



November 28, 2006

Ronald Weber
4609 W. Charter Oak Road
Peoria, IL 61615

RE: Case No. CPC 06-EE Weber's Estates Preliminary Plat

Please be advised that on Tuesday, October 31, 2006, the City Council approved the following:

RESOLUTION NO. 06-619 APPROVING THE PRELIMINARY PLAT OF WEBER'S ESTATES SUBDIVISION, LOCATED EAST OF IL ROUTE 6, SOUTH OF ROCKWELL DRIVE, WEST OF FROSTWOOD PARKWAY, ALONG THE NORTH SIDE OF CHARTER OAK ROAD. THE PROPERTY IS IDENTIFIED AS PARCEL IDENTIFICATION NUMBER 13-14-451-001. (CPC 06-EE)

This request was approved as outlined in the attached copies of the approved documents. If you have any questions, please contact me at 494-8667.

Sincerely,

A handwritten signature in cursive script that reads 'Leah Allison'.

Leah Allison, AICP
Senior Urban Planner

LA/ps

Attachments



RESOLUTION NO. 06-619
CITY OF PEORIA.

Peoria, Illinois _____, October 31, 2006

A RESOLUTION APPROVING THE PRELIMINARY PLAT OF WEBER'S ESTATES SUBDIVISION, LOCATED EAST OF IL ROUTE 6, SOUTH OF ROCKWELL DRIVE, WEST OF FROSTWOOD PARKWAY, ALONG THE NORTH SIDE OF CHARTER OAK ROAD. THE PROPERTY IS IDENTIFIED AS PARCEL IDENTIFICATION NUMBER 13-14-451-001.

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

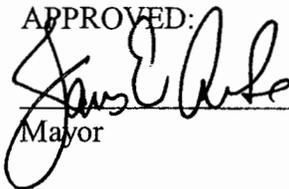
WHEREAS, the City Planning Commission reviewed this request on October 18, 2006,

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

Section 1. That the Preliminary Plat of Weber's Estates Subdivision, located east of IL Route 6, south of Rockwell Drive, west of Frostwood Parkway, along the north side of Charter Oak Road (Attachment A), generally described as a subdivision of part of the SE ¼ of Section 14, T9N, R7E of the 4th Principal Meridian is hereby approved:

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS 31ST DAY OF OCTOBER 2006.

APPROVED:



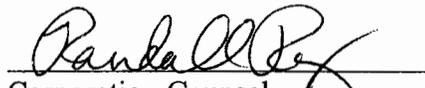
Mayor

ATTEST:

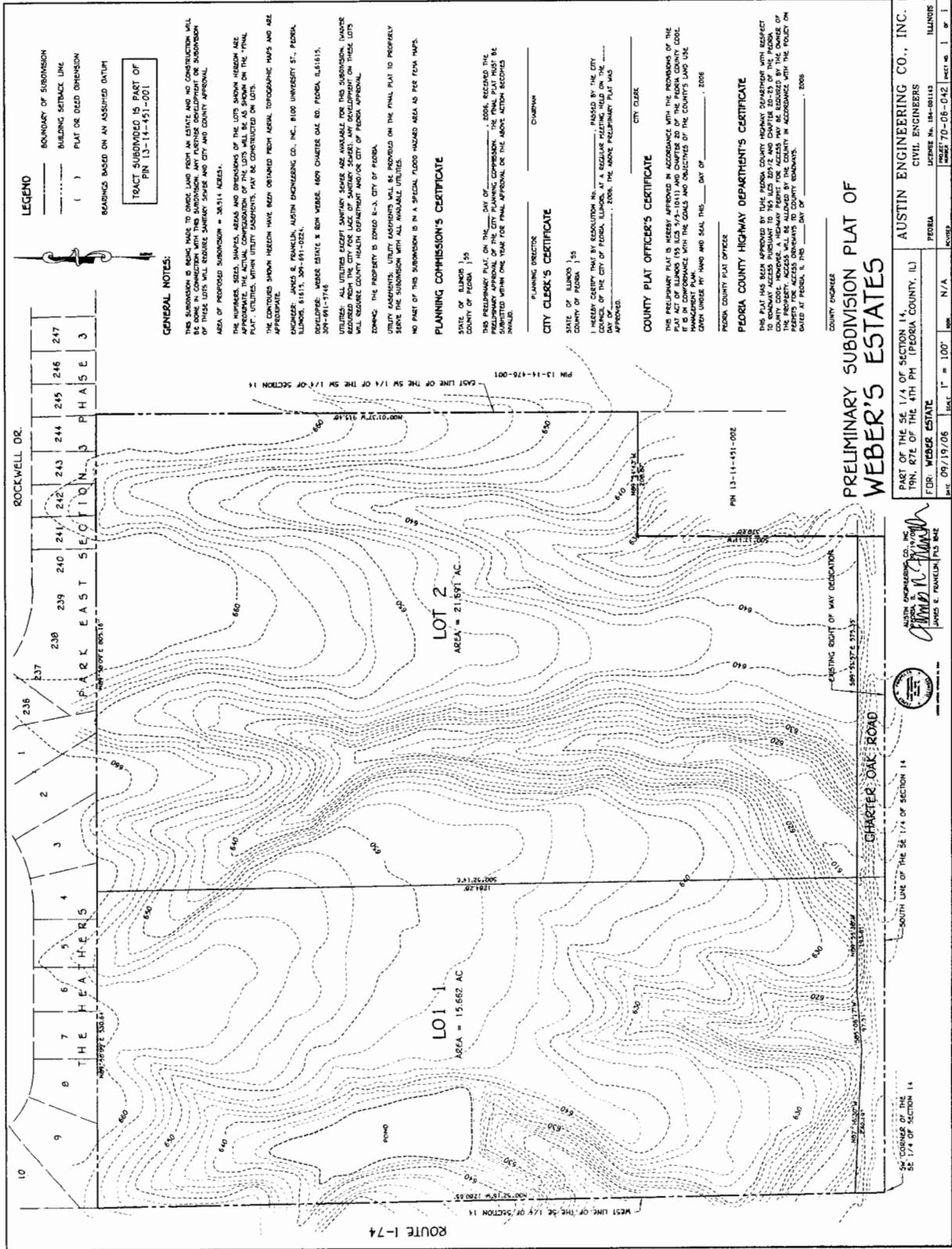


City Clerk

EXAMINED AND APPROVED



Corporation Counsel



PRELIMINARY SUBDIVISION PLAT OF
WEBER'S ESTATES

COUNTY ENGINEER
PART OF THE SE 1/4 OF SECTION 14,
T8N, R7E OF THE 4TH PR. (PEORIA COUNTY, IL)
FOR: WEBER ESTATE
DATE: 09/19/06
SCALE: 1" = 100'
SHEET NO. 1 OF 1

AUSTIN ENGINEERING CO., INC.
CIVIL ENGINEERS
LICENSE NO. 04-00113
ILLINOIS
SHEET 70-06-042

AUSTIN ENGINEERING CO., INC.
James E. Frankel, PLS. MAZ



WEST LINE OF THE SE 1/4 OF SECTION 14
SOUTH LINE OF THE SE 1/4 OF SECTION 14
EXISTING RIGHT OF WAY DEBARRON
APPROXIMATE 37.5 FT.
CHARTER OAK ROAD
ROUTE I-74
CAST LINE OF THE SW 1/4 OF SECTION 14
PIN 13-14-451-002
PIN 13-14-451-001

LEGEND
--- BOUNDARY OF SUBDIVISION
- - - BUILDING SETBACK LINE
() PLAT OR OLD DIMENSION
--- MARKINGS BASED ON AN ASSIGNED DATUM

TRACT SUBDIVIDED IS PART OF
PIN 13-14-451-001

GENERAL NOTES:
THIS SUBDIVISION IS BEING MADE TO DIVIDE LAND FROM AN ESTATE AND NO CONSTRUCTION WILL BE DONE IN CONNECTION WITH THIS SUBDIVISION. ANY FUTURE DEVELOPMENT OR SUBDIVISION OF THESE LOTS WILL REQUIRE SEPARATE SURVEY AND CITY AND COUNTY APPROVAL.
AREA OF PROPOSED SUBDIVISION = 38.511 ACRES.
THE HURDLES, SIZES, SHAPES, AREAS AND DIMENSIONS OF THE LOTS SHOWN HEREON ARE BASED ON THE ORIGINAL SURVEY AND THE LOTS SHOWN HEREON ARE NOT TO BE CONSIDERED AS FINAL. THE FINAL PLAT, UTILITIES, UTILITY EASEMENTS, PLAT BE CONSTRUCTED ON LOTS.
THE LOTS SHOWN HEREON HAVE BEEN OBTAINED FROM AERIAL PHOTOGRAPHIC MAPS AND ARE APPROXIMATE.
OWNER: JAMES E. FRANKEL, AUSTIN ENGINEERING CO., INC. 8109 UNIVERSITY ST., PEORIA, ILLINOIS 61615, 309-691-0229.
OWNER: WEBER ESTATE & BOB WEBER, 1609 CHARTER OAK RD., PEORIA, ILLINOIS, 309-691-1748.
UTILITIES: ALL UTILITIES EXCEPT SANITARY SEWER ARE AVAILABLE FOR THIS SUBDIVISION. SEWER SEWERAGE FROM THE CITY FOR LACK OF SANITARY SEWER, ANY DEVELOPMENT ON THESE LOTS WILL REQUIRE COUNTY HEALTH DEPARTMENT AND/OR CITY OF PEORIA APPROVAL.
ZONING: THE PROPERTY IS ZONED R-3, CITY OF PEORIA.
UTILITY EASEMENTS: UTILITY EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT TO PROPERLY SERVE THE SUBDIVISION WITH ALL AVAILABLE UTILITIES.
NO PART OF THIS SUBDIVISION IS IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA MAPS.

PLANNING COMMISSION'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF PEORIA)
I, JAMES E. FRANKEL, PLANNING DIRECTOR, DO HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED AND APPROVED FOR THE CITY OF PEORIA, ILLINOIS, AND THAT THE SAME MEETS ALL REQUIREMENTS OF THE PEORIA ZONING ORDINANCES AND THE PEORIA SUBDIVISION ACT.

CITY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF PEORIA)
I, JAMES E. FRANKEL, CITY CLERK, DO HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED AND APPROVED FOR THE CITY OF PEORIA, ILLINOIS, AND THAT THE SAME MEETS ALL REQUIREMENTS OF THE PEORIA ZONING ORDINANCES AND THE PEORIA SUBDIVISION ACT.

COUNTY PLAT OFFICER'S CERTIFICATE
PEORIA COUNTY PLAT OFFICER
I, JAMES E. FRANKEL, PEORIA COUNTY PLAT OFFICER, DO HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED AND APPROVED FOR THE COUNTY OF PEORIA, ILLINOIS, AND THAT THE SAME MEETS ALL REQUIREMENTS OF THE PEORIA SUBDIVISION ACT.

PEORIA COUNTY HIGHWAY DEPARTMENT'S CERTIFICATE
PEORIA COUNTY HIGHWAY DEPARTMENT
I, JAMES E. FRANKEL, PEORIA COUNTY HIGHWAY DEPARTMENT, DO HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED AND APPROVED FOR THE COUNTY OF PEORIA, ILLINOIS, AND THAT THE SAME MEETS ALL REQUIREMENTS OF THE PEORIA SUBDIVISION ACT.

PLANNING DIRECTOR
JAMES E. FRANKEL
PLANNING DIRECTOR

CITY CLERK
JAMES E. FRANKEL
CITY CLERK

COUNTY PLAT OFFICER
JAMES E. FRANKEL
COUNTY PLAT OFFICER

PEORIA COUNTY HIGHWAY DEPARTMENT
JAMES E. FRANKEL
PEORIA COUNTY HIGHWAY DEPARTMENT

DATE
09/19/06

SCALE
1" = 100'

SHEET NO.
1 OF 1

PROJECT NO.
70-06-042

DATE
09/19/06

BY
JAMES E. FRANKEL, PLS. MAZ

FOR
WEBER ESTATE

DATE
09/19/06

SCALE
1" = 100'

SHEET NO.
1 OF 1

PROJECT NO.
70-06-042

DATE
09/19/06