



February 15, 2005

Jerry Kaiser
919 Detroit Court
Morton, IL 61550

RE: Case No. CPC 05-B

Please be advised that on Tuesday, February 1, 2005, the City Council approved the following request for:

RECOMMENDATION FOR APPROVAL OF THE PRELIMINARY PLAN OF
KAISER WILLOW KNOLLS APARTMENTS, A MULTI-FAMILY RESIDENTIAL
DEVELOPMENT LOCATED WEST OF ALLEN ROAD, EAST OF ROCKVALE
DRIVE, ALONG THE SOUTH SIDE OF WILLOW KNOLLS ROAD.
CPC 05-B

This request was 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, AICP
Urban Planner

LA/ps

Attachments

*Twin Towers Building
456 Fulton Street, Suite 402
Peoria, Illinois 61602
309/494-8600
FAX 309/494-8680*



RESOLUTION NO. 05-045
CITY OF PEORIA.

Peoria, Illinois **FEBRUARY 1**, 20**05**

A RESOLUTION APPROVING THE PRELIMINARY PLAN OF KAISER WILLOW KNOLLS APARTMENTS, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED WEST OF ALLEN ROAD, EAST OF ROCKVALE DRIVE, ALONG THE SOUTH SIDE OF WILLOW KNOLLS ROAD

WHEREAS, the City of Peoria has the authority to review subdivisions and developments within the limits of its corporate boundaries and within its mile and one half extra-territorial jurisdiction; and

WHEREAS, the City Planning Commission reviewed this request on January 19, 2005,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That the preliminary plan of Kaiser Willow Knolls Apartments, a multi-family residential development located west of Allen Road, east of Rockvale Drive, along the south side of Willow Knolls Road (Attachment A), generally described as a subdivision of part of lots 4 and 5 of Willow Knolls Professional Park, being a subdivision of part of the SW ¼ of Section 7, T9N, R8E of the 4th Principal Meridian is hereby approved subject to the following condition(s):

- 1) Front yard and parking lot landscaping plan is required prior to final plan approval.
- 2) Primary access from Willow Knolls must be granted by the Peoria County Highway Department.
- 3) Southern access from adjoining property to the east must be identified as emergency access only including a gate to prevent local traffic access.
- 4) A cross access agreement is required with the eastern neighboring property.
- 5) Redesign dumpster area to provide access for garbage collection.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS 1st DAY OF FEBRUARY, 2005.

APPROVED:

David P. Roney
Mayor

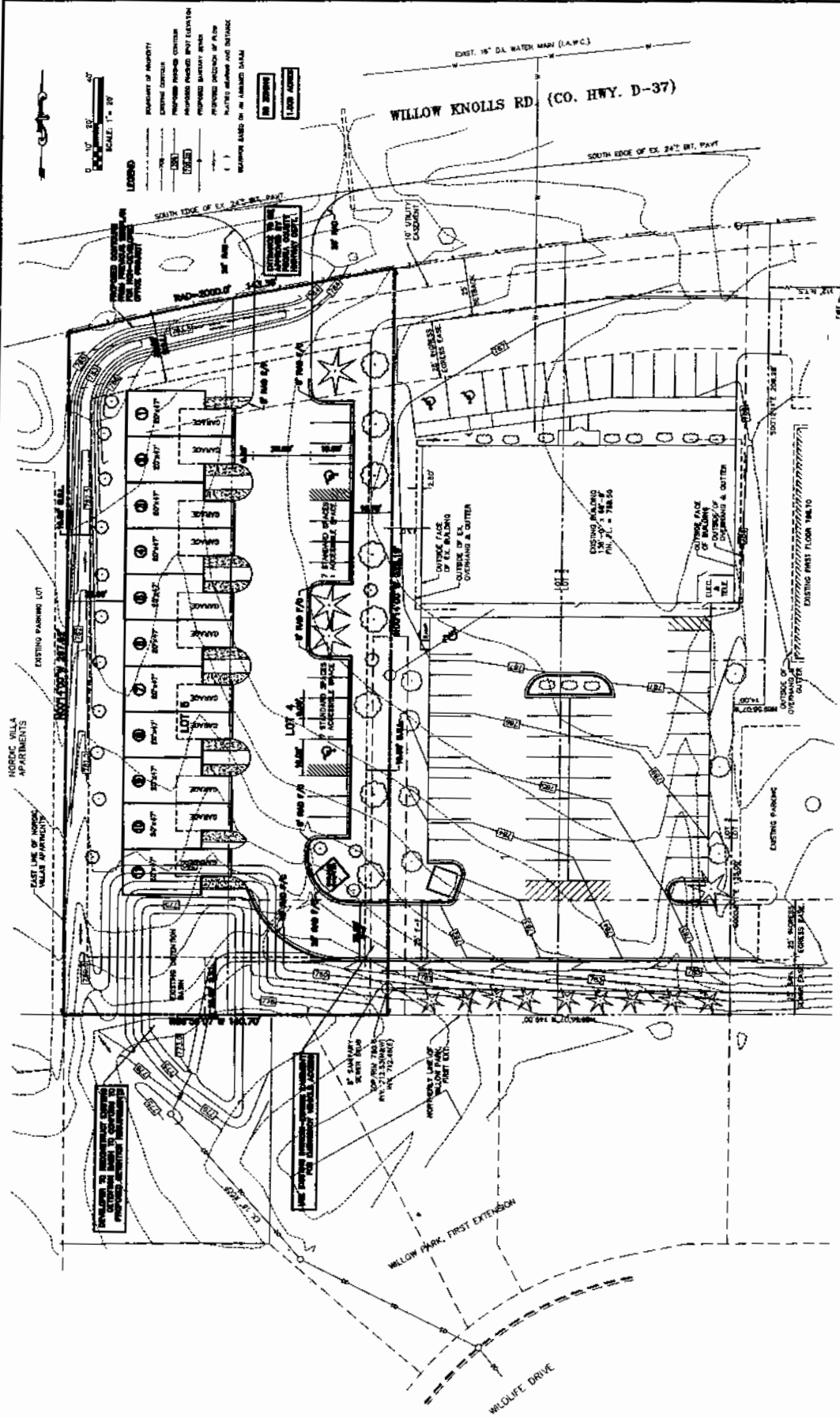
ATTEST:

Mary L. Hyman
City Clerk

BY: Bette Ball, Deputy City Clerk

EXAMINED AND APPROVED

Randall P. Ball
Corporation Counsel



PRELIMINARY SITE PLAN

AUSTIN ENGINEERING CO., INC.	
WILLOW KNOLLS PROFESSIONAL PARK	
P.L. LOTS 4 & 5	
DATE	10/20/90
BY	W. J. B. / J. B.
CHECKED BY	W. J. B.
SCALE	1" = 20'