

**ORDINANCE NO. 17,429**

**AN ORDINANCE GRANTING A SPECIAL USE FOR AN AMENDMENT TO AN EXISTING PLANNED UNIT DEVELOPMENT, COMMONLY KNOWN AS PIERSON HILLS PHASE I, FOR BUILDING ADDITIONS, WITH WAIVERS, IN A CLASS R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT, FOR THE PROPERTY LOCATED AT 1720 N GREAT OAK RD (PARCEL IDENTIFICATION NO. 18-06-101-004), PEORIA, ILLINOIS.**

WHEREAS, the property herein described is now zoned in a Class R-6 (Multi-family Residential) District; and

WHEREAS, said Planning and Zoning Commission has been petitioned to grant a Special Use for an amendment to an existing Planned Unit Development under the provisions of Article 2.9.3 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on November 3, 2016, 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

WHEREAS, said Planning and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such use 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 Special Use for an amendment to an existing planned unit development for building additions, with waivers, is hereby approved for the following described property:

The real property located in the City of Peoria, County of Peoria, State of Illinois, described as follows:

A part of Lots 1,2,3,16 and 19 of Pierson Heights, a subdivision of part of the Northwest quarter of Section 6, Township 8 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the North-west corner of the Northwest quarter of said Section 6 as the point of beginning of the tract to be described; thence South 89 degrees 34 minutes 00 seconds East along the North line of the Northwest quarter of said Section 6, a distance of 516.76 feet; thence South 0 degrees 01 minutes 00 seconds East, a distance of 277.00 feet; then South 89

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degrees 34 minutes 00 seconds East, a distance of 220.00 feet; thence North 0 degrees 01 minutes 00 seconds West a distance of 247.00 feet to a point 30 feet South of the North line of the Northwest quarter of said Section 6; thence South 89 degrees 34 minutes 00 seconds East parallel and 30 feet normal distance South from the North line of the Northwest quarter of said Section 6, a distance of 335.00 feet; thence South 0 degrees 01 minutes 00 seconds East, along the East line of said Lots 3 and 18, a distance of 524.89 feet; thence is a Southwesterly direction along a curve to the right having a radius of 130.00 feet for an arc distance of 204.81 feet; then North 89 degrees 45 minutes 00 seconds West, a distance of 235.00 feet; thence in a Southwesterly direction along a curve to the left having a radius of 70.00 feet for an arc distance of 36.65 feet; thence South 60 degrees 15 minutes 00 seconds East, a distance of 320.00 feet to a point on the South line of said Lot 1; thence North 89 degrees 52 minutes 00 seconds West along the South line of said Lot 1, a distance of 378.00 feet; thence North 0 degrees 0 minutes 0 seconds along the West line of said Lot 1, a distance of 1352.80 feet to the point of beginning, situate, lying and being the in the City of Peoria, State of Illinois; excepting therefrom land deeded to the City of Peoria for street purposes by deed dated December 24, 1969 and filed for record in said Recorder's Office on December 31, 1969 and recorded in Tract Survey Book 2, Page 3.

TAX ID: 18-06-101-004

Said Ordinance is hereby granted per the Site Plan and elevations (Attachment A) and with the following conditions and waivers:

1. A waiver to reduce the number of required parking spaces from 200 to 190.
2. A waiver is requested to reduce the front yard setback from the required 30 feet to 21 feet, per the submitted site plan.
3. Parking spaces must be a minimum of 18.5' in length by 8.5' in width.
4. All existing and proposed rooftop and ground level mechanical equipment, utilities, and dumpsters must be screened per Code requirements.
5. A transitional buffer must be provided along the west property line as required by the Unified Development Code.
6. If a sign is placed on the site, a separate application is required and the sign must meet Unified Development Code requirements.
7. Lighting may not exceed ½ footcandle, as measured at the property line, and must be downlit away from residential properties.
8. The existing fence along the west property line is in disrepair and must be removed or replaced.
9. Replace deteriorated and non-ADA-compliant walks and curbs along property.
10. For any project disturbing more than 5000 square feet and increasing impervious area by less than 0.5 acres (and even if project decreases impervious area), storm water detention is required using the City's simplified rational method. TR-55 (or other acceptable method) is required for any project that increases impervious area by more than 0.5 acre, cumulative over the last 5 years. The City strongly encourages the use of sustainable Best Management Practices (BMP) for storm water management including, but not limited to, native grasses, bioswales, rain barrels, raingardens, dry wells, permeable pavement, etc.

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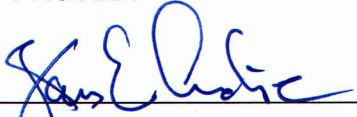
Section 2. All provisions of Appendix A, the Unified Development Code, of the City of Peoria, with respect to the Class R-6 (Multi-Family Residential) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

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

13th DAY OF December, 2016.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

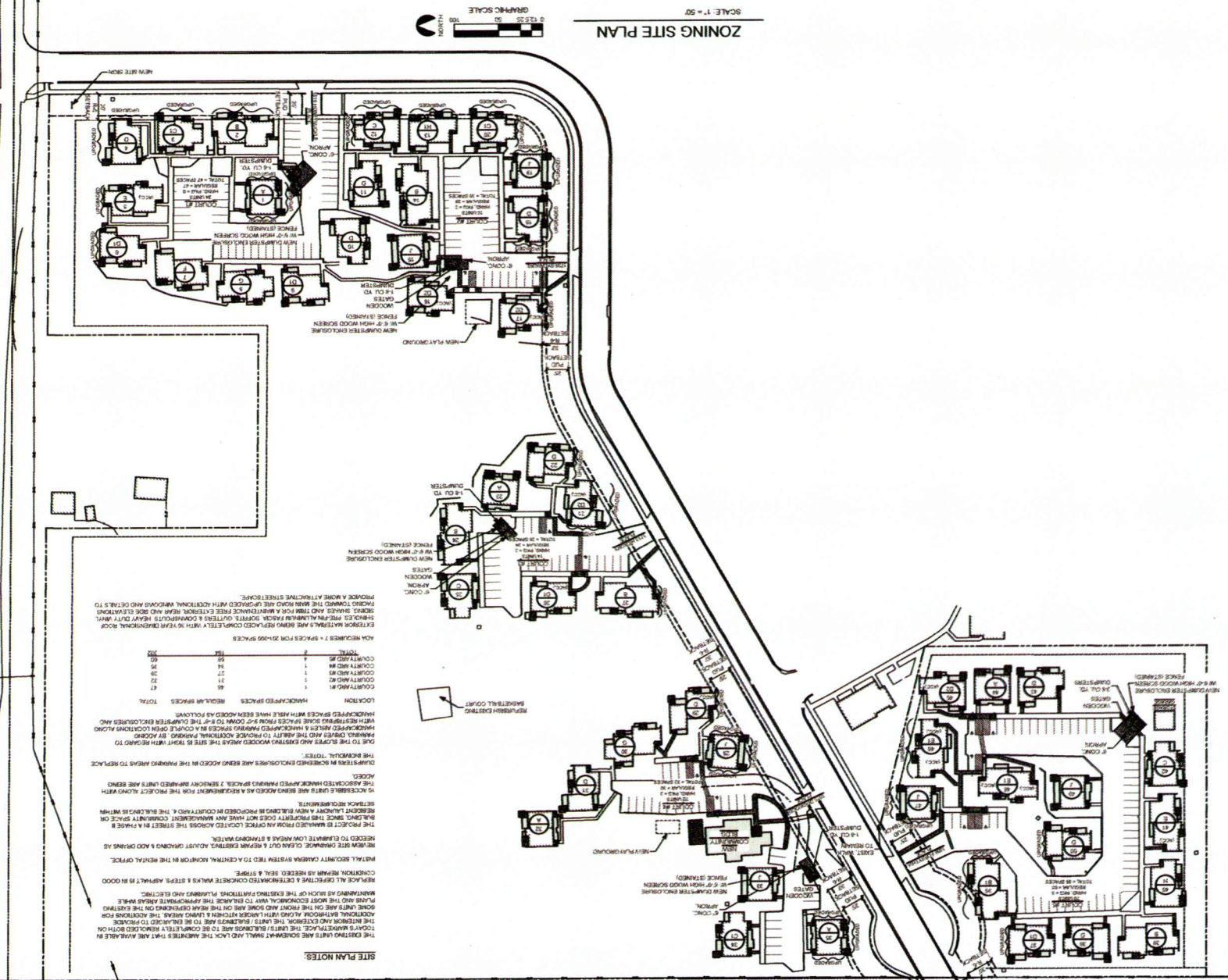
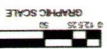
  
  
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

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

ZONING SITE PLAN

SCALE: 1" = 50'



SITE PLAN NOTES

THE EXISTING UNITS ARE SUBSTANTIAL WALLS. LOCK THE WINDOWS THAT ARE AVAILABLE IN COMMON ROOMS AS NEEDED. SEAL & STAIN.

REPAIR ALL CRACKS & DETERIORATED CONCRETE WALKS & STEPS. APPLY A 18" OOD MAINTENANCE AS EACH OF THE EXISTING PATHTONS. PLUMBING AND ELECTRIC.

PUMP AND THE MOST ECONOMICALLY TO ENCASE THE APPROXIMATE 18" DRAINAGE PIPES AND HOOKS ARE ON THE FRONT AND REAR ON THE REAR SIDE OF THE BUILDING.

ADDITIONAL PATHTONS ALONG WITH LANTERN LIGHTS & LIGHT FIXTURES. THE ACQUISITION FOR THE PATHTONS IS TO BE COMPLETED BY THE END OF THE YEAR.

BUILDING SINCE THE PROPERTY DOES NOT HAVE ANY MANAGEMENT COMMENTS SPACE ON REPAIRS. THE PROPERTY IS BEING REPAIRED BY CONTRACTOR. THE BUILDING IS BEING REPAIRED.

IF ACCESSIBLE UNIT IS BEING ADDED AS A REQUIREMENT FOR THE PROJECT. WITH THE ACCESSIBLE UNIT BEING ADDED AS A REQUIREMENT FOR THE PROJECT. WITH THE ACCESSIBLE UNIT BEING ADDED AS A REQUIREMENT FOR THE PROJECT. WITH THE ACCESSIBLE UNIT BEING ADDED AS A REQUIREMENT FOR THE PROJECT.

CLUSTER IN EXTERIOR ENCLOSURES ARE BEING ADDED IN THE PARKING AREAS TO REPLACE THE EXISTING TOILETS.

DUO TO THE LOSS AND EXISTING WOODEN FENCES THE SITE IS BEING REPAIRED TO REPLACE THE EXISTING TOILETS.

ADDITIONAL EXTERIOR PATHTONS ARE BEING ADDED TO THE EXISTING PATHTONS AND HANDICAPPED AREAS. A HANDICAPPED PATHTON IS BEING ADDED TO THE EXISTING PATHTONS AND HANDICAPPED AREAS. A HANDICAPPED PATHTON IS BEING ADDED TO THE EXISTING PATHTONS AND HANDICAPPED AREAS. A HANDICAPPED PATHTON IS BEING ADDED TO THE EXISTING PATHTONS AND HANDICAPPED AREAS.

LOCATIONS: HANDICAPPED SPACES, REGULAR SPACES, TOTAL.

REGULAR SPACES	47
HANDICAPPED SPACES	1
TOTAL	48

EXTERIOR PATHTONS ARE BEING REPLACED COMPLETELY WITH 18" YEAR DIAGONAL ROOF SHEDS. THESE PATHTONS WILL BE REPLACED WITH 18" YEAR DIAGONAL ROOF SHEDS. THESE PATHTONS WILL BE REPLACED WITH 18" YEAR DIAGONAL ROOF SHEDS. THESE PATHTONS WILL BE REPLACED WITH 18" YEAR DIAGONAL ROOF SHEDS.

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**ZSP-1**

CONTRACTOR'S SEAL

DATE: 10/17/2016

REVISIONS:

- REVISION 1: 10/17/2016
- REVISION 2: 10/17/2016

COMPANY: KOTOGIANNIS & ASSOCIATES

**ORDINANCE NO. 17,429**

DRAWING TITLE: ZONING SITE PLAN

PROJECT: PARKWOOD COMMONS

1720 N GREAT OAK PEORIA, IL 61604

**KOTOGIANNIS & ASSOCIATES**

ARCHITECTURE PLANNING DESIGN

400 SOUTH FIFTH ST SUITE 400 COLUMBUS, OHIO 43215-5492

PHONE: 614-224-4735 FAX: 614-224-4735

E-MAIL: [info@kotoassociates.com](mailto:info@kotoassociates.com)



**KONTOGIANNIS  
& ASSOCIATES**

ARCHITECTURE  
PLANNING  
DESIGN

400 SOUTH FIFTH ST  
SUITE 400  
COLUMBUS, OHIO  
43215-5492

PHONE: 614-224-2083  
FAX: 614-224-4736  
E-MAIL: arch@knto.com

PROJECT:  
**PARKWOOD  
COMMONS**

1720 N GREAT OAK RD  
PEORIA, IL 61604

DRAWING TITLE:  
**ZONING SITE PLAN  
COURT #5**

DATE: 10/17/2016  
REVISED:

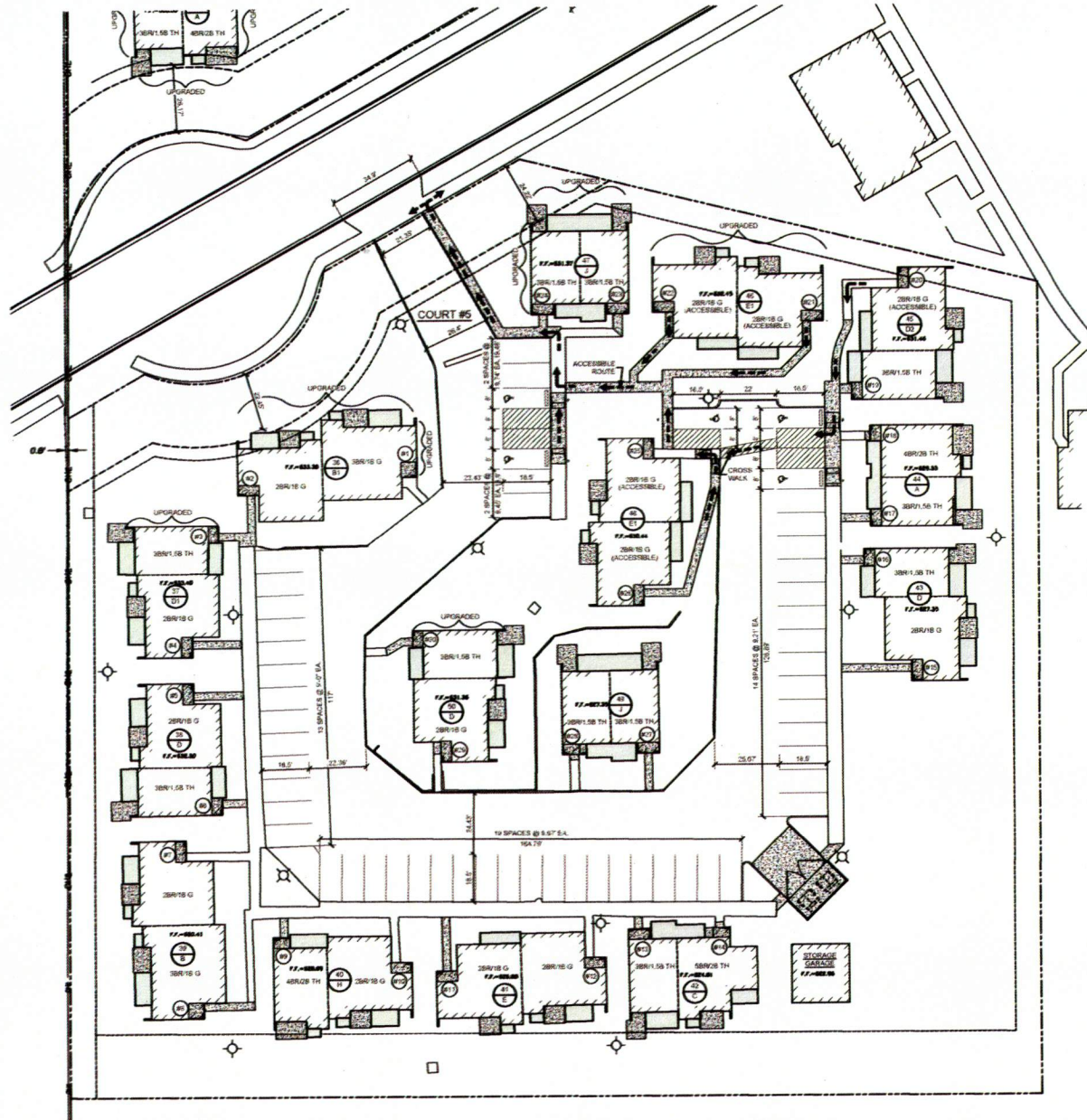
ORDINANCE NO. 17.429



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- ZONING SET 10/17/2016
- SD SET
- PERMIT SET
- CONSTRUCTION SET

**ZSP-2**



**ZONING SITE PLAN**

SCALE: 1" = 20'





**KONTOGIANNIS & ASSOCIATES**

ARCHITECTURE  
PLANNING  
DESIGN

400 SOUTH FIFTH ST  
SUITE 400  
COLUMBUS, OHIO  
43215-5492

PHONE: 614-224-2083  
FAX: 614-224-4736  
E-MAIL: [info@kntogian.com](mailto:info@kntogian.com)

PROJECT:  
**PARKWOOD COMMONS**

1720 N GREAT OAK RD  
PEORIA, IL 61604

DRAWING TITLE:  
**ZONING SITE PLAN  
COURTS #3 & #4**

DATE: 10/17/2016  
REVISED: 10/17/2016

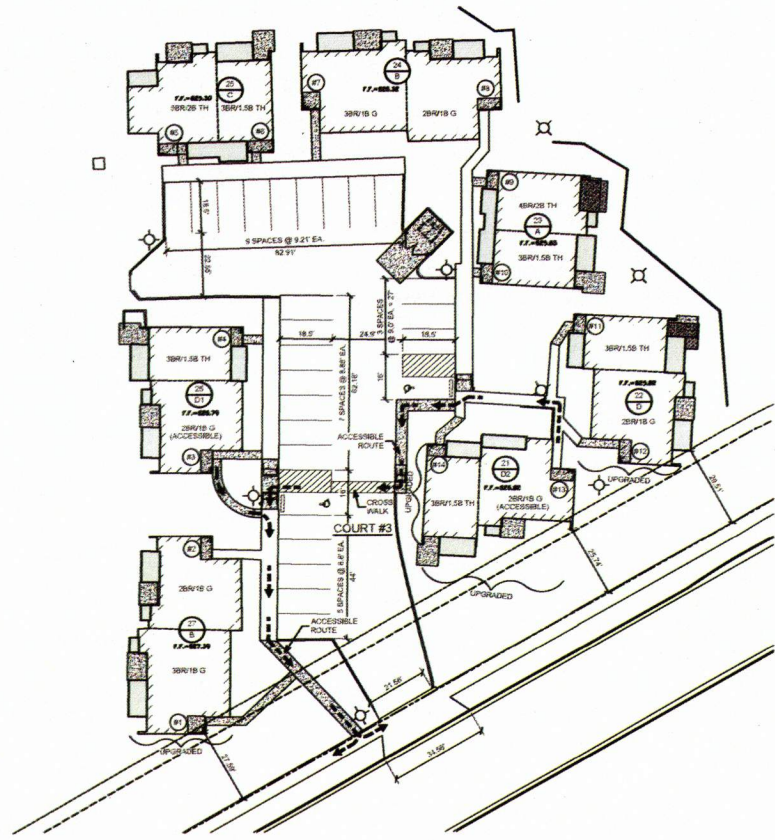


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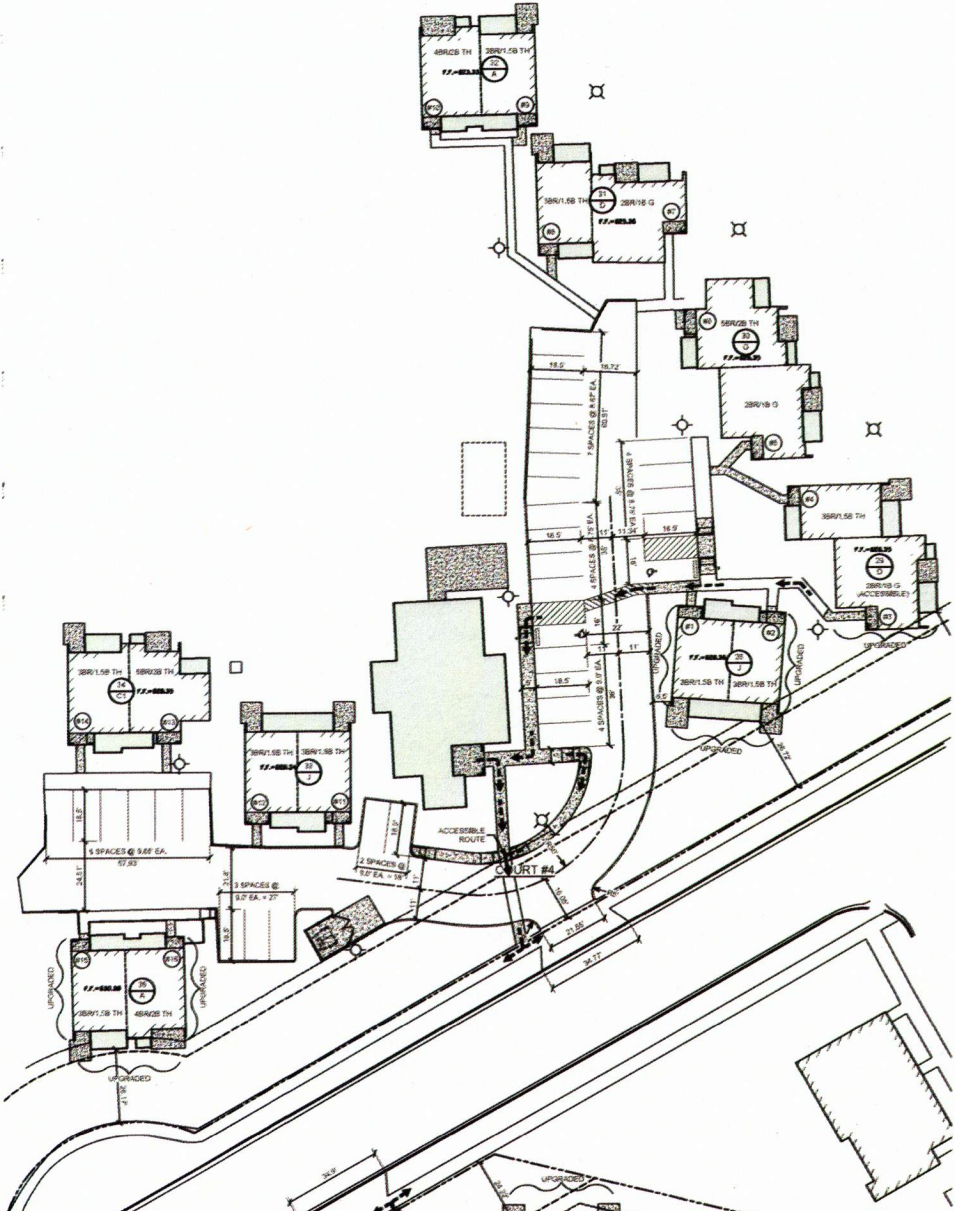
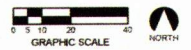
- ZONING SET 10/17/2016
- BID SET
- PERMIT SET
- CONSTRUCTION SET

**ZSP-3**

ORDINANCE NO. 17,429



**ZONING SITE PLAN**  
SCALE: 1" = 20'



**ZONING SITE PLAN**  
SCALE: 1" = 20'



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**KONTOGIANNIS & ASSOCIATES**  
 ARCHITECTURE  
 PLANNING  
 DESIGN

400 SOUTH FIFTH ST  
 SUITE 400  
 COLUMBUS, OHIO  
 43215-5492

PHONE: 614-224-2083

FAX: 614-224-1278

E-MAIL: [info@kontogiannis.com](mailto:info@kontogiannis.com)

PROJECT:

**PARKWOOD COMMONS**

1720 N GREAT OAK RD

PEORIA, IL 61604

DRAWING TITLE:

ZONING SITE PLAN  
 COURTS #1 & #2

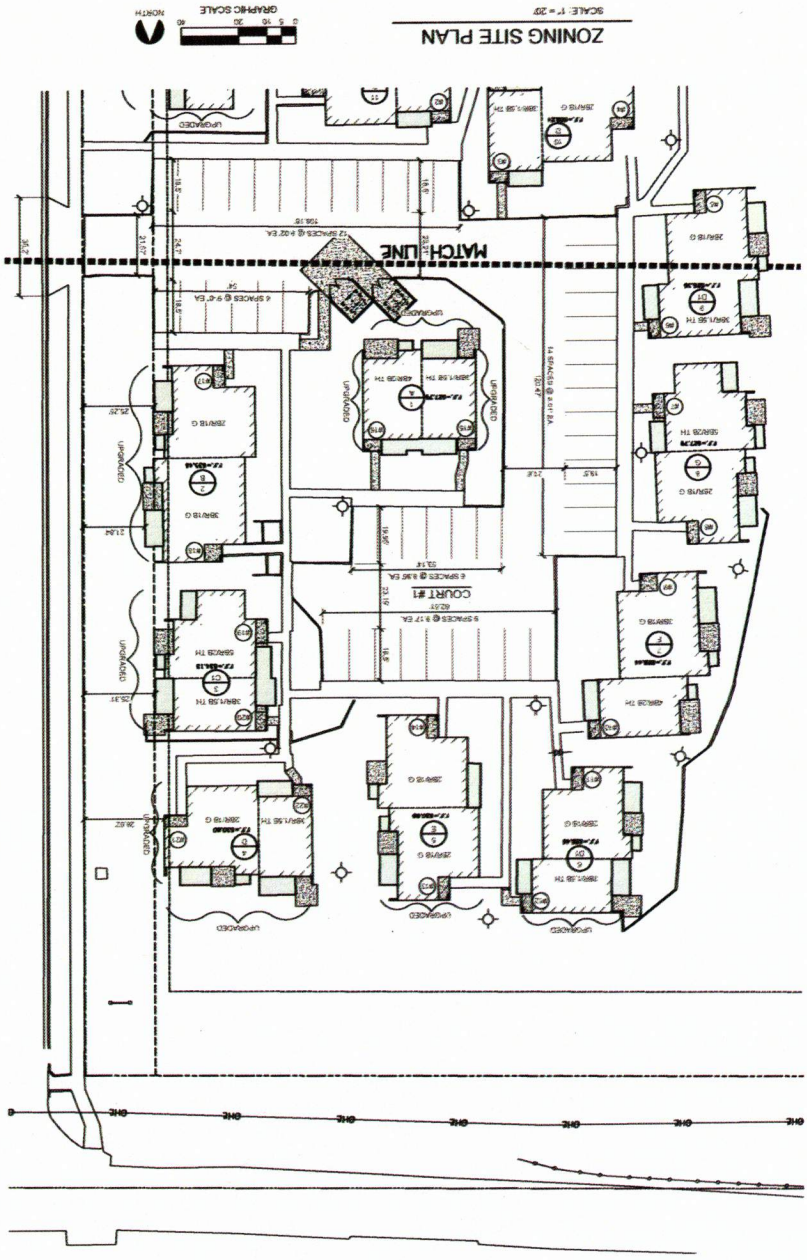
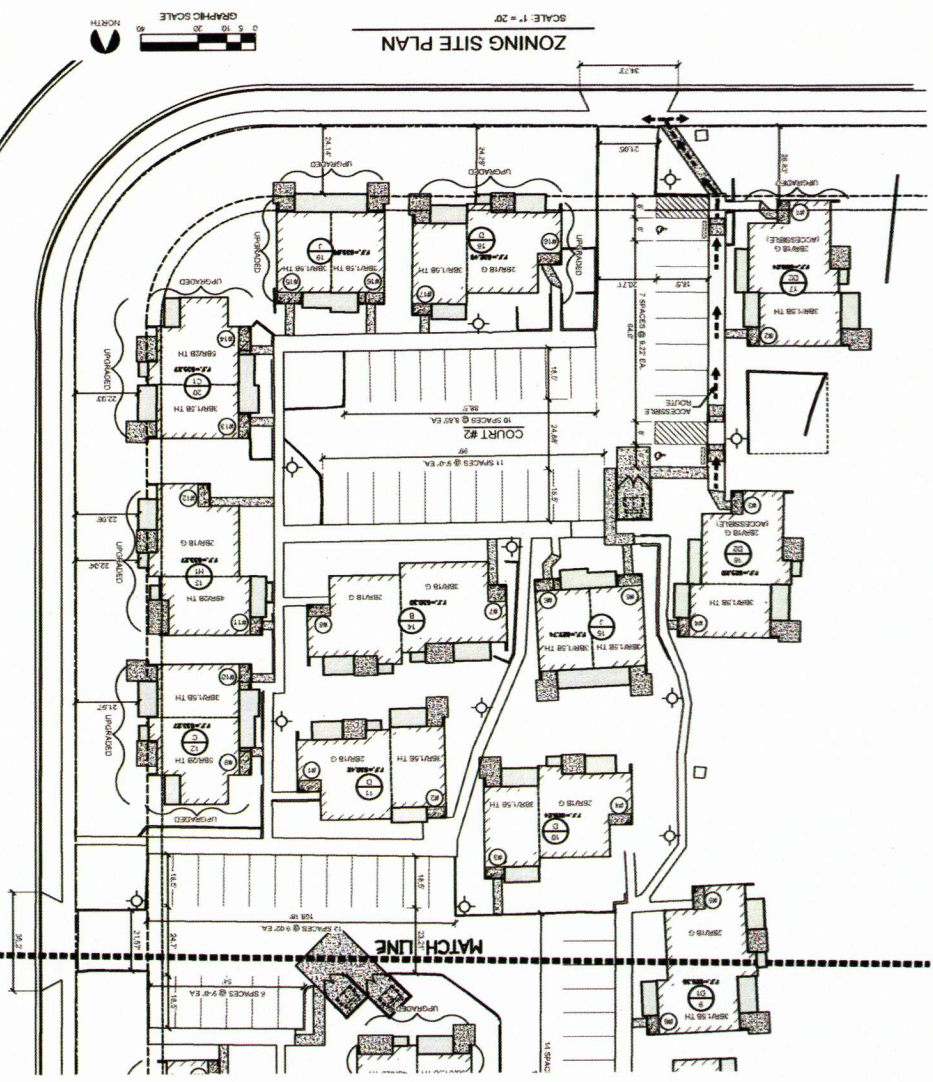
DATE: 10/17/2016  
 REVISED:



CORPORATE & ASSOCIATES

ZONING SET 10/17/2016  
 PREP SET  
 CHECK SET  
 APPROVED SET

ZSP-4





**KONTOGIANNIS & ASSOCIATES**

ARCHITECTURE  
PLANNING  
DESIGN

400 SOUTH FIFTH ST  
SUITE 400  
COLUMBUS, OHIO  
43215-5492

PHONE: 614-224-2083  
FAX: 614-224-4736  
E-MAIL: architects@kontogiannis.com

PROJECT:  
**PARKWOOD COMMONS**

1720 N GREAT OAK RD  
PEORIA, IL 61604

DRAWING TITLE:  
ZONING SITE  
ELECTRICAL PLAN

DATE: 09/29/2016  
REVISED:

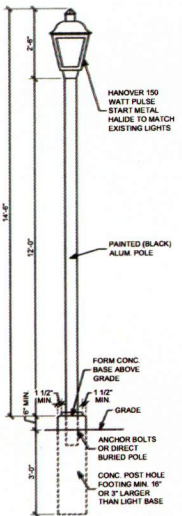
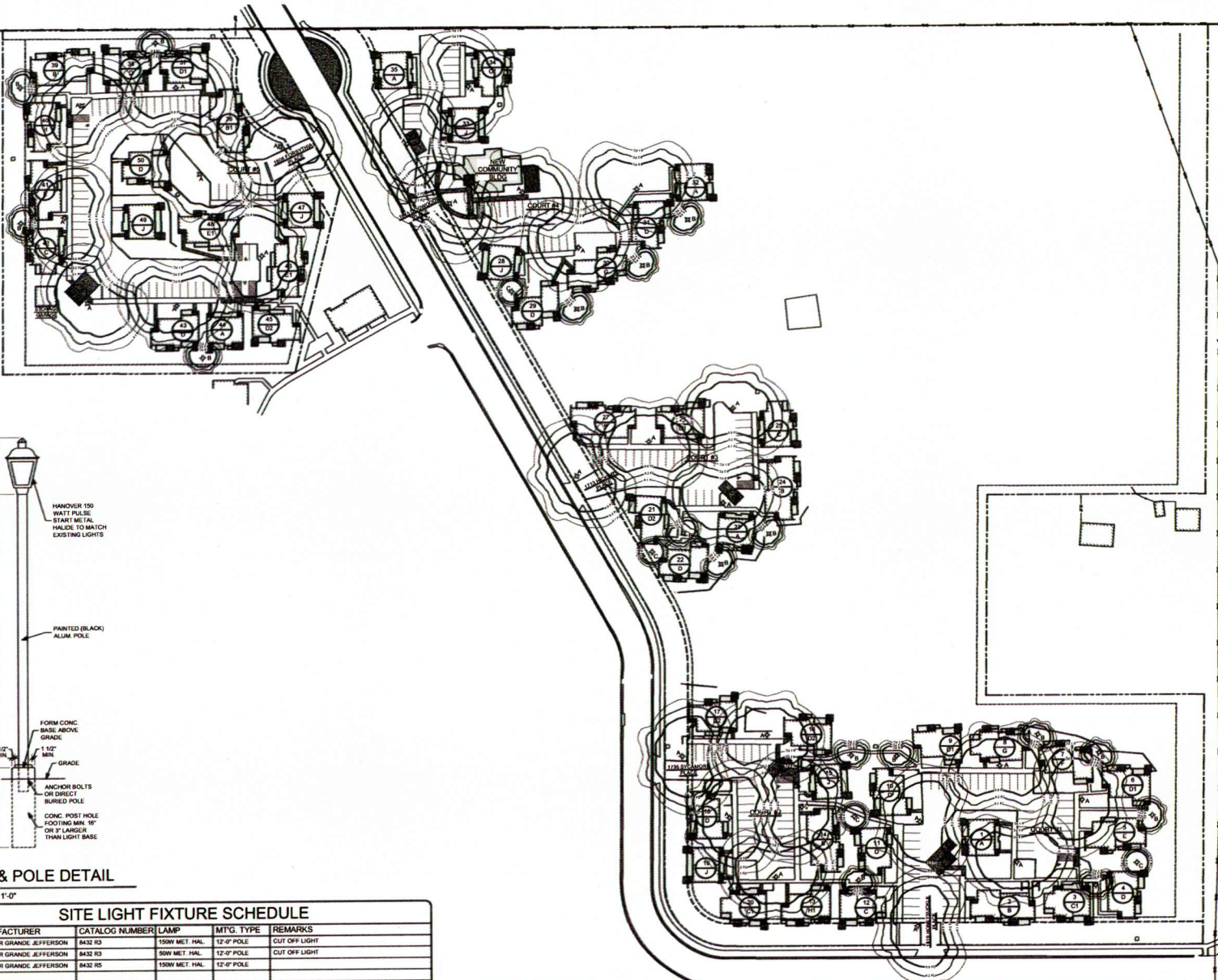
ORDINANCE NO. 17.429



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- ZONING SET 09/29/2016
- BID SET
- PERMIT SET
- CONSTRUCTION SET

**ZSE-1**



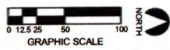
**LIGHT & POLE DETAIL**

SCALE: 1/2" = 1'-0"

SITE LIGHT FIXTURE SCHEDULE					
MARK	MANUFACTURER	CATALOG NUMBER	LAMP	MT'G. TYPE	REMARKS
A	HANOVER GRANDE, JEFFERSON	8432 R3	150W MET. HAL.	12'-0" POLE	CUT OFF LIGHT
B	HANOVER GRANDE, JEFFERSON	8432 R3	50W MET. HAL.	12'-0" POLE	CUT OFF LIGHT
C	HANOVER GRANDE, JEFFERSON	8432 R5	150W MET. HAL.	12'-0" POLE	

**ZONING SITE ELECTRICAL PLAN**

SCALE: 1" = 50'







**KONTOGIANNIS & ASSOCIATES**

ARCHITECTURE  
PLANNING  
DESIGN

400 SOUTH FIFTH ST  
SUITE 400  
COLUMBUS, OHIO  
43215-5492

PHONE: 614-224-2083  
FAX: 614-224-4736  
E-MAIL: [architects@kontogiannis.com](mailto:architects@kontogiannis.com)

PROJECT:

**PARKWOOD COMMONS**

1720 N GREAT OAK RD  
PEORIA, IL 61604

DRAWING TITLE:  
**ZONING SITE  
LANDSCAPING PLAN**

DATE: 09/29/2016  
REVISED:

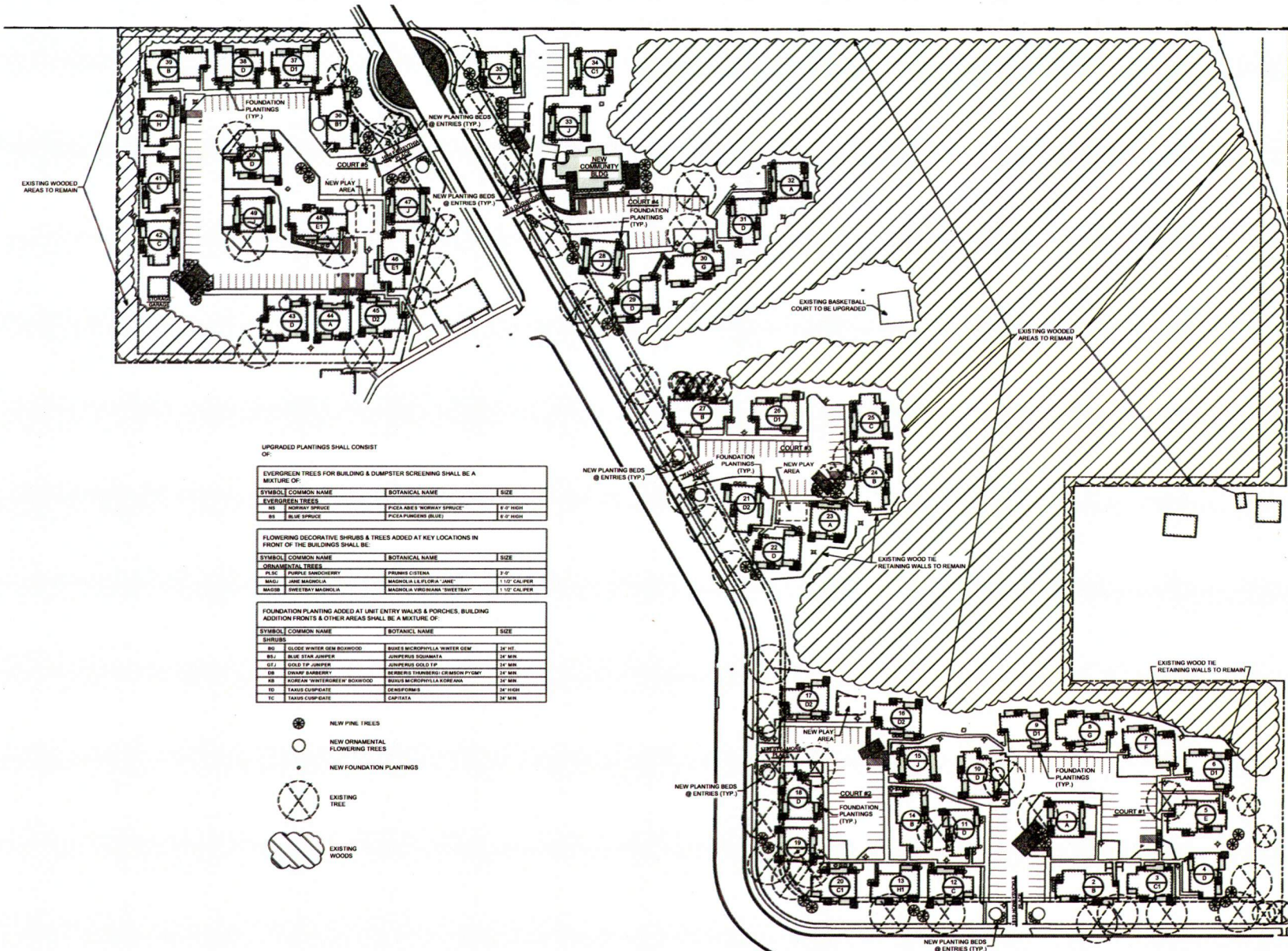


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**ZONING SET 09/29/2016**  
 BID SET  
 PERMIT SET  
 CONSTRUCTION SET

**ZSL-1**

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UPGRADED PLANTINGS SHALL CONSIST OF:

EVERGREEN TREES FOR BUILDING & DUMPSTER SCREENING SHALL BE A MIXTURE OF:

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
ET	EVERGREEN TREES		
NS	NORWAY SPRUCE	PICEA ABIES 'NORWAY SPRUCE'	8' 0" HIGH
BS	BLUE SPRUCE	PICEA PUMIDENS (BLUE)	8' 0" HIGH

FLOWERING DECORATIVE SHRUBS & TREES ADDED AT KEY LOCATIONS IN FRONT OF THE BUILDINGS SHALL BE:

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
OT	ORNAMENTAL TREES		
PL SC	PLUM TREE	PRUNUS CERISEA	7' 0"
MAJL	JANE MAGNOLIA	MAGNOLIA L.L. PLUM 'JANE'	1' 10" CALIPER
MAVH	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA 'SWEETBAY'	1' 10" CALIPER

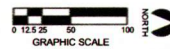
FOUNDATION PLANTING ADDED AT UNIT ENTRY WALKS & PORCHES, BUILDING ADDITION FRONTS & OTHER AREAS SHALL BE A MIXTURE OF:

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
SHRUBS			
BC	GLIDE WINTER OEN BOUWOOD	BUXUS MICROPHYLLA 'WINTER GEM'	24" HGT
BSZ	BLUE STAR JASMINE	JUNIPERUS SOGAMATA	24" HGT
CSZ	COULD BE JASMINE	JUNIPERUS SOGAL S.P.	24" HGT
DR	DWARF SAMBERRY	Berberis thunbergii 'CRIMSON PYGMY'	24" HGT
KB	KOREAN 'WINTERGEM' BOUWOOD	BUXUS MICROPHYLLA KOREANA	24" HGT
TC	TAKES COMPACTE	CERIFORNIS	24" HGT
TC	TAKES COMPACTE	CAPitata	24" HGT

- NEW PINE TREES
- NEW ORNAMENTAL FLOWERING TREES
- NEW FOUNDATION PLANTINGS
- EXISTING TREE
- EXISTING WOODS

**ZONING SITE  
LANDSCAPING PLAN**

SCALE: 1" = 50'





4BR/2B TH                      3BR/1.5 TH

**BLDG TYPE "A"**  
FRONT ELEVATION



5BR/1.5B TH                      3BR/1.5B TH

**BLDG TYPE "C"**  
FRONT ELEVATION



3BR/1B GD                      2BR/1B GD

**BLDG TYPE "B"**  
FRONT ELEVATION



3BR/1.5B TH                      2BR/1B GD

**BLDG TYPE "D"**  
FRONT ELEVATION

**PARKWOOD COMMONS - PEORIA, ILLINOIS**

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**Kontogiannis & Associates**

Architecture

Planning

Design



4BR/2B TH

3BR/1.5B TH

**FRONT ELEVATION BUILDING TYPE A  
(COLOR SCHEME 1)**

SCALE: 3/16" = 1'-0"

**PARKWOOD COMMONS - PEORIA, ILLINOIS**

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ORDINANCE NO. 129

3BR/1B G

2BR/1B G

**FRONT ELEVATION BUILDING TYPE B**  
(COLOR SCHEME 2)

SCALE: 3/16" = 1'-0"

**PARKWOOD COMMONS - PEORIA, ILLINOIS**



**Kontogiannis & Associates**

Architecture

• Planning

• Design



5BR/1.5B TH

3BR/1.5B TH

**FRONT ELEVATION BUILDING TYPE C**  
(COLOR SCHEME 3)

SCALE: 3/16" = 1'-0"

**PARKWOOD COMMONS - PEORIA, ILLINOIS**

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**Kontogiannis & Associates**

Architecture

Planning

Design



3BR/1.5B G

2BR/1B G

**FRONT ELEVATION BUILDING TYPE D  
(COLOR SCHEME 4)**

SCALE: 3/16" = 1'-0"

**PARKWOOD COMMONS - PEORIA, ILLINOIS**

**ORDINANCE NO. 17.429**



**Kontogiannis & Associates**

Architecture

Planning

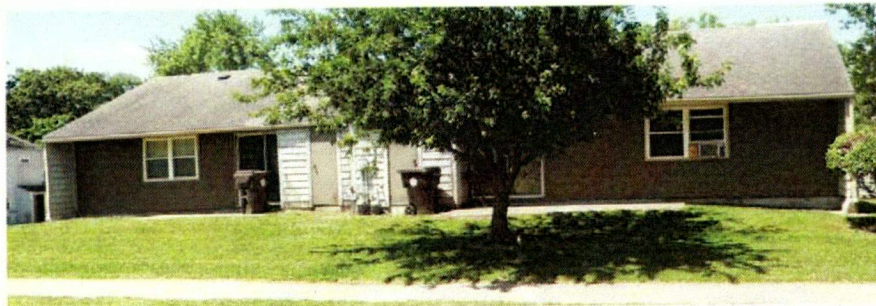
Design



3BR/1.5 TH                      4BR/2B TH  
**BLDG TYPE "A"**  
REAR ELEVATION FACING GREAT OAK RD.



3BR/1.5B TH                      5BR/1.5B TH  
**BLDG TYPE "C"**  
REAR ELEVATION FACING GREAT OAK RD.



2BR/1B GD                      3BR/1B GD  
**BLDG TYPE "B"**  
REAR ELEVATION FACING GREAT OAK RD.



2BR/1B GD  
**BLDG TYPE "D"**  
SIDE ELEVATION FACING GREAT OAK RD.  
**PARKWOOD COMMONS - PEORIA, ILLINOIS**

ORDINANCE NO. 17,429



**Kontogiannis & Associates**

Architecture

Planning

Design



3BR/1.5B TH

4BR/2B TH

**REAR ELEVATION BUILDING TYPE A  
(COLOR SCHEME 1) (UPGRADED REAR)**

SCALE: 3/16" = 1'-0"

**PARKWOOD COMMONS - PEORIA, ILLINOIS**

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**Kontogiannis & Associates**

Architecture

Planning

Design



ORDINANCE NO. 29

2BR/1B G

3BR/1B G

**REAR ELEVATION BUILDING TYPE B  
(COLOR SCHEME 2) (UPGRADED REAR)**

SCALE: 3/16" = 1'-0"

**PARKWOOD COMMONS - PEORIA, ILLINOIS**



**Kontogiannis & Associates**

Architecture

Planning

Design



3BR/1.5B TH

5BR/1.5B TH

**REAR ELEVATION BUILDING TYPE C  
(COLOR SCHEME 3) (UPGRADED REAR)**

SCALE: 3/16" = 1'-0"

**PARKWOOD COMMONS - PEORIA, ILLINOIS**

**ORDINANCE NO. 17.429**



**Kontogiannis & Associates**

Architecture

Planning

Design



2BR/1B G

**SIDE ELEVATION BUILDING TYPE D  
(COLOR SCHEME 4) (UPGRADED END)**

SCALE: 3/16" = 1'-0"

**PARKWOOD COMMONS - PEORIA, ILLINOIS**

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