



September 9, 2003

Creek Development, Inc.
1700 W. Hickory Road
Dunlap, IL 61525

Jane E. Ohaver, Esq.
111 W. Washington, Suite 101
East Peoria, IL 61611

Dave Humphrey/Randolph & Associates
911 W. Pioneer Parkway
Peoria, IL 61615

RE: Case No. CPC 02-O – Amendment to Final Plan of Knoxville Pointe Phase III

Please be advised that on Tuesday, September 2, 2003, the City Council approved the following request for:

APPROVAL OF THE APPROVAL OF AN AMENDMENT TO THE
FINAL PLAN OF KNOXVILLE POINTE PHASE III, WHICH IF
GRANTED, CONSTITUTES A VARIANCE OF THE TRANSITIONAL
BUFFER YARD FROM 25' TO 20.9'. CPC 02-O DISTRICT 5

This request was approved as outlined in the enclosed 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

JPM/ps

Enclosures

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

**AN ORDINANCE APPROVING A VARIANCE FROM 25 FEET TO 20.9 FEET,
AMENDING THE FINAL PLAN OF KNOXVILLE POINTE PHASE III, A MULTI-
FAMILY RESIDENTIAL DEVELOPMENT LOCATED EAST OF NORTHTRAIL
MEADOWS SUBDIVISION AND WEST OF KNOXVILLE AVENUE, ALONG THE
SOUTH SIDE OF HICKORY GROVE ROAD**

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

SECTION 1. That the final plan of Knoxville Pointe Phase III, attached hereto as Exhibit A, as amended by Exhibit B, and having the following legal description (Attachment A):

A subdivision of part of the NW ¼ of Section 29, T10N, R8E of the 4th Principal Meridian, Peoria County, Illinois

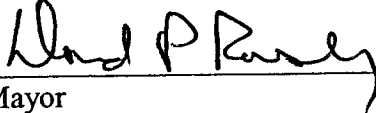
is hereby approved subject to the following condition:

- 1) Granting a variance from 25 feet to 20.9 feet for the Transitional Buffer Yard for the final plan.
- 2) Fencing shown within the Transitional Buffer Yard (See Exhibit B) will be removed.

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

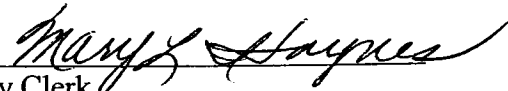
PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS
2nd DAY OF SEPTEMBER 2003.

APPROVED:




Mayor

ATTEST:



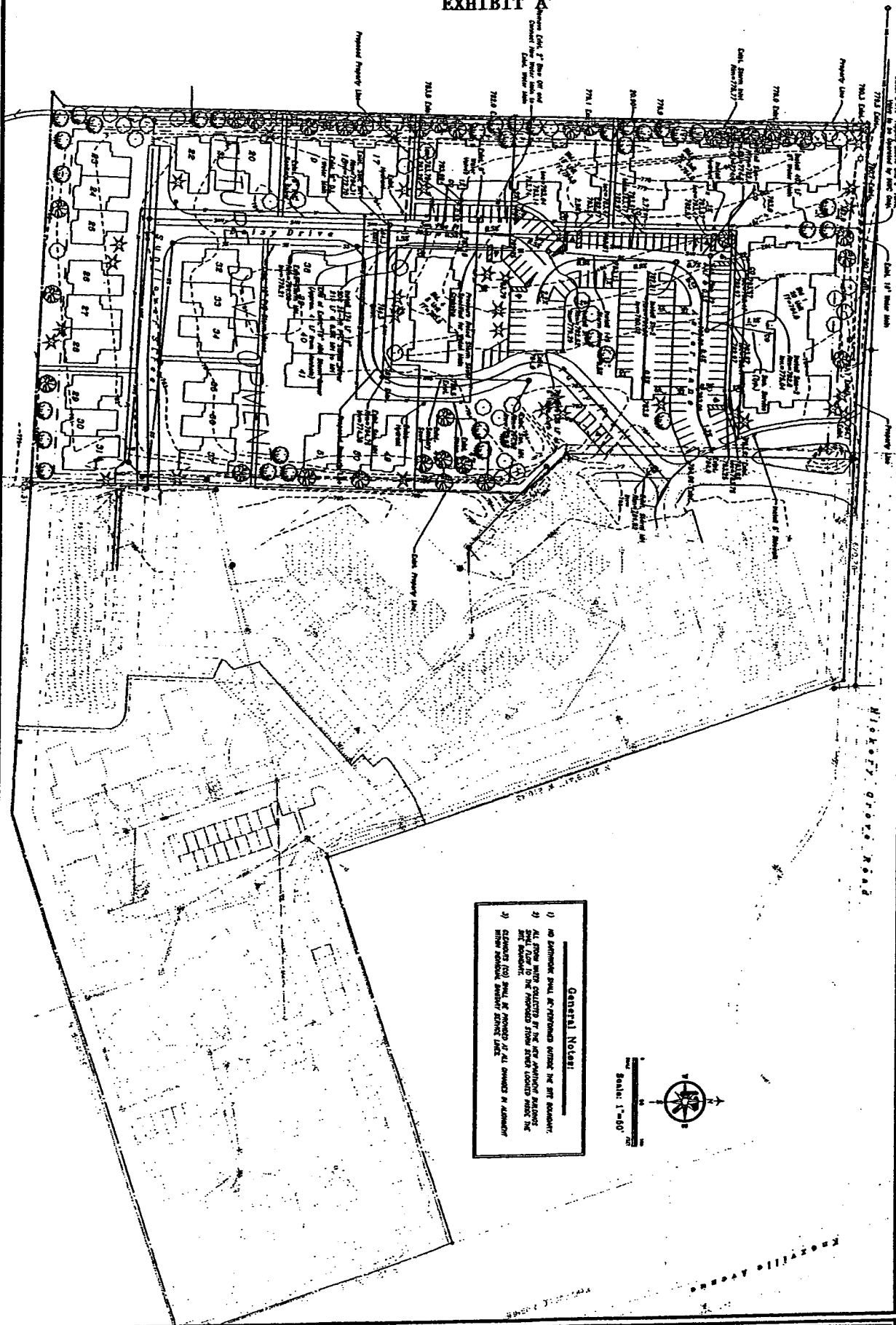
City Clerk

EXAMINED AND APPROVED:



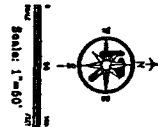
Corporation Counsel

EXHIBIT A



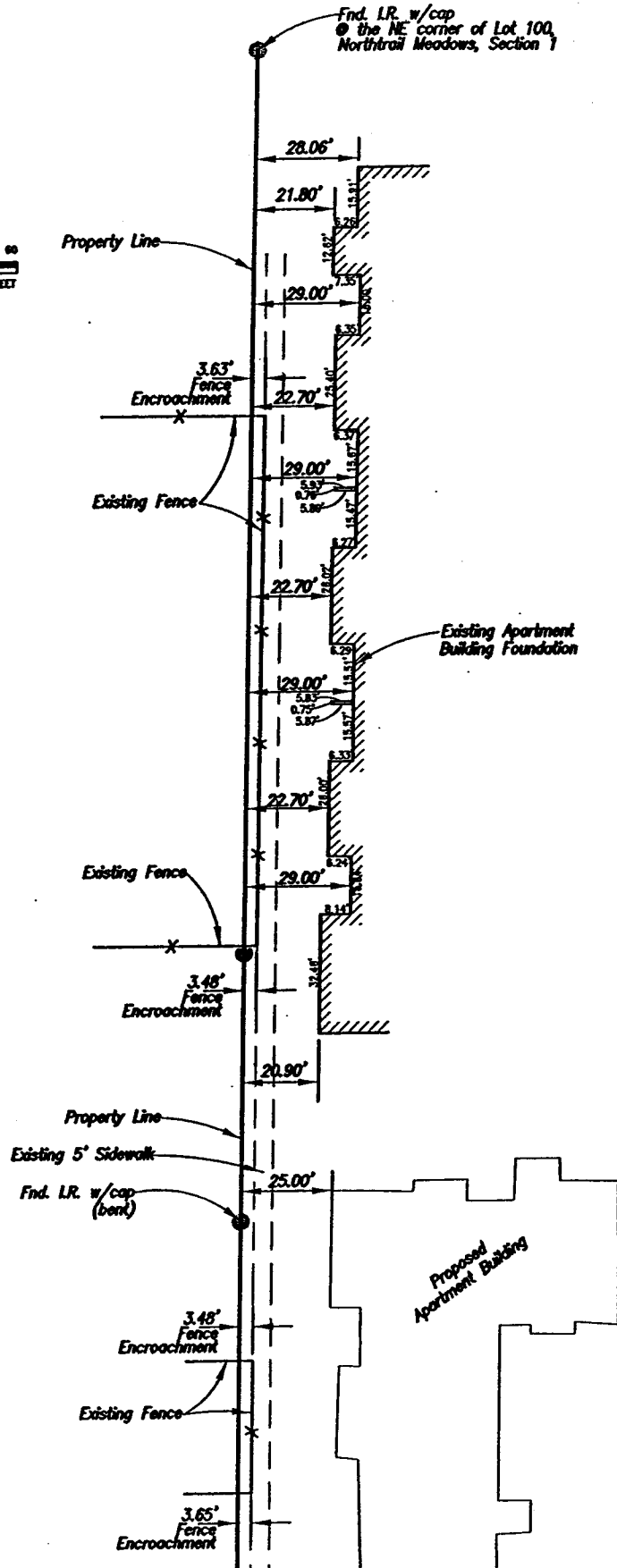
General Notes:

- 1) NO EXISTING BUILDING FOOTPRINTS SHOWN ON THE SITE PLAN.
- 2) ALL FLOOD ZONE COULDS BE THE NEW APARTMENT BUILDING.
- 3) ALL FLOOD ZONE COULDS BE THE NEW APARTMENT BUILDING.
- 4) ALL FLOOD ZONE COULDS BE THE NEW APARTMENT BUILDING.
- 5) ALL FLOOD ZONE COULDS BE THE NEW APARTMENT BUILDING.





Scale: 1"=30'



Drawn By: NAE
 Approved By: DLH
 Date: June 24, 2004
 Project No.: 966

Sheet Info:

Exhibit "A"

Knoxville Pointe Apartments Peoria, Illinois

Randolph & Associates, Inc.
 Engineering & Surveying
 111 North Parkway, Peoria, IL 61604
 Phone: 309.696.1111
 Fax: 309.696.1112



Attachment A

APARTMENT PARCEL

LEGAL DESCRIPTION

A part of Lot 100 of Northtrail Meadows Section One Subdivision as recorded in Book 6, Page 129 as Document Number 98-35143 in the Peoria County Recorder's Office, being a part of the Northwest Quarter of Section 29, Township 10 North, Range 8 East of the 4th Principal Meridian, Peoria County, Illinois; more particularly described as follows:

Beginning at the Northwest corner of said Lot 100; thence South $87^{\circ}-50'-49''$ East (bearings assumed for description purposes only) along the North line of said Lot 100, a distance of 372.00 feet; thence South $02^{\circ}-09'-08''$ West, a distance of 237.95 feet; thence South $47^{\circ}-35'-54''$ West, a distance of 116.88 feet; thence Southerly, along a curve concave to the East, having a radius of 60.00 feet, a chord bearing of South $09^{\circ}-41'-00''$ West, a chord length of 73.74 feet, an arc distance of 79.41 feet; thence Southerly, along a curve concave to the West, having a radius of 160.00 feet, a chord bearing of South $13^{\circ}-01'-01''$ East, a chord length of 83.98 feet, an arc distance of 84.97 feet; thence South $02^{\circ}-11'-51''$ West, a distance of 32.04 feet; thence Southwesterly, along a curve concave to the Northwest, having a radius of 42.50 feet, a chord bearing of South $47^{\circ}-11'-51''$ West, a chord length of 60.10 feet, an arc distance of 66.76 feet; thence North $87^{\circ}-48'-09''$ West, a distance of 129.38 feet; thence North $02^{\circ}-14'-12''$ East, a distance of 30.43 feet; thence North $87^{\circ}-45'-48''$ West, a distance of 129.13 feet to the West line of said Lot 100; thence North $02^{\circ}-09'-09''$ East, a distance of 517.89 feet to the Point of Beginning; said parcel containing 4.08 acres, more or less.