

VILLAS AT GRAND PRAIRE PUD AMENDMENT JULY 31, 2014

INTRODUCTION

The existing Villas at Grand Prairie development, established in 2004, consists of approximately 84 acres sub-divided into both office space and residential space with the associated ROW for adjacent streets, detention basins, a flood plain, wetlands, bike trails and other open space. The attention to the protection of natural areas and provision of significant green space makes un-used portions of the existing development particularly well-suited for the proposed uses. In particular, approximately 28 acres of the land on the west side of the site was previously established as a residential cluster development. This portion of the property has been the subject of several planning modifications over the past 6 years as outlined below:

- December 2008: RP Homes was granted a special use permit for a Planned Unit Development (PUD) for a 90-bed senior housing facility with various services, 4-plex condominiums and apartments. The PUD was granted based on the preliminary plan included as Exhibit A. (Ordinance #16,376)
- August 2009: The Final Plan of the Villas at Grand Prairie PUD Phase 1 was approved by the Peoria City Council. The plan included six apartment buildings with 12 units each along the south side of Wood Sage Road. Two of the buildings approved in the final plan have since been constructed. (Ordinance #16,467)
- July 2011: The 2008 PUD was amended to eliminate the proposed 4-plex condominiums along Scrimshaw Drive (with the exception of the existing 4-plexes) and replace them with apartments. The amendment also modified the layout of the apartment buildings from the original PUD Preliminary Plan and the approved Final Plan. Eight of the approved apartment buildings on Scrimshaw Drive have been constructed. The preliminary Plan associated with this amendment is included as Exhibit B. (Ordinance #16,721)
- May 2012: The 2011 PUD was amended to establish the Grand Prairie Commons development. The Grand Prairie Commons Development consists of the westernmost 13.16 acres of the Villas at Grand Prairie PUD and established the framework for developing a unique, health-centered commercial development. This portion of the PUD was re-zoned from R-3 Single Family Residential to C-1 General Commercial, and the site plan was revised to provide a cohesive, walkable, upscale medical office and retail destination. The preliminary plan associated with this amendment is included as Exhibit C. (Ordinance #16,817)

PROPOSED DEVELOPMENT

Site Plan

The current request is to amend the PUD again to allow for an additional 12-unit apartment building on Scrimshaw Drive. The PUD amendment area is limited to 2.26 acres located at the north end of Scrimshaw Drive and east of Grand Prairie Commons. The proposed site plan shows (3) proposed 12-unit apartment buildings to be constructed with associated drive aisles, parking stalls, and garages. The previous plan had only 2 buildings in this area.

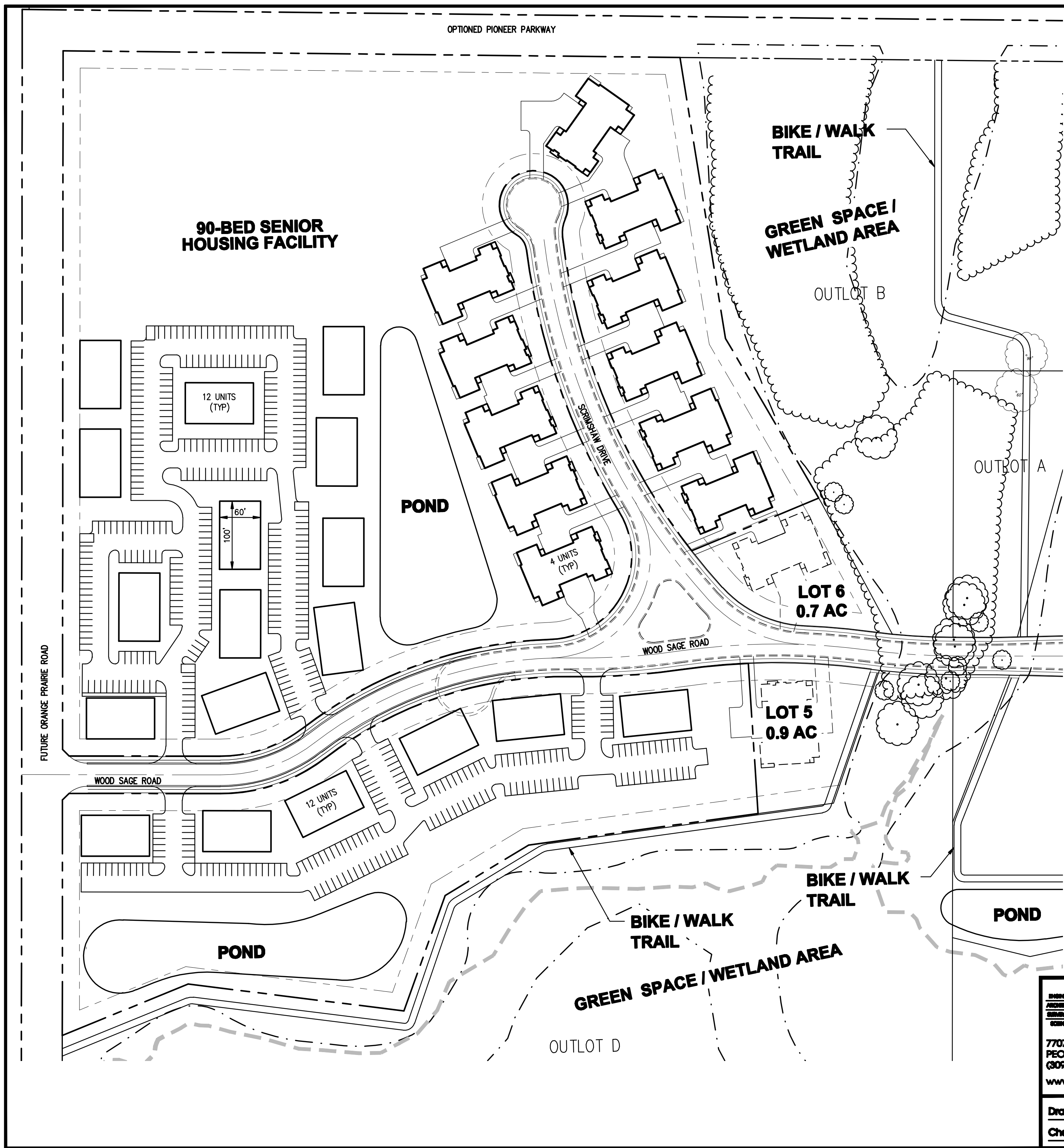
In addition, the PUD area is being extended north to include the vacated public right-of-way for the proposed Pioneer Parkway that was dedicated at the time of the original final plat.

The amendment to the PUD will result in a total of 192 residential units in the entire PUD area. Elevations for the proposed apartment buildings and surrounding landscaping will continue to be consistent with the existing apartments constructed under the original PUD. The preliminary plan for the requested PUD amendment is included as Exhibit D. No waivers are requested at this time.

Storm Water Management

Storm water control measures for the overall Villas at Grand Prairie development were designed and installed in 2004. In particular, storm water runoff from the PUD amendment area will be collected in new storm sewers and discharged into the existing detention basin southwest of the development, consistent with the original stormwater plan developed when the site was planned for multi-family housing. An analysis of the drainage and runoff will be completed as necessary to demonstrate compliance with the City's Erosion and Storm Water Control Ordinance.

XRef Files: | ...0070000.00-va-foundation plan |
 | twiesbrock | t:\villas at grand prairie\dwg\temp\GRAND PRAIRIE SKETCH PLAN.dwg | DATE: 11/13/2008 | TIME: 11:22:25 am |



SCALE: 1"=100'

LEGEND

- PROPERTY LINE
- - - 25' BUILDING SETBACK LINE
- - - EXISTING CURB AND GUTTER
- FLOODPLAIN
- - - WETLAND
- ~~~~~ TIMBERLINE
- TREE

LEGAL DESCRIPTION

PUD Area, being all of Lots 5, 6, and 7, Pinecastle Drive, Spicewood Drive, Scrimshaw Drive and part of Wood Sage Drive, also Villas at Grand Prairie Condominiums Phase One and Villas at Grand Prairie Condominiums Phase Two all being in a Subdivision known as "Subdivision of Lot 2 in Villas at Grand Prairie" being a part of the Northwest Quarter of Section 2, Township 9 North, Range 7 East of the 4th Principal Meridian, Peoria County, Illinois as recorded August 2, 2007 in Plat Book 11 on pages 43 and 44 as Document number 07-25040 in the Peoria County Recorder of Deeds Office. Being more particularly described as follows:

Beginning at the Northwest Corner of said Lot 6, from said Point of Beginning thence south 89° 22' 45" east 904.87 along the North Line of said Lot 6; (the following 3 courses are along the East Line of said Lot 6) thence south 09° 13' 31" east 417.67 feet; thence south 30° 15' 30" east 278.51 feet; thence south 28° 22' 41" east 219.23 feet to a point on the North Right-of-Way Line of Wood Sage Drive also being the most Southeasterly Corner of said Lot 6; thence south 19° 27' 29" west 56.56 feet to a point on the South Right-of-Way Line of said Wood Sage Drive also being the most Northeasterly Corner of said Lot 5; thence south 19° 05' 37" west 205.99 feet along the East Line of said Lot 5 to a point on the South Line of said Lot 5; (the following 5 courses are along said South Line of Lot 5) thence south 82° 09' 45" west 451.48 feet; thence south 58° 51' 46" west 142.96 feet; thence south 19° 40' 21" west 179.82 feet; thence north 82° 54' 14" west 318.90 feet; thence south 67° 47' 46" west 199.39 feet to a point on the West Line of said Lot 5; thence north 00° 02' 42" east 1444.27 feet along the said West Line of Lot 5 and the Northerly Extension thereof, said line also being along the West Line of said Lot 6 to the Point of Beginning, containing 30.83 acres, more or less.

PRELIMINARY

SCALE: 1"=100'

Farnsworth GROUP

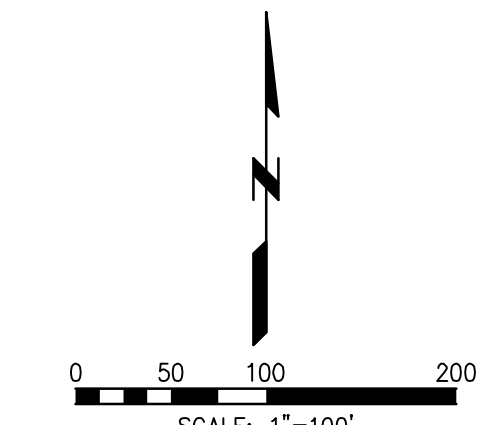
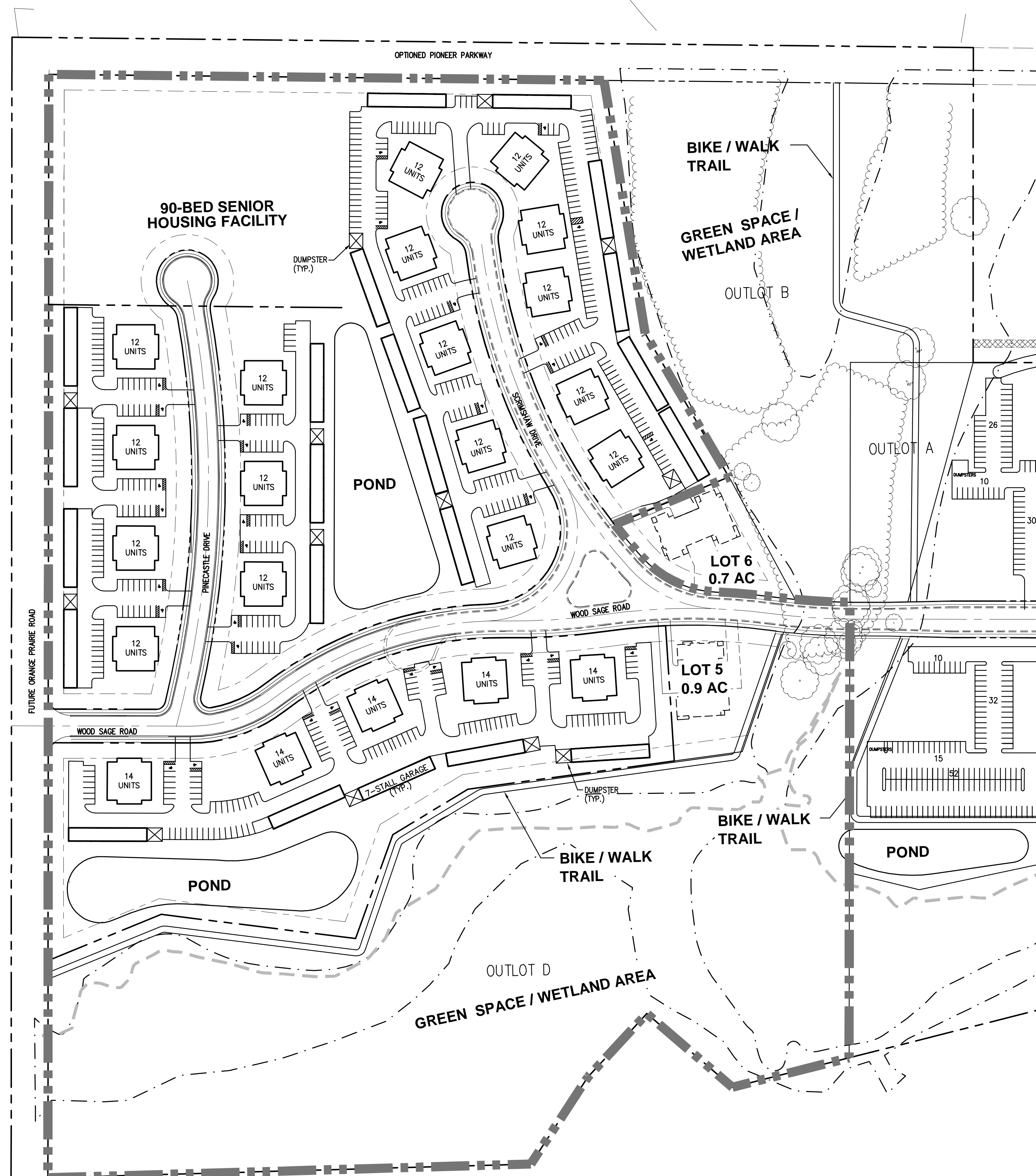
7707 N. KNOXVILLE AVE, SUITE 200
 PEORIA, ILLINOIS 61614
 (309) 689-9888 / (309) 689-9820 Fax
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Drawn: TAW Date: 11-12-08
 Checked: LMT Book No: -

VILLAS AT GRAND PRAIRIE
 PEORIA, ILLINOIS

PHASE 2
 CONCEPTUAL PLAN

Sheet No: 1 OF 1
 Project No: -



LEGEND

- PROPERTY LINE
- - - 25' BUILDING SETBACK LINE
- - - EXISTING CURB AND GUTTER
- - - FLOODPLAIN
- - - WETLAND
- ~~~~~ TIMBERLINE
- TREE
- ⊗ DUMPSTER
- PUD AREA

LEGAL DESCRIPTION

PUD Area, being all of Lots 5, 6, 7 and Outlot D, Pinecastle Drive, Spicewood Drive, Scrimshaw Drive and part of Wood Sage Drive, and Villas at Grand Prairie Condominiums Phase Two all being in a Subdivision known as "Subdivision of Lot 2 in Villas at Grand Prairie" being a part of the Northwest Quarter of Section 2, Township 9 North, Range 7 East of the 4th Principal Meridian, Peoria County, Illinois as recorded August 2, 2007 in Plat Book 11 on pages 43 and 44 as Document number 07-25040 in the Peoria County Recorder of Deeds Office. Being more particularly described as follows:

Beginning at the Northwest Corner of said Lot 6, from said Point of Beginning thence south 89° 22' 45" east 904.87 feet along the North Line of said Lot 6; thence south 09° 13' 31" east 417.67 feet; thence south 30° 15' 30" east 278.51 feet; thence south 28° 22' 41" east 219.23 feet to a point on the North Right-of-Way Line of Wood Sage Drive also being the most Southeasterly Corner of said Lot 6; thence continuing along said Right-of-Way Line southeast 89.32 feet along the arc of a curve concave to the northeast and the 89.29 foot chord bears south 87° 01' 48" east; thence south 00° 06' 22" west 55.00 feet to a point on the South Right-of-Way Line of Wood Sage Drive also being the Northeast Corner of said Outlot D; thence south 00° 06' 22" west 687.46 feet along the East Line of said Outlot D to the Southeast Corner of said Outlot D; thence south 75° 49' 39" west 196.02 feet; thence north 49° 16' 35" west 184.04 feet; thence south 42° 54' 28" west 141.01 feet; thence south 33° 15' 48" west 169.61 feet; thence south 88° 21' 41" west 787.28 feet to a point on the East Right-of-Way Line of a 60' wide strip dedicated to the City of Peoria; thence north 00° 02' 42" east 1798.15 feet along said East Line and northerly extension thereof to the Point of Beginning, containing 45.86 acres, more or less.

EXCEPTING THEREFROM: Villas at Grand Prairie Condominiums Phase One as recorded in Plat Book 11 on pages 82 and 83 on February 21, 2008 as Document Number 08-04850 in the Peoria County Recorder of Deeds Office, Peoria County, Illinois. Being described as follows:

A part of Lot 6 in the Subdivision of Lot 2 in Villas at Grand Prairie, being part of the Northwest Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, in the City of Peoria, Peoria County, Illinois as recorded, August 2, 2007 in Plat Book 11 at Pages 43 and 44 as Document Number 07-25040 in the Peoria County Recorder's Office, Peoria, Illinois, more particularly described as follows:

Beginning at the Southeastern most Corner of said Lot 6. From said Point of Beginning, thence northwest 33.77 feet along the South Line of said Lot 6 being the arc of a curve concave to the northeast having a radius of 972.50 feet and the 33.76 foot chord of said arc bears north 83°-24'-14" west to a point of reverse curvature; thence northwest 95.02 feet along the South Line of said Lot 6 being the arc of a curve concave to the southwest having a radius of 1027.50 feet and the 94.99 foot chord of said arc bears north 85°-03'-31" west to a point of reverse curvature; thence northwest 136.60 feet along the Southwesterly Line of said Lot 6 being the arc of curve concave to the northeast having a radius of 172.50 feet and the 133.06 foot chord of said arc bears north 65°-01'-18" west to a point of compound curvature; thence northwest 70.48 feet along the Southwesterly Line of said Lot 6 being the arc of a curve concave to the northeast having a radius of 924.60 feet and the 70.46 foot chord of said arc bears north 40°-09'-05" west; thence north 67°-27'-23" east 201.63 feet to a point on the Northeastly Line of said Lot 6; thence south 30°-15'-31" east 7.55 feet along said Northeastly Line; thence south 28°-22'-41" east 219.23 feet along said Easterly Line to the Point of Beginning, containing 31,905 sq. ft., more or less, equals 0.732 acre, more or less.

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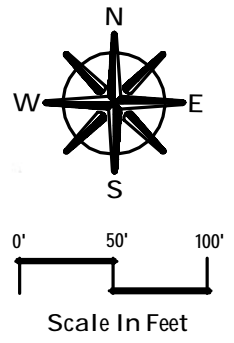
Revisions # Date: Initials	 7707 N. KNOXVILLE AVE, SUITE 100 PEORIA, ILLINOIS 61614 (309) 689-9888 / (309) 689-9820 Fax www.f-w.com
Drawn: TAW Date: 12-04-08	
Designed: LMT Checked: _____	

VILLAS AT GRAND PRAIRIE
PEORIA, ILLINOIS

PHASE 2
CONCEPTUAL PLAN

Book No.: - Sheet No.: **1** OF **1**
Project No.: -

REVISED 6/2/11



Site Data Table:

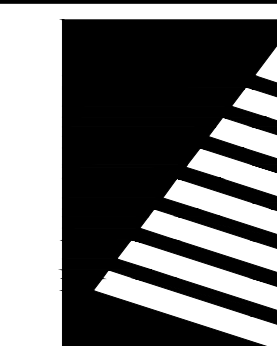
Existing Zoning	R3-PUD
Proposed Zoning	C1 (General Commercial)
Total Site Area	13.16 acres
Proposed Buildings	~ 95,000 s.f.
Proposed Parking	~ 506 stalls
Parking Ratio	≥ 5.0/1,000 s.f.
Tax ID #	13-02-100-007,016,024

Preliminary Site Plan

Grand Prairie Commons

EXHIBIT C



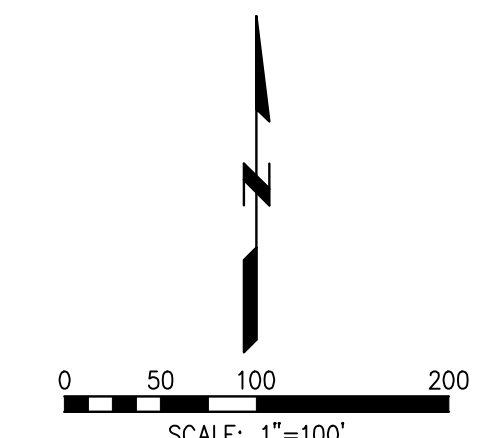
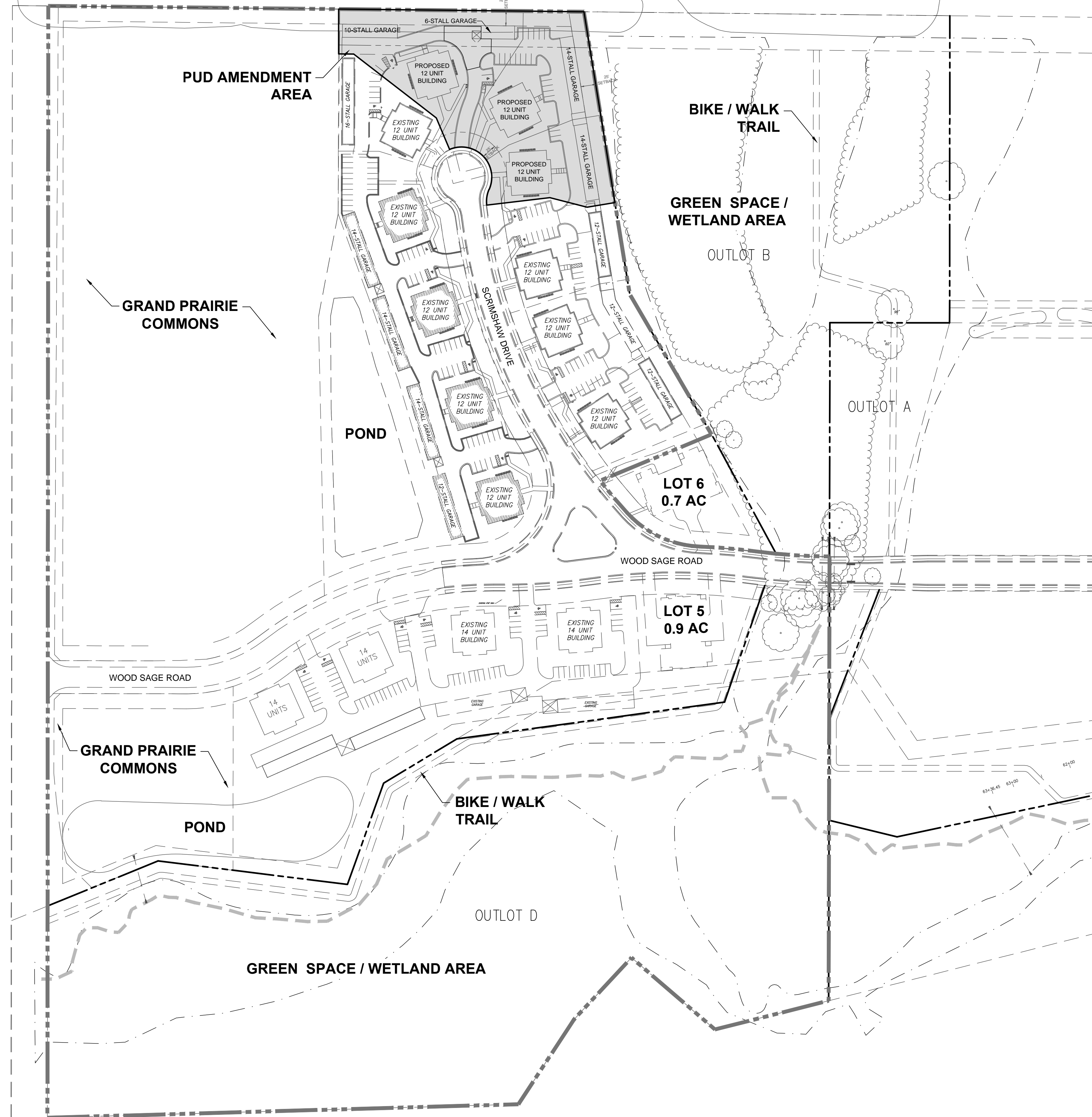


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www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
Date: Description:



- LEGEND**
- PROPERTY LINE
 - - - 25' BUILDING SETBACK LINE
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 - ▬▬▬ PUD AREA

LEGAL DESCRIPTION OF PUD AMENDMENT AREA

TRACT-A, AS SHOWN ON THE FINAL PLAT OF "THE VILLAS AT GRAND PRAIRIE, PHASE TWO, SECTION TWO" SUBDIVISION, A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN PEORIA COUNTY ILLINOIS RECORDED AS DOCUMENT NUMBER 2014-003596 ON FEBRUARY 27, 2014 IN PLAT BOOK 13 ON PAGE 25 IN THE PEORIA COUNTY RECORDER OF DEED'S OFFICE, PEORIA COUNTY, ILLINOIS.

PLANNED UNIT DEVELOPMENT INFORMATION

NUMBER OF RESIDENTIAL UNITS: 192 UNITS (11X12 + 4X14 + 1X4)
TOTAL ACREAGE OF PUD: 46.36 ACRES +/-
RESIDENTIAL UNIT DENSITY: 4.14 DWELLING UNITS PER ACRE

PARKING INFORMATION FOR SCRIMSHAW LOOP

RESIDENTIAL UNITS ON SCRIMSHAW: 132 UNITS
GARAGE PARKING SPACES: 150 SPACES
PARKING LOT PARKING SPACES: 137 SPACES (11 ACCESSIBLE)
TOTAL PARKING SPACES FOR SCRIMSHAW LOOP: 287 SPACES

PROJECT:
VILLAS AT GRAND PRAIRIE

WOOD SAGE APARTMENTS PHASE 5

PEORIA, ILLINOIS

Date: 08-28-2014
Design/Drawn: MPS
Reviewed: LMT
Book No.: Field:

SHEET TITLE:
PRELIMINARY AND FINAL PLAN

SHEET NUMBER:
EXHIBIT D

Project No.: 0121107.00