



TO: Reviewing Agencies
Other Interested Parties

FROM: Leah Allison, AICP, Senior Urban Planner *LA*
Planning and Growth Management Department

DATE: September 29, 2006

SUBJECT: **PRELIMINARY PLAT – WEBER’S ESTATE SUBDIVISION – CPC 06-EE**

Please see the next page for the site plan depicting the request for approval of a Preliminary Plat for Weber’s Estate 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. The petitioner is proposing to subdivide 38.5 acres into two lots.

Please submit any comments or concerns relating to this case to the Planning and Growth Management Department no later than **Friday, October 6, 2006.**

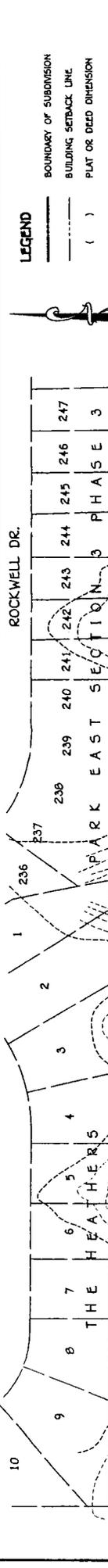
Should you need more information, feel free to contact me at 494-8667.

LA/ps

Attachment

cc: Council Member Nichting

PAS\IP:\PGM\Commissions\Planning Commission\CPC 06-EE\CPC 06-EE - REVIEWING AGENCIES & INTERESTED PARTIES.doc



ROUTE 1-74
WEST LINE OF THE SE 1/4 OF SECTION 14
SOUTH LINE OF THE SE 1/4 OF SECTION 14
EXISTING RIGHT OF WAY DEDICATION
CHAPTER OAK ROAD
POND

LOT 1
AREA = 15.662 AC

LOT 2
AREA = 21.691 AC

PHASE 3

SECTION 3

PHASE 3

SECTION 3

ROCKWELL DR.
PARK EAST SECTION
THE HEATHERS
1 2 3 4 5 6 7 8 9 10
236 237 238 239 240 241 242 243 244 245 246 247

LEGEND

BOUNDARY OF SUBDIVISION
BUILDING SETBACK LINE
PLAY OR DEED DIMENSION

BEARINGS BASED ON AN ASSUMED DATUM

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

GENERAL NOTES:

THIS SUBDIVISION IS BEING MADE TO BRING LAND FROM AN ESTATE AND NO CONSTRUCTION WILL BE DONE IN CONNECTION WITH THIS SUBDIVISION. ANY FURTHER DEVELOPMENT OF THESE LOTS WILL REQUIRE SANITARY SEWER AND CITY AND COUNTY APPROVAL.

AREA OF PROPOSED SUBDIVISION = 38.314 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". UTILITIES, WITHIN UTILITY EASEMENTS, MAY BE CONSTRUCTED ON LOTS.

THE CONTOURS SHOWN HEREON HAVE BEEN OBTAINED FROM AERIAL TOPOGRAPHIC MAPS AND ARE APPROXIMATE.

ENGINEER: JAMES E. FRANKLIN, AUSTIN ENGINEERING CO., INC., 8100 UNIVERSITY ST., PEORIA, ILLINOIS, 61613, 309-691-0224.

DEVELOPER: WEBER ESTATE % RON WEBER, 4609 CHATEAU OAK RD., PEORIA, IL 61615, 309-691-5746

UTILITIES: ALL UTILITIES EXCEPT SANITARY SEWER ARE AVAILABLE FOR THIS SUBDIVISION. (SEWER REQUIRED FROM THE CITY FOR LACK OF SANITARY SEWER) ANY DEVELOPMENT ON THESE LOTS WILL REQUIRE COUNTY HEALTH DEPARTMENT APPROVAL.

NOTING: 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.

PLANNING COMMISSION'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)
I HEREBY CERTIFY THAT BY RESOLUTION NO. _____, PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AT A REGULAR MEETING HELD ON THE DAY OF _____, 2006, THE ABOVE PRELIMINARY PLAT WAS APPROVED.

CITY CLERK'S CERTIFICATE

PLANNING DIRECTOR _____ CHAIRMAN

CITY CLERK _____

COUNTY PLAT OFFICER'S CERTIFICATE

THIS PRELIMINARY PLAT IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE PLAT ACT OF ILLINOIS (95 ILCS 375-1041) AND CHAPTER 23 OF THE PEORIA COUNTY CODE. IT IS HEREBY PLANNED IN ACCORDANCE WITH THE GOALS AND OBJECTIVES OF THE COUNTY'S LAND USE MANAGEMENT PLAN.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2006

PEORIA COUNTY PLAT OFFICER _____

PEORIA COUNTY HIGHWAY DEPARTMENT'S CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE PEORIA COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO THE PROVISIONS OF THE PEORIA COUNTY HIGHWAY DEPARTMENT'S ROAD AND COUNTY CODE. HOWEVER, A HIGHWAY PERMIT FOR ACCESS MAY BE REQUIRED BY THE OWNER OF THE PROPERTY. ACCESS WILL BE ALLOWED BY THE COUNTY IN ACCORDANCE WITH THE POLICY ON PERMITS FOR ACCESS DENYING TO COUNTY ROADWAYS.

DATED AT PEORIA, ILLINOIS THIS _____ DAY OF _____, 2006

COUNTY ENGINEER _____

PRELIMINARY SUBDIVISION PLAT OF
WEBER'S ESTATES

PART OF THE SE 1/4 OF SECTION 14,
T9N, R7E OF THE 4TH PM (PEORIA COUNTY, IL)

AUSTIN ENGINEERING CO., INC.
CIVIL ENGINEERS
LICENSE NO. 184-00143
ILLINOIS

DATE: 09/19/06 SCALE: 1" = 100' SHEET NO. 1 OF 1