

ORDINANCE - OFFICIAL DEVELOPMENT PLAN AMENDMENT

AN ORDINANCE AMENDING THE OFFICIAL DEVELOPMENT PLAN FOR A MEDICAL CENTER AND ASSOCIATED USES, ORDINANCE 13,153, AS AMENDED, IN A CLASS N-1 (INSTITUTIONAL) DISTRICT, TO ADD PROPERTY TO THE OFFICIAL DEVELOPMENT PLAN BOUNDARY FOR THE PROPERTY LOCATED AT 801 NE GLEN OAK AVENUE (PIN 18-04-281-019), 416 ST. MARKS COURT (PIN 18-04-406-029), 519 NE GLENDALE AVENUE (PIN 18-04-428-016), 403-405 NE PERRY AVENUE (PIN 18-04-457-021), AND PIN 18-04-406-021, AND TO ALLOW FOR, BUT NOT LIMITED TO, THE DEMOLITION OF EXISTING BUILDINGS AND THE DEVELOPMENT OF NEW BUILDINGS, AN EXTENSION OF MISSOURI AVENUE FROM ARMSTRONG AVENUE TO NE GLEN OAK AVENUE, MODIFICATIONS TO PARKING AREAS, AND UPDATES TO THE CAMPUS SIGN PLAN, WITH WAIVERS, IN A CLASS N-1 (INSTITUTIONAL) DISTRICT FOR THE PROPERTY COMMONLY KNOWN AS SAINT FRANCIS MEDICAL CENTER AND LOCATED AT 507 E ARMSTRONG AVENUE (PIN 18-04-279-022), 703 NW BRYAN STREET (18-04-457-022), 510 & 519 NE GLENDALE (PIN 18-04-431-024 & 18-04-428-016), 420, 504, 530, 801 & 810 NE GLEN OAK AVENUE (PIN'S 18-04-403-009, 18-04-403-013, 18-04-403-010, 18-04-403-012, & 18-04-403-011, 18-04-281-019 & 18-04-282-001), 401, 445, & 700 NE GREENLEAF STREET (PIN 18-04-403-008, 18-04-426-018, & 18-04-429-030), 304 E ILLINOIS (PIN 18-04-253-001), 1344 N KNOXVILLE AVENUE (PIN 18-04-255-020), 200 E PENNSYLVANIA AVENUE (PIN 18-04-256-045), 403-405 NE PERRY AVENUE (PIN 18-04-457-021), 416 ST. MARK'S COURT (PIN 18-04-406-029) AND PARCEL IDENTIFICATION NUMBERS 18-04-406-021, 18-04-427-003, 18-04-403-014, 18-04-260-022, 18-04-260-023, & 18-04-430-015, PEORIA, ILLINOIS.

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

WHEREAS, said Planning and Zoning Commission has been petitioned to grant an amendment to the existing Official Development Plan 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 March 1, 2018, with respect to said petition, which hearing was held 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.

WHEREAS, said Planning and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such use 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:

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Section 1.

That an Official Development Plan is hereby amended, with waivers, for the following described property:

LEGAL DESCRIPTION OF PARCELS TO BE ADDED

*PIN #18-04-281-019
801 NE GLEN OAK*

TRACT I

A PART OF LOT 10 IN HART PLACE AND ALSO A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 10 OF HART PLACE, THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF NORTH GLEN OAK AVENUE, 115.5 FEET; THENCE NORTHERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 7.5 FEET; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 55.0 FEET; THENCE NORTHERLY, 110.35 FEET TO A POINT ON THE SOUTH LINE OF EAST ARMSTRONG AVENUE, SAID POINT BEING 343.0 FEET EAST OF THE NORTHWEST CORNER OF LOT 6 OF SAID HART PLACE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF EAST ARMSTRONG AVENUE, 134.0 FEET TO THE EAST LINE OF A 14-FOOT ALLEY, SAID POINT BEING 209.0 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 6 OF SAID HART PLACE; THENCE SOUTHERLY, MAKING A DEFLECTION ANGLE OF THE LEFT TO 89°-30', 101.2 FEET; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE EXTENDED OF SAID LOT 10 OF SAID HART PLACE, 38.4 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WESTERLY LINE OF LOT 10 OF HART PLACE, 125.0 FEET TO THE SOUTHERLY LINE OF SAID LOT 10; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE OF LOT 10, 40.2 FEET TO THE POINT OF BEGINNING; SITUATE, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

TRACT II

A TRACT OF LAND BEING PART OF THE EXISTING ALLEY ADJACENT TO LOT 1 IN HART PLACE, IN PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP-8-NORTH, RANGE-8-EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 IN HART PLACE, AS THE POINT OF BEGINNING FOR THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING, THENCE NORTH 90°-00'-00" EAST (BEARINGS ARE FOR DESCRIPTIVE PURPOSES ONLY), ALONG THE SOUTH RIGHT-OF-WAY LINE OF ARMSTRONG AVENUE, A DISTANCE OF 14.00 FEET TO THE EAST LINE OF SAID ALLEY;

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THENCE SOUTH 00°-21'-30" WEST, ALONG SAID EAST LINE, A DISTANCE OF 100.44 FEET;
THENCE SOUTH 80°-39'-36" WEST, A DISTANCE OF 14.20 FEET TO THE WEST LINE OF SAID
ALLEY; THENCE NORTH 00°-21'-30" EAST, ALONG SAID WEST LINE, A DISTANCE OF
102.74 FEET TO THE POINT OF BEGINNING, CONTAINING 0.033 ACRE, MORE OR LESS,
SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

PIN #18-04-406-021
NE GLENDALE AVE.

A PART OF LOTS 7, 8 AND 9 IN UNDERHILL'S SUBDIVISION OF LOTS 8, 9, 10 AND 11 IN
FRINK'S SUBDIVISION OF PART OF BLOCK 6 AND PART OF LOT 2 IN HALE'S THIRD
ADDITION IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 8
EAST OF THE FOURTH PRINCIPAL MERIDIAN, FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE LINE OF SAID LOT 9 ON GLENDALE AVENUE A
DISTANCE OF 35 FEET 4-1/2 INCHES SOUTHWESTERLY OF THE INTERSECTION WITH
FOWLER STREET; RUNNING THENCE NORTHEASTERLY ALONG THE LINE OF SAID LOT 9
ON GLENDALE AVENUE A DISTANCE OF 35 FEET 4-1/2 INCHES TO THE EASTERLY
CORNER OF SAID LOT 9; THENCE NORTHWESTERLY ALONG THE LINE OF SAID LOTS 9, 8
AND 7 ON FOWLER STREET TO THE LINE DIVIDING LOTS 6 AND 7 IN SAID SUBDIVISION;
THENCE SOUTHWESTERLY ALONG SAID DIVIDING LINE A DISTANCE OF 47 FEET 6
INCHES; THENCE SOUTHEASTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING,
TOWNSHIP OF CITY OF PEORIA, COUNTY OF PEORIA, STATE OF ILLINOIS.

PIN #18-04-406-029
416 ST MARKS COURT

PARCEL 1:
PART OF LOTS 5, 6 AND 7 IN BLOCK 6 OF HALE'S THIRD ADDITION TO PEORIA, AS
SHOWN IN PLAT BOOK "G ", PAGE 27 AT THE PEORIA COUNTY RECORDER'S OFFICE; A
PART OF VACATED ST. MARK'S COURT (FORMERLY ISAAC STREET); LOTS 1, 2, 3, 4, 5, 6, 7
AND THE VACATED ALLEY LYING SOUTH OF ST. MARK'S COURT IN FRINK'S
SUBDIVISION OF PART OF BLOCK 6 AND PART OF LOT 2 IN HALE'S THIRD ADDITION TO
PEORIA, AS SHOWN IN PLAT BOOK "A", PAGE 75 AT THE PEORIA COUNTY RECORDER'S
OFFICE, VACATED BRYAN STREET; AND LOTS 5, 6 AND PART OF LOTS 7, 8 AND 9 IN
UNDERHILL'S SUBDIVISION, AS SHOWN IN PLAT BOOK "A", PAGE 97 AT THE PEORIA
COUNTY RECORDER'S OFFICE; ALL BEING IN THE SOUTHEAST QUARTER OF
SECTION 4, TOWNSHIP-8-NORTH, RANGE-8-EAST OF THE FOURTH PRINCIPAL
MERIDIAN, PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 9 IN SAID UNDERHILL'S
SUBDIVISION, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE
OF FOWLER STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GLENDALE
AVENUE (FORMERLY HALE STREET), THENCE SOUTH 50°-24'-00" WEST, ALONG SAID
NORTHWESTERLY RIGHT-OF-WAY LINE OF GLENDALE AVENUE, A DISTANCE OF 35.10

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FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED:

FROM THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 50°-24'-00" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 449.11 FEET; THENCE NORTH 39°-31'-39" WEST, A DISTANCE OF 169.51 FEET; THENCE SOUTH 50°-24'-00" WEST, A DISTANCE OF 135.14 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SPAULDING AVENUE (FORMERLY JACKSON STREET); THENCE NORTH 39°-30'-00" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.41 FEET; THENCE NORTH 50°-24'-00" EAST, PARALLEL WITH AND 25.00 FEET MEASURED PERPENDICULAR NORTHWEST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VACATED ST. MARK'S COURT, A DISTANCE OF 658.92 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FOWLER STREET, THENCE SOUTH 27°-26'-55" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 90.16 FEET TO THE SOUTHEASTERLY CORNER OF LOT 6 IN SAID UNDERHILL'S SUBDIVISION; THENCE SOUTH 50°-36'-52" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 6, A DISTANCE OF 47.34 FEET; THENCE SOUTH 34°-32'-13" EAST, A DISTANCE 97.32 FEET TO THE POINT OF BEGINNING, CONTAINING 2.096 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT DATED DECEMBER 18, 1989 AND RECORDED DECEMBER 18, 1989 AS DOCUMENT 89-26189 FROM RAYMOND R. S. HEYDE, M. D. TO R.W. WALKER ENTERPRISES, INC. TO ENTER UPON AND PASS AND REPASS, WITH WHEELCHAIRS, APPARATUS AND ON FOOT, FOR USES FOR THE PURPOSE OF WALKING, TEMPORARY PARKING, DISEMBARKING AND LOADING OF PASSENGERS OVER THE FOLLOWING DESCRIBED LAND:

THE NORTHEASTERLY 3 FEET BY FULL DEPTH (BEING ACROSS THE REAR) OF THE FOLLOWING DESCRIBED PROPERTY: PART OF LOTS 5, 6 AND 7 IN BLOCK 6 IN HALE'S THIRD ADDITION TO THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN AND INCLUDING PART OF ST. MARK'S COURT (NOW VACATED) ALL OF WHICH IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH CORNER OF THE INTERSECTION OF JACKSON STREET AND GLENDALE AVENUE, THE SAME BEING THE SOUTH CORNER OF LOT 7 BLOCK 6 IN HALE'S THIRD ADDITION TO THE CITY OF PEORIA FOR THE PLACE OF BEGINNING; THENCE NORTH 50 DEGREES 24 MINUTES EAST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GLENDALE AVENUE A DISTANCE OF 135.34 FEET; THENCE NORTH 39 DEGREES 34 MINUTES 08 SECONDS WEST A DISTANCE OF 169.50 FEET; THENCE SOUTH 50 DEGREES 24 MINUTES WEST A DISTANCE OF 135.14 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE SOUTH 39 DEGREES 30 MINUTES EAST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON STREET A DISTANCE OF 169.50 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

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PIN #18-04-428-016
519 NE GLENDALE

LOT 1 IN THE RE-SUBDIVISION OF BLOCK 42 OF UNDERHILL'S ADDITION TO PEORIA, ILLINOIS, AS FILED IN BOOK "E" OF PLATS, PAGE 30, PEORIA COUNTY RECORDS, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND

ALL THAT PART OF THE SOUTHWEST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING NORTHEAST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

COMMONLY KNOWN AS 1115 CROSS STREET, PEORIA, IL 61603

LOT 2 IN THE RE-SUBDIVISION OF BLOCK 42 OF UNDERHILL'S ADDITION TO PEORIA, ILLINOIS, AS FILED IN BOOK "E" OF PLATS, PAGE 30, PEORIA COUNTY RECORDS; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND

ALL THAT PART OF THE SOUTHWEST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING NORTHEAST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOT 3 IN THE RE-SUBDIVISION OF BLOCK 42 OF UNDERHILL'S ADDITION TO PEORIA, ILLINOIS, AS FILED IN BOOK "E" OF PLATS, PAGE 30, PEORIA COUNTY RECORDS; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE SOUTHWEST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING NORTHEAST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOT 4 IN THE RE-SUBDIVISION OF BLOCK 42 OF UNDERHILL'S ADDITION TO PEORIA, ILLINOIS, AS FILED IN BOOK "E" OF PLATS, PAGE 30, PEORIA COUNTY RECORDS; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

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ALL THAT PART OF THE SOUTHWEST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING NORTHEAST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOT 5 IN THE RE-SUBDIVISION OF BLOCK 42 OF UNDERHILL'S ADDITION TO PEORIA, ILLINOIS, AS FILED IN BOOK "E" OF PLATS, PAGE 30, PEORIA COUNTY RECORDS; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE SOUTHWEST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING NORTHEAST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOT 6 IN THE RE-SUBDIVISION OF BLOCK 42 OF UNDERHILL'S ADDITION TO PEORIA, ILLINOIS, AS FILED IN BOOK "E" OF PLATS, PAGE 30, PEORIA COUNTY RECORDS; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE SOUTHWEST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING NORTHEAST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE NORTH HALF OF THE VACATED ALLEY AS VACATED BY ORDINANCE NO. 13,413 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06459 LYING SOUTH AND ADJACENT TO THE ABOVE DESCRIBED TRACTS.

LOT 7 IN THE RE-SUBDIVISION OF BLOCK 42 OF UNDERHILL'S ADDITION TO PEORIA, ILLINOIS, AS FILED IN BOOK "E" OF PLATS, PAGE 30, PEORIA COUNTY RECORDS; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE SOUTHWEST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING NORTHEAST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

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AND,

ALL THAT PART OF THE SOUTH HALF OF THE VACATED ALLEY AS VACATED BY ORDINANCE NO. 13,413 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06459 LYING NORTH AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOTS 8, 9 & 10 IN THE RE-SUBDIVISION OF BLOCK 42 OF UNDERHILL'S ADDITION TO PEORIA, ILLINOIS, AS FILED IN BOOK "E" OF PLATS, PAGE 30, PEORIA COUNTY RECORDS; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PART OF LOTS 11 AND 12 IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 12 AT THE CORNER OF CROSS AND GREENLEAF STREETS, RUNNING THENCE NORTHEASTERLY ALONG THE LINE OF SAID LOTS ON GREENLEAF STREET, 75 FEET; THENCE SOUTHEASTERLY PARALLEL WITH CROSS STREET, 25 FEET; THENCE SOUTHWESTERLY PARALLEL WITH GREENLEAF STREET, 75 FEET TO CROSS STREET; THENCE NORTHWESTERLY ALONG CROSS STREET, 25 FEET TO THE PLACE OF BEGINNING; SITUATE, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND ALSO,

THE EAST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460, LYING WEST OF AND ADJACENT TO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PART OF LOTS 11 AND 12, BLOCK 43, UNDERHILL'S ADDITION TO THE CITY OF PEORIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHWESTERLY LINE TO LOT 12 AT A POINT 25 FEET SOUTHEASTERLY FROM THE CORNER OF GREENLEAF STREET AND CROSS STREET; THENCE RUNNING NORTHEASTERLY PARALLEL WITH GREENLEAF STREET 75 FEET; THENCE SOUTHEASTERLY PARALLEL WITH CROSS STREET 39 FEET; THENCE SOUTHWESTERLY PARALLEL WITH GREENLEAF STREET 75 FEET TO THE SOUTHWEST LINE OF LOT 12; THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF LOT, 39 FEET TO THE PLACE OF BEGINNING; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE NORTHEAST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460

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LYING SOUTHWEST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT,
SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

A PART OF LOTS 11 AND 12, IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 12, 10 FEET NORTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT; RUNNING THENCE NORTHEASTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOTS 11 AND 12, 75 FEET; THENCE NORTHWESTERLY PARALLEL WITH CROSS STREET 25 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOTS 11 AND 12, 75 FEET TO CROSS STREET; THENCE SOUTHEASTERLY ALONG THE LINE OF SAID LOT 12 ON CROSS STREET 25 FEET TO THE PLACE OF BEGINNING; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE SOUTHWEST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING NORTHEAST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

TEN FEET OF EVEN WIDTH OFF THE SOUTHEASTERLY ENDS OF LOTS 11 AND 12 AND 25 FEET OF EVEN WIDTH OFF THE NORTHWESTERLY ENDS OF LOTS 13 AND 14 ALL IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE SOUTHWEST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING NORTHEAST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PART OF LOTS 13 AND 14 IN BLOCK 43, IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE LINE OF SAID LOT 13 ON CROSS STREET, 91 FEET DISTANT NORTHWESTERLY FROM GLENDALE AVENUE (FORMERLY HALE STREET), RUNNING THENCE NORTHWESTERLY, ALONG THE LINE OF SAID LOT ON CROSS STREET, 24 FEET; THENCE AT RIGHT ANGLES ACROSS SAID LOTS 13 AND 14, 100 FEET TO THE WESTERLY LINE OF LOT 15 IN SAID BLOCK; THENCE SOUTHEASTERLY ALONG THE LINE DIVIDING LOTS 14 AND 15 IN SAID BLOCK, 24 FEET; THENCE AT RIGHT ANGLES ACROSS SAID LOT 13 AND 14 TO THE PLACE OF BEGINNING ON CROSS STREET, BEING 24 FEET ON CROSS STREET BY 100 FEET DEEP; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

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AND,

ALL THAT PART OF THE NORTHEAST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING SOUTHWEST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PARTS OF LOTS 13 AND 14 IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, ILLINOIS, COMMENCING ON THE LINE OF CROSS STREET IN SAID ADDITION AT A POINT 74 FEET SOUTHEASTERLY FROM THE DIVIDING LINE BETWEEN LOTS 12 AND 13 IN SAID BLOCK 43 FOR A PLACE OF BEGINNING; THENCE ALONG CROSS STREET TOWARDS HALE STREET (NOW GLENDALE AVENUE) 24 FEET, THENCE AT RIGHT ANGLES ACROSS SAID LOTS 13 AND 14, 100 FEET TO THE WESTERLY LINE OF LOT 15 IN SAID BLOCK, THENCE NORTHWESTERLY ALONG THE LINE OF LOTS 14 AND 15, 24 FEET, THENCE AT RIGHT ANGLES ACROSS SAID LOT 13 AND 14 TO THE PLACE OF BEGINNING ON CROSS STREET, BEING 24 FEET FRONT ON CROSS STREET BY 100 FEET DEEP; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS;

AND,

ALL THAT PART OF THE NORTHEAST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING SOUTHWEST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PART OF LOTS 13 AND 14 IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT A POINT ON CROSS STREET 25 FEET SOUTHEASTERLY FROM THE REAR OF LOT 13 THENCE SOUTHEASTERLY ALONG CROSS STREET 25 FEET, THENCE AT RIGHT ANGLES ACROSS LOTS 13 AND 14, TO THE LINE OF LOT 15, THENCE NORTHWESTERLY ALONG THE LINE OF LOT 15, 25 FEET, THENCE AT RIGHT ANGLES FROM SAID LOT 15 TO CROSS STREET AT THE POINT OF BEGINNING; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE NORTHEAST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING SOUTHWEST OF AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PART OF LOT 13 IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF GLENDALE AVENUE WITH THE LINE DIVIDING LOTS 13 AND 14 IN SAID BLOCK, THENCE RUNNING

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SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF GLENDALE AVENUE, 51.6 FEET (MORE OR LESS) TO THE INTERSECTION OF SAID LINE WITH THE EASTERLY LINE OF CROSS STREET, THENCE RUNNING ALONG SAID EASTERLY LINE OF CROSS STREET TOWARD GREENLEAF STREET 67 FEET, THENCE AT RIGHT ANGLES TO CROSS STREET ACROSS SAID LOT 13 TO SAID DIVIDING LINE BETWEEN LOTS 13 AND 14, THENCE ALONG SAID DIVIDING LINE IN A SOUTHEASTERLY DIRECTION TO THE PLACE OF BEGINNING; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AND,

ALL THAT PART OF THE NORTHEAST HALF OF VACATED CROSS STREET AS VACATED BY ORDINANCE NO. 13,451 RECORDED MARCH 11, 1993 AS DOCUMENT NO. 93-06460 LYING SOUTHWEST AND ADJACENT THERETO THE ABOVE DESCRIBED TRACT, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

A PART OF LOT 14 IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON GLENDALE AVENUE AT THE CORNER BETWEEN LOTS 14 AND 15 IN SAID BLOCK; THENCE SOUTHWESTERLY ALONG THE LINE OF SAID LOT ON GLENDALE AVENUE , 51 FEET AND 6 INCHES, TO THE LINE DIVIDING LOTS 13 AND 14 IN SAID BLOCK; THENCE NORTHWESTERLY ALONG THE LINE DIVIDING LOTS 13 AND 14 IN SAID BLOCK, 67 FEET; RUNNING THENCE NORTHEASTERLY PARALLEL WITH THE DIVIDING LINE BETWEEN LOTS 11 AND 14 IN SAID BLOCK, 50 FEET (MORE OR LESS), TO THE DIVIDING LINE BETWEEN LOTS 14 AND 15 IN SAID BLOCK; RUNNING THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED LINE TO THE PLACE OF BEGINNING; SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOT 15 IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

ALL OF LOTS 16 AND 17 AND A PART OF LOT 18 WHICH IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 18 AND RUNNING THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 18 TO THE MOST WESTERLY CORNER OF SAID LOT 18; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE REAR LOT LINE OF SAID LOT 18, A DISTANCE OF 12.1 FEET; THENCE IN A SOUTHEASTERLY DIRECTION 100.7 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 18; AT IS 34.92 FEET NORTHEAST OF THE MOST SOUTHERLY CORNER OF SAID LOT 18; AND THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTHEASTERLY LINE OF SAID LOT 18, 34.92 FEET TO THE PLACE OF BEGINNING; ALL IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

*PIN #18-04-457-021
403, 405 NE PERRY AVE.*

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LOTS 1, 2, AND 3 IN MASONIC BLOCK, IN HALE'S THIRD ADDITION TO THE CITY OF PEORIA, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1874, IN PLAT BOOK "B", PAGE 108, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA, STATE OF ILLINOIS.

LEGAL DESCRIPTION OF EXISTING OFFICIAL DEVELOPMENT BOUNDARY:

PART OF THE E ½ SECTION 4, T-8-N, R-8-E, OF THE 4TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF KNOXVILLE AVE. WITH THE NORTH R.O.W. LINE OF ARMSTRONG AVE. AND ITS EXTENSION THEREOF AS THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED:

FROM THE POINT OF BEGINNING, THENCE NORTH ALONG THE EAST R.O.W. LINE OF KNOXVILLE AVE. TO THE SOUTH R.O.W. LINE OF PENNSYLVANIA AVE. AND ITS EXTENSION THEREOF; THENCE EAST ALONG THE SOUTH R.O.W. LINE OF PENNSYLVANIA AVE. TO THE WEST R.O.W. LINE OF MISSOURI ST.; THENCE SOUTH ALONG THE WEST R.O.W. LINE OF MISSOURI ST. AND ITS EXTENSION THEREOF TO THE SOUTH R.O.W. LINE OF ARMSTRONG AVE.; THENCE EAST ALONG THE SOUTH R.O.W. LINE OF ARMSTRONG AVE. TO THE NORTHEAST CORNER OF LOT 1 IN HART PLACE.

THENCE S 0°-19'-20" W ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 87.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S 80°-38'-20" W., A DISTANCE OF 197.84 FEET TO THE SOUTHWEST CORNER OF LOT 6 IN SAID HART PLACE; THENCE S 88°-09'-40" W., A DISTANCE OF 50.03 FEET; THENCE S 0°-19'-49" W, A DISTANCE OF 265.49 FEET TO THE NORTHWESTERLY R.O.W. LINE OF GLEN OAK AVE.; THENCE SOUTH TO THE SOUTHEASTERLY R.O.W. LINE OF GLEN OAK AVE.; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY R.O.W. LINE OF GLEN OAK AVE. TO A POINT 20.00 FEET NORTHEASTERLY OF THE NORTHWEST CORNER OF LOT 5 IN HOTCHKISS SUB.; THENCE S 32°-14'-16" E, A DISTANCE OF 275.07 FEET; THENCE N 56°-29'-45" E, A DISTANCE OF 5.00 FEET; THENCE S 32°-14'-16" E, A DISTANCE OF 125.12 FEET TO A POINT ON THE WESTERLY R.O.W. LINE OF WAYNE ST. (THE NEXT FOUR COURSES ARE ALONG THE WESTERLY R.O.W. LINE OF WAYNE ST.); THENCE S 88°-17'-35" E, A DISTANCE OF 16.03 FEET; THENCE S 01°-42'-37" W, A DISTANCE OF 49.43 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST FOR AN ARC DISTANCE OF 132.76 FEET AND HAVING A RADIUS OF 257.13 FEET (THIS BEING THE LAST COURSE ALONG SAID R.O.W. OF WAYNE ST.); THENCE S 25°-48'-17" E A DISTANCE OF 28.43 FEET TO THE NORTHWESTERLY R.O.W. LINE OF GREENLEAF ST., THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY R.O.W. OF GREENLEAF A DISTANCE OF 1657.29 FEET TO THE NORTHEASTERLY R.O.W. LINE OF SPALDING AVE. (JACKSON ST.); THENCE N 39°-52'-42" W ALONG THE NORTHEASTERLY R.O.W. LINE OF JACKSON STREET AND ITS EXTENSION THEREOF TO THE EASTERLY R.O.W. LINE OF F.A.I. ROUTE 74; THENCE NORTHERLY ALONG SAID EASTERLY R.O.W. LINE OF F.A.I. ROUTE 74 TO THE SOUTH LINE OF P. BOOTZ ESTATE SUBDIVISION, A SUB OF THE NE ¼ OF SAID SECTION 4; THENCE EAST, A DISTANCE OF

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109.00 FEET; THENCE NORTH A DISTANCE OF 49.25 FEET; THENCE WEST A DISTANCE OF 5.76 FEET; THENCE N 08°-50'-00" W, A DISTANCE OF 66.76 FEET; THENCE WEST A DISTANCE OF 2.50 FEET; THENCE NORTH A DISTANCE OF 162.00 FEET TO THE SOUTH R.O.W. LINE OF ARMSTRONG AVE.; THENCE WEST ALONG THE SOUTH R.O.W. LINE OF ARMSTRONG AVE. TO THE EAST R.O.W. LINE OF KNOXVILLE AVE.; THENCE NORTH TO THE POINT OF BEGINNING.

ALSO THE FOLLOWING TRACT:

A PART OF LOT 18 IN BLOCK 43 OF UNDERHILL'S ADDITION, BEING PART OF THE SE ¼ OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE 4TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 18, SAID POINT BEING ON THE NORTHERLY R.O.W. LINE OF GLENDALE AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING, THENCE SOUTH 49°-42'-35" WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) ALONG THE NORTHWESTERLY R.O.W. LINE OF GLENDALE AVENUE 17.85 FEET TO A POINT, SAID POINT BEING 33.85 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT 18; THENCE NORTH 39°-47'-07" WEST 95.07 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 18, SAID POINT BEING 12.24 FEET NORTHEASTERLY FROM THE NORTHWESTERLY CORNER OF SAID LOT 18; THENCE NORTH 65°-15'-00" EAST ALONG SAID NORTHWESTERLY LINE 37.85 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 18; THENCE SOUTH 27°-23'-22" EAST ALONG THE EASTERLY LINE OF SAID LOT 18, 87.13 FEET TO THE POINT OF BEGINNING.

ALSO:

ALL OF LOTS 1-10 INCLUSIVELY AND LOTS 19-23 INCLUSIVELY, ALL SAID LOTS BEING IN BLOCK 43 OF UNDERHILL'S ADDITION, AND ALL OF LOTS 10-12 INCLUSIVELY BEING IN BLOCK 41 OF JOHN C. FLANAGAN'S ADDITION, BEING PART OF THE SE ¼ OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN.

ALSO:

THE NORTHEAST ½ OF LOT 11 IN BLOCK 43 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA; EXCEPTING THEREFROM: THE 10 FEET OF EVEN WIDTH OFF THE SOUTHEASTERLY END OF SAID LOT, IN SECTION 4, TOWNSHIP 8, NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN.

ALSO INCLUDING ALL OF LOTS 7, 8, 9, AND PART OF LOT 10 HART PLACE AND PART OF THE NE ¼ OF SECTION 4, T8N, R8E OF THE FOURTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 IN HART PLACE AS THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE N 80°-38'-20" E ALONG THE NORTHERLY LINE OF A VACATED ALLEY, A DISTANCE OF 173.72 FEET; THENCE S 00°-21'-35" W ALONG A LINE PARALLEL TO AND 20.1 FEET EQUALLY DISTANT EAST OF THE WEST LINE OF LOT 10 IN HART PLACE, A DISTANCE OF 140.90 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF GLEN OAK AVENUE; THENCE S 56°-59'-20" W. ALONG THE NORTHWESTERLY LINE OF GLEN OAK AVENUE A DISTANCE OF 283.85 FEET; THENCE N 00°-19'-20" E A DISTANCE OF 267.27 FEET; THENCE N 90°-00'-00" E A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 IN HOTCHKISS PLACE; AND PART OF THE NORTHEAST QUARTER OF SECTION 4, T8N, R8E OF THE FOURTH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF MISSOURI AVENUE AND THE SOUTH R.O.W. LINE OF PENNSYLVANIA AVENUE AS THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE EASTERLY ALONG THE SOUTH R.O.W. LINE OF PENNSYLVANIA AVENUE TO THE INTERSECTION OF THE WESTERLY R.O.W. LINE OF NEW YORK AVENUE; THENCE SOUTHERLY ALONG THE WESTERLY R.O.W. LINE OF NEW YORK AVENUE TO THE INTERSECTION OF THE WESTERLY R.O.W. LINE OF NEW YORK AVENUE EXTENDED AND THE SOUTHERLY LINE OF ARMSTRONG AVENUE; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF ARMSTRONG AVENUE TO THE INTERSECTION OF THE WESTERLY LINE OF MISSOURI EXTENDED TO THE SOUTHERLY LINE OF ARMSTRONG AVENUE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF MISSOURI AVENUE TO THE POINT OF BEGINNING.

THE SOUTH ½ OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 4 IN LOOMIS' SUBDIVISION HERETOFORE DESCRIBED AS PARCEL 1, SAID ALLEY WAS VACATED BY AN ORDINANCE DATED SEPTEMBER 4, 1990, AND RECORDED FEBRUARY 5, 1991 AS DOCUMENT #91-03160 AND CORRECTED AND RE-RECORDED ON FEBRUARY 7, 1991, AS DOCUMENT #91-03340; SITUATE, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA, AND STATE OF ILLINOIS.

TRACT 1: PART OF LOTS 1, 2, AND 3 IN HOTCHKISS SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF WAYNE STREET AND THE SOUTH LINE OF SAID QUARTER OF SECTION 4; THENCE NORTH A DISTANCE OF 70 FEET; THENCE EAST A DISTANCE OF 66 FEET TO THE EAST LINE OF SAID HOTCHKISS SUBDIVISION; THENCE SOUTH A DISTANCE OF 80 FEET; THENCE WEST A DISTANCE OF 66 FEET TO THE POINT OF BEGINNING, ALSO PART OF LOT 7 RANGE 2 IN FLANAGAN'S SECOND ADDITION IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 7

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RANGE 2 AND THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 4; THENCE NORTHEASTERLY AND PARALLEL WITH GREENLEAF STREET A DISTANCE OF 36 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 31 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 43 FEET TO THE NORTHEAST LINE OF SAID LOT 7; THENCE NORTHWESTERLY, A DISTANCE OF 82 FEET TO THE EAST LINE OF HOTCHKISS SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 4; THENCE SOUTHERLY, A DISTANCE OF 145 FEET TO THE POINT OF BEGINNING, ALSO, LOT 8 RANGE 2 OF FLANAGAN'S SECOND ADDITION IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 8, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA.

TRACT 2: LOTS SEVEN (7) AND EIGHT (8) IN BLOCK FORTY (40) IN JOHN C. FLANAGAN'S ADDITION, SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 8 EAST, FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF PEORIA SITUATED IN PEORIA COUNTY, ILLINOIS.

PART OF LOTS 1, 2, 3, 4, 5 AND 6 IN BOOTZ ESTATE, A SUBDIVISION IN THE NE FRACTIONAL $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE 4TH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, STATE OF ILLINOIS.

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 AS THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 08 MINUTES 32 SECONDS WEST, (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) ALONG THE EAST LINE OF LOTS 1, 2, 3 AND 4, A DISTANCE OF 163.94 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 02 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 2.50 FEET; THENCE SOUTH 09 DEGREES 22 MINUTES 47 SECONDS EAST, A DISTANCE OF 66.62 FEET TO A POINT ON THE NORTH LINE OF LOT 6; THENCE SOUTH 89 DEGREES 36 MINUTES 02 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 7.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 00 DEGREES 08 MINUTES 32 SECONDS WEST ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 46.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 89 DEGREES 36 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 111.00 FEET TO A POINT 239.72 FEET RADIALLY DISTANT NORTHEASTERLY FROM THE CENTERLINE OF F.A. ROUTE 74 (EASTBOUND); THENCE NORTH 55 DEGREES 24 MINUTES 46 SECONDS WEST, A DISTANCE OF 19.89 FEET TO A POINT 230.38 FEET RADIALLY DISTANT NORTHEASTERLY FROM SAID CENTERLINE; THENCE NORTH 11 DEGREES 33 MINUTES 38 SECONDS WEST, A DISTANCE OF 202.11 FEET TO A POINT 297.25 FEET RADIALLY DISTANT NORTHEASTERLY FROM SAID CENTERLINE; THENCE NORTH 3 DEGREES 01 MINUTE 08 SECONDS WEST, A DISTANCE OF 67.14 FEET TO A POINT ON THE NORTH LINE OF LOT 1, SAID POINT BEING 332.72 FEET RADIALLY DISTANT NORTHEASTERLY FROM SAID CENTERLINE; THENCE SOUTH 89 DEGREES 36 MINUTES 02 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 37,663 SQUARE FEET, MORE OR LESS, OR 0.865 ACRE, MORE OR LESS.

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LOTS 1 TO 12, BOTH INCLUSIVE, IN BLOCK 9 IN SMITH FRYE'S ADDITION BEING PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATE, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA, AND STATE OF ILLINOIS.

LOTS 9 AND 10 IN BLOCK 40 OF J.C. FLANAGAN'S ADDITION, BEING PART OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

A PART OF BLOCK 41 OF UNDERHILL'S ADDITION TO THE CITY OF PEORIA AND BLOCK 5 OF HALES THIRD ADDITION TO THE CITY OF PEORIA, IN THE SOUTH HALF OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, COUNTY OF PEORIA, STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF GLENDALE AVENUE AND THE NORTHEASTERLY RIGHT OF WAY LINE OF BRYAN STREET; THENCE NORTH 50 DEGREES 24 MINUTES 00 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF GLENDALE AVENUE, A DISTANCE OF 342.00 FEET TO POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF GLENDALE AVENUE AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF HANCOCK STREET; THENCE SOUTH 39 DEGREES 23 MINUTES 22 SECONDS EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF HANCOCK STREET, A DISTANCE OF 151.00 FEET; THENCE SOUTH 50 DEGREES 24 MINUTES 00 SECONDS WEST, 104.00 FEET; THENCE SOUTH 39 DEGREES 23 MINUTES 22 SECONDS EAST, 30.00 FEET TO THE SOUTHEASTERLY LINE OF LOT 2 OF UNDERHILL'S ADDITION TO THE CITY OF PEORIA; THENCE SOUTH 50 DEGREES 24 MINUTES 00 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF LOTS, 2, 3, 4, 5 AND 6 OF UNDERHILL'S ADDITION TO THE CITY OF PEORIA, A DISTANCE OF 238.00 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF BRYAN STREET; THENCE NORTH 39 DEGREES 23 MINUTES 22 SECONDS WEST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BRYAN STREET, A DISTANCE OF 181.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.349 ACRES, MORE OR LESS.

LOTS 4 TO 7 INCLUSIVE IN MASONIC BLOCK IN HALE'S THIRD ADDITION IN THE CITY OF PEORIA, A SUBDIVISION OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN AS RECORDED IN PLAT BOOK "B2", PAGE 108, SITUATED IN PEORIA COUNTY, ILLINOIS.

THE EXISTING BOUNDARY CONTAINS THE FOLLOWING ADDRESSES AND PINS:

<u>ADDRESS</u>	<u>PIN</u>
507 E ARMSTRONG AVENUE	PIN 18-04-279-022
703 NW BRYAN STREET	PIN 18-04-457-022
510 NE GLENDALE	PIN 18-04-431-024

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420 NE GLEN OAK AVENUE PIN 18-04-403-009
504 NE GLEN OAK AVENUE PIN 18-04-403-013
530 NE GLEN OAK AVENUE PIN 18-04-403-010, 18-04-403-011, 18-04-403-012
810 NE GLEN OAK AVENUE PIN 18-04-282-001
401 NE GREENLEAF STREET PIN 18-04-403-008
445 NE GREENLEAF STREET PIN 18-04-426-018
700 NE GREENLEAF STREET PIN 18-04-429-030
304 E ILLINOIS AVENUE PIN 18-04-253-001
1344 N KNOXVILLE AVENUE PIN 18-04-255-020
200 E PENNSYLVANIA AVENUE PIN 18-04-256-045
908 WAYNE STREET PIN 18-04-427-003
N BERKELEY STREET PIN 18-04-260-022
NE GLENDALE AVENUE PIN 18-04-406-021, 18-04-430-015
NE GLEN OAK AVENUE PIN 18-04-403-014, 18-04-260-023

Said Ordinance is hereby amended per the submitted Official Development Plan (Exhibit A) with the following conditions and waivers:

1. A waiver from current landscaping requirements for existing improvements constructed under previous versions of those requirements.
2. A waiver from Appendix A, Section 8.2.8 for parking lot perimeter landscaping requirements for parking lots at 416 St. Marks Court (PIN 1804406029) and 519 NE Glendale Avenue (PIN 1804428016) along Glendale Avenue and Fowler Street in setback variance areas, as shown on the ODP
3. Waiver of current lighting requirements at the lot line for existing parking lots constructed under previous versions of those requirements.
4. A waiver from building and parking setbacks within the setback variances areas as noted on the plan.
5. A waiver to allow buildings within the height variation area to exceed the allowed height of 132 in an N-1 District, as shown in section 3 of the plan.
6. A waiver from Appendix A, Section 4.6.5 for open space requirements in and N-1 District to allow parking and buildings within the required open space area, within the setback variance areas only
7. All Development Review Board comments are applicable to this Official Development Plan amendment.
8. All conditions of previous amendments to the ODP apply to this amendment.

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 the amended Official Development Plan herein permitted.

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

ORDINANCE - OFFICIAL DEVELOPMENT PLAN AMENDMENT

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

_____ DAY OF _____, 2018.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel