

# RESOLUTION NO.

CITY OF PEORIA

Peoria, Illinois \_\_\_\_\_, 2013

**A RESOLUTION APPROVING THE FRYE CROSSING APARTMENTS, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED AT THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NOS. 13-11-304-002, WITH A TEMPORARY ADDRESS OF 5400 W LANDENS WAY, AND PART OF 13-11-304-004, WITH AN ADDRESS OF 7013 N STALWORTH DRIVE, PEORIA, IL**

WHEREAS, the City of Peoria has the authority to review subdivisions and developments within the limits of its corporate boundaries and within its mile and one-half extra-territorial jurisdiction; and

WHEREAS, the City Planning Commission reviewed this request on April 10, 2014 and May 1, 2014.

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

Section 1. That the Multi-Family Plan for Frye Crossing Apartments, (Attachment A), a multi-family residential development, specifically described as attached (Attachment B), is hereby approved subject to the following conditions:

- 1) A lighting plan, with neighborhood scale lighting, must be submitted for review prior to issuance of a Zoning Certificate to ensure that exterior lighting does not exceed three foot candles when measured at the property line.
- 2) All rooftop and ground level mechanical equipment must be screened from street view and residentially zoned districts.
- 3) A subdivision plat is required to create the 3.87-acre parcel shown on the development site plan.
- 4) Add substantially more brick to the north façade of the two northernmost buildings.
- 5) Add more brick to the side elevation of all buildings to a minimum of approximately the window sill of the second story.
- 6) Encourage the use of sustainable design features such as permeable pavers and French-style drainage systems.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

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

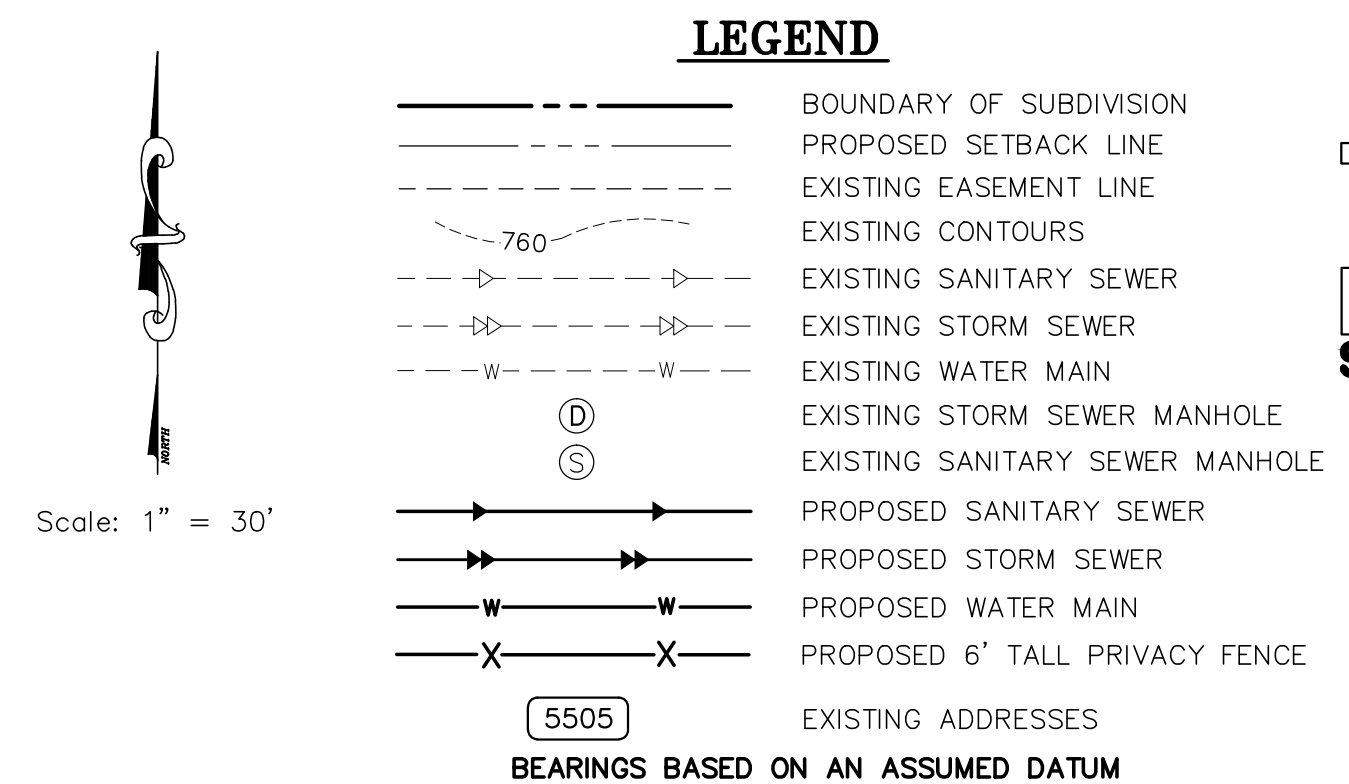
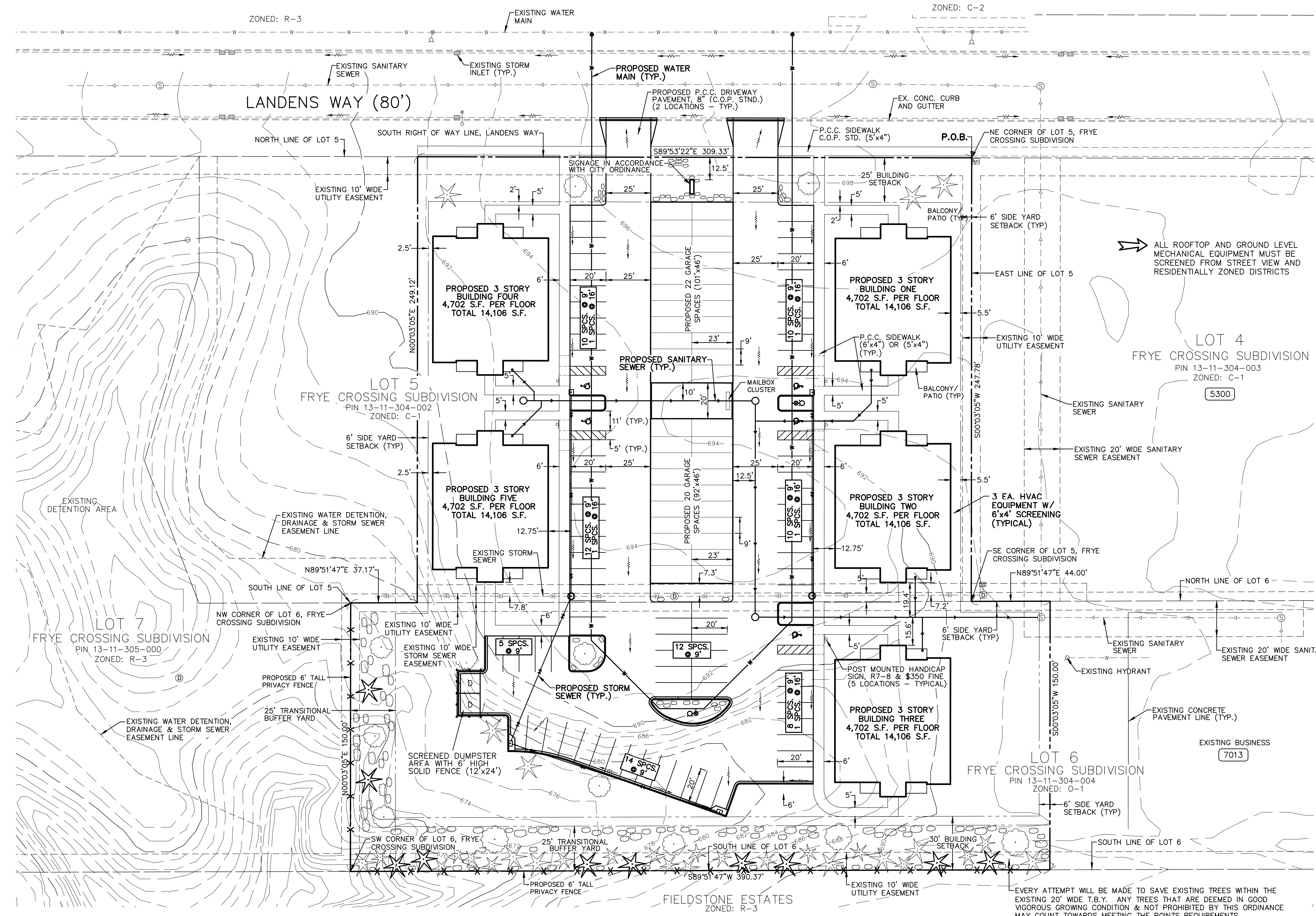
EXAMINED AND APPROVED

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

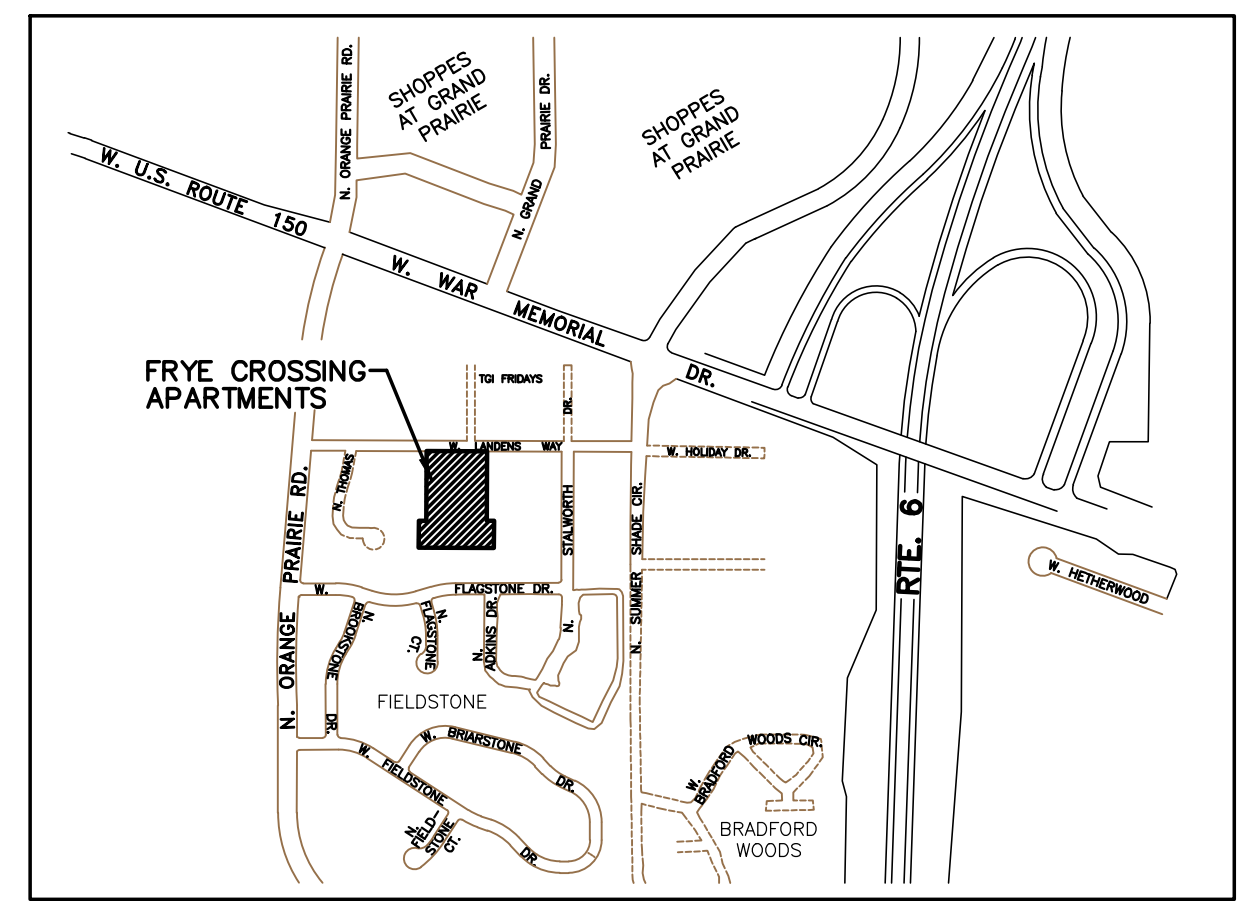
LEGAL DESCRIPTION

LOT 5 AND A PART OF LOT 6 IN FRYE CROSSING, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION ELEVEN (11), A PART OF THE SOUTHWEST QUARTER OF SECTION ELEVEN (11) AND A PART OF THE SOUTHEAST QUARTER OF SECTION TEN (10), ALL IN TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00°-03'-05" WEST, ALONG THE EAST LINE OF SAID LOT 5, 247.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 AND THE NORTH LINE OF SAID LOT 6; THENCE NORTH 89°-51'-47" EAST, ALONG SAID NORTH LINE, 44.00 FEET; THENCE SOUTH 00°-03'-05" WEST, 150.00 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE SOUTH 89°-51'-47" WEST, ALONG SAID SOUTH LINE, 390.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00°-03'-05" EAST, 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6 AND THE SOUTH LINE OF SAID LOT 5; THENCE SOUTH 89°-51'-47" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, 84.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 20°-53'-05" WEST, ALONG THE WEST LINE OF SAID LOT 5, 85.21 FEET; THENCE NORTH 16°-13'-39" EAST, ALONG SAID WEST LINE, 109.29 FEET; THENCE NORTH 00°-03'-05" EAST, ALONG SAID WEST LINE, 65.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 AND THE SOUTH RIGHT OF WAY LINE OF LANDENS WAY; THENCE SOUTH 89°-53'-24" EAST, ALONG THE NORTH LINE OF SAID LOT 5 AND SAID SOUTH RIGHT OF WAY LINE OF LANDENS WAY, 431.26 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 3.872 ACRES, MORE OR LESS.



Scale: 1" = 30'



**LEGAL DESCRIPTION**

A PART OF LOTS 5 AND 6 IN FRYE CROSSING, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION ELEVEN (11), A PART OF THE SOUTHWEST QUARTER OF SECTION ELEVEN (11) AND A PART OF THE SOUTHEAST QUARTER OF SECTION TEN (10), ALL IN TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00°-03'-05" WEST, ALONG THE EAST LINE OF SAID LOT 5, 247.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 AND THE NORTH LINE OF SAID LOT 6; THENCE NORTH 89°-51'-47" EAST, ALONG SAID NORTH LINE, 44.00 FEET; THENCE SOUTH 00°-03'-05" WEST, 150.00 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE SOUTH 89°-51'-47" WEST, ALONG SAID SOUTH LINE, 390.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00°-03'-05" EAST, 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6 AND THE SOUTH LINE OF SAID LOT 5; THENCE NORTH 89°-51'-47" EAST, ALONG SAID SOUTH LINE, 37.17 FEET; THENCE NORTH 00°-03'-05" EAST, 249.12 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 89°-53'-22" EAST, ALONG SAID NORTH LINE, 309.33 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 3.000 ACRES, MORE OR LESS.

**GENERAL NOTES:**

THE MULTI-FAMILY PLAN IS PART OF LOT 5, PIN 13-11-304-002 AND A PART OF LOT 6, PIN 13-11-304-004.  
 AREA OF PROPOSED MULTI-FAMILY PLAN = 3.000 ACRES±.  
 THE CONTOURS SHOWN HEREON HAVE BEEN OBTAINED FROM AERIAL PHOTOGRAPHY AND ARE SHOWN AT ONE FOOT INTERVALS.  
 ALL GROUND LEVEL MECHANICAL EQUIPMENT TO BE SCREENED LANDSCAPING.  
 ALL BUILDINGS ARE 3 STORY AND CONTAIN 4 UNITS PER FLOOR WITH EACH FLOOR HAVING APPROXIMATELY 4,702 SF.  
 ENGINEER: J. DANIEL MUHS  
 AUSTIN ENGINEERING CO., INC.  
 8100 N UNIVERSITY ST  
 PEORIA, ILLINOIS 61615  
 (309) 691-0224  
 OWNER: RTE. 150, INC.  
 2813 N. MAIN ST.  
 E. PEORIA, IL 61611  
 (309) 698-8200  
 DEVELOPER: DEAN CUSTOM BUILDERS  
 201 S. STARR LN.  
 PEORIA, IL 61604  
 (309) 697-2310

UTILITIES: ALL UTILITIES ARE AVAILABLE FOR THIS DEVELOPMENT.  
 ZONING: THIS PROPERTY IS CURRENTLY ZONED C-1 (13-11-304-002) AND O-1 (13-11-304-004) WITH REQUEST FOR REZONING TO R-7.

UTILITY EASEMENTS: ADDITIONAL UTILITY EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT TO PROPERLY SERVE THE PROPERTY WITH ALL AVAILABLE UTILITIES.  
 THIS PROJECT WILL REQUIRE AN NPDES PERMIT WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.  
 THIS PROJECT REQUIRES AN EROSION CONTROL PERMIT. AN EROSION CONTROL PLAN WITH PERMIT APPLICATION WILL BE SUBMITTED SEPARATELY.

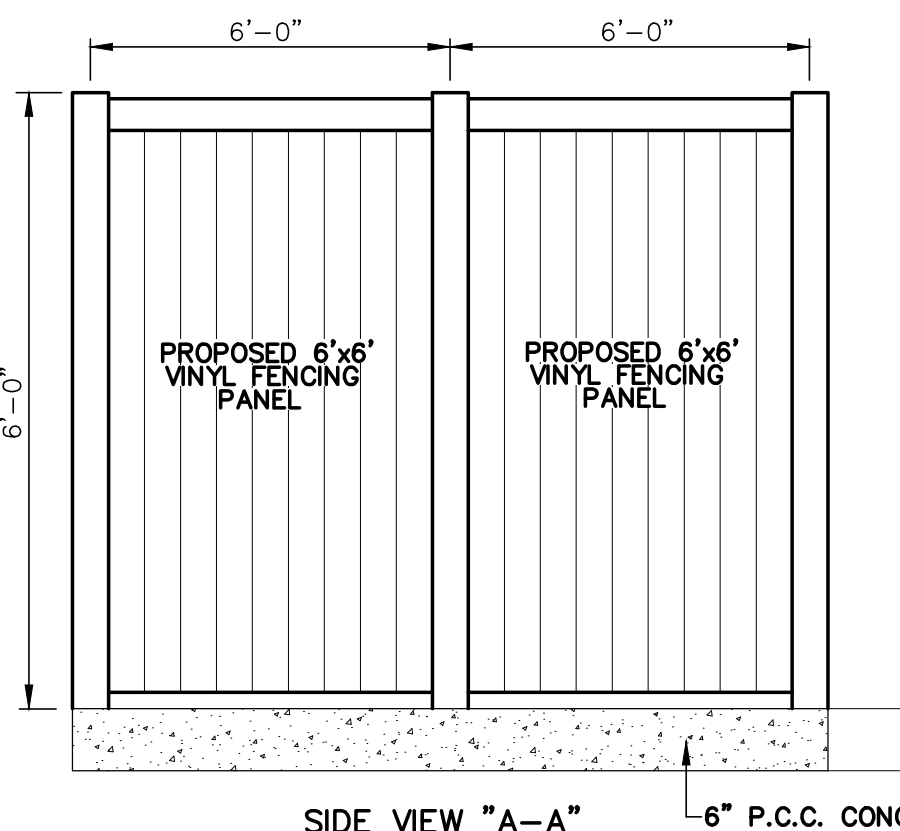
A DRAINAGE PLAN SHOWING POST DEVELOPMENT GRADING WILL BE SUBMITTED SEPARATELY FOR APPROVAL.  
 STORM WATER DETENTION FACILITIES ARE CURRENTLY IN PLACE.  
 LIGHTING WILL BE PROVIDED WITH WALL PAKS ON THE GARAGES AND PARKING LOT SIDE OF THE BUILDINGS.  
 SCHOOL DISTRICT: THIS SUBDIVISION IS LOCATED IN THE DUNLAP PUBLIC SCHOOL DISTRICT #323.

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.

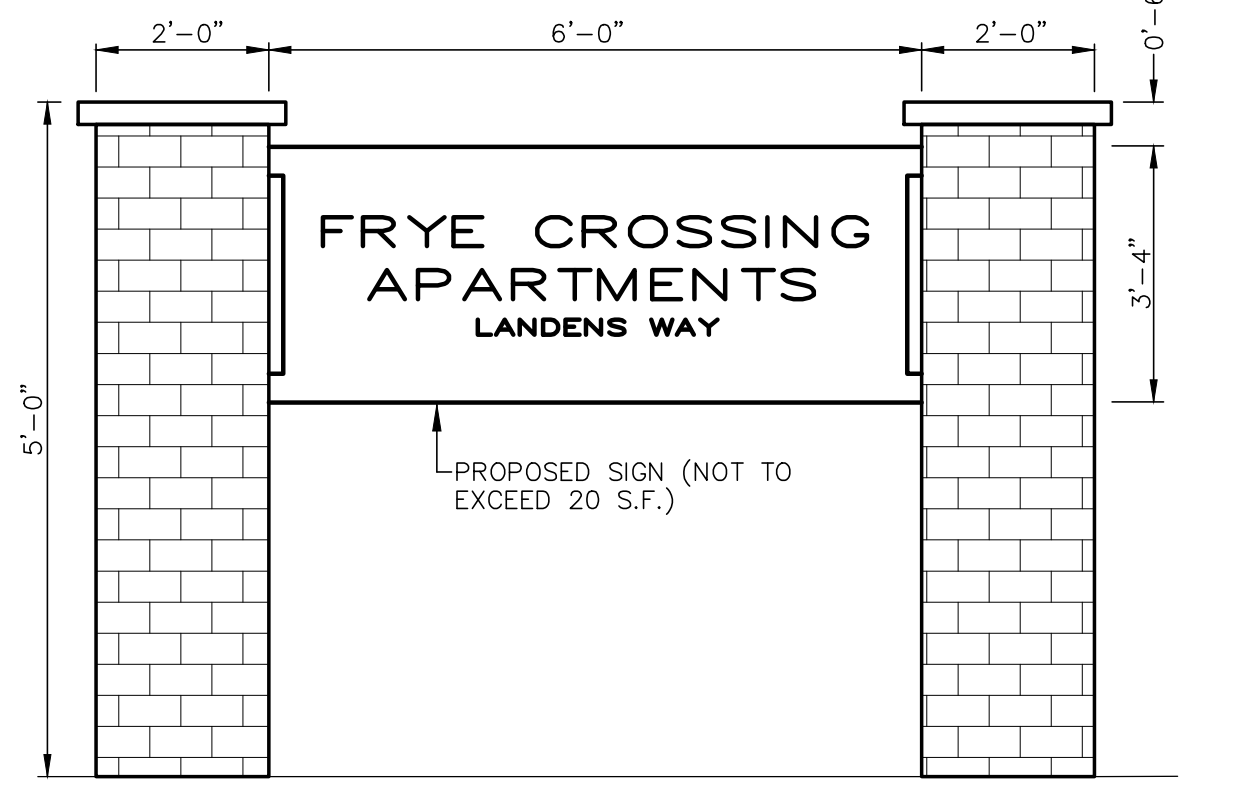
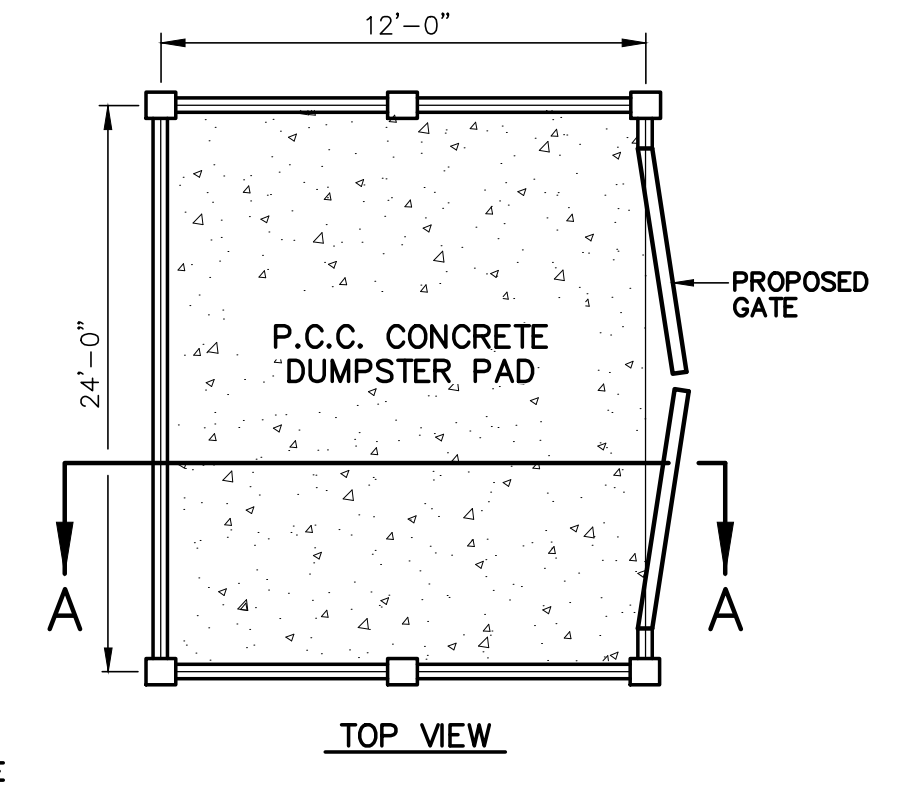
THE PROPOSED SUBDIVISION IS LOCATED IN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 170533 0125B, WHICH BEARS A REVISED DATE OF JUNE 1, 1983.

**PRELIMINARY & FINAL MULTI-FAMILY PLAN**

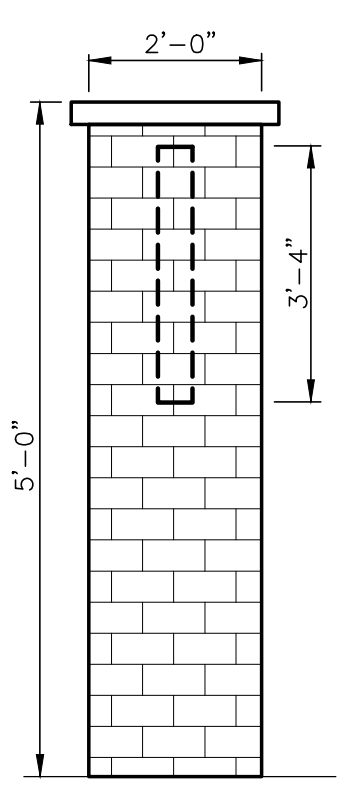
FRYE CROSSING APARTMENTS CITY OF PEORIA, ILLINOIS		AUSTIN ENGINEERING CO., INC. Consulting Engineers / Surveyors 8100 North University Street Peoria, Illinois 61615-1879 License No. 184-001143	
FOR: DEAN CUSTOM BUILDERS	REVISED 3/10/14	PROJECT NUMBER	71-13-020
DATE 2/27/14	SCALE 1" = 30'	BOOK	REVISED 3/24/14
		REVISION	SHEET NO. 1 OF 1



**DUMPSTER PAD DETAIL W/ SCREENING**  
N.T.S.



**PROPOSED SIGN DETAIL**  
N.T.S.



**SIDE VIEW**

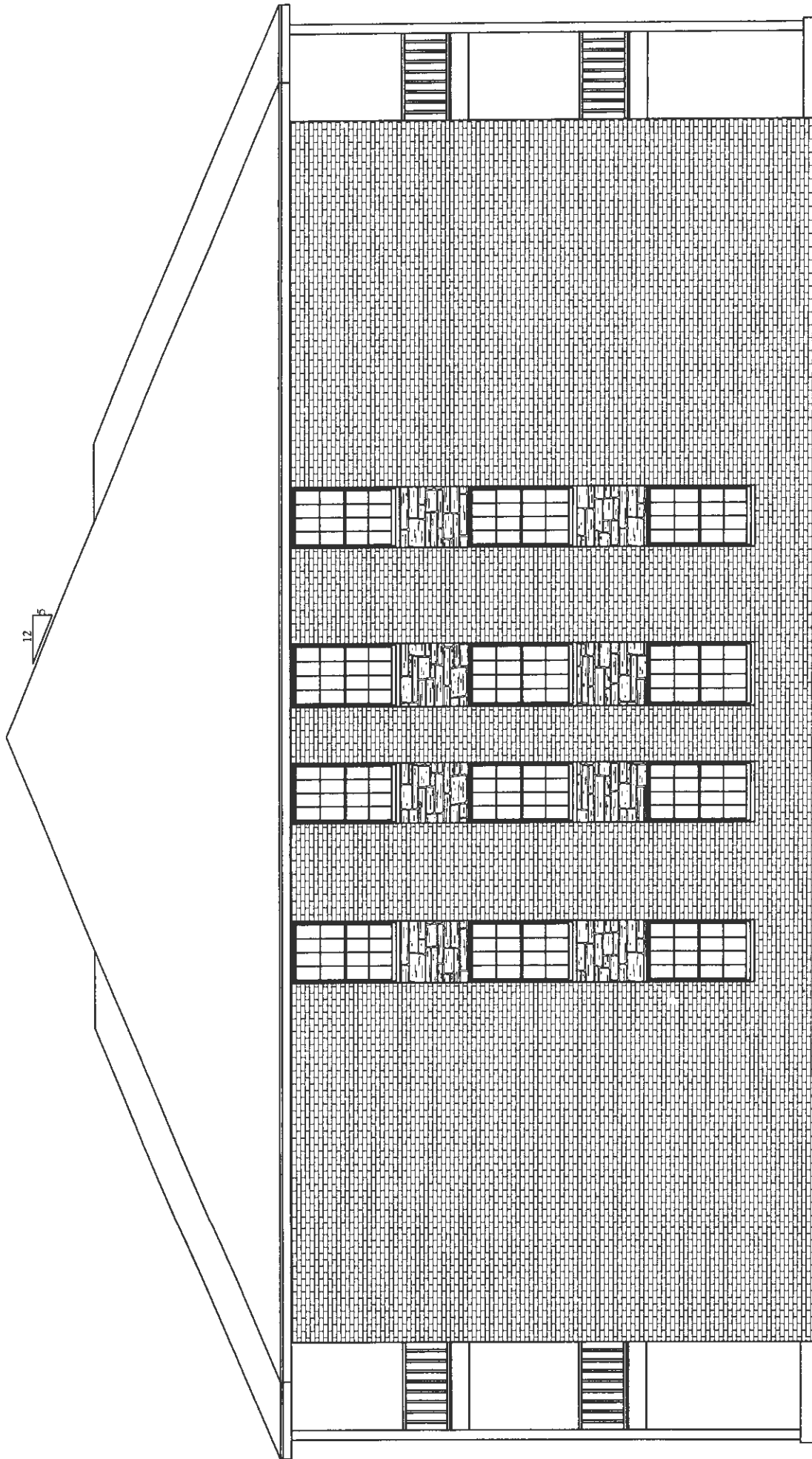
**LANDSCAPING POINT REQUIREMENTS**

POINTS REQD. = 1 PT/ PARKING SPACE = 128 PTS  
 FRONT YARD = 310 LF/2 = 155 PTS  
 T.B.Y = 541 LF = 541 PTS  
**TOTAL POINTS REQUIRED = 824 PTS**  
 SHADE TREE = 12 @ 20 PTS/EA = 240 PTS  
 EVERGREEN TREE = 15 @ 15 PTS/EA = 225 PTS  
 DECIDUOUS SHRUB = 137 @ 3 PTS/EA = 411 PTS  
**\*TOTAL POINTS PROPOSED = 876 PTS**

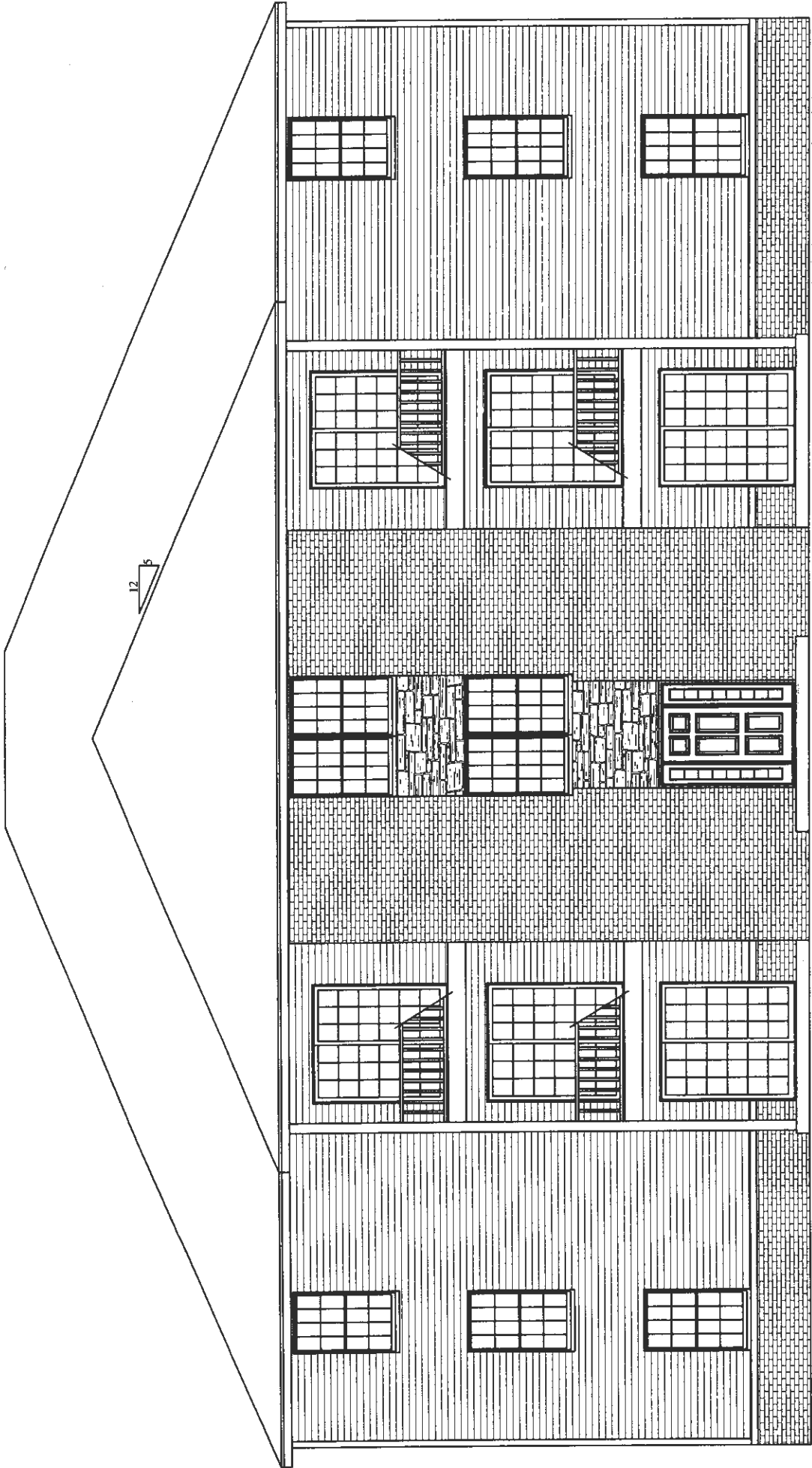
\*THE T.B.Y. REQUIRES A SIX FOOT VISUAL BARRIER ADJACENT TO PARKING ACTIVITY, SO AN ADDITIONAL 25 EVERGREENS (360 PNTS) WILL BE PLACED ALONG THE T.B.Y. TO MEET THIS REQUIREMENT.  
 NOTE: SIZE & TYPE OF PLANTINGS TO BE SUBMITTED BY OWNER AT A LATER DATE.

**PARKING REQUIREMENTS**

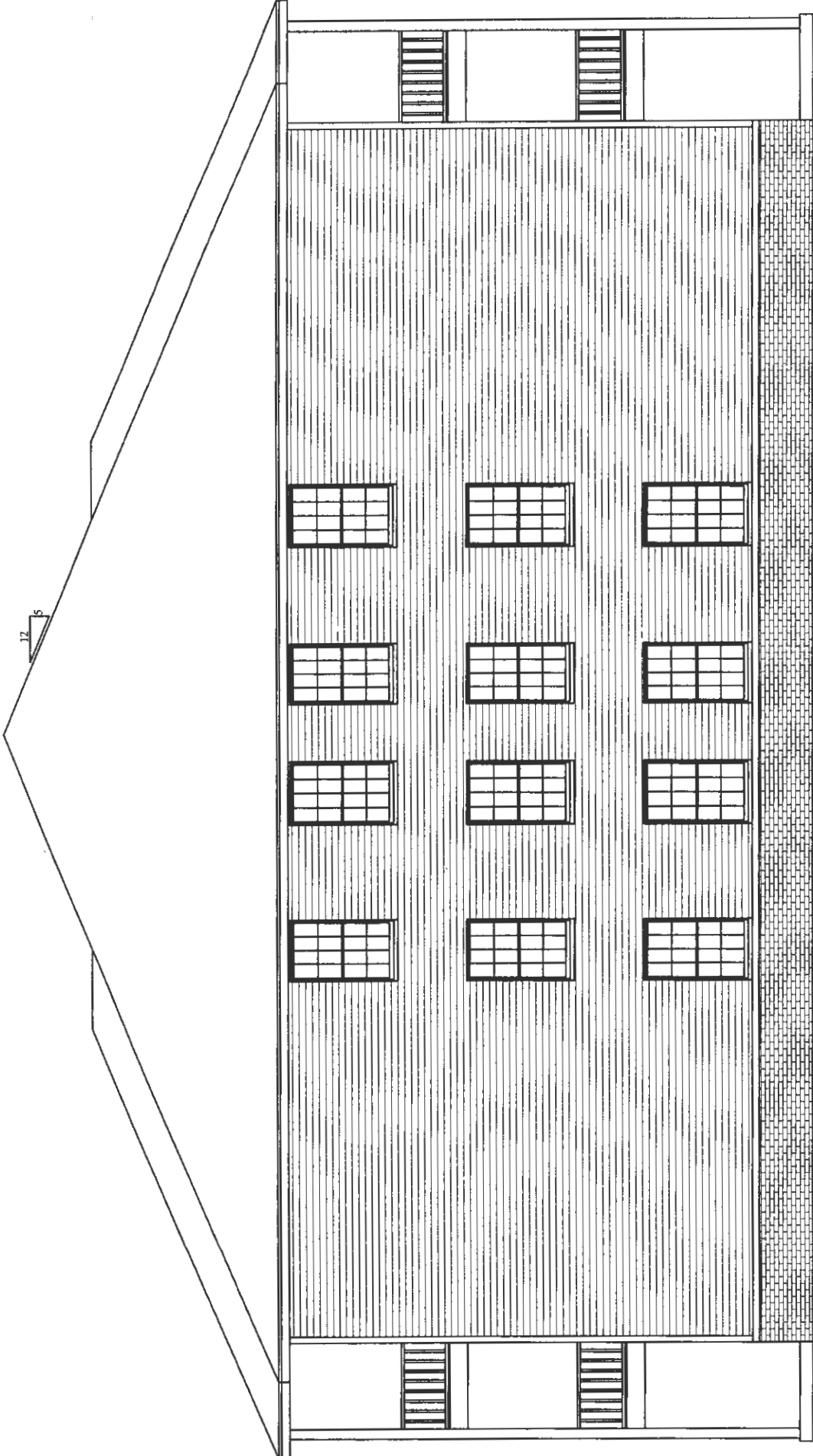
PARKING SPACES REQUIRED: 60 UNITS = 120 SPACES  
 PARKING SPACES PROVIDED: 128 TOTAL = 42 IN GARAGES & 86 EXTERIOR SPACES FIVE (5) OF WHICH ARE HANDICAP



FRONT ELEVATIONS



SIDE ELEVATIONS



REAR ELEVATIONS

LEGAL DESCRIPTION

LOT 5 AND A PART OF LOT 6 IN FRYE CROSSING, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION ELEVEN (11), A PART OF THE SOUTHWEST QUARTER OF SECTION ELEVEN (11) AND A PART OF THE SOUTHEAST QUARTER OF SECTION TEN (10), ALL IN TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00°-03'-05" WEST, ALONG THE EAST LINE OF SAID LOT 5, 247.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 AND THE NORTH LINE OF SAID LOT 6; THENCE NORTH 89°-51'-47" EAST, ALONG SAID NORTH LINE, 44.00 FEET; THENCE SOUTH 00°-03'-05" WEST, 150.00 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE SOUTH 89°-51'-47" WEST, ALONG SAID SOUTH LINE, 390.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00°-03'-05" EAST, 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6 AND THE SOUTH LINE OF SAID LOT 5; THENCE SOUTH 89°-51'-47" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, 84.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 20°-53'-05" WEST, ALONG THE WEST LINE OF SAID LOT 5, 85.21 FEET; THENCE NORTH 16°-13'-39" EAST, ALONG SAID WEST LINE, 109.29 FEET; THENCE NORTH 00°-03'-05" EAST, ALONG SAID WEST LINE, 65.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 AND THE SOUTH RIGHT OF WAY LINE OF LANDENS WAY; THENCE SOUTH 89°-53'-24" EAST, ALONG THE NORTH LINE OF SAID LOT 5 AND SAID SOUTH RIGHT OF WAY LINE OF LANDENS WAY, 431.26 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 3.872 ACRES, MORE OR LESS.