

ORDINANCE 17,264

An ORDINANCE Approving a REZONING from a Class R-3 (Single Family Residential) District to a Class R-8 (Multifamily Residential) District and a MULTIFAMILY PLAN in a Class R-8 (Multifamily Residential) District for the Property Located at the foot of Morton Street (part of 18-03-382-003), Peoria, Illinois

WHEREAS, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

WHEREAS, the property herein described is now zoned in a Class R-3 (Single Residential) District; and

WHEREAS, said Planning and Zoning Commission has been petitioned to grant a rezoning to the R-8 (Multifamily Residential) District and Multifamily Plan per the provisions of Article 2.9 of Appendix C, the Land Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on September 3, 2015, with respect to said petition, which hearing was held pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law, and no written protest was made by the owners of twenty percent (20%) of the frontage immediately adjoining or across from the frontage proposed to be altered; and

WHEREAS, said Planning and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such rezoning and Multifamily Plan will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

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

Section 1. That a rezoning and Multifamily Plan is hereby granted as per the site plan and elevations, with waivers and conditions for the multifamily plan, for following described property:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF BOND STREET AND THE NORTHEASTERLY RIGHT OF WAY LINE OF MORTON STREET; THENCE SOUTH 49 DEGREES 52 MINUTES 15 SECONDS WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF BOND STREET, A DISTANCE OF 60.00 FEET TO A POINT ON A LINE 20.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF MORTON STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 39 DEGREES 54 MINUTES 22 SECONDS EAST, ALONG SAID SOUTHWESTERLY PARALLEL LINE, A DISTANCE OF 249.04 FEET TO THE POINT OF CURVATURE; THENCE SOUTH ALONG A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 104.57 FEET, A CHORD BEARING OF SOUTH 10 DEGREES 05 MINUTES 05 SECONDS WEST AND A CHORD DISTANCE OF 91.83 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 710.00 FEET, AN ARC LENGTH OF 448.70 FEET, A CHORD BEARING OF SOUTH 41 DEGREES 54 MINUTES 37 SECONDS WEST AND A CHORD DISTANCE OF 441.27 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 281.44 FEET, A CHORD BEARING OF SOUTH 45 DEGREES 01 MINUTES 24 SECONDS WEST AND A CHORD DISTANCE OF 275.05 FEET; THENCE SOUTH 66 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 108.18 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 177.50 FEET, AN ARC LENGTH OF 44.14 FEET, A CHORD BEARING OF SOUTH 57 DEGREES 55 MINUTES 37 SECONDS WEST AND A CHORD DISTANCE OF 44.02 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 04 SECONDS WEST, A DISTANCE OF 85.16 FEET; THENCE NORTH 14 DEGREES 22 MINUTES 18 SECONDS EAST, A DISTANCE OF 131.75 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1050.00 FEET, AN ARC LENGTH OF 650.56 FEET, A CHORD BEARING OF NORTH 32 DEGREES 07 MINUTES 17 SECONDS EAST AND A CHORD DISTANCE OF 640.20 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF BOND STREET; THENCE NORTH 49 DEGREES 52 MINUTES 15 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING.

PIN #: Part of 18-03-382-003

With respect to the Multifamily Plan only, said Ordinance is hereby approved with the following waivers and conditions:

Waivers

1. LDC Section 8.1.6. Parking Schedule, to allow 258 parking spaces instead of the required 290 spaces.
2. LDC Section 4.1.4, Building Envelope Standards, to allow a reduction in the minimum required front yard setback from newly dedicated right-of-way, as depicted on the plan.

Conditions for the Multifamily Plan:

1. The multifamily plan becomes invalid if the accompanying rezoning and subdivision requests are not approved.
2. All applicable codes, except where waivers are provided, must be met.
3. All other applicable permits, including building permits, are required.
4. Require identification signage at the Morton entrance.

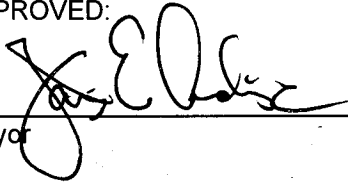
Section 2. All provisions of Appendix C, the Land Development Code of the City of Peoria, with respect to the Class R-8 (Single Residential) District shall remain applicable to the above-described premises, with exception to the Multifamily Plan herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

22 DAY OF September, 2015.

APPROVED:



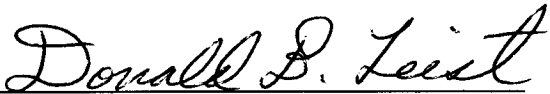
Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:

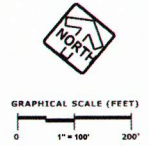


Corporation Counsel



LOCATION MAP

SCALE: 1" = 600'



PRELIMINARY PLAT OF RIVERFRONT DRIVE DEVELOPMENT

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS
COUNTY OF LAKE

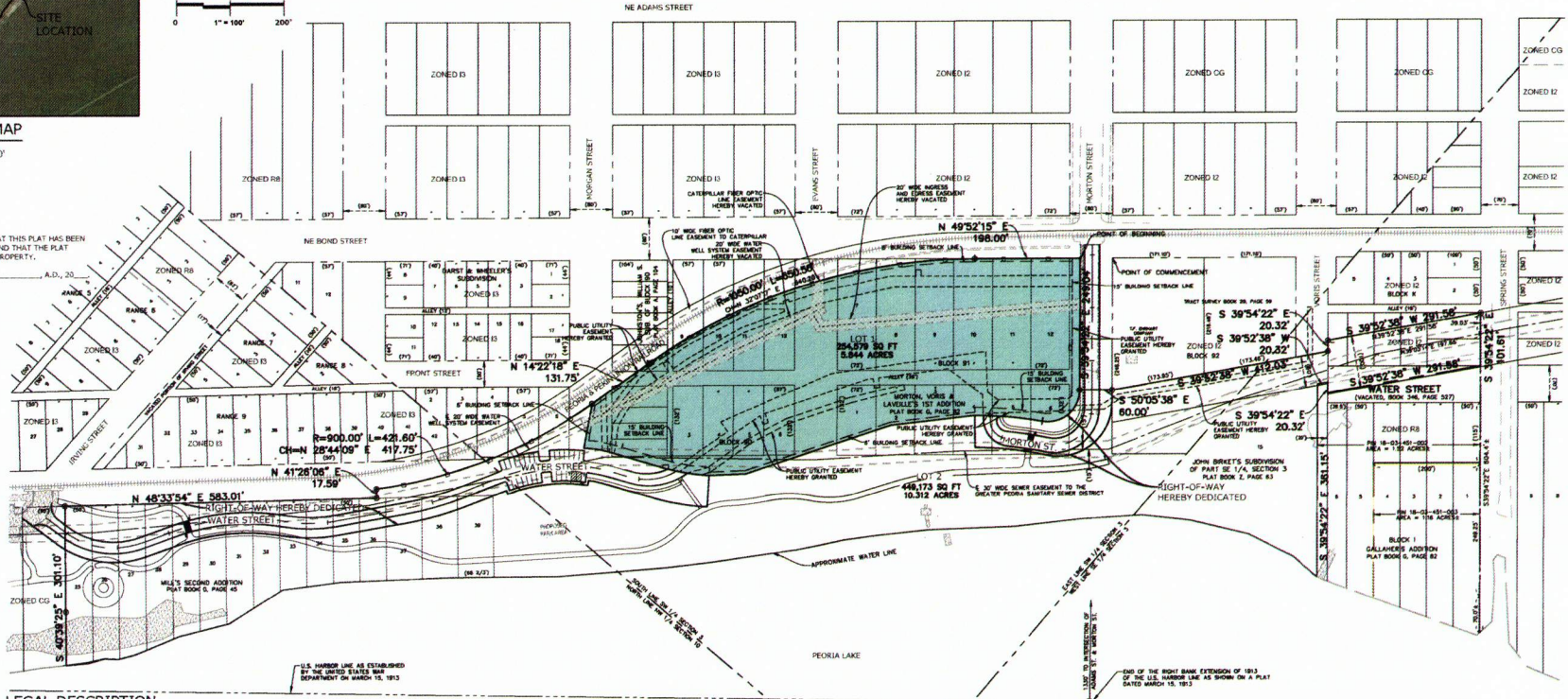
WE, MANHARD CONSULTING LTD., DO HEREBY DECLARE THAT THIS PLAT HAS BEEN PREPARED BASED ON AVAILABLE PLATS AND/OR SURVEYS AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D., 20__

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 28790
LICENSE EXPIRES: NOVEMBER 30, 2016.

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF; NO DIMENSION SHALL BE ASSIGNED BY SCALE MEASUREMENT HEREON.
- THIS PLAT WAS PREPARED FOR PINNACLE ENGINEERING GROUP, BASED ON AN ALTA SURVEY PREPARED BY AUSTIN ENGINEERING CO., INC. DATED AUGUST 3, 2010.
- MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184603350, EXPIRES APRIL 30, 2015.
- PLAT INFORMATION PROVIDED BY MANHARD CONSULTING, LTD.



LOT 1 - LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF BOND STREET AND THE NORTHEASTERLY RIGHT OF WAY LINE OF MORTON STREET; THENCE SOUTH 48 DEGREES 52 MINUTES 15 SECONDS WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF BOND STREET, A DISTANCE OF 60.00 FEET TO A POINT ON A LINE 20.00 FEET NORTHEASTERLY OF SAID PARALLEL WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF MORTON STREET; SAID POINT BEING THE POINT OF BEGINNING.

THENCE SOUTH 38 DEGREES 54 MINUTES 22 SECONDS EAST, ALONG SAID SOUTHWESTERLY PARALLEL LINE, A DISTANCE OF 249.04 FEET TO THE POINT OF CURVATURE; THENCE SOUTH ALONG A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 80.00 FEET, AN ARC LENGTH OF 104.87 FEET, A CHORD BEARING OF SOUTH 10 DEGREES 58 MINUTES 58 SECONDS WEST AND A CHORD DISTANCE OF 81.83 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 71.00 FEET, AN ARC LENGTH OF 127.47 FEET, A CHORD BEARING OF SOUTH 04 DEGREES 52 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 127.20 FEET TO A NON-TANGENT LINE; THENCE SOUTH 43 DEGREES 21 MINUTES 51 SECONDS WEST ALONG SAID NON-TANGENT LINE, A DISTANCE OF 157.41 FEET; THENCE SOUTH 31 DEGREES 33 MINUTES 31 SECONDS WEST, A DISTANCE OF 235.75 FEET; THENCE SOUTH 47 DEGREES 24 MINUTES 06 SECONDS WEST, A DISTANCE OF 88.98 FEET TO A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 86.46 FEET, A CHORD BEARING OF SOUTH 59 DEGREES 29 MINUTES 47 SECONDS WEST AND A CHORD DISTANCE OF 89.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 86 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 108.18 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 171.50 FEET, AN ARC LENGTH OF 44.14 FEET, A CHORD BEARING OF SOUTH 37 DEGREES 53 MINUTES 37 SECONDS WEST AND A CHORD DISTANCE OF 44.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 20 DEGREES 50 MINUTES 04 SECONDS WEST, A DISTANCE OF 85.16 FEET; THENCE NORTH 14 DEGREES 22 MINUTES 18 SECONDS EAST, A DISTANCE OF 131.75 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1050.00 FEET, AN ARC LENGTH OF 880.56 FEET, A CHORD BEARING OF NORTH 37 DEGREES 07 MINUTES 17 SECONDS EAST AND A CHORD DISTANCE OF 640.20 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF BOND STREET; THENCE NORTH 48 DEGREES 52 MINUTES 15 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING.

NOTE: SEE SHEET 2 FOR OVERALL LEGAL DESCRIPTION

PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS)
COUNTY OF PEORIA)
THIS PRELIMINARY PLAT OF _____ A.D., 20__ RECEIVED THE PRELIMINARY APPROVAL OF THE PLANNING AND ZONING COMMISSION, THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE YEAR FOR APPROVAL OR THE ABOVE ACTION BECOMES VOIDABLE.

PLANNING AND ZONING COMMISSION
STATE OF ILLINOIS)
COUNTY OF PEORIA)
I HEREBY CERTIFY THAT BY REGISTRATION NO. _____ ACCEPTED BY THE CITY COUNCIL OF THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, AT A REGULAR MEETING HELD ON _____ DAY OF _____, A.D., 20__ THE ABOVE PRELIMINARY PLAT OF _____ WAS APPROVED.

ZONING REQUIREMENTS

PROPOSED ZONING:	R-8
MAXIMUM BUILDING HEIGHT:	7'
MINIMUM LOT AREA:	7,500 SQ. FT.
MINIMUM STREET FRONT SETBACK:	15'
MINIMUM CORNER SIDE YARD SETBACK:	10'
MINIMUM SIDE YARD SETBACK:	5' (15' AGGREGATE)
MINIMUM REAR YARD SETBACK:	30'

AREAS

PROPOSED LOTS:	
LOT 1 =	254,579 S.F. (5.848 ACRES)
LOT 2 =	449,173 S.F. (10.212 ACRES)
TOTAL AREA =	693,752 S.F. (16.060 ACRES)

ENGINEER

PINNACLE ENGINEERING GROUP
BRIAN D. JOHNSON, P.E., C.E.S.
33 W. HIGGINS ROAD
SUIITE 655
SOUTH BARRINGTON, IL 60010

SURVEYOR

MANHARD CONSULTING, LTD.
TIMOTHY J. MANHARD, P.L.S.
900 WOODLANDS PARKWAY
VERNON HILLS, IL 60061

OWNER / SUBDIVIDER

RIVER TRAIL DRIVE L.P.
DESKAND CURSAR
120 EAST OGDEN AVENUE
SUITE 101
MNSDALE, IL 60151

PLAN | DESIGN | DELIVER
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

CHICAGO OFFICE:
33 W. HIGGINS RD. | SUITE 655
SOUTH BARRINGTON, IL 60010
(847) 533-3000

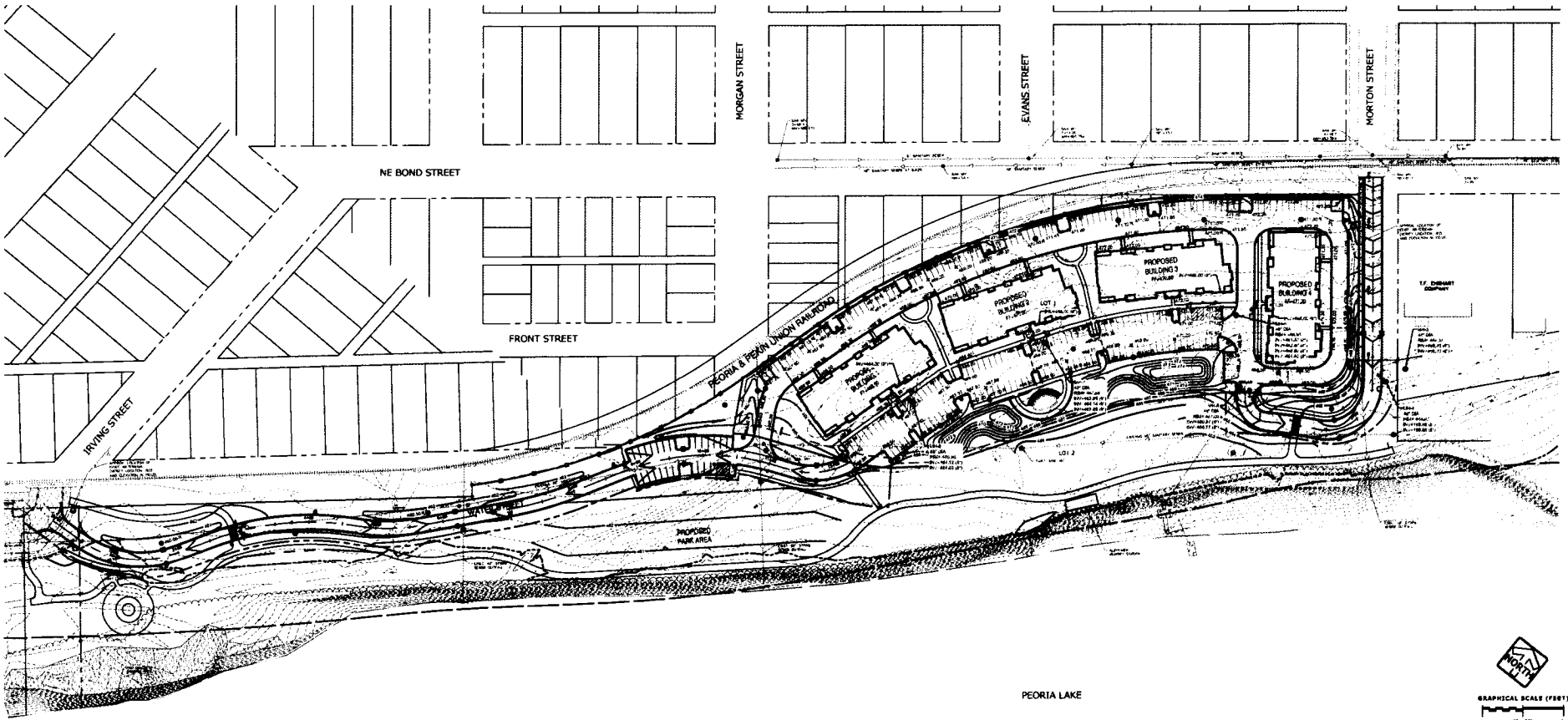
CHICAGO OFFICE:
100 N. LAKE STREET, SUITE 1000
CHICAGO, IL 60611
(312) 467-1000

RIVERFRONT DRIVE DEVELOPMENT PEORIA, IL

REVISIONS	
1. CITY REVIEW	08/17/15
2. CITY REVIEW	08/27/15

PRELIMINARY PLAT OF SUBDIVISION

SHEET	1
OF	2



ELEVATIONS	
1.	CONTIGUOUS AREAS SHOWN AS FINISHED GRADE.
2.	SPOT ELEVATIONS ARE SHOWN AS FLOW LINE ALONG THE CURB AND GUTTER AND TOP OF GRADE FINAL WITH DELETED OR SHED D IN BELOW.
EF	EDGE OF PAVEMENT
TL	TOP OF CURB
ME	MEAN EXISTING

- GRADING NOTES**
- CONTRACTOR SHALL CONTACT CITY ENGINEER, PEORIA, ILLINOIS, AND VERIFY REQUIREMENTS OF ANY CURBS OR UTILITIES TO BE MAINTAINED.
 - BEFORE FURNISHING CURBS, PAVING, AND UTILITY COVER SHALL BE PREPARED BASED UPON AN ARCHITECTURAL INFORMATION, DIMENSIONS, AND MATERIALS. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLAN FOR ADDITIONAL INFORMATION. IN CASE OF CONFLICTS BETWEEN THESE AND CONTRACTOR SHALL REFER TO CIVIL PLANS SHALL TAKE PRECEDENCE.
 - CONTRACTOR SHALL MEET ALL CONSTRUCTION REQUIREMENTS AS SPECIFIED ON SHEET C-3 AND PER ILLINOIS.
 - CONTRACTOR SHALL CONTACT ALL AGENCIES IN ACCORDANCE WITH LOCAL AND STATE AID REQUIREMENTS.
 - PAVEMENT DEVICES SHALL BE HANDLED AS NECESSARY PARKING AREAS SHALL BE CONSIDERED IN ANY DIRECTION.
 - REFER TO CONSTRUCTION DETAILS FOR SIDEWALK RAMP AND RAMP AT STREET.
 - ALL EXISTING AND PROPOSED CURBS AND SIDEWALKS SHALL BE CONSTRUCTED TO MEET ALL CITY REQUIREMENTS.
 - CONTRACTOR SHALL MEET ALL CITY REQUIREMENTS.
 - CONTRACTOR SHALL ADJUST ALL SIDE ELEVATIONS OF EXISTING STRUCTURES TO PROPOSED GRADE.
 - CONTRACTOR SHALL REFER TO PLAN SHEET C-1 THROUGH C-3 FOR CURB AND SIDEWALKS TO BE CONSTRUCTED FOR WATER QUALITY REQUIREMENTS AS SPECIFIED WITH LAND DEVELOPMENT.

LEGEND	
	STORM DRAINAGE STRUCTURE
	CURB
	SPOT ELEVATION
	CURB TO BE REMOVED
	NEW CURB TO BE INSTALLED
	UTILITY STRUCTURE

PLAN | DESIGN | DELIVER

PINNACLE ENGINEERING GROUP

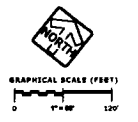
ENGINEERING | NATURAL RESOURCES | SURVEYING

1000 WEST 11TH AVENUE, SUITE 100
PEORIA, ILLINOIS 61604
PH: 309.671.1111
WWW.PINNACLE-ENG.COM

PEORIA RIVER TRAIL
PEORIA, IL

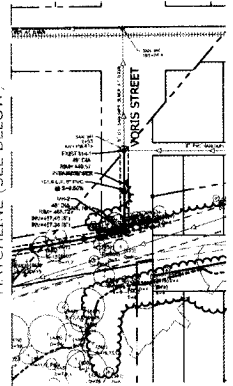
REVISIONS		
NO. 1	DATE	DESCRIPTION

PRELIMINARY GRADING PLAN

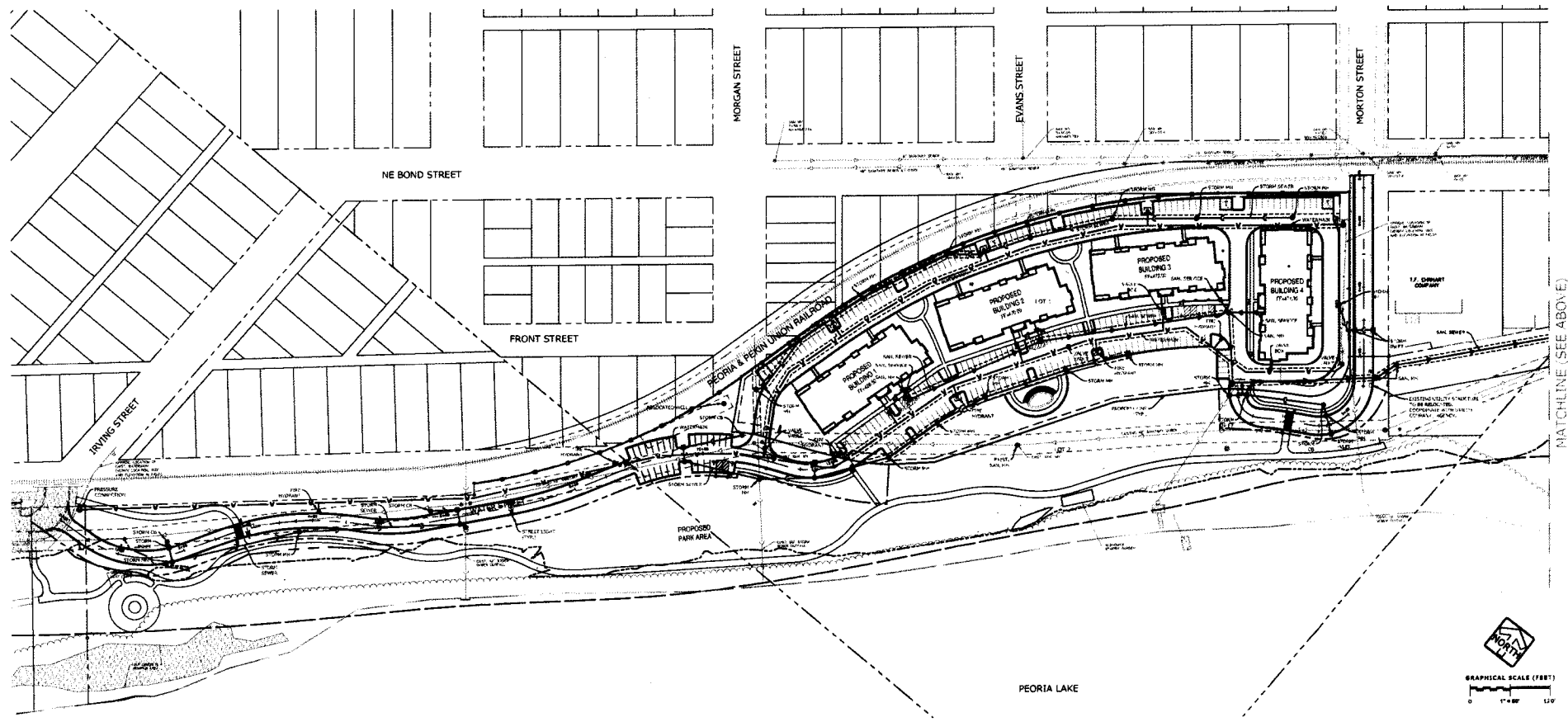
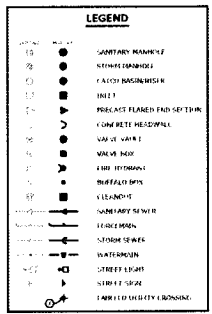


SHEET	
03	02

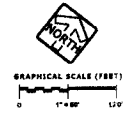
MATCHLINE (SEE BELOW)



- ### UTILITY NOTES
1. CONTRACTOR SHALL CONTACT ALL PUBLIC UTILITIES AND PRIVATE ENGINEERING OR ANY OTHERS WITH THE APPROPRIATE EMPLOYERS.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR UTILITY CONSTRUCTION.
 3. ALL EXISTING INFORMATION AND EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES AND ARE GIVEN THE BEST OF THE CONTRACTOR'S KNOWLEDGE AND BELIEF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE CITY OF ANY DISCREPANCIES OR CHANGES IN THE LOCATION OF EXISTING UTILITIES.
 4. ALL UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
 5. ALL MANHOLES AND VALVE WELLS SHALL HAVE THE CITY OF PEORIA AND PEORIA UTILITIES DEPARTMENT'S "STANDARD SPECIFICATIONS FOR THE CITY OF PEORIA LIDS OR GRATES SHALL HAVE THE WORDS "PEORIA TO RIVER, DRIP NO WASTE" IF OTHERWISE INDICATED.
 6. BUILDING DIMENSIONS, GRADING, PARKING, AND UTILITY LAYOUT HAVE BEEN PROVIDED BASED UPON ARCHITECTURAL INFORMATION. SHOULD ARCHITECTURAL LAYOUTS CHANGE AND CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL, PLANNING AND CIVIL PLANS, THE CIVIL PLANS SHALL TAKE PRECEDENCE.
 7. CONTRACTOR SHALL VERIFY LOCATION, SIZE AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
 8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF EXISTING UTILITIES TO THE CENTERLINE OF THE UTILITY.
 9. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 10. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND OBTAIN THE FINAL LOCATION OF ALL EXISTING GAS, WATER, AND TELEPHONE SERVICES PRIOR TO ANY CONSTRUCTION.
 11. CONTRACTOR SHALL LOCATE ALL EXISTING SEWER AND WATER MAINS, LOCATION, SIZE, DEPTH, AND CONDITION AT POINTS OF INTERSECTION WITH PROPOSED UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY PEORIA UTILITIES DEPARTMENT OF ANY DISCREPANCIES OR CHANGES.
 12. EXISTING IS SHOWN FOR REFERENCE ONLY. SEE CITY ENGINEERING DEPARTMENT FOR CONSTRUCTION.
 13. DIMENSIONS AND DIMENSIONS SHALL BE CONSIDERED AS NOTED IN ACCORDANCE WITH THE RESPONSIBILITY, THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAINS AND SPECIFICATIONS FOR SEWER AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ETC. IN THE EVENT OF CONFLICTS BETWEEN THE NOTES, THE MORE RESTRICTIVE SHALL TAKE PRECEDENCE.



MATCHLINE (SEE ABOVE)



PLAN | DESIGN | DELIVER

PINNACLE ENGINEERING GROUP

CHICAGO OFFICE
333 W. WABASH ST. 15TH FL.
CHICAGO, IL 60601
TEL: 312.467.1000
WWW.PINNACLE-ENG.COM

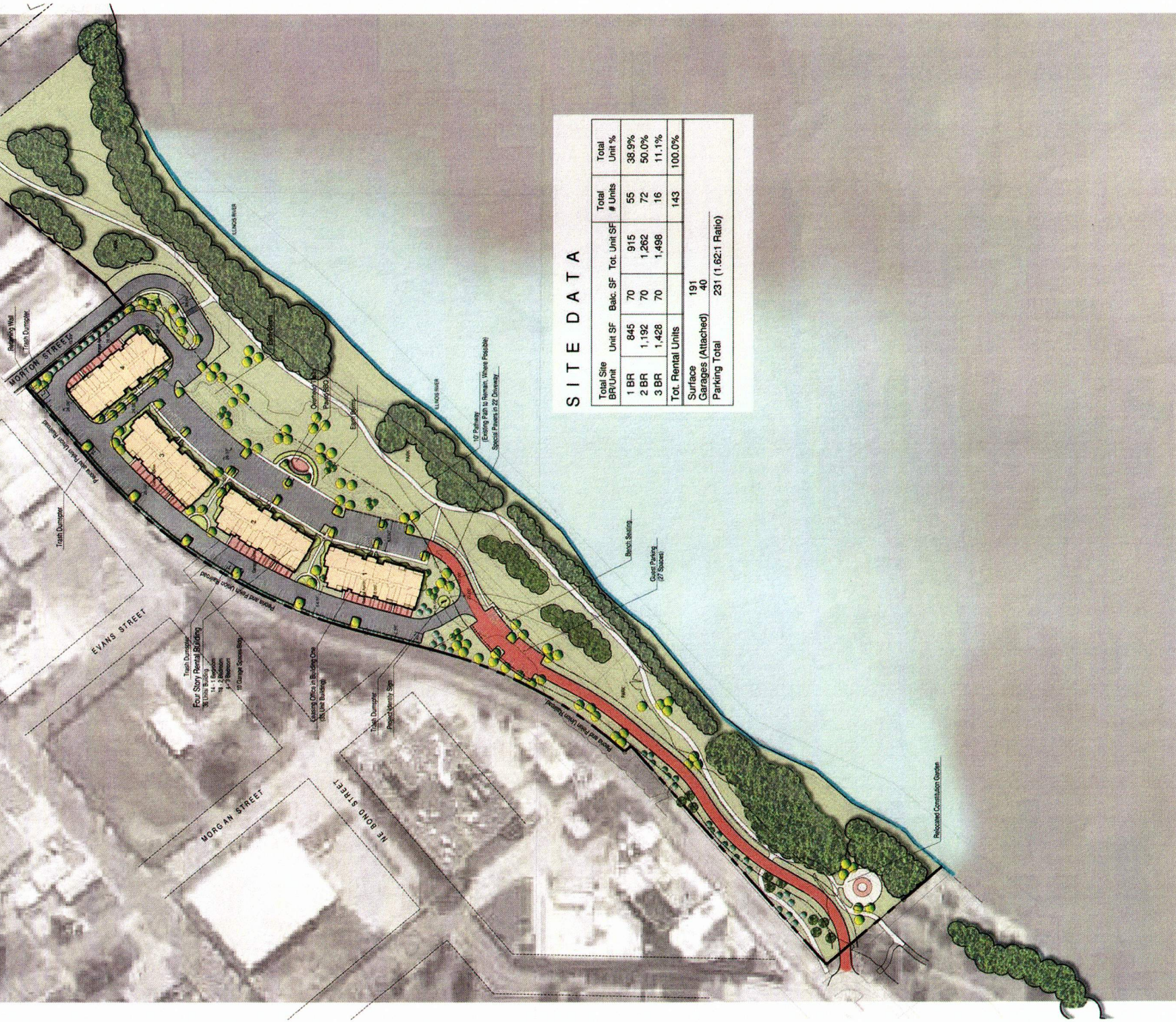
PEORIA RIVER TRAIL
PEORIA, IL

REVISIONS	
NO. 1	ISSUED FOR PERMITS
NO. 2	ISSUED FOR PERMITS
NO. 3	ISSUED FOR PERMITS
NO. 4	ISSUED FOR PERMITS
NO. 5	ISSUED FOR PERMITS
NO. 6	ISSUED FOR PERMITS
NO. 7	ISSUED FOR PERMITS
NO. 8	ISSUED FOR PERMITS
NO. 9	ISSUED FOR PERMITS
NO. 10	ISSUED FOR PERMITS

PRELIMINARY UTILITY PLAN

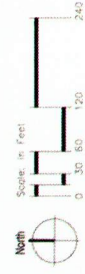
DATE: 11/15/2011
TIME: 10:00 AM
SHEET: C-3
C-3

ORDINANCE 17,264



SITE DATA

Total Site BR/Unit	Unit SF	Balc. SF	Tot. Unit SF	Total # Units	Total Unit %
1 BR	845	70	915	55	38.9%
2 BR	1,192	70	1,262	72	50.0%
3 BR	1,428	70	1,498	16	11.1%
Tot. Rental Units				143	100.0%
Surface Garages (Attached)		191			
Parking Total		40	231 (1.62:1 Ratio)		

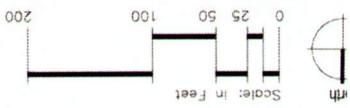


DPC, LLC
Hinsdale, IL



Illustrative Plan
Riverfront Drive Multifamily
Peoria, IL

Date: August 31, 2015



SITE DATA

Total	BR/Unit	Unit SF	Base SF	Total Unit SF	# Units	Unit %
1 BR	845	70	915	55	38.9%	
2 BR	1,192	70	1,262	72	50.0%	
3 BR	1,428	70	1,498	16	11.1%	
Total				143	100.0%	

Surface	Total
Surface	191
Garages (Attached)	40
Parking Total	231 (1.62:1 Ratio)

ISSUED FOR SUBMITTAL: 06/24/2014

L1.0

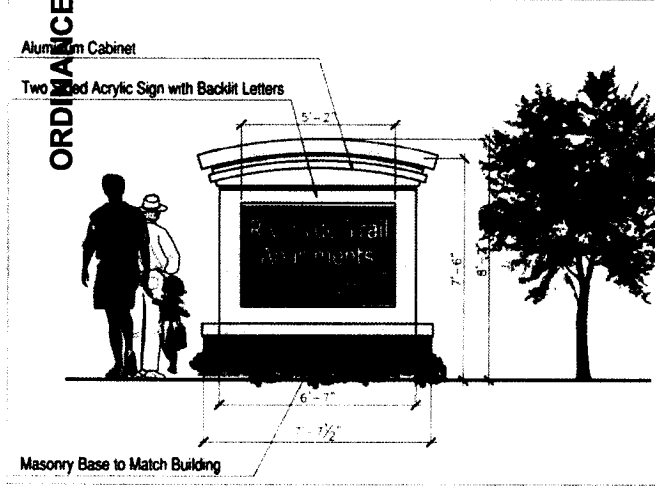
SITE ILLUSTRATIVE PL.
www.bsbdesign.com
DESIGN
BSB

Riverfront Drive Multifamily
Landscape Plan

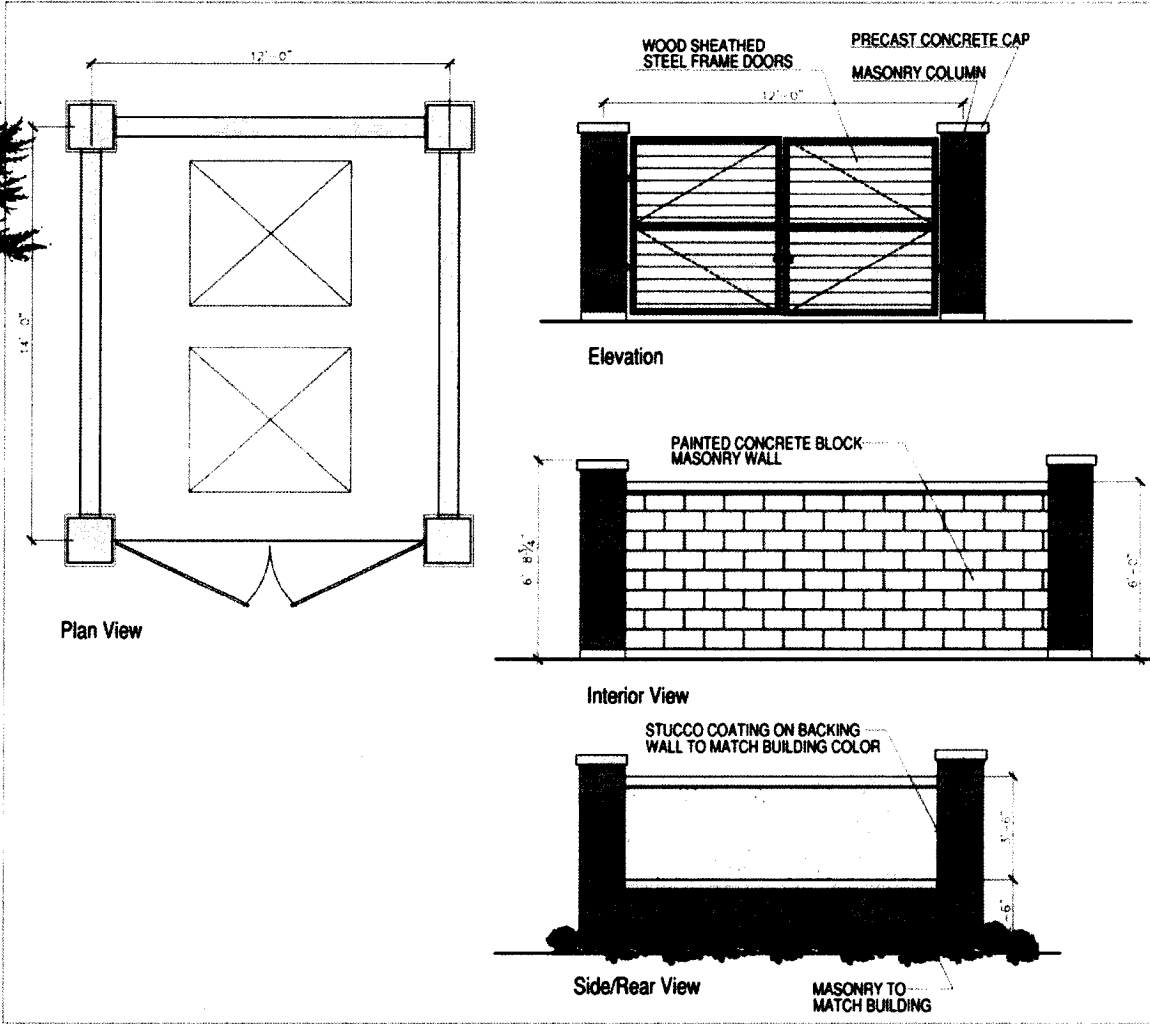
DPC, LLC.
120 East Ogden Avenue Suite 101
Hinsdale, Illinois 60134

ISSUE DATE: 06/24/2014

REV	DATE	DESCRIPTION
REV 1	06/23/2014	REVISED
REV 2	06/23/2014	REVISED
REV 3	06/23/2014	REVISED



Project Signage
Scale: 1/2"=1'-0"



Trash Enclosure
Scale: 1/2"=1'-0"

ISSUE DATE	06/24/2014
BY	BSB DESIGN
CHECKED BY	BSB DESIGN
DATE	06/24/2014
PROJECT	LANDSCAPE PLAN
NO.	17,264
DATE	06/24/2014
BY	BSB DESIGN
CHECKED BY	BSB DESIGN
DATE	06/24/2014
PROJECT	LANDSCAPE PLAN
NO.	17,264
DATE	06/24/2014
BY	BSB DESIGN
CHECKED BY	BSB DESIGN
DATE	06/24/2014
PROJECT	LANDSCAPE PLAN
NO.	17,264

DPC, LLC.
120 East Ogden Avenue Suite 101
Hinsdale, Illinois 60134
(630) 321-1615

Riverfront Drive Multifamily
Landscape Plan
Peoria, Illinois



BSB
DESIGN

www.bsbdesign.com
1501 Dundee Street
Peoria, Illinois 61611
301.766.2289

DATE: 06/24/2014
DRAWN BY: JLD
CHECKED BY: JLD
SCALE: AS SHOWN

LANDSCAPE DETAILS

ISSUED FOR SUBMITTAL: 06/24/2014