

RESOLUTION NO. 18-089-A
CITY OF PEORIA

Peoria, Illinois March 27, 2018

A RESOLUTION APPROVING THE FINAL PLAT FOR BRUMMIT 360 SUBDIVISION, ESTABLISHING A TWO-LOT SUBDIVISION CONTAINING A DUPLEX, WITH WAIVERS, FOR THE PROPERTY LOCATED AT 902-906 AUSTIN DRIVE AND IDENTIFIED AS PARCEL IDENTIFICATION NO. 14-20-226-009, PEORIA, IL

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 & Zoning Commission reviewed this request on March 1, 2018.

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

Section 1. That the final plat of Brummit 360 (Exhibit A), a two-lot subdivision containing a duplex, specifically described as attached (Exhibit B), is hereby approved with the following conditions and waiver:

1. A waiver from the maximum allowed density in an R-1 (Single-Family Residential) District to allow two dwelling units on a .55 acre site.
2. A waiver from the required front and side yard setbacks in an R-1 (Single-family Residential) District to allow the existing structure to remain at the setbacks, as shown on the subdivision plat.
3. A waiver from the requirement to provide sidewalks or a fee in lieu of sidewalks.

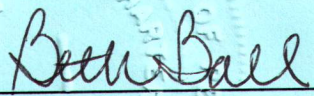
PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS 27th DAY OF March 2018.

APPROVED:



Mayor

ATTEST:



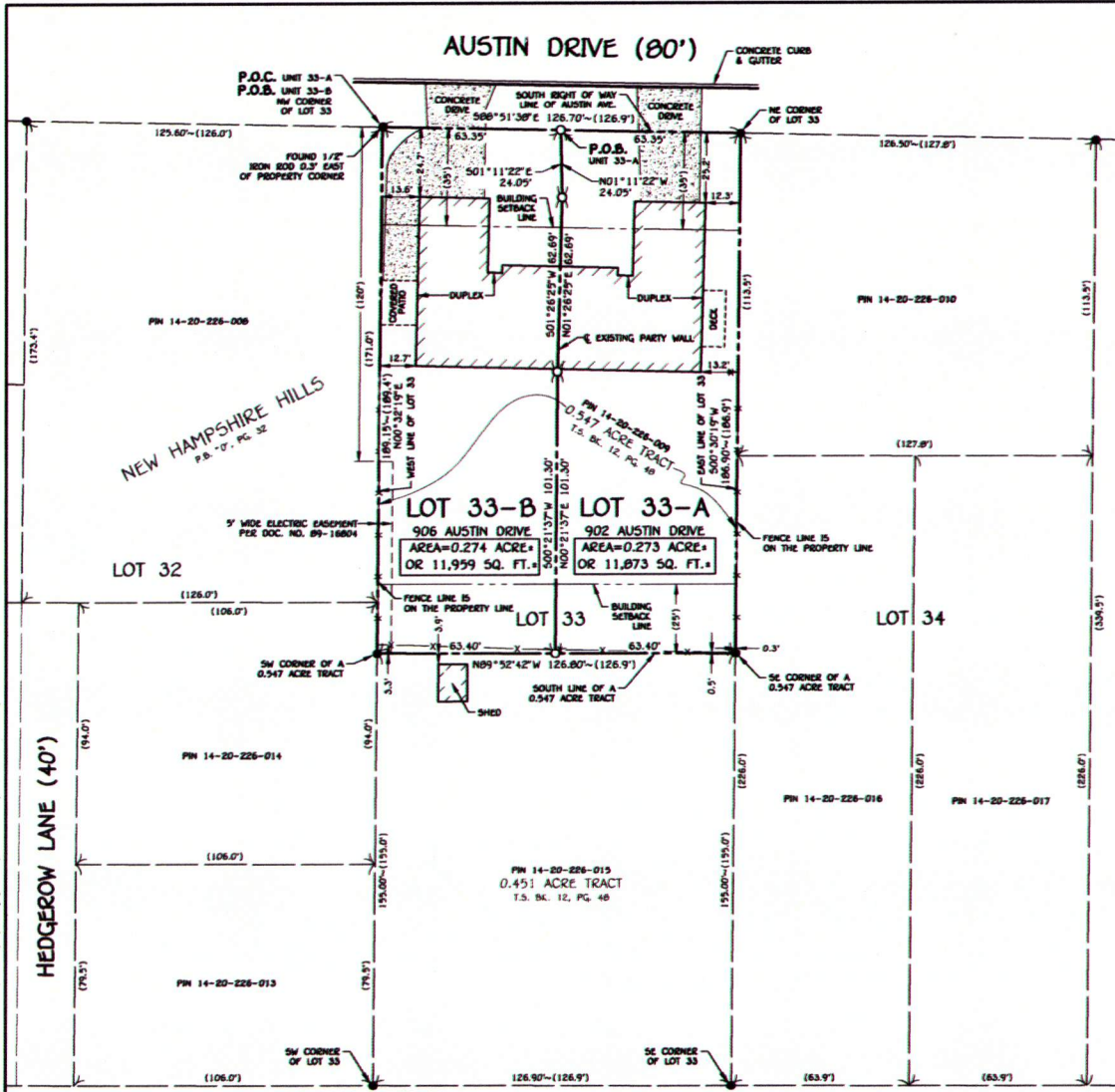
City Clerk

EXAMINED AND APPROVED



Corporation Counsel

Corporation Counsel

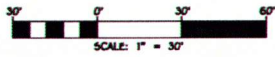


GENERAL NOTES:

BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202E.
 TOTAL AREA SURVEYED= 0.547 ACRE+ OR 23,832 SQUARE FEET.
 THE FINAL PLAT OF NEW HAMPSHIRE HILLS IS RECORDED IN PLAT BOOK "O", PAGE 32 IN THE PEORIA COUNTY RECORDER'S OFFICE.
 PROPERTY SURVEYED IS PIN 14-20-228-009.

LEGEND

- BOUNDARY OF SURVEY
- BUILDING SETBACK LINE
- X-X-X- EXISTING PACE LINE
- IRON MONUMENT FOUND
- SET 3/4" IRON PIPE
- () PLAT OR DEED DIMENSION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



NO PART OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 170553 0050 B WITH AN EFFECTIVE DATE JUNE 1, 1983.
 PUBLIC SIDEWALKS ARE TO BE PROVIDED ALONG AUSTIN DRIVE IN ACCORDANCE WITH APPENDIX A, ARTICLE 2.13 OF THE CITY OF PEORIA'S CODE OF ORDINANCES.
 PROPERTY OWNERS MAY NOT PARTICIPATE IN THE CITY OF PEORIA DRAINAGE ASSISTANCE PROGRAM.
 THESE LOTS ARE NOT INDEPENDENTLY BUILDABLE, UNLESS AND UNTIL CONSIDERED IN WRITING BY THE CITY OF PEORIA. THIS COVENANT SHALL BE ENFORCEABLE BY THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND THE CITY OF PEORIA.
 LOT 33-A AND LOT 33-B COMBINED SHALL HAVE ONE DUPLEX BUILDING PLACE THEREON WITH THE DIVISION OF EACH HALF OF THE DUPLEX PLACED ON THE LINE DIVIDING "A" AND "B" UNITS.

LEGAL DESCRIPTION OF LOT 33-A

A PART OF LOT THIRTY-THREE (33) IN NEW HAMPSHIRE HILLS, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION TWENTY (20), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "O", PAGE 32 IN THE PEORIA COUNTY RECORDER'S OFFICE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 33; THENCE SOUTH 88°-51'-38" EAST, (BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202E), ALONG THE SOUTH RIGHT OF WAY LINE OF AUSTIN DRIVE, 63.35 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 88°-51'-38" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 63.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 33; THENCE SOUTH 00°-30'-19" WEST, ALONG THE EAST LINE OF SAID LOT 33, 106.90 FEET TO THE SOUTHWEST CORNER OF A 0.547 ACRE TRACT, THE PLAT OF WHICH IS RECORDED IN TRACT SURVEY BOOK 12, AT PAGE 48 IN THE PEORIA COUNTY RECORDER'S OFFICE; THENCE NORTH 89°-52'-42" WEST, ALONG THE SOUTH LINE OF SAID 0.547 ACRE TRACT, 63.40 FEET; THENCE NORTH 00°-21'-37" EAST, 101.30 FEET; THENCE NORTH 01°-28'-29" EAST, ALONG THE CENTERLINE OF AN EXISTING PARTY WALL AND SAID LINE EXTENDED, 82.89 FEET; THENCE NORTH 01°-11'-22" WEST, 24.05 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.273 ACRE, OR 11,873 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION OF LOT 33-B

A PART OF LOT THIRTY-THREE (33) IN NEW HAMPSHIRE HILLS, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION TWENTY (20), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "O", PAGE 32 IN THE PEORIA COUNTY RECORDER'S OFFICE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 33; THENCE SOUTH 88°-51'-38" EAST, (BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202E), ALONG THE SOUTH RIGHT OF WAY LINE OF AUSTIN DRIVE, 63.35 FEET; THENCE SOUTH 01°-11'-22" EAST, 24.05 FEET; THENCE SOUTH 01°-28'-29" WEST, ALONG THE CENTERLINE OF AN EXISTING PARTY WALL AND SAID LINE EXTENDED, 82.89 FEET; THENCE SOUTH 00°-21'-37" WEST, 101.30 FEET TO THE SOUTH LINE OF A 0.547 ACRE TRACT, THE PLAT OF WHICH IS RECORDED IN TRACT SURVEY BOOK 12, AT PAGE 48 IN THE PEORIA COUNTY RECORDER'S OFFICE; THENCE NORTH 89°-52'-42" WEST, ALONG SAID SOUTH LINE, 63.40 FEET TO THE SOUTHWEST CORNER OF SAID 0.547 ACRE TRACT; THENCE NORTH 00°-30'-19" EAST, ALONG THE WEST LINE OF SAID LOT 33, 109.15 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.274 ACRE, OR 11,999 SQUARE FEET, MORE OR LESS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF PEORIA)
 SS
 I, 360 HOME DESIGN LLC, OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE ABOVE FINAL SUBDIVISION PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID SURVEY AND SUBDIVISION, KNOWN AS "BRUMMIT 360", TO BE MADE AS SHOWN ON THE ACCOMPANYING FINAL SUBDIVISION PLAT AND ACKNOWLEDGE SAID SURVEY AND SUBDIVISION TO BE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
 WE FURTHER CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY IS LOCATED WITHIN PEORIA SCHOOL DISTRICT # 150.
 DATED THIS _____ DAY OF _____, 2018.

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF PEORIA)
 SS
 I, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE SIGNATOR IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHOSE SIGNATURE HE HAS MADE IN PERSON AND WHOSE SIGNATURE HE HAS SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH, AND ON HIS/HER OATH STATED THAT HE/SHE IS DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT.
 GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2018.

PEORIA COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF PEORIA)
 SS
 I, R. STEVE SCHNEPKER, PEORIA COUNTY CLERK, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE RECORDS IN MY OFFICE AND THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED IN THE SAID FINAL SUBDIVISION PLAT OF "BRUMMIT 360".
 GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2018.

PEORIA COUNTY DEPUTY CLERK PEORIA COUNTY CLERK
 CITY OF PEORIA COMMUNITY DEVELOPMENT DEPARTMENT'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF PEORIA)
 SS
 I HEREBY CERTIFY THAT THIS FINAL SUBDIVISION PLAT OF "BRUMMIT 360" IS SUBSTANTIALLY IN CONFORMANCE WITH APPENDIX A OF THE CITY CODE AND IS APPROVED.
 THIS _____ DAY OF _____, 2018.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF PEORIA)
 SS
 WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO A LOT TO BE KNOWN AS "BRUMMIT 360", A SUBDIVISION OF A PART OF LOT THIRTY-THREE (33) IN NEW HAMPSHIRE HILLS, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION TWENTY (20), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPOSED SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS THIRTY (30) FEET.
 WE FURTHER CERTIFY THAT THE ABOVE SUBDIVISION IS LOCATED WITHIN AN INCORPORATED CITY WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR HEREAFTER AMENDED.
 WE FURTHER CERTIFY THAT THIS SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 DATED AT PEORIA, ILLINOIS THIS 12TH DAY OF FEBRUARY, 2018.



AUSTIN ENGINEERING CO., INC.
 BY: JUSTIN B. PALLEC
 ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3871
 AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224
 311 SW WATER ST., SUITE 215 PEORIA, IL 61602
 jpallec@austinengineeringcompany.com

SPACE RESERVED FOR THE PEORIA COUNTY RECORDER OF DEEDS

AUSTIN ENGINEERING CO., INC.
 Consulting Engineers / Surveyors
 311 SW Water St., Suite 215
 Peoria, Illinois 61602
 License No. 184-001143



FINAL PLAT OF
 "BRUMMIT 360"
 A PART OF LOT THIRTY-THREE (33) IN NEW HAMPSHIRE HILLS, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER SECTION TWENTY (20), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.
 360 HOME DESIGN, LLC.

FINAL PLAT

PROJECT NO	40-18-002
DATE	02/12/2018
SURVEYED	CHECKED
JMG/MJC	SLB
DRAWN	APPROVED
JBH	JBH
SHEET	

FINAL-1

EXHIBIT B

Legal Description 902-906 Austin Drive

NEW HAMPSHIRE HILLS NE 1/4 SEC 20-9-8E N 187' LOT 33

PIN 14-20-226-009