



June 17, 2004

Sherri Shane
4706 N. Helen Place
Peoria, IL 61614

Interested Parties

RE: Case No. CPC 04-H

Please be advised that on Tuesday, June 1, 2004, the City Council approved the following request for:

RECOMMENDATION TO APPROVE A RESOLUTION APPROVINIG,
WITH CONDITIONS, THE PRELIMINARY PLAT FOR EVERLY PLACE,
A RESIDENTIAL DEVELOPMENT WITH AN ADDRESS OF 5519
N. UNIVERSITY STREET. (CPC 04-H) [DISTRICT 5]

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
Urban Planner

LA/ps

Attachments

RESOLUTION NO. 04-259

CITY OF PEORIA.

Peoria, Illinois JUNE 1 2004

A RESOLUTION APPROVING, WITH CONDITIONS, THE PRELIMINARY PLAT OF EVERLY PLACE SUBDIVISION, A RESIDENTIAL DEVELOPMENT WITH AN ADDRESS OF 5519 N. UNIVERSITY STREET,

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 19, 2004

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

Section 1. That the preliminary plat of Everly Place, a residential development with an address of 5519 N. University Street (Attachment A), generally described as a subdivision of part of the SE ¼ of the SW ¼ Section 17, T9N, R8E of the 4th Principal Meridian is hereby approved subject to the following conditions:

- 1) Add note to plat that property owners may not participate in the City of Peoria's Private Property Drainage Assistance Program.
- 2) Must provide drainage plat for post-development.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS 1st DAY OF JUNE, 2004.

APPROVED:

David P. Ramsey
Mayor

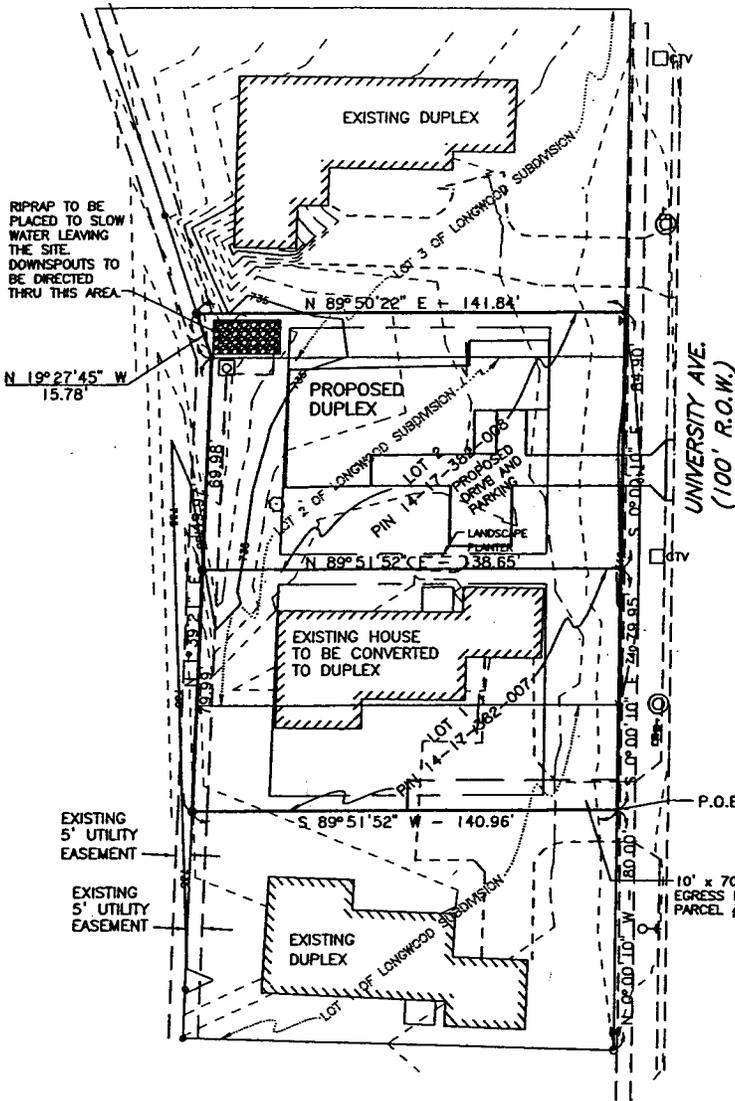
ATTEST:

Marys Haynes
City Clerk

EXAMINED AND APPROVED

Randall P. Ref
Corporation Counsel

PRELIMINARY PLAT OF SUBDIVISION OF EVERLY PLACE



LEGEND

- ⊕ EXISTING LIGHT & UTILITY POLE
- ⊙ EXISTING SANITARY MANHOLE
- ☐ MAILBOX
- ⊠ EXISTING CABLE T.V.
- FOUND PIN
- SET PIN
- EXISTING UTILITY EASEMENT
- BOUNDARY OF SUBDIVISION
- PROPOSED LOT LINE

LOT	AREA
LOT 1	11178 SQ. FT. 0.257 ACRES
LOT 2	11703 SQ. FT. 0.269 ACRES

LEGAL DESCRIPTION:

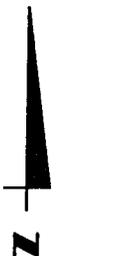
THE NORTH 35 FEET OF LOT 1 OF LONGWOOD SUBDIVISION, THE SOUTH 45 FEET OF LOT 2 OF LONGWOOD SUBDIVISION, THE NORTHERLY 70 FEET OF LOT 2 OF LONGWOOD SUBDIVISION, AND THE SOUTHERLY 15 FEET OF LOT 3 OF LONGWOOD SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPLE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LONGWOOD SUBDIVISION AS RECORDED IN PLAT BOOK "Y" PAGE 56 IN THE PEORIA COUNTY RECORDER'S OFFICE, THENCE NORTH 00°00'10" WEST ALONG THE EAST LINE OF LONGWOOD SUBDIVISION 80.00 FEET TO A FOUND IRON PIPE SAID PIPE BEING THE POINT OF BEGINNING OF THE SUBDIVISION TO BE DESCRIBED; THENCE SOUTH 89°51'52" WEST A DISTANCE OF 140.96 FEET TO A SET IRON ROD SAID ROD BEING ON THE COMMON LOT LINE BETWEEN LOTS 1 AND 7 OF LONGWOOD SUBDIVISION; THENCE ALONG SAID COMMON LINE NORTH 01°39'21" EAST A DISTANCE OF 149.97 FEET TO A FOUND IRON PIPE SAID PIPE MARKING THE COMMON WESTERLY CORNER OF LOTS 2 AND 3 OF LONGWOOD SUBDIVISION; THENCE ALONG THE COMMON LOT LINE OF LOTS 3 AND 6 OF LONGWOOD SUBDIVISION NORTH 19°27'45" WEST A DISTANCE OF 15.78 FEET TO A SET IRON ROD; THENCE NORTH 89°50'22" EAST A DISTANCE OF 141.84 FEET TO A FOUND IRON PIPE ON THE EASTERLY LINE OF SAID LONGWOOD SUBDIVISION; THENCE ALONG SAID EASTERLY LINE SOUTH 00°00'10" EAST A DISTANCE OF 84.90 TO A POINT; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 00°00'10" A DISTANCE OF 79.95 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED PARCEL CONTAINING 22,881 SQ. FT. OR 0.525 ACRES MORE OR LESS AND ALL BEING SITUATED IN THE CITY OF PEORIA, ILLINOIS, SAID DESCRIBED PARCEL BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

GENERAL NOTES:

1. NO NEW INFRASTRUCTURE IS REQUIRED FOR THIS SUBDIVISION.
2. BOTH LOTS ARE TO BE PLATTED AS DUPLEX LOTS.
3. PROPERTY IS ZONED R-3 BUILDING SETBACK REQUIREMENTS

FRONT 25'
SIDE 5'
REAR 25'



CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS

I HEREBY CERTIFY THAT BY RESOLUTION NO. _____ ADOPTED BY THE CITY COUNCIL OF THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2004, THE ABOVE PRELIMINARY PLAT OF _____ SUBDIVISION WAS APPROVED

CITY CLERK

CITY PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS

THIS PRELIMINARY PLAT OF _____ SUBDIVISION ON THE _____ DAY OF _____, 2004, RECEIVED THE PRELIMINARY APPROVAL OF THE CITY PLANNING COMMISSION. THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE YEAR FOR APPROVAL OR THE ABOVE ACTION BECOMES INVALID.

CHAIRMAN

PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS

I, JAMES L. MILLS, A PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF EVERLY PLACE SUBDIVISION MADE UNDER MY DIRECTION AND SUPERVISION OF A PART OF LOTS 1, 2 AND 3 OF LONGWOOD SUBDIVISION, A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE 4TH PRINCIPLE MERIDIAN THIS TRACT OF LAND IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PEORIA, ILLINOIS. NO PART OF THE LAND IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FIRM COMMUNITY-PANEL NUMBER 170536 00158 REV. 02/01/1980. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS.

DATE: 4-21-04

JAMES L. MILLS
ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 2830



DAILY & ASSOCIATES ENGINEERS, INC.
7500 N. HARKER DRIVE
PEORIA, ILLINOIS 61615
(309) 691-5300
ILLINOIS REGISTRATION NUMBER 184-00975

A PART OF LONGWOOD SUBDIVISION, A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE 4TH PRINCIPLE MERIDIAN, PEORIA COUNTY, ILLINOIS

FOR: SHERRI SHANE



DAILY & ASSOCIATES, ENGINEERS, INC.
CHAMPAIGN, ILLINOIS/PEORIA, ILLINOIS
& LOUISVILLE, KENTUCKY

DRAWN BY:	DATE:	JOB NO.	BOOK OR RECORD NO.	DWC. NO.
ARAA	04/16/04	5010.44		