



TO: Debby Doubet, Central Illinois Light Company
Samuel Churchill, Peoria City/County Health Department
Dale Page, Peoria County Highway Department
John Garrett, Peoria School District #150
John Hamman, Ameritech
Kirk Boyd, U.A. Cablesystems
Director of Airports, Greater Peoria Airport Authority
Marj Mayberry, Illinois American Water Company
Joseph Crowe, Illinois Department of Transportation
Ty Livingston, Greater Peoria Mass Transit District
Sheriff Chuck Schofield, Peoria County Sheriff's Department
Peoria Public Library, Business, Science & Technology Department

FROM: Leah Allison, Urban Planner 
Planning and Growth Management Department

DATE: April 24, 2002

SUBJECT: **PRELIMINARY PLAN OF TRAILCREEK TOWNHOME
CONDOMINIUM – CPC 02-J**

Attached for your review is a copy of the Preliminary Plan of Trailcreek Townhome Condominium, a multi-family residential development located to the north of Victoria Villas. The developer is proposing 20 condominium units on 1.832 acres.

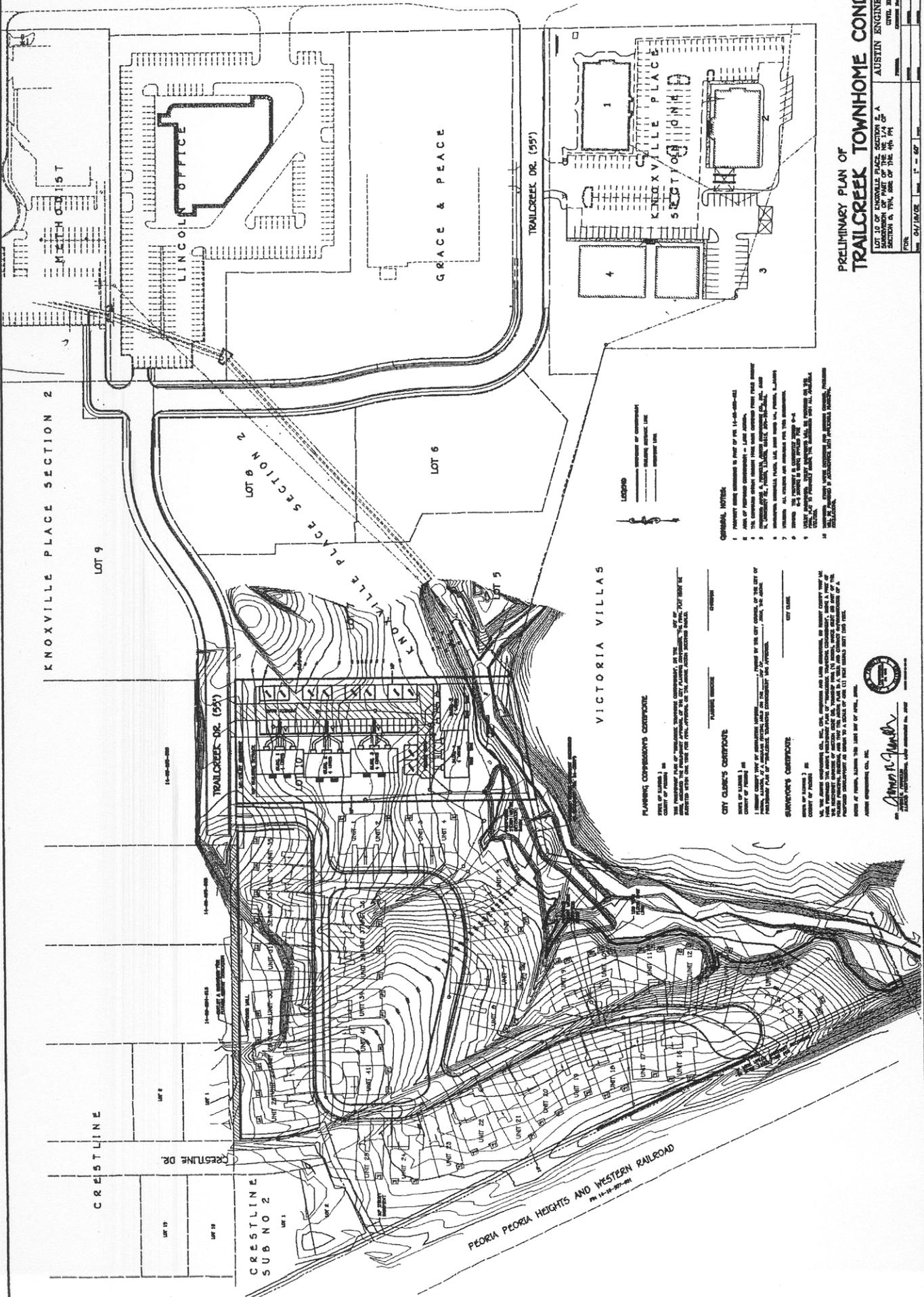
Please submit any comments or concerns relating to this case to the Planning and Growth Management Department no later than **Friday, May 3, 2002.**

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

LA/ps

Attachment

KNOXVILLE AVE. (ILLINOIS ROUTE 40)



KNOXVILLE PLACE SECTION 2

LOT 9

LOT 8

LOT 6

TRAILCREEK DR. (55')

TRAILCREEK DR. (55')

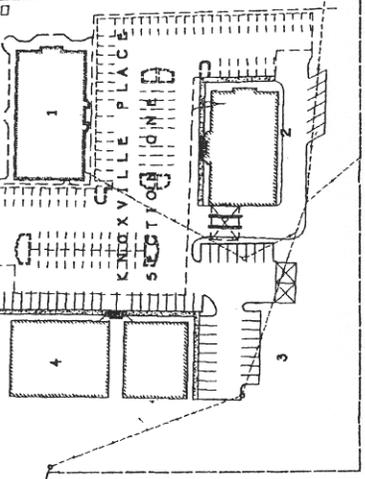
VICTORIA VILLAS

CRESTLINE

CRESTLINE DR.

CRESTLINE SUB NO 2

PEORIA PEORIA HEIGHTS AND WESTERN RAILROAD
No. 14-16-100-100



GENERAL NOTES

- 1. PROPERTY OWNER TO BE RESPONSIBLE FOR ALL UTILITIES...
2. THE OWNER SHALL MAINTAIN ALL EXISTING UTILITIES...
3. THE OWNER SHALL MAINTAIN ALL EXISTING UTILITIES...
4. THE OWNER SHALL MAINTAIN ALL EXISTING UTILITIES...
5. THE OWNER SHALL MAINTAIN ALL EXISTING UTILITIES...
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7. THE OWNER SHALL MAINTAIN ALL EXISTING UTILITIES...
8. THE OWNER SHALL MAINTAIN ALL EXISTING UTILITIES...
9. THE OWNER SHALL MAINTAIN ALL EXISTING UTILITIES...
10. THE OWNER SHALL MAINTAIN ALL EXISTING UTILITIES...

PLANNING COMMISSION'S CERTIFICATE

THE PLANNING COMMISSION OF THE CITY OF PEORIA, ILLINOIS, HAS REVIEWED THE PRELIMINARY PLAN OF THE PROPOSED TOWNHOME CONDOMINIUM AND HAS CONCLUDED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF PEORIA ZONING ORDINANCES AND THE CITY OF PEORIA SUBDIVISION ORDINANCES.

CITY CLERK'S CERTIFICATE

I, THE CITY CLERK OF THE CITY OF PEORIA, ILLINOIS, HAVE REVIEWED THE PRELIMINARY PLAN OF THE PROPOSED TOWNHOME CONDOMINIUM AND HAVE CONCLUDED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF PEORIA ZONING ORDINANCES AND THE CITY OF PEORIA SUBDIVISION ORDINANCES.

SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, HAVE REVIEWED THE PRELIMINARY PLAN OF THE PROPOSED TOWNHOME CONDOMINIUM AND HAVE CONCLUDED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF PEORIA ZONING ORDINANCES AND THE CITY OF PEORIA SUBDIVISION ORDINANCES.



Austin Engineering Co., Inc.
Professional Engineer
No. 12-14-100-100

PRELIMINARY PLAN OF

TRAILCREEK TOWNHOME CONDOMINIUM

LOT 10 OF KNOXVILLE PLACE SECTION 2, A PART OF SECTION 8 T4N, R10E OF THE 14TH TWP.

PREPARED BY: AUSTIN ENGINEERING CO., INC.
CIVIL ENGINEERING
NO. 12-14-100-100

DATE: 04/18/00
SCALE: 1" = 60'

NO. 12-14-100-100