



June 2, 2003

Brady Construction
6808 N. Knoxville Ave Ste C
Peoria, IL 61614

James R. Franklin
8100 N. University St
Peoria, IL 61615

Interested Parties

Please be advised that on Tuesday, May 27, 2003, the City Council approved the following request for:

RECOMMENDATION TO APPROVE THE PRELIMINARY PLAN AND BUILDING ELEVATION DESIGN, WITH CONDITIONS, FOR A MULTI-FAMILY DEVELOPMENT LOCATED NORTH OF DEERBROOK ROAD AND SOUTH OF HICKORY GROVE ROAD ALONG THE EAST SIDE OF KNOXVILLE AVENUE. (CPC 03-1) [DISTRICT 5]

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
Urban Planner

LA/ps

Attachments

RESOLUTION NO. 03-288

CITY OF PEORIA.

Peoria, Illinois MAY 27, 2003

RECOMMENDATION TO APPROVE THE PRELIMINARY PLAN AND BUILDING ELEVATION DESIGN, WITH CONDITIONS, FOR A MULTI-FAMILY DEVELOPMENT LOCATED NORTH OF DEERBROOK ROAD AND SOUTH OF HICKORY GROVE ROAD ALONG THE EAST SIDE OF KNOXVILLE AVENUE (CPC 03-1) [DISTRICT 5]

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 April 16, 2003

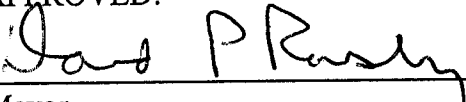
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That the preliminary plan and building elevation design of Deerbrook and Route 40 Subdivision, a multi-family development located north of Deerbrook Road and South of Hickory Grove Road along the east side of Knoxville Avenue (Attachment A), generally described as a subdivision of lots 7, 8, and 9 of Oakbrook Subdivision being a part of the E ½ of the NW ¼ of Section 29, T10N, R8E of the 4th Principal Meridian is hereby approved subject to the following conditions:

- 1) A more detailed site plan is required showing the drive approaches with dimensions, public sidewalks, grades, and existing and proposed contour lines, storm sewers, and other utilities.
- 2) A typical building elevation drawing must be submitted with the Final Plan.
- 3) Sidewalks are required along Deerbrook Drive, Oakwood Drive, and Knoxville Avenue.
- 4) No overnight parking shall be allowed on Oakwood Drive.
- 5) Elevation drawings with a minimum requirement of approximately 40% in bricks and the balance in wood or vinyl siding must be submitted with the Final Plan for approval.
- 6) Provide partial wrought iron fencing around the development.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS 27th DAY OF MAY, 2003.

APPROVED:




Mayor

ATTEST:

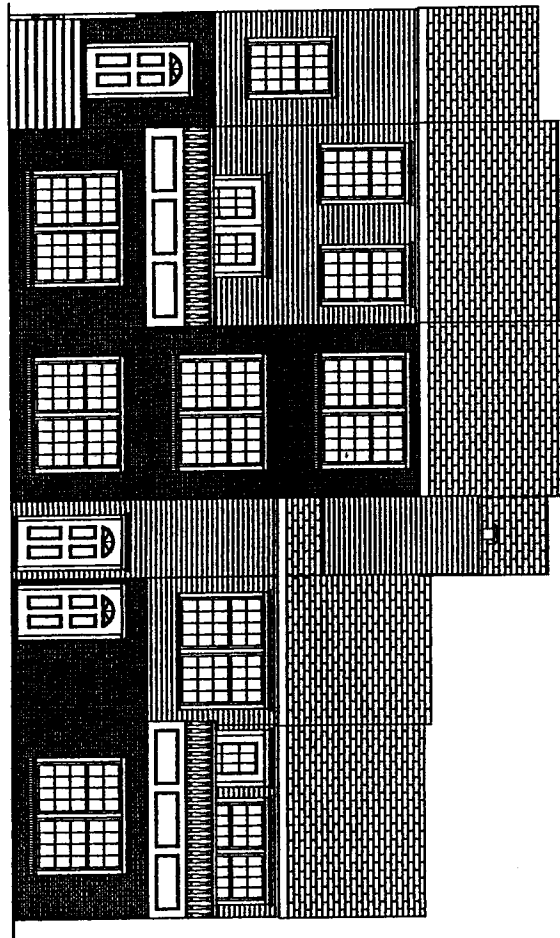



City Clerk

EXAMINED AND APPROVED

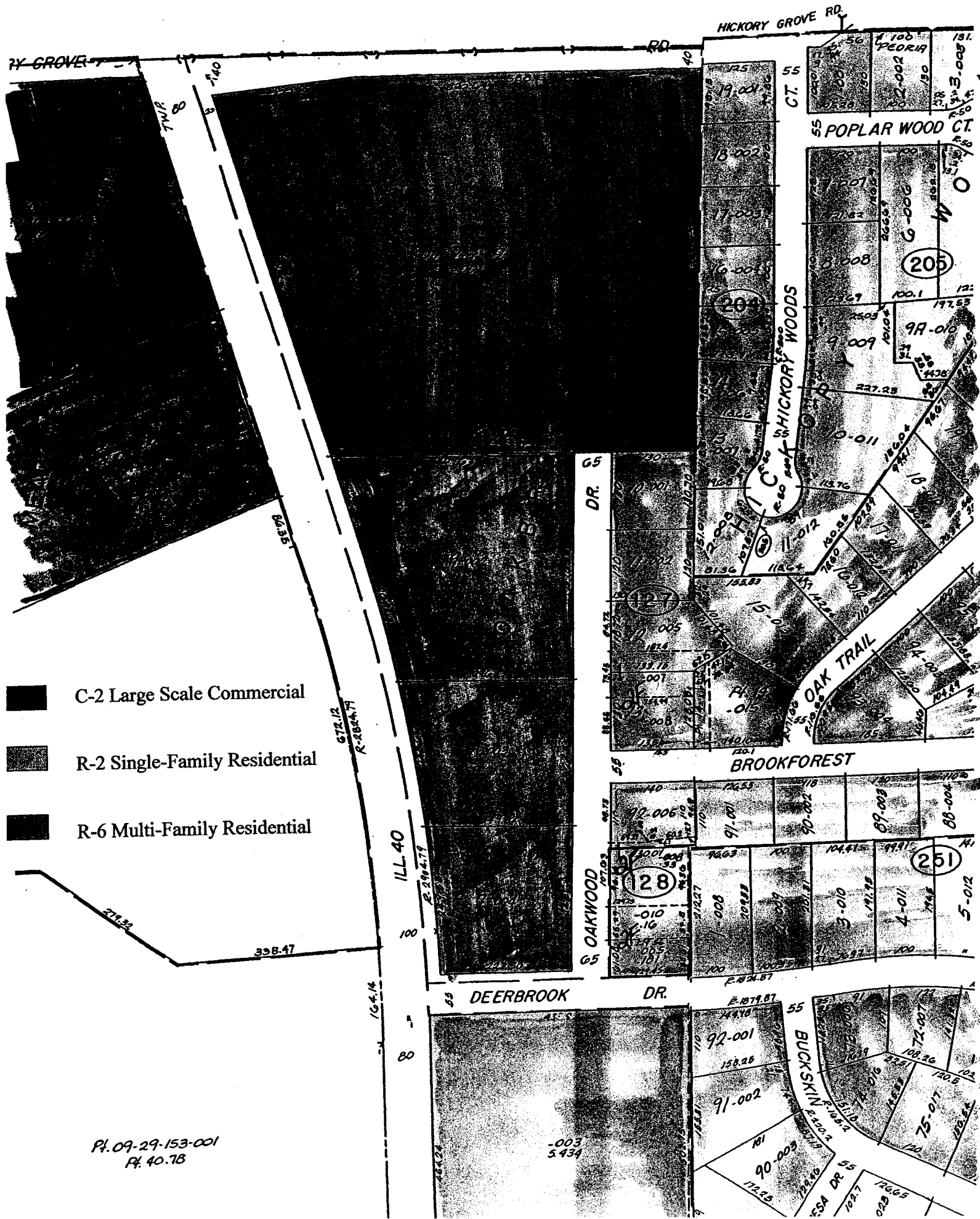


Corporation Counsel



	
BRADY & ASSOCIATES	
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TEL: 303-733-1111 FAX: 303-733-1112	
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ADDRESS:	DATE:
DRAWN BY: NE	1/8" = 1'-0"
CHECKED BY:	5/15/03
REV. # 1	5/15/03
© DWG PERFORMA/DAVID TELEVISION	
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OF 1	

THREE UNIT



- C-2 Large Scale Commercial
- R-2 Single-Family Residential
- R-6 Multi-Family Residential

Pt. 09-29-153-001
Pt. 40.78