

**City of Peoria
Economic Development Department
Project Proposal – TIF Financing
East Bluff Housing
Peoria Opportunities Foundation
II. Project Information**

B. Provide a conceptual site plan, floor plan, and architectural rendering, as needed for the Project. Also meet the “Applicant/Developer Requirements” provided in the attached page.

POF has contracted Worn Jerabek Wiltse Architects (WJW) as architect of record for the proposed development. WJW has extensive experience working with the City of Peoria on East Bluff specific neighborhood projects such as “Access Peoria” development. WJW is familiar with the neighborhood design and build style.

The proposed development will consist of thirty (30) units built on twenty-five (25) infill, vacant sites. Twenty (20) sites will be designed as single-family homes and five (5) sites will be designed as stacked duplexes. There will be 15, two-bedroom units and 15, three-bedroom units. Four (4) design types will be utilized.

Please see the enclosed architectural documents. At this point in time, surveys of the sites are in progress and the site plans and design will be finalized in the coming weeks.

- Site Plan – for each of the 25 sites
- Floor Plan – for each of the 4 design types
- Architectural Renderings – for each of the 4 design types

EAST BLUFF HOUSING

PROJECT ADDRESS: EAST BLUFF NEIGHBORHOOD
PEORIA, IL 61603

DEVELOPMENT TEAM: SPONSOR
PEORIA OPPORTUNITIES FOUNDATION
512 E. KANSAS
PEORIA, IL 61603

ARCHITECT
WORN JERABEK WILTSE ARCHITECT, P.C.
401 W SUPERIOR ST., SUITE 400
CHICAGO, IL 60654

GENERAL CONTRACTOR
HORVE CONSTRUCTION, LLC
330 MARION AVENUE
FORSYTH, IL 62535

PROPERTY MANAGER
PEORIA OPPORTUNITIES FOUNDATION
512 E. KANSAS
PEORIA, IL 61603

PROJECT DATA				
TOTAL SITE AREA:	160,410 S.F. (3.68 Acres) (on 25 sites)			
TOTAL BUILDING AREA:	33,942 S.F. (on 25 sites)			
DWELLING UNITS:	Units	Accessible	Adaptable	Hearing Impaired
2 BEDROOM:	15	2	1	1
3 BEDROOM:	15	1	2	0
TOTAL:	30	3	3	1
UNITS PER ACRE:	8.15			
PARKING SPACES:	58 (INCLUDING 6 ACCESSIBLE) (ON-SITE ONLY)			
SPACES PER UNIT:	1.93 (ON-SITE ONLY)			

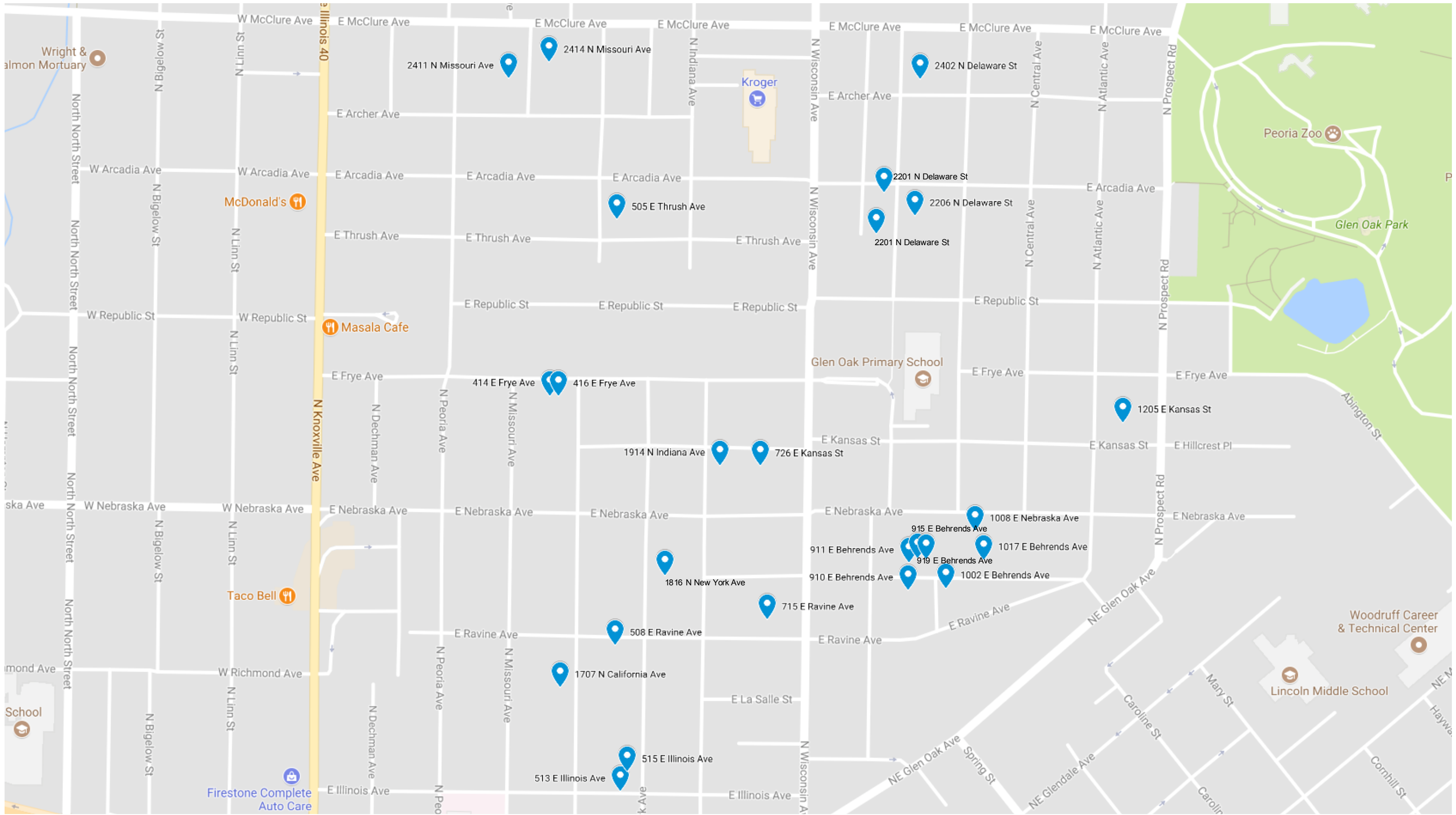
GROSS BUILDING AREAS			
BUILDING	AREA (SF)	QUANTITY	TOTAL (SF)
A	904	5	4,520
B	1,384	9	12,456
C	1,808	5	9,040
D	1,321	6	7,926
TOTAL	-	25	33,942
NOTES: 1. GROSS BUILDING AREA IS MEASURED TO EXTERIOR FACE OF SHEATHING.			

APPLICABLE CODES
BUILDING CODES
- 2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (IRC)
- 2012 INTERNATIONAL BUILDING CODE (IBC)
- 2011 NATIONAL ELECTRICAL CODE
- ILLINOIS STATE PLUMBING CODE, LATEST EDITION
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- CITY OF PEORIA LOCAL AMENDMENTS
ACCESSIBILITY CODES
- ILLINOIS ACCESSIBILITY CODE (IAC)
- FEDERAL FAIR HOUSING AMENDMENTS ACT (FHAA)
- UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)
- 2010 AMERICANS WITH DISABILITIES ACT ARCHITECTURAL GUIDELINES (ADAAG)

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A1.6	2402 N DELAWARE - SITE PLAN & LANDSCAPE PLAN
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G1.1



A **SITE MAP**

NOT TO SCALE

A1.1

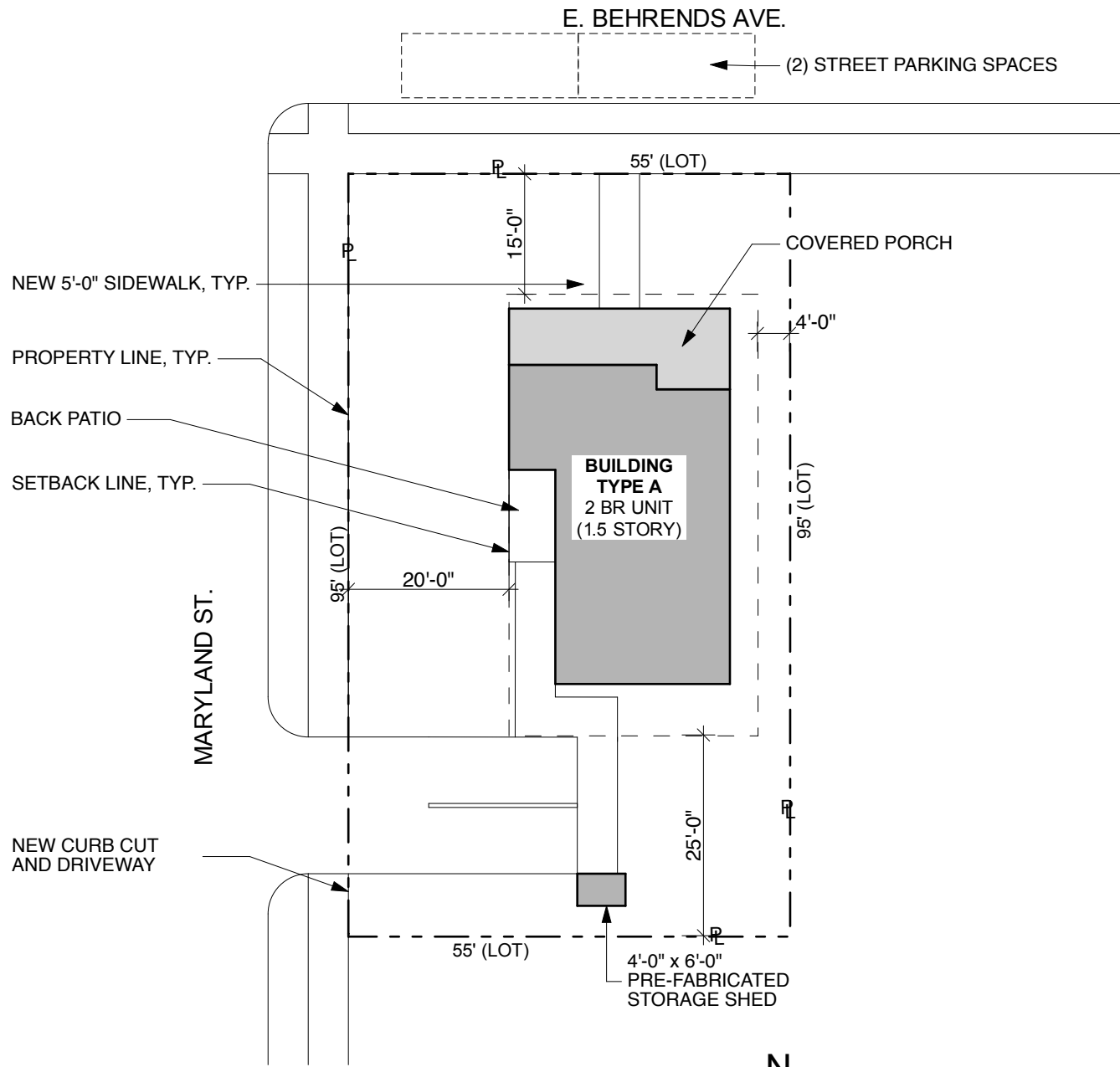
EAST BLUFF HOUSING

DRAFT—NOT FOR CONSTRUCTION

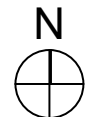
PEORIA OPPORTUNITIES FOUNDATION
 512 E. Kansas
 Peoria, IL 61603

East Bluff Neighborhood
 Peoria, IL 61603
 7/03/18

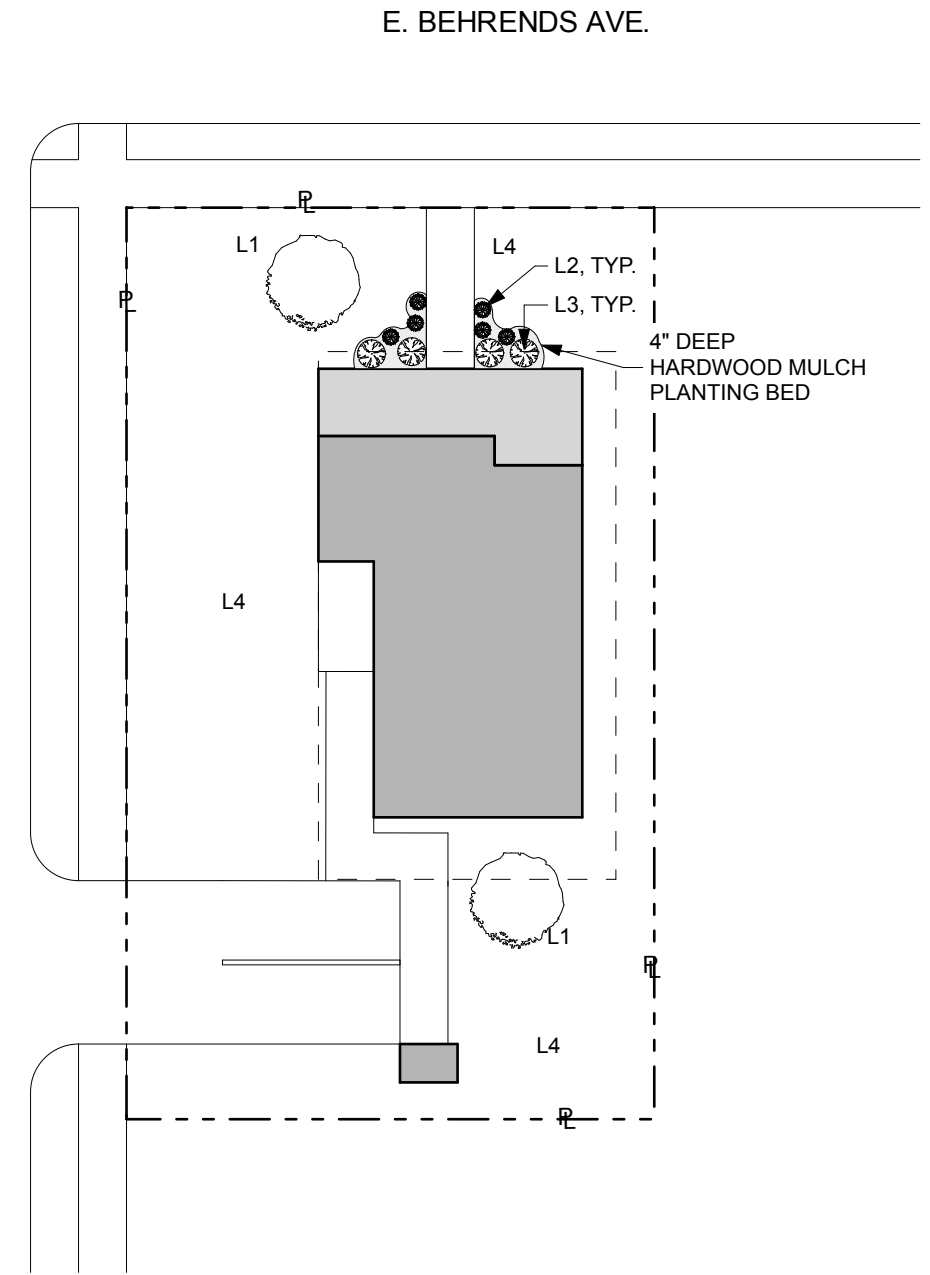
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WORN JERABEK WILTSE ARCHITECTS, P.C.
 401 West Superior St, Suite 400
 Chicago, IL 60654



A 1002 E BEHREND'S - SITE PLAN
SCALE: 1" = 20'



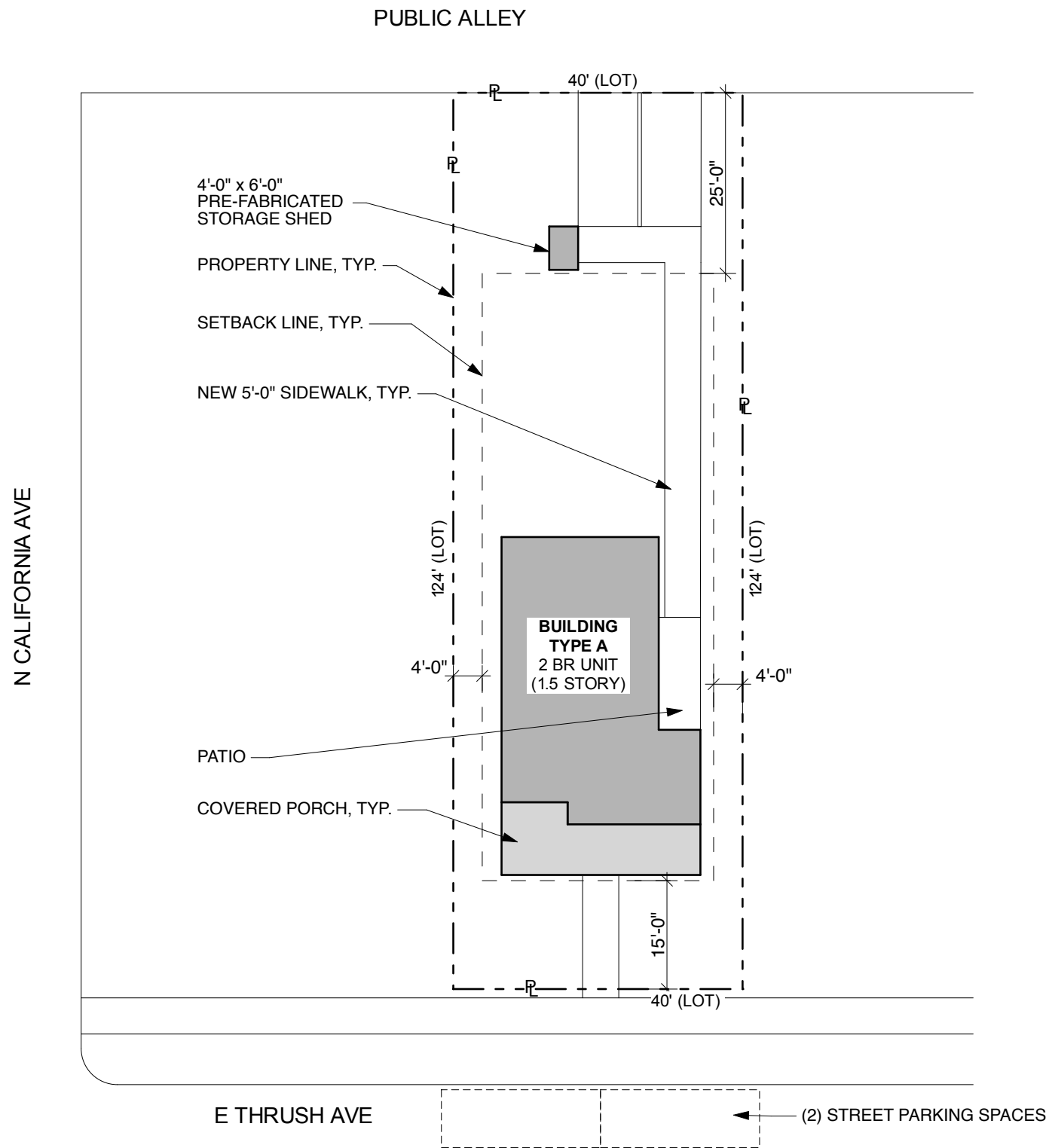
SITE DATA	
TOTAL SITE AREA (SF):	5,225
DWELLING UNITS (Apartments)	
2 Bedroom:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4



B A 1002 E BEHREND'S - LANDSCAPE PLAN
SCALE: 1" = 20'

LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

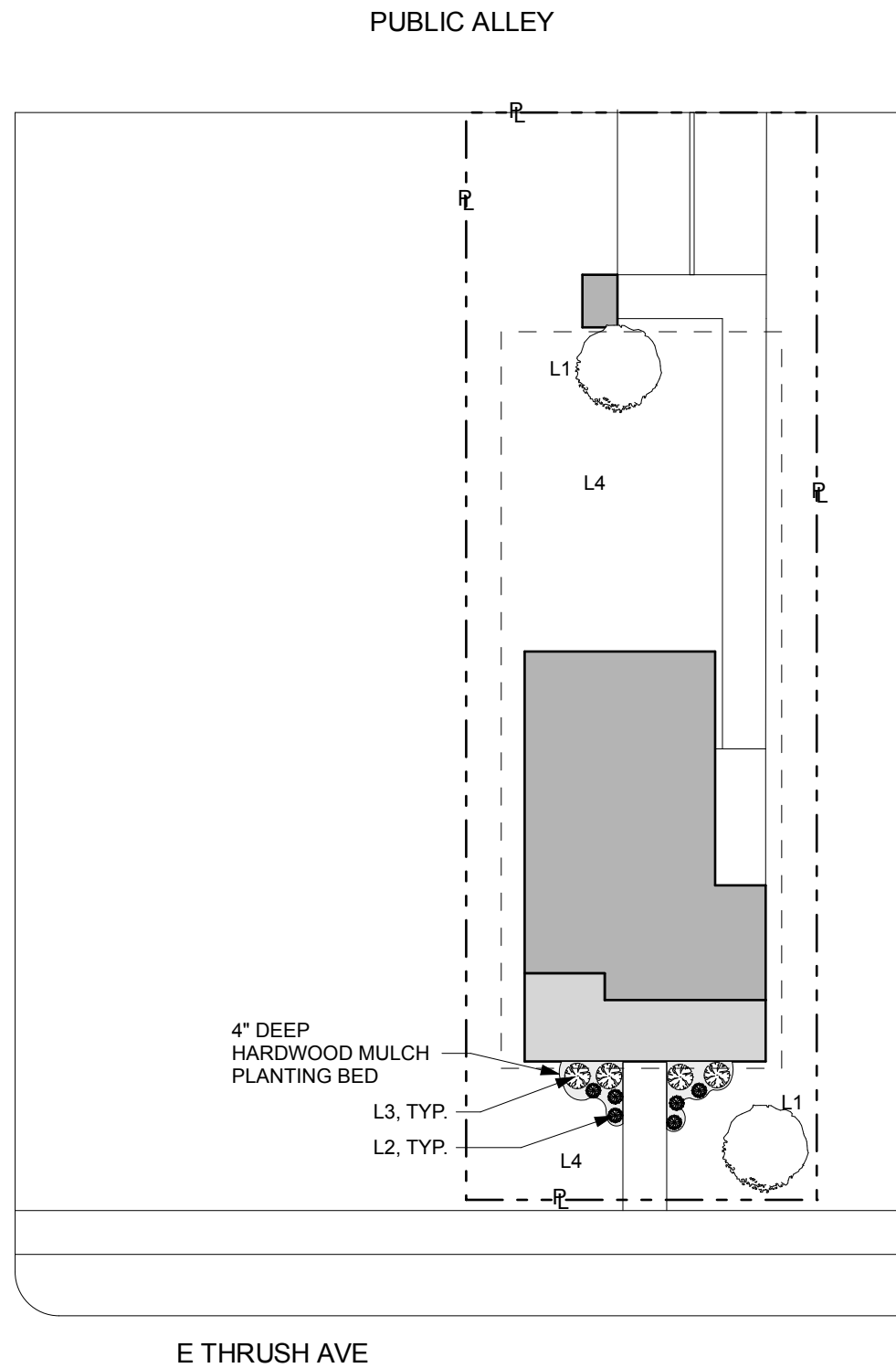
A1.2



A 505 E THRUSH - SITE PLAN
SCALE: 1" = 20'



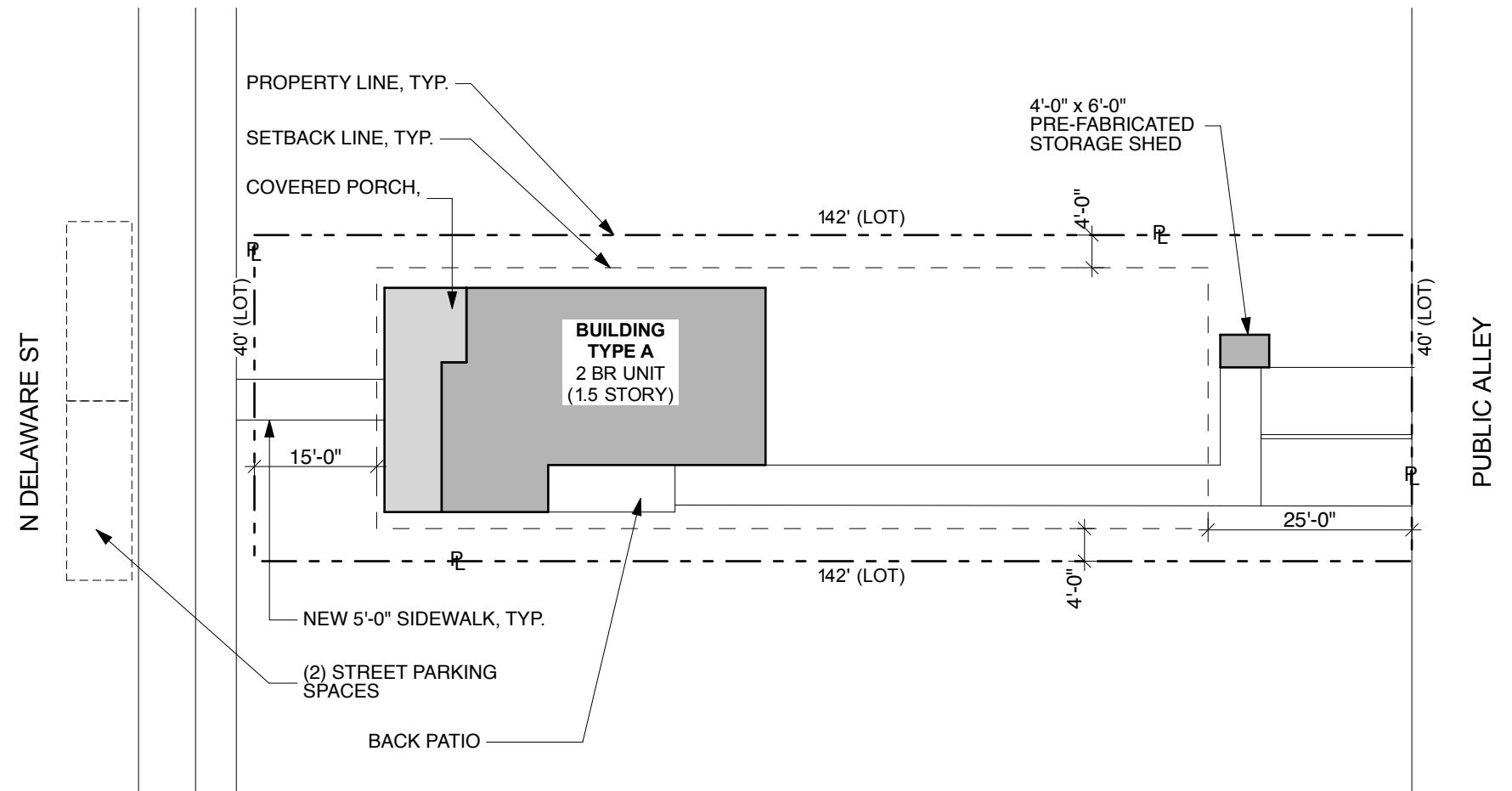
SITE DATA	
TOTAL SITE AREA (SF):	4,960
DWELLING UNITS (Apartments)	
2 Bedroom:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4



B 505 E THRUSH - LANDSCAPE PLAN
SCALE: 1" = 20'

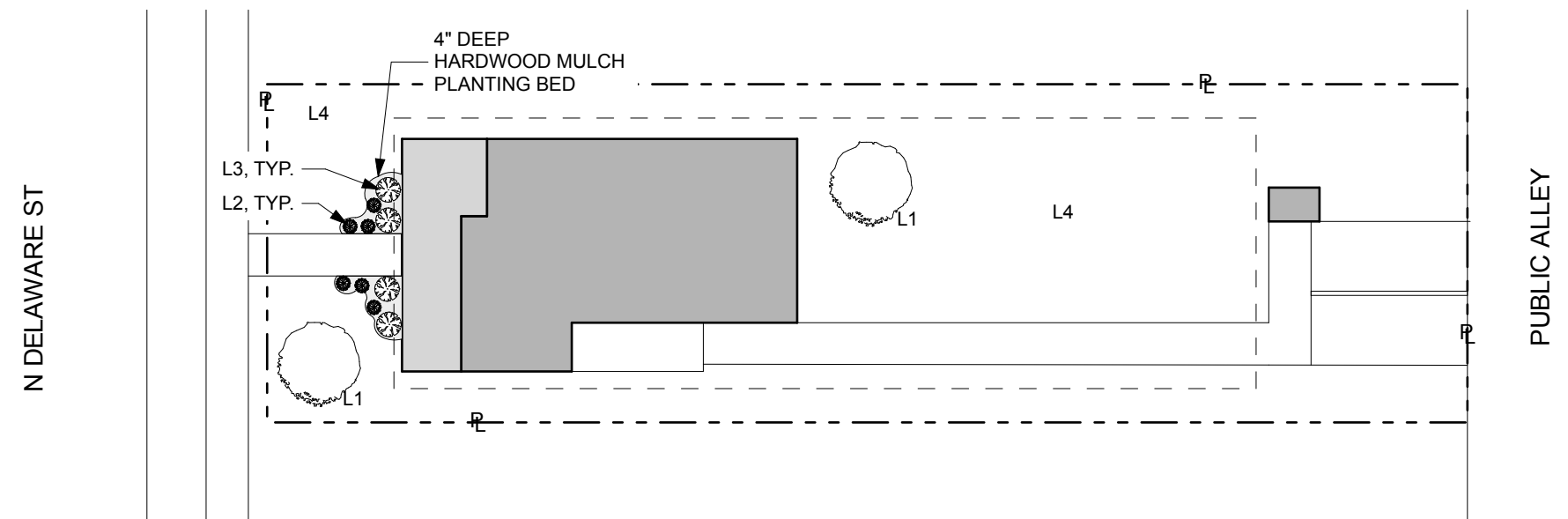
LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

A1.3



SITE DATA	
TOTAL SITE AREA (SF):	5,680
DWELLING UNITS (Apartments)	
2 Bedroom:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4

A 2206 N DELAWARE - SITE PLAN
 SCALE: 1" = 20'

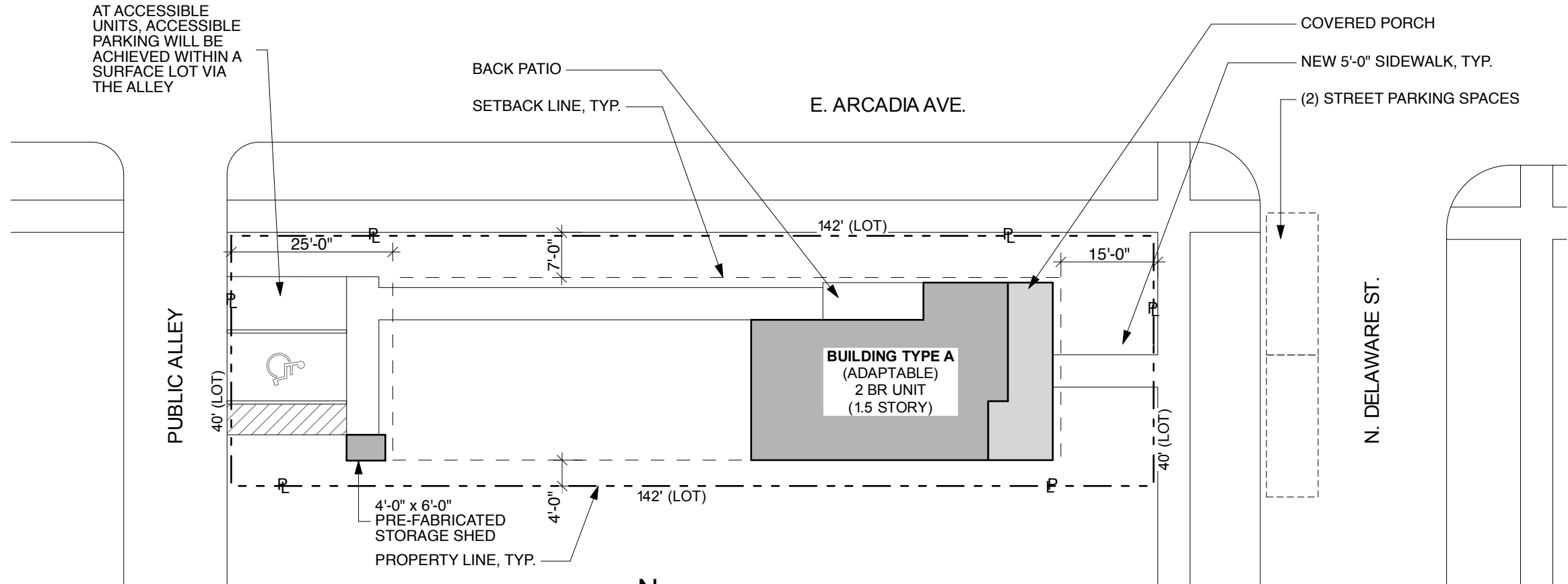


LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

B 2206 N DELAWARE - LANDSCAPE PLAN
 SCALE: 1" = 20'

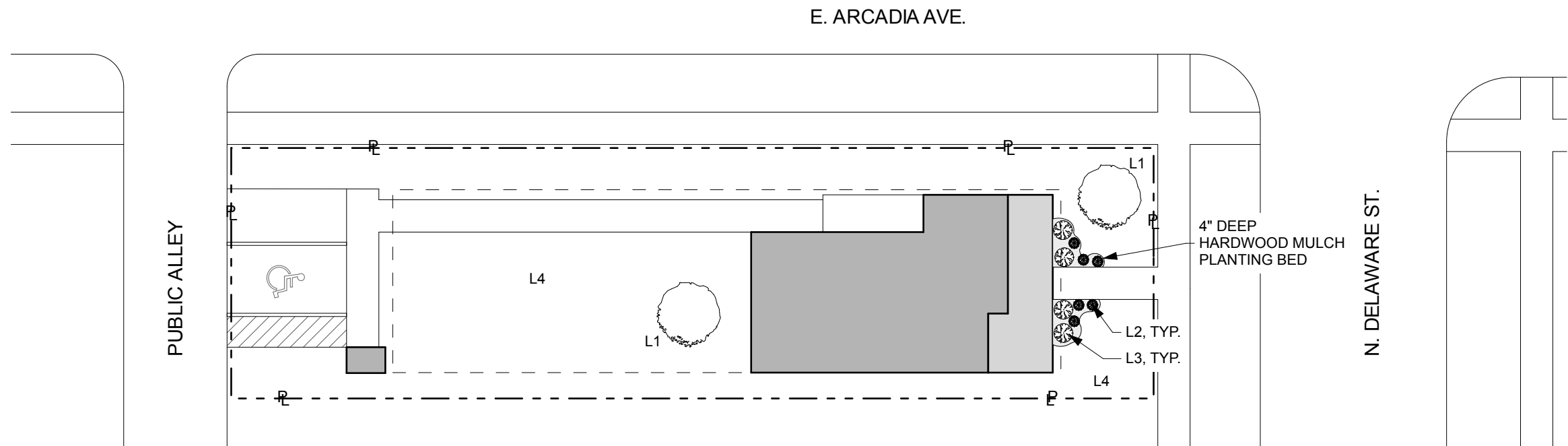
A1.4

AT ACCESSIBLE
UNITS, ACCESSIBLE
PARKING WILL BE
ACHIEVED WITHIN A
SURFACE LOT VIA
THE ALLEY



SITE DATA	
TOTAL SITE AREA (SF):	5,680
DWELLING UNITS (Apartments)	
2 Bedroom - Adaptable:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4

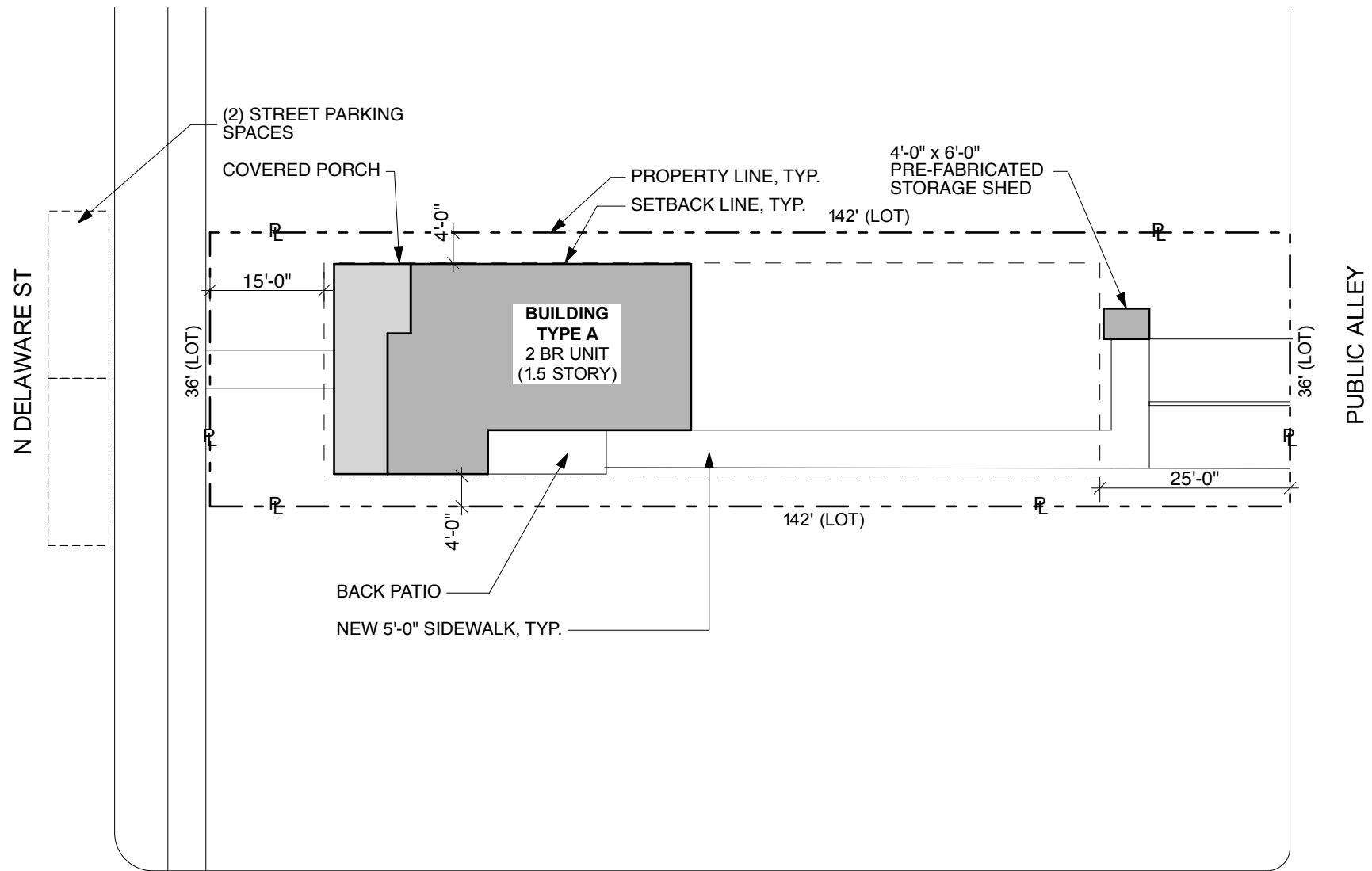
A 2215 N DELAWARE - SITE PLAN
SCALE: 1" = 20'



LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

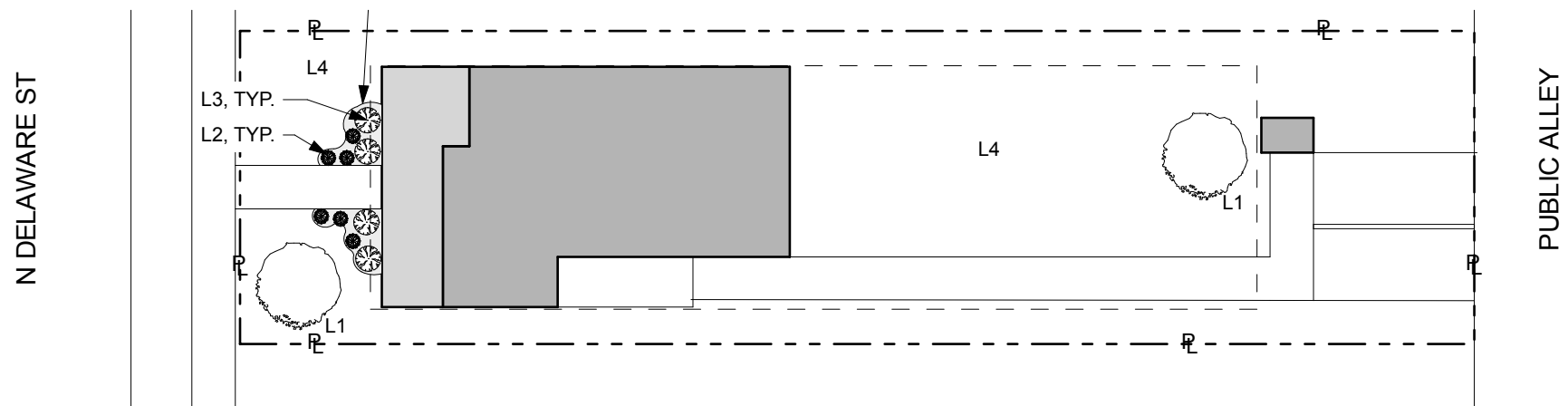
B A 2215 N DELAWARE - LANDSCAPE PLAN
SCALE: 1" = 20'

A1.5



SITE DATA	
TOTAL SITE AREA (SF):	5,112
DWELLING UNITS (Apartments)	
2 Bedroom:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4

A 2402 N DELAWARE - SITE PLAN
SCALE: 1" = 20'



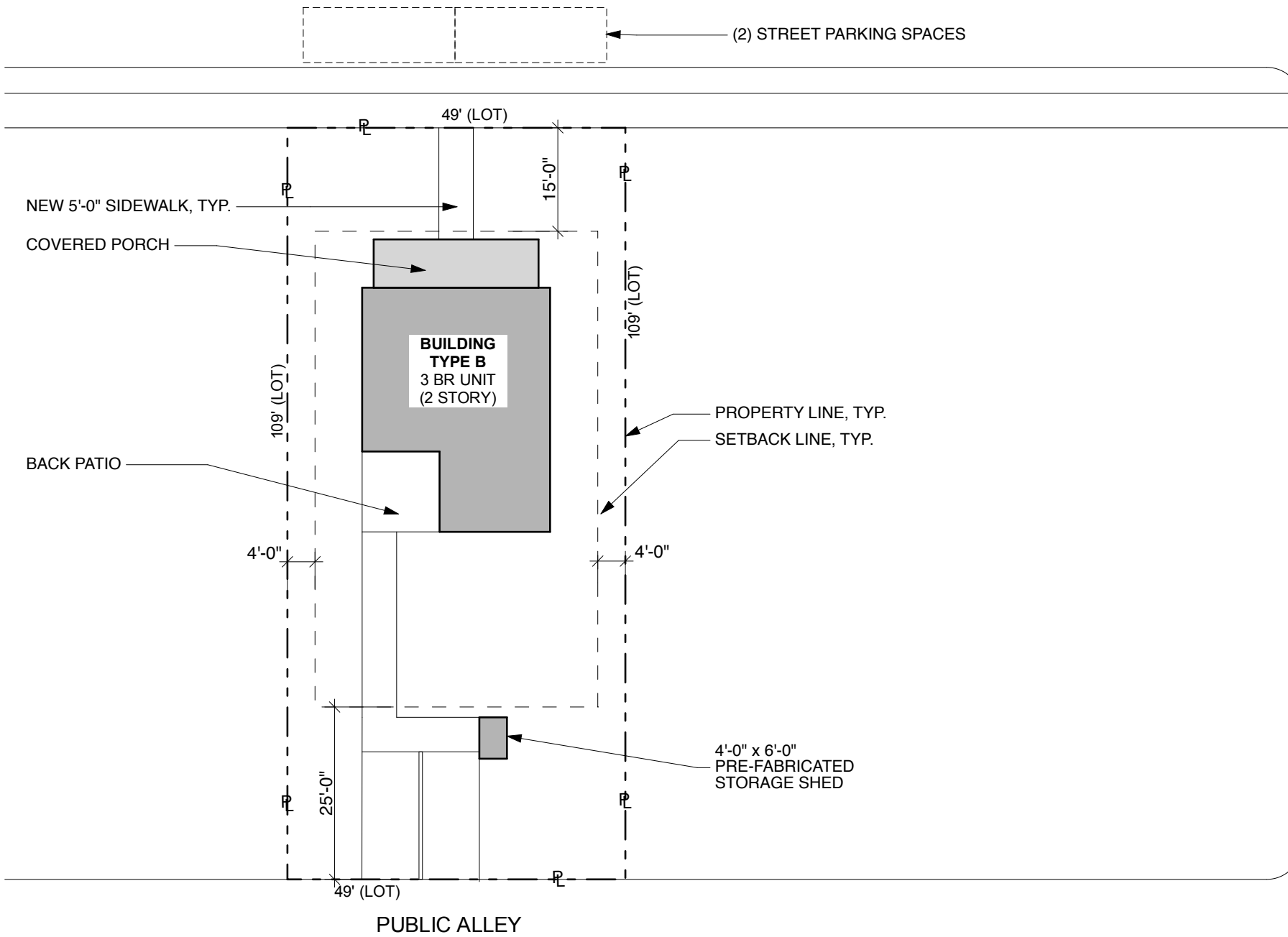
B 2402 N DELAWARE - LANDSCAPE PLAN
SCALE: 1" = 20'

LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

A1.6

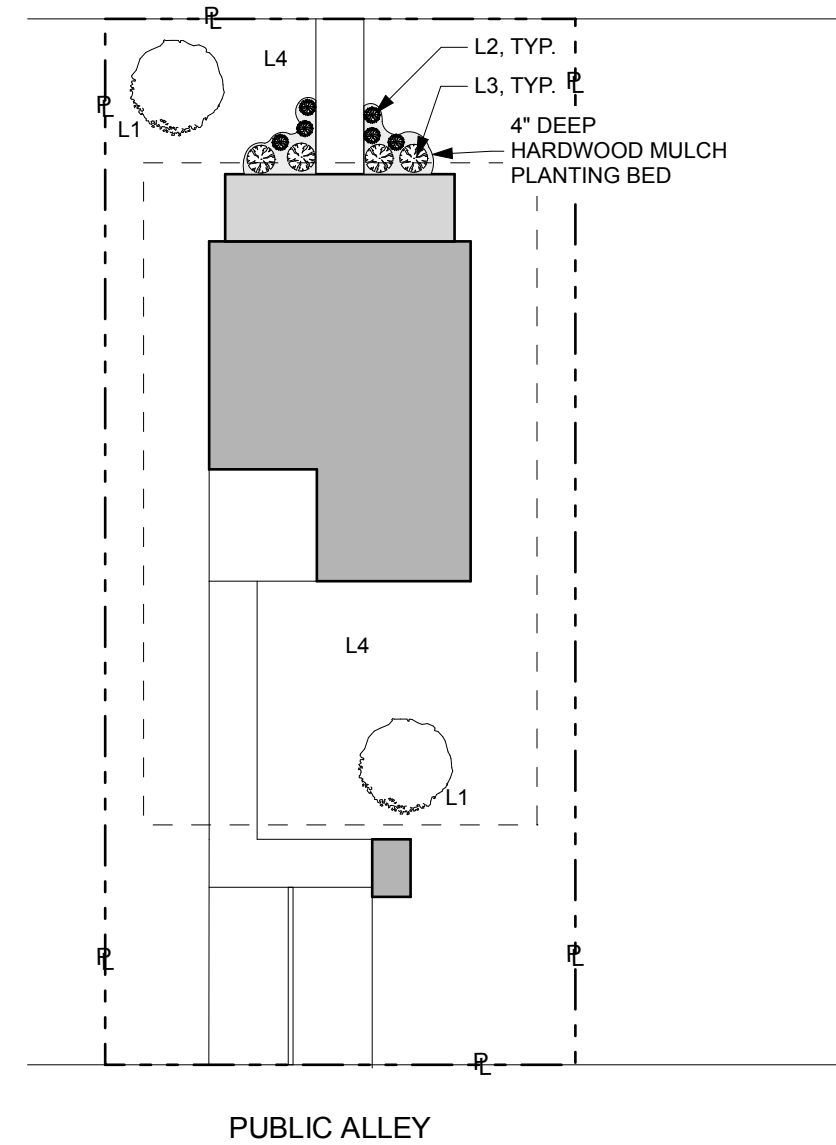
E. BEHREND'S AVE.

(2) STREET PARKING SPACES



E. BEHREND'S AVE.

MARYLAND ST.



A

910 E. BEHREND'S AVE.

SCALE: 1" = 20'



SITE DATA	
TOTAL SITE AREA (SF):	5,341
DWELLING UNITS (Apartments)	
3 Bedroom:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4

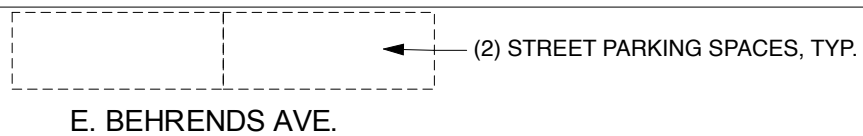
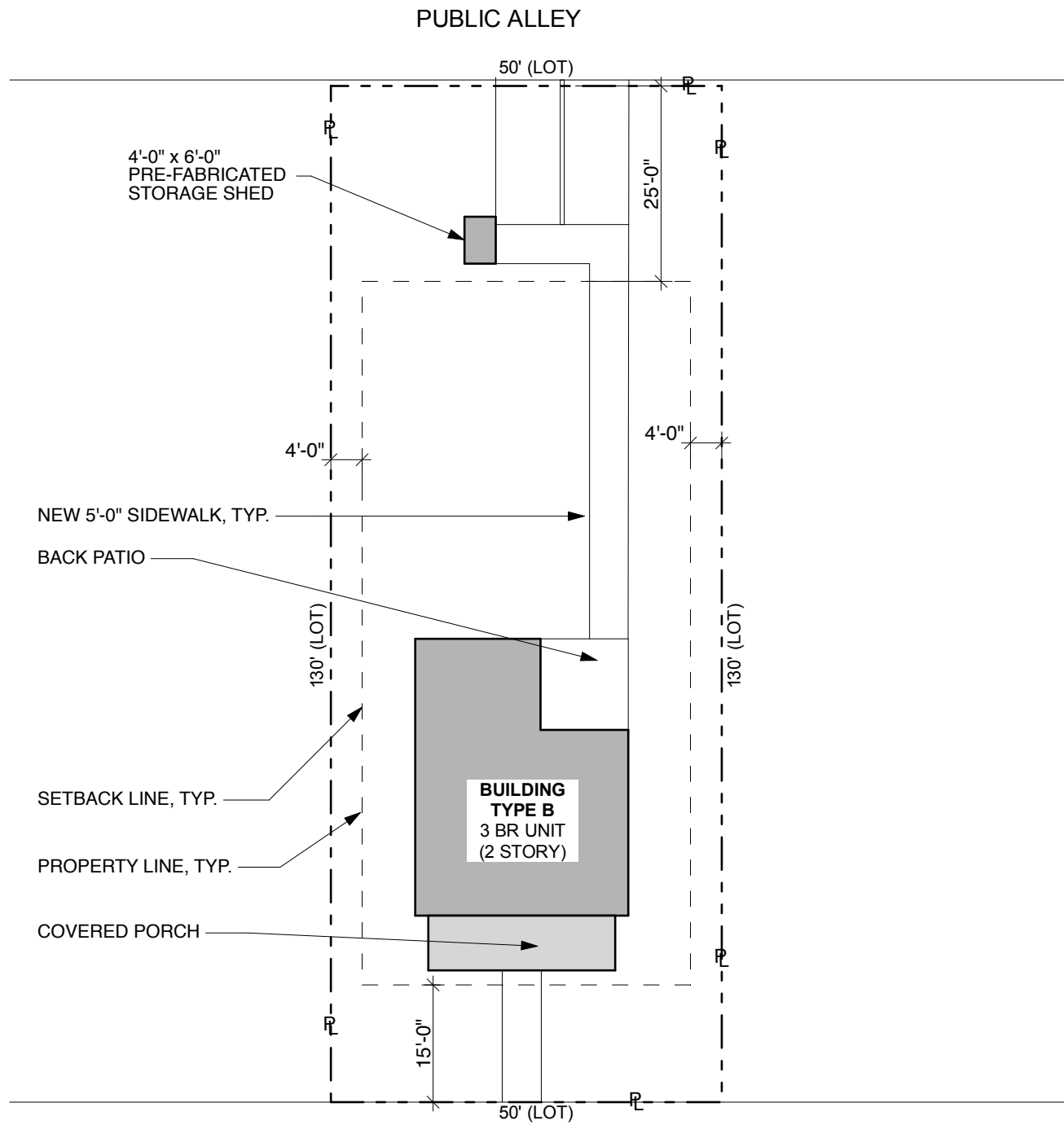
B

910 E BEHREND'S - LANDSCAPE PLAN

SCALE: 1" = 20'

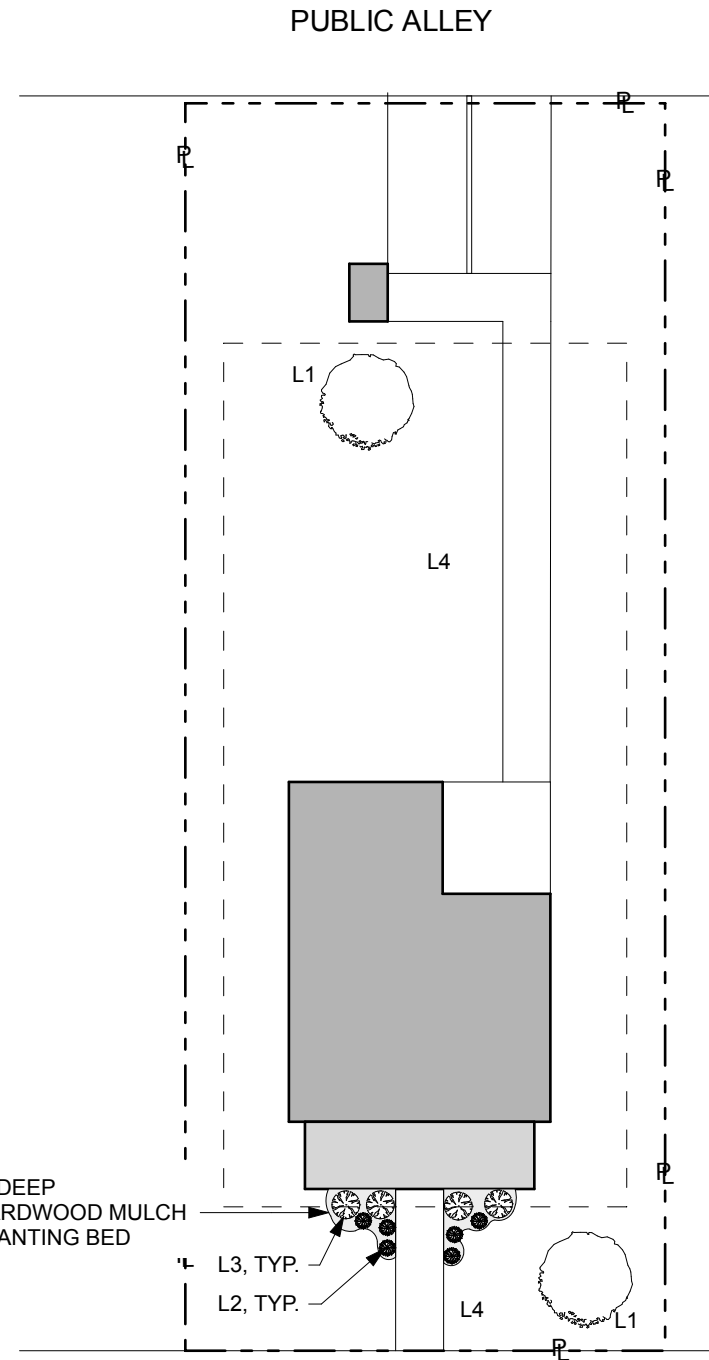
LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

A1.7



A 1017 E. BEHREND'S AVE.
SCALE: 1" = 20'

SITE DATA	
TOTAL SITE AREA (SF):	6,500
DWELLING UNITS (Apartments)	
3 Bedroom:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4

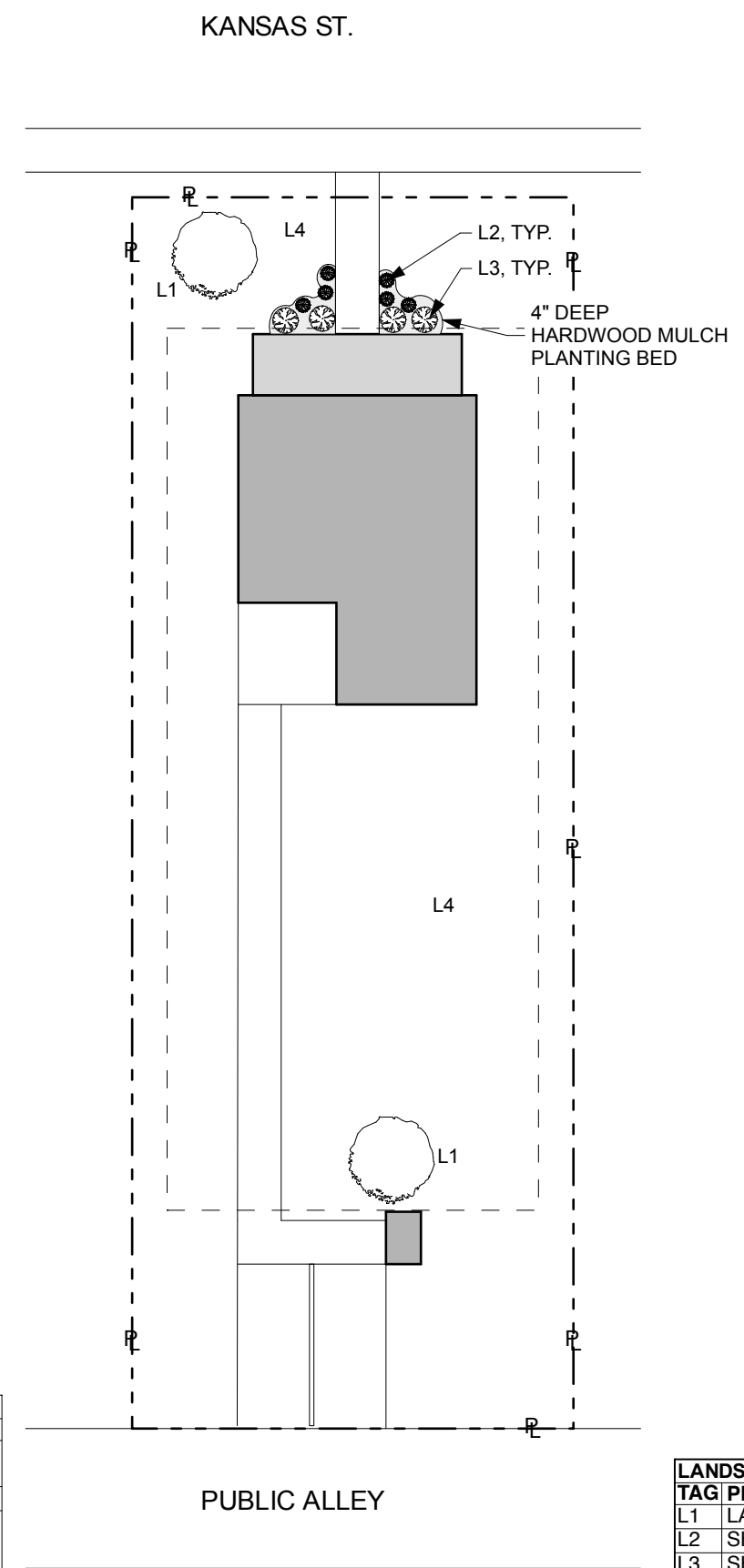
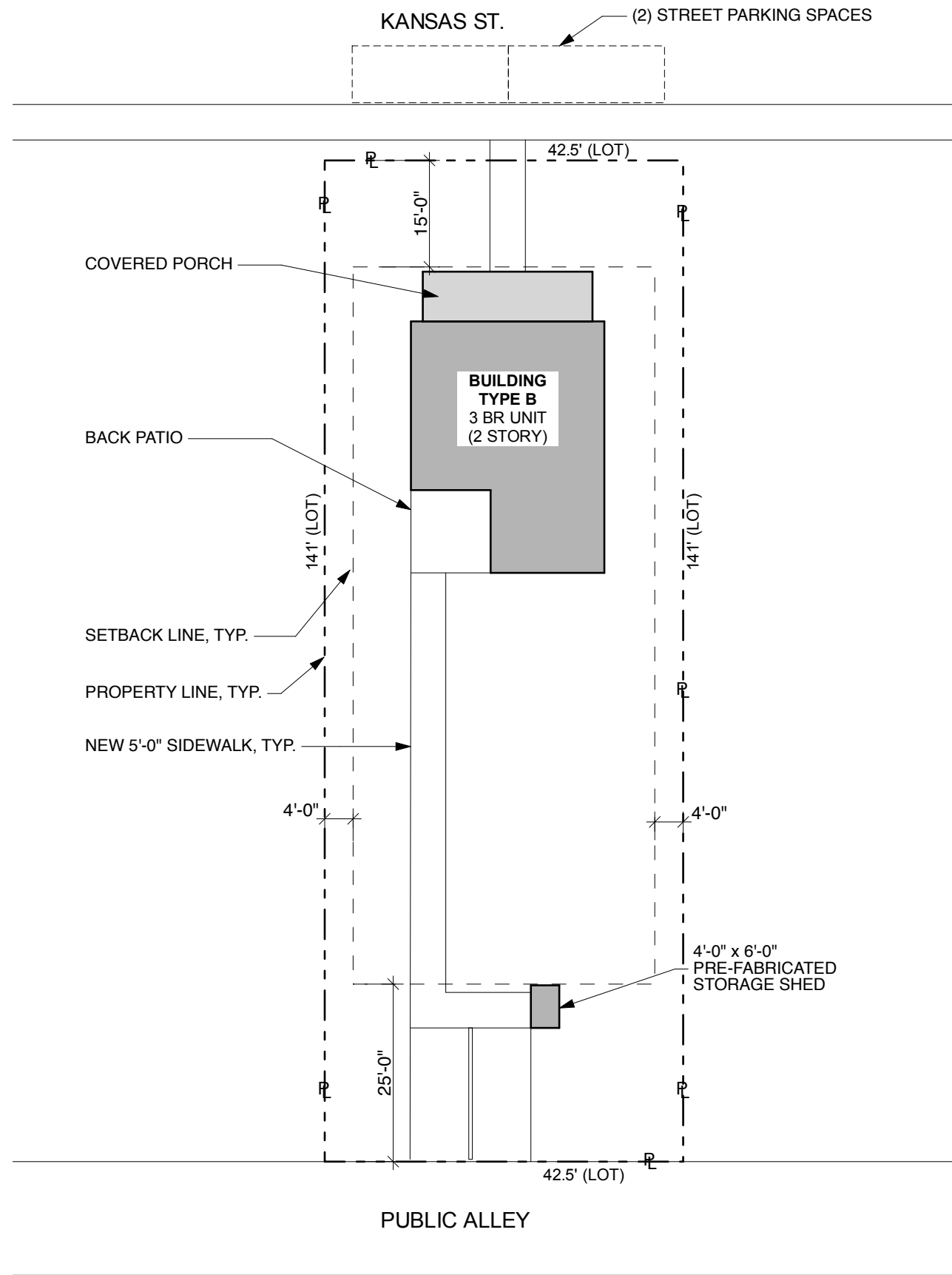


E. BEHREND'S AVE.

B 1017 E BEHREND'S - LANDSCAPE PLAN
SCALE: 1" = 20'

LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

A1.8



SITE DATA	
TOTAL SITE AREA (SF):	7,050
DWELLING UNITS (Apartments)	
3 Bedroom:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4

LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

A 726 E. KANSAS
SCALE: 1" = 20'

B 726 E KANSAS - LANDSCAPE PLAN
SCALE: 1" = 20'

A1.9

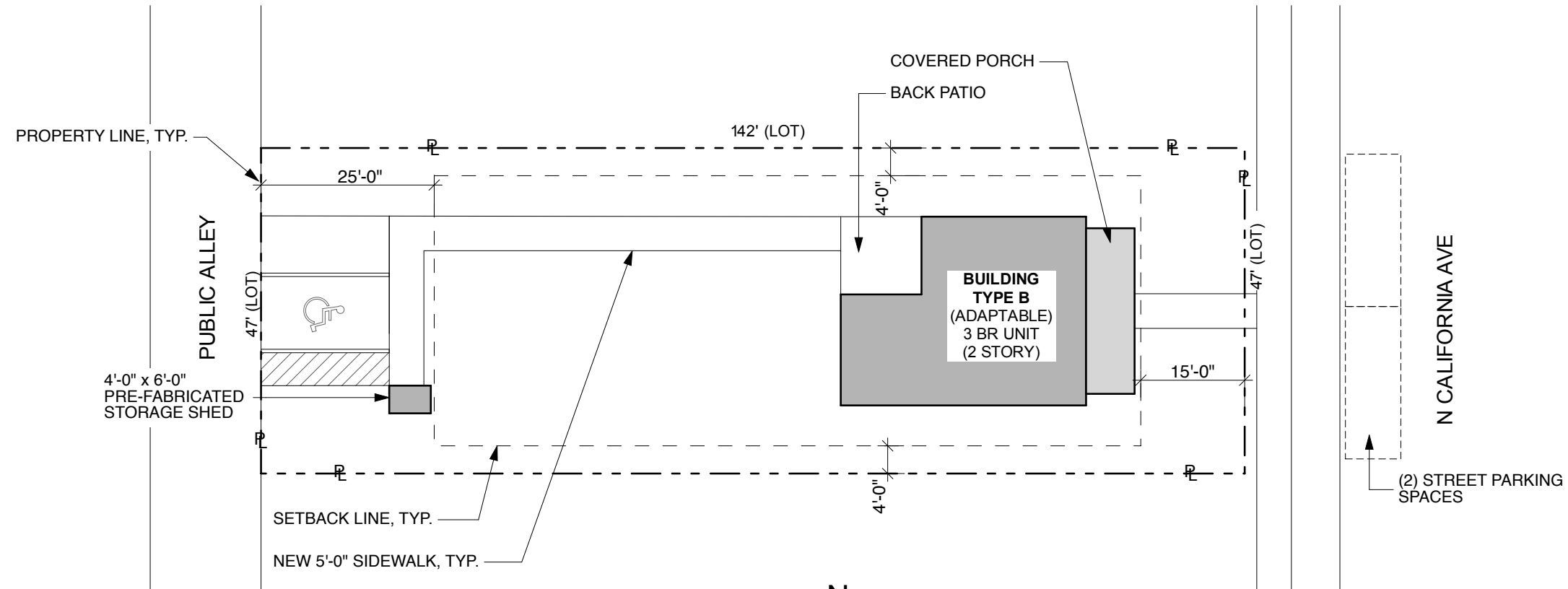
DRAFT-NOT FOR CONSTRUCTION

PEORIA OPPORTUNITES FOUNDATION
512 E. Kansas
Peoria, IL 61603

EAST BLUFF HOUSING

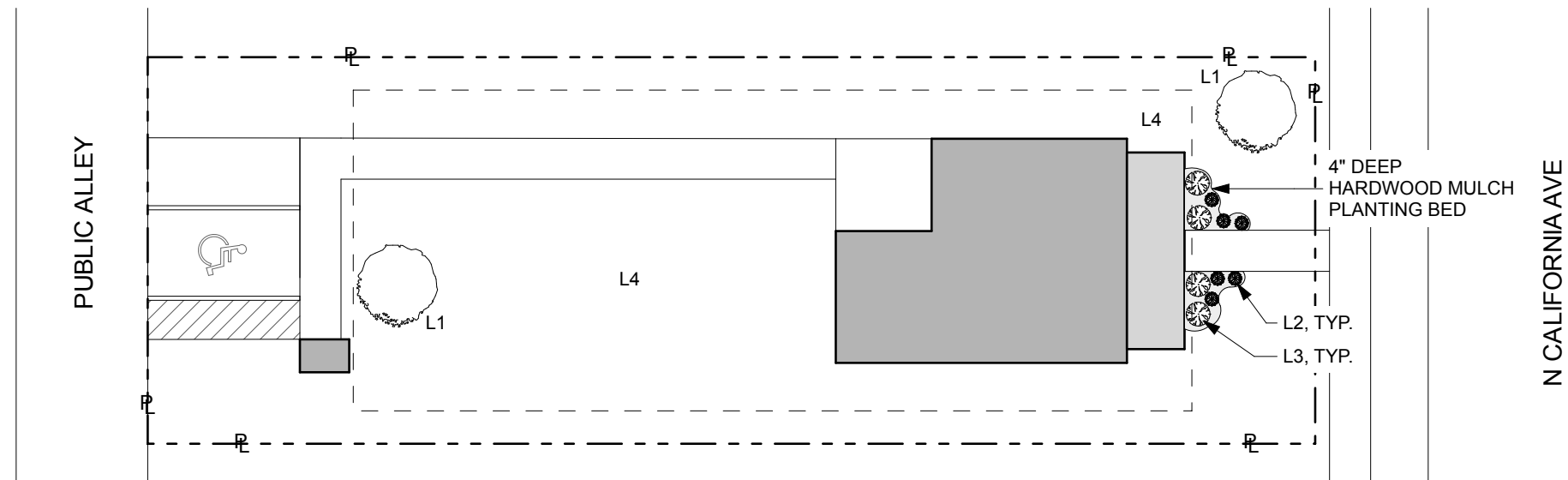
East Bluff Neighborhood
Peoria, IL 61603
7/03/18

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WORN JERABEK WILTSE ARCHITECTS, P.C.
401 West Superior St, Suite 400
Chicago, IL 60654



SITE DATA	
TOTAL SITE AREA (SF):	6,674
DWELLING UNITS (Apartments)	
3 Bedroom (Adaptable):	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4

A 1707 N CALIFORNIA - SITE PLAN
 SCALE: 1" = 20'

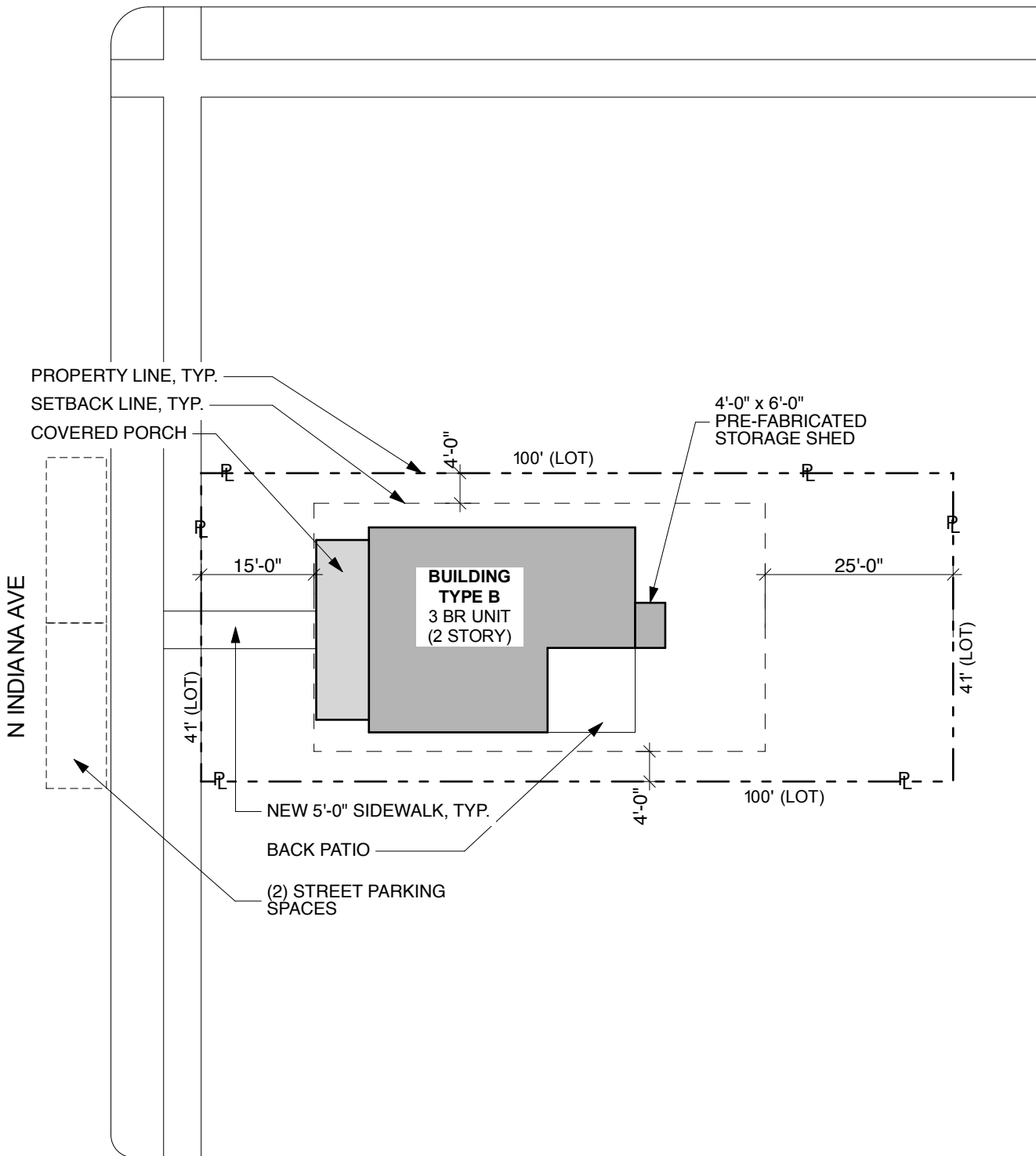


LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

B 1707 N CALIFORNIA - LANDSCAPE PLAN
 SCALE: 1" = 20'

A1.10

KANSAS ST



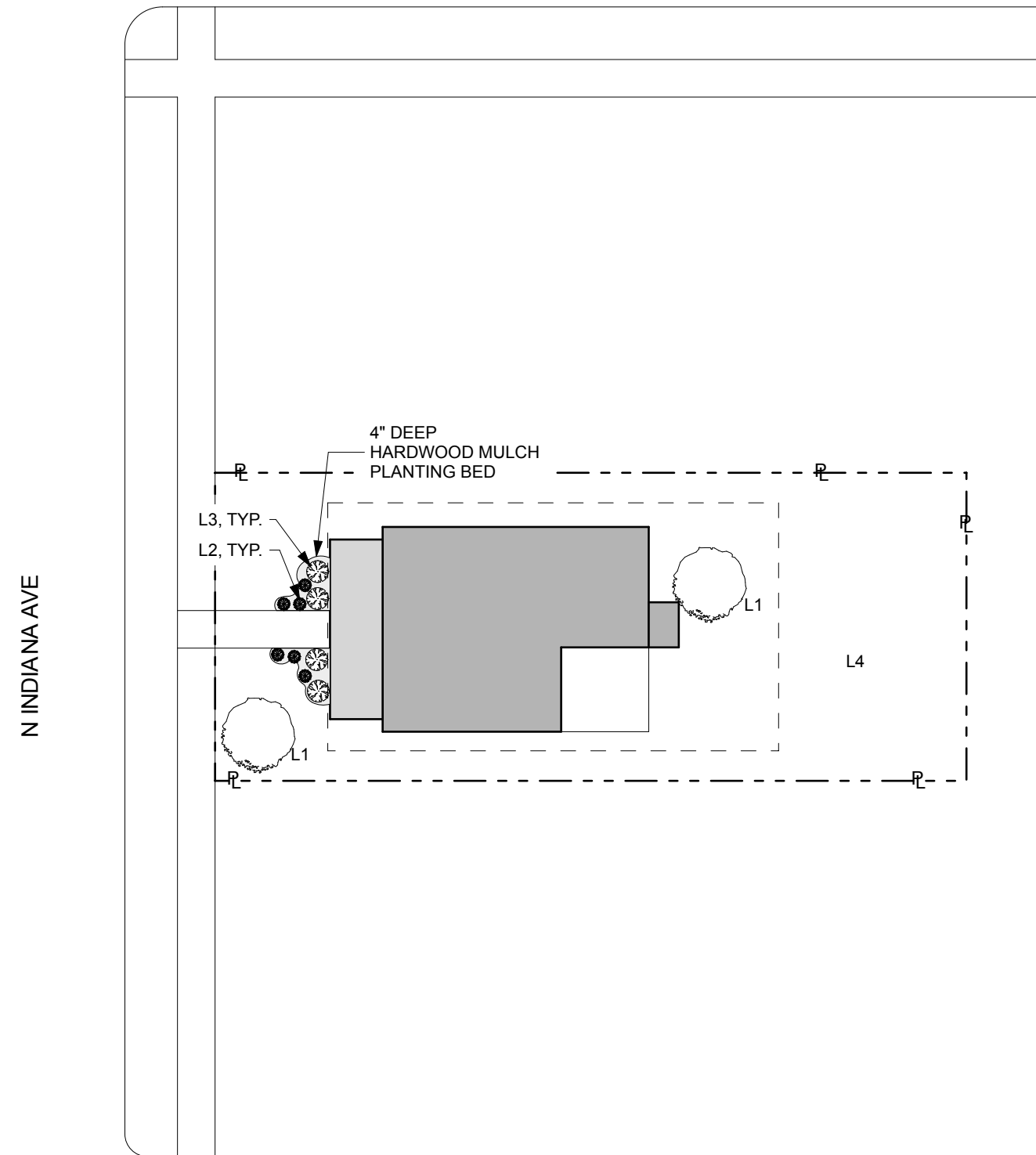
PUBLIC ALLEY

A 1914 N INDIANA - SITE PLAN
 SCALE: 1" = 20'



SITE DATA	
TOTAL SITE AREA (SF):	4,100
DWELLING UNITS (Apartments)	
3 Bedroom:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	0
Off-Site (street):	2
PARKING SPACES - TOTAL:	2

KANSAS ST

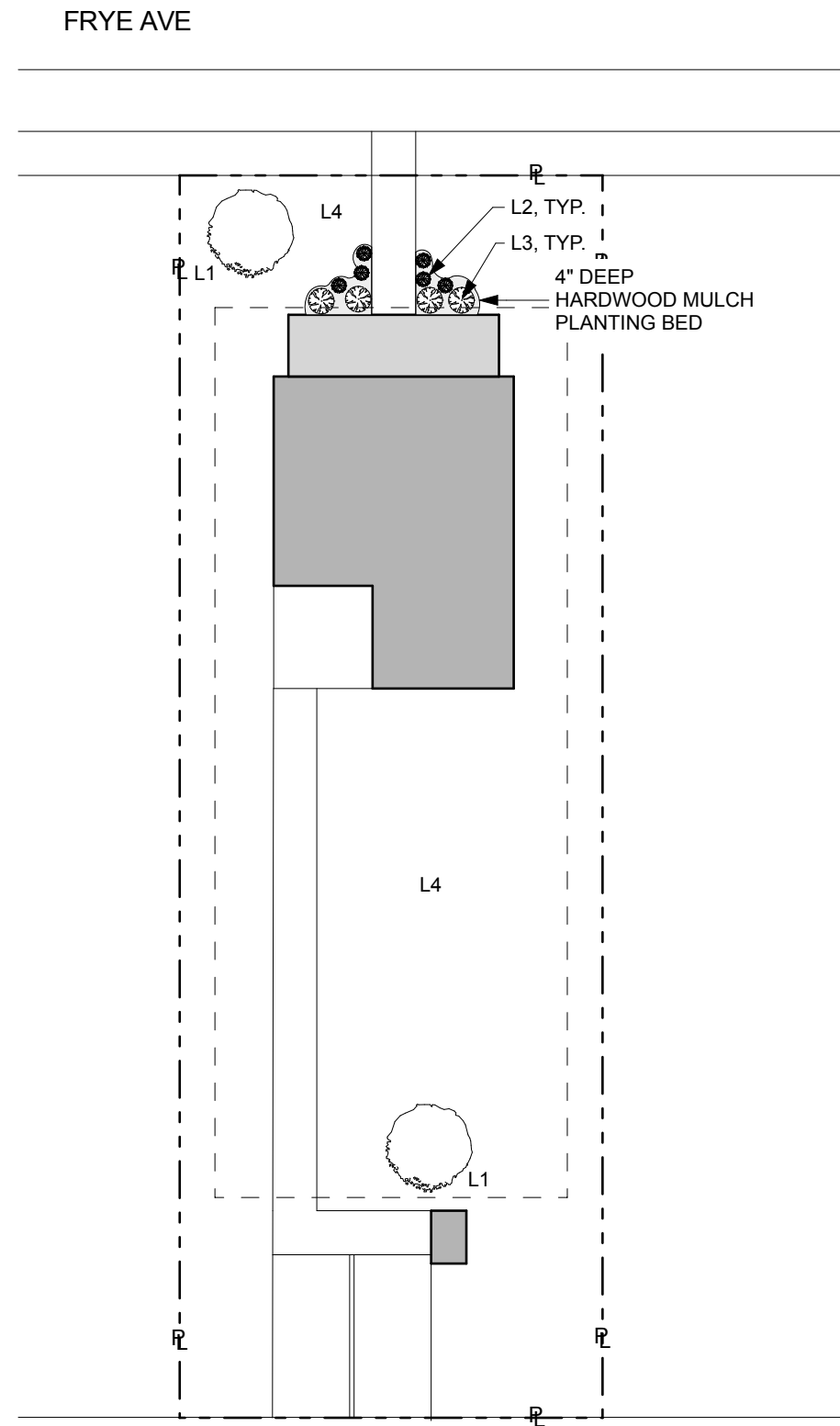
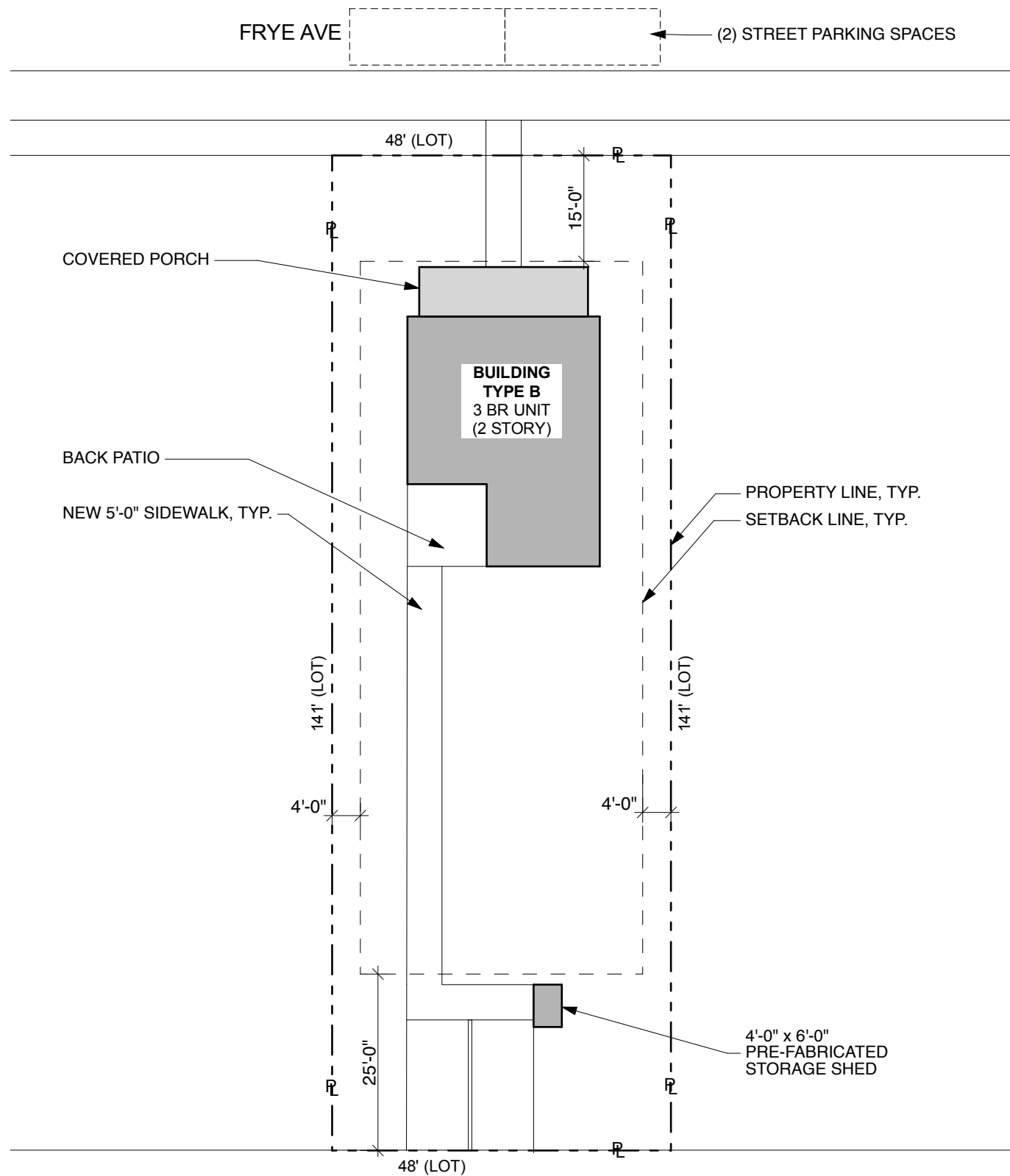


PUBLIC ALLEY

B 1914 N INDIANA - LANDSCAPE PLAN
 SCALE: 1" = 20'

LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

A1.11



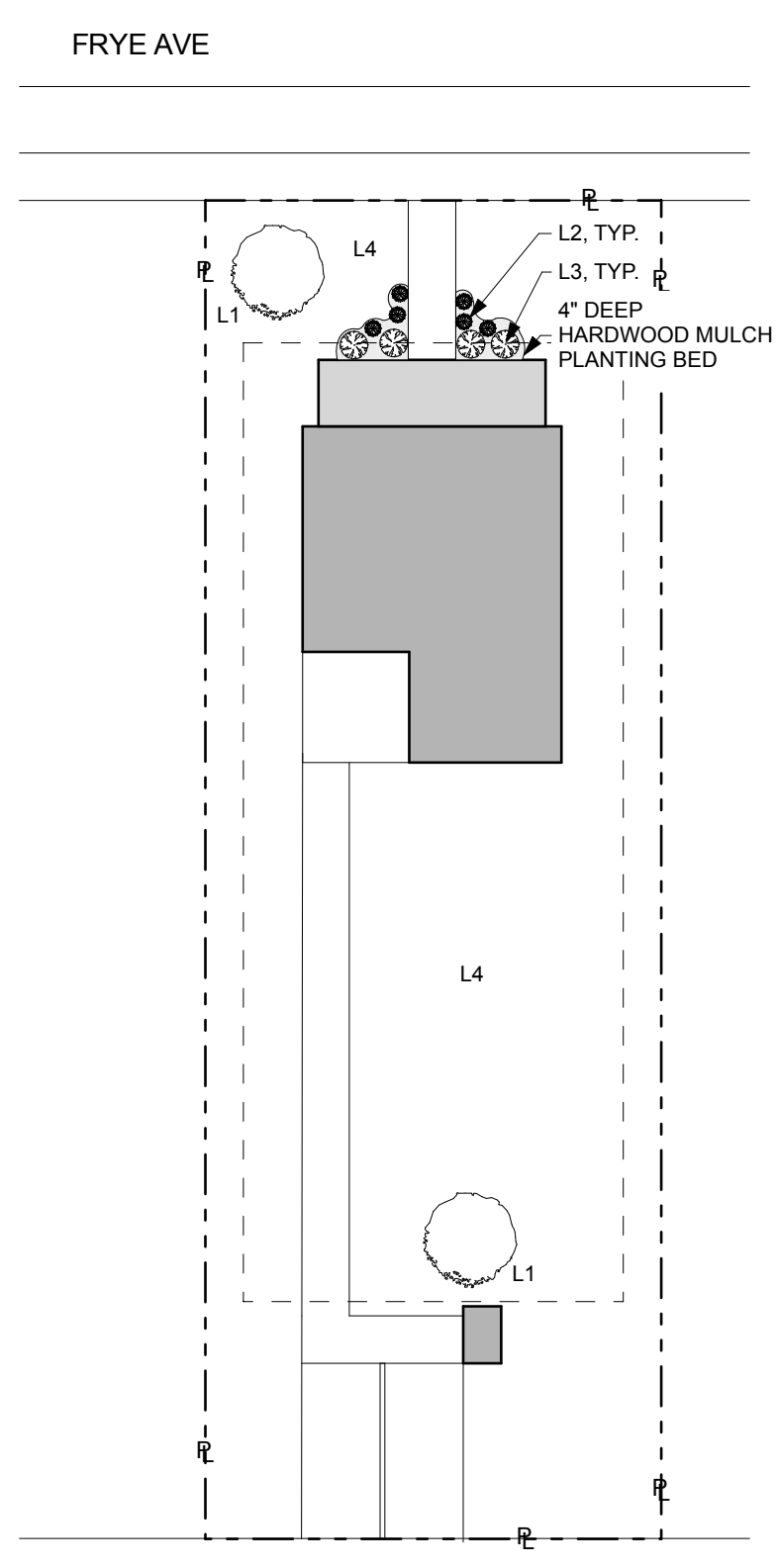
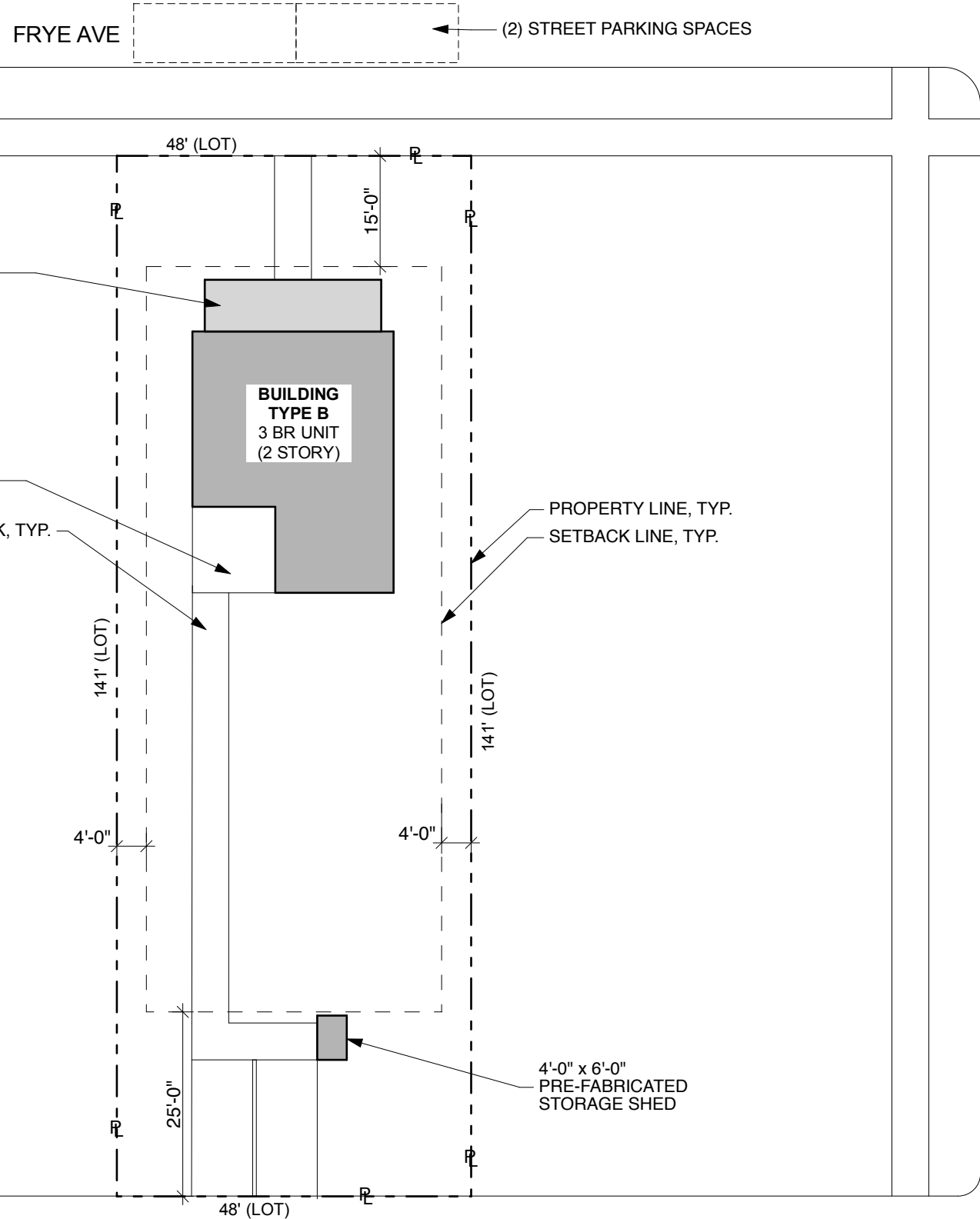
SITE DATA	
TOTAL SITE AREA (SF):	6,816
DWELLING UNITS (Apartments)	
3 Bedroom:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4

LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

A 414 E FRYE - SITE PLAN
SCALE: 1" = 20'

B 414 E FRYE - LANDSCAPE PLAN
SCALE: 1" = 20'

A1.12



A 416 E FRYE - SITE PLAN
SCALE: 1" = 20'



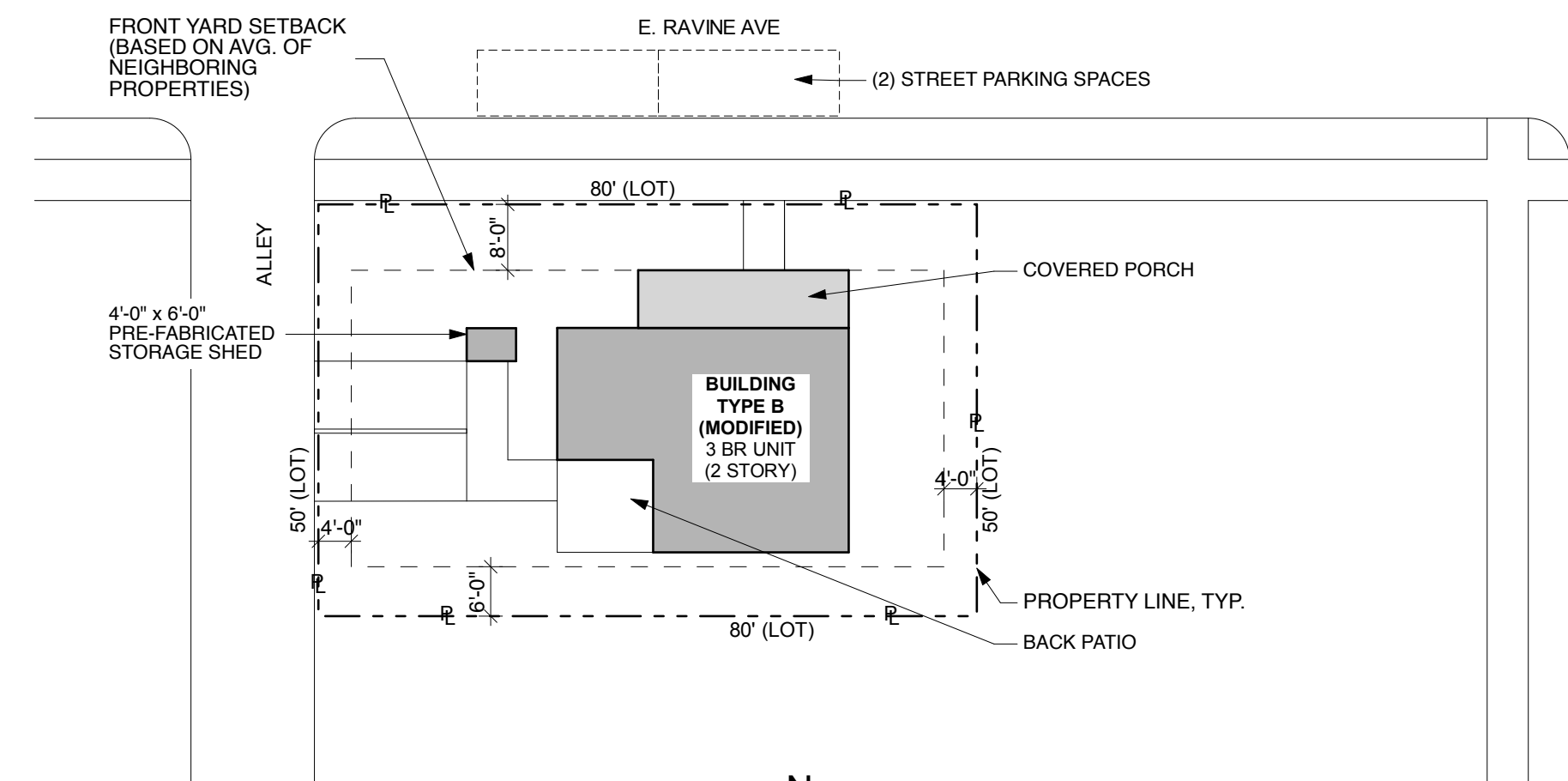
SITE DATA	
TOTAL SITE AREA (SF):	6,816
DWELLING UNITS (Apartments)	
3 Bedroom:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4

B 416 E FRYE - LANDSCAPE PLAN
SCALE: 1" = 20'

LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

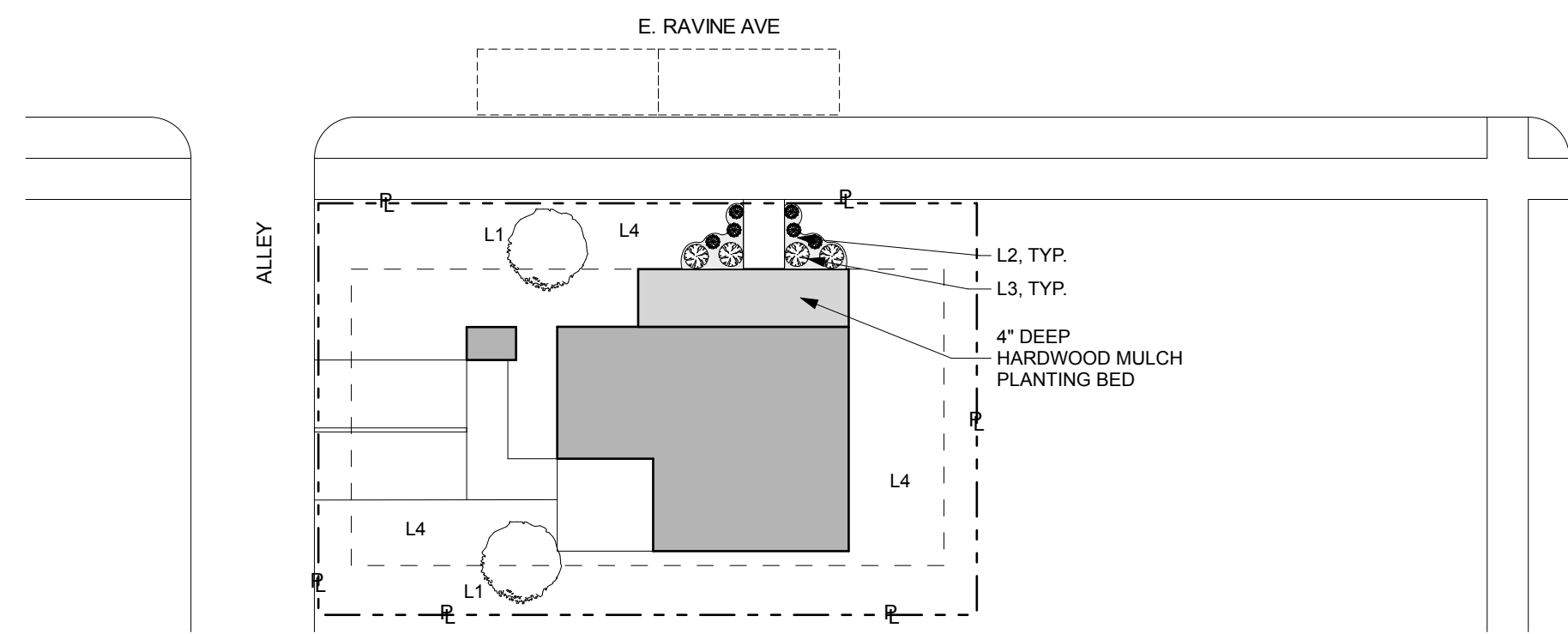
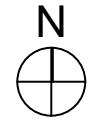
A1.13

EAST BLUFF HOUSING



SITE DATA	
TOTAL SITE AREA (SF):	4,000
DWELLING UNITS (Apartments)	
3 Bedroom:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4

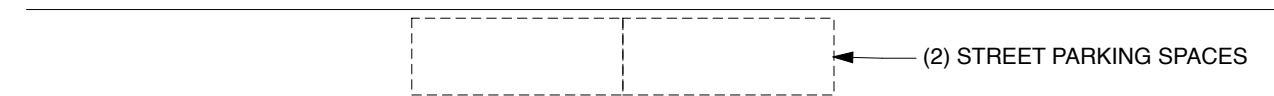
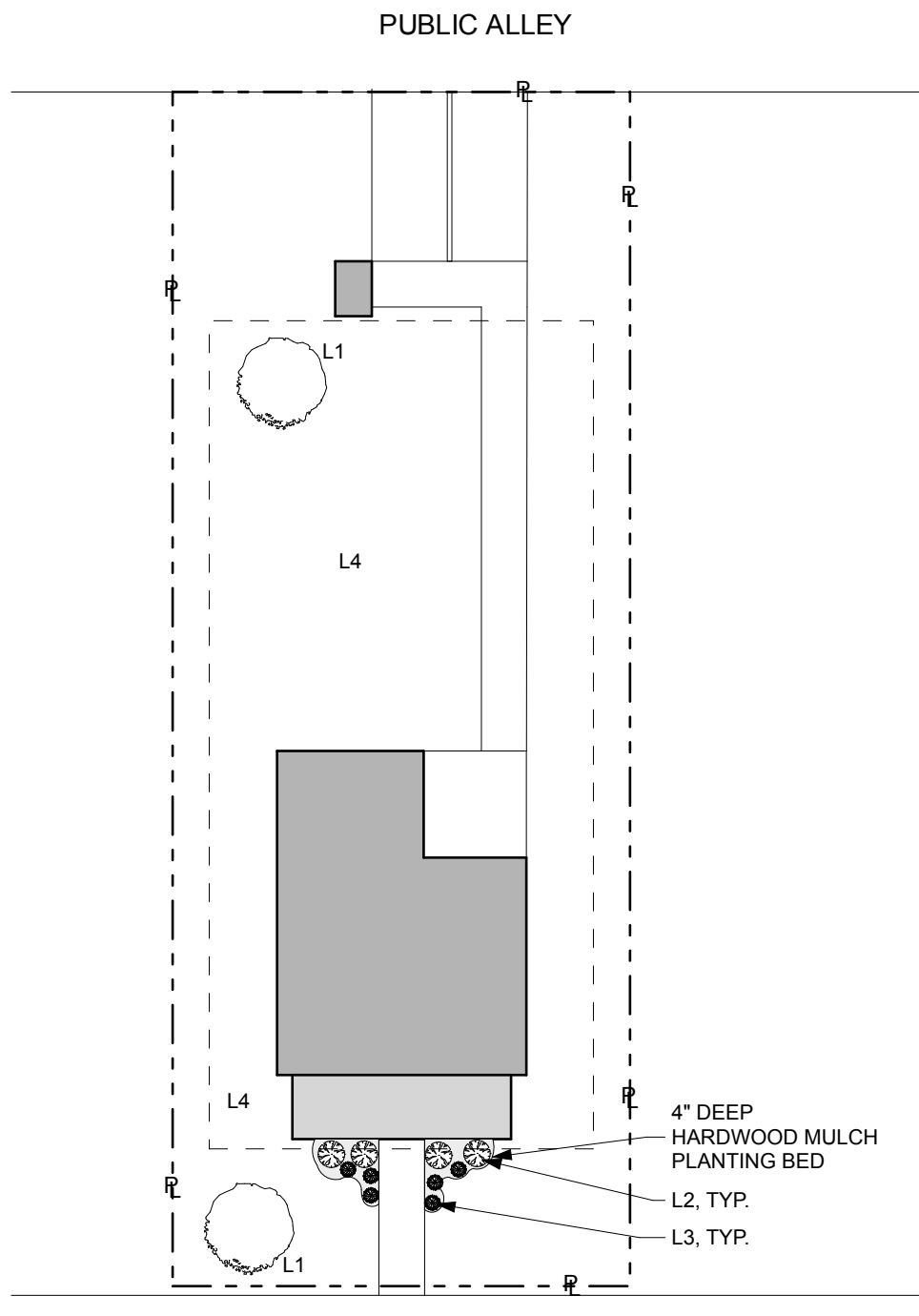
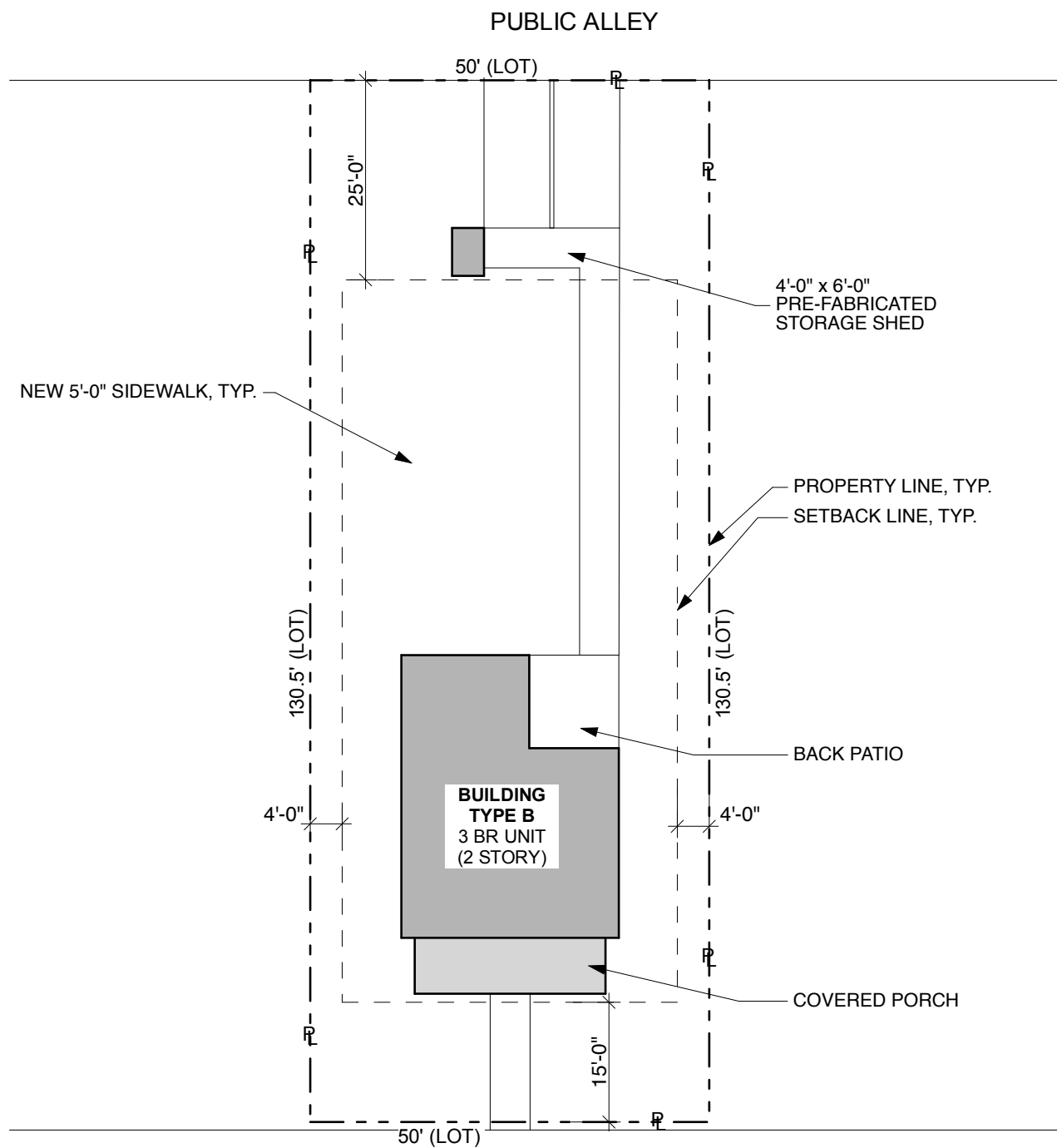
A 508-510 E RAVINE - SITE PLAN
SCALE: 1" = 20'



LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

B 508-510 E RAVINE - LANDSCAPE PLAN
SCALE: 1" = 20'

A1.14



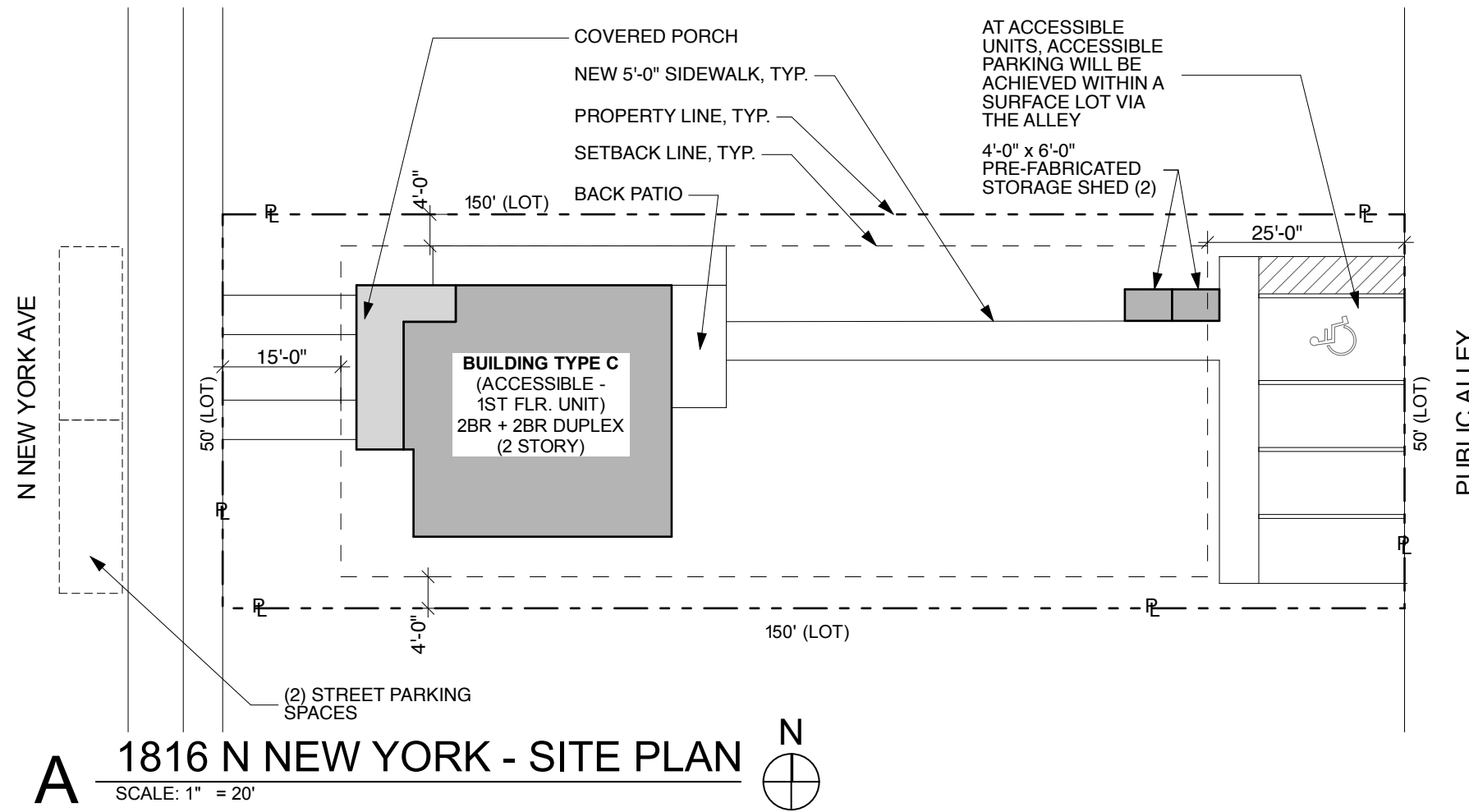
A 715 E RAVINE - SITE PLAN
 SCALE: 1" = 20'

SITE DATA	
TOTAL SITE AREA (SF):	6,525
DWELLING UNITS (Apartments)	
3 Bedroom:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4

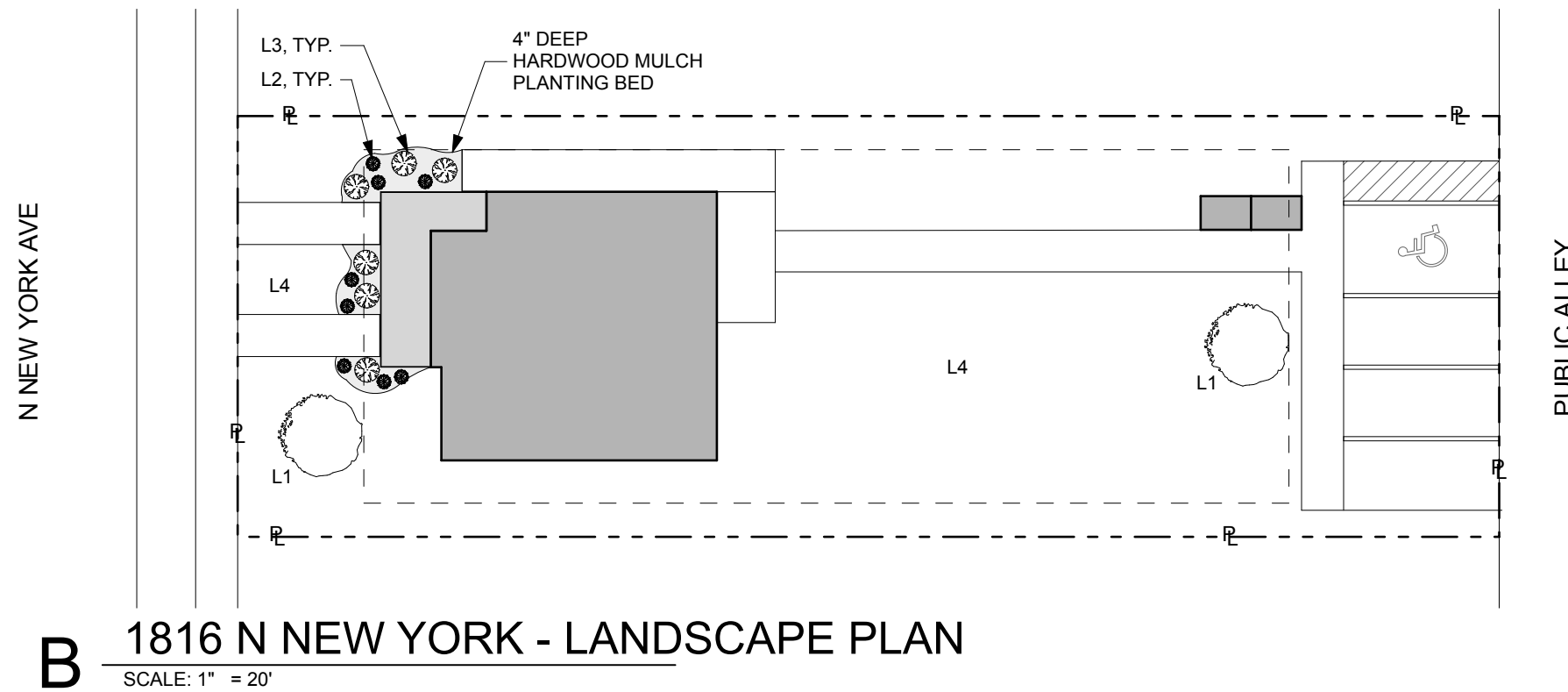
B 715 E RAVINE - LANDSCAPE PLAN
 SCALE: 1" = 20'

LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

A1.15



SITE DATA	
TOTAL SITE AREA (SF):	7,500
DWELLING UNITS (Apartments)	
2 Bedroom:	1
2 Bedroom - Accessible:	1
DWELLING UNITS - TOTAL:	2
PARKING SPACES	
On-Site:	4
Off-Site (street):	2
PARKING SPACES - TOTAL:	6



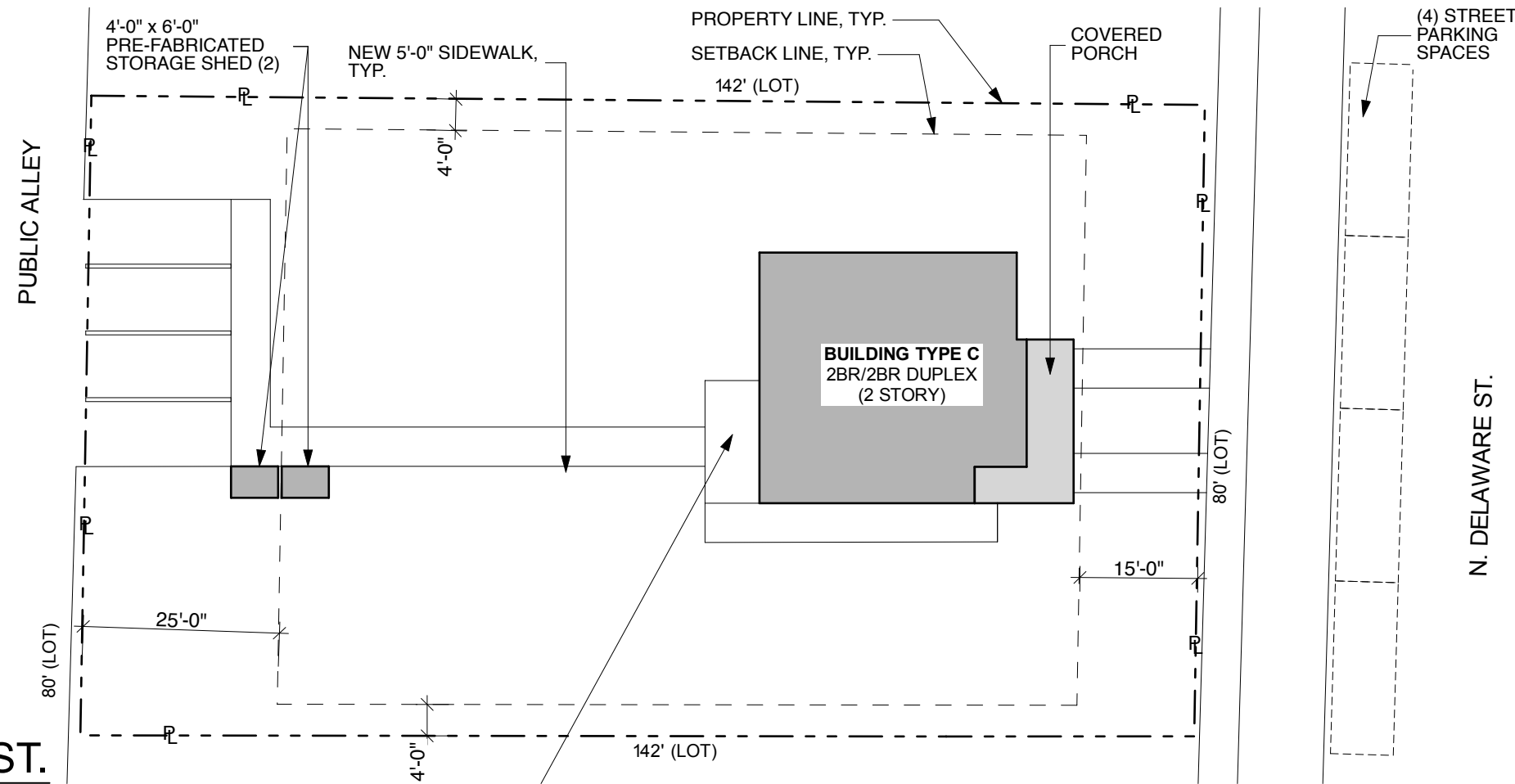
LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

A1.16

A

2201 N. DELAWARE ST.

SCALE: 1" = 20'

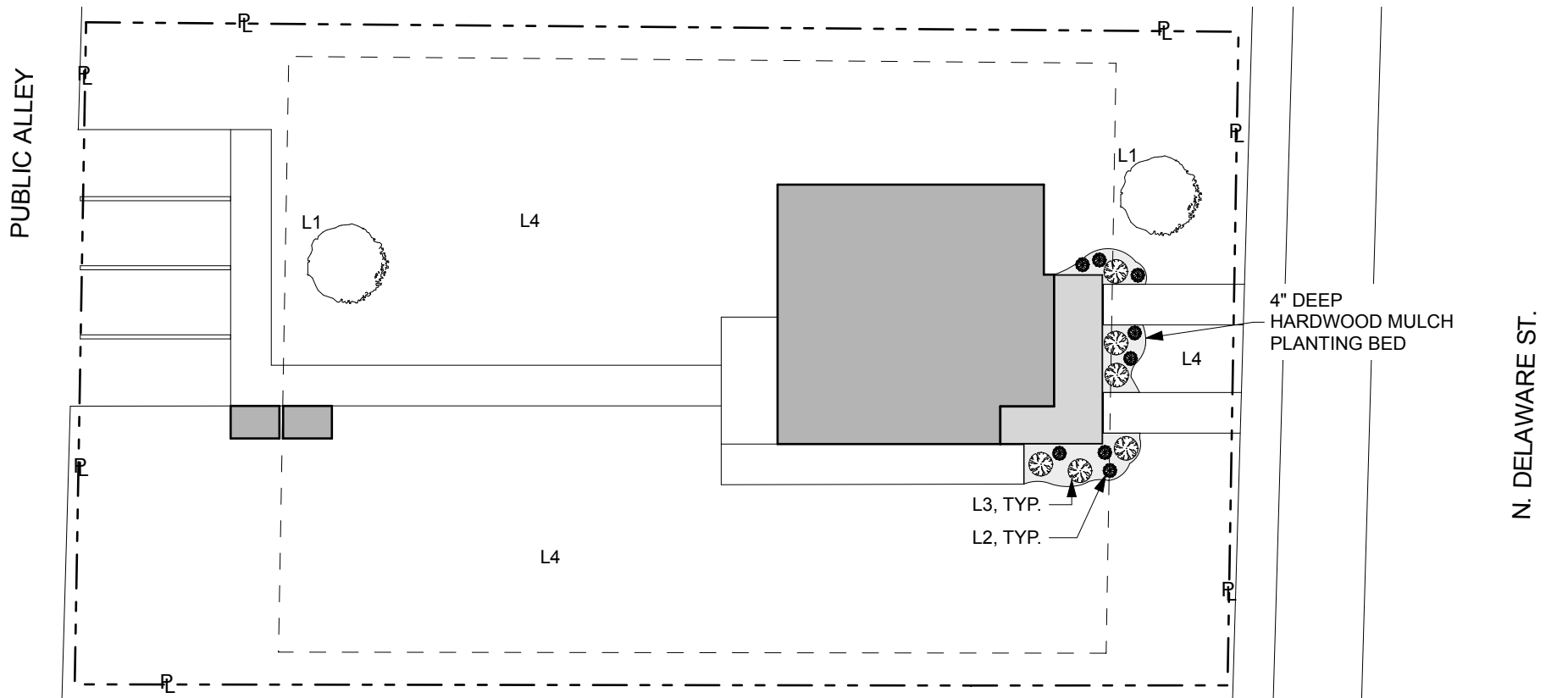


SITE DATA	
TOTAL SITE AREA (SF):	11,653
DWELLING UNITS (Apartments)	
2 Bedroom:	2
DWELLING UNITS - TOTAL:	2
PARKING SPACES	
On-Site:	4
Off-Site (street):	4
PARKING SPACES - TOTAL:	8

B

2201 N DELAWARE - LANDSCAPE PLAN

SCALE: 1" = 20'



LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

A1.17

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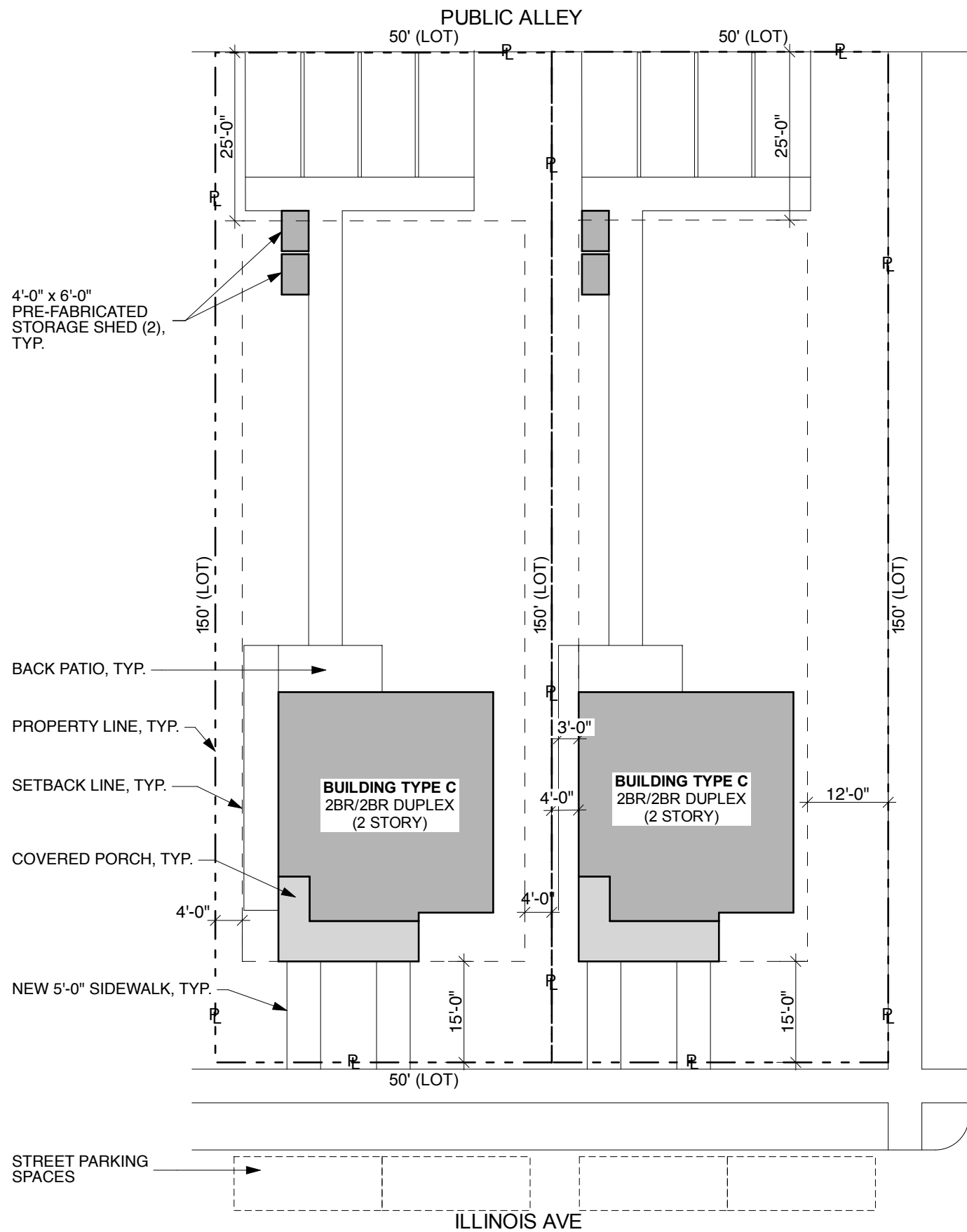


EAST BLUFF HOUSING

East Bluff Neighborhood
Peoria, IL 61603
7/03/18

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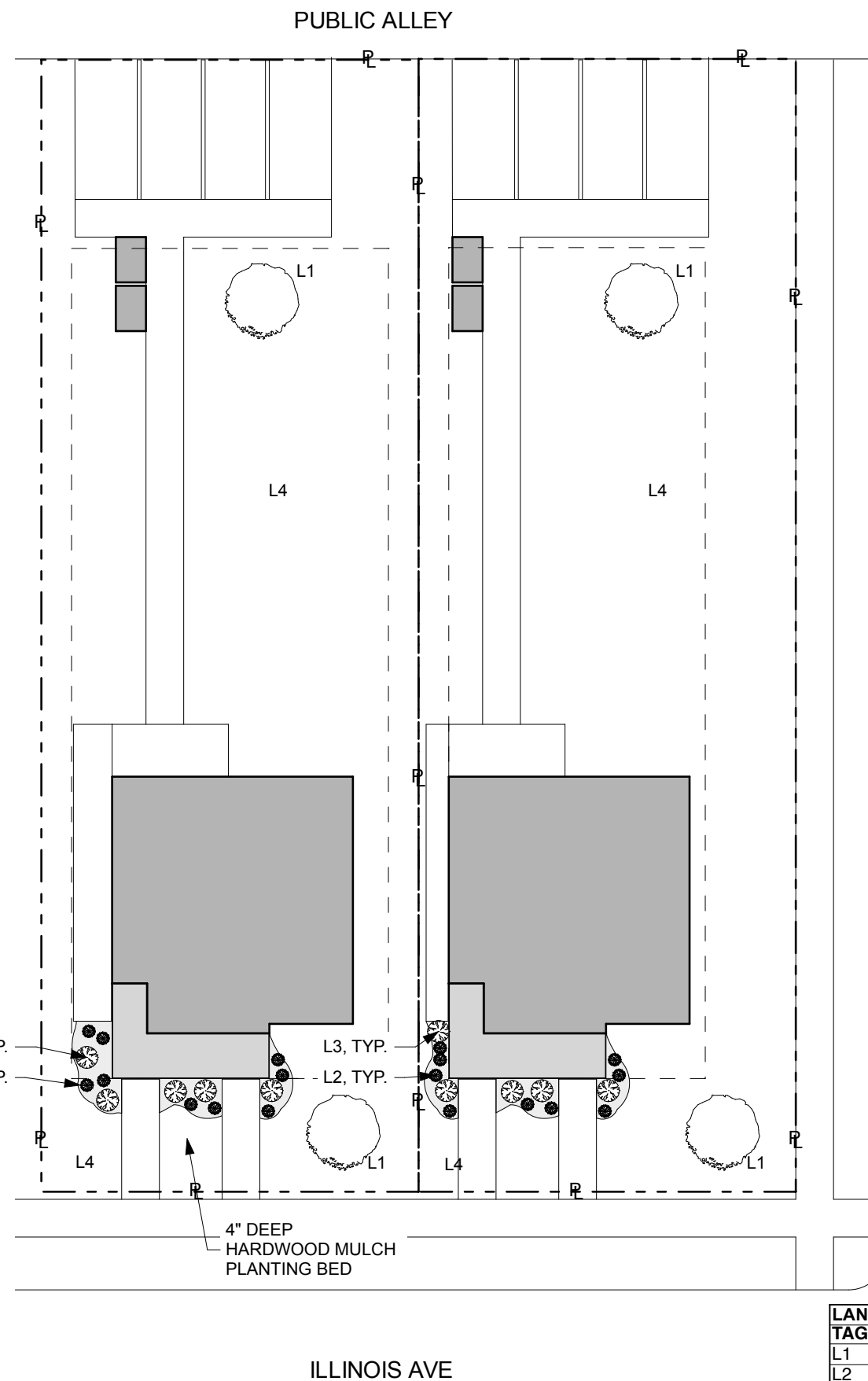
A 513 & 515 E ILLINOIS - SITE PLAN

SCALE: 1" = 20'



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B 513 & 515 E ILLINOIS - LANDSCAPE PLAN

SCALE: 1" = 20'

EAST BLUFF HOUSING

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Peoria, IL 61603
7/03/18

SITE DATA: 513 E ILLINOIS	
TOTAL SITE AREA (SF):	7,500
DWELLING UNITS (Apartments)	
2 Bedroom:	2
DWELLING UNITS - TOTAL:	2
PARKING SPACES	
On-Site:	4
Off-Site (street):	2
PARKING SPACES - TOTAL:	6

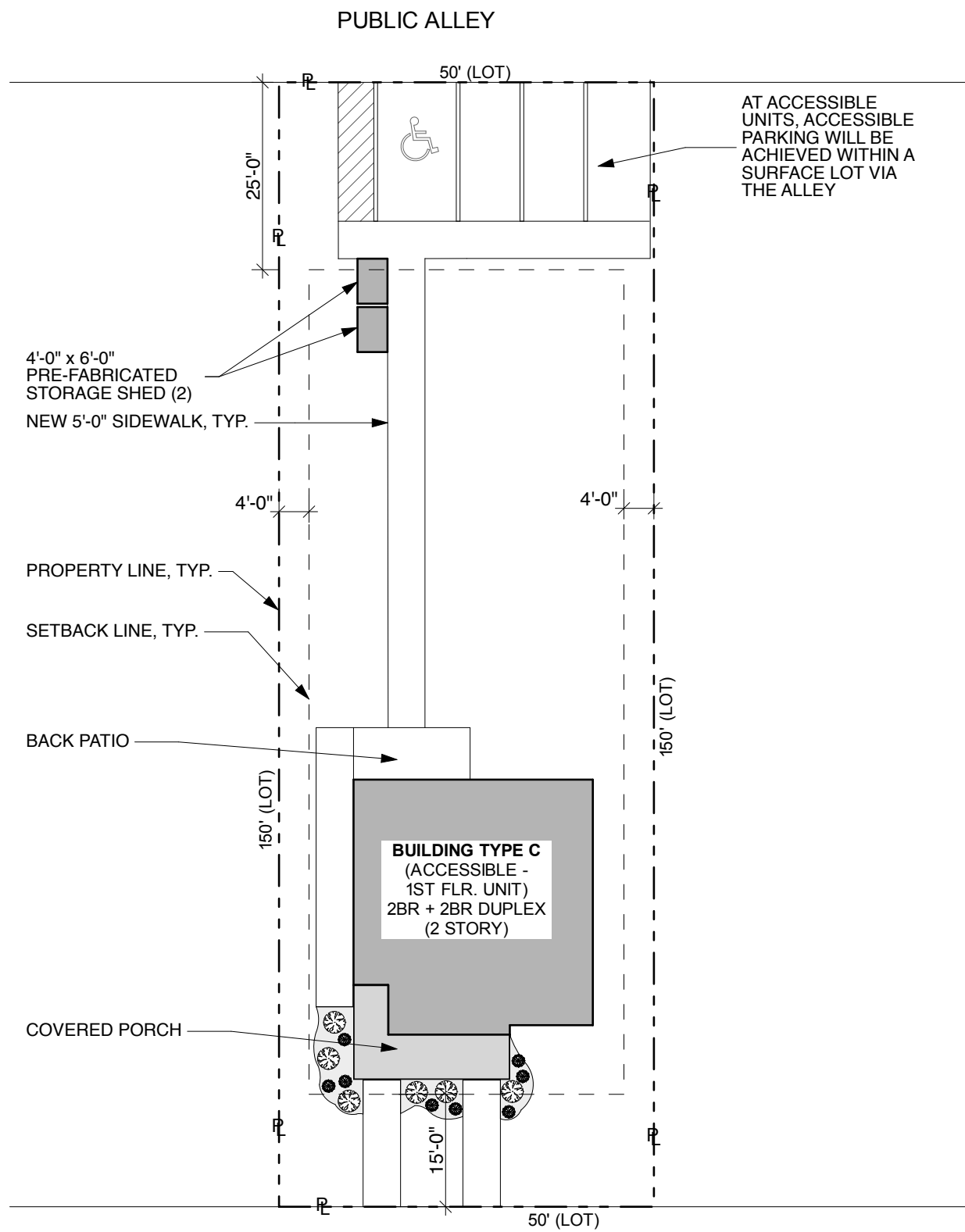
SITE DATA: 515 E ILLINOIS	
TOTAL SITE AREA (SF):	7,500
DWELLING UNITS (Apartments)	
2 Bedroom:	2
DWELLING UNITS - TOTAL:	2
PARKING SPACES	
On-Site:	4
Off-Site (street):	2
PARKING SPACES - TOTAL:	6

LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

A1.18

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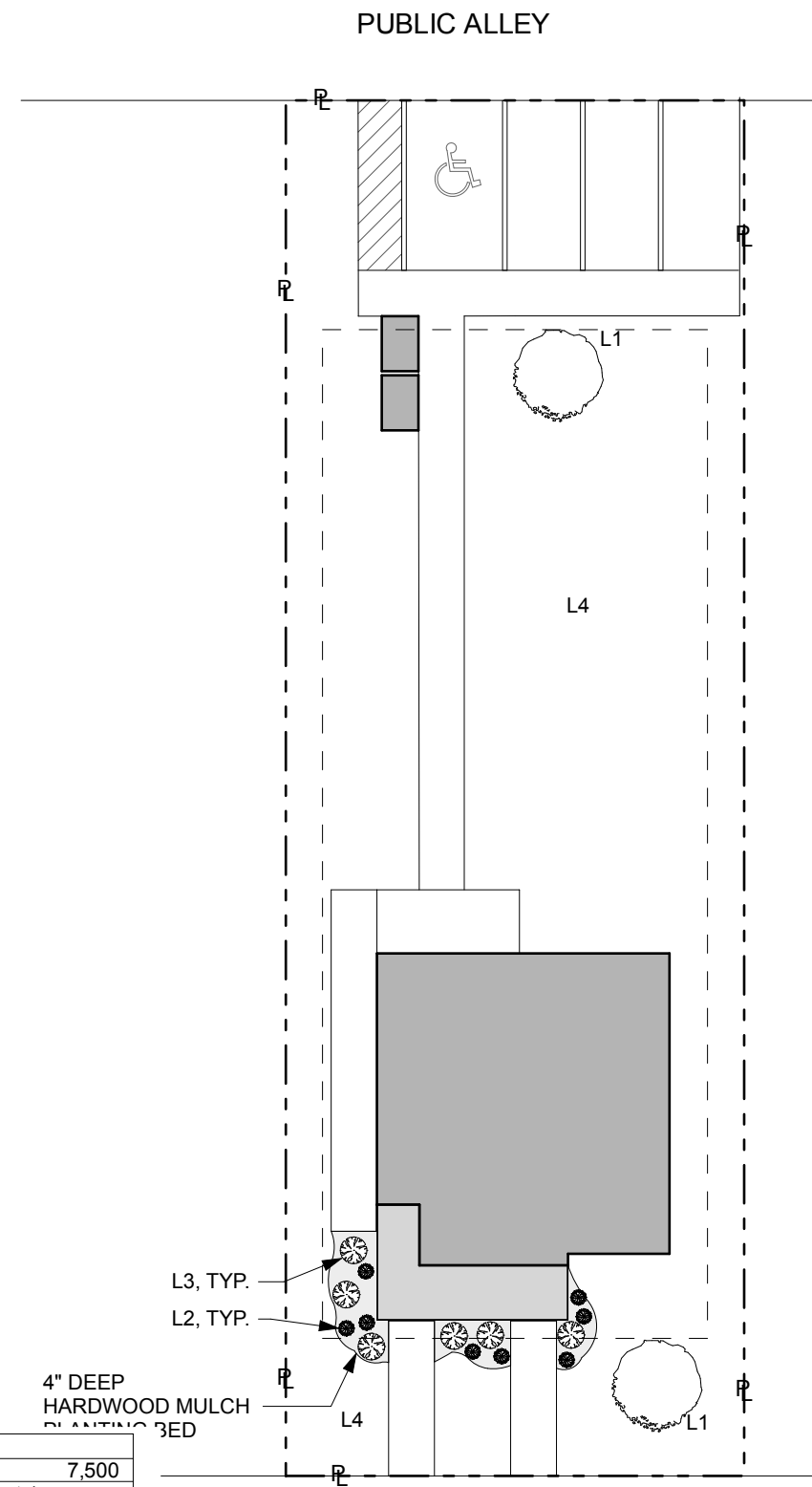


A 1205 E KANSAS - SITE PLAN

SCALE: 1" = 20'



SITE DATA	
TOTAL SITE AREA (SF):	7,500
DWELLING UNITS (Apartments)	
2 Bedroom:	1
2 Bedroom - Accessible:	1
DWELLING UNITS - TOTAL:	2
PARKING SPACES	
On-Site:	4
Off-Site (street):	2
PARKING SPACES - TOTAL:	6

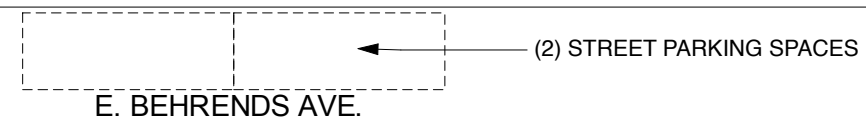
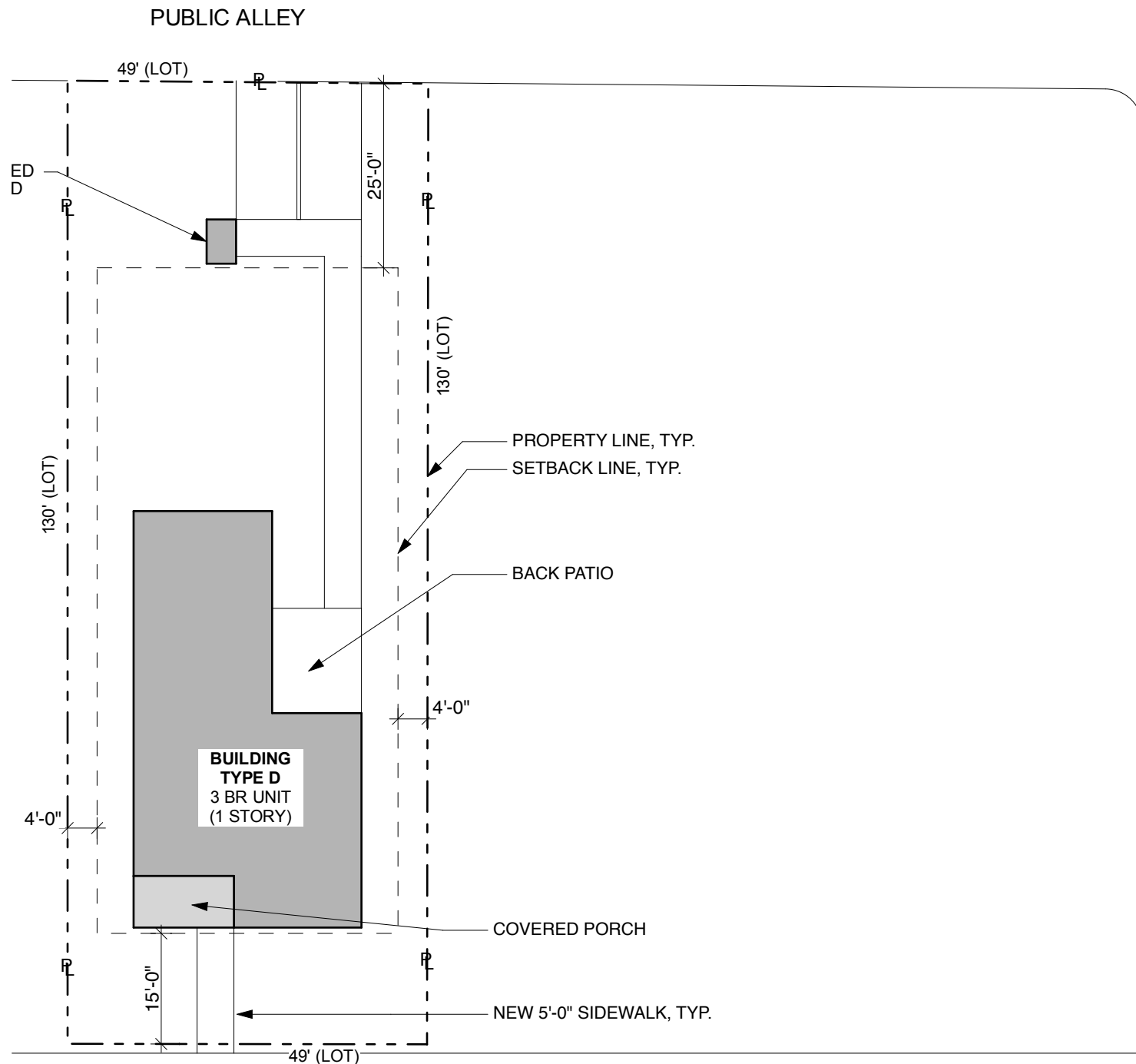


B 1205 E KANSAS - LANDSCAPE PLAN

SCALE: 1" = 20'

LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

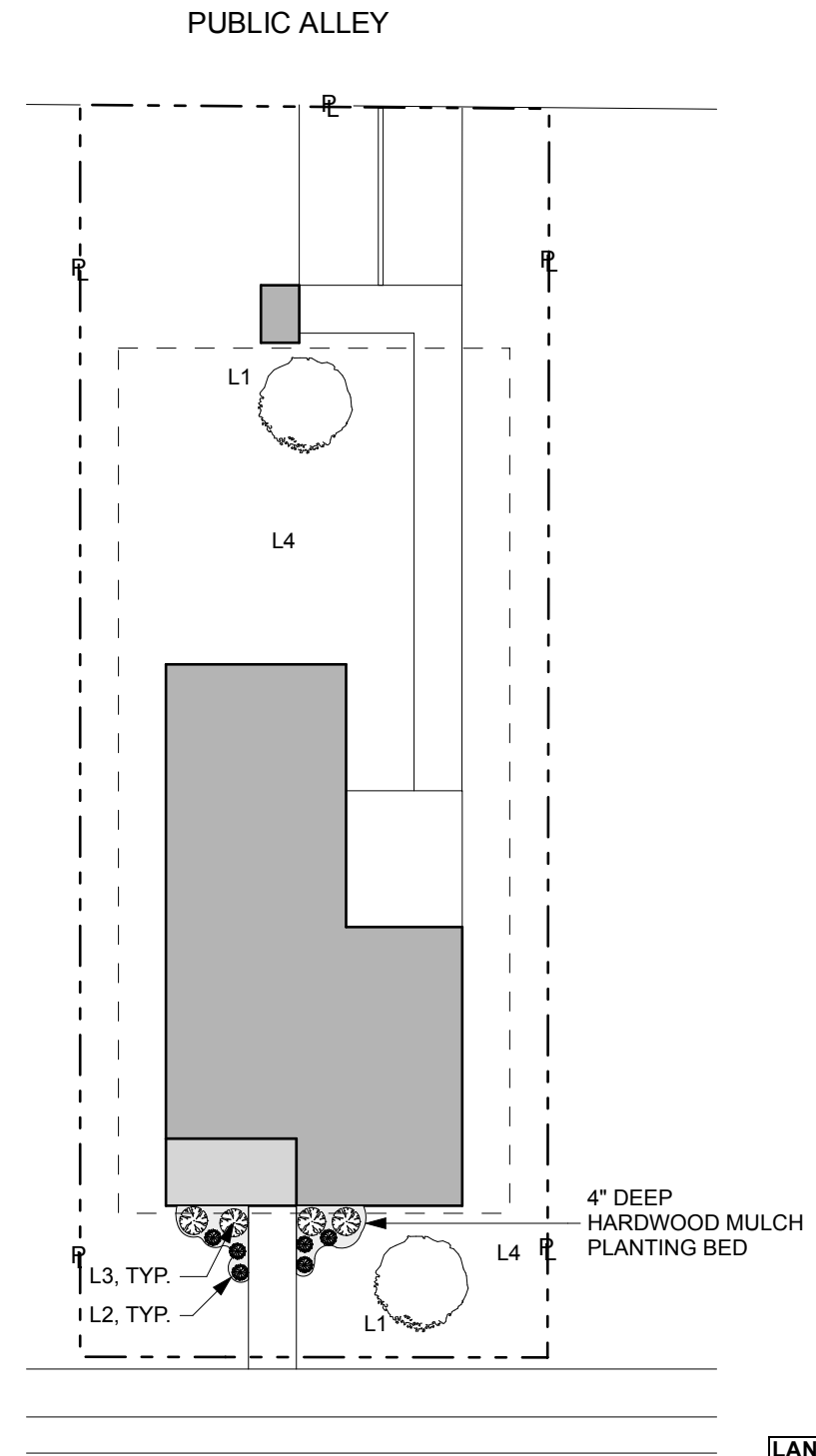
A1.19



A 911 E BEHREND'S - SITE PLAN

SCALE: 1" = 20'

SITE DATA	
TOTAL SITE AREA (SF):	6,382
DWELLING UNITS (Apartments)	
3 Bedroom:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4

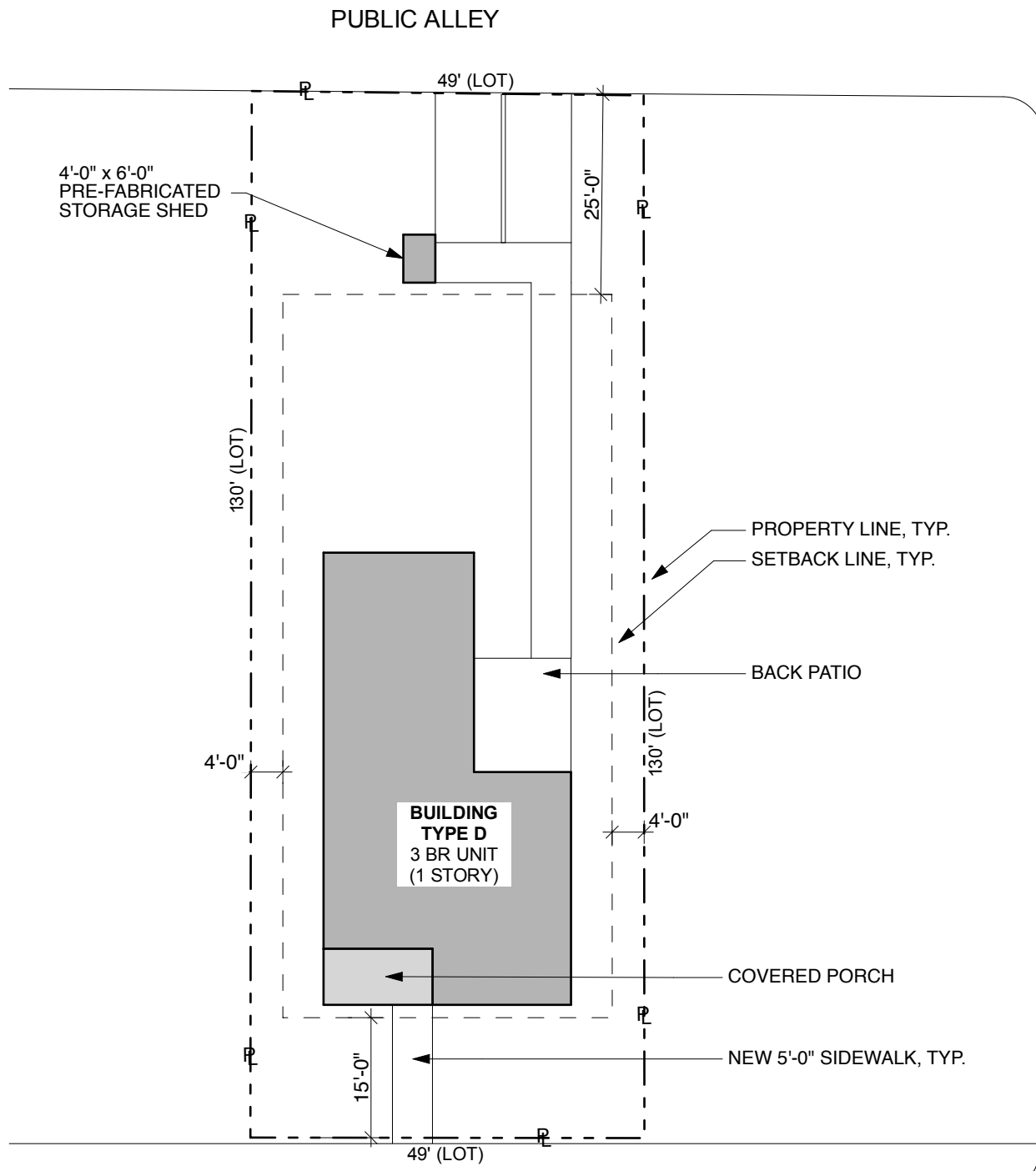


LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

B 911 E BEHREND'S - LANDSCAPE PLAN

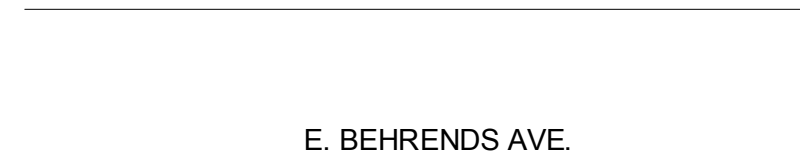
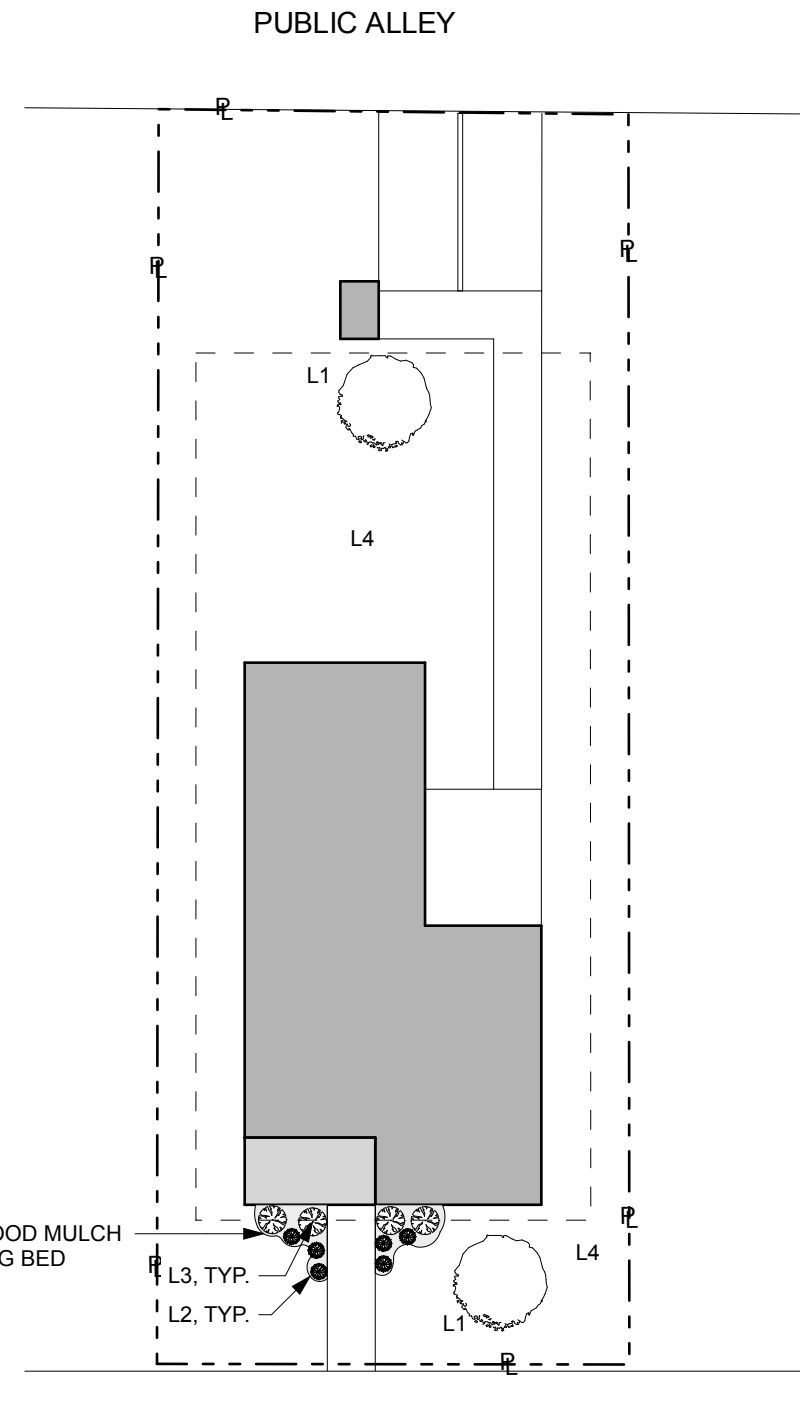
SCALE: 1" = 20'

A1.20



SITE DATA	
TOTAL SITE AREA (SF):	6,370
DWELLING UNITS (Apartments)	
3 Bedroom:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4

A 915 E. BEHREND'S AVE.
SCALE: 1" = 20'



LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

B 915 E BEHREND'S - LANDSCAPE PLAN
SCALE: 1" = 20'

EAST BLUFF HOUSING

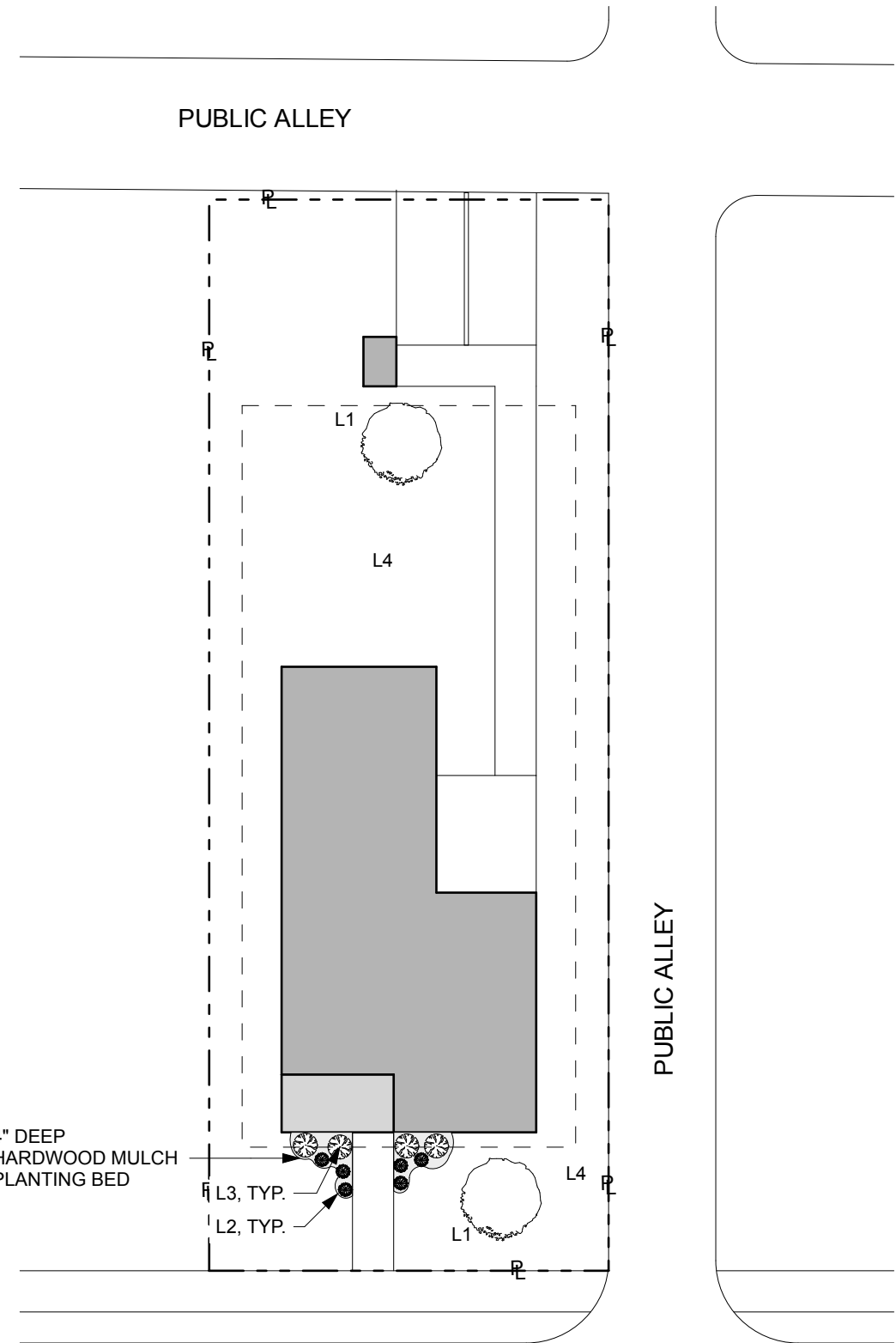
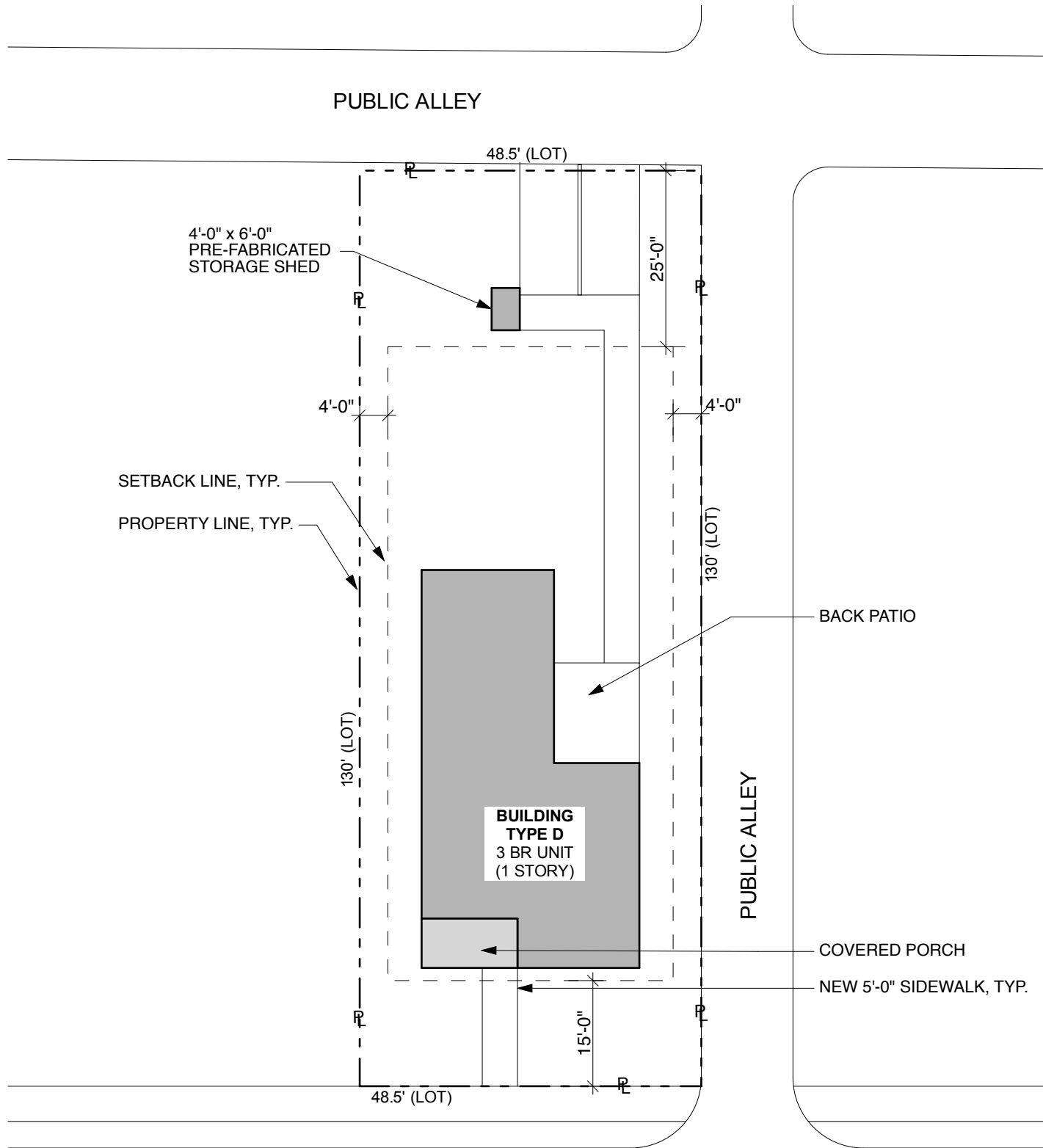
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A1.21

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SITE DATA	
TOTAL SITE AREA (SF):	6,305
DWELLING UNITS (Apartments)	
3 Bedroom:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4

LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

A 919 E. BEHREND'S AVE. 

B 919 E BEHREND'S - LANDSCAPE PLAN

A1.22

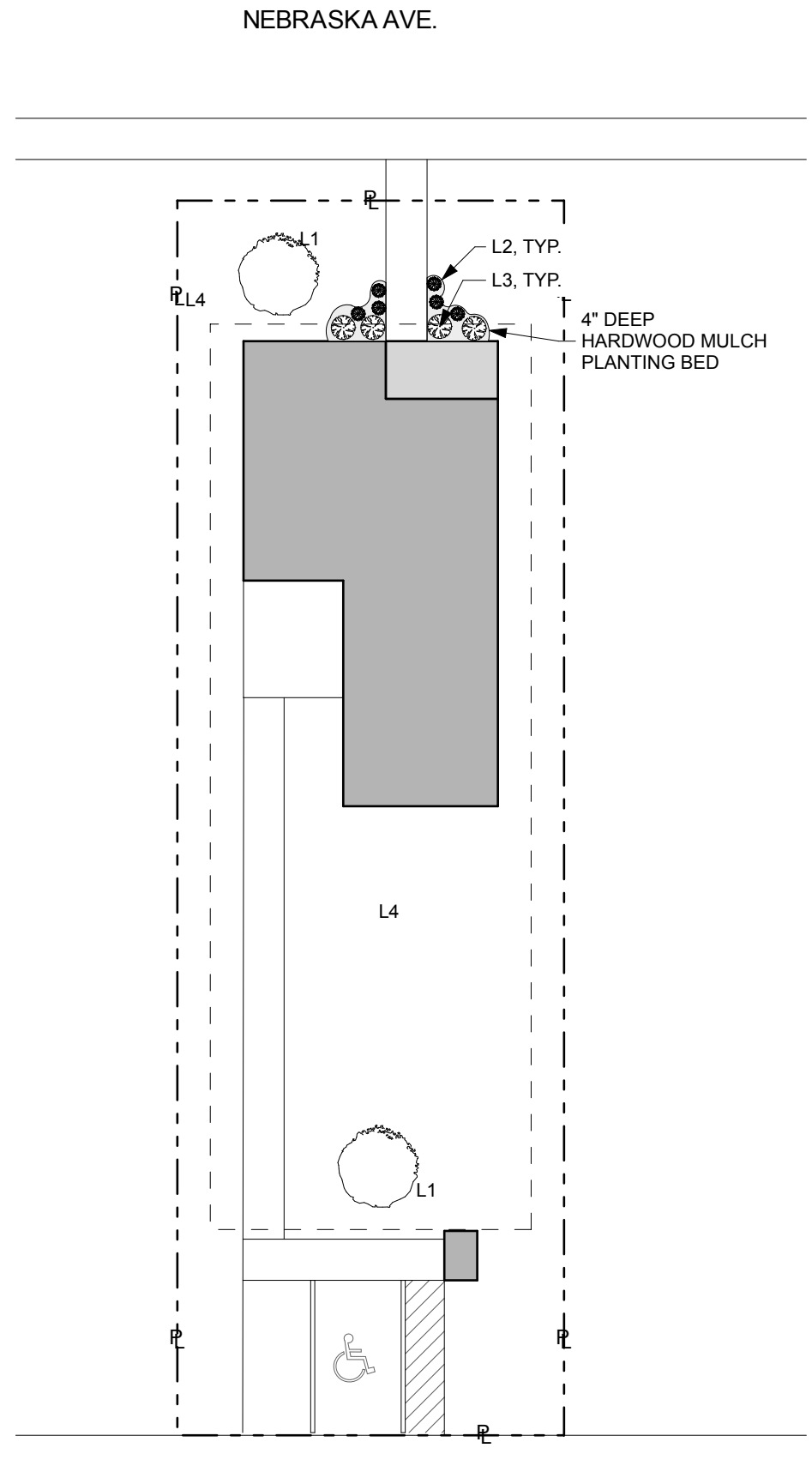
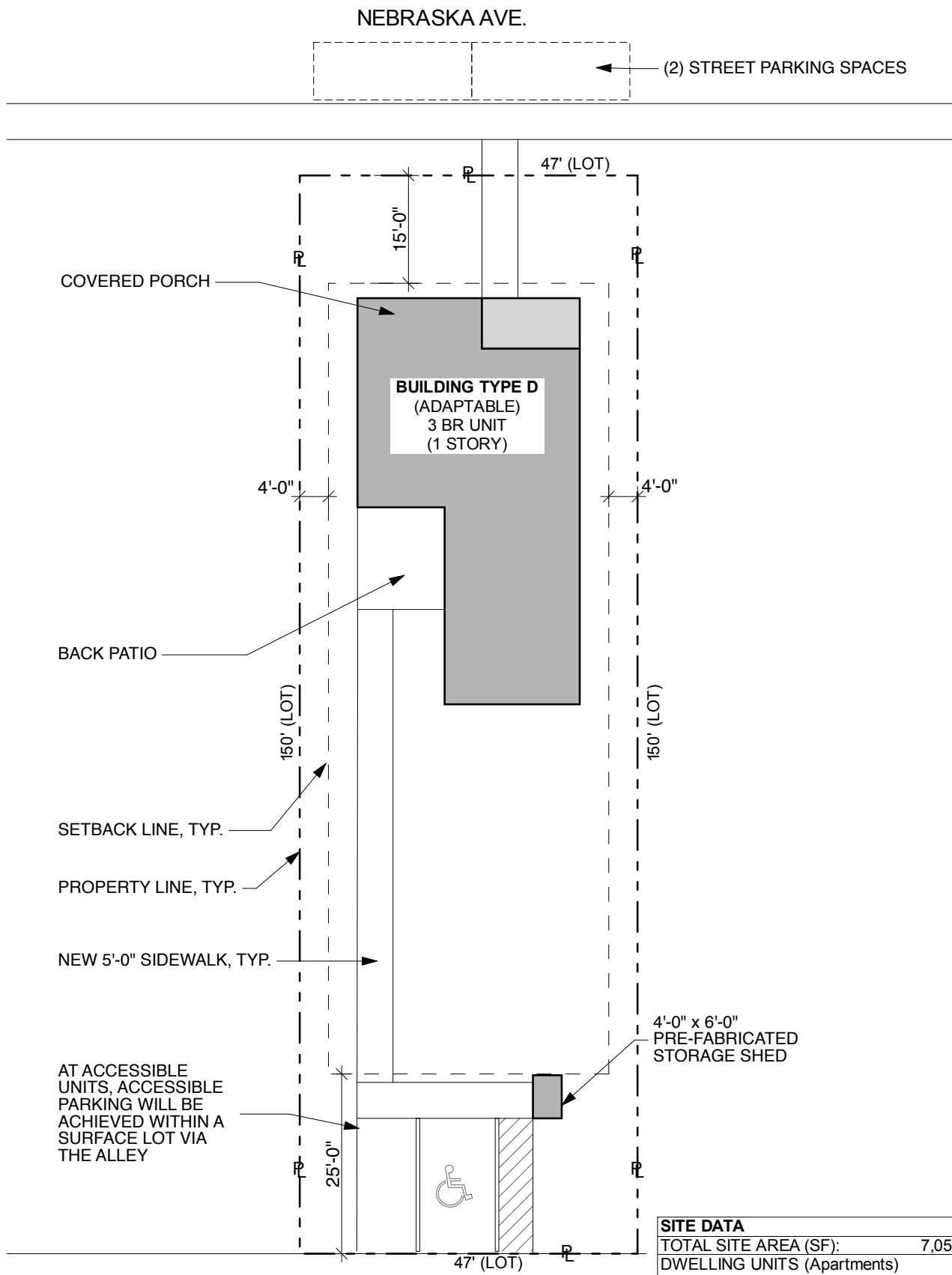
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EAST BLUFF HOUSING

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SITE DATA

TOTAL SITE AREA (SF):	7,050
DWELLING UNITS (Apartments)	
3 Bedroom - Adaptable:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4

LANDSCAPE SCHEDULE

TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

A 1008 E. NEBRASKA AVE. SCALE: 1" = 20'

B 1008 E NEBRASKA - LANDSCAPE PLAN SCALE: 1" = 20'

A1.23

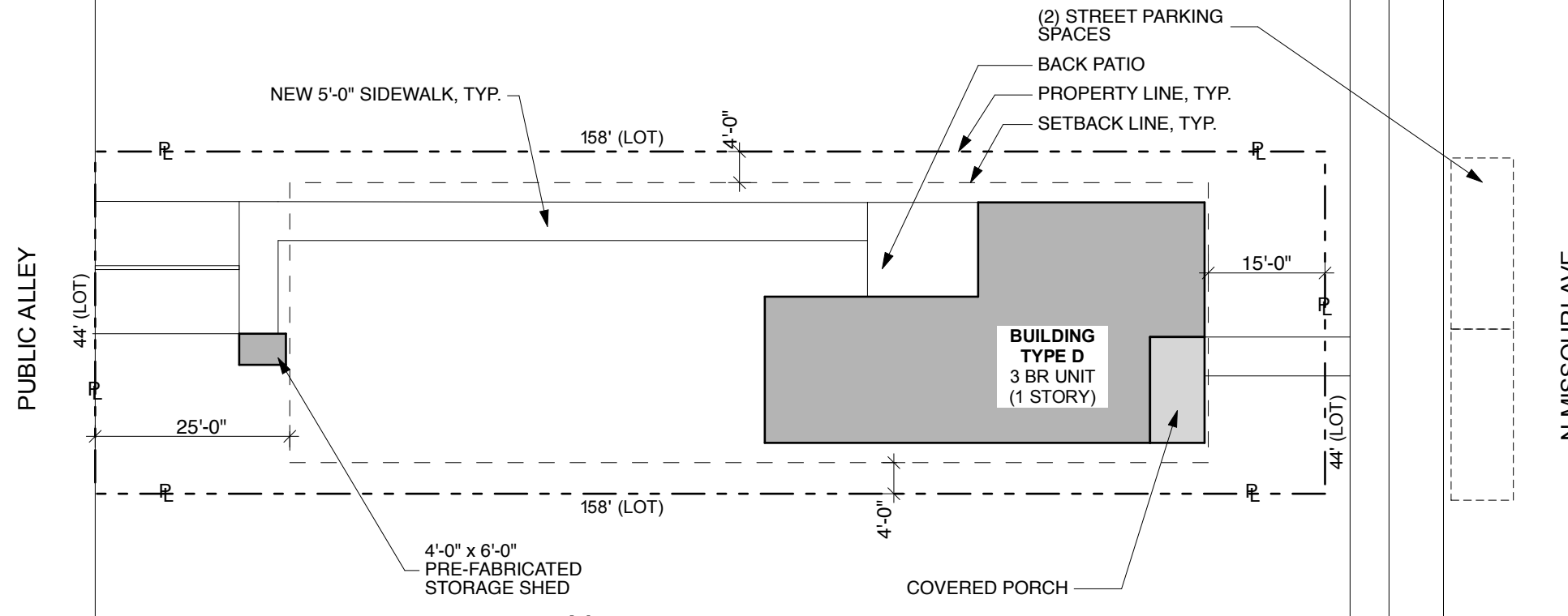
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EAST BLUFF HOUSING

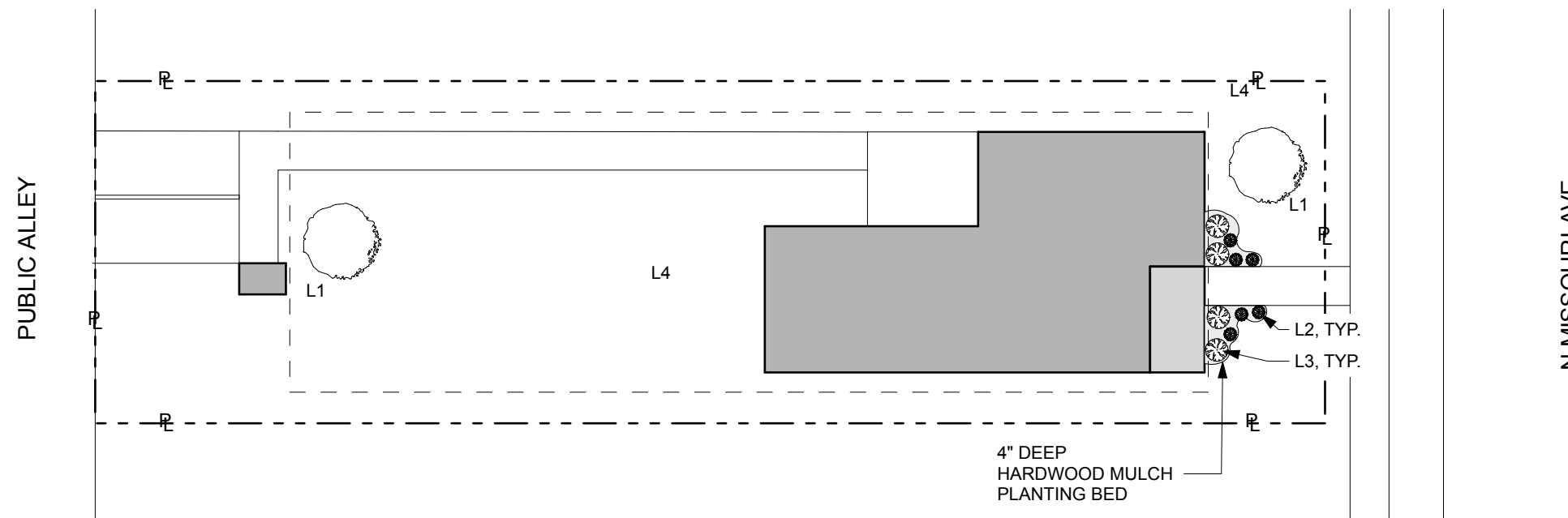
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SITE DATA	
TOTAL SITE AREA (SF):	5,688
DWELLING UNITS (Apartments)	
3 Bedroom:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4

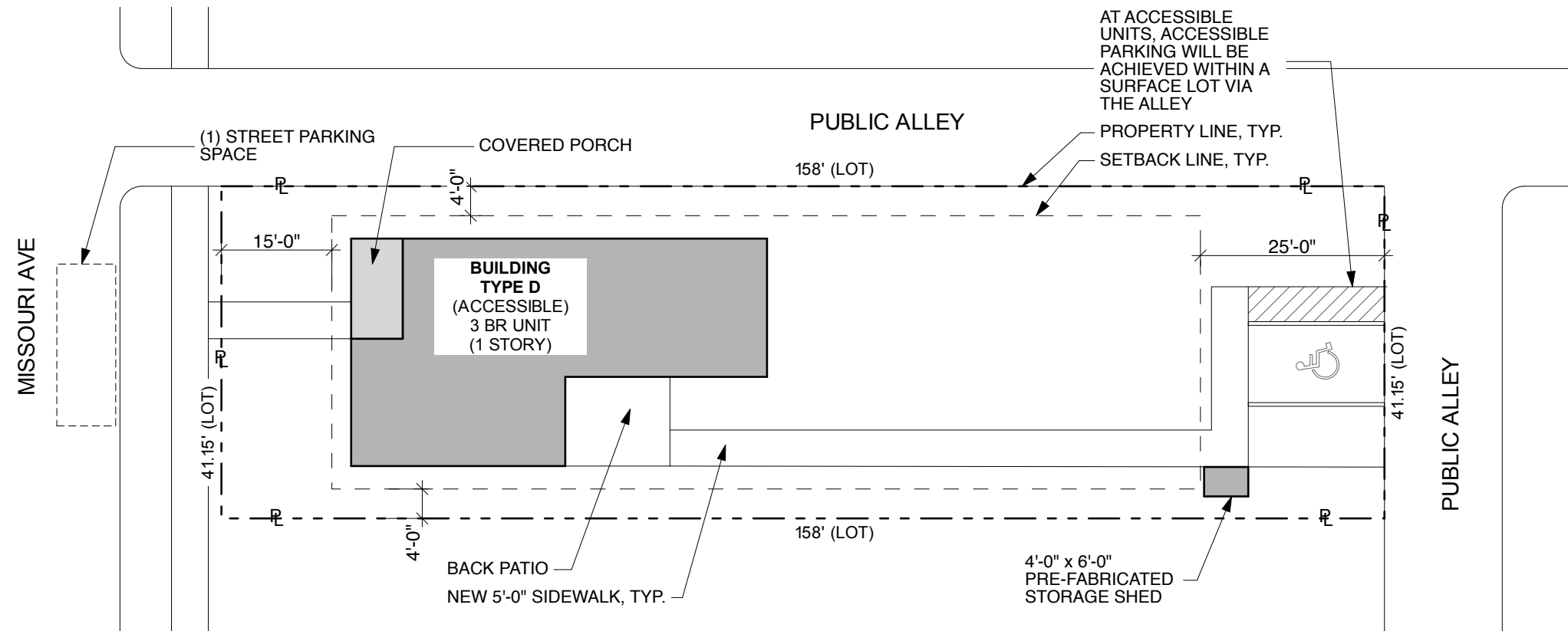
A 2411 N MISSOURI - SITE PLAN
SCALE: 1" = 20'



LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

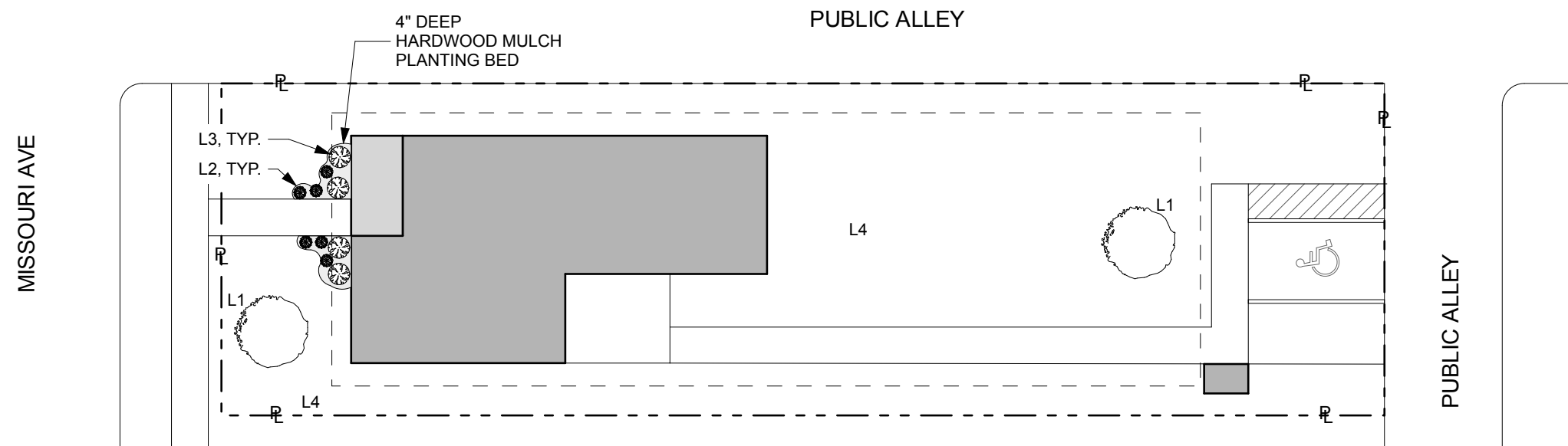
B 2411 N MISSOURI - LANDSCAPE PLAN
SCALE: 1" = 20'

A1.24



SITE DATA	
TOTAL SITE AREA (SF):	6,502
DWELLING UNITS (Apartments)	
3 Bedroom - Accessible:	1
DWELLING UNITS - TOTAL:	1
PARKING SPACES	
On-Site:	2
Off-Site (street):	2
PARKING SPACES - TOTAL:	4

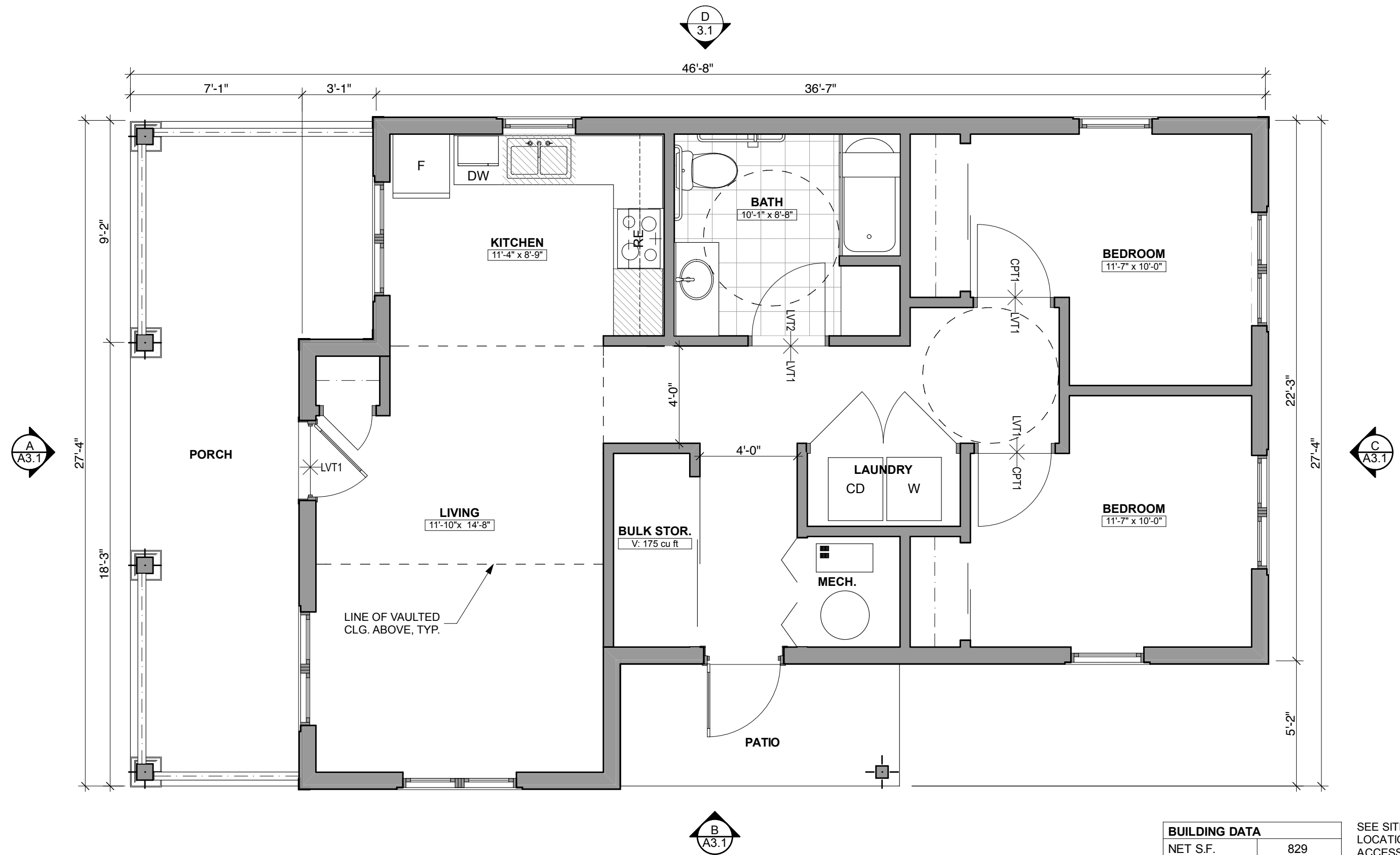
A 2414 N MISSOURI - SITE PLAN
SCALE: 1" = 20'



LANDSCAPE SCHEDULE			
TAG	PLANT TYPE	SPACING	SIZE
L1	LARGE TREE	PER PLAN	2 1/2" CALIPER
L2	SHRUB	PER PLAN	24" HT.
L3	SHRUB	PER PLAN	30" HT.
L4	GROUNDCOVER	CONTINUOUS	SEED

B 2414 N MISSOURI - LANDSCAPE PLAN
SCALE: 1" = 20'

A1.25



A BUILDING A - 2 BR - FIRST FLOOR
SCALE: 1/4" = 1'-0"

BUILDING DATA	
NET S.F.	829
GROSS S.F.	904

SEE SITE PLANS FOR LOCATIONS OF UFAS / ANSI ACCESSIBLE AND IAC ADAPTABLE UNITS

FINISH KEY	
CPT	CARPET
LVT	LUXURY SOLID VINYL PLANK FLOORING

A2.1

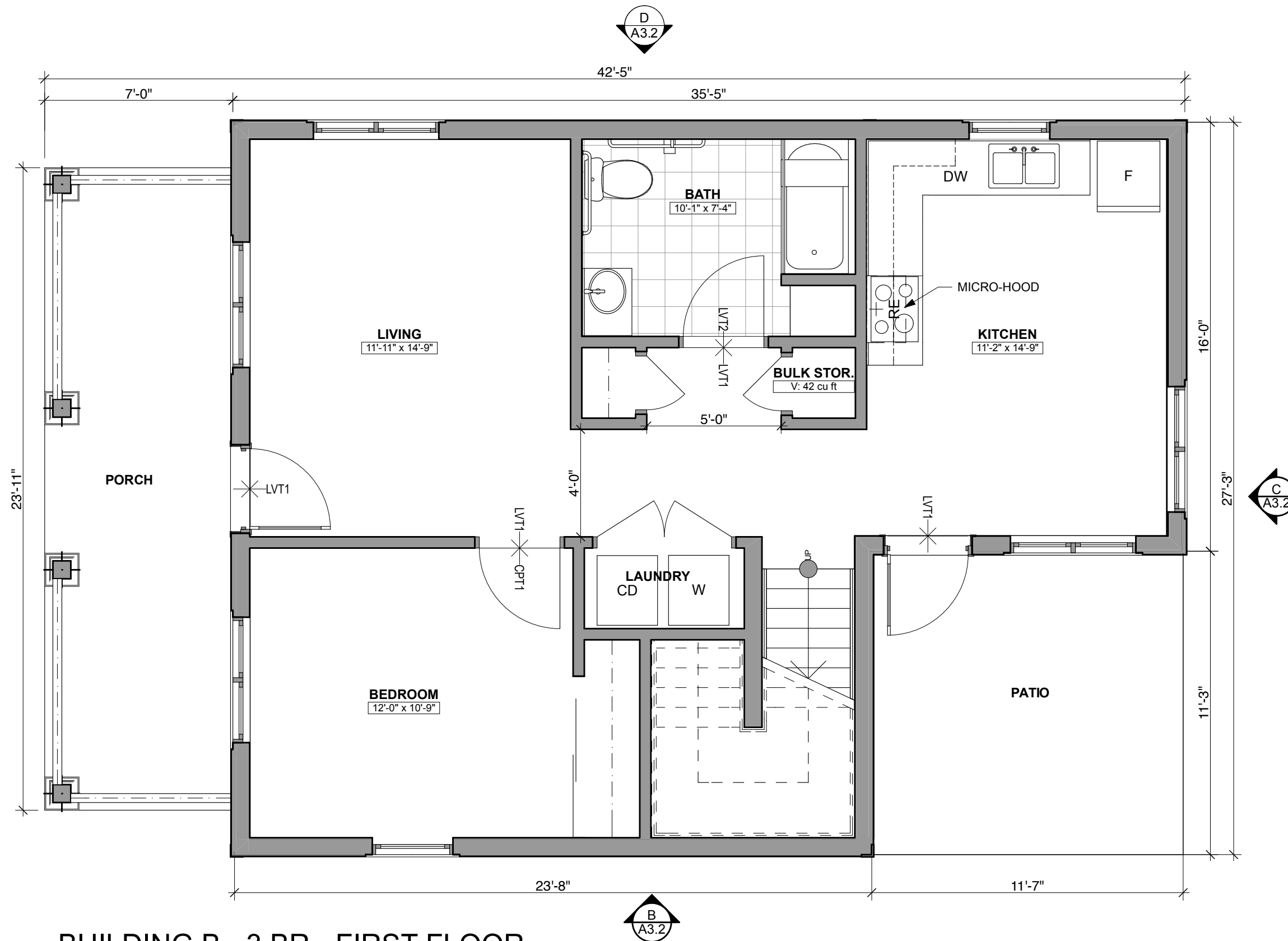
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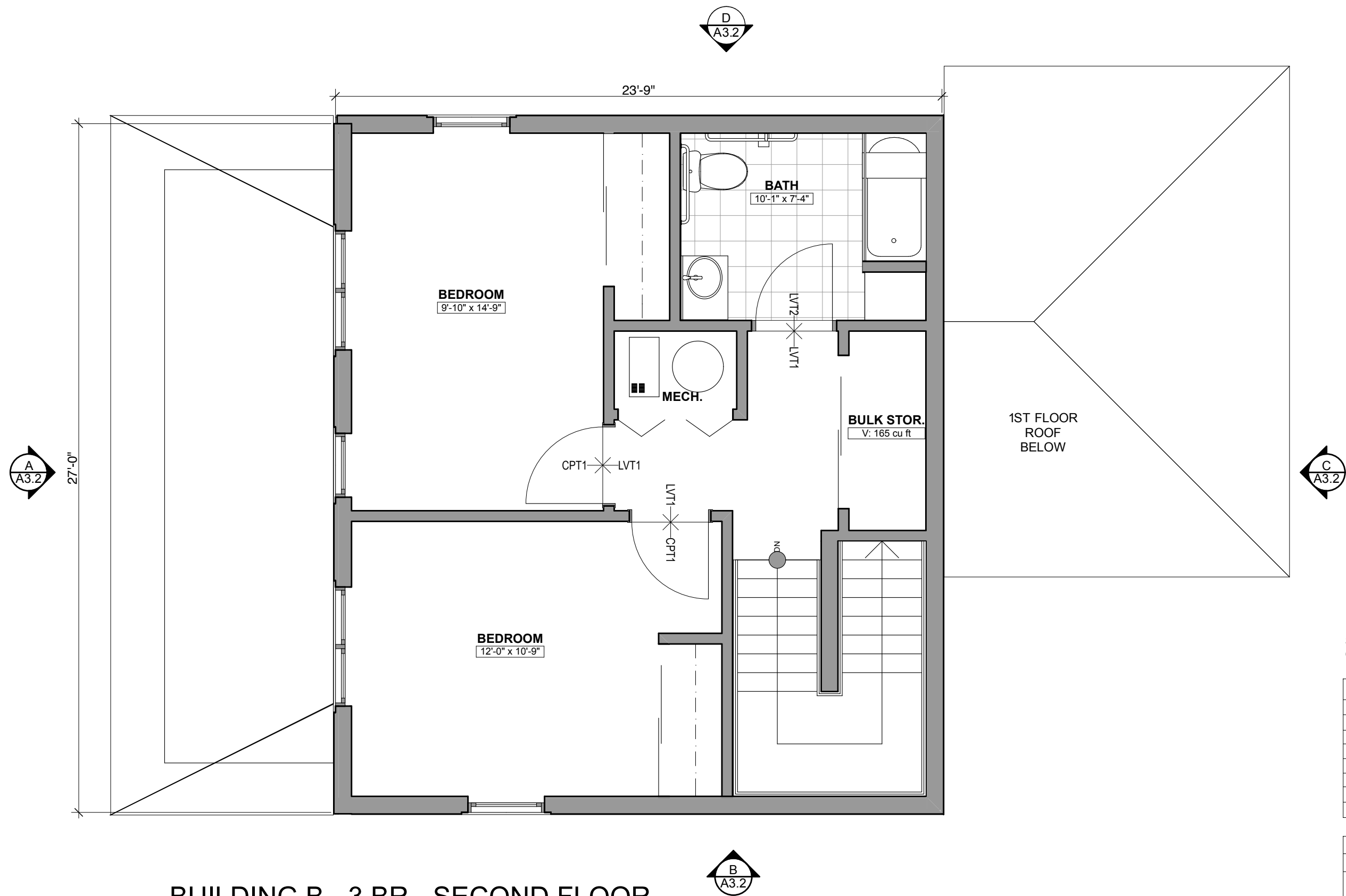
B BUILDING B - 3 BR - FIRST FLOOR
 SCALE: 1/4" = 1'-0"

SEE SITE PLANS FOR LOCATIONS OF UFAS / ANSI ACCESSIBLE AND IAC ADAPTABLE UNITS

BUILDING DATA	
1ST FLOOR NET S.F.	758
1ST FLOOR GROSS S.F.	827
2ND FLOOR NET S.F.	511
2ND FLOOR GROSS S.F.	557
TOTAL NET S.F.	1,269
TOTAL GROSS S.F.	1,384

FINISH KEY	
CPT	CARPET
LVT	LUXURY SOLID VINYL PLANK FLOORING

A2.2



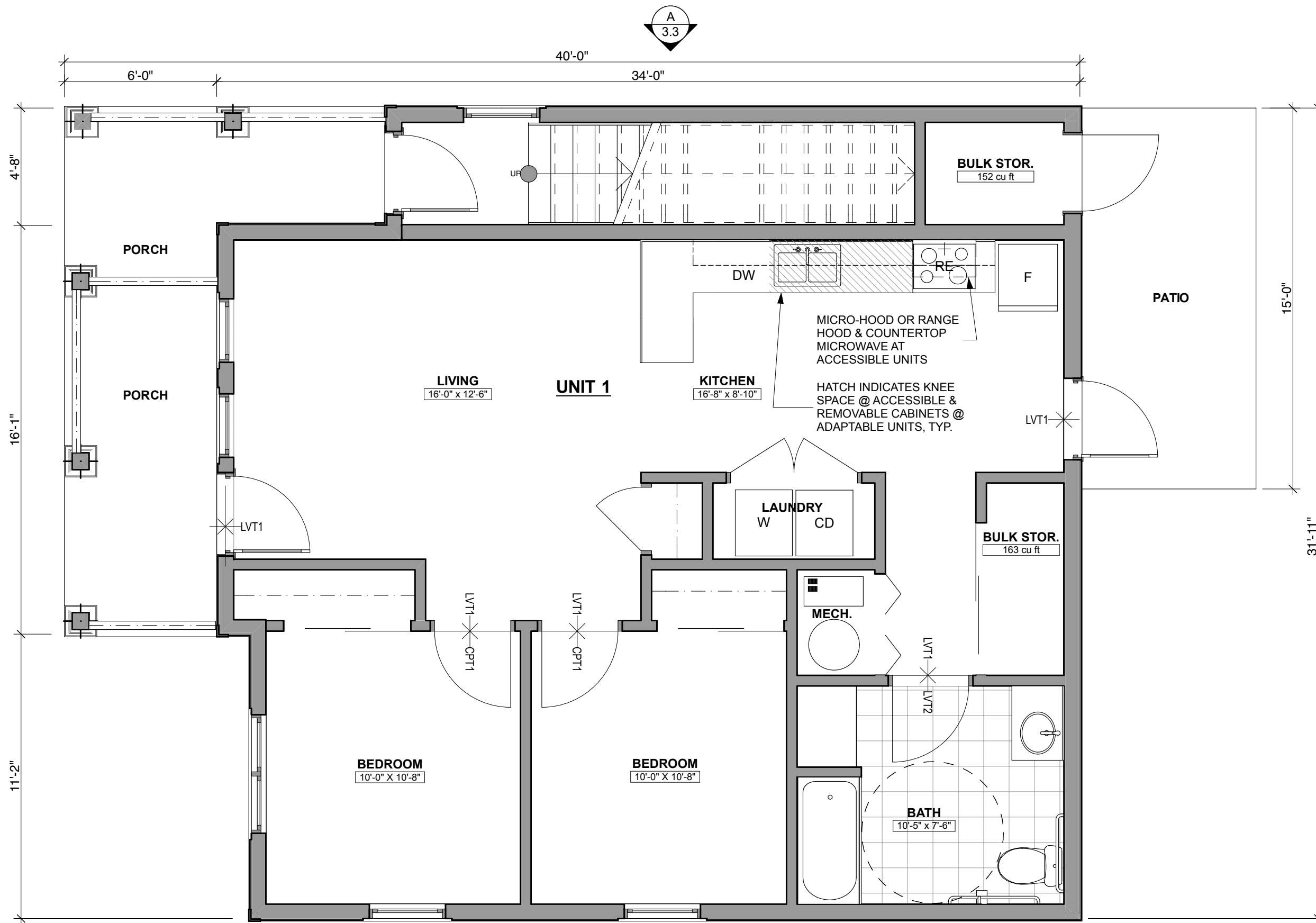
B BUILDING B - 3 BR - SECOND FLOOR
 SCALE: 1/4" = 1'-0"

SEE SITE PLANS FOR LOCATIONS OF UFAS / ANSI ACCESSIBLE AND IAC ADAPTABLE UNITS

BUILDING DATA	
1ST FLOOR NET S.F.	758
1ST FLOOR GROSS S.F.	827
2ND FLOOR NET S.F.	511
2ND FLOOR GROSS S.F.	557
TOTAL NET S.F.	1,269
TOTAL GROSS S.F.	1,384

FINISH KEY	
CPT	CARPET
LVT	LUXURY SOLID VINYL PLANK FLOORING

A2.3



SEE SITE PLANS FOR LOCATIONS OF UFAS / ANSI ACCESSIBLE AND IAC ADAPTABLE UNITS

BUILDING DATA	
UNIT 1 NET S.F.	841
UNIT 1 GROSS S.F.	904
UNIT 2 NET S.F.	841
UNIT 2 GROSS S.F.	904
TOTAL NET S.F.	1,682
TOTAL GROSS S.F.	1,808

FINISH KEY	
CPT	CARPET
LVT	LUXURY SOLID VINYL PLANK FLOORING

C BUILDING C - DUPLEX 2 BR/2 BR - FIRST FLOOR
SCALE: 1/4" = 1'-0"

EAST BLUFF HOUSING

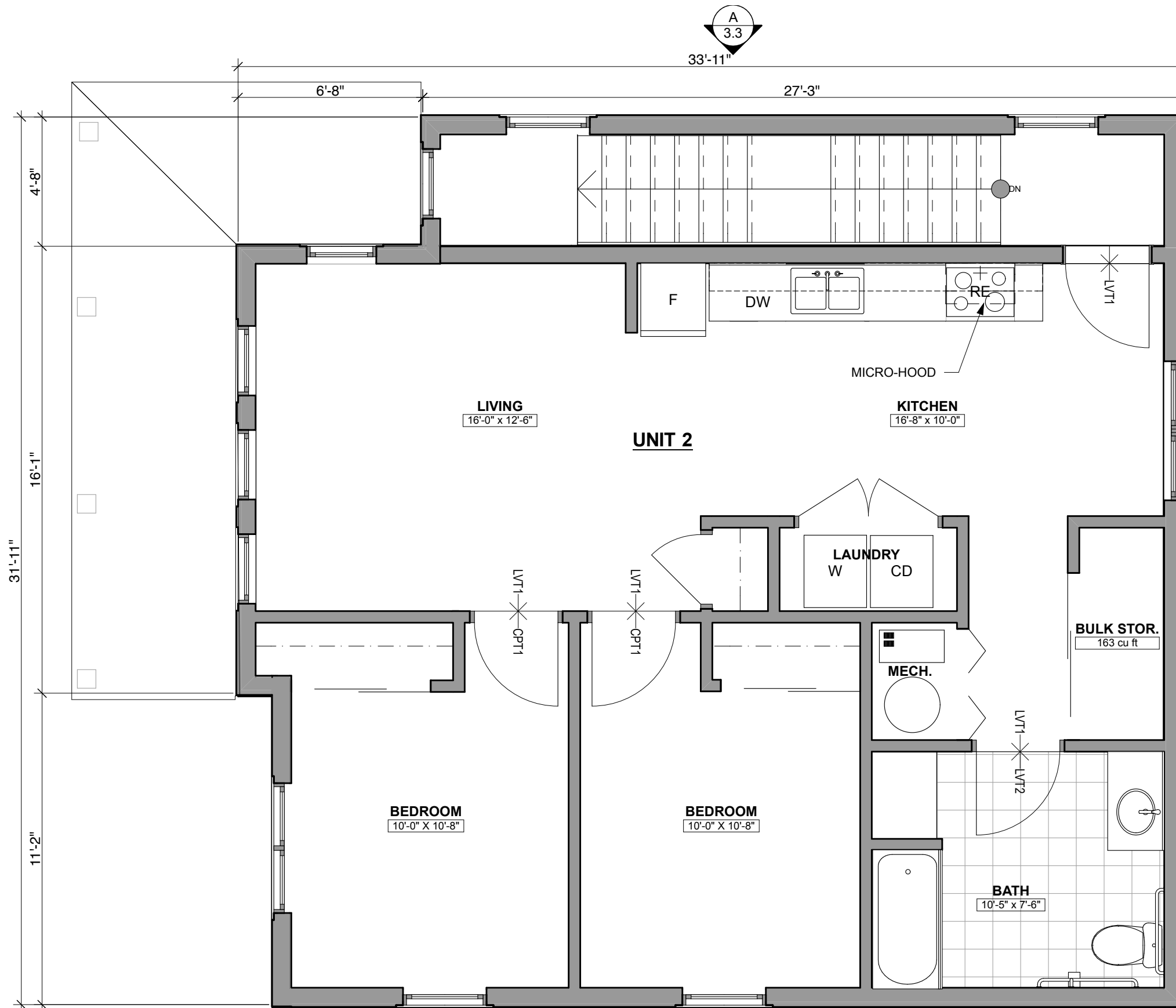
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A2.4



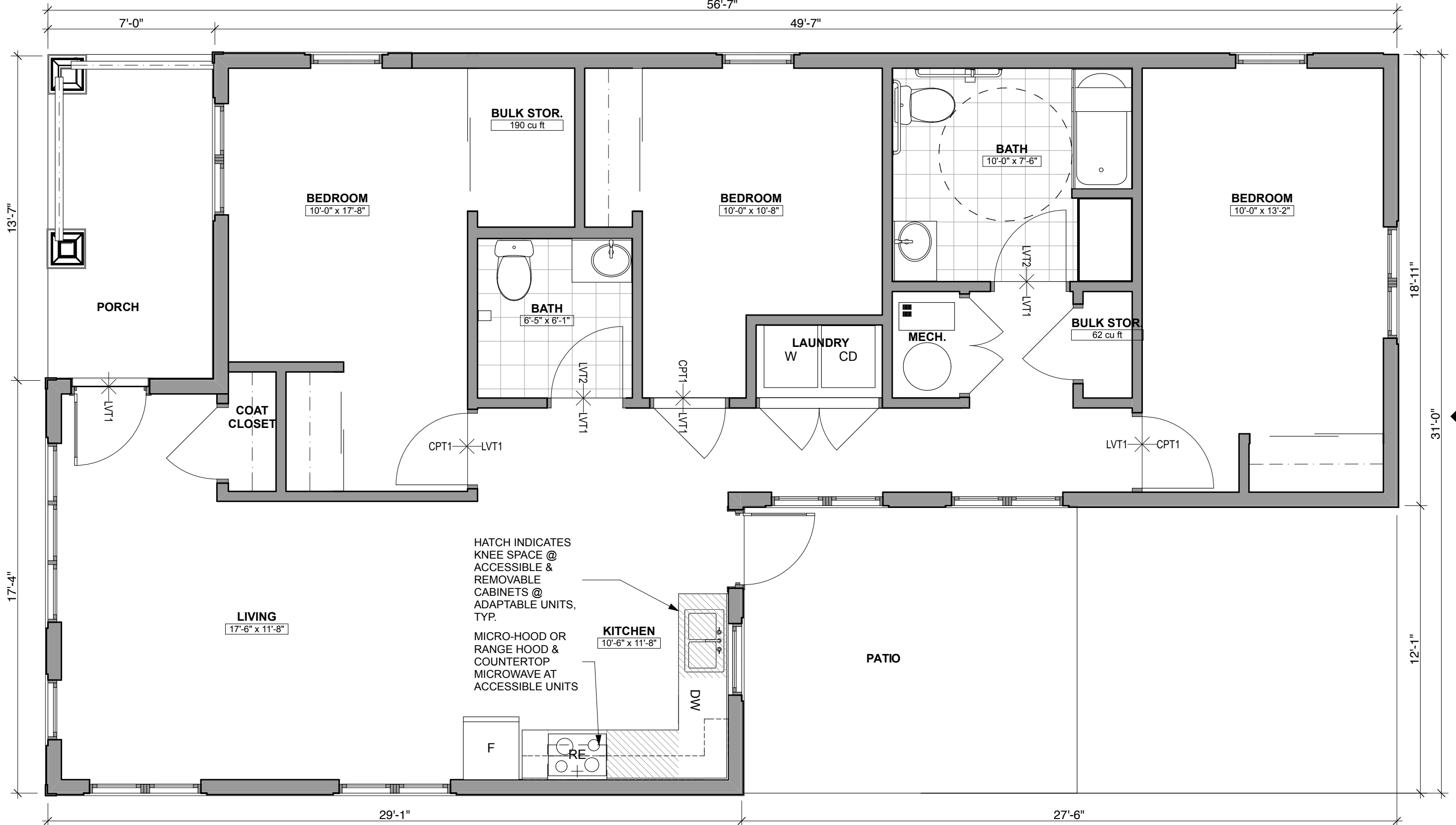
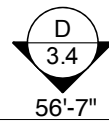
C BUILDING C - DUPLEX 2 BR/2 BR - SECOND FLOOR
SCALE: 1/4" = 1'-0"

SEE SITE PLANS FOR LOCATIONS OF UFAS / ANSI ACCESSIBLE AND IAC ADAPTABLE UNITS

BUILDING DATA	
UNIT 1 NET S.F.	841
UNIT 1 GROSS S.F.	904
UNIT 2 NET S.F.	841
UNIT 2 GROSS S.F.	904
TOTAL NET S.F.	1,682
TOTAL GROSS S.F.	1,808

FINISH KEY	
CPT	CARPET
LVT	LUXURY SOLID VINYL PLANK FLOORING

A2.5



D BUILDING D - 3 BR - FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

SEE SITE PLANS FOR LOCATIONS OF UFAS / ANSI ACCESSIBLE AND IAC ADAPTABLE UNITS

BUILDING DATA	
NET S.F.	1,223
GROSS S.F.	1,321

FINISH KEY	
CPT	CARPET
LVT	LUXURY SOLID VINYL PLANK FLOORING

A2.6

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EAST BLUFF HOUSING

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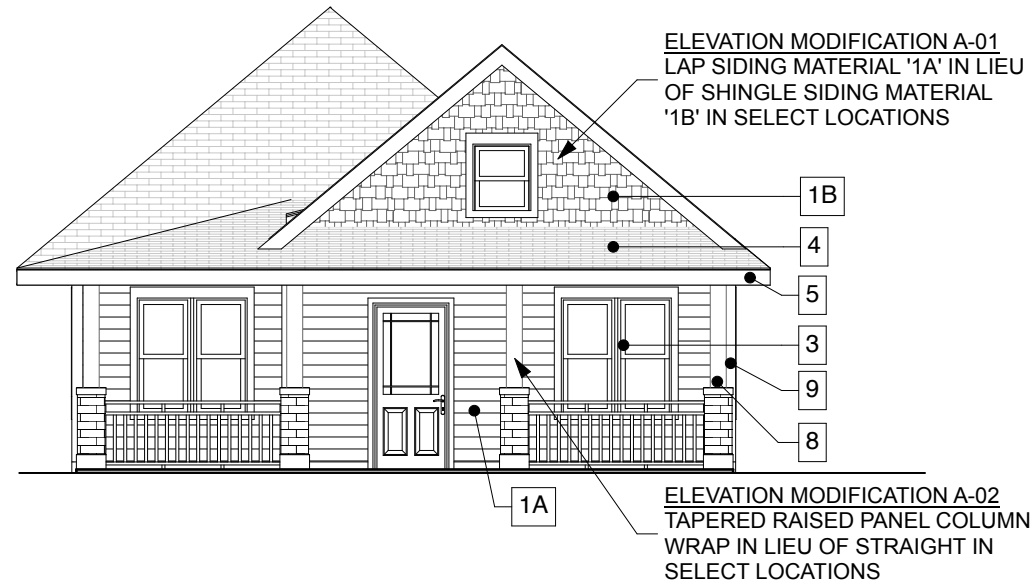
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BUILDING A

ELEVATION COLOR & MODIFICATION MATRIX			
Building Type /Address	Siding Field Color	Trim Color	Elevation Modification
Type A			
1002 E. Behrends	Mountain Sage	White	A-02: Tapered Columns
505 E. Thrush	Country Lane Red	Navajo Beige	A-01: Lap / A-02: Tapered Columns
2206 N. Delaware*	Woodland Cream	White	-
2215 N. Delaware	Espresso	Navajo Beige	A-01: Lap / A-02: Tapered Columns
2402 N. Delaware	Evening Blue	White	-

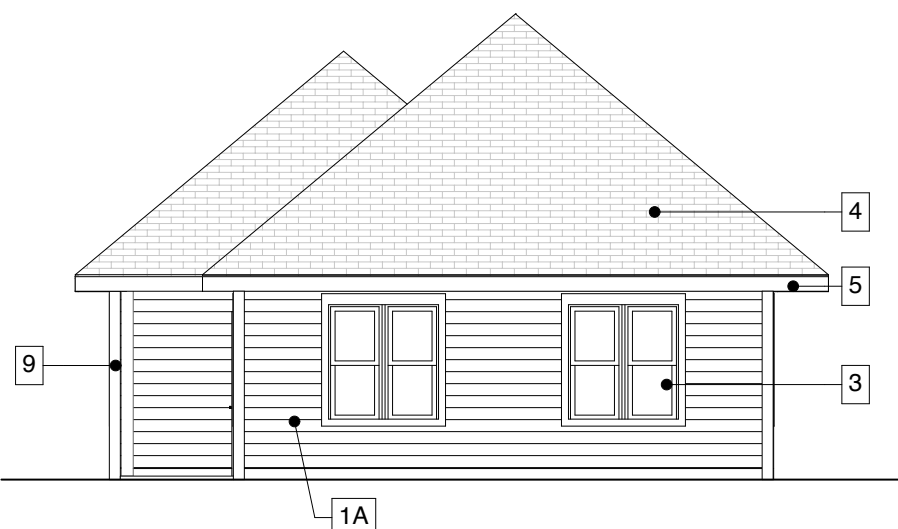
ELEVATION MATERIAL KEY
1A - 6 1/4" FIBER CEMENT BOARD LAP SIDING JAMES HARDIE "HARDIPLANK" CEDARMILL FINISH 5" EXPOSURE - SEE COLOR MATRIX FOR COLORS
1B - FIBER CEMENT SHINGLE SIDING JAMES HARDIE "HARDISHINGLE" CEDARMILL FINISH - SEE COLOR MATRIX FOR COLORS
2A - 4" CAST STONE SILL & TRIM
2B - 8" CAST STONE BASE TRIM
3 - FIBERGLASS WINDOW
4 - ARCHITECTURAL SHINGLES ENERGY STAR RATED MIN. 30 YEAR WARRANTY
5 - COPING, FASCIA & TRIM PREFINISHED ALUMINUM COLOR TO MATCH F.C. TRIM COLOR (SEE COLOR MATRIX)
6 - FACE BRICK, TYP. - COLOR BY ARCH.
7 - PRE-FINISHED INSULATED GALVANIZED STEEL DOOR
8 - PRE-FINISHED PVC COLUMN WRAP W/RAISED PANELS
9 - 3 1/2" FIBER CEMENT TRIM 5/4 BOARD JAMES HARDIE "HARDIETRIM" SMOOTH - SEE COLOR MATRIX FOR COLORS
10 - PRE-FINISHED GABLE VENT - COLOR TO MATCH TRIM COLOR (SEE COLOR MATRIX)
11 - 3'-0" HIGH VINYL RAILING AZEK TRADEMARK SERIES - COLOR TO MATCH TRIM COLOR (SEE COLOR MATRIX)



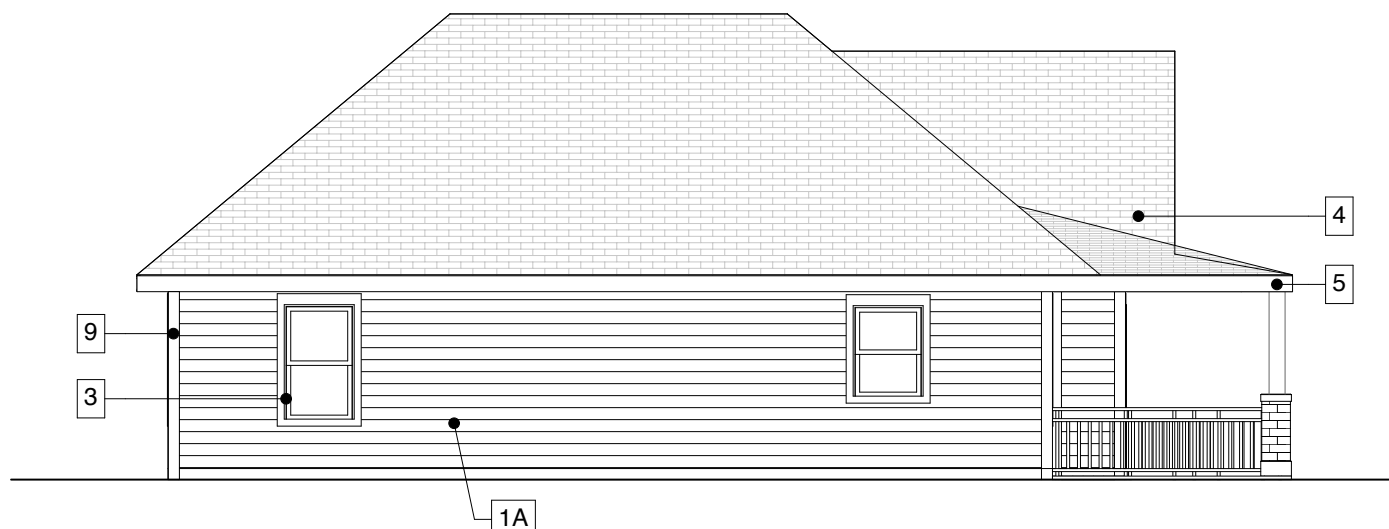
A 2 BR - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



B 2 BR - SIDE 2 ELEVATION
SCALE: 1/8" = 1'-0"



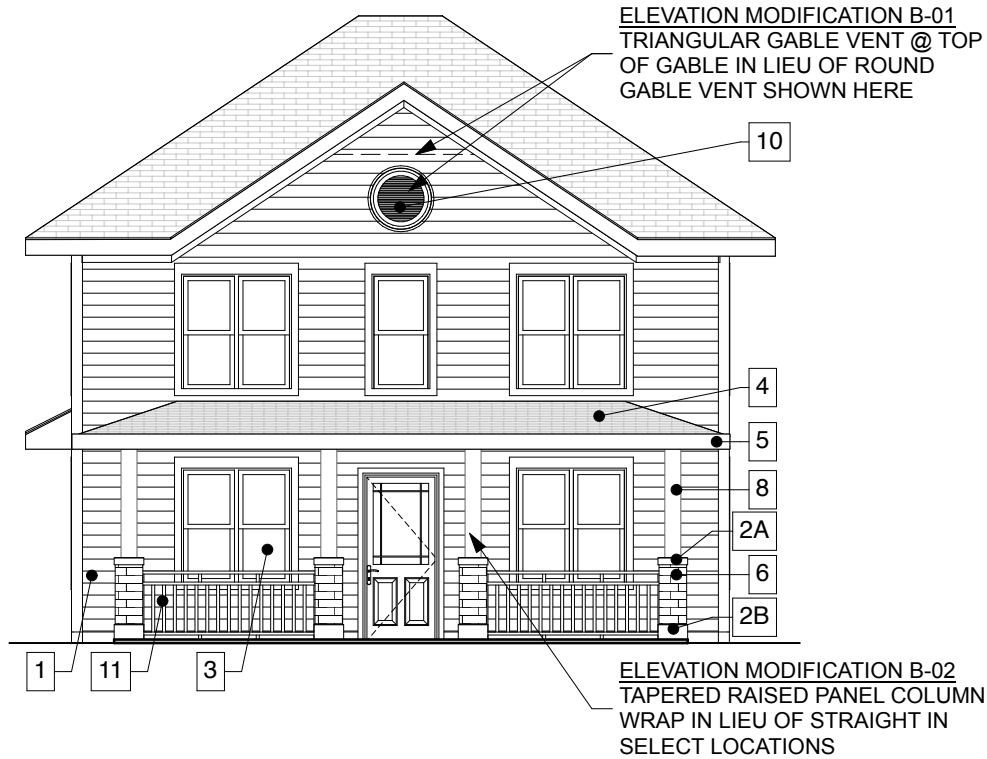
C 2 BR - REAR ELEVATION
SCALE: 1/8" = 1'-0"



D 2 BR - SIDE 1 ELEVATION
SCALE: 1/8" = 1'-0"

EAST BLUFF HOUSING

BUILDING B



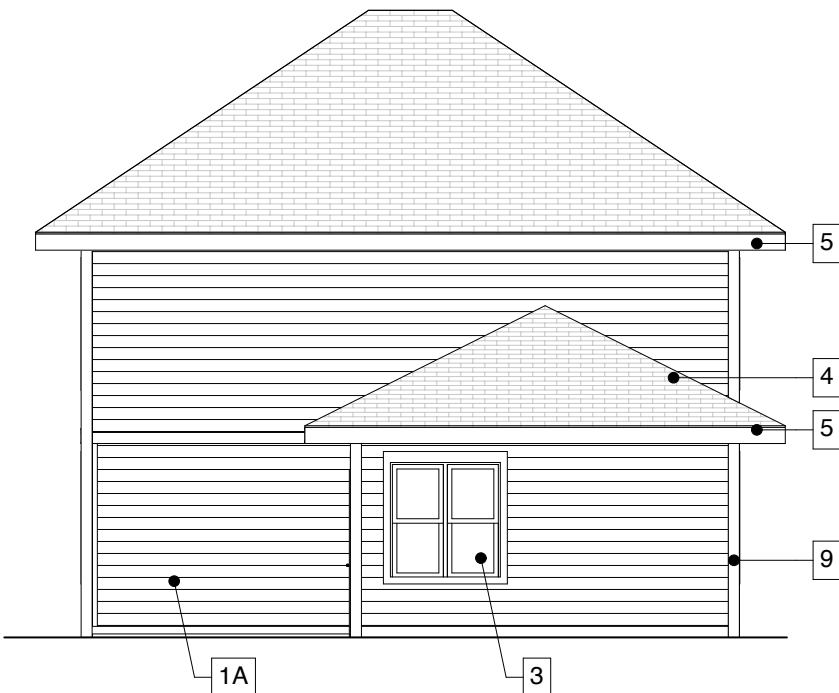
A 3 BR - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



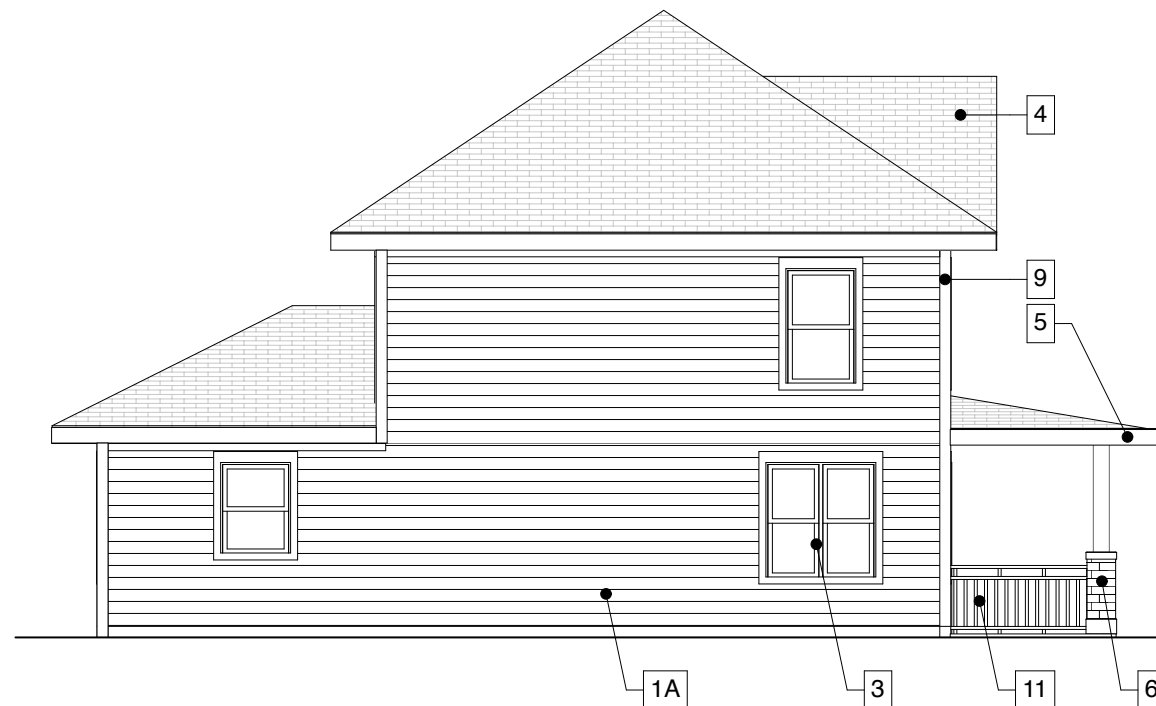
B 3 BR - SIDE 1 ELEVATION

SCALE: 1/8" = 1'-0"



C 3 BR - REAR ELEVATION

SCALE: 1/8" = 1'-0"



D 3 BR - SIDE 2 ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL KEY

- 1A** - 6 1/4" FIBER CEMENT BOARD LAP SIDING
- 1B** - FIBER CEMENT SHINGLE SIDING
- 2A** - 4" CAST STONE SILL & TRIM
- 2B** - 8" CAST STONE BASE TRIM
- 3** - FIBERGLASS WINDOW
- 4** - ARCHITECTURAL SHINGLES
ENERGY STAR RATED
MIN. 30 YEAR WARRANTY
- 5** - COPING, FASCIA & TRIM
PREFINISHED ALUMINUM
COLOR TO MATCH F.C. TRIM
COLOR (SEE COLOR MATRIX)
- 6** - FACE BRICK, TYP.
- COLOR BY ARCH.
- 7** - PRE-FINISHED INSULATED GALVANIZED STEEL DOOR
- 8** - PRE-FINISHED PVC COLUMN WRAP W/RAISED PANELS
- 9** - 3 1/2" FIBER CEMENT TRIM 5/4 BOARD
JAMES HARDIE "HARDIETRIM"
SMOOTH
- SEE COLOR MATRIX FOR COLORS
- 10** - PRE-FINISHED GABLE VENT
- COLOR TO MATCH TRIM COLOR
(SEE COLOR MATRIX)
- 11** - 3'-0" HIGH VINYL RAILING
AZEK TRADEMARK SERIES
- COLOR TO MATCH TRIM COLOR
(SEE COLOR MATRIX)

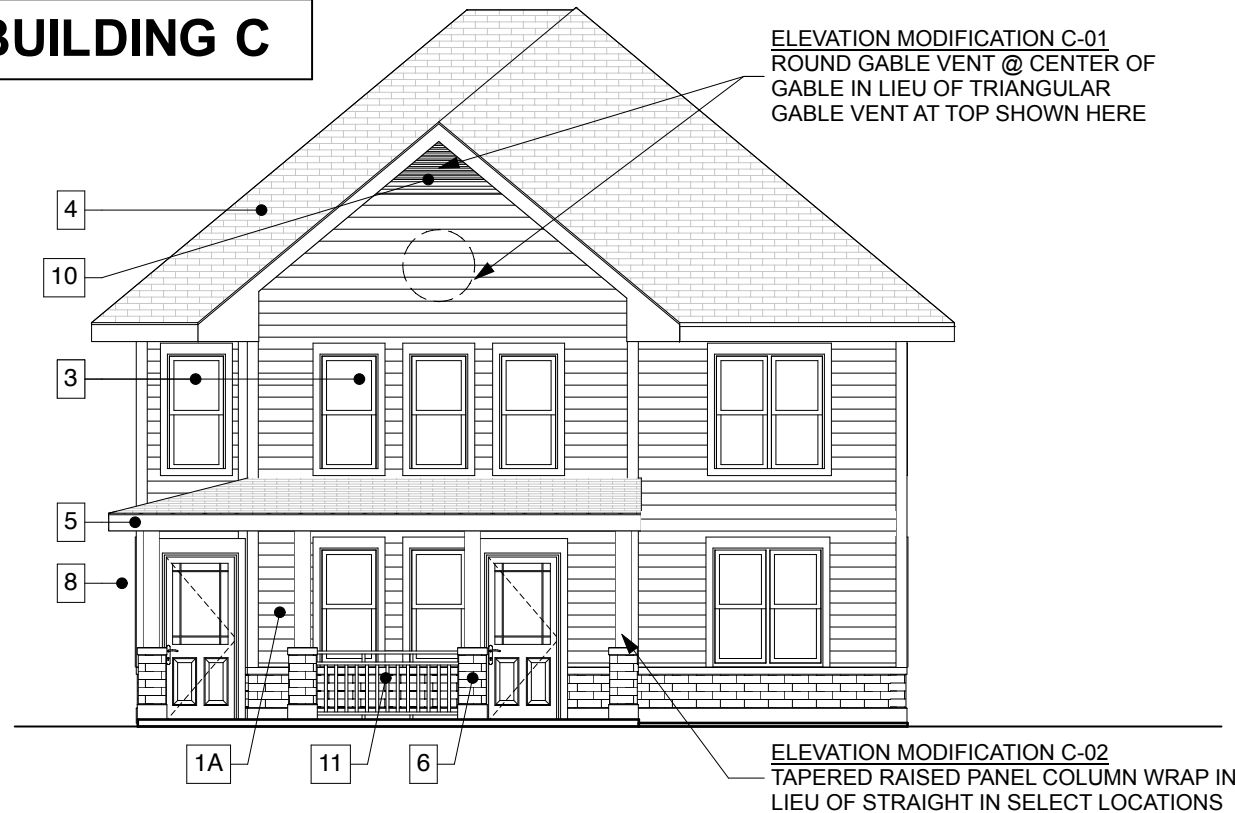
ELEVATION COLOR & MODIFICATION MATRIX

Building Type /Address	Siding Field Color	Trim Color	Elevation Modification
Type B			
910 E. Behrends	Country Lane Red	Navajo Beige	B-01: Triangle Gable Vent
1017 E. Behrends	Espresso	Navajo Beige	B-02: Tapered Columns
726 E. Kansas	Espresso	Navajo Beige	B-01: Triangle Gable Vent / B-02 Tapered Columns
1707 N. California	Mountain Sage	White	B-02: Tapered Columns
1914 N. Indiana*	Evening Blue	White	-
414 E. Frye	Mountain Sage	White	B-01: Triangle Gable Vent / B-02 Tapered Columns
416 E. Frye	Country Lane Red	Navajo Beige	-
508-510 E. Ravine	Evening Blue	White	B-01: Triangle Gable Vent / B-02 Tapered Columns
715 E. Ravine	Mountain Sage	White	-

A3.2

BUILDING C

ELEVATION MODIFICATION C-01
 ROUND GABLE VENT @ CENTER OF
 GABLE IN LIEU OF TRIANGULAR
 GABLE VENT AT TOP SHOWN HERE



A **DUPLEX - FRONT ELEVATION**
 SCALE: 1/8" = 1'-0"

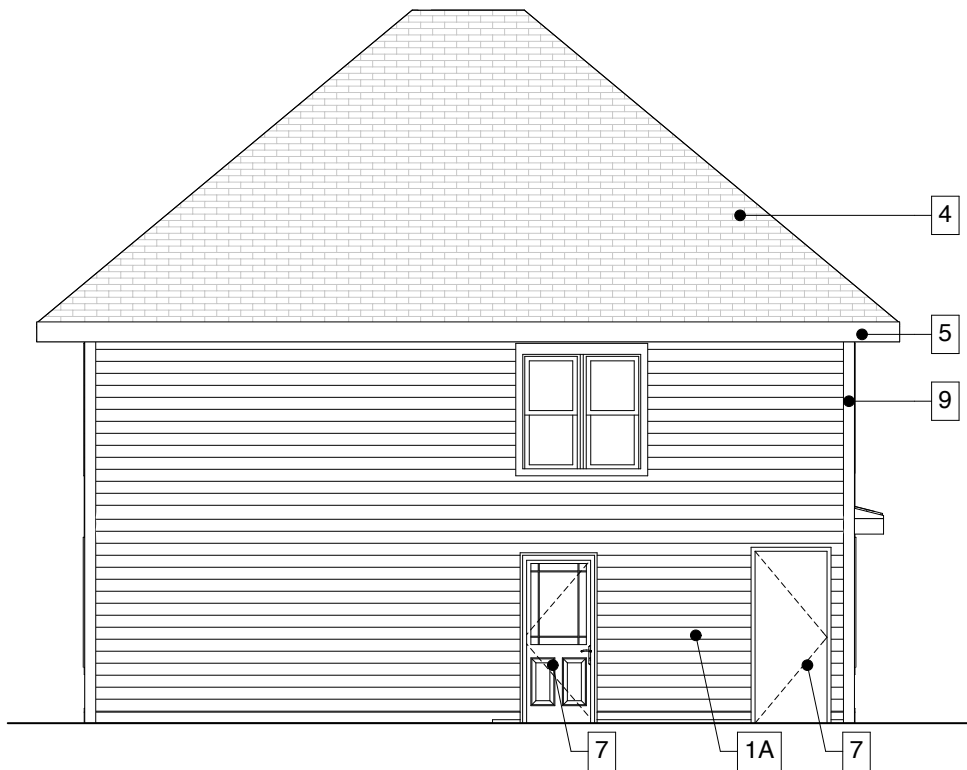
ELEVATION MODIFICATION C-02
 TAPERED RAISED PANEL COLUMN WRAP IN
 LIEU OF STRAIGHT IN SELECT LOCATIONS



B **DUPLEX -SIDE 2 ELEVATION**
 SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL KEY

- 1A** - 6 1/4" FIBER CEMENT BOARD LAP SIDING
- 1B** - FIBER CEMENT SHINGLE SIDING
- 2A** - 4" CAST STONE SILL & TRIM
- 2B** - 8" CAST STONE BASE TRIM
- 3** - FIBERGLASS WINDOW
- 4** - ARCHITECTURAL SHINGLES
 ENERGY STAR RATED
 MIN. 30 YEAR WARRANTY
- 5** - COPING, FASCIA & TRIM
 PREFINISHED ALUMINUM
 COLOR TO MATCH F.C. TRIM
 COLOR (SEE COLOR MATRIX)
- 6** - FACE BRICK, TYP.
 - COLOR BY ARCH.
- 7** - PRE-FINISHED INSULATED
 GALVANIZED STEEL DOOR
- 8** - PRE-FINISHED PVC COLUMN WRAP
 W/RAISED PANELS
- 9** - 3 1/2" FIBER CEMENT TRIM 5/4 BOARD
 JAMES HARDIE "HARDIETRIM"
 SMOOTH
 - SEE COLOR MATRIX FOR COLORS
- 10** - PRE-FINISHED GABLE VENT
 - COLOR TO MATCH TRIM COLOR
 (SEE COLOR MATRIX)
- 11** - 3'-0" HIGH VINYL RAILING
 AZEK TRADEMARK SERIES
 - COLOR TO MATCH TRIM COLOR
 (SEE COLOR MATRIX)



C **DUPLEX - REAR ELEVATION**
 SCALE: 1/8" = 1'-0"



D **DUPLEX - SIDE 1 ELEVATION**
 SCALE: 1/8" = 1'-0"

ELEVATION COLOR & MODIFICATION MATRIX

Building Type /Address	Siding Field Color	Trim Color	Elevation Modification
Type C			
1816 New York	Evening Blue	White	C-02: Tapered Columns
2201 N. Delaware*	Country Lane Red	Navajo Beige	-
513 E. Illinois	Country Lane Red	Navajo Beige	C-02: Tapered Columns
515 E. Illinois	Espresso	Navajo Beige	C-01: Circular Gable Vent
1205 E. Kansas	Mountain Sage	White	C-01: Circular Gable Vent

A3.3

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PEORIA OPPORTUNITES FOUNDATION
 512 E. Kansas
 Peoria, IL 61603

EAST BLUFF HOUSING

East Bluff Neighborhood
 Peoria, IL 61603
 7/03/18

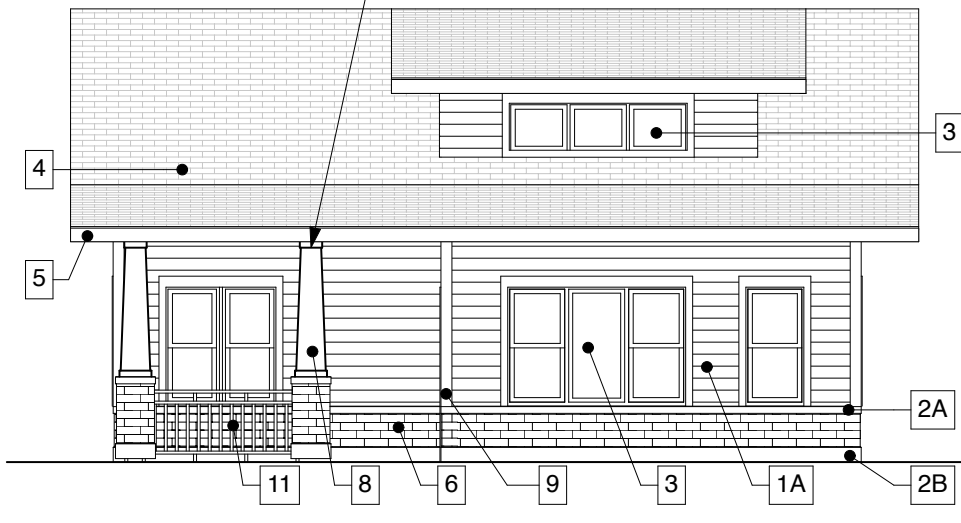
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 401 West Superior St, Suite 400
 Chicago, IL 60654

BUILDING D

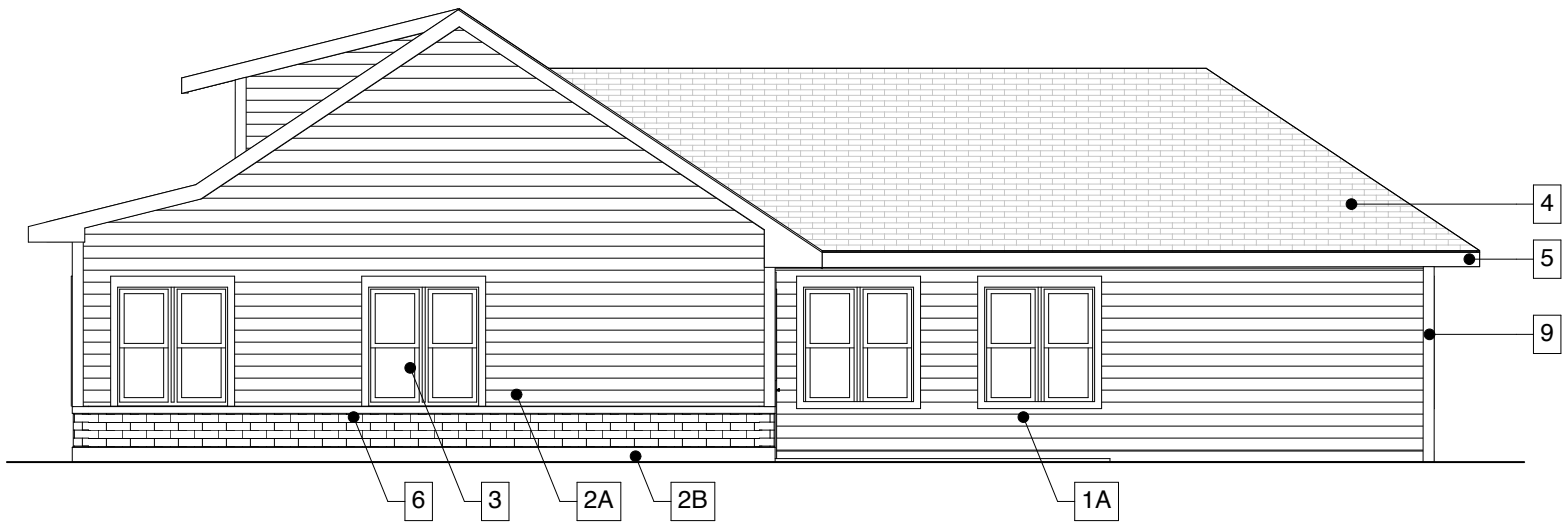
ELEVATION COLOR & MODIFICATION MATRIX			
Building Type /Address	Siding Field Color	Trim Color	Elevation Modification
Type D			
911 E. Behrends*	Espresso	Navajo Beige	-
915 E. Behrends	Evening Blue	White	-
919 E. Behrends	Woodland Cream	White	D-01: Straight Columns
1008 E. Nebraska	Evening Blue	White	D-01: Straight Columns
2411 N. Missouri	Country Lane Red	Navajo Beige	-
2414 N. Missouri	Mountain Sage	White	D-01: Straight Columns

ELEVATION MATERIAL KEY
1A - 6 1/4" FIBER CEMENT BOARD LAP SIDING JAMES HARDIE "HARDIPLANK" CEDARMILL FINISH 5" EXPOSURE - SEE COLOR MATRIX FOR COLORS
1B - FIBER CEMENT SHINGLE SIDING JAMES HARDIE "HARDISHINGLE" CEDARMILL FINISH - SEE COLOR MATRIX FOR COLORS
2A - 4" CAST STONE SILL & TRIM
2B - 8" CAST STONE BASE TRIM
3 - FIBERGLASS WINDOW
4 - ARCHITECTURAL SHINGLES ENERGY STAR RATED MIN. 30 YEAR WARRANTY
5 - COPING, FASCIA & TRIM PREFINISHED ALUMINUM COLOR TO MATCH F.C. TRIM COLOR (SEE COLOR MATRIX)
6 - FACE BRICK, TYP. - COLOR BY ARCH.
7 - PRE-FINISHED INSULATED GALVANIZED STEEL DOOR
8 - PRE-FINISHED PVC COLUMN WRAP W/RAISED PANELS
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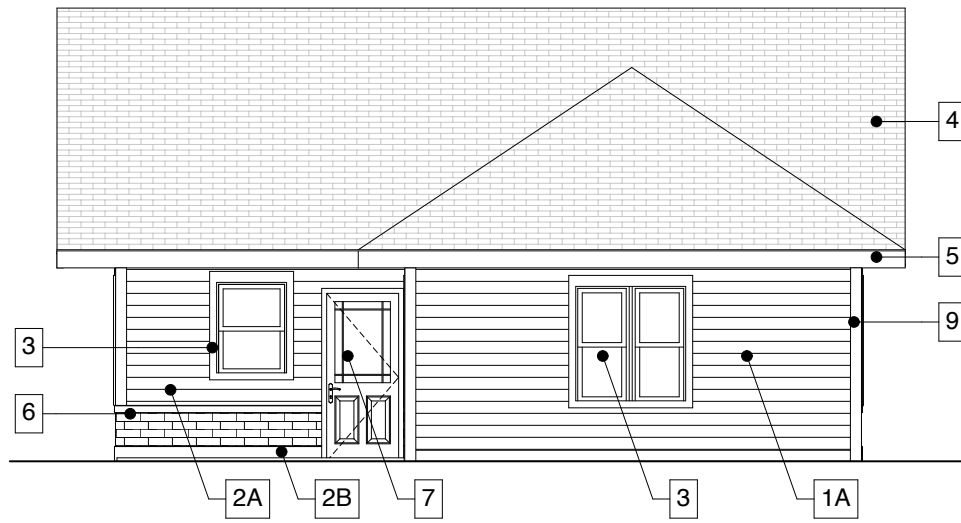
ELEVATION MODIFICATION D-01
STRAIGHT RAISED PANEL COLUMN WRAP IN LIEU OF TAPERED IN SELECT LOCATIONS



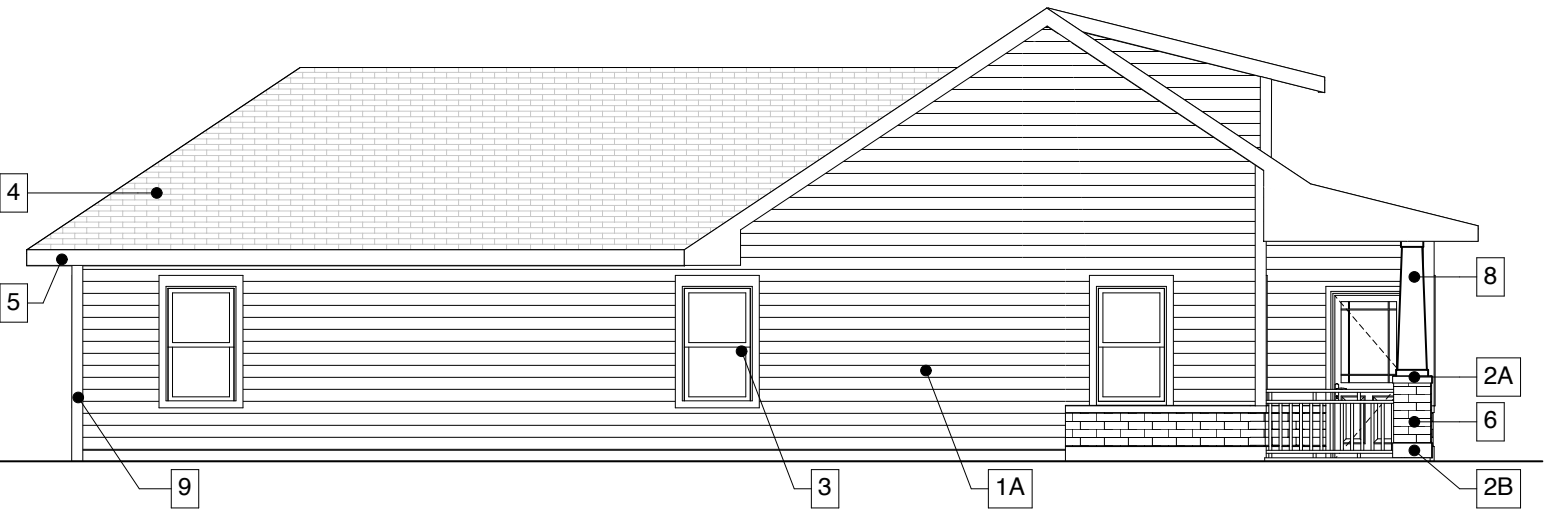
A 3 BR - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



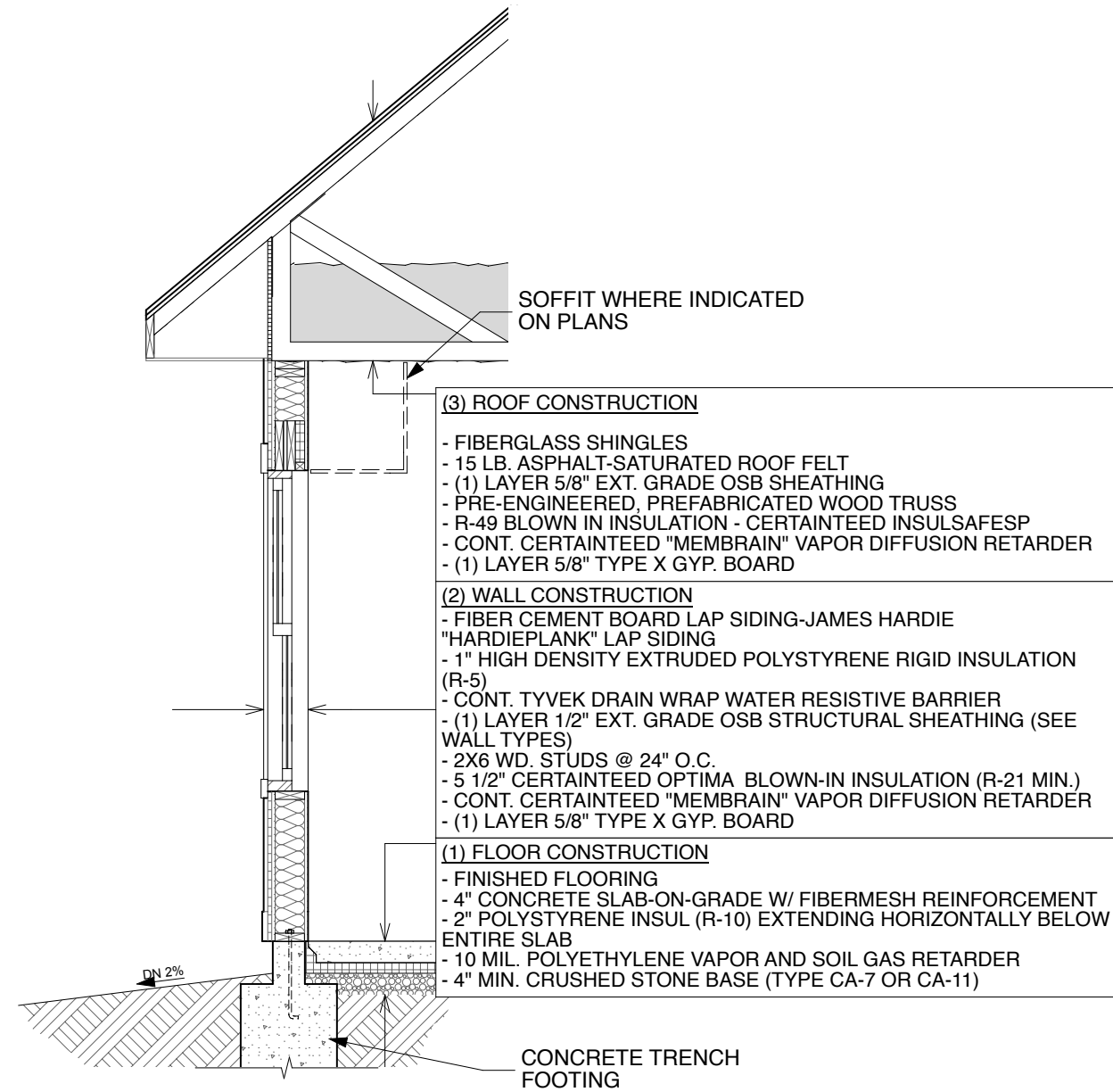
B 3 BR -SIDE 2 ELEVATION
SCALE: 1/8" = 1'-0"



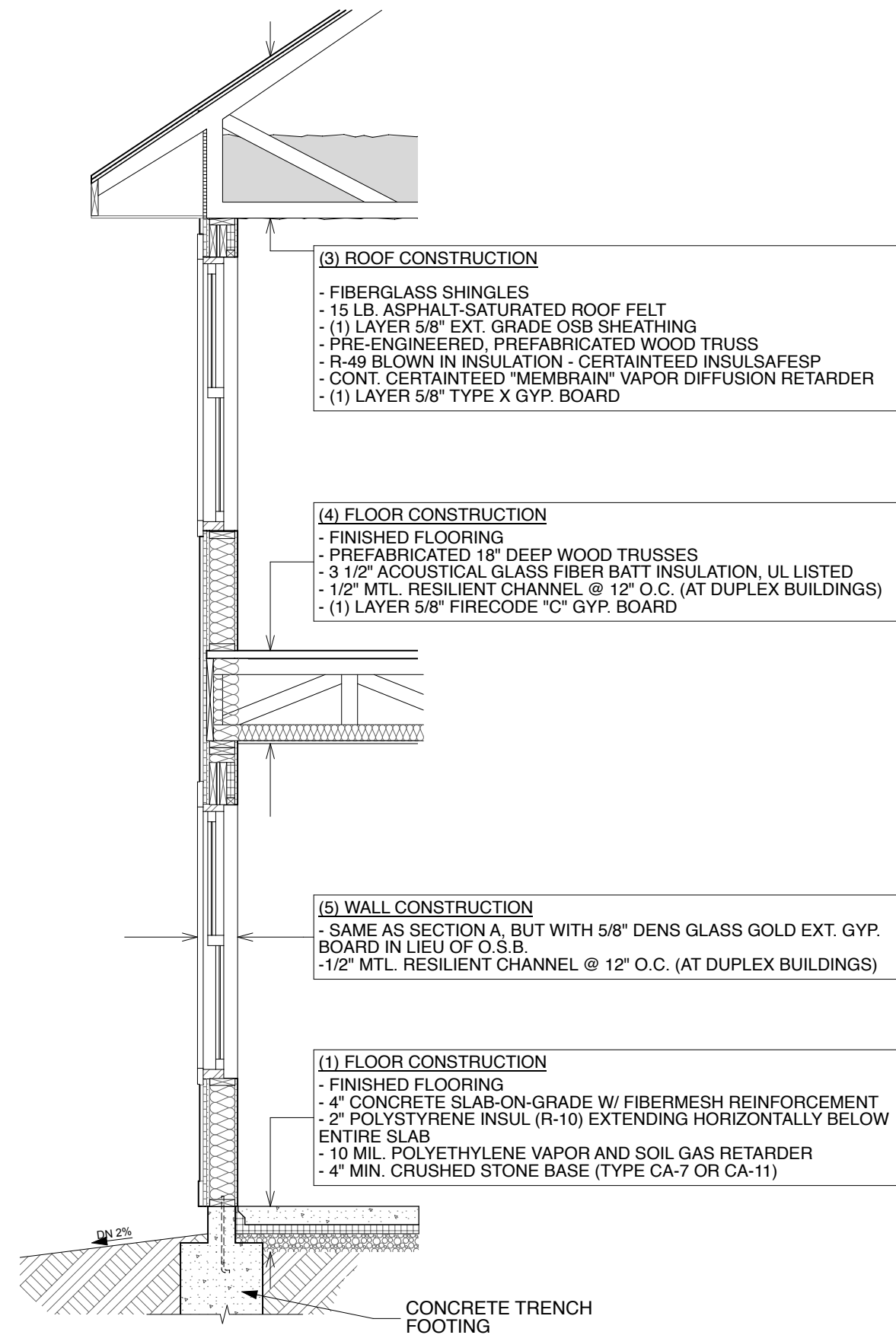
C 3 BR - REAR ELEVATION
SCALE: 1/8" = 1'-0"



D 3 BR - SIDE 1 ELEVATION
SCALE: 1/8" = 1'-0"



A TYP. WALL SECTION - 1 STORY
SCALE: 3/8" = 1'-0"



B TYP. WALL SECTION - 2 STORY
SCALE: 3/8" = 1'-0"

A4.1



BUILDING A - 2206 N. DELAWARE ST.

A5.1

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PEORIA OPPORTUNITES FOUNDATION
512 E. Kansas
Peoria, IL 61603

EAST BLUFF HOUSING

East Bluff Neighborhood
Peoria, IL 61603
7/03/18

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BUILDING B - 1914 N INDIANA

A5.2

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512 E. Kansas
Peoria, IL 61603

EAST BLUFF HOUSING

East Bluff Neighborhood
Peoria, IL 61603
7/03/18

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BUILDING C - 2201 N DELAWARE

A5.3

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PEORIA OPPORTUNITES FOUNDATION
512 E. Kansas
Peoria, IL 61603

EAST BLUFF HOUSING

East Bluff Neighborhood
Peoria, IL 61603
7/03/18

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BUILDING D - 911 E BEHREND'S

A5.4

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512 E. Kansas
Peoria, IL 61603

EAST BLUFF HOUSING

East Bluff Neighborhood
Peoria, IL 61603
7/03/18

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**City of Peoria
Economic Development Department
Project Proposal – TIF Financing
East Bluff Housing
Peoria Opportunities Foundation
II. Project Information**

***B. Provide a conceptual site plan, floor plan, and architectural rendering, as needed for the Project.
Also meet the “Applicant/Developer Requirements” provided in the attached page.***

The Applicant and Developer, Peoria Opportunities Foundation, acknowledges the City of Peoria’s Project Proposal Applicant/Developer Requirements as provided in the attached page, and will comply with the Requirements as applicable to the East Bluff Housing project proposal.

PROJECT PROPOSAL APPLICANT/DEVELOPER REQUIREMENTS

The following items below represent the requirements expected from the Applicant/Developer who submits a Proposal for the Project and receives approval from the City Council:

- A. Zoning - It is the responsibility of the Applicant to verify that the project being proposed is allowed under the City's Development Ordinance. A copy of the Development Ordinance is available in the City Clerk's Office or https://library.municode.com/il/peoria/codes/code_of_ordinances
- B. Utilities - The approved Applicant shall be responsible for determining and arranging the required installation or relocation of utility services, if needed.
- C. Transportation & Parking - The approved Applicant shall be responsible for providing and maintaining adequate vehicular access from a Project to an adjacent street in such a manner so as to be acceptable to the City. Furthermore, adequate off-street parking in accordance with the requirements of the Development Ordinance shall be the responsibility of the approved Applicant.
- D. Property/Liability Insurance - The approved Applicant shall be responsible for providing insurance in the types and amounts which they feel are adequate.
- E. Maintenance - Upon property transfer, the approved Applicant will accept in full all maintenance responsibilities for the property obtained.
- F. City Services - The City will provide services in the same manner and amounts as other locations receive within the City.
- G. Existing Condition of Properties - The City of Peoria does not make any guarantees regarding the condition of any of the properties. The approved Applicant shall accept the property in its existing condition at the time of transfer of the property.
- H. City Codes - The approved Applicant shall be responsible for designing and building in accordance with the City's Building and Fire Codes and Federal and State handicapped accessibility requirements in effect at the time when work is performed. Please note, a change in the use/operation of building from prior uses/operations will likely require a code study to determine redevelopment costs.
- I. Subdivision Requirements - The approved Applicant shall be responsible for to have the subdivision prepared, if required, along with the costs associated with the preparation of the subdivision plat and any improvements required to be installed by the subdivision regulations in the Development Ordinance.
- J. Property Taxes - Upon property transfer, the approved Applicant shall be responsible for the property taxes, payable in the future.
- K. Confidentiality - Applicants submitting proposals are advised that under the Illinois Freedom of Information Act there exists a presumption that all records or documents in the custody or possession of the City are available for inspection and copying, unless the information sought to be inspected or copied is specifically exempted from disclosure under the Act.