



December 13, 2005

Jim McKenna
401 Main Street Suite 110
Peoria, IL 61602

RE: Case No. CPC 05-HH - The Townhouses of Williamsburg Phase 1B

Please be advised that on Tuesday, December 6, 2005, the City Council approved the following requests for:

ADOPTION OF ORDINANCE NO. 15,857 APPROVING THE PRELIMINARY/FINAL PLAN FOR THE TOWNHOUSES OF WILLIAMSBURG PHASE 1B, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED EAST OF BIG HOLLOW ROAD, NORTH OF JAMESTOWN ROAD, ALONG THE SOUTHERN SIDE OF WAR MEMORIAL DRIVE, WITH CONDITION; and

ADOPTION OF ORDINANCE NO. 15,858 APPROVING THE PRIVATE STREET, PRIVATE STREET NAME, AND PRIVATE STREET MAINTENANCE AGREEMENT FOR QUEEN FRANCES LANE OF THE TOWNHOUSES OF WILLIAMSBURG PHASE 1B, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED EAST OF BIG HOLLOW ROAD, NORTH OF JAMESTOWN ROAD, ALONG THE SOUTHERN SIDE OF WAR MEMORIAL DRIVE
(CPC 05-HH) [DISTRICT 4]

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
Senior Urban Planner

LA/ps

Attachments



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

AN ORDINANCE APPROVING THE PRELIMINARY/FINAL PLAN FOR THE TOWNHOUSES OF WILLIAMSBURG PHASE 1B, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED EAST OF BIG HOLLOW ROAD, NORTH OF JAMESTOWN ROAD, ALONG THE SOUTHERN SIDE OF WAR MEMORIAL DRIVE.

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

SECTION 1. That the Preliminary/Final Plan of The Townhouses of Williamsburg Phase 1B attached hereto as Exhibit A, and having the following legal description:

Part of the W ½ of the NE ¼ of Section 13, T9N, R7E, of the 4th Principal Meridian, Peoria County, Illinois

is hereby approved subject to the following condition:

- 1) Alternative landscaping for the transitional buffer yard along the south property line is approved due to the existing wooded ravine.

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

6th DAY OF DECEMBER 2005

APPROVED:



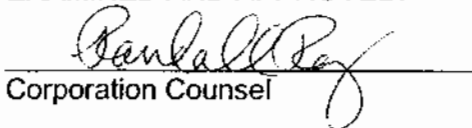
Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

WAR MEMORIAL DRIVE

PHASE 1-A
UNDER CONSTRUCTION

- EXISTING 8-UNIT TOWNHOUSE
- EXISTING 8-STALL GARAGE
- EXISTING 8-UNIT TOWNHOUSE
- EXISTING 8-UNIT TOWNHOUSE
- EXISTING 8-STALL GARAGE
- EXISTING 8-UNIT TOWNHOUSE

PHASE 1-B
PROPOSED CONSTRUCTION

- 9 RESIDENTIAL DUPLEXES
- DUPLEX UNIT DATA:
1,546 SF. MAIN FLOOR LIVING AREA
400 SF. ATTACHED 2-STALL GARAGE
1,000 SF. LOWER LEVEL

VACATED TRAILER COURT NOT PART OF THIS PHASE OR PROJECT.

FINAL PLAN
for
THE TOWNHOUSES OF WILLAMSBURG
SHEET 1 OF 2

THE TOWNHOUSES OF WILLAMSBURG
PHASE 1-B
SHEET 1 OF 2

SEAL

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ORDINANCE NO. 15,858

AN ORDINANCE APPROVING THE PRIVATE STREET, PRIVATE STREET NAME, AND PRIVATE STREET MAINTENANCE AGREEMENT FOR QUEEN FRANCES LANE OF THE TOWNHOUSES OF WILLIAMSBURG PHASE 1B, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED EAST OF BIG HOLLOW ROAD, NORTH OF JAMESTOWN ROAD, ALONG THE SOUTHERN SIDE OF WAR MEMORIAL DRIVE

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

SECTION 1. That the Private Street Name of Queen Frances Lane, the Private Street having the following legal description:

See Exhibit A

and the Private Street Maintenance Agreement for Queen Frances Lane attached hereto as Exhibit B 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

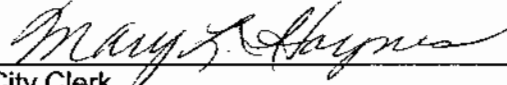
6th DAY OF DECEMBER 2005.

APPROVED:



Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

Prepared By and Mail To:
 Wilson C. Washkuhn
 4527 North Miller Avenue
 Peoria Heights, Illinois 61616-6550

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 Queen Frances Lane or alternately Lady Frances Lane, 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:
Queen Frances Lane or alternately Lady Frances Lane

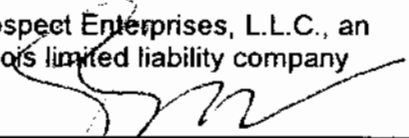
The property accessing onto said private street is described as: See attached Plat.

This Agreement and covenant was approved by the City Council of the City of Peoria on the 29th day of November, 2005.

Property Owner/Developer

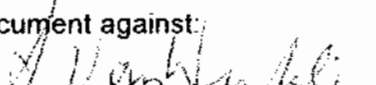
CITY OF PEORIA

Prospect Enterprises, L.L.C., an
 Illinois limited liability company

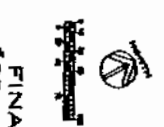
By: 
 Edward F. Sutkowski, Its sole Manager

By: Charles R. Oliver 12/07/05
 Its: City Manager

Record this document against:

Approved by:  Public Works
 Stephen N. Van Winkle

THE TOWNHOUSES
 TOP OF WILLAMSBURG



THE TOWNHOUSES
 TOP OF WILLAMSBURG
 PHASE 1-B
 1,000 SQ. FT. LOT

GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) FIRE PROTECTION CODES.

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VACATED TRAILER COURT NOT
 PART OF THIS PHASE OR PROJECT.

WAB MEMORIAL DRIVE

QUEEN FRANCES LANE

PHASE 1-A
 UNDER CONSTRUCTION

- EXISTING 6-UNIT TOWNHOUSE
- EXISTING 8-STALL GARAGE
- EXISTING 6-UNIT TOWNHOUSE
- EXISTING 6-UNIT TOWNHOUSE
- EXISTING 6-STALL GARAGE
- EXISTING 6-UNIT TOWNHOUSE

PHASE 1-B
 PROPOSED CONSTRUCTION

- 9 RESIDENTIAL DUPLEXES
- DUPLEX UNIT DATA:
- 1,326 SQ. FEET FLOOR LIVING AREA
- 400 SQ. FEET ATTACHED 2-STALL GARAGE
- 1,000 SQ. FEET LOWER LEVEL

