



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Site Plan Review Board (prepared by Leah Allison)  
**DATE:** May 5, 2016  
**CASE NO:** PZ 16-16

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Troy Hattermann of Illinois Central College to amend Ordinance No. 15,450 in a Class N-1 (Institutional) District for an Official Development Plan which includes Special Uses for Childcare Center serving the community as well as college personnel and students, Offices other than those serving the institution's personnel and students, Research, scientific, educational other than that conducted by the students, faculty of the institution designated in the Official Development Plan, and a Student Center, with a request to approve building renovations, a building addition, and parking lot expansion for the property identified as Parcel Identification No. 14-20-101-002 with an address of 5407 N University Street, Peoria, IL (Council District 4)

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to amend the existing Official Development Plan to allow for building renovations, a building addition and a parking lot expansion as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Access	No change to primary entrance at University St. Secondary access from Glen Park Place (as previously proposed) will require further review and a parking/traffic study.	None	In compliance
Parking	858 existing parking spaces plus approximately 200 spaces in future expansion.	None	In compliance
Mechanical & Utility Screening	All mechanical units to be screened.	None	All ground, roof, and wall mounted mechanical units must be screened from view of the building street and residential properties. Garbage dumpsters must be placed in an enclosure.
Landscaping	Sustainable Ground Master Plan includes native natural plants and grasses, raingardens, bioswales, and permeable pavers.	None	No objection to alternative landscape plan utilizing natural plantings and permeable pavers.
Transitional Buffer Yard	No change to existing transitional buffer yard (25-foot perimeter setback)	None	In compliance
Signs	No change to existing 88 sq.ft. masonry sign located at entrance.	None	In compliance
Exterior Lighting	Lighting not to exceed 3 foot candles with directional cut-off.	None	Maximum 3 foot candles measured at property line

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Setbacks & Yards	No change to existing 25-foot perimeter setback as previously approved. Existing buildings and additions setback in compliance with district.	None	In compliance
Height	Building addition to Cedar Hall is 26 ft, 8 in. No change to remaining buildings.	None	In compliance

**BACKGROUND**

**Property Characteristics**

The subject property contains 62 acres of land and is currently developed as the Illinois Central College North campus. The property is zoned Class I-1 Institutional and surrounded by single family residential zoning to the north, east, west, and single family residential and office zoning to the south.

**History**

In 2003, City Council adopted an ordinance approving the Official Development Plan for ICC which included special uses for a childcare center serving the community as well as college personnel and students; offices other than those serving the institution's personnel and students; research, scientific, educational other than that conducted by the students, faculty of the institution designated in the Official Development Plan; and a student center. Prior to 2003 the subject property operated as the Zeller Mental Health Center.

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	N1 (Institutional)

Following the 2003 approval of their Official Development Plan, ICC completed a new entrance drive, various parking lot expansions, a facilities maintenance building, and student center.

**SITE PLAN REVIEW BOARD ANALYSIS**

The SPRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard	Standard Met per SPRB Review	SPRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property or diminish property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	Yes	None
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	N/A
City Council Strategic Plan Goals	Grow Businesses	N/A

## **SITE PLAN REVIEW BOARD RECOMMENDATION**

The Site Plan Review Board recommends APPROVAL of the request with the following condition:

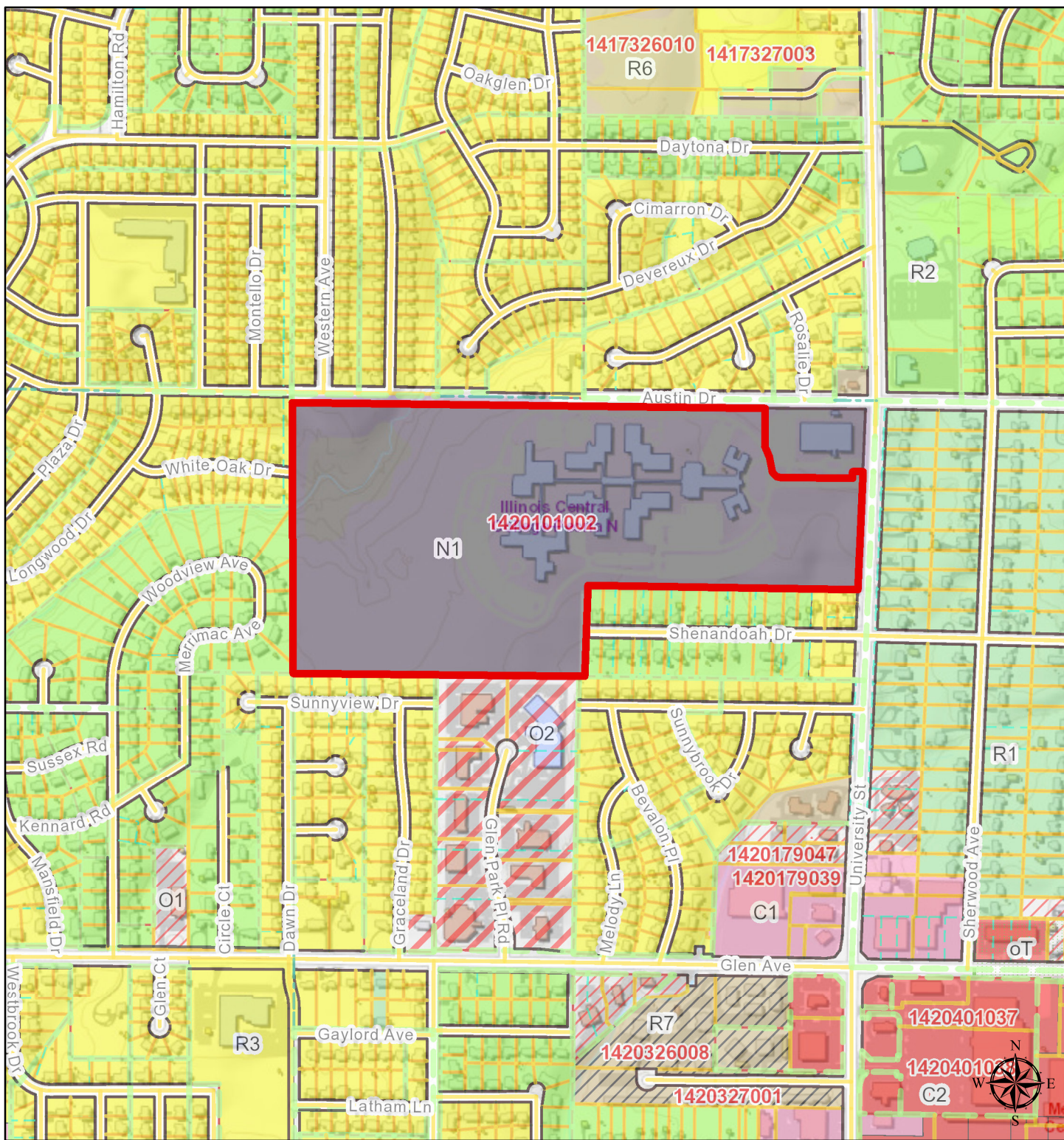
- 1) Prior to constructing the future parking lot, a landscape plan, in compliance with the Zoning Ordinance, must be submitted for review and approval.

**NOTE:** If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

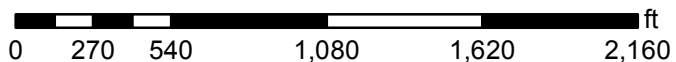
## **ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Photo
3. Official Development Plan

# 5407 N University - ICC



1 inch = 667 feet



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division









# Official Development Plan: ICC North

INSTITUTIONAL DISTRICT (N-1)

UPDATED March 31, 2016

# Official Development Plan: ICC North Campus

March 30, 2016 REVISION

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# 1 Introduction

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Founded in 1966 as a comprehensive public community college, Illinois Central College (ICC) enrolls approximately 10,000 students per year through traditional academic programs and another 8,000 students through continuing education and lifelong learning classes. The mission of the College is “Through learning, minds change. We believe by changing minds, we can change the world.”

ICC ranks 11<sup>th</sup> in the State of Illinois for the number of students served, awarding degrees in 112 areas and certificates in 71 programs. The ICC district includes all or 10 counties (2,322 square miles) and serves approximately 374,714 residents. Most of ICC’s students reside in Peoria, Tazewell, and Woodford Counties.

Since purchasing the State-owned property at 5407 N. University in 2006, Illinois Central College has continued to increase access to higher education for those citizens living in the northern and western portions of the district as well as to those citizens who must rely on bus service to meet their transportation needs. Illinois Central College has developed new programs and expanded existing programs in response to needs identified by members of our community through our comprehensive planning process. The North Campus has and continues to assist the College in achieving a number of priorities:

- *Provide high quality programs and services*

This location allows ICC to expand such as culinary arts, liberal arts, health career, and occupational courses.

- *Develop a responsive educational delivery system*

Geographic location of educational facilities correlates with physical accessibility. A high population density resides in the ICC North Campus area. A presence in the City of Peoria enhances accessibility for those who depend on bus service for transportation and senior citizens who might not otherwise access the College’s larger East Peoria or downtown Peoria campuses.

- *Play a more aggressive role in economic and workforce development.*

During our comprehensive planning process, the citizens of the community asked that ICC play a greater role in economic and workforce development. This facility allows the College to partner with business and industry to expand workforce training programs and to provide students with the opportunity to work closely with business and industry as part of their educational program.

- *Reach out to attract and retain a diverse student body and employee group and play a leadership role in community diversification initiatives.*

The focus of the minority population served by Illinois Central College is in Peoria. The Peoria location, on a main transportation artery, provides greater convenience to minority populations in the city.

- *Collaborate with universities to promote efficient and effective transfer of students through the educational system.*



No state supported four-year college or university currently exists in the Illinois Central College district. Illinois Central College plans to work with other four-year institutions to increase the options for students who want to complete their baccalaureate degree.

## **2 Boundaries and Setbacks**

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### **2.1 Institutional District Boundary**

The Boundaries of the N-1 Institutional District is described in Section 8 of this document. The property occupied by Illinois Central College's North Campus (ICC North) is the same property that comprised the Zeller Mental Health Facility for which the institutional district was established.

### **2.2 Perimeter Setbacks**

The required 25-foot minimum setback currently exists around the entire perimeter of the property that comprises the ICC North. Except for one area where a parking lot is located adjacent to the north property line. In most parts of the campus the setback is well in excess of the 25-foot minimum. All future development of the property for additional structures, parking or recreational fields (refer to Attachments A2, Site Plan – Existing (Completed Improvements) and A3, Site Plan – Potential Improvements) will be in compliance with Article 12.6 of the ordinance.

### **2.3 Points of Ingress and Egress**

Access to the campus is from University Street via the private, two-way, double-lane entry and exit road. This access point has been renovated to include both a signal and turn lanes to manage traffic entering and exiting the campus. The existing campus entry/exit road is also used by the State of Illinois Regional Office Building, which is situated north and east of the campus property. The Regional Office Building also has access to its property on the north side from Austin Drive.

The College will monitor traffic counts and review impact as the site becomes fully occupied. Accordingly, the College will consider an alternate entrance and exit on the southern boundary connecting to the existing Glen Park office park. This option would relieve any traffic stress and provide entry/exit at a second signalized intersection. (See Attachment A3)

If the College would pursue this option an additional Traffic Study may be necessary to determine the impact on Glen Avenue.

## **3 Buildings and Parking**

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The attached Original Site Plan, A1 shows the location of all buildings and parking lots when Illinois Central College obtained the property. Attachment A2, Site Plan – Existing (Completed Improvements) shows the status of the college grounds today: all parking has

been improved and moved inside the ring road for safety and two new buildings have been erected (one complete and one currently under construction). Attachment A3, Site Plan – Potential Improvements shows proposed locations future expansion of parking and roadways, and well as highlights buildings that still need to be renovated.

### 3.1 Description of Existing Buildings

All existing buildings are permanent, brick/concrete block masonry one-story and two-story structures with a below-grade utility tunnel system for distribution of heating/cooling, telephone and data communications to all campus buildings. The size of each of the buildings is as follows:

<b>Building</b>	<b>Gross Square Footage</b>
<b>Arbor Hall</b>	42,208
<b>Birch Hall</b>	21,127
<b>Cedar Hall</b>	39,814
<b>Dogwood Hall</b>	38,888
<b>Elm Hall</b>	11,371
<b>Maple Hall</b>	25,192
<b>Poplar Hall</b>	25,193
<b>Facilities Grounds Building</b>	4,334

### 3.2 Proposed Future Building Construction

The College’s master plan for the north campus includes upgrading all buildings on the site to provide facilities that meet and exceed our students’ academic and physical needs. To date, we have renovated five of the 9 existing buildings. Four other buildings are either under construction or planned for renovation in the near future:

#### **Student Resource Center**

The new Student Resource Center will replace the Elm building in the heart of the campus. It will house student resources such as the library/student success center (academic learning labs), bookstore, food service, student activities offices, police department office, multipurpose meeting room, and general gathering space. It is currently under construction and is expected to be completed in the fall of 2016.



### **Arbor South Renovation**

Upcoming renovations in the south wing of Arbor Hall will create a new home for the Dental Hygiene Program that is currently housed in the Thomas Building of the Downtown Peoria campus. The new facility will include a living classroom laboratory in the public clinic space as well as two other classroom labs, student changing/locker area, and faculty office space. Arbor South is expected to be completed by the end of 2016 and ready for use for Spring 2017 classes.



### **Cedar Hall Renovation**

When completed, renovations in Cedar Hall will house the majority of Health Careers programs that will transition from their current Downtown Peoria location. It will consist mainly of classroom laboratories including a state of the art Simulation Suite which includes four separate hospital room setups that allow students to practice life-like medical scenarios. The facility will also include general lecture classrooms, a computer lab, and

faculty/administration offices. Cedar Hall is expected to be completed in the summer of 2017 and be ready for fall classes.



### **Birch Hall Renovation**

Birch Hall, when completed will also house Health Careers programs transitioning from the Downtown Peoria campus. Occupational Therapy, Physical Therapy, and Nursing Assistant programs will each have classroom laboratory spaces in the building. There will also be four lecture classrooms as well as small group study rooms for students use. Birch Hall is expected to be completed in the summer of 2017 and be ready for the fall class schedule.



### **Other North Projects**

As more students, faculty, and staff move to the North Peoria Campus, it will become evident that the facilities presence will need to increase. Dogwood Hall has an area on the lower level that the previous tenant used as a receiving area. We plan to open the area up to create a similar receiving area to the East Peoria facility. It will allow direct shipment of packages to and from the North Campus and eliminate unnecessary routing of things through the East Peoria facility, providing a definite cost savings to the College.



Once the above mentioned projects are complete, the north wing of Arbor Hall, which houses the Massage Therapy program will require modest cosmetic upgrades to bring the wing up to standards of the rest of the campus.

### 3.3 Description of Existing Parking

The campus parking currently accommodates a total of 858 in eight parking lots as shown on Attachment A2.

North Campus Parking										
	Lot								Total	
	Lot 1	1A	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7		Lot 8
<b>General</b>	164	92	57	241	0	46	37	148	7	792
<b>Accessible</b>	8	2	6	8	0	3	0	7	1	35
<b>Authorized</b>	0	0	0	0	0	8	0	0	0	8
<b>Fuel Efficient</b>	5	4	0	0	0	0	0	8	0	17
<b>Car Pool</b>	0	4	0	0	0	0	0	0	0	4
	177	102	63	249	8	49	39	155	8	858

### 3.4 Proposed Future Parking Expansion

As the College transitions students from its Downtown Peoria location, we will continue to evaluate the need for parking as the population at the campus increases. If the need for more parking arises, the College may consider adding additional parking in the rear of the campus to accommodate the need. Attachment A3 shows the locations where parking may be added as occupancy on the campus increases.

### 3.5 Projected Campus Occupancy Schedule

The College is in the process of transitioning students from its Downtown Peoria location to the North Campus, with the intent of closing the downtown location. In order for that to happen, renovations need completed at the north facility. A schedule of those renovations follows:

North Campus Transition	
Building	Occupation
Student Resource Center	Fall Semester 2016
Arbor Hall (South Wing)	Spring Semester 2017
Birch Hall	Fall Semester 2017
Cedar Hall	Fall Semester 2017

## 4 Exterior Lighting and Signage

### 4.1 Existing Exterior Lighting

The original exterior lighting fixtures at the site included 15 feet high mercury vapor fixtures on pre-cast concrete poles. Fixtures are located throughout the parking areas and around the perimeter drive. As parking lots have been upgraded and renovated, these fixtures were

retrofitted with new high-pressure sodium sources with directional cut-off light patterns. Existing poles were either reused or replaced with similar poles to match the existing ones.

## 4.2 Exterior Lighting Improvements

If the College finds the need to expand any parking as discussed in Section 3.4, any new lighting will continue to provide directional cut-off light patterns and also include LED fixtures for increased energy savings.

## 4.3 Exterior Signage

The main signage for the campus consists of the 88 square foot lighted masonry sign that was in use by the former campus occupant. It has been upgraded to identify the College without modifying the size or general character of the sign.

On the campus interior the College's signage needs varied from the needs of the former occupant. Unneeded signage has been replaced by appropriate signage to identify buildings, parking lots, traffic flow, etc.

# 5 Landscape Information

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There exists extensive landscaping at the ICC-North site which were planted when the original structure was constructed the 1960's. This landscaping is now mature and consists of a wide-variety of species. General landscape around buildings has been refreshed to include more native and non-invasive plants as buildings have been remodeled.

In keeping with the College's intent to be sustainable, as buildings have been remodeled and the landscape refreshed, more native and non-invasive plants have been incorporated into the landscape. The College has also begun to implement other sustainable landscape practices to help with site water run-off and retention such as raingardens, bioswales, and permeable pavers.

As the College continues to move forward in its sustainable efforts we intend to minimize our impact on the environment with similar green practices. A Sustainable Ground Master Plan for the North Campus has been developed (See Attachment A4). This master plan includes green practices such as those already listed, as well as incorporating native natural grass areas in the rear of the campus. These efforts not only help minimize our impact on the environment but will act as teaching tools for our students and the community.

# 6 Potential Special Uses

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The extensive list of uses permitted under the N-1 Institutional District as identified in Article 12.4 encompasses nearly every use that is anticipated by the College. As stated in the Introduction on Page 1, all uses of the campus, whether purely educational in nature or an auxiliary, supporting use, will be closely linked to the College's mission.

Article 12.5 Special Uses that the College anticipates include the following:

12.5.c. Child Care Center serving the community as well as College faculty, staff and students.

12.5.g. Offices other than those used to serve the institution's faculty, staff, and students.

12.5.j. Research, scientific, educational, other than that conducted by the students, faculty or staff of the institution designated in the official development plan.

12.5.l. Student Center.

The College, in submitting this official development plan is requesting approval for the special uses as identified above.

## 7 Traffic Considerations

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In order to help control traffic moving in and out of the campus, the College installed a traffic signal at the entrance on University Street.

There is public transportation provided by CityLink on University Street at the ICC-North Campus location. Arrangements have been made with CityLink for buses to loop through the campus to pick up and drop off passengers. This public transportation is used by faculty, staff, students, tenants, and other visitors of the campus.

The College recognizes that the increase in students on the campus as we transition out of our Downtown Peoria site has the potential to affect traffic on University Street. The College plans to do a traffic and parking study to determine whether the parking and traffic flow is adequate to handle the increase in vehicles on the campus. This may result in the need for more parking or a second entrance to the campus as noted on Attachment A3.

## 8 Legal Description

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The description of the subject property that was furnished by the State of Illinois, Department of Central Management Services, as contained in the lease agreement dated November 12, 2002, is as follows:

The North Half of the Northwest Quarter of Section 20 in Township 9 North, Range 8 East of the Fourth Principal Meridian in Peoria County, Illinois, EXCEPTING 13 acres of land in the Southeast corner of the above described tract of land, said 13 acres of land being 26 rods in width North and South, fronting on the public Road, and being 80 rods in Depth East and West, ALSO EXCEPTING that part conveyed and transferred in document nos. 67-1759 and 81-12821; all situated in the County of Peoria and State of Illinois.

## 9 Attachments

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North Campus  
Original Site Plan

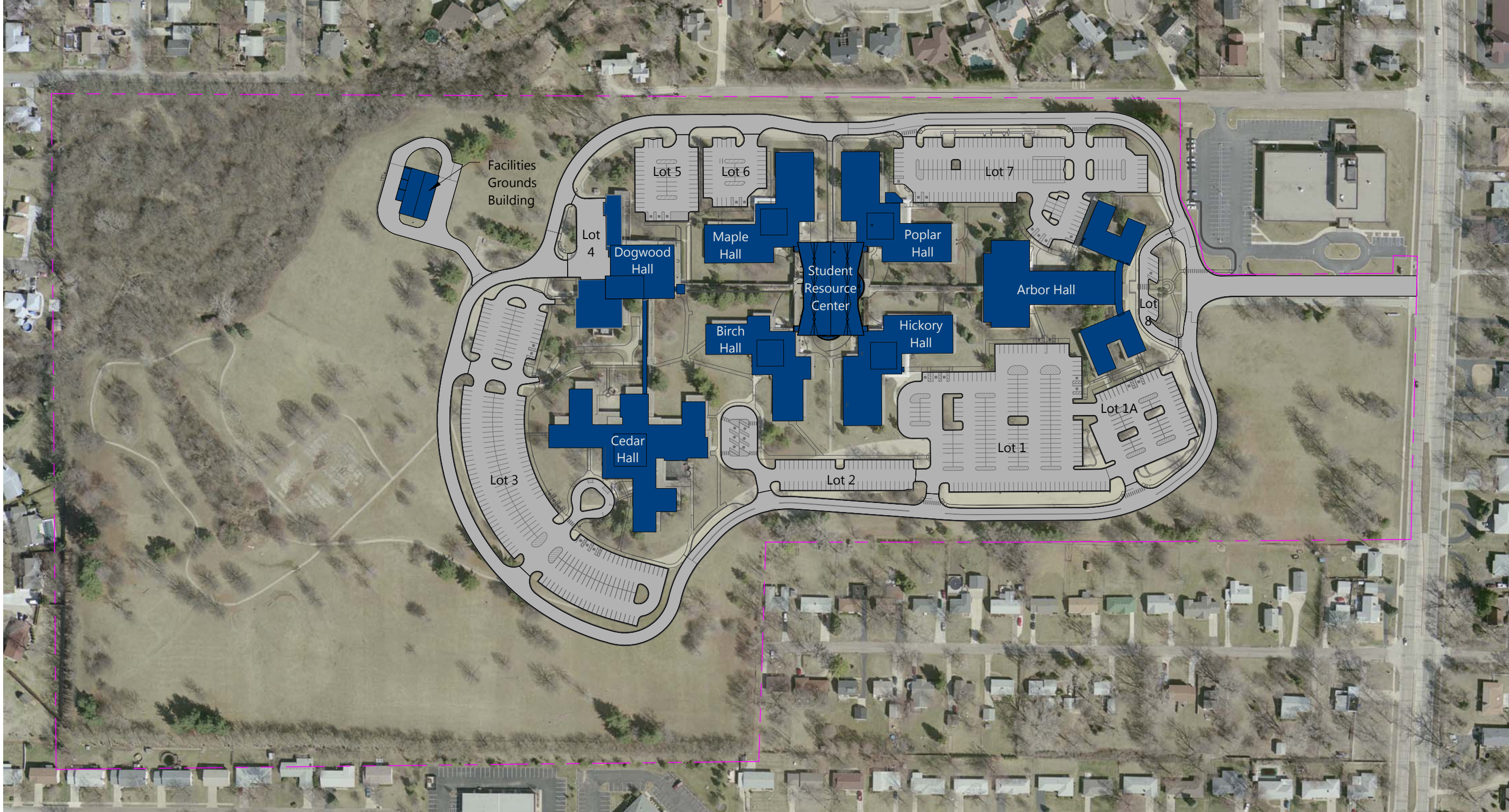
03/29/16



NORTH  
1" = 200'-0"

**A1**





North Campus  
Site Plan - Existing (Completed Improvements)

03/24/16

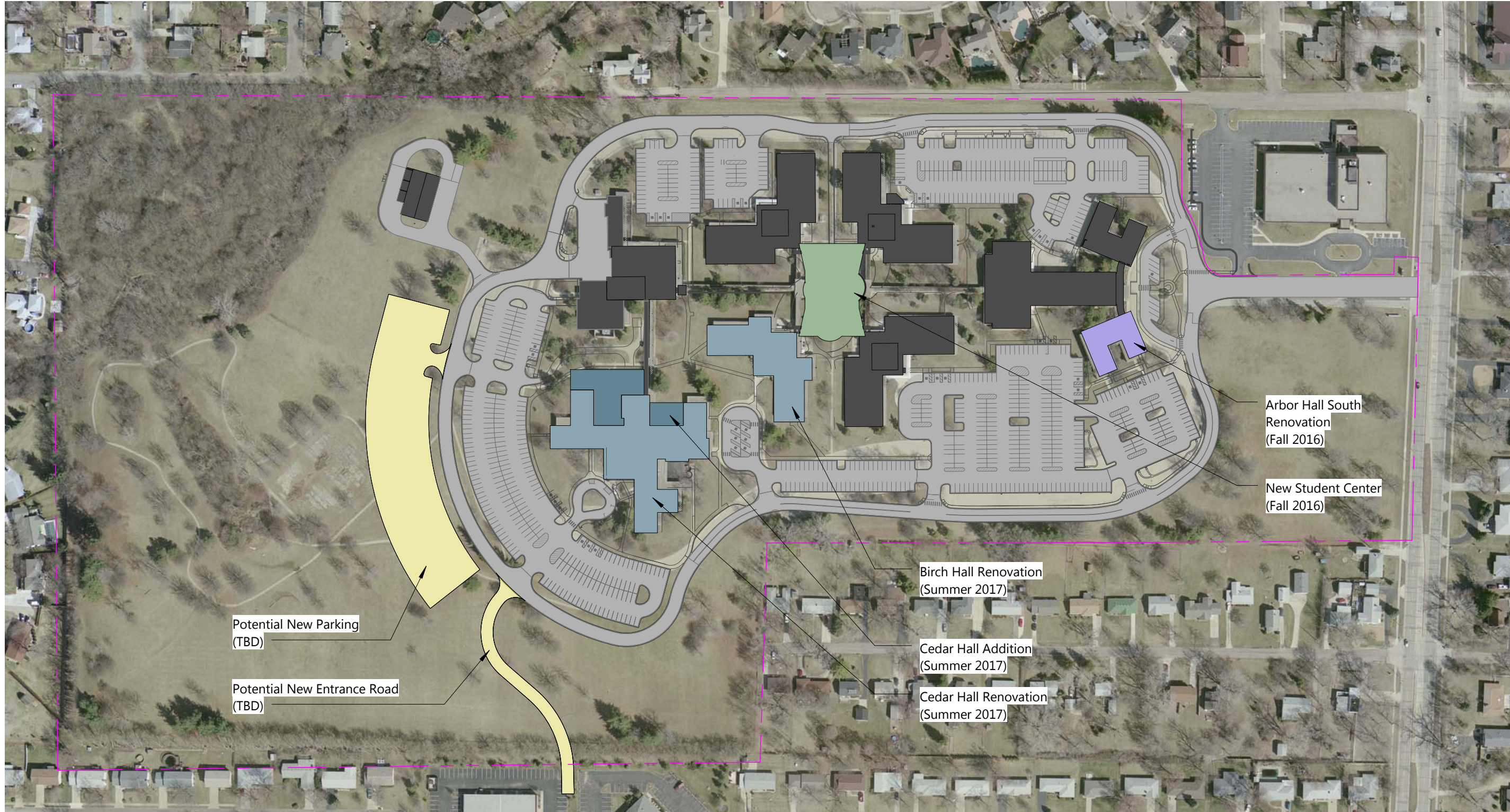


NORTH

1" = 200'-0"

**A2**





North Campus  
Site Plan - Potential Improvements

03/24/16



NORTH

1" = 200'-0"

A3





North Campus  
Sustainable Landscape Master Plan

03/31/16



NORTH  
1" = 200'-0"