

**CITY OF PEORIA  
PLANNING COMMISSION MEETING  
WEDNESDAY, APRIL 20, 2011  
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 FEBRUARY 16, 2011, AND SPECIAL MEETING HELD ON MARCH 2, 2011
4. **CASE NO. CPC 11-B**  
  
    **PUBLIC REVIEW** on the request of Gary Zumwalt of Zumwalt & Associates, Inc, for Jacqueline Kirchgessner, for approval of a Preliminary Plat for Kirchgessner Subdivision, a residential development generally bounded on the west by Multiflora Lane and on the north by US Route 6. The petitioner is proposing to establish three single-family lots and requesting waivers.
5. **ELECTION OF OFFICERS**
6. **CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**
7. **ADJOURNMENT**

**: OFFICIAL PROCEEDINGS :****: OF THE CITY OF PEORIA, ILLINOIS :**

A regularly scheduled Planning Commission Meeting was held on February 16, 2011, at approximately 1:35 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; Davis; Lawless; Lawrence; Lemons; Miller; and Richey – 8;  
Absent: None.

City Staff Present: Joshua Naven and Polly Stainback

**MINUTES****Motion:**

Commissioner Lawrence motioned for approval of the minutes of the Regular Planning Commission Meeting held on December 15, 2010, as printed; seconded by Commissioner Anderson.

Approved unanimously by viva voce vote 8 to 0.

**MEETING PROCEDURES AND SWEARING IN**

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

**REGULAR BUSINESS****CPC 11-A**

**PUBLIC REVIEW on the request of Bob Brady for Oakbrook Park Villas, LLC, for approval of an amendment to an existing multi-family plan for property generally located at the northeast corner of Knoxville Avenue and Deerbrook Drive along the western side of Oakwood Drive and also known as Oakbrook Park Villas.**

Chairperson Lees read Case No. CPC 11-A into the record.

Joshua Naven, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, displayed the general location map, aerial, 2003 site plan, and the current site plan. He explained the proposal is to reduce the total amount of dwelling uses from 71 to 67 dwelling units.

Referring to the site plan approved in 2003, Mr. Naven pointed out the two traffic circles, one to reduce the density and one to change the traffic circulation. He indicated that the current proposal involved removing what was removed administratively before, i.e., the clubhouse and patio/pool area, which would be a common ground area.

In summary, Mr. Naven indicated there were only a few changes, i.e., reduction in the development's density, changes to transportation to the interior, and removal of some of the common buildings on the site. He explained that because this was approved by public procedure in 2003, Staff wanted to make sure they had a public process for approval for the current proposed changes, so there were no questions as to how the final build-out was obtained. Also, he reported the following:

**CONDITIONS OF APPROVAL:**

- 1) If they provide refuse areas on the site, they must comply with Section 16.9 of the Zoning Ordinance which requires screening on four sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six feet and not greater than seven feet.
- 2) All roof top and ground level mechanical equipment and utilities shall be fully screened from view of any street or residential zoning district as seen from six feet above ground level.
- 3) A landscaping plan must be submitted for review to determine compliance with Section 16 (Landscaping) of the Zoning Ordinance.

Mr. Naven clarified that currently toters were being used. The first condition above was listed in case this ever changes.

Responding to Commissioners, Mr. Naven clarified the differences in their current and proposed changes:

- Reduction of the number of dwelling units, changing the type of structures that were on the site, i.e., some of them had more units in a specific full structure.
- The middle traffic circle was removed to be a straight traffic lane with traffic isles to enter the garages on the units.
- Parking changed.
- The common area was previously a clubhouse and pool.
- Staff wanted to make sure there were not any issues regarding this final solution for the site. Since it originally went through a public process, it should again go through the public process.

Pat Lewis, a Peoria resident, indicated he is a resident of Deerbrook Estates and also on the Board of Deerbrook Homeowners Association. He indicated that he was on the Board when Mr. Brady first proposed the condo complex. He stated that the homeowners and developers worked as a team, and it turned out to be a good project.

Mr. Lewis indicated that they always had a concern about the area between the street and the finished area. The area right next to the street, which he believes is the City's responsibility, has never been finished. He said he thought the reason was because Deerbrook Drive itself is more like Deerbrook Subdivision, with no sidewalks and no gutters, with natural swales; whereas, Oakbrook has sidewalks, curbs, and gutters.

Continuing his discussion, Mr. Lewis clarified that the strip which had never been finished is located along Deerbrook, just below Knoxville. He said he understood that Mr. Brady would be talking to the Mayor after this meeting. He said the complaint was made by

Ms. Restrepo, who called him about it. He said that Council Member Irving had been trying to find a remedy also. He indicated that he was present to support Mr. Brady and his neighbor.

During discussion regarding the strip along Deerbrook, Mr. Naven commented as follows:

- Route 40 is IDOT controlled, so it is access controlled and probably Deerbrook Drive was there prior to the existing subdivision developments. It was more of a township type of road prior to this development. Since it is IDOT controlled, there may be a long permitting process to make sure those construction plans go through IDOT, i.e., certification prior to being installed.
- Typically when putting in public improvements, there is a construction plan approval process. If the township road was there prior to that and it did not get covered during that approval process, and they felt it met the current regulations, then it may not have been handled at that point in time.
- It would typically be the private owners that abut that right-of-way who would be responsible for maintaining it if not paved or sidewalk, curb, and gutter type of issue.
- Basically, the issue here is getting approval so that the developer can finish the area. There may be some additional items, e.g., if talking about curbs and gutters, it would include stormwater issues, so that may change a lot of things and protract that permitting process.
- The proper process to rectify those issues would be to continue contact with Council Member Irving and probably have some extra contact with the Public Works Department to rectify those issues.

Ms. Stainback swore in Ms. Restrepo who was not previously sworn in.

Celeste Restrepo, indicated that she was one of the closest neighbors to Mr. Brady's property and could attest that he had been a good neighbor. She asked Commissioners for their help for her neighborhood because it is not that it just does not look nice, but it is a safety concern, especially with people who walk and jog, as well as children who walk and ride their bikes. She stated that she is a good steward in maintaining two City-owned properties, and government officials needed to step up and do what is expected of them.

Responding to Commissioners, Mr. Naven clarified the following:

- There would be the same number of buildings, but a lower amount of units, i.e., 67 units being requested today.
- The proposed changes are located at the middle of the development which are not yet constructed.
- They removed the clubhouse and the pool from the original submittal, which was done administratively, since it was not constructed. Now, this is a more formal request going through this process.

- The owners were notified early on that the pool and clubhouse were being eliminated.
- Every condominium parcel was notified of this request, and he only received inquiries over the phone, with no formal objections or public comments.
- The comments today would provide enough direction to move the process regarding the complaint presented today.

Mr. Lewis stated that they would like to continue to be guaranteed they would always be able to turn left out of Deerbrook, as they are very pleased with the left-hand turn.

Bob Brady, Petitioner, stated they wanted to downsize from 72 to 67 units, the reason being the market conditions. In further discussion, he pointed out the following main points:

- These were originally two- and three-story units. They decided to downsize and spread the footprint, so they kept 18 buildings and went down to 67 units, without changing the first phase to the north with 30 units.
- The second phase, which is broken up into several phases, had 42 units, which is the one they downsized to 37; and by doing this, they increased the parking by .1%.
- They had been building under this preliminary plan. At some point, a mistake was made; and they had been marketing these materials and plat since 2007. They took out the clubhouse and pool, so all the marketing materials since 2007 had been under the new submitted plat.
- In addition, this past November, they handed over the association to the homeowners in the subdivision. He received one call regarding this case and told them it is exactly the same plat they had been working under for three or four years, so there should not be any surprises from their side.
- Regarding the curb, he assumed that is when the curb and gutter was put in when Oakbrook was developed; and there were never any requirements on the curb coming to the east from Knoxville. They maintain as far as they can, but it dips; and there is no curb holding the earth back, particularly where the stop sign is on the southeast corner, which is the biggest problem.

Responding to Commissioner Anderson, Mr. Brady said they really have no say in the matter because if they did something, it would impact the topography and the grade of the road, etc., so it is really an IDOT or township issue, and dealing with the City.

Mr. Naven stated it would be finding out who is the responsibility party, i.e., IDOT's maintenance requirements, or the City of Peoria's. He explained there are all types of maintenance agreements regarding different roads in the City of Peoria, some of which are actually owned by the township; but the City maintains it. So it depends on that specific road and what is required of that road. He said he thought that this will trigger some additional conversations that need to happen at the administrative level for that road, especially that intersection.

Responding to Commissioner Anderson regarding if something should be included in the motion, Mr. Naven stated, "No," since the specifics of this issue are more internal than external to the site. He suggested forwarding the minutes to the proper entities, and

perhaps holding additional meetings with neighborhood associations, the condominium association, property owners, etc.

**Motion:**

Commissioner Anderson made a motion to approve the amendment to the multi-family plan of Oakbrook Park Villas, subject to Staff recommendations; seconded by Commissioner Miller.

The motion was approved unanimously by viva voce vote 8 to 0.

**CPC 10-U**

**REMANDED FROM CITY COUNCIL ON JANUARY 25, 2011**

**PUBLIC HEARING on the request of the City of Peoria to amend Appendix A, the Subdivision Ordinance, related to Fees.**

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

Joshua Naven, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, reported this was pursuant to Agenda Item 11-029 on the City Council Agenda of January 25, 2011, that Staff remand the Ordinance to the Planning Commission in order to provide additional public comment. Mr. Naven explained it was the intent to try to cover the costs involved for processing applications. He pointed out that multiple Staff in multiple departments are involved, which is another reason behind the fee increases.

After a brief discussion, the following motion was made:

**Motion:**

Commissioner Anderson moved to approve the fees as presented. The motion was seconded by Commissioner Lawrence.

The motion was approved unanimously by viva voce vote 8 to 0.

**REVIEW AND APPROVAL OF THE 2011 COMMISSION WORK PLAN**

Josh Naven, AICP, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, gave an overview of the 2011 Commission Work Plan.

After a brief discussion, the following motion was made:

**Motion:**

Commissioner Richey motioned for approval of the submitted 2011 Commission Work Plan. The motion was seconded by Commissioner Lawless.

The motion was approved unanimously by viva voce vote 8 to 0.

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

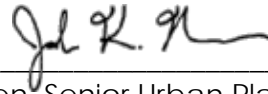
There were no citizens to address the Planning Commission.

ADJOURNMENT

Commissioner Anderson motioned to adjourn; seconded by Commissioner Richey.

The motion was approved unanimously by viva voce vote 8 to 0.

The Planning Commission Meeting adjourned at approximately 2:24 p.m.



---

Joshua Naven, Senior Urban Planner  
Planning and Growth Management Department

/ps

PAS\P:\PGM\Commissions\Planning Commission\2011 Minutes\ 2011 02 CPC  
Minutes.doc

**: OFFICIAL PROCEEDINGS :****: OF THE CITY OF PEORIA, ILLINOIS :**

A Special Meeting of the Planning Commission Meeting was held on March 2, 2011, at approximately 2:00 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; Davis; Lawless (arrived at 2:20 p.m.); Lawrence; and Richey – 6; Absent: Lemons and Miller.

City Staff Present: Ross Black, Joshua Naven and Polly Stainback

**REGULAR BUSINESS**

**CPC 09-I                      APPROVE THE FINAL DRAFT OF THE COMPREHENSIVE PLAN AND FUTURE  
LAND USE MAP AND FORWARD TO THE CITY COUNCIL WITH A  
RECOMMENDATION TO ADOPT.**

Chairperson Lees read Case No. CPC 09-I into the record. He announced that the Comprehensive Plan is scheduled to go before the City Council on March 22, 2011.

Ross Black, Assistant Director, City of Peoria, Planning and Growth Management Department, thanked Commissioners for their dedication to the Comprehensive Plan, both as individuals and as an appointed public body. This Plan was put together after receiving input from 104 public meetings, online surveys, and all sorts of additional outreach, including trips to high schools, etc. He stated that although it has been quite a while since the first workshop session, this product before the Commission was worth the length of time it took to put it together.

Stating for the record, Assistant Director Black indicated that on behalf of City Staff, he wanted to recognize the contributions of former Planning Commissioner Fred Grafton in this endeavor.

Chairperson Lees announced each item listed below, followed by Assistant Director's explanation of each item, along with Staff's recommendation. Commissioners discussed as needed and voted after each item.

Commissioner Anderson thanked Assistant Director Black for his continuing efforts and great job on the Comprehensive Plan.

Joshua Naven, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, displayed the Comprehensive Plan Draft during discussion.

- 1) Document Flow:** New Page Numbering and New Section Titles to emphasize the strategic portion.



*Staff recommendation: To approve as outlined.*

**Motion:**

Commissioner Anderson made a motion to approve Item No. 1, Document Flow, as outlined; seconded by Commissioner Lawrence.

The motion was approved unanimously by viva voce vote 5 to 0.  
(Commissioner Lawless was not present for this vote.)

**2) Future Land Use Map Section:** Regarding document flow.

*Staff recommendation: To approve as outlined.*

**Motion:**

Commissioner Anderson made a motion to approve Item No. 2, Future Lane Use Map Section, as outlined; seconded by Commissioner Davis.

The motion was approved unanimously by viva voce vote 5 to 0.  
(Commissioner Lawless was not present for this vote.)

Referring to Page 90, Commissioner Lawrence suggested adding "Growth Cell 2" on the top of the page. Assistant Director Black explained there would still be a need for some formatting and grammar changes before the document is forwarded to City Council.

**3) Amendment & Update Process:** Changes in response to some Commission members.

*Staff recommendation: To approve as outlined.*

**Motion:**

Commissioner Anderson made a motion to approve Item No. 3, Amendment & Update Process, as outlined; seconded by Commissioner Lawrence.

The motion was approved unanimously by viva voce vote 5 to 0.  
(Commissioner Lawless was not present for this vote.)

**4) Updated Data:** Asking for approval to update the Plan with new Census data. None of the data would change the core of the plan.

*Staff recommendation: To approve as outlined.*

**Motion:**

Commissioner Anderson made a motion to approve Item No. 4, Updated Data, as outlined; seconded by Commissioner Lawrence.

The motion was approved unanimously by viva voce vote 5 to 0.

(Commissioner Lawless was not present for this vote.)

**5) Section Modification – Planned Growth Areas – External (p.93/Section 4.4):**

Village of Dunlap has entered into “pre-annexation” agreements with over 170 properties on 2,500 acres. The City of Peoria no longer has the subdivision control that the Planning Commission could exercise. Recommendation is three-fold:

- A. Replace the Section heading with Growth Management Strategy (External);
- B. Remove all reference and planning for future growth areas between the existing boundaries of the City of Peoria and the Village of Dunlap; and
- C. Adopt a two-part Growth Management Strategy as follows:
  - i. Focus on growth within the boundaries of the exiting Growth Cells (1, 1A, 2, & 3) and in the areas within the boundaries of the City that are not currently annexed, approximately 3,000 acres, which does not take into account the substantial land within the Growth Cells that has been annexed, but has not been developed. During an average economic climate, it would take between 15 – 20 years to build out this large of an area.
  - ii. Immediately begin the process of developing a complete Growth Strategy that identifies opportunities for cooperative growth planning with surrounding jurisdictions. This Growth Strategy would be brought back to the Planning Commission for approval as an amendment to the Comprehensive Plan.

*Staff recommendation: To approve as outlined.*

Commissioner Lawless arrived at approximately 2:20 p.m.

Discussion ensued.

Mr. Naven explained that until the Village of Dunlap creates their own Zoning Ordinance, they would have to meet the density requirements of the County zoning. In addition, they would have to meet the Health Department guidelines for sanitary issues.

Assistant Director Black indicated that since the City has lost control over such a large percentage of this land, it does not make sense to call these the City's Growth areas.

Commissioner Anderson commented that people who are color-blind would not be able to read the map and suggested perhaps using different colors. Assistant Director Ross said that the color palate was a great observation, and he would make the necessary changes.

Assistant Director Black explained that the growth is initially based on sewers, and there would be a need for the construction of an additional treatment plant. The concern is who would pay for the treatment plant. Perhaps the City can reach an agreement with the Village of Dunlap regarding public sewer and public water.

**Motion:**

Commissioner Davis made a motion to approve Item No. 5, Section Modification – Planned Growth Areas – External (p.93/Section 4.4), as outlined; seconded by Commissioner Anderson.

The motion was approved unanimously by viva voce vote 6 to 0.

- 6) Language Modification – General:** Authorize Staff to make non-substantive changes at today's meeting.

*Staff recommendation: To approve as outlined.*

**Motion:**

Commissioner Anderson made a motion to approve Item No. 6, Language Modification - General, as outlined; seconded by Commissioner Richey.

The motion was approved unanimously by viva voce vote 6 to 0.

- 7) Additional Development Criteria:** These criteria are included to accommodate the changes that will need to occur in order to reach the strategic vision set forth in the Plan. It does not require anyone to follow the development criteria, which would have to be turned into Ordinances. It is a vision of where we want to be in 20 years, based upon input. Many of these criteria are included in the existing Comprehensive Plan.

*Staff recommendation: To approve as outlined.*

Chairperson Lees announced each item. Commissioners discussed each item and then voted on all the criteria. Where there is discussion on a criterion, the main points are listed below that criterion.

**Criteria for All Areas**

- i) Provide vehicular and pedestrian connectivity between new developments: The public would like to see more connectivity between subdivisions. To make this happen, we would have to change the Subdivision Ordinance. Staff recommends that we move in this direction.

During discussion, concern was expressed regarding the additional cost to the developer, even though adding value to the subdivision. Countered comments included: It would only be a six-foot path, awareness of implementation issues, and that the developer does not necessarily have to adhere.

- ii) Encourage the reuse of existing buildings over the construction of new buildings: This is also more of a philosophical position, rather than dictate.

- iii) Encourage mixed-used development that enhances the overall character of the development: The public response provided numerous criticisms of new development, while older buildings and older neighborhoods are slowly abandoned. This statement is not meant to stop the development of new buildings, as they have their place and need in any growing community.
- iv) Encourage sustainable development: While the concept of sustainability can be difficult to define, the overall notion of planning, designing, building, and maintaining an environment that has less negative impacts for this and future generations is widely understood.
- v) Accommodate public transportation networks: An acceptable alternative to private transportation should be planned and provided, with new infrastructure to accommodate large buses and their associated waiting area.

Concern was expressed that there was conflict on some of these issues. Assistant Director Black explained the items listed were examples. He mentioned the recent issues with bus access at the Glen Oak Development,

- vi) Incorporate technology into infrastructure planning: As new technology advances, it must be incorporated into infrastructure design. Without this element, many Peoria areas will not be attractive to development or competitive with other communities.

The question was asked if someone building a subdivision would have to accommodate the larger businesses when they may reduce the size of their business over time. Assistant Director Black explained this criterion provided a platform so that this could be brought back to the Planning Commission.

- vii) Incorporate open space, recreational facilities, and other public facilities into development when appropriate: Residents' ability to access open space, passive and active recreational amenities, and public facilities is important to the overall viability of a community. Children should not have to rely upon parental transportation to access a park or have to take a car to a library.

Assistant Director Black indicated that the Peoria Park District is moving from active parks to passive parks, with paths and park benches.

During discussion, it was pointed out that the example regarding transportation applied to all citizens, not just children.

Assistant Director Black stated that the purpose of the Comprehensive Plan is not to create an Ordinance, but to set a vision. He said that upon adoption is the beginning of the process of implementation and bringing back an Ordinance to implement.

**Motion:**

Commissioner Anderson made a motion to approve Item No. 7, Additional Development Criteria, as outlined; seconded by Commissioner Lawrence.

The motion was approved unanimously by viva voce vote 6 to 0.

**8) Comments from the Public on the December 2010 Draft Plan:** This includes comments received from the public on the Draft Plan that is before the Commission.

*Staff recommendation: Receive and File.*

Discussion ensued. Commissioners' main points are listed with solid bullets, with Assistant Director Black's responses directly below Commissioners' comments.

- Concern about "limiting development."
  - Staff would not be limiting residential development that is already platted.
- Page 88 of draft document, 4.1.14 Agriculture: The Agriculture land use designation would include land that is considered for the primary purpose of agricultural uses. The wording makes it sound like there cannot be expansion:
  - Staff will not object to vacant lots that have yet to be developed. There are no issues with that. If a subdivision wants to expand through the mile and one-half, there would be no objection.
  - Unless sewer will be provided, Staff does not recommend approval.
  - Staff will work on the wording.
- There were a lot of comments from developers about the land to the west of Pioneer Parkway, so there is a need to work it out not to prohibit development of commercial along the main street. Use the word, "generally residential" and make sure it is acceptable to everybody.
- Consider having light commercial/industrial on the side of the road.
- At Pioneer Parkway, there is an attractive amount of strip that would be best served in a commercial fashion to reach back into the residential.

Discussion ensued regarding some residential mix along Allen Road. Assistant Director Black said he thought it would be appropriate to designate mixed use on the Future Land Use Map. He requested that an amendment be made in the form of a motion.

Assistant Director Black explained that this map could be amended, by a Petitioner coming before the Planning Commission to request an amendment and then going before the Zoning Commission for the zoning change.

**Motion:**

Commissioner Anderson moved to amend the proposed Future Land Use Map to replace the high density residential located south of Pioneer Parkway Extension, east of the

railroad tracks, all the way down to Allen Road, with the exception of the cemetery property. The motion was seconded by Commissioner Lawrence.

The motion was approved unanimously by viva voce vote 6 to 0.

**Motion:**

Commissioner Anderson moved to receive and file No. 8, Comments from the Public on the December 2010 Draft Plan, as amended. The motion was seconded by Commissioner Davis.

The motion was approved unanimously by viva voce vote 6 to 0.

**9) Other Modifications from the Planning Commission:**

There was discussion regarding a checklist to City Council regarding their previous requests. Assistant Director Black indicated the following Council Members' suggestions had been rectified as shown below their suggestions.

- Council Member Spears, with other Council Members' agreement, that more attention should be given to development within the City:  
A section was added about internal growth strategies and internal development.
- Council Member Gulley questioned if the Plan interfered with City Council goals:  
Beginning on Page 17 – Modified the tables and added Council goals.

There was discussion regarding the implementation process and how would partners be invited to participate. Assistant Director Black said he did not want the Comprehensive Plan to be adopted and put aside. He indicated that as part of the implementation process, there would be a road show to the public, including all partners and anyone interested in participating. He further explained that a big part of the implementation would be to meet with the public and tell them, "This is what you told us you wanted; now we need your help to implement it."

Also, there was a question about benchmarks. Assistant Director Black indicated there were no benchmarks at this point. He said that benchmark tools would be adopted as part of the implementation process, which would involve coming back to this body for an amendment to the Plan.

Assistant Director Black assured Commissioners that they would be able to review the Final Comprehensive Plan before it is sent to City Council.

Commissioner Davis suggested additions to Page 19, 1.4.3 Invest in Our Infrastructure & Transportation:

- Under "Partners" add the following: Mass Transit on a Tri-County Regional Basis, Airport Authority, Port Authority, Chamber Transportation Committee.

- Under "Action Items," add the following: Barge/River Commerce.

Also, Commissioner Davis suggested additions to Page 21, 1.4.5 Reinvest in Neighborhoods:

- Under "Partners" add the following: Faith-Based Groups.
- Under Action Items, add the following: Improve Quality of Housing Stock.

There was discussion regarding an annual report of the Comprehensive Plan. Assistant Director Black indicated the annual report would be something to celebrate the implementation and success of the Plan. Commissioners Anderson and Richey spoke regarding the benchmarking being done by the partners and getting them to do it on an annual basis.

Assistant Director Black stated that since there is a consensus on the suggestions for Item No. 9, Other Modification from the Planning Commission, there was no need for a motion.

Assistant Director Black referred to former Commissioner Grafton's suggestion to set annual goals and to set incremental goals during the year that can be tracked.

Regarding City Council Communications, Assistant Director Black mentioned the current process of listing "the relationship with the Comprehensive Plan." He said Staff is recommending changing that to focus on the Plan by answering the question, "How does your recommendation act to further the mission statement of this Plan?"

Speaking for the record, Commissioner Davis thanked the Staff for being open-minded and accepting and receiving Commissioners' comments and changes. He stated the Plan is very well written now and would be a very useful tool. He also commented on the Commissioners' hard work.

Commissioner Richey spoke regarding the innovative process in bringing the community into this process which resulted in a great deal of feedback.

Chairperson Lee commented that his friends in Bloomington were still interested in how our process played out and were interested in another meeting to share information.

Assistant Director Black asked Commissioner to vote on the final approval.

**Motion:**

Commissioner Anderson made a motion to approve the final draft of the Comprehensive Plan and Future Land Use Map as modified and forward said documents to the City Council with a recommendation to adopt. The motion was seconded by Commissioner Davis.

The motion was approved unanimously by viva voce vote 6 to 0.

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

There were no citizens to address the Planning Commission.

**ADJOURNMENT**

Commissioner Lawless motioned to adjourn; seconded by Commissioner Anderson.

The motion was approved unanimously by viva voce vote 6 to 0.

The Planning Commission Meeting adjourned at approximately 4:32 p.m.

---

Ross Black, Assistant Director  
Planning and Growth Management Department

/ps

PAS\P:\PGM\Commissions\Planning Commission\2011 Minutes\ 2011 03 CPC Minutes - Special Meeting - 03-02-11.doc



**TO:** City of Peoria Planning Commission  
**THRU:** Site Plan Review Board  
**FROM:** Joshua Naven, Senior Urban Planner  
**DATE:** April 13, 2011

**CPC 11-B**

**SUBJECT:** PUBLIC REVIEW on the request of Gary Zumwalt of Zumwalt & Associates, Inc, for Jacqueline Kirchgessner, for approval of a Preliminary Plat for Kirchgessner Subdivision, a residential development generally bounded on the west by Multiflora Lane and on the north by US Route 6. The petitioner is proposing to establish three single-family lots and requesting waivers.

**PETITIONER:** Jackqueline Kirchgessner

**REQUEST:** See above in subject

**STAFF COMMENTS:**

**PROPERTY AND SITE CHARACTERISTICS:**

- 1) ACREAGE: Approximately 11.194 acres.
- 2) CURRENT USE: The site is currently developed with Single-Family Dwelling Units.
- 3) PRESENT ZONING: A-1 Agricultural District.
- 4) PROPOSED ZONING: R-1 Single-Family Residential District. The property owner is currently requesting a rezoning through the Zoning Commission as part of this request. (Case CZC 11-09)
- 5) PUBLIC FACILITIES: The site is served with private septic systems and public water.
- 6) PROPOSED USES: Single-Family Residences
- 7) FUTURE LAND USE DESIGNATION: Medium-Density Residential District & Conservation.
- 8) DENSITY: Proposed development density is .27 DU/AC. The maximum density in the R-1 Single-Family Residential District is 2 DU/AC.

**WAIVERS:** Requesting waivers for the following Subdivision Ordinance requirements:

- 1) Cul-de-sacs longer than 400 feet.
- 2) Sidewalk requirements.
- 3) Public sanitary sewer systems. All current residences are served with Private Septic Systems.
- 4) Design standards for street width at 34 feet and right-of-way width at 55 ft. Petitioner is proposing 30 feet of street width and 50 feet of right-of-way. The extension of Multiflora Lane is currently constructed.

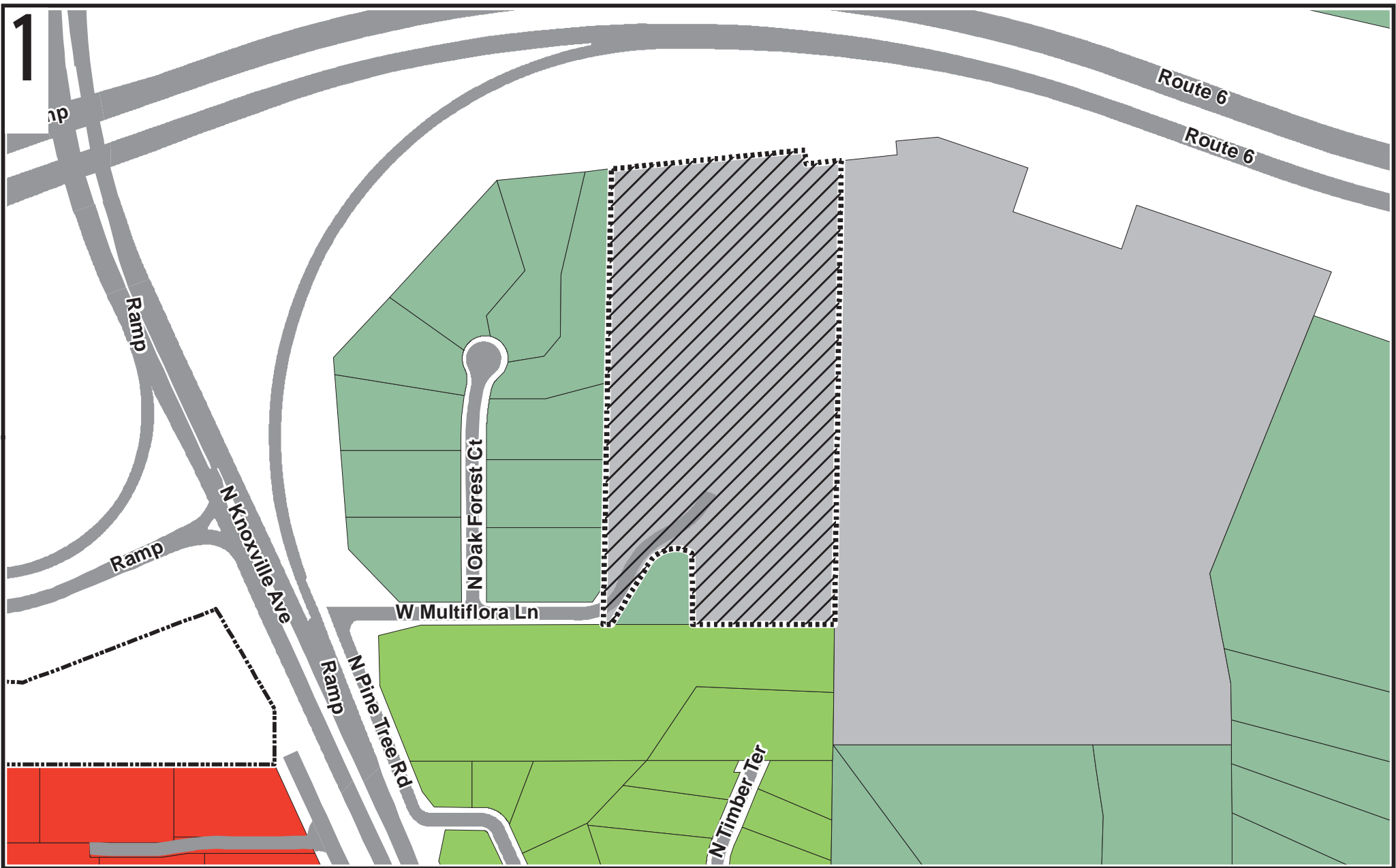
**CONDITIONS OF APPROVAL:**






Prior to final platting, the following must be addressed:

- a. The petitioner shall construct a paved T-Turnaround in accordance with City of Peoria standards and requirements at the end of Multiflora Lane.
- b. Any additional extension of Multiflora Lane or additional subdivision of the subject property will require the installation of sidewalks along Multiflora Lane pursuant to City of Peoria requirements.

**ADVISORY COMMENTS AND RECOMMENDATIONS:** None.

**SITE PLAN REVIEW BOARD RECOMMENDATION:** Staff recommends approval, subject to the conditions above, of the proposed Preliminary Plat for Kirchgessner Subdivision. Please note that this property's current state of development is due to a prior subdivision request in 1968 (CPC 68-Y). The City Council on June 10, 1969, approved the final plat for Kirchgessner Addition, Section 1, which is almost identical to the request before the Commission. The zoning of the property was A-1 Agricultural at the time and did not allow residential development. Therefore, the Final Plat was never recorded even though the City of Peoria required surety for the extension of Multiflora Lane and inspected and approved the road construction.



-  A1 - Agricultural District
-  R2 - Single-Family Residential District
-  R1 - Single-Family Residential District
-  C2 - Large Scale Commercial District
-  Subject Property

**CPC 11-B**  
**1120 W MULTIFLORA LN**  
**APRIL 20, 2011 1:30 PM**



VICINITY MAP

LEGAL DESCRIPTION

A PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 32, T. 10 N., R. 8 E., OF THE 4TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 32; THENCE N07S07'30"E ALONG THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 32, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE S89S15'30"W PARALLEL TO, AND 300 FEET NORMAL DISTANCE FROM THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 32, A DISTANCE OF 311.36 FEET; THENCE N07S12'07"E, A DISTANCE OF 154.62 FEET; THENCE S33S15'30"W, A DISTANCE OF 18.24 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 218.67 FEET, FOR AN ARC DISTANCE OF 2.90 FEET; THENCE S60S10'17"W, A DISTANCE OF 43.81 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 118.65 FEET, FOR AN ARC DISTANCE OF 78.05 FEET; THENCE S22'47'53"W, A DISTANCE OF 33.08 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 124.82 FEET, FOR AN ARC DISTANCE OF 65.47 FEET; THENCE S31S15'30"W, A DISTANCE OF 28.28 FEET TO A POINT ON A LINE BEING PARALLEL TO AND 300.00 FEET NORMAL DISTANT NORTH OF THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 32; THENCE S89S15'30"W PARALLEL TO AND 300.00 FEET NORMAL DISTANT NORTH OF THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 32, A DISTANCE OF 13.15 FEET; THENCE N07S07'30"E, A DISTANCE OF 66.32 FEET TO THE SOUTHEAST CORNER OF MADISSYN POINTE SUBDIVISION, A SUBDIVISION BEING A PART OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 32; THENCE N07S07'30"E ALONG THE EAST LINE OF SAID MADISSYN POINTE SUBDIVISION, A DISTANCE OF 828.81 FEET TO THE NORTHEAST CORNER OF SAID MADISSYN POINTE SUBDIVISION; SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF ILLINOIS ROUTE #6; THENCE N84S14'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE #6, A DISTANCE OF 283.69 FEET; THENCE N84S14'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE #6, A DISTANCE OF 176.68 FEET; THENCE S20S07'30"E ALONG THE SOUTH RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE #6, A DISTANCE OF 30.00 FEET; THENCE N84S14'41"E ALONG THE SOUTH RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE #6, A DISTANCE OF 1009.41 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

NOTES:

1. AREA OF PROPOSED SUBDIVISION = 11.2+ ACRES
2. THE NUMBERS, SIZES, SHAPES AREAS AND DIMENSIONS OF THE LOTS SHOWN HEREON ARE APPROXIMATE. THE ACTUAL CONFIGURATION OF THE LOTS WILL BE AS SHOWN ON THE FINAL PLAT.
3. OWNER: JACQUELINE KIRCHGESSNER  
1120 W. MULTIFLORA LANE  
PEORIA, ILLINOIS 61615-1134
4. ENGINEER: GARY R. ZUMWALT  
C/O ZUMWALT & ASSOCIATES, INC.  
1040 W. OLYMPIA DRIVE  
PEORIA, ILLINOIS 61615-2097  
PHONE: 309-692-5074
5. PROPOSED ZONING: R-1
6. UTILITIES: ALL UTILITIES ARE OR WILL BE AVAILABLE TO THIS SUBDIVISION EXCEPT PUBLIC SANITARY SEWER. PROPOSED LOTS ARE OR WILL BE SERVED BY PRIVATE SEPTIC SYSTEMS.
7. PROPERTY LOCATED WITHIN P.L.N. NO. 09-32-402-002
8. THE SUBJECT PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN.
9. THERE ARE EXISTING BUILDINGS ON THE SUBJECT PROPERTY AS SHOWN HEREON.
10. PROPERTY OWNERS MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S DRAINAGE ASSISTANCE PROGRAM.
11. CONTOUR ELEVATIONS SHOWN HEREON HAVE BEEN TAKEN FROM AERIAL TOPOGRAPHY MAPS AND ARE NOT FROM AN ACTUAL FIELD TOPOGRAPHY SURVEY, AND SHOULD BE CONSIDERED APPROXIMATE.
12. TEMPORARY VEHICULAR TURN-A-ROUND IMPROVEMENTS, WITHIN PROPOSED EASEMENT AREA, SHALL MEET CITY OF PEORIA STANDARDS.

UTILITY NOTE

UNDERGROUND UTILITIES AS SHOWN HEREON WERE TAKEN FROM PREVIOUS SURVEY INFORMATION, CONSTRUCTION PLANS OR UTILITY COMPANY MAPS AND SHOULD BE CONSIDERED APPROXIMATE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PLANNING AND GROWTH MANAGEMENT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF PEORIA )

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OF KIRCHGESSNER SUBDIVISION, IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011. THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE (1) YEAR FOR APPROVAL OR THE ABOVE ACTION BECOMES NULL AND VOID.

DIRECTOR, PLANNING AND GROWTH MANAGEMENT DEPARTMENT

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF PEORIA )

I HEREBY CERTIFY THAT BY RESOLUTION NO. \_\_\_\_\_ ADOPTED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AT A REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, THE ACCOMPANYING PRELIMINARY PLAT OF KIRCHGESSNER SUBDIVISION WAS APPROVED.

CITY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF PEORIA )

WE, ZUMWALT & ASSOCIATES, INC. DO HEREBY CERTIFY THAT WE HAVE PREPARED THE ABOVE PRELIMINARY PLAT OF KIRCHGESSNER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 32, T. 10 N., R. 8 E., OF THE 4TH P.M., OF PEORIA COUNTY, ILLINOIS AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID PRELIMINARY PLAT AS DRAWN TO A SCALE OF 1" = 100'.

DATED THIS 21ST DAY OF MARCH, A.D. 2011.

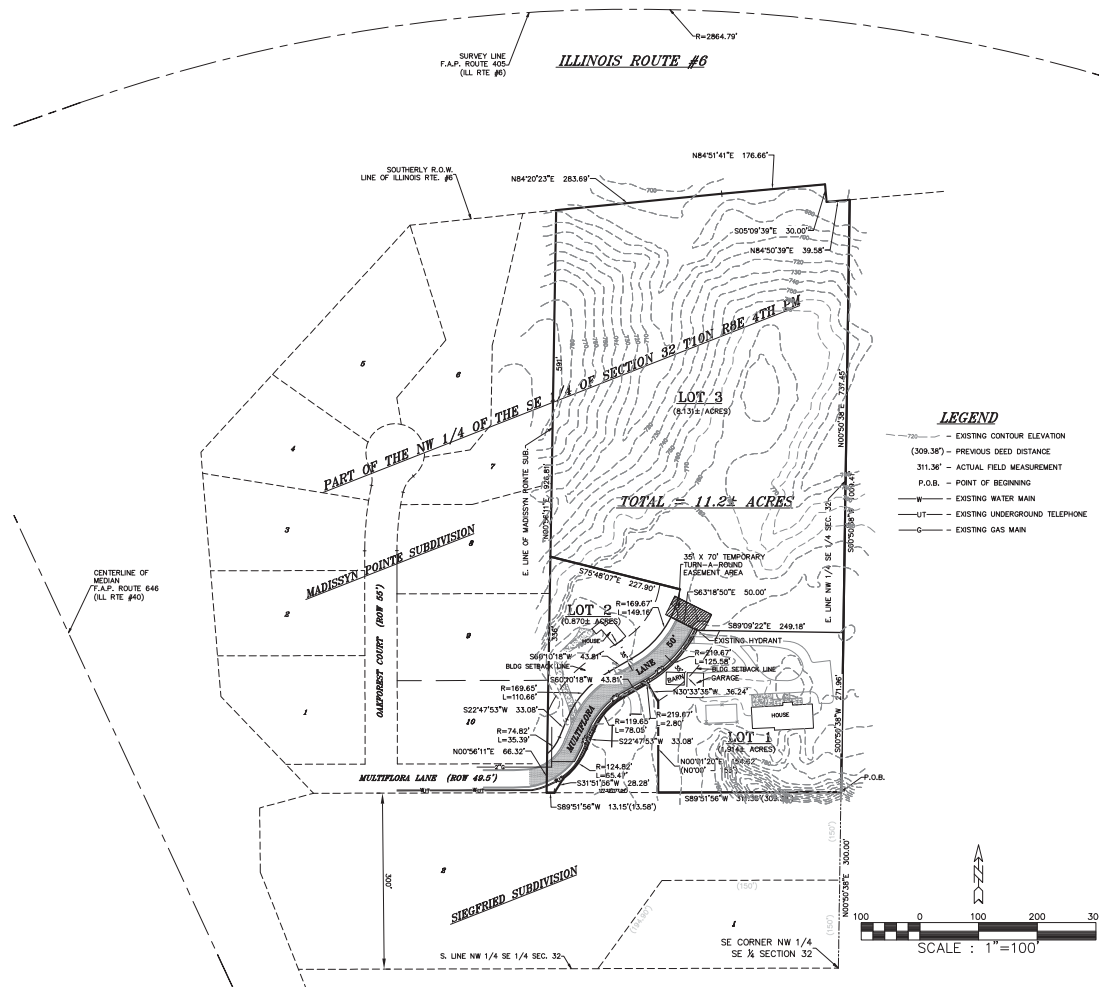
ZUMWALT & ASSOCIATES, INC.

BY: \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR #2326  
LICENSE EXPIRATION DATE: 11-30-12



# PRELIMINARY PLAT KIRCHGESSNER SUBDIVISION

A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, T. 10 N., R. 8 E., OF THE 4TH P.M., PEORIA COUNTY, ILLINOIS



DRAWN BY: JWD  
APPROVED BY: GRZ  
DATE: 3/21/11  
DWG: 19142-P-002.dwg  
SURVEY BY: JWD

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

PRELIMINARY PLAT  
FOR  
KIRCHGESSNER SUBDIVISION

SHT. NO.  
1/1  
JOB NO. 19,142



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

Date  
Received: 3/23/11  
Time: 3:15  
Initials: JKN

**REQUIREMENTS:** 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:** 3-23-11

**DEVELOPER/OWNER 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: Kirchgessner Subdivision

Address of Project: 1120 W. Multiflora Lane Tax ID #: 09 - 32 - 402 - 002

Number of Lots/Units: 3 Number of Duplex Lots: ----- Number of Acres: 11.194

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

Present Zoning: A-1 Proposed Zoning: R-1 Fire District: Peoria School District: 323

Are private streets being proposed? No What type of sewer will be provided? Private

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? Yes If so, please identify and list reasons why variances should be granted:

See Attached

**CONTACT INFORMATION**

**PETITIONER:** Jacqueline Kirchgessner 1120 W. Multiflora Lane, Peoria, IL  
Name Address City/State/Zip Code  
(309) 691-7012  
Phone Email

**PROPERTY OWNER**

Name: Same as Above  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_  
Email: \_\_\_\_\_

**DEVELOPER**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_  
Email: \_\_\_\_\_

**OTHER REPRESENTATIVE**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_  
Email: \_\_\_\_\_

**ENGINEER** Gary Zumwalt

Name: Zumwalt & Associates, Inc.  
Address: 1040 W. Olympia Drive  
Peoria, IL. Zip: 61615-2097  
Phone: (309) 692-5074  
Email: grz@zumwaltassociates.com

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: Jacqueline Kirchgessner

Date: 3-23-11

# **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.

## **Kirchgessner Subdivision**

The following waivers of Subdivision regulations are being requested:

1. Waiver from Design Standards for dead end/cul-de-sac street to be no longer than 400 feet. This waiver is being requested due to existing topography conditions. The owner will construct a paved T-Turnaround in accordance with City of Peoria standards and requirements. The T-Turnaround shall remain in place until such time that Multiflora Lane is extended.
2. Waiver from Sidewalk requirement –  
City Council approved a waiver eliminating sidewalks for this extension of Multiflora Lane in October, 1968. The owner is agreeable to the condition that public sidewalks shall be constructed at such time that future subdivision and extension of Multiflora Lane occurs.
3. Waiver from Public Sanitary Sewer –  
The existing three (3) single family structures along the end of Multiflora Lane are all served by private septic systems, as are the adjoining subdivision properties to the west and south. It is economically unfeasible to serve the subject lots with public sanitary sewer.
4. Waiver from Design Standards for Street width and Right-of-Way width –  
The owner is requesting a waiver from City Standard right-of-way width of 55 ft. and pavement width of 34 ft. to 50 ft. right-of-way width and 30 ft. pavement width. The pavement width of the existing street is 30 feet. The existing right-of-way width of Multiflora Lane lying west of the subject property is 49.5 feet, and has pavement width of 30 ft.
5. Waiver from Front Yard Setback for existing barn and garage on Lot 1 and the existing house on Lot 2-



PLANNING AND GROWTH MANAGEMENT DEPARTMENT

April 6, 2011

Jacqueline Kirchgessner  
1120 W Multiflora Lane  
Peoria, IL 61615-1434

Gary Zumwalt  
Zumwalt and Associates, Inc.  
1040 W Olympia Drive  
Peoria, IL 61615-2097

RE: Kirchgessner Subdivision Preliminary Plat

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](mailto:jnaven@ci.peoria.il.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Naven", with a stylized flourish at the end.

Joshua Naven  
Senior Urban Planner

Enclosures





# SITE PLAN REVIEW BOARD COMMENT SHEET

Address / PIN / General Location: 1120 W Multiflora Ln

Project Description: Kirchgessner Subdivision

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: \_\_\_\_\_

SITE PLAN REVIEWED BY:

DATE: 04/06/2011

## COMMENTS REGARDING THE SITE PLAN AND APPLICATION:

1. All lots must show front and rear yard setbacks pursuant to Section 4-203.C.2. of Appendix A of the City of Peoria Code. (R1 Front Yard Setback is 35' - R1 Rear Yard Setback is 25')
2. Planning & Growth Management Certificate must be changed to adhere to Section 4-203.D.1. of Appendix A of the City of Peoria Code. (See Attached)
3. Pursuant to our recent conversations, Staff does not see an issue with your requested waivers due to the history of this property and the approvals from the City Council in 1968.
4. The Staff Memo will be forwarded on April 13, 2011 with recommendations and conditions of approval.

This Preliminary Plat of \_\_\_\_\_ Subdivision on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, received the PRELIMINARY approval of the City Planning Commission. The final plat must be submitted within one year for approval or the above action becomes invalid.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Planning Director



# SITE PLAN REVIEW BOARD COMMENT SHEET

**Address / PIN / General Location:** 1120 W. Multiflora Lane

**Project Description:** Kirchgessner Subdivision – Preliminary and Final Plat – CPC 11-B

**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](http://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: \_\_\_\_\_

---

<p><b>SITE PLAN REVIEWED BY:</b> Jane Gerdes, Civil Engineer</p>
------------------------------------------------------------------

<p><b>DATE:</b> 04-04-11</p>
------------------------------

## **COMMENTS REGARDING THE SITE PLAN AND APPLICATION:**

1. Thank you for meeting with staff to discuss this subdivision.



# SITE PLAN REVIEW BOARD COMMENT SHEET

Address / PIN / General Location: 1120 W. MULTIFLORA LN

Project Description: KIRCHGESSNER SUBDIVISION

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: 11/05/2007

## COMMENTS REGARDING THE SITE PLAN AND APPLICATION:

1.



## SITE PLAN REVIEW BOARD COMMENT SHEET

**Address / PIN / General Location:** 1120 W. Multiflora Lane

**Project Description:** Kirchgessner Subdivision – Preliminary and Final Plat – CPC 11-B

**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:** 4/6/2011

*Gene Dakin*