



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

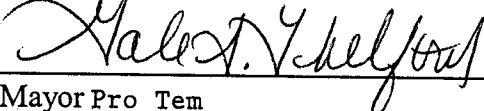
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

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 4<sup>th</sup> Principal Meridian is hereby approved subject to the following conditions:

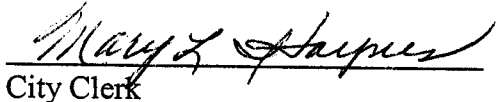
- 1) Provide right-of-way along Allen and Alta roads per IDOT designs. (Shown on attached revised plan)
- 2) Adequate turnaround access must be provided for all dead-end streets in excess of 150 feet in length. (Shown on attached revised plan)
- 3) Building elevation designs. (Attachment B1, B2, and 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

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



1. ZONING FOR THIS PROPERTY IS R-7.
2. AREA OF THE PROPOSED APARTMENT COMPLEX:  
TOTAL ACRES : 12.110 ACRES  
PHASE I : 1.210 ACRES  
TOTAL : 10.900 ACRES
3. STORM WATER DETENTION AND DRAINAGE CONTROL WILL BE PROVIDED ACCORDING TO APPLICABLE CITY OF FLORIDA REGULATIONS.
4. UTILITY EXISTENCES SHOWN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CITY AND UTILITY COMPANY APPROVAL. FINAL LOCATIONS WILL BE SHOWN ON THE FINAL PLAN FOR THE PROPERTY.
5. TOTAL UNITS PROPOSED: 372  
(23 2-BR BUNGALOWS, 16 1-BR BUNGALOWS)  
PARKING REQUIRED: 824  
PARKING PROVIDED: 824 (INCLUDING 13 HANDICAPPED SPACES)

## Peoria, Illinois

|                   |      |          |
|-------------------|------|----------|
| REVISIONS         |      |          |
| REV. NO.          |      |          |
| APPROVED          | DATE |          |
| REV. NO.          |      |          |
| APPROVED          | DATE |          |
| REV. NO.          |      |          |
| APPROVED          | DATE |          |
| DESIGN            | JAB  |          |
| APPROVED          | IMP  |          |
| ISSUED FOR REVIEW |      |          |
| DATE              |      | 11-13-03 |
| FIELD BOOK        |      |          |

**SHEET NAME**  
**SITE PLAN**

**SHEET NO.**

**PROJECT NO. 602245-0**

## SURVEYORS CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF PEORIA }

WE, SING-HATTERY, INC. DO HEREBY CERTIFY THAT WE HAVE PREPARED THE ABOVE PRELIMINARY  
 PLAN OF PHASE II/ASIA PARTNERSHIP, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST  
 QUARTER OF SECTION 10/1, TOWNSHIP 10N (10N) NORTH, RANGE 68E (10E) EAST OF THE FOURTH  
 PRINCIPAL MERIDIAN, AND THAT THE ABOVE PLAN IS TRUE AND CORRECT REPRESENTATION OF  
 A PROPOSED SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS FEET (20) FEET  
 DATED AT MOBILE, ALABAMA THIS 15TH DAY OF NOVEMBER, 2003  
 SING-HATTERY, INC.

ST. Elizabeth's Hospital  
KIMETH A. LYDON  
HIMMS PROFESSIONAL LAND SURVEYING NO. 012-000744

**CITY CLERK'S CERTIFICATE**

SS  
STATE OF ILLINOIS }  
COUNTY OF PEORIA }

I HEREBY CERTIFY THAT BY RESOLUTION NUMBER \_\_\_\_\_, PASSED BY THE CITY COUNCIL OF THE CITY OF  
 HONOLULU, HAWAII, AT A REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003, THE ABOVE  
 PRELIMINARY PLAN OF "PRINCE VISTA APARTMENTS" WAS APPROVED.

# PLANNING COMMISSIONS CERTIFICATE

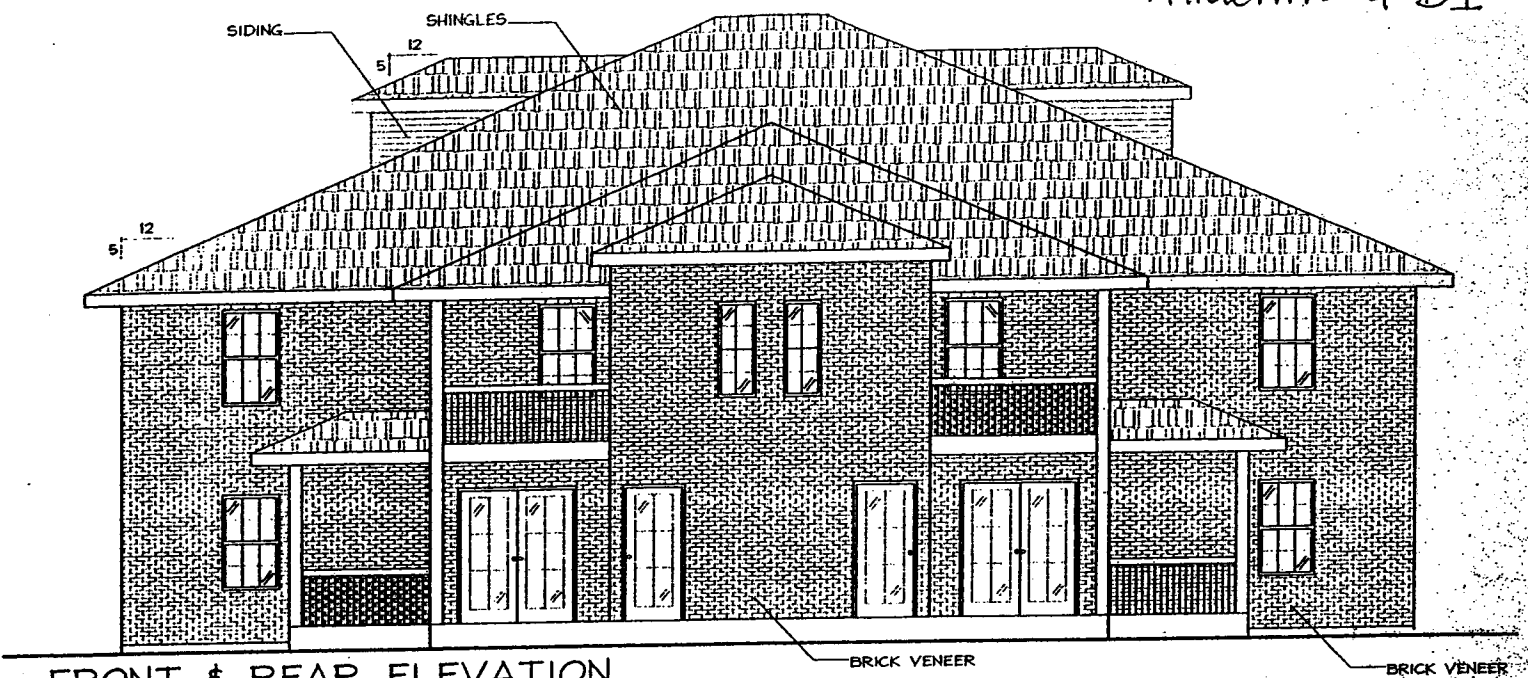
STATE OF ILLINOIS }  
COUNTY OF PEORIA }  
SS }  
SS }  
SS }

THIS PRELIMINARY PLAN OF "PRAIRIE VISTA APARTMENTS" ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003, RECEIVED THE PRELIMINARY APPROVAL OF THE CITY PLANNING COMMISSION. THE FINAL PLAN MUST BE SUBMITTED WITHIN ONE YEAR FOR FINAL APPROVAL OR THE ABOVE ACTION BECOMES INVALID.

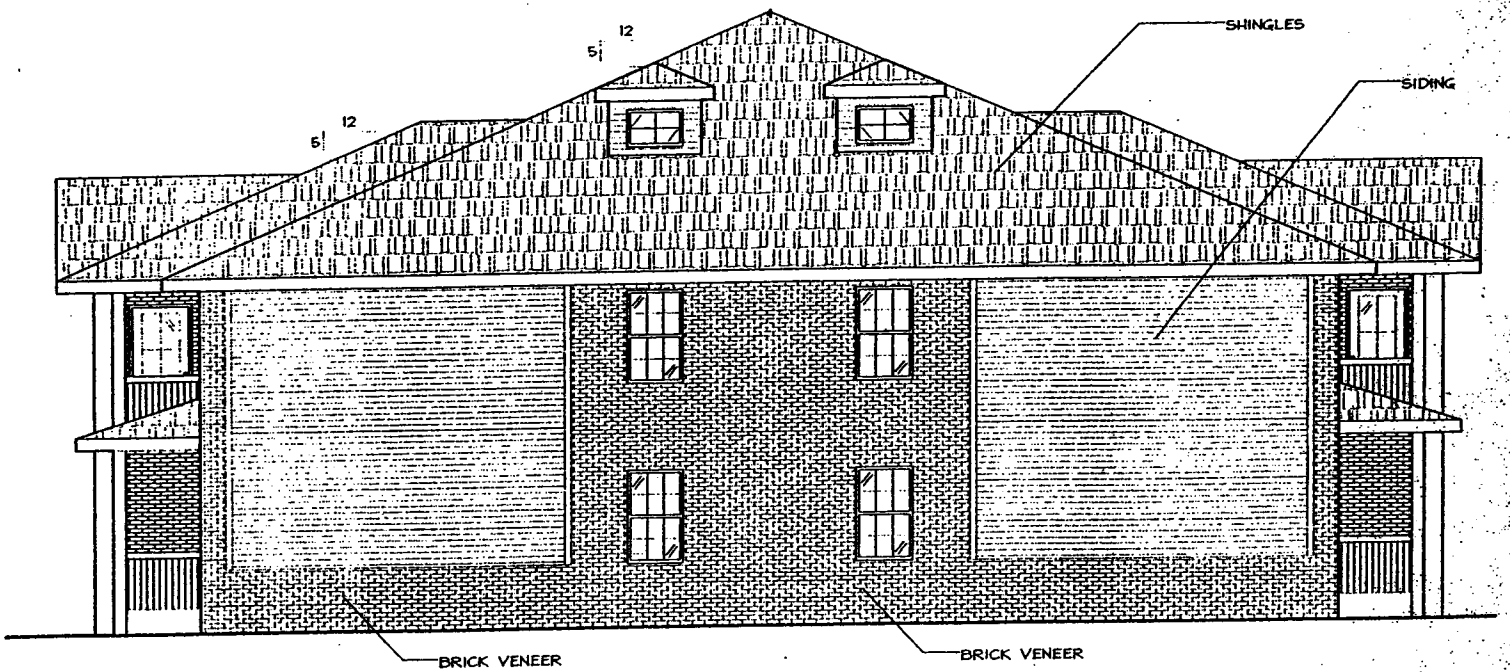
2003

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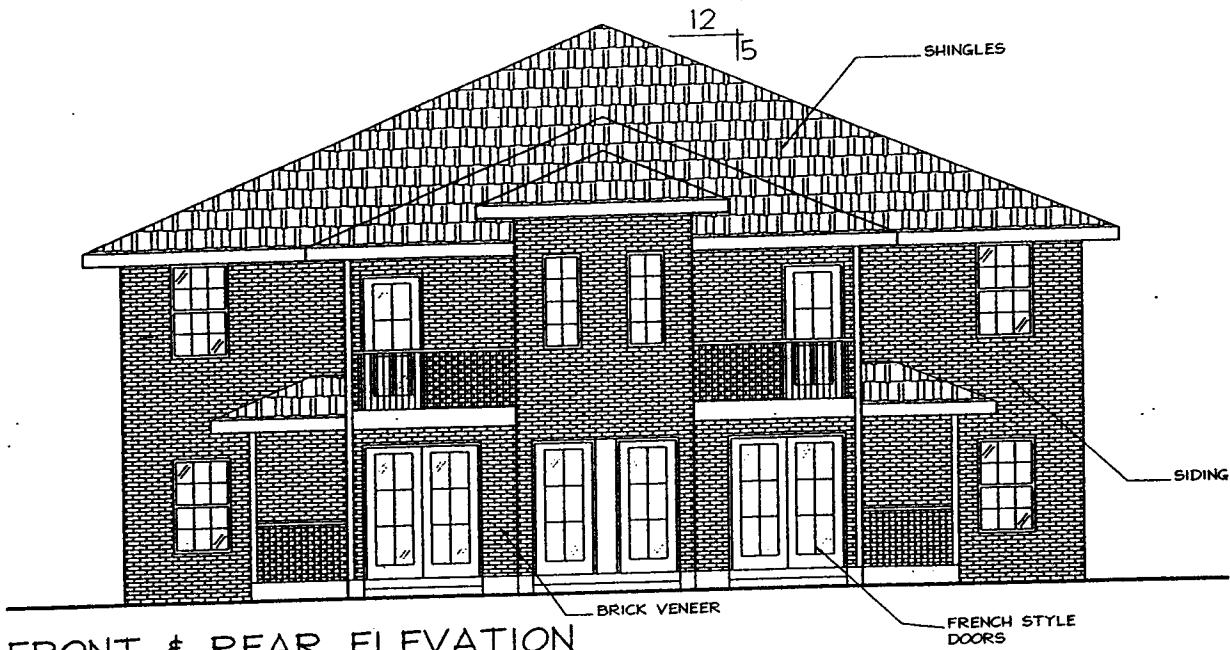


FRONT & REAR ELEVATION  
1/4" = 1'-0"

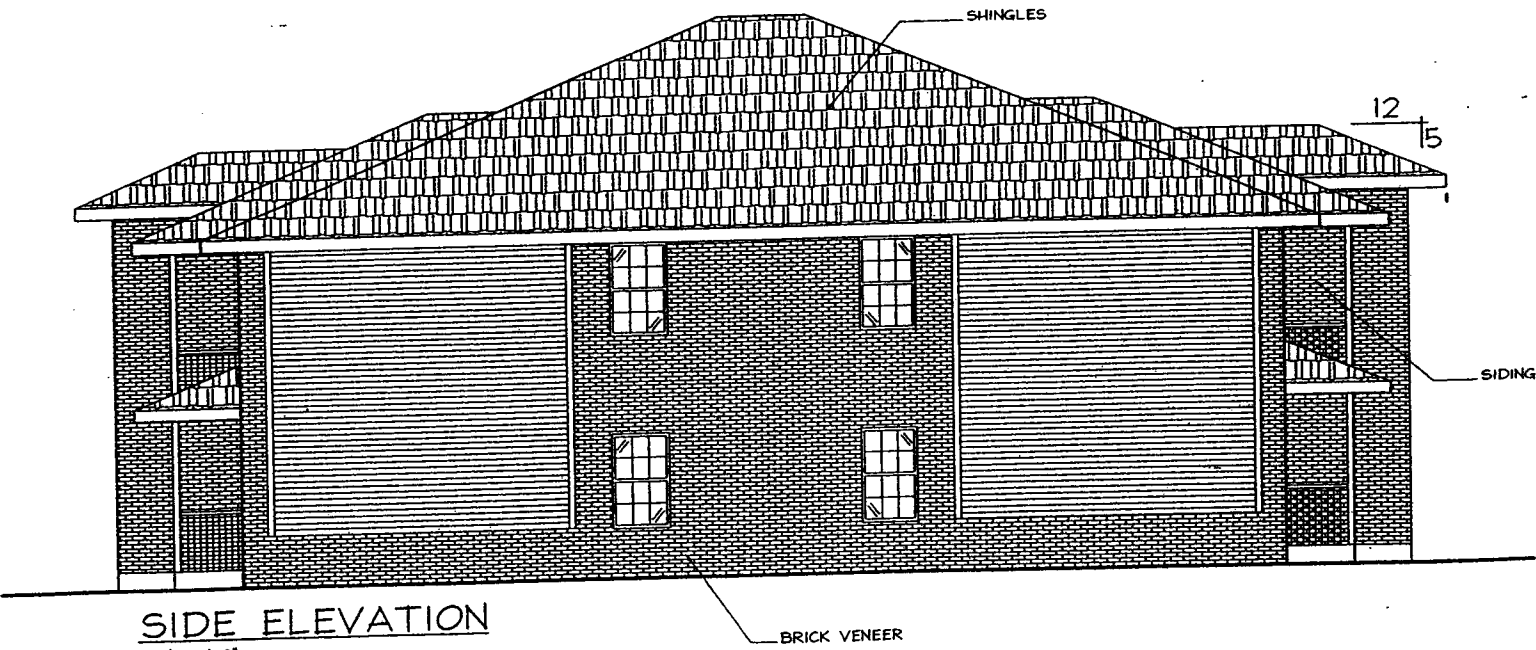


LEFT & RIGHT ELEVATION  
1/4" = 1'-0"

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

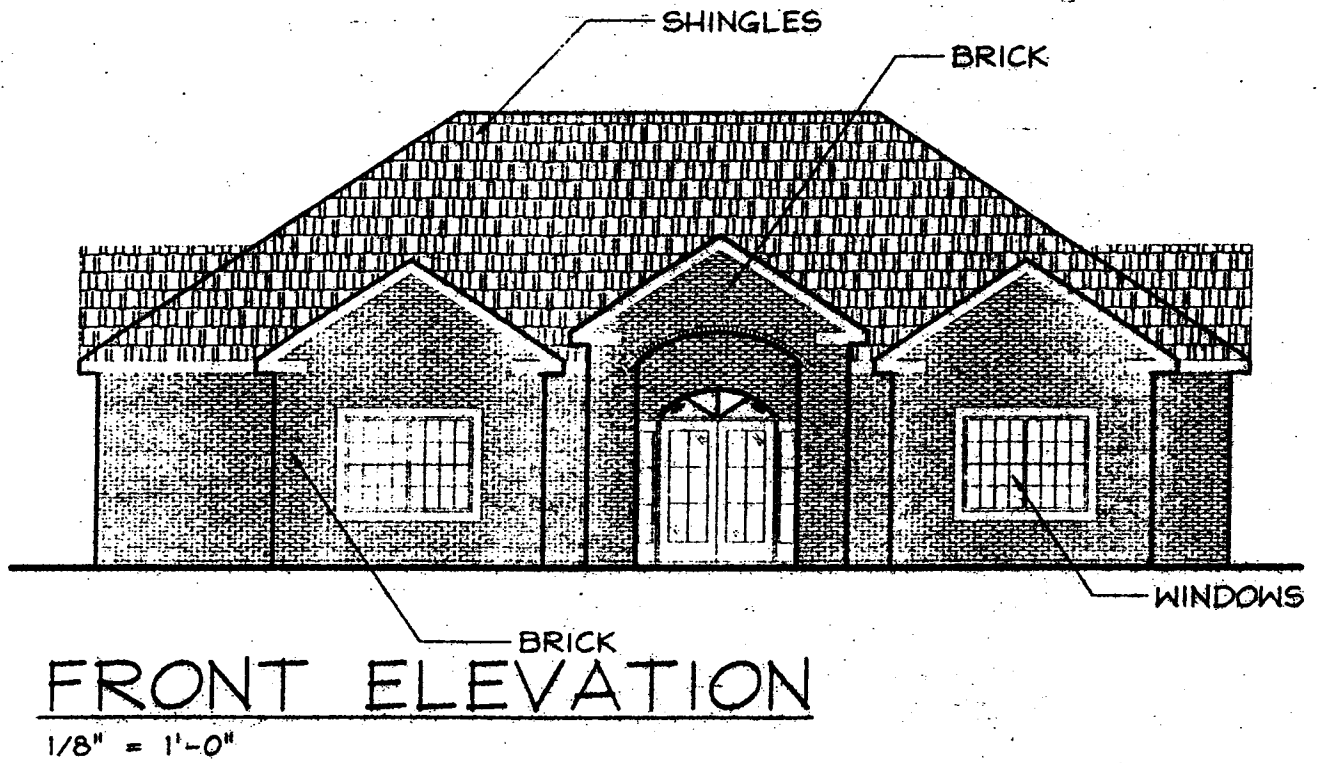


FRONT & REAR ELEVATION  
1/4" = 1'-0"



SIDE ELEVATION  
1/4" = 1'-0"

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



- (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.