

PLANNING AND GROWTH MANAGEMENT



July 20, 2007

Wil Helmick
PCM & D
2407 N. Main Street
East Peoria, IL 61611

RE: Grand Prairie Apartments Case No. CPC 07-Q

Please be advised that on Tuesday, July 10, 2007, the City Council approved the following:

RESOLUTION NO. 07-375 AMENDING, WITH CONDITIONS, RESOLUTION NO. 05-663, THE PRELIMINARY PLAN OF GRAND PRAIRIE APARTMENTS (FORMERLY LOFTS AT GRAND PRAIRIE), A MULTI-FAMILY DEVELOPMENT LOCATED NORTH OF U.S. ROUTE 150, WEST OF IL ROUTE 91, ALONG THE EAST SIDE OF ORANGE PRAIRIE ROAD. THE PROPERTY IS IDENTIFIED AS PARCEL IDENTIFICATION NUMBER 13-02-351-001. (CPC 07-Q) [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, AICP
Senior Urban Planner

LA/ps

Attachments

P/CPC 07-Q - CC RESULTS.DOC

A decorative graphic consisting of two thick, parallel diagonal lines slanting upwards from left to right.

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

RESOLUTION NO. 07-375

CITY OF PEORIA.

Peoria, Illinois July 10 2007

A RESOLUTION AMENDING, WITH CONDITIONS, RESOLUTION NO. 05-663, THE PRELIMINARY PLAN OF GRAND PRAIRIE APARTMENTS (FORMERLY LOFTS AT GRAND PRAIRIE), A MULTI-FAMILY DEVELOPMENT LOCATED NORTH OF U.S. ROUTE 150, WEST OF IL ROUTE 91, ALONG THE EAST SIDE OF ORANGE PRAIRIE ROAD. THE PROPERTY IS IDENTIFIED AS PARCEL IDENTIFICATION NUMBER 13-02-351-001

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 20, 2007,

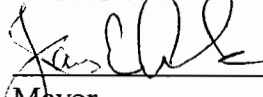
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That the Preliminary Plan of Grand Prairie Apartments, a multi-family residential development located north of U.S. Route 150, west of IL Route 91, along the east side of Orange Prairie Road (Attachment A), generally described as a subdivision of part of the SW ¼ of Section 2, T9N, R7E of the 4th Principal Meridian is hereby approved subject to the following condition(s):

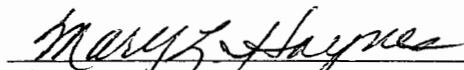
- 1) A landscaping plan for the front yard, parking lot (including parking lot islands), transitional buffer yard, and along the south property line must be approved prior to Final Plan approval.
- 2) Ten-foot wide bike/walk trail is required along the east side of Orange Prairie Road.
- 3) Additional subdivision plat approval, prior to issuance of a building permit, is required to address the private streets off of Orange Prairie Road.
- 4) The existing Special Use for the shopping center must be amended, prior to Final Plan approval, to remove this property from the special use and address the private roadways from Orange Prairie Road.
- 5) A Private Street Maintenance Agreement is required for all private roads prior to Final Plan approval.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS 10TH DAY OF JULY 2007.

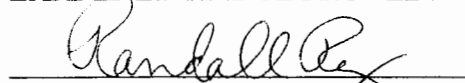
APPROVED:


Mayor

ATTEST:


City Clerk

EXAMINED AND APPROVED:


Corporation Counsel

PROPOSED LAYOUT - PHASE I

CULLINAN PROPERTIES, LTD.
GRAND PRAIRIE APARTMENTS
PEORIA, ILLINOIS

SHADING DENOTES PHASE 1 CONSTRUCTION AREA.
ALL UTILITIES SHALL BE CONSTRUCTED DURING PHASE 1.

OVERALL SITE PLAN
SCALE: 1" = 30'

ESTIMATED QUANTITIES

FOR NATIONAL STUDENTS ONLY,
CALL 1-800-445-2539

WILLIAMSON'S "HIST. OF IOWA"	8729 27	1710 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8730 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8731 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8732 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8733 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8734 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8735 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8736 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8737 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8738 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8739 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8740 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8741 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8742 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8743 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8744 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8745 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8746 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8747 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8748 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8749 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.
WILLIAMSON'S "HIST. OF IOWA"	8750 27	1800 17	ST. PAUL, MINN. 1880. 4 VOLUMES.