



August 14, 2007

Thomas E. Leiter  
The Leiter Group  
309-A Main Street  
Peoria, IL 61602

RE: Amendment to Trailcreek Estates Condominium Final Plan Case No. CPC 07-O

Please be advised that on Tuesday, July 10, 2007, the City Council approved the following:

**ORDINANCE NO. 16,162 AMENDING ORDINANCE NO. 15,392, THE FINAL PLAN OF TRAILCREEK ESTATES CONDOMINIUM, BY ADDING 7 DWELLING UNITS AND 23 PARKING SPACES TO THE MULTI-FAMILY DEVELOPMENT, WHICH IS LOCATED NORTH OF BETHANY WAY, SOUTH OF PIONEER PARKWAY, WEST OF KNOXVILLE AVENUE, AT THE END OF TRAILCREEK DRIVE. THE PROPERTY IS IDENTIFIED AS PARCEL IDENTIFICATION NUMBER 14-08-206-016. (CPC 07-O) [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

P/CPC 07-O - CC RESULTS.DOC

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



ORDINANCE NO. 16,162

AN ORDINANCE AMENDING, WITH CONDITIONS, ORDINANCE NO. 15,392, THE FINAL PLAN OF TRAILCREEK ESTATES CONDOMINIUM, BY ADDING 7 DWELLING UNITS AND 23 PARKING SPACES TO THE MULTI-FAMILY DEVELOPMENT, WHICH IS LOCATED NORTH OF BETHANY WAY, SOUTH OF PIONEER PARKWAY, WEST OF KNOXVILLE AVENUE, AT THE END OF TRAILCREEK DRIVE. THE PROPERTY IS IDENTIFIED AS PARCEL IDENTIFICATION NUMBER 14-08-206-016.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

SECTION 1. That the amended Final Plan of Trailcreek Estates Condominium, attached hereto as Exhibit A, and having the following legal description,

Lot 11 of Knoxville Place, Section 2, a subdivision of part of the NE ¼ of Section 8, T9N, R8E of the 4th Principal Meridian

is hereby approved subject to the following conditions:

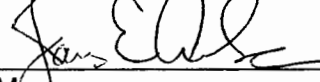
- 1) Add note to the plan that property owners may not participate in the City of Peoria's Private Property Drainage Assistance Program.
- 2) Agreement between the City and petitioner regarding conditions for secondary access to Crestline Drive.
- 3) If an agreement is reached to provide connection to Crestline Drive, the existing Private Street Maintenance Agreement for Trailcreek Estates Condominium must be amended.

SECTION 2. This ordinance shall be in full force and effect on and after its passage according to law.

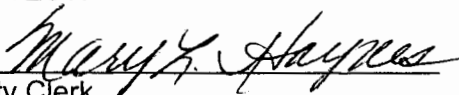
PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS

10TH DAY OF JULY 2007.

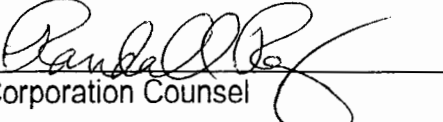
APPROVED:

  
\_\_\_\_\_  
Mayor

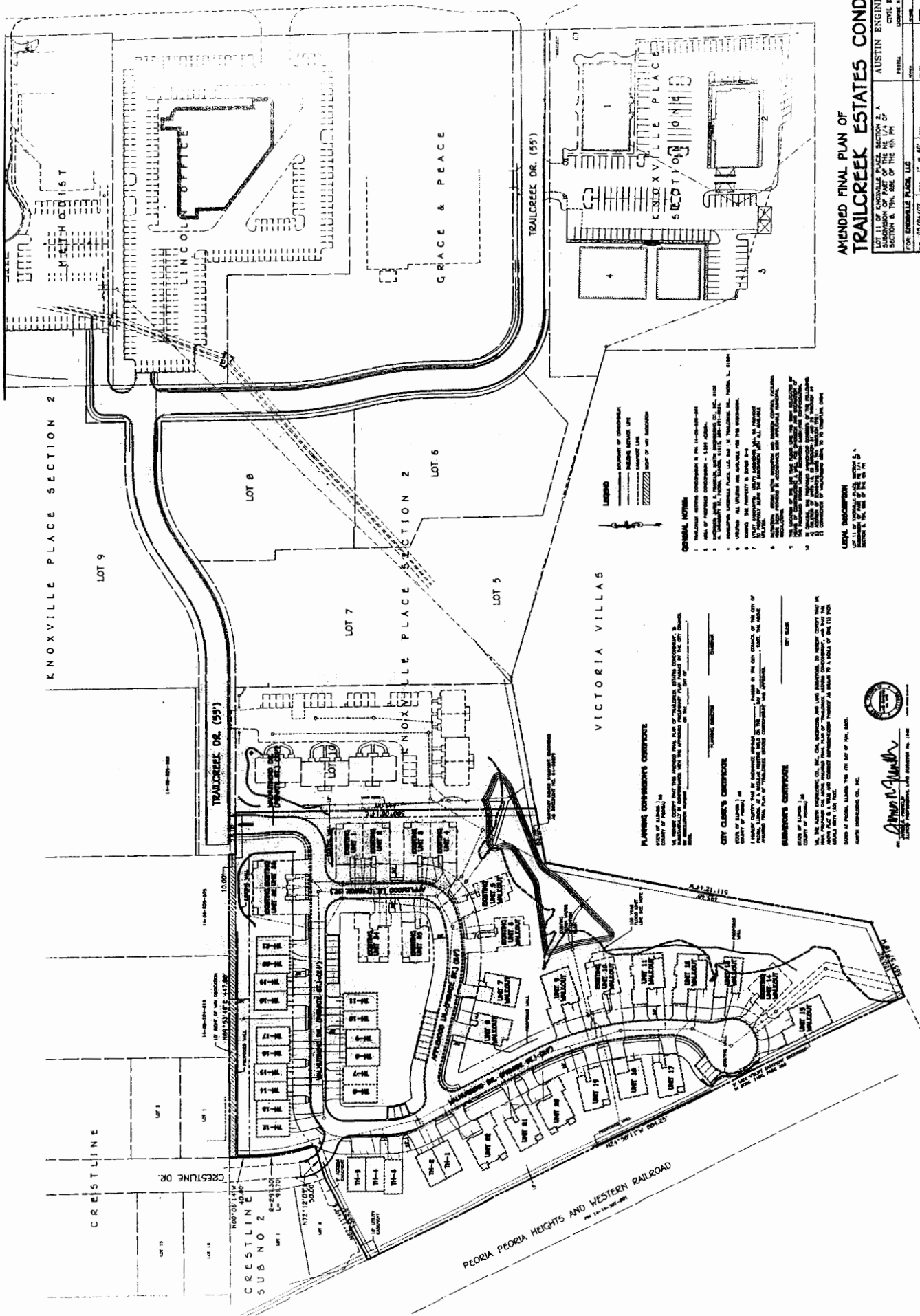
ATTEST:

  
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

  
\_\_\_\_\_  
Corporation Counsel

KNOXVILLE AVE. (ILLINOIS ROUTE 40)



**LEGEND**

--- BOUNDARY OF SECTION  
--- BOUNDARY OF LOT  
--- BOUNDARY OF UNIT  
--- BOUNDARY OF EASEMENT  
--- BOUNDARY OF RIGHT-OF-WAY

- GENERAL NOTES**
1. TRAILCREEK ESTATES CONDOMINIUM is a 14-UNIT CONDO.
  2. ALL OF TRAILCREEK ESTATES CONDOMINIUM is 14-UNIT CONDO.
  3. TRAILCREEK ESTATES CONDOMINIUM is 14-UNIT CONDO.
  4. TRAILCREEK ESTATES CONDOMINIUM is 14-UNIT CONDO.
  5. TRAILCREEK ESTATES CONDOMINIUM is 14-UNIT CONDO.
  6. TRAILCREEK ESTATES CONDOMINIUM is 14-UNIT CONDO.
  7. TRAILCREEK ESTATES CONDOMINIUM is 14-UNIT CONDO.
  8. TRAILCREEK ESTATES CONDOMINIUM is 14-UNIT CONDO.
  9. TRAILCREEK ESTATES CONDOMINIUM is 14-UNIT CONDO.
  10. TRAILCREEK ESTATES CONDOMINIUM is 14-UNIT CONDO.
  11. TRAILCREEK ESTATES CONDOMINIUM is 14-UNIT CONDO.
  12. TRAILCREEK ESTATES CONDOMINIUM is 14-UNIT CONDO.
  13. TRAILCREEK ESTATES CONDOMINIUM is 14-UNIT CONDO.
  14. TRAILCREEK ESTATES CONDOMINIUM is 14-UNIT CONDO.

**LEGAL DESCRIPTION**

LOT 11 OF KNOXVILLE PLACE, SECTION 2, A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 8, T9N, R9E OF THE 6TH PM FOR KNOXVILLE PLACE, LLC

**PLANNING COMMISSION'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION HAS REVIEWED THE PLANS FOR THE TRAILCREEK ESTATES CONDOMINIUM AND HAS APPROVED THE SAME FOR THE CITY OF KNOXVILLE.

**CITY CLERK'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE CITY CLERK HAS REVIEWED THE PLANS FOR THE TRAILCREEK ESTATES CONDOMINIUM AND HAS APPROVED THE SAME FOR THE CITY OF KNOXVILLE.

**SUBMITTER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE SUBMITTER HAS REVIEWED THE PLANS FOR THE TRAILCREEK ESTATES CONDOMINIUM AND HAS APPROVED THE SAME FOR THE CITY OF KNOXVILLE.

**Signature**

*[Signature]*

AUSTIN ENGINEERING CO., INC.

**AMENDED FINAL PLAN OF TRAILCREEK ESTATES CONDOMINIUM**

LOT 11 OF KNOXVILLE PLACE, SECTION 2, A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 8, T9N, R9E OF THE 6TH PM FOR KNOXVILLE PLACE, LLC

AUSTIN ENGINEERING CO., INC.  
CIVIL ENGINEERS  
LICENSE NO. 184-01118  
PEORIA, ILLINOIS 61654  
DATE: 10/21/07  
SCALE: 1" = 40'