



December 17, 2003

Attorney Robert C. Hall
416 Main Street, Suite 1125
Peoria, IL 61602

RE: Case No. CPC 03-K and CPC 03-Z – Prairie Vista Apartments Phase I and II

Please be advised that on Tuesday, December 9, 2003, the City Council approved the following request with conditions for:

APPROVAL OF RESOLUTION NO. 03-683 APPROVING THE PRELIMINARY PLAN OF PRAIRIE VISTA APARTMENTS PHASE I AND II, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED AT THE NORTHEAST CORNER OF ALLEN ROAD AND ALTA ROAD. CPC 03-K and CPC 03-Z

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.

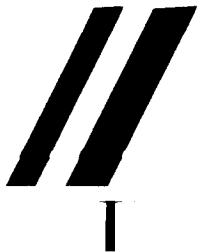
Sincerely,

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

Leah Allison
Urban Planner

LA/ps

Attachments



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

RESOLUTION NO. 03-683

CITY OF PEORIA.

Peoria, Illinois

DECEMBER 9

2003

A RESOLUTION APPROVING THE PRELIMINARY PLAN OF PRAIRIE VISTA APARTMENTS PHASE I AND II, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED AT THE NORTHEAST CORNER OF ALLEN ROAD AND ALTA 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 June 18, 2003 and November 19, 2003

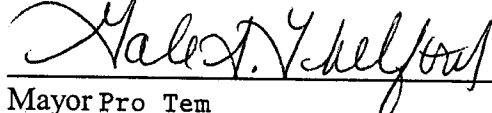
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That the preliminary plan of Prairie Vista Apartments Phase I and II, a multi-family residential development located at the northeast corner of Allen Road and Alta Road (Attachment A), generally described as a subdivision of part of the SW ¼ of the SE ¼ of Section 30, T10N, R8E of the 4th Principal Meridian is hereby approved subject to the following conditions:

- 1) Provide right-of-way along Allen and Alta roads per IDOT designs. (Shown on attached revised plan)
- 2) Adequate turnaround access must be provided for all dead-end streets in excess of 150 feet in length. (Shown on attached revised plan)
- 3) Building elevation designs. (Attachment B1, B2, and B3)
- 4) Detention basin shown on the attached plan shall be one which will hold detention storm water at all times (in the nature of a small lake or pond) as an aesthetic amenity.
- 5) Roofing shingles associated with the project shall be architectural shake in design.
- 6) Screening of garbage dumpsters shall be brick exterior in nature and meet all other applicable requirements.

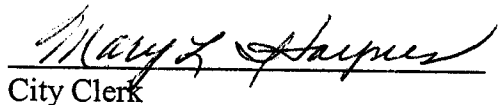
PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS 9th DAY OF DECEMBER, 2003.

APPROVED:



Mayor Pro Tem

ATTEST:


City Clerk

EXAMINED AND APPROVED


Corporation Counsel

Attachment A

**PRAIRIE VISTA APARTMENTS
SITE PLAN**

A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30,
TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN

- LEGEND**
- ENCLOSURES**
- 25' BUILDING SETBACK LINE
 - UTILITY EASEMENT LINE
 - SANITARY SEWER
 - WATER SEWER
 - STORM SEWER
 - SINGLE HEAD LIGHT W/4" W/4" POLE
 - BUILDING
 - DUMPSTER, SCREENED ON FOUR SIDES
 - TAPPING WALK & SLEEVE
 - FIRE HYDRANT
 - WATER VALVE
 - PHASE I
 - PROPOSED BIKE PATH
- UTILITIES**
- IRON ROD
 - SANITARY MANHOLE
 - STORM MANHOLE
 - POWER POLE
 - SKIN
 - WATER WALK
 - FRESHWATER
 - STORM SEWER
 - SANITARY SEWER
 - WATER MAIN
 - CONDUIT LINE @ 6 FT INTERVAL

GENERAL NOTES

- ZONING FOR THIS PROPERTY IS R-7.
- AREA OF THE PROPOSED APARTMENT COMPLEXES:
PHASE I 12,270 ACRES
PHASE II 4,113 ACRES
TOTAL 16,383 ACRES
- STORM WATER DETENTION AND EXCESSION CONTROL WILL BE PROVIDED ACCORDING TO APPLICABLE CITY OF PEORIA REGULATIONS.
- UTILITY EASEMENTS SHOWN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CITY AND UTILITY COMPANY APPROVAL. FINAL LOCATIONS WILL BE SHOWN ON THE FINAL PLAT FOR THIS PROPERTY.
- TOTAL WATER PROPOSED: 252 (25 7-1/2" BUILDINGS, 24 1-1/2" BIKE BUILDINGS)
PARKING REQUIRED: 624 (INCLUDING 13 UNOCCUPIED SPACES)
PARKING PROVIDED: 624 (INCLUDING 13 UNOCCUPIED SPACES)
- ENGINEER
BOB OWING, P.E.
2043 EASTLAND DRIVE
BLOOMINGTON, IL 61704
(309) 862-8882
- DEVELOPER
CENTRAL ILLINOIS PROPERTIES
405 N. HERSEY ROAD, SUITE 3
BLOOMINGTON, IL 61704
(309) 844-3588
- EACH GARAGE CONTAINS 18 PARKING SPACES
- PROPOSED RIGHT-OF-WAY SYSTEM IS APPROPRIATE FOR THE PROPOSED DEVELOPMENT. CALCULATED DIMENSIONS AND ANGLES WILL BE DETERMINED ON THE FINAL PLAT.

NOTE: THE PARTY OR PARTIES REPRESENTING THIS SURVEY DO NOT GUARANTEE THE ACCURACY OF THE SURVEY DATA. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE SURVEY DATA AND HAS FOUND NO APPARENT ERRORS. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE SURVEY DATA AND HAS FOUND NO APPARENT ERRORS. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE SURVEY DATA AND HAS FOUND NO APPARENT ERRORS.

SHIVE HATTERY

Cedar Rapids, IA • Iowa City, IA • Des Moines, IA
Moline, IL • Bloomington, IL • Chicago, IL

2800 HATTERY, INC. 2103 EASTLAND DRIVE, BLOOMINGTON, ILLINOIS 61704
PHONE (309) 842-8882 FAX (309) 842-8884
HTTP://WWW.SHIVEHATTERY.COM

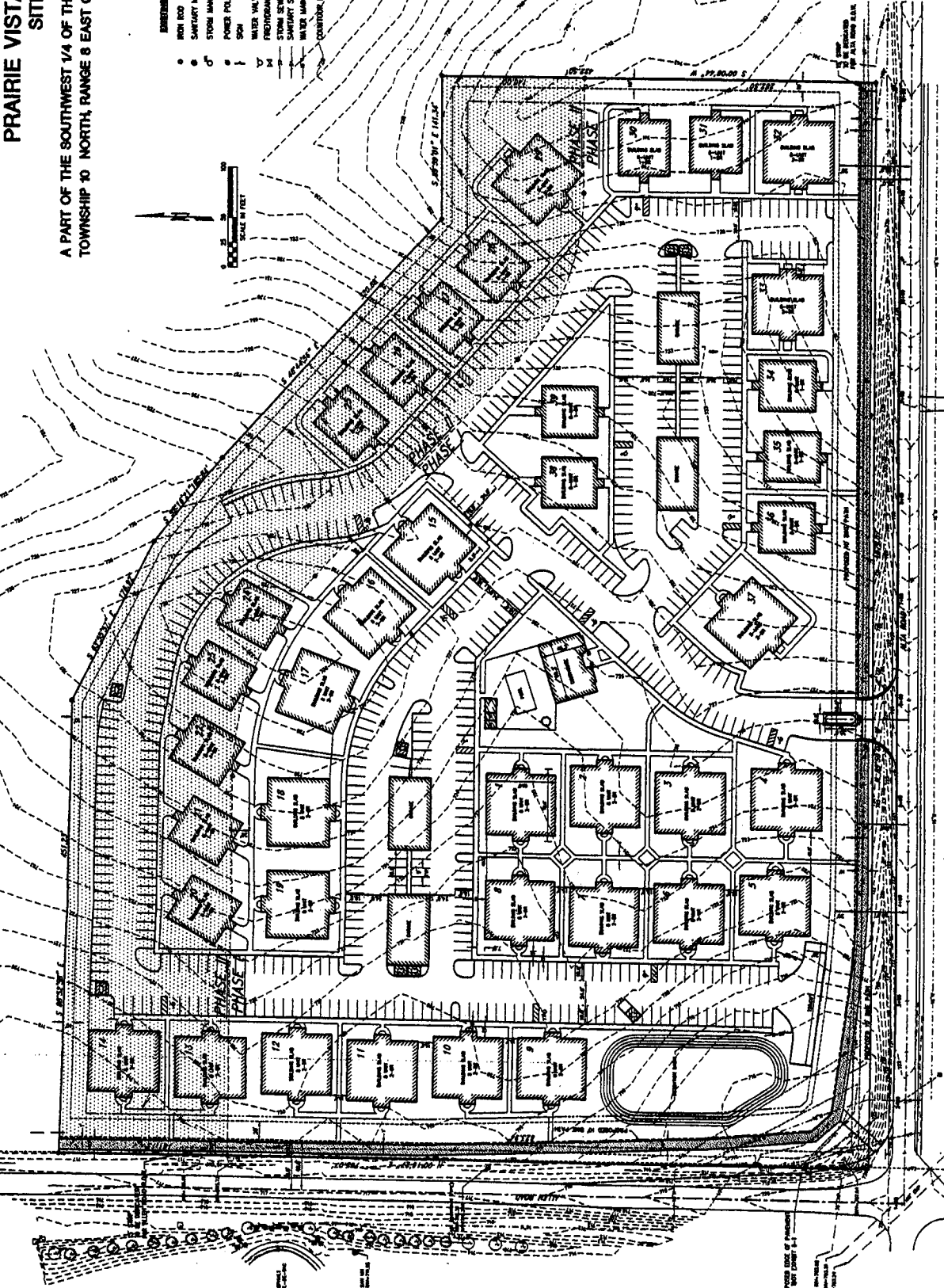
Prairie Vista Apartments
Prepared for Central Illinois Properties
Peoria, Illinois

REVISIONS	DATE
REV. NO.	DATE
APPROVED	DATE
REV. NO.	DATE
APPROVED	DATE
REV. NO.	DATE
APPROVED	DATE
DESIGN	JOB
APPROVED	NO.
DATE	11-13-03
FIELD BOOK	

SHEET NAME
SITE PLAN

PROJECT NO. 002240-0

SHEET NO. **C1-01**



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

WE, SHIVE HATTERY, INC., DO HEREBY CERTIFY THAT WE HAVE REPRODUCED THE ABOVE PRELIMINARY PLAT OF "PRAIRIE VISTA APARTMENTS", BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF A PROPOSED SUBDIVISION AS SHOWN TO A SCALE OF ONE (1) INCH EQUALS FIFTY (50) FEET, SAVED AT PEORIA, ILLINOIS THIS 13TH DAY OF NOVEMBER, 2003.

SHIVE HATTERY, INC.

BY: *Robert A. Lyndon*
ROBERT A. LYNDON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 030-003364
LICENSE EXPIRES 11-30-04

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I HEREBY CERTIFY THAT BY RESOLUTION NUMBER _____ PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2003, THE ABOVE PRELIMINARY PLAT OF "PRAIRIE VISTA APARTMENTS" WAS APPROVED.

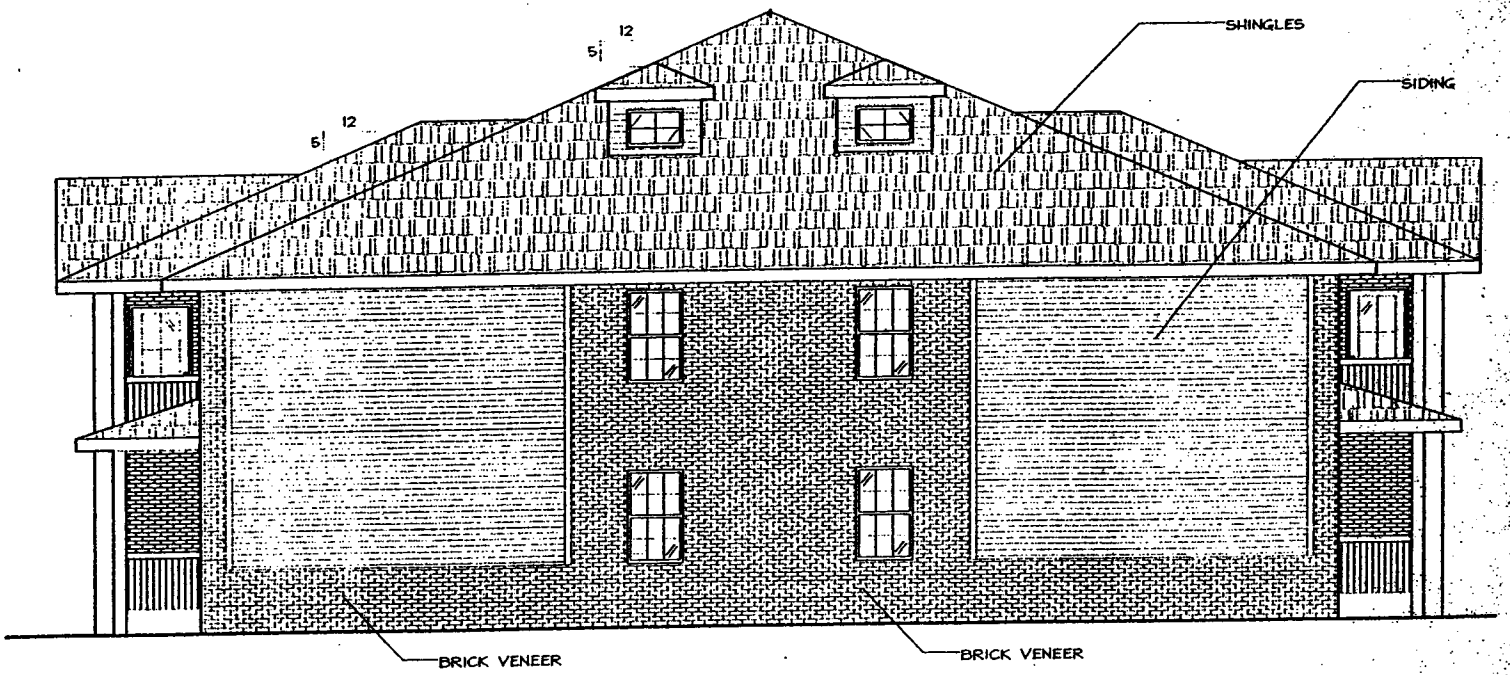
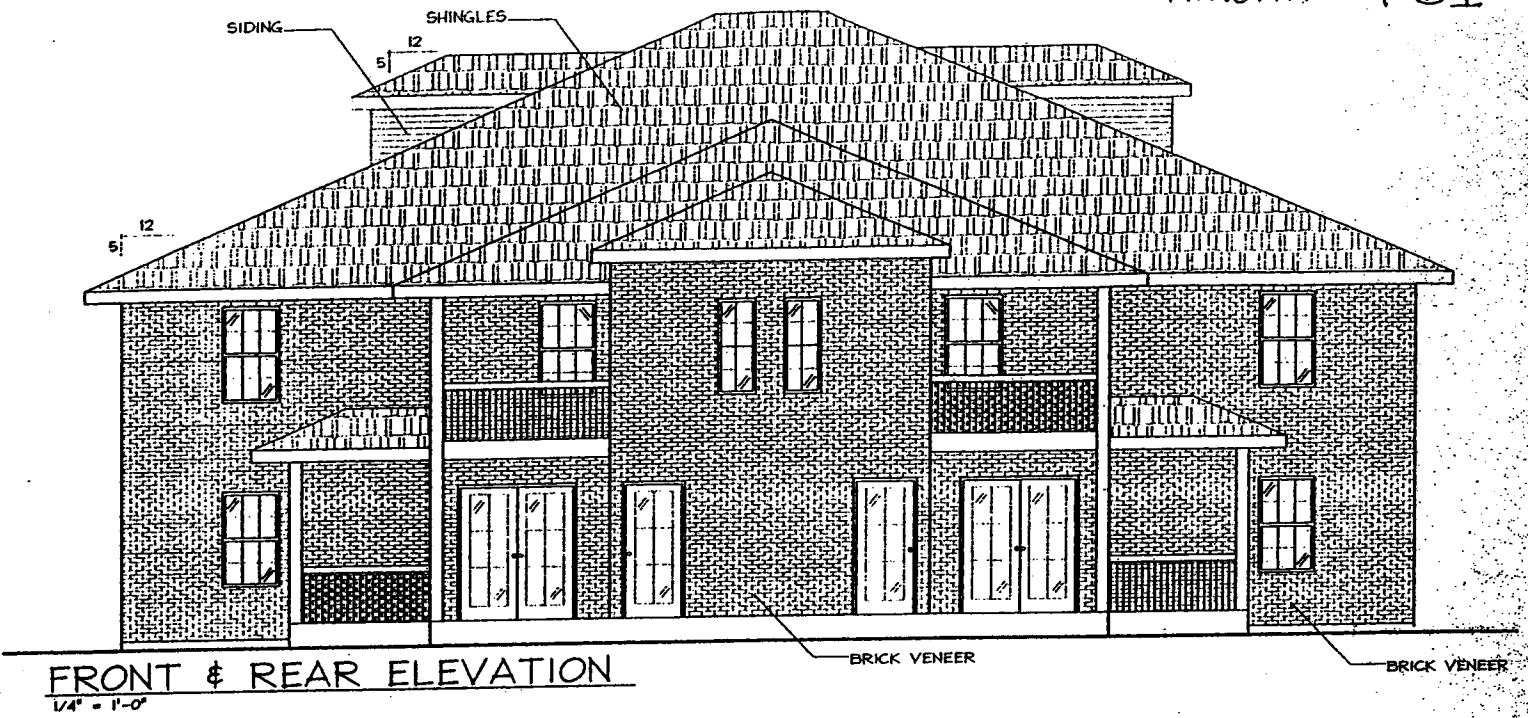
PLANNING COMMISSION'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

THIS PRELIMINARY PLAT OF "PRAIRIE VISTA APARTMENTS" ON THE _____ DAY OF _____, 2003, WAS SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF PEORIA, ILLINOIS, FOR REVIEW AND COMMENT. THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE YEAR FOR FINAL APPROVAL OF THE PLANNING COMMISSION BEFORE THE CITY COUNCIL.

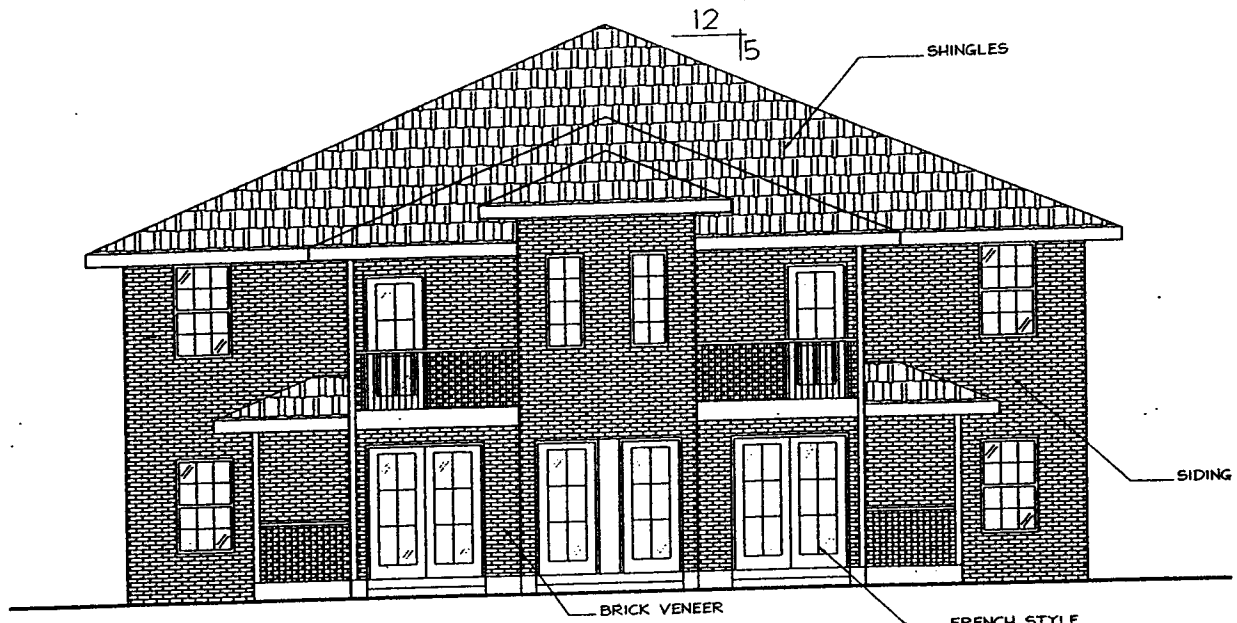
PLANNING DIRECTOR _____

CITY CLERK _____



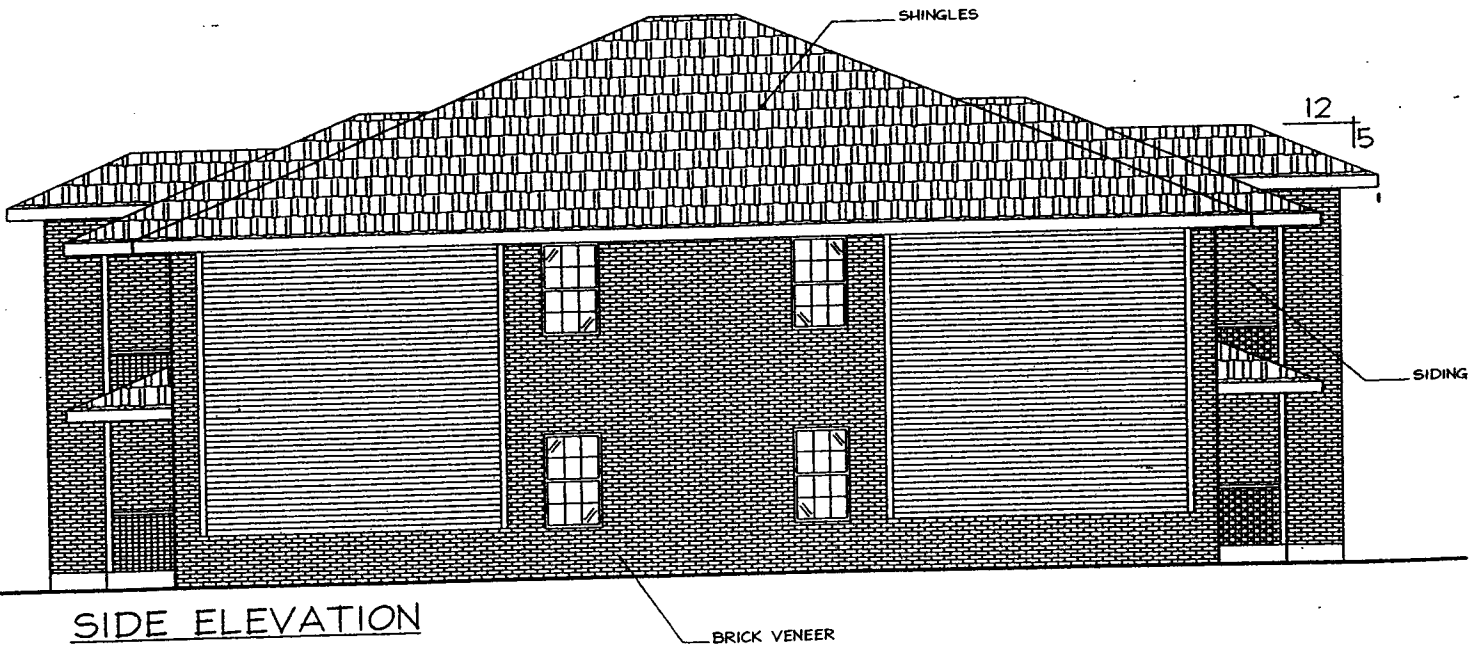
LEFT & RIGHT ELEVATION
1/4" = 1'-0"

2 BED WITH LOFT
APARTMENT COMPLEX
ALLEN & ALTA ROAD
PEORIA, ILLINOIS



FRONT & REAR ELEVATION

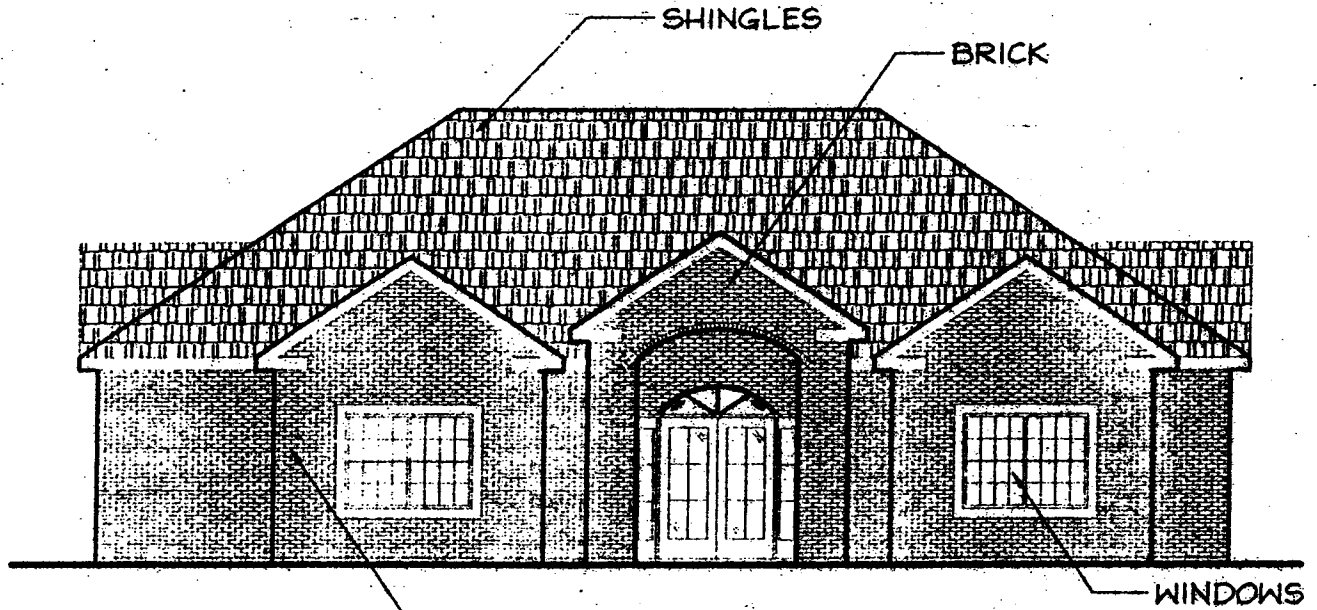
1/4" = 1'-0"



SIDE ELEVATION

1/4" = 1'-0"

1 BED UNITS
APARTMENT COMPLEX
ALLEN & ALTA ROAD
PEORIA, ILLINOIS



FRONT ELEVATION

1/8" = 1'-0"

- (03-682) **Communication from Acting Director of Public Works Requesting Concurrence in the CONTRACT AWARD by the Greater Peoria Sanitary District to WIEGAND & STORRER, INC. for REPAIR AND MODIFICATION of VARIOUS SANITARY SEWERS, in the Estimated Amount of \$21,651.00.**
*

In discussion with Council Member Gulley regarding whether or not the memorandum of understanding was in place and if EEO requirements had been met, Director of Public Works Steve Van Winkle explained the contractual understanding was scheduled to come before the Council on December 16, 2003, for approval. He said the contract would be performing for both agencies depending on where the emergency break or crises occurred.

Interim EEO Director David Watkins said it was his understanding this was not a typical construction-type contract. He said the people who had been selected made emergency repairs so the participation goals for typical construction contracts may not apply. He said they would be reviewing the composition of their work crews.

Council Member Gulley expressed concern that compliance numbers should still apply because there were lower-income personnel that would like to have this work also.

Council Member Gulley moved to concur in the contract award by the Greater Peoria Sanitary District to Wiegand & Storrer, Inc. for repair and modification of various sanitary sewers, in the estimated amount of \$21,651.00; seconded by Council Member Morris.

Approved by roll call vote.

Yeas: Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 10;

Nays: None.

- (03-683) **Communication from Interim Director of Planning and Growth Management Recommending Approval of RESOLUTION NO. 03-683 Approving the PRELIMINARY PLAN of PRAIRIE VISTA APARTMENTS PHASE I AND II, a Multi-Family Residential Development Located at the NORTHEAST CORNER of ALLEN ROAD and ALTA ROAD, with Conditions.**
**

Council Member Nichting moved to approve the Resolution approving the Preliminary Plan of Prairie Vista Apartments Phase I and II, a multi-family residential development located at the Northeast corner of Allen Road and Alta Road, with conditions, and as amended that all roofing shingles associated with the project shall be "architectural shake" in design, that the screening for garbage dumpsters shall be brick exterior in nature and meet all other applicable requirements, and that the detention basin shown on the attached plan be one which will hold detention storm water at all times in the nature of a small lake or pond) as an aesthetic amenity for the project; seconded by Council Member Turner.

RESOLUTION NO. 03-683, as amended, was approved by roll call vote.

Yeas: Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 10;

Nays: None.