



July 15, 2003

Tim Shea
Mike McCarthy
Greenside Partnership
2915 W. Cannes Drive, Unit E
Peoria, IL 61602

Consolidated Land Surveying, Inc.
4424 N. Sheridan Road
Peoria, IL 61614

Other Interested Parties

RE: Case No. CPC 03-O – Fairway Villas Phase Two

Please be advised that on Tuesday, July 8, 2003, the City Council approved the following request for:

RECOMMENDATION TO APPROVE THE FINAL PLAN OF FAIRWAY
VILLAS PHASE TWO, A MULTI-FAMILY DEVELOPMENT LOCATED
AT 7323 N VILLA LAKE DRIVE. CPC 03-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 494-8614.

Sincerely,

A handwritten signature in black ink, appearing to read 'James P. Martin'.

James P Martin
Senior Urban Planner

JM/ps

Attachments

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

ORDINANCE NO. 15,494

AN ORDINANCE APPROVING THE FINAL PLAN OF FAIRWAY VILLAS PHASE TWO ,
A MULTI-FAMILY DEVELOPMENT LOCATED AT 7323 N. VILLA LAKE DRIVE.

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

SECTION 1. That the final plan of Fairway Villas Phase Two, attached hereto as
Exhibit A, with Elevations, attached hereto as Exhibit B and having the following legal
description, attached as Exhibit C is hereby approved.

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

8th DAY OF JULY, 2003

APPROVED:

David P. Rausby
Mayor

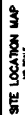
ATTEST:

Mary S. Haynes
City Clerk

EXAMINED AND APPROVED:

Randall Ray
Corporation Counsel

22



- [illegible]

SITE DATA:

1. THIS SITE IS 14.07-179-001
 2. AREA OF THIS SITE IS 8.800 ACRES ±
 3. THIS SITE IS ZONED R-8
 4. BUILDING SETBACKS:
FRONT = 10'
SIDE = 10'
REAR = 25'
 5. 18 PROPOSED UNITS
 6. 42 PROPOSED PARKING SPACES
(INCLUDING 36 TRUCK/ TRAILER PARKING SPACES)
 7. INDIVIDUAL UNIT TRUCK COLLECTION AT GARAGE CURB
- OWNER:
UNIVERSITY MICROFILMS
2913 W. CANINE DRIVE, UNIT E
ANN ARBOR MI 48106
313-761-7171

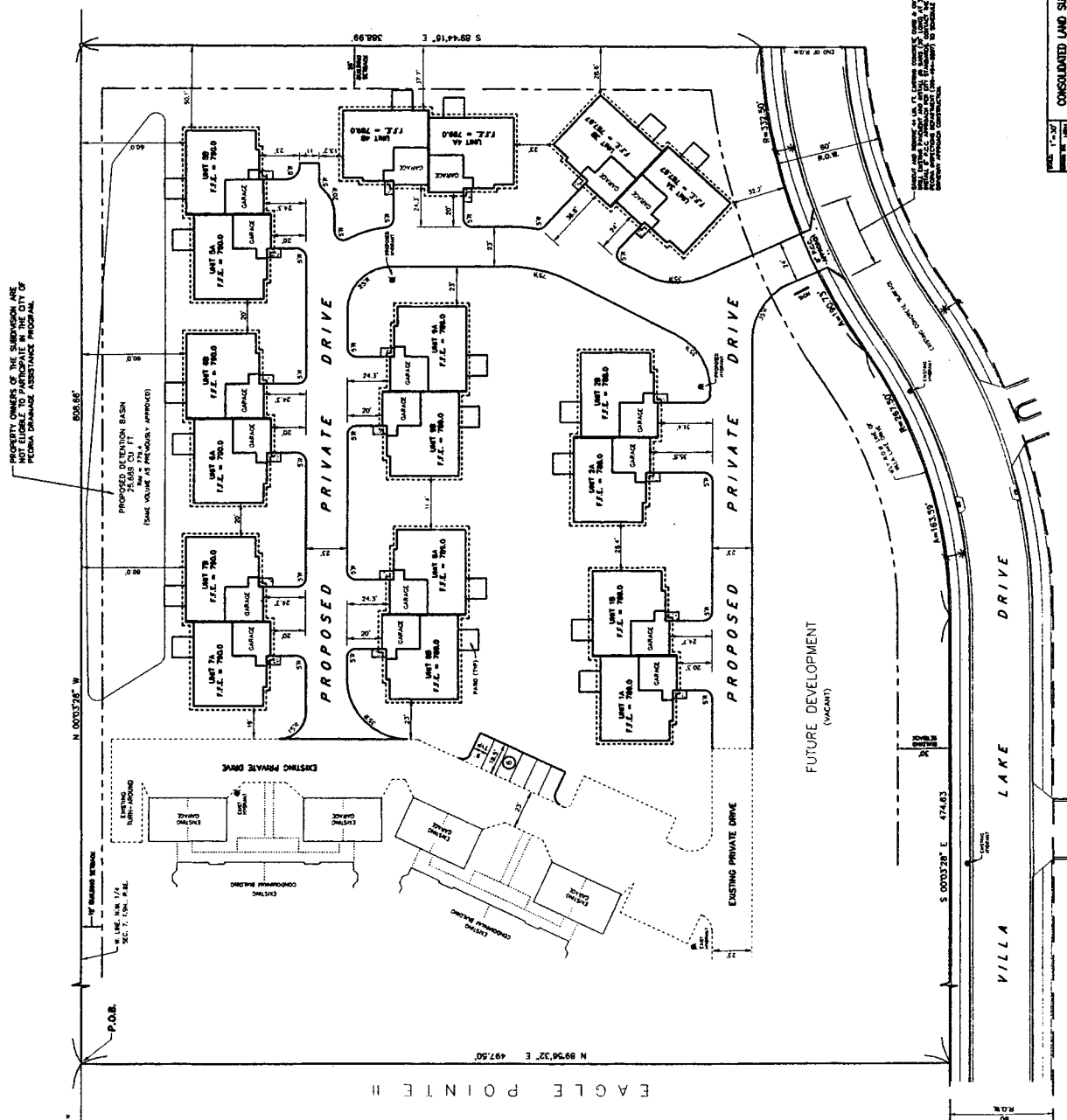


**PRELIMINARY AND FINAL PLAN
FOR
FAIRWAY VILL A CONDOMINIUM**

CONSOLIDATED LAND SURVEYING, INC.
LAND SURVEYING - LAND PLANNING

[illegible]

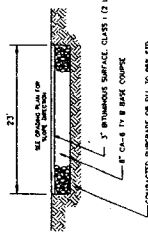
"EXHIBIT A"



UTILITY NOTE: LACK OF RECORDS UTILITIES SHOWN ON THIS PLAT WERE OBTAINED FROM LOCAL UTILITY COMPANIES AND OTHER AVAILABLE SOURCES AND SHOULD BE CONSIDERED APPROXIMATE. WE HEREBY CERTIFY ONLY TO THOSE UTILITIES SHOWN ON THE PLAT. THEREFORE, ANY UNDEVELOPED AREAS OR STRUCTURES THAT WERE LOCATED IN THESE AREAS AND ARE NOT SHOWN ON THE PLAT ARE NOT TO BE CONSIDERED VALID. ANY UTILITIES NOT SHOWN ON THE PLAT ARE NOT TO BE CONSIDERED VALID.

LEGAL	DESCRIPTION
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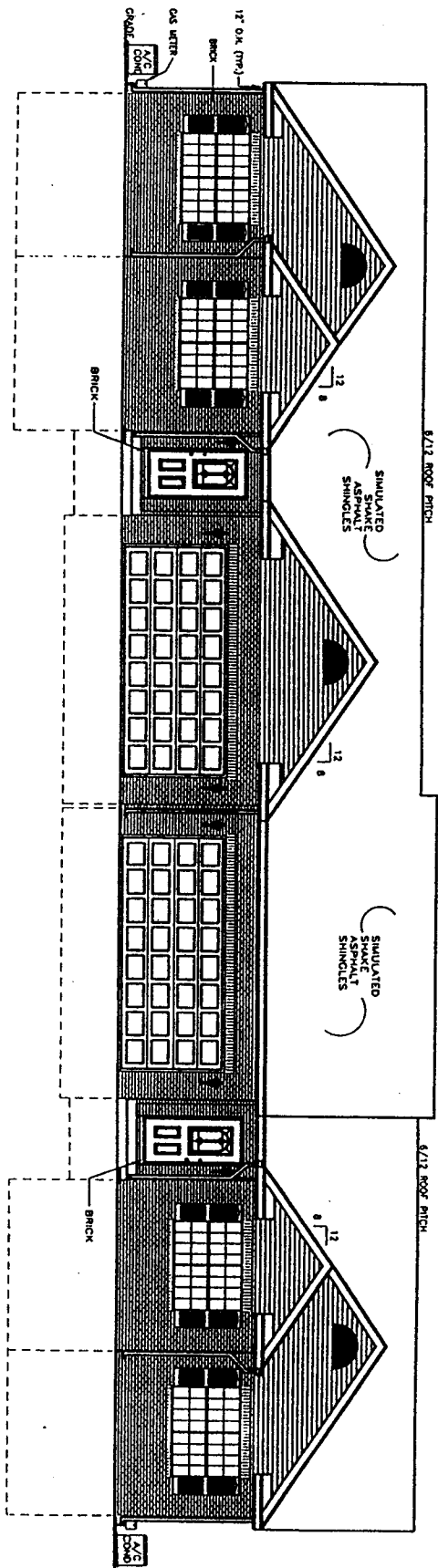
8.805 ACRES ±

[illegible]

TYPICAL ROAD SECTION

NOT TO SCALE

"EXHIBIT B"

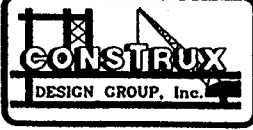


"EXHIBIT B"

REVISIONS	
DATE: -----	

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DRWN	

FAIRWAY VILLA CONDOMINIUM
PHASE TWO
FRONT ELEVATION



1/23/02
DWG/REVISED/FILED
Scale: 1/8"=1'-0"

ROSEBURY
#59
SHEET
A3.1

"EXHIBIT C"

JUNE 24, 2003

LEGAL DESCRIPTION
8.805 ACRES \pm

A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 8 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 00°-03'-28" WEST (BEARINGS ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY) ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 181.34 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 00°-03'-28" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 808.66 FEET; THENCE SOUTH 89°-44'-16" EAST, A DISTANCE OF 388.99 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VILLA LAKE DRIVE; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE WESTERLY RIGHT-OF-WAY LINE OF VILLA LAKE DRIVE ON A CURVE TO THE LEFT HAVING A RADIUS OF 332.50 FEET FOR AN ARC DISTANCE OF 190.73 FEET; THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF VILLA LAKE DRIVE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 267.50 FEET FOR AN ARC DISTANCE OF 163.59 FEET; THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF VILLA LAKE DRIVE, SOUTH 00°-03'-28" EAST, A DISTANCE OF 474.63 FEET; THENCE NORTH 89°-56'-32" EAST, A DISTANCE OF 497.50 FEET TO THE POINT OF BEGINNING, CONTAINING 8.805 ACRES, MORE OR LESS, SITUATED IN PEORIA COUNTY AND STATE OF ILLINOIS.