

**CITY OF PEORIA
PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 17, 2010
CITY HALL, 419 FULTON STREET, ROOM 400 – 1:30 PM**

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES** – REGULAR MEETING HELD ON October 20, 2010
4. **CASE NO. CPC 10-O** *(Continued from the October 20, 2010 Meeting)*

PUBLIC REVIEW on the request of Timothy Shea for Fields Crossing, LLC, for approval of a revised plat for Lot 9 of Fields Crossing Subdivision, a residential site addressed as 10808 N. Glenfield Drive. The petitioner is requesting a waiver from the stream buffer regulations, Section 5-303 of Appendix A of the City Code, to establish an alternative stream buffer area.

5. **COMPREHENSIVE PLAN UPDATE** – STAFF REPORT
6. **ADJOURNMENT**

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A regularly scheduled Planning Commission Meeting was held on October 20, 2010, at approximately 1:33 p.m., City Hall, Council Chambers, Room 400, 419 Fulton Street, Peoria, Illinois, with Chairperson Lees presiding.

ROLL CALL

The following Planning Commissioners were present: Chairperson Lees and Commissioners Anderson (arrived at 1:34 p.m.); Davis; Lawless; Lawrence (arrived at 1:35 p.m.); Miller; and Richey – 7, Absent: Commissioner Grafton – 1.

PGM Staff Present: Joshua Naven and Polly Stainback

MINUTES

Motion:

Commissioner Davis motioned for approval of the Minutes of the Regular Planning Commission Meeting held on May 19, 2010, as printed; seconded by Commissioner Miller.

Approved unanimously by viva voce vote 5 to 0.

Please note: Commissioners Anderson and Lawrence were not present for this vote.

MEETING PROCEDURES AND SWEARING IN

Chairperson Lees explained the meeting procedures. Ms. Stainback administered the swearing in for testimony.

REGULAR BUSINESS

CPC 10-O PUBLIC REVIEW on the request of Timothy Shea for Fields Crossing, LLC, for approval of a revised plat for Lot 9 of Fields Crossing Subdivision, a residential site addressed as 10808 N. Glenfield Drive. The petitioner is requesting a waiver from the stream buffer regulations, Section 5-303 of Appendix A of the City Code, to establish an alternative stream buffer area.

Joshua Naven, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, reported that the applicant asked for a continuance of this case until the November 17 meeting, so that he could provide additional documentation. Mr. Naven distributed an email from Petitioner Shea to Commissioners for their review.

Responding to Commissioner Davis, Mr. Naven concurred that there is a structure on the subject property.

There being no more questions of Mr. Naven, Chairperson Lees called for a motion to continue this case.

Motion:

Commissioner Anderson motioned for a continuance until the next scheduled meeting on Wednesday, November 17, 2010, at 1:30 p.m., City Hall, Council Chambers, Room 400. The motion was seconded by Commissioner Davis.

Approved by viva voce vote 6-0-1, with Commissioner Lawrence abstaining.

CPC 10-P

PUBLIC HEARING on the request of John Haverhals for the Moss-Bradley Revolving Fund, to amend the City of Peoria Comprehensive Plan and Future Land Use Plan (Map) to change the future land use designation of property currently designated Multi-Family Residential to a Single-Family Residential designation. The properties proposed for consideration are identified as Parcel Identification Nos.18-08-226-015 and 18-08-226-016 and also known as 824 W. Moss Avenue.

Chairperson Lees read Case No. CPC 10-P into the record.

Joshua Naven, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, explained that the current designation is high density residential. The petitioner is requesting that this designation be changed to a medium density residential designation to be in line with a proposed request to rezone the property.

Responding to Commissioner Lawrence, Mr. Naven explained that the high density regulations would include the R6, R7, and R8 zoning districts; whereas, medium density can be R2, R3, R4, and R5, with low density being R1 and RE.

In discussion with Commissioner Anderson regarding the zoning districts being single-family versus multi-family, Mr. Naven explained that medium density is from one to eight dwelling units per acre. He indicated that the petitioner also requested a rezoning of the subject property, which would lower the density and restrict it even further. He stated that the zoning had not yet been changed.

In discussion with Commissioner Anderson, Mr. Naven indicated that Commissioners could not make this approval contingent upon the Zoning Commission's approval of the rezoning, as this is a separate issue.

Mr. Naven concurred with Commissioner Davis that the petitioner was requesting a rezoning to R1. Mr. Naven explained that in the R1 zoning, they could not exceed two gross dwelling units per acre.

In discussion with Commissioner Anderson, Mr. Naven concurred that the Moss-Bradley Revolving Fund owns the subject property.

Mr. Naven reported the property characteristics and the following:

WAIVERS: None

CONDITION(S) OF APPROVAL: None

ADVISORY COMMENT(S) AND RECOMMENDATION(S):

Driveways for future development must be located at the western corners of the subject area along Moss Avenue and/or Dr. Martin Luther King, Jr. Drive, as previously discussed with the Traffic Engineer, due to sight distance issues at other locations.

SITE PLAN REVIEW BOARD RECOMMENDATION: Staff has no objection to the request.

Mr. Naven displayed photographs, the petitioner's plat, locational map, and existing Future Land Use Plan (Map), which currently designates the subject property as a high density residential use area. He pointed out that the subject property and adjacent property are zoned R6; the school to the north is in a multi-family district; across the street at the corner is R4; across the street is R6; to the south is R4; and past the other multi-family structure across the street, it is R4 also. On the existing block, further down Moss Avenue, going west, it is R2, which is a lower density type of district with larger structures. He also showed a street view of the property, which is a mostly wooded site.

In discussion with Commissioner Anderson, Mr. Naven explained that the request is for both parcels; only the larger parcel is addressed as 824 W. Moss Avenue; and the other parcel does not have a legal address.

Mr. Naven concurred with Commissioner Anderson noting that there is an apartment building immediately to the right and immediately across the street.

Commissioner Lawrence commented that in 1969 or 1970, he was living at the corner of MacArthur and Moss Avenue. He said the large two-story house at the subject location blew up due to a gas leak and has been vacant and unused since that time.

There being no more questions or comments, Chairperson Lees opened the floor for public testimony.

Marjorie Klise, representing the Moss-Bradley Revolving Fund, stated that rather than having apartments all concentrated and becoming separated from the neighborhood, it works better having single-family or duplexes with multiple dwellings; they seem to become more a part of the neighborhood. She mentioned that they had held this property for around 15 years and feel the proposal is a bonus, as they plan to build on the property and divide the property, with one lot facing south at Dr. Martin Luther King, Jr. Drive and the other lot facing Moss Avenue, with plans to replicate very closely the house that was there.

Ms. Klise pointed out that when standing in the front yard, there are single-family dwellings across the street and two doors down on either side of those apartments. She stated, "We are very pleased with the Breede's plan and hope that you concur with that."

In discussion with Commissioner Richey, Ms. Klise explained that this case is before the Commission because it does not fit in with the Comprehensive Plan. She reiterated that they want the property to be designated as single-family.

During further discussion with Commissioner Richey, Mr. Naven explained that the Future Land Use Plan (Map) needed to coincide with the proposed zoning change.

Ms. Klise informed Commissioners that the Zoning Commission agreed to the downsizing.

Jason Breede, indicated he would be purchasing the subject property. He indicated that they want to rezone the property to R1 for two single-family dwellings, with a carriage house on the lower portion and on the upper portion, an estate house that fits in with the Moss style. He explained that the property does not quite fit in with multi-family, mainly because of the driveway issue and the topography; and there are not a lot of places to put a large building. He said they want to have a more park-like setting.

Mr. Breede referenced the Future Land Use Plan (Map) and stated his opinion that his proposal was not out of character based on the map. He said he thought that the Moss-Bradley Revolving Fund wanted to make sure this property would be put back the way it was.

Commissioner Anderson questioned if the property is not rezoned, would Mr. Breede be able to continue with his plans. Mr. Breede explained that it is easier to work with the codes for single-family, versus multi-family, with its requirements, e.g., a sprinkler system.

Motion:

Commissioner Miller motioned to amend the City of Peoria Comprehensive Plan and Future Land Use Plan (Map) for Parcel Identification Nos. 18-08-226-015 and 18-08-226-016 from High Density Residential to Medium Density Residential. The motion was seconded by Commissioner Lawrence.

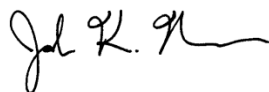
Approved unanimously by viva voce vote 7 to 0.

ADJOURNMENT

Commissioner Anderson motioned to adjourn; seconded by Commissioner Lawless.

Approved unanimously by viva voce vote 7 to 0.

The Planning Commission Meeting adjourned at approximately 2:00 p.m.



Joshua Naven, Senior Urban Planner
Planning and Growth Management Department

/ps

TO: City of Peoria Planning Commission

CPC 10-O

THRU: Site Plan Review Board

FROM: Joshua Naven, Senior Urban Planner

DATE: November 17, 2010

SUBJECT: PUBLIC REVIEW on the request of Timothy Shea for Fields Crossing, LLC, for approval of a revised plat for Lot 9 of Fields Crossing Subdivision, a residential site addressed as 10808 N. Glenfield Drive. The petitioner is requesting a waiver from the stream buffer regulations, Section 5-303 of Appendix A of the City Code, to establish an alternative stream buffer area.

PETITIONER: Timothy Shea for Fields Crossing, LLC

REQUEST: See above in subject

STAFF COMMENTS:

PROPERTY AND SITE CHARACTERISTICS:

- 1) CURRENT USE: The site is currently developed with a Single-Family Dwelling Unit
- 2) PROPOSED USES: Single-Family Dwellings
- 3) PRESENT ZONING: R-3 Single-Family Residential District
- 4) PROPOSED ZONING: No change
- 5) FUTURE LAND USE DESIGNATION: Medium-Density Residential District.
- 6) PUBLIC FACILITIES: The site is served with public sewer and public water
- 7) ACREAGE: .2 AC
- 8) DENSITY: 5 DU/AC

WAIVERS: Requesting a waiver from the stream buffer regulations, Section 5-303 of Appendix A of the City Code, to establish an alternative stream buffer area.

CONDITIONS OF APPROVAL: None

ADVISORY COMMENTS AND RECOMMENDATIONS: None

SITE PLAN REVIEW BOARD RECOMMENDATION:

History:

Fields Crossing Subdivision was final platted on December 21, 2006. The final plat identifies the stream buffer area in question and notes the protective covenant requirement. (See Attachment A) The noted final plat was approved administratively as the Petitioner, Timothy Shea for Fields Crossing, LLC, did not request any waivers from the Subdivision Ordinance. The Petitioner received a building permit to construct a Single-Family Dwelling on the property in question on February 2, 2010. Also, the Petitioner later received a Zoning Certificate and Building Permit on June 15, 2010 for an attached rear deck. (See Attachment B) All submitted site plans note the forty-foot stream buffer area for the record.

A stream buffer complaint was forwarded to the Planning and Growth Management Department in August of 2010 and an enforcement letter was forwarded to the Petitioner on August 18, 2010. (See Attachment C) The Petitioner filed the current Planning Commission request on September 20, 2010 and the case was scheduled for the October 20th, 2010 regular Planning Commission meeting. Staff

proposed and the Petitioner requested a deferral to the November 17th, 2010 regular meeting in order to provide justification for the requested waiver pursuant to Section 5-306.3. of Appendix A of the City Code for adequate Staff review. No justification has been received at the completion of this memo. (See Attachment D)

Current Request:

Section 5-306.2. of Appendix A of the City Code notes that waivers may be granted for the following:

- a. Those projects or activities where it can be demonstrated that strict compliance with the ordinance would result in a practical difficulty or financial hardship;
- b. Those projects or activities serving a public need where no feasible alternative is available.

Staff argues that the waiver should not be granted pursuant to subsection a. of Section 5-306.2. above as the Petitioner has not submitted any justification in favor of the request. Issue one of the argument is that a practical difficulty does not exist since the Petitioner constructed a 2,067 square-foot single-family dwelling and a 144 square-foot attached rear deck, both of which meet zoning setback requirements, without obtaining a waiver prior to construction. Issue two of the argument is that a financial hardship does not exist since no documentation has been presented to prove the issue.

With respect to subsection b. of Section 5-306.2. above, the requested waiver does not serve a public need since the request is limited to one property and no requests for waivers were submitted at the time of platting of Fields Crossing Subdivision which adhered to the Stream Buffer Regulations.

Staff Recommendation:

Staff recommends denial of the request due to lack of demonstrated practical difficulty or financial hardship. Also, the waiver request does not serve a public need and alternatives are available as noted below. Approval of this waiver will set the precedent that waivers from the Stream Buffer Regulations can be garnered without sufficient documentation or actual practical difficulty on the waiver site. Approval of the waiver may bring additional speculative waiver requests that, if denied, may cause lawsuits against the City of Peoria for failure to properly enforce the Stream Buffer Ordinance.

Additionally, the Petitioner's request to alter the stream buffer area to be a ten foot strip along the northeasterly property line does not adhere to the intents of the Stream Buffer Ordinance. Upon inspection of the site, ten feet brings the proposed buffer edge to the approximate edge of the existing stream bank along that property line. If this waiver were approved, any future erosion of the top of the existing streambank will occur outside of the proposed buffer area. Also, the existing turf grass planted adjacent to the proposed ten foot buffer area is more prone to erosion and produces more stormwater runoff than the natural, deep-rooted vegetation required in the Stream Buffer Ordinance.

Alternatives:

1. The Petitioner can adhere to the requirements set forth in the enforcement letter of August 18, 2010.
2. The Petitioner can extend the existing culvert to the edge of the existing Stream Buffer Area, filling in the open stream to create additional side yard area for the property in question.

FINAL PLAT FOR FIELDS CROSSING SUBDIVISION

A SUBDIVISION OF PART OF THE SW 1/4 OF SECTION 25, T. 10 N., R. 7 E., 4TH P.M., PEORIA COUNTY, ILLINOIS

LEGAL DESCRIPTION

A PART OF THE SW 1/4 OF SECTION 25, T. 10 N., R. 7 E., OF THE 4TH P.M., PEORIA COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 25; THENCE N89°20'57"W ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 25, A DISTANCE OF 1085.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE S00°00'00"W ALONG THE WESTERLY LINE OF TRAIL VIEW ESTATES EXT. NO. ONE, BEING A SUBDIVISION OF PART OF THE SW 1/4 OF SAID SECTION 25, A DISTANCE OF 20.07 FEET; THENCE S49°02'29"W ALONG THE WESTERLY LINE OF SAID TRAIL VIEW ESTATES EXT. NO. ONE AND THE WESTERLY LINE OF TRAIL VIEW ESTATES, BEING A SUBDIVISION OF THE SW 1/4 OF SAID SECTION 25, A DISTANCE OF 215.00 FEET; THENCE S03°50'31"E, A DISTANCE OF 150.00 FEET; THENCE S29°50'31"E ALONG THE WESTERLY LINE OF SAID TRAIL VIEW ESTATES, A DISTANCE OF 210.00 FEET; THENCE S20°03'33"E ALONG THE WESTERLY LINE OF SAID TRAIL VIEW ESTATES, A DISTANCE OF 423.71 FEET; THENCE S07°17'17"W ALONG THE WESTERLY LINE OF SAID TRAIL VIEW ESTATES, A DISTANCE OF 230.74 FEET; THENCE S08°42'43"E ALONG THE WESTERLY LINE OF SAID TRAIL VIEW ESTATES, A DISTANCE OF 200.00 FEET; THENCE N89°42'43"W ALONG THE NORTH LINE OF SUMMER RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SW 1/4 OF SAID SECTION 25, A DISTANCE OF 371.51 FEET; THENCE N00°17'17"E, A DISTANCE OF 190.00 FEET; THENCE S89°42'43"E, A DISTANCE OF 40.00 FEET; THENCE N00°17'17"E, A DISTANCE OF 110.40 FEET; THENCE N76°26'17"W, A DISTANCE OF 173.78 FEET; THENCE N14°57'14"E, A DISTANCE OF 68.69 FEET; THENCE N64°13'33"W, A DISTANCE OF 208.94 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 767.50 FEET FOR AN ARC DISTANCE OF 13.88 FEET; THENCE N89°12'27"W, A DISTANCE OF 136.56 FEET; THENCE N23°23'41"E, A DISTANCE OF 80.95 FEET; THENCE N23°23'41"E, A DISTANCE OF 88.26 FEET; THENCE N49°45'13"E, A DISTANCE OF 120.52 FEET; THENCE N12°15'22"W, A DISTANCE OF 90.67 FEET; THENCE N40°14'47"W, A DISTANCE OF 110.00 FEET; THENCE S49°45'13"W, A DISTANCE OF 13.88 FEET; THENCE N40°14'47"W, A DISTANCE OF 118.48 FEET; THENCE N01°38'31"E, A DISTANCE OF 108.66 FEET; THENCE IN AN EASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 162.50 FEET FOR AN ARC DISTANCE OF 31.69 FEET; THENCE N13°74'09"E, A DISTANCE OF 56.24 FEET; THENCE IN A NORTHERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET FOR AN ARC DISTANCE OF 73.32 FEET; THENCE N07°39'29"E, A DISTANCE OF 53.33 FEET TO THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 25; THENCE S89°20'57"E ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 25, A DISTANCE OF 648.48 FEET TO THE POINT OF BEGINNING CONTAINING 15.79 ACRES MORE OR LESS, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS

STATE OF ILLINOIS)
COUNTY OF PEORIA)

FIELDS CROSSING, L.L.C., OWNER OF THE LAND DESCRIBED HEREON DOES HEREBY CERTIFY THAT IT HAS CAUSED THE SAID SURVEY AND SUBDIVISION TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT, TO BE KNOWN AS FIELDS CROSSING SUBDIVISION, IN THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS AND ACKNOWLEDGES SAID SURVEY TO BE CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF AND IT HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER.

UTILITY EASEMENTS ARE HEREBY RESERVED AS SHOWN FOR THE USE OF ALL PUBLIC UTILITIES AND THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW AND/OR REMOVE WATER MAINS, UNDERGROUND GAS PIPELINES, ELECTRIC AND TELEPHONE CABLES OR CONDUITS, WITH ALL NECESSARY ABOVE GROUND TRANSFORMER AND SERVICE PEDESTAL INSTALLATIONS, WITH THE FURTHER RIGHT TO INSTALL AND MAINTAIN OVERHEAD ELECTRIC AND TELEPHONE POLES AND WIRELESS INSTALLATIONS WITH ALL NECESSARY BRACES, GUY WIRES, ANCHORS AND OTHER APPLIANCES FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH GAS, ELECTRIC, AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY AND TO OVERHANG OR BURY ACROSS ALL LOTS SERVICE WIRES, PIPELINES, AND/OR CABLES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, OPERATE, AND MAINTAIN SAID UTILITY FACILITIES AND TO TRIM OR REMOVE ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH SAID UTILITY FACILITIES.

STORM SEWER EASEMENTS, AS SHOWN HEREON, ARE RESERVED FOR THE CITY OF PEORIA, ILLINOIS, AND THERE IS HEREBY GRANTED SAID CITY THE PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON SAID EASEMENT TO CONSTRUCT AND MAINTAIN WITHIN THE EASEMENTS, SEWERS AND MANHOLES TOGETHER WITH CONNECTIONS THERETO.

DRAIN LINE EASEMENTS, AS SHOWN HEREON, ARE RESERVED FOR A SUMP DRAIN LINE SYSTEM TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND THERE IS HEREBY GRANTED SAID HOMEOWNERS ASSOCIATION THE PERPETUAL EASEMENT AND AUTHORITY TO ENTER UPON SAID EASEMENTS TO CONSTRUCT AND MAINTAIN WITHIN THE EASEMENTS, DRAIN LINES, AND STRUCTURES TOGETHER WITH CONNECTIONS THERETO.

NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THIS PLAT AND CERTIFICATE TO BE EXECUTED THIS 20TH DAY OF December, A.D. 2006.

TIMOTHY SHEA, AS MANAGING PARTNER OF FIELDS CROSSING, LLC

Timothy Shea
TIMOTHY SHEA

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT TIMOTHY SHEA, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED, AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 20TH DAY OF December, A.D. 2006.

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE RECORDS IN MY OFFICE AND THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED IN THE ACCOMPANYING PLAT.

GIVEN UNDER MY HAND AND SEAL OF SAID COUNTY THIS 20TH DAY OF December, A.D. 2006.

B. Steve Sammons
COUNTY CLERK
J. L. DeLoe
DEPUTY CLERK

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I HEREBY CERTIFY THAT THIS FINAL PLAT OF FIELDS CROSSING SUBDIVISION IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS 20TH DAY OF December, A.D. 2006.

Patricia A. Allison
DIRECTOR, PLANNING AND GROWTH MANAGEMENT
CITY OF PEORIA

STATE OF ILLINOIS)
COUNTY OF PEORIA)

WE, ZUMWALT & ASSOCIATES, INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS TO BE KNOWN AS FIELDS CROSSING SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SW 1/4 OF SECTION 25, T. 10 N., R. 7 E., OF THE 4TH P.M., PEORIA COUNTY, ILLINOIS. WE FURTHER CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF 1" = 100 FEET.

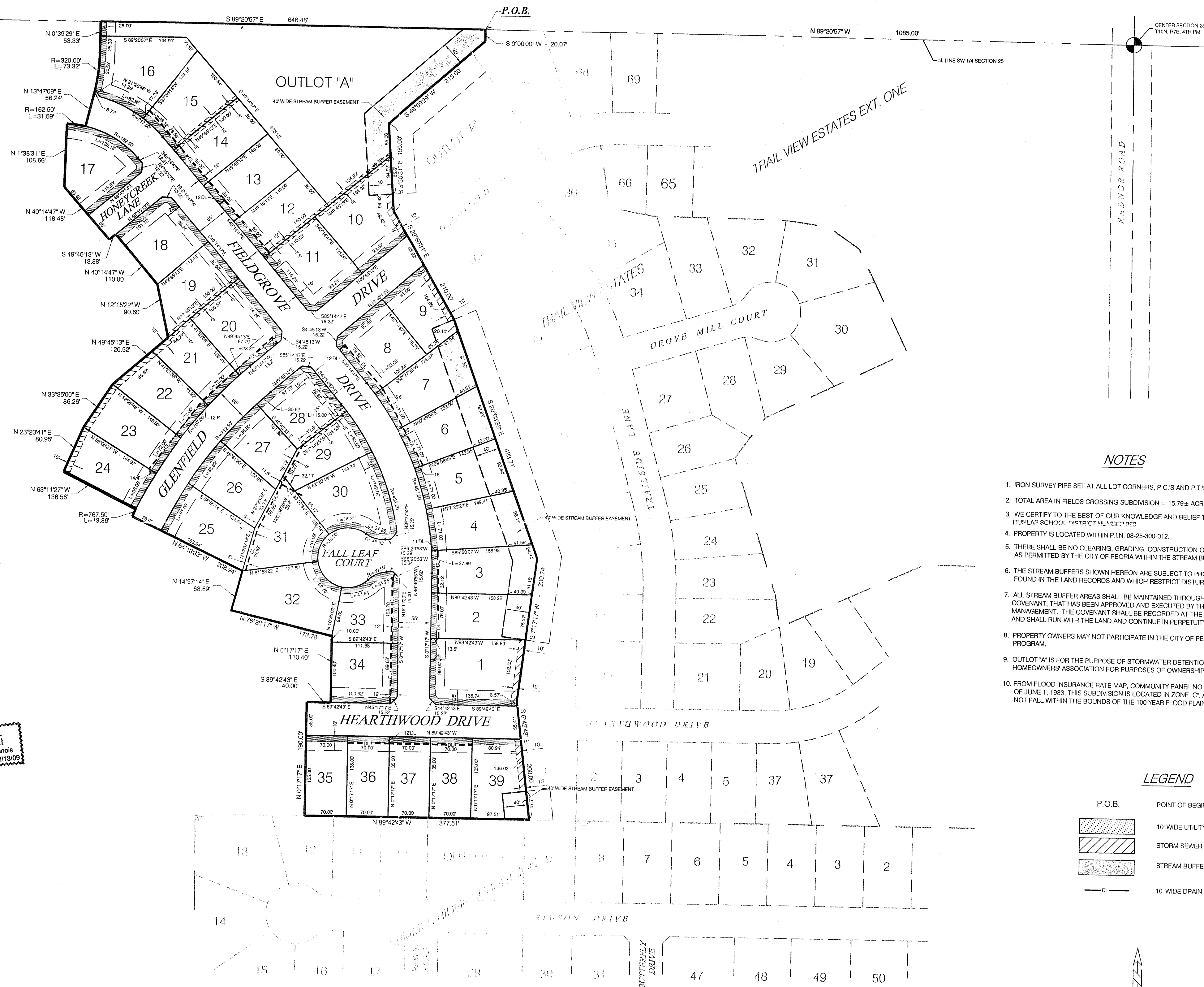
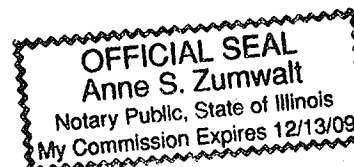
IN COMPLIANCE WITH ILLINOIS REVISED STATUTES, CHAPTER 115, SECTION 13, WE FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

DATED THIS 20TH DAY OF DECEMBER, A.D. 2006.

ZUMWALT & ASSOCIATES, INC.

By *Gary R. Zumwalt*
GARY R. ZUMWALT

ILLINOIS PROFESSIONAL LAND SURVEYOR #2326
LICENSE EXPIRATION DATE: 11-30-08
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

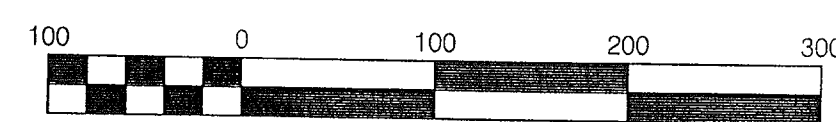


NOTES

1. IRON SURVEY PIPE SET AT ALL LOT CORNERS, P.C.'S AND P.T.'S. (UNLESS OTHERWISE NOTED).
2. TOTAL AREA IN FIELDS CROSSING SUBDIVISION = 15.79± ACRES.
3. WE CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THIS PROPERTY IS LOCATED WITHIN DUNLAP SCHOOL DISTRICT #150507 023.
4. PROPERTY IS LOCATED WITHIN P.L.N. 08-25-300-012.
5. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY OF PEORIA WITHIN THE STREAM BUFFER AREA.
6. THE STREAM BUFFERS SHOWN HEREON ARE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
7. ALL STREAM BUFFER AREAS SHALL BE MAINTAINED THROUGH A DECLARATION OF PROTECTIVE COVENANT, THAT HAS BEEN APPROVED AND EXECUTED BY THE DIRECTOR OF PLANNING & GROWTH MANAGEMENT. THE COVENANT SHALL BE RECORDED AT THE PEORIA COUNTY RECORDER OF DEEDS AND SHALL RUN WITH THE LAND AND CONTINUE IN PERPETUITY.
8. PROPERTY OWNERS MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S DRAINAGE ASSISTANCE PROGRAM.
9. OUTLOT 'A' IS FOR THE PURPOSE OF STORMWATER DETENTION AND IS TO BE DEEDED TO THE HOMEOWNERS ASSOCIATION FOR PURPOSES OF OWNERSHIP AND MAINTENANCE.
10. FROM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 170533 0125 WITH AN EFFECTIVE DATE OF JUNE 1, 1983, THIS SUBDIVISION IS LOCATED IN ZONE 'C', AREAS OF MINIMAL FLOODING AND DOES NOT FALL WITHIN THE BOUNDS OF THE 100 YEAR FLOOD PLAIN.

LEGEND

- P.O.B. POINT OF BEGINNING
- 10' WIDE UTILITY EASEMENT
- STORM SEWER EASEMENT - WIDTH AS SHOWN
- STREAM BUFFER AREA
- 10' WIDE DRAIN LINE EASEMENT



Scale 1" = 100'

06-41285
STATE OF ILLINOIS
County of Peoria
FILED FOR RECORD
IN THE OFFICE OF
CLAYLEY E. HORTON, County Recorder, on
DEC 22 2006 at 11:25 AM and recorded in
Book 10, Page 231
Recorder of Deeds



INSPECTIONS	456 Fulton St. 301	(309) 494-8620
ZONING	701 Fulton St. 102	(309) 494-8620
ENGINTEERING	507 Hal. 1000 307	(309) 494-8620
TRACTOR ENGINEERING	507 Hal. 1000 307	(309) 494-8620
FIRE	507 Hal. 1000 307	(309) 494-8620

INSPECTIONS DEPT. (309) 494-8620

INSPECTOR: S.WOLF

PERMIT NUMBER: 10- 358
 PROPERTY ADDRESS: 10808 N GLENFIELD DR
 TENANT NBR/NAME: T SHEA 303-1195
 TAX ID NUMBER: 08-25-301-022
 ZONING DISTRICT: R3
 PROPERTY USE: SF

PERMIT TYPE: NEW SINGLE FAMILY DWELLING

OWNER:

FIELDS CROSSING LLC
 7617 N VILLA WOOD LN SUITE B
 PEORIA IL 61614

CONTRACTOR:

TIM SHEA
 7617 N. VILLAWOOD LN
 PEORIA IL 61614

309-696-8057

PERMIT: GENERAL BUILDING PERMIT

APPROVAL DATE: 2/02/10

PERMIT FEE:

1249.25

EXPIRATION DATE: 2/02/11

PERMIT VALUATION:

207000

STRUCTURE INFORMATION:

NUMBER OF BEDROOMS 4.00
 CONTRACTOR (ELECTRICAL) KAISER
 FINISHED BASEMENT NO
 CONTRACTOR (HVAC) MONTEFUSCO
 LOT NUMBER 9
 NUMBER OF STORIES 2
 CONTRACTOR (PLUMBING) TWIN CITY
 SUBDIVISION FIELDS CROSSING
 # UNITS FOR CENSUS REPORT 1
 OVERALL SIZE OF STRUCTURE 2067

MISCELLANEOUS INFORMATION:

PERMIT ISSUED FOR 4 LEGALLY LISTED
 BEDROOMS, BSMNT UNFINISHED, NO DECK,
 STREAM BUFFER LOCATED IN REAR YARD
 2009 ENERGY CODE DOES NOT APPLY DUE TO
 APPLICATION BEING MADE ON 1/29/10
 This permit includes the \$100 erosion
 control permit and the \$95 zoning
 certificate required by the City of
 Peoria. Permittee must abide by all
 applicable rules.

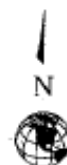
FEE SUMMARY:

PERMIT FEE TOTAL: 1249.25

OTHER FEE TOTAL:

THE APPLICANT SHALL PERFORM SAID WORK AS TO COMPLY WITH APPROPRIATE LOCAL,
 STATE AND NATIONAL CODE REQUIREMENTS.

UNDER PENALTIES PROVIDED BY LAW, THE APPLICANT CERTIFIES THAT THE STATEMENTS SET FORTH IN THIS
 INSTRUMENT ARE TRUE AND CORRECT AND THAT IF THEY ARE NOT, ANY PERMIT, LICENSE OR AUTHORIZATION
 GIVEN HEREUNDER SHALL BE VOID FROM ITS INCEPTION.

SUBMITTED FOR REVIEW
1/25/19

PEORIA BUILDERS, INC.

THE CANTEBERRY
LOT 9 GLENFIELD DRIVE
FIELDS CROSSING SUBDIVISION
PEORIA, ILLINOIS

GLENFIELD

LOT 9
22 acre

DUELLING

SITE PLAN

 2^3

City of Peoria
Maximum width of highway is
20' at grade.
NO NEW ISSUES
NO STRIPES
2270 KD

40' STREAM BUFFER

DATE	JAN 2010	<div style="text-align: center;"> 6 SHEET of 6 SHEET </div>
DESIGNED BY	D.T.S	
SCALE	AS NOTED	
REVISED		

[illegible]

PARTIAL ROOM AREA	SQ. FT.
RECEIVING FLOOR AREA	1,074 SQ. FT.
TOTAL FLOOR AREA	2,867 SQ. FT.
STORAGE AREA	96 SQ. FT.
CUTTING AND FINISHING AREA	1,000 SQ. FT.
PAINTING AND TRIMMING AREA	N/A
ENTRANCE TO BATHROOM AREA	WEIGHT

SITE PLAN

PEORIA BUILDERS, INC.
THE CANTERBURY
3-CAR WRIGHT SLAND PROTON LOAD
1,075 CUBIC FEET DRIVE
FIBER GLASSING SURFACING
PEORIA, ILLINOIS

PROBuild
ROUTE 40 SOUTH
TOLSON, NJ 08060
(212) 485-6913



INSPECTIONS	456 Fulton, Suite 401	(309) 494-8620
ZONING	456 Fulton, Suite 402	494-8600
ENGINEERING	City Hall, Room 307	494-8601
TRAFFIC ENGINEERING	City Hall, Room 300	494-8602
FIRE	505 N.E. Monroe	494-8700

PLANNING DEPT. (309) 494-8600

INSPECTOR: K. SMITH

PERMIT NUMBER: 10- 2183
PROPERTY ADDRESS: 10808 N GLENFIELD DR
TAX ID NUMBER: 08-25-301-022
ZONING DISTRICT: R3
PROPERTY USE: SF

PERMIT TYPE: ZONING CERTIFICATE/BUILDING PERMIT

OWNER:
FIELDS CROSSING LLC
7617 N VILLA WOOD LN SUITE B
PEORIA IL 61614

PERMIT: ZONING CERTIFICATE / EZ
APPROVAL DATE: 6/15/10 PERMIT FEE: 95.00
EXPIRATION DATE: PERMIT VALUATION:

STRUCTURE INFORMATION:
HEART OF PEORIA AREA N
HEIGHT 3 FT
FRONT SPACE: REQ BY ORD/PZ 2
FRONT SPACE: PROVIDED/PZ 2
SQUARE FEET 144
USE/PZ ATTACHED DECK

MISCELLANEOUS INFORMATION:
USE: ATTACHED DECK
THIS USE IS IN COMPLIANCE WITH THE
ZONING ORDINANCE. A ZONING CERTIFICATE
IS HEREBY APPROVED FOR THE SUBMITTED
APPLICATION AND DOCUMENTATION. ANY
CHANGES REQUIRE ADDITIONAL ZONING
APPROVAL.

FEE SUMMARY:
PERMIT FEE TOTAL: 95.00
OTHER FEE TOTAL: -----
GRAND TOTAL: 95.00

696
8057

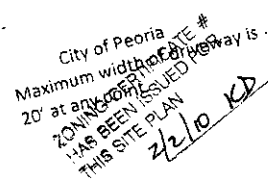
THE APPLICANT SHALL PERFORM SAID WORK AS TO COMPLY WITH APPROPRIATE LOCAL,
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UNDER PENALTIES PROVIDED BY LAW, THE APPLICANT CERTIFIES THAT THE STATEMENTS SET FORTH IN THIS
INSTRUMENT ARE TRUE AND CORRECT AND THAT IF THEY ARE NOT, ANY PERMIT, LICENSE OR AUTHORIZATION
GIVEN HEREUNDER SHALL BE VOID FROM ITS INCEPTION.

DATE: _____

THE CANTEBERRY
LOT 9 GLENFIELD DRIVE
FIELDS CROSSING SUBDIVISION
PEORIA, ILLINOIS

2.3



PEORIA BUILDERS, INC.
THE CANTERBURY
2-CAR RIGHT HAND FRONT LOAD

ROBbuild
ROUTE 45 SOUTH

SITE DI ANI



PLANNING AND GROWTH MANAGEMENT DEPARTMENT

August 18, 2010

Timothy Shea
Fields Crossing LLC
7617 N Villa Wood Lane, Ste B
Peoria, IL 61614-1595

Re: Stream Buffer Violation at 10808 N Glenfield Drive

Mr. Shea:

Our department has received complaints concerning the property located at 10808 N Glenfield Drive in regard to the following violation(s):

1. Failure to adhere to the required stream buffer management and maintenance requirements.

Our investigation has verified that the complaint is valid. Such activity is a violation of the City of Peoria Subdivision Ordinance Section(s):

1. Section 5-304.1.a. – Clearing of existing native vegetation.
2. Section 5-304.1.b. – Soil disturbance by grading, stripping, or other practices.

Please be advised that the above mentioned items are treated as violations and must be resolved immediately. Failure to resolve these items by **September 20, 2010** may result in formal enforcement action against you. Such action may be in the form of the following penalties pursuant to Section 5-308 of the City of Peoria Subdivision Ordinance:

1. A civil penalty not to exceed \$1,000 for each violation with each day's continuance considered a separate violation;
2. A criminal penalty in the form of a fine of not more than \$1,000 for each violation or imprisonment for not more than 90 days, or both. Every day that such violation(s) shall continue will be considered a separate violation;
3. Anyone who knowingly makes any false statements in any application, record, plat, or plan required by this part shall upon conviction be punished by a fine of not more than \$1,000 for each violation or imprisonment for not more than 30 days, or both.

In addition to any other sanctions listed in the Stream Buffer part, a person or entity who fails to comply with the provisions of this buffer part shall be liable to the City of Peoria in a civil action for damages in an amount equal to twice the cost of restoring the buffer. Damages that are recovered in accordance with this action shall be used for the restoration of buffer systems or for the administration of programs for the protection and restoration of water quality, streams, wetlands, and floodways.

Resolution of the violation shall include the following steps:

1. Reinstallation of Permanent Boundary Markers stored on the site.
2. Installation of silt fencing along the grading line adjacent to the stream buffer to stop any siltation of the stream or stream buffer.

Twin Towers Building
456 Fulton St., Suite 402, Peoria, IL 61602-1220
Phone 309.494.8600 **Fax** 309.494.8680



PLANNING AND GROWTH MANAGEMENT DEPARTMENT

3. Submittal of a scaled landscaping plan from a licensed Illinois Landscaping Professional which is compliant with Section 5-311 (Stream Buffer Plant List) of the Subdivision Ordinance and shows your proposed remediation of the stream buffer area to an acceptable vegetative state.

If you have any questions or concerns, I may be reached at 309.494.8657 or jnaven@ci.peoria.il.us.

Sincerely,

Joshua Naven
Senior Urban Planner

From: Josh Naven
To: Shea, Tim
CC: Chuck Weaver
Date: 11/5/2010 3:04 PM
Subject: CPC 10-O Information Request

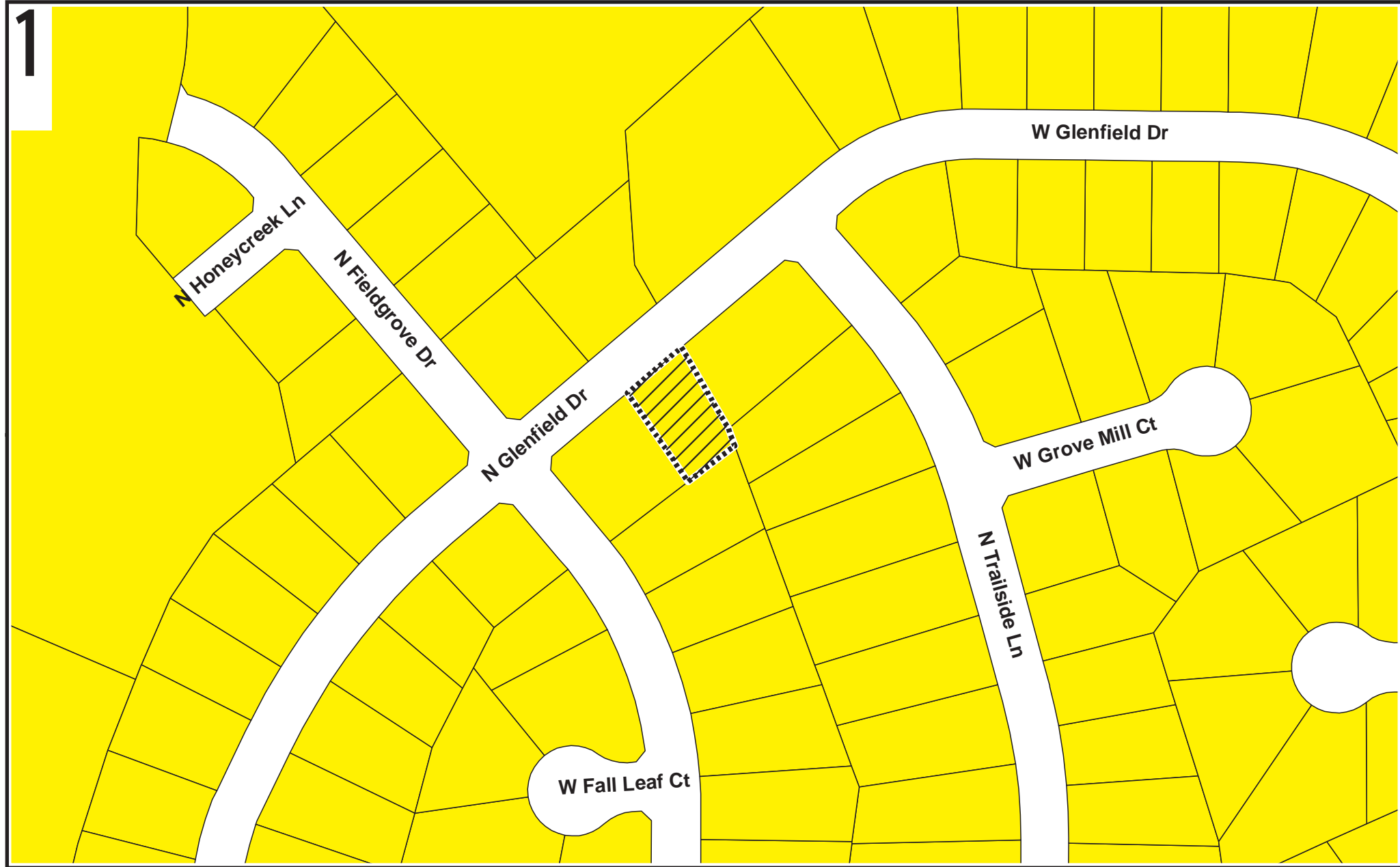
Mr. Shea,

On October 20, 2010, your case for a stream buffer waiver was continued to the November 17, 2010 Planning Commission Meeting in order to provide justification of the waiver request. I have received no such documentation to date. If the justification documentation is not received by Tuesday, November 16, 2010 at 12:00 PM, Staff will report the lack of justification to the Planning Commission as needed. This justification documentation is required as noted in Section 5-306.3. of the Subdivision Ordinance. This section notes the application for waiver shall include specific reasons justifying the waiver and any other information necessary to evaluate the proposed waiver request. Additionally, I have no documentation regarding the ability of Chuck Weaver to speak on your behalf on any application submitted to this department. Please provide a letter allowing Chuck Weaver to speak on your behalf. Please respond with the appropriate documentation or any questions that you may have.

Sincerely,

Joshua K. Naven
Senior Urban Planner
456 Fulton Street, Suite 402
Peoria, Illinois 61602-1220
Phone (309) 494-8657
Fax (309) 494-8680

1



 R3 - Single-Family Residential District

 Subject Property

CPC 10-O
10808 N GLENFIELD DR
OCTOBER 20, 2010 1:30 PM



PLANNING AND GROWTH MANAGEMENT DEPARTMENT

October 4, 2010

Timothy Shea
Fields Crossing LLC
7617 N Villa Wood Lane, Ste B
Peoria, IL 61614-1595

RE: Stream Buffer Waiver Request

Staff has reviewed the above-mentioned case. Please see the enclosed comment sheets for revisions or questions. These issues must be addressed prior to approval.

Should you have any questions or need additional information, please contact me at (309) 494-8657 or jnaven@ci.peoria.il.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Naven", written in a cursive style.

Joshua Naven
Senior Urban Planner

Enclosures



SITE PLAN REVIEW BOARD COMMENT SHEET

Address / PIN / General Location: 10808 N Glenfield Drive

Project Description: Stream Buffer Waiver Request

Type of Review: Planning Commission Recommendation

COMMENTS FROM:

Planning and Growth Management

456 Fulton St, Suite 402

Peoria, IL 61602

PHONE: (309)494-8600 FAX: (309)494-8680

pgm_development@ci.peoria.il.us

- ☐ APPROVED
- ☐ NOT APPROVED
- ☒ COMMENT
- ☐ NO COMMENT

PLEASE CONTACT US TO FINALIZE:

- ☐ Zoning Certificate
- ☐ Variance Petition
- ☐ Subdivision Plat/Tract Survey
- ☐ Rezoning Petition
- ☐ Special Use Petition
- ☐ Wireless/Cellular Permit
- ☒ Other: Stream Buffer Waiver Request

SITE PLAN REVIEWED BY:

DATE: 10/04/2010

COMMENTS REGARDING THE SITE PLAN AND APPLICATION:

1. The submitted documentation does not provide the required information with respect to Section 5-306.2. a. or b. Please provide the appropriate documentation.
2. The submitted documentation does not provide the required information with respect to Section 5-306.3. Please provide specific reasons justifying the waiver request.
3. See attached for specific language regarding the first two comments.
4. Please provide a site plan with topography lines to properly review the request.
5. Please install silt fencing at the limits of the disturbed area of the existing stream buffer adjacent to the stream and installed turf as a recent inspection noted erosion on the site.
6. Staff does not support the proposed waiver due to lack of documentation.

5-306. *Waivers.*

1. This part shall apply to all proposed development, except for that development which prior to the effective date of this part:
 - a. Is covered by a valid, unexpired preliminary or final plat, unless a replat or resubdivision is undertaken;
 - b. Is covered by a valid, unexpired building permit for as long as the building permit remains in effect;
 - c. Has been granted a waiver of current development regulations, which would be in conflict with this part.
 - d. Buildings in existence as of the effective date of this part, which would otherwise be in violation of this part, shall be entitled to remain in their current location and design.
2. Requests for waivers shall be submitted through the planning commission and city council. Waivers may be granted for the following:
 - a. Those projects or activities where it can be demonstrated that strict compliance with the ordinance would result in a practical difficulty or financial hardship;
 - b. Those projects or activities serving a public need where no feasible alternative is available.

The buffer width may be relaxed and the buffer permitted to become narrower at some points as long as the average width of the buffer meets or exceeds the minimum requirement and no new structures are built within the 100-year floodway.

3. The applicant shall submit a written request for a waiver to the director of planning and growth management. The application shall include specific reasons justifying the waiver and any other information necessary to evaluate the proposed waiver request. The director of planning and growth management may require an alternative analysis that clearly demonstrates that no other feasible alternatives exist and that minimal impact will occur as a result of the project or development.



SITE PLAN REVIEW BOARD COMMENT SHEET

Address / PIN / General Location: 10808 N. Glenfield Drive

Project Description: Fields Crossing Subdivision, Lot 9 - Revised Plat – Waiver from the Stream Buffer Regulations - CPC 10-O

Type of Review: Recommendation to Planning Commission

COMMENTS FROM:

Public Works Department
419 Fulton Street, Room 307
Peoria, Illinois 61602
PHONE: (309)494-8801 FAX: (309)494-8658
jgerdes@ci.peoria.il.us
www.ci.peoria.il.us/permits

- ☐ APPROVED
☒ NOT APPROVED
☒ COMMENT
☐ NO COMMENT

PLEASE CONTACT US TO FINALIZE:

- ☐ Parking Lot Permit
☐ Address
☐ Sidewalk/Drive Approach Permit
☐ Utility/Right-Of-Way Excavation Permit
☐ Floodplain Submittal
☐ Stream Buffer Submittal
☐ Erosion Control/Storm Water Permit
☐ Other: _____
☐ Other: _____

SITE PLAN REVIEWED BY: Jane Gerdes, Civil Engineer

DATE: 10/4/2010

COMMENTS REGARDING THE SITE PLAN AND APPLICATION:

1. Public Works objects to setting a precedent for granting a waiver for the stream buffer, without demonstration of 'practical difficulty or or financial hardship'.



SITE PLAN REVIEW BOARD COMMENT SHEET

Address / PIN / General Location: 10808 N. GLENFIELD DR

Project Description: FIELDS CROSSING LOT 9

Type of Review: Planning Commission Recommendation

COMMENTS FROM:

Fire Department
505 NE Monroe St
Peoria, IL 61602
PHONE: (309)494-8738 FAX: (309)494-8787
fire_development@ci.peoria.il.us

- ☐ APPROVED
☐ NOT APPROVED
☐ COMMENT
☒ NO COMMENT

PLEASE CONTACT US TO FINALIZE:

- ☐ Contact us to obtain the necessary Hazmat Permit.
☐
☐
☐
☐
☐ Other: _____

SITE PLAN REVIEWED BY: DANIEL MCGANN

DATE: 09/30/2010

COMMENTS REGARDING THE SITE PLAN AND APPLICATION:

1.



SITE PLAN REVIEW BOARD COMMENT SHEET

Address / PIN / General Location: 10808 N. Glenfield Drive

Project Description: Fields Crossing Subdivision, Lot 9 - Revised Plat

Type of Review: Planning Commission Recommendation

COMMENTS FROM:

Building Inspections

456 Fulton St, Suite 401

Peoria, IL 61602

PHONE: (309)494-8620 FAX: (309)494-8674

inspections_development@ci.peoria.il.us

- ☐ APPROVED
☐ NOT APPROVED
☒ COMMENT
☐ NO COMMENT

PLEASE CONTACT US TO FINALIZE:

☐☐☐☐☐☐☐

Other: _____

SITE PLAN REVIEWED BY: Gene Dakin

DATE: 10/4/2010

Gene Dakin

COMMENTS REGARDING THE SITE PLAN AND APPLICATION:

1. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
2. Architectural construction documents sealed and signed by a licensed Illinois architect shall be required for this project.



APPLICATION FOR
PLANNING COMMISSION/ADMINISTRATIVE REVIEW
PLANNING AND GROWTH MANAGEMENT DEPARTMENT
456 FULTON STREET, SUITE 402, PEORIA, IL 61602
(309) 494-8600

Date
Received: 9/26/10
Time:
Initials: JKW

REMARKS: Incomplete applications will not be accepted.

- ☐ Major and Minor Administrative Review (Subdivisions in conformance with City ordinances, without variances)
- 9 full-size plats drawn to a scale of 1" = 100', folded to 8 1/2 x 11, 1 plat reduced to 8 1/2 x 11, and 1 site plan in electronic format (AutoCAD and PDF Format) on a CD
- ☐ Standard Review (Subdivisions that may not conform to City ordinances or are requesting a waiver of ordinance regulations)
- 15 full-size plats drawn to a scale of 1" = 100', folded to 8 1/2 x 11, 1 plat reduced to 8 1/2 x 11, and 1 site plan in electronic format (AutoCAD and PDF Format) on a CD

FEES: \$800, plus \$20 per lot or dwelling unit (whichever is greater); no maximum; Survey Plats: \$100

DATE OF APPLICATION: 9-17-2010

DEVELOPER INFORMATION:

Type of Project: ☐ Preliminary/Final Plat ☐ Residential Cluster Development ☐ Annexation
☐ Multi-family Plan ☐ PUD ☒ Other Plan

Type of Development: ☐ Single-Family Detached ☐ Single-Family Attached ☐ Multi-Family
☐ Development (other than the division of land) Please describe:

Plat/Plan Name: LOT 9 OF FIELDS CROSSING Subdivision

Address of Project: GLENFIELD DRIVE Tax ID #: 08 - 25 - 301 - 022

Number of Lots/Units: 1 Number of Duplex Lots: Number of Acres:

Is the project within the City limits? YES If not, has proposal been submitted to County?

Present Zoning: R-3 Proposed Zoning: Fire District: PEORIA School District: DUNLAP

Are private streets being proposed? NO What type of sewer will be provided? PUBLIC

NOTE: Sidewalks are required along street frontages for all interior and exterior roadways, except local streets within industrial parks.

For Growth Cell 1, 2, and 3, a bike/walk trail system replaces the required sidewalk systems.
(Please reference the appropriate "Alternative Bike/Walk Trail Plan.")

Are variances being requested? If so, please identify and list reasons why variances should be granted:

CONTACT INFORMATION

PETITIONER:

Name: FIELDS CROSSING LLC Address: 7617 N. VILLANOVA LN. City/State/Zip Code: PEORIA, IL 61614
Phone: 309-692-0348 Email: tsheer1998@aol.com

PROPERTY OWNER

Name: FIELDS CROSSING LLC
Address: 7617 N. VILLANOVA LN.
PEORIA Zip: 61614
Phone: (309) 692-0348
Email: tsheer1998@aol.com

DEVELOPER

Name: FIELDS CROSSING LLC
Address: 7617 N. VILLANOVA LN.
PEORIA Zip: 61614
Phone: (309) 692-0348
Email: _____

OTHER REPRESENTATIVE

Name: _____
Address: _____
Zip: _____
Phone: () _____
Email: _____

ENGINEER

Name: ZUMNACHT & ASSOCIATES
Address: 1040 W. OLYMPIA DR.
PEORIA Zip: 61615
Phone: (309) 692-5074
Email: _____

Send correspondence to (select only one).

☒ Petitioner ☐ Property Owner ☐ Developer ☐ Engineer ☐ Other Rep.

* **SELECT ONE ENTITY TO RECEIVE ALL CORRESPONDENCE.** Email will be used for all correspondence unless otherwise requested.

SIGNATURE OF PROPERTY OWNER OR AUTHORIZED AGENT (Required)

Signed: Timothy F. Shea
TIMOTHY F. SHEA

Date: 9-19-10

Zumwalt & Associates, Inc.

PROFESSIONAL ENGINEERS • CONSULTANTS
REGISTERED LAND SURVEYORS

1040 W. Olympia Drive • Peoria, IL 61615-2097

Phone (309) 692-5074 • FAX (309) 692-6469

Principal:

Gary R. Zumwalt, P.E., L.S.

September 16, 2010

Mr. Timothy Shea
7617 N. Villa Woods Lane, Suite B
Peoria, Illinois 61615

Re: Lot 9 of Fields Crossing Subdivision – Glenfield Drive

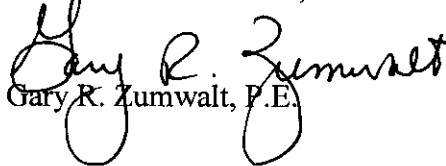
Dear Tim:

We have completed an Improvement Location Survey for Lot 9 of Fields Crossing Subdivision. On the enclosed Site Plan, we have shown the proposed vacating of a portion of the stream buffer area along the south side of Lot 9, and showing an added new stream buffer area, 10 ft. in width, along the East side of Lot 9. This provides added protection for the drainage way along the entire east side of Lot 9 to the existing 7' by 3' box culvert at the northeast side of Lot 9. The present stream buffer area on the south side of Lot 9 is a total of approximately 1006 sq. ft. The new stream buffer area proposed will be a total of approximately 1246 sq. ft.

Please contact me if you have any questions in this regard.

Very truly yours,

Zumwalt & Associates, Inc.


Gary R. Zumwalt, P.E.

FIELDS CROSSING

FIELD GROVE DRIVE

GLENFIELD DRIVE

EXISTING 7' X 3' BOX CULVERT

PROPOSED STREAM BUFFER AREA
1246 SQ. FT.

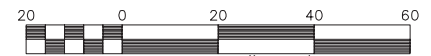
SOD LINE

PROPOSED AREA OF
STREAM BUFFER VACATION
1006 SQ. FT.

EXISTING STREAM
BUFFER
AREA

UTILITY EASEMENT

BUILDING SETBACK LINE



SCALE : 1"=20'

DRAWN BY: JWD
APPROVED BY: GRZ
DATE: 9/17/10
DWG: 19244-W-006.dwg

ZUMWALT & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS
1040 W. OLYMPIA DRIVE
PEORIA, ILLINOIS • (309) 692-5074
DESIGN FIRM REGISTRATION NO. 184-003189

SITE PLAN
FOR
LOT 9 - FIELDS CROSSING

1/1
JOB NO. 19,244