



**TO:** The Honorable Mayor and the City Council

**FROM:** Ty Livingston, Director of Planning & Community Development

**DATE:** February 24, 2021

**SUBJECT:** Approval of the Second Amendment to the East Peoria Downtown Overlay District Plan.

**BACKGROUND:**

The petition here is to update this plan as it's been about a decade since its implementation. Overall, overlay plans are designed to achieve one of two goals – either establish a character of an area or to preserve one. In this case, the plan was originally developed to establish a character for the district. With this revision, the goal is to retain and reinforce that character which has been established.

The proposal here is largely housekeeping items as since this plan was adopted, the area is now referred to as “The Levee District”. In addition, the zoning code was changed a few years ago and no longer requires parking minimums for most uses, so those exceptions are being removed. Green space areas are more clearly identified here as we've found most grants require these areas to be included within a formal plan. Lastly, in following with the moratorium imposed by the City in the Levee District on auto-related uses, the language here seeks to continue those uses being prohibited from most areas of the district.

Both the ZBA and Planning Commission review this document at their respective February meetings, and have both unanimously recommended approval of the changes presented.

**RECOMMENDATION:** Approval, as presented.

**ORDINANCE NO. 4557**

**AN ORDINANCE APPROVING A SECOND AMENDMENT TO THE  
EAST PEORIA DOWNTOWN OVERLAY DISTRICT AND  
RENAMING THE OVERLAY DISTRICT AS  
THE EAST PEORIA LEVEE OVERLAY DISTRICT**

**WHEREAS**, the City of East Peoria has previously designated an overlay district titled the East Peoria Downtown Overlay District, and the East Peoria Downtown Overlay District was amended by the City with a First Amendment in June 2018 (the “Downtown Overlay District”); and

**WHEREAS**, the Downtown Overlay District lies within the B-3 Business Service District; and

**WHEREAS**, the Downtown Overlay District Plan and the associated Streetscape Plan regulate the design and aesthetics of the Downtown Overlay District, including the rights-of-way; and

**WHEREAS**, City Officials have undertaken a review effort of the Downtown Overlay District Plan to update the Plan, including renaming the Plan as the Levee Overlay District Plan as the Plan addresses the design and aesthetics in the Levee District development area of the City; and

**WHEREAS**, as a result of this review, City Officials have prepared a Second Amendment to the Downtown Overlay District Plan that includes the renaming the Plan as the Levee Overlay District Plan (the “Second Amendment”); and

**WHEREAS**, after holding a public hearing on February 8, 2021, pursuant to duly published notice, the East Peoria Zoning Board of Appeals has recommended approval of the proposed Second Amendment; and

**WHEREAS**, on February 22, 2021, the East Peoria Planning Commission held a meeting to review the proposed Second Amendment during which the Planning Commission also voted to recommended approval of the proposed Second Amendment; and

**WHEREAS**, the City Council of the City of East Peoria hereby finds that it is in the best interests of the City and its residents to adopt the “Plan for the East Peoria Levee

Overlay District – Second Amendment”, attached hereto and incorporated herein as “Exhibit A”;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, THAT:**

**Section 1.** The City Council hereby adopts the findings and recitations hereinabove set forth.

**Section 2.** The East Peoria Downtown Overlay District is hereby renamed as the East Peoria Levee Overlay District, as attached hereto and incorporated herein as Exhibit A.

**Section 3.** The Second Amendment to the Plan for the East Peoria Levee Overlay District, as attached hereto and incorporated herein as Exhibit A, is hereby approved.

**Section 4.** Except as specifically modified within the Second Amendment to the Plan for the East Peoria Levee Overlay District, the zoning regulations applicable within the applicable zoning district, along with all other applicable provisions of the City Code, shall as from time to time be amended, continue to apply within the East Peoria Levee Overlay District.

**Section 5.** This Ordinance is hereby ordered to be published in pamphlet form by the East Peoria City Clerk and said Clerk is ordered to keep at least three (3) copies hereof available for public inspection in the future and in accordance with the Illinois Municipal Code.

**Section 6.** This Ordinance is in addition to all other ordinances on the subject and shall be construed therewith excepting as to that part in direct conflict with any other ordinance, and in the event of such conflict, the provisions hereof shall govern.

**Section 7.** This Ordinance shall be in full force and effect from and after its passage, approval and ten (10) day period of publication in the manner provided by law.

**PASSED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, IN REGULAR AND PUBLIC SESSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

**APPROVED:**

\_\_\_\_\_  
Mayor

**ATTEST:**

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

**EXAMINED AND APPROVED:**

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

**EXHIBIT A**

**Plan for the East Peoria Levee Overlay District –  
Second Amendment**

**PLAN FOR  
EAST PEORIA  
LEVEE  
OVERLAY DISTRICT –  
SECOND AMENDMENT  
(February 2021)**

**PLAN FOR THE EAST PEORIA LEVEE  
OVERLAY DISTRICT**

**I.**

**DESCRIPTION OF THEME AND PURPOSE OF THE EAST PEORIA  
LEVEE OVERLAY DISTRICT.**

The East Peoria LEVEE Overlay District (the “LEVEE Overlay District” or “the District”) consists of the property legally described in “Attachment 1”, shown on the map in “Attachment 2”, and set forth in the updated listing of parcel identification numbers (PINs) in “Attachment 3”, each of which are appended hereto and incorporated herein by reference. The LEVEE Overlay District is located within the “B-3, Business Service District” (the “B-3 District”) established under the zoning code of the City of East Peoria (the “Zoning Code”). The LEVEE Overlay District established pursuant to this plan (the “Plan”) is intended not only to attract commercial, office and governmental facilities housed in modern retail and office buildings, as well as residential facilities, but also to encourage a pedestrian friendly urban environment. The City has developed an East Peoria LEVEE Streetscape Plan (the “Streetscape Plan”) showing the proposed streetscaping plan for the LEVEE Overlay District which includes all public rights-of-way and all parking areas to be constructed within the area governed by this Plan. This Streetscape Plan is comprised of this document, the schematics of the LEVEE Overlay District, the Declaration of Covenants, Conditions and Restrictions for East Peoria LEVEE, and various other drawings and schematics that describe this LEVEE Overlay District and the utilities, signs, and monuments therein. This Streetscape Plan depicts the City’s goals for public areas within the LEVEE Overlay District and adjoining areas as shown by the various drawings and schematics for the LEVEE Overlay District. The Streetscape Plan will evolve over time as development occurs within the LEVEE Overlay District. The most current version of the Streetscape Plan shall be available in the City’s Department of Planning and Community Development. Achieving the various goals established by this Plan will require the modification of some regulations typically applicable within the B-3 District.

**II.**

**MODIFICATIONS TO ZONING REGULATIONS APPLICABLE  
WITHIN THE LEVEE OVERLAY DISTRICT**

Certain standards and regulations which are generally applicable in the B-3 District along with other more generally applicable provisions of the Zoning Code are modified within the LEVEE Overlay District, but only to the extent hereinafter set forth:

1. **RESIDENTIAL USES.** The Zoning Code at 5-9-4 provides that residential facilities having more than 25 dwelling units are allowed as a Special Use in the B-3 District. The Zoning Code does not authorize the establishment of any residential use in the B-3 District other than facilities having more than 25 dwelling units. In order to

encourage a broader range of residential uses, the following alternate regulations shall apply within the LEVEE Overlay District.

- a. Residential dwelling units, other than single-family detached and duplex units may be established as a permitted use within the LEVEE Overlay District.
- b. Dwelling units shall not be located on the same floor of a building as non-residential uses. No dwelling unit on a floor containing only residential uses may be converted to a non-residential use unless all dwelling units on such floor are simultaneously converted to code compliant non-residential uses. No space on a floor containing any non-residential use may be converted into a dwelling unit unless all space on that floor is simultaneously converted into code compliant dwelling units.
- c. Other residential facilities of any nature may be established within the LEVEE Overlay District as a Special Use in accordance with the procedures prescribed by the Zoning Code.

2. **FRONT, SIDE, AND REAR YARD SETBACKS AND LOT COVERAGE.**

The Zoning Code at 5-9-4(d) provides for a front yard having a depth of not less than 50 feet, provides that every corner lot on which a building is constructed shall have a front yard on each adjoining street, requires side yards of not less than 5 feet and combined total side yards of not less than 15 feet and requires a rear yard setback of not less than 20 feet. Section 5-9-4(d) also provides that not more than 40% of the area of a lot may be covered by buildings or structures. The standards established at Section 5-9-4(d) are modified within the LEVEE Overlay District, but only to the following extent:

- a. Buildings fronting on any street within the District may be constructed with no front, side or rear yard setbacks.
- b. Buildings may cover up to 100% of the lot upon which such buildings are located.

3. **WIDTH OF SIDEWALKS.** Sidewalks on West Washington Street between its intersection with Richland Street and the roundabout, along with the Promenade, as shown on the Streetscape Plan, shall have a width of 15 feet. All other sidewalks in the LEVEE Overlay District shall have a minimum width of six feet.

4. **PROJECTING AWNINGS AND CANOPIES.** The Zoning Code does not authorize decorative awnings and canopies which project into the public right of way. With respect to buildings fronting on streets within the District, decorative awnings and canopies for buildings placed on or near the front property line may project across the front property line into the public right of way subject to the following limitations:

- a. No such awning or canopy may project beyond the perpendicular plane established by the centerline of the adjoining sidewalk.
- b. Any such awning or canopy and the associated framing system shall be designed to resist deterioration due to weathering, to withstand applicable wind and snow loads and to prevent nesting or roosting by birds.
- c. No portion of any awning or canopy including the underside thereof shall have unfinished framing or fasteners.

5. **SIDEWALK DINING.** Any restaurant fronting on streets, or the Promenade, within the District may place tables and chairs on the sidewalk immediately adjoining the front of any portion of a building occupied by such restaurant subject to the following conditions:

- a. Only tables, chairs and other personal property which facilitates outdoor dining may be placed on the adjoining sidewalk.
- b. Any dining facilities placed on a sidewalk shall be located between the centerline of the sidewalk running generally parallel with the front of the adjoining building and the front of the adjoining building.
- c. The serving of alcoholic beverages is permissible in an outdoor dining area within the District, including a sidewalk dining area, as provided herein. The proprietor of a restaurant/bar in the District with an outdoor dining area shall have a valid liquor license issued by the City pursuant to Chapter 3 of Title 3 of the City Code (the City's Liquor Code), which shall include the issuance of a beer garden subclass license. While Section 3-3-1.4 of the City Code establishes the liquor code requirement of having a barrier at least a four (4) foot tall around an outdoor beer garden, this requirement is modified as provided herein. The proprietor of a restaurant/bar in the District shall erect a barrier around the outdoor dining area where alcoholic beverages are served, which may include movable fences or other similar movable barriers, having a height of not more than three feet surrounding the authorized dining area for the purpose of discouraging passing pedestrians from walking through the outdoor dining area. Any such fence or barrier shall have openings which provide convenient access to any doorways located within the adjoining building and as required by the City's Fire Chief or his designee. Further, any limitations imposed under the Liquor Code regarding distance requirements between the license premises and residential uses in the District are hereby waived in the District. Additional requirements established under the City's Liquor Code for a beer garden subclass license may be waived or altered within the discretion of the City's Liquor Commissioner in order to accommodate outdoor dining within the District.

- d. All such outdoor dining areas shall be maintained in a clean and sanitary condition with unconsumed food removed promptly after the departure of the patrons to whom such food was served. The proprietor shall be responsible for the prompt removal of any litter or debris generated by or located within the outdoor dining area.
- e. All tables, chairs, fences and similar items placed on a sidewalk shall be composed of corrosion resistant materials which are maintained in an attractive condition.
- f. Sidewalk Dining facilities shall be established and maintained in accordance with a site plan approved by the Zoning Administrator of the City.

6. **SCREENING AND LANDSCAPING.** Section 5-4-11 of the City Code establishes screening and landscaping requirements which are applicable within the City. Within the District, the screening and landscaping requirements imposed by Section 5-4-11 as modified by this Plan shall be adjusted with respect to any such buildings with reduced or nonexistent front, side and/or rear yards as authorized by Section 2 of this Plan or to accommodate such buildings which cover all or substantially all of the zoning lot on which the building is located. The Zoning Administrator shall during the process of reviewing the site plan for development of any zoning lot have the authority to proportionately reduce screening and landscaping requirements to the extent necessary to accommodate a structure with reduced front or side yard setbacks or substantial lot coverage.

7. **MODIFICATIONS TO LANDSCAPING POINT SYSTEM.** In order to encourage the establishment of sustainable and cost-effective landscaping within the LEVEE Overlay District, the City encourages the use of native or adaptive plants. In order to encourage a pedestrian friendly environment, the City also encourages the use of onsite outdoor furnishings, art and other related appurtenances. Within the LEVEE Overlay District, the screening and landscaping requirements established at Section 5-4-11 of the Zoning Code are modified as follows:

- a. Landscape Point System for Plants. Plants listed in the “Recommended Native/Adapted Plant Species List” hereinafter set forth will be given additional points over non-native species as listed in the table below. Native Species and certain non-native flowering perennials and grasses shall be assigned the following point values under section 5-4-11:

Plant Classification	Base Value
Shade Tree (Native Species List)	24 points
Intermediate Tree (Native Species List)	16 points
Evergreen and Deciduous Shrubs (Native	4 points

Species List)	
Flowering Perennials and Grasses (Non-Native Species)	1 point per 25 Sq. Ft.*
Flowering Perennials and Grasses (Native Species)	1 point per 10 Sq. Ft.*

\*To qualify for points based on square footage, perennials and grasses must be spaced at no more than ½ of the maximum spread as published in a reputable Nursery Catalog.

b. Landscape Point System for On Site Outdoor Furnishings. Subject to the limitations herein set forth, on site outdoor furnishings are eligible for points that can be applied toward the site landscape point requirements. The values applicable to specific furnishings are listed in the table below:

Furnishing Type	Base Value
Chair (Single)	8 points
Chairs (Set of 2)	16 points
Table w/ Chairs	20 points
Bench	16 points

(1) On site outdoor furnishings are not intended to replace plant material, but rather to compliment site landscaping. Points achieved from such furnishings may be used to replace a maximum of 20% of the landscape points required for each site area (i.e. 20% of Parking Lot Requirements and/or 20% of Front Yard Requirements.)

(2) On site outdoor furnishings, fountains, sculpture, hardscape plazas and other amenities not listed in the above table may be awarded points at the discretion of the Zoning Administrator and shall be determined on a case by case basis.

c. Front Yard Landscaping. The number of points required for landscaping of front yards shall be based on the overall length of the lot frontage as measured in feet along the property line divided by one and one half (1-1/2). For example, if the front yard lot frontage of a zoning lot is one hundred and sixty-five (165) feet in length, then the landscaping must generate one hundred and ten (110) points.

Requirements for zoning lots with a front yard of reduced size as authorized by this Plan will be modified on a case by case basis.

d. Parking Lot Landscaping. The number of points provided for parking lot landscaping shall be equal to one and one-half (1-1/2) times the required number of parking spaces.

(1) The minimum unpaved area for planting all types of trees within parking lots shall not be less than one hundred and sixty (160) square feet per tree. Shade trees and intermediate trees shall not be planted in any area with a width of less than seven (7) feet (back of curb to back of curb). Evergreen trees shall not be planted in an area with a width of less than twelve (12) feet. Shrubs shall not be planted in areas with a width of less than four (4) feet. Measurements are back-of-curb to back-of-curb. The locations of parking lot landscaping will be subject to review and approval by the Zoning Administrator.

e. Minimum Landscaping Requirements.

(1) Not less than twenty-five (25) percent of the points required for landscaping of front yards and parking lots shall be achieved by utilizing plants from the shrub classification.

(2) Not less than twenty-five (25) percent of the points required for landscaping of front yards and parking lots shall be achieved by utilizing plants from the tree classification.

(3) Not less than (25) percent of the points required for landscaping of front yards and parking lots shall be achieved by utilizing plants from the Perennials and/or Grasses classification.

f. Recommended Native / Adapted Species List. Only plantings from this list are eligible for "Native Plant Points". Additional native plant materials not on this list may or may not be eligible for "Native Plant" points. Determination of eligibility will be based on the specific plant's suitability for use in a case by case basis as determined by the Zoning Administrator. Preference will be given to species that are drought tolerant and winter hardy for this region.

The goal of this species list is to encourage the congruency of the plant palette throughout the LEVEE Overlay District. Additionally, the use of native adapted plantings is intended to reduce maintenance and provide healthier plant material. Use of propagated cultivars of the species below is encouraged to provide the best quality plant material.

**Shade Trees/Intermediate Trees:**

American Hornbeam (*Carpinus caroliniana*)

American Plum (*Prunus americana*)

Bald Cypress (*Taxodium distichum*)

Black Tupelo (*Nyssa sylvatica*)

Birch species

Cockspur Hawthorn (*Crataegus mollis*)

Downy Serviceberry (*Amelanchier arborea*)  
Shadblow Serviceberry (*Amelanchier canadensis*)  
Eastern Redbud (*Cercis canadensis*)  
Eastern White Pine (*Pinus strobus*)  
Hackberry (*Celtis occidentalis*)  
Honeylocust (*Gleditsia tricanthos* var. *inermis*)  
Hophornbeam (*Ostrya virginiana*)  
Juniperus virginiana (Red Cedar)  
Linden (*Tilia americana*)  
Kentucky Coffee Tree\* (*Gymnocladus dioicus*)  
Maple species  
Oak species  
Ohio Buckeye\* (*Aesculus glabra*)  
Witchhazel (*Hamamelis virginiana*)  
\*Male plants only (non-fruiting)

**Shrubs:**

American Hazelnut (*Corylus americana*)  
Burning Bush (*Euonymus alatus*)  
Buttonbush (*Cephalanthus occidentalis*)  
Common Juniper (*Juniperus communis*)  
Common Ninebark (*Physocarpus opulifolia*)  
Common Winterberry (*Ilex verticillata*)  
Cornus species  
Mock Orange (*Philadelphus pubescens*)  
Red Twig Dogwood (*Cornus sericea*)  
Rhus species  
Shubby Cinquefoil (*Potentilla fruticosa*/*Dasiphora fruticosa*)  
Silky Dogwood (*Cornus amomum*)  
Viburnum species  
Virginia Sweetspire (*Itea virginiana*)

**Flowering Perennials:**

Aster species  
Baptisia species  
Bee Balm (*Mondarda didyma*)  
Blazing Star (*Liatris spicata*)  
Bluestar (*Amsonia tabernaemontana*)  
Butterfly Weed (*Asclepias tuberosa*)  
Coreopsis species  
Dwarf Bush Honeysuckle (*Diervilla lonicera*)  
Echinacea species  
Iris species  
Joe-Pye Weed (*Eupatorium* sp)  
Cardinal Flower (*Lobelia cardinalis*)  
Leucanthemum species

Gayfeather (*Liatris spicata*)  
Lirope species  
Phlox species  
Rudbeckia species  
Russian Sage (*Pervoskia atriplicifolia*)  
Sage (*Salvia nemorosa*)  
Sedum species

**Grasses:**

Feather Reed Grass (*Calamagrostis acutiflora*)  
Carex Species  
Northern Sea Oats (*Chasmanthium latifolium*)  
Blue Fescue (*Fesuca glauca*)  
Bloodgrass (*Impeata cylidrica*)  
Miscanthus species  
Panicum species  
Pennisetum species  
Big Bluestem (*Andropogon gerardii*)  
Little Bluestem (*Schizachyrium scoparium*)  
Indian Grass (*Sorghastrum nutans*)  
Prairie Dropseed (*Sporobolus heterolepis*)

8. **PARKING REGULATIONS.** Title 5, Chapter 7 of the Zoning Code regulates the number and placement of off-street parking facilities within the District. Dwelling units established as a permitted use as authorized by paragraph 1(a) of this Plan shall be provided with dedicated onsite parking spaces in sufficient number to comply with the requirements of the Zoning Code. Furthermore, the Zoning Administrator shall during the process of reviewing the site plan for development of any zoning lot under this Plan have the authority to allow a lower number of parking spaces for a particular use within the District when taking into consideration any adjacent or nearby off-street or on-street parking that will be accessible and available for use by the zoning lot.

9. **ACCOMMODATION OF BICYCLES.** Bicycle racks capable of accommodating two bicycles for each 300 lineal feet of building frontage shall be provided, located and properly maintained in convenient proximity to all commercial facilities. Owners and occupants of individual commercial facilities having less than 300 lineal feet of building frontage may work cooperatively with other similarly situated owners and occupants to provide the required density of bicycle racks. In lieu of this standard, owners and occupants may provide bicycle racks in accordance with standards established by the U.S. Green Building Councils *Leadership in Energy and Environmental Design* ("LEED") Program.

10. **ACCOMMODATION OF ELECTRIC VEHICLES.** The placement of charging stations for electrically powered vehicles shall be considered.

11. **ENERGY EFFICIENCY AND ENVIRONMENTAL DESIGN ENCOURAGED.** Efforts and projects that further the goals of energy efficiency and environmental design are encouraged. These goals will be achieved as follows:

- a. Reasonable modifications, adjustments or waivers of the standards set forth in this Plan and in the Zoning Code, shall be considered, if necessary, to meet standards established by the LEED Program or the *Energy Star* Program.
- b. Prohibition on Auto-related Uses. The Levee District was designed to be pedestrian and bike-friendly. As such, with the exception of an automotive supply or accessory store (with no repair or installation services), no automotive uses as provided under either *permitted uses* or *special uses* for the B-3 Zoning District under Section 5-9-4 of the Zoning Code, or any other automotive related uses, shall be permitted within 250 feet of the following streets in the District: W. Washington Street, Richland Drive, Spinder Drive, Clock Tower Drive, Holiday Street, and Center Street. This distance shall be measured from the location of the actual use, including the use within an existing or new structure.

12. **LOCATION OF UTILITIES.** The goal of the Streetscape Plan is to maintain consistency in the design and aesthetics of the LEVEE Overlay District. To maintain the design and desired aesthetics, all utilities shall be located underground in the rights-of-way in a manner that will not conflict with other services.

Any utility accessories, including but not limited to any antenna, pole or box, that are required to be above ground, shall comply with the LEVEE Overlay District's design standards and shall be approved by the Design Review Committee. Design shall include, but not be limited to, the blending of such accessories into the surrounding environment through the use of camouflaging architectural treatment that complies with the existing design plan. Poles that are necessary to be above ground, shall be consistent with the design and location of light poles as described in paragraph 13 below and shall be presented to the Design Review Committee for approval prior to erection. Should any accessory be placed on a current pole, the accessory shall blend in color and style with said pole. The Design Review Committee shall have the discretion to implement stealthing technology to maintain the design, theme and desired aesthetics of the LEVEE Overlay District.

Should the Design Review Committee determine the proposed location of a utility accessory is objectionable based on the goals of the LEVEE Overlay District, the Design Review Committee shall propose an alternative site for such accessory.

Appeals of the Design Review Committee's decisions shall be made to the Zoning Board of Appeals pursuant to this Code.

13. **DESIGN AND LOCATION OF LIGHT POLES.** Above ground light poles shall be consistent with and conform to the Sternberg, double light fixture model, a

description and of the model and schematic is on file with the City's Department of Planning and Community Development or a functionable equivalent as approved by the Design Review Committee. Spacing of light poles shall be approved by the Design Review Committee.

14. **RECREATIONAL & GREEN SPACES.** As a critical component of the Levee District's design, these spaces create the sense of place which is highly desired for this area. These spaces are identified below as well as on the Streetscape Plan.

- a. Levee Park. The park is designed to be a focal point for not only the Levee District but for the entire community. The park's development is supported through a joint effort between the City and the East Peoria Community Foundation and is intended to be as functional for special events as it is for daily usage by the City's residents. The park will feature a variety of natural and hardscapes that will support many activities throughout the year. It will be designed to be an attraction to encourage families to enhance their time spent in the Levee District.
- b. The Round-A-Bout. The first of its kind in the region, the round-a-bout offers a new approach to traditional intersections. Its function encourages efficient and safe traffic flow while providing for defined crossing paths for pedestrians. In addition, its landscaping is designed to enhance the overall appearance of this intersection of Clock Tower and West Washington.
- c. Area in front of Costco. This green space is designed to provide refuge for pedestrians accessing the Costco site via the sidewalks throughout the Levee District. It also highlights one of three monument signs which provide directions to the area's major attractions.
- d. The Promenade. This 60-foot-wide spine runs throughout the parking field and between two sets of buildings – connecting West Washington to the River Trail of Illinois. It hosts numerous annual events given its visibility and ease of access. It also provides a safe pedestrian refuge within the parking area.
- e. The River Trail of Illinois. This trail bounds the Levee District along its entire northern side. The trail runs the entire width of East Peoria and connects with the Morton Trail System to the East and the Peoria Trail System via the Bob Michel Bridge.

**ATTACHMENT 1**  
**LEGAL DESCRIPTION OF LEVEE OVERLAY DISTRICT**

Part of East Half of Section 32, Township 26 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois.

Including:

All of Technology Park Subdivision (Recorded in Plat Book "CCC" Pages 24 and 25 at the Tazewell County Recorder's Office).  
(Parcels 1-6 as shown on Exhibit B)

Also:

That part of former Peoria & Pekin Union Railway Company right of way bounded by Technology Park Subdivision, Farm Creek, the east line of the Northeast Quarter of Section 32, Town Center II (Recorded in Plat Book "GG" Page 71 at the Tazewell County Recorder's Office) and Washington Street.  
(Parcel 7 as shown on Exhibit B)

Also:

Part of Lot 1 of the Subdivision of Lot 11 of C. Ballance's Elk Park (As Recorded in Book "D" Page 48), except that part of Lot 6 of Technology Park Subdivision.  
(Parcels 8-14 as shown on Exhibit B)

Also:

Lots 1-4 and Lots 7-14 of Brown and Bourland Subdivision (Recorded in Plat Book "D" Page 76 at the Tazewell County Recorder's Office), being a subdivision of Lots 10 and 11 of C. Ballance's Elk Park Subdivision (Recorded in Plat Book "A" Page 42 at the Tazewell County Recorder's Office)  
(Parcels 16-18 and 28-36 as shown on Exhibit B)

Also:

Lots: 1-6, 51- 57, 68 and part of Lots 7, 8, 58- 62 and 115 in Richland Farms Subdivision (Recorded in Plat Book "F" Page 50 at the Tazewell County Recorder's Office)  
(Parcels 37-58 as shown on Exhibit B)

Also:

Lots 1-8 of Millard and Dennis Addition (Recorded in Plat Book "E" Page 42 at the Tazewell County Recorder's Office), being a subdivision of Lot 5 of Brown and Bourland Subdivision (Recorded in Plat Book "D" Page 76 at the Tazewell County Recorder's Office), and Lot 11 of C. Ballance's Elk Park Subdivision (Recorded in Plat Book "A" Page 42 at the Tazewell County Recorder's Office)  
(Parcels 15 and 19-23 as shown on Exhibit B)

Also:

Commencing at a point on the easterly right of way line of Center Street where the same intersects the south line of Lot 11 in Elk Park Subdivision (recorded in Plat Book "A", page 42 at the Tazewell County Recorder's Office), as the Point of Beginning; thence in an easterly direction along said south line of Lot 11, a distance of 140 feet, more or less; thence in a southerly direction, to the south line of Lot 26 in Cummings Plat for Taxation (recorded in Plat Book "I", Page 23 at the

Tazewell County Recorder's Office); thence in a westerly direction, along said south line of Lot 26, to said easterly right of way line of Center Street; thence in a northerly direction, along said easterly right of way line, to the Point of Beginning.  
(Parcels 24-27 as shown on Exhibit B)

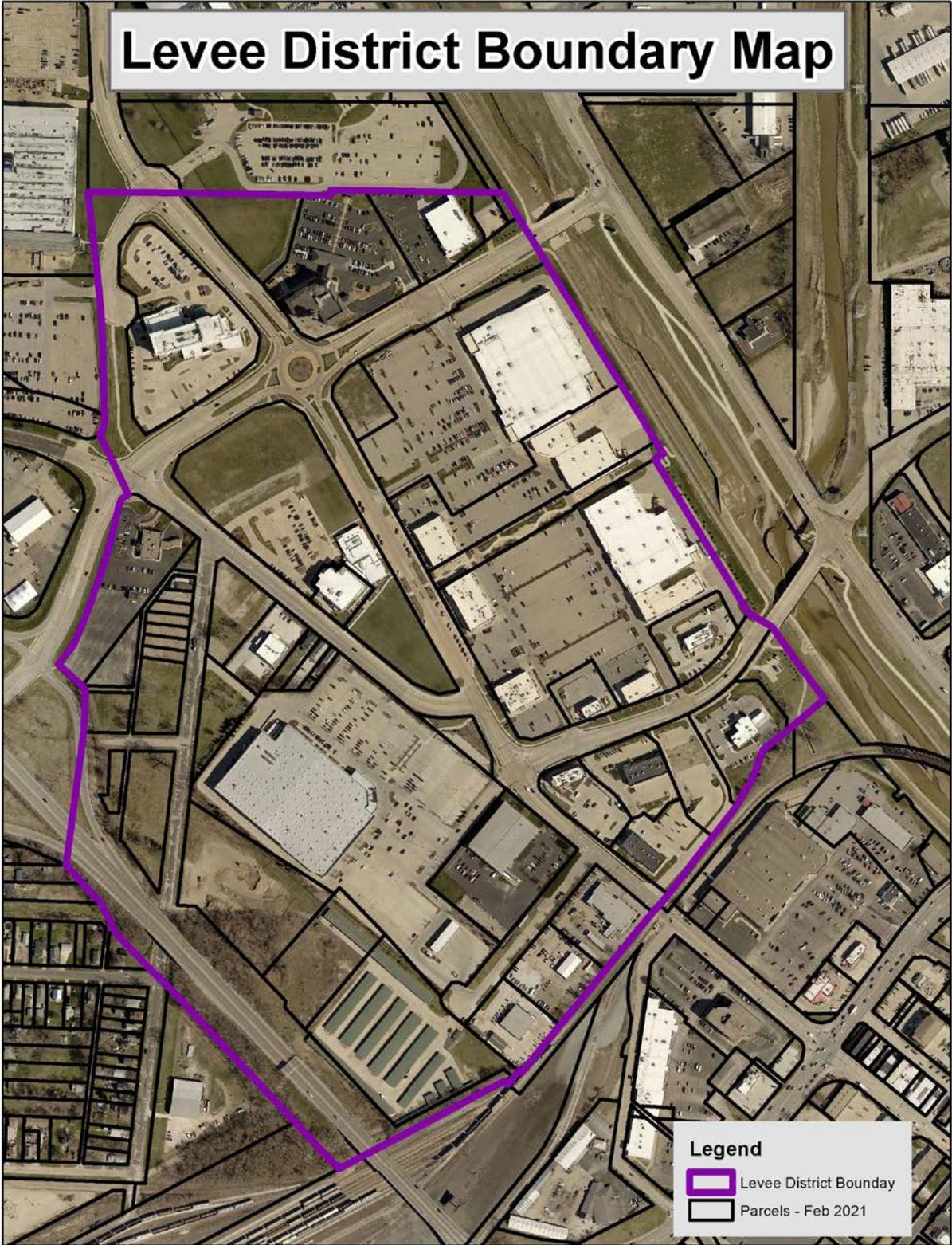
Also:

The easterly 150 feet of Lot 126.  
(Parcel 59 as shown on Exhibit B)

Also:

The alleys and streets lying within the expansion area as shown on Attachment 2.

**ATTACHMENT 2**  
**MAP OF LEVEE OVERLAY DISTRICT**



**ATTACHMENT 3**  
**LISTING OF PINs FOR LEVEE OVERLAY DISTRICT**

<u>PIN</u>	<u>Parcel Address</u>	
01-01-32-200-020	CLOCK TOWER DR	EAST PEORIA IL 61611
01-01-32-200-026	W WASHINGTON ST	EAST PEORIA IL 61611
01-01-32-200-027	201 CLOCK TOWER DR	EAST PEORIA IL 61611
01-01-32-200-028	251 CLOCK TOWER DR	EAST PEORIA IL 61611
01-01-32-200-029	CLOCK TOWER DR	EAST PEORIA IL 61611
01-01-32-202-003	501 W WASHINGTON ST	EAST PEORIA IL 61611
01-01-32-202-005	501 RICHLAND ST	EAST PEORIA IL 61611
01-01-32-202-006	110 CENTER ST	EAST PEORIA IL 61611
01-01-32-202-007	120 CENTER ST	EAST PEORIA IL 61611
01-01-32-202-008	124 CENTER ST	EAST PEORIA IL 61611
01-01-32-202-009	128 CENTER ST	EAST PEORIA IL 61611
01-01-32-202-010	128 CENTER ST	EAST PEORIA IL 61611
01-01-32-202-011	CENTER ST	EAST PEORIA IL 61611
01-01-32-202-032	112 CENTER ST	EAST PEORIA IL 61611
01-01-32-202-033	501 RICHLAND ST	EAST PEORIA IL 61611
01-01-32-202-034	146 CENTER ST	EAST PEORIA IL 61611
01-01-32-203-028	200 CENTER ST	EAST PEORIA IL 61611
01-01-32-204-015	409 RICHLAND ST	EAST PEORIA IL 61611
01-01-32-204-016	405 RICHLAND ST	EAST PEORIA IL 61611
01-01-32-204-017	401 RICHLAND ST	EAST PEORIA IL 61611
01-01-32-204-029	445 ANTHONY CT	EAST PEORIA IL 61611
01-01-32-204-032	201 WASHINGTON ST	EAST PEORIA IL 61611
01-01-32-204-039	200 COMMERCIAL DR	EAST PEORIA IL 61611
01-01-32-204-041	200 COMMERCIAL DR	EAST PEORIA IL 61611
01-01-32-204-047	WASHINGTON ST	EAST PEORIA IL 61611
01-01-32-204-052	225 CENTER ST	EAST PEORIA IL 61611
01-01-32-204-055	301 W WASHINGTON ST	EAST PEORIA IL 61611
01-01-32-204-057	415 RICHLAND ST	EAST PEORIA IL 61611
01-01-32-204-058	CENTER ST	EAST PEORIA IL 61611
01-01-32-204-059	CENTER ST	EAST PEORIA IL 61611
01-01-32-205-008	480 W WASHINGTON ST	EAST PEORIA IL 61611
01-01-32-205-009	496 W WASHINGTON ST	EAST PEORIA IL 61611
01-01-32-205-010	360 W WASHINGTON ST	EAST PEORIA IL 61611
01-01-32-205-011	370 W WASHINGTON ST	EAST PEORIA IL 61611
01-01-32-205-015	111 ALTORFER LN	EAST PEORIA IL 61611
01-01-32-205-016	314 W WASHINGTON ST	EAST PEORIA IL 61611
01-01-32-205-017	161 SPINDER DR	EAST PEORIA IL 61611
01-01-32-206-002	SPINDER DR	EAST PEORIA IL 61611
01-01-32-206-004	160 SPINDER DR	EAST PEORIA IL 61611
01-01-32-206-005	SPINDER DR	EAST PEORIA IL 61611
01-01-32-206-006	SPINDER DR	EAST PEORIA IL 61611
01-01-32-206-007	124 SPINDER DR	EAST PEORIA IL 61611
01-01-32-206-008	204 W WASHINGTON ST	EAST PEORIA IL 61611
01-01-32-207-001	401 W WASHINGTON ST	EAST PEORIA IL 61611
01-01-32-207-002	400 RICHLAND ST	EAST PEORIA IL 61611

01-01-32-208-001	W WASHINGTON ST	EAST PEORIA IL 61611
01-01-32-209-001	101 HOLIDAY ST	EAST PEORIA IL 61611
01-01-32-420-001	109 COMMERCIAL DR	EAST PEORIA IL 61611
01-01-32-420-002	201 W WASHINGTON ST	EAST PEORIA IL 61611