

**ORDINANCE NO. 17,071**

**AN ORDINANCE APPROVING A MULTI – FAMILY PLAN IN A CLASS R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT FOR FROSTWOOD APARTMENTS PHASE THREE LOCATED AT 13-14-476-009 AND 13-14-476-013, KNOWN AS 5605 N FROSTWOOD PARKWAY, 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 City of Peoria desires to permit the use of Multi-family Apartments as a principal use in specific zoning districts;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

**SECTION 1.** That the Multi-Family Plan of Frostwood Apartments Phase Three, attached hereto as Exhibit A, and Elevation Drawings as Exhibit B and having the following legal description:

"FROSTWOOD APARTMENTS SUBDIVISION, SECTION 2"

LOT FOUR (4) IN WOODCREST SUBDIVISION (PLAT BOOK 7, PAGE 66) AND THE SOUTH 13.21 FEET OF EVEN WIDTH BY FULL DEPTH OF LOT ONE (1) OF "FROSTWOOD APARTMENTS SUBDIVISION" (PLAT BOOK 11, PAGE 121), ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FOURTEEN (14) TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS.

is hereby approved.

**SECTION 2.** This Ordinance shall be in full force and effect on and after its passage according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS  
11th DAY OF March 2014.

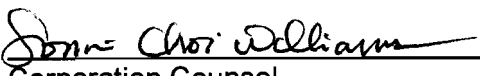
APPROVED:

  
\_\_\_\_\_  
Mayor

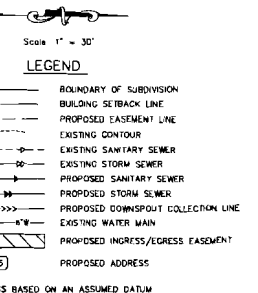
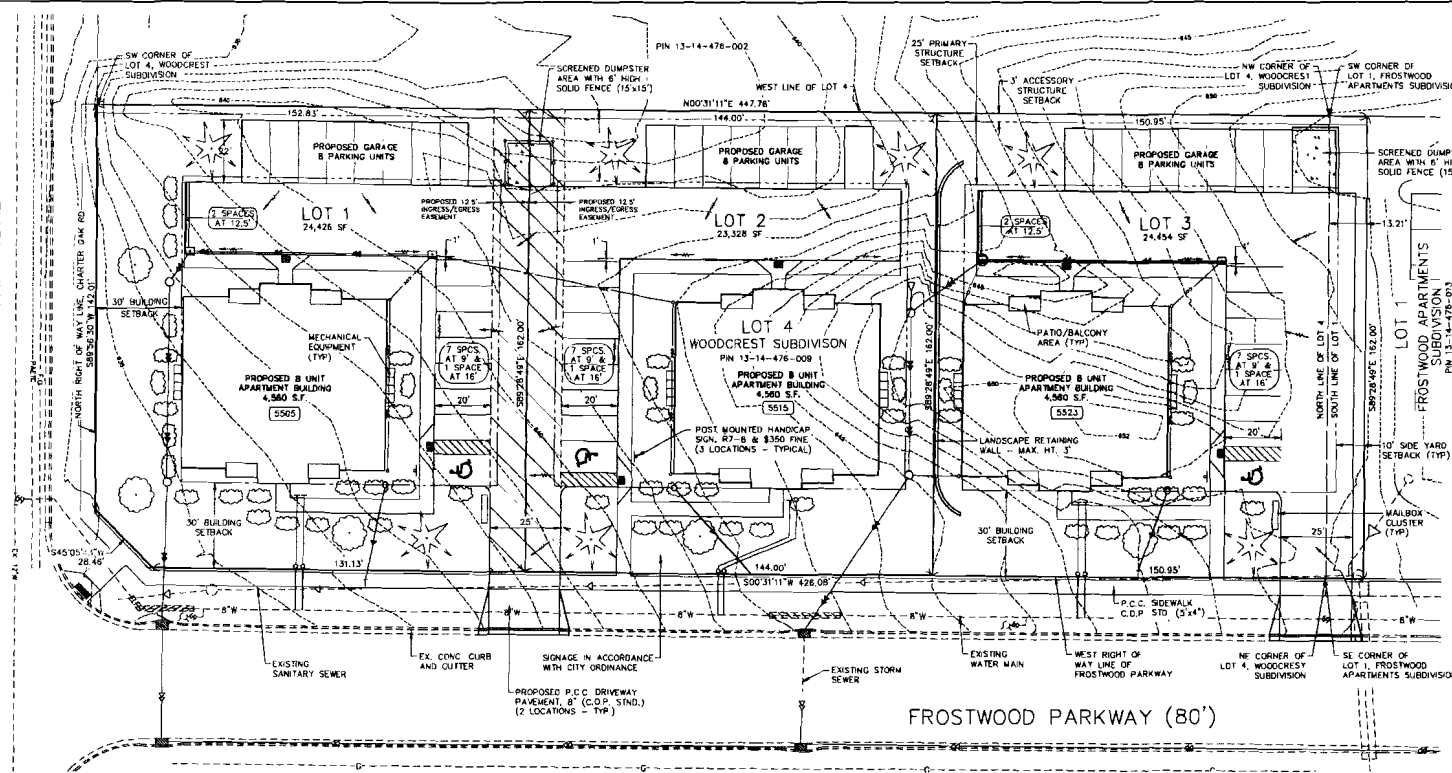
ATTEST:

  
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

  
\_\_\_\_\_  
Corporation Counsel

CHARTER OAK ROAD



**LEGAL DESCRIPTION OF "FROSTWOOD APARTMENTS SUBDIVISION, SECTION 2"**

LOT FOUR (4) IN WOODCREST SUBDIVISION (PLAT BOOK 7, PAGE 66) AND THE SOUTH 13.21 FEET OF EVEN WIDTH BY FULL DEPTH OF LOT ONE (1) OF "FROSTWOOD APARTMENTS SUBDIVISION" (PLAT BOOK 11, PAGE 121), ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS.

**LANDSCAPING POINT REQUIREMENTS**

SHADE TREE = 5 @ 20 PTS/EA = 100 PTS  
 EVERGREEN TREE = 7 @ 15 PTS/EA = 105 PTS  
 DECIDUOUS SHRUB = 52 @ 3 PTS/EA = 156 PTS  
 TOTAL POINTS PROPOSED = 361 PTS

POINTS REQ'D = 1 PT/ PARKING SPACE = 52 POINTS  
 FRONT YARD = 608 LF/2 = 304 PTS  
 REQUIRED POINTS = 52+304 = 356 PTS

NOTE: SIZE & TYPE OF PLANTINGS TO BE SUBMITTED BY OWNER AT A LATER DATE.

**PARKING REQUIREMENTS**

PARKING SPACES REQUIRED: 24 UNITS = 48 SPACES  
 PARKING SPACES PROVIDED: 52 - 24 IN GARAGES & 28 EXTERIOR SPACES  
 THREE(3) OF WHICH ARE HANDICAP

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS }  
 COUNTY OF PEORIA } SS

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE PREPARED THE ABOVE PRELIMINARY PLAT OF "FROSTWOOD APARTMENTS SUBDIVISION, SECTION 2", BEING A SUBDIVISION OF LOT FOUR (4) OF "WOODCREST SUBDIVISION AND A PART OF LOT ONE (1) OF THE "FROSTWOOD APARTMENTS SUBDIVISION", ALL BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPOSED SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS TWENTY (20) FEET.

WE FURTHER CERTIFY THAT THE ABOVE SUBDIVISION IS LOCATED WITHIN AN INCORPORATED CITY WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR HEREAFTER AMENDED.

DATED AT PEORIA, ILLINOIS THIS 17TH DAY OF FEBRUARY, 2014

AUSTIN ENGINEERING CO., INC.

BY: MICHAEL P. COCHRAN  
 ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3879  
 AUSTIN ENGINEERING COMPANY, INC. (2025) 691-0224  
 8100 N UNIVERSITY ST., PEORIA, IL 61615  
 mcocoran@austinengineeringcompany.com



**FINAL MULTI-FAMILY PLAN & PRELIMINARY SUBDIVISION PLAT**

**FROSTWOOD APARTMENTS SUBDIVISION, SECTION 2**

LOT 4 AND A PART OF LOT 5, WOODCREST SUB., PART OF SE 1/4, SE 1/4, SEC. 14, T9N, R7E, 4th P.M., CITY OF PEORIA, ILLINOIS

FOR: J.K. LAND, LTD.  
 DATE: 1/22/14 SCALE: 1" = 20'

AUSTIN ENGINEERING CO., INC.  
 Consulting Engineers / Surveyors  
 8100 North University Street  
 Peoria, Illinois 61615-1294  
 License No. 184-001161

DATE: 2/17/14 SCALE: 1" = 20'

**GENERAL NOTES:**

PROPERTY BEING SUBDIVIDED IS PIN 13-14-476-008 AND A PART OF PIN 13-14-478-013.

AREA OF PROPOSED SUBDIVISION = 1.838 ACRES.

THE NUMBERS, SIZES, SHAPES, AREAS AND DIMENSIONS OF THE LOTS SHOWN HEREON ARE APPROXIMATE. THE ACTUAL COMPARISON OF THE LOTS WILL BE AS SHOWN ON THE FINAL PLAT.

THE CONTOURS SHOWN HEREON HAVE BEEN OBTAINED FROM FIELD SURVEY AND ARE SHOWN AT ONE FOOT INTERVALS.

EVERY ATTEMPT TO SAVE EXISTING TREES WILL BE MADE.

ALL GROUND LEVEL MECHANICAL EQUIPMENT TO BE SCREENED LANDSCAPING.

ALL UNITS ARE 2 BEDROOM WITH EACH UNIT CONTAINING APPROXIMATELY 1,025 SF.

THE NOISE/VEGETATION AGREEMENT WILL BE RECORDED AGAINST EACH OF THE NEW LOTS CREATED.

THERE WILL BE NO PHYSICAL BARRIERS PLACED ON THE CORNER LOT LINES BETWEEN LOTS 1 & 2 THAT WILL OBSTRUCT IN ANY WAY VEHICULAR OR PEDESTRIAN MOVEMENTS.

**SURVEYOR:** MICHAEL P. COCHRAN  
 AUSTIN ENGINEERING CO., INC.  
 8100 N UNIVERSITY ST.  
 PEORIA, ILLINOIS 61615  
 (309) 961-0224

**ENGINEER:** J. DANIEL MAJES  
 AUSTIN ENGINEERING CO., INC.  
 8100 N UNIVERSITY ST.  
 PEORIA, ILLINOIS 61615  
 (309) 891-0224

**DEVELOPER:** J.K. LAND, LTD.  
 818 S THOMP CT.  
 MORTON, IL 61550  
 (309) 284-9884

**UTILITIES:** ALL UTILITIES ARE AVAILABLE FOR THIS SUBDIVISION.

**ZONING:** THIS PROPERTY IS ZONED R-4.

**UTILITY EASEMENTS:** UTILITY EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT TO PROPERLY SERVE THE SUBDIVISION WITH ALL AVAILABLE UTILITIES.

THIS PROJECT WILL REQUIRE AN APDES PERMIT WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.

THIS PROJECT REQUIRES AN EMISSION CONTROL PERMIT. AN EMISSION CONTROL PLAN WITH PERMIT APPLICATION WILL BE SUBMITTED SEPARATELY.

A DRAINAGE PLAN SHOWING POST DEVELOPMENT DRAINING WILL BE SUBMITTED SEPARATELY FOR APPROVAL.

STORM WATER DETENTION FACILITIES ARE CURRENTLY IN PLACE. LIGHTING WILL BE PROVIDED WITH WALL PANS ON THE GARAGES AND PARKING LOT SIDE OF THE BUILDINGS.

SCHOOL DISTRICT: THIS SUBDIVISION IS LOCATED IN THE PEORIA PUBLIC SCHOOL DISTRICT #150.

PERMITS: ALL REQUIRED CITY PERMITS WILL BE OBTAINED PRIOR TO CONSTRUCTION.

PROPERTY OWNERS MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S PRIVATE PROPERTY DRAINAGE ASSISTANCE PROGRAM.

PROPOSED SUBDIVISION IS LOCATED IN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 170533 0128, WHICH BEARS A REVISED DATE OF JUNE 1, 1983.

REFERENCES TO "WOODCREST SUBDIVISION" ARE TO THE AMENDED FINAL PLAT OF "WOODCREST SUBDIVISION", THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "T", PAGE 66 IN THE PEORIA COUNTY RECORDER'S OFFICE.

**FINAL PLAN CERTIFICATES**

STATE OF ILLINOIS } SS  
 COUNTY OF PEORIA }

ACKNOWLEDGED BY THE OWNER, J.K. LAND, LTD., THAT THE ABOVE PLAN IS THE FINAL PLAN FOR FROSTWOOD APARTMENTS.

DATE: \_\_\_\_\_ JERRY KAISER, MANAGER

APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF PEORIA AT A REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2014.

DATE: \_\_\_\_\_ CHAIRMAN

ORDINANCE NO. \_\_\_\_\_ ADOPTED BY THE CITY COUNCIL OF THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, AT ITS REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2014, APPROVED THE PLAN.

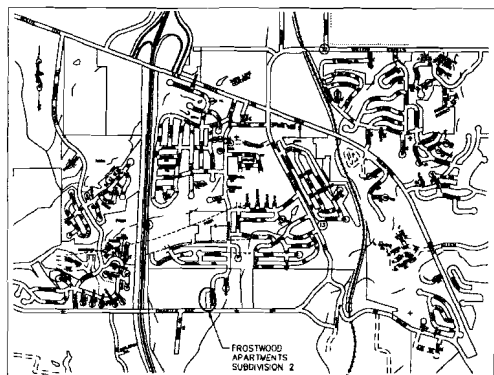
CITY CLERK

**CITY OF PEORIA COMMUNITY DEVELOPMENT CERTIFICATE**

STATE OF ILLINOIS } SS

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OF FROSTWOOD APARTMENTS SUBDIVISION, SECTION 2 IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014. THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE (1) YEAR OR THE ABOVE ACTION BECOMES NULL AND VOID.

CITY CLERK



**LOCATION MAP**  
 NOT TO SCALE

**ARCHITECTS, P.C.**  
LARRY R. PAUSTIAN  
144 W. JACKSON STREET, CHICAGO, ILL. 60601  
312-467-9947

**FROSTWOOD APARTMENTS**  
144 W. JACKSON STREET, CHICAGO, ILL. 60601  
NO. 200-10-1000

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9
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