



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.

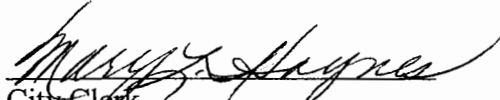
PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS 12th DAY OF JUNE 2007.

APPROVED:




Mayor

ATTEST:

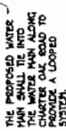


City Clerk

EXAMINED AND APPROVED



Corporation Counsel



LOCATION MAP
NOT TO SCALE

1. PROPERTY BEING DEVELOPED IS PHN NO. 13-114-177-201.
2. AREA OF DEVELOPED SUBDIVISION = 3.25 ACRES.
3. THIS PROJECT SIZE, SHAPE, AREAS AND DIMENSIONS OF THE LOTS IN THIS SUBDIVISION ARE SHOWN ON THE "FINAL PLAN" OF THE LOTS WILL BE AS SHOWN ON THE "FINAL PLAN".
4. THE CONTIGUOUS SHOWN HEREON HAVE BEEN OBTAINED FROM FIELD SURVEY AND ARE SHOWN AT 100' FOOT INTERVALS.
5. ENGINEER: DRYAN L. BARCH, AUSTIN ENGINEERING CO., INC., 8100 N. UNIVERSITY ST., P.O. BOX, LUNDS, 76157, 281-991-0224.
6. DEVELOPER: EDCOON CONSTRUCTION, 201 STARE UN, FORTK, TX. 61804
7. UTILITIES: ALL UTILITIES ARE AVAILABLE FOR THIS SUBDIVISION.
8. ZONING: THIS PROPERTY IS ZONED S-4.
9. UTILITY EASEMENTS: UTILITY EASEMENTS WILL BE PROVIDED ON THE LOTS TO BE ADJACENT TO PROPERTY SURVEY THE SUBDIVISION WITH ALL AVAILABLE UTILITIES.
10. SPOON CONTROL: WILL BE PROVIDED BY THE JOHN BUILDERS AND THE STONY WATER DISTRICT FACILITIES ARE PRESENTLY IN PLACE.
11. PRESENTS: ALL REASSED CITY PARCELS WILL BE OBTAINED PAID TO CONSIDER.
12. DUPLIX LOTS: NOT INDEPENDENTLY SUBDIVIDE.
13. A VARIANCE OF THE MAXIMUM LOT DUPLIX LOTS IS REQUESTED FOR THIS SUBDIVISION.

LICENSE EXPIRES 11-30-08

DIRECTOR, PLANNING AND GROWTH MANAGEMENT

DATE	3/29/07	SCALE	1" = 30'
BY		DESIGN	
FOR: EDCON CONSTRUCTION			
CITY OF PEORIA, ILLINOIS			
LOT 2 OF WOODCREST SUBDIVISION, PART OF SEC 1/4, S 1/4, SEC. 14, T9N, R7E, 4TH P.M.			
AUSTIN ENGINEERING CO.			
CIVIL ENGINEERS			
LICENSED No. 184-001148			
PEORIA			
REVISED	05/11/07	BY	
CHECKED		DATE	