



June 26, 2007

Devin Birch
Austin Engineering Company, Inc.
8100 N. University Street
Peoria, IL 61615

RE: FROSTWOOD VILLAS - PRELIMINARY PLAT – CPC 07-H

Please be advised that on Tuesday, June 12, 2007, the City Council concurred with the Planning Commission recommendation for:

APPROVAL OF RESOLUTION NO. 07-329 APPROVING THE PRELIMINARY PLAT OF FROSTWOOD VILLAS, A SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT LOCATED NORTH OF CHARTER OAK ROAD, SOUTH OF ROCKWELL DRIVE, ALONG THE EAST SIDE OF FROSTWOOD PARKWAY. THE PROPERTY IS IDENTIFIED AS PARCEL IDENTIFICATION NUMBER 13-14-477-001, WITH CONDITION. (CPC 07-H) [DISTRICT 4]

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

P:\PGM\COMMISSIONS\PLANNING COMMISSION\CPC 07-H\CPC 07-H- CC RESULTS.DOC

RESOLUTION NO. 07-329

CITY OF PEORIA.

Peoria, Illinois **JUNE** 12 20 **07**

A RESOLUTION APPROVING THE PRELIMINARY PLAT OF FROSTWOOD VILLAS, A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED NORTH OF CHARTER OAK ROAD, SOUTH OF ROCKWELL DRIVE, ALONG THE EAST SIDE OF FROSTWOOD PARKWAY. THE PROPERTY IS IDENTIFIED AS PARCEL IDENTIFICATION NUMBER 13-14-477-001.

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 May 16, 2007.

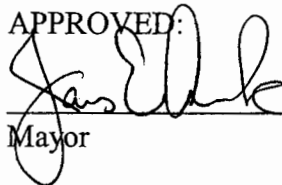
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That the Preliminary Plat of Frostwood Villas Subdivision, located north of Charter Oak Road, south of Rockwell Drive, along the east side of Frostwood Parkway (Attachment A), generally described as a subdivision of Lot 2 of Woodcrest Subdivision, part of the SE ¼ of the SE ¼ of Section 14, T9N, R7E of the 4th Principal Meridian is hereby approved subject to the following condition:

- 1) Public Works staff must review the driveway layouts and sightlines to ensure safety for vehicles and pedestrians prior to issuance of a building permit.

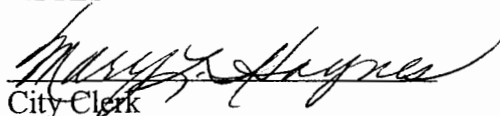
PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS 12th DAY OF JUNE 2007.

APPROVED:



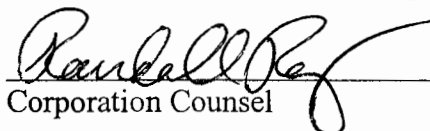
Mayor

ATTEST:

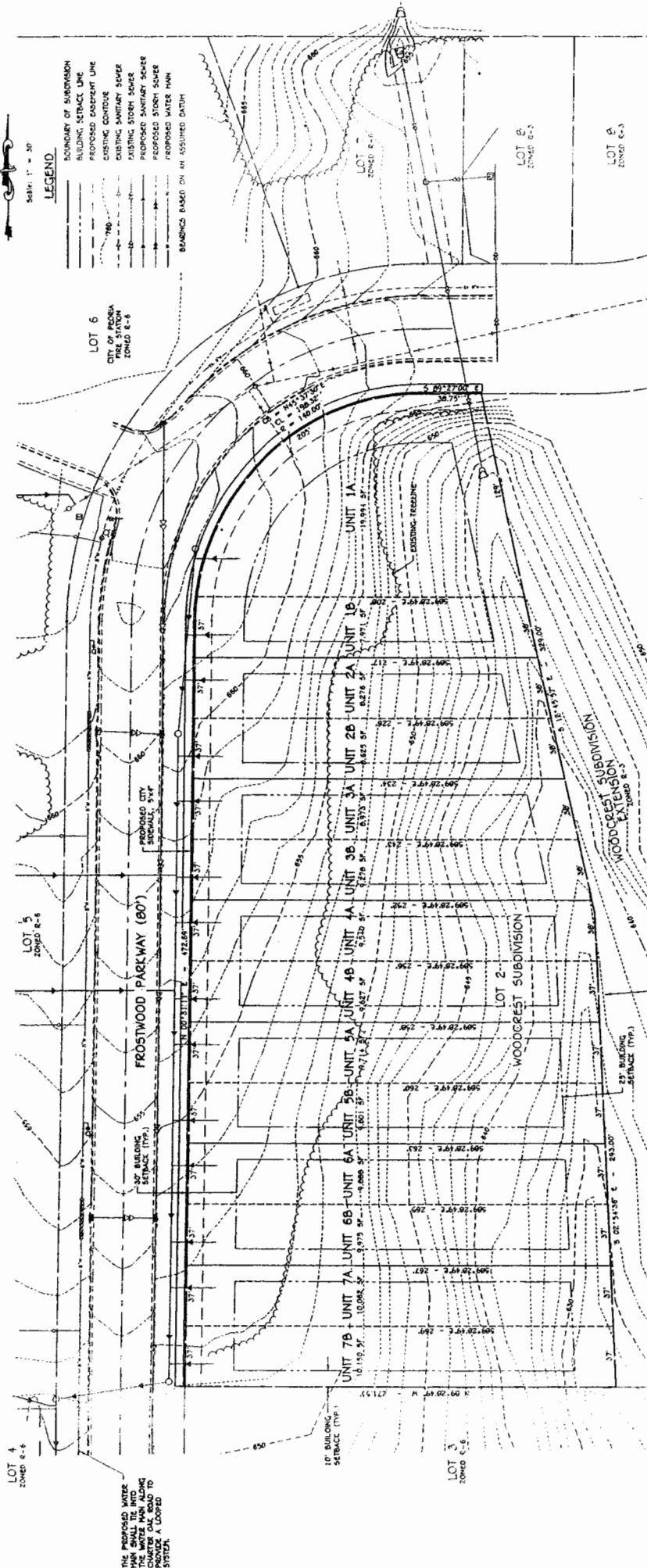


City Clerk

EXAMINED AND APPROVED



Corporation Counsel



PLANNING AND GROWTH MANAGEMENT DIRECTOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRODOA

I, HEBERY CERRY, CLERK OF THE COUNTY OF FRODOA, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OF "FROSTWOOD VILLAS" IS APPROVED THIS _____ DAY OF _____ 2007. THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE YEAR FOR APPROVAL OR THE ABOVE ACTION BECOMES NULL AND VOID.

DIRECTOR, PLANNING AND GROWTH MANAGEMENT

STATE OF ILLINOIS
COUNTY OF FRODOA

I, _____, CLERK OF THE COUNTY OF FRODOA, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OF "FROSTWOOD VILLAS" IS APPROVED THIS _____ DAY OF _____ 2007. THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE YEAR FOR APPROVAL OR THE ABOVE ACTION BECOMES NULL AND VOID.

DIRECTOR, PLANNING AND GROWTH MANAGEMENT

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRODOA

I, _____, SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ILLINOIS AND THAT I HAVE PERSONALLY EXAMINED THE ABOVE PLAT AND THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF A PROPOSED SUBDIVISION AS DEPICTED ON A SCALE OF ONE (1) INCH EQUALS THIRTY (30) FEET.

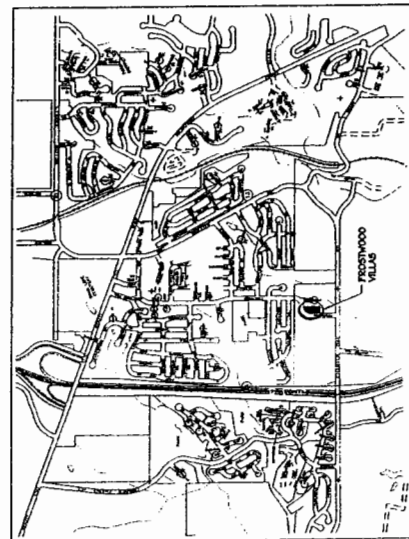
DATED AT FRODOA, ILLINOIS THIS 25TH DAY OF MARCH, 2007.

AUSTIN ENGINEERING CO., INC.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1812

GENERAL NOTES:

- PROPERTY BEING DEVELOPED IS P/N NO. 13-14-477-001.
- AREA OF PROPOSED SUBDIVISION = 3.23 ACRES.
- THE NUMBERS, SIZES, SHAPES, AREAS AND DIMENSIONS OF THE LOTS SHOWN HEREON ARE APPROXIMATE. THE ACTUAL CONFIGURATION OF THE LOTS WILL BE AS SHOWN ON THE FINAL PLAT.
- THE CONTOURS SHOWN HEREON HAVE BEEN OBTAINED FROM FIELD SURVEY AND ARE SHOWN AT ONE FOOT INTERVALS.
- ENGINEER: JOHN L. BIRCH, AUSTIN ENGINEERING CO., INC., 8100 UNIVERSITY ST., FRODOA, ILLINOIS, 61875, 304-891-2224
- DEVELOPER: EDCOON CONSTRUCTION, 201 STARK LN., FRODOA, IL. 61804
- UTILITIES: ALL UTILITIES ARE AVAILABLE FOR THIS SUBDIVISION.
- ZONING: THIS PROPERTY IS ZONED R-4.
- UTILITY EASEMENTS, UTILITY EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT TO PREPARELY SERVE THE SUBDIVISION WITH ALL AVAILABLE UTILITIES.
- EROSION CONTROL WILL BE PROVIDED BY THE HOME BUILDERS AND THE STORM WATER DETENTION FACILITIES ARE PRESENTLY IN PLACE.
- SCHOOL DISTRICT: FRODOA SCHOOL DISTRICT 150.
- PERMITS: ALL REQUIRED CITY PERMITS WILL BE OBTAINED PRIOR TO CONSTRUCTION.
- DUPLEX LOTS ARE NOT INDEPENDENTLY SUBDIVIDABLE.
- A CHANGE OF THE HAZARDOUS LIQUID DUPLEX LOTS IS REQUESTED FOR THIS SUBDIVISION.



LOCATION MAP
1" = 100'

PRELIMINARY PLAT OF FROSTWOOD VILLAS

FROSTWOOD VILLAS
LOT 2 OF WOODCREST SUBDIVISION, PART
OF SE 1/4, SE 1/4, SEC 14, T9N, R7E, 4th P.M.
COUNTY OF FRODOA, ILLINOIS

AUSTIN ENGINEERING CO.
CIVIL ENGINEERS
1000 W. UNIVERSITY ST.
FRODOA, ILLINOIS 61804
PHONE: 304-891-2224
FAX: 304-891-2225
DATE: 03/27/07

DATE: 03/27/07

SCALE: 1" = 30'

LICENSE EXPRESS 11-30-08