ORDINANCE NO. 17,776

AN ORDINANCE AMENDING AN EXISTING OFFICIAL DEVELOPMENT PLAN FOR MIDSTATE COLLEGE IN A CLASS N-1 (INSTITUTIONAL) DISTRICT, TO ALLOW FOR A REVISED OFFICIAL DEVELOPMENT PLAN FOR TARANTINO AND COMPANY, BLEEDING & CLOTTING DISORDERS INSTITUTE, FOR THE PROPERTIES LOCATED AT 405 AND 427 W. NORTHMOOR ROAD, AND 6112, 6126, 6200 AND 6204 NORTHMOOR COURT (PARCEL INDEX NOS. 14-16-155-014, 14-16-155-011, 14-16-155-010, 14-16-155-015, 14-16-155-016 AND 14-16-155-006), PEORIA, IL.

WHEREAS, the property herein described is now zoned Class N-1 (Institutional) District; and

WHEREAS, said petition was directed to the Planning & Zoning Commission as directed by Section 2.10 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on May 7, 2020, pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law; and no written protest was made by the owners of twenty percent (20%) of the frontage immediately adjoining or across from the frontage proposed to be altered; and

WHEREAS, said Planning and Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such rezoning will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

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

Section 1. That the Special Use granted in Ordinance 16,235, amending an Official Development Plan, is hereby amended to allow for a replacement Official Development Plan, in a Class N-1 (Institutional District) for the following described property:

A PART OF THE E1/2 OF LOT 23 IN DOLL'S SUBDIVISION OF THE NE1/4 OF SECTION 17, AND A PART OF THE NW1/4 OF SECTION 16, T9N, R8E, OF THE 4TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTHLY ALONG THE EAST LINE OF SAID LOT 23 A DISTANCE OF 40 FEET TO A POINT ON THE NORTH ROW LINE OF NORTHMOOR ROAD AS THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE S89°48'57"W ALONG THE NORTH ROW LINE OF NORTHMOOR ROAD, A DISTANCE OF 165 FEET; THENCE N01°45'48"W, A DISTANCE OF 235 FEET; THENCE 89°48'51"E, A DISTANCE OF 165 FEET; THENCE N01°45'48"W, A DISTANCE OF 165 FEET; THENCE S89°52'32"W, A DISTANCE OF 165 FEET; THENCE N01°45'48"W, A DISTANCE OF 100 FEET; THENCE N89°52'32"E, A DISTANCE OF 165 FEET; THENCE N01°45'48"W, A DISTANCE OF 120.29 FEET TO A POINT ON THE WESTERLY ROW LINE OF THE P.P.H. & W. RAILROAD; THENCE IN A SOUTHEASTERLY DIRECTION ON A CURVE TO THE LEFT HAVING A RADIUS OF 5000 FEET MORE OR LESS FOR AN ARC DISTANCE OF 757.36 FEET TO A POINT ON THE NORTH ROW LINE OF NORTHMOOR ROAD; THENCE WESTERLY ALONG THE NORTH ROW LINE OF

NORTHMOOR ROAD, A DISTANCE OF 420.02 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

SUBJECT TO THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DEDICATED TO EASEMENT FOR INGRESS AND EGRESS EASEMENT AS THE PRIVATE ROAD NAMED NORTHMOOR COURT.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class N-1 (Institutional) District shall remain applicable to the above-described premises, with exception to Special Use herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CTIY OF PEORIA, ILLINOIS THIS 26 DAY OF MAY, 2020.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel

FILED

JUN 03 2020

PEORIA COUNTY CLERK

OFFICIAL DEVELOPMENT PLAN

TARANTINO & COMPANY

BCDI
BLEEDING & CLOTTING DISORDERS INSTITUTE
THE BLOOD EXPERTS

411 West Northmoor Road
Peoria, Illinois 61614

Date: April 2, 2020

Prepared By:

Mohr & Kerr Engineering & Land Surveying, P.C
5901 N. Prospect, Suite 6B
Peoria, Illinois 61614
(309) 692-8500

and

Farnsworth Group
100 Walnut Street, Suite 200
Peoria, IL 61602
(309) 689-9888

TARANTINO & COMPANY / BLEEDING & CLOTTING DISORDERS INSTITUTE

OFFICIAL DEVELOPMENT PLAN

Table of Contents

1. INTRODUCTION

The following document is the Official Development Plan (ODP) for the Bleeding & Clotting Disorders Institute (BCDI) to be located at the old Midstate College campus located at 411 West Northmoor Road, Peoria, Illinois. The purpose of this document is to provide a mechanism for review and approval of the land used proposed by Tarantino & Company and BCDI. Tarantino & Company or an affiliate will own and develop the property. BCDI will be the main tenant.

2. BOUNDARY & SETBACK LINES

The ODP limits consist of properties that were previously occupied by Midstate College. The properties are presently owned by MCB Holdings, LLC.

The ODP boundary consist of the following properties:

a. The triangular piece of property fronting on Northmoor Road and the Rock Island Trail. (Tax ID #14-16-155-014)
b. The adjacent two parcels at the corner of Northmoor Road and Northmoor Court. (Tax ID #14-16-155-010 & #14-16-155-011)
c. Three parcels that front Northmoor Court north of the prior referenced parcel. (Tax ID #14-16-155-006, #14-16-155-015 and #14-16-155-016)

No parcels will have any vehicular access to Northmoor Court.

Setbacks:

a. Fronting Northmoor Road and Court – 25' Building & Parking
b. Fronting Rock Island Trail – None
c. Adjacent to Residential – 10% of Lot Depth – 25' max for Building and Parking

See Exhibit 1 "Boundaries and Setbacks" for graphic representation of boundaries and setbacks.

3. BUILDINGS AND PARKING

See attached Exhibit 2 "Buildings and Parking" for layout of buildings and parking within the ODP. Building 1 and expansion will house BCDI and ancillary uses. The future development will be marketed for an Institutional (N1) use. See attached Exhibit 5 "Demolition Plan" for buildings to be removed.

General data about the buildings is as follows:

Existing Building 1:

Use: Physicians Office/Clinic/Lab
Height: Two Story – 38'6" to Ridge
Square Footage: 1st Floor – 5,951 sf
2nd Floor – 5,250 sf
Total – 11,201 sf

Existing Building 1 – Proposed Expansion:

Use: Physicians Office/Clinic/Lab
Height: Two Story – 41' to Ridge Line
Square Footage: 1st Floor – 5,966 sf
2nd Floor – 5,657 sf
Total – 11,623 sf

Building 1 Total Square Footage After Expansion – 22,824 sf

Future Development:

Use: Institutional (N1) zoning uses
Height: 38' 6" Two Story Max
Square Footage: 1st Floor – 5,000 sf max.
2nd Floor – 5,000 sf max.
Total – 10,000 sf max.

Total Proposed Square Footage: 32,824 sf

Parking

BCDI will occupy Building 1 and the expansion. BCDI will have 52 employees of which 9 will be physicians or professionals seeing patients. Each physician is generally scheduled for 10 patients per throughout the day. Based upon these numbers we have estimated the BCDI will require 52 employee parking spaces and 50 patient parking spaces for a total of 102 spaces. Patients are ambulatory so the ADA parking ratio will be in compliance with required parking schedules.

The future development will maintain a maximum parking ratio of 12 spaces per 1000 square feet or a maximum of 120 spaces.

The total spaces shown on the site plan is 194 spaces of which 6 are ADA spaces. The maximum on the fully developed site will be 224.

4. LANDSCAPING

The proposed landscape plan is shown on attached Exhibit 3 "Landscape Plan".

The plan reflects the landscape plan approved in the Midstate College ODP. We have field verified the landscaping.

5. LIGHTING AND SIGNAGE

Existing and proposed lighting and signage is shown on attached Exhibit 4 "Lighting and Signage Plan"

Lighting:

The existing pole mounted parking lot concept will remain in the parking lot. At pedestrian areas, light bollards and building mounted lighting will be employed. Appropriate cut off fixtures will be utilized to limit lighting limits to 0.5 foot candles at the property line per City of Peoria requirements.

Signage:
The existing monument sign will remain and be refaced. A sign similar to the existing sign at BCDI at 9126 N Lindbergh Drive will be constructed at the Southeast corner of the lot facing the Northmoor/Knoxville Intersection. A picture has been provided at the back of the ODP.

6. LEGAL DESCRIPTION

A PART OF THE E1/2 OF LOT 23 IN DOLL'S SUBDIVISION OF THE NE1/4 OF SECTION 17, AND A PART OF THE NW1/4 OF SECTION 16, T9N, R8E, OF THE 4TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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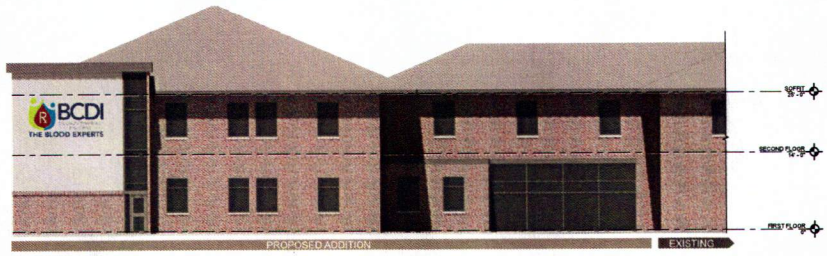
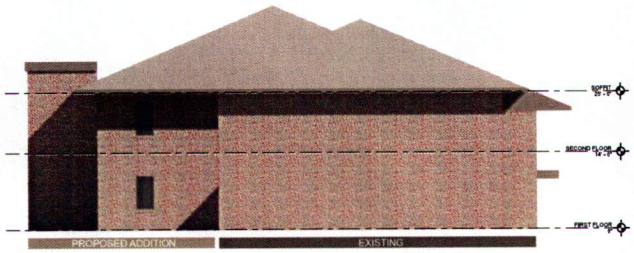
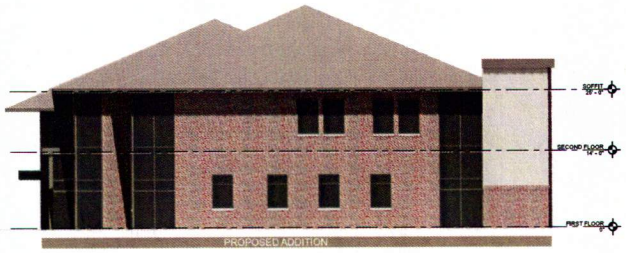
SUBJECT TO THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DEDICATED TO EASEMENT FOR INGRESS AND EGRESS EASEMENT AS THE PRIVATE ROAD NAMED NORTHMOOR COURT.



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Farnsworth GROUP
100 WALNUT STREET, SUITE 300
PEORIA, ILLINOIS 61602
(309) 691-9888 | info@f-w.com
www.f-w.com
Engineers | Architects | Surveyors | Scientists

#	DATE:	DESCRIPTION:

REVIEW SET
NOT FOR CONSTRUCTION

PROJECT
PJ Hoerr

Bleeding & Clotting Disorders Institute - MOB

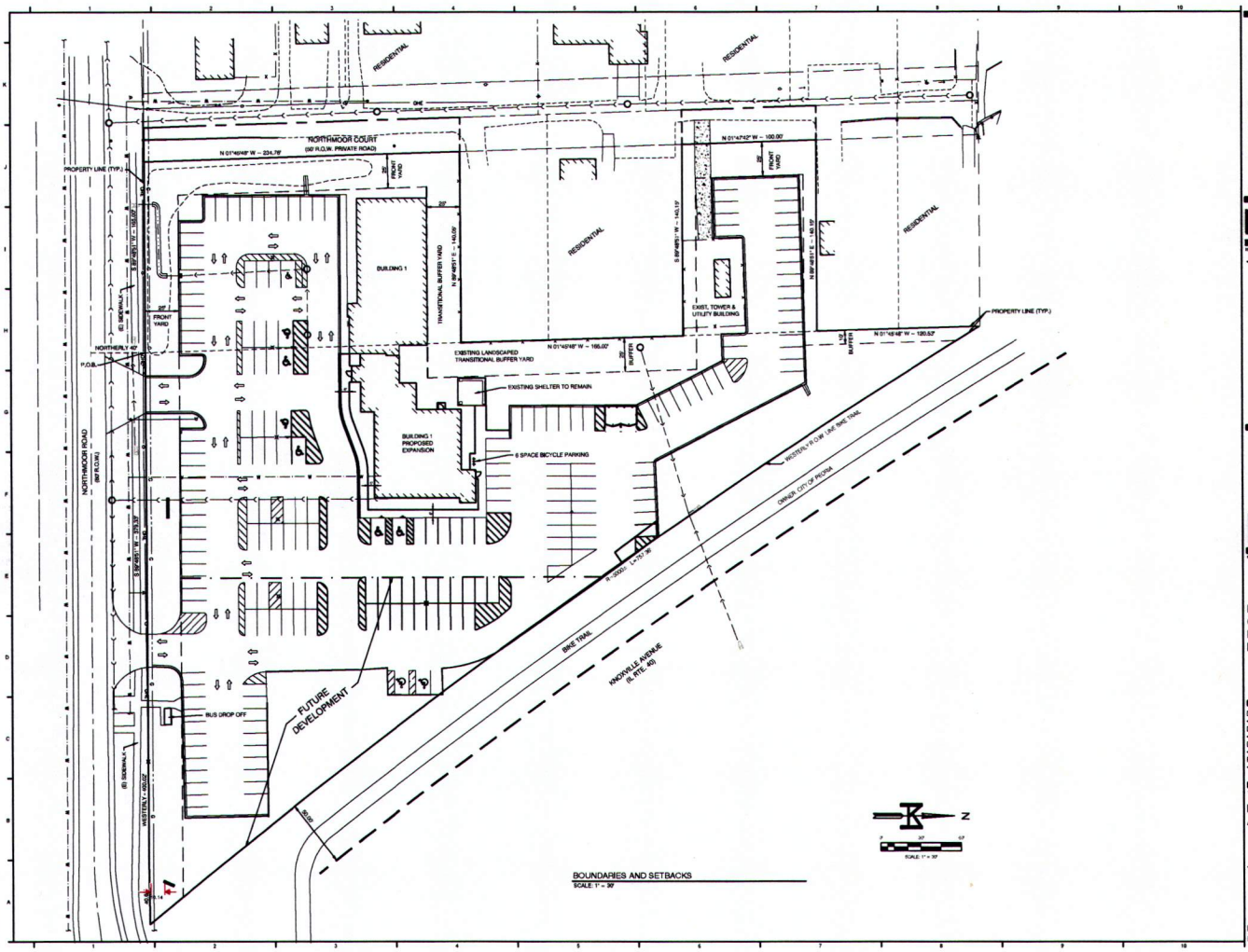
6112 N Northmoor Ct
Peoria, IL 61614

DATE:	04/14/2020
DESIGNED:	CSJ
DRAWN:	DWB
REVIEWED:	CSJ

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A3.1

PROJECT NO. 0200518.00



BOUNDARIES AND SETBACKS
SCALE: 1" = 30'

Farnsworth GROUP
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PEORIA, ILLINOIS 61602
(309) 689-9888 / info@fgi-w.com
www.fgi.com
Engineers | Architects | Surveyors | Scientists

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.

#	DATE:	DESCRIPTION

PROJECT

BLEEDING & CLOTTING DISORDERS INSTITUTE

DATE:	04/15/2020
DESIGNED:	-
DRAWN:	BWR
REVIEWED:	SDK

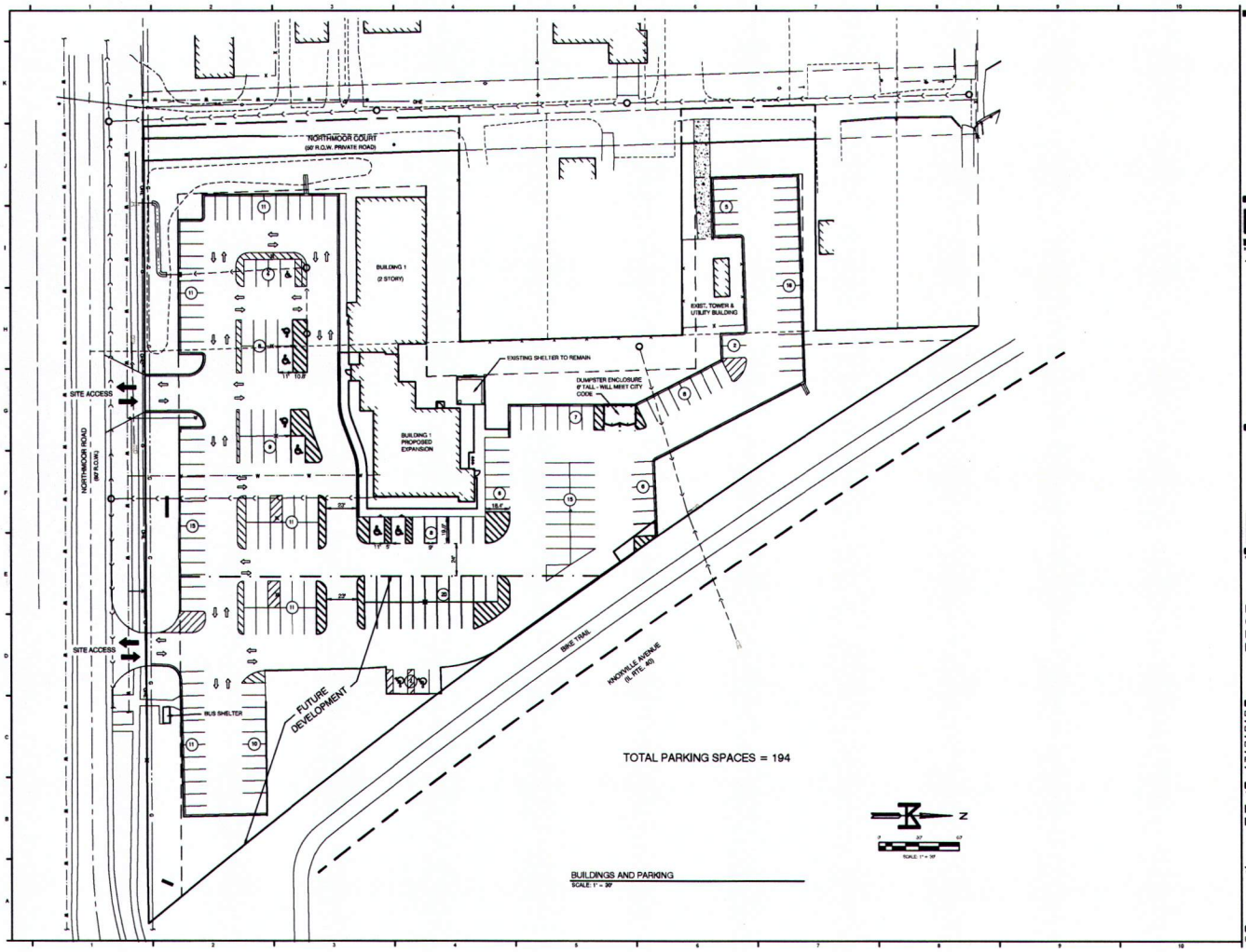
SHEET TITLE

BOUNDARIES AND SETBACKS

SHEET NUMBER

MAP 1

PROJECT NO.: MK #20-111



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MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.

#	DATE:	DESCRIPTION:

PROJECT

BLEEDING & CLOTTING DISORDERS INSTITUTE

DATE:	04/15/2020
DESIGNED:	-
DRAWN:	BWR
REVIEWED:	SDK

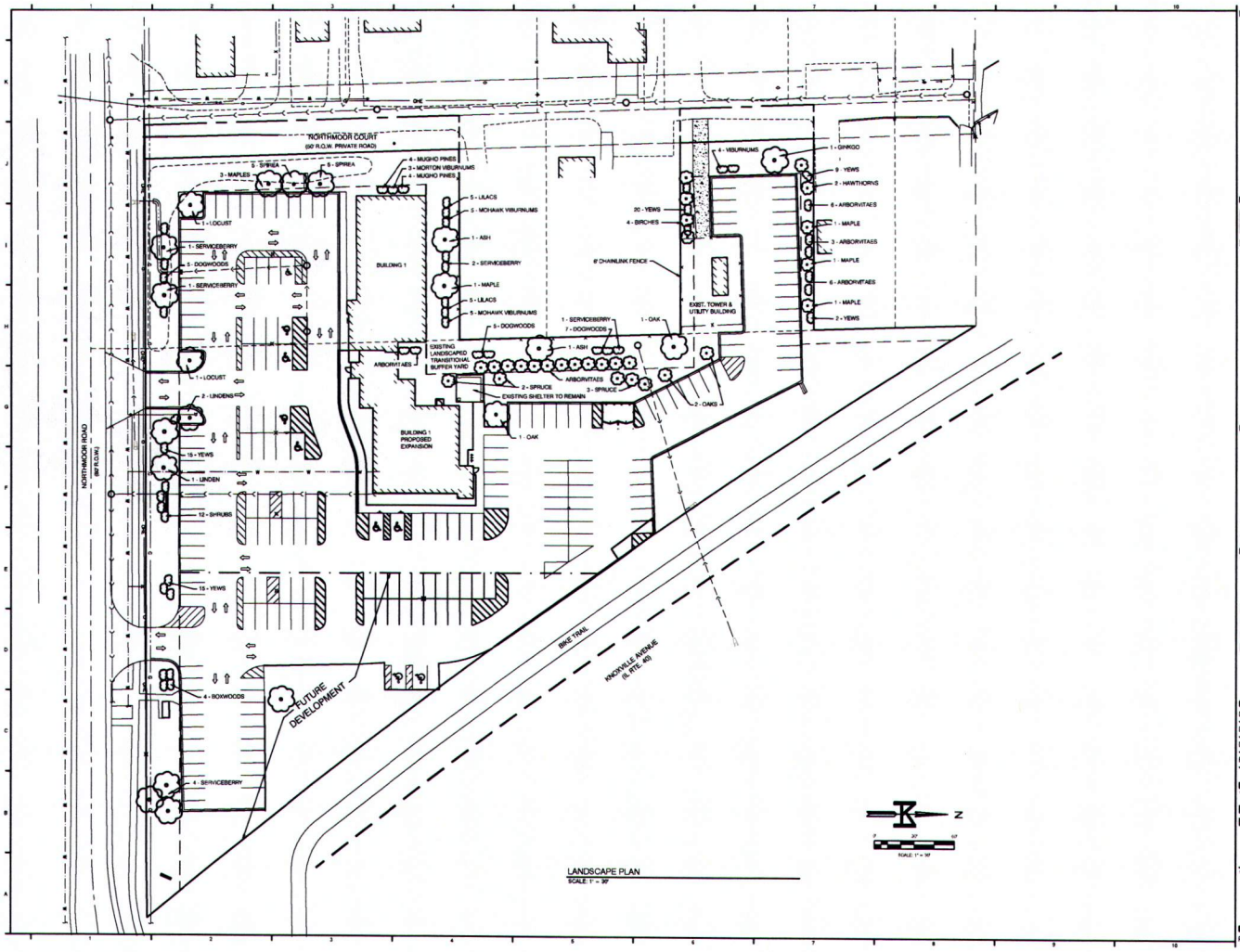
SHEET TITLE

BUILDINGS AND PARKING

SHEET NUMBER

MAP 2

PROJECT NO.: MK #20-111



LANDSCAPE PLAN
SCALE: 1" = 30'

Farnsworth GROUP
100 WALNUT STREET, SUITE 200
PEORIA, ILLINOIS 61602
(309) 689-9888 / mail@fwi.com
Engineers | Architects | Surveyors | Scientists

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.

#	DATE:	DESCRIPTION

PROJECT

BLEEDING & CLOTTING DISORDERS INSTITUTE

DATE:	04/15/2020
DESIGNED:	-
DRAWN:	BWR
REVIEWED:	SDK

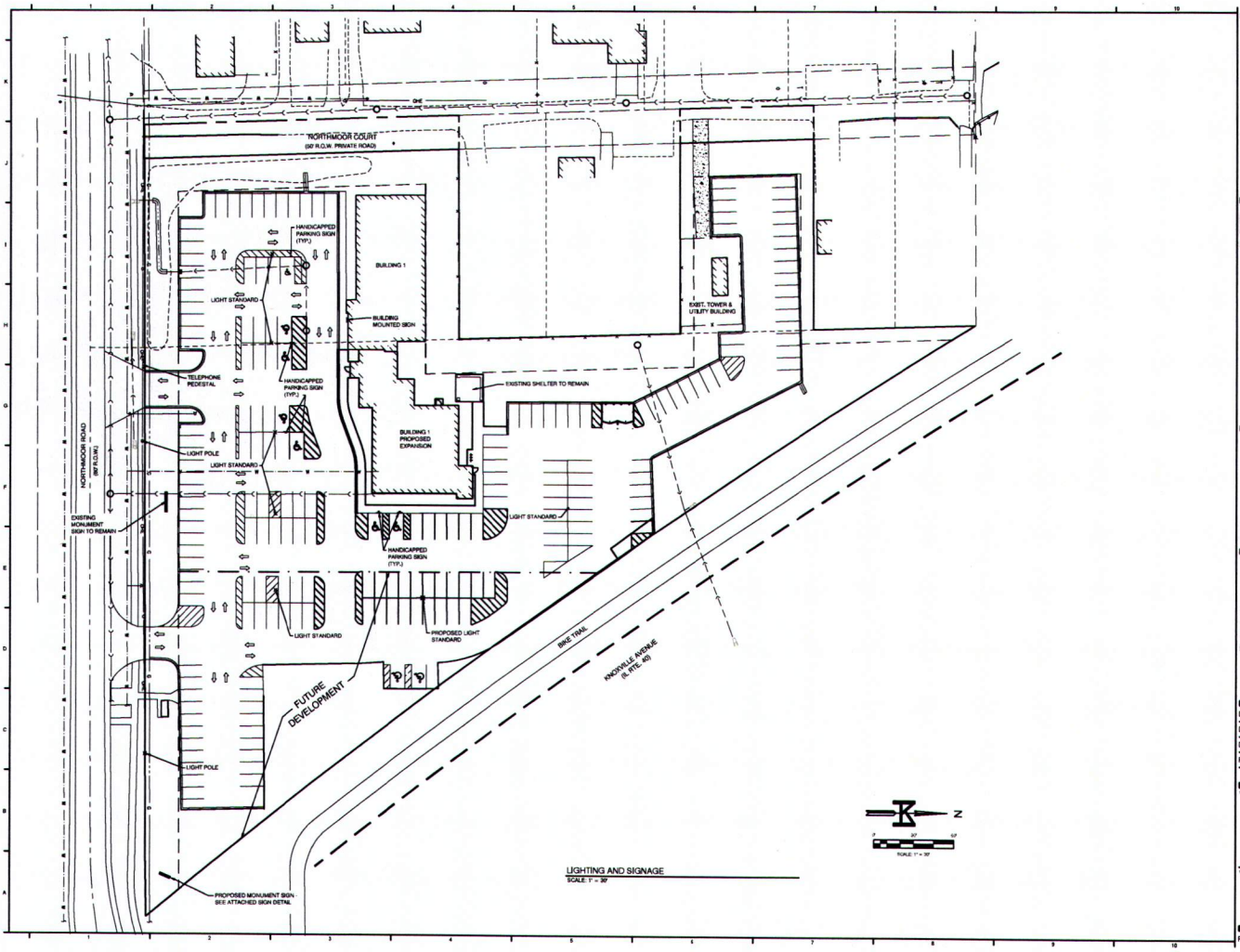
SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

MAP 3

PROJECT NO.: MK #20-111



LIGHTING AND SIGNAGE
SCALE: 1" = 30'

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MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.

ISSUE

#	DATE:	DESCRIPTION:

PROJECT

BLEEDING & CLOTTING DISORDERS INSTITUTE

DATE:	04/15/2020
DESIGNED:	-
DRAWN:	BWR
REVIEWED:	SDK

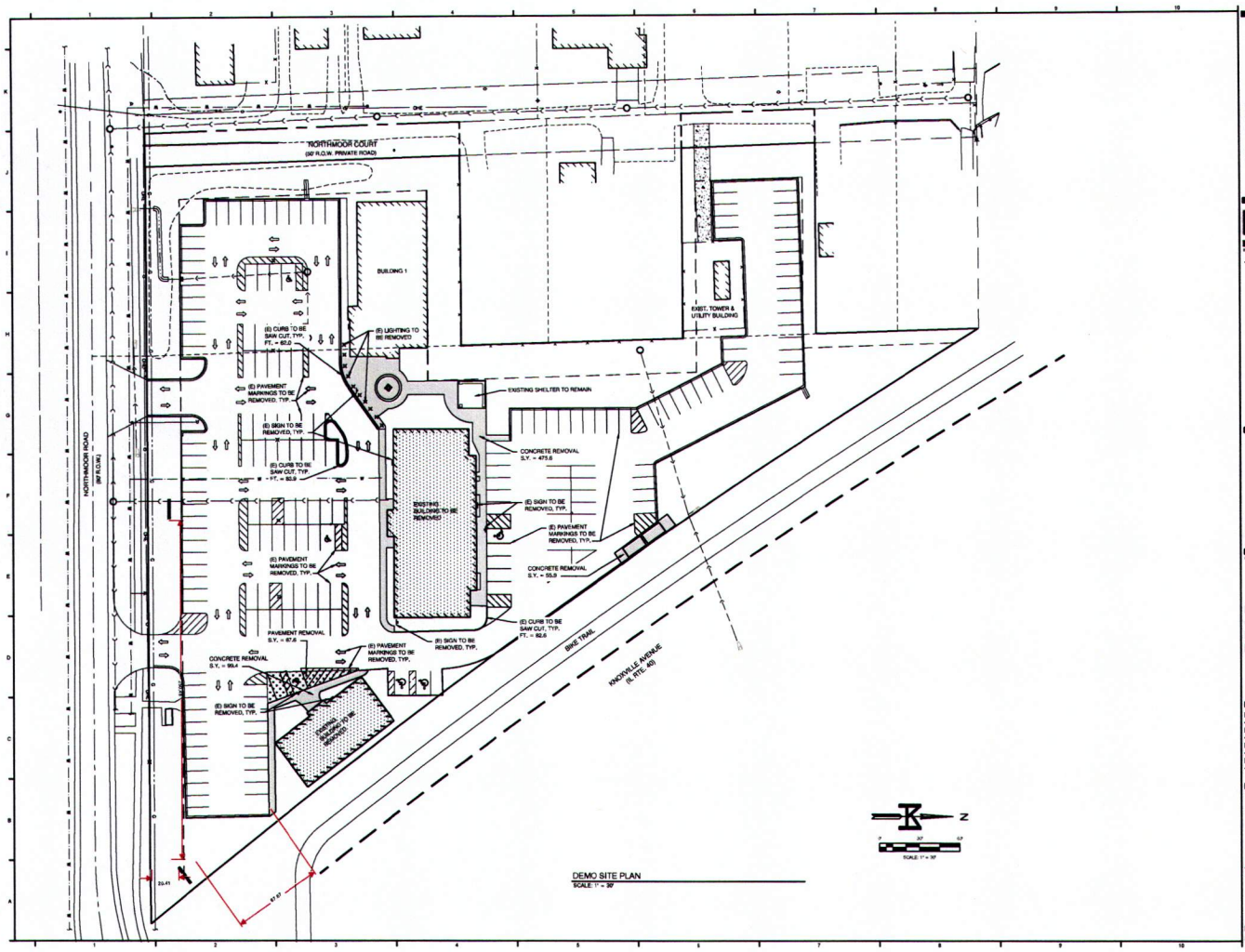
SHEET TITLE

LIGHTING AND SIGNAGE

SHEET NUMBER

MAP 4

PROJECT NO.: MK #20-111



DEMO SITE PLAN
SCALE: 1" = 30'

Farnsworth GROUP
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PEORIA, ILLINOIS, 61602
(309) 697-9888 | info@f-w.com
www.f-w.com
Engineers | Architects | Surveyors | Scientists

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.

ISSUE

#	DATE:	DESCRIPTION:

PROJECT

BLEEDING & CLOTTING DISORDERS INSTITUTE

DATE:	04/15/2020
DESIGNED:	-
DRAWN:	BWR
REVIEWED:	SDK

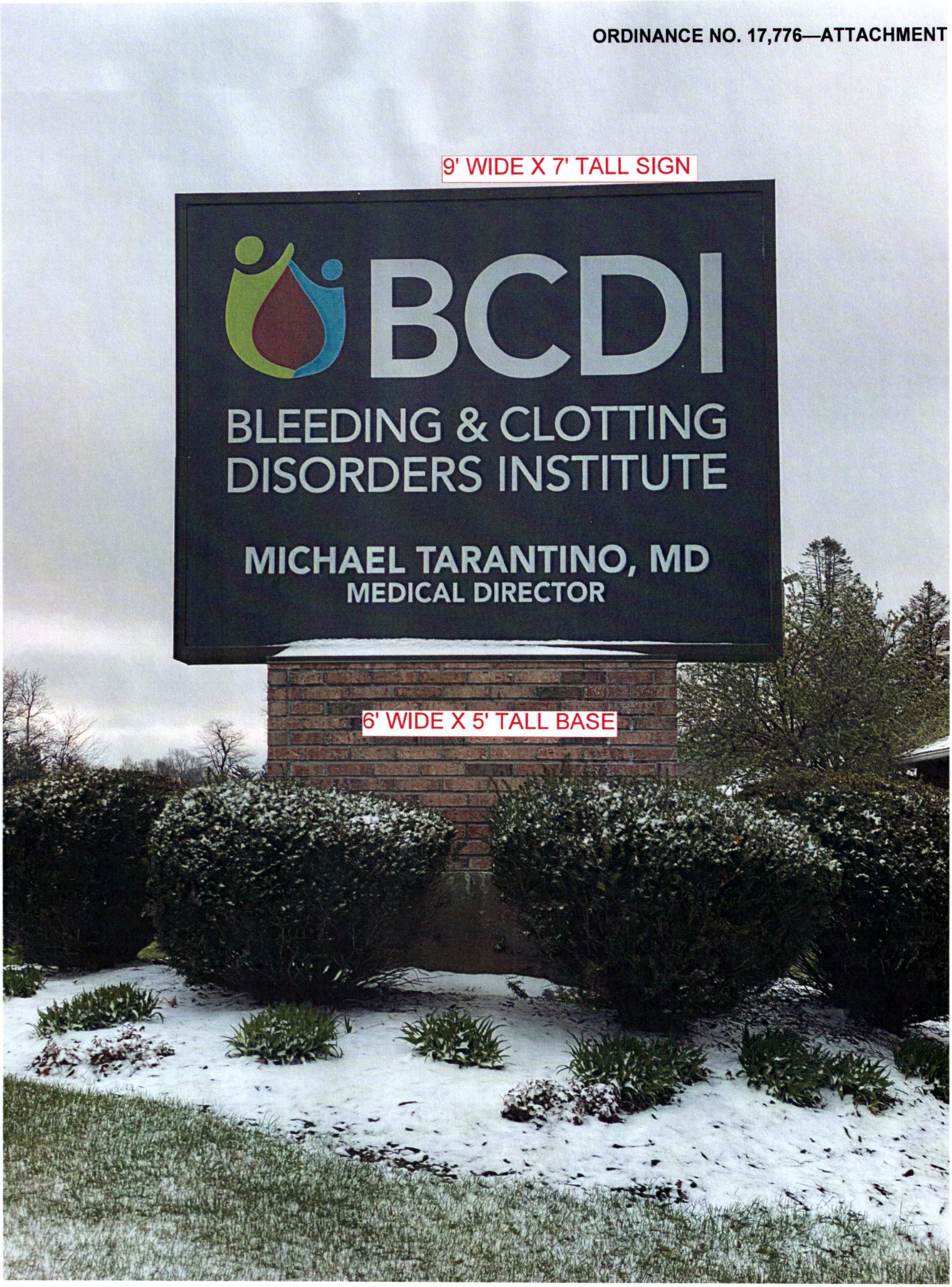
SHEET TITLE

DEMO SITE PLAN

SHEET NUMBER

MAP 5

PROJECT NO.: MK #20-111


9' WIDE X 7' TALL SIGN
BCDI
BLEEDING & CLOTTING
DISORDERS INSTITUTE
MICHAEL TARANTINO, MD
MEDICAL DIRECTOR
6' WIDE X 5' TALL BASE

Official Development Plan

midstate college

411 West Northmoor Road
Peoria, Illinois 61614-3558

DATE: JUNE 29, 2005
REVISED: AUGUST 3, 2005
REVISED: NOVEMBER 18,2005

PREPARED BY:

ZUMWALT & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS – REGISTERD LAND SURVEYORS
1040 W. OLYMPIA DRIVE
PEORIA, ILLINOIS 61615 – (309) 692-5074

KEACH ARCHITECTURAL DESIGN, INC.
ARCHITECTURE – PROGRAMMING – MASTER PLANNING
99 COMMERCE DRIVE
MORTON, ILLINOIS 61550 – (309) 263-4545

MIDSTATE COLLEGE

OFFICIAL DEVELOPMENT PLAN

Table of Contents

1. INTRODUCTION

The following document is the Official Development Plan for Midstate College, located at 411 West Northmoor Road, Peoria, Illinois. The purpose of this document is to provide a mechanism for review and approval of the land use proposed by Midstate College for the immediate future.

2. BOUNDARY AND SETBACK LINES

The Official Development Plan limits consist of properties presently owned by Midstate College. This includes two residential properties that front on Northmoor Court, backing up to the current Midstate College campus. It is the desire of the College to raze the two houses and incorporate the property into the overall campus.

The Official Development Plan boundary then consists of:

a. The triangular piece of property fronting on Northmoor Road and the P.P. & H. Railroad Track.
b. The adjacent piece of land fronting on Northmoor Court (without access to it) and developed as a parking lot under a former site plan review.
c. The two aforementioned residential properties fronting on Northmoor Court.

See the attached "MAP 1 Boundaries and Setbacks" for graphic representation of boundaries and setbacks.

3. BUILDINGS AND PARKING

See attached "MAP 2 Buildings and Parking" for layout of buildings and parking within the Official Development Plan. The buildings on site house classrooms, offices and student support spaces. There is no on-campus housing for students. General data about the buildings is as follows.

Existing
Building 1: Classroom / Administration Building
Two Story
+/-8,500 SF per Story +/-17,000 SF Total

Existing
Building 2: Classroom / Administration Building
One Story
+/- 3,500 SF

Proposed
Building 3: Student Center / Classroom / Library / Administration Building
Two Story
+/- 5,550 SF per Story +/- 11,100 SF Total

PARKING: Based on a building capacity of 600 students and 90 employees, parking shown on "MAP 2 Buildings and Parking" is summarized as follows. This summary is based on requirements after Proposed Building 3 is constructed

PARKING TYPE	EXISTING NUMBER	REQUIRED NUMBER	PROPOSED NUMBER
Standard	157	189	196
Accessible	5	6	7
Total	162	195	203

4. LANDSCAPE

The proposed landscape plan is shown on attached "MAP 3 Landscape."

All landscape requirements of the City of Peoria zoning ordinance will be met.

5. LIGHTING AND SIGNAGE

Existing and proposed lighting and signage is shown on attached "MAP 4 Lighting & Signage."

a. Lighting: The existing pole mounted parking lot lighting concept will be continued into the new parking area. At drop-off and pedestrian areas, light bollards and building mounted lighting will be employed. Care will be taken to use appropriate cut-off light fixtures to shield light pollution on neighboring properties.

b. Signage: Plans call for a new Primary entrance sign. Vehicular directional signs within the parking lot will be used. Each building will have a lighted Building Sign. Building number one will have two lighted Building signs. A detailed and comprehensive signage plan has not been developed. All signage will meet the Illinois Accessibility Code.

6. LEGAL DESCRIPTION

Legal description of the property of Midstate College is as follows:

LEGAL DESCRIPTION

A PART OF THE E½ OF LOT 23 IN DOLL'S SUBDIVISION OF THE NE¼ OF SECTION 17, AND A PART OF THE NW¼ OF SECTION 16, T9N, R8E, OF THE 4TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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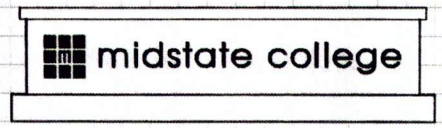
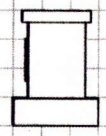
midstate college

Campus Sign (Opaque - Quad View)

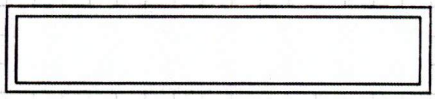
Front (Grid lines = 12 inches)



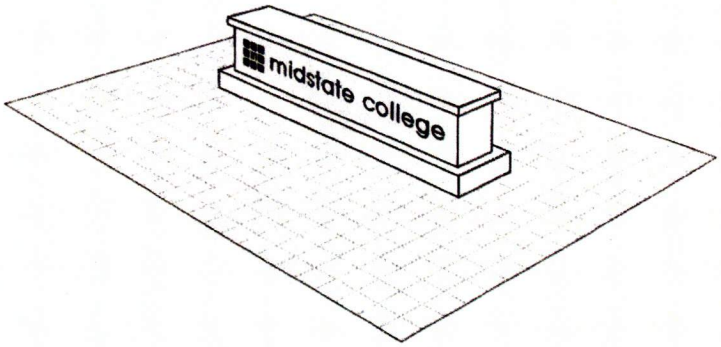
Side (Grid lines = 12 inches)

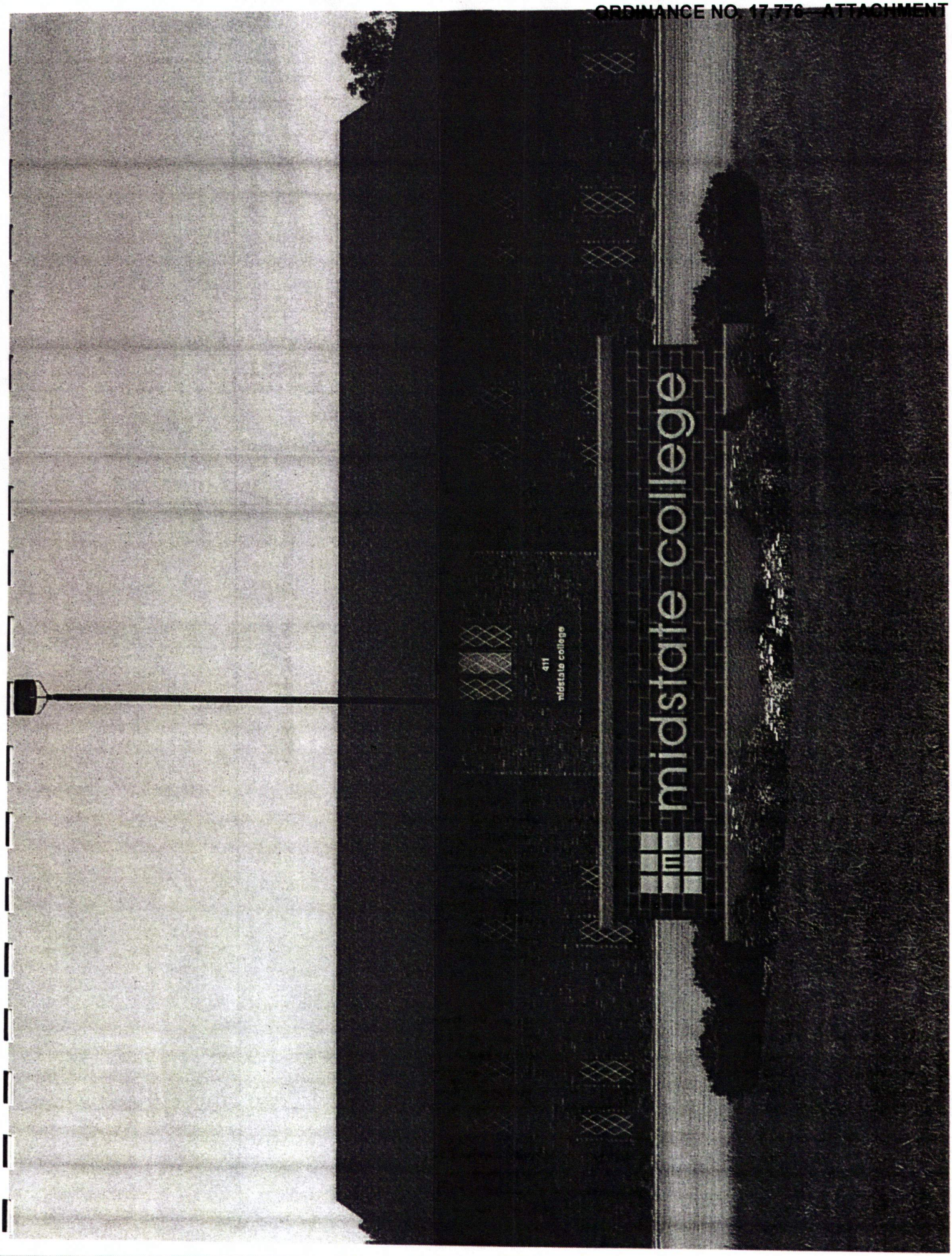


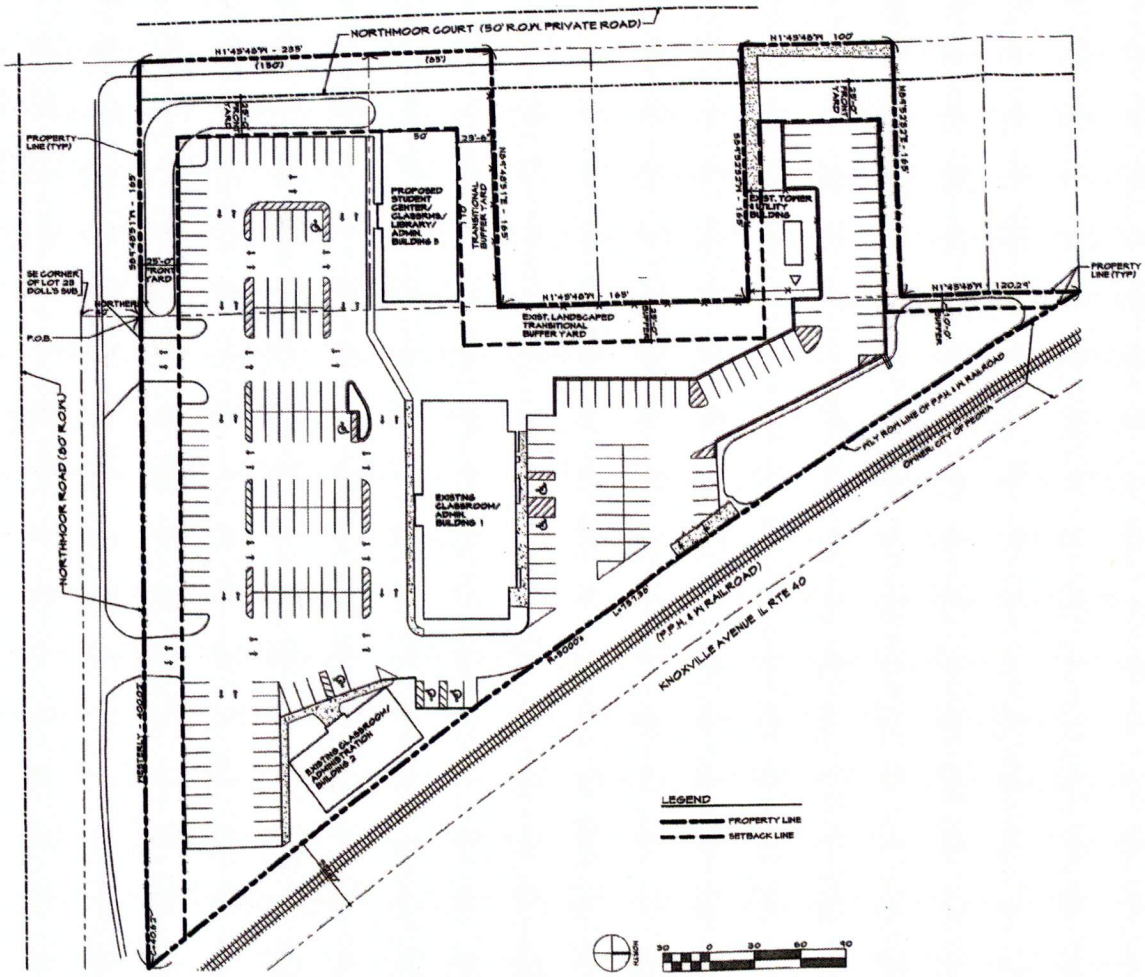
Top (Grid lines = 12 inches)



Perspective (Grid lines = 12 inches)




411
midstate college
midstate college



KEACH ARCHITECTURAL DESIGN, INC.

ZUMWALT & ASSOCIATES, INC.

PROJECT NAME:

NEW STUDENT CENTER for

MIDSTATE COLLEGE

PEORIA, ILLINOIS

SHEET TITLE:

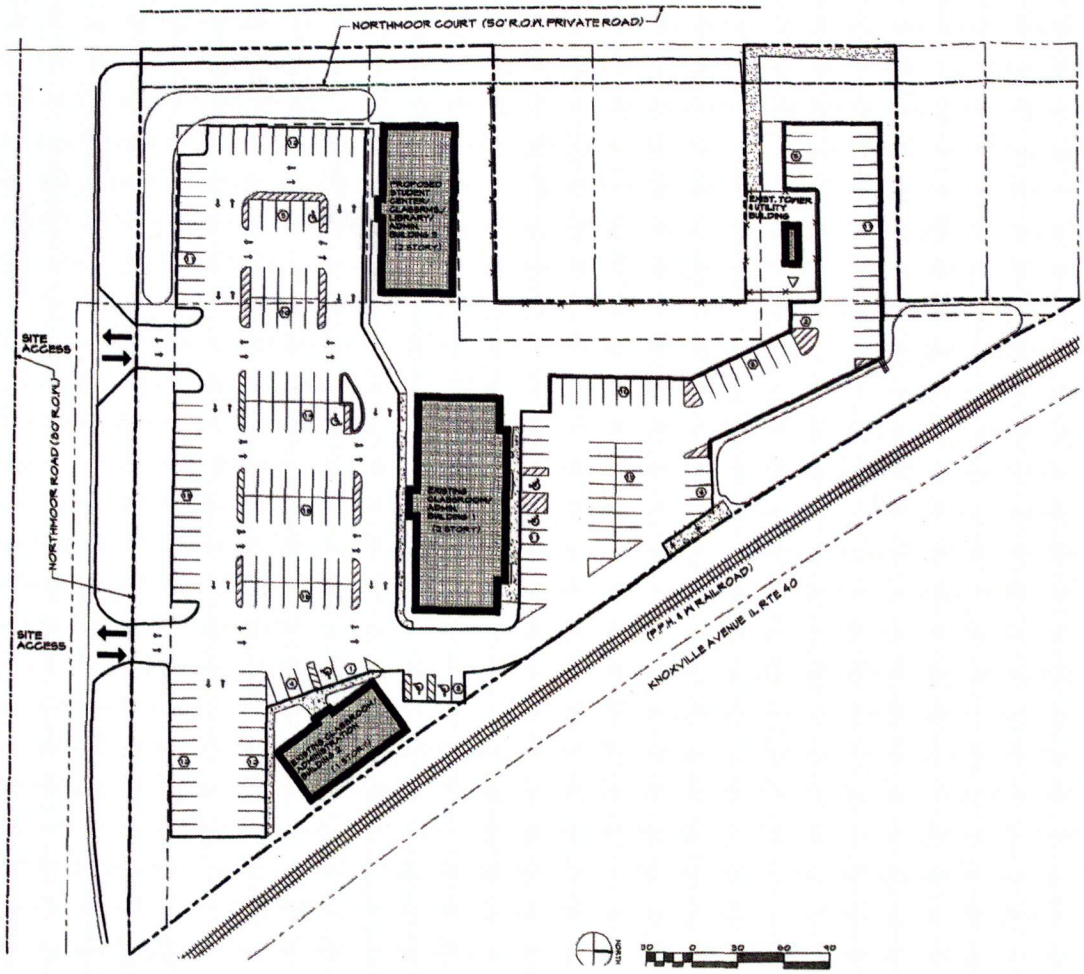
BOUNDARIES AND SETBACKS

DATE: June 29, 2005

PROJECT NO. 05005

SHEET NUMBER

MAP 1



KEACH
ARCHITECTURAL DESIGN, INC.

ZUMWALT & ASSOCIATES, INC.

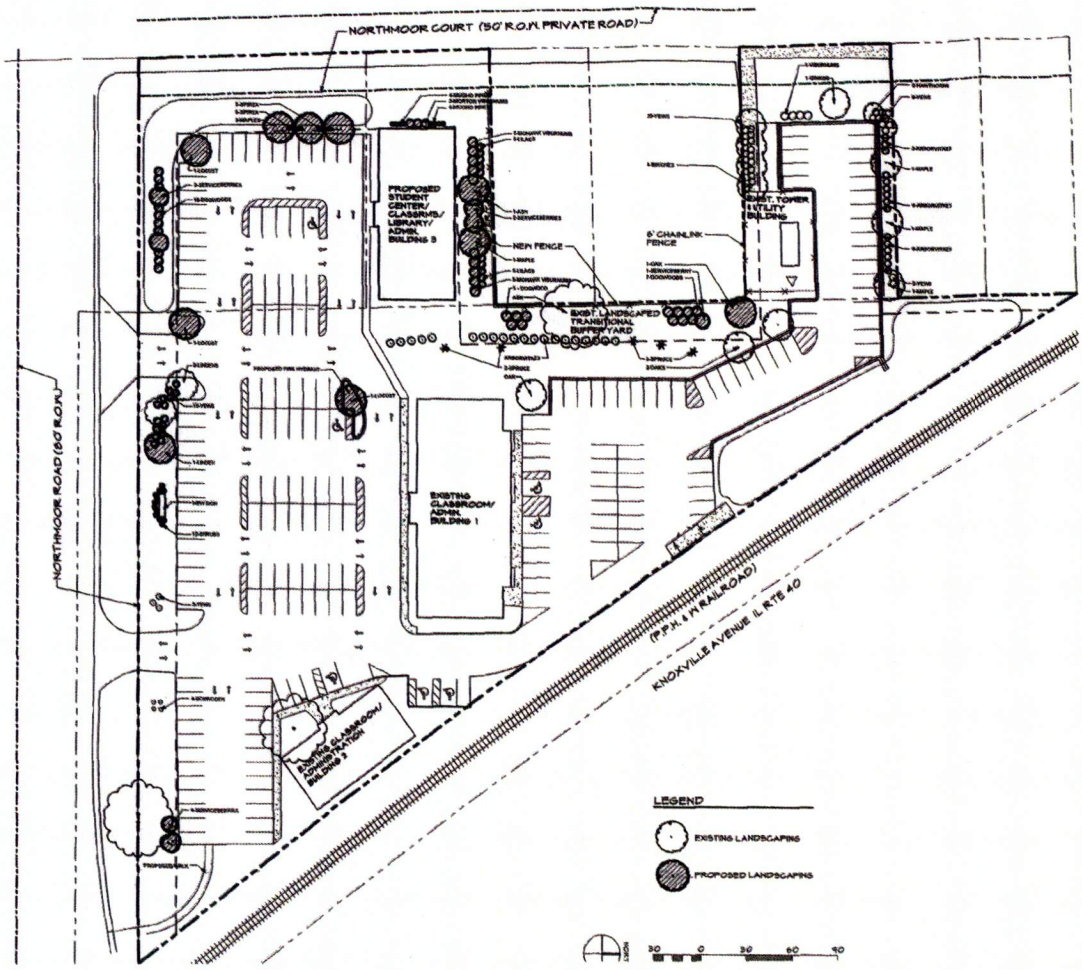
PROJECT NAME:
NEW
STUDENT CENTER
for
MIDSTATE
COLLEGE
PEORIA, ILLINOIS

SHEET TITLE:
BUILDINGS AND
PARKING

DATE: June 20, 2005

PROJECT NO. 05008

SHEET NUMBER
MAP 2



KEACH
ARCHITECTURE/ALDESIGN, INC.

ZUMWALT & ASSOCIATES, INC.

PROJECT NAME:
NEW
STUDENT CENTER
for
MIDSTATE
COLLEGE

PEORIA, ILLINOIS

SHEET TITLE:

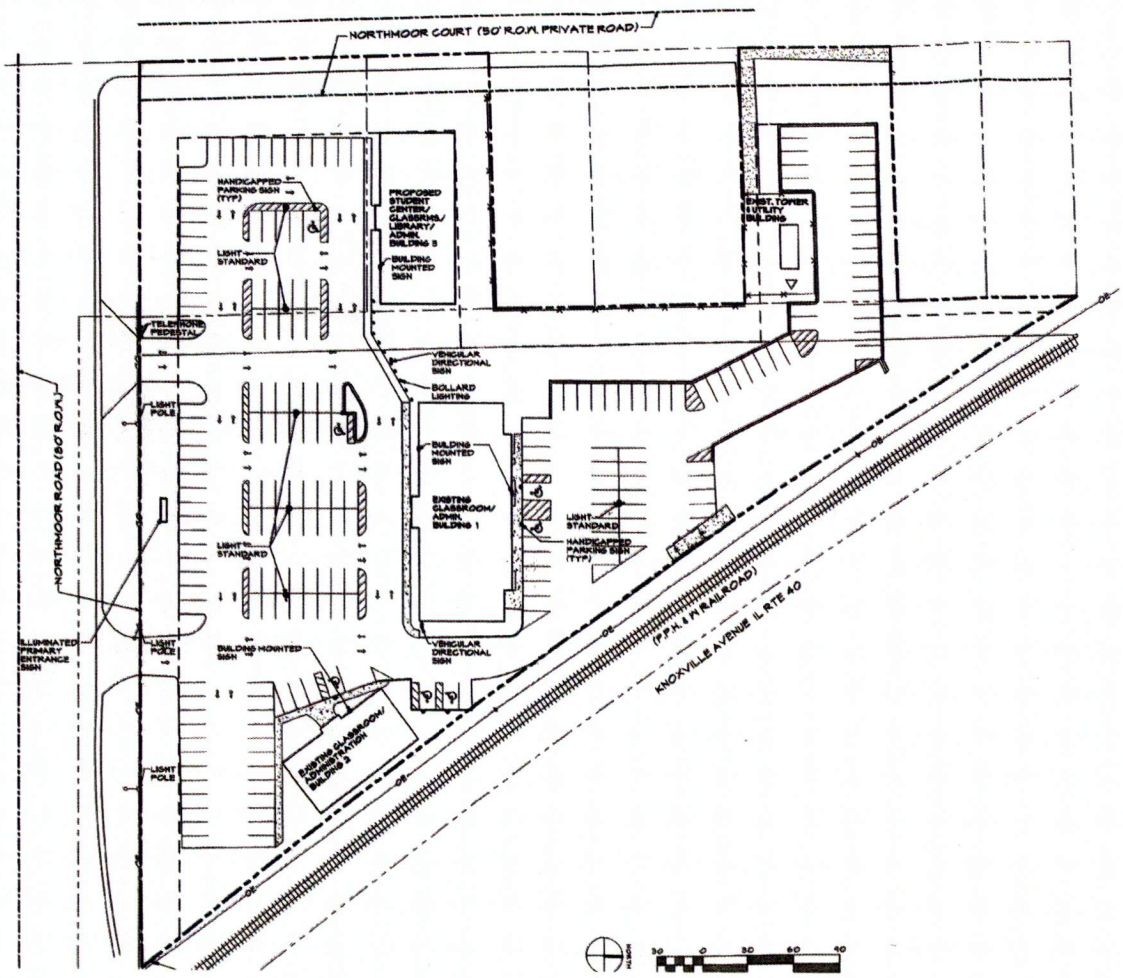
LANDSCAPE
PLAN

DATE: June 29, 2005
REVISED August 3, 2005
REVISED November 18, 2005

PROJECT NO. 05006

SHEET NUMBER

MAP 3



KEACH
ARCHITECTURAL DESIGN INC.

ZUMWALT & ASSOCIATES, INC.

PROJECT NAME:
NEW STUDENT CENTER for
MIDSTATE COLLEGE
PEORIA, ILLINOIS

SHEET TITLE:
LIGHTING AND SIGNAGE

DATE: June 29, 2005

PROJECT NO. 05006

SHEET NUMBER
MAP 4

PZ 20-11

Hold a Public Hearing and forward a recommendation to City Council on the request of Wayne Wiertzema of Tarantino & Company, LLC, on behalf of Todd Aman for MCB Holdings, LLC, to amend an existing Official Development Plan for Midstate College in a Class N-1 (Institutional) District, to allow for a revised Official Development Plan for Tarantino and Company, Bleeding & Clotting Disorders Institute, for the properties located at 405 and 427 W. Northmoor Road, and 6112, 6126, 6200 and 6204 Northmoor Court (Parcel Identification Nos. 14-16-155-014, 14-16-155-011, 14-16-155-010, 14-16-155-015, 14-16-155-016 and 14-16-155-006), Peoria, IL (Council District 4)

Commissioner Barry recused himself from the Case due to conflict of interest.

Senior Urban Planner, Kim Smith, Community Development Department, read Case No. PZ 20-11 into the record and presented the request. Ms. Smith provided a summary of the request and offered relevant background context.

The Development Review Board recommends APPROVAL of the request to amend the official development plan subject.

Chairperson Wiesehan opened the public hearing at approximately 1:33 PM.

Steve Kerr, representative of the applicant, stated that BCDI will populate the existing building and addition; it will not be a tenant building. This is allowable under N1. The client desires a future tenant building with a retail or restaurant drive thru facility.

Becky Burns, COO of BCDI, gave a brief description of BCDI and their plan for growth.

The public hearing was closed at approximately 1:36 PM.

Commissioner Ghareeb read the Findings of Fact at approximately 1:36 PM.

Motion:

Commissioner Heard made a motion to approve the request as presented; seconded by Commissioner Martin:

The motion was APPROVED by viva voce vote 6 to 0, with one abstention.
Yeas: Ghareeb, Grantham, Heard, Martin, Unes. and Wiesehan – 6
Nays: None – 0
Abstention: Barry –1

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

ADJOURNMENT

Commissioner Ghareeb made a motion to adjourn; seconded by Commissioner Grantham at approximately 1:40 PM.