

PLANNING AND GROWTH MANAGEMENT



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



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

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:

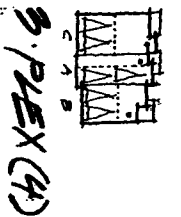
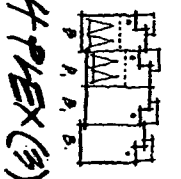
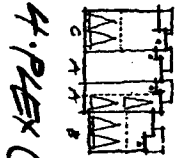
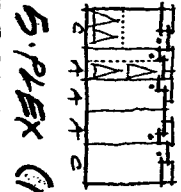
David P. Rusk
Mayor

ATTEST:

Mary E. Haynes
City Clerk

EXAMINED AND APPROVED

Randall R. [Signature]
Corporation Counsel

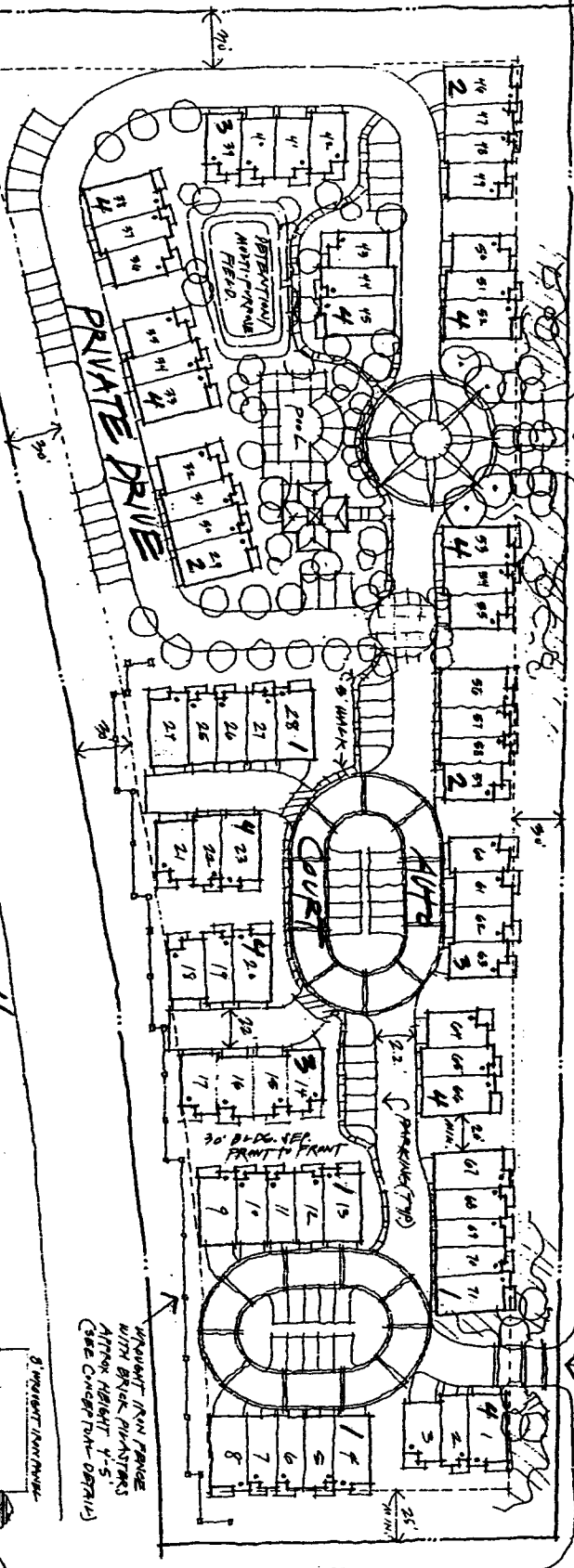


PRIMAry ENTRY.

ATWOOD DRIVE

2NDARY ENTRY:

DEERBROOK DR.



CONCEPT PLAN "D"

Deerbrook and Route 40

Plan Overlay / Critique

NOTE: SITE PROVIDED BY UNIVERSITY OF APPALACHIAN STATE UNIVERSITY. PRESENT INFORMATION DISCLOSED WITHIN THE

3/18/03

SUMMARY.

- 70% - 45% SE
- 50% - 45% SE
- 20% - 10% SE
- 10% - 5% SE
- 5% - 2% SE
- 2% - 1% SE
- 1% - 0.5% SE
- 0.5% - 0.2% SE
- 0.2% - 0.1% SE
- 0.1% - 0.05% SE
- 0.05% - 0.02% SE
- 0.02% - 0.01% SE
- 0.01% - 0.005% SE
- 0.005% - 0.002% SE
- 0.002% - 0.001% SE
- 0.001% - 0.0005% SE
- 0.0005% - 0.0002% SE
- 0.0002% - 0.0001% SE
- 0.0001% - 0.00005% SE
- 0.00005% - 0.00002% SE
- 0.00002% - 0.00001% SE
- 0.00001% - 0.000005% SE
- 0.000005% - 0.000002% SE
- 0.000002% - 0.000001% SE
- 0.000001% - 0.0000005% SE
- 0.0000005% - 0.0000002% SE
- 0.0000002% - 0.0000001% SE
- 0.0000001% - 0.00000005% SE
- 0.00000005% - 0.00000002% SE
- 0.00000002% - 0.00000001% SE
- 0.00000001% - 0.000000005% SE
- 0.000000005% - 0.000000002% SE
- 0.000000002% - 0.000000001% SE
- 0.000000001% - 0.0000000005% SE
- 0.0000000005% - 0.0000000002% SE
- 0.0000000002% - 0.0000000001% SE
- 0.0000000001% - 0.00000000005% SE
- 0.00000000005% - 0.00000000002% SE
- 0.00000000002% - 0.00000000001% SE
- 0.00000000001% - 0.000000000005% SE
- 0.000000000005% - 0.000000000002% SE
- 0.000000000002% - 0.000000000001% SE
- 0.000000000001% - 0.0000000000005% SE
- 0.0000000000005% - 0.0000000000002% SE
- 0.0000000000002% - 0.0000000000001% SE
- 0.0000000000001% - 0.00000000000005% SE
- 0.00000000000005% - 0.00000000000002% SE
- 0.00000000000002% - 0.00000000000001% SE
- 0.00000000000001% - 0.000000000000005% SE
- 0.000000000000005% - 0.000000000000002% SE
- 0.000000000000002% - 0.000000000000001% SE
- 0.000000000000001% - 0.0000000000000005% SE
- 0.0000000000000005% - 0.0000000000000002% SE
- 0.0000000000000002% - 0.0000000000000001% SE
- 0.0000000000000001% - 0.00000000000000005% SE
- 0.00000000000000005% - 0.00000000000000002% SE
- 0.00000000000000002% - 0.00000000000000001% SE
- 0.00000000000000001% - 0.000000000000000005% SE
- 0.000000000000000005% - 0.000000000000000002% SE
- 0.000000000000000002% - 0.000000000000000001% SE
- 0.000000000000000001% - 0.0000000000000000005% SE
- 0.0000000000000000005% - 0.0000000000000000002% SE
- 0.0000000000000000002% - 0.0000000000000000001% SE
- 0.0000000000000000001% - 0.00000000000000000005% SE
- 0.00000000000000000005% - 0.00000000000000000002% SE
- 0.00000000000000000002% - 0.00000000000000000001% SE
- 0.00000000000000000001% - 0.000000000000000000005% SE
- 0.000000000000000000005% - 0.000000000000000000002% SE
- 0.000000000000000000002% - 0.000000000000000000001% SE
- 0.000000000000000000001% - 0.0000000000000000000005% SE
- 0.0000000000000000000005% - 0.0000000000000000000002% SE
- 0.0000000000000000000002% - 0.0000000000000000000001% SE
- 0.0000000000000000000001% - 0.00000000000000000000005% SE
- 0.00000000000000000000005% - 0.00000000000000000000002% SE
- 0.00000000000000000000002% - 0.00000000000000000000001% SE
- 0.00000000000000000000001% - 0.000000000000000000000005% SE
- 0.000000000000000000000005% - 0.000000000000000000000002% SE
- 0.000000000000000000000002% - 0.000000000000000000000001% SE
- 0.000000000000000000000001% - 0.0000000000000000000000005% SE
- 0.0000000000000000000000005% - 0.0000000000000000000000002% SE
- 0.0000000000000000000000002% - 0.0000000000000000000000001% SE
- 0.0000000000000000000000001% - 0.00000000000000000000000005% SE
- 0.00000000000000000000000005% - 0.00000000000000000000000002% SE
- 0.00000000000000000000000002% - 0.00000000000000000000000001% SE
- 0.00000000000000000000000001% - 0.000000000000000000000000005% SE
- 0.000000000000000000000000005% - 0.000000000000000000000000002% SE
- 0.000000000000000000000000002% - 0.000000000000000000000000001% SE
- 0.000000000000000000000000001% - 0.0000000000000000000000000005% SE
- 0.0000000000000000000000000005% - 0.0000000000000000000000000002% SE
- 0.0000000000000000000000000002% - 0.0000000000000000000000000001% SE
- 0.0000000000000000000000000001% - 0.00000000000000000000000000005% SE
- 0.00000000000000000000000000005% - 0.00000000000000000000000000002% SE
- 0.000000

CONCEPTUAL FRAME DESIGN
(Above Range 90)

N.T.S.

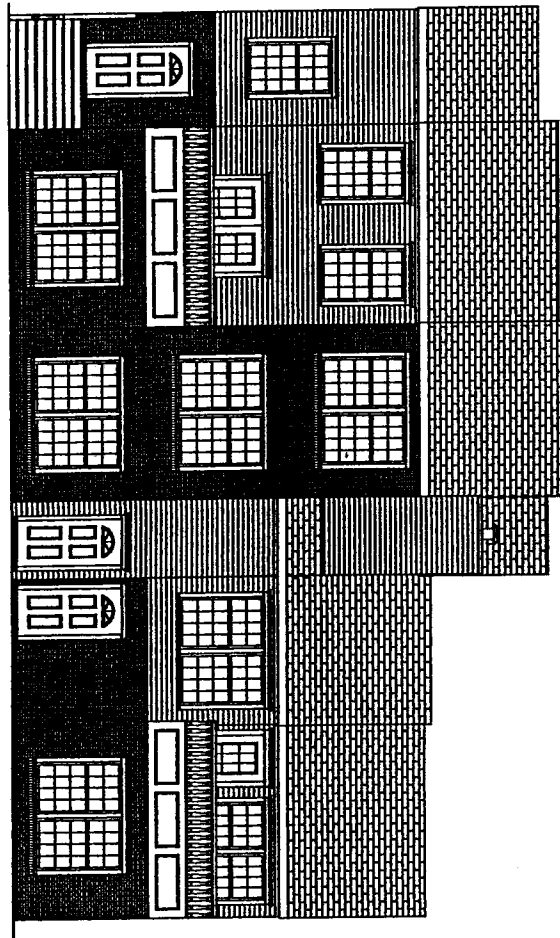
203005


KEP HART
ARETIC

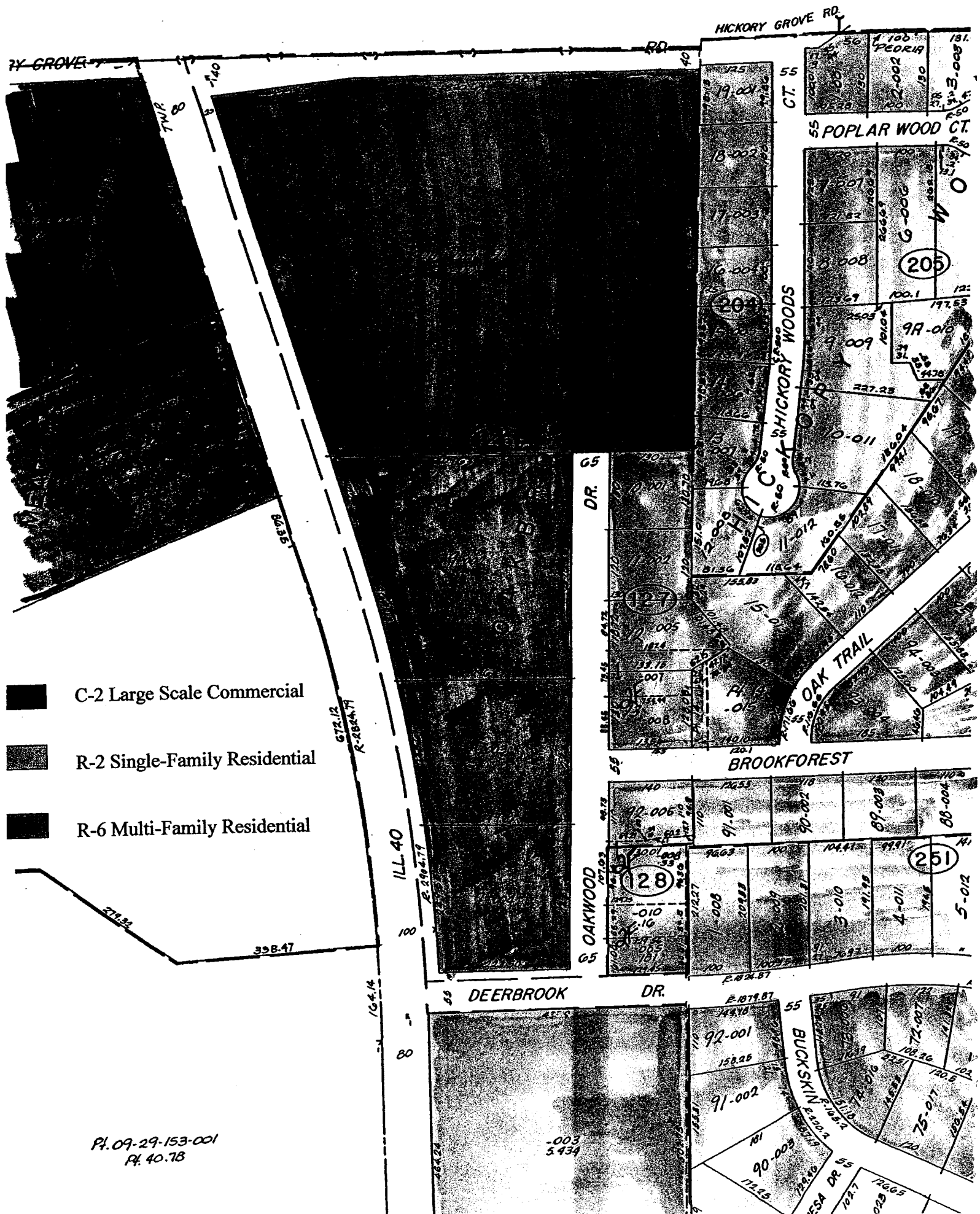
1"=30'
N. 27.4



THE UNIVERSITY OF CHICAGO
1100 S. EAST ASIAN BLVD. CHICAGO, IL 60607



 BRADY & ASSOCIATES 10301 28th Street Suite 100 Richmond, VA 23136 Phone: 804/746-1111		THREE UNIT SHEET 1 OF 1
JOB # 03-288	SCALE 1/8" = 1'-0"	DATE 5/13/03
DESIGNED BY J. L. BRADY		
CHECKED BY J. L. BRADY		
DATE 5/13/03		
PROJECT 10301 28th Street		



Pl. 09-29-153-001
Pl. 40.78