



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board

DATE: March 1, 2018

CASE NO: PZ 18-08

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Cindy Loos of Hanson Professional Services, Inc. for Robert Anderson of OSF Healthcare Systems, d/b/a Saint Francis Medical Center, to rezone property from a Class R-6 and R-7 (Multi-Family Residential) District to a Class N-1 (Institutional) District for the property located at 801 NE Glen Oak Avenue (PIN 18-04-281-019), and to rezone property from a Class C-G (General Commercial) District to a Class N-1 (Institutional District) for a portion of the property located at 416 St. Mark's Court (PIN 18-04-406-029), and to rezone property from a Class R-8 (Multi-Family Residential) District to a Class N-1 (Institutional) District for the property located at 519 NE Glendale (PIN 18-04-428-016) and 403-405 NE Perry Avenue (PIN 18-04-457-021), and to amend 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 (Council Districts 1 and 3).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the existing Official Development Plan for OSF Saint Francis Medical Center. This amendment number eight to the Official Development Plan of OSF Saint Francis Medical Center was created to expand the Official Development Plan limits to include certain properties recently acquired and/or developed. These properties include the apartment building at 801 NE Glen Oak Avenue, former Irving Park School, Plaza Medical Arts Building and several unimproved lots adjacent to or near the current limits of the ODP. Concurrent with this application, a rezoning is being sought for the properties to be added to the Official Development Plan from their current designations to a N-1, Institutional District.

This amendment seeks also to incorporate the results of recent Master Planning efforts by OSF Saint Francis Medical Center, including several new buildings. Consistent with previous amendments, a height variance is being requested for several of these new buildings. None of the planned buildings will be taller than the Milestone Building or exceed height variances approved in a previous amendment.

In addition a proposed extension of Missouri Avenue from Armstrong Avenue to NE Glen Oak Avenue is being proposed to serve the largest of the building additions and provide better north/south access through the campus. Current and future parking has been revised based on proposed improvements and the change from a required minimum number of spaces to a required maximum. New requirements for bicycle parking accommodations are also being incorporated through this update.

Overall campus signing plan has been updated to reflect proposed developments and internal changes to future campus signing and nomenclature to improve uniformity between campuses, as described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	<p>Based on the existing and proposed buildings and uses, 6,574 parking spaces are allowed and 5,813 will be provided.</p> <p>New requirements for bicycle parking accommodations are also being incorporated through this update.</p>	N/A	None
Mechanical & Utility Screening	<p>Any mechanical and electrical equipment, with the exception of cooling towers and other cooling devices, not screened by the building exterior walls, shall be separately screened from the view of adjacent residential properties, and from any street right-of-way, either by building materials, landscaping or otherwise. All roof-mounted equipment visible from adjacent residential properties or the public right-of-way must be screened. All exterior dumpsters or other refuse disposal structures or areas shall be located to the rear or sides of all principal buildings and shall be screened from adjacent residential properties and roadways. The adoption of this Plan shall not require changes in the screening with respect to existing or approved buildings and improvements.</p>	N/A	None
Landscaping, Buffers & Screening	<p>Future building and parking improvements would be constructed to meet the landscaping requirements in effect at that time for each specific site. New work will be subject to review and approval by the Development Review Board.</p>	<p>A waiver is requested from current landscaping requirements for existing improvements constructed under previous versions of those requirements.</p> <p>A waiver is also requested 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</p>	<p>The Development Review Board does not object to the waivers requested.</p>

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
		Street in setback variance areas, as shown on the ODP.	
Signs	<p>Freestanding and building signage shall be part of a consistent overall design. Sign materials will be consistent with the overall architectural character of the medical campus. All regulatory graphics on signs will be according to applicable D.O.T. standards.</p> <p>For building mounted signs, the permitted sign area on each façade of a building shall not exceed 20% of the façade area upon which the sign is displayed. As shown on Figure 7.1, signs shall be permitted at each Major/Minor Access Point.</p>	A waiver is not needed, signage is allowed in an N-1 District, per an approved Official Development Plan. Staff does not object to the proposed signs as shown in Appendix B of the Official Development Plan.	None
Exterior Lighting	Future off-street parking areas would be constructed to meet the lighting requirements in effect at that time for each specific site. New work will be subject to review and approval by the Development Review Board.	Waiver of current lighting requirements at the lot line for existing parking lots constructed under previous versions of those requirements.	None
Setbacks, Yards, Build To	The proposed perimeter setbacks for buildings and parking are shown on Figure 2.1. There are multiple perimeter setback variations identified on the plan. Where there are no perimeter setbacks identified on the Proposed Site Plan, it is the intention of O.S.F. Saint Francis to meet or exceed the setback requirement outlined in the ordinance.	Existing building and parking setback variance is being revised to extend along new properties being added along Greenleaf Street and Glendale Avenue. Current setback requirement of 15 feet for building and 0 feet for parking will be extended southwest on Glendale Avenue to the new official development plan limits east of Spalding Avenue. This same 15 feet building and 0 feet parking setback will extend northwest along Fowler Street toward Greenleaf Street and around the east (rear) side of the residential properties that remain along Fowler Street. Waiver of open space requirements are requested in the setback variance areas.	The Development Review Board does not object to this request, as it is consistent with existing development within the Official Development Plan, and previous amendments to the Plan.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Height	Existing height variance area has been extended east along Armstrong Avenue and north along NE Glen Oak Avenue to include the proposed Ambulatory Care Center which will be 5 stories above grade and reach a height of approximately 115 feet.	A waiver is requested 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.	The Development Review Board does not object to this request.
Open Space Area	Apart from requested waivers, open space will be provided as required in an N-1 District.	A waiver is requested 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	The Development Review Board does not object to the waiver requested, as this is consistent with the existing development pattern on the OSF campus.
Access & Circulation	<p>A proposed extension of Missouri Avenue from Armstrong Avenue to NE Glen Oak Avenue is being proposed to serve the largest of the building additions and provide better north/south access through the campus.</p> <p>Existing sidewalks are provided throughout campus to provide access for pedestrians between buildings and to adjacent streets. Sidewalks will be constructed to provide access along the Missouri Avenue extension between Glen Oak Avenue and Armstrong Avenue. In addition, sidewalks will be constructed to connect proposed buildings with the existing campus network</p>	N/A	None

BACKGROUND

Property Characteristics

The current parcels within the Official Development Plan contain approximately 61 acres. It is currently zoned N1 (Institutional) District and subject to an approved Official Development Plan. The property is surrounded by Class R-4 (Single-Family Residential) and Class C-G (Commercial General) District to the north, Class R-3 (Single-Family Residential), Class R-4 (Single-Family Residential), Class R-6 (Multi-Family Residential) and Class R-7 (Multi-Family Residential) to the east, Class R8 (Multi-Family Residential), Class C-G (General Commercial), and N-1 (Institutional) [Methodist Medical Center Development Plan Area] to the south, and I-74 to the west.

History

There have been a number of revisions to the Official Development Plan (ODP), dating back from the originally approved ODP in 1991. These changes included additional buildings, parking facilities, temporary parking facilities, and campus-wide lighting and signage plans. Perimeter setback adjustments have been part of the plan as well as a "height variation area" where taller medical buildings are permitted.

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB 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	N/A
No injury to other property or diminish property values	Yes	N/A
No impediment to orderly development	Yes	N/A
Provides adequate facilities	Yes	N/A
Ingress/Egress measures designed to minimize traffic congestion	Yes	N/A
Adherence to the comprehensive plan	Yes	N/A
If a public use/service, then a public benefit	Yes	N/A
Conforms to all district regulations	Yes, apart from requested waivers.	N/A
Comprehensive Plan Critical Success Factors	Grow employers and jobs. Reinvest in neighborhoods.	N/A
City Council Strategic Plan Goals	Grow Peoria business, jobs, and population. Attractive neighborhoods with character; safe and livable.	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request with the following waivers and conditions:

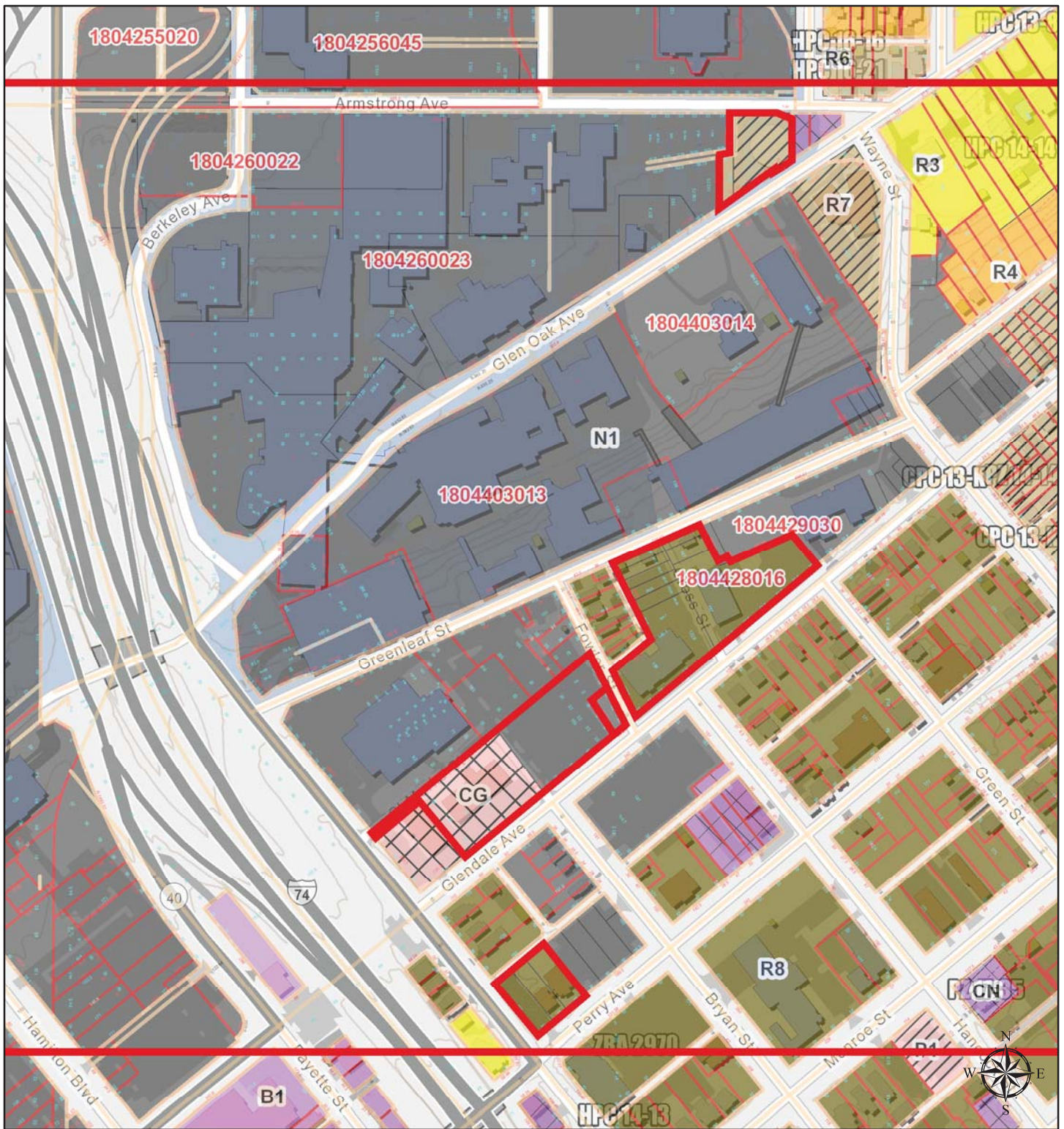
1. A waiver from current landscaping requirements for existing improvements constructed under previous versions of those requirements.
2. A waiver from Appendix A, Section 8.2.8 for parking lot perimeter landscaping requirements for parking lots at 416 St. Marks Court (PIN 1804406029) and 519 NE Glendale 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.

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 (County GIS Print in Color)
2. Aerial Photo (County GIS Print in Color - 2015 Photo)
3. Official Development Plan
4. Development Review Board Comments

PZ 18-08 - Parcels to Be Rezoned and Added to the ODP Boundary



1 inch = 333 feet

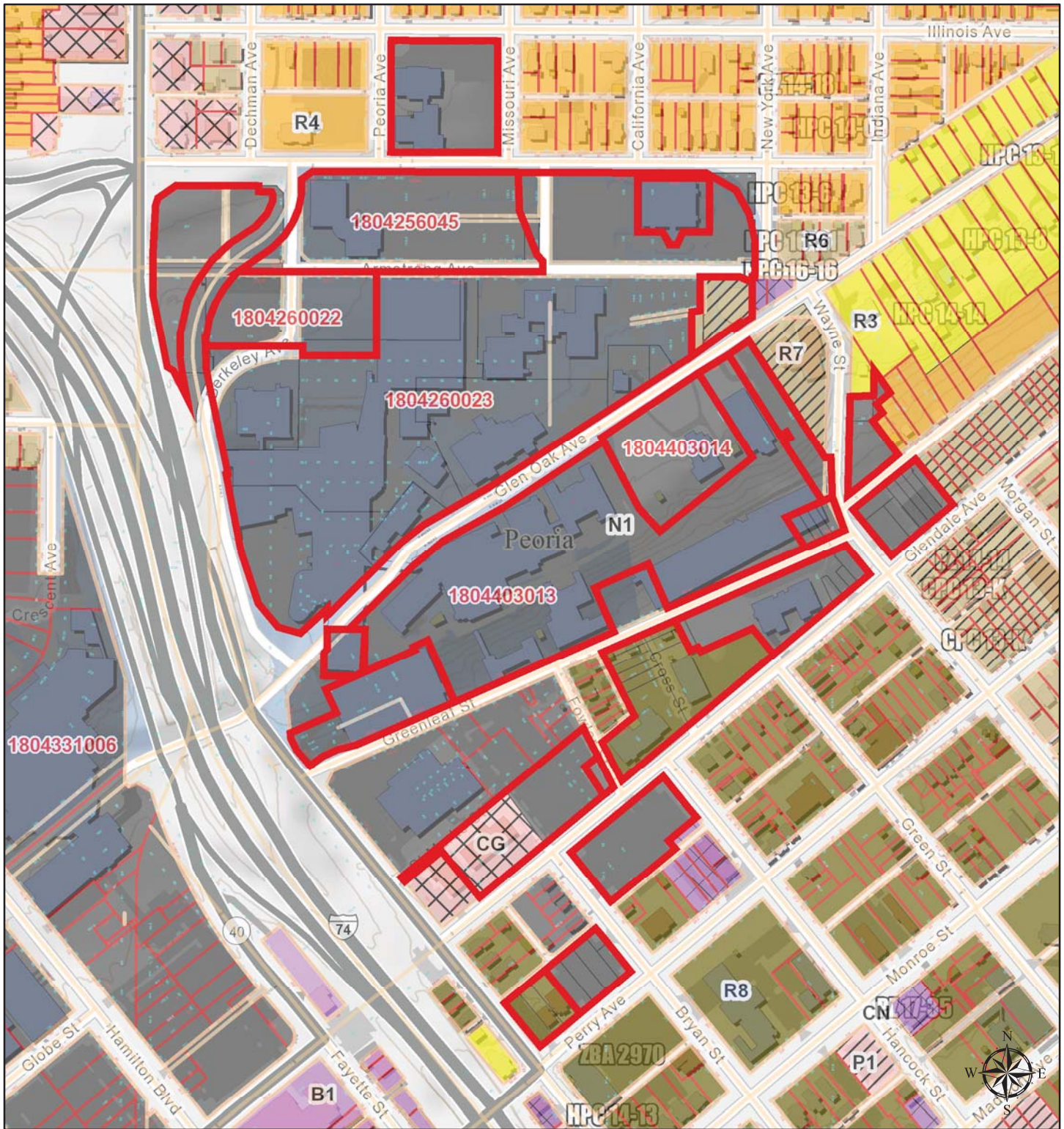


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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

Peoria County, IL, HERE, USGS



18-08 - OSF Official Development Plan - All Parcels



1 inch = 400 feet



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PZ 18-08 Aerial Photo



1 inch = 333 feet



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County of Peoria, Tri-County Regional Planning Commission,
Kucera International, Inc.
Peoria County, IL, HERE, USGS





OSF[®] HEALTHCARE



OSF[®] HEALTHCARE
Saint Francis Medical Center

Official Development Plan

Prepared for:
OSF HealthCare
800 NE Glen Oak Avenue
Peoria, Illinois 61603

Prepared by:
Hanson Professional Services Inc.
7625 N University Street
Suite 200
Peoria, IL 61614-1211

Official Development Plan: OSF Saint Francis Medical Center

Peoria, Illinois

January 2018

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1. Introduction

This amendment number eight to the Official Development Plan of OSF Saint Francis Medical Center was created to expand the Official Development Plan limits to include certain properties recently acquired and/or developed. These properties include the apartment building at 801 NE Glen Oak Avenue, former Irving Park School, Plaza Medical Arts Building and several unimproved lots adjacent to or near the current limits of the ODP.

This amendment seeks also to incorporate the results of recent Master Planning efforts by OSF Saint Francis Medical Center, including several new buildings. Consistent with previous amendments, a height variance is being requested for several of these new buildings. None of the planned buildings will be taller than the Milestone Building or exceed height variances approved in a previous amendment.

In addition a proposed extension of Missouri Avenue from Armstrong Avenue to NE Glen Oak Avenue is being proposed to serve the largest of the building additions and provide better north/south access through the campus.

Current and future parking has been revised based on proposed improvements and the change from a required minimum number of spaces to a required maximum. New requirements for bicycle parking accommodations are also being incorporated through this update.

Overall campus signing plan has been updated to reflect proposed developments and internal changes to future campus signing and nomenclature to improve uniformity between campuses.

Concurrent with this application, a rezoning is being sought for the properties to be added to the Official Development Plan from their current designations to a N-1, Institutional District.

2. Official Development Plan Boundaries and Purpose

2.1 Official Development Plan Limits

The Official Development Plan Limits indicate the boundary which delineates properties owned by OSF HEALTHCARE SYSTEM, dba O.S.F. Saint Francis Medical Center or affiliated corporation (hereinafter referred to as O.S.F. Saint Francis) and property not owned by or controlled by O.S.F. Saint Francis Inc. that are within the O.S.F. Saint Francis Official Development Plan limits. Boundaries are shown along the adjacent right-of-way of bounding streets or along property lines of adjacent properties. The Official Development Plan Boundaries are shown on Figure 2.1.

2.2 Official Development Plan Legal Description

The legal description of the property to be located within the Official Development Plan consists of that portion which is already within the current Official Development Plan and that portion to be added to the Official Development Plan.

2.2.1 Official Development Plan Legal Description: Current Areas

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 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:

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 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 ¼ 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.

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
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

2.2.2 Official Development Plan Legal Description: Additional Areas

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; 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 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 Northwestern 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.

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,

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.

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 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.

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 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.

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.

2.3 Official Development Plan Purpose

The purpose of the Official Development Plan is to provide a mechanism for the review and approval of uses, landscaping, signage, setbacks, and other bulk requirements within the Official Development Plan. Development Review Board review and approval, not unreasonably withheld, shall be required for approval of the planned future structures and additions indicated on Figure 2.1, Proposed Site Plan. Additionally, the following development-related items can be implemented pursuant to the Development Review Board review and approval, not unreasonably withheld, without an amendment to the Official Development Plan requiring a public hearing.

A change in use of an existing or planned structure provided the use is a permitted use in the N1 District and that adequate parking is provided pursuant to the parking requirements contained in this Plan.

An addition to an existing or planned structure, provided the addition does not exceed 20,000 square feet and that adequate parking is provided pursuant to the parking requirements contained in this Plan.

Any future structure within the Height Variation Area.

Any future structure, not within the Height Variation Area, that does not exceed 60,000 square feet in size and 60 feet or four stories in height.

A change in parking lots or structures provided the change does not cause the total number of available spaces to exceed the maximum number of spaces allowed for the entire campus.

A change in the location of signage (existing or proposed by this Plan) due to the re-alignment or change in use or connectivity of adjacent public or private roads, streets or entrances.

Internal re-alignment of streets and drives.

O.S.F. Saint Francis acknowledges that an application for a Building Permit will be reviewed by the Development Review Board for conformance with the development guidelines contained in the Plan and agrees that a Zoning Certificate may be conditional upon the contribution of a fair share of specific off-site improvements necessitated by the development request.

3. Buildings

This amendment to the Official Development Plan shows several new buildings and building renovations. New buildings include:

- Proposed Ambulatory Care Center,
- Proposed North Parking Garage Expansion,
- Proposed Milestone Expansion, and
- Proposed Lab Building.

Renovated buildings include:

- Proposed addition to 200 Pennsylvania Avenue.

Figures 1.1 and 2.1 show existing and proposed buildings within the Official Development Plan limits. Table 3.1 lists the building heights and number of floors for the respective buildings.

Table 3.1 Building Heights

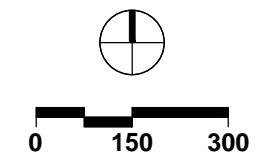
Building	No. of Floors	Building Height (feet)
Gerlach Building	7	168
Forest Park	4	61
Physicians Center	4	48
College of Nursing	7	101
Main Hospital / Children’s Hospital / Chapel	10	155
Easter Seals Building	2	32
Convent	3	40
Day Care Facility	1	18
North Building	7	84
Energy Center South	6	72
Heliport Deck	2	32
System Laboratory	5	75
200 Penn. Building	3	60
Corporate Office	4	68
Proposed Education Center (formerly White School)	3	50
Milestone Building	10	200
Jump Trading Simulation and Education Center	7	206
Proposed Ambulatory Care Center	5	115
North Parking Garage	7	100
Proposed North Parking Garage Expansion	7	100
Parking Building MEDI Park II	8	80
Parking Building MEDI Park III	7	83
Irving School	2	75
St. Marks Court	5	60
801 NE Glen Oak Ave	2	35

DEC 20, 2017 11:40 AM ANDER00846
 E:\174895\1760013\CD\SITE SHEET\FIG_1.1_EXISTING.PLAN.DWG



OSF SAINT FRANCIS MEDICAL CENTER
 ODP - Official Development Plan

- Existing SFMC Buildings
- Existing Institutional District Boundary



DRAFT 02.23.2018

REVISION	DATE



Hanson No. 1760013	FIG_1.1_EXISTING.PLAN.DWG
Filename	Scale 1"=150'
Date 12/20/2017	LAYOUT RLA 7/6/2017
	DRAWN RLA 12/20/2017
	REVIEWED MGD 12/20/2017

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 Fax: (309) 691-1327
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 Offices Nationwide

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Hanson Professional Services Inc.
 7625 N. University Street, Ste. 200
 Peoria, IL 61614-1129

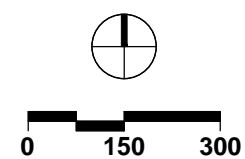
EXISTING
 SITE PLAN

FEB 23, 2018 9:05 AM ANDER00846
\\172655\1760013\CAD\SITE\1760013_P03\1760013_P03_21_PROPOSITPLAN.DWG



OSF SAINT FRANCIS MEDICAL CENTER ODP - Official Development Plan

- Existing SFMC Buildings
- Proposed Building and Parking Structures
- Proposed Roads, Drives, and Parking
- Height Variation Area
- Existing Institutional District Boundary
- Proposed Institutional District Boundary
- Official Development Plan Limits
- 20' BUILDING / 20' PARKING
- 20' BUILDING / 9' PARKING
- 20' BUILDING / 10' PARKING
- 15' BUILDING / 5' PARKING
- 15' BUILDING / 0' PARKING
- 10' BUILDING / 15' PARKING
- 15' BUILDING / 15' PARKING
- 20' BUILDING / 0' PARKING
- 0' BUILDING / 0' PARKING
- 15' BUILDING / 10' PARKING



DRAFT 02.23.2018

REVISION	DATE	OSF SAINT FRANCIS MEDICAL CENTER			
		Hanson No. 1760013	E:\172655\1760013\CAD\SITE\1760013_P03\1760013_P03_21_PROPOSITPLAN.DWG		
		FIG. 2.1	Scale 1"=150'	Date 12/20/2017	
		LAYOUT	RLA	7/6/2017	
		DRAWN	RLA	12/20/2017	
		REVIEWED	MGD	12/20/2017	
		Phone: (309) 691-0902			
		Fax: (309) 691-1327			
		www.hanson-inc.com			
		Offices Nationwide			
PROPOSED SITE PLAN					
2.1					
X of		sheets			

4. Parking

4.1 Parking Allowed

Table 4.1 shows the parking required and allowed based on the existing and planned land use, and the ratio utilized.

Table 4.1 Parking Allowed

Use	Ratio		Parking Allowed	
			(Existing)	(Future)
Hospital (629 beds)	2	/ bed	1,258	1,258
Outpatient Areas (88,260 SF)	6	/ 1000 SF	530	530
Medical Office (149,801 SF)	6	/ 1000 SF	899	899
Corporate Office (34,455 SF)	4	/ 1000 SF	138	138
Day Care (14,519 SF)	4	/ 1000 SF	58	58
College of Nursing (74 employees)	0.5	/ employee	35	37
College of Nursing (370 students)	1	/ student	85	93
723 Glen Med Bldg (2260 SF)	6	/ 1000 SF	14	-
Education Center (41,156 SF) (formerly White School)	4	/ 1000 SF	165	165
Easter Seals Building (40,000 SF)	6	/ 1000 SF	240	240
Allied Building (Med. Clinic, 38,889 SF)	6	/ 1000 SF	234	-
Allied Building (Conf./Classroom, 12,919 SF)	4	/ 1000 SF	52	-
Allied Building (Admin Office, 17,755 SF)	4	/ 1000 SF	71	-
Jump Trading S.E.C. (Business/Classroom 167,997 SF)	4	/ 1000 SF	672	672
Laboratory (34,352 SF)	4	/ 1000 SF	138	-
Irving School (Vacant 25,156 SF + 15,144 SF)		Vacant	-	-
St. Marks Court (49,410 SF)	6	/ 1000 SF	297	-
801 NE Glen Oak Ave (24 units)	1	/unit	24	24
Proposed Laboratory (60,000 SF)	4	/ 1000 SF		240
Proposed 200 Pennsylvania Addition (Approximately 20,000 SF Medical Office)	6	/ 1000 SF		120
Proposed Ambulatory Care Center (Approximately 260,000 SF Outpatient Area)	6	/ 1000 SF		1,560
Proposed Milestone Expansion (Approximately 90,000 SF Outpatient Area)	6	/ 1000 SF		540
Total Allowed			4,910	6,574
Required Handicap Accessible Spaces (Campus Wide)			60	76

4.2 Parking Provided

Existing and proposed parking lot and parking structure locations within the Official Development Plan limits are shown in Figures 1.1 and 2.1. Table 4.2 shows the number of spaces provided in each parking lot and structure.

Table 4.2 Parking Provided

Parking Location	Spaces Provided		Accessible Spaces	
	(Existing)	(Future)	(Existing)	(Future)
North Parking Deck	1,735	1,735	61	61
MEDI Park II	574	574	14	14
MEDI Park III	1,319	1,319	-	-
Forrest Park	4	-	4	-
Corp. Office	41	41	2	2
Pals Day Care	37	37	1	1
Wayne/Glendale West	37	37	-	-
North Building	33	33	5	5
CH Building	9	9	-	-
723 Glen Oak MOB	19	-	3	-
700 Glen Oak	34	-	-	-
Allied East Lot	59	-	4	-
Allied West Lot	22	-	-	-
Easter Seals	232	232	8	8
Glendale Lot	118	118	-	-
Perry Avenue Lot	69	69	-	-
Wayne/Glendale East Lot	45	45	-	-
White School	145	145	5	5
200 Penn	216	216	15	15
ED Lot	66	66	4	4
Jump Trading S.E.C.	120	120	2	2
801 NE Glen Oak Ave	26	26	1	1
Irving School	52	52	-	-
Glendale/Fowler Lot	119	119	1	1
St. Marks Court Building -> Lot	51	100	1	-
North Parking Deck Expansion		720		80
Campus Wide Total	5,182	5,813	131	199

With the proposed improvements included in this plan update a total of 5,813 spaces would be provided compared to the maximum allowed space total of 6,574 based on proposed use. Similarly a total of 199 handicap accessible spaces would be provided compared to the minimum number of 76 spaces based on the required 20 spaces plus 1 additional for each 100 parking spaces over 1000.

4.3 Loading Facilities

There are loading berths located in the central receiving area to the south of the Main Hospital. These loading berths are sufficient for the operation of the medical campus. Additional secondary loading berths are located throughout the medical campus to supplement loading operations, where necessary.

4.4 Mass Transportation

Multiple bus routes serve the O.S.F. Saint Francis Campus with designated bus stop locations throughout the campus. Should additional stops be needed in the future, O.S.F. Saint Francis will provide additional bus stop locations.

4.5 Bicycle Parking

Based upon the future number of vehicle spaces to be provided in Table 4.2 a total 68 bike parking spaces will also be required. Table 4.3 shows the number and location of existing and proposed bike parking spaces.

Table 4.3 Bike Parking Provided

Bike Parking Location	Spaces Provided	
	<i>(Existing)</i>	<i>(Future)</i>
North Parking Deck	28	48
MEDI Park III	-	20
Campus Wide Total	28	68

5. Points of Ingress and Egress

The major access points to the campus are at Northeast Glen Oak Avenue and Berkeley Avenue and at Pennsylvania Avenue and Knoxville Avenue. Each of these access points connects the major internal campus roadways with the City’s major highway network. The large majority of visitors, patients, employees, and service vehicles will use these points of entry. Minor primary access points are located at Northeast Glen Oak Avenue and Wayne Street, and at Spalding Avenue and Greenleaf Street. Plans include new signage and landscape features to further delineate the entry points and direct those unfamiliar with the campus to appropriate parking locations.

Armstrong Avenue was previously closed at Berkley Avenue to the west during construction of the North Parking Garage. As part of the City’s Pennsylvania Avenue Road Improvement project Armstrong Avenue was closed east of its former intersection with Pennsylvania Avenue.

5.1 Pedestrian Connectivity

Existing sidewalks are provided throughout campus to provide access for pedestrians between buildings and to adjacent streets. Sidewalks will be constructed to provide access along the Missouri Avenue extension between Glen Oak Avenue and Armstrong Avenue. In addition, sidewalks will be constructed to connect proposed buildings with the existing campus network.

6. Landscaping

6.1 Landscaping Concepts

Figure 6.1 shows the general locations of areas for landscape and for landscape screening and buffering. A Gateway Feature is indicated for the major access points to the campus. The Gateway Feature is a sign and landscape combination consisting of signs as described in the signage section and landscaping materials described in Appendix A.

There are no transitional buffer yards in the O.S.F. Saint Francis Official Development Plan, based on the proximity of residential to existing development. Future surface parking, but not structural parking, will conform to landscaping requirements for parking.

Detailed landscape plans associated with any new or rehabilitated buildings will be developed according to the following criteria: landscape requirements in the Zoning Ordinance will be met or exceeded and a consistent palette of plant material will be used to provide attractive, functional and viable landscapes. The existing landscaping for the balance of the campus will be maintained. Items such as benches, bollards, planters, trash receptacles, shelters, kiosks, etc. will be consistent with the overall character of the campus and will be compatible with the built environment.

6.2 Landscaping Standards

The following standards shall apply for the Landscape Screen/Buffer areas as indicated on the Official Development Plan: three trees and five shrub clusters per 100 lineal feet.

For purposes of the above standards, the following minimum sizes of plant material shall apply:

- Shade Tree: A deciduous tree with a minimum caliper of 2 1/2".
- Conifer: A coniferous tree with a minimum 6' height.
- Ornamental: A deciduous tree or large shrub with a minimum caliper of 2" or minimum height of 6'.
- Shrub Cluster: A grouping of at least five individual shrubs.

The type of plant materials shall be as specified in Appendix A.

The standards are expressed in terms of trees required per lineal feet of roadway or buffer strip. For determining numbers of conifers and ornamentals applicable to the shade tree standard, a conifer at least 8' in height shall equal one shade tree, and two (2) ornamentals as specified above shall equal a shade tree. It is intended that trees be grouped in clusters and oriented to harmonize with any existing adjacent landscaping. Credit shall be allowed for existing trees and other plant materials.

Typical landscape buffer details are provided in Appendix A.

Existing trees intended to be preserved during any construction activity will be protected using the following criteria: the construction area shall be located to minimize tree damage and/or removal and shall be temporarily fenced out to the drip line by the contractor during construction.

The application of the Landscaping Requirements shall be prospective, and the adoption of this Official Development Plan shall not require changes in the landscaping with respect to existing or approved buildings and improvements.

6.3 Screening Standards

The following standard shall apply:

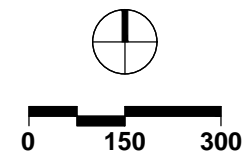
Exterior mechanical and electrical equipment, with the exception of cooling towers and other cooling devices, shall be placed or screened so that the predominant design lines of the building or structure continue without visual distraction or interruption. If any such equipment is not screened by the building exterior walls, such equipment shall be separately screened from the view of adjacent residential properties, and from any street right-of-way, either by building materials, landscaping or otherwise. The height of any such screening shall be at least equal to the height of the equipment to be screened. All roof-mounted equipment visible from adjacent residential properties or the public right-of-way must be screened. All exterior dumpsters or other refuse disposal structures or areas shall be located to the rear or sides of all principal buildings and shall be screened from adjacent residential properties and roadways.

The application of the Screening Requirements shall be prospective, and the adoption of this Official Development Plan shall not require changes in the screening with respect to existing or approved buildings and improvements. As part of Amendment #4, zero foot parking setbacks to the parking lot, the Landscape Screen / Buffer area along Pennsylvania was removed from Knoxville Avenue to Berkeley Avenue due to the loss of right-of-way as part of the I-74 project. As part of Amendment #5, zero foot parking setbacks to the parking lot immediately east of the Day Care Center, the Landscape Screen / Buffer area along Wayne and Glendale were removed within the limits of the parking lot. Amendment #9 requests the extension of the previously approved Landscape Screen/Buffer requirement along Wayne and Glendale to encompass the newly added parcels along Glendale Ave., Fowler St., Bryan Ave., and Hancock St.



OSF SAINT FRANCIS MEDICAL CENTER
 ODP - Official Development Plan

- Existing SFMC Buildings
- Proposed Building and Parking Structures
- Proposed Roads, Drives, and Parking
- Existing Institutional District Boundary
- Proposed Institutional District Boundary
- Official Development Plan Limits
- Deciduous Trees
- Ornamental Trees
- Evergreen Trees
- Landscape Screen / Buffer



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REVISION	DATE



Hanson No. 1700013	Filename: FIG_6.1_PROPLANDPLAN.DWG	Scale: 1" = 150'	Date: 12/20/2017
LAYOUT	RLA	7/6/2017	
DRAWN	RLA	12/20/2017	
REVIEWED	MGD	12/20/2017	

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 Offices Nationwide



PROPOSED
 LANDSCAPE PLAN

7. Signage and Lighting

7.1 Lighting Concepts

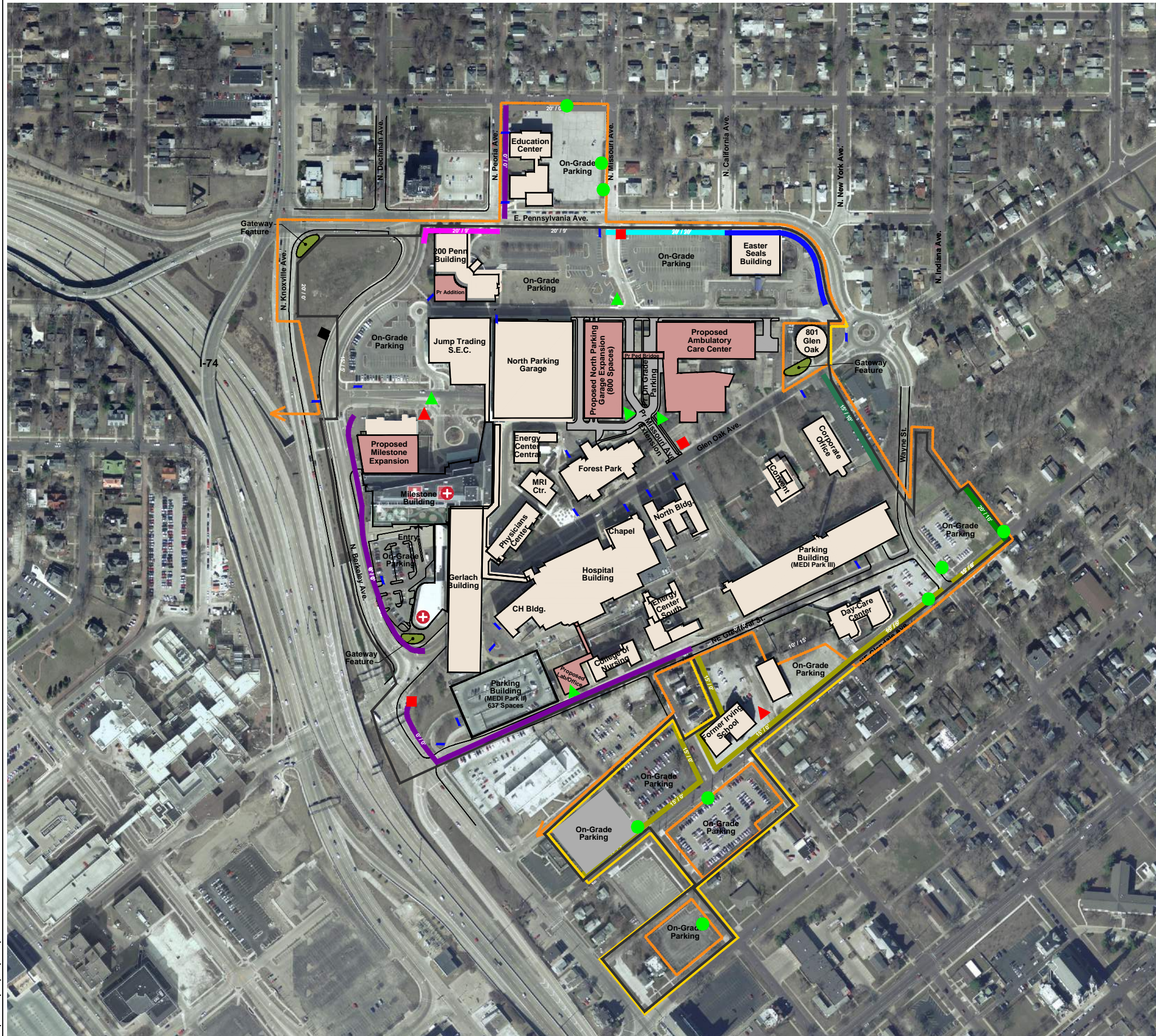
The Lighting and Signage concepts are shown on Figure 7.1. The specific type and size of lamps for the entire campus have not been specified at this time and the adoption of this Official Development Plan shall not require changes in the lighting with respect to existing or approved buildings and improvements. Lighting within the public right-of-way will be consistent with the City of Peoria Street Lighting Policy. Lighting within the O.S.F. Saint Francis campus will be part of a consistent overall design. Lighting standards will be equipped with cut-off shields and will be directed away from adjacent residential properties.

Lighting within the Easter Seals Center will be part of their own consistent overall design. Lighting standards will be directed away from adjacent residential properties and shall be environmentally friendly.

7.2 Signing Concepts

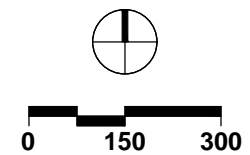
Signage locations are shown on Figure 7.1. Certain minor signs, including, but not limited to, signs designating accessible parking spaces, may not be shown. The adoption of this Official Development Plan shall not require changes in existing signage with respect to existing or approved buildings and improvements. Freestanding and building signage shall be part of a consistent overall design. Sign materials will be consistent with the overall architectural character of the medical campus. All regulatory graphics on signs will be according to applicable D.O.T. standards.

For building mounted signs, the permitted sign area on each façade of a building shall not exceed 20% of the façade area upon which the sign is displayed. As shown on Figure 7.1, signs shall be permitted at each Major/Minor Access Point.



OSF SAINT FRANCIS MEDICAL CENTER
 ODP - Official Development Plan

- Existing SFMC Buildings
- Proposed Building and Parking Structures
- Proposed Roads, Drives, and Parking
- Existing Institutional District Boundary
- Proposed Institutional District Boundary
- Official Development Plan Limits
- Monument - Medium
- Monument - Large
- Post & Panel - Small
- Post & Panel - Medium
- Campus Gateway
- Existing Sign



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	REVISION	
	DATE	
HANSON <small>Copyright: Hanson Professional Services Inc. 2018</small> Hanson Professional Services Inc. 7625 N. University Street, Ste. 200 Peoria, IL 61614-1129	HANSON No. 1700013 Filename: FIG 7.1_PROPSIGNPLAN.DWG Scale: 1" = 150' Date: 12/20/2017	RLA 7/6/2017 RIA 12/20/2017 MGD 12/20/2017
	LAYOUT	
	DRAWN	
	REVIEWED	
PROPOSED SIGNAGE PLAN		
7.1 of sheets		

8. Setbacks and Variances

The proposed perimeter setbacks for buildings and parking are shown on Figure 2.1. There are multiple perimeter setback variations identified on the plan. Where there are no perimeter setbacks identified on the Proposed Site Plan, it is the intention of O.S.F. Saint Francis to meet or exceed the setback requirement outlined in the ordinance.

8.1 Variances from prior amendments

Certain variances were requested in the original Official Development Plan and in prior amendments. Those variances which continue to be applicable and requested are summarized and re-stated below.

8.1.1 from original Official Development Plan

Variances being requested for the north and northwest portion of the Plan along Pennsylvania are based on established or approved developments for the street frontages on the block located west of Berkeley.

8.1.2 from Amendment 1

Setback at the northern side of the north 400 block of Armstrong to be 20' Building/20' Parking.

Setback at the 723 Glen Oak Avenue Medical Building on the north, west, and east property lines, which are neighbored by Allied Agencies Center property, is to be 10' Building/5' Parking.

Setback at the south property line of 723 Northeast Glen Oak Avenue Medical Building is to be 20' Building/9' Parking.

Setbacks at the north, south, east, and west property lines between Easter Seal Rehabilitation Center and Allied Agencies Center is to be 0' Building/0' Parking. The Easter Seal Rehabilitation Center structure shall conform with a setback of 15' Building/15' Parking along Pennsylvania and New York and 10' Building/5' Parking along Armstrong. The Easter Seal Rehabilitation Center structure shall also conform with a setback of 15' Building/15' Parking along the proposed Pennsylvania curve.

Setback at the east property line of the Allied Agencies Center property on the south side of Armstrong shall be grandfathered in as presently constructed.

8.1.3 from Amendment 4

Setbacks at the corner of Spalding Avenue and Greenleaf Street to be 0' Building/0' Parking to accommodate the possible expansion of Medi-Park 2. The setbacks would extend on Spalding from Glen Oak to Greenleaf and on Greenleaf from Spalding to the face of Medi-Park 2.

8.1.4 from Amendment 5

Setbacks for the parking lot located in the west quadrant of the intersection of Wayne Street and Glendale Avenue to be 15' Building/0'.

Setbacks at the southeast corner of the Institutional Zone District Boundary in the parking lot east of Wayne Street to be 15' Building/0' Parking adjacent to Glendale Avenue and 20' Building/10' Parking adjacent to the residential area to the east.

Setbacks on the Emergency Room Parking Lot at the corner of Glen Oak and Berkeley Avenues to be 0' Building/0' Parking to accommodate the loss of parking area due to right-of-way takes for the I-74 project. The setbacks would extend from west of the Gerlach Building on Glen Oak Avenue, past the emergency room entrance on Berkeley Avenue, and end just north of the Lab Building.

Setbacks for buildings and parking lots located inside the Institutional Zone District Boundary will be 0' Building/0' Parking unless otherwise noted herein. This includes but is not limited to the following: the 100, 200, and 300 block of Armstrong, Berkeley Avenue from Pennsylvania Avenue through to the 1100 block of Berkeley, the 400 through 800 block of Glen Oak Avenue, Greenleaf from Spalding Avenue to Wayne Street. This request is due to the campus being landlocked.

8.1.5 Variances from Amendment 7

O.S.F. Saint Francis wishes to centralize its facilities to the extent possible and to provide as much green space on campus as possible. Therefore, the following height variation is requested: an increase in height from 132 feet to 200 feet for buildings or structures listed in Table 3.1 and shown on the Proposed Site Plan as "Height Variance Area". This is intended to include the existing buildings within this area, the building currently under construction and the new buildings within this area, all as listed in Table 3.1. The future buildings are planned to be no taller than the Milestone Building and with a height variance approved in a previous amendment.

Setbacks for the parking lot located at the corner of Knoxville and Pennsylvania Avenues to be 25' parking, as shown on the Proposed Site Plan (this variance was previously approved with a 0' setback for building and parking on the north and 20' building and 0' parking setback on the west. Since no building is planned at this location, no building setback variance is being requested at this location).

Setbacks for the future Energy Center North are requested to be 25' along Missouri Avenue and 0' along Pennsylvania Avenue (this portion is an internal street). Other setbacks in this block are based on the existing development and improvement in place. The former White School Building will be renovated under this plan, but the building will not be expanded.

The Official Development Plan was approved by the City Council on July 28, 2009, as Ordinance No. 16,465. The Official Development Plan as approved by the City Council was amended by the inclusion of several conditions. The Ordinance is included in the Plan as Appendix C.

8.2 Proposed Variances

Existing height variance area has been extended east along Armstrong Avenue and north along NE Glen Oak Avenue.

Existing building and parking setback variance is being revised to extend along new properties being added along Greenleaf Street and Glendale Avenue. Current setback requirement of 15 feet for building and 0 feet for parking will be extended southwest on Glendale Avenue to the new official development plan limits east of Spalding Avenue. This same 15 feet building and 0 feet parking setback will extend northwest along Fowler Street toward Greenleaf Street and around the east (rear) side of the residential properties that remain along Fowler Street. Waiver of open space requirements are requested in the setback variance areas. Waiver of parking lot perimeter landscaping requirements are requested 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.

Waiver of current landscaping requirements for existing improvements constructed under previous versions of those requirements. Future building and parking improvements would be constructed to meet the landscaping requirements in effect at that time for each specific site. New work will be subject to review and approval by the Development Review Board.

Waiver of current lighting requirements at the lot line for existing parking lots constructed under previous versions of those requirements. Future off-street parking areas would be constructed to meet the lighting requirements in effect at that time for each specific site. New work will be subject to review and approval by the Development Review Board.

9. Prior Amendments

9.1 Amendment History

A listing of the original Official Development Plan submittal and amendments is given in Table 9.1 Amendment History

Table 9.1 Amendment History

Amendment No.	Date	Prepared by
8	January 2018	Hanson Professional Services Inc.
7	June 2009	Hanson Professional Services Inc.
6	August 31, 2007	DMJ Engineering, LLC
5	June 2, 2005	Hanson Professional Services Inc.
4	May 29, 2003	Hanson Professional Services Inc.
3	April 16, 2002	Hanson Professional Services Inc.
2	May 9, 1996	Phillips Swager Associates
1	December 13, 1994	Phillips Swager Associates
Revised	July 5, 1994	Thompson Dyke & Associates Ltd.
Original	January 3, 1991	Thompson Dyke & Associates Ltd.

9.2 Amendment Descriptions

A description of previous amendments to the Official Development Plan is provided below.

9.2.1 Amendment 1

This Amendment was created to include the Allied Agencies Center property and the Medical Building at 723 Northeast Glen Oak Avenue. This will allow Easter Seal Rehabilitation Center and allied Agencies Center to create their own campus-like atmosphere.

9.2.2 Amendment 2

This Amendment was created to add the prior Red Cross property, now owned by O.S.F. Saint Francis, and a piece of residential property fronting on Armstrong that is to be part of the proposed parking area adjacent to Easter Seals previously approved in Amendment #1. Also, this Amendment requests a variance to create a temporary parking area where a future building is presently indicated at the 100 block of Pennsylvania, revise existing parking numbers and show the design revision to the Allied Agencies Center east and west parking lot.

9.2.3 Amendment 3

This Amendment was created to extend the Institutional Zone District Boundary and the Official Development Plan limits to include properties located at 517 E. Armstrong Avenue, 325 E. Armstrong Avenue, 723 Glendale Avenue, and a vacant parcel at Wayne and Greenleaf Streets.

9.2.4 Amendment 4

This Amendment was created to extend the Height Variation area north to Armstrong Avenue, encompass the Medi-Park 1 building, and extend west across Berkeley Avenue. This area includes a possible future Gerlach Building expansion to the west. The Height Variation is also amended to extend south from Glen Oak Avenue directly north of the Main Hospital to the boundary on Greenleaf Street and, from that point, extend west to the intersection with Spalding Avenue as shown in Map 1, dated May 29, 2003. This area would encompass future expansion of Medi-Park 2. Also, the Amendment requests a Special Use for Parking Setbacks on the T Lot at the corner of Knoxville and Pennsylvania Avenues and the Emergency Room Parking Lot at the corner of Glen Oak and Berkeley Avenues. The request is to provide for a 0 ft perimeter parking setback. Additionally, the Amendment requests a Special Use for Perimeter Building and Parking Setbacks at the corner of Spalding Avenue and Greenleaf Streets. This request is for 0 ft Building / 0 ft Parking setback.

9.2.5 Amendment 5

This Amendment has been created to expand the Institutional Zone District Boundary by encompassing property east of Wayne Street in the southeast corner of the campus as shown in Map 1, dated June 2, 2005. This Amendment has also been created to extend the Height Variation area north from Armstrong Avenue to Pennsylvania Avenue to add the block between Berkeley Avenue and Missouri Avenue. This area includes a possible future addition to the Ambulatory Services building and a possible future building on the east side of the existing parking lot. The Height Variation is also amended to extend north from just south of the Lab Building adjacent to Berkeley Avenue to the north side of the Lab Building. This area would include a possible future Gerlach Building addition and a building expansion of the Gerlach addition that would displace the Lab Building as shown in Map 1, dated June 2, 2005. This Amendment shows the existing heliport and hangar being relocated onto a future proposed structure directly south towards the intersection of Glen Oak and Berkeley Avenues. Requested with the relocation of the heliport is a Special Use for Perimeter Building Setbacks along Berkeley Avenue to 0'. This Amendment also requests a Special Use for Parking Setbacks in the parking lot located in the west quadrant of the intersection of Wayne Street and Glendale Avenue. The request is to provide for a 0' perimeter parking setback. Additionally, the Amendment requests a Special Use for Parking Setbacks at the southeast corner of the Institutional Zone District Boundary in the parking lot east of Wayne Street to 10' and 0' parking setbacks. The Amendment also includes the possible future realignment of Berkeley Avenue from the Lab Building north to Pennsylvania Avenue. Also included in this Amendment is the use of temporary parking applications for properties within or near the current Institutional Boundaries.

9.2.6 Amendment 6

The Amendment includes the addition of a parking structure between the Ambulatory services building at 200 Pennsylvania Avenue and a proposed Ambulatory Clinical Services building between Pennsylvania and Armstrong just west of Missouri Avenue. The parking structure will be located on the south half of the space, just north of Armstrong Avenue. The upper deck will extend to the south over Armstrong Avenue and connect to the North Parking Deck.

This amendment also includes two new buildings, both located between Pennsylvania and Armstrong with one, an Ambulatory Clinical Services Building, just west of Missouri Avenue and the other, an Outpatient Clinical

Services Building, just west of widened Berkeley Avenue. This Amendment also request a special use for Building Setbacks along Pennsylvania Avenue west of Berkeley Avenue. This request is to provide for a 0' perimeter building setback.

This amendment also includes the addition of two parking lots at the intersection of Wayne Street and Glendale Avenue. The lots were previously constructed under the temporary parking lot provisions of this document.

The amendment also includes clarification of the Gerlach Building Addition name to the Milestone Building, Milestone Addition, and New Medi Park I name to North Parking Deck. This amendment also reflects the demolition of the previous Medi Park I structure.

9.2.7 Amendment 7

The amendment includes the addition of the former Hardee's location, the former White School facility, and several unimproved lots adjacent to or near the current limits of the ODP.

This amendment seeks also to incorporate the results of recent Master Planning efforts by OSF Saint Francis Medical Center, including several new buildings. Consistent with previous amendments, a height variance is being requested for several of these new buildings. None of the planned buildings will be taller than the Milestone Building, currently under construction, and with a height variance approved in a previous amendment.

In addition, this amendment reflects changes to the alignment and function of Armstrong and Pennsylvania Avenues as a result of an upcoming City of Peoria road improvement project. Armstrong Avenue will no longer connect to Glen Oak Avenue to the east and will terminate in a cul-de-sac. Through this amendment, OSF Saint Francis Medical Center proposes to end the connection of Armstrong Avenue to Berkeley Avenue, with Armstrong Avenue generally serving as an internal drive and as an egress from the North Parking Garage.

This amendment also fulfills the requirement in the previous ODP amendment to "amend its Institutional Plan to include all permanent parking lots on or before December 1, 2009", by incorporating several surface parking lots adjacent or near the current plan limits. Plans for these parking lots have been developed and approved by City Staff through the Development Review Board. Construction of these parking lots is complete or nearly complete at this time.

Concurrent with this application, a rezoning is being sought for the properties to be added to the Official Development Plan to N-1, Institutional District.

Appendix A –Plant Materials

Plant Materials

Shade Trees

Acer x fremanii - Freeman Maple cultivars
Acer saccharum - Sugar Maple
Aesculus flava - Yellow Buckeye
Celtis occidentalis - Common Hackberry
Ginkgo biloba - male Maidenhair Tree
Gleditsia triacanthos - Honeylocust
Gymnocladus dioicus - Kentucky Coffeetree
Juglans nigra - Black Walnut
Liriodendron tulipifera – Tulip Tree
Populus tremuloides - Quaking Aspen
Quercus alba - White Oak
Quercus bicolor - Swamp White Oak
Quercus macrocarpa - Bur Oak
Quercus rubra - Red Oak
Platanus x acerifolia - London Planetree
Tilia americana - American Linden
Ulmus x sp. - Disease-resistant Elm

Evergreen Trees

Abies balsamea - Balsam Fir
Juniperus virginiana - Eastern Red Cedar
Picea glauca densata - Black Hills Spruce
Pinus flexilis - Limber Pine
Pinus strobus - White Pine

Ornamental Trees

Acer griseum -Paperbark Maple
Amelanchier canadensis - Shadblow Serviceberry
Amelanchier grandiflora - Serviceberry
Betula Nigra - River Birch
Carpinus caroliniana - American Hornbeam
Cercis canadensis - Eastern Redbud
Cornus alternifolia - Pagoda Dogwood
Cornus mas - Cornelian Cherry Dogwood
Cornus kousa- Kousa Dogwood
Cotinus coggygria - Common Smoketree
Crataegus crus-gali var. inermis - Thornless Cockspur Hawthorn cultivars
Hamamelis virginiana - Common Witchhazel
Malus species - Flowering Crabapple cultivars
Ostrya virginiana - American Hophornbeam
Prunus americana - American Plum

Prunus serotina - Black Cherry
Viburnum prunifolium - Blackhaw Viburnum
Syringa reticulata - Ivory Silk Japanese Tree Lilac
Magnolia species - Magnolia cultivars

Deciduous Shrubs

Aronia arbutifolia – Brilliant Red Chokeberry
Buddleia davidii - Butterfly Bush
Clethra alnifolia - Summersweet Clethra
Cornus sericea - Redtwig Dogwood cultivars
Cornus racemosa - Gray Dogwood
Corylus americana - American Filbert
Ilex verticillata - Winterberry
Physocarpus opulifolius - Common Ninebark
Potentilla fruticosa - Shrubby Cinquefoil
Rhus aromatica - Fragrant Sumac and cultivars
Rhus glabra - Smooth Sumac
Rhus typhina - Staghorn Sumac
Rosa species- Shrub Rose cultivars
Sambucus canadensis - Elderberry
Symphoricarpos albus - Common Snowberry
Symphoricarpos orbiculatus -Indiancurrant Coralberry
Viburnum dentatum - Arrowwood Viburnum
Diervilla lonicera - Dwarf Bush Honeysuckle
Myrica pennsylvanica - Northern Bayberry
Syringa patula ‘Miss Kim’ - Miss Kim Lilac
Syringa species- Lilac cultivars

Evergreen Shrubs

Juniperus communis sp. - Common Juniper cultivars
Juniperus chinensis ‘Mint Julep’ – Mint Julep Juniper
Juniperus chinensis ‘Sea Green’ – Sea Green Juniper
Taxus sp. – Yew

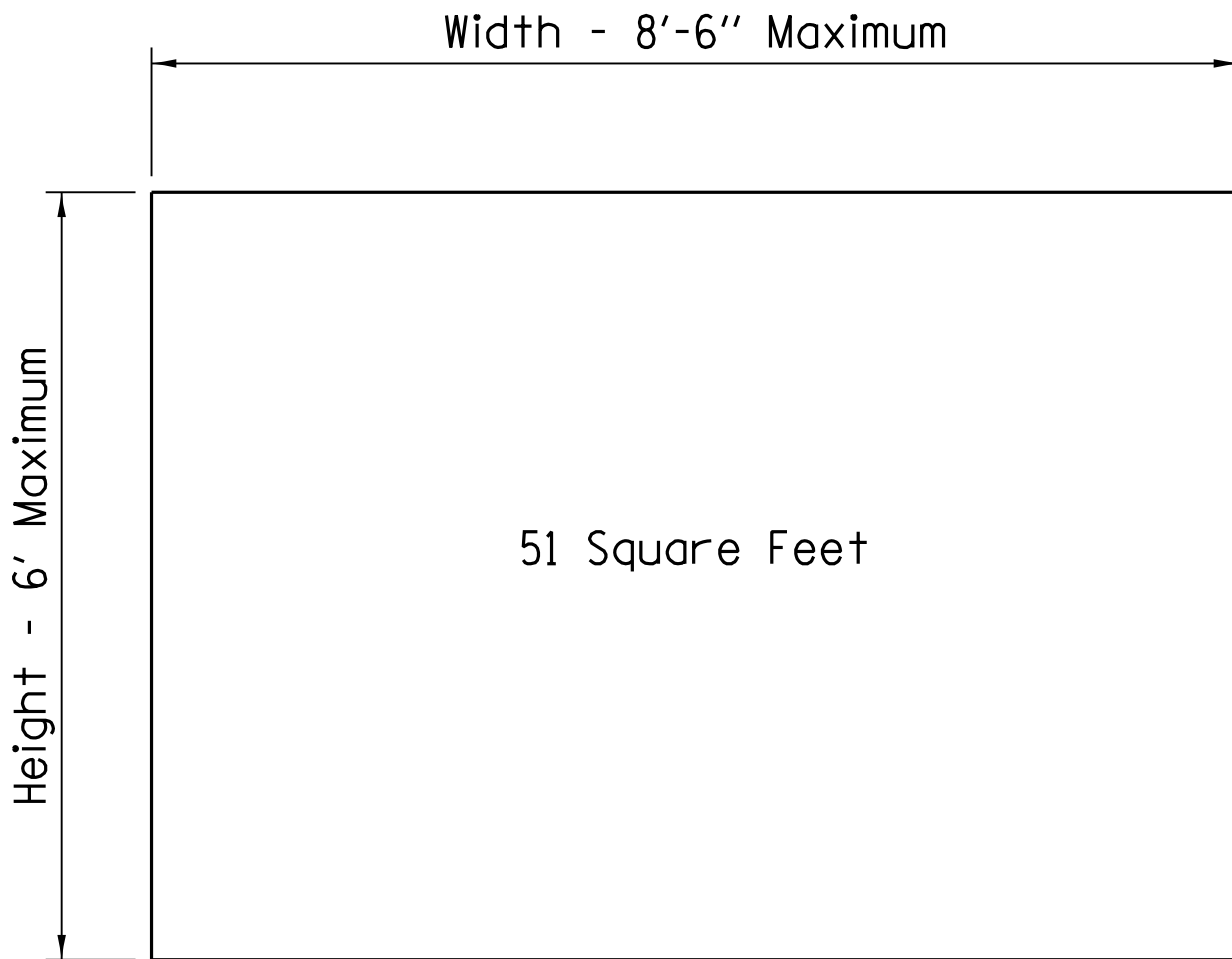
Perennials and Grasses

Acorus calamus - Sweet Flag
Amorpha canescens - Leadplant
Asclepia tuberosa - Butterfly Weed
Aquilegia canadensis - American Columbine
Andropogon gerardii - Big Bluestem
Asclepias incarnata - Swamp Milkweed
Aster novae-engliae - New England Aster
Baptisia sp. - False Indigo

Bouteloua curtipendula - Sideoats Grama
Calamagrostis canadensis - Blue Joint Grass
Carex species - Sedges
Chasmanthium latifolia - Northern Sea Oats
Cimicifuga racemosa 'Atropurpurea' - Black Snakeroot
Convallaria majalis -Lily of the Valley
Coreopsis species - Coreopsis
Echinacea pallida - Pale Purple Coneflower
Echinacea purpurea - Purple Coneflower
Echinacea spp. – Coneflower cultivars
Equisetum hyemale - Scouringrush
Eupatorium maculatum - Joe Pye Weed
Filipendula rubra - Queen of the Prairie
Iris virginica var. shrevei - Wild Blue Flag Iris
Lavandula angustifolia - Lavendar
Liatris pycnostachya - Prairie Blazing Star
Lobelia siphilitica - Brat Blue Lobelia
Mentha species - Mint cultivars
Miscanthus sinensis - Maiden Grass
Monarda dydima - Beebalm
Monarda fistulosa - Wild Bergamot
Panicum virgatum - Switch Grass
Paeonia species - Peonys
Physostegia virginiana - Obedient Plant cultivars
Ratibida pinnata - Yellow Coneflower
Rudbeckia hirta - Black-eyed Susan
Schizachyrium scoparium - Little Bluestem
Scirpus species - Bulrushes
Silphium laciniatum - Compass Plant
Silphium terebinthinaceum - Prairie Dock
Solidago species - Goldenrod
Sorghastrum nutans - Indian Grass
Sporobolus heterolepis - Prairie Dropseed
Stacys bzyantina- Lambs Ear
Verbena hastata - Blue Vervain
Veronicastrum virginicum- Culver's Root
Clematis – Clematis hybrids
Euonymus fortunei 'Coloratus' – Purpleleaf Wintercreeper
Hemerocallis species- Daylily cultivars
Hosta species - Hosta cultivars
Sedum spectabile 'Autumn Joy' – Autumn Joy Sedum

Appendix B – Sign Concepts

Monument – Small

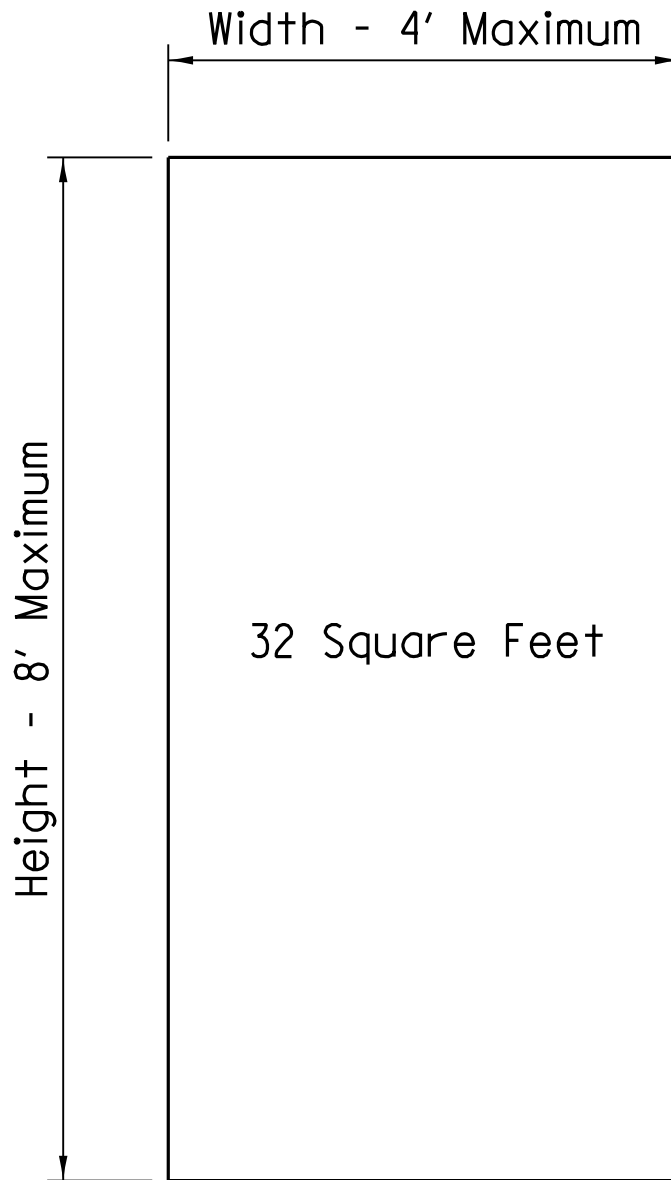


Sign Height / Width:	6'x8'-6''
Number of Sides	2
Sign Content Area	51 Square Feet

Materials: All sign materials will be consistent with the overall architectural character of the Medical Campus.

Locations: As needed throughout the Medical Campus.

Monument – Medium

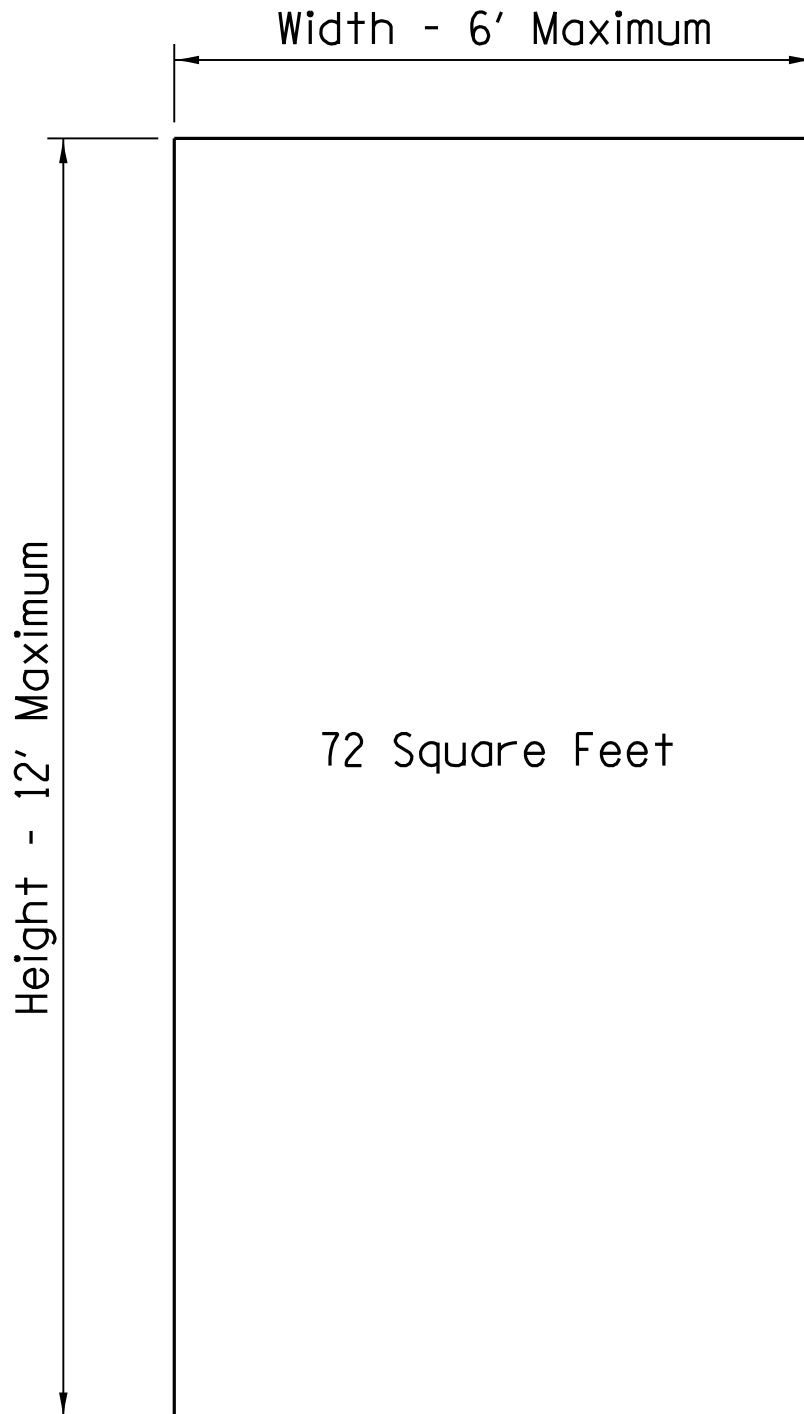


Sign Height / Width:	8'x4'
Number of Sides	2
Sign Content Area	32 Square Feet

Materials: All sign materials will be consistent with the overall architectural character of the Medical Campus.

Locations: As needed throughout the Medical Campus.

Monument – Large

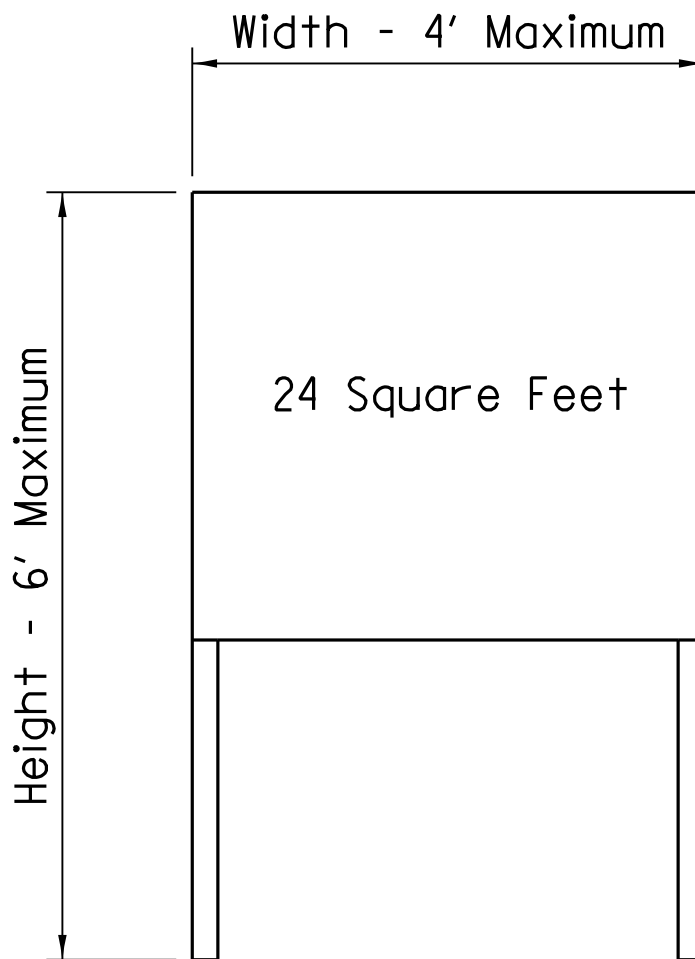


Sign Height / Width:	10'x5'
Number of Sides	2
Sign Content Area	72 Square Feet

Materials: All sign materials will be consistent with the overall architectural character of the Medical Campus.

Locations: As needed throughout the Medical Campus.

Post & Panel – Medium

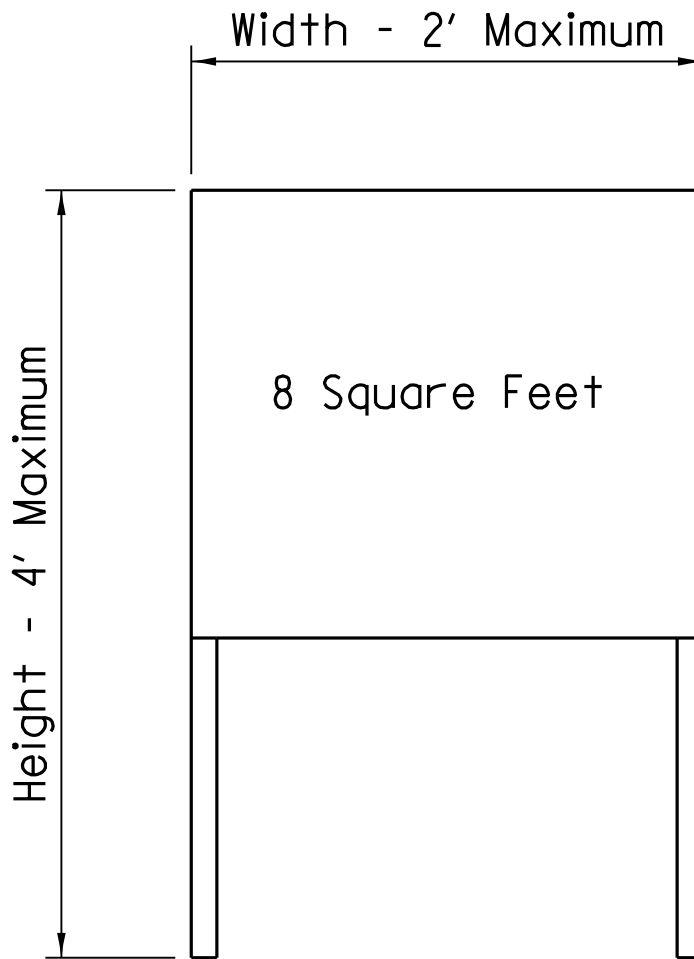


Sign Height / Width:	6'x4'
Number of Sides	2
Sign Content Area	24 Square Feet

Materials: All sign materials will be consistent with the overall architectural character of the Medical Campus.

Locations: As needed throughout the Medical Campus.

Post & Panel – Small

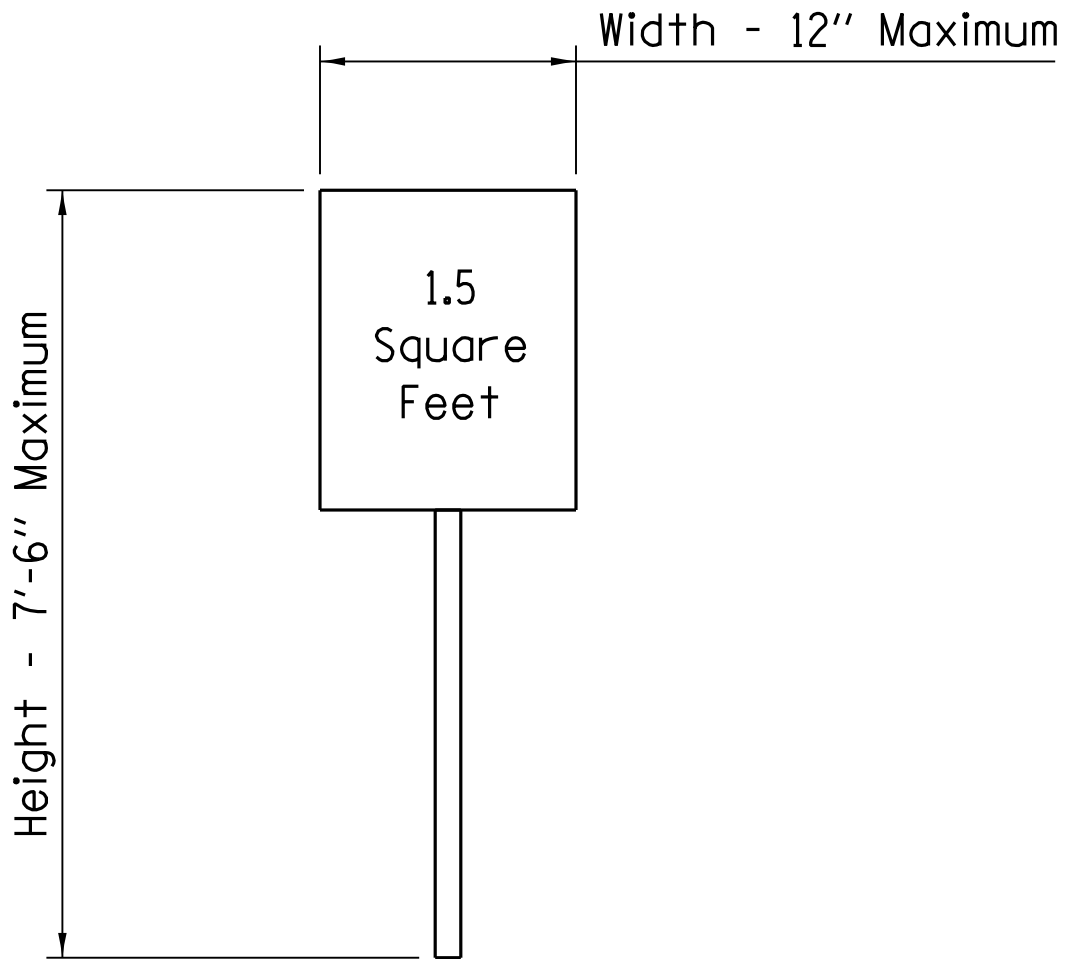


Sign Height / Width:	4'x2'
Number of Sides	2
Sign Content Area	8 Square Feet

Materials: All sign materials will be consistent with the overall architectural character of the Medical Campus.

Locations: As needed throughout the Medical Campus.

Regulatory Sign

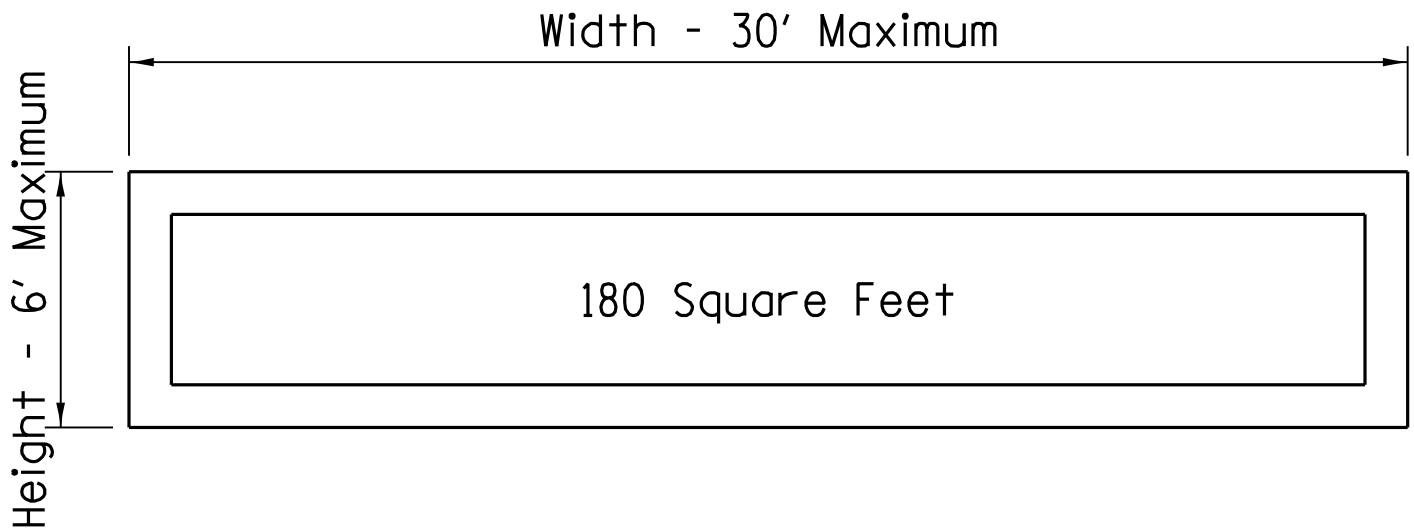


Sign Height / Width:	7'-6"x1'
Number of Sides	1
Sign Content Area	1.5 Square Feet

Materials: All sign materials will be consistent with the overall architectural character of the Medical Campus.

Locations: As needed throughout the Medical Campus.

Campus Gateway



Sign Height / Width:	6'x30'
Number of Sides	1
Sign Content Area	180 Square Feet

Materials: All sign materials will be consistent with the overall architectural character of the Medical Campus.

Locations: As needed throughout the Medical Campus.

Appendix C – Peoria Ordinance No. XX,XXX



DEVELOPMENT REVIEW BOARD COMMENTS

Address / PIN / General Location: 530 NE Glen Oak

Building Job ID: Project # 18-17

Project Description: PZ Comm. Map Amend/SU – Amend Official Dev. Plan, OSF Healthcare

Project Status: ACTIVE

Department: Public Works

Comment Date: February 7, 2018

CONDITIONS OF APPROVAL REGARDING THE PLANS AND APPLICATION

No Comments on the Development Plan Amendment.

Advisory Comments for Design:

1. Will the extension of Missouri Avenue be a public or private road? Provide an analysis to determine whether improvements are needed on Glen Oak, because of the extension of Missouri Ave.
2. Replace deteriorated and non-ADA-compliant sidewalks and curbs along property frontage.
3. Stormwater Management is required in accordance with the City's recently revised Erosion, Sediment and Stormwater Control Ordinance. For any project disturbing more than 5000 square feet and increasing impervious area by less than 0.5 acres (even if project decreases impervious area), volume control is required per Sec. 9.5-31. - Retrofitting Presently Developed Sites. For any project that increases impervious area by more than 0.5 acre, cumulative over the last 5 years, volume control, detention and 100-year floodrouting are required.
4. The City strongly encourages the use of sustainable Best Management Practices (BMP) for storm water management including, but not limited to, native grasses, bioswales, rain barrels, raingardens, dry wells, permeable pavement, etc.
5. Traffic projections in accordance with the ITE Trip Generation Manual may be required.
6. N Knoxville (Route 40) is under the jurisdiction of the State. All work within the State right-of-way will require a permit from Illinois Department of Transportation.
7. An NPDES construction permit from the Illinois EPA may be required for this project.
8. The City of Peoria's Stormwater Utility (SWU) goes into effect June 1, 2018. All property owners in the City of Peoria will receive a SWU bill based on the amount of impervious surface on the property. This includes surfaces such as rooftops, sidewalks, and concrete, asphalt or gravel pavement. You may be able to reduce your SWU bill by reducing the stormwater runoff from your property. Below is a brochure providing some information about the SWU. Additional information can be found at www.onewaterpeoria.com. More information will be added over the coming months.

FUNDING PEORIA'S SUSTAINABLE FUTURE

STORMWATER UTILITY OVERVIEW

A stormwater utility is:



an enterprise fund created to finance wet weather management.



only applicable to wet weather needs.



like a water or electric utility, based on usage (in this case, of the stormwater system).



common – other Illinois cities, like Morton, Bloomington, Champaign and others, also have a stormwater utility.



important for our community to fix and maintain critical infrastructure that could impact public safety.

FAIR & EQUITABLE SOLUTION

A stormwater utility is fair and equitable because:



The fee is based on the amount of stormwater runoff a property contributes to the system.



Property owners may lower their fees by reducing runoff.



Every property, from businesses to schools, churches to homes, participates. All properties contribute runoff, so all properties help fund a responsible solution.



BENEFITS FOR PEORIA

HEALTHIER WATERWAYS & WILDLIFE

Helps Peoria slow, cleanse and recharge groundwater, benefitting people, animals and water sources.

MAINTAIN OUR SYSTEM

Helps Peoria maintain over 150 miles of underground pipes and inlets.

LESS FLOODING

More street sweeping, preventing flooding from pollution-clogged inlets.

EMPLOYMENT OPPORTUNITIES

Will create jobs in construction, design and maintenance.

COMPLETE STREETS

Adding green infrastructure to roads will allow for better water infiltration and can provide a buffer between cars and bike/pedestrian traffic.

FREED UP GENERAL FUND

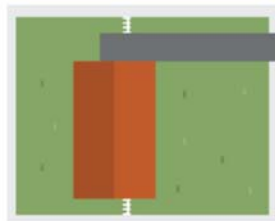
One less competing funding priority lets our city focus on other essentials, such as street repair, fire and police.

HOW THE STORMWATER UTILITY IS CALCULATED

Impervious surface areas, like rooftops, sidewalks, walkways, patio areas, driveways, parking lots and sheds, prevent stormwater from soaking into the ground. Instead, the water flows over the ground as stormwater runoff, which can be very damaging.

The stormwater utility fee is based on the amount of impervious surface area on a property. Each billing unit will be set per 1,000 square feet of impervious area.

Homeowners will also be able to apply for credit and incentives to lessen their bills. Public Works will share details about credits and incentives soon.



$$\begin{aligned} & \text{Orange} + \text{Grey} = 2,600 \text{ SF Impervious} \\ & = 2.6 \text{ Billing Units} \times \$3 \text{ per Billing Unit} \\ & = \$7.80 \text{ per Month (Average Home)} \end{aligned}$$

WILL THIS PAY FOR THE COMBINED SEWER OVERFLOW (CSO) FIX?

The total CSO fix will cost Peoria \$200-250 million. That would be a BIG monthly bill. The stormwater utility will instead pay for a portion of the CSO solution, namely the maintenance of green infrastructure. Green infrastructure is not only good for the combined sewer area, it benefits our whole community. The rest of the CSO funding will likely come from sewer rate increases or tax increases.

To learn more please visit OneWaterPeoria.com.





DEVELOPMENT REVIEW BOARD COMMENTS

Address / PIN / General Location: 530 NE GLEN OAK AVE/18-08-226-030

Building Job ID: 18-17

Project Description: OSF Official Development Plan Amendment

Project Status: ACTIVE

Department: Community Development – Planning and Zoning

Comment Date: 02/07/2018

CONDITIONS OF APPROVAL REGARDING THE PLANS AND APPLICATION

Corrections:

1. General:

- Certified Mailing: Where an amendment is being sought to a previously issued Official Development Plan where there are multiple owners of the property, the consent of a property owner or owners shall only be required from such owner or owners of property whose use, limitations or site requirements would be amended or changed by such application, with all other owners (whose properties are not so affected but are covered by the previously issued Official Development Plan) to be listed in the application for Official Development Plan and provided notice in accordance with the requirements of Section 2.9.7. Notwithstanding the foregoing, the applicant shall mail the other property owners notice of the proposed amendment of the Official Development Plan not less than fifteen (15) days nor more than forty-five (45) days prior to the Public Hearing. The applicant shall submit certification of the mailing of the notice of the proposed amendment of Official Development Plan prior to the Public Hearing. The letter must be postmarked no later than **Wednesday, February 14, 2018**. I will need a copy of the letter and prove of mailing. The parcels which have ownership other than OSF, are:
 - PIN 18-04-279-022 Easter Seal Center Inc. located at 507 E Armstrong Avenue, and
 - PIN 18-04-403-010 Alternatives Cafeteria located at 530 NE Glen Oak Avenue.
- 2. Please provide legal descriptions for the parcels (or portions of parcels) to be rezoned.
- 3. In Section 4.1, the heading was changed to 'Parking Allowed'; however, the text still references required parking. Could it be changed as follows? - Table 4.1 shows the parking required **and allowed** based on the existing and planned land use **and** the ratio utilized, ~~and total parking required.~~
- 4. On page 25, in reference to amendment 4 'the Landscape Screen /Buffer area along Pennsylvania will be removed from Knoxville Avenue to Berkeley Avenue', should this be was removed?

Conditions of Approval

Apart from any waivers granted by the City Council as part of the requested ODP amendment, the following conditions apply:

1. **Parking Surface**: Parking areas and access shall be constructed and maintained in a manner to provide an evenly paved surface, free from potholes, ruts, channels, growth of weeds, and other similar obstructions. Alternative parking surfaces, such as permeable pavers and porous paving systems that promote sustainability and utilize effective on-site storm water management techniques, are encouraged.
2. **Parking Space Striping**: Regular parking spaces must be striped a minimum of 8.5 feet in width by 18.5 feet in length.
3. **Disabled Parking**: Accessible parking spaces must 16' in width and 18.5' in length and be striped with an 11' parking area and a 5' aisle on the right hand side, or alternatively, with an 8' parking area and 8' aisle. Accessible spaces shall be signed with an R7-8 sign and an R7-101 \$350 fine plate.
4. **Exterior Lighting**: Exterior lighting must adhere to Appendix A, Section 8.5 of the City Code. In addition, lighting must never be allowed to shine directly onto adjacent residential properties and light sources shall be shielded from adjacent properties and shall be directed towards the ground.
5. **Signs**: Any proposed signs must meet Unified Development Code requirements. All proposed signs require a separate sign permit.
6. All conditions of previous amendments to the ODP apply to this amendment.



DEVELOPMENT REVIEW BOARD COMMENTS

Address / PIN / General Location: 530 NE Glen Oak

Building Job ID: 18-17

Project Description: Amend Official Developments Plan

Project Status: ACTIVE

Department: Fire

Comment Date: 2-7-2018

CONDITIONS OF APPROVAL REGARDING THE PLANS AND APPLICATION

No comments.