



July 15, 2005

Roger Paul
706 W. Oakview Drive
Peoria, IL 61615

James R. Franklin
Austin Engineering
8100 N. University Street
Peoria, IL 61615

Other Interested Parties

RE: Case No. CPC 04-M

Please be advised that on Tuesday, July 5, 2005, the City Council approved the following:

ORDINANCE NO. 15,802 APPROVING THE FINAL PLAT
AND ORDINANCE NO. 15,803 APPROVING THE PRIVATE
STREET, PRIVATE STREET NAME, AND PRIVATE
STREET MAINTENANCE AGREEMENT FOR HICKORY
OAKS SUBDIVISION, A SINGLE-FAMILY RESIDENTIAL
DEVELOPMENT LOCATED NORTH OF IL ROUTE 6,
SOUTH OF MOSSVILLE ROAD, EAST OF KNOXVILLE
AVENUE, AND OFF OF SOUTH FOREST TRAIL ROAD.
CPC 04-M [DISTRICT 5]

These requests were approved as outlined in the enclosed approved documents. If you have any questions, please contact me at 494-8667.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Leah Allison'.

Leah Allison, AICP
Urban Planner

LA/ps

Enclosures

*Twin Towers Building
456 Fulton Street, Suite 402
Peoria, Illinois 61602
309/494-8600
FAX 309/494-8680*

ORDINANCE NO. 15,802

AN ORDINANCE APPROVING THE FINAL PLAT FOR THE HICKORY OAKS SUBDIVISION, A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED NORTH OF IL ROUTE 6, SOUTH OF MOSSVILLE ROAD, EAST OF KNOXVILLE AVENUE, OFF OF SOUTH FOREST TRAIL ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

SECTION 1. That the final plat of Hickory Oaks Subdivision attached hereto as Exhibit A, and having the following legal description:

Part of the SW ¼ of Section 29 T10N, R8 E of the 4th Principal Meridian, Peoria County, Illinois

is hereby approved subject to the following condition:

1. Connection to public sanitary sewer is required when sewer line becomes reasonably available

SECTION 2. This ordinance shall be in full force and effect on and after its passage according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS

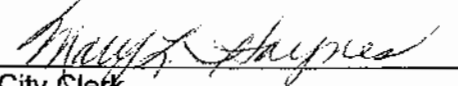
5th DAY OF JULY 2005

APPROVED:



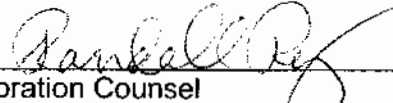
Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

ORDINANCE NO. 15,803

AN ORDINANCE APPROVING THE PRIVATE STREET, PRIVATE STREET NAME, AND PRIVATE STREET MAINTENANCE AGREEMENT FOR HICKORY OAKS SUBDIVISION, A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED NORTH OF IL ROUTE 6, SOUTH OF MOSSVILLE ROAD, EAST OF KNOXVILLE AVENUE, OFF OF SOUTH FOREST TRAIL ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:


SECTION 1. That the private street name of S. Forest Trail within the Hickory Oaks Subdivision as depicted on the Attachment "A" and the Private Street Maintenance Agreement for such streets attached hereto as Attachment "B" are hereby approved.

SECTION 2. This ordinance shall be in full force and effect on and after its passage according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

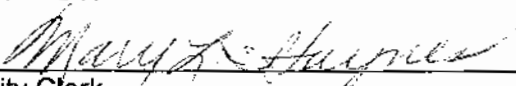
5th DAY OF JULY, 2005

APPROVED:



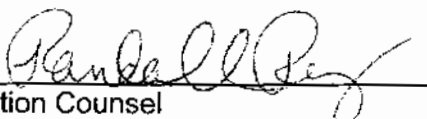
Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

FILED
JUL 07 2005
JOANN THOMAS
PEORIA COUNTY CLERK

Prepared by:
Mail to:

**AGREEMENT AND COVENANT CONCERNING MAINTENANCE
OF NEW PRIVATE STREET**

In compliance with the requirement of Appendix A, Section 5-201E of the Code of Ordinances of the City of Peoria, that a maintenance agreement be submitted and approved by the City Council of the City of Peoria for final approval for a private street in the Hickory Oaks Subdivision, and in consideration of such approval of the private street(s) described hereinafter as S. Forest Trail, the undersigned, his heirs, successors and assigns, and any subsequent owner or owners of the private street herein described or a portion thereof, or of the property accessing onto the described private street, hereby agree that all private streets hereinafter described shall be constructed of a bituminous surface, concrete, paving brick, cobblestone, or an equal and approved surface that will comply with a minimum structural co-efficient of two; construction plans shall be submitted for approval to the City Engineer or his successor.

All described private streets shall be open at all times for public use and the undersigned, his heirs, successors and assigns and any subsequent owner of the private street herein described or a portion thereof, or of the property accessing onto the private street(s) shall provide for the perpetual maintenance of said street or street(s) in compliance with the standards established by the City of Peoria and "standard specifications for subdivision development" as it may be amended from time to time.

In the event that said private street does not conform or is not maintained to the standards as set forth in "standard specifications for subdivision development" (as it may be amended from time to time), or that the condition of the street is such as to endanger vehicular or pedestrian traffic, the City of Peoria may close such private street until such time as the street conforms to such standards and/or is no longer in the condition which endangers vehicular or pedestrian traffic as the case may be.

This Agreement shall be a covenant running with the land binding upon the undersigned private street owner, his successors and assigns, and all subsequent owners of the property herein described and property herein accessing onto the private street described for the benefit and enforceable by the City of Peoria; and this Agreement and covenant shall be recorded in the Office of the Recorder of Deeds of Peoria County, Illinois and shall run in relation to the following described private street as well as the property accessing onto the described property.

The private street to which this covenant applies is described as follows:

See attached Exhibit 1

The property accessing onto said private street is described as:

Hickory Oaks Subdivision

This Agreement and covenant was approved by the City Council of the City of Peoria on the

5th day of JULY 2005

CITY OF PEORIA

Matthew J. P. Hickory Oaks LLC
Property Owner/Developer

By Charles R. Oliver
City Manager

Record this document against: 09-28-351-002

FILED

JUL 07 2005

JOANN THOMAS
PEORIA COUNTY CLERK

