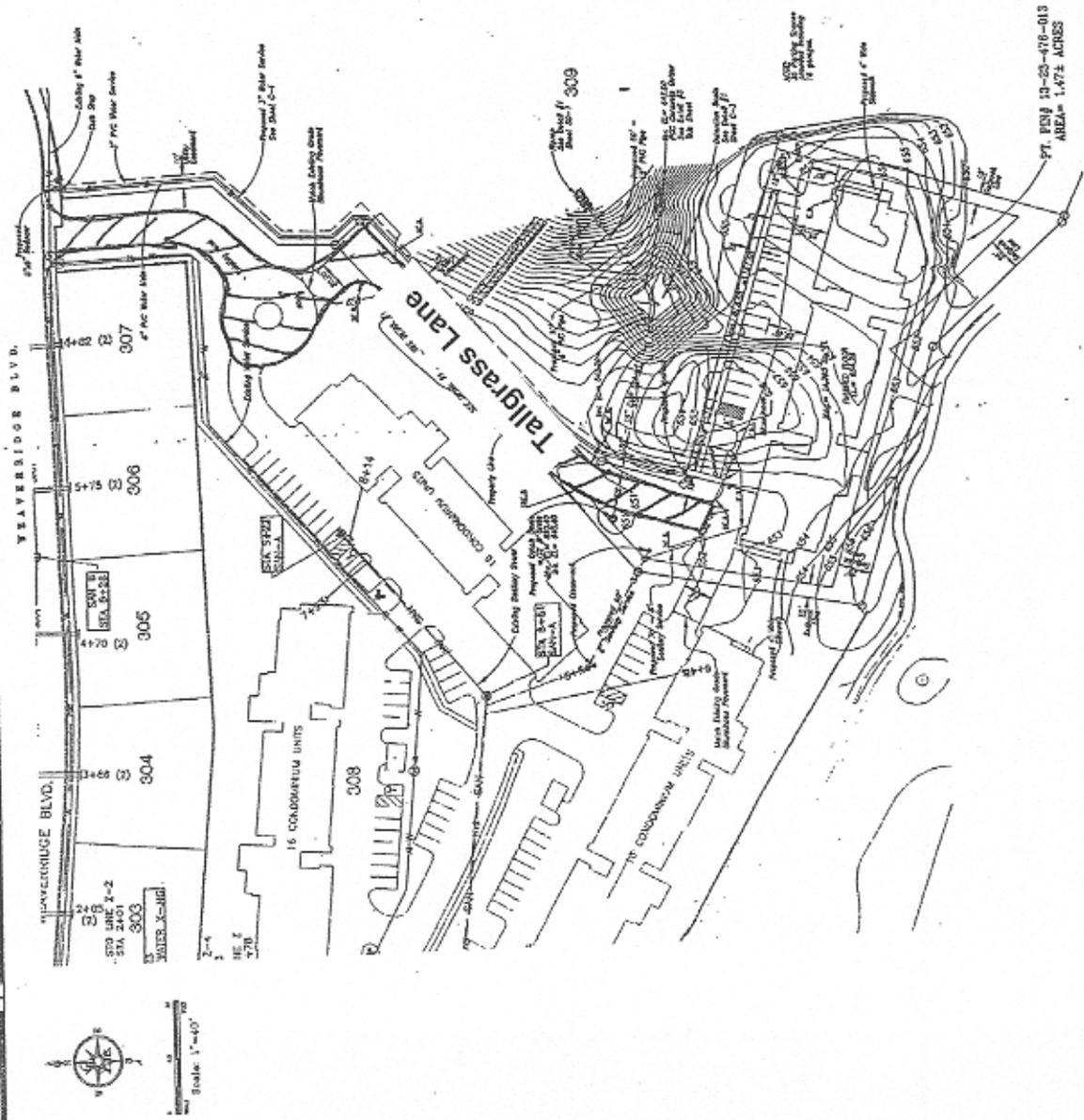
Crystal Bluffs
Crystalline, Inc.
10000 N. Rockwell Ave.
Chicago, IL 60631
Tel: (773) 424-1100
Fax: (773) 424-1101
www.crystalbluffs.com

DATE: 11/11/03
SCALE: AS SHOWN
PROJECT: TALLGRASS CONDOMINIUM - BUILDING #5
SHEET: C-2



LEGEND

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Scale: 1"=40'

PT. PSM 13-23-476-013
AREA= 1.474 ACRES