



February 15, 2005

Jerry Kaiser  
919 Detroit Court  
Morton, IL 61550

RE: Case No. CPC 05-B

Please be advised that on Tuesday, February 1, 2005, the City Council approved the following request for:

RECOMMENDATION FOR APPROVAL OF THE PRELIMINARY PLAN OF  
KAISER WILLOW KNOLLS APARTMENTS, A MULTI-FAMILY RESIDENTIAL  
DEVELOPMENT LOCATED WEST OF ALLEN ROAD, EAST OF ROCKVALE  
DRIVE, ALONG THE SOUTH SIDE OF WILLOW KNOLLS ROAD.  
CPC 05-B

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,

  
Leah Allison, AICP  
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. 05-045**  
CITY OF PEORIA.

Peoria, Illinois **FEBRUARY 1**, 20**05**

**A RESOLUTION APPROVING THE PRELIMINARY PLAN OF KAISER WILLOW KNOLLS APARTMENTS, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED WEST OF ALLEN ROAD, EAST OF ROCKVALE DRIVE, ALONG THE SOUTH SIDE OF WILLOW KNOLLS 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 January 19, 2005,

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

Section 1. That the preliminary plan of Kaiser Willow Knolls Apartments, a multi-family residential development located west of Allen Road, east of Rockvale Drive, along the south side of Willow Knolls Road (Attachment A), generally described as a subdivision of part of lots 4 and 5 of Willow Knolls Professional Park, being a subdivision of part of the SW ¼ of Section 7, T9N, R8E of the 4<sup>th</sup> Principal Meridian is hereby approved subject to the following condition(s):

- 1) Front yard and parking lot landscaping plan is required prior to final plan approval.
- 2) Primary access from Willow Knolls must be granted by the Peoria County Highway Department.
- 3) Southern access from adjoining property to the east must be identified as emergency access only including a gate to prevent local traffic access.
- 4) A cross access agreement is required with the eastern neighboring property.
- 5) Redesign dumpster area to provide access for garbage collection.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS 1st DAY OF FEBRUARY, 2005.

APPROVED:

David P. Roney  
Mayor

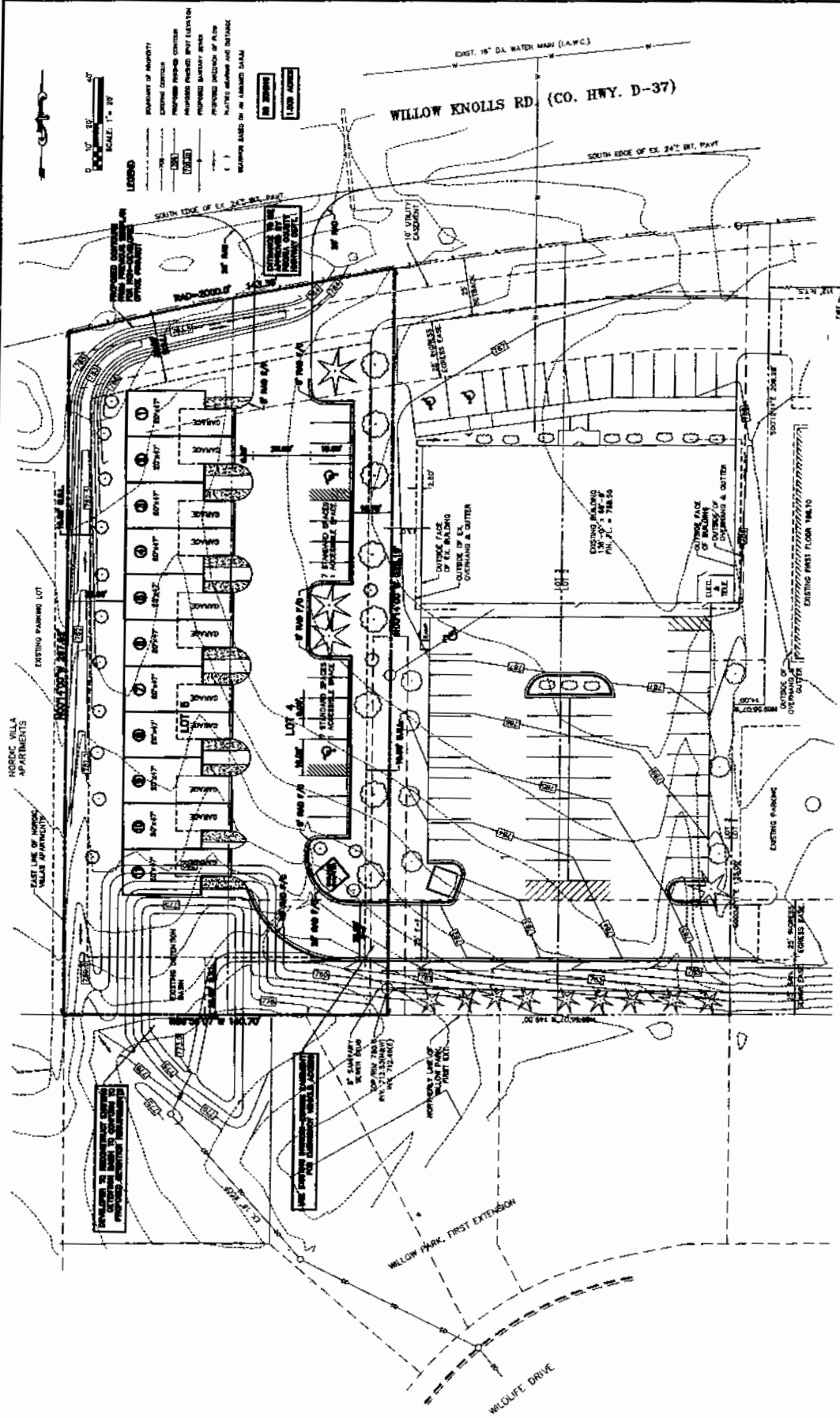
ATTEST:

Mary L. Hyman  
City Clerk

BY: Bette Ball, Deputy City Clerk

EXAMINED AND APPROVED

Randall P. Ball  
Corporation Counsel



# PRELIMINARY SITE PLAN

AUSTIN ENGINEERING CO., INC.	
WILLOW KNOLLS PROFESSIONAL PARK	
PL. LOTS 4 & 5	
DATE	10/20/80
BY	J. L. BROWN
CHECKED BY	J. L. BROWN
SCALE	1" = 20'
DATE	10/20/80
BY	J. L. BROWN
CHECKED BY	J. L. BROWN