



February 15, 2005

Knoxville Place, LLC  
810 Trailcreek Drive  
Peoria, IL 61614

RE: Case No. CPC 05-C

Please be advised that on Tuesday, February 1, 2005, the City Council approved the following request for:

RECOMMENDATION FOR APPROVAL OF THE PRELIMINARY PLAN FOR THE VILLAS AT KNOXVILLE PLACE CONDOMINIUMS, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED SOUTH OF PIONEER PARKWAY, NORTH OF TETON DRIVE, ALONG THE WEST SIDE OF KNOXVILLE AVENUE. CPC 05-C

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  
Urban Planner

LA/ps

Attachments

Peoria, Illinois FEBRUARY 1, 2005

**A RESOLUTION APPROVING THE PRELIMINARY PLAN OF THE VILLAS AT KNOXVILLE PLACE CONDOMINIUMS, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED SOUTH OF PIONEER PARKWAY, NORTH OF TETON DRIVE, ALONG THE WEST SIDE OF KNOXVILLE AVENUE**

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 Commission reviewed this request on January 19, 2005,

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

Section 1. That the preliminary plan of The Villas at Knoxville Place Condominiums, a multi-family residential development located south of Pioneer Parkway, north of Teton Drive, along the west side of Knoxville Avenue (Attachment A), generally described as a subdivision of all of lot 7 and part of lot 8 of Knoxville Place, Section 2, a subdivision of part of the NE ¼ of Section 8, T9N, R8E of the 4<sup>th</sup> Principal Meridian is hereby approved subject to the following condition(s):

- 1) Front yard and parking lot landscaping is required prior to final plan approval.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS 1st DAY OF FEBRUARY, 2005.

APPROVED:

David P. Roach  
Mayor

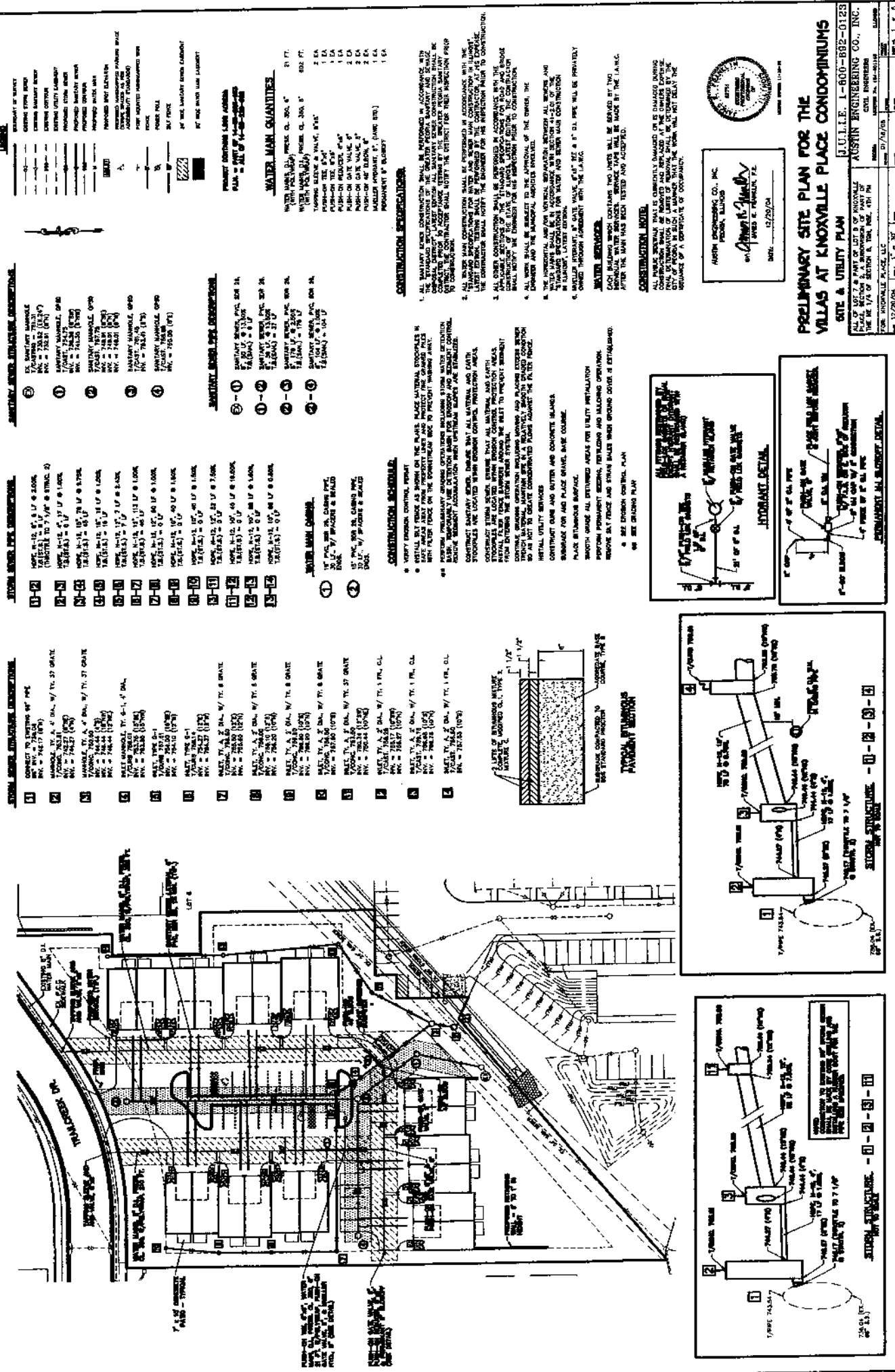
ATTEST:

Mary L. Hyman  
City Clerk

BY: Scott Ball, Deputy City Clerk

EXAMINED AND APPROVED

Ronald L. Ray  
Corporation Counsel



**STORM SEWER PIPE SCHEDULE**

PIPE SIZE	DEPTH	SPACING	MANHOLE	INVERT	OUTLET
12"	4'-0"	30'	12"	3'-6"	3'-0"
15"	4'-6"	30'	15"	4'-0"	3'-6"
18"	5'-0"	30'	18"	4'-6"	4'-0"
24"	6'-0"	30'	24"	5'-6"	5'-0"
30"	7'-0"	30'	30"	6'-6"	6'-0"
36"	8'-0"	30'	36"	7'-6"	7'-0"
42"	9'-0"	30'	42"	8'-6"	8'-0"
48"	10'-0"	30'	48"	9'-6"	9'-0"
54"	11'-0"	30'	54"	10'-6"	10'-0"
60"	12'-0"	30'	60"	11'-6"	11'-0"
66"	13'-0"	30'	66"	12'-6"	12'-0"
72"	14'-0"	30'	72"	13'-6"	13'-0"
78"	15'-0"	30'	78"	14'-6"	14'-0"
84"	16'-0"	30'	84"	15'-6"	15'-0"
90"	17'-0"	30'	90"	16'-6"	16'-0"
96"	18'-0"	30'	96"	17'-6"	17'-0"
102"	19'-0"	30'	102"	18'-6"	18'-0"
108"	20'-0"	30'	108"	19'-6"	19'-0"
114"	21'-0"	30'	114"	20'-6"	20'-0"
120"	22'-0"	30'	120"	21'-6"	21'-0"
126"	23'-0"	30'	126"	22'-6"	22'-0"
132"	24'-0"	30'	132"	23'-6"	23'-0"
138"	25'-0"	30'	138"	24'-6"	24'-0"
144"	26'-0"	30'	144"	25'-6"	25'-0"
150"	27'-0"	30'	150"	26'-6"	26'-0"
156"	28'-0"	30'	156"	27'-6"	27'-0"
162"	29'-0"	30'	162"	28'-6"	28'-0"
168"	30'-0"	30'	168"	29'-6"	29'-0"
174"	31'-0"	30'	174"	30'-6"	30'-0"
180"	32'-0"	30'	180"	31'-6"	31'-0"
186"	33'-0"	30'	186"	32'-6"	32'-0"
192"	34'-0"	30'	192"	33'-6"	33'-0"
198"	35'-0"	30'	198"	34'-6"	34'-0"
204"	36'-0"	30'	204"	35'-6"	35'-0"
210"	37'-0"	30'	210"	36'-6"	36'-0"
216"	38'-0"	30'	216"	37'-6"	37'-0"
222"	39'-0"	30'	222"	38'-6"	38'-0"
228"	40'-0"	30'	228"	39'-6"	39'-0"
234"	41'-0"	30'	234"	40'-6"	40'-0"
240"	42'-0"	30'	240"	41'-6"	41'-0"
246"	43'-0"	30'	246"	42'-6"	42'-0"
252"	44'-0"	30'	252"	43'-6"	43'-0"
258"	45'-0"	30'	258"	44'-6"	44'-0"
264"	46'-0"	30'	264"	45'-6"	45'-0"
270"	47'-0"	30'	270"	46'-6"	46'-0"
276"	48'-0"	30'	276"	47'-6"	47'-0"
282"	49'-0"	30'	282"	48'-6"	48'-0"
288"	50'-0"	30'	288"	49'-6"	49'-0"
294"	51'-0"	30'	294"	50'-6"	50'-0"
300"	52'-0"	30'	300"	51'-6"	51'-0"
306"	53'-0"	30'	306"	52'-6"	52'-0"
312"	54'-0"	30'	312"	53'-6"	53'-0"
318"	55'-0"	30'	318"	54'-6"	54'-0"
324"	56'-0"	30'	324"	55'-6"	55'-0"
330"	57'-0"	30'	330"	56'-6"	56'-0"
336"	58'-0"	30'	336"	57'-6"	57'-0"
342"	59'-0"	30'	342"	58'-6"	58'-0"
348"	60'-0"	30'	348"	59'-6"	59'-0"
354"	61'-0"	30'	354"	60'-6"	60'-0"
360"	62'-0"	30'	360"	61'-6"	61'-0"
366"	63'-0"	30'	366"	62'-6"	62'-0"
372"	64'-0"	30'	372"	63'-6"	63'-0"
378"	65'-0"	30'	378"	64'-6"	64'-0"
384"	66'-0"	30'	384"	65'-6"	65'-0"
390"	67'-0"	30'	390"	66'-6"	66'-0"
396"	68'-0"	30'	396"	67'-6"	67'-0"
402"	69'-0"	30'	402"	68'-6"	68'-0"
408"	70'-0"	30'	408"	69'-6"	69'-0"
414"	71'-0"	30'	414"	70'-6"	70'-0"
420"	72'-0"	30'	420"	71'-6"	71'-0"
426"	73'-0"	30'	426"	72'-6"	72'-0"
432"	74'-0"	30'	432"	73'-6"	73'-0"
438"	75'-0"	30'	438"	74'-6"	74'-0"
444"	76'-0"	30'	444"	75'-6"	75'-0"
450"	77'-0"	30'	450"	76'-6"	76'-0"
456"	78'-0"	30'	456"	77'-6"	77'-0"
462"	79'-0"	30'	462"	78'-6"	78'-0"
468"	80'-0"	30'	468"	79'-6"	79'-0"
474"	81'-0"	30'	474"	80'-6"	80'-0"
480"	82'-0"	30'	480"	81'-6"	81'-0"
486"	83'-0"	30'	486"	82'-6"	82'-0"
492"	84'-0"	30'	492"	83'-6"	83'-0"
498"	85'-0"	30'	498"	84'-6"	84'-0"
504"	86'-0"	30'	504"	85'-6"	85'-0"
510"	87'-0"	30'	510"	86'-6"	86'-0"
516"	88'-0"	30'	516"	87'-6"	87'-0"
522"	89'-0"	30'	522"	88'-6"	88'-0"
528"	90'-0"	30'	528"	89'-6"	89'-0"
534"	91'-0"	30'	534"	90'-6"	90'-0"
540"	92'-0"	30'	540"	91'-6"	91'-0"
546"	93'-0"	30'	546"	92'-6"	92'-0"
552"	94'-0"	30'	552"	93'-6"	93'-0"
558"	95'-0"	30'	558"	94'-6"	94'-0"
564"	96'-0"	30'	564"	95'-6"	95'-0"
570"	97'-0"	30'	570"	96'-6"	96'-0"
576"	98'-0"	30'	576"	97'-6"	97'-0"
582"	99'-0"	30'	582"	98'-6"	98'-0"
588"	100'-0"	30'	588"	99'-6"	99'-0"
594"	101'-0"	30'	594"	100'-6"	100'-0"
600"	102'-0"	30'	600"	101'-6"	101'-0"
606"	103'-0"	30'	606"	102'-6"	102'-0"
612"	104'-0"	30'	612"	103'-6"	103'-0"
618"	105'-0"	30'	618"	104'-6"	104'-0"
624"	106'-0"	30'	624"	105'-6"	105'-0"
630"	107'-0"	30'	630"	106'-6"	106'-0"
636"	108'-0"	30'	636"	107'-6"	107'-0"
642"	109'-0"	30'	642"	108'-6"	108'-0"
648"	110'-0"	30'	648"	109'-6"	109'-0"
654"	111'-0"	30'	654"	110'-6"	110'-0"
660"	112'-0"	30'	660"	111'-6"	111'-0"
666"	113'-0"	30'	666"	112'-6"	112'-0"
672"	114'-0"	30'	672"	113'-6"	113'-0"
678"	115'-0"	30'	678"	114'-6"	114'-0"
684"	116'-0"	30'	684"	115'-6"	115'-0"
690"	117'-0"	30'	690"	116'-6"	116'-0"
696"	118'-0"	30'	696"	117'-6"	117'-0"
702"	119'-0"	30'	702"	118'-6"	118'-0"
708"	120'-0"	30'	708"	119'-6"	119'-0"
714"	121'-0"	30'	714"	120'-6"	120'-0"
720"	122'-0"	30'	720"	121'-6"	121'-0"
726"	123'-0"	30'	726"	122'-6"	122'-0"
732"	124'-0"	30'	732"	123'-6"	123'-0"
738"	125'-0"	30'	738"	124'-6"	124'-0"
744"	126'-0"	30'	744"	125'-6"	125'-0"
750"	127'-0"	30'	750"	126'-6"	126'-0"
756"	128'-0"	30'	756"	127'-6"	127'-0"
762"	129'-0"	30'	762"	128'-6"	128'-0"
768"	130'-0"	30'	768"	129'-6"	129'-0"
774"	131'-0"	30'	774"	130'-6"	130'-0"
780"	132'-0"	30'	780"	131'-6"	131'-0"
786"	133'-0"	30'	786"	132'-6"	132'-0"
792"	134'-0"	30'	792"	133'-6"	133'-0"
798"	135'-0"	30'	798"	134'-6"	134'-0"
804"	136'-0"	30'	804"	135'-6"	135'-0"
810"	137'-0"	30'	810"	136'-6"	136'-0"
816"	138'-0"	30'	816"	137'-6"	137'-0"
822"	139'-0"	30'	822"	138'-6"	138'-0"
828"	140'-0"	30'	828"	139'-6"	139'-0"
834"	141'-0"	30'	834"	140'-6"	140'-0"
840"	142'-0"	30'	840"	141'-6"	141'-0"
846"	143'-0"	30'	846"	142'-6"	142'-0"
852"	144'-0"	30'	852"	143'-6"	143'-0"
858"	145'-0"	30'	858"	144'-6"	144'-0"
864"	146'-0"	30'	864"	145'-6"	145'-0"
870"	147'-0"	30'	870"	146'-6"	146'-0"
876"	148'-0"	30'	876"	147'-6"	147'-0"
882"	149'-0"	30'	882"	148'-6"	148'-0"
888"	150'-0"	30'	888"	149'-6"	149'-0"
894"	151'-0"	30'	894"	150'-6"	150'-0"
900"	152'-0"	30'	900"	151'-6"	151'-0"
906"	153'-0"	30'	906"	152'-6"	152'-0"
912"	154'-0"	30'	912"	153'-6"	153'-0"
918"	155'-0"	30'	918"	154'-6"	154'-0"
924"	156'-0"	30'	924"	155'-6"	155'-0"
930"	157'-0"	30'	930"	156'-6"	156'-0"
936"	158'-0"	30'	936"	157'-6"	157'-0"
942"	159'-0"	30'	942"	158'-6"	158'-0"
948"	160'-0"	30'	948"	159'-6"	159'-0"
954"	161'-0"	30'	954"	160'-6"	160'-0"
960"	162'-0"	30'	960"	161'-6"	161'-0"
966"	163'-0"	30'	966"	162'-6"	162'-0"
972"	164'-0"	30'	972"	163'-6"	163'-0"
978"	165'-0"	30'	978"	164'-6"	164'-0"
984"	166'-0"	30'	984"	165'-6"	165'-0"
990"	167'-0"	30'	990"	166'-6"	166'-0"
996"	168'-0"	30'	996"	167'-6"	167'-0"
1002"	169'-0"	30'	1002"	168'-6"	168'-0"
1008"	170'-0"	30'	1008"	169'-6"	169'-0"
1014"	171'-0"	30'	1014"	170'-6"	170'-0"
1020"	172'-0"	30'	1020"	171'-6"	171'-0"
1026"	173'-0"	30'	1026"	172'-6"	172'-0"
1032"	174'-0"	30'	1032"	173'-6"	173'-0"
1038"	175'-0"	30'	1038"	174'-6"	174'-0"
1044"	176'-0"	30'	1044"	175'-6"	175'-0"
1050"	177'-0"	30'	1050"	176'-6"	176'-0"
1056"	178'-0"	30'	1056"	177'-6"	177'-0"
1062"	179'-0"	30'	1062"	178'-6"	178'-0"
1068"	180'-0"	30'	1068"	179'-6"	179'-0"
1074"	181'-0"	30'	1074"	180'-6"	180'-0"
1080"	182'-0"	30'	1080"	181'-6"	181'-0"
1086"	183'-0"	30'	1086"	182'-6"	182'-0"
1092"	184'-0"	30'	1092"	183'-6"	183'-0"
1098"	185'-0"	30'	1098"	184'-6"	184'-0"
1104"	186'-0"	30'	1104"	185'-6"	185'-0"
1110"	187'-0"	30'	1110"	186'-6"	186'-0"
1116"	188'-0"	30'	1116"	187'-6"	187'-0"
1122"	189'-0"	30'	1122"	188'-6"	188'-0"
1128"	190'-0"	30'	1128"	189'-6"	189'-0"
1134"	191'-0"	30'	1134"	190'-6"	190'-0"
1140"	192'-0"	30'	1140"	191'-6"	191'-0"
1146"	193'-0"	30'	1146"	192'-6"	192'-0"
1152"	194'-0"	30'	1152"	193'-6"	193'-0"
1158"	195'-0"	30'	1158"	194'-6"	194'-0"
1164"	196'-0"	30'	1164"	195'-6"	195'-0"
1170"	197'-0"	30'	1170"	196'-6"	196'-0"
1176"	198'-0"	30'	1176"	197'-6"	197'-0"
1182"	199'-0"	30'	1182"	198'-6"	198'-0"
1188"	200'-0"	30'	1188"	199'-6"	199'-0"
1194"	201'-0"	30'	1194"	200'-6"	200'-0"
1200"	202'-0"	30'	1200"	201'-6"	201'-0"
1206"	203'-0"	30'	1206"	202'-6"	202'-0"
1212"	204'-0"	30'	1212"	203'-6"	203'-0"
1218"	205'-0"	30'	1218"	204'-6"	204'-0"
1224"	206'-0"	30'	1224"	205'-6"	205'-0"
1230"	207'-0"	30'	1230"	206'-6"	206'-0"
1236"	208'-0"	30'	1236"	207'-6"	