



October 10, 2006

Jeff Kolbus
Trigger Road L.L.C.
721 W. Lake Street
Peoria, IL 61614

RE: Case No. CPC 06-AA - THE VILLAS AT WATERSTONE

Please be advised that on Tuesday, October 3, 2006, the City Council approved the following:

RESOLUTION NO. 06-558 APPROVING THE PRELIMINARY PLAT OF THE VILLAS AT WATERSTONE SUBDIVISION, LOCATED NORTH OF ASHBROOKE STREET, SOUTH OF CHALLACOMBE ROAD, WITHIN THE 8600 BLOCK OF THE WEST SIDE OF N. TRIGGER ROAD. THE PROPERTY IS IDENTIFIED AS PARCEL IDENTIFICATION NUMBERS 13-03-100-003 AND 13-03-100-011. (CPC 06-AA) [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, AICP
Senior Urban Planner

LA/ps

Attachments

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



RESOLUTION NO. 06-558

CITY OF PEORIA.

Peoria, Illinois OCTOBER 3 2006

A RESOLUTION APPROVING THE PRELIMINARY PLAT OF THE VILLAS AT WATERSTONE SUBDIVISION, LOCATED NORTH OF ASHBROOKE STREET, SOUTH OF CHALLACOMBE ROAD, WITHIN THE 8600 BLOCK OF THE WEST SIDE OF N. TRIGGER ROAD. THE PROPERTY IS IDENTIFIED AS PARCEL IDENTIFICATION NUMBERS 13-03-100-003 AND 13-03-100-011.

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 September 20, 2006,

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

Section 1. That the Preliminary Plat of The Villas at Waterstone, a single-family residential development located north of Ashbrooke Street, south of Challacombe Road, within the 8600 Block of the west side of N. Trigger Road (Attachment A), generally described as a subdivision of part of the NW ¼ of Section 3, T9N, R7E of the 4th Principal Meridian is hereby approved subject to the following condition(s):

- 1) Add note to the plat that Outlot A is not a buildable lot for single-family residence. Outlot A is to be privately owned by the Homeowners Association for open space, and possible gazebo, and/or a putting green.
- 2) The Fargo Run floodplain, located along the southern portion of this subdivision, must be included in the Final Plat for The Villas at Waterstone Subdivision if this floodplain has not been included with any other approved plat adjacent to the subject property.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS 3rd DAY OF OCTOBER 2006.

APPROVED:

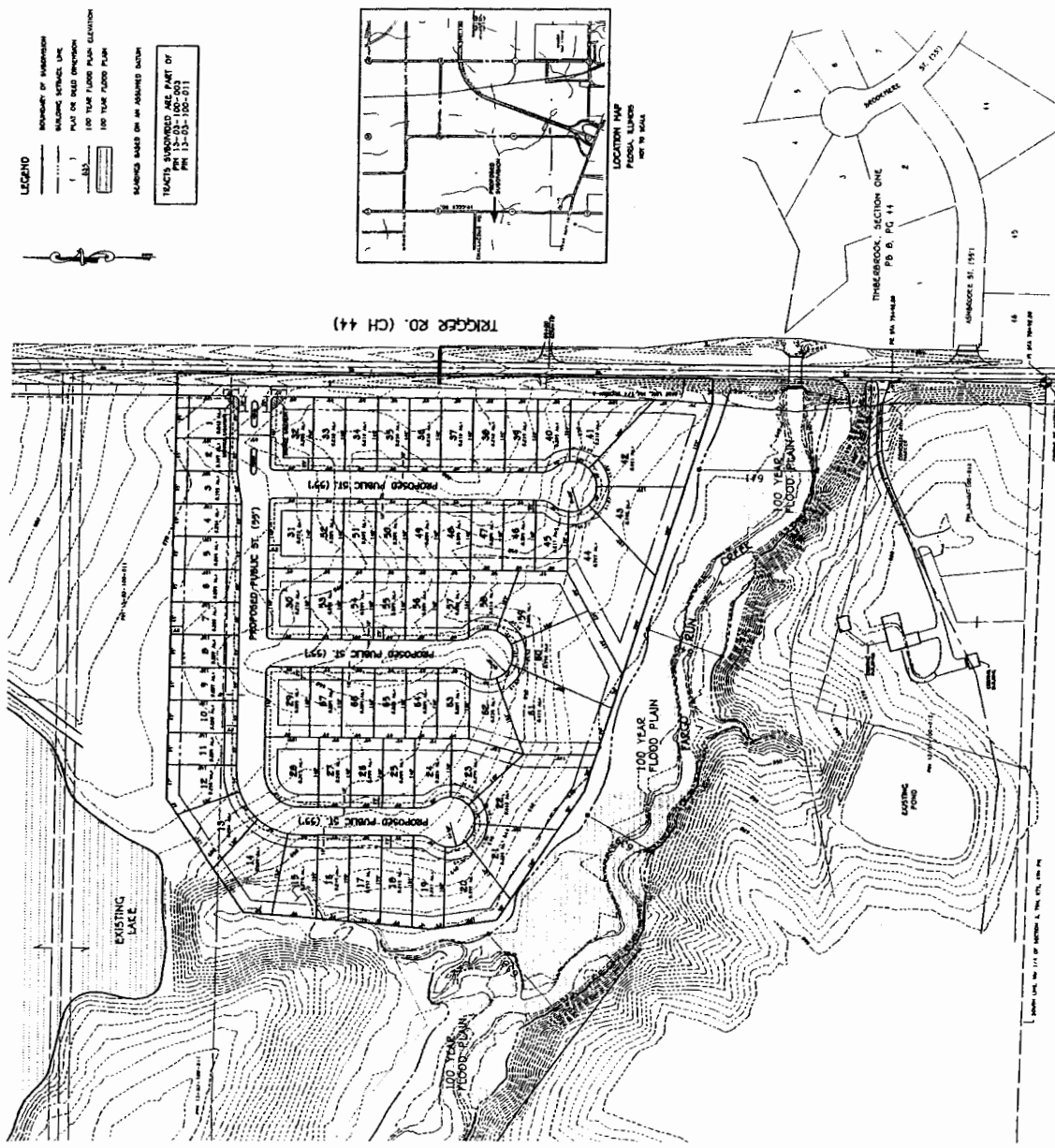
Mayor

ATTEST:

Mary A. Haynes
City Clerk

EXAMINED AND APPROVED

Randa L. Rye
Corporation Counsel



GENERAL NOTES:

- [illegible]

PLANNING COMMISSION'S CERTIFICATE

STATE OF FLORIDA }
COUNTY OF FLORIDA } ss

CITY CLERK'S CERTIFICATE

STATE OF FLORIDA) ss
COUNTY OF FLORIDA)

MURRAY CLENNY THAT BY RESOLUTION No. _____, PASSED
BY THE CITY COUNCIL OF THE CITY OF FLORIDA, FLORIDA, AT A
REGULAR MEETING HELD ON THE _____ DAY OF _____
2008, THE ABOVE PRELIMINARY PLAN WAS APPROVED.

SURVEYOR'S CERTIFICATE

[illegible]

AUSTIN ENGINEERING CO., INC.

BY: James R. French

JAMES R. FRENCH
KLEINER PROFESSIONAL LAND SURVEYOR NO. 18412

RECORDED
INDEXED
MAY 1942
FULTON, N. Y.

PRELIMINARY SUBMISSION PLAT OF
THE VILLAS AT WATERSTONE

PART OF THE NW 1/4 OF SECTION 3, T14N, R2E OF THE 4TH PM		AUSTIN ENGINEERING CO., INC. CIVIL ENGINEERS LUCKIE No. 154-00110	
FOOT: TROGER ROAD, LLC		PRIMA	
DATE	07/21/06	TIME	10:00 AM
DATE	07/21/06	TIME	09/28/06
DATE	07/21/06	TIME	07:00-03:00 PM