



TO: Reviewing Agencies
Other Interested Parties

FROM: Leah Allison, AICP, Senior Urban Planner *LA*
Planning and Growth Management Department

DATE: November 30, 2007

SUBJECT: KNOXVILLE CROSSING SUBDIVISION – PRELIMINARY PLAT - CPC 07-II

For your review, attached is a copy of the site plan depicting the request of Attorney Robert C. Hall, on behalf of JJSW, LLC, and Methodist Services, Inc., for approval of a PRELIMINARY PLAT for KNOXVILLE CROSSING SUBDIVISION, located at the southwest corner of Wilhelm Road and IL Route 40. The property is identified as Parcel Identification Numbers 09-29-352-012, 09-29-352-008, 09-29-376-004, 09-29-376-005, 09-29-376-006, 09-29-376-009, 09-29-326-002, and 09-29-376-010. The petitioner is proposing six lots on 42.1 acres.

Please submit any comments or concerns relating to this case to the Planning and Growth Management Department no later than **Friday, December 7, 2007**.

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

LA/ps

Attachment

cc: Council Member Nichting

PAS/P/PLANNINGCOMMISSION/CPC07-II/REVIEWINGAGENCIES

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

A PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 29, AND A RESUBDIVISION OF LOTS 5, 6, 8, 9, 10, 11, 12, AND 13 OF JANSENS FARM, BEING A SUBDIVISION OF PART OF THE SW 1/4 OF SECTION 29, ALL IN T 10N., R 0E OF THE 4TH P.M., PEORIA COUNTY, ILLINOIS



UTILITY NOTE

UTLITELIS has been in operation for more than 10 years and has provided information on utility company maps and records to be considered appropriate. The service has never been discontinued and that the utility should comprise all such utilities in the area. Either in advance or upon request, the summary of utilities is not variant that the utilities shown are the exact location of the utility, although the utility does not have the exact location indicated as it is possible from information available. The summary has not been located in the utility.

STATE OF ILLINOIS :

On this day, I have signed this document in the presence of _____
 My Office Address: _____
 My Home Address: _____
 My Cell Phone Number: _____
 My E-mail Address: _____
 My Signature: _____
 My Title: _____
 My Date: _____

PLANNING DIRECTOR

CITY CLEAR CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DECATUR

HEREBY CERTIFY THAT BY RESOLUTION NO. _____ PASSED BY THE CITY COUNCIL
OF THE CITY OF PHOENIX, ARIZONA, AT A REGULARLY SCHEDULED MEETING HELD ON THE _____ DAY
OF _____ 1987 THE ABOVE PRELIMINARY PLAT WAS APPROVED

City Clerk

SURVEYOR'S CERTIFICATE

LIFE OF BLINDS. I

[illegible]

Doug R. Remond
REMOND & ASSOCIATES, INC.

ILLINOIS PROFESSIONAL LAND SURVEYOR #2748
LICENSE EXPIRATION: 30-09

2

GENERAL NOTES

1. ZONING: C-2 (COMMERCIAL)
2. UTILITIES: ALL UTILITIES ARE ON VALUE AVAILABLE TO THIS SUBDIVISION
3. UTILITIES/IMPROVEMENTS: UTILITY ADJUSTMENTS WILL BE PROVIDED ON THE FINAL PLAT TO INDICATE/REFLECT THE SUBDIVISION WITH ALL AVAILABLE UTILITIES
4. THE NUMBERS, SIZES, SHAPES, AREAS AND DIMENSIONS OF THE LOTS SHOWN HEREON ARE APPROXIMATE. THE ACTUAL CORNER POINTS OF THE LOTS WILL BE AS SHOWN ON THE FINAL PLAT
5. PROPERTIES LOCATED WITHIN 1/4 SECTION 26, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827

LEGEND

[illegible]

DE

Scale 1" = 100'

ZUMWALT & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS

1040 W. OLYMPIA DRIVE
PEORIA, ILLINOIS 61615-1309/692-5074
DESIGN FIRM REGISTRATION NO. 184-003189

PRELIMINARY PLAT

FOR
KNOXVILLE CROSSING SUBDIVISION

1/1

JOB NO. 19,335