



Agenda

Planning & Zoning Commission Meeting

Thursday, September 3, 2026 - 1:00 PM

City Hall - Room 400 (Council Chambers)

Roll Call

Approval of Minutes

- A. Approval of August 6, 2026 Regular Meeting Minutes

Regular Business

A. **CASE NO. PZ 279-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of Timothy Shea of Knoxville Venture LLC, to amend an existing Special Use Ordinance No. 14,023, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the construction of 2 apartment buildings with 24 total units with a waiver from City of Peoria Unified Development Code Section 5.3.1.D. to exceed the maximum density of 15.02 dwelling units per acre by 23% for the property located at the intersection of Alta Road and Juliet Court (Parcel Identification Numbers 09-29-352-010 & 09-29-352-015) and commonly known as the Knoxville Crossing Shopping Center (Parcel Identification Numbers 09-29-352-010, 09-29-352-014, 09-29-352-015, 09-29-358-002, 09-29-359-001, 09-29-376-015, 09-29-376-016, 09-29-376-017, 09-29-378-002, 09-29-378-003, 09-29-378-004, 09-29-378-006, 09-29-378-007, 09-29-378-008), Peoria, IL. (Council District 5)

B. **CASE NO. PZ 329-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of Jackie Dewitt of Oasis Electric, on behalf of Gilby Land Holding, LLC, to amend an existing Special Use Ordinance Number 15,337, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the installation of a ground mount solar array system with a waiver from City of Peoria Unified Development Code Section 4.3.6.A to reduce the front yard setback from 20 feet to 2 feet for the property located at 5117 West Holiday Drive (Parcel Identification Number 13-11-327-007), Peoria, IL. This includes the properties located at 5000, 5019, 5026, 5101, 5114, and 5115 West Holiday Drive (Parcel Identification Numbers 13-11-327-003, 13-11-327-008, 13-11-327-009, 13-11-327-012, 13-11-326-005, 13-11-326-008, 13-11-326-009, 13-11-326-010, 13-11-326-011, and 13-11-326-012) Peoria, IL. (Council District 4)

C. **CASE NO. SUBD 342-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of RBT of Illinois LLC to approve a subdivision plat with waivers, in a Class R3 (Single Family Residential) District, re-subdividing Lot 91B and 91C in Rollingbrook Subdivision as separate buildable lots for the property located at 10103 and 10105 North Brompton Court, (Parcel Identification Numbers 09-31-208-035 and 09-31-208-034), Peoria, IL. (Council District 5)

- D. Presentation by the Department of Public Works on the City's updated Bicycle Master Plan.

Citizens' Opportunity to Address the Commission

Adjournment



Minutes

Planning & Zoning Commission Meeting

Thursday, August 6, 2026 - 1:00 PM

City Hall - Room 400 (Council Chambers)

Roll Call

A meeting of the Planning & Zoning Commission was held on Thursday, August 6, 2026, at 1:00 PM, at City Hall, 419 Fulton St., in Room 404 with Chairman Branden Martin presiding and with proper notice having been posted.

The following Planning & Zoning Commissioners were present: Edward Barry, George Ghareeb, Eric Heard, Branden Martin, and Cynthia Rivers – 6. Absent: Richard Unes - 1

City Staff Present: Eli Berkshier, Joe Dulin, Hayden Hess, Debbi La Rue, Josh Naven, Giovanni Ornelas, Masum Perkins, Julia Rose, Matt Smith, Patrick Urich, Kerilyn Weick and Jacob Xavier.

Speakers were sworn in by Julia Rose.

Approval of Minutes

A. APPROVAL OF JULY 2, 2026 REGULAR MEETING MINUTES

Commissioner Heard moved to approve the minutes of the Planning & Zoning Commission meeting held on July 2, 2026; seconded by Commissioner Ghareeb.

The motion was approved unanimously by voice vote 5 to 0.

Regular Business

A. **CASE NO. PZ 261-2026**

Hold a Public Hearing and forward a recommendation to City Council on the request of Sarah Joos of Design Mavens Architecture, on behalf of Phoenix Community Development Services, to rezone property from a Class R4 (Single-Family Residential) District to a Class CN (Neighborhood Commercial) District and to obtain a Special Use for Apartments with waivers from City of Peoria Unified Development Code Section 4.3.4.F. to remove the required 3-foot tall minimum floor height from grade; to exceed the maximum buildable area; Section 4.3.4.G. to reduce the required fenestration per floor; to remove required doors, and Section 8.1.6. to reduce the minimum parking requirement in a Class CN (Neighborhood Commercial) District, for the property located at 2702 W Krause Avenue (Parcel Identification No. 18-19-126-010) Peoria, IL. (Council District 1)

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request. The Development Review Board recommends approval of the Special Use request with the following conditions:

1. Code compliant screening will be required for any utility/mechanical structures or refuse containers.
2. A compliant landscaping plan shall be submitted for review of front yard and parking lot landscaping requirements.
3. Any signs shall comply with UDC Section 8.3.
4. A photometric plan shall be submitted for a compliance review with UDC Section 8.5.
5. Deteriorated or non-ADA-compliant sidewalks and curbs along the property frontage must be

replaced or repaired. Improved sidewalks must comply with City standards; sidewalks located within two feet of a curb shall have a minimum width of six feet.

6. The Clinic entry door shall be moved to the Krause Avenue Façade.
7. The project will include at least 60 parking spaces. The Development Review Board may allow on-street parking along the property frontage to count toward this parking requirement.
8. The applicant shall provide the estimated afternoon and evening peak hour trips.
9. Bike Parking Space Areas shall not encroach into pedestrian travel aisles.
10. Building permits shall be required for compliance with all City adopted building codes before the structure may be occupied.

Commissioner Heard stated that he is aware of the fact that this project is planning to build 47 on the subject property, and asked what the density cap is for an R7 zoning district and if there will be room for potential expansion. Mr. Naven stated that the maximum density allowed is 20 units per acre, and that this specific property can have a capacity of up to 60 units since it is 3 acres. Mr. Naven stated that there is also a minimum area per dwelling unit of 2170. Mr. Naven stated that the main issue for the CN district was for allowing the clinic permitted use, and the adjacent Harrison Homes were rezoned in that area from R7 to R4 in 2005 to allow a planned unit development within that area, which is partially developed now.

Commissioner Ghareeb asked if there is a waitlist for the homeless in Peoria, or if there is a specific number of homeless people that can be referenced for this project. Mr. Naven stated that there is a coordinated entry list that has a total number of 51 families made up of 191 individual people. Mr. Naven stated that the petitioner would be able to provide more information regarding this list if needed.

Chairman Martin asked if it would be possible for the 12 parking spots to be on the road. Mr. Naven stated yes, because of the width of Krause Ave. in the area. Mr. Naven stated that the intention is to try to create a pull-in parking area similar to what is in front of City Hall.

Petitioner, Christine Kahl, presented the case.

Ms. Kahl stated that there is noted concern about the terms being used to describe the project, just as "affordable housing", "supportive housing", and "housing for the homeless." Ms. Kahl stated that all of these terms are synonymous, and that the affordable housing Phoenix Community Development provides is permanent supportive housing for households experiencing homelessness.

Ms. Kahl stated that the Homeless System Continuum of Care in this area covers a 4 county area, and in that there is one list of people and families experiencing homelessness. Ms. Kahl stated that if any agency has openings, those names are pulled from that one centralized list. Ms. Kahl emphasized that this list is not just a list for Phoenix Community Development, but for that entire 4 county area. Ms. Kahl stated that there are some statistics in the packet provided to the Commission that show numbers beyond the families experiencing homelessness on that list. Ms. Kahl stated that the U.S. Department of Education has a separate definition of homelessness that includes families that are doubled up in a singular home, such as a family living with a relative, and the responsibility of tracking those numbers rests with the local school board. Ms. Kahl stated that District 150 does not list the number of homeless students by individual school, but they have put out that 1 in 33 children in the school district is experiencing homelessness by the Department of Education's definition.

Ms. Kahl stated that there is a substantial unmet need and that the community has not kept pace in providing dedicated units for people going through homelessness. Ms. Kahl stated that in fact, recently there was a local project to do that which was recently discontinued. Ms. Kahl stated that there are only 22 dedicated apartments for helping families experiencing homelessness. Ms. Kahl stated that the number of people and families becoming homeless is going up, and the number of units available to assist is going down.

Ms. Kahl stated that the proposed development has been called a homeless shelter, which is not the

case. Ms. Kahl stated that homeless shelters are meant to be a time-limited and emergency-driven service, and this project is designed to be a permanent solution to the homelessness issue that the tenant is experiencing. Ms. Kahl stated that this project is specifically focusing on families experiencing homelessness. Ms. Kahl stated if a homeless person stays at a shelter, they are still considered homeless because the situation is designed to be temporary, but moving in to one of the units for this project would indicate that the family would no longer be homeless, and would receive the same rights as any tenant living in a rental property.

Ms. Kahl stated that one of the changes in the plans over time was that there were plans to have apartments for single-person households, but that was removed due to the tenant selection plan having a targeted preference of families. Ms. Kahl stated that they cannot move to provide housing for single-person households until the unmet need for family housing is exhausted. Ms. Kahl stated that under HUD occupancy standards, the typical composition in a one-bedroom home is a 1-to-2 parent household with 1 child, and that is who the one-bedroom units in the project are intended for. Ms. Kahl stated that the configuration of the building is designed to fit as many units as possible on the property.

Commissioner Barry stated that the New Hope apartments are currently sitting vacant right now, and asked if they could not satisfy the family need. Ms. Kahl stated this is correct, and that they are all studio apartments with a maximum size of 380 square feet.

Commissioner Heard asked if the petitioner is willing to follow the conditions laid out by Staff. Ms. Kahl stated yes.

Commissioner Ghareeb asked if the petitioner had discussed the scope of the project with the surrounding residents. Ms. Kahl stated that they have attended meetings held by Councilwoman Jackson, but they have not convened their own meeting. Ms. Kahl stated that they have developed a community information packet per the recommendation of the City.

Speakers were sworn in by Julia Rose.

Chairman Martin opened the public hearing at 1:40 PM.

Councilwoman Denise Jackson approached. Councilwoman Jackson stated that she has been in the neighborhood discussing this project with the residents for the past three weeks. She stated that the Commission's job required that they give a great amount of attention and due diligence on important projects, especially ones of this magnitude. She stated that there are four other redevelopment plans for Southside revitalization, and none of them include a recommendation for housing homeless people. She stated that she is not opposed to coming up with a plan to house the homeless population and that the City Council has to find a solution for that problem, but this project is not that solution. Councilwoman Jackson stated that, in her opinion, putting a housing complex for homeless people in a severely economically depressed neighborhood is a recipe for disaster, and that poor people would be put on top of poor people.

Councilwoman Jackson stated that for the past few years she has been expressing concerns about public safety and infrastructure in this area that cause major public safety issues, and those concerns have not been addressed. She stated there are areas in the neighborhood where streetlights and alley lights do not work, and where curbing is impossible.

Councilwoman Jackson read out information from the Economic Innovation Group, which compiles census data and sorts zip codes based on economic wellbeing. She stated that the unemployment rate for the neighborhood near the Harrison Homes is 21.4%, in comparison to the 5.7% for Peoria as a whole. The poverty rate in that same neighborhood is 32%, in comparison to the much lower rate of 20% for the whole of Peoria. She emphasized that the infrastructure in this neighborhood is among the worst in the city. She stated that there is no full-service grocery store nearby, that many of the residents do not have personal vehicles, and the homeless population has little to no transportation.

Councilwoman Jackson asked for deferral on this matter, in order to give time for the Commission to review the four recent redevelopment plans in order to get a clear understanding of the depth of poverty and crime in this area. She stated that these reports provide a comprehensive look at the social and economic problems that the residents of this neighborhood are facing. She stated that it would be a horrible idea to put a homeless population in this neighborhood with the public safety and infrastructure issues not being resolved first.

Councilwoman Jackson stated that a recommendation from the reports of councilors of real estate is for a police and EMS substation with quick response vehicles for all resident needs. She stated that crime continues to be a problem in this neighborhood. She stated that Peoria City Council has recently approved \$3.5 million for upgrades and construction of a police substation and ambulance station on Allen Rd and Van Winkle Way. She stated that this is a good thing, that it is an existing substation, but it is going to get major upgrades. She stated that 5 years ago, she spoke with the City Manager and the former Police Chief about leasing out a vacant building as a police substation and code enforcement office, which are recommended in the councilors of real estate report, and received no response. She stated that crime has not decreased a significant amount since then, and those who live in Peoria — including those who live where this project is planning to be built — deserve to live in a safe neighborhood. Councilwoman Jackson asked if the City leaders prioritize the safety of the citizens of Peoria who live in the north side of town over those who live in the south side, and why the Southside cannot have a police and EMS substation that has been recommended by the councilors' real estate reports.

Councilwoman Jackson stated that Phoenix Community Development was involved with New Hope, which failed miserably. She stated that the project was built in downtown Peoria 25 to 30 years ago, and she thought it was a great idea at the time. She stated that the residents of New Hope were homeless individuals who agreed to have case managers and there was security, but that over time both the case managers and security either dwindled in number or were removed entirely. She stated that there were three separate occasions where residents set fire to the building, and they caused so much damage that everyone was forced to move out. She stated that the residents were put in a hotel, and the City had to pay for it. She stated that she spoke with a previous resident of New Hope and asked if he would be willing to live there again if the building was rehabilitated, and he had stated no due to drug dealing happening in the building. She also stated she received a phone call from a landlord that had a horrible experience with Phoenix Community Development. She stated that this landlord was contacted by United Way and was asked if he'd be willing to allow homeless people to move in to some of his properties, and he agreed at the time. She stated that the landlord did not anticipate having to deal with tenant issues that he ended up having to deal with. She stated that the leadership of Annie Jo Gordon school also approached her to let her know their concerns regarding this project, and told her that they do not want this project over there right now because of the undue burden it could potentially place on their staff.

Councilwoman Jackson stated that the infrastructure around the neighborhood needs to be addressed, and she has heard zero discussion of that happening. Not just stuff like fixing the roads, but repairing major safety deficits throughout the community. She stated that this neighborhood is not in any position to sustain a project like this one.

Mr. Howard Bowie approached. He stated that he is against this project, and asked for denial of this project. He stated that the neighborhood has just been informed that the Peoria Housing Authority is going to be knocking down and rebuilding properties in the area as well, and introducing new families. He stated the Peoria Housing Authority project and this project with Phoenix Community Development happening around the same time and bringing in a bunch of new families to the Southside will cause an uptick in violence and chaos. He stated that there are several other vacant areas that could be used for this project that are not being utilized. He stated that the 61605 zip code is a desolated area, and that no businesses want to stay down there outside of Dollar General and liquor stores. He stated that there are no places to buy groceries or hot food. He stated that he doesn't have any problems with the project in general, but there are better places for the project to be built, and that it is wrong to put this project in this neighborhood. He stated that the building looks very nice, but there are better places for this building to

go. He stated that the building should go on the north side of town, and stated that if the City tried to do that, the people who lived there would come to City Hall to vehemently argue against it. He stated that the people who live there have money, and that the people in the Southside do not get a say due to not having any money. Mr. Bowie stated that he agrees with Councilwoman Jackson about putting a police substation in the area, and stated that it would help stop crime. He stated that no one cares about the Southside enough to do that, and it only gets attention when it can be used, and once this project is complete, the Southside will go back to being ignored.

Ms. Angelique Robertson approached and stated that she is against this project. She stated that there are liquor stores everywhere on the Southend that attract bad actors. She stated that this project, combined with the approved permit for the prisoner rehabilitation program being built, gives her the impression that the City is just giving the Southend everything that they do not want. She stated that there is mob action happening on the Southside as well. She stated that if someone has been homeless and rehabilitated, they should be prepared to move into any residential housing.

Mr. Antonio Lipscomb approached and stated that he is against this project. He stated that he agreed with Councilwoman Jackson regarding the issues that are happening in the Southend. He stated that not everyone that lives in the Southend is a criminal or drug addict. He stated that there are resources in the Southside that are going unnoticed and underutilized, and the City would benefit and improve if those resources were used. He stated that when one is looking at the infrastructure issues that Councilwoman Jackson mentioned earlier, it is important to look at unemployment and poverty statistics, but it will take more than just a police substation to solve those problems. He stated that if this project goes through that it will put a lot of pressure on Phoenix Community Development due to a lack of diversity in the services they provide. He stated that the building does look nice, but after a while the building will start to suffer because the people living in the building do not have any income. He asked if there is a timeframe for those who are unemployed to get a job, and if job opportunities are being given to the tenants.

Mr. Chris Collins approached. He stated that he is a member of the Continuum of Care for Peoria. He stated when it comes to supporting what would need to be done in order for this project to thrive, the City is only as strong as its weakest link, which is currently the Southend. He stated that he agreed with Ms. Robertson in that if you can get someone set up and mentally healthy, then they can move into any community with no issues. He stated that housing is not the only issue on the Southside, and that the infrastructure needs to be corrected, and he believes that it needs to be built with and by the community, for the community. He stated that he has been looking at the Lydia school to grow food so that the people of the Southside do not have to travel as far for fresh produce, and wants to start establishing culinary classes to each person on how to cook the food they grow. He stated that it comes down to if people are being listened to when they address issues and if those issues are actually being resolved.

Ms. Linda Wilson approached and stated that she is against this project. She stated that she has lived in the Southend her entire life, and she is a teacher and recruits teachers. She stated that her concerns are about how this project has been rolled out, and that the residents in the area were not notified that this project was happening until recently. She stated that this project is not a good fit for the community right now, and that the vulnerable people living this development in a neighborhood surrounded by liquor stores is not a good idea. She stated that the Southend is generally ignored, and any promises made to the Southend generally go unfulfilled. She stated that we are thinking of the here and now, but insists on looking to the future in ten to twenty years from now and considering what this property and project will be like then. She stated that case managers have been promised, but asked if the funding for those case managers will remain as time goes on. She stated that the intentions are good, and stated that everyone who has spoken today has the intention of growing and fixing up the Southend, but it needs to be done in a sustainable way. She stated that when she heard about the street parking her first thought was that there is a school across the street and the kids leaving school would most likely be walking home due to the lack of transportation in that area. She stated that there is a lot of land in the land bank that could be utilized and be a good fit for this project. She stated that the homeless people are not here to advocate for themselves, that they are being represented by community organizations and their leaders advocating for this.

Ms. Kathy McNiel approached. She stated that she lives in a HUD apartment provided by United Way and is grateful to have access to that resource. She stated that she walked around the neighborhood this project is meant to be built in and was concerned about the state of the homes that she saw there. She said she would like to see people live as comfortably as she does. She stated that if issues surrounding the current housing provided through the Peoria Housing Authority were addressed, maybe this project would not be needed. She stated that the idea of the project sounds great in theory, but she agrees that supportive housing needs to be distributed better than just one area.

Mr. Robert Johnson approached. He stated that he is the vice president of the Southside Community United for Change, and that he has lived in the Southside all of his life. He stated that he is not happy with the condition of the Southside right now. He stated that he gathered a group of people back in the 1980s to bring forward concerns regarding the condition of the Southend back then, and he's doing it again now 50 years later. He stated that he agrees that the homeless have to have a place to live, and he asked why every single negative thing in Peoria must be pushed into the Southside. He stated that crime in the community has to be addressed, and that he does not approve of this project.

Ms. Kathy McNiel approached and asked how much communication is happening between departments when violations are happening on a property.

Ms. Irene Lewis-Wimbly approached. She stated that she is the planter and director of the Southside Community Center. She stated that she moved to Peoria, and believes that she has a unique perspective on the situation happening in the Southend. She stated that, due to her position, she is consistently building relationships with some of the most marginalized people in our City. She stated that the numbers in the statistics about the Southend are people, and they are not a problem, they have problems. She stated that she would challenge the City to use this project as a reset button; an opportunity to do something differently. She said that the emotions about this project are valid and thanked the Commission for listening, because that is part of the healing process. She stated that there is a 2018 project that never came to fruition that had the Southside's voice in it, and she knows that because she collected the surveys. She stated that there was a social determinants of health study that was done by the health department that stated that every single determinant of health has housing in it, and if someone is living hand-to-mouth and in an unsafe area, they are likely to turn to crime. She stated that desperation can be avoided by providing housing, and that the Southside Community Center is willing to collaborate with anybody to help meet those needs. She stated that she was at the City Council meeting when this project was first brought forth, and was told in writing by the Council that the petitioners would be transparent and inform the community through every step of the process and that has not happened. She stated that there the Southside Community Center has a housing team, that it has been active for five years and that housing has been a crisis since she moved here. She stated that this project has nothing to do with community development and everything to do with a baseline of humanity. She stated she has sent people to a homeless shelter because they are living in a place that no one should live in. She stated that landlords are doing people dirty, non-resident property owners are ruining property values with no way to stop them, and that HUD tax credits are being used to tear down homes without rebuilding anything. She stated that there are families looking for houses in the Southside and cannot find one. She stated that this project is an opportunity for more conversations about how the Southend is actually doing and what can be done about it. She stated that there are good things happening in the Southside, and that the community of the Southside is tight-knit.

Commissioner Rivers left at 2:45 PM

Ms. Lewis-Wimbly stated that she will not ever say not to do this project, but she will demand that it be done right, and wants the people of the Southside to be empowered and listened to. She stated that she would be willing to host community meetings that will allow the residents of the Southside to be part of the design of this building before it is built. She asked the Commission to consider putting guidelines in place so that the residents of an area can be heard, and to not make the mistake of not listening to the constituents again.

Mr. Alex Sierra approached. He stated that he grew up on the Southside, and he still has family that lives

there. He stated that the discussion before the group is vast, and that housing is a fundamental need. He stated that housing is one of the twelve social determinants of health to guarantee a strong quality of life. He stated that for that quality of life to be even stronger, there has to be community buy in to determine what that quality of life is. He stated that his remarks are not going to be in opposition to this project, but he will advocate for community involvement in the project. He stated that the larger community did not find out about this project until well after the project had begun. He stated that community development has a process to satisfy and meet the needs of every stakeholder that should be part of the process, and the current need is to hear the community. He stated that this is an opportunity to pass along correct information, and to ensure that residents are well-informed about upcoming projects so they can feel more comfortable with them. He stated if the purpose of this meeting is to move forward an automatic approval for this project, he would urge the Commission to defer the decision, and he urged the City to not move forward with this project until the residents have been properly informed and are onboard. He stated that emotions are high regarding this project, and that the Commission has a chance to do right by the residents of the area and de-escalate.

Commissioner Rivers returned at 2:48 PM

Chairman Martin thanked everyone who approached for their input, since it helps the Commission and the City understand the perspective of the residents in the local neighborhood. He stated that this is not an automatic approval discussion for City Council, it is just a recommendation based on whether the project fits the parameters for the rezoning or special use.

With no further public testimony presented, the public hearing was closed at 2:48 PM.

Commissioner Barry read the Findings of Facts for the Rezoning.

Motion:

Commissioner Heard made a motion to APPROVE with staff's conditions and waivers, seconded by Commissioner Ghareeb.

Commissioner Heard stated that every single person who spoke today made an excellent point regarding all the broader topics discussed today, whether they are for or against the project. He stated that the Commission has a very limited scope of what can be determined when passing a motion, and this project does fit all the criteria.

The motion was approved unanimously by voice vote 5 to 0

Commissioner Heard read the Findings of Facts for the Special Use.

Motion:

Commissioner Heard made a motion to APPROVE with staff's conditions and waivers, seconded by Commissioner Barry.

Commissioner Ghareeb thanked everyone that spoke during the public hearing, and stated that he appreciates the passion of all the people who spoke today. He stated that is one of the reasons the Commission serves the City, but the Commission is limited to only viewing the LaSalle factors regarding this project. He asked to not consider this vote as an opposition to redevelopment, and to keep in mind that they are working within the boundaries that they have. He stated that is going go vote in favor of this project.

Chairman Martin stated that it is encouraged for any petitioners who come before the Commission to get

involved with the local community for projects as big as this because the community will want to be heard.

Commissioner Heard stated that this project is to help the homeless, but the Commission does not know who the homeless people are or what their background will be, and they have to look at this project with an open mind.

The motion was approved unanimously by voice vote 5 to 0

Chairman Martin read an announcement stating the following: A Public Meeting of the City of Peoria regarding the **Proposed First Amendment to the Northwoods Mall Tax Increment Financing (TIF) District** is to be held at **6:00 p.m. on Wednesday, August 19, 2026, at Holy Family School, 2329 W Reservoir Blvd, Peoria, Illinois**. The purpose of the Public Meeting is to enable the City to advise the public, taxing districts having real property in the redevelopment project area, taxpayers who own property in the redevelopment project area, and residents in the area as to the City's possible intent to prepare the First Amendment to the Northwoods Mall TIF District Redevelopment Plan, Project, and Redevelopment Project Area, and to receive public comment.

Citizens' Opportunity to Address the Commission

There were no citizen requests to address the Commission.

Adjournment

Commissioner Rivers made a motion to adjourn; seconded by Commissioner Ghareeb at 3:00 PM.

The motion was approved unanimously by voice vote 5 to 0



Planning & Zoning Commission Communication

Meeting Date: September 3, 2026

Prepared By: Josh Naven

Case No: PZ 279-2026

Request: Hold a Public Hearing and forward a recommendation to City Council on the request of Timothy Shea of Knoxville Venture LLC, to amend an existing Special Use Ordinance No. 14,023, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the construction of 2 apartment buildings with 24 total units with a waiver from City of Peoria Unified Development Code Section 5.3.1.D. to exceed the maximum density of 15.02 dwelling units per acre by 23% for the property located at the intersection of Alta Road and Juliet Court (Parcel Identification Numbers 09-29-352-010 & 09-29-352-015) and commonly known as the Knoxville Crossing Shopping Center (Parcel Identification Numbers 09-29-352-010, 09-29-352-014, 09-29-352-015, 09-29-358-002, 09-29-359-001, 09-29-376-015, 09-29-376-016, 09-29-376-017, 09-29-378-002, 09-29-378-003, 09-29-378-004, 09-29-378-006, 09-29-378-007, 09-29-378-008), Peoria, IL. (Council District 5)

Attachments:

1.	PZ 279-2026 - Memo - Reschedule
2.	PZ 279-2026 - Zoning Map
3.	PZ 279-2026 - Aerial
4.	PZ 279-2026 - Applicant Submittals
5.	PZ 279-2026 - Site Photos

PLANNING & ZONING COMMISSION

THURSDAY, SEPTEMBER 3, 2026 - 1:00 PM
CITY HALL, ROOM 400 (COUNCIL CHAMBERS)

AGENDA DATE: September 3, 2026

CASE NUMBER: PZ 279-2026

TO: Planning & Zoning Commission

FROM: Development Review Board

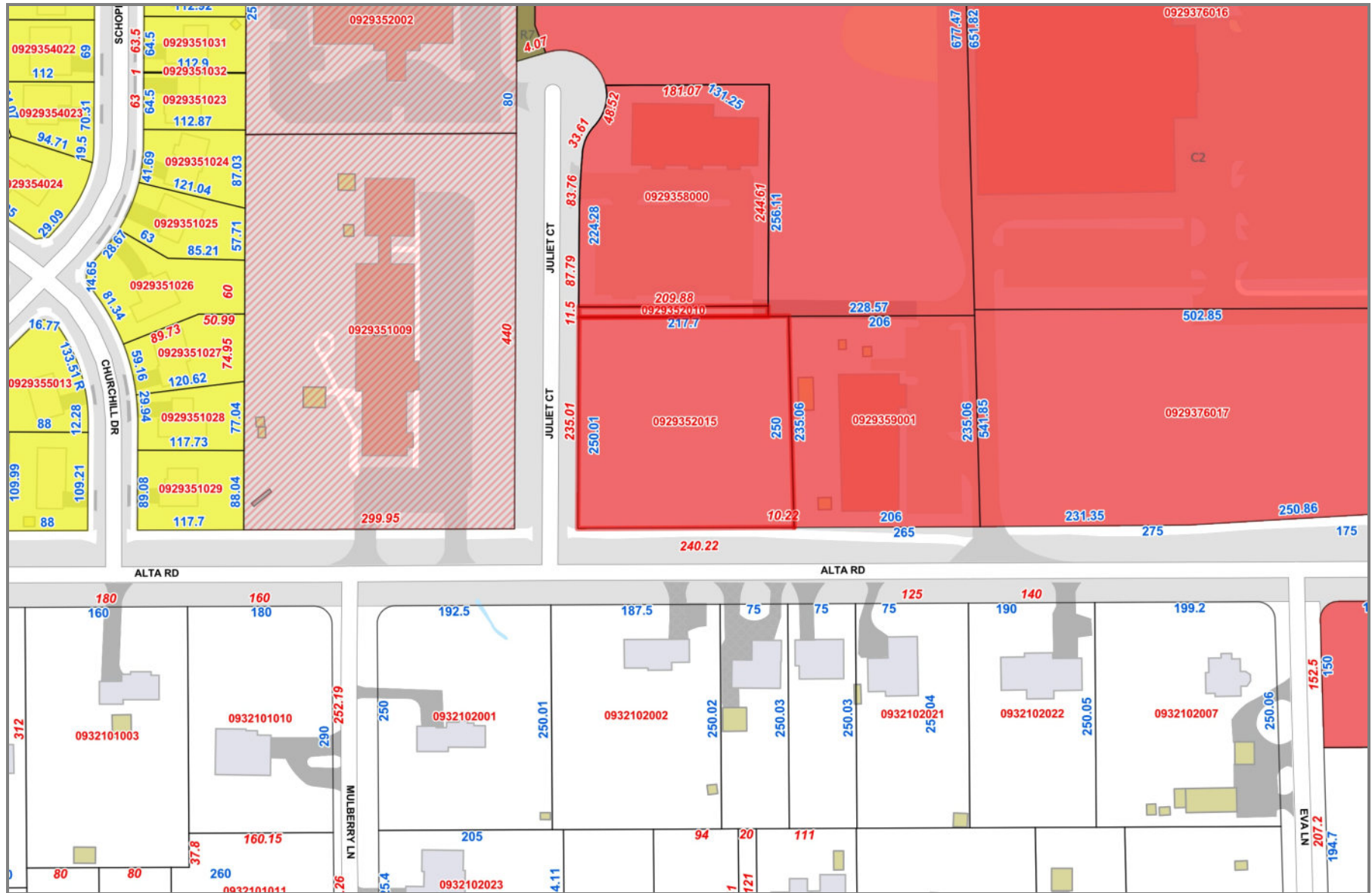
PREPARED BY: Josh Naven, Senior Urban Planner

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Timothy Shea of Knoxville Venture LLC, to amend an existing Special Use Ordinance No. 14,023, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the construction of 2 apartment buildings with 24 total units with a waiver from City of Peoria Unified Development Code Section 5.3.1.D. to exceed the maximum density of 15.02 dwelling units per acre by 23% for the property located at the intersection of Alta Road and Juliet Court (Parcel Identification Numbers 09-29-352-010 & 09-29-352-015) and commonly known as the Knoxville Crossing Shopping Center (Parcel Identification Numbers 09-29-352-010, 09-29-352-014, 09-29-352-015, 09-29-358-002, 09-29-359-001, 09-29-376-015, 09-29-376-016, 09-29-376-017, 09-29-378-002, 09-29-378-003, 09-29-378-004, 09-29-378-006, 09-29-378-007, 09-29-378-008), Peoria, IL. (Council District 5)

RECOMMENDATION: Reschedule Public Hearing for October 1, 2026

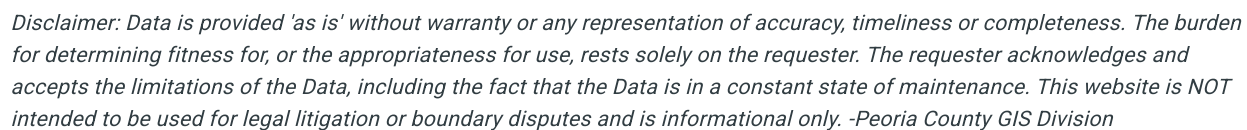
The petitioner, Timothy Shea of Knoxville Venture LLC, did not complete the notice requirements pursuant to Unified Development Code Section 2.9.3. Therefore, the public hearing cannot occur and must be rescheduled for the next regularly scheduled meeting. New notice documentation will be sent for the rescheduled public hearing.

Peoria County, IL

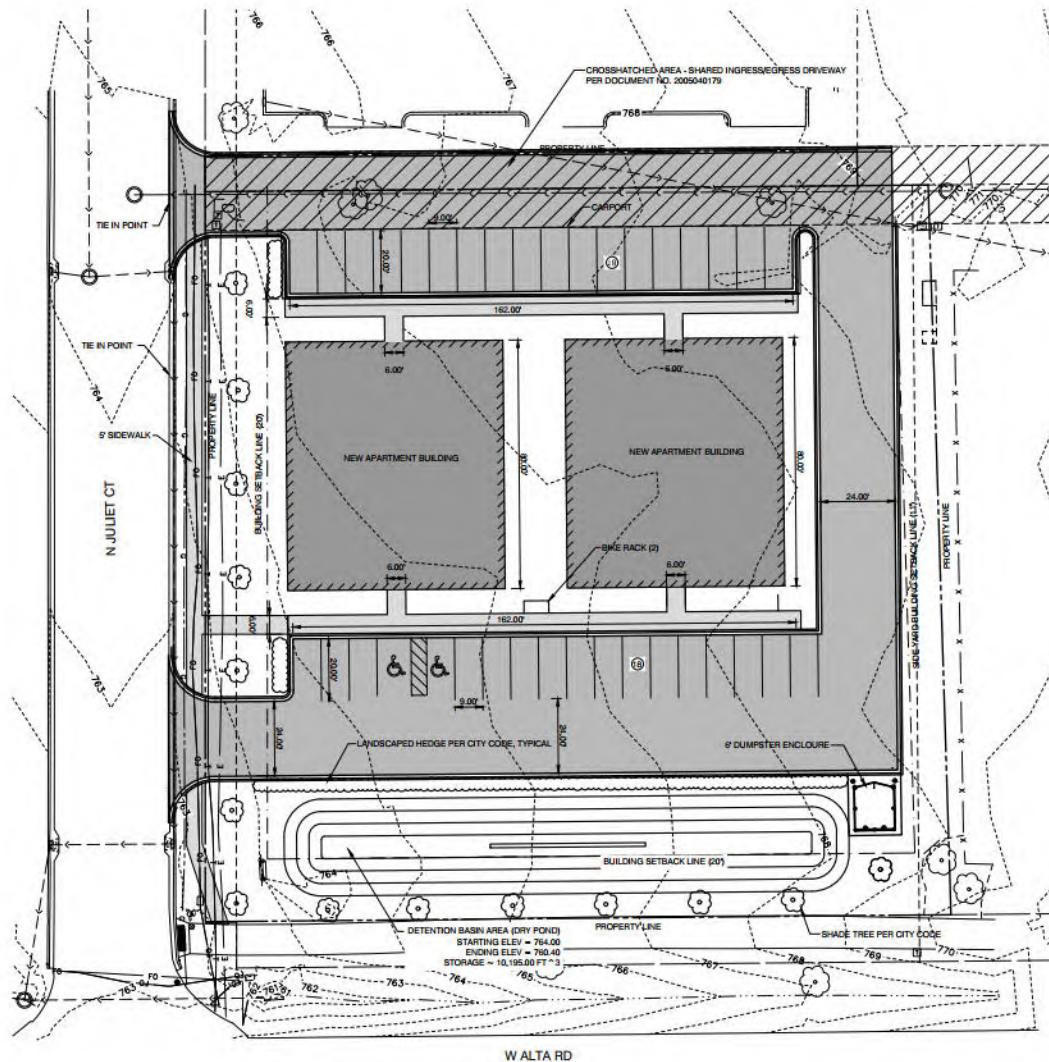


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the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

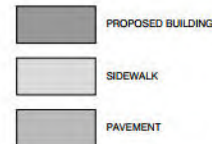
Map Scale
1 inch = 138 feet
8/24/2026

[illegible]

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SITE LAYOUT PLAN JULIET CT APARTMENTS
SCALE: 1" = 20'



ZONING

LOT ZONED C2, LARGE SCALE COMMERCIAL

ADJACENT USES

EAST AND NORTH PARCEL ZONED CITY C2
WEST PARCEL ACROSS JULIET CT. ZONED CITY 01
SOUTH PARCELS ACROSS ALTA LANE ZONED COUNTY R2

LOT AREA

1.3 ACRES ±

LEGAL DESCRIPTION

SEE ATTACHED

BUILDING SETBACKS ON PEDESTRIAN

FRONT YARD = 20'
SIDES EAST = 5% OF WIDTH OR 11'
SIDE/REAR NORTH = 25' INGRESS EGRESS EASEMENT EXIST

SQUARE FOOTAGES

(2) - 3 - STORY APARTMENT BUILDINGS

5600 SF EACH

4 TWO BEDROOM UNITS PER FLOOR

12 UNITS PER BUILDING

TOTAL APARTMENTS = 24

PARKING

REQUIRED APARTMENT PARKING - 1.5 SPACE X 24 UNITS = 36 SPACES

REQUIRED ACCESSIBLE SPACES = 2 SPACES

TOTAL PARKING PROVIDED = 34 REGULAR SPACES & 2 ACCESSIBLE SPACES
TOTAL PROVIDED = 36 SPACES

BICYCLE - 2 SPACES PROVIDED

SANITARY SEWER

EMAIL FROM GPSD INDICATES CAPACITY FOR 24 UNITS

MECHANICAL EQUIPMENT

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED PER CITY REQUIREMENTS

LIGHTING

LIGHTING SHALL NOT EXCEED 0.5 FOOTCANDLES AT THE PROPERTY LINE.
PHOTOMETRICS WILL BE PROVIDED DURING PERMITTING PROCESS.

LANDSCAPING

FRONT YARD - ALTA - 220' - 110 POINTS

FRONT YARD JULIET CT. - 246.5' - 124 POINTS

PARKING LOT POINTS - 36 SPACES - 36 POINTS

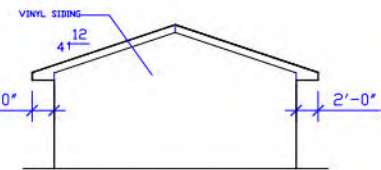
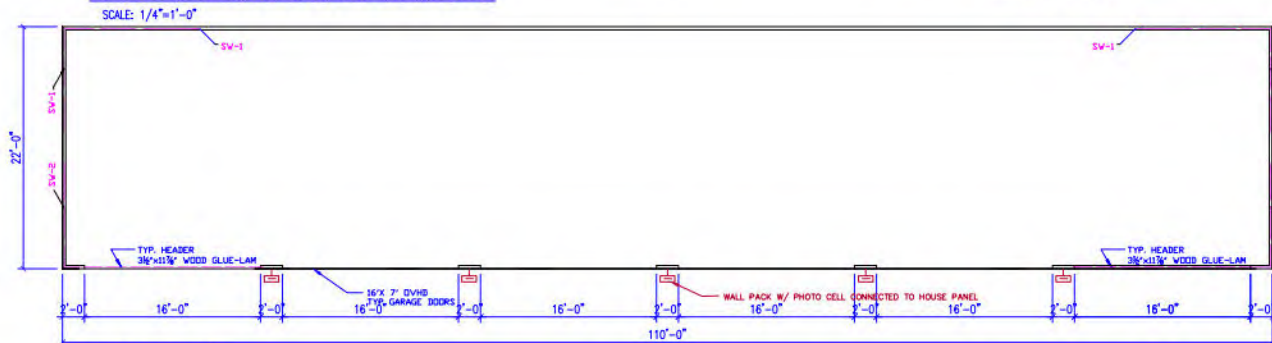
TOTAL POINTS - 270 POINTS

PROVIDE - 14 SHADE TREES.

PROVIDE LANDSCAPED HEDGE ALONG PARKING LOT ON ALTA AND JULIET CT.

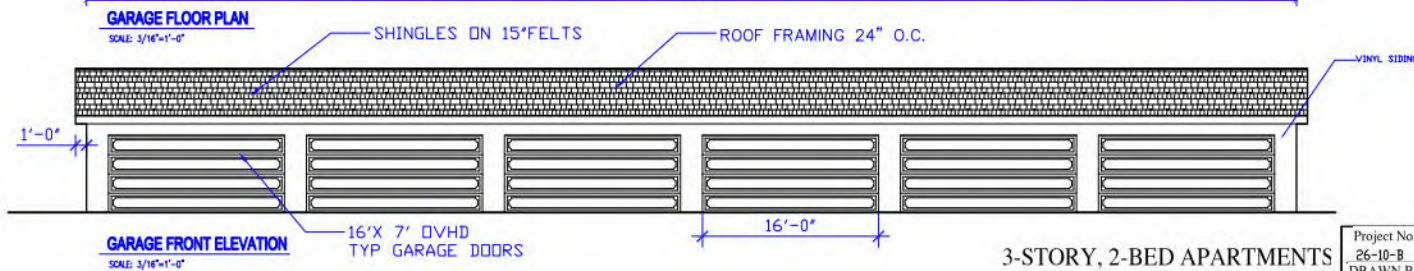


	THOUVENOT, WADE & MOERCHEN, INC.				SURVEYED		CLIENT:		TITLE:		PROJECT NO.	
	5901 N. Prospect Road, Suite 68		Office: (309) 692-8500		DRAWN		LAP				24-595	
	Peoria, Illinois 61614		Fax: (309) 692-8501		CHECKED		SDK				SHEET OF 1	
	www.twm-inc.com		Professional Design Firm #184.001220		SCALE		1" = 20'		TIM SHEA		SITE LAYOUT PLAN JULIET CT APARTMENTS	
					DATE		07-27-2025				DRAWING NO.	



SIDE ELEVATION

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



3-STORY, 2-BED APARTMENTS

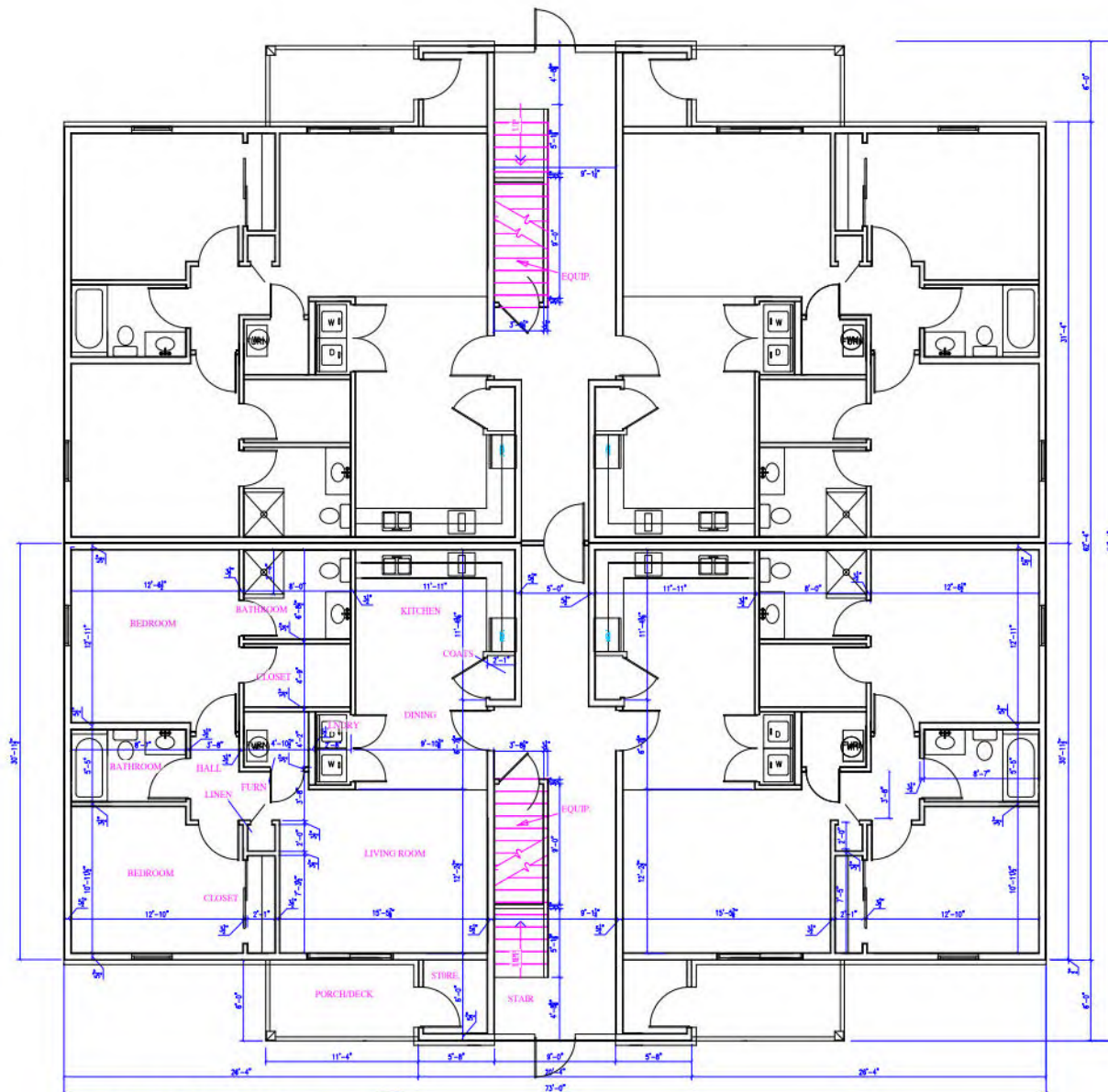
Project No.
26-10-B
DRAWN BY
KAS



KELLY A. SANNER
Architect/Planner/Construction Mgr
3022 Camp Cilex Rd.
Cantrell, IL 62625
CEL 217-971-1132

Date 07/02/26

Sheet No.
A-2



3-STORY, 2-BED APARTMENTS

Project No.
26-10-B
DRAWN BY
KAS



KELLY A. SANNER
Architect/Planner/Construction Mgr
3822 Camp Cilex Rd.
Carmel, IL 62625
CEL 217-971-1132

Date	07/02/26	Sheet No.	A-1



City of Peoria Development Center

419 Fulton St., Room 203

Peoria, IL 61602-1217

PH: (309) 494-8600 FX: (309) 494-8680

www.peoriagov.org

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
Current Zoning District: _____
Proposed Zoning District: _____
- ☐ 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
- ☐ h) Residential Cluster Development
- ☐ i) Annexation

2. PROPERTY INFORMATION (Complete for All Request Types)

- a) Address(es): W. ALTA RD
- b) Parcel ID Number(s): 09-29-352-015 Attach additional sheets if necessary
- c) Parcel Area (acres or square feet): 56,192 Attach additional sheets if necessary
- d) Current Zoning District: COMMERCIAL

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

- a) Use: COMMERCIAL / MULTI FAMILY
Existing Use Proposed Use
- b) Building Area (square feet): 24,000 SQFT. (2 BLDGS) c) Building Height (feet): 30'
Total Accessible Spaces Total Regular Spaces
- d) Parking Spaces Provided: 2000 TBD / 35 Parking Required: ?
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)
- b) Plat/Plan Name: JULIETTA APT. SITE c) Number of Lots/Units: 24 d) Number of Duplex Lots: _____
- e) Fire District: CITY OF PEORIA f) School District: DUNLAP g) Library District: PEORIA
- h) Are Private Streets Proposed?: NO i) Is the Project Within City Limits?: YES j) Type of Sewer Provided: PUBLIC
- k) If Not, Has Project Been Submitted to the County?: N/A l) Requested Waivers and Additional Information (Attach additional sheet as needed): _____

5. OWNER INFORMATION - REQUIRED

TIMOTHY F. SHEA KNOXVILLE VENTURE
 Name Company
7700 N. HARKER DR. PEORIA, IL 61615
 Address, City, State, ZIP+4
309-696-8057 
 Phone Fax Email
Timothy Shea - PARTNER
 Signature of Owner

6. APPLICANT INFORMATION - if different from owner

SAME
 Name Company
 Address, City, State, ZIP+4
 Phone Fax Email
 Signature

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

Name Company
 Address, City, State, ZIP+4
 Phone Fax Email

Applicant's Interest in Property:

- ☐ Contractor
☐ Contract Purchaser
☐ Other OWNER

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)	\$0
Downzone to Comprehensive Plan	\$0
Annexation	\$0
Text Amendment	\$0
Special Use, Official Development Plans, Special Signs	\$250 per requested waiver
Residential Cluster Development	\$0
Subdivision Plat	\$0
Survey Plat	\$0

☒ 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. EMAIL AVAILABLE

To view current assessment information, use the Tax Year dropdown to select the current year.

Property Information		
Parcel Number 09-29-352-015	Site Address W ALTA RD PEORIA, IL 61615	Owner Name & Address KNOXVILLE VENTURE LLC C/O TIMOTHY SHEA 7708 N HARKER DR SUITE A PEORIA, IL 61615-1852
Tax Year 2025 (Payable 2026) ▼		
Sale Status None	Neighborhood Code	Land Use C - Commercial
Property Class 0062 - 10-30 Comm. Vacant Land	Tax Code 177	Tax Status Taxable
Net Taxable Value 1,460	Tax Rate 8.804210	Total Tax \$128.54
		Pay Taxes See Billing for current total amount due
Township Medina	Acres 1.2900	Mailing Address KNOXVILLE VENTURE LLC C/O TIMOTHY SHEA 7708 N HARKER DR SUITE A PEORIA, IL 61615-1852
Tract Number	Lot Size	TIF Base Value 0

Legal Description

JANSSENS FARM SW 1/4 SEC 29-10N-8E LOT 7; ALSO ALL THAT PT VAC JULIET CT LYING W & ADJ THERETO (EXC ALTA RD ROW AS DESC PER PLAT 2001-37945, 37-52); ALSO EXC APPLE TREE SUB (359-001)); ALSO ALL THAT PT LOT 8 LYING W OF APPLE TREE SUB

Parcel Owner Information		
Name	Tax Bill	Address
KNOXVILLE VENTURE LLC	Y	C/O TIMOTHY SHEA 7708 N HARKER DR SUITE A PEORIA, IL 61615-1852

Josh Naven

From: Emily Ambroso [REDACTED]
Sent: Wednesday, August 5, 2026 11:18 AM
To: [REDACTED]
Subject: Capacity of 09-29-352-015



Steve –

PIN 09-29-352-015 (Juliet & Alta) has sewer capacity for 24 apartment units. Let me know if you have further questions.

Thanks,
Emily

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Juliet Apartments

TRAFFIC GENERATION CALCULATIONS

LOCATED AT:

Corner of Juliet Court and Alta Lane
PEORIA, IL

PREPARED BY:

TWM, Inc
August 5, 2026

Based on the ITE Manual we utilized Land Use: 220 Apartments.

Total Dwelling Units: 24

Based upon the ITE manual for Land Use 220, we have calculated the following traffic generation for the completed project.

Average Vehicle Trip Ends Weekday (6.72 Trip ends/unit) – 161 Vehicles
Peak Hour Vehicle Trip Ends A.M. (0.55 Trip ends/unit) – 13 Vehicles
Peak Hour Vehicle Trip Ends P.M. (0.67 Trip ends/unit sf) – 16 Vehicles





Planning & Zoning Commission Communication

Meeting Date: September 3, 2026

Prepared By: Julia Rose

Case No: PZ 329-2026

Request: Hold a Public Hearing and forward a recommendation to City Council on the request of Jackie Dewitt of Oasis Electric, on behalf of Gilby Land Holding, LLC, to amend an existing Special Use Ordinance Number 15,337, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the installation of a ground mount solar array system with a waiver from City of Peoria Unified Development Code Section 4.3.6.A to reduce the front yard setback from 20 feet to 2 feet for the property located at 5117 West Holiday Drive (Parcel Identification Number 13-11-327-007), Peoria, IL. This includes the properties located at 5000, 5019, 5026, 5101, 5114, and 5115 West Holiday Drive (Parcel Identification Numbers 13-11-327-003, 13-11-327-008, 13-11-327-009, 13-11-327-012, 13-11-326-005, 13-11-326-008, 13-11-326-009, 13-11-326-010, 13-11-326-011, and 13-11-326-012) Peoria, IL. (Council District 4)

Attachments:

1.	PZ 329-2026 - Memo
2.	PZ 329-2026 - Zoning Map
3.	PZ 329-2026 - Aerial
4.	PZ 329-2026 - Applicant Submittals
5.	PZ 329-2026 - Existing Conditions Photos by Staff
6.	PZ 329-2026 - Correspondance from ILAW and GPSD



PLANNING & ZONING COMMISSION

THURSDAY, AUGUST 6, 2026 - 1:00 PM
CITY HALL, ROOM 400 (COUNCIL CHAMBERS)

AGENDA DATE: September 3, 2026

CASE NUMBER: PZ 329-2026

TO: Planning & Zoning Commission

FROM: Development Review Board

PREPARED BY: Julia Rose, Urban Planner

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Jackie Dewitt of Oasis Electric, on behalf of Gilby Land Holding, LLC, to amend an existing Special Use Ordinance Number 15,337, as amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to allow the installation of a ground mount solar array system with a waiver from City of Peoria Unified Development Code Section 4.3.6.A to reduce the front yard setback from 20 feet to 2 feet for the property located at 5117 West Holiday Drive (Parcel Identification Number 13-11-327-007), Peoria, IL. This includes the properties located at 5000, 5019, 5026, 5101, 5114, and 5115 West Holiday Drive (Parcel Identification Numbers 13-11-327-003, 13-11-327-008, 13-11-327-009, 13-11-327-012, 13-11-326-005, 13-11-326-008, 13-11-326-009, 13-11-326-010, 13-11-326-011, and 13-11-326-012) Peoria, IL. (Council District 4)

RECOMMENDATION: Denial.

PROJECT SUMMARY

The petitioner, Jackie Dewitt of Oasis Electric, on behalf of Gilby Land Holding, LLC, requests the following for the property located at 5117 W Holiday Drive:

1. A special use amendment to the existing Special Use shopping center to allow the installation of a Solar Energy Device with a waiver from the C2 (Large Scale Commercial) District building envelope standards to reduce the front yard setback from 20 feet to 2 feet.

The petitioner proposes to install five solar arrays in the front yard of the existing restaurant and drive-thru located along Summershade Circle. To accommodate the arrays in

this location, the petitioner requests a reduction of the City's minimum front yard setback requirement from twenty feet to two feet (Attachment 4).

The overall project also includes roof-mount solar arrays; however, those improvements are outside the scope of the Planning & Zoning Commission's review and are not part of this Special Use request.

PROJECT SETTING

The subject property is zoned C2 (Large Scale Commercial) District and surrounded by the same classification on all sides (Attachment 2). The surrounding properties to the north, east, and south are also part of the same special use shopping center.

The characteristics of the site and surrounding area are summarized below.

Lot Area: 0.81 acres

Existing Condition: Developed with restaurant including drive-thru

Adjacent Land Uses: Car wash (north). Restaurant (east), vacant former retail building (south)

Environmental Hazards: None identified.

History

The property has been developed with a drive-thru restaurant since 2000 and historically zoned commercial. Prior to the establishment of the shopping center in 2002, the area was developed as a drive-in theater.

The zoning history is summarized below in Table 1.

Table 1. Property Zoning History

Date	Zoning Designation
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	C3 (General Commercial)
1990 - present	C2 (Large Scale Commercial)

DISCUSSION

The Development Review Board considers the proposal's conformance with the Future Land Use Map and goals established in the City's Comprehensive Plan or other approved subarea or neighborhood plans. It also evaluates proposals against the appropriate standards found in the City of Peoria Municipal Code and relevant case law.

Conformance with Performance Standards

The applicant has requested a waiver from the C1 and C2 District Building Envelope Standards section. This request is evaluated in the "Special Use Request" section of this report.

This proposal does not meet the City's requirements for parking lot striping parking, ADA parking, bike parking, and landscaping. In addition, the property may be required to

install mechanical screening for new roof and ground-mount equipment and provide a photometric plan if the placement of existing light poles change.

Comprehensive Plan

The proposal supports the Comprehensive Plan Critical Success Factor of “Reinvest in Neighborhoods” and “Support Sustainability”. The investment of Solar Energy is a positive addition to the property showing efforts in sustainability and reinvesting in the existing property; however, the proposed placement may be detrimental to the surrounding neighborhood.

Special Use Request

The applicant requests approval of a Special Use amendment to the Shopping Center to allow the installation of a Solar Energy Device, with a waiver from section 4.3.6(A) of Unified Development Code. Specifically, the petitioner requests:

- A waiver from Section 4.3.6(A) to reduce the front yard setback along Summershade Circle from 20 feet to 2 feet.

Section 4.3.6(A) of the Unified Development Code requires a minimum 20-foot setback for structures, parking, and vehicle areas in the C1 and C2. The applicant proposes reducing this requirement to 2 feet along Summershade Circle. Pursuant to the recorded 1998 plat, front yards are designated along Holiday Drive, Summershade Circle, and War Memorial Drive.

In 2024, the City Council approved a text amendment prohibiting ground-mount Solar Energy Devices in the front and corner side yard in residential districts. This amendment was based on regulations in surrounding communities and was intended to help maintain property values and neighborhood appearance.

Although the subject property is zoned commercial, the intent of the C2 (Large Scale Commercial) District is to accommodate the intensive use of land for buildings and surface parking while providing open space and landscaping to reduce the environmental impact of the use and improve the aesthetic qualities (§ Appendix A, 4.3.1(B)). Constructing a solar array system that largely eliminates the open front yard area along Summershade Circle thereby conflicts with the intent of the C2 zoning district. The proposed front yard location is highly visible from the public right-of-way along Summershade Circle, a road that serves both commercial traffic and nearby residential areas located along Landens Way and Stalworth Drive.

The Development Review Board evaluates Special Use proposals according to seven standards. A summary of the Development Review Board’s findings is provided below, followed by additional details concerning the waiver requests relating to District regulations. The waiver request for front yard setback reduction is previously discussed in the “Conformance with Performance Standards” section.

Table 3. Summary of Development Review Board Findings (Special Use)

Standards	Met by proposal?
Standard 1. No detriment to public health, safety, or general welfare.	No
Standard 2. No injury to other property nor diminishment to property values.	No
Standard 3. No impediment to orderly development.	No
Standard 4. Provides adequate facilities.	Yes
Standard 5. Ingress/egress measures are designed to minimize traffic congestion.	Yes
Standard 6. If a public use/service, then a public benefit.	N/A
Standard 7. Conforms to all district regulations.	No

Comprehensive Plan Critical Success Factors. Reinvest in Neighborhoods and Supports Sustainability

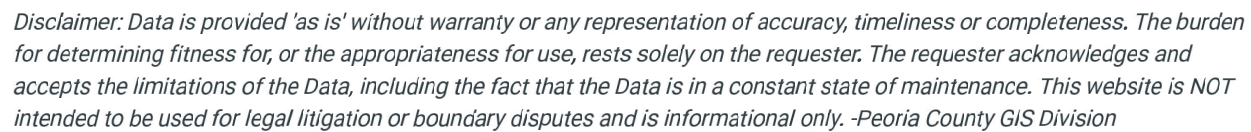
City Council Strategic Plan Goals. Quality of Life.

RECOMMENDATION

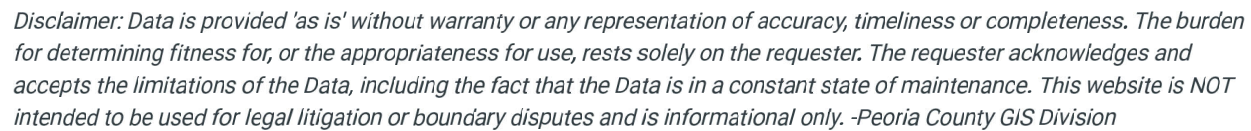
The Development Review Board does not support reducing the setback and recommends relocation of the arrays to a compliant area of the property such as in the northern parking lot or as roof-mount solar on a carport over the parking area east of the building.

The Development Review Board recommends denial of the Special Use request to install a Solar Energy Device with a waiver to reduce the front yard setback along Summershade Circle.

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.



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Page 30 of 82



City of Peoria Development Center

419 Fulton St., Room 203

Peoria, IL 61602-1217

PH: (309) 494-8600 FX: (309) 494-8680

www.peoriagov.org

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*
 Current Zoning District:
 Proposed Zoning District:
☐ 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
☐ h) Residential Cluster Development
☐ i) Annexation

2. PROPERTY INFORMATION *(Complete for All Request Types)*

- a) Address(es): 5117 W Holiday Dr. Peoria, IL 61615
Attach additional sheets if necessary
- b) Parcel ID Number(s): 13-11-327-007
Attach additional sheets if necessary
- c) Parcel Area (acres or square feet): 0.81 acres d) Current Zoning District: commercial

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

- a) Use: commercial / smoothie king / commercial / adding renewable energy system
Existing Use *Proposed Use*
- b) Building Area (square feet): approx 312-400 sq ft per array c) Building Height (feet): approx 9 ft
- 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): **NO CHANGES TO PARKING SPACES**

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)*
- _____
- b) Plat/Plan Name: _____ c) Number of Lots/Units: _____ d) Number of Duplex Lots: _____
- e) Fire District: _____ f) School District: _____ g) Library District: _____
- h) Are Private Streets Proposed?: _____ i) Is the Project Within City Limits?: _____ j) Type of Sewer Provided: _____
- k) If Not, Has Project Been Submitted to the County?: _____ l) Requested Waivers and Additional Information (Attach additional sheet as needed): _____

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**5. OWNER INFORMATION – REQUIRED**

Clint Gilbert

Name

Smoothie King

Company

5117 W Holiday Dr. Peoria, IL 61615

Address, City, State, ZIP+4

309-648-7603

Phone

Fax

Email

8/6/2026

Signed by:
CLINT GILBERT
Signature of Owner
A44C1DFA7334C7...**6. APPLICANT INFORMATION – if different from owner**

Jackie Dewitt

Name

Oasis Electric

Company

7327 N Galena Rd. Peoria, IL 61615

Address, City, State, ZIP+4

309-205-1330

Phone

Fax

Email

Signature

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

Name

Company

Address, City, State, ZIP+4

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 REQUIREMENTSInitial 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)	\$0
Downzone to Comprehensive Plan	\$0
Annexation	\$0
Text Amendment	\$0
Special Use, Official Development Plans, Special Signs	\$250 per requested waiver
Residential Cluster Development	\$0
Subdivision Plat	\$0
Survey Plat	\$0

_____ 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.

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

a) MAP AMENDMENT (REZONING)

_____ Completed Application and Fee
 _____ Legal Description on a compact disc or appropriate digital media (MS Word format)

b) TEXT AMENDMENT

_____ Completed Application and Fee
 _____ Proposed amendment language (attached)
 _____ Proposed amendment on a compact disc or appropriate digital media (MS Word format)

c) SPECIAL USE

_____ Completed Application and Fee
 _____ 1 full-size site plan (see Article 2.9 of the Unified Development Code for site plan requirements)
 _____ Building Elevations
 _____ Electronically Formatted Site Plan, Elevations (PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media
 _____ Estimated Traffic Generation (Refer to I.T.E. standards)
 _____ If the property is zoned CG or C-2, a Development Impact Statement is required. (see Page 3 or Article 2.9.5 of the Unified Development Code for requirements)

d) NONCONFORMING USE CHANGE

_____ Completed Application and Fee
 _____ 1 full-size site plan (see Article 2.9 of the Unified Development Code for site plan requirements)
 _____ Site Plan & Building Elevations
 _____ Electronically Formatted Site Plan, Elevations (PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media
 _____ Estimated Traffic Generation (Refer to I.T.E. standards)

e) SPECIAL PERMIT SIGNS

_____ Completed Application and Fee
 _____ 1 full-size site plan showing the location of the sign, property lines, parking areas, and buildings (see Page 3)
 _____ Sign Elevations / Illustrations
 _____ Site Plan & Elevations
 _____ Electronically Formatted Site Plan, Elevations (PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media

f) OFFICIAL DEVELOPMENT PLANS

_____ Completed Application and Fee
 _____ 1 full-size site plan (see Article 2.10 of the Unified Development Code for site plan requirements)
 _____ 1 overall site plan
 _____ Building & Sign Elevations / Illustrations
 _____ Official Development Plan and all supportive materials
 _____ All Documents Electronically Formatted (PDF format) and Legal Description (MS Word format and within Development Plan) on a compact disc or appropriate digital media

g) PRELIMINARY / FINAL SUBDIVISION PLAT

_____ Completed Application and Fee
 _____ 1 full-size plat drawn to a scale of 1' = 100' (see Article 2.13 of the Unified Development Code for plat requirements)
 _____ 1 plat reduced to 8 1/2" X 11"
 _____ Electronically Formatted Plat (AutoCAD 2007 DWG and PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media

h) RESIDENTIAL CLUSTER DEVELOPMENT

_____ Completed Application and Fee
 _____ 1 full-size plat drawn to a scale of 1' = 100'
 _____ 1 plat reduced to 8 1/2" X 11"
 _____ Electronically Formatted Plat (AutoCAD 2007 DWG and PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media

i) ANNEXATION

_____ Completed Application
 _____ Completed Annexation Agreement
 _____ 1 full-size plat drawn to a scale of 1' = 100'
 _____ 1 plat reduced to 8 1/2" X 11"
 _____ Electronically Formatted Plat (PDF format), Annexation Agreement and Legal Description (MS Word format) on a compact disc or appropriate digital media

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

SITE PLAN REQUIREMENTS

All site plans shall show the following items:

SPECIAL USE & NONCONFORMING USE CHANGE – As specified in Article 2.9 of the Unified Development Code.

- (1) All proposed and existing structures
- (2) Points of ingress and egress for the proposed development
- (3) Parking plan (indicate number of spaces, aisle and typical space dimensions)
- (4) Sign plan (directional, way-finding signs, signs which require a waiver from ordinance requirements)
- (5) Landscaping, screening, and buffering elements
- (6) Lighting plan (Photometric plan)
- (7) Special design treatment (i.e. enhanced landscaping/environmental design, high-quality building materials, innovative site design)
- (8) Boundary Lines / Property Lines (bearings, distance, and acreage)
- (9) Easement locations and purposes
- (10) Adjacent streets – indicate street width, pavement type, sidewalks / bike paths, street name, culverts and curbs
- (11) Open Space – parcels dedicated or intended for public use or property owner use.
- (12) North Arrow, Development Name, Map Scale, Date of Preparation
- (13) Legal Description (can be provided as an attachment)
- (14) Land Use of all adjacent parcels
- (15) Any other information as required by the Zoning Administrator to allow an accurate and complete review.

SPECIAL PERMIT SIGN REQUESTS

- (1) The proposed location of all signs and all existing signs (indicate type of sign)
- (2) All existing structures / buildings
- (3) Parking areas
- (4) Landscaping (required for off-premise signs)
- (5) Special design treatment (i.e. high-quality building materials, innovative design)
- (6) Boundary Lines / Property Lines (bearings & distances)
- (7) Adjacent streets – indicate street width, pavement type, sidewalks / bike paths, street name, culverts and curbs
- (8) North Arrow, Development Name, Map Scale, Date of Preparation
- (9) Legal Description (can be provided as an attachment)
- (10) Land Use of all adjacent parcels
- (11) Any other information as required by the Zoning Administrator to allow an accurate and complete review.

OFFICIAL DEVELOPMENT PLANS – As specified in Article 2.10 of the Unified Development Code.

The submittal shall be accompanied by appropriate text and plans which properly describes the institution's campus development plans.

- (1) Boundary Lines / Property Lines (bearings & distances) of the development plan area.
- (2) All proposed and existing structures / buildings and the proposed use of those structures
- (3) Points of ingress and egress for the proposed development
- (4) Indicate the areas which require a variation / waiver from the requirements which govern parking, setbacks, signs, perimeter setbacks or landscaping.
- (5) Parking areas
- (6) Landscaping (required for off-premise signs)
- (7) Lighting Plan, including illuminated signs (Photometric Plan)
- (8) Special design treatment (i.e. high-quality building materials, innovative design)
- (9) Adjacent streets – indicate street width, pavement type, sidewalks / bike paths, street name, culverts and curbs
- (10) North Arrow, Development Name, Map Scale, Date of Preparation
- (11) Legal Description (can be provided as an attachment)
- (12) Land Use of all adjacent parcels
- (13) Any other information as required by the Zoning Administrator to allow an accurate and complete review.

SUBDIVISIONS – As specified in Article 2.13 of the Unified Development Code.

Due to the nature of this review, it is required that the applicant refer to Article 2.13 of the Unified Development Code for all application procedures and submittal requirements.

CLINT GILBERT ROOF & GROUND MOUNTED PV SYSTEM

12 MODULES ROOF MOUNTED & 78 MODULES GROUND MOUNTED - 43.65kW, 32.40kW



VERSION

DESCRIPTION	DATE	REV
PERMIT PLAN	8/19/2026	R1

CONTRACTOR DETAILS



SUN COLLECTORS
4507 N STERLING AVE #400
PEORIA, IL 61615
PH: (309) 243-4178
E-MAIL: contact@suncollectors.solar

SYSTEM SUMMARY:

INSTALLATION AREA : 2096.32 SQ.FT.

ELECTRICAL CONFIGURATION:

MODULES PER MICROINVERTER : 1 MODULES PER MICROINVERTER
MICROINVERTER PER BRANCH : 9 MICROINVERTER PER BRANCH
PEAK POWER MODULE : 485W PER EACH MODULES
DC SYSTEM SIZE : 43.65 kWDC
AC SYSTEM SIZE : 32.40 kWAC
TOTAL QUANTITY OF BRANCH : 12 BRANCHES

PV MODULE:

MANUFACTURER : VSUN SOLAR
MODEL : VSUN485N-120BMH-BB(485W)
PEAK POWER : 485WDC (EACH)
QUANTITY : 90 MODULES

INVERTER CONFIGURATION:

MANUFACTURER : ENPHASE MICROINVERTER
MODEL : IQ8HC-72-M-DOM-US,1PH,208V
MAX. CONTINUOUS OUTPUT POWER : 360.00 VA
QUANTITY : 90 INVERTERS

DESIGN CRITERIA:

BUILDING TYPE : COMMERCIAL BUILDING
STRUCTURE TYPE : FLAT ROOF & GROUND MOUNT
OCCUPANCY : GROUP B
CONSTRUCTION : EXISTING
SNOW LOAD : 20 PSF
WIND SPEED : 108 MPH
WIND EXPOSURE : C
RISK CATEGORY : II

GOVERNING CODES:

2017 NATIONAL ELECTRICAL CODE(NEC)
2018 INTERNATIONAL BUILDING CODE(IBC)
2018 INTERNATIONAL EXISTING BUILDING CODE(IEBC)
2018 INTERNATIONAL MECHANICAL CODE(IMC)
2018 INTERNATIONAL FIRE CODE(IFC)

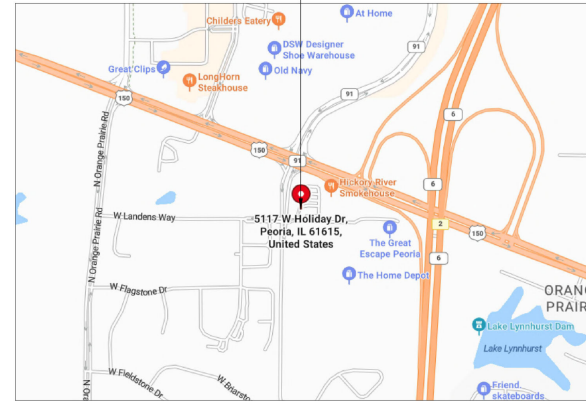
PHOTOVOLTAIC NOTES:

- 1.ROOF MOUNTED PHOTOVOLTAIC PANELS AND GROUND MOUNTED SHALL BE TESTED, LISTED AND IDENTIFIED BY RECOGNIZED ELECTRICAL TESTING LABORATORY.
- 2.SOLAR SYSTEM SHALL NOT COVER ANY PLUMBING OR MECHANICAL VENTS.
- 3.MODULES AND SUPPORT STRUCTURES SHALL BE GROUNDED.
- 4.SOLAR INVERTER SHALL BE LISTED TO UL1741.
- 5.REMOVAL OF AN INTERACTIVE INVERTER OR OTHER EQUIPMENT SHALL NOT DISCONNECT THE BONDING CONNECTION BETWEEN THE GROUNDING ELECTRODE CONDUCTOR AND THE PHOTOVOLTAIC SOURCE AND/OR OUTPUT CIRCUIT GROUNDED CONDUCTORS.
- 6.ALL PV MODULES AND ASSOCIATED EQUIPMENT AND WIRING SHALL BE PROTECTED FROM PHYSICAL DAMAGE.
- 7.LIVE PARTS OF PV SOURCE CIRCUITS AND PV OUTPUT CIRCUITS OVER 150V TO GROUND SHALL NOT BE ACCESSIBLE TO OTHER THAN QUALIFIED PERSONS WHILE ENERGIZED.
- 8.INVERTER IS EQUIPED WITH INTEGRATED GFDI, THUS PROVIDING GROUND FAULT PROTECTION.
- 9.ALL CONDUCTORS SHALL BE COPPER AND 90 DEG RATED.
- 10.ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY A RECOGNIZED ELECTRICAL TESTING LABORATORY.
- 11.A SINGLE CONDUCTOR SHALL BE PERMITTED TO BE USED TO PERFORM THE MULTIPLE FUNCTIONS OF DC GROUNDING, AC GROUNDING AND BONDING BETWEEN AC AND DC SYSTEMS.
- 12.NON-CURRENT CARRYING METAL PARTS OF EQUIPMENT SHALL BE EFFECTIVELY BONDED TOGETHER. BOND BOTH ENDS OF RACEWAYS.

SHEET INDEX

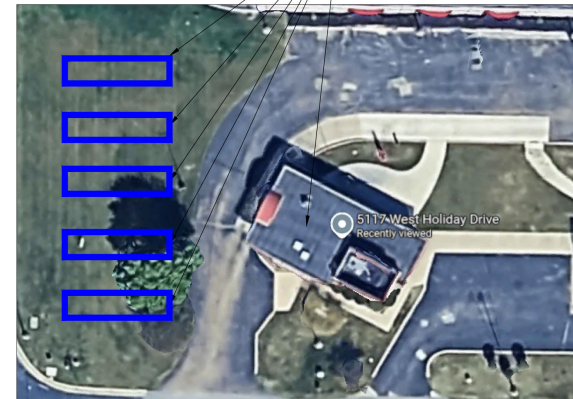
T-1	COVER SHEET
A-1	SITE PLAN-1
A-2	SITE PLAN-2
S-1	MOUNTING DETAILS
S-2	STRUCTURAL DIAGRAM-1
S-3,5,7	GROUND MOUNT DETAILS
S-4,6,8	STRUCTURAL DIAGRAM-2
E-1	STRING WIRING DIAGRAM
E-2	ELECTRICAL THREE LINE DIAGRAM-1
E-3	ELECTRICAL THREE LINE DIAGRAM-2
E-4	ELECTRICAL CALCULATIONS
E-5	SIGNAGE
E-6	BUSH REMOVAL PLAN
E-7	ADA ACCESSIBILITY & PARKING PLAN
G-1- G-2	EQUIPMENTS SPECSHEETS
G-3	BALLAST ENGINEERING REPORT

SITE LOCATION



1 VICINITY MAP
SCALE: NTS

ARRAY LOCATIONS



2 AERIAL VIEW
SCALE: NTS

PROJECT NAME

CLINT GILBERT
5117 WEST HOLIDAY DRIVE,
PEORIA, IL 61615
APN# 131-132-7007
UTILITY: AMEREN
AHJ: IL - CITY OF PEORIA

SHEET NAME

COVER SHEET

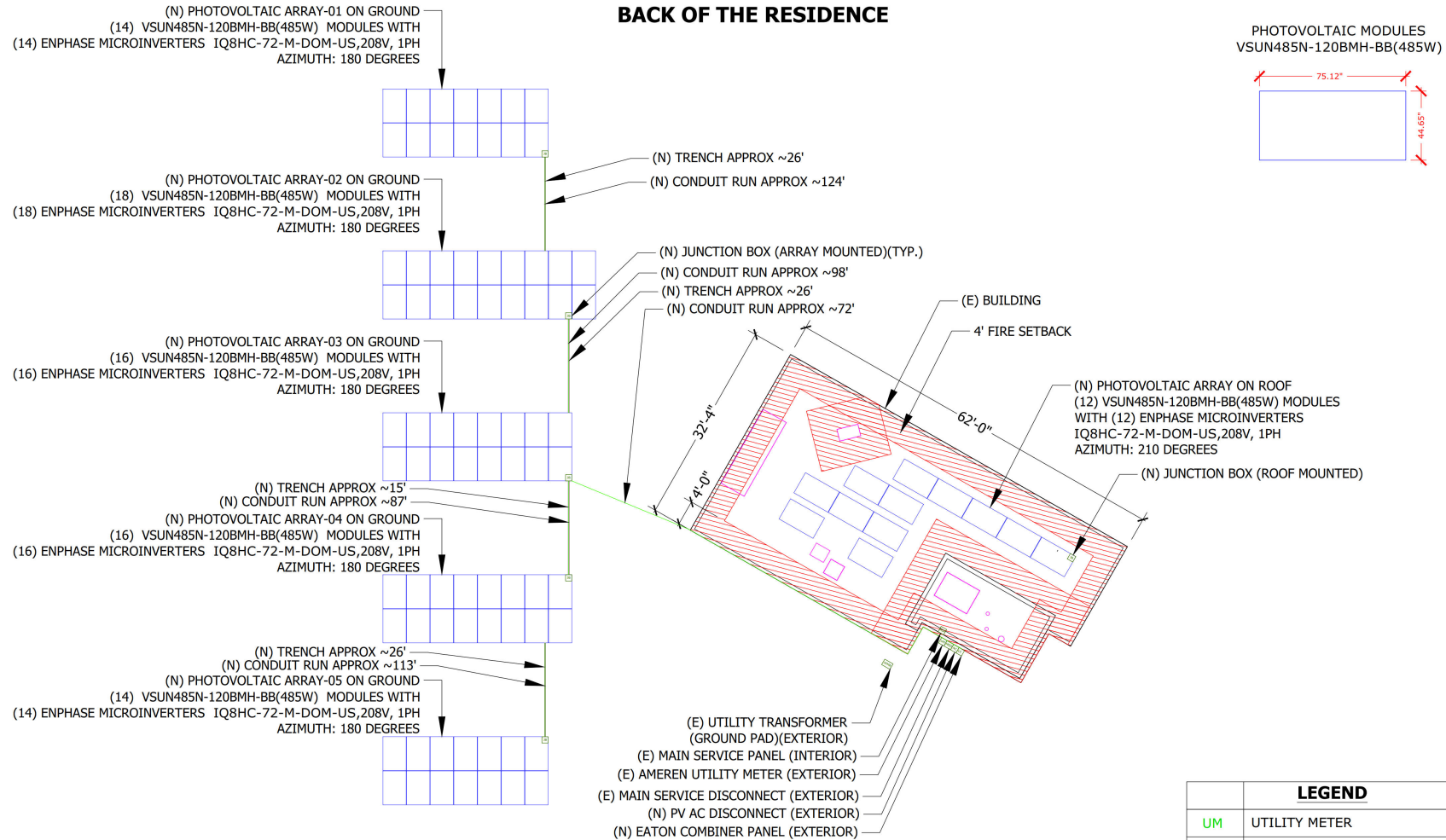
DESIGNER/CHECKED
BY:RR/KS

SHEET SIZE
24" X 36"

SHEET NUMBER

T-1

SYSTEM SIZE - 43.65 kWp DC, 32.40 kW AC



VERSION		
DESCRIPTION	DATE	REV
PERMIT PLAN	8/19/2026	R1

CONTRACTOR DETAILS

SUN COLLECTORS
4507 N STERLING AVE #400
PEORIA, IL 61615
PH: (309) 243-4178
E-MAIL: contact@suncollectors.solar

PROJECT NAME

CLINT GILBERT
5117 WEST HOLIDAY DRIVE,
PEORIA, IL 61615
APN# 131-132-7007
UTILITY: AMEREN
AHJ: IL - CITY OF PEORIA

SHEET NAME

SITE PLAN-1

DESIGNER/CHECKED
BY: RR/KS

SHEET SIZE
24" X 36"

SHEET NUMBER
A-1

LEGEND	
UM	UTILITY METER
MSP	MAIN SERVICE PANEL
ACD	AC DISCONNECT
SLC	SOLAR LOAD CENTER
JB	JUNCTION BOX
MSD	MAIN SERVICE DISCONNECT
ROO	ROOF OBSTRUCTION
CON	CONDUIT
TRE	TRENCH

ABBREVIATIONS:

(E) = EXISTING EQUIPMENT
(N) = NEW EQUIPMENT

SYSTEM SIZE - 43.65 kWp DC, 32.40 kW AC



VERSION		
DESCRIPTION	DATE	REV
PERMIT PLAN	8/19/2026	R1

CONTRACTOR DETAILS


SUN COLLECTORS
 4507 N STERLING AVE #400
 PEORIA, IL 61615
 PH: (309) 243-4178
 E-MAIL: contact@suncollectors.solar

STRUCTURAL PE STAMP

PROJECT NAME

CLINT GILBERT
 5117 WEST HOLIDAY DRIVE,
 PEORIA, IL 61615
 APN # 131-132-7007
 UTILITY: AMEREN
 AHJ: IL - CITY OF PEORIA

SHEET NAME

SITE PLAN-2

DESIGNER/CHECKED
 BY:RR/KS

SHEET SIZE
 24" X 36"

SHEET NUMBER
 A-2

BACK OF THE RESIDENCE

237'-0"

DRIVEWAY

DRIVEWAY

148'-5"

237'-0"

PROPERTY LINE

FRONT OF THE RESIDENCE
WEST HOLIDAY DRIVE

(N) PHOTOVOLTAIC ARRAY-01 ON GROUND
 (14) VSUN485N-120BMH-BB(485W) MODULES WITH
 (14) ENPHASE MICROINVERTERS IQ8HC-72-M-DOM-US,208V, 1PH
 AZIMUTH: 180 DEGREES

(N) PHOTOVOLTAIC ARRAY-02 ON GROUND
 (18) VSUN485N-120BMH-BB(485W) MODULES WITH
 (18) ENPHASE MICROINVERTERS
 IQ8HC-72-M-DOM-US,208V, 1PH AZIMUTH: 180 DEGREES

(E) LIGHT POLE

(N) PHOTOVOLTAIC ARRAY-03 ON GROUND
 (16) VSUN485N-120BMH-BB(485W) MODULES WITH
 (16) ENPHASE MICROINVERTERS
 IQ8HC-72-M-DOM-US,208V, 1PH AZIMUTH: 180 DEGREES

(N) PHOTOVOLTAIC ARRAY-04 ON GROUND
 (16) VSUN485N-120BMH-BB(485W) MODULES WITH
 (16) ENPHASE MICROINVERTERS
 IQ8HC-72-M-DOM-US,208V, 1PH AZIMUTH: 180 DEGREES

(N) PHOTOVOLTAIC ARRAY-05 ON GROUND
 (14) VSUN485N-120BMH-BB(485W) MODULES WITH
 (14) ENPHASE MICROINVERTERS
 IQ8HC-72-M-DOM-US,208V, 1PH AZIMUTH: 180 DEGREES

NOTE:EXISTING LIGHT POLE TO REMAIN. FINAL CLEARANCE BETWEEN THE
 PV ARRAY AND THE LIGHT POLE SHALL BE VERIFIED AND ADJUSTED IN THE
 FIELD DURING INSTALLATION TO MAINTAIN THE REQUIRED INSTALLATION
 CLEARANCE.

1 | SITE PLAN-2
 A-2 | SCALE: 3/32" = 1'-0"



VERSION

DESCRIPTION	DATE	REV
PERMIT PLAN	8/19/2026	R1

CONTRACTOR DETAILS



SUN COLLECTORS
4507 N STERLING AVE #400
PEORIA, IL 61615
PH: (309) 243-4178
E-MAIL: contact@suncollectors.solar

STRUCTURAL PE STAMP

PROJECT NAME

CLINT GILBERT
5117 WEST HOLIDAY DRIVE,
PEORIA, IL 61615
APN# 131-132-7007
UTILITY: AMEREN
AHI: IL - CITY OF PEORIA

SHEET NAME

MOUNTING
DETAILS

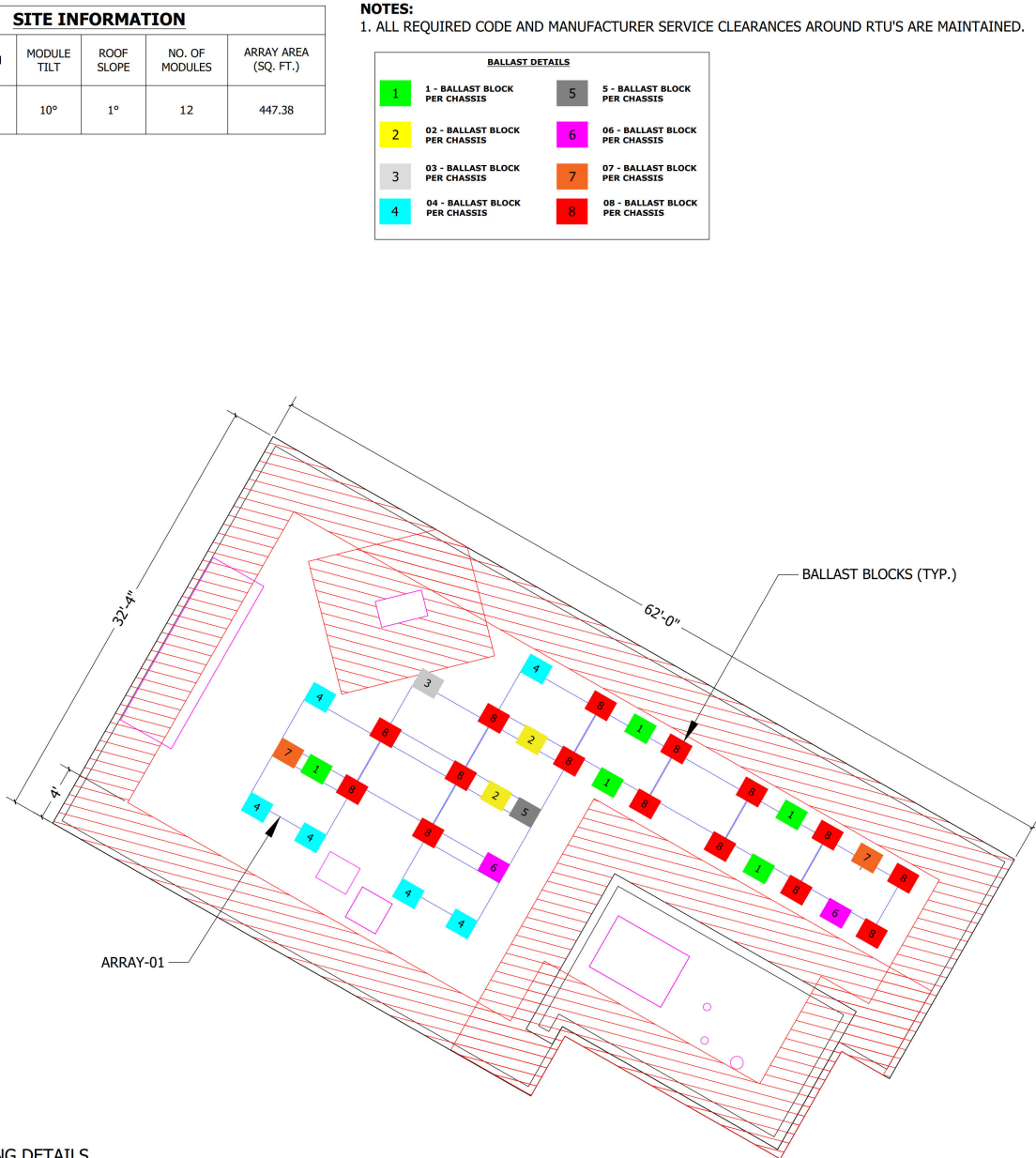
DESIGNER/CHECKED
BY:RR/KS

SHEET SIZE
24" X 36"

SHEET NUMBER

S-1

MOUNTING DETAILS



BILL OF MATERIALS

PART	QTY
BX-10D-P1 (BX CHASSIS 10 DEG)	34
BX-TCL-30MM-M1 (BX TOP CLAMP, 30MM, MILL)	87
BX-BCL-M1 (BX BOTTOM CLAMP W/ HARDWARE)	87
BX-RB38-M1 (38" ROW BONDING JUMPER)	4
PV-LUG-02-A1 (PV MODULE GROUNDING LUG)	2
BX-MB8-M1 (8" MODULE BONDING JUMPER)	7

LOAD CALCULATIONS

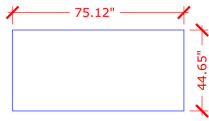
TOTAL WEIGHT OF THE BLOCK (LBS)	2898.50
TOTAL WEIGHT OF THE COMPONENTS (LBS)	811.16
TOTAL WEIGHT OF THE SYSTEM (LBS)	3706.66
TOTAL ARRAY AREA ON THE ROOF (SQ. FT.)	447.38
AVERAGE DISTRIBUTION DEAD LOAD (LBS/SQ.FT.)	8.29

MODULES TYPE ,DIMENSION & WEIGHT

MODULES TYPE : VSUN485N-120BMH-BB(485W)
MODULE DIMS : 75.12"x44.65"x1.38"
MODULE WEIGHT : 53.35 LBS

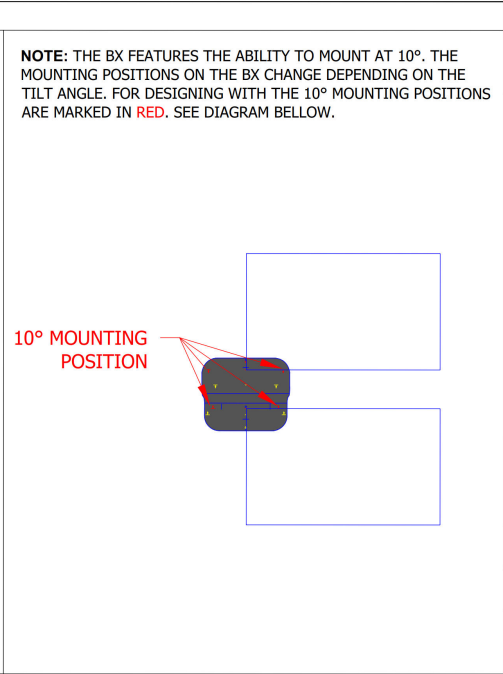
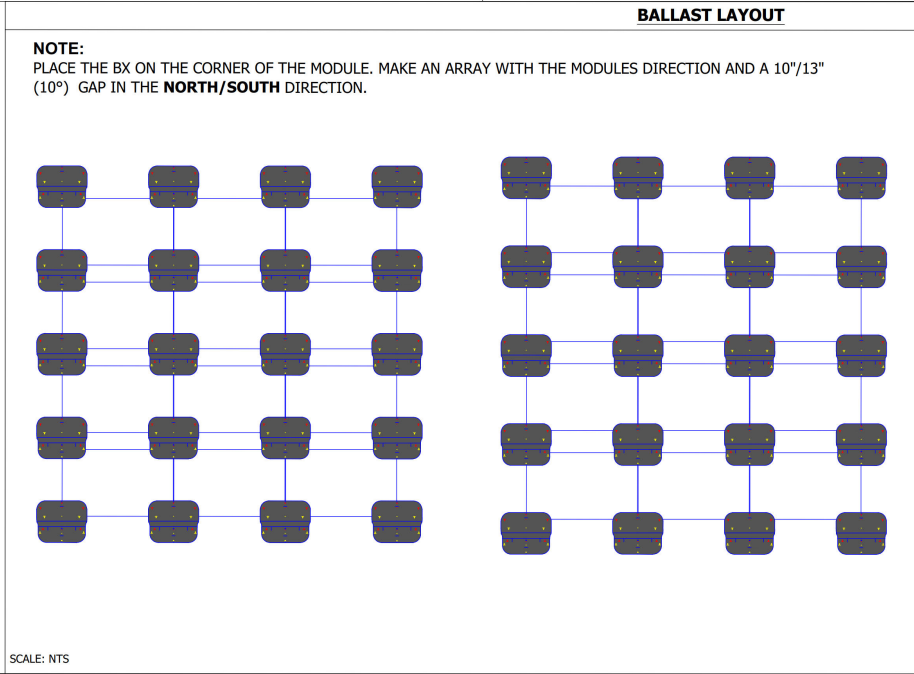
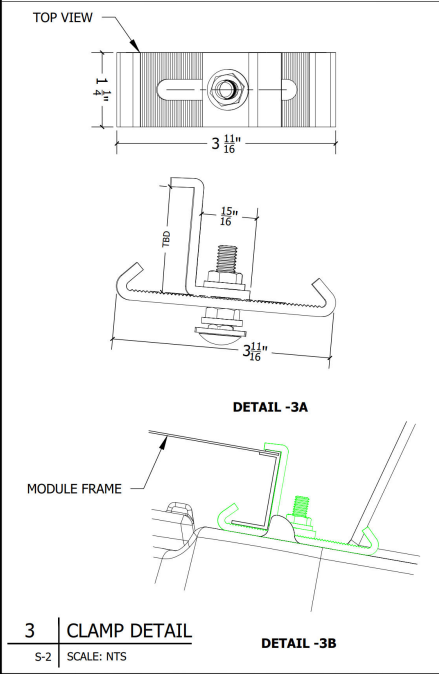
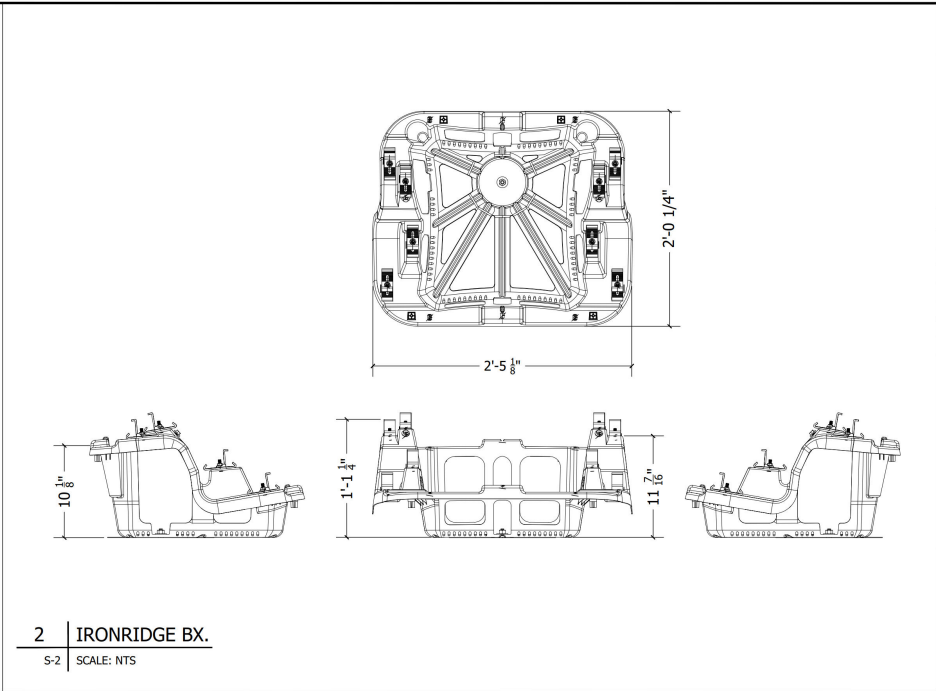
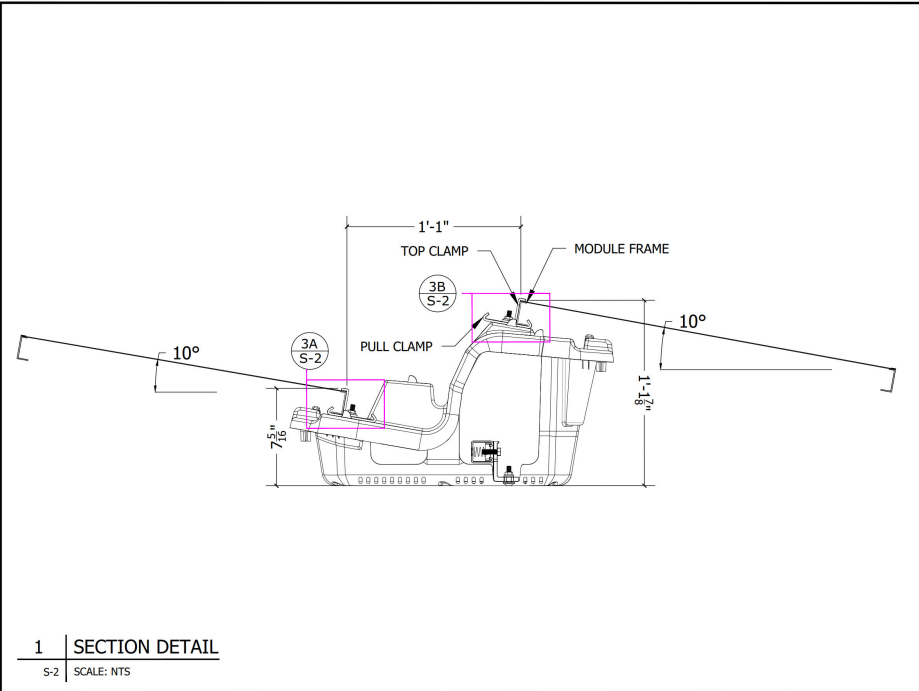
LEGEND: MODULE DIMENSION

VSUN485N-120BMH-BB(485W) MODULES



S MOUNTING DETAILS

S-1 SCALE: 1"=10'-0"



VERSION		
DESCRIPTION	DATE	REV
PERMIT PLAN	8/19/2026	R1

CONTRACTOR DETAILS

SUN COLLECTORS
4507 N STERLING AVE #400
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PH: (309) 243-4178
E-MAIL: contact@suncollectors.solar

STRUCTURAL PE STAMP

PROJECT NAME

CLINT GILBERT
5117 WEST HOLIDAY DRIVE,
PEORIA, IL 61615
APN# 131-132-7007
UTILITY: AMEREN
AHI: IL - CITY OF PEORIA

SHEET NAME
STRUCTURAL
DIAGRAM-1

DESIGNER/CHECKED
BY: RR/KS

SHEET SIZE
24" X 36"

SHEET NUMBER
S-2

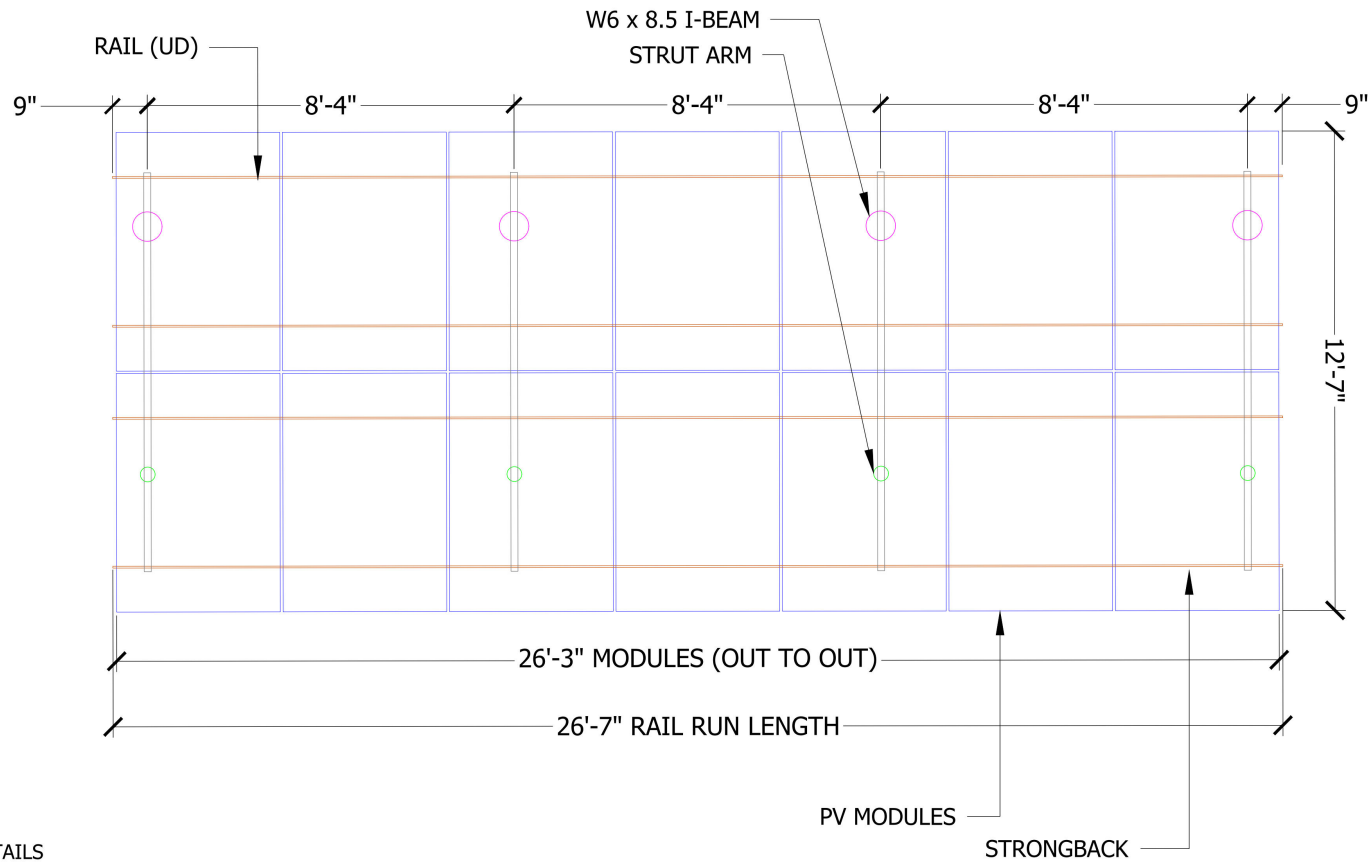
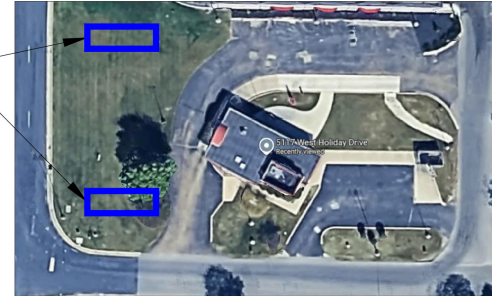
POWER PEAK GROUND MOUNT DETAILS (ARRAY-01&05)



SITE INFORMATION	
AZIMUTH	180°
TILT	30°
NO. OF MODULES IN AN ARRAY	14
NO. OF ARRAY	2

MODULES DATA	
VSUN485N-120BMH-BB(485W)	
MODULE DIMS	75.12"x44.65"x1.38"

ARRAY LOCATIONS



VERSION		
DESCRIPTION	DATE	REV
PERMIT PLAN	8/19/2026	R1

CONTRACTOR DETAILS



SUN COLLECTORS
4507 N STERLING AVE #400
PEORIA, IL 61615
PH: (309) 243-4178
E-MAIL: contact@suncollectors.solar

PROJECT NAME

CLINT GILBERT
5117 WEST HOLIDAY DRIVE,
PEORIA, IL 61615
APN# 131-132-7007
UTILITY: AMEREN
AHJ: IL - CITY OF PEORIA

SHEET NAME

GROUND MOUNT
DETAILS

DESIGNER/CHECKED
BY: RR/KS

SHEET SIZE
24" X 36"

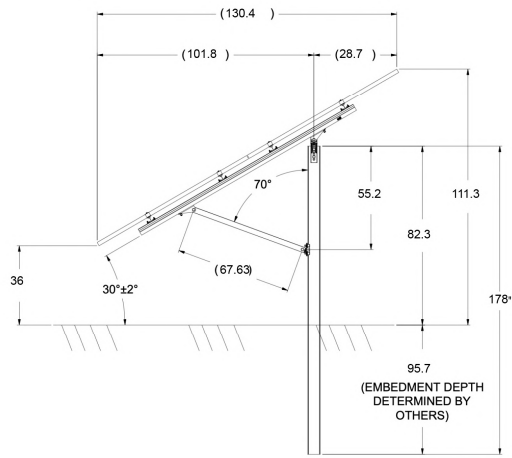
SHEET NUMBER

S-3

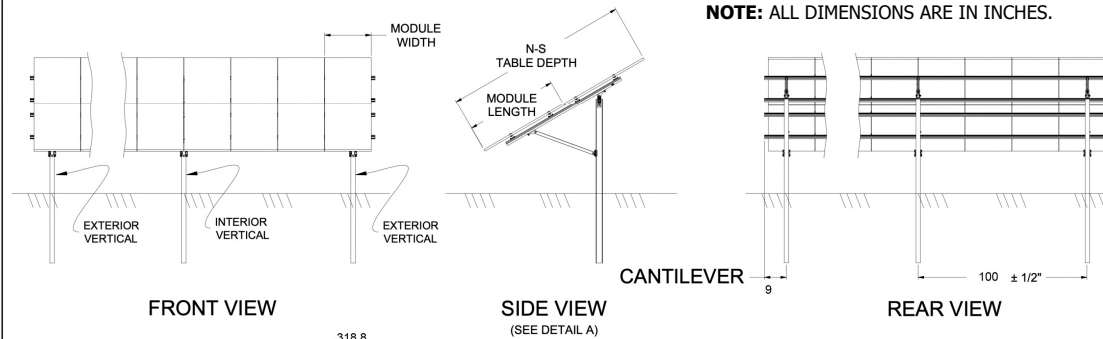
S MOUNTING DETAILS

S-3 SCALE: 1:16

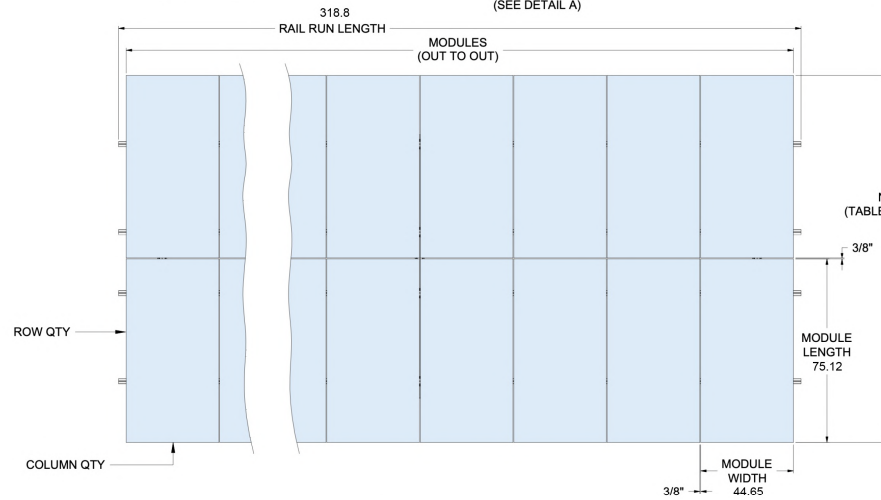
POWER PEAK GROUND MOUNT DETAILS (ARRAY-01&05)



DETAIL A



NOTE: ALL DIMENSIONS ARE IN INCHES.



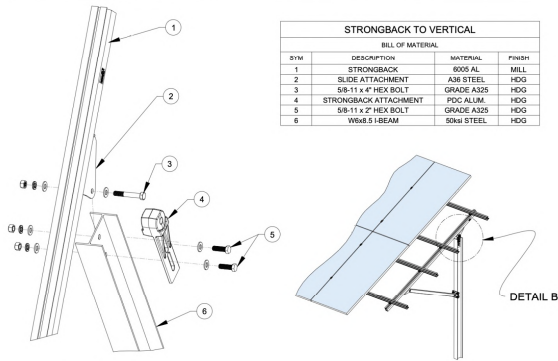
TOP VIEW
NORMAL TO MODULES

NOTES:
1. ALL VIEWS FOR REPRESENTATION ONLY
AND MAY NOT DEPICT FINAL PRODUCT

ARRAY SIZE
2X7

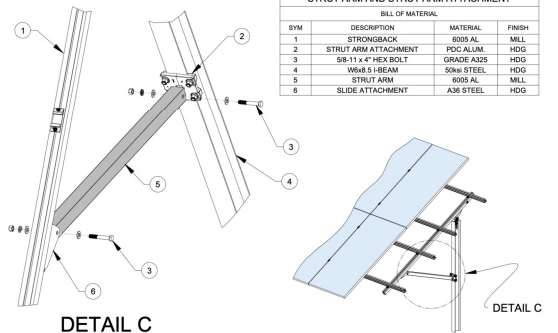
DETAILS FOR ONE TABLE	
VERTICAL QTY	4
MODULES (OUT TO OUT)	314.8
RAIL RUN LENGTH	318.8
N-S (NORTH TO SOUTH)	150.6
ROW QTY	2
COLUMN QTY	7

STRONGBACK TO VERTICAL			
SYM	DESCRIPTION	MATERIAL	FINISH
1	STRONGBACK	6005 AL	MILL
2	SLIDE ATTACHMENT	A36 STEEL	HGD
3	5/8-11 x 4\" HEX BOLT	GRADE A325	HGD
4	STRONGBACK ATTACHMENT	PDC ALUM	HGD
5	5/8-11 x 2\" HEX BOLT	GRADE A325	HGD
6	W6x8.5 BEAM	50ksi STEEL	HGD



DETAIL B

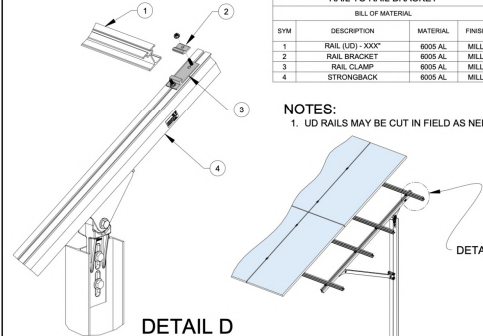
STRUT ARM AND STRUT ARM ATTACHMENT			
SYM	DESCRIPTION	MATERIAL	FINISH
1	STRONGBACK	6005 AL	MILL
2	STRUT ARM ATTACHMENT	PDC ALUM	HGD
3	5/8-11 x 4\" HEX BOLT	GRADE A325	HGD
4	W6x8.5 BEAM	50ksi STEEL	HGD
5	STRUT ARM	6005 AL	MILL
6	SLIDE ATTACHMENT	A36 STEEL	HGD



DETAIL C

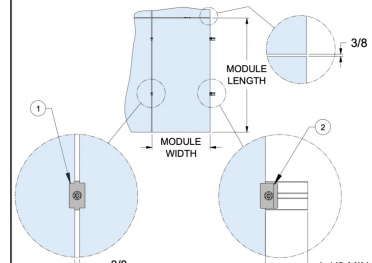
RAIL TO RAIL BRACKET			
SYM	DESCRIPTION	MATERIAL	FINISH
1	RAIL (UG) - XXXX\"	6005 AL	MILL
2	RAIL BRACKET	6005 AL	MILL
3	RAIL CLAMP	6005 AL	MILL
4	STRONGBACK	6005 AL	MILL

NOTES:
1. UD RAILS MAY BE CUT IN FIELD AS NEEDED

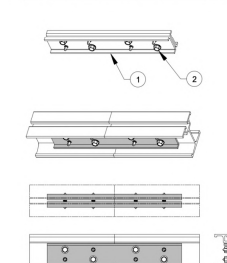


DETAIL D

END AND MID CLAMPS			
SYM	DESCRIPTION	MATERIAL	FINISH
1	MODULE MID-CLAMP ASSY	304SS 16g	MILL
2	MODULE END-CLAMP ASSY	304SS 14g	MILL



SPLICE			
SYM	DESCRIPTION	MATERIAL	FINISH
1	UD SPLICE PLATE	5052 AL	MILL
2	1/4-20 x 3/4\" SELF TAP SCREW	SS	MILL



VERSION		
DESCRIPTION	DATE	REV
PERMIT PLAN	8/19/2026	R1

CONTRACTOR DETAILS

SUN COLLECTORS
4507 N STERLING AVE #400
PEORIA, IL 61615
PH: (309) 243-4178
E-MAIL: contact@suncollectors.solar

PROJECT NAME

CLINT GILBERT
5117 WEST HOLIDAY DRIVE,
PEORIA, IL 61615
APN# 131-132-7007
UTILITY: AMEREN
AHJ: IL - CITY OF PEORIA

SHEET NAME
STRUCTURAL
DIAGRAM-2

DESIGNER/CHECKED
BY: RR/KS

SHEET SIZE
24" X 36"

SHEET NUMBER
S-4

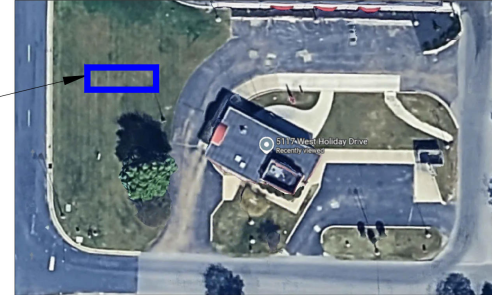
POWER PEAK GROUND MOUNT DETAILS (ARRAY-02)



SITE INFORMATION	
AZIMUTH	180°
TILT	30°
NO. OF MODULES IN AN ARRAY	18
NO. OF ARRAY	1

MODULES DATA	
VSUN485N-120BMH-BB(485W)	
MODULE DIMS	75.12"x44.65"x1.38"

ARRAY LOCATION



VERSION		
DESCRIPTION	DATE	REV
PERMIT PLAN	8/19/2026	R1

CONTRACTOR DETAILS



SUN COLLECTORS
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PEORIA, IL 61615
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PROJECT NAME

CLINT GILBERT
5117 WEST HOLIDAY DRIVE,
PEORIA, IL 61615
APN# 131-132-7007
UTILITY: AMEREN
AHJ: IL - CITY OF PEORIA

SHEET NAME

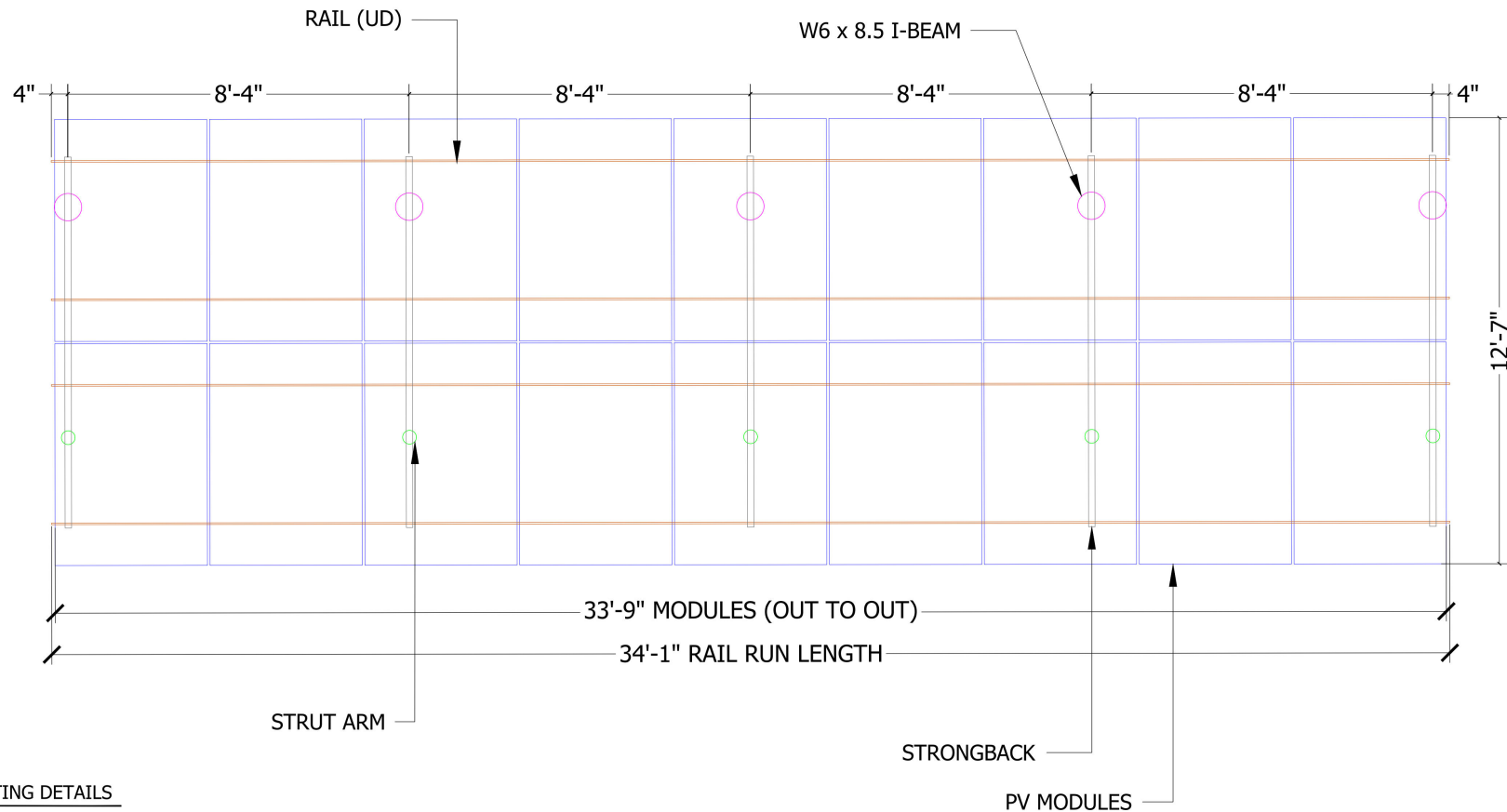
GROUND MOUNT
DETAILS

DESIGNER/CHECKED
BY: RR/KS

SHEET SIZE
24" X 36"

SHEET NUMBER

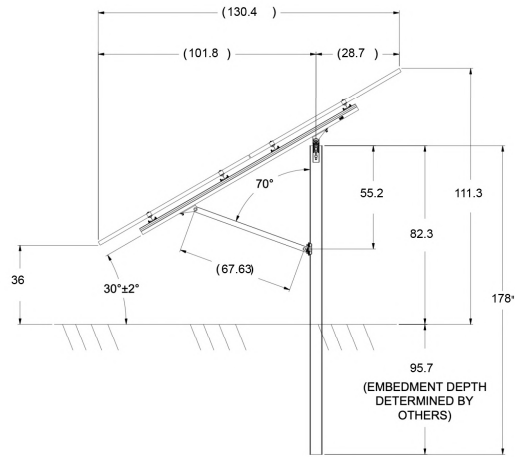
S-5



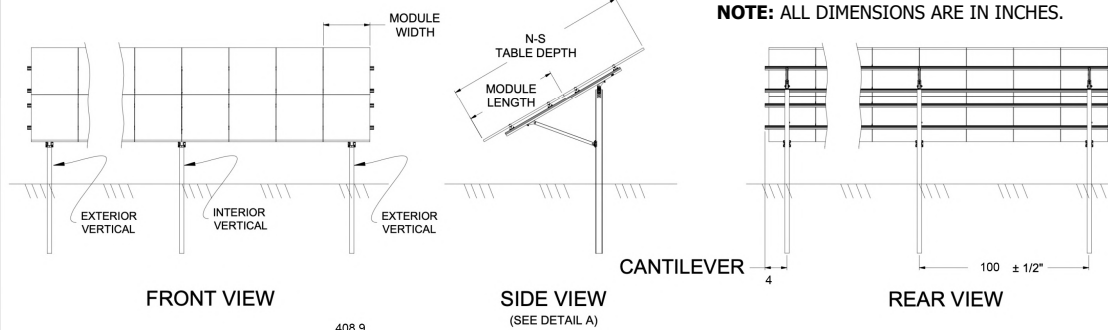
S MOUNTING DETAILS

S-5 SCALE: 1:16

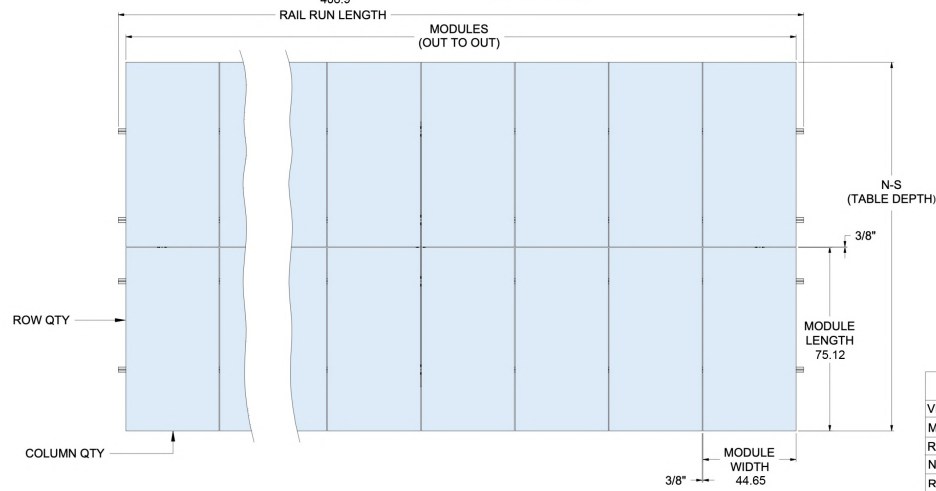
POWER PEAK GROUND MOUNT DETAILS (ARRAY-02)



DETAIL A



NOTE: ALL DIMENSIONS ARE IN INCHES.



TOP VIEW
NORMAL TO MODULES

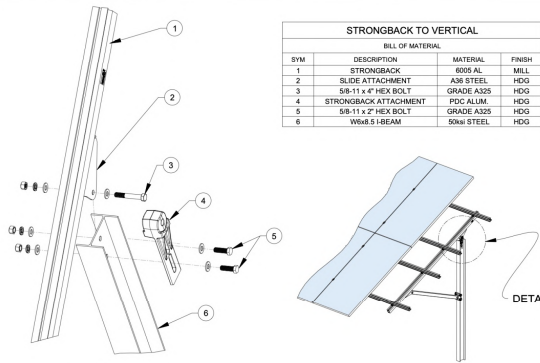
ARRAY SIZE
2X9

DETAILS FOR ONE TABLE

VERTICAL QTY	5
MODULES (OUT TO OUT)	404.9
RAIL RUN LENGTH	408.9
N-S (NORTH TO SOUTH)	150.6
ROW QTY	2
COLUMN QTY	9

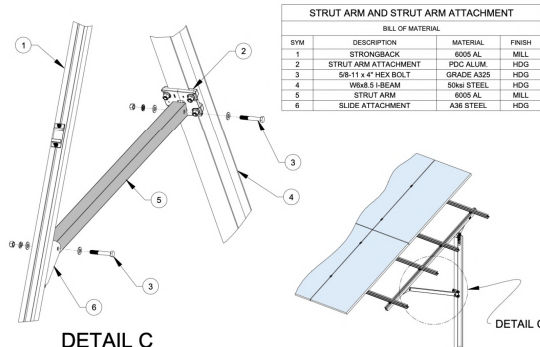
NOTES:
1. ALL VIEWS FOR REPRESENTATION ONLY
AND MAY NOT DEPICT FINAL PRODUCT

STRONGBACK TO VERTICAL			
BILL OF MATERIAL			
SYM	DESCRIPTION	MATERIAL	FINISH
1	STRONGBACK	6005 AL	MILL
2	SLIDE ATTACHMENT	A36 STEEL	HDG
3	5/8-11 x 4" HEX BOLT	GRADE A325	HDG
4	STRONGBACK ATTACHMENT	PDC ALUM	HDG
5	5/8-11 x 2" HEX BOLT	GRADE A325	HDG
6	W6x8.5 I-BEAM	50ksi STEEL	HDG



DETAIL B

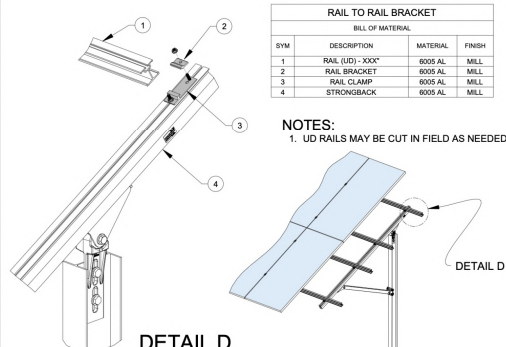
STRUT ARM AND STRUT ARM ATTACHMENT			
BILL OF MATERIAL			
SYM	DESCRIPTION	MATERIAL	FINISH
1	STRONGBACK	6005 AL	MILL
2	STRUT ARM ATTACHMENT	PDC ALUM	HDG
3	5/8-11 x 4" HEX BOLT	GRADE A325	HDG
4	W6x8.5 I-BEAM	50ksi STEEL	HDG
5	STRUT ARM	6005 AL	MILL
6	SLIDE ATTACHMENT	A36 STEEL	HDG



DETAIL C

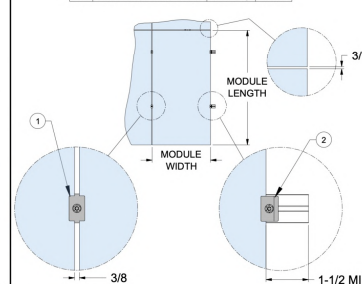
RAIL TO RAIL BRACKET			
BILL OF MATERIAL			
SYM	DESCRIPTION	MATERIAL	FINISH
1	RAIL (UD) - XXX"	6005 AL	MILL
2	RAIL BRACKET	6005 AL	MILL
3	RAIL CLAMP	6005 AL	MILL
4	STRONGBACK	6005 AL	MILL

NOTES:
1. UD RAILS MAY BE CUT IN FIELD AS NEEDED

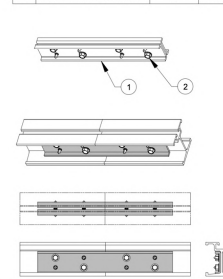


DETAIL D

END AND MID CLAMPS			
BILL OF MATERIAL			
SYM	DESCRIPTION	MATERIAL	FINISH
1	MODULE MID-CLAMP ASSY	304SS 16g	MILL
2	MODULE END-CLAMP ASSY	304SS 14g	MILL



SPLICE			
BILL OF MATERIAL			
SYM	DESCRIPTION	MATERIAL	FINISH
1	UD SPLICE PLATE	5052 AL	MILL
2	1/4-20 x 3/4" SELF TAP SCREW	SS	MILL



VERSION		
DESCRIPTION	DATE	REV
PERMIT PLAN	8/19/2026	R1

CONTRACTOR DETAILS



SUN COLLECTORS
4507 N STERLING AVE #400
PEORIA, IL 61615
PH: (309) 243-4178
E-MAIL: contact@suncollectors.solar

PROJECT NAME

CLINT GILBERT
5117 WEST HOLIDAY DRIVE,
PEORIA, IL 61615
APN# 131-132-7007
UTILITY: AMEREN
AHD: IL - CITY OF PEORIA

SHEET NAME

STRUCTURAL
DIAGRAM-2

DESIGNER/CHECKED
BY: RR/KS

SHEET SIZE
24" X 36"

SHEET NUMBER

S-6

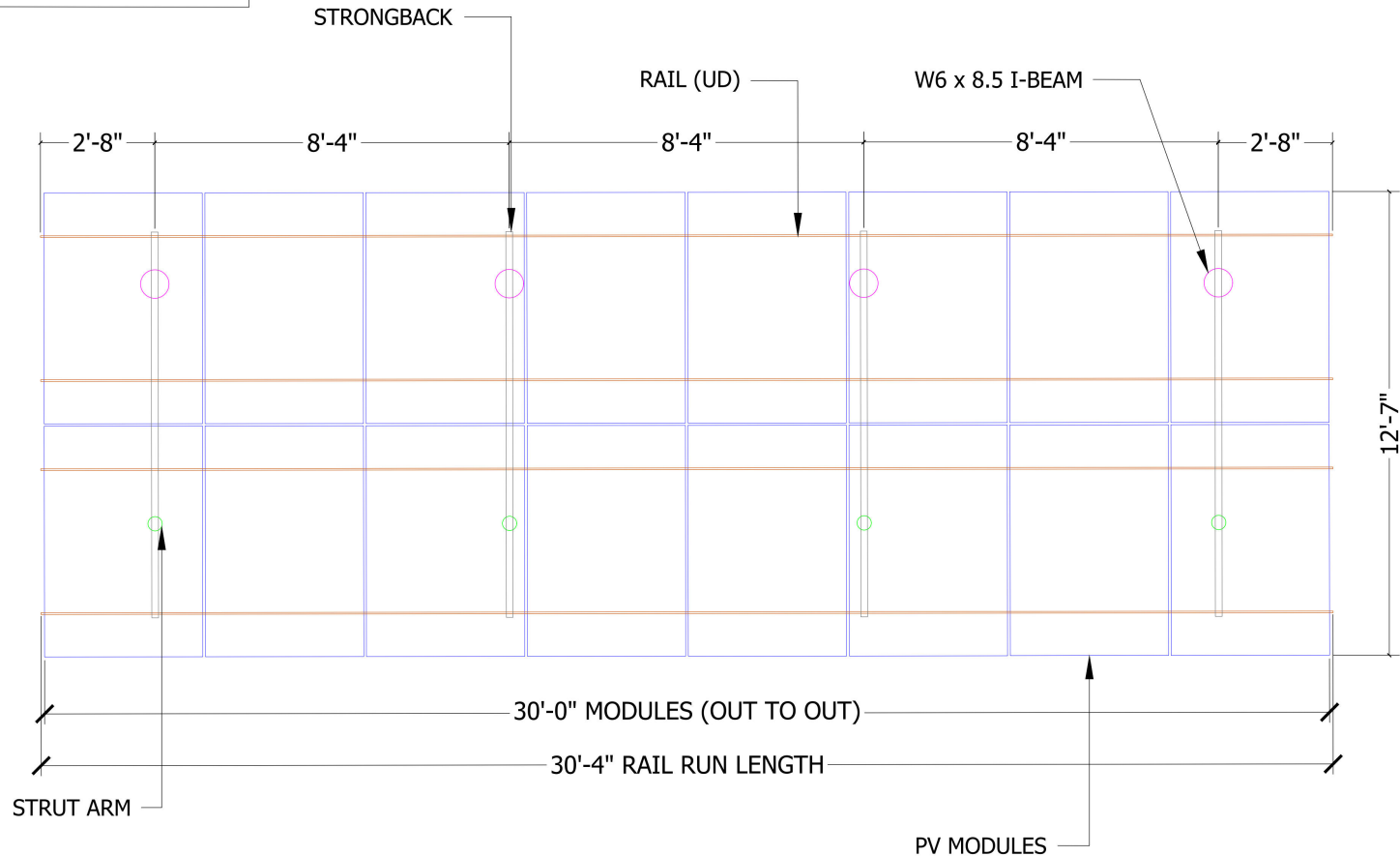
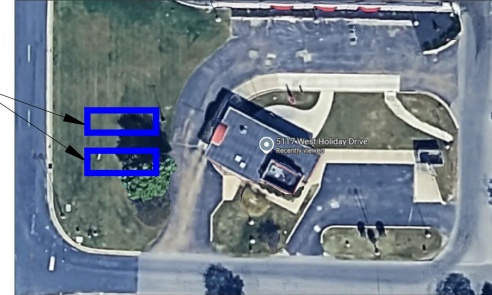
POWER PEAK GROUND MOUNT DETAILS (ARRAY-03&04)



SITE INFORMATION	
AZIMUTH	180°
TILT	30°
NO. OF MODULES IN AN ARRAY	16
NO. OF ARRAY	2

MODULES DATA	
VSUN485N-120BMH-BB(485W)	
MODULE DIMS	75.12"x44.65"x1.38"

ARRAY LOCATIONS



VERSION		
DESCRIPTION	DATE	REV
PERMIT PLAN	8/19/2026	R1

CONTRACTOR DETAILS


SUN COLLECTORS
 4507 N STERLING AVE #400
 PEORIA, IL 61615
 PH: (309) 243-4178
 E-MAIL: contact@suncollectors.solar

PROJECT NAME

CLINT GILBERT
 5117 WEST HOLIDAY DRIVE,
 PEORIA, IL 61615
 APN# 131-132-7007
 UTILITY: AMEREN
 AHJ: IL - CITY OF PEORIA

SHEET NAME

GROUND MOUNT
 DETAILS

DESIGNER/CHECKED
 BY: RR/KS

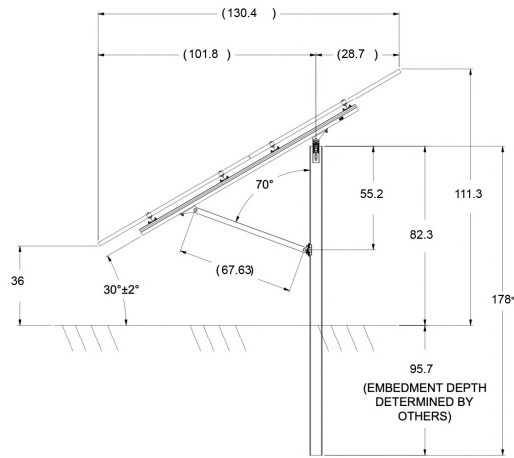
SHEET SIZE
 24" X 36"

SHEET NUMBER
 S-7

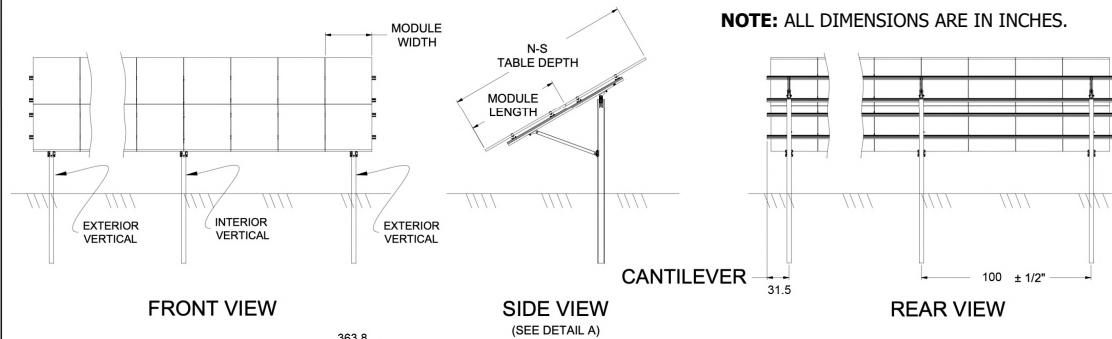
S MOUNTING DETAILS

S-7 SCALE: 1:16

POWER PEAK GROUND MOUNT DETAILS



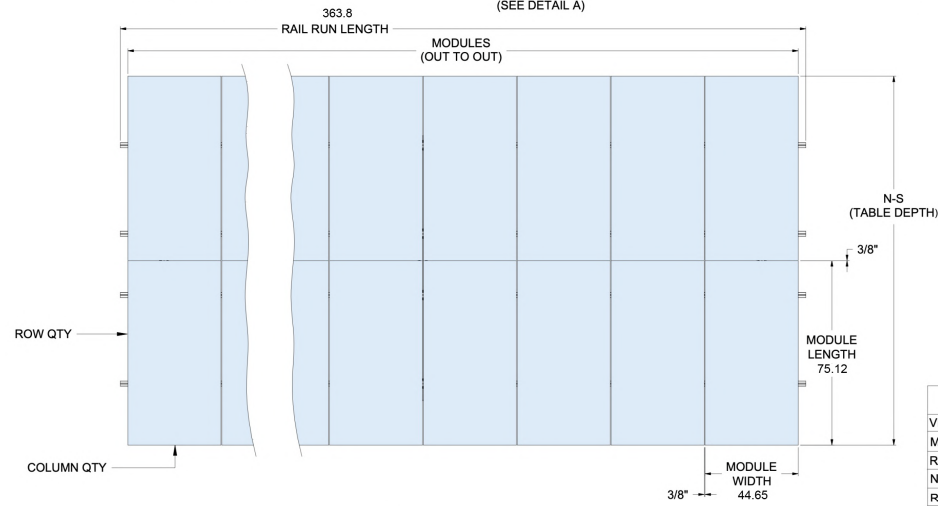
DETAIL A



FRONT VIEW

SIDE VIEW
(SEE DETAIL A)

REAR VIEW



TOP VIEW
NORMAL TO MODULES

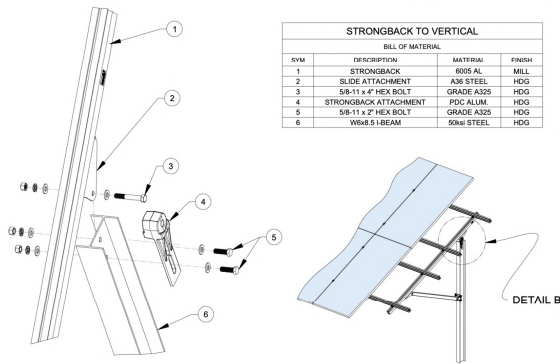
ARRAY SIZE
2X8

DETAILS FOR ONE TABLE

VERTICAL QTY	4
MODULES (OUT TO OUT)	359.8
RAIL RUN LENGTH	363.8
N-S (NORTH TO SOUTH)	150.6
ROW QTY	2
COLUMN QTY	8

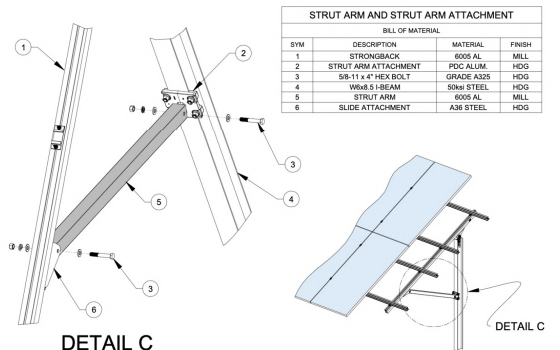
NOTES:
1. ALL VIEWS FOR REPRESENTATION ONLY
AND MAY NOT DEPICT FINAL PRODUCT

STRONGBACK TO VERTICAL			
BILL OF MATERIAL			
SYM	DESCRIPTION	MATERIAL	FINISH
1	STRONGBACK	6005 AL	MILL
2	SLIDE ATTACHMENT	A36 STEEL	HDG
3	5/8-11 x 4" HEX BOLT	GRADE A325	HDG
4	STRONGBACK ATTACHMENT	PDC ALUM.	HDG
5	5/8-11 x 2" HEX BOLT	GRADE A325	HDG
6	W6x5.5 I-BEAM	50ksi STEEL	HDG



DETAIL B

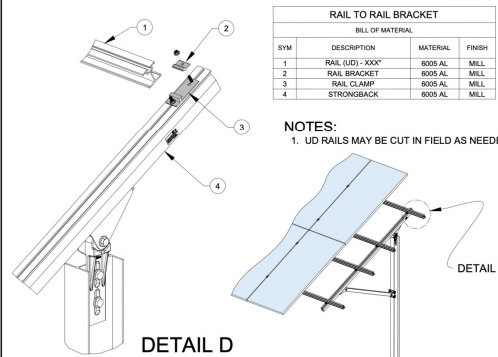
STRUT ARM AND STRUT ARM ATTACHMENT			
BILL OF MATERIAL			
SYM	DESCRIPTION	MATERIAL	FINISH
1	STRONGBACK	6005 AL	MILL
2	STRUT ARM ATTACHMENT	PDC ALUM.	HDG
3	5/8-11 x 4" HEX BOLT	GRADE A325	HDG
4	W6x5.5 I-BEAM	50ksi STEEL	HDG
5	STRUT ARM	6005 AL	MILL
6	SLIDE ATTACHMENT	A36 STEEL	HDG



DETAIL C

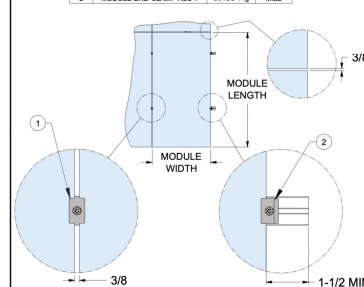
RAIL TO RAIL BRACKET			
BILL OF MATERIAL			
SYM	DESCRIPTION	MATERIAL	FINISH
1	RAIL (UD) - XXX"	6005 AL	MILL
2	RAIL BRACKET	6005 AL	MILL
3	RAIL CLAMP	6005 AL	MILL
4	STRONGBACK	6005 AL	MILL

NOTES:
1. UD RAILS MAY BE CUT IN FIELD AS NEEDED

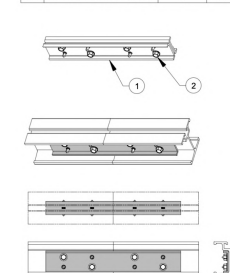


DETAIL D

END AND MID CLAMPS			
BILL OF MATERIAL			
SYM	DESCRIPTION	MATERIAL	FINISH
1	MODULE MID-CLAMP ASSY	304SS 16g	MILL
2	MODULE END-CLAMP ASSY	304SS 14g	MILL



SPLICE			
BILL OF MATERIAL			
SYM	DESCRIPTION	MATERIAL	FINISH
1	UD SPLICE PLATE	5052 AL	MILL
2	1/4-20 x 3/4" SELF TAP SCREW	SS	MILL



VERSION		
DESCRIPTION	DATE	REV
PERMIT PLAN	8/19/2026	R1

CONTRACTOR DETAILS



SUN COLLECTORS
4507 N STERLING AVE #400
PEORIA, IL 61615
PH: (309) 243-4178
E-MAIL: contact@suncollectors.solar

PROJECT NAME

CLINT GILBERT
5117 WEST HOLIDAY DRIVE,
PEORIA, IL 61615
APN# 131-132-7007
UTILITY: AMEREN
AHD: IL - CITY OF PEORIA

SHEET NAME

STRUCTURAL
DIAGRAM-2

DESIGNER/CHECKED

BY: RR/KS

SHEET SIZE

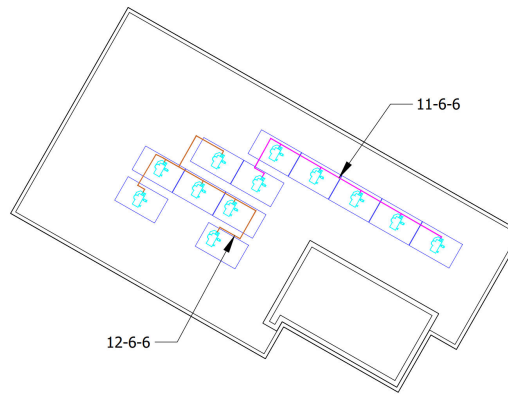
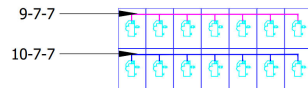
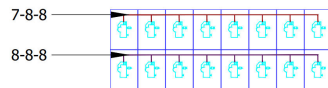
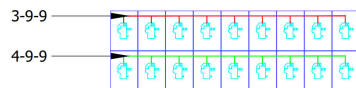
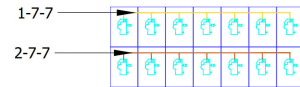
24" X 36"

SHEET NUMBER

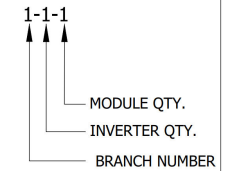
S-8

SYSTEM SIZE - 43.65 kWp DC, 32.40 kW AC

STRING-WIRING DIAGRAM



LEGEND:



STRING WIRING DIAGRAM

BRANCH NUMBER	NO. OF MODULES	NO. OF INVERTER
1	7	7
2	7	7
3	9	9
4	9	9
5	8	8
6	8	8
7	8	8
8	8	8
9	7	7
10	7	7
11	6	6
12	6	6



VERSION

DESCRIPTION	DATE	REV
PERMIT PLAN	8/19/2026	R1

CONTRACTOR DETAILS



SUN COLLECTORS
4507 N STERLING AVE #400
PEORIA, IL 61615
PH: (309) 243-4178
E-MAIL: contact@suncollectors.solar

ELECTRICAL PE STAMP

PROJECT NAME

CLINT GILBERT
5117 WEST HOLIDAY DRIVE,
PEORIA, IL 61615
APN# 131-132-7007
UTILITY: AMEREN
AHJ: IL - CITY OF PEORIA

SHEET NAME

STRING
WIRING
DIAGRAM

DESIGNER/CHECKED

BY: RR/KS

SHEET SIZE

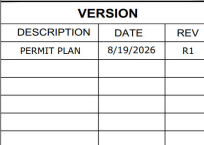
24" X 36"

SHEET NUMBER

E-1

SCALE: NTS

1.MICRO INVERTERS ARE UL 1741 RATED
2.EACH MICROINVERTER IS RAPID SHUTDOWN COMPLIANT



SUN COLLECTORS
4507 N STERLING AVE #400
PEORIA, IL 61615
PH: (309) 243-4178
E-MAIL: contact@suncollectors.solar

CLINT GILBERT
5517 WEST HOLIDAY DRIVE,
PEORIA, IL 61615
APN# 131-132-7007
UTILITY: AMEREN
AHJ: IL - CITY OF PEORIA

DESIGNER/CHECKED
BY:RR/KS

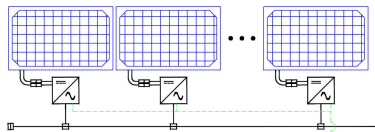
SHEET NUMBER

Page 47 of 82

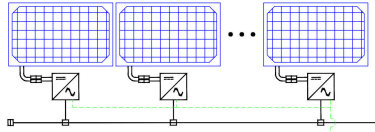
SYSTEM SIZE - 43.65 kWp, 32.40 kW



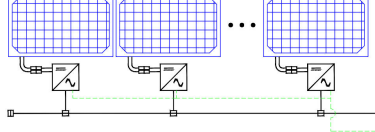
BRANCH 7
(8) VSUN485N-120BMH-BB(485W) MODULES WITH
(8) ENPHASE IQ8HC-72-M-DOM-US,1PH,208V MICRO INVERTER



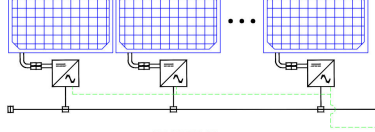
BRANCH 8
(8) VSUN485N-120BMH-BB(485W) MODULES WITH
(8) ENPHASE IQ8HC-72-M-DOM-US,1PH,208V MICRO INVERTER



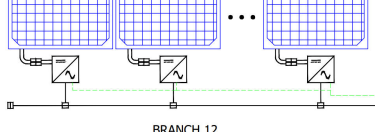
BRANCH 9
(7) VSUN485N-120BMH-BB(485W) MODULES WITH
(7) ENPHASE IQ8HC-72-M-DOM-US,1PH,208V MICRO INVERTER



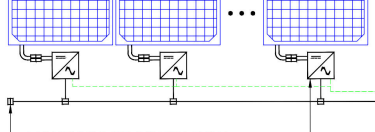
BRANCH 10
(7) VSUN485N-120BMH-BB(485W) MODULES WITH
(7) ENPHASE IQ8HC-72-M-DOM-US,1PH,208V MICRO INVERTER



BRANCH 11
(6) VSUN485N-120BMH-BB(485W) MODULES WITH
(6) ENPHASE IQ8HC-72-M-DOM-US,1PH,208V MICRO INVERTER

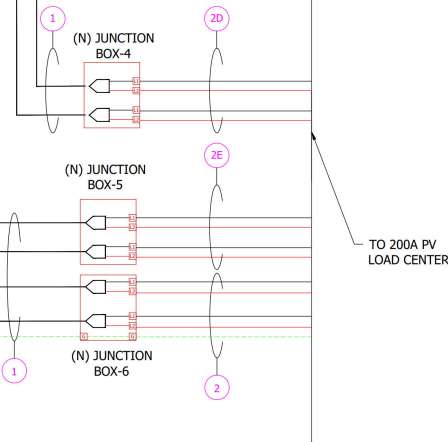


BRANCH 12
(6) VSUN485N-120BMH-BB(485W) MODULES WITH
(6) ENPHASE IQ8HC-72-M-DOM-US,1PH,208V MICRO INVERTER



TERMINATOR CAP ON LAST CABLE
CONNECTOR ENPHASE Q CABLE (TYP.)
(N) ENPHASE MICRO INVERTER
IQ8HC-72-M-DOM-US,1PH,208V(TYP.)

NOTES:
1.MICRO INVERTERS ARE UL 1741 RATED
2.EACH MICROINVERTER IS RAPID SHUTDOWN COMPLIANT



VERSION		
DESCRIPTION	DATE	REV
PERMIT PLAN	8/19/2026	R1

CONTRACTOR DETAILS

SUN COLLECTORS
4507 N STERLING AVE #400
PEORIA, IL 61615
PH: (309) 243-4178
E-MAIL: contact@suncollectors.solar

ELECTRICAL PE STAMP

PROJECT NAME

CLINT GILBERT
5117 WEST HOLIDAY DRIVE,
PEORIA, IL 61615
APN# 131-132-7007
UTILITY: AMEREN
AHJ: IL - CITY OF PEORIA

SHEET NAME
ELECTRICAL
THREE LINE
DIAGRAM-2

DESIGNER/CHECKED
BY:RR/KS

SHEET SIZE
24" X 36"

SHEET NUMBER
E-3

ELECTRICAL CALCULATIONS



MODULE SPECIFICATIONS		MICRO INVERTER SPECIFICATIONS	
MODEL	VSUN485N-120BMH-BB(485W)	MODEL	ENPHASE MICRO INVERTER IQ8HC-72-M-DOM-US,1PH,208V
MODULE POWER @ STC	485W	POWER RATING	360W
OPEN CIRCUIT VOLTAGE: V_{oc}	43.3V	MAX OUTPUT CURRENT	1.73A
MAX POWER VOLTAGE: V_{mp}	36.72V	NEC WEIGHTED EFFICIENCY	97.2%
SHORT CIRCUIT VOLTAGE: I_{sc}	13.88A	MAX NO OF MICRO INVERTERS/BRANCH	9
MAX POWER CURRENT: I_{mp}	13.21A	MAX DC VOLTAGE	60V

CONDUIT SCHEDULE						
TAG ID	CONDUIT SIZE	CONDUCTOR	NEUTRAL	GROUND	CONDUIT DISTANCE	VOLTAGE DROP %
1	NONE	(2) 12 AWG TRAY CABLE PER BRANCH CIRCUIT	NONE	(1) 6 AWG BARE COPPER	52'	0.59%
2	3/4" EMT	(4) 10 AWG THHN/THWN-2	NONE	(1) 10 AWG THHN/THWN-2	48'	0.51%
2A	3/4" SCH 40 PVC (BELOW GROUND) 3/4 " SCH 80 PVC (ABOVE GROUND)	(4) 10 AWG THHN/THWN-2	NONE	(1) 10 AWG THHN/THWN-2	124'	1.72%
2B	3/4" SCH 40 PVC (BELOW GROUND) 3/4 " SCH 80 PVC (ABOVE GROUND)	(4) 10 AWG THHN/THWN-2	NONE	(1) 10 AWG THHN/THWN-2	98'	1.74%
2C	3/4" SCH 40 PVC (BELOW GROUND) 3/4 " SCH 80 PVC (ABOVE GROUND)	(4) 10 AWG THHN/THWN-2	NONE	(1) 10 AWG THHN/THWN-2	72'	1.14%
2D	3/4" SCH 40 PVC (BELOW GROUND) 3/4 " SCH 80 PVC (ABOVE GROUND)	(4) 10 AWG THHN/THWN-2	NONE	(1) 10 AWG THHN/THWN-2	87'	1.38%
2E	3/4" SCH 40 PVC (BELOW GROUND) 3/4 " SCH 80 PVC (ABOVE GROUND)	(4) 10 AWG THHN/THWN-2	NONE	(1) 10 AWG THHN/THWN-2	113'	1.56%
3	2" EMT	(3) 2/0 AWG THHN/THWN-2	(1) 2/0 AWG THHN/THWN-2	(1) 6 AWG THHN/THWN-2	5'	0.04%

ELECTRICAL CALCULATION																						
AC WIRE CALCULATIONS:- MATERIAL:COPPER & TEMPERATURE RATING:90°C																						
TAG ID	REQUIRED CONDUCTOR AMPACITY								CORRECTED AMPACITY CALCULATION							TERMINAL RATING CHECK			DERATED CONDUCTOR AMPACITY CHECK			
	INV O/P CURRENT		MAX BRANCH CIRCUIT		TOTAL AMPS		NEC 125%		REQUIRED AMPACITY	CURRENT RATING AT 90°		TEMP. DE-RATE		CONDUIT FILL		DERATED AMPACITY	REQUIRED AMPACITY		CURRENT RATING AT 75°	REQUIRED AMPACITY		DERATED AMPACITY
1	1.73	X	9	=	15.57	X	1.25	=	19.46A	40	X	0.96	X	1	=	38.40A	19.46A	<	35A	19.46A	<	38.40A
2	1.73	X	6	=	10.38	X	1.25	=	12.98A	40	X	0.96	X	0.8	=	30.72A	12.98A	<	35A	12.98A	<	30.72A
2A	1.73	X	7	=	12.11	X	1.25	=	15.14A	40	X	0.96	X	0.8	=	30.72A	15.14A	<	35A	15.14A	<	30.72A
2B	1.73	X	9	=	15.57	X	1.25	=	19.46A	40	X	0.96	X	0.8	=	30.72A	19.46A	<	35A	19.46A	<	30.72A
2C	1.73	X	8	=	13.84	X	1.25	=	17.30A	40	X	0.96	X	0.8	=	30.72A	17.30A	<	35A	17.30A	<	30.72A
2D	1.73	X	8	=	13.84	X	1.25	=	17.30A	40	X	0.96	X	0.8	=	30.72A	17.30A	<	35A	17.30A	<	30.72A
2E	1.73	X	7	=	12.11	X	1.25	=	15.14A	40	X	0.96	X	0.8	=	30.72A	15.14A	<	35A	15.14A	<	30.72A
3	112.37	X	1	=	112.37	X	1.25	=	140.46A	175	X	0.96	X	1	=	168.00A	140.46A	<	145A	140.46A	<	168.00A

ELECTRICAL NOTES:

1. MAXIMUM TOTAL PV SYSTEM VOLTAGE DROP SHALL BE NO MORE THAN 2%.
2. OCPD RATINGS SHALL CONFORM TO NEC 240.6
3. AMBIENT TEMPERATURE ADJUSTMENT FACTOR IS BASED ON NEC 310.15(B)(1)
4. MAX. SYSTEM VOLTAGE CORRECTION FACTOR PER NEC 690.7
5. CONDUCTORS ARE SIZED PER NEC 310.16.
6. CONDUCTORS EXPOSED TO SUNLIGHT SHALL BE LISTED AS SUNLIGHT RESISTANT PER NEC 310.10(D).
7. CONDUCTORS EXPOSED TO WET LOCATIONS SHALL BE SUITABLE FOR USE IN WET LOCATIONS PER NEC 310.10(C).

VERSION		
DESCRIPTION	DATE	REV
PERMIT PLAN	8/19/2026	R1

CONTRACTOR DETAILS



SUN COLLECTORS
4507 N STERLING AVE #400
PEORIA, IL 61615
PH: (309) 243-4178
E-MAIL: contact@suncollectors.solar

ELECTRICAL PE STAMP

PROJECT NAME

CLINT GILBERT
5117 WEST HOLIDAY DRIVE,
PEORIA, IL 61615
APN# 131-132-7007
UTILITY: AMEREN
AHD: IL - CITY OF PEORIA

SHEET NAME

ELECTRICAL
CALCULATIONS

DESIGNER/CHECKED BY:RR/KS

SHEET SIZE 24" X 36"

SHEET NUMBER E-4

SIGNAGE



**WARNING**

ELECTRICAL SHOCK HAZARD

TERMINALS ON THE LINE AND
LOAD SIDES MAY BE ENERGIZED
IN THE OPEN POSITION

LABEL LOCATION: COMBINER PANEL, AC DISCONNECT,
POINT OF INTERCONNECTION
PER CODE: NEC 690.13(B)

**WARNING**

TURN OFF PHOTOVOLTAIC AC
DISCONNECT PRIOR TO
WORKING INSIDE PANEL

LABEL LOCATION: COMBINER PANEL(S), MAIN SERVICE DISCONNECT
PER CODE: NEC 110.27(C), OSHA 1910.145(f)(7)

**WARNING: PHOTOVOLTAIC
POWER SOURCE**

LABEL LOCATION: DC CONDUIT/RACEWAY/CABLE TRAY
PER CODE: NEC 690.31(G)(3-4)

PV SYSTEM

DISCONNECT

LABEL LOCATION: AC DISCONNECT
PER CODE: NEC 690.13(B)

**DO NOT DISCONNECT
UNDER LOAD**

LABEL LOCATION: MAIN SERVICE DISCONNECT
PER CODE: NEC 690.15(C) & NEC 690.33(E)(2)

**WARNING DUAL POWER SOURCE**

SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

LABEL LOCATION: MAIN SERVICE DISCONNECT
PER CODE: NEC 705.12(B)(3-4), NEC 690.59

**WARNING**

THIS EQUIPMENT FED BY MULTIPLE SOURCES.
TOTAL RATINGS OF ALL OVERCURRENT DEVICES
EXCLUDING MAIN SUPPLY OVERCURRENT DEVICE
SHALL NOT EXCEED AMPACITY OF BUSBAR

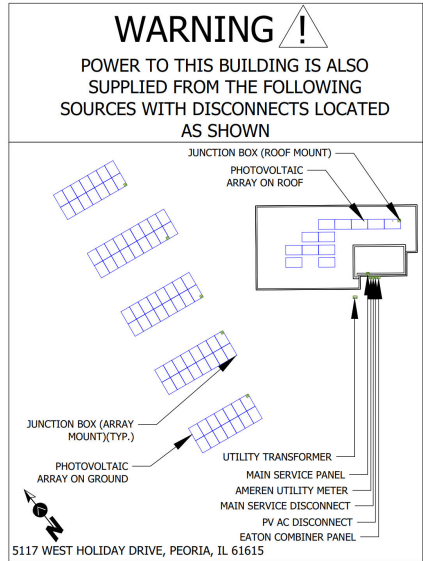
LABEL LOCATION: POINT OF INTERCONNECTION, COMBINER PANEL
PER CODE: NEC 705.12(B)(2)(3)(c)

PHOTOVOLTAIC SYSTEM AC DISCONNECT

RATED AC OUTPUT CURRENT: **112.37 A**

NOMINAL OPERATING AC VOLTAGE: **240 V**

LABEL LOCATION: POINT OF INTERCONNECTION
PER CODE: NEC 690.54



**WARNING**

POWER SOURCE OUTPUT
CONNECTION. DO NOT RELOCATE
THIS OVERCURRENT DEVICE.

LABEL LOCATION: MAIN SERVICE DISCONNECT, POINT
OF INTERCONNECTION
PER CODE: 705.12(B)(2)(3)(b)

**MAIN PHOTOVOLTAIC
SYSTEM DISCONNECT**

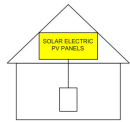
LABEL LOCATION: MAIN SERVICE DISCONNECT, UTILITY METER
PER CODE: NEC 690.13(B)

**RAPID SHUTDOWN SWITCH
FOR SOLAR PV SYSTEM**

LABEL LOCATION: RSD INITIATION DEVICE, AC DISCONNECT
PER CODE: NEC 690.56(C)(3)

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN
SWITCH TO THE
"OFF" POSITION TO
SHUT DOWN PV SYSTEM
AND REDUCE
SHOCK HAZARD
IN THE ARRAY



LABEL LOCATION: MAIN SERVICE DISCONNECT
PER CODE: NEC 690.56(C)(1)(a)

**CAUTION**

PHOTOVOLTAIC SYSTEM CIRCUIT IS BACKFED

LABEL LOCATION: MAIN SERVICE DISCONNECT
PER CODE: NEC 690.13(F), NEC 705.12(B)(3-4), NEC 690.59

VERSION		
DESCRIPTION	DATE	REV
PERMIT PLAN	8/19/2026	R1

CONTRACTOR DETAILS



SUN COLLECTORS
4507 N STERLING AVE #400
PEORIA, IL 61615
PH: (309) 243-4178
E-MAIL: contact@suncollectors.solar

ELECTRICAL PE STAMP

PROJECT NAME

CLINT GILBERT
5117 WEST HOLIDAY DRIVE,
PEORIA, IL 61615
APN# 131-132-7007
UTILITY: AMEREN
AHJ: IL - CITY OF PEORIA

SHEET NAME

SIGNAGE

DESIGNER/CHECKED

BY:RR/KS

SHEET SIZE

24" X 36"

SHEET NUMBER

E-5





VERSION		
DESCRIPTION	DATE	REV
PERMIT PLAN	8/19/2026	R1

CONTRACTOR DETAILS



SUN COLLECTORS
4507 N STERLING AVE #400
PEORIA, IL 61615
PH: (309) 243-4178
E-MAIL: contact@suncollectors.solar

PROJECT NAME

CLINT GILBERT
5117 WEST HOLIDAY DRIVE,
PEORIA, IL 61615
APN# 131-132-7007
UTILITY: AMEREN
AHI: IL - CITY OF PEORIA

SHEET NAME

BUSH REMOVAL PLAN

DESIGNER/CHECKED
BY: RR/KS

SHEET SIZE
24" X 36"

SHEET NUMBER
E-6



VERSION		
DESCRIPTION	DATE	REV
PERMIT PLAN	8/19/2026	R1

CONTRACTOR DETAILS



SUN COLLECTORS
 4507 N STERLING AVE #400
 PEORIA, IL 61615
 PH: (309) 243-4178
 E-MAIL: contact@suncollectors.solar

PROJECT NAME

CLINT GILBERT
 5117 WEST HOLIDAY DRIVE,
 PEORIA, IL 61615
 APN# 131-132-7007
 UTILITY: AMEREN
 AHJ: IL - CITY OF PEORIA

SHEET NAME
 ADA ACCESSIBILITY &
 PARKING PLAN

DESIGNER/CHECKED
 BY: RR/KS

SHEET SIZE
 24" X 36"

SHEET NUMBER
 E-7

Integrated Grounding System

Simplified Grounding

For Greater Safety & Lower Cost

Traditionally, solar modules are grounded by attaching lugs, bolts or clips to the module frame, then connecting these to a copper conductor that runs throughout the array. This process adds time and cost to the installation, and often results in improper grounding, creating significant long-term safety risks.

The Ironridge Integrated Grounding System solves these challenges by bonding modules directly to the mounting rails. This approach eliminates separate module grounding hardware, and it creates many parallel grounding paths throughout the array, providing greater safety for system owners.

Grounding Mid Clamp
Each Grounding Mid Clamp penetrates the insulated coating on the module frame and the mounting rail to form secure electrical bonds, which are repeated throughout the array.

Grounding Strap
Grounding Straps are used to connect the mounting rails to the ground. They are only required on the rail with the grounding lug.

Grounding Lug
A single Grounding Lug connects an entire row of PV modules to the grounding conductor.

Installation Overview

- ### Install Roof Attachments

 - Install appropriate roof flashing and/or standoff for roof type.
 - Attach L-Feet to flashing or standoff.
- ### Prepare Rail Connections

 - Insert splice into first rail, then secure with Grounding Strap and self-drilling screw.
 - Slide second rail over splice, then secure with opposite end of Grounding Strap and self-drilling screw.
- ### Mount & Ground Rails

 - Attach rails to L-Feet and level rails.
 - Install one Grounding Lug per row of modules.
 - Connect Grounding Lug to grounding conductor.
- ### Install Modules & Clamps

 - Install first module using End Clamps and Grounding Mid Clamps.
 - Install additional modules using Grounding Mid Clamps.
 - Finish row with a second pair of End Clamps.

Testing & Certification

The Ironridge Integrated Grounding System has been tested and certified to UL 2703 by Intertek Group plc.

UL 2703 is a proposed UL standard for evaluating solar module mounting and clamping devices. It ensures these devices will maintain strong electrical and mechanical connections over an extended period of time in extreme outdoor environments.

The testing process closely mirrors that of UL 1703, the solar module testing standard, including temperature and humidity cycling, electrical and mechanical load testing, and manufacturing quality reviews.

Module Frame Compatibility

Dimension	Range
A	31.0mm - 51.0mm
B	5.08mm (minimum)

Any module frames whose parameters are not listed in the provided table have not been tested for compatibility.

The Grounding Clamp has proven robust in grounding 60-cell and 72-cell solar module frames with box construction and a range of anodization thicknesses.

All solar modules listed to UL 1703 and with frame construction within the parameters stated above are compatible with the Ironridge Integrated Grounding System.

[Go to ironridge.com/g](https://www.ironridge.com/g)

Class A Fire Rating

Background

All roofing products are tested and classified for their ability to resist fire.

Recently, these fire resistance standards were expanded to include solar equipment as part of the roof system. Specifically, this requires the modules, mounting hardware and roof covering to be tested together as a system to ensure they achieve the same fire rating as the original roof covering.

These new requirements are being adopted throughout the country in 2016.

Ironridge Certification

Ironridge was the first company to receive a Class A Fire Rating—the highest possible rating—from Intertek Group plc., a Nationally Recognized Testing Laboratory.

Ironridge Flush Mount and Tie Mount Systems were tested on sloped and flat roofs in accordance with the new UL 1703 & UL 2703 test standards. The testing evaluated the system's ability to resist flame spread, burning material and structural damage to the roof.

Refer to the table below to determine the requirements for achieving a Class A Fire Rating on your next project.

Fire Testing Process

Test Setup
Solar modules are given a Type classification based on part of their material and construction.

Mounting System
Mounting hardware is tested as part of a system that includes type-tested modules and type-tested roof covering.

Roof Covering
Roof covering products are given a Fire Class Rating (A, B, or C) based on their tested fire resistance.

Burning Brand Test
A burning wooden brand is placed on module as a fan blows at 12 mph. Flame cannot be seen on underside of roof within 30 minutes.

Spread of Flame Test
Flame at upstream edge of roof is aimed up the roof as a fan blows at 12 mph. The flame cannot spread 8 feet or more in 30 minutes.

System	Roof Slope	Module	Fire Rating
Flush Mount	Any Slope	Type 1, 2, & 3	Class A
Tie Mount	≥ 9.5 Degrees	Type 1, 2, & 3	Class A

*Class A rated PV systems can be installed on Class A, B, or C roofs.

Frequently Asked Questions

What is a "module type"?
The new UL 1703 standard introduces the concept of a PV module type, based on a construction parameters and fire performance parameters. The purpose of this classification is to certify mounting systems without needing to test it with every module.

What roofing materials are covered?
All fire rated roofing materials are covered within this certification including composition shingle, clay, and cement tile, metal, and membrane roofs.

What if I have a Class C roof, but the jurisdiction now requires Class A or B?
Generally, older roofs will typically be "grandfathered in" and will not require re-roofing. However, if 50% or more of the roofing material is replaced for the solar installation the code requirement will be enforced.

Where is the new fire rating requirement code listed?
2012 IBC 1509.7.7.5 Fire classification. Rooftop mounted photovoltaic systems shall have the same fire classification as the roof assembly required by Section 1505.

Where is a Class A fire rating required?
The general requirement for roofing systems in the IBC refers to a Class C fire rating. Class A or B is required for areas such as Wildland Urban Interface areas (WUI) and for very high fire severity areas. Many of these areas are found throughout the western United States. California has the most Class A and B roof fire rating requirements, due to wild fire concerns.

Are standard mid clamps covered?
Mid clamps, and end clamps are considered part of the PV "system", and are covered in the certification.

More Resources
[Installation Manuals](#)
Visit our website for manuals that include UL 2703 Listing and Fire Rating Classification.
[Go to Ironridge.com](#)

What attachments and flashings are deemed compatible with Class A?
Attachments and their respective flashings are not constituents of the rating of this test. All code-compliant flashing methods are acceptable from a fire rating standpoint.

What mounting height is acceptable?
UL fire testing was performed with a gap of 3", which is considered worst case in the standard. Therefore, the rating is applicable to any module to roof spacing.

Am I required to install skirting to meet the fire code?
No, Ironridge achieved a Class A fire rating without any additional skirting components.

What determines Fire Classification?
Fire Classification refers to a fire-resistance rating system for roof covering materials based on their ability to withstand fire exposure.

Class A - effective against severe fire exposure
Class C - effective against moderate fire exposure
Class C - effective against light fire exposure

What if the roof covering is not Class A rated?
The Ironridge Class A rating will limit the fire rating of the roof, whether Class A, B, or C.

What lifts the tilt mount system fire rating?
The tilt mount system is rated for 1 degrees and up and any roof to module gap, or mounting height.

PROJECT NAME

CLINT GILBERT
5117 WEST HOLIDAY DRIVE,
PEORIA, IL 61615
APN # 131-132-7007
UTILITY: AMEREN
AHJ: IL - CITY OF PEORIA

SHEET NAME

EQUIPMENTS
SPECSHEETS

DESIGNER/CHECKED

BY:RR/KS

SHEET SIZE

24" X 36"

SHEET NUMBER

G-2

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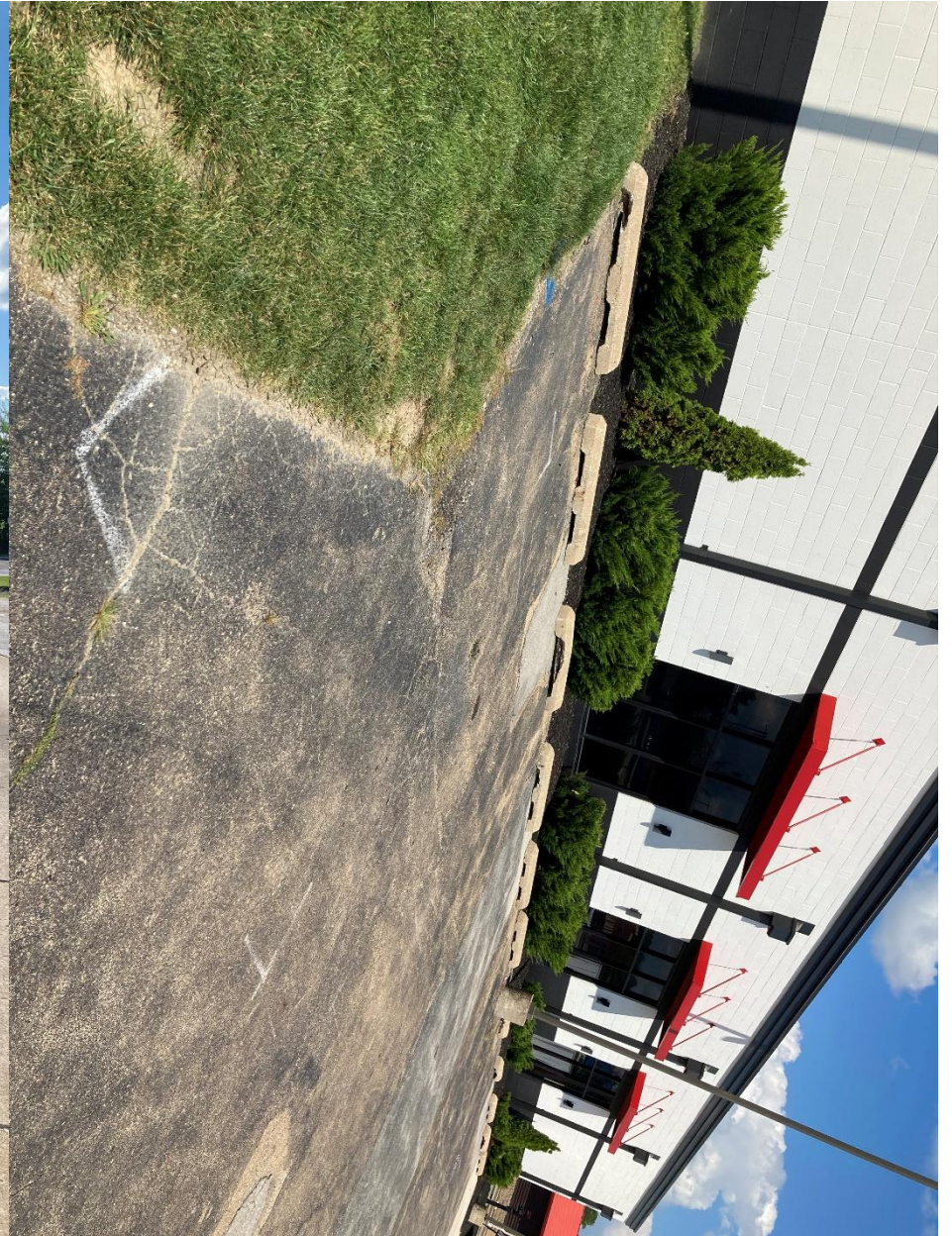
















Julia Rose

From: Chad Kerns <[REDACTED]>
Sent: Monday, August 24, 2026 8:47 AM
To: Julia Rose
Subject: [External]Re: [External]Re: PZ-000329-2026 (5117 W Holiday Dr PEORIA, IL 61615)

Correct, they can no build on top of the water main. They can pay to have it rerouted, but all of the engineering, construction and testing would be at their expense.

Thank You,

Chad Kerns
Senior Developer Services Specialist
Western & Eastern Divisions
Illinois American Water
311 Limit St.
Lincoln, IL 62656
Cell: 309-644-2402
Office: 217-651-4532
Email: [REDACTED]



*Please Note: Emails with files are often rejected.
Please send an email to me to confirm receipt or send with a download link.*

From: Julia Rose <[REDACTED]>
Sent: Monday, August 24, 2026 8:03 AM
To: Chad Kerns <[REDACTED]>
Subject: RE: [External]Re: PZ-000329-2026 (5117 W Holiday Dr PEORIA, IL 61615)

Chad,

I assume they cannot build over a water main, so this project may not be viable?

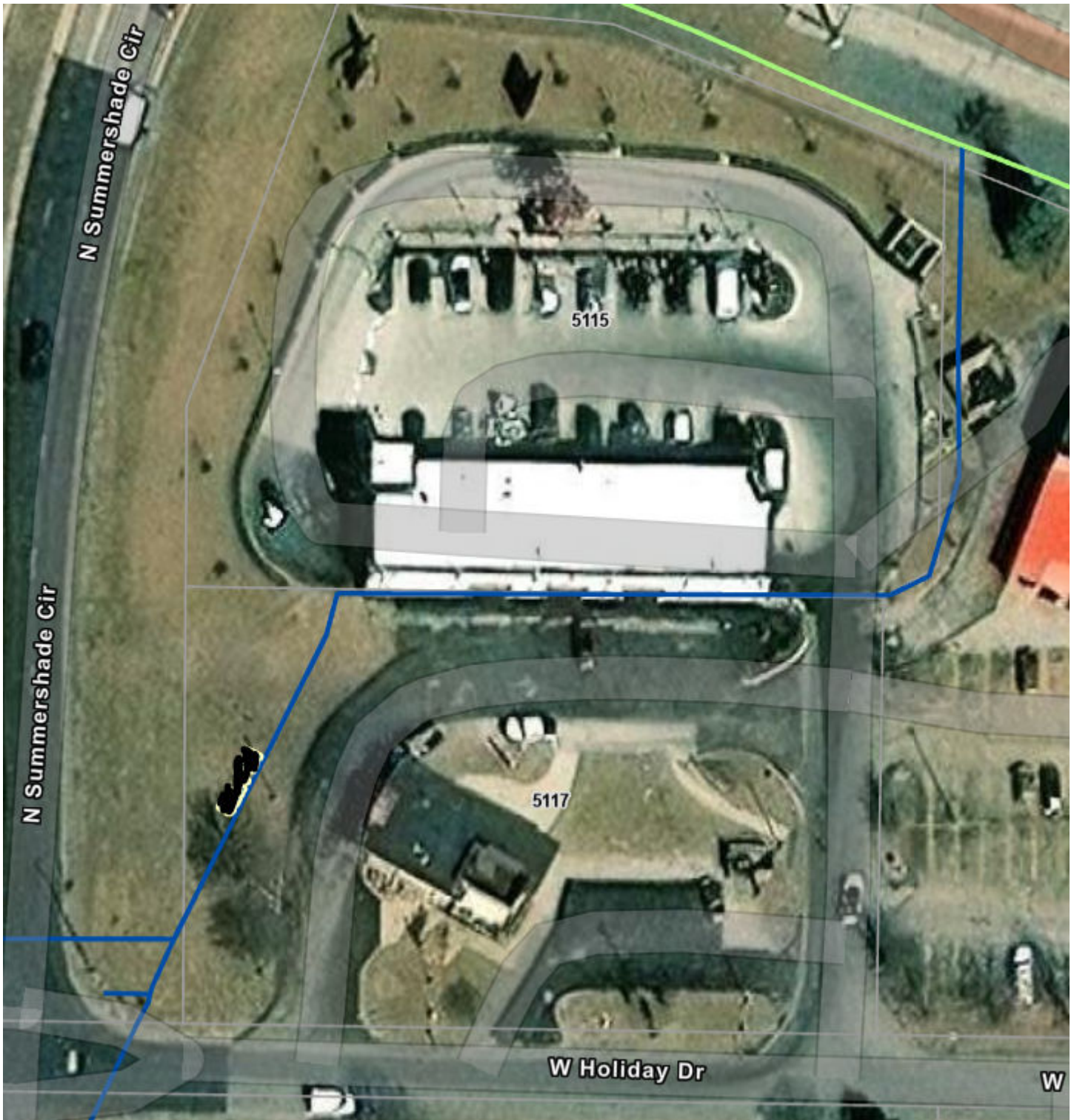
Julia Rose
Urban Planner
City of Peoria – Community Development Department
309-494-8649



From: Chad Kerns <[REDACTED]>
Sent: Saturday, August 22, 2026 1:03 PM
To: Julia Rose <[REDACTED]>; 'Emily Ambroso' <[REDACTED]>
Subject: [External]Re: PZ-000329-2026 (5117 W Holiday Dr PEORIA, IL 61615)

Hello Julia

ILAW has a water main that in this area.



Thank You,

Chad Kerns
Senior Developer Services Specialist
Western & Eastern Divisions
Illinois American Water
311 Limit St.
Lincoln, IL 62656
Cell: 309-644-2402
Office: 217-651-4532
Email: [REDACTED]



Please Note: Emails with files are often rejected.
Please send an email to me to confirm receipt or send with a download link.

From: Julia Rose <[REDACTED]>
Sent: Friday, August 21, 2026 4:24 PM
To: Chad Kerns <[REDACTED]>; 'Emily Ambroso' <[REDACTED]>
Subject: PZ-000329-2026 (5117 W Holiday Dr PEORIA, IL 61615)

Chad and Emily,

Apologies that you were just added to this today, but if you can please take a look ASAP, we are trying to determine if the project can even move forward with the proposed placement. I have also attached the plat for this area. If I don't hear from you before One Stop, I will ask about it then.

Thanks!

Julia Rose
Urban Planner
City of Peoria – Community Development Department
309-494-8649



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Planning & Zoning Commission Communication

Meeting Date: September 3, 2026

Prepared By:

Case No: SUBD 342-2026

Request: Hold a public hearing and forward a recommendation to City Council on the request of RBT of Illinois LLC to approve a subdivision plat with waivers, in a Class R3 (Single Family Residential) District, re-subdividing Lot 91B and 91C in Rollingbrook Subdivision as separate buildable lots for the property located at 10103 and 10105 N. Brompton Court, (Parcel Identification Numbers 09-31-208-035 and 09-31-208-034), Peoria, IL. (Council District 5)

Attachments:

1.	SUBD 342-2026 Staff Report
2.	SUBD 342-2026 Zoning Map
3.	SUBD 342-2026 Aerial Map
4.	Application for Rollingbrook Subdivision Section 3A
5.	Preliminary Plat Rollingbrook Subdivision Section 3A
6.	Plat for Rollingbrook Subdivision Section 3
7.	Tract Survey



PLANNING & ZONING COMMISSION

THURSDAY, SEPTEMBER 3, 2026 - 1:00 PM
CITY HALL, ROOM 400 (COUNCIL CHAMBERS)

AGENDA DATE: September 3, 2026

CASE NUMBER: SUBD 342-2026

TO: Planning & Zoning Commission

FROM: Development Review Board

PREPARED BY: Kerilyn Weick, Senior Urban Planner

REQUEST: Hold a public hearing and forward a recommendation to City Council on the request of RBT of Illinois LLC to approve a subdivision plat with waivers, in a Class R3 (Single Family Residential) District, re-subdividing Lot 91B and 91C in Rollingbrook Subdivision as separate buildable lots for the property located at 10103 and 10105 N. Brompton Court, (Parcel Identification Numbers 09-31-208-035 and 09-31-208-034), Peoria, IL. (Council District 5)

RECOMMENDATION: Approve

PROJECT SUMMARY

The property owner/developer requests approval of a subdivision plat to re-subdivide Lot 91B and 91C in Rollingbrook Subdivision Section 3. The purpose of the request is to designate Lots 91B and 91C as separate buildable lots. Lots 91B and 91C are platted as a duplex lot and are not independently buildable; however, the location of underground utility lines prohibits construction of a duplex. As identified in the attached subdivision plat, a utility easement with gas and fiber optic lines is located along the common lot line of Lot 91B and 91C. If the re-subdivision is approved, each lot would be developed with a single family-detached dwelling. The overall number of units would remain the same at two, one per lot.

As separate buildable lots, the request requires waivers from minimum lot area and minimum lot width standards in the R-3 (Single-Family Residential) District.

PROJECT SETTING

The subject property is zoned R-3 (Single-Family Residential) District. Other lots in the Rollingbrook Subdivision Section 3 are also zoned R-3 (Single-Family Residential) District. The 16-lot subdivision is developed with 15 duplexes; Lot 91B and 91C is the only undeveloped

lot remaining. Surrounding zoning to the north and east is R-3 (Single-Family Residential) District. Zoning to the south is R-7 (Multi-Family Residential) District. Property to the west is located in unincorporated Peoria County in a residential zoning district (see the attached Zoning Map).

History

Rollingbrook Subdivision Section 3 was recorded on March 14, 2007 as a major subdivision consisting of 16 lots, each designated for duplex construction (Attachment 6, Plat for Rollingbrook Subdivision Section 3).

At the time of approval, the future intersection of Brompton Court, Allen Road, and Alta Lane was planned for reconstruction, which would facilitate establishing it as the permanent access point connecting the subdivision to the City's roadway network. To ensure adequate roadway access during the interim period, the subdivision was approved with temporary access to Allen Road via an east-west portion of Brompton Court. As part of the approval, the City required that this temporary segment be vacated and platted as Lot 91B, allowing Lot 91A and Lot 91B to be developed as one duplex lot.

By 2016, reconstruction of the intersection was complete, and the temporary portion of Brompton Court was vacated per Ordinance 17,425. Following this action, Lot 91A and the vacated segment of Brompton Court were re-platted as Lots 91B and 91C, with both designated to function as a single duplex lot and not independently buildable parcels (Attachment 7, Tract Survey).

The owner/developer for Lots 91B and 91C has since determined that the location of existing utilities prevents construction of an attached duplex. As a result, they are requesting a re-subdivision of the lots to allow each lot to be developed independently.

DISCUSSION

The Development Review Board considers the proposal's conformance with the Future Land Use Map and goals established in the City's Comprehensive Plan or other approved subarea or neighborhood plans. It also evaluates proposals against the appropriate standards found in the City of Peoria Municipal Code and relevant case law.

Conformance with the Subdivision Ordinance

The applicant has requested two waivers from Section 4.2.4 Building Envelope Standards for the R-3 (Single-Family Residential) District:

1. A waiver to allow a lot width of less than 40 feet. Lot 91B is 38 feet wide as measured at the building setback line.
2. A waiver to allow a lot less than 6,000 square feet. Lot 91C is 0.114 acres or 4,965 square feet.

The Development Review Board supports both waivers. The location of a 15-foot wide utility easement with gas and fiber optic lines creates a special circumstance affecting the buildable area and thereby the reasonable use of the land. The waivers will allow existing easements to remain, thereby promoting public safety. The outcome is the same number of dwelling units and should therefore not be detrimental to other property in the area.

Standards for a Subdivision with Modifications

The Development Review Board evaluates Subdivision proposals according to six standards. A summary of the Development Review Board's findings is provided below.

Table 3. Summary of Development Review Board Findings (Subdivision)

Standards	Met by proposal?
Standard 1. Does not foster excessive population density.	Yes
Standard 2. Does not foster inefficient use of land area.	Yes
Standard 3. The character of design is compatible with adjacent development.	Yes
Standard 4. The design is not a substantial departure from the aesthetic standard of the community.	Yes
Standard 5. Adequate infrastructure both within and supportive to the subject property is in place or has been provided for.	Yes
Standard 6. The plat conforms with the requirements of Appendix A	No
If Standard 6 is not met, then the following shall be considered:	
A. There are special circumstances or conditions affecting said property such that the strict application of the ordinance would deprive the applicant of reasonable use of the land.	Yes
B. The modification(s) is necessary for the preservation and enjoyment of the property.	Yes
C. The granting of the modification will not be detrimental to the public welfare or injurious to other property in the area.	Yes

Comprehensive Plan Critical Success Factors. Reinvest in Neighborhoods.

Future Land Use Designation. Low-Density Residential.

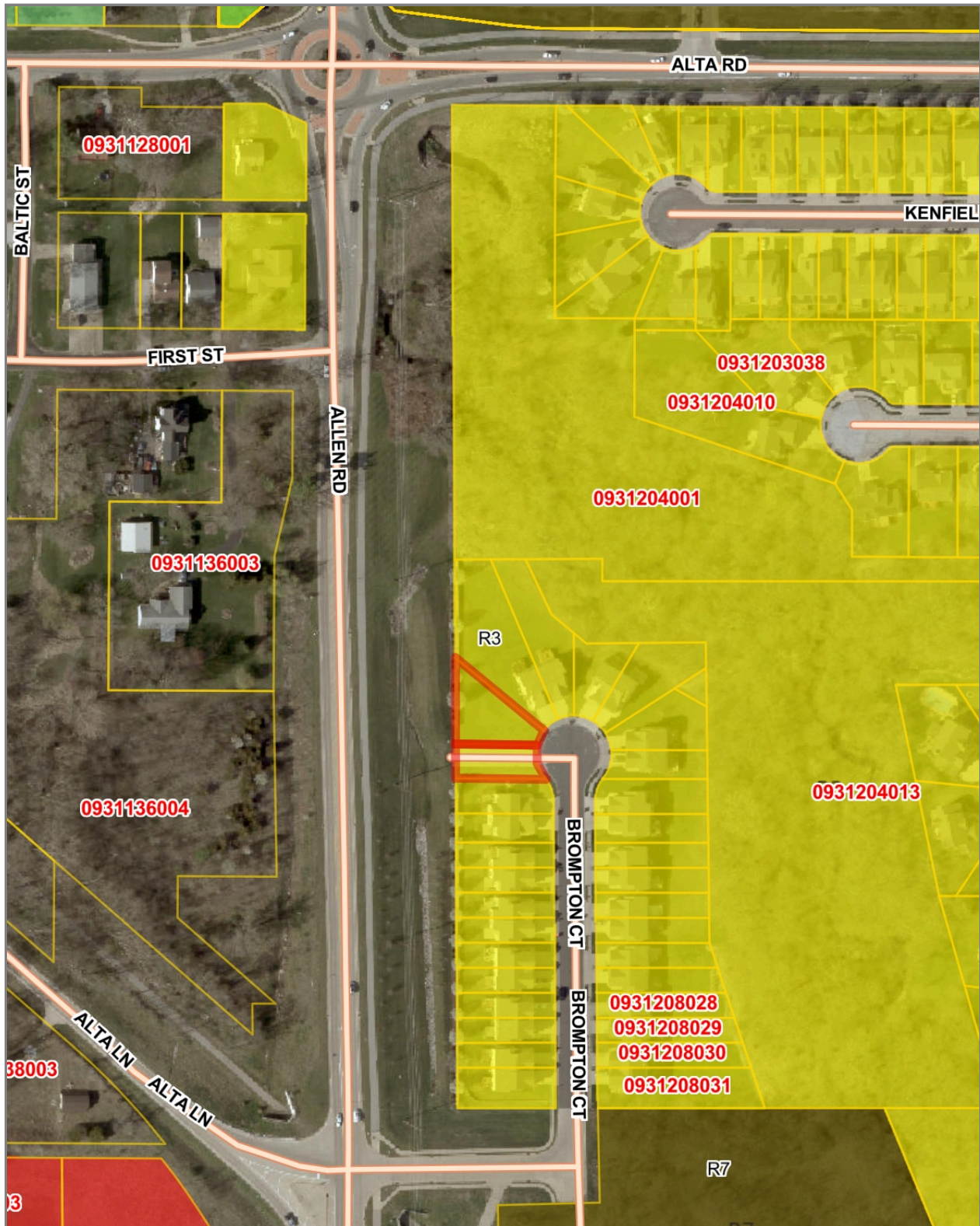
City Council Strategic Plan Goals. Quality of Life.

RECOMMENDATION

The Development Review Board recommends approval of the Preliminary Subdivision Plat with the waivers from City of Peoria Unified Development Code Section 4.2.4 Building Envelope Standards to reduce the lot width for Lot 91B and to reduce the lot area for Lot 91C.

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.

Zoning 10103 and 10105 N Brompton Ct

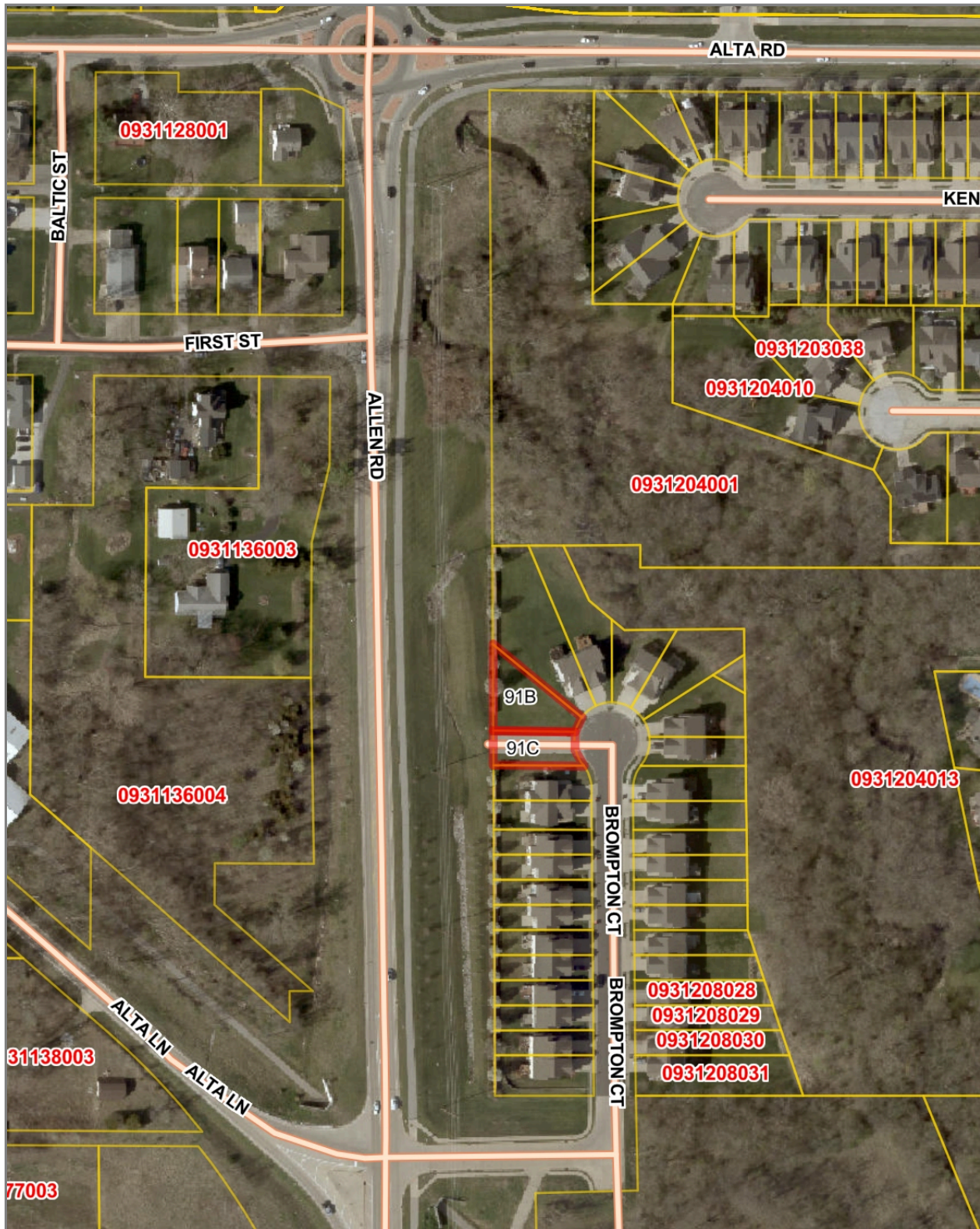


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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 = 200 feet
8/26/2026

10103 and 10105 N Brompton Ct



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 = 200 feet
8/26/2026



City of Peoria Development Center

419 Fulton St., Room 203

Peoria, IL 61602-1217

PH: (309) 494-8600 FX: (309) 494-8680

www.peoriagov.org

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
Current Zoning District: _____
Proposed Zoning District: _____ | ☐ e) Special Permit Signs
☐ (i): Local Sign Regulation/Shopping Center Signs
☐ (ii): Special Permit (Inflatable, Off-Premise or Rooftop Signs) |
| ☐ b) Text Amendment | ☐ f) Official Development Plan |
| ☐ c) Special Use | ☒ g) Preliminary / Final Subdivision Plat / Survey Plat |
| ☐ d) Nonconforming Use Change | ☐ h) Residential Cluster Development |
| | ☐ i) Annexation |

2. PROPERTY INFORMATION (Complete for All Request Types)

- a) Address(es): 10103 and 10105 N. Brompton Court, Peoria, IL 61615
Attach additional sheets if necessary
- b) Parcel ID Number(s): 09-31-208-035 and 09-31-208-034
Attach additional sheets if necessary
- c) Parcel Area (acres or square feet): 0.11 and 0.17 acres d) Current Zoning District: R3

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)
A re-subdivision of Lot 91B and Lot 91C of Rollingbrook Subdivision
- b) Plat/Plan Name: _____ c) Number of Lots/Units: 2 d) Number of Duplex Lots: N/A
- e) Fire District: Dunlap f) School District: Dunlap CUSD 323 g) Library District: Peoria Library
- h) Are Private Streets Proposed?: No i) Is the Project Within City Limits?: Yes j) Type of Sewer Provided: GPSD
- k) If Not, Has Project Been Submitted to the County?: _____ l) Requested Waivers and Additional Information (Attach additional sheet as needed):
Request Waivers (1) Lot 91C does not meet min. area requirements (Min. Req. = 6,000 S.F., Actual = 4,966 S.F.) (2) Lot 91B does not meet min. frontage requirements (Min. = 40 LF, Actual = 38 LF)

ILLEGIBLE OR INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

5. OWNER INFORMATION – REQUIRED

Name _____ Company _____

Address, City, State, ZIP+4 _____

Phone _____ Fax _____ Email _____

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

Name _____ Company _____

Address, City, State, ZIP+4 _____

Phone _____ Fax _____ Email _____

Applicant's Interest in Property:

- ☐ Contractor
☐ Contract Purchaser
☐ Other Owner

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:

LMT Completed Application -- Illegible or Incomplete applications **will not** be accepted.

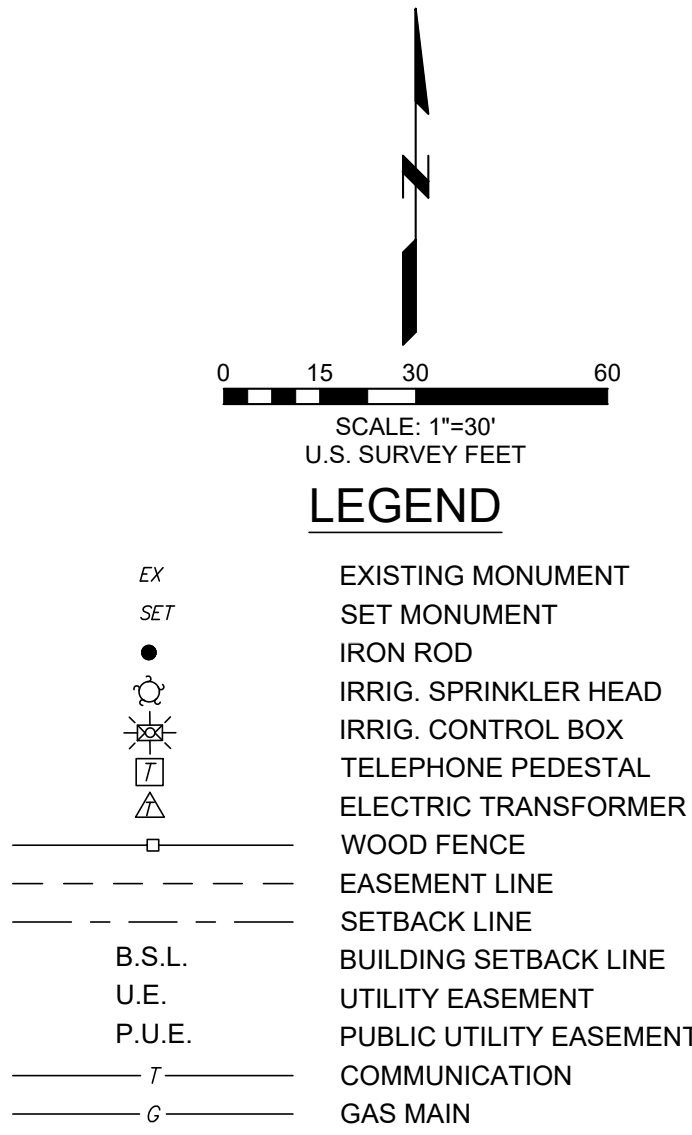
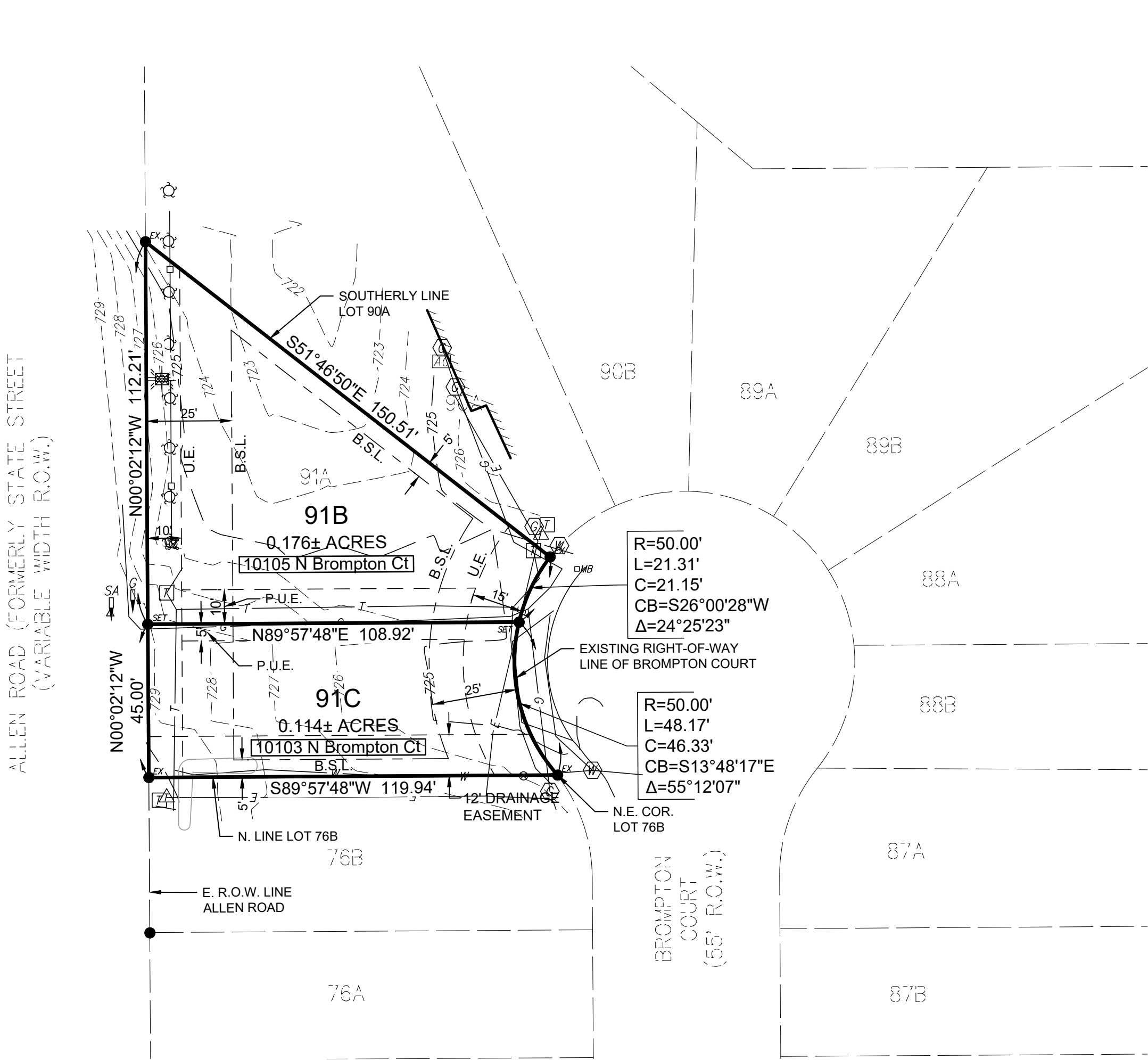
LMT Filing Fee:

Map Amendment (Rezoning)	\$0
Downzone to Comprehensive Plan	\$0
Annexation	\$0
Text Amendment	\$0
Special Use, Official Development Plans, Special Signs	\$250 per requested waiver
Residential Cluster Development	\$0
Subdivision Plat	\$0
Survey Plat	\$0

LMT 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.

PRELIMINARY PLAT OF PART OF ROLLINGBROOK
SUBDIVISION SECTION THREE-A

A RE-SUBDIVISION OF LOT 91B AND LOT 91C IN ROLLINGBROOK SECTION THREE
PART OF N.E. 1/4 SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN
CITY OF PEORIA, PEORIA COUNTY, ILLINOIS



LEGAL DESCRIPTION
A RE-SUBDIVISION OF LOTS 91B AND 91C AS SHOWN ON TRACT SURVEY RECORDED JUNE 30, 2017 AS DOCUMENT NUMBER 2017013013 IN TRACT SURVEY BOOK 49 PAGE 98 IN THE PEORIA COUNTY RECORDED OF DEEDS OFFICE.

SURVEYOR CERTIFICATE
WE, FARNSWORTH GROUP INC., CONSULTING ENGINEERS, ARCHITECTS AND LAND SURVEYORS, HAVE SUBDIVIDED AND PREPARED THIS, PRELIMINARY PLAT OF A RE-SUBDIVISION OF LOTS 91B AND 91C AS SHOWN ON TRACT SURVEY RECORDED JUNE 30, 2017 AS DOCUMENT NUMBER 2017013013 IN TRACT SURVEY BOOK 49 PAGE 98 IN THE PEORIA COUNTY RECORDED OF DEEDS OFFICE, ILLINOIS. THIS PLAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, IS A TRUE REPRESENTATION OF SAID SURVEY DRAWN TO A SCALE OF 1 INCH=30 FEET.

LOTS 91B AND 91C, LIE WITH ZONE C "AREAS OF MINIMAL FLOODING" AS IDENTIFIED FOR THE COUNTY OF PEORIA BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 170533 0125 B WITH AN EFFECTIVE DATE OF JUNE 1, 1983.

THIS RE-SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF A CITY WHICH HAS ADOPTED A CITY PLAN AND EXERCISES THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR HEREAFTER AMENDED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026

FARNSWORTH GROUP, INC.
100 WALNUT STREET SUITE 200
PEORIA, ILLINOIS 61602

BY: **KENNETH J. SILVERTHORN**
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3413

3413
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS
PEORIA, ILLINOIS

DATE: _____
EXP. DATE: 11-30-2026
DESIGN FIRM REGISTRATION
NO. 124-001556

NOTE:
THE WORD CERTIFY IS DEFINED AS FOLLOWS FOR THIS PLAT "A DESIGN PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE DESIGN PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM"

- GENERAL NOTES:**
- I HAVE NOT MADE A SEPARATE SEARCH OF THE RECORDS FOR EASEMENT, ENCUMBRANCES, OWNERSHIP OR TITLE EVIDENCE IN CONJUNCTION WITH THIS SURVEY.
 - THE BASIS FOR BEARINGS IS ILLINOIS STATE PLANE WEST ZONE NAD 83.
 - A 5/8" IRON ROD WILL BE SET AT EACH CORNER AND AT EACH LOCATION WHERE A LOT LINE CHANGES DIRECTION.
 - DIMENSIONS SHOWN ALONG CURVED LOT LINES ARE ARC DISTANCE.
 - PROPERTY OWNERS IN THIS SUBDIVISION MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S DRAINAGE ASSISTANCE PROGRAM.
 - THE INTENT OF THIS SUBDIVISION IS TO RESTATE THE ORIGINAL LOT 91B AND 91C RECORDED IN TRACT SURVEY BOOK 49 ON PAGE 98 IN THE PEORIA COUNTY RECORDER OF DEEDS OFFICE. FOR HISTORICAL PURPOSES, LOTS 91B AND 91C WERE NOT CONSIDERED SEPARATE BUILDABLE LOTS UNDER THE PREVIOUS PLATS. UPON RECORDING OF THIS PLAT, THE LOTS SHALL BE CONSIDERED SEPARATE LOTS FOR SINGLE-FAMILY RESIDENTIAL DWELLINGS.

OWNER'S INFORMATION
NAME: RBT OF IL
ADDRESS: 3217 VILLAGE OFFICE PL
CHAMPAIGN, IL 61822-3506

OWNER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF PEORIA)

WE, RBT OF IL, OWNER (S) AND PROPRIETOR(S) OF THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED THIS SURVEY AND PLAT TO BE MADE AS SHOWN HEREON. WE ACKNOWLEDGE THIS SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I/WE FURTHER CERTIFY THAT TO MY/OUR KNOWLEDGE AND BELIEF THIS PROPERTY IS LOCATED WITHIN SCHOOL DISTRICT: DUNLAP COMMUNITY UNIT SCHOOL DISTRICT 323.

IN WITNESS WHEREOF THE UNDERSIGNED, HAVE CAUSED THIS CERTIFICATE TO BE EXECUTED.

THIS _____ DAY OF _____, 2026.

MANAGER

OWNER'S NOTARY CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND CERTIFICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THIS PLAT AND CERTIFICATE AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

CITY OF PEORIA COMMUNITY DEVELOPMENT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF PEORIA)

THIS PRELIMINARY PLAT OF PART OF ROLLINGBROOK SUBDIVISION SECTION THREE-A ON THE _____ DAY OF _____, 2026, RECEIVED PRELIMINARY APPROVAL OF THE CITY OF PEORIA PLANNING & ZONING COMMISSION. THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE YEAR FOR APPROVAL OR THE ABOVE ACTION BECOMES INVALID.

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY OF PEORIA CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF PEORIA)

I HEREBY CERTIFY THAT BY RESOLUTION _____ ADOPTED BY THE CITY COUNCIL OF THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2026, THE ABOVE PRELIMINARY PLAT OF PART OF ROLLINGBROOK SUBDIVISION SECTION THREE-A WAS APPROVED.

CITY CLERK

DRAINAGE CERTIFICATE
WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR THAT PROVISION HAVE BEEN MADE FOR THE COLLECTION OF DIVERSION OF SUCH WATERS.

OWNER

PROFESSIONAL ENGINEER

LOT 91B TAX ID NO. 09-31-208-034
LOT 91C TAX ID NO. 09-31-208-035
N.E. 1/4 SEC. 31, T.10N., R.8E. 4P.M.



Farnsworth
GROUP

100 WALNUT STREET, SUITE 200
PEORIA, ILLINOIS 61602
(309) 689-9888 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

PROJECT:

Rollingbrook
Subdivision

N. Brompton Court, Peoria, IL 61615

DATE: 08/28/2026

DESIGNED: KJS

DRAWN: TWA

REVIEWED: KJS

FIELD BOOK NO.: FB_PIA0068

SHEET NUMBER:

PRELIMINARY PLAT
OF PART OF
ROLLINGBROOK
SUBDIVISION
SECTION THREE-A

SHEET NUMBER:

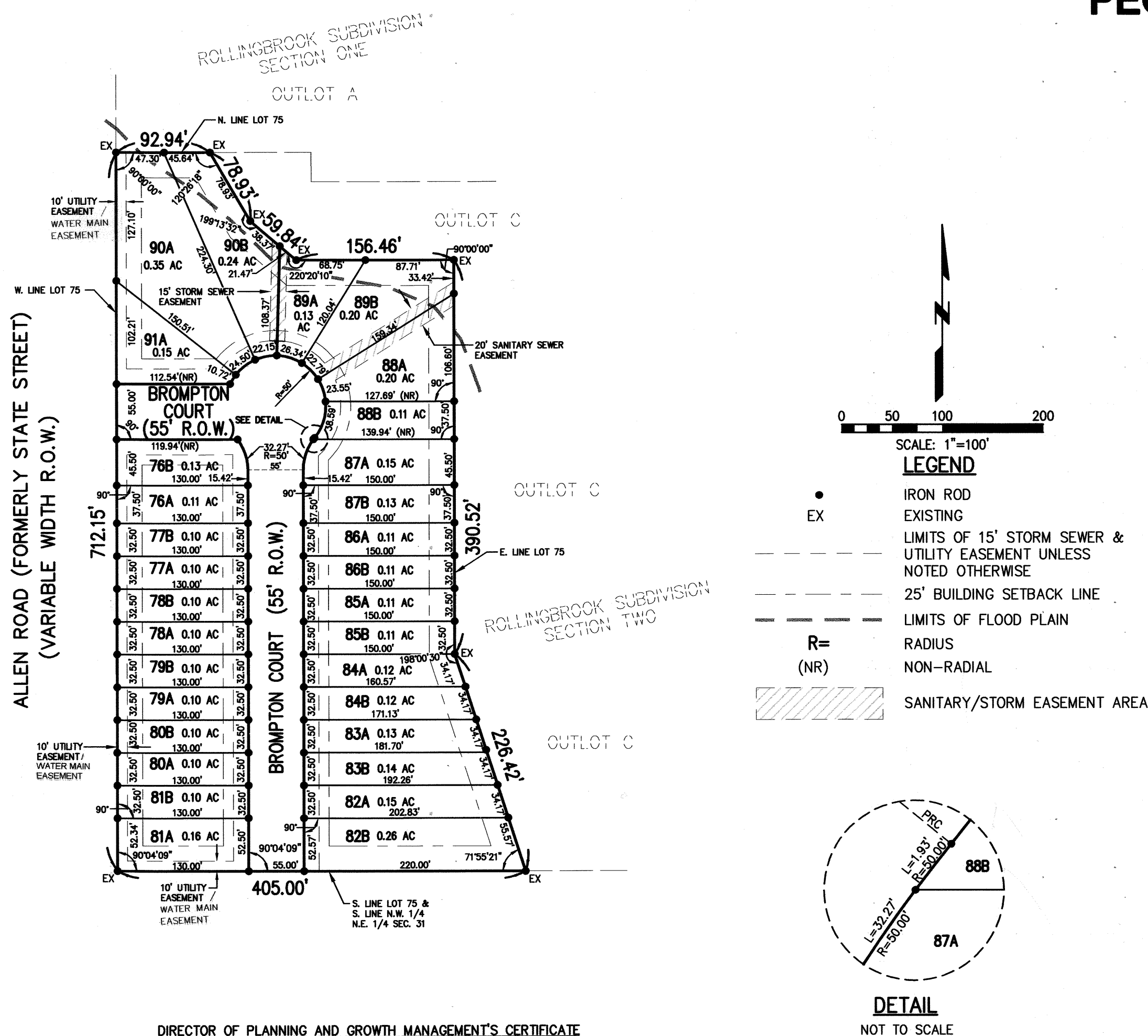
1

PROJECT NO.: 02601129.001

ROLLINGBROOK SUBDIVISION - SECTION THREE

FINAL PLAT

NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN
PEORIA, ILLINOIS



DESCRIPTION OF TRACT OF LAND TO BE RECORDED AS "ROLLINGBROOK SUBDIVISION-SECTION THREE"

Lot 75 in Rollingbrook Subdivision-Section Two as shown on Final Plat recorded October 24, 2006 as Document No. 06-34823 in Plat Book 10 on Page 70 in the Peoria County, Illinois, Recorder's Office.

This tract contains 5.14 acres, more or less.

SURVEYOR'S CERTIFICATE

We, Farnsworth Group, Inc., consulting engineers, architects and land surveyors, have subdivided this property into thirty-one duplex lots numbered 76a and 76b, through 91a inclusive; the streets and the easements as shown. This Subdivision is to be known as "Rollingbrook Subdivision - Section Three" in the City of Peoria, Peoria County, Illinois. This plat, to the best of our knowledge and belief, is a true representation of the Subdivision drawn to a scale of 1 inch = 100 feet.

Portions of Lot 88A, Lot 89A, Lot 89B, Lot 90A, and Lot 90B are located within Zone A (Areas of 100-year Flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map for the Unincorporated Areas of Peoria County, Illinois, Community Panel No. 170533 0125 B, effective June 1, 1983.

This Subdivision is located within the Corporate Limits of a City which has adopted a City Plan and exercises the Special Powers authorized by Division 12 of Article 11 of the Illinois Municipal Code as now or hereafter amended.

Witness my hand and seal this 8th day of January, 2007.

Farnsworth Group, Inc.
7707 N. Knoxville Ave, Suite 200
Peoria, IL 61614



By: Kenneth Silverthorn
Kenneth J. Silverthorn
Professional Land Surveyor No. 3413

DATE: 01-08-07
EXP. DATE: 11-30-2008
DESIGN FIRM REGISTRATION
NO. 184-001856

This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

NOTES:

1. A 5/8-inch-diameter rebar will be set at each lot corner and at each location where a lot line changes direction after lot grading has been completed.
2. Dimensions shown along curved lot lines are arc distances.
3. Property owners may not participate in the City of Peoria's Drainage Assistance Program.
4. Lot lines extending from curved street lines are radial unless noted otherwise.
5. The east-west portion of Brompton Court is designed as a temporary access from Allen Road and is not intended to remain. According to the current IDOT design, this access will become obsolete because of road re-alignment. After an alternate access onto this property from the south is available, said portion of Brompton Court can be vacated and will be platted as Lot 91B. Lot 91A will remain undeveloped until adjoining Lot 91B is platted.
6. Lots 76 through 91 are duplex lots and are not independently buildable.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, RBTM Peoria, LLC, owner and proprietor of the land shown on this plat, do hereby certify that I have caused this survey and subdivision to be made as shown on this plat, to be known as "Rollingbrook Subdivision - Section Three." I acknowledge this survey to be correct to the best of my knowledge and belief and hereby dedicate the streets hereon to the public use forever.

Permanent utility easements are hereby reserved for and granted to the City of Peoria and to those public utility companies operating under franchises from the City of Peoria including telephone, electric, cable, water and gas companies, their successors and assigns, to install, operate, maintain and/or remove underground or overhead utility lines, for the purpose of serving this subdivision and adjoining properties. Said easements grant the right for said franchises to enter upon the lots at all times to install, operate and maintain said utility facilities and to trim or remove any trees or shrubs that interfere with said utility facilities.

Permanent storm sewer easements are hereby reserved for storm water purposes and are granted to the City of Peoria to install, maintain and/or remove storm sewers and necessary manholes and connections. Said easements grant the right for said District to enter upon the lots at all times to install, operate and maintain said structures and the gravity flow between said structures. No obstructions will be permitted within the storm sewer easements.

Permanent sanitary sewer easements are hereby granted to the Greater Peoria Sanitary and Sewage Disposal District to install, maintain and/or remove sanitary sewers and necessary manholes and connections. Said easements grant the right for said District to enter upon the lots at all times to install, operate and maintain said structures and the flow between said structures.

No permanent buildings or trees shall be placed on said easements, but the easements may be used for gardens, landscaping and other purposes that do not interfere with the use of said easements.

Each lot or part thereof shall be subject to restrictions recorded in a Declaration of Restrictions placed on record in the Peoria County Recorder's Office. Each contract for sale, conveyance or lease of any such lot or part thereof shall be made expressly subject to these restrictions, and each purchaser, grantee or lessee in the acceptance of such contract, conveyance or lease, shall thereby subject himself, his heirs, executors, administrator and assigns to said restrictions.

IN WITNESS WHEREOF the undersigned, have caused this certificate to be subscribed this 11th day of January, 2007.

By: Randall Lee Peifer, as Co-Trustee
of the Randall Lee Peifer Trust, its Manager

By: William Andrew Peifer, as Trustee
of the William Andrew Peifer Trust, its Manager

DIRECTOR OF PLANNING AND GROWTH MANAGEMENT'S CERTIFICATE

STATE OF ILLINOIS)
CITY OF PEORIA)

I hereby certify that this plat of "Rollingbrook Subdivision-Section-Three" is substantially in conformance with the approved Preliminary Plat and is approved this 14th day of February, 2007.

By: Susan M. Hudson
Director, Planning and Growth Management



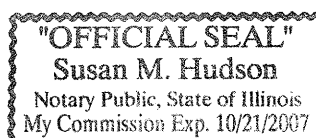
OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I, THE UNDERSIGNED, a Notary Public in and for the said County in the State aforesaid, do hereby certify that Randall Lee Peifer, as Co-Trustee of the Randall Lee Peifer Trust and William Andrew Peifer, as Trustee of the William Andrew Peifer Trust, personally known to me to be the same person whose name is subscribed to this plat and certification, appeared before me this day in person and acknowledged that they signed and sealed this plat and certificate as their free and voluntary act as Manager of RBTM Peoria, LLC, for the uses and purposes set forth.

Given under my hand and seal this 11th day of January, 2007.

By: Susan M. Hudson
Notary Public



PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

I hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against any of the real estate embraced in the accompanying plat of "Rollingbrook Subdivision - Section Three."

Give under my hand and seal this 11th day of January, 2007.

By: B. Steve Somerville
County Clerk

STATE OF ILLINOIS)
County of Peoria)
I, Bradley E. Norton, County Recorder, on
this 14th day of February, 2007, at Peoria, Illinois, do hereby certify that the foregoing is a true and correct copy of the original plat and certification as recorded in my office.
Plat Book 11, Page 133, Doc. No. 06-34823
Recorder of Deeds

Revisions # Date: Initials: 1 01-05-07 JMG		TAX I.D. NO. : 09-31-204-012		ROLLINGBROOK SUBDIVISION SECTION THREE PEORIA, ILLINOIS	
Farnsworth GROUP 7707 N. KNOXVILLE AVE, SUITE 200 PEORIA, ILLINOIS 61614 (309) 689-9888 / (309) 689-9820 Fax www.f-w.com		Drawn: TAW Date: 12-11-06 Designed: JMG Checked:		Book No.: PEO- Sheet No.: 1 OF 1 Project No.: 104456.10 File No.: PEO-24-61	

PLAT OF SURVEY

LOT 91A ROLLINGBROOK SECTION THREE AND VACATED BROMPTON COURT BEING
PART OF N.E. 1/4 SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN
CITY OF PEORIA, PEORIA COUNTY, ILLINOIS

LEGAL DESCRIPTIONS

LOT 91B

BEING A PART OF LOT 91A IN ROLLINGBROOK SUBDIVISION SECTION THREE, AS RECORDED IN PLAT BOOK 11 PAGE 13 AS DOCUMENT NUMBER 07-07616 ON MARCH 14, 2007, ALSO BEING PART OF VACATED BROMPTON COURT AS VACATED PER CITY OF PEORIA ORDINANCE NUMBER 17,425 RECORDED AS DOCUMENT NUMBER 2016029513 IN THE PEORIA COUNTY RECORDER OF DEEDS OFFICE, PEORIA COUNTY, ILLINOIS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 91A, THENCE SOUTH 51 DEGREES 46 MINUTES 50 SECONDS EAST 150.51 FEET ALONG THE NORTHERLY LINE OF SAID LOT 91A TO A POINT ON THE EXISTING RIGHT-OF-WAY OF BROMPTON COURT; THENCE SOUTHWEST 21.31 FEET ALONG A CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET AND WHOSE CHORD BEARS SOUTH 28 DEGREES 00 MINUTES 28 SECONDS WEST 21.15 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 48 SECONDS WEST 108.92 FEET TO THE WEST LINE OF VACATED BROMPTON COURT; THENCE NORTH 00 DEGREES 02 MINUTES 12 SECONDS WEST 112.21 FEET ALONG SAID VACATED BROMPTON COURT AND THE WEST LINE OF SAID LOT 91A TO THE POINT OF BEGINNING. CONTAINING 0.176 ACRE, MORE OR LESS.

LOT 91C

BEING PART OF VACATED BROMPTON COURT AS VACATED PER CITY OF PEORIA ORDINANCE NUMBER 17,425 RECORDED AS DOCUMENT NUMBER 2016029513 IN THE PEORIA COUNTY RECORDER OF DEEDS OFFICE, SAID BROMPTON COURT BEING PART OF ROLLINGBROOK SUBDIVISION SECTION THREE, AS RECORDED IN PLAT BOOK 11 PAGE 13 AS DOCUMENT NUMBER 07-07616 ON MARCH 14, 2007 PEORIA COUNTY, ILLINOIS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 76B IN SAID ROLLINGBROOK SECTION THREE ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VACATED BROMPTON COURT; THENCE NORTH 00 DEGREES 02 MINUTES 12 SECONDS WEST 45.00 FEET ALONG SAID VACATED BROMPTON COURT; THENCE NORTH 89 DEGREES 57 MINUTES 48 SECONDS EAST 108.92 FEET TO A POINT ON EXISTING RIGHT-OF-WAY OF BROMPTON COURT; THENCE SOUTHEAST 48.17 FEET ALONG A CURVE BEING CONCAVE TO THE EAST HAVING A RADIUS OF 50.00 FEET AND WHOSE CHORD BEARS SOUTH 13 DEGREES 48 MINUTES 17 SECONDS WEST 46.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 76B; THENCE SOUTH 89 DEGREES 57 MINUTES 48 SECONDS WEST 119.94 FEET ALONG THE NORTH LINE OF SAID LOT 76B TO THE POINT OF BEGINNING. CONTAINING 0.114 ACRE, MORE OR LESS.

SURVEYOR CERTIFICATE

WE, FARNSWORTH GROUP INC., CONSULTING ENGINEERS, ARCHITECTS AND LAND SURVEYORS, HAVE SUBDIVIDED AND PREPARED THIS PLAT OF SURVEY FOR VACATED BROMPTON COURT AND LOT 91A IN ROLLINGBROOK SUBDIVISION SECTION THREE IN THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS. THIS PLAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, IS A TRUE REPRESENTATION OF SAID SURVEY DRAWN TO A SCALE OF 1 INCH = 30 FEET.

LOTS 91B AND 91C LIE WITH ZONE C "AREAS OF MINIMAL FLOODING" AS IDENTIFIED FOR THE COUNTY OF PEORIA BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 170533 0125 B WITH AN EFFECTIVE DATE OF JUNE 1, 1983.

THIS SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF A CITY WHICH HAS ADOPTED A CITY PLAN AND EXERCISES THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR HEREAFTER AMENDED.

WITNESS MY HAND AND SEAL THIS 16TH DAY OF JUNE 2017

FARNSWORTH GROUP, INC.
100 WALNUT STREET SUITE 200
PEORIA, ILLINOIS 61602

BY: Kenneth J. Silverthorn
KENNETH J. SILVERTHORN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3413



DATE: 6-16-2017
EXP. DATE: 11-30-2018
DESIGN FIRM REGISTRATION NO. 184-001856

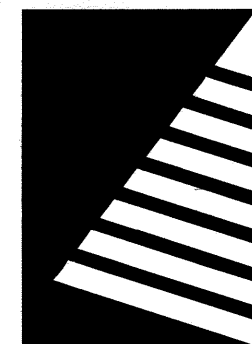
NOTE:
THE WORD CERTIFY IS DEFINED AS FOLLOWS FOR THIS PLAT "A DESIGN PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE DESIGN PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM"

GENERAL NOTES:

- I HAVE NOT MADE A SEPARATE SEARCH OF THE RECORDS FOR EASEMENT, ENCUMBRANCES, OWNERSHIP OR TITLE EVIDENCE IN CONJUNCTION WITH THIS SURVEY.
- THE BASIS FOR BEARINGS IS ILLINOIS STATE PLANE WEST ZONE NAD 83.
- A 5/8" IRON ROD WILL BE SET AT EACH CORNER AND AT EACH LOCATION WHERE A LOT LINE CHANGES DIRECTION.
- DIMENSIONS SHOWN ALONG CURVED LOT LINES ARE ARC DISTANCE.
- PROPERTY OWNERS IN THIS SUBDIVISION MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S DRAINAGE ASSISTANCE PROGRAM.

LOT 91A EXSIT. TAX ID NO. 09-31-208-003
N.E. 1/4 SEC. 31, T.10N., R.8E. 4P.M.

49-98



Farnsworth GROUP

100 WALNUT STREET, SUITE 200
PEORIA, ILLINOIS 61602
(309) 689-9888 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	Date:	Description:
1	05/18/2017	ADDED ADDRESSES PER CITY
2	06/14/2017	REVISED PER DEVELOPMENT REVIEW BOARD COMMENTS

PROJECT:

ROLLINGBROOK SECTION 3 LOT 91A AND VACATED PORTION OF BROMPTON COURT

STATE OF ILLINOIS }
County of Peoria }
on JUN 30 2017 at 12:47 PM
and recorded in Tract Survey 49 Page 98
Doc. No. 2017013013
Steve Sonnemaker
County Clerk

PEORIA, ILLINOIS

Date: 3-23-17

Design/Drawn: DJM

Reviewed: JJB

Field Book No.:

SHEET TITLE:

PLAT OF SURVEY

SHEET NUMBER:

1

Project No.: 104456.8-001
PEO-18-168

P.O.B. LOT 91B
N.W. COR. LOT 91A

WEST LINE
LOT 91A

ALLEN ROAD (FORMERLY STATE STREET)
(VARIABLE WIDTH R.O.W.)

N00°02'12"W 112.21'

N00°02'12"W 45.00'

P.O.B. LOT 91C
N.W. COR. LOT 76B

N. LINE LOT 76B

E. R.O.W. LINE
ALLEN ROAD

NORTHERLY LINE
LOT 91A

S51°46'50"E 150.51'

B.S.L.

90A

91A

S.E. COR.
LOT 91A

91B

0.176± ACRES

10105 N Brompton Ct

N89°57'48"E 108.92'

VACATED BROMPTON COURT
PER ORDINANCE NO. 17,425

91C

0.114± ACRES

10103 N Brompton Ct

B.S.L.

S89°57'48"W 119.94'

12' DRAINAGE
EASEMENT

N.E. COR.
LOT 76B

76B

76A

R=50.00'
L=21.31'
C=21.15'
CB=S26°00'28"W
Δ=24°25'23"

R=50.00'
L=48.17'
C=46.33'
CB=S13°48'17"E
Δ=55°12'07"

EXISTING RIGHT-OF-WAY
LINE OF BROMPTON COURT

BROMPTON
COURT
(55' R.O.W.)

87A

87B

87C

87D

87E

87F

87G

87H

87I

87J

87K

87L

87M

87N

87O

87P

87Q

87R

87S

87T

87U

87V

87W

87X

87Y

87Z

87A

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87J

87K

87L

87M

87N

87O

87P

87Q

87R

87S

87T

87U

87V

87W

87X

87Y

87Z

87A

87B

87C

87D

87E

87F

87G

87H

87I

87J

87K

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87M

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87P

87Q

87R

87S

87T

87U

87V

87W

87X

87Y

87Z

87A

87B

87C

87D

87E

87F

87G

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87I

87J

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87L

87M

87N

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87X

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87M

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87P

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