

ORDINANCE 17,434

AN ORDINANCE AMENDING AN OFFICIAL DEVELOPMENT PLAN FOR UNITYPOINT HEALTH PROCTOR HOSPITAL, ORDINANCE NO. 13,154, AS AMENDED, TO ADD A BUILDING ON THE PARCEL ADDRESSED AS 5431 N KNOXVILLE AVENUE (PARCEL IDENTIFICATION NO. 14-21-131-001) AND TO ADD THE PROPERTY LOCATED AT 314 W BELCREST DRIVE (PARCEL IDENTIFICATION NO. 14-21-126-014) TO THE BOUNDARY OF THE OFFICIAL DEVELOPMENT PLAN, IN A CLASS N-1 (INSTITUTIONAL) DISTRICT, FOR THE PROPERTY LOCATED AT 5404 AND 5410 N SHERIDAN ROAD AND 5215, 5405, 5409, AND 5431 N KNOXVILLE AVENUE, 314 W BELCREST DRIVE, AND 500, 503, AND 600 W HIDDEN LANE (PARCEL IDENTIFICATION NOS. 14-21-101-002, 14-21-101-003, 14-21-101-004, 14-21-101-019, 14-21-101-023, 14-21-101-024, 14-21-101-026, 14-21-101-027, 14-21-103-014, 14-21-126-014, 14-21-129-002, 14-21-129-003, 14-21-130-001, 14-21-130-002, 14-21-130-003, 14-21-130-004, 14-21-130-005, 14-21-130-006, 14-21-130-007, 14-21-130-008, AND 14-21-131-001), PEORIA, ILLINOIS

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

WHEREAS, said Planning and Zoning Commission has been petitioned to grant an amendment to the existing Official Development Plan as directed by Section 2.10 of Appendix A, the Unified Development Code, of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on December 1, 2016, with respect to said petition, which hearing was held pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law.

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

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

Section 1. That an Official Development Plan is hereby amended for a building addition, with waivers, for the following described property:

LEGAL DESCRIPTION OF PARCEL TO BE ADDED

COMMENCING AT THE SOUTHWEST CORNER OF LOT 13 OF BELCREST COURT EXTENDED; THENCE S 83"-53'-34" W, A DISTANCE OF 444.29 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE S 68"-21' W, A DISTANCE OF

39.02 FEET; THENCE S 21"-39', A DISTANCE OF 119.06 FEET; THENCE S 0"-04'-53" W, A DISTANCE OF 15.39 FEET; THENCE S 68"-21' W, A DISTANCE OF 118.90 FEET; THENCE N 21"-39' W, A DISTANCE OF 100 FEET; THENCE S 68"-21' W, A DISTANCE OF 153.95 FEET; THENCE N 21"-39' W, A DISTANCE OF 125 FEET; THENCE N 68"-21' E, A DISTANCE OF 217.37 FEET; THENCE N 21"-39' W, A DISTANCE OF 75.28 FEET; THENCE N 68"-21' E, A DISTANCE OF 14.75 FEET; THENCE N 21"-39' W, A DISTANCE OF 144.44 FEET; THENCE S 68"-21' W, A DISTANCE OF 27 FEET; THENCE N 21"-39' W, A DISTANCE OF 33.53 FEET; THENCE N 68"-09'-40" E, A DISTANCE OF 128.25 FEET; THENCE S 21"-39' E, A DISTANCE OF 30.94 FEET; THENCE N 68"-21' E, A DISTANCE OF 70.08 FEET; THENCE S 21"-39' E, A DISTANCE OF 133.42 FEET; THENCE S 2"-37'-41" W, A DISTANCE OF 9.92 FEET; THENCE S 68"-21' W, A DISTANCE OF 81.81 FEET; THENCE S 21"-39' E, A DISTANCE OF 171.92 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PARCEL 14-21-126-014  
(PROCTOR PROFESSIONAL BUILDING)

LEGAL DESCRIPTION OF SPECUAL USE BOUNDARY:

A PART OF THE NW 1/4 OF SECTION 21; LOT 5 IN ENDRES HEIGHTS, BEING A SUBDIVISION OF THE S 1/2 OF THE NW 1/4 OF SECTION 21; LOTS 15 AND 16 AND A PART OF LOTS 13 AND 14; ALL IN HILLIS' SUBDIVISION, BEING A PART OF SECTION 16 AND PART OF SECTION 21; ALL IN T. 9 N R. 8 E. OF THE 4TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4 OF BELCREST COURT SUBDIVISION, BEING A SUBDIVISION OF LOT 10 AND A PART OF LOTS 11 AND 14 OF SAID HILLIS' SUBDIVISION, AS THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE S 0°-10'-05" E ALONG THE WEST LINE OF SAID BELCREST COURT SUBDIVISION, A DISTANCE OF 538.68 FEET TO THE NORTHWEST CORNER OF LOT 13 OF BELCREST COURT EXTENDED, A SUBDIVISION OF PART OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 21; THENCE S 0°-04'-05" E ALONG THE WEST LINE OF LOT 13 OF SAID BELCREST COURT EXTENDED, A DISTANCE OF 125 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF SAID BELCREST COURT EXTENDED; THENCE S 88°-54'-05" E ALONG THE SOUTH LINE OF LOT 13 OF SAID BELCREST COURT EXTENDED, A DISTANCE OF 50 FEET TO A POINT ON THE WEST LINE OF SAID BELCREST COURT EXTENDED; THENCE S 0°-04'-05" E ALONG THE WEST LINE OF SAID BELCREST COURT EXTENDED, A DISTANCE OF 330 FEET TO THE SOUTHWEST CORNER OF SAID BELCREST COURT EXTENDED; THENCE S 89°-11'-05" E ALONG THE SOUTH LINE OF SAID BELCREST COURT EXTENDED, A DISTANCE OF 599.9 FEET TO A POINT ON THE WEST R.O.W. LINE OF KNOXVILLE AVENUE (FEDERAL AID ROUTE 646-STATE ROUTE NO. 88); THENCE S 0°-18'-37" E ALONG THE WEST R.O.W. LINE OF KNOXVILLE AVENUE (FEDERAL AID ROUTE 646-STATE ROUTE NO. 88), A DISTANCE OF 169.45 FEET; THENCE S 21°-29'-27" W ALONG THE WEST R.O.W. LINE OF KNOXVILLE AVENUE (FEDERAL AID ROUTE 646-STATE ROUTE NO. 88), A DISTANCE OF 53.85 FEET; THENCE S 0°-18'-37" E ALONG THE WEST R.O.W. LINE OF KNOXVILLE AVENUE (FEDERAL AID ROUTE 646-STATE ROUTE NO. 88), A DISTANCE OF 60 FEET; THENCE N 89°-41'-23" E, A DISTANCE OF 20 FEET; THENCE S 0°-18'-37" E ALONG THE WEST R.O.W. LINE OF KNOXVILLE AVENUE (FEDERAL AID ROUTE 646-STATE ROUTE NO. 88), A DISTANCE OF 50 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 IN ENDRES HEIGHTS SUBDIVISION; THENCE CONTINUING S 0°-18'-37" E ALONG THE WEST R.O.W. LINE

OF KNOXVILLE AVENUE (FEDERAL AID ROUTE 646-STATE ROUTE NO. 88), A DISTANCE OF 165.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE N 89°-07'-34" W ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 469.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N 0°-02'-59" W ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 165.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 13 OF SAID HILLIS' SUBDIVISION; SAID POINT BEING ALSO THE NORTHWEST CORNER OF SAID LOT 5; THENCE N 89°-07'-34" W ALONG THE SOUTH LINE OF LOTS 13, 14, 15 AND 16 OF SAID HILLIS' SUBDIVISION, A DISTANCE OF 1170.11 FEET TO THE SOUTHWEST CORNER OF LOT 16 OF SAID HILLIS' SUBDIVISION; THENCE N 0°-00'-57" E ALONG THE WEST LINE OF LOT 16 OF SAID HILLIS' SUB., A DISTANCE OF 666.22 FEET TO THE NORTHEAST CORNER OF LOT 19 OF RICHWOODS PARK SEC. 2, BEING A SUBDIVISION OF PART OF THE NW 1/4 OF SAID SEC. 21; THENCE N 88°-54'-44" W ALONG THE NORTH LINE OF SAID RICHWOODS PARK SEC. 2 AND RICHWOODS PARK, BEING A PART OF THE NW 1/4 OF SAID SEC. 21, A DISTANCE OF 825.80 FEET TO A POINT LYING 123.67 FEET EASTERLY OF THE EAST R.O.W. LINE OF SHERIDAN ROAD; THENCE N 0°-08'-07" W, A DISTANCE OF 210 FEET; THENCE N 88°-54'-52" W, A DISTANCE OF 123.67 FEET TO A POINT ON THE EAST R.O.W. LINE OF SHERIDAN ROAD; THENCE N 0°-08'-07" W ALONG THE EAST R.O.W. LINE OF SHERIDAN ROAD, A DISTANCE OF 375 FEET; THENCE S 88°-54'-52" E, A DISTANCE OF 103.67 FEET; THENCE S 38°-21'-55" E, A DISTANCE OF 32.40 FEET; THENCE S 0°-12'-52" E, A DISTANCE OF 95 FEET; THENCE S 39°-57'-26" E, A DISTANCE OF 87.59 FEET; THENCE S 73°-00'-04" E, A DISTANCE OF 125 FEET; THENCE S 67°-06' E, A DISTANCE OF 168.90 FEET; THENCE N 73°-05'-08" E, A DISTANCE OF 190 FEET; THENCE N 47°-05'-08" E, A DISTANCE OF 130 FEET; THENCE N 1°-05'-08" E, A DISTANCE OF 225 FEET TO A POINT ON THE NORTH LINE OF THE NW 1/4 OF SAID SEC. 21; THENCE S 88°-54'-52" E ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SEC. 21, A DISTANCE OF 1195.59 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

ALSO INCLUDING:

LOT 9 IN BELCREST COURT SUBDIVISION, A SUBDIVISION OF LOT 10 AND PART OF LOTS 11 AND 14 OF HILLIS' SUBDIVISION IN THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 1956 IN PLAT BOOK 'W', PAGE 29, AS DOCUMENT #580944, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOT 8 IN BELCREST COURT SUBDIVISION, OF LOT 10 AND PARTS OF LOTS 11 AND 14 OF HILLIS' SUBDIVISION AND PART OF VACATED BERNIECE AVENUE IN THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 26, 1956 IN PLAT BOOK 'W', PAGE 29, IN PEORIA COUNTY, ILLINOIS.

LOT 6 IN BELCREST COURT SUBDIVISION, OF LOT 10 AND PARTS OF LOTS 11 AND 14 OF HILLIS' SUBDIVISION AND PART OF VACATED BERNIECE AVENUE IN THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 26, 1956 IN PLAT BOOK 'W', PAGE 29, IN PEORIA COUNTY, ILLINOIS.

LOT 7 IN BELCREST COURT SUBDIVISION, A SUBDIVISION OF LOT 10 AND PART OF LOTS 11 AND 14 OF HILLIS' SUBDIVISION IN THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 1956 IN PLAT BOOK 'W', PAGE 29, AS DOCUMENT

#580944; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND THE STATE OF ILLINOIS

LOT 5 IN BELCREST COURT SUBDIVISION, OF LOT 10 AND PARTS OF LOTS 11 AND 14 OF HILLIS SUBDIVISION AND PART OF VACATED BERNIECE AVENUE IN THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 1956 IN PLAT BOOK 'W', PAGE 29, IN PEORIA COUNTY, ILLINOIS.

LOT 4 IN BELCREST COURT SUBDIVISION, A SUBDIVISION OF LOT 10 AND PARTS OF LOTS 11 AND 14 OF HILLIS' SUBDIVISION AND PART OF VACATED BERNIECE AVENUE IN THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 1956 IN PLAT BOOK 'W', PAGE 29; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOT 10 IN BELCREST COURT SUBDIVISION, OF LOT 10 AND PARTS OF LOTS 11 AND 14 OF HILLIS' SUBDIVISION AND PART OF VACATED BERNIECE AVENUE IN THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 26, 1956 IN PLAT BOOK 'W', PAGE 29; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND THE STATE OF ILLINOIS.

LOT 11 IN BELCREST COURT SUBDIVISION, A SUBDIVISION OF LOT 10 AND PART OF LOTS 11 AND 14 OF HILLIS' SUBDIVISION IN THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 1956 IN PLAT BOOK 'W', PAGE 29 AND DOCUMENT #580944, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOT 2 IN BELCREST COURT SUBDIVISION, PART OF LOT 10 AND PARTS OF LOTS 11 AND 14 OF HILLIS SUBDIVISION AND PART OF VACATED BERNIECE AVENUE IN THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 1956 IN PLAT BOOK 'W', PAGE 29, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOT 13 IN BELCREST COURT EXTENDED, A SUBDIVISION OF PARTS OF LOTS 11 AND 14 AND ALL OF LOT 12 OF HILLIS SUBDIVISION OF PART OF THE N EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 9 NORTH, 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED ON JANUARY 13, 1958 IN PLAT BOOK 'W', PAGE 92, IN PEORIA COUNTY, ILLINOIS.

LOT 12 IN BELCREST COURT, A SUBDIVISION OF LOT 10 AND PARTS OF LOTS 11 AND 14 OF HILLIS' SUBDIVISION AND PART OF VACATED BERNIECE AVENUE IN THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 1956 IN PLAT BOOK 'W', PAGE 29, IN PEORIA COUNTY, ILLINOIS.

LOT 25 IN BELCREST COURT EXTENDED, A SUBDIVISION OF PART OF LOTS 11 AND 14 AND ALL OF LOT 12 OF HILLIS SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL

MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 13, 1958 IN PLAT BOOK 'W', PAGE 92, IN PEORIA COUNTY, ILLINOIS

LOT 21 IN BELCREST COURT EXTENDED, A SUBDIVISION OF A PART OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AS FILED IN BOOK 'W' OF PLATS, PAGE 92, SITUATED IN PEORIA COUNTY, ILLINOIS.

LOT 23 IN BELCREST COURT EXTENDED, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, EXCEPTING THE NORTH SIX FEET OF SAID LOT AS MEASURED ALONG THE EASTERLY LINE THEREOF, AS SHOWN ON THE PLAT THEREOF RECORDED JANUARY 13, 1958 IN PLAT BOOK 'W', PAGE 92, SITUATED IN PEORIA COUNTY, ILLINOIS.

THE NORTH 6 FEET OF EVEN WIDTH BY FULL DEPTH OF LOT OF LOT 23, AS MEASURED ALONG THE EASTERLY LINE THEREOF, AND ALL OF LOT 22 IN BELCREST COURT EXTENDED, A SUBDIVISION OF PARTS OF LOTS 11 AND 14 AND ALL OF LOT 12 OF HILLIS' SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 13, 1958 IN PLAT BOOK 'W', PAGE 92, IN PEORIA COUNTY, ILLINOIS.

LOT 19 IN BELCREST COURT EXTENDED, A SUBDIVISION OF PART OF LOTS 11 AND 14 AND ALL OF LOT 12 OF HILLIS SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1958 IN PLAT BOOK 'W', PAGE 92; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOT 15 IN BELCREST COURT EXTENDED, BEING A RE-SUBDIVISION OF PART OF LOTS 11 AND 14 AND ALL OF LOT 12 OF HILLIS SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 13, 1958 IN PLAT BOOK 'W', PAGE 92, AS DOCUMENT #602750, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOT 17 IN BELCREST COURT EXTENDED, A SUBDIVISION OF PART OF LOTS 11 AND 14 AND ALL OF LOT 12 OF HILLIS SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1958 IN PLAT BOOK 'W', PAGE 92, IN PEORIA COUNTY, ILLINOIS.

LOT 14 IN BELCREST COURT EXTENDED, A SUBDIVISION OF PARTS OF LOTS 11 AND 14 AND ALL OF LOTS 12 OF HILLIS SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 13, 1958 IN PLAT BOOK 'W', PAGE 92, IN PEORIA COUNTY ILLINOIS.

LOT 18 IN BELCREST COURT EXTENDED, A SUBDIVISION OF PART OF LOTS 11 AND 14 AND

ALL OF LOT 12 OF HILLIS SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1958 IN PLAT BOOK 'W', PAGE 92, IN PEORIA COUNTY, ILLINOIS.

LOT THREE (3) IN BELCREST COURT SUBDIVISION OF LOT TEN (10) AND PARTS OF LOTS ELEVEN (11) AND FOURTEEN (14) OF HILLIS SUBDIVISION AND PART OF VACATED BERNIECE AVENUE, IN THE NORTHWEST QUARTER (1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 1956 IN PLAT BOOK "W", PAGE 29, IN PEORIA COUNTY, ILLINOIS; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

LOT 1 IN BELCREST COURT SUBDIVISION, A SUBDIVISION OF LOTS 10 AND PART OF LOT 10 AND 14 IN HILLIS SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 26, 1956 IN PLAT BOOK "W", PAGE 29, AS DOCUMENT NO. 580944; SITUATED THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PARCEL IDENTIFICATION NOS. 14-21-101-002, 14-21-101-003, 14-21-101-004, 14-21-101-019, 14-21-101-023, 14-21-101-024, 14-21-101-026, 14-21-101-027, 14-21-103-014, 14-21-126-014, 14-21-129-002, 14-21-129-003, 14-21-130-001, 14-21-130-002, 14-21-130-003, 14-21-130-004, 14-21-130-005, 14-21-130-006, 14-21-130-007, 14-21-130-008, AND 14-21-131-001

Said Ordinance is hereby amended per the submitted Site Plans and building elevations (Exhibit A) with the following conditions and waivers:

1. A waiver from Appendix A, Section 8.5.2.A, to allow LED uplighting on the building, as opposed to the requirement for lighting to be directed downward.
2. A waiver to eliminate the required TBY on the north side of the property and reduce the 25 foot perimeter yard requirement in the N-1 District, on the north side of the property, per the submitted site plan.
3. If the number of parking spaces provide exceed 150 total spaces, an additional disabled parking spaces will be required.
4. Regular parking spaces must be striped a minimum of 8.5 feet in width by 18.5 feet in length.
5. Parking area 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.
6. 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.

7. Any existing or proposed rooftop or ground level mechanical equipment, utilities, or refuse areas must be screened per Section 5-301 and 13-40(b) of the City Code.
8. Landscaping must meet Unified Development Code requirements and a landscape plan is required with the application for a building permit.
9. Apart from any waivers, exterior lighting must adhere to Appendix A, Section 8.5 of the City Code. In addition, lighting must not shine directly onto adjacent residential properties and light sources shall be shielded from adjacent properties and shall be directed towards the ground. Lighting may not exceed ½ footcandle as measured at the property line.
10. UnityPoint must install landscaping on northern edge of the subject parcel and on the southern boundary of the Park District property to the north, per the proposed alternative landscape design, which meets the screening intent of a transitional buffer yard.
11. All proposed signage must meet Unified Development Code requirements and requires a separate application for a building permit.
12. The existing freestanding multiple message sign must conform to all Unified Development Code requirements for display (Sign content/messages contain no video, and do not move, blink, animate, flash, or behave in any other way which constitutes or implies motion).
13. A utility plan, with the number and placement of fire hydrants must be provided to the Fire Department and Illinois American Water for approval. A fire flow test is required by the Fire Department.
14. Sidewalk is required along the property frontage on Knoxville Avenue and for the subject parcel frontage on Belcrest (to be installed on the south side of Belcrest Drive) and must be installed at such time that sidewalks are required or installed on neighboring properties. Sidewalks must be built to current standards at the time of installation.
15. A crosswalk, comprised of brick pavers or other material with a similar look to be approved by the Development Review Board, is required, extending across Belcrest from the new building and connecting to the existing sidewalk on the south side of Belcrest Drive.
16. A sidewalk/multi-use path, which connects from Proctor to the Park District trails, is required, as shown on the alternative landscape plan.
17. A pedestrian accessible route shall be provided between the proposed building and the public right-of-way; to be installed at the time that sidewalks are installed along Knoxville Avenue.
18. For any project disturbing more than 5000 square feet and increasing impervious area by less than 0.5 acres (and even if project decreases impervious area), storm water detention is required

- 19. Architectural Construction Documents sealed and signed by a licensed Illinois Design Professional are required for this project.
- 20. All conditions of previous amendments to the ODP apply to this amendment.
- 21. A pedestrian accessible route shall be provided from the closest public transportation drop-off point on campus to the new building, per state ADA requirements.

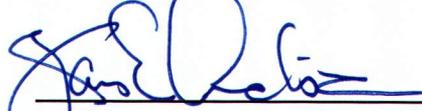
Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class N-1 (Institutional) District shall remain applicable to the above-described premises, with exception to the amended Official Development Plan herein permitted.

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

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

10th DAY OF January, 2017.

APPROVED:

  
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Mayor

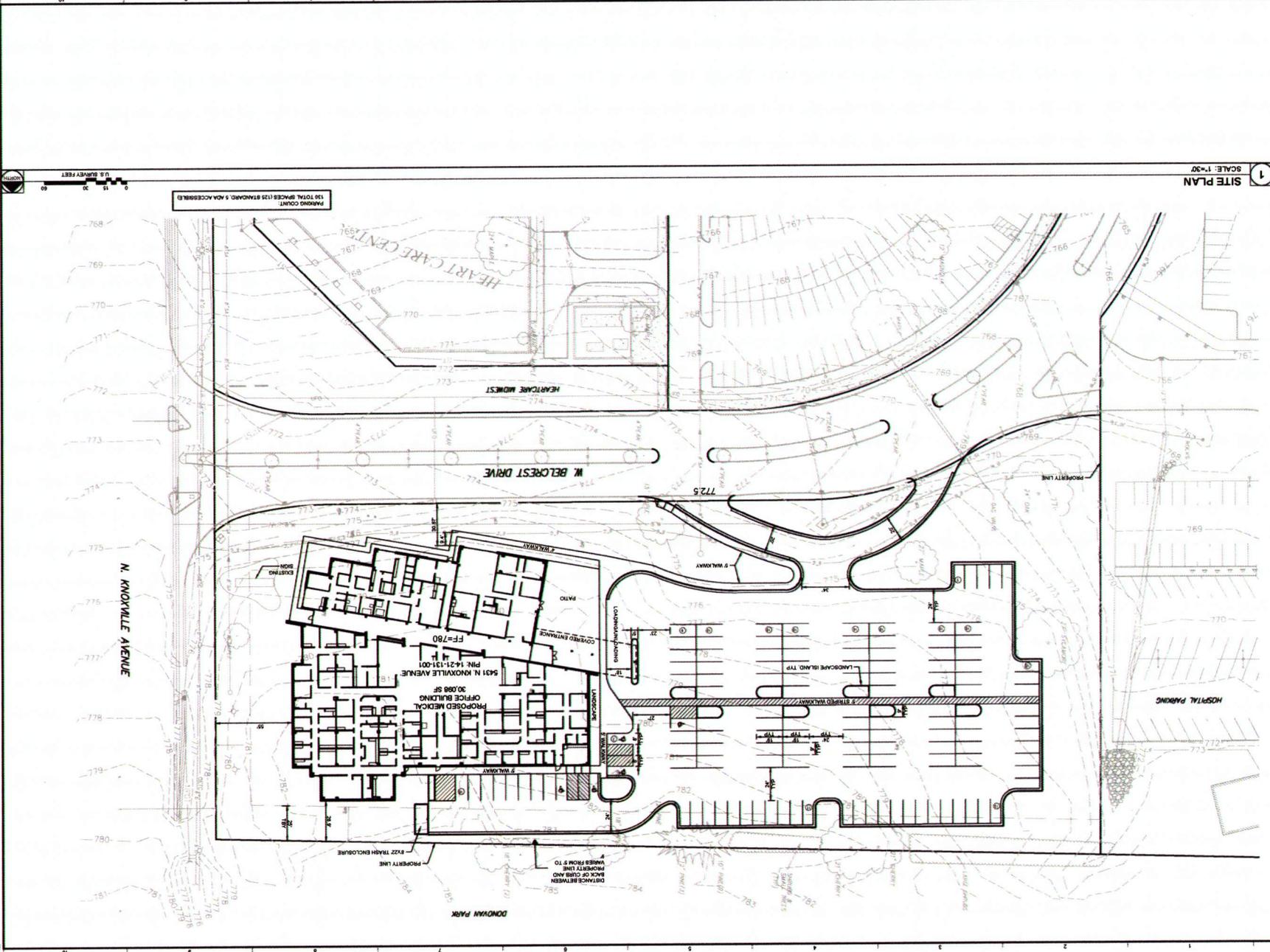
ATTEST:

  
\_\_\_\_\_  
City Clerk

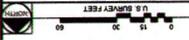
EXAMINED AND APPROVED:

  
\_\_\_\_\_  
Corporation Counsel

1 SITE PLAN  
SCALE: 1"=30'



PARKING COUNT: 125 STAMAND, 5 ADA ACCESSIBLE



Project No.: 016078400  
**C1.0**

**SITE PLAN**

Field Book No.:  
LMT  
Design/Drawn: MJP  
Date: 11/19/2016  
5431 N. Knoxville Ave.  
Portland, IL 61814

Proctor Medical  
Office Building  
Unly Point Health

Project Status  
NOT FOR CONSTRUCTION

# Date Description  
Revisions  
11/19/2016 Initial Design  
11/19/2016 Final Design





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## Memo:

**To:** Shannon Techie, Senior Urban Planner, C.O.P Planning and Zoning Division

**From:** Sean Rennau

**cc:** Michael Friberg , Rebecca Fredrickson, Terry Waters, Ellen Adams, Caius Jennison, Laura Tobben

**Date:** December 1<sup>st</sup>, 2016

**Re:** **Transitional Buffer Yard Alternate Compliance/Waiver Request.  
Unity Point Health – Proctor Campus & Donovan Park**

We respectfully request a waiver from the typical Transitional Buffer Yard requirement under the condition that we will work with the Peoria Park District on creating an alternative method in meeting the intent of the TBY.

### **Alternate Compliance for TBY**

The intent is to screen the New Building and Parking lot on the Proctor Campus through the use of a native planting and grading design that will coincide with the Donovan Park Overall Development Plan.

We propose to slightly raise the grade along the Donovan park property while dropping the grades for the proposed parking lot on the Hospital property. Additionally, we would like to use native grasses, forbs and trees to create a raised opaque border along the TBY.

Essentially, this type of border offers a more efficient screening method as the higher elevation of the topography and the height of the native plantings will offer a year-round screening opportunity as opposed to just linearly placing deciduous shrubs and trees in tandem that drop their leaves during the colder months leaving a more transparent TBY.

### **Pedestrian Connectivity – Cooperation Between Land Uses**

In addition to providing native plantings within the TBY, we think it would be beneficial for all parties to allow provisions for the connection of planned walking and/or biking pathways between the hospital campus and Donovan Park.

We are happy to work with the Peoria Park District in coordinating pedestrian circulation design that would allow citizens to pass freely from one land use to the other. This process would include the removal of existing chain link fences along the property line and looking at the best location to locate pathways and lines of sight.

The cooperation between land uses potentially offers a great networking and marketing opportunity for both the Peoria Park District and Proctor Hospital. The sites proximity to the Rock Island Trail Greenway offers a broader connection for the park to the community. Additionally, with Susan G. Komen being a future tenant of the proposed building. This opens the door for the pathways on the hospital and Donovan Park campuses to be able to house various charity events such as running and walking events. Another consideration is the fact that creating pathways for walking and running encourages healthy active lifestyle, connection with environment and the green infrastructure component of this project is a way to give back to the community.

### **Environmental and Ecological Benefits**

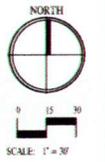
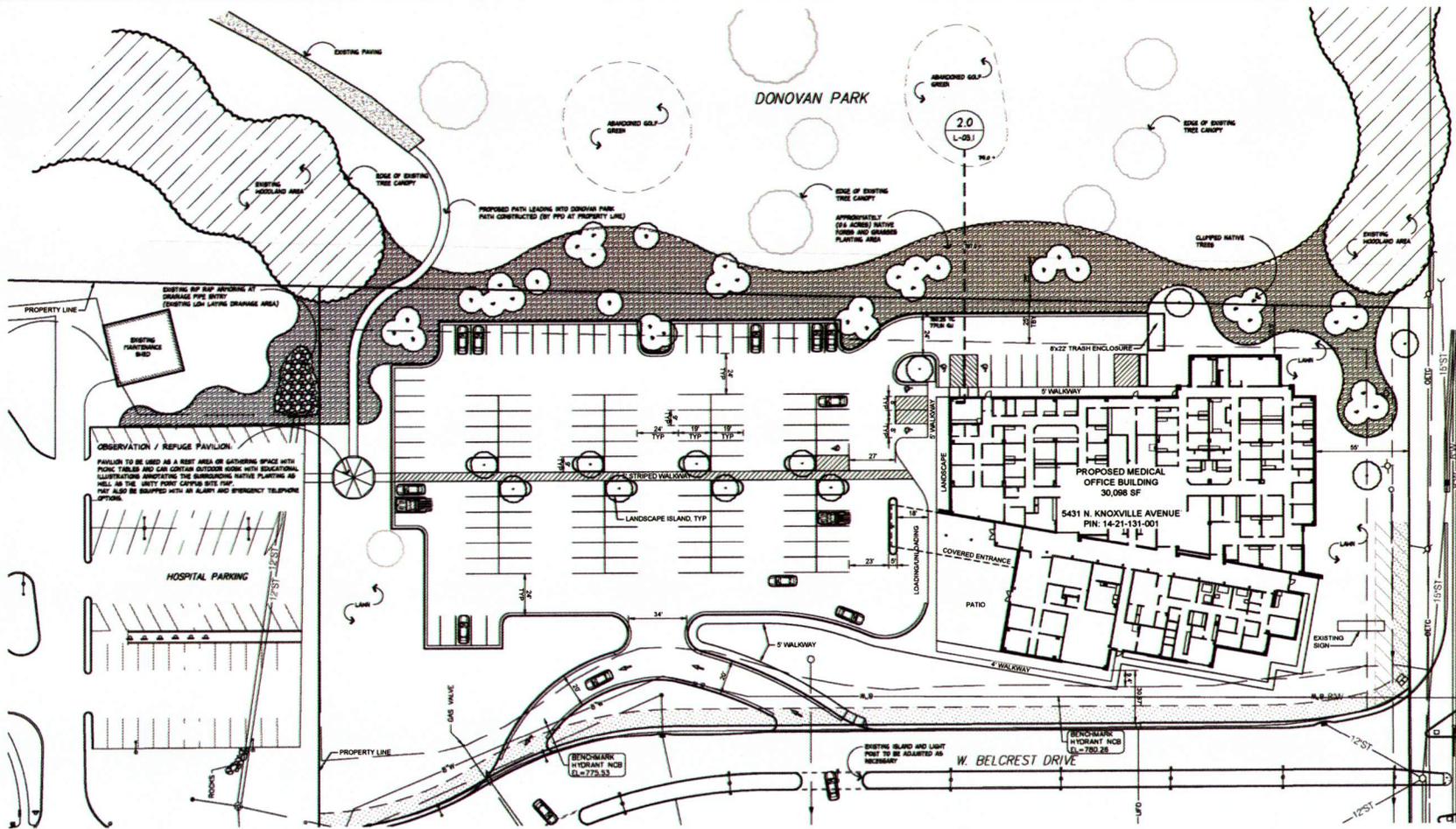
The environmental and ecological benefits of this effort are exponential. Some of the big picture benefits would be that native plantings provide habitat for all sorts of wildlife as well as significantly reduce erosion, stormwater runoff, irrigation costs, pesticide and maintenance costs.

#### **Notes:**

- *Careful attention will be paid to the topography as well as how the TBY drains. This information will be used as we locate dry, mesic or wet native plantings along the TBY. It is important to note that there is a concentrated area where stormwater is already draining from Donovan park onto the hospital campus. There may be an opportunity for a native planted bio-swale here that can reduce or possibly eliminate run off and increase soil permeability at this location. (Stormwater Utility Credit)*
- *A shrub and tree inventory of the site has been completed and as part of this plan nearly 90% of the existing vegetation is suggested to be removed prior to construction in the TBY. (All species considered undesirable, invasive or generally not conducive to our desired aesthetic and ecological goals for the TBY are to be removed.)*
- *Maintenance responsibilities TBD.*

### **Aesthetic Benefits**

- *The goal for the TBY will be to carefully locate plantings and topographic forms that allow for beautiful moments that are indicative of the native landscapes of Illinois.*
- *The removal of unsightly views between land uses while allowing for a peaceful walking transition from one land use to the next.*
- *Seasonal interest provided by native forbs and grasses.*
- *Removal of invasive or undesirable plantings.*
- *Removal of chain link fence, abandoned utilities, and all other eyesores within the TBY.*



**UNITY POINT HEALTH  
PROCTOR CAMPUS**  
5409 NORTH KNOXVILLE AVE. PEORIA, ILLINOIS

REVISIONS	NO.	DATE	BY	DESCRIPTION
Δ				



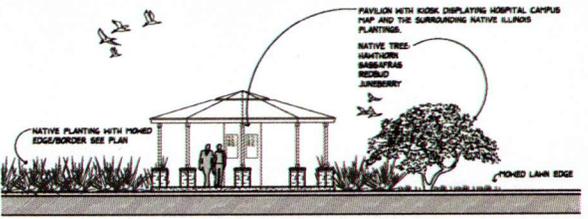
AUSTIN ENGINEERING CO. INC.  
Consulting Engineers & Surveyors  
Peoria, Illinois 61602-1879  
License No. 164-001143

DATE: 11.22.16  
DESIGN: A. RENAI  
DRAWN BY: T.W. DEL  
APPROV: TERRY WATERS  
CLIENT: U.P.H.

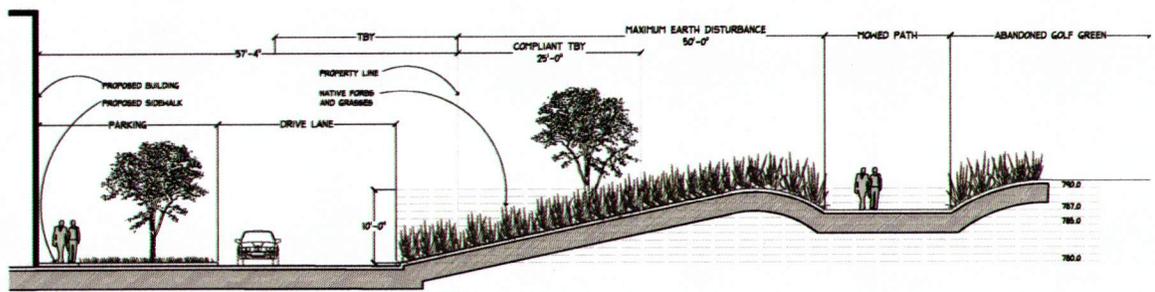
SHEET TITLE  
**PRELIMINARY  
LANDSCAPE  
PLAN**

SHEET NO.  
**L-03.1**  
SHEET 1 OF 1

JOB NO.  
**16-1116**



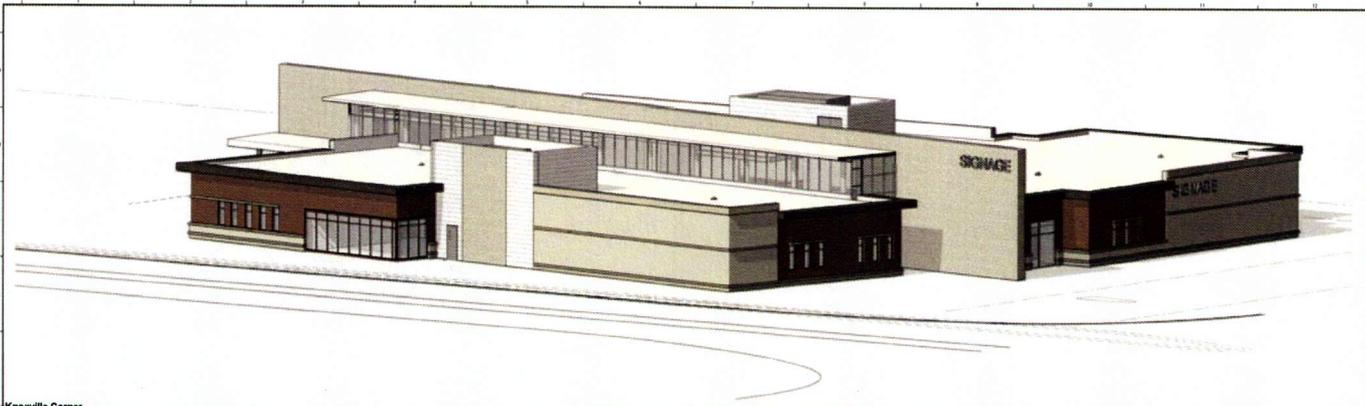
**1.0 OBSERVATION/REST/REFUGE PAVILION SECTION VIEW**  
SCALE: N.T.S.



**2.0 TBY NATIVE PLANTING SECTION**  
SCALE: 1/4"=1'-0" (SEE PLAN THIS SHEET)

PRELIMINARY LANDSCAPE PLAN

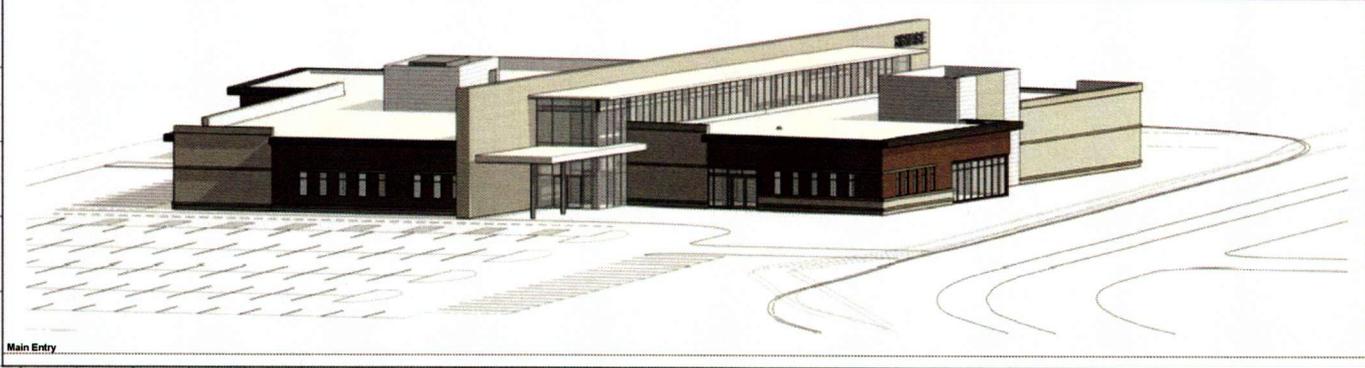




Knoxville Corner



Knoxville



Main Entry



FARNSWORTH GROUP

1701 N. KNOXVILLE AVENUE, SUITE 1000  
PEORIA, ILLINOIS 61614  
309.697.1111

DATE DESCRIPTION

GMP SET  
NOT FOR CONSTRUCTION

UNITY POINT HEALTH  
PROCTOR MEDICAL  
OFFICE BUILDING

3431 N. KNOXVILLE AVE. PEORIA,  
IL 61614  
DATE: 10/13/2014  
DESIGNED/DRAWN: ZSW/ESA  
REVIEWED: BSW

EXTERIOR  
PERSPECTIVES

A3.2

PROJECT NO. 011074.00