

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: March 28, 2002

SUBJECT: **PRELIMINARY PLAN OF TRAILCREEK ESTATES CONDOMINIUM –
CPC 02-H**

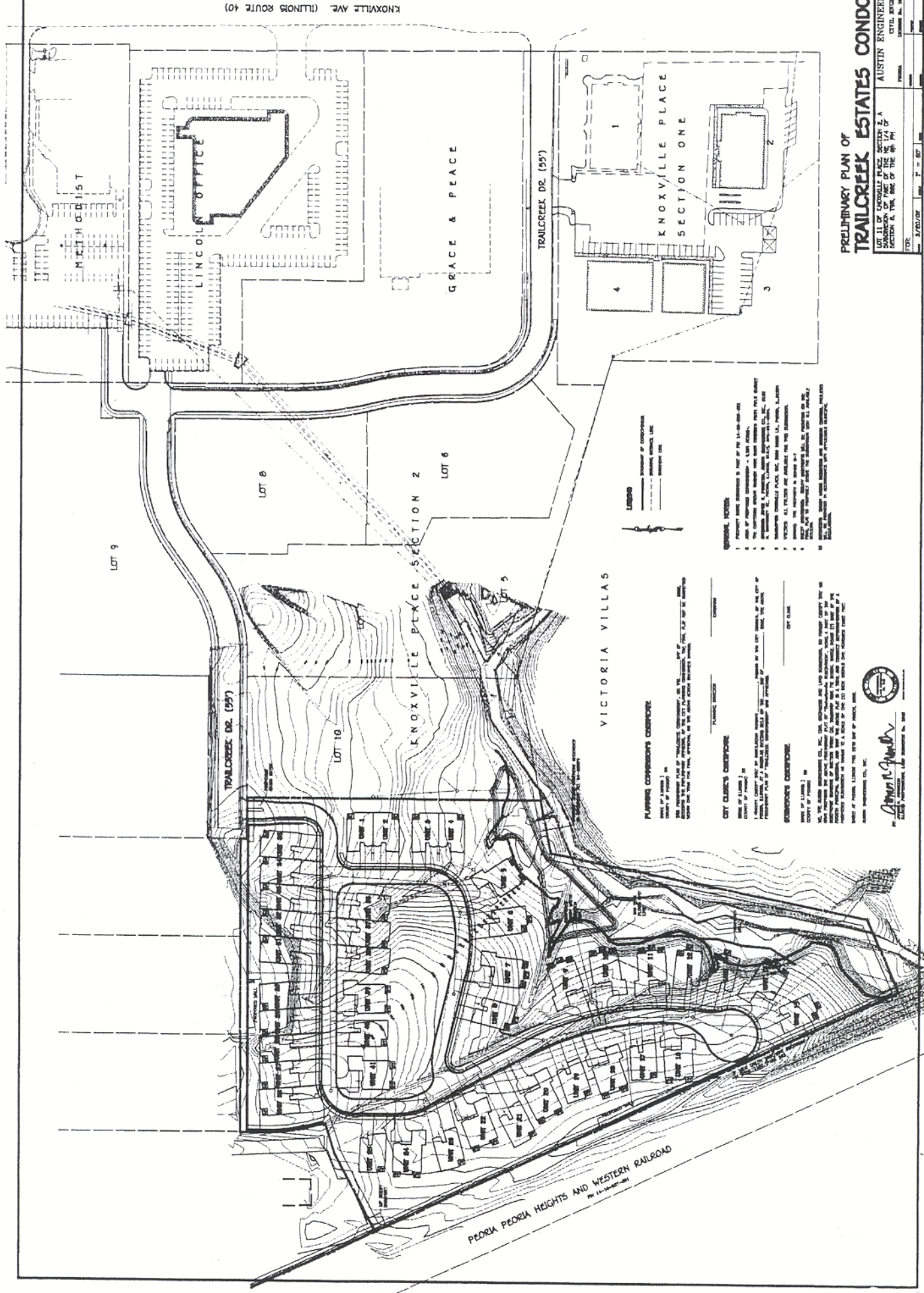
Attached for your review is a copy of the Preliminary Plan of Trailcreek Estates Condominium, a multi-family residential development located to the north of Victoria Villas. The developer is proposing 41 condominium units on 9.6 acres.

Please submit any comments or concerns relating to this case to the Planning and Growth Management Department no later than **Friday, April 5, 2002.**

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

LA/ps

Attachment



VICTORIA VILLAS

PLANNING COMMISSION'S COMMENTS

THE PLANNING COMMISSION HAS REVIEWED THE PRELIMINARY PLAN OF THE PROPOSED TRAILCREEK ESTATES CONDOMINIUM, AND HAS CONCLUDED THAT THE PLAN IS IN ACCORDANCE WITH THE CITY OF PEORIA ZONING ORDINANCES AND THE CITY OF PEORIA SUBDIVISION MAP ACT. THE COMMISSION HAS NO COMMENTS TO MAKE AT THIS TIME.

CITY CLERK'S COMMENTS

THE CITY CLERK HAS REVIEWED THE PRELIMINARY PLAN OF THE PROPOSED TRAILCREEK ESTATES CONDOMINIUM, AND HAS CONCLUDED THAT THE PLAN IS IN ACCORDANCE WITH THE CITY OF PEORIA ZONING ORDINANCES AND THE CITY OF PEORIA SUBDIVISION MAP ACT. THE CITY CLERK HAS NO COMMENTS TO MAKE AT THIS TIME.

RECORDING COMMENTS

THE RECORDING COMMISSION HAS REVIEWED THE PRELIMINARY PLAN OF THE PROPOSED TRAILCREEK ESTATES CONDOMINIUM, AND HAS CONCLUDED THAT THE PLAN IS IN ACCORDANCE WITH THE CITY OF PEORIA ZONING ORDINANCES AND THE CITY OF PEORIA SUBDIVISION MAP ACT. THE RECORDING COMMISSION HAS NO COMMENTS TO MAKE AT THIS TIME.

LEGEND

- BOUNDARY OF CONDOMINIUM
- BOUNDARY OF LOT
- BOUNDARY OF TRAILCREEK DR.

GENERAL NOTES

1. PRELIMINARY PLAN OF THE PROPOSED TRAILCREEK ESTATES CONDOMINIUM IS SUBJECT TO THE CITY OF PEORIA ZONING ORDINANCES AND THE CITY OF PEORIA SUBDIVISION MAP ACT.
2. THE PLANNING COMMISSION HAS REVIEWED THE PRELIMINARY PLAN OF THE PROPOSED TRAILCREEK ESTATES CONDOMINIUM, AND HAS CONCLUDED THAT THE PLAN IS IN ACCORDANCE WITH THE CITY OF PEORIA ZONING ORDINANCES AND THE CITY OF PEORIA SUBDIVISION MAP ACT.
3. THE CITY CLERK HAS REVIEWED THE PRELIMINARY PLAN OF THE PROPOSED TRAILCREEK ESTATES CONDOMINIUM, AND HAS CONCLUDED THAT THE PLAN IS IN ACCORDANCE WITH THE CITY OF PEORIA ZONING ORDINANCES AND THE CITY OF PEORIA SUBDIVISION MAP ACT.
4. THE RECORDING COMMISSION HAS REVIEWED THE PRELIMINARY PLAN OF THE PROPOSED TRAILCREEK ESTATES CONDOMINIUM, AND HAS CONCLUDED THAT THE PLAN IS IN ACCORDANCE WITH THE CITY OF PEORIA ZONING ORDINANCES AND THE CITY OF PEORIA SUBDIVISION MAP ACT.
5. THE CITY OF PEORIA HAS REVIEWED THE PRELIMINARY PLAN OF THE PROPOSED TRAILCREEK ESTATES CONDOMINIUM, AND HAS CONCLUDED THAT THE PLAN IS IN ACCORDANCE WITH THE CITY OF PEORIA ZONING ORDINANCES AND THE CITY OF PEORIA SUBDIVISION MAP ACT.
6. THE CITY OF PEORIA HAS REVIEWED THE PRELIMINARY PLAN OF THE PROPOSED TRAILCREEK ESTATES CONDOMINIUM, AND HAS CONCLUDED THAT THE PLAN IS IN ACCORDANCE WITH THE CITY OF PEORIA ZONING ORDINANCES AND THE CITY OF PEORIA SUBDIVISION MAP ACT.
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9. THE CITY OF PEORIA HAS REVIEWED THE PRELIMINARY PLAN OF THE PROPOSED TRAILCREEK ESTATES CONDOMINIUM, AND HAS CONCLUDED THAT THE PLAN IS IN ACCORDANCE WITH THE CITY OF PEORIA ZONING ORDINANCES AND THE CITY OF PEORIA SUBDIVISION MAP ACT.
10. THE CITY OF PEORIA HAS REVIEWED THE PRELIMINARY PLAN OF THE PROPOSED TRAILCREEK ESTATES CONDOMINIUM, AND HAS CONCLUDED THAT THE PLAN IS IN ACCORDANCE WITH THE CITY OF PEORIA ZONING ORDINANCES AND THE CITY OF PEORIA SUBDIVISION MAP ACT.

PRELIMINARY PLAN OF TRAILCREEK ESTATES CONDOMINIUM

LOT 11 OF KNOXVILLE PLACE, SECTION 2, A SUBDIVISION OF THE NE 1/4 OF SECTION 18, T4N, R10W, S10E, PEORIA, ILL. 61601
AUSTIN ENGINEERING CO., INC.
CITY ENGINEER
PEORIA, ILL. 61601
DATE: 5/15/01
SCALE: 1" = 40'