



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: May 7, 2020
CASE NO: PZ 20-9

REQUEST: Public Hearing on the request of Brandon Dean of Dean Custom Builders, Inc, for approval of a Preliminary Plat for Thornewood Estates Subdivision, in a Class R-3 (Single Family Residential) District, generally located at the southeast corner of Wilhelm Road and the Rock Island Trail, (Parcel Identification No. 08-25-400-002). The petitioner is proposing 8 single family residential lots on 9.618 acres. (Council District 5)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting approval of a preliminary plat for Thornewood Estates Subdivision as described below:

Development Item	Applicant Proposal	Unified Development Code Requirement	Applicant Waiver Request & Justification	DRB Comment
Acreage	9.618	N/A	None	N/A
Use	8 - Single Family Residential Lots	Residential	None	In compliance
Lot size	0.47 to 1.49 acres	Minimum 0.14 acre	None	In compliance
Lot width	Varies from approximately 60 feet to 90 feet	Minimum 40 feet	None	In compliance
Density	0.83 dwelling unit per acre	Maximum 2.66 dwelling units per acre per the Growth Cell 1A Annexation Agreement	None	In compliance
Stream Buffer	Noted to encompass 100-year flood plain	30 – 50 feet plus 100-year flood plain	None	In compliance
Length of cul-de-sac	680 feet	Maximum 400 feet	Sec. 2.13.13.D.4 – for cul-de-sac length exceeding 400 feet.	Staff does not object
Street Name	Thornwood	A street name which aligns with an existing street, must bear the same name. N Hunter’s Trail Ct is in alignment from the north	Sec. 2.13.13.D.10 – for the Thornwood street name.	Staff does not support

BACKGROUND

Property Characteristics

The subject property contains 9.618 acres of land and is currently developed with a single family residence. The property is zoned Class R-3 (Single-Family Residential) and surrounded by R-3 (Single Family Residential) zoning to the north, south, and west, and R-1 (Single Family Residential) to the east.

History

The subject property was annexed in 2010 as part of the Growth Cell 1A annexation agreement.

Date	Zoning
1931 - 1958	Not in the City Limits
1958 - 1963	Not in the City Limits
1963 - 1990	Not in the City Limits
1990 - Present	R3 (Single-Family Residential)

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
Does not foster excessive population density	Yes	None
Does not foster inefficient use of land area	Yes	None
The character of design is compatible with adjacent development	Yes	None
The design is not a substantial departure from the aesthetic standards of the community	Yes	None
Adequate infrastructure both within and supportive to the subject property is in place or has been provided for	Yes	None
The plat conforms with the requirements of 2.13 Subdivision	No	Waiver for cul-de-sac length and street name
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	
City Council Strategic Plan Goals	Grow Peoria	
Future Land Use Designation	Low Density Residential	

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request with the following waiver and condition:

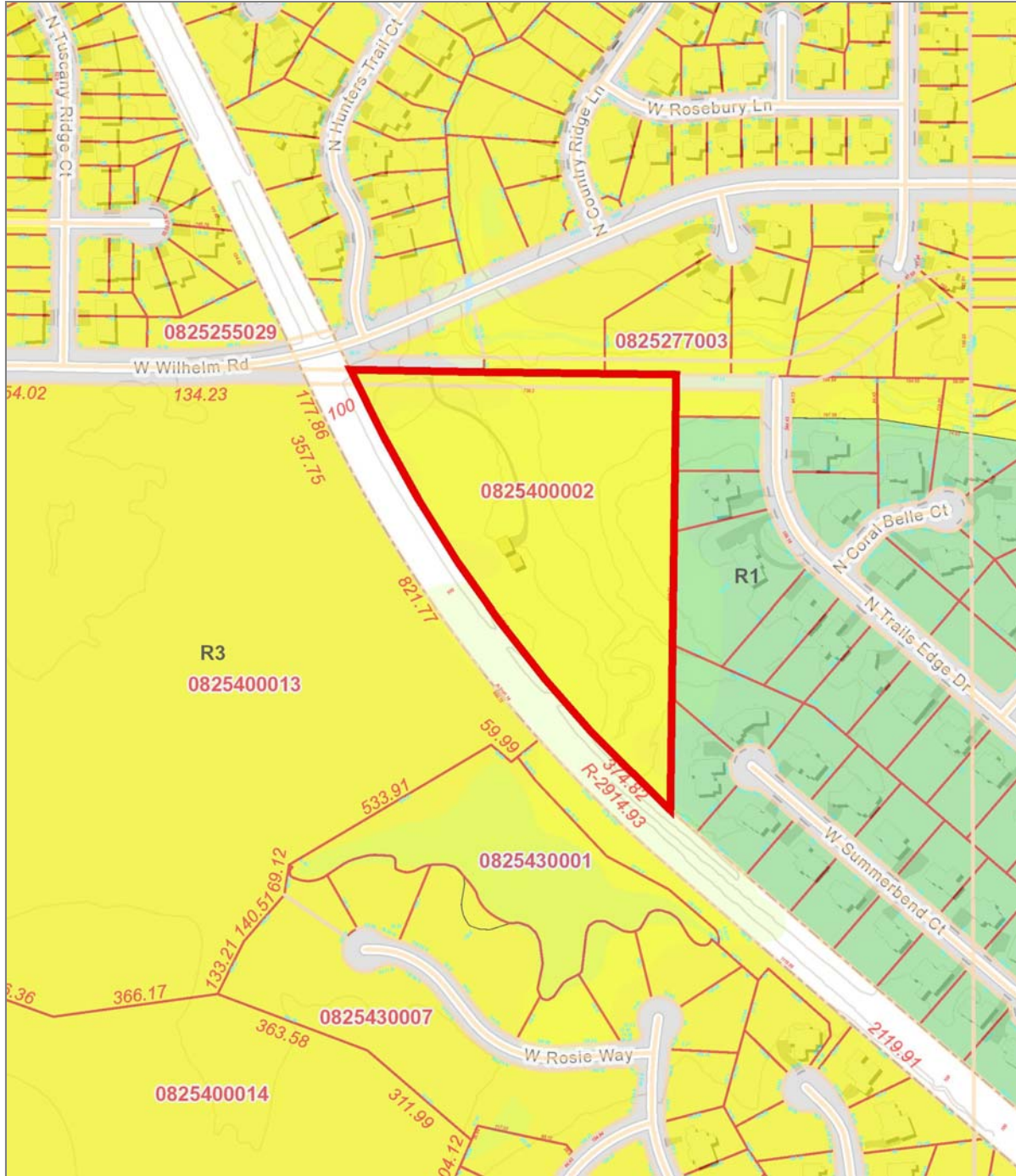
- 1) Waiver to allow cul-de-sac length greater than 400 feet.
- 2) Street name of cul-de-sac must be N. Hunters Trail Court to align with existing street.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Preliminary Plat

Thornewood Estates Plat

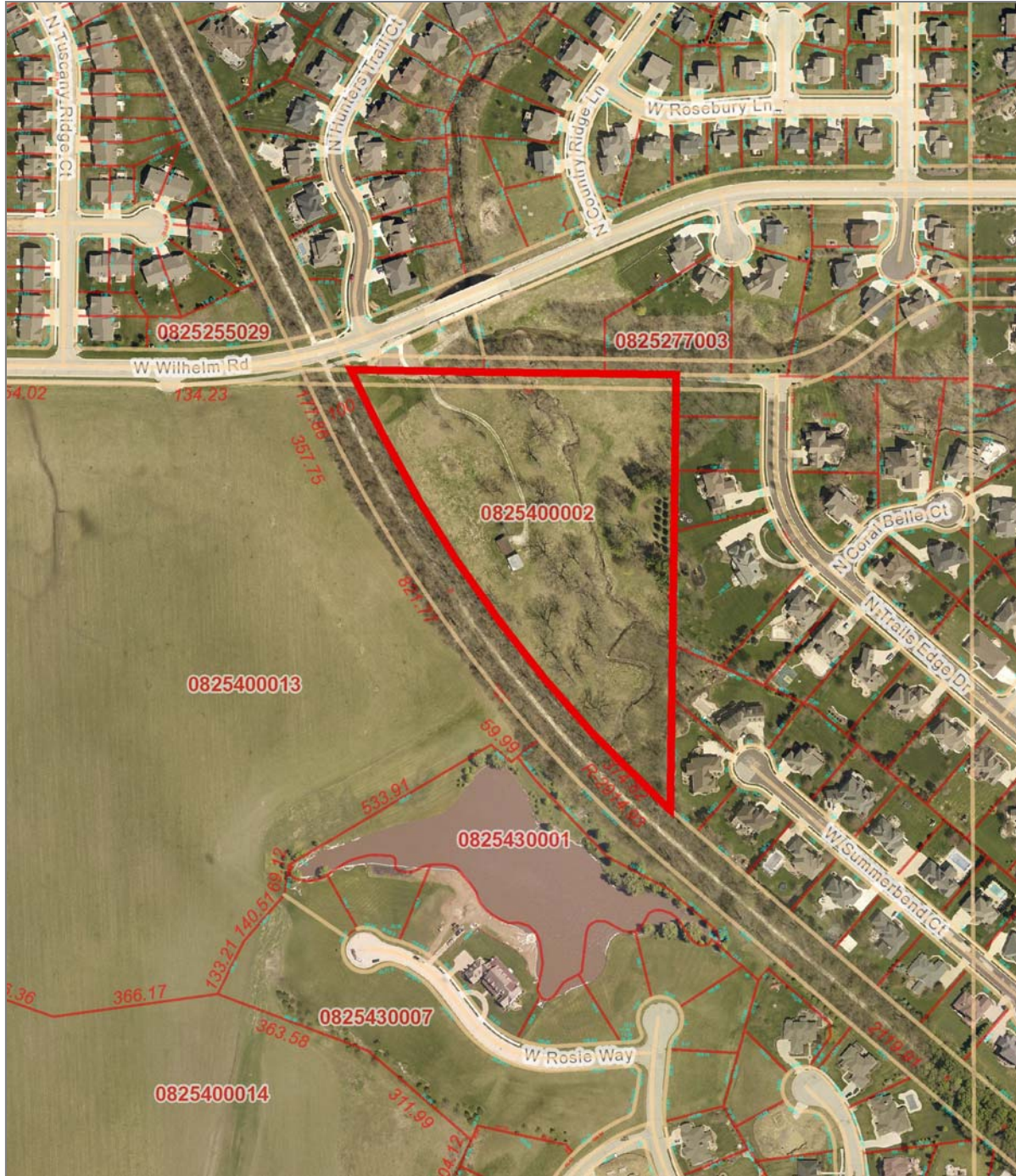


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 333 feet
4/9/2020



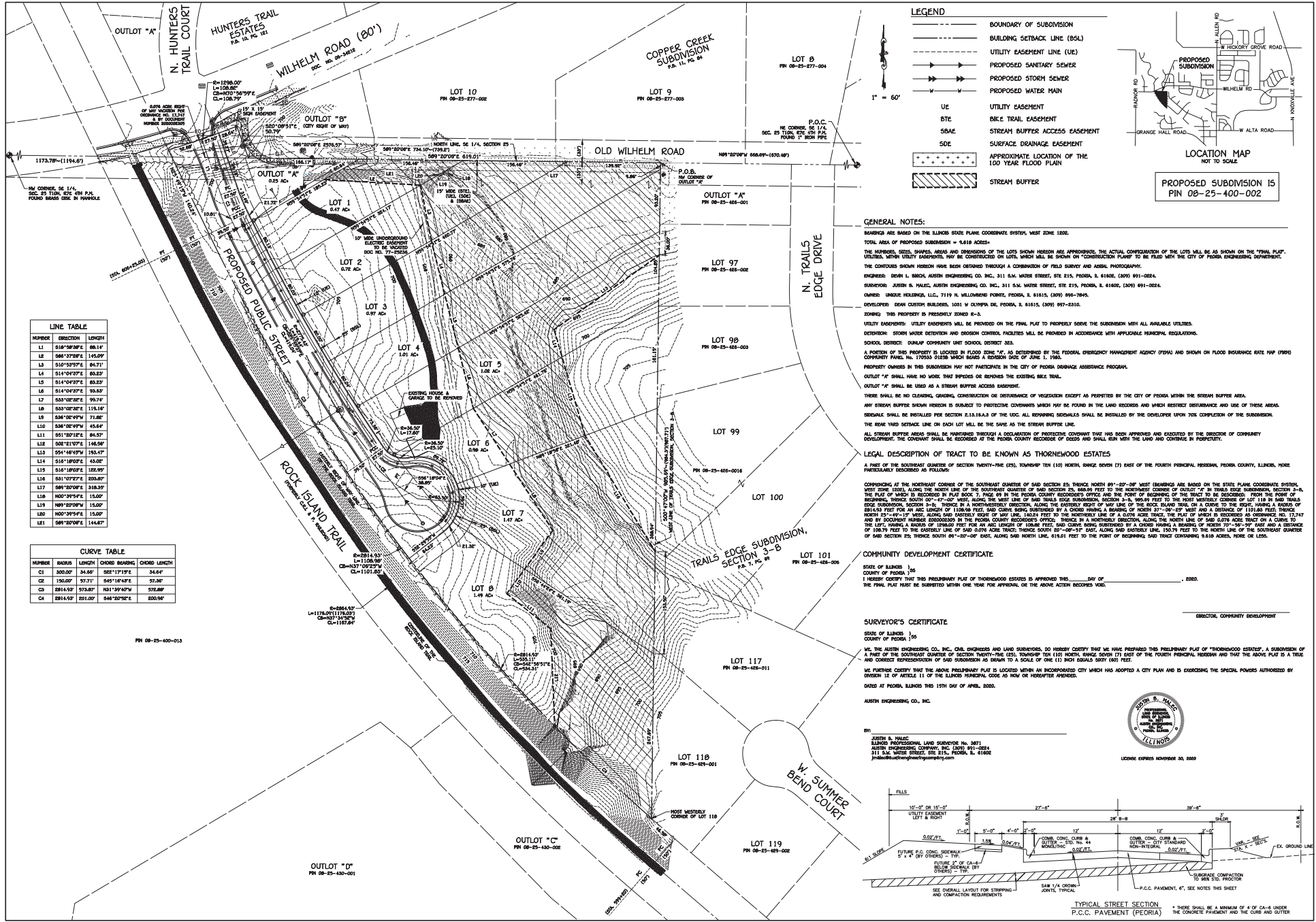
Thornewood Estates Plat



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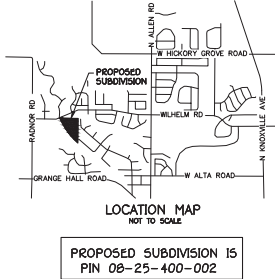
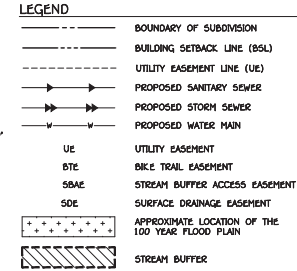


LINE TABLE

NUMBER	DESCRIPTION	LENGTH
L1	518°58'38"E	86.14'
L2	586°37'28"E	145.09'
L3	510°33'27"E	84.71'
L4	514°10'27"E	83.83'
L5	514°10'27"E	83.83'
L6	514°10'27"E	93.63'
L7	533°02'38"E	99.74'
L8	533°02'38"E	114.14'
L9	530°02'09"E	71.88'
L10	530°02'09"E	45.64'
L11	551°10'27"E	84.57'
L12	508°11'07"E	146.58'
L13	554°16'49"E	148.47'
L14	510°18'02"E	43.02'
L15	510°18'02"E	132.99'
L16	531°07'27"E	203.87'
L17	589°10'08"E	318.33'
L18	800°39'54"E	15.00'
L19	800°39'54"E	15.00'
L20	800°39'54"E	15.00'
L21	589°10'08"E	144.67'

CURVE TABLE

NUMBER	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	34.86'	S82°17'19"E	34.64'
C2	150.00'	91.71'	S89°16'44"E	91.86'
C3	2914.53'	573.87'	N81°39'49"W	576.88'
C4	2914.53'	201.00'	S48°20'38"E	200.94'



GENERAL NOTES:

BOUNDARIES ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1200.

TOTAL AREA OF PROPOSED SUBDIVISION = 5.418 ACRES.

THE LINES, SECTORS, SHAPES, AREAS AND DIMENSIONS OF THE LOTS SHOWN HEREON ARE APPROXIMATE. THE ACTUAL COMPENSATION OF THE LOTS WILL BE AS SHOWN ON THE FINAL PLAT.

UTILITIES, WITHIN UTILITY EASEMENTS, MAY BE CONSTRUCTED ON LOTS, WHICH WILL BE SHOWN ON "CONSTRUCTION PLANS" TO BE FILED WITH THE CITY OF PEORIA, ENGINEERING DEPARTMENT.

THE CONTOUR SHOWN HEREON HAVE BEEN OBTAINED THROUGH A COMBINATION OF FIELD SURVEY AND AERIAL PHOTOGRAPHY.

ENGINEER: DEVIN L. BIRDA, AUSTIN ENGINEERING CO., INC., 311 S.W. WATER STREET, STE 215, PEORIA, IL 61602, (309) 691-0284.

SURVEYOR: JUSTIN B. HALEK, AUSTIN ENGINEERING CO., INC., 311 S.W. WATER STREET, STE 215, PEORIA, IL 61602, (309) 691-0284.

OWNER: UNDEVELOPED LAND, 1081 W. OLMPA DR., PEORIA, IL 61615, (309) 696-7840.

DEVELOPER: DEAN CUSTON BUILDERS, 1081 W. OLMPA DR., PEORIA, IL 61615, (309) 697-8310.

ZONING: THIS PROPERTY IS PRESENTLY ZONED R-3.

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

DETENTION: STORM WATER DETENTION AND EROSION CONTROL FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE MUNICIPAL REGULATIONS.

SOILS: REFER TO DRAINAGE DISTRICT OFFICE.

A FLOOD ZONE OF THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 17933 D128 WHICH BASES A FLOOD ZONE OF JUNE 1, 1985.

PROPERTY OWNERS IN THIS SUBDIVISION MAY NOT PARTICIPATE IN THE CITY OF PEORIA DRAINAGE ASSISTANCE PROGRAM.

OUTLET "A" SHALL HAVE NO WORK THAT IMPEDES OR OBSTRUCTS THE EXISTING BIKE TRAIL.

OUTLET "B" SHALL BE USED AS A STREAM BUFFER ACCESS EASEMENT.

ANY STREAM BUFFER SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

SEWERAGE SHALL BE INSTALLED FOR SECTION 2.13.18.6.2 OF THE UCC. ALL REPAIRING SCHEDULES SHALL BE INSTALLED BY THE DEVELOPER UPON 70% COMPLETION OF THE SUBDIVISION.

THE REAR YARD SETBACK LINE ON EACH LOT WILL BE THE SAME AS THE STREAM BUFFER LINE.

ALL STREAM BUFFER AREAS SHALL BE MAINTAINED THROUGH A DECLARATION OF PROTECTIVE COVENANT THAT HAS BEEN APPROVED AND EXECUTED BY THE DEVELOPER OF COMPANY DEVELOPMENT. THE COVENANT SHALL BE RECORDED AT THE PEORIA COUNTY RECORDS OF DEEDS AND SHALL RUN WITH THE LAND AND CONTINUE IN PERPETUITY.

LEGAL DESCRIPTION OF TRACT TO BE KNOWN AS THORNEWOOD ESTATES

A PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP TEN (10) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 89°27'00" WEST (BEARING) AND BASED ON THE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1200, ALONG THE NORTH LINE OF SAID QUARTER OF SAID SECTION 23, 666.89 FEET TO THE NORTHWEST CORNER OF OUTLET "A" IN TRAILS EDGE SUBDIVISION, SECTION 3-B, THE PLAT OF WHICH IS RECORDED IN PLAT 88-1, PAGE 8 IN THE PEORIA COUNTY RECORDS OF DEEDS; AND THE POINT OF BEGINNING BEING THE POINT OF BEGINNING OF SAID TRACT AS A TRACT OF BEGINNING, THENCE SOUTH 00°47'00" WEST, ALONG THE WEST LINE OF SAID WILHELM ROAD SUBDIVISION, SECTION 3-B, 186.89 FEET TO THE NORTHWEST CORNER OF LOT 118 IN SAID TRAILS EDGE SUBDIVISION, SECTION 3-B, A NORTHWESTLY CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 77°09'20" WEST AND A DISTANCE OF 1101.83 FEET THENCE NORTH 87°09'17" WEST, ALONG SAID WEST LINE OF SAID WILHELM ROAD, 1024.18 FEET TO THE NORTHEASTLY CORNER OF A CORNER BEARING AS CORNER NO. 12, 747' AND BY A DOCUMENT NUMBER 020000000 IN THE PEORIA COUNTY RECORDS OF DEEDS; THENCE IN A NORTHEASTLY DIRECTION, ALONG THE NORTH LINE OF SAID OUTLET "A" TRACT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1294.00 FEET FOR AN ARC LENGTH OF 1048.18 FEET; SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 77°09'20" WEST AND A DISTANCE OF 100.79 FEET TO THE EASTERN LINE OF SAID 0.076 ACRES TRACT; THENCE SOUTH 20°40'51" EAST, ALONG SAID EASTERN LINE, 150.79 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 89°27'00" WEST, ALONG SAID NORTH LINE, 418.61 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 5.418 ACRES, MORE OR LESS.

COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OF THORNEWOOD ESTATES IS APPROVED THIS _____ DAY OF _____, 2020.

THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE YEAR FOR APPROVAL OR THE ABOVE ACTION BECOMES VOID.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE PREPARED THIS PRELIMINARY PLAT OF "THORNEWOOD ESTATES", A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP TEN (10) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS SIXTY (60) FEET.

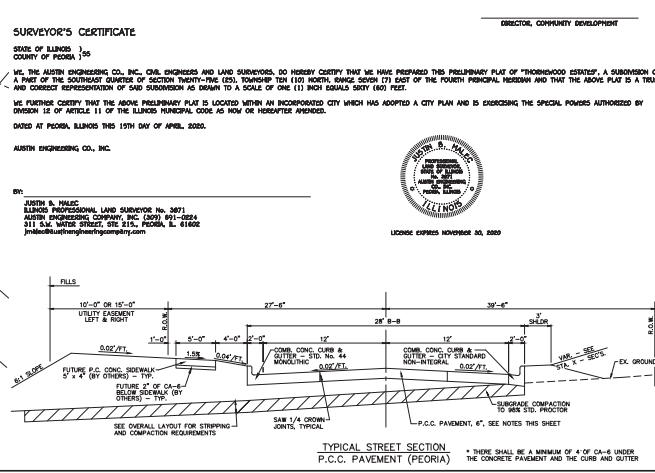
WE FURTHER CERTIFY THAT THE ABOVE PRELIMINARY PLAT IS LOCATED WITHIN AN INCORPORATED CITY WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY SECTION 12 OF ARTICLE 11 OF THE ILLINOIS CONSTITUTION, AS NOW OR HERETOFORE AMENDED.

DATED AT PEORIA, ILLINOIS THIS 15TH DAY OF APRIL, 2020.

AUSTIN ENGINEERING CO., INC.

BY: JUSTIN B. HALEK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3871
AUSTIN ENGINEERING COMPANY, INC. (2019) 091-2824
311 S.W. WATER STREET, STE 215, PEORIA, IL 61602
jnhalek@austinengineeringcompany.com

ILLINOIS LICENSE EXPIRES NOVEMBER 30, 2020



AUSTIN ENGINEERING CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 164-001143



PRELIMINARY PLAT OF THORNEWOOD ESTATES

A PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP TEN (10) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PEORIA, IL 61615

REVISIONS

DATE	DESCRIPTION
02/26/2020	PRELIMINARY
04/15/2020	REVISED
04/30/2020	REVISED

PRELIMINARY PLAT

PROJECT NO 70-19-029

DATE 04/15/2020

SURVEYOR JAG

DRAWN JMS

APPROVED JSH

SHEET