



BUILDING AREAS AND PARKING DATA:

- BUSEY BANK: 3,627 SQ. FT. ± BUILDING
24 APPROVED PARKING SPACES
- HAMPTON INN & SUITES: 58,000 SQ. FT. ± BUILDING
112 APPROVED PARKING SPACES
- WINGATE INN & SUITES: 52,008 SQ. FT. ± BUILDING
96 APPROVED PARKING SPACES
- RAYLENE'S SALON & MORE: 4,500 SQ. FT. ± BUILDING
41 APPROVED PARKING SPACES
- FURNITURE ROW: 53,440 SQ. FT. ± BUILDING
62 APPROVED PARKING SPACES
- FORMER TILTED KILT: 5,980 SQ. FT. ± BUILDING
73 APPROVED PARKING SPACES
18 PROPOSED ADDITIONAL PARKING SPACES
- PROPOSED BUILDING LOT 5: 11,260 SQ. FT. BUILDING
77 APPROVED PARKING SPACES
5 HANDICAP PARKING SPACES
24 ADDITIONAL PROPOSED PARKING SPACES

TOTAL BUILDING AREA = 188,815 SQ. FT.
TOTAL PARKING SPACES = 548 SPACES
ADDITIONAL PARKING REQUESTED = 42 SPACES

PRESENT PROPERTY IDENTIFICATION NUMBERS:

BUSEY BANK:
 LOT 1 (PRAIRIE MEADOWS SUB.) = P.I.N. 13-11-202-001

HAMPTON INN & SUITES:
 OUTLOT B (PRAIRIE CROSSING SEC. 2) = P.I.N. 13-11-203-003
 HAMPTON INN & SUITES:
 LOT 4 (PRAIRIE MEADOWS SEC. 2) = P.I.N. 13-11-203-003

WINGATE INN & SUITES:
 LOT 4 (RESUB. OF LOT 2 OF PRAIRIE CROSSING SUB.) = P.I.N. 13-11-201-002

RAYLENE'S SALON & MORE:
 LOT 5 (RESUB. OF LOT 2 OF PRAIRIE CROSSING SUB.) = P.I.N. 13-11-201-003

FURNITURE ROW:
 LOT 1 (PRAIRIE CROSSING SUB.) = P.I.N. 13-11-200-013

PROPOSED BUILDING:
 LOT 5 (PRAIRIE CROSSING SEC. 2) = P.I.N. 13-11-201-006

FORMER TILTED KILT:
 LOT 4 (PRAIRIE CROSSING SEC. 2) = P.I.N. 13-11-201-005

VACANT LAND:
 LOT 5 (PRAIRIE MEADOWS SEC. 2) = P.I.N. 13-11-203-002

- SITE DATA:**
- TOTAL AREA OF THIS SITE IS 14.87 ACRES ±
 - THIS SITE IS ZONED C-2 (SPECIAL USE)
 - BUILDING SETBACKS:
 FRONT = 20' OR THE AVERAGE OF ADJACENT STRUCTURES
 SIDE = 5% OF WIDTH OR DEPTH OF LOT (20' MAXIMUM)
 REAR = 5% OF WIDTH OR DEPTH OF LOT (20' MAXIMUM)
 - ALL SITE LIGHTING SHALL BE CONTAINED WITHIN THE SITE ENVELOPE AND BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE. NO LIGHTING SHALL BE DIRECTED TOWARDS ILLINOIS ROUTE 91. A PHOTOMETRIC PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION DRAWINGS.
 - PARKING LOT CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA. A PERMIT FROM THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED PRIOR TO ANY WORK.
 - THE CONTRACTOR SHALL SUBMIT A PLAN AND BID FOR ELECTRIC SERVICE TO THE PARKING LOT LIGHTS AND THE SIGNAGE TO THE OWNER FOR APPROVAL.

LEGAL DESCRIPTION - LOT 4
 LOT 4 IN PRAIRIE CROSSING SECTION TWO, BEING A SUBDIVISION OF A PART OF LOT 3 OF THE RE-SUBDIVISION OF LOT 2 OF PRAIRIE CROSSING SUBDIVISION AND OUTLOT "A" OF PRAIRIE MEADOWS SUBDIVISION, ALL BEING IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS

LEGAL DESCRIPTION - LOT 5
 LOT 5 IN PRAIRIE CROSSING SECTION TWO, BEING A SUBDIVISION OF A PART OF LOT 3 OF THE RE-SUBDIVISION OF LOT 2 OF PRAIRIE CROSSING SUBDIVISION AND OUTLOT "A" OF PRAIRIE MEADOWS SUBDIVISION, ALL BEING IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS

OVERALL LEGAL DESCRIPTION OF COMMERCIAL PROPERTY (PER ORDINANCE 15,584)
 A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE SOUTH 89°-53'-16" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 833.33 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 474; THENCE SOUTH 16°-31'-02" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 474, A DISTANCE OF 157.21 FEET; THENCE SOUTH 20°-57'-17" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 474, A DISTANCE OF 305.08 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 20°-57'-17" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 474, A DISTANCE OF 595.16 FEET; THENCE SOUTH 29°-05'-25" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 474, A DISTANCE OF 400.50 FEET; THENCE NORTH 89°-48'-32" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 474, A DISTANCE OF 266.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 91; THENCE NORTH 0°-11'-28" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 91, A DISTANCE OF 214.15 FEET; THENCE NORTH 89°-48'-32" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 91, A DISTANCE OF 10.0 FEET; THENCE NORTH 0°-11'-28" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 91, A DISTANCE OF 705.63 FEET; THENCE SOUTH 89°-48'-32" EAST, A DISTANCE OF 656.38 FEET TO THE POINT OF BEGINNING, CONTAINING 10.0 ACRES, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

ALSO A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE SOUTH 89°-53'-16" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 833.33 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 474; THENCE SOUTH 16°-31'-02" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 474, A DISTANCE OF 104.24 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 16°-31'-02" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 474, A DISTANCE OF 52.97 FEET; THENCE SOUTH 20°-57'-17" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 474, A DISTANCE OF 305.06 FEET; THENCE NORTH 89°-48'-32" WEST, A DISTANCE OF 656.38 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 91; THENCE NORTH 0°-11'-28" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 91, A DISTANCE OF 335.01 FEET; THENCE SOUTH 89°-53'-16" EAST, A DISTANCE OF 770.42 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE SURVEY OF ZUMWALD & ASSOCIATES, INC., RECORDED JULY 12, 1988 IN TRACT SURVEY BOOK 23, PAGE 116, AS DOCUMENT NUMBER 88-13708, SITUATED IN PEORIA COUNTY, ILLINOIS, TAX ID NUMBER 254-13-11-200-009, AND ALSO BEING DESCRIBED AS A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND BRASS DISK BEING THE NORTHWEST CORNER OF SAID SECTION 11; THENCE SOUTH 89°-53'-16" EAST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 831.86 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 474; THENCE SOUTH 17°-06'-51" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 474, A DISTANCE OF 104.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 17°-06'-51" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 474, A DISTANCE OF 51.50 FEET; THENCE SOUTH 20°-50'-25" WEST ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 474, A DISTANCE OF 305.06 FEET TO A FOUND PIPE; THENCE NORTH 89°-53'-16" WEST, A DISTANCE OF 655.27 FEET TO A FOUND PIPE BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 91; THENCE NORTH 0°-11'-28" EAST ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 91, A DISTANCE OF 335.01 FEET; THENCE SOUTH 89°-53'-16" EAST, A DISTANCE OF 773.86 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE ALTA SURVEY DATED MAY 6, 2002, DONE BY RANDOLPH & ASSOCIATES, INC., AS PROJECT NUMBER 1231.002, SITUATED IN PEORIA COUNTY, ILLINOIS.

SCALE: 1"=50'

DRAWN BY: JMG
 SURVEY BY:
 DESIGN BY: HRR
 CHECKED BY: HRR

CLS
 CONSOLIDATED LAND SURVEYING, INC.
 1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615
 LAND SURVEYORS AND PROFESSIONAL ENGINEERS
 309-692-3434
 PROFESSIONAL DESIGN FIRM NO. 04-000756

SPECIAL USE SITE PLAN
 FOR
PETERSEN COMPANIES

DATE: 7-29-15
 SHEET NO.: 6997-9-7-11A-04