



June 26, 2007

Devin Birch  
Austin Engineering Company, Inc.  
8100 N. University Street  
Peoria, IL 61615

**RE: FROSTWOOD APARTMENTS - PRELIMINARY PLAN – CPC 07-K**

Please be advised that on Tuesday, June 12, 2007, the City Council concurred with the Planning Commission recommendation for:

**APPROVAL OF RESOLUTION NO. 07-331 APPROVING THE PRELIMINARY PLAN OF FROSTWOOD APARTMENTS, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED NORTH OF CHARTER OAK ROAD, SOUTH OF ROCKWELL DRIVE, ALONG THE WEST SIDE OF FROSTWOOD PARKWAY. THE PROPERTY IS IDENTIFIED AS PARCEL IDENTIFICATION NUMBER 13-14-477-008, WITH CONDITION. (CPC 07-K) [DISTRICT 4]**

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  
Senior Urban Planner

LA/ps

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# RESOLUTION NO. 07-351

CITY OF PEORIA.

Peoria, Illinois JUNE 12 20 07

**A RESOLUTION APPROVING THE PRELIMINARY PLAN OF FROSTWOOD APARTMENTS, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED NORTH OF CHARTER OAK ROAD, SOUTH OF ROCKWELL DRIVE, ALONG THE WEST SIDE OF FROSTWOOD PARKWAY. THE PROPERTY IS IDENTIFIED AS PARCEL IDENTIFICATION NUMBER 13-14-477-008.**

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 May 16, 2007.


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

Section 1. That the Preliminary Plan of Frostwood Apartments, located north of Charter Oak Road, south of Rockwell Drive, along the west side of Frostwood Parkway (Attachment A), generally described as a subdivision of Lot 5 of Woodcrest Subdivision, part of the SE ¼ of the SE ¼ of Section 14, T9N, R7E of the 4<sup>th</sup> Principal Meridian is hereby approved subject to the following condition:

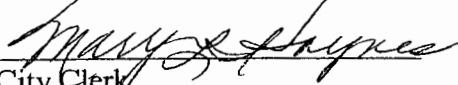
- 1) Landscaping plans for front yard and parking lot must be approved prior to approval of the final plan.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS 12th DAY OF JUNE 2007.

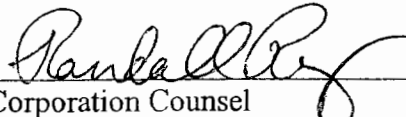
APPROVED:

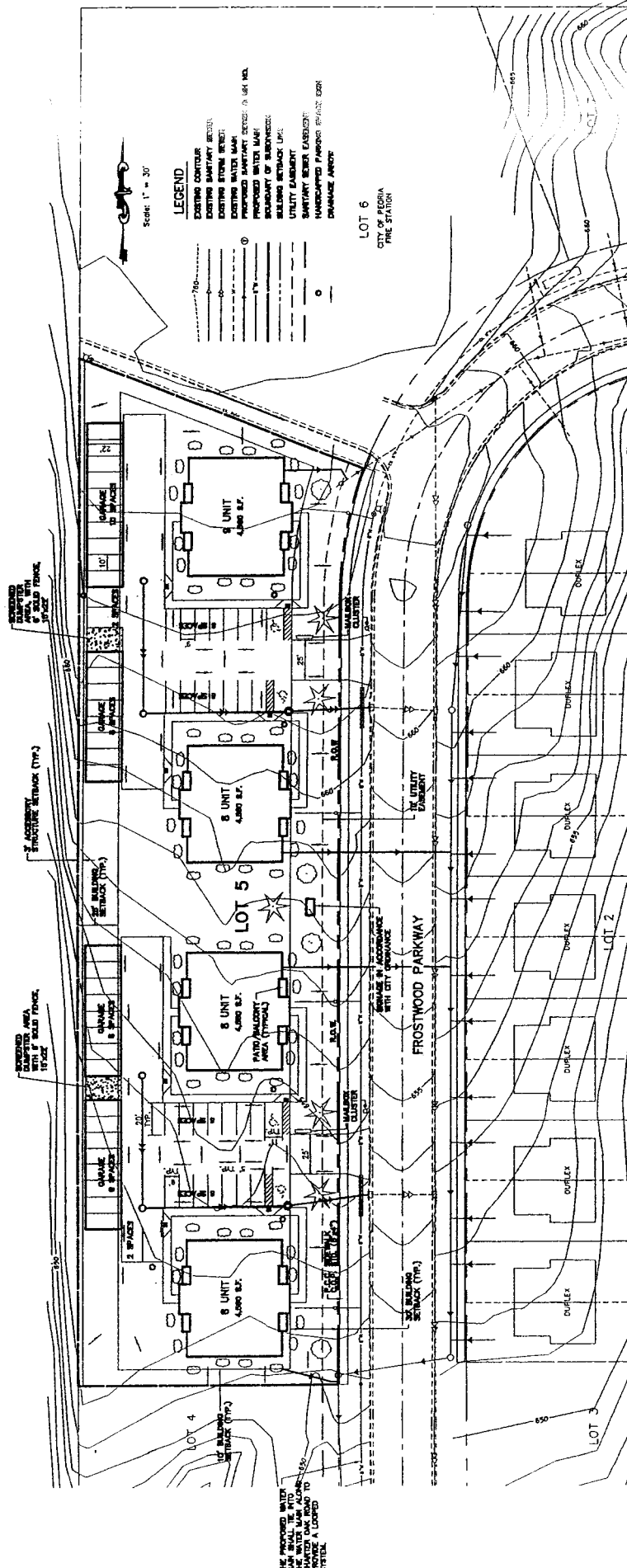
  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED

  
\_\_\_\_\_  
Corporation Counsel



**GENERAL NOTES**

1. A DRAINAGE PLAN SHOWING POST DEVELOPMENT DRAINING WILL BE SUBMITTED SEPARATELY FOR APPROVAL.
2. SANITARY SEWER CROSSINGS AT FROSTWOOD PARKWAY WILL BE PROBABLY UNDER, 3' TYPICAL.
3. EVERY ATTEMPT TO SAVE EXISTING TREES WILL BE MADE.
4. EXISTING WALLS TO BE REMOVED WITH WALL PAPER ON THE CHANGES AND FINISHING LOT SIDE OF THE BUILDINGS.
5. ALL UNITS ARE 2 BEDROOMS WITH EACH UNIT 1,125 SQ. FT.
6. THIS PROJECT REQUIRES AN EROSION CONTROL PLAN AND AN EROSION CONTROL MEASURES WITH POINT APPLICATION WILL BE SUBMITTED SEPARATELY.
7. THIS PROJECT REQUIRES WILL REQUIRE AN ASSES PERMIT WITH THE TARRANT ENVIRONMENTAL PROTECTION AGENCY.

**PARKING REQUIREMENTS**

PARKING SPACES REQUIRED: 33 UNITS = 66 SPACES  
 PARKING SPACES PROVIDED: 70 (34 IN GARAGES & 36 EXTERIOR SPACES (4 HO))

**LANDSCAPING POINTS FOR FROSTWOOD APARTMENTS**

SHADE TREE = 4 @ 16 PTS/EA = 64 PTS  
 EVERGREEN TREE = 8 @ 16 PTS/EA = 128 PTS  
 DECIDUOUS SHRUB = 64 @ 3 PTS/EA = 192 PTS  
 TOTAL POINTS PROPOSED = 384 PTS

POINTS REQUIRED = 1 PT/ PARKING SPACE = 70 POINTS  
 POINTS PROVIDED = 384 PTS  
 REQUIRED POINTS = 70+128+192 = 390 PTS

NOTE: SIZE AND TYPE OF PLANTINGS TO BE SUBMITTED BY OWNER AT A LATER DATE.

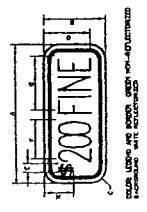
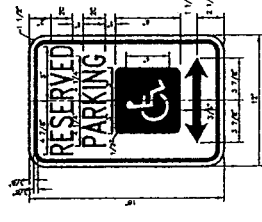


TABLE WITH 2 COLUMNS: SIGN NUMBER AND SIGN DESCRIPTION

NO.	DESCRIPTION
1	RESERVED PARKING SIGN
2	200 FINE SIGN

**HANDICAPPED PARKING SIGN**

OBJECTIVE: TO PROVIDE A SIGN WHICH IDENTIFIES THE LOCATION OF THE SIGNIFIED PARKING SPACE. THE SIGN SHALL BE PLACED IN THE CENTER OF THE SIGNIFIED PARKING SPACE. THE SIGN SHALL BE 3' HIGH BY 3' WIDE. THE SIGN SHALL BE MADE OF ALUMINUM OR A DURABLE MATERIAL. THE SIGN SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION.

**200 FINE SIGN**

OBJECTIVE: TO PROVIDE A SIGN WHICH IDENTIFIES THE LOCATION OF THE SIGNIFIED PARKING SPACE. THE SIGN SHALL BE PLACED IN THE CENTER OF THE SIGNIFIED PARKING SPACE. THE SIGN SHALL BE 11" HIGH BY 11" WIDE. THE SIGN SHALL BE MADE OF ALUMINUM OR A DURABLE MATERIAL. THE SIGN SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION.