

AN ORDINANCE AMENDING AN OFFICIAL DEVELOPMENT PLAN FOR BRADLEY UNIVERSITY, ORDINANCE NO. 13,361, AS AMENDED, TO DEMOLISH JOBST AND BAKER HALLS AND ADD A NEW BUILDING ALONG W MAIN STREET ON THE PARCEL LOCATED AT 1500 W MAIN STREET (PARCEL IDENTIFICATION NO. 18- 05-376-001), IN A CLASS N-1 (INSTITUTIONAL) DISTRICT, FOR THE PROPERTY COMMONLY KNOWN AS BRADLEY UNIVERSITY AND PRIMARILY BOUNDED BY MAIN STREET, THE ALLEY EAST OF COOPER STREET, BRADLEY AVENUE, FREDONIA AVENUE, DURYEY PLACE, ST. JAMES STREET, UNIVERSITY STREET, BOURLAND AVENUE, WINDOM STREET, AND GARFIELD AVENUE, PEORIA, ILLINOIS (COUNCIL DISTRICT 2). PEORIA, ILLINOIS

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

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

WHEREAS, said Planning and Zoning Commission held a public hearing on March 2, 2017, 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 the following described property:

A part of the SW 1/4 of Section 5, a part of the SE 1/4 of Section 5, a part of the NW 1/4 of Section 8, and a part of the NE 1/4 of Section 8, all in T. 8 N., R 8 E. of the 4th P.M., being more particularly described as follows:

Commencing at the intersection of the Westerly R.O.W. line of the University Street Relocation, and the Southerly R.O.W. line of Main Street as the Point of Beginning of the tract to be described; thence S 20°-

11'-20" E along the Westerly R.O.W. line of the University Street Relocation, a distance of 63.74 feet; thence S 0°-00'-04" E along the Westerly R.O.W. line of the University Street Relocation, a distance of 70.19 feet; thence in a Southeasterly direction along the Westerly R.O.W. line of the University Street Relocation, on a curve to the left having a radius of 400.00 feet for an arc distance of 178.30 feet; thence S 25°-32'-29" E along the Westerly R.O.W. line of the University Street Relocation, a distance of 86.66 feet; thence in a Southeasterly direction along the Southwesterly R.O.W. line of the University Street Relocation, on a curve to the left having a radius of 410.00 feet for an arc distance of 221.34 feet; thence S 69°-09'-43"E along the Southwesterly R.O.W. line of the University Street Relocation, a distance of 300.72 feet; thence in a Southeasterly direction along the Southwesterly R.O.W. line of the University Street Relocation, on a curve to the right having a radius of 355.00 feet for an arc distance of 260.0 feet; thence Easterly parallel to the Southerly R.O.W. line of Main Street, a distance of 100 feet, more or less, to a point on the centerline of Bourland Street; thence Northerly along the centerline of Bourland Street, a distance of 465 feet, more or less, to a point on the Southerly R.O.W. line of Windom Street; thence Easterly along the Southerly R.O.W. line of Windom Street, a distance of 703 feet, more or less, to the Westerly R.O.W. line of Garfield Street; thence Southerly, along said Westerly R.O.W. line, 746 feet, more or less, thence Southeasterly along the Southwesterly R.O.W. line of said Garfield Street, 48 feet, more or less, to the Southeast corner of Lot 3 of Anderson and Whiting's Resurvey and Subdivision, said point being on the Northwestern R.O.W. line of an existing public alley; thence Southwesterly, along the Northwestern R.O.W. line of said public alley, 728 feet, more or less, to the Southwest corner of Lot 9 of Whiting's Subdivision, said point being on the Northeasterly R.O.W. line of the University Street Relocation; thence Northwesternly, along said Northeasterly R.O.W. line, 75 feet, more or less; thence Northerly, along the Easterly R.O.W. line of the University Street Relocation, on a curve to the right having a radius of 124.00 feet, for an arc distance of 41 feet, more or less, to the Southeasterly R.O.W. line of Bradley Ave.; thence Northerly along the Easterly R.O.W. line of the University Street Relocation and said line extended, a distance of 380 feet, more or less, to a point on the centerline of College Street (portion now vacated); thence Westerly along the centerline of College Street, a distance of 405 feet, more or less, to a point on the centerline of Underhill Street; thence Southerly along the centerline of Underhill Street, a distance of 130 feet, more or less, to a point on a line being the extension of the Northerly line of Lot 3, Block 12 of Underhill and Bourland's Addition, thence Westerly 196 feet, more or less, to the Northeast corner of Lot 8, Block 12 of Underhill and Bourland's Addition, said point being on the Westerly R.O.W. of an existing public alley in said Block 12; thence Southerly along the Westerly R.O.W. line of said public alley 150 feet, more or less, to a point on the Northerly R.O.W. line of Bradley Avenue; thence Westerly along the Northerly R.O.W. line of Bradley Avenue 310 feet, more or less; thence Southerly

along the Northerly Extension of the West line of Lot 13 of Block 13 of Bradley's 4th Addition, 215 feet, more or less, to the Southerly R.O.W. line of an existing public alley; thence Easterly along said Southerly R.O.W. line of said public alley as extended 318 feet, more or less, to the centerline of an existing public alley in Block 13 of Underhill and Bourland's Addition; thence Southerly along the centerline of said alley 202 feet, more or less; thence Westerly 158 feet, more or less, to the Easterly R.O.W. line of N. Duryea Place; thence Southerly along said Easterly R.O.W. line of N. Duryea Place, 34 feet, more or less, to a point; thence Easterly 158 feet, more or less, to the centerline of said existing public alley; thence Southerly along the centerline of said alley, and the extension thereof, a distance of 40 feet, more or less, to a point on the centerline of the alley lying South of Lot 10 of Bradley Subdivision; thence Westerly along the centerline of said alley lying South of Lot 10, a distance of 170 feet, more or less, to a point on the Easterly R.O.W. line of N. Duryea Place; thence Westerly, a distance of 60 feet, more or less, to the point of intersection of the centerline of the alley lying in Block 8 of Callender and Ayres Addition, and the Westerly R.O.W. line of N. Duryea Place; thence Westerly along the centerline of said alley in Block 8 of Callender and Ayres Addition, a distance of 560 feet to a point on the Northerly extension of the East line of Lot 13 of said Block 8 of Callender and Ayres Addition; thence Southerly along the East line of said Lot 13, and the extension thereof, a distance of 140 feet to a point on the Northerly R.O.W. line of Barker Avenue; thence Westerly along the Northerly R.O.W. line of Barker Avenue, a distance of 150 feet to a point on the Easterly R.O.W. line of Institute Avenue; thence Northerly along the Easterly R.O.W. line of Institute Avenue, a distance of 140 feet to a point on the centerline of the alley lying in Block 8 of Callender and Ayres Addition; thence Westerly along the centerline of the alley lying in Block 7 of Callender and Ayres Addition, and the Easterly extension thereof, a distance of 552 feet, more or less, to a point on the Easterly R.O.W. line of Glenwood Avenue; thence Northerly along the Easterly R.O.W. line of Glenwood Avenue, a distance of 346 feet, more or less, to a point on the centerline of the alley lying in Block 12 of Bradley's 4th Addition; thence Westerly along the centerline of the alley lying in Block 11 of Bradley's 4th Addition, and the Easterly extension thereof, a distance of 406 feet, more or less, to a point on to a point on the Southerly extension of a line lying 10 feet normal distance Easterly of the West line of Lot 4 of said Block 11 of Bradley's 4th Addition; thence Northerly along a line being parallel to, and 10 feet normal distance Easterly of, the West line of said Lot 4 of Block 11, and the Westerly R.O.W. line, as extended, of an existing public alley in Blocks 10 and 5 of Bradley's Subdivision. a distance of 1,392 feet, more or less, to a point on the Southerly R.O.W. line of Main Street; thence Easterly along the Southerly R.O.W. line of Main Street, a distance of 1608 feet, more or less, to the Point of Beginning, situate, lying and being in the City of Peoria, County of Peoria and State of Illinois.

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

1. A waiver to increase the maximum allowed height of the parking perimeter wall from 3 feet to 14 feet.
2. Show existing and proposed on-street parking on the site plan. Proposed changes to on-street parking shall be in compliance with Ordinance Section 28-246 and are subject to Public Works review and approval.
3. Accessible parking must meet City Code and ADA requirements.
4. Ensure proper turning radius for Fire Department vehicles.
5. Road width and access must meet Fire Department requirements and be approved by the Fire Department prior to the issuance of permits.
6. Replace deteriorated and non-ADA-compliant walks, curbs and curb ramps along property frontage.
7. Public Works is agreeable to constructing the sidewalk along Main Street on private property. If the sidewalk is constructed on private property, a permanent easement and exhibit plat, granting easement rights to the City for pedestrians, is required for City approval and shall be recorded by the Applicant.
8. Permanent storm water controls are required for the project and must be approved by Public Works prior to the issuances of permits.
9. All existing and proposed mechanical equipment, utilities, and refuse areas must be screened per Unified Development Code requirements.
10. All proposed signs must meet Unified Development Code requirements and require a separate application for a building permit.
11. Exterior lighting may not exceed $\frac{1}{2}$ footcandle, as measured at the property line. A photometric lighting plan is required prior to the issuance of permits.
12. There likely will be a need for bi-directional amplifier (bda) coverage in the building. This is required to ensure the portable radios used by Fire and Police are able to communicate within the building and to others outside of the building. This is referenced in the International Fire Code 2006 Chapter 9 (Chapter 5 in IFC 2012 gives comprehensive particulars) and NFPA Standard 72. This must be approved by the Fire Department prior to the issuance of a certificate of occupancy.
13. Fire Department Connection (FDC) for the sprinkler system must be within 100 feet of a fire hydrant. FDC must be approved by the Fire Department prior to the issuance of permits.

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

_____ DAY OF _____, 2017.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel