



Official Development Plan for
New Methodist College Campus

Prepared by: Farnsworth Group, Inc.

Date: 26 February, 2015

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EXHIBITS

- A. Location Map
- B. Boundary and Legal Description
- C. Preliminary Site Plan
- D. Existing Building
- E. Architectural Concept Sketches of Proposed Student Housing

1.0 INTRODUCTION

Methodist College is owned by UnityPoint Health – Methodist and is the premier college of choice for excellence in nursing and health sciences within central Illinois. Established as a college in 2001, the institution has seen significant growth in the last decade. With a current enrollment of approximately 600 students and more than 100 employees, the college has outgrown its current facility. Methodist College plans to create a new campus on two parcels of land on West War Memorial Drive where they can provide ample space for the college and opportunities for expansion, along with better living arrangements and an integrated campus for their students, staff and faculty.

2.0 EXISTING CONDITIONS

The Official Development Plan area and proposed project site consists of a 12.43 acre parcel at 5805 W. War Memorial Drive, formerly the American Furniture store, and the adjoining 11.33 acre parcel to the north. The southern parcel is developed with a large commercial structure that has utility connections from the south, associated parking, and detention area at the north end of the parcel. No improvements have been made to the north parcel, which consists of agriculture land with small drainage swales that flow to the north. The project site is bounded to the north by Ameren property containing large overhead utility lines, to the east by medical office, clinic, hotel, and office uses, to the south by War Memorial Drive (Route 150) and to the west by City of Peoria right-of-way. The entire project site is currently zoned Industrial (I-1). A location map and legal descriptions of the parcels are included in Exhibit A and Exhibit B, attached.

3.0 PROPOSED DEVELOPMENT

3.1 Re-zoning to Institutional

In order to establish the new Methodist College campus, it is necessary to re-zone the project site to Institutional (N-1) and provide an Official Development Plan. The institutional zoning will allow the college to create an integrated campus, including student housing and other accessory uses.

3.2 Preliminary Site Plan

The vision for the proposed Methodist College campus is articulated in the preliminary site plan included as Exhibit C. The plan illustrates the intent of the college to utilize the existing building for classrooms, labs, administrative offices, and other student services. The northern parcel will be transformed into student housing with the potential to include modern suites, student apartments, and ground floor accessory uses to primarily serve

the college students, staff and faculty. The site plan includes a possible fitness center, open recreation space and sidewalks to create a cohesive and walkable campus.

The site plan depicts the site development objectives and is intended to serve as a guide for the future development of the property. Specific building designs and placement will be approved on an individual basis during the building permit process as outlined in the Zoning Ordinance.

3.3 Building Materials

The exterior of the existing American Furniture building will remain essentially as-is, with minor building signage and entrance modifications. See photos of existing building in Exhibit D. New student housing buildings on the project site will be two to four stories tall. Building facades will include a combination of siding (cement, vinyl, and/or panels) with accents of brick, stone and/or EIFS. Architectural concept sketches are provided in Exhibit E.

3.4 Infrastructure and Access

A majority of the infrastructure required for the college itself is in place. Three hundred seventy nine parking spaces exist for the proposed college building, which is approximately 140 more spaces that what is required for the college. The existing Sprinkler Lane along the west portion of the property will be extended to north in order to provide a primary vehicular access to the student housing and accessory uses. The roadway will be narrowed to 28' face to face and is not intended to extend past the primary student housing entrance. A cul-de-sac will be provided at the termination of Sprinkler Lane to facilitate fire truck turning movements. Secondary access will be provided to the student housing via the college parking lot and ring road.

Sidewalks will be provided internal to the site and will not necessarily be provided along the public rights-of-way unless desired by the college. To the extent that a reasonable route can be identified, a sidewalk will be provided from the eastern edge of the Methodist property to the Orange Prairie Road right-of-way. Provision of this sidewalk relieves Methodist of any requirement for construction of or fee in lieu of any sidewalk requested along Sprinkler Lane or War Memorial Drive.

Sprinkler Lane is a signalized intersection with War Memorial Drive. The approximate peak hours of traffic along War Memorial in this location are 7:30 to 8:30 am and 4:45 to 5:45 pm, based on a recent study of the corridor for the Orange Prairie Road improvements. The class schedules of the students typically lend themselves to students coming and going at varied times throughout the day. No significant impact is anticipated to the peak hour traffic volume at the intersection of Sprinkler Lane and War Memorial Drive. No off-site infrastructure improvements are contemplated beyond the necessary extension of Sprinkler Lane to the north; and, except as specifically set forth herein, no

other vehicular or pedestrian infrastructure or access improvements are to be (or shall be required to be) provided by Methodist College.

Public utilities currently exist for the American Furniture building, and these will be sufficient to serve the college. A new water main will be constructed from the terminus of the existing water main in the Sprinkler Lane right-of-way to serve the student housing portion of the project. The main will be extended to and looped within the student housing portion of the project site as development occurs. A water main stub will be provided at the northern limit of the project site upon completion of development for future connection by others to the Heinz property. The sanitary sewer for the student housing will drain to a pump station near the middle of the project site, which will pump the sewage to the existing GPSD main near Orange Prairie Road. Electric, gas, cable, phone and internet services will also be provided.

3.5 Storm Water Control

Storm water control measures for the southern portion of the site are in place and consist of storm sewers and a detention basin in the rear of the existing building. Storm water runoff from the northern parcel will be collected in new storm sewers and discharged into an additional detention basin at the north end of the project site. An analysis of the drainage and runoff will be completed as necessary during each phase of the development to demonstrate compliance with the City's Erosion and Storm Water Control Ordinance.

3.6 Signage

Building signage and wall mounted lighting will be applied to the development in a manner consistent with the proposed use of the buildings and in compliance with applicable City requirements. Free-standing signage is proposed in the locations where signage is currently located and allowed along War Memorial Drive. The content and configuration/design of the signage will be modified to display static and/or electronic messages and will be considered on premise for both parcels within the project limits. Additional on-premise signage may be added to the northern parcel. A full submittal for the sign design will be provided when the designs have been finalized.

3.7 Landscaping Intent

The landscaping that will be incorporated into the campus will serve to compliment the site plan, reinforce the walkable nature of the project, and to tie the buildings and site together. Final landscape designs be included in future building permit submittals and will meet or surpass minimum standards as provided by code.

3.8 Lighting Intent

Exterior lighting will be provided in a manner consistent with the City requirements. Final lighting and photometric plans will be included in future building permit submittals.

4.0 CODE VARIATIONS

4.1 Periphery Yard – The Zoning Code requires a 25 foot wide landscaped open space around the periphery of the N-1 area. The existing parking lot encroaches upon the required open space. A variance is requested to allow for a minimum 10 foot wide open space around the periphery of the N-1 area as defined in this document. No fencing or screening shall be required. In no case shall a new building be constructed within 25 feet of the boundary of the N-1 area.

4.2 Signage – Waiver is requested to allow the new signage to be placed in the same location as the existing signage along War Memorial Drive. Signage may include static or electronic messages relating to the northern student housing parcel in addition to content for the college itself.

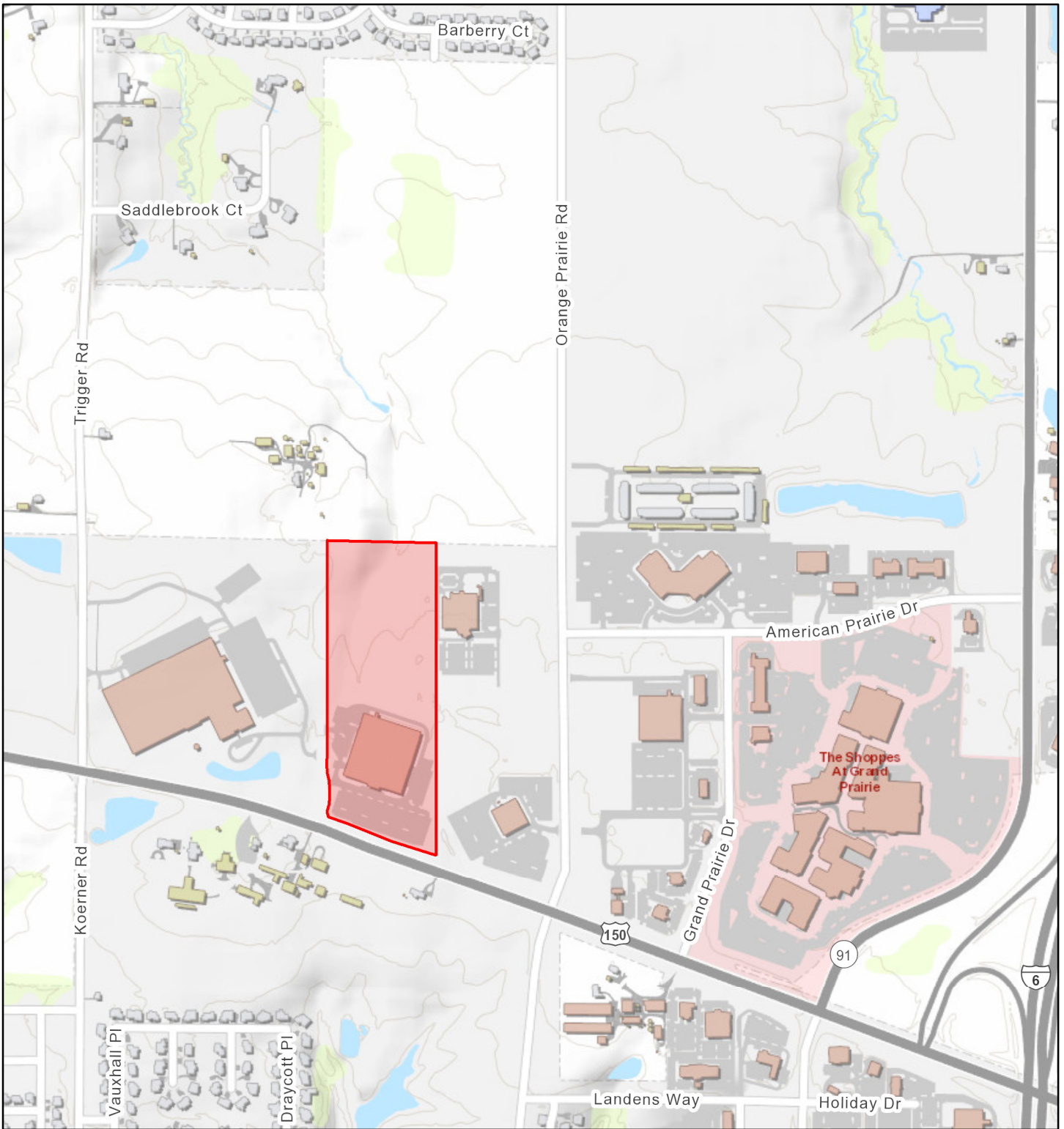
4.3 Administrative Approvals – Based on the above, the following items will be allowed as modifications, pursuant to City Staff review and approval, without an amendment to the Official Development Plan:

- 4.3.1** Modifications to and realignment of internal drives on private property (not public streets) which facilitate the flow of traffic on the campus and do not alter the volume or flow of traffic on public streets.
- 4.3.2** Changes to existing or proposed parking lots and existing or proposed parking structure configurations, provided the change does not create an overall deficiency in parking requirements under the plan, and provided such changes do not alter the general location of any existing or proposed parking lots or existing or proposed parking structures.
- 4.3.3** Any change in use of existing or planned structures to a use permitted in the N-1 District so long as parking requirements are met.
- 4.3.4** Modifications to the quantities, bulk, areas and linear dimensions (of improvements to be established upon the campus pursuant to this Official Development Plan) that do not deviate more than twenty percent (20%) from the standards, designs, locations, and depictions set forth in this Official Development Plan, all of which are otherwise consistent with the policies and objectives of the City of Peoria Zoning Code relating to N-1 districts.
- 4.3.5** Other minor modifications to the proposed Methodist College campus not specified herein that are, in the opinion of City Staff, appropriate to be approved without an amendment to this Official Development Plan.

EXHIBITS

EXHIBIT A
LOCATION MAP

Location Map



February 26, 2015

1:9,600

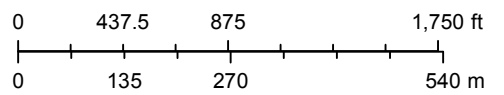
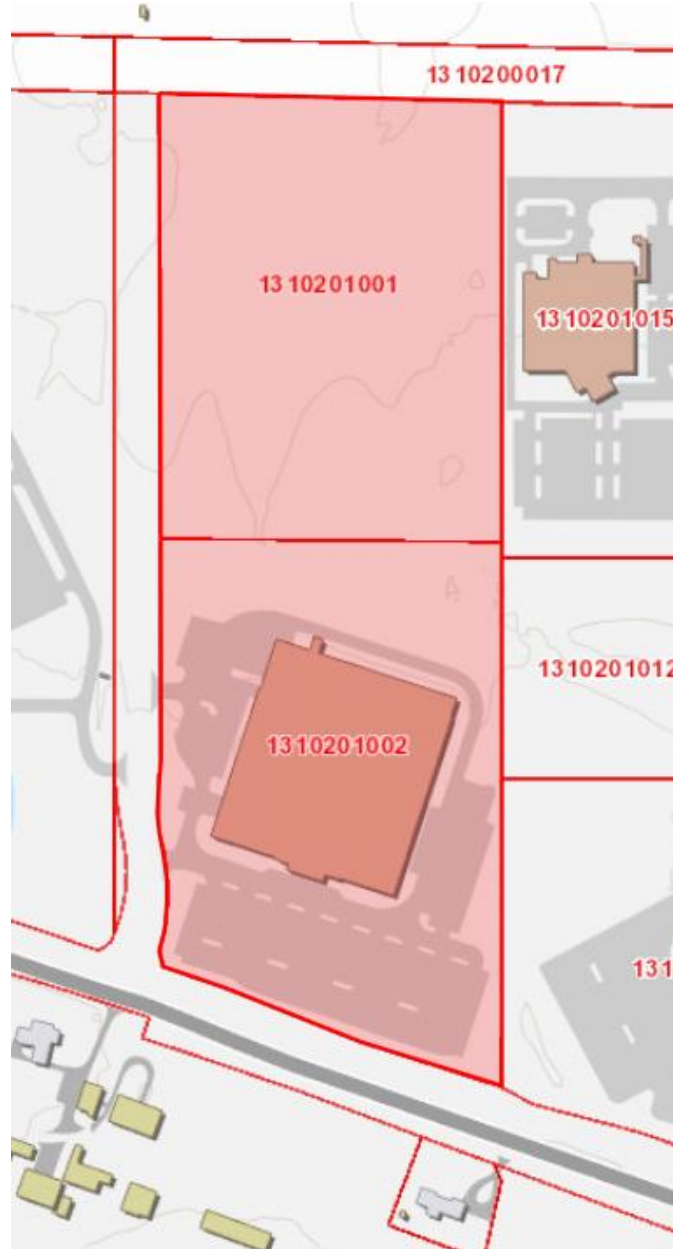


EXHIBIT B
BOUNDARY AND LEGAL DESCRIPTION

Boundary and Legal Description

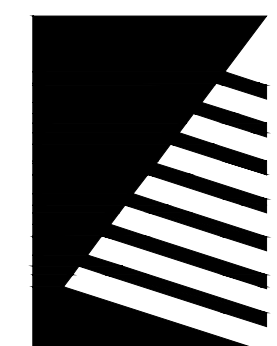
The boundary of the Official Development Plan, the re-zoning area, and the project site is as shown and described below and contains two parcels: PIN 13-10-201-001 and PIN 13-10-201-002.



Legal Description

Lots 1 and 2 in AMERICAN TV SUBDIVISION, being a Subdivision of a part of the Northeast Quarter of Section 10, Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois, as shown on Final Plat recorded October 6, 2005 in Plat book 9, page 124.

EXHIBIT C
PRELIMINARY SITE PLAN

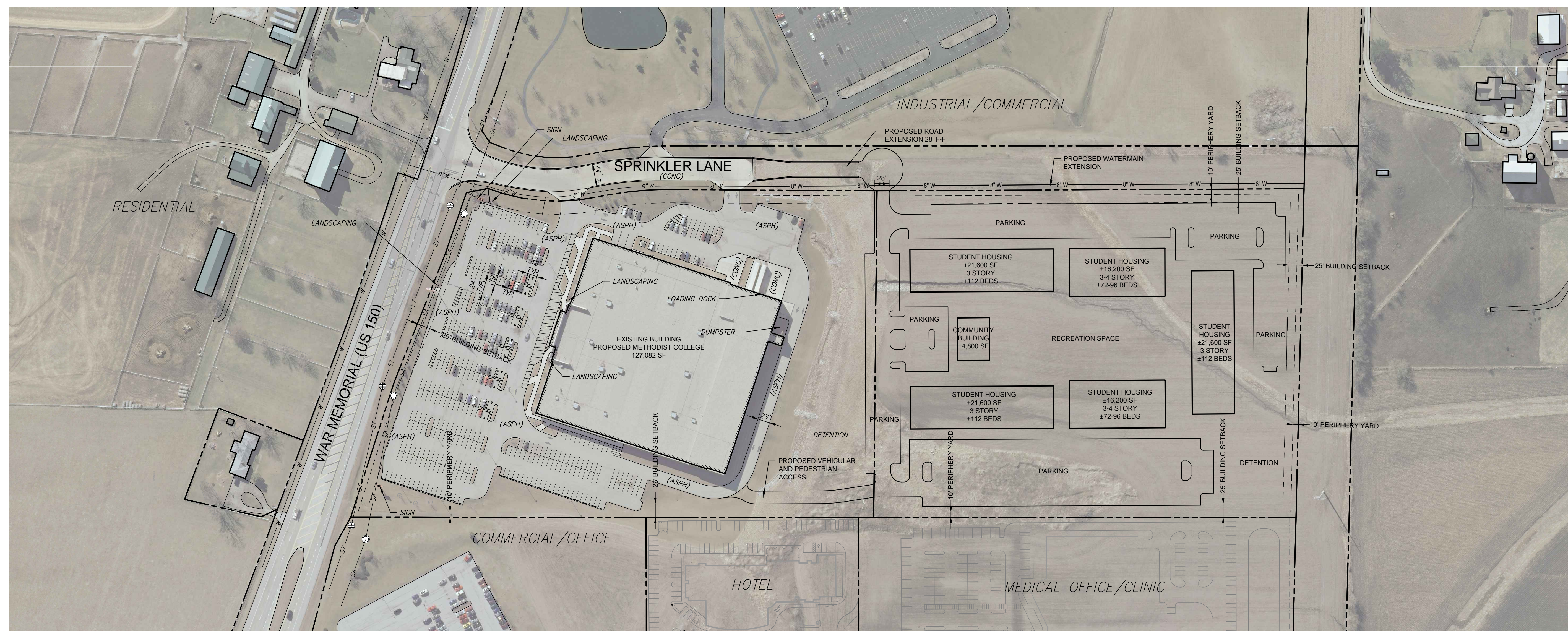


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www.f-w.com
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ISSUE:	#	Date:	Description:
	1	3/25/15	REVISIONS PER SPRB COMMENTS



METHODIST COLLEGE PARKING - EXISTING:

STANDARD PARKING	= 369
ACCESSIBLE PARKING	= 10
TOTAL SPACES	= 379

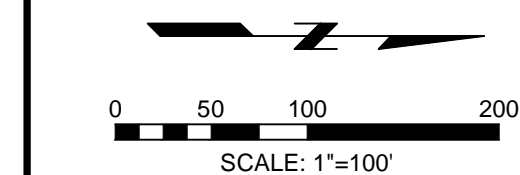
STUDENT HOUSING NOTES:

- ALL PARKING STALLS WILL MEET MINIMUM CITY DESIGN STANDARDS. PARKING FOR STUDENT HOUSING WILL BE PROVIDED AT A RATE OF ONE PARKING SPACE PER BED.
- LANDSCAPING AND LIGHTING WILL MEET OR EXCEED ALL APPLICABLE STANDARDS. REVIEW OF DESIGN WILL BE UPON SUBMITTAL FOR A ZONING CERTIFICATE.
- THE SITE PLAN DEPICTS THE SITE DEVELOPMENT OBJECTIVES AND IS INTENDED TO SERVE AS A GUIDE FOR FUTURE DEVELOPMENT OF THE PROPERTY. SPECIFIC BUILDING DESIGNS AND PLACEMENT WILL BE APPROVED ON AN INDIVIDUAL BASIS DURING THE BUILDING PERMIT PROCESS AS OUTLINED IN THE ZONING ORDINANCE.
- SIWALKS WILL BE PROVIDED AS NECESSARY THROUGHOUT THE STUDENT HOUSING COMPLEX TO CREATE A WALKABLE ENVIRONMENT BETWEEN HOUSING AND THE COLLEGE.

LEGAL DESCRIPTION FOR N-1 AREA:

Lots 1 and 2 in AMERICAN TV SUBDIVISION, being a Subdivision of a part of the Northeast Quarter of Section 10, Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois, as shown on Final Plat recorded October 6, 2005 in Plat book 9, page 124

LEGEND	
	LIGHT
	TREE
	SANITARY MANHOLE
	STORM MANHOLE
	PROPERTY LINE
	BUILDING SETBACK
	PERIPHERY YARD
	8\"/>
	STORM SEWER
	SANITARY SEWER



PROJECT:

NEW METHODIST COLLEGE CAMPUS

PEORIA, ILLINOIS

Date: 02-26-15

Design/Drawn: EMR

Reviewed: LMT

Book No.: - Field: -

SHEET TITLE:

OFFICIAL DEVELOPMENT PLAN

SHEET NUMBER:

1

Project No.: 0131513.00

EXHIBIT D
PHOTOS OF EXISTING BUILDING

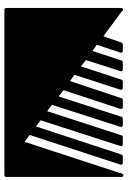


Methodist College

EXHIBIT E

**ARCHITECTURAL CONCEPT SKETCHES OF
PROPOSED STUDENT HOUSING**

3/10/2015 4:48:41 PM
C:\Users\jstevens\Desktop\Level Local Files\Methodist College Housing\Methodist College Housing_Jstevens.rvt



ISSUE # Date: Description:

PROJECT:
Unity Point Health Methodist

**Methodist
College Student
Housing Exterior
Concept**

Enter address here
Date: Issue Date
Design/Drawn: Designer
Reviewed: Approver
Book No.: -

SHEET TITLE:
SKETCH

SHEET NUMBER:
A1

Project No.: 0090000.00