



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: March 4, 2021
CASE NO: SUBD 228-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Robert C Hall of Miller, Hall, & Triggs, LLC, on behalf of Prospect Enterprises, LLC, to amend Resolution No. 03-444, as amended, to remove the access restriction to Jamestown Road, for Williamsburg Oaks Townhouses, a multi-family residential development located at 3310-3408 W King James Rd and 6502-6510 N Queen Frances Ln, (Parcel Identification Nos. 13-13-203-011, 13-13-204-000 – 13-13-204-002, 13-13-205-000 – 13-13-205-016, 13-13-206-000 – 13-13-206-004, 13-13-207-000 – 13-13-207-002, 13-13-229-000 – 13-13-229-007, 13-13-230-000 – 13-13-230-008, 13-13-231-000 – 13-13-231-005), Peoria, IL (Council District 4)

SUMMARY OF PROPOSAL

The multi-family residential development plan for Williamsburg Oaks Townhouses was approved with the following condition:

Residential access would not be allowed from Jamestown Road, except during Phase 1 of the development. Once the second phase is developed, access to Jamestown Road must be removed for all but emergency vehicles. Future residential access must be located from the entrance to the existing trailer park.

The petitioner is requesting to remove this access restriction to allow for the intersection of King James Road and Jamestown Road to remain open and accessible for all.

BACKGROUND

Property Characteristics

The subject property contains 6.9 acres of land and is currently developed with 5 townhome-style buildings containing 33 dwelling units and 4 duplex buildings containing 8 dwelling units. The property is zoned Class R-6 (Multi-Family Residential) and surrounded by R-6 (Multi-Family Residential) zoning to the west, R-2 (Single Family Residential) to the east, A-1 (Agriculture) to the south, and War Memorial Drive to the north.

History

The subject property was originally developed as a mobile home park. In 2004, the property was approved for redevelopment to include 33 townhome units in phase 1 and 30 townhome and duplex units in phase 1-B. To alleviate traffic safety and congestion concerns from neighbors, a condition was included to close King James Rd at Jamestown Rd once future phases of development were complete. Access to the development would come from Queen Frances Ln only. See the attached site map.

The table below shows the zoning class history:

Date	Zoning
1931 - 1958	Not in the City Limits
1958 - 1963	Not in the City Limits
1963 - 1990	R1 (Low Density Residential) and R2 (Medium Density Residential)
1990 - Present	R6 (Multi-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 for Special Use	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property or diminish property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
Not contrary to the objectives of adopted plans	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	Yes	None
Comprehensive Plan Critical Success Factors	Invest in our Infrastructure and Transportation	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request. This will allow for the connection of King James Rd and Jamestown Rd to remain open. Previous concerns for hazardous traffic conditions or congestion have not manifested and maintaining this intersection provides connectivity and easier access for emergency response personnel.

ATTACHMENTS

1. Site Map
2. Surrounding Zoning
3. Aerial Photo
4. Resolution 03-444
5. Application

Williamsburg Oaks Townhouses



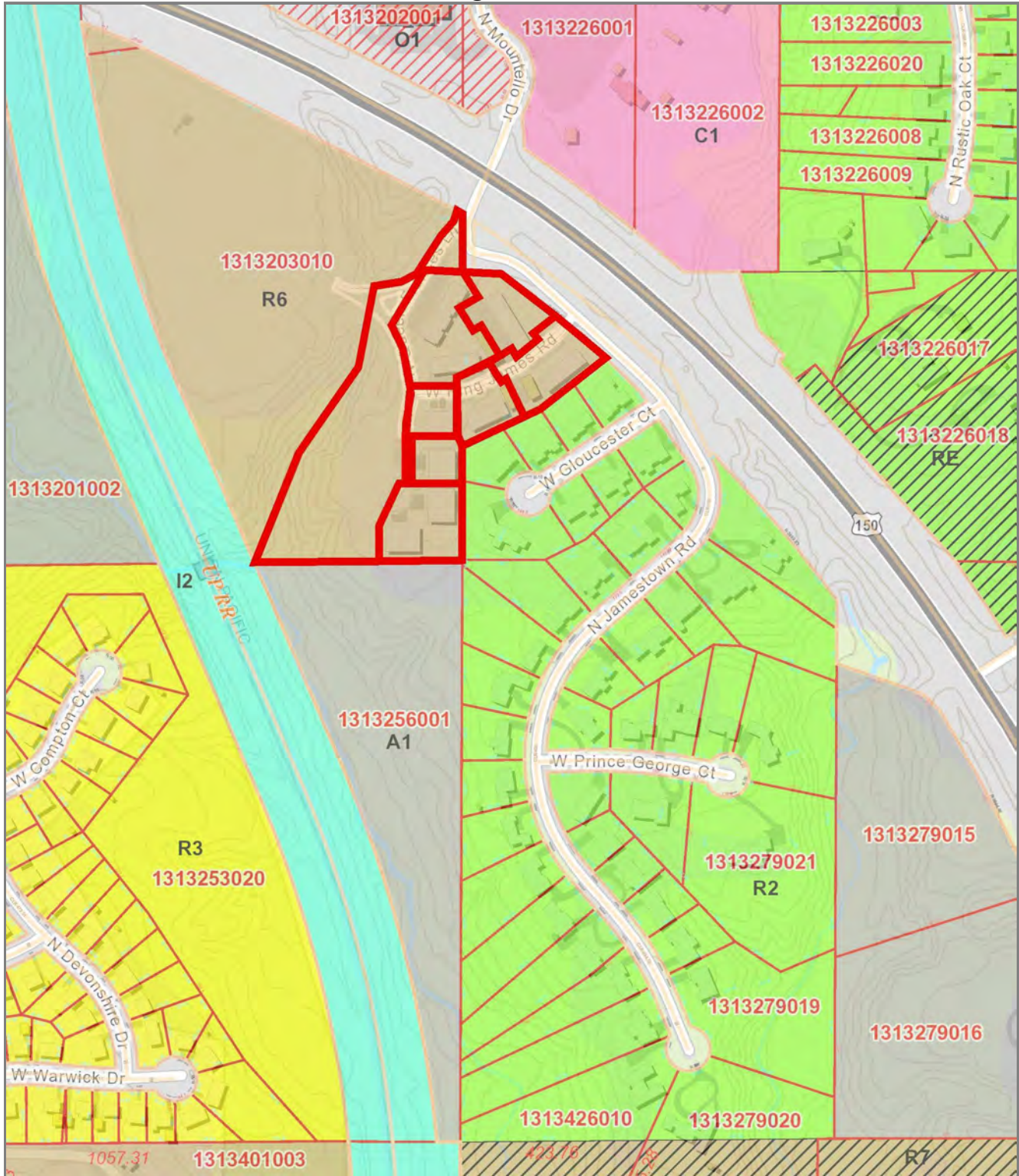
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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



Williamsburg Oaks Townhouses



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Map Scale
1 inch = 333 feet
 2/24/2021



Williamsburg Oaks Townhouses



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Map Scale
1 inch = 167 feet
2/26/2021



RESOLUTION NO. 03-444

CITY OF PEORIA.

Peoria, Illinois July 29 20 03

A RESOLUTION APPROVING THE PRELIMINARY PLAN OF THE WILLIAMSBURG OAKS TOWNHOUSES, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED NORTH OF ILLINOIS ROUTE 150 (WAR MEMORIAL) AND EAST OF GLOUCESTER COURT

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 July 16, 2003

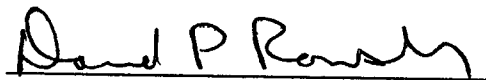
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That the preliminary plan of Williamsburg Oaks Townhouses, a multi-family residential development for property located north of Illinois Route 150 (War Memorial Drive) and east of Gloucester Court attached hereto as (Exhibits A, A-1, A-2, A-3, and A-4), and have the following legal description (Attachment A) is hereby approved subject to the following conditions:

- 1) Residential access would not be allowed from Jamestown Road, except during Phase 1 of the development. Once the second phase is developed, access to Jamestown Road must be removed for all but emergency vehicles. Future residential access must be located from the entrance to the existing trailer park.
- 2) Sidewalks will be placed along Jamestown , along lot 49 of the development.
- 3) Development will provide Colonial style lighting; split rail fencing; visual screening including trees, plantings, and bushes along Jamestown Road; and streetlight standard as per exhibit #A- 4.


PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS 29th DAY OF July, 2003.

APPROVED:



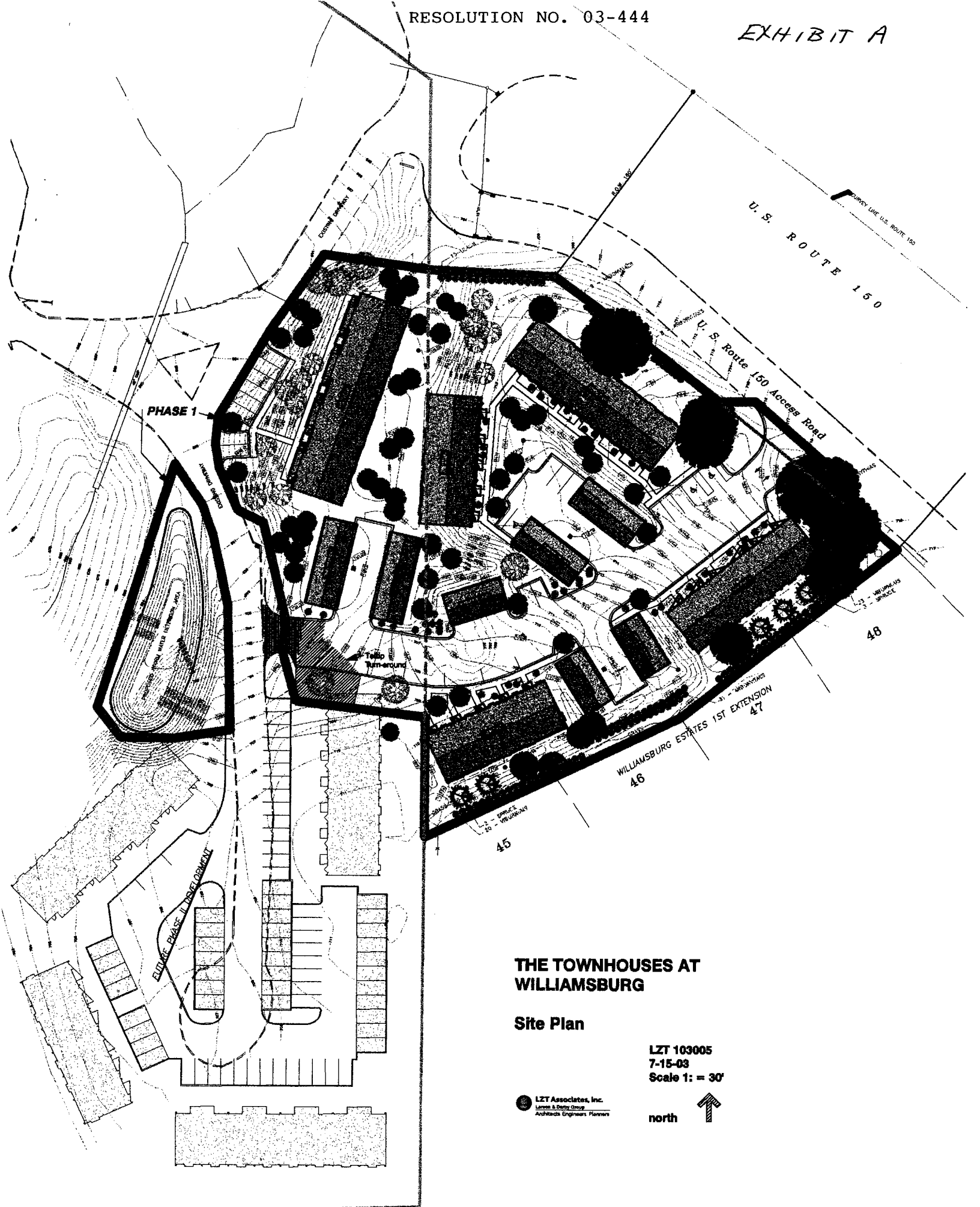
Mayor

ATTEST:


City Clerk

EXAMINED AND APPROVED


Corporation Counsel



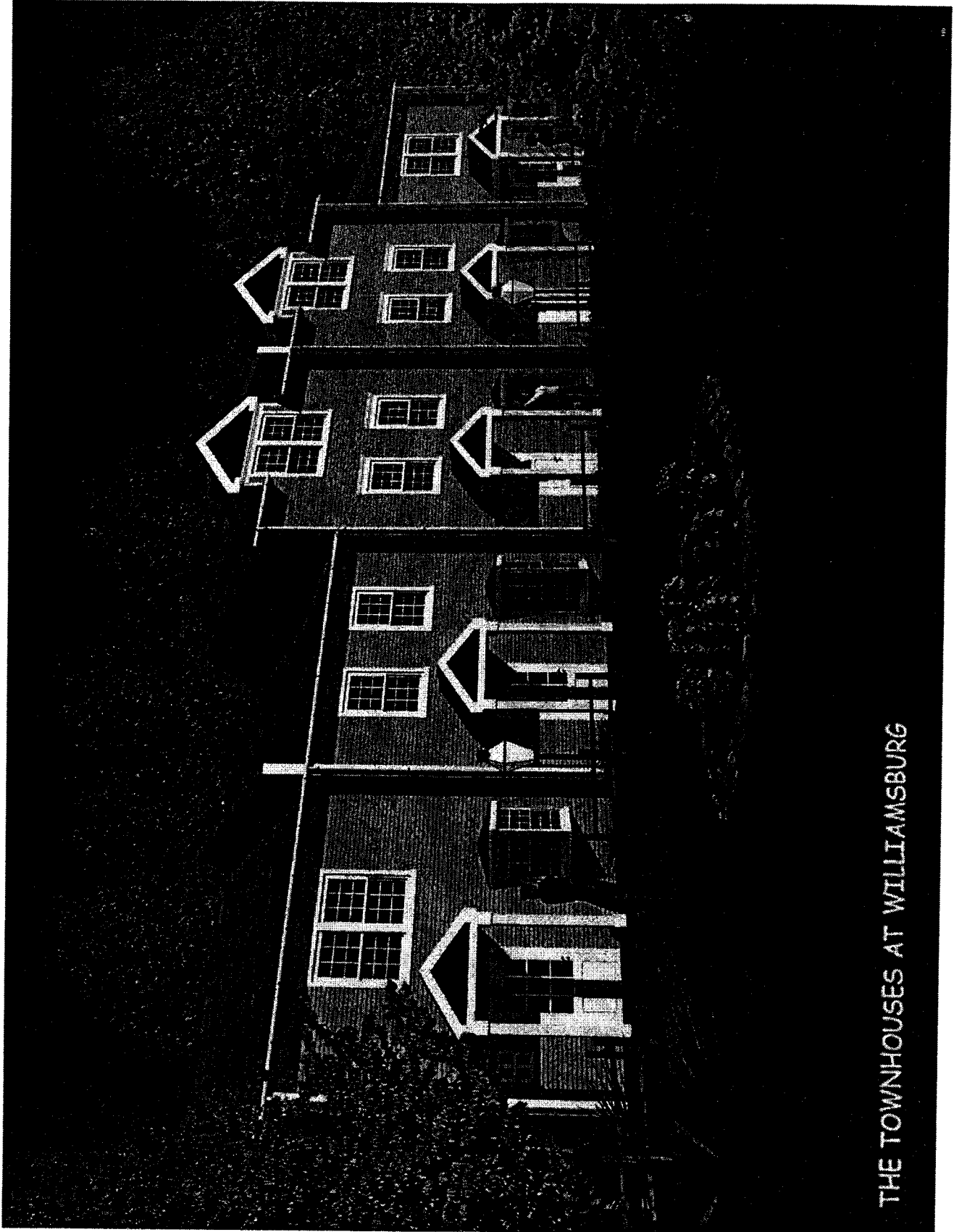
THE TOWNHOUSES AT WILLIAMSBURG

Site Plan

LZT 103005
 7-15-03
 Scale 1: = 30'

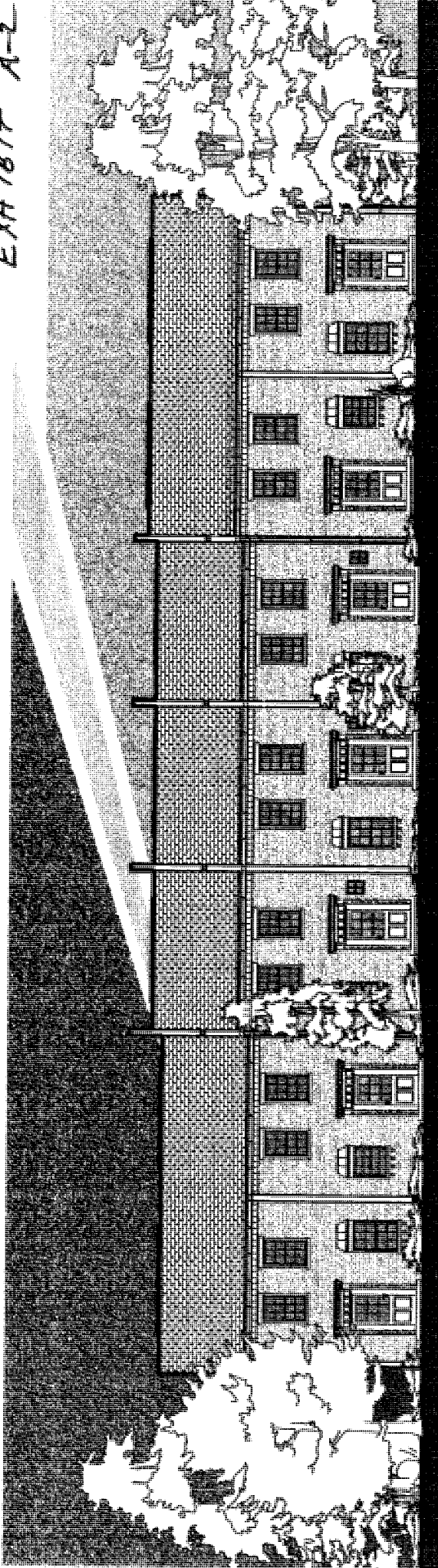
 LZT Associates, Inc.
 Landed & Design Group
 Architects Engineers Planners

north 



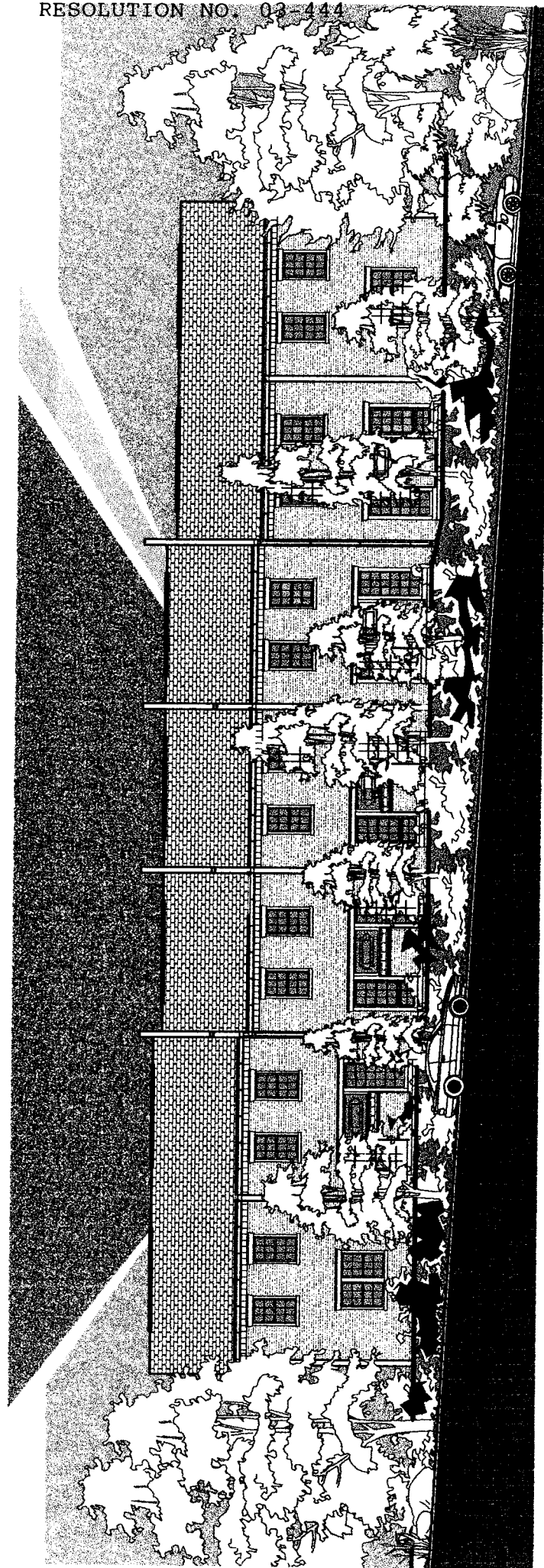
THE TOWNHOUSES AT WILLIAMSBURG

EXHIBIT A-2



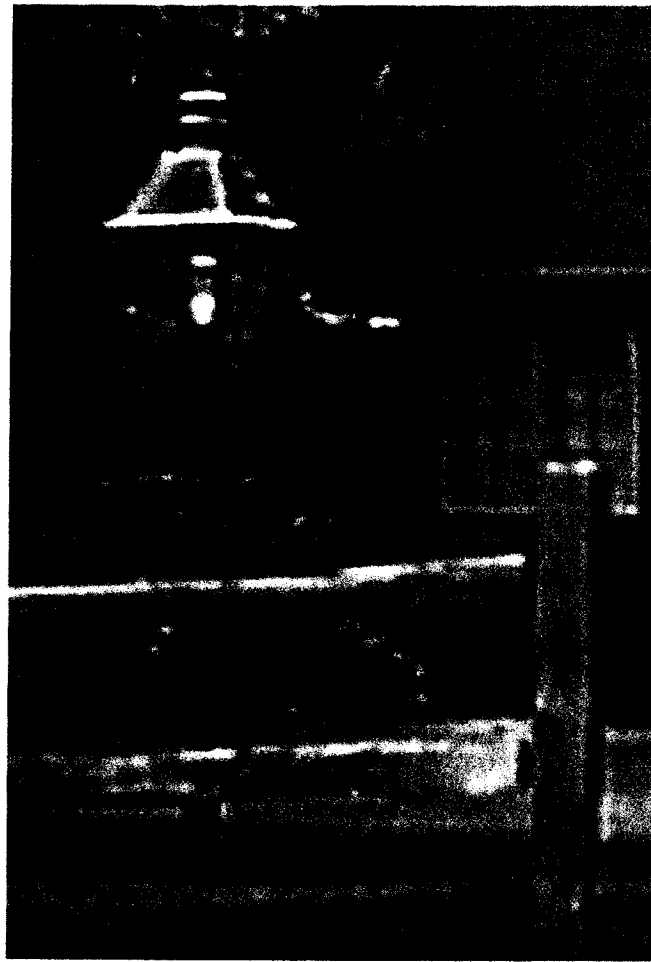
FRONT ELEVATION - SEVEN CONDO UNIT

EXHIBIT A-3



JAMESTOWN ROAD - BACK ELEVATION

EXHIBIT A-4





**PLANNING AND ZONING COMMISSION
APPLICATION**

Date Received: _____ Initials: _____

Project Number: _____ Case Number: _____

1. TYPE OF REQUEST (Check all that apply and see pages 2 & 3 for required submittals)

- a) Map Amendment (Rezoning)- *Site Plan not required*
- b) Text Amendment
- c) Special Use
- d) Nonconforming Use Change
- e) Special Permit Signs
- (i): Local Sign Regulation/Shopping Center Signs
- (ii): Special Permit (Inflatable, Off-Premise or Rooftop Signs)
- f) Official Development Plan
- g) Preliminary / Final Subdivision Plat / Survey Plat (amendment of condition to subdivision/development plan)
- h) Residential Cluster Development
- i) Annexation

2. PROPERTY INFORMATION (Complete for All Request Types)

- a) Address(es): Williamsburg Oaks Townhouses, a/k/a Townhouses at Williamsburg
Attach additional sheets if necessary
- b) Parcel ID Number(s): See attached Schedule A
Attach additional sheets if necessary
- c) Parcel Area (acres or square feet): 6.996 +/-
- d) Current Zoning District: R-6

3. SPECIAL USE AND NONCONFORMING USE CHANGE DEVELOPMENT INFORMATION (Complete for Request Types c, d, e, f & h)

- a) Use: _____ / _____
Existing Use Proposed Use
- b) Building Area (square feet): _____ c) Building Height (feet): _____
- d) Parking Spaces Provided: _____ / _____ Parking Required: _____ / _____
Total Accessible Spaces Total Regular Spaces Total Accessible Spaces Total Regular Spaces
- e) Requested Waivers and Additional Information (Attach additional sheet as needed): _____

4. SUBDIVISION AND OTHER PLAN DEVELOPMENT INFORMATION (Complete for Request Types g, h & i)

- a) Type of Development: Single-Family Detached Single-Family Attached Multi-Family Other Development (Describe Below)
The Townhouses at Williamsburg multi-family residential development
- b) Plat/Plan Name: See above c) Number of Lots/Units: 51 d) Number of Duplex Lots: TBD
Peoria Public Schools
- e) Fire District: City of Peoria f) School District: Dist. No. 150 g) Library District: Peoria
- h) Are Private Streets Proposed?: NA i) Is the Project Within City Limits?: Yes j) Type of Sewer Provided: Public
- k) If Not, Has Project Been Submitted to the County?: NA l) Requested Waivers and Additional Information (Attach additional sheet as needed):
See attached Schedule B
See attached Schedule C for Legal Description of affected properties

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

5. OWNER INFORMATION – REQUIRED

Prospect Enterprises, LLC c/o Edward F. Sutkowski, Manager
 Name Company

416 Main Street, Suite 400, Peoria, IL 61602

Address, City, State, ZIP+4

680-8000

680-8001

ed@sutlawoffice.com

Phone

Fax

Email

Robert C. Hall, attorney for Prospect Enterprises, LLC
 Signature of Owner

6. APPLICANT INFORMATION – if different from owner

Name

Company

Address, City, State, ZIP+4

Phone

Fax

Email

Signature

7. REPRESENTATIVE OF APPLICANT –engineer, architect, attorney or other, if applicable

Robert C. Hall Miller, Hall & Triggs, LLC
 Name Company

416 Main Street, Ste. 400, Peoria, IL 61602

Address, City, State, ZIP+4

671-9600

671-9616

robert.hall@mhtlaw.com

Phone

Fax

Email

Applicant's Interest in Property:

- Contractor
- Contract Purchaser
- Other

Send Correspondence To: Select one entity to receive all correspondence. E-mail will be used for all correspondence unless otherwise requested.

- Owner
- Applicant
- Representative of Applicant

8. SUBMITTAL REQUIREMENTS

Initial by each item to indicate the item is complete or is included with the application. **All items listed must be provided!**

FOR ALL APPLICATIONS:

_____ Completed Application – *Illegible or Incomplete applications will not be accepted.*

_____ Filing Fee:

Map Amendment (Rezoning)	.....	\$750 plus \$100/acre (max. \$7,500)*
Downzone to Comprehensive Plan	.....	\$0
Annexation	.....	\$0
Text Amendment	.....	\$750
Special Use, Official Development Plans, Special Signs	.....	\$750 plus \$100/acre (max. \$7,500)*
Residential Cluster Development	.....	\$750 plus \$100/acre (max. \$7,500)*
Subdivision Plat	.....	\$750 plus \$100/acre (max. \$7,500)*
Survey Plat	.....	\$125

* FORMULA: Flat Fee + (\$100 X Total Acreage of Project) = Filing Fee

EXAMPLE: \$750 + (\$100 X 3.45 Acres) = \$1,095

_____ All submittals shall be provided on a compact disc or appropriate digital media, including digital versions of the application, site plan, and other attachments as required.

SCHEDULE A

PARCEL ID #s

13-13-203-011	13-13-207-000
13-13-204-000	13-13-207-001
13-13-204-001	13-13-207-002
13-13-204-002	13-13-229-000
13-13-205-000	13-13-229-002
13-13-205-001	13-13-229-003
13-13-205-002	13-13-229-004
13-13-205-003	13-13-229-005
13-13-205-004	13-13-229-006
13-13-205-005	13-13-229-007
13-13-205-006	13-13-230-000
13-13-205-007	13-13-230-001
13-13-205-008	13-13-230-002
13-13-205-009	13-13-230-003
13-13-205-010	13-13-230-004
13-13-205-011	13-13-230-005
13-13-205-012	13-13-230-006
13-13-205-013	13-13-230-007
13-13-205-014	13-13-230-008
13-13-205-015	13-13-231-000
13-13-205-016	13-13-231-001
13-13-206-000	13-13-231-002
13-13-206-001	13-13-231-004
13-13-206-002	13-13-231-005
13-13-206-003	13-13-276-007
13-13-206-004	

SCHEDULE B

Attached is a copy of Resolution No. 03-444 of the City of Peoria enacted by the City Council of the City of Peoria on July 29, 2003, pursuant to which the Development Plan of Williamsburg Oaks Townhouses, a/k/a Townhouses at Williamsburg, a multi-family residential development, imposed a condition upon the development of any property, except during Phase 1 of the development, unless access to Jamestown Road by West King James Road, would need to be removed/terminated (except for emergency vehicles) upon such further development. Request is hereby made and submitted to remove that condition for the development of portions of the Development Plan beyond Phase 1. More specifically, it is requested and submitted that Paragraph One (1) of Section One (1) of such Resolution be deleted in its entirety and of no further force or effect. As a consequence to the foregoing, further development beyond that which has previously taken place pursuant to the Development Plan can proceed without the closure of access of West King James Road onto Jamestown Road.

SCHEDULE C
LEGAL DESCRIPTION

All Units/Parcels in WILLIAMSBURG CONDOMINIUM as delineated on a Survey of the following described Real Estate: Lot 49 in Williamsburg Estates First Extension, being a subdivision of part of the Northeast Quarter of the Northeast Quarter of Section 13, and a part of the Northwest Quarter of the Northeast Quarter of Section 13, all in Township 9 North, Range 7 East of the Fourth Principal Meridian, situated in Peoria County, Illinois; according to the Plat thereof recorded as Document No. 05-34233, and the First Amended Plat thereof recorded as Document No. 05-40827, and the Second Amended Plat thereof recorded as Document No. 06-30293, the Third Amended Plat thereof recorded as Document No. 07-07730, and the Fourth Amended Plat thereof recorded as Document No. 07-37072 together with its undivided percentage interest in the common elements; situated in the County of Peoria, in the State of Illinois.

AND

LOT 1 OF WILLIAMSBURG WEST SUBDIVISION, a subdivision of a part of the Northeast Quarter of Section Thirteen (13), Township Nine (9) North, Range Seven (7) East of the Fourth Principal Meridian, City of Peoria, Peoria County, Illinois.