

LAKE VICTORIA
Planned Unit Development

Stage 2 Submittal
Preliminary Plan

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(1)

LAKE VICTORIA - Planned Unit Development

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LAND USE1. State land uses by explicit listings.

The project is basically a multi-use development and one of its primary aims is to satisfy some of the heretofore unmet needs of Springfield. The basic goal of the project is to provide a "Theme" or "World" concept approach to land development. This concept combines housing, retailing, business, service facilities, large open spaces and green belts, and public and semi-public activities in a manner which will harmoniously integrate community living, work and recreation activities.

A development with this concept provides opportunities for a unique and pleasing way of life that will be of benefit to the people of Springfield.

The "Theme" areas, or "Worlds", included in this development are outlined below.

- A. Convenience World - includes convenient and quick access type facilities and service uses such as: supermarket, small retail stores and specialty shops of various types, drug store, and general shopping areas.
- B. Office World - includes space oriented to use by the medical profession, professional offices, associations, real estate, financial institutions, administrative type companies, business offices of various types, etc.
- C. Leisure, Recreation, and Civic Oriented Facilities - includes facilities that are desirable and compatible with leisure and recreational activities. Facilities planned include a public park, two lakes, civic buildings for community organizations, day nursery, movie theaters, and a sports complex with clubhouse, swimming pool, gymnasium, tennis courts and outdoor play area.
- D. Food World - includes restaurant facilities that will offer a variety of different types of eating establishments.
- E. Household World - includes facilities to accommodate uses connected with housing's comprehensive activities such as: landscaping and garden center, furniture or department store, warehouse storage area, radio station, animal hospital, hardware store, sporting goods and rental store.
- F. Automotive and Travel - to accommodate automotive and travel related activities such as: automotive

dealer, recreational vehicle park, office and utility buildings, and motel with coffee shop and office.

- G. Residential World - Although listed as a separate entity, the Residential World is designed in such a manner as to serve the specific worlds. Residential units are intertwined throughout the development. These units consist of one, two and three bedroom apartments and should offer the people working within a given "World" the benefit of close residence to their places of employment. The close proximity of residential units to various "Worlds" should also encourage people to live near areas of their specific interests. A church is also shown in the Residential World on Taylor Avenue.

Although not specifically labeled as such, there is an attractive feature of this development that can be considered yet another "World"-----"The World of Open Space, Vistas, and Green Belts". The entire development has been designed to convey a feeling of spacious openness, pleasing vistas and green belts with spatial variety. These features give the project a refreshing "out of the ordinary" feeling and alleviate the usual "closed-in" urban atmosphere.

2. Illustrate the location of said uses.

Specific locations of various land uses are illustrated on the Site Plan and smaller scale Land Use Plan which accompany this submittal.

General location of the various land uses or "Worlds" are as follows: (also see Land Use Plan)

A. Convenience World

Contained within an area along the south portion of the site and bounded by: Stevenson Drive on the south; Stanton Street on the west, Lake Victoria Drive on the north and Normandy Road on the east.

B. Office World

Located in the east central and northeast central portions of the site.

C. Leisure, Recreation and Civic Oriented Facilities

Located in the center portion of the site as indicated on the Land Use Plan. Lake Trevor is located at the northeast corner of the site. Lake Victoria is located in the south-east central portion of the site.

D. Food World

Located along Normandy Road and southwest of the center portion of the site.

E. Household World

Located in the west, northwest and north areas of the site. West and north of Stanton Street.

F. Automotive and Travel World

Located in the southeast and southwest corners and along the west border of the site.

G. Residential World

Located throughout the project -- see comments under explicit listings of land uses.

3. Indicate the approximate quantity of land area to be devoted to each use.

<u>Use</u>	Land in Acres (Includes Open Space)
A. Convenience World	23
B. Office World.	25
C. Leisure, Recreation & Civic World .	48
D. Food World.	9
E. Household World	22
F. Automotive & Travel World	32
G. Residential World	61
Illini Motor (present facilities) . .	8
Railroad Relocation (estimated) . .	32
Total approximate number of acres shown on Survey	260

4. Explain how the PUD Land uses relate to existing or probable land uses immediately adjacent to the planned unit development and to land uses within a broader area.

The land immediately adjacent to the proposed development to the north is undeveloped with a small lake and areas of land fill. The north and west boundaries of the site, according to preliminary proposals of the Capital City Railroad Relocation Authority, will become a railroad corridor under the railroad relocation program. The land immediately to the west of the existing railroad is residential. The land immediately to the east of the site is residential and to the south is residential and commercial.

The land uses in this project relate in a positive sense to adjacent land uses because of the utilization of green belts, many open spaces, and vistas and by the manner in which the uses in the development are located in relation to existing uses.

The proposed planned unit development conforms to the approved city plan in that the PUD plan indicates similar land usage as the city plan. The Urbanized Area Plan - 1985 prepared in 1970 by the Springfield-Sangamon County Regional Planning Commission and the proposed development both indicate the following:

- A. A park in the central area of the site.
- B. The area along Stevenson Drive should be devoted to trade.
- C. A variety of residential dwelling types.
- D. Buffers have been provided between railroad tracks and residential areas. The proposed plan indicates a warehouse area, open space, and berms in order to provide buffers.
- E. Establish buffers and transitional land uses on the perimeter of industrial and trade areas. The proposed development indicates the use of green belts, berms, etc., for such transitions and buffers.
- F. Maintain and upgrade the character of the area developing along Stevenson Drive by clustering businesses.
- G. NOTE: The Urbanized Area Plan indicates that Stanton Street should be extended to Fox Bridge Road and that Villanova should be extended to the Stanton Street extension. The railroad corridor mentioned above was introduced after the Area Plan was adopted and it is felt that the above described street extensions are rendered impractical and ineffectual by the proposed corridor location. Therefore, it was felt that the extension of Stanton curving to the northeast to a point near the center of the site and then extending to the east to a point between Villanova and Radcliff would provide an adequate substitute extension.

The proposed development would provide residential units not only for the "Worlds" within the development but also for the growing employment population centers such as Sangamon State University, Lincoln Land Community College, Springfield Community Hospital, various State of Illinois office buildings and the Industrial Park areas that are located in the southeast area of Springfield. This provision would reduce travel distances and time to such employment centers which would result in a positive effect on the environment (i.e., less pollution and energy savings).

The facilities of each "World" in the proposed development would serve the needs of the proposed development and the general population of the southeast area of Springfield as well as the employment population centers mentioned above. Such needs being served would provide the same environmental advantages noted above.

5. Give density of population per gross acre and give the intensity of other land uses.

The total projected residential population (Residential World) is 1272 on 220 acres for a density per acre of 5.78.

(See appendix for Density Calculations).

The intensity of other land uses are:

NOTE: All totals are approximate and square feet of building figures represent the amount of land occupied by buildings.

- A. Convenience World - 1,001,880 square feet (23 acres) of land with a total of 109,500 square feet of buildings.
- B. Office World - 1,089,000 square feet (25 acres) of land with a total of 86,500 square feet of buildings.
- C. Leisure, Recreation & Civic World - 2,090,880 square feet (48 acres) of land with a total of 101,000 square feet of buildings.
- D. Food World - 392,040 square feet (9 acres) of land with a total of 22,000 square feet of buildings.
- E. Household World - 958,320 square feet (22 acres) of land with a total of 169,200 square feet of buildings.

F. Automotive & Travel World - 1,393,920 square feet (32 acres) of land with a total of 49,800 square feet of buildings.

6. State gross floor area for each use other than residential use.

<u>Use</u>	<u>Approximate Gross Floor Area in Square Feet</u>
A. <u>Convenience World</u>	
A-1 Supermarket	29,000
A-2 Drug Store	10,000
A-3 Convenience Stores	22,500
A-4 Retail Shops	12,000
A-5 Retail Shops	8,000
A-6 Mini-Mall	28,000
B. <u>Office World</u>	
B-1 Office Building	30,000
B-2 Office Building	30,000
B-3 Medical Offices	16,000
B-4 Accountants	5,000
B-5 Attorneys	2,500
B-6 Financial Institutions	4,000
B-7 Professional Offices	30,000
B-8 Associations Building	9,000
B-9 Business Machines	7,500
B-10 Printer	2,500
B-11 Real Estate	10,000
C. <u>Leisure, Recreation & Civic World</u>	
C-1 Public Park	10 acres
C-2 Lake Trevor	6.0 acres
C-3 Lake Victoria	6.0 acres
C-4 Civic Complex	44,000
C-5 Day Care Center	5,000
C-6 Theaters	26,000
C-7 Sports Complex	33,000
D. <u>Food World</u>	
D-1 Restaurant	4,500
D-2 Restaurant	6,500
D-3 Restaurant	4,000
D-4 Restaurant	3,000
D-5 Restaurant	4,000
E. <u>Household World</u>	
E-1 Sporting Goods Store	7,200
E-2 Department Store	20,000
E-3 Rental Company	3,000
E-4 Animal Hospital	4,000
E-5 Hardware Store	10,000
E-6 Garden & Lawn Supplies	3,000
E-7 Business	4,000
E-8 Radio Station	3,000
E-9 Warehousing & Storage	115,000

F.	<u>Automotive & Travel World</u>	
	F-1 Automotive Center	21,800
	F-2 Recreational Vehicle Park	3,000
	F-3 Motel	47,000

STREETS AND PARKING

1. Note the classification and location of streets by size and probable traffic volume.

- A. The overall plan indicates the existing and proposed street pattern. Stanton Street and Normandy Road will function as arterial streets with 80 feet of right of way for each. Stanton Street will have four lanes of two way travel and Normandy Road will have two lanes of two way travel. The remaining streets in the development will have two lanes of travel within a 60 foot right of way.

Dedicated streets publically owned and maintained by the City of Springfield will be:

- a. Stanton Street
- b. Normandy Road
- c. Butler Street
- d. Lake Victoria Drive
- e. Lake Trevor Drive

Undedicated streets, owned and maintained by the developer will be:

- a. Trevor Circle
- b. Via Verde
- c. Via Nero
- d. Via Rosso

- B. Special consideration and study has been made of the three intersections of the two arterial streets with Stevenson Drive and Taylor Avenue.

INTERSECTION A

Stanton Street and Stevenson Drive

INTERSECTION B

Normandy Road and Stevenson Drive

INTERSECTION C

Stanton Street and Taylor Avenue

- C. The average daily traffic volumes indicated are based upon 1982 traffic projections. See appendix for methods of obtaining probable traffic volumes.

2. Note the traffic safety features of the system.

Maximum safety for vehicles and pedestrians was the prime design consideration for the proposed system of streets.

- A. Stanton Street is the only through street in the project. All remaining streets are intended to function internally.
- B. All intersections are designed toward minimal vehicle-vehicle and vehicle-pedestrian conflicts.
- C. The proposed curvilinear streets will moderate vehicular speed.
- D. The extensive "green areas" will provide considerably more sight distance to enhance traffic safety.
- E. Each developed unit will have its own entrance and parking area.
- F. The parking facilities are broken into small areas for minimal congestion.
- G. Parking spaces are 9 feet in width and 20 feet in length and almost all parking lots are based on right angle parking.
- H. There are adequate pedestrian ways from all parking areas to the parker's destination.
- I. All facilities have been provided sufficient travelways in case emergency vehicles are needed.

3. Give the kinds of pavement and curb.

- A. All streets will be portland cement concrete pavement 6 inches thick.
- B. Stanton Street will have four lanes, without parking, and two way travel along its 4350 foot length.
- C. Normandy Road will have four lanes, including parking on both sides, and two way travel along its 2300 foot length.
- D. The three raised earth medians within Stanton Street and Normandy Road will be approximately 40 feet at their widest part, bounded with 6" barrier curbs, providing ample area for low profile ornamental plantings.

- E. Lake Victoria Drive, Butler Street, and Lake Trevor Drive will have three lanes, including parking along one side, and two way travel.
 - F. Via Rosso, Via Verde, Via Nero and Trevor Circle will have three lane, two way travel with parking on one side only.
 - G. All streets will have two foot valley type gutters on each side.
4. Give the location and quantity of vehicles to be accommodated by off-street parking facilities.

Location and parking counts are indicated on the site plan. The number of spaces provided for each use will meet and in most cases exceed, the requirements set forth in the Planned Unit Development Ordinance.

Basically, the number of parking spaces to be provided for the various uses were calculated as noted below and the figures used represent recommendations of, and information published, by the American Society of Planning Officials (Information Report #182) and/or the Urban Land Institute (Technical Bulletins).

<u>Use</u>	<u>Guidelines for Parking Space Ratio</u>
Commercial - shopping areas, stores, shops, etc.	5.5 spaces/1000 sq ft of building area
Professional offices, general office space, business etc.	1 space/200 sq ft of building area
Medical offices - physicians dentists, etc.	1 space/140 sq ft of building area
Supermarket	1 space/150 sq ft of building area
Restaurants	1 space/80 sq ft of building area
Movie Theaters	1 space/4 seats
Motel	1 space/each guest room

NOTE:

The Planned Unit Development Ordinance states that the number of parking spaces required for all buildings other than single, two and multiple family buildings shall be in accordance with the Zoning Ordinance. The Zoning Ordinance, in most cases, stipulates (depending on building type) that the number of spaces required be calculated and based on a ratio to the number of employees, amount of building square footage intended for use by the public, lineal inches of seating, etc., and the various figures and ratios to be used are stated in the Zoning Ordinance. Since all of the necessary criteria (number of employees, area used by public, etc.) has not yet been established for all of the uses listed above, it was felt that it would be appropriate to follow the above listed guidelines in computing the number of spaces required.

Residential Parking

Two parking spaces, including a garage, will be provided for each Three Bedroom Unit.

One and Two Bedroom Units will be provided with 1.75 parking spaces per unit. The on-street parking that is proposed should provide ample additional parking.

PEDESTRIAN WAYS

1. Give the classification and location of pedestrian ways.

Pedestrian ways are divided into three classifications.

- A. Primary walks.
- B. Recreational paths.
- C. Bicycle paths.

Primary walks will be concrete, 3'-0" to 5'-0" wide (depending on use and location) and will occur around buildings, from parking areas to buildings and along streets.

Recreational paths will be 3'-0" wide asphalt, gravel, or a decorative paving material (depending on use and location) and are proposed for use

around the lake and park areas, in certain green belts, and at pedestrian ways that provide secondary type access to recreational facilities.

Bicycle paths will be 4'-0" wide asphalt and will join residential areas to recreational and shopping facilities as indicated on the Site Plan.

2. Note safety features of the pedestrian system.

The pedestrian system allows people to walk within large areas of the development without crossing primary streets. For movement from one large area to another, individuals will be confronted with a minimum number of primary road crossings. Pedestrian ways have been located away from streets wherever possible.

Most pedestrian ways, especially recreational paths, are arranged in a manner which provides an effective separation between vehicular movement, parking facilities, and pedestrian movement.

OPEN SPACES

1. Give the planned use, type and location of open spaces.

The primary use of all open spaces, vistas, and green belts is to set the tone of "a park-like setting" for the entire development. These features will also serve as buffers between the various uses, or "Worlds", and offer a "country-like" atmosphere while maintaining the advantage of being located in the urban area of Springfield.

The two types of open space in the development are:

A. Public Open Space

B. Common Open Space

The public open space consists of a public park of approximately 10 acres.

The remaining open space will be common open space for the residents and users of the Planned Unit Development. These common open spaces are:

- a. A lake (drainage holding pond) of approximately 6.0 acres located in the northeast corner of the site.

This lake will be primarily for the residents in the area surrounding the lake on three sides but the users and employees of nearby "Worlds" will also receive the benefits of this pleasing feature.

A lake (drainage holding pond) of approximately 6.0 acres located immediately south of the center of the development. This lake will be primarily for the Leisure and Recreational World, especially the sports complex, as well as the residents of the immediate area. This lake will also serve as a pleasing setting for the commercial facilities and office buildings that occur nearby.

The water edges of both lakes will be landscaped and the lakes will have sufficient depth to alleviate plant growth. Shorelines will be relatively steep and should remain constant, therefore the water level will fluxuate according to the amount of stormwater runoff.

- b. Large green belts are strategically placed to provide an open feeling at many locations within the development and numerous smaller green belts occur in many locations and in specific building areas. These green belts will provide a serene, parklike setting for the residents and users of the Planned Unit Development and serve as buffer areas between the "Theme Areas" or "Worlds". Green belts also separate living areas and reduce the scale of residential developments into a series of "living clusters" which affords residents a sense of scale, place and home.
- c. Developed private recreational areas are to be provided generally within a given project, as indicated on the site plan and include such standard features as swimming pools, tennis courts, basketball areas, playgrounds and mini-parks. These facilities are planned primarily for residential areas and the sports complex.
- d. Open spaces around buildings have been

achieved by the clustering of structures into mall-like arrangements.

2. Quantity of open spaces, public and private.

Public open spaces (public park) represents approximately 10 acres.

Common open space represents approximately 110 acres. It should be noted that this figure is the total amount of land that is not covered with buildings or paved areas. This figure also does not include the area occupied by the proposed railroad relocation corridor of approximately 32 acres; the area occupied by present Illini Motors facilities of approximately 8 acres, or the area occupied by the public park of 10 acres.

The following list describes the primary open spaces in the PUD. These areas total approximately 58 acres and represent more than 25% of the total 220 acre development.

AREA 1:

Areas bordering Stevenson Drive averaging 165 feet deep and approximately 1880 feet long consisting of 308,600 square feet or 7 acres. These areas are assigned open space designation with a general purpose of setting the theme for the entire development which is a spacious open feeling.

AREA 2:

An area some 500 feet from Stevenson Drive running in an East West direction commencing at Stanton Street and running 745 feet to Butler Street with a width of 60 to 80 feet. This area of open space is approximately one acre. Its purpose is to divide commercial areas and to separate parking areas.

AREA 3:

Stanton Street set back line consists of some 8,600 feet by 50 feet from the curb line and drops at some places, consisting of some 9.9 acres or 430,000 square feet. This green belt will give the primary street of the development a feeling of spacious openness. In addition, there are islands that boulevard the street and contribute to the overall open feeling.

AREA 4:

The corner of Butler and Victoria, an area of approximately 1/3 acre gives an ideal location for a mini park.

AREA 5:

A T-shaped open area with the top of the T extending from Stanton to Lake Victoria with the base of the T extending to the south to Victoria Dr. This area is approximately 100 feet wide and 1670 feet in length, the area consists of 167,000 square feet or approximately 4 acres.

AREA 6:

Lake Victoria, a storm water run off holding area with good depth to keep it free from plant growth. This lake will cover approximately 6 acres and enhance the open environment of the landscape.

AREA 7:

Open space to the East of Lake Victoria-- 1½ acres of grass and trees and a landscaped parking area giving the surrounding areas a view of the lake and providing open area next to the lake.

AREA 8:

Located some 550 feet North of Stevenson Drive on the East side of Normandy, with 250 feet frontage on Normandy. This open space consists of approximately 2 acres. Its use is a buffer between land usages giving an open feeling to the development. 92,500 sq. ft.

AREA 9:

A strip of land running the length of the campground area. This open area averages 67 feet in width and comprises 2 1/3 acres.

AREA 10:

A public park, 10 acres, for general public use.

AREA 11:

An area 400 feet South of Stanton on Normandy with 250 feet of frontage on Normandy consisting of 125,722 square feet or 3 acres. Its use is

intended to carry out the feeling of open space in the development.

AREA 12:

A strip of land along Taylor Avenue 2,700 feet long and 75 deep with an area of 202,500 square feet - $4\frac{1}{2}$ acres. This added to the 30 feet of right of way puts all building structures 105 feet West of the Taylor western curb line. Its purpose is to give the development a feeling of openness and spatial variety.

AREA 13:

Lake Trevor, located near the north boundary, will be approximately 6 acres in size and enhance the environment of multifamily residences surrounding this lake.

3. The maintenance plan for all open spaces. (note commitments)

Open space will be maintained initially by V.M. Company until such time as individual areas are designated to specific usages, all open space retained in the ownership of V.M. Company will continue to be maintained by it for the life of the ownership.

GRADING AND DRAINAGE

1. Give a general description of the existing land form and the features of reshaping needed to provide adequate drainage.

- A. The general lay of the land can best be identified by examination of the original topography map. Because of the relatively flat terrain over the entire project, the existing drainage courses are limited to only two defined areas.
- B. Excess stormwater runoff from the south two-thirds of the area leaves at the southeast corner as overland flow, then exits toward the east through a 48" concrete storm sewer near Stevenson Drive and Taylor Avenue. There is an additional three foot by two foot box culvert under Stevenson Drive at the same location.

The north one-third of the project area drains north and east where two significant natural draws allow the excess stormwater runoff to exit to the north.

- C. Stormwater runoff from the frontage road areas on the south side of the project area drains into the Stevenson Drive storm sewer system. Taylor Avenue on the east side of the project area accepts stormwater runoff from the land adjacent to its west side.

The west side of the project area is bounded by private property and railroad property that is approximately the same elevation as the surrounding area. The northwest side of the property is also bounded by railroad property, but it is considerably lower in elevation than the surrounding area.

The Springfield area railroad relocation project has a selected corridor that is proposed to border this development project on its west and north sides. Their corridor design includes the construction of berms on the outside edges of their proposed depressed corridor. The affected drainage patterns will permit the stormwater runoff from the west side of this project to continue to flow toward the proposed lake on the south. The stormwater runoff from the northwest side will flow along swales toward the north lake.

- D. Preliminary computations indicate that two lakes of four to eight acres each are entirely feasible. Their proposed locations are identified on the Site Plan.
- E. Excavation from the proposed lake areas will be utilized over the entire project to contour the ground toward development of drainage swales and berms for aesthetic purposes.
- F. The proposed changes in topography and the general surface drainage pattern are indicated on the enclosed drawings. At this stage in development it is not practical to identify the final contour of the area in one foot intervals. Because of the flatness of the entire project area, the proposed contour lines will very closely approximate the completed development. For Stage III submittal of the Final Plan, more definitive information concerning contours and elevations will be presented.

2. Describe the storm drainage system and its special features.

The existing two natural drainage patterns are retained in the layout of the entire development and also in the proposed drainage systems.

- A. A network of drainage courses consisting of storm sewers and swales will traverse the entire project area. This network will approximate the boundaries of the various developed sites within the overall development. The area surrounding each building or parking area will be self draining - either by surface drainage, a storm sewer system or a combination of the two.
- B. All overland surface waters within the south two-thirds of the project and between the railroad on the west and Normandy Road on the east will drain toward the south lake. Likewise all overland surface waters within the north one-third of the project will drain toward the north lake. Generally the surface waters will flow along swales to the two lakes.
- C. All surface waters flowing in the paved streets will be removed by a storm sewer system. Surface waters east of Normandy Road will drain toward the road and subsequently through a storm sewer.
- D. All storm sewers in the south segment will flow toward the existing outlet near the southeast corner of the development. All drainage from the north segment will empty into the north lake.

SANITARY SEWER AND WATER SYSTEMS

1. Describe the functional classification and location of the sanitary sewers.
 - A. The existing sanitary sewer mains in the area as noted on the topography map are the responsibility of the Springfield Sanitary District. A 15 inch sewer main is located along the Southwest boundary of the project, a 30 inch sewer main is located across from the south side of the project, and a 12 inch sewer main begins on the east side of the project.
 - B. The new sewer mains and collector system will be constructed by the developer and after satisfactory completion, they will be maintained by the Springfield Sanitary District. The final location of all sanitary sewers will be determined in cooperation with the Springfield Sanitary District.
2. Describe the functional classification and location of the water mains.

- A. The existing water mains in the area, as noted on the topography map, are the responsibility of Springfield City Water, Light, and Power. A 24 inch water main exists along the entire south side of the project with a 6 inch main connected to serve the southwest segment of the project area. A six inch main exists along the east side of Taylor Avenue from Stevenson Drive north to Radcliff Road where it becomes a 10 inch main and continues north to a point past the project area. Also, 30 and 36 inch high pressure mains are existing in the 50 foot easement running diagonally across the north portion of this project.
- B. The location design of the entire water main system will be coordinated with Springfield City Water, Light and Power. Following their approval they will be responsible for its construction and maintenance.

NOTE:

All sanitary sewer mains and collector systems, and water mains and distribution systems will be located within dedicated utility easements.

LIGHTING

1. Describe the kind and location of public lighting systems and other lighting systems to be employed throughout the PUD.

The kinds of public lighting systems and their locations are as follows:

- A. Street lighting in the public areas shall be high-stemmed, mercury vapor and located near the commercial business areas and other public areas with a high night use.
- B. Residential street lights shall be non-mercury, medium height stems, green in color to blend with the landscape and will be located at all intersections and along all residential streets, including private parking lots. These same type of lights will also be used near all office buildings.
- C. Recreational lighting shall be provided at the recreational vehicle area and the tennis courts throughout the project.

- D. Public lighting within the commercial business areas and decorative lighting on the lakes shall be low-stemmed and subdued.

→ SIGNS

1. Describe the character and size of all signs to be used or allowed to be used in the PUD area.

- A. The character and size of the signs shall be controlled as follows:

All signs will be directed toward a theme of architectural design to fit into the overall continuity of the development. The size and shape of the identification signs must be conservative and cannot be considered garish. However, the exact size and shape should be determined to assure that the shape, size and design even though the sign may be a trade mark insignia that could be very important to the identity of the particular trade, should be in conformity to the overall theme of the designed project.

Moving, blinking, and all "gaudy" signs are expressly prohibited.

- B. All streets shall be identified with permanent non-illuminated signs and should be located at all intersections. The size and shape shall be of such character as to blend in with the landscape unless designed in highly artistic decorative fashion. Materials shall be permanent, non corrosive, and non decaying. Safety signs for pedestrian, bicycle and recreational locations shall conform to the international symbol.

LANDSCAPING

1. Describe the special landscaping features - plantings, trees, shrubs, etc., to be provided as part of the PUD development.

- A. A feeling of a "park-like setting" has been achieved by use of the "World" concept combined with the proposed arrangement of buildings and related open spaces, vistas, and green belts.
- B. Development of two lakes that will serve as drainage holding ponds in addition to providing scenic and pleasing features for the development.
- C. A public park occurs in the central area of the development which will offer an uninterrupted

and expansive landscaped area on one of the primary streets.

- D. Medians and islands that occur in streets and drives offer an excellent opportunity for landscaping.
- E. Berms of various heights will be used to screen and control views and noise.
- F. Landscape islands containing trees and shrubs are required for most parking areas.
- G. All buildings in the development must have approved landscaped plans indicating foundation shrubbery, shade trees and boundary landscaping where required.
- H. A pedestrian bridge is planned for the area over the northern tip of the south lake.
- I. Picnic areas are proposed to occur around both lake areas.

DESIGN

1. Explain how the land plan fits the general plan of the area and explain how architectural features will create harmony in the development.

The existing surrounding area is composed of residential neighborhoods, commercial and shopping areas, office buildings and a small portion of undeveloped land. The Planned Unit Development fits this general plan in that similar uses have been incorporated. The land plan also fits the Urbanized Area Plan - 1985 to the extent explained under Land Use on pages 6 and 7 of this written data. Consideration for the physical, cultural, vocational, recreational and residential needs of the community is provided within the development.

The manner in which the "Worlds" and facilities within each World are grouped will integrate many phases of community life into a homogeneous structure and will offer the residents and users of the development a sense of purpose, scale and place. The basic simplicity in the ideals conveyed by the "World" concept, and the intricate planning required to create a "World" offers people an opportunity and convenient method of relating to each other and their total environment. Architectural features are presented in the information that follows:

A. Note elements of repetition

The primary elements of repetition are the residential developments which are intertwined throughout the project. Various types of housing units and clusters are near each "World".

Other elements of repetition will be the roofscapes of the buildings within a given residential cluster, the open spaces that are scattered throughout the development, the "park-like setting" theme that occurs throughout, and the fact that the area along Taylor Avenue is devoted to residential use.

The three buildings that are three stories high and occur in the northeast central portion of the development are also elements of repetition.

The geometric forms planned for the gymnasium and swimming pool buildings in the sports complex and the movie theaters offer a form of volume repetition.

B. Note focal points.

The basic focal points of this development are the "Worlds" and the open space theme that have been discussed at length in prior sections of this written data.

Other, more specific, focal points are the two lakes, public park, green belts, boulevard type entrance drives, residential clusters, concentrated areas of shopping and the medians that occur in Stanton Street and Normandy Road.

Another important focal point is the developed private leisure and recreational facilities (such as outdoor balconies at apartments, intimate outdoor conversation areas, tennis courts, swimming pools, picnic areas, etc.) that are proposed to be incorporated in specific projects wherever possible.

C. Note the balance of land design and building features.

Definition of the balance between land design and building features has been achieved by creating the park-like setting previously discussed and by the use of curvilinear vehicular circulation and

pedestrian walkway systems, cluster type residential areas, and the orientation of buildings to focal points. The overall free flowing layout of buildings, circulation systems and open spaces provides a pleasing respite to the sometimes used sterile grid type developments. A natural, personal type of organization is achieved by this method of design.

D. Note the rhythm of occupied space to unoccupied space.

The rhythm of occupied space to unoccupied space is brought into balance by the use of approach view buffers along streets and at drive entrances and the massing and clustering of buildings. The implementation of spatial variety in landscaping, green belts, open vistas and vistas to lake and green belts, berms, and tree view breaks also aid in achieving rhythm of space.

SCHOOLS AND COMMUNITY FACILITY

1. State the distance to the nearest elementary and secondary schools to serve the development.

Withrow	Iles	Little Flower
Webster	St. Patricks	Southern View
Laketown	Harvard Park	Hazel Dell
Southeast	Jefferson	Concordia

See attached vicinity map for distances.

2. State how and to what extent community facilities will serve the occupant of the land in the plan.

Community facilities such as swimming pool, tennis courts and the Civic Organization Complex are included in the development. The walk ways and mini-park facilities will add to the enjoyment of the area by the residents and those visiting the area.

DENSITY CALCULATIONS - RESIDENTIAL UNITS

<u>TYPE</u>	<u>ESTIMATED NO. OF UNITS</u>		<u>MULTIPLYING FACTOR</u>	<u>ESTIMATED POPULATION</u>
One Bedroom Apartments	50	x	1.5	75
Two Bedroom Apartments	406	x	2.4	975
Three Bedroom Apartments	<u>74</u>	x	<u>3.0</u>	<u>222</u>
Estimated Totals	530			1272

ACREAGE

Approximate total number of acres in development = 260

Deduct

1. Approximate area devoted to Railroad Relocation = 32 acres

2. Approximate area of Illini Motors-
(present facilities) = 8 acres

Approximate Total 40 acres

Therefore: 260 acres

- 40 acres

220 acres \div 1272 = 5.78 persons per acre.

DEVELOPMENT SCHEDULE

<u>AREA & PROJECT</u>	<u>START</u>	<u>FINISH</u>
<u>A. Convenience World</u>		
A-1 Supermarket	1977	1977
A-2 Drug Store	1977	1977
A-3 Convenience Stores	April 1977	1977
A-4 Retail Shops	1978	1978
A-5 Retail Shops	1978	1978
A-6 Mini-Mall	1979	1979
<u>B. Office World</u>		
B-1 Office Building	1979	1980
B-2 Office Building	1980	1981
B-3 Medical Offices	1978	1978
B-4 Accountants	1979	1979
B-5 Attorneys	1978	1978
B-6 Financial Institutions	1979	1979
B-7 Professional Offices	1978	1979
B-8 Associations Building	1978	1978
B-9 Business Machines	1978	1978
B-10 Printer	1978	1978
B-11 Real Estate	April 1977	1977
<u>C. Leisure, Recreation & Civic World</u>		
C-1 Public Park	1977	1977
C-2 Lake Trevor	1977	1977
C-3 Lake Victoria	1977	1977
C-4 Civic Complex	1978	1979
C-5 Day Care Center	1979	1979
C-6 Theaters	1979	1979
C-7 Sports Complex	1978	1979
<u>D. Food World</u>		
D-1 Restaurant	1978	1978
D-2 Restaurant	1978	1978
D-3 Restaurant	1979	1979
D-4 Restaurant	1979	1979
D-5 Restaurant	1980	1980
<u>E. Household World</u>		
E-1 Sporting Goods Store	1977	1977
E-2 Department Store	1979	1979
E-3 Rental Company	1979	1979
E-4 Animal Hospital	1979	1979
E-5 Hardware Store	1979	1979
E-6 Garden & Lawn Supplies	1977	1977
E-7 Business	1978	1978
E-8 Radio Station	1979	1979
E-9 Warehousing & Storage	1977	1977

Development Schedule (continued)

<u>AREA & PROJECT</u>	<u>START</u>	<u>FINISH</u>
F. <u>Automotive & Travel World</u>		
F-1 Automotive Center	1978	1978
F-2 Recreational Vehicle Park	1977	1978
F-3 Motel	1978	1978
G. <u>Residential World</u>		
G-1 One & Two Bedroom Apartments	1978	1978
G-2 One & Two Bedroom Apartments	1977	1978
G-3 One & Two Bedroom Apartments	1979	1979
G-4 One & Two Bedroom Apartments	1978	1979
G-5 One & Two Bedroom Apartments	1981	1981
G-6 One & Two Bedroom Apartments	1980	1980
G-7 One & Two Bedroom Apartments	1978	1981
G-8 &		
G-9 One & Two Bedroom Apartments	1978	1981
G-10 One & Two Bedroom Apartments	1978	1981
G-11 One & Two Bedroom Apartments	1978	1978
G-12 One & Two Bedroom Apartments	1980	1980
G-13 Three Bedroom Apartments	1978	1981
G-14 Three Bedroom Apartments	1978	1981
G-15 Three Bedroom Apartments	1978	1981
G-16 Church	1978	1979

PROBABLE TRAFFIC VOLUME

The determination of the expected traffic volumes to use the individual streets was primarily based upon the traffic generated by each of the various land uses within the development.

Future trips between origins and destinations were established involving internal and external trip considerations. Probable routes were then selected between the origins and destinations through further analysis of estimated travel times, distances, speeds and volume to capacity relationships.

The trips were assigned to the selected routes and the total number of trips passing over each link of the network was then determined.

The following data is an example of the trip assignment: Stanton Street - Lake Victoria Drive to Via Rosso.

<u>GENERATOR</u>	<u>ADT</u>
A1	200
A2	90
A3	100
A4	25
A5	25
A6	80
B1	190
B2	160
B3	95
B4 & B5	40
B6	30
B7	55
B8	30
B9 & B10	15
C4	190
C5	30
C6	100
C7	180
D1 & D2	5
D3, D4 & D5	10
E1	45
E2	200
E3	20
E4	25
E5	60
E6	20
E9	45
F1	10
F2	50
F3	10
G1, G2 & G3	125
G4	40
G5 & G6	25
G7, G8, G9 & G10	85
G11, G12, G13, G14 & G15	120

TOTAL -- 2530 trips

STATEMENT REGARDING LOT LINES, DRAINAGE
PATTERNS, AND PROPOSED UTILITY EASEMENTS

A. LOT LINES

The locations of existing lot lines are shown on the Plat of Survey. There will be no new lot lines established as the development property will be leased and not sold.

B. DRAINAGE PATTERNS

The general surface drainage pattern showing the existing contours at one foot intervals is indicated on the Topography Map. Because the entire project area is relatively flat, the proposed ground elevations will coincide very closely to the existing terrain. The two existing drainage patterns have been retained and will accommodate the projected drainage requirements.

C. PROPOSED UTILITY EASEMENTS

Most all of the utility main lines will be installed within the street rights of way. There will be some secondary mains connecting the individual development units to the primary mains. These secondary mains will be within easements approved by the controlling utility company.

DESIGN OF RETENTION BASINS

The volume of storm water into a retention basin was determined by the rational formula. The required storage volume is the volume of runoff that flows into the basin minus that which flows out.

An equation was obtained that relates volume of storage to allowable outflow using the time of the storm as a parameter. This equation was then maximized by basic calculus to find peak storage time, which in turn was used to calculate the maximum volume of storage required. This method assumes that storm water rises in the retention basin at a constant rate to fill the basin to the peak volume, and the maximum allowable outflow is reached only at this peak volume.

The following definition of terms relates to the equations used in designing the two lakes:

- A = Contributing acreage
- a = Cross sectional area of outflow pipe (ft²)
- C = Coefficient of imperviousness
- c = Coefficient of contraction for an orifice
- g = Acceleration due to gravity (32.2 ft/sec.²)
- h = Head, defined as the distance from the water surface to the centerline of the outflow pipe (ft)
- I = Rainfall intensity (175/T + 25)
- Qi = Instantaneously changing outflow (CFS)
- Qo = Maximum outflow per acre imperviousness (CFS/AC)
- T = Storage time, defined as the instant storage begins until the peak storage is attained (min)
- t = Instantaneous time of storage (min)
- Vn = Volume of water flowing into the retention basin per acre imperviousness (ft³/AC)
- Vo = Volume of water flowing out of the retention basin per acre imperviousness (ft³/AC)
- Vs = Maximum volume of water stored in the retention basin per acre imperviousness (ft³/AC)
- Vt = Maximum volume of water stored in the retention basin (ft³)

The following derivations are for a ten year frequency storm.

$$\text{Outflow Volume } Vo = 40 Qo T$$

$$\text{Inflow Volume } Vn = \frac{10500 T}{T + 25}$$

$$\text{Storage Volume } Vs = Vn - Vo$$

$$\text{Storage Time } T = -25 + \sqrt{\frac{6562.5}{Qo}}$$

DESIGN OF RETENTION BASINS - continued

LAKE VICTORIA

102 acre runoff area.

$$\text{Maximum Outflow } Q_o = \frac{102 \times .3 \times 2.5}{102 \times .34}$$

$$Q_o = 2.21 \frac{\text{CFS}}{\text{Ac.}}$$

$$\text{Storage Time } T = -25 + \frac{\sqrt{6562.5}}{Q_o}$$

$$T = 29.49 \text{ min.}$$

Maximum Volume of Stored Water $V_s = V_n - V_o$

$$V_s = \frac{10500 T}{T + 25} - 40 Q_o T$$

$$V_s = \frac{10500 \times 29.49}{29.49 + 25} - 40 \times 2.21 \times 29.49$$

$$V_s = 3076 \text{ ft}^3/\text{acre}$$

Maximum Volume $V_t = 3076 \times 102 \times .34$
of Basin Required

$$V_t = 106,676 \text{ ft}^3$$

Determination of Overflow Pipe Diameter.

a = Cross sectional area of overflow pipe

g = Acceleration due to gravity (32.2 ft/sec^2)

h = Head, the distance from the water surface to the centerline of the overflow pipe (ft).

Q = Maximum allowable overflow.

Designing for 3 feet of head.

$$Q = 0.62 a \sqrt{2gh}$$

$$a = \frac{Q}{0.62 \sqrt{2gh}}$$

$$a = \frac{102 \times 2.5 \times .3}{0.62 \sqrt{2 \times 32.2 \times 3}}$$

$$a = 8.877 \text{ ft}^2$$

Overflow pipe should be a 42 inch diameter.

DESIGN OF RETENTION BASINS - continuedLAKE TREVOR

$$\text{Maximum Outflow} \quad Q_o = \frac{126 \times .3 \times 2.5}{126 \times .34}$$

$$Q_o = 2.21 \frac{\text{CFS}}{\text{Ac.}}$$

$$\text{Storage Time} \quad T = -25 + \sqrt{\frac{6562.5}{2.21}}$$

$$T = 29.49 \text{ min.}$$

$$\text{Maximum Volume of Stored Water} \quad V_s = \frac{10500 \times 29.49}{29.49 + 25} - 40 \times 2.21 \times 29.49$$

$$V_s = 3076 \text{ ft}^3/\text{acre}$$

$$\text{Maximum Volume of Basin Required} \quad V_t = 3076 \times 126 \times .34$$

$$V_t = 131,776 \text{ ft}^3$$

Determination of Overflow Pipe Diameter

Designing for a 3 foot head.

$$Q = 0.62 a \sqrt{2gh}$$

$$a = \frac{126 \times 2.5 \times .3}{0.62 \sqrt{2 \times 32.2 \times 3}}$$

$$a = 10.97 \text{ ft}^2$$

Overflow pipe should be a 48 inch diameter.

AGREEMENTS REQUIRED OF PERSONS
USING LAKE VICTORIA PLANNED UNIT DEVELOPMENT LAND

The management of V. M. Co. contemplates that it will retain ownership of the entire site. For that reason, recorded covenants or regulations on the use of the land are not anticipated. V. M. Co. believes that the restrictions on land use as indicated by employment of the "World" concept has sufficiently committed the land to the uses shown in the accompanying documents. The management also realizes that the success or failure of the development, to a large degree, hinges upon the maintenance of the integrity of the World concept as outlined. Should it become necessary to convey fee title to any part of the development, it would be in the best interests of V. M. Co. to subject the title to such covenants as would insure that the new owners would conform as nearly as possible to the World concept and erect structures which would harmonize with the overall plan and with existing buildings.

V. M. Co. does anticipate that in many instances the prospective tenant may desire to lease the land only, with the buildings to be constructed and landscaping to be performed by the tenant.

V. M. Co.'s Board of Directors, in order to insure adherence to its rigid standards for Lake Victoria, has adopted

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certain covenants which will be required of every residential tenant and various other covenants which will be required of commercial tenants. Those covenants which will be standard in any lease are set forth below.

LEASE COVENANTS FOR LAKE VICTORIA P.U.D.

PART I: Definitions. The following words wherever used in any lease executed between V. M. Co. and a tenant shall have the following meanings:

1. "Owner" V. M. Co., a Delaware corporation, duly authorized to transact business in the State of Illinois.
2. "Development" The Lake Victoria Planned Unit Development.
3. "Tenant" Any natural person or legal entity who or which has leased or has agreed to lease property within the Development, whether from the Owner directly or through a sublease. Tenants shall be divided into two classes, i.e., residential and commercial. Residential tenants are those tenants who occupy buildings for residential purposes and commercial tenants include all others.
4. "Builder" Any person, including the tenant, firm or legal entity who or which has agreed with a tenant to construct improvements for the tenant on property situated within the Development.
5. "Board" The Board of Directors of V. M. Co.
6. "Committee" The Building & Grounds Committee consisting of the president of V. M. Co., the development architect and the development engineer and one other person. The development architect, the development engineer and the fourth person shall be appointed by the president of V. M. Co. with the advice and consent of the Board.

7. "Restrictions" The limitations as set forth below on building and use of property situated within the Development.

8. "Parking Areas" Those areas which are adjacent to the tenant's building intended primarily for use by the tenant(s) occupying the building to which the lot has been assigned.

9. "Green Areas" Those landscaped areas assigned to a particular building or group of buildings.

Section One. Approval of Plans and Specifications.

1. No construction, reconstruction, remodeling, alteration or addition to any structure, building, fence, wall, road, drive, path or improvement of any nature shall be constructed without obtaining the prior written approval of the Board as to location, plans and specifications. As a prerequisite to consideration for approval, and prior to beginning the contemplated work, two (2) complete sets of building plans and specifications must be submitted to the Committee. The Committee shall, within 21 days of receipt of the plans and specifications, make its written recommendations to the Board which shall act on the Committee's recommendations at the next regular meeting (unless a special meeting is called sooner). If the Board rejects the plans or specifications, the Board shall specify the time within which the Tenant shall submit modifications to cure the Board's objections. Provided the modified plans and specifications are submitted to the Committee

within the allotted time, the Committee shall have 15 days to make its supplementary recommendations to the Board. The Board shall then act on the Committee's recommendations at its next meeting. If the Board refuses to approve the modified plans and specifications, the Tenant may elect to resubmit the plans and specifications; however, any rights the Tenant may have had to the property will cease automatically after 30 days from the Board's rejection. The Tenant shall be entitled to no more than two resubmissions after initial rejection. The Tenant shall submit its second resubmission to the Committee within 7 days after Board action and the Committee shall report to the Board within 7 days after receipt. The Board shall act on the second resubmission at its next meeting. The Board may extend any time limit set forth in this paragraph. The Board shall be the sole arbiter of such plans and may withhold approval for any reason including purely aesthetic considerations. Upon giving approval, construction shall be started and prosecuted to completion promptly and in strict conformity with such plans.

Committee shall be entitled to stop any construction in violation of these restrictions so long as Owner owns any lot within the Development.

Section Two. Design and Site Approval. Buildings shall be erected on sites in a manner to provide architectural value to the Development. Therefore, no building, fence, wall or other above-

ground structure shall be commenced, erected or maintained nor shall any exterior addition to, change in or alteration of any of said structures be made, nor shall alteration of the topography begin, until a site plan, final plans and specifications showing the nature, kind, shape, height, materials, basic exterior finishes and colors, and floor plans thereof and side and rear elevations thereof and proposed landscaping have been submitted to and approved in writing by the Board as to harmony of exterior design and general quality with the existing standards of the neighborhood and as to location in relation to surrounding structures and topography.

Section Three. Improvement. Location and Use Restrictions.

1. All structures must be built to comply substantially with the plans and specifications as approved by the Board and before any structure may be occupied, it must be completely finished and a certificate of completion must be issued by the Committee.

2. (a) Building locations sites shown on the plat of the properties are not intended to engender uniformity of setbacks. They are meant to avoid overcrowding and monotony. It is intended that setbacks may be staggered where appropriate. The Board reserves the right to select the precise site and location of each structure on each site and to arrange the same in such manner and for such reasons as Board shall deem sufficient.

(b) For the purpose of determining compliance with these building line requirements, porches, wing-walls, eaves and steps extended beyond the outside wall of a structure shall not be considered as part thereof. However, this provision shall not be construed to authorize or permit encroachment upon any easements or rights-of way.

3. Incinerators for garbage, trash or other refuse shall not be used nor permitted to be erected or placed on any site. Any and all equipment, coolers, woodpiles, garbage cans, refuse or storage piles placed on a lot (whether temporary or permanent) shall be walled in to conceal same from the view of neighboring lots, roads, streets, or open areas. Plans for all screens, walls and enclosures must be approved by the Committee prior to construction.

4. No lumber, brick, stone, cinder block, concrete or other building materials, scaffolding, mechanical devices or any other thing used for building purposes shall be stored on any site except for the purpose of construction on such site and shall not be stored on such site for longer than the length of time reasonably necessary for the construction to completion of the improvement in which same is to be used.

5. Exposed above-ground tanks will be permitted for the storage of fuel or other substance only with approval of the Committee.

6. No outside radio transmission tower or receiving antenna shall be erected by a Tenant within the restricted property, and no outdoor television antenna may be erected or installed if Owner shall provide cable television reception to a lot. If cable television service is not available to a lot, then the customary outdoor television receiving antenna may be installed with the prior approval of the Committee, provided such outdoor antenna shall thereafter be taken down and removed by the Tenant when and if a cable television receiving service shall later be provided by Owner.

7. Outdoor pet enclosures shall not be permitted on any site.

8. Stationary outdoor clotheslines will not be permitted and clothes hanging devises such as lines, poles, frames, etc., shall be stored out of sight when not in use.

9. Any mail boxes not attached to the main dwelling structure shall be approved by the Committee before placement.

10. No advertising sign of any kind whatsoever shall be erected upon or displayed or otherwise exposed to view on any site or any improvement thereon without the prior written consent of the Committee.

11. No house trailer, boat, boat trailer, camper, tent, shed, or any other such vehicle, trailer, vessel or temporary

structure shall be permitted on any residential site nor on any green area, provided, however, temporary buildings and other structures shall be permitted during the construction period of houses or as a temporary real estate sales office of Owner for the lease of sites.

12. Setback provisions herein prescribed may be altered by the Owner whenever in its sole discretion the topography or configuration of any lot in said subdivision will so require.

13. Construction of any structure shall be completed within twelve (12) months from the date of commencement of construction thereof.

Section Five. Maintenance. To preserve the natural integrity and beauty of the land, water runoff, etc., no trees, shrubs or bushes shall be cut, destroyed or mutilated except with the prior written consent and permission of the Committee.

Section Six. Residential Use. Unless otherwise designated by Owner on a recorded plat, the areas with the prefix G as shown on said subdivision plan subject to this Declaration shall be used only for residential purposes and not otherwise.

Section Seven. Hobbies and Activities. The pursuit of hobbies or other inherently dangerous activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices which might tend to cause disorderly, unsightly or

unkept conditions; the shooting of firearms, fireworks or pyrotechnic devices of any type or size; and other such activities shall not be pursued or undertaken on any part of any site or the green area without the consent of the Owner.

Section Eight. Animals and Pets. No animals, livestock or poultry of any kind shall be raised, bred, pastured or maintained by any Tenant except household pets which may be kept thereon in reasonable numbers as pets for the sole pleasure and purpose of the occupants but not for any commercial use or purpose.

Section Nine. Nuisances and Unsightly Materials. No residential area shall be used for commercial or business purposes. Each Tenant shall refrain from any act or use of his leasehold which could reasonably cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. No noxious, offensive or illegal activity shall be carried on upon any leasehold. No leasehold shall be used in whole or in part for storage of rubbish of any character whatsoever; nor shall any substance, thing or material be kept upon any leasehold which will emit foul or noxious odors, or that will cause any noise that will or might disturb the peace and quiet of the occupants of surrounding property. No trash, rubbish, stored materials, wrecked or inoperable vehicles or similar unsightly items shall be allowed to remain on any site

outside an enclosed structure. However, the foregoing shall not be construed to prohibit temporary deposits of trash, rubbish and other such debris for pickup by garbage and trash removal service units. In the event any Tenant fails or refuses to keep such property free from any of the foregoing unsightly items, weeds or underbrush, the Association may, at its option, ten (10) days after posting a notice thereon, or mailing a notice to said Tenant at his property address requesting Tenant to comply with the requirements of this paragraph, the Owner may elect to terminate the Tenant's lease.

Section Ten. Governmental Regulations. Each Tenant shall observe all governmental building codes, health regulations, zoning restrictions and other regulations applicable to his leasehold. In the event of any conflict between any provision of any such governmental code, regulation or restriction and any provision of these restrictions, the more restrictive provision shall apply.

Section Eleven. Alteration of Restrictions. The Board reserves the right to alter or delete any of the above restrictions in so far as such alteration or deletion may be necessary to accommodate contemplated commercial uses harmonious with the Development.

Section Twelve. Builder Approval. The Board reserves the right to reject any proposed construction or site alteration because of the Tenant's selection of a builder which the Board deems in its sole discretion unacceptable.

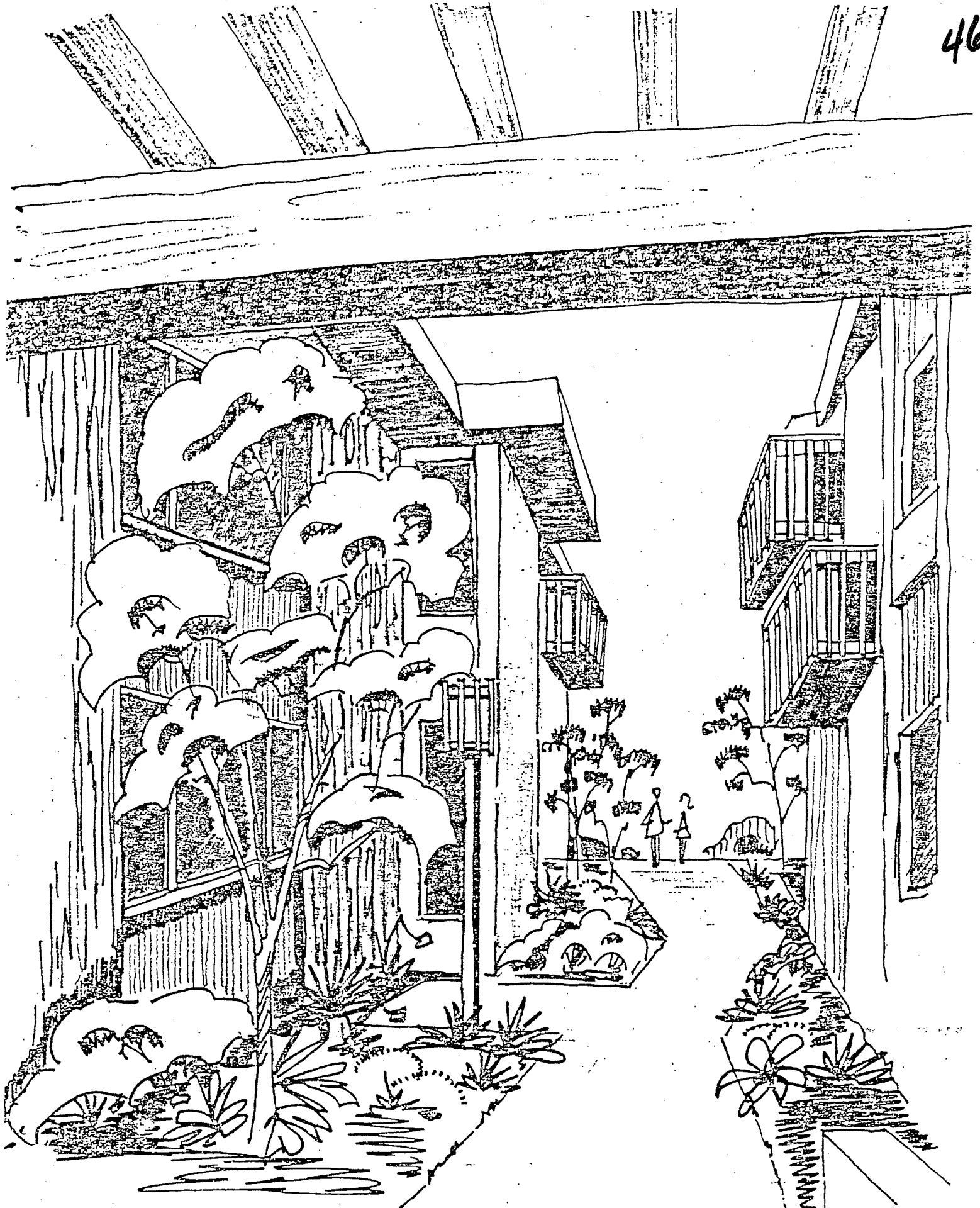
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COMMENTS REGARDING PHOTOS AND SKETCHES INDICATING THE
PROPOSED GENERAL CHARACTER OF THE DEVELOPMENT

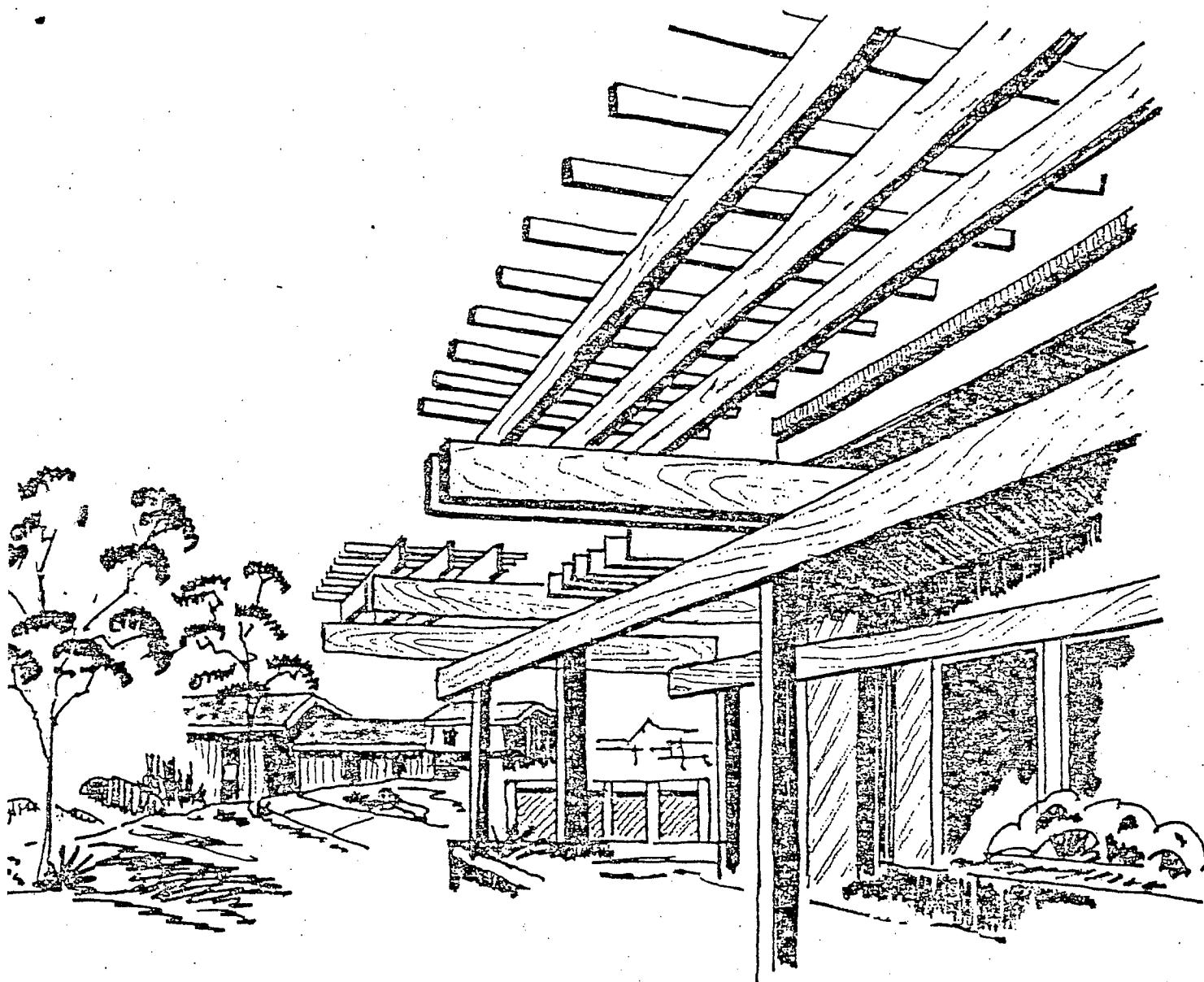
The attached four sketches are only a portion of the material that has been compiled to illustrate the general character proposed for the development.

A "Character Collage" (i.e.; photographs and sketches) is available for review at the office of Spinney, Coady & Parker, Architects, Inc., 711 South Fifth Street, Springfield, Illinois.

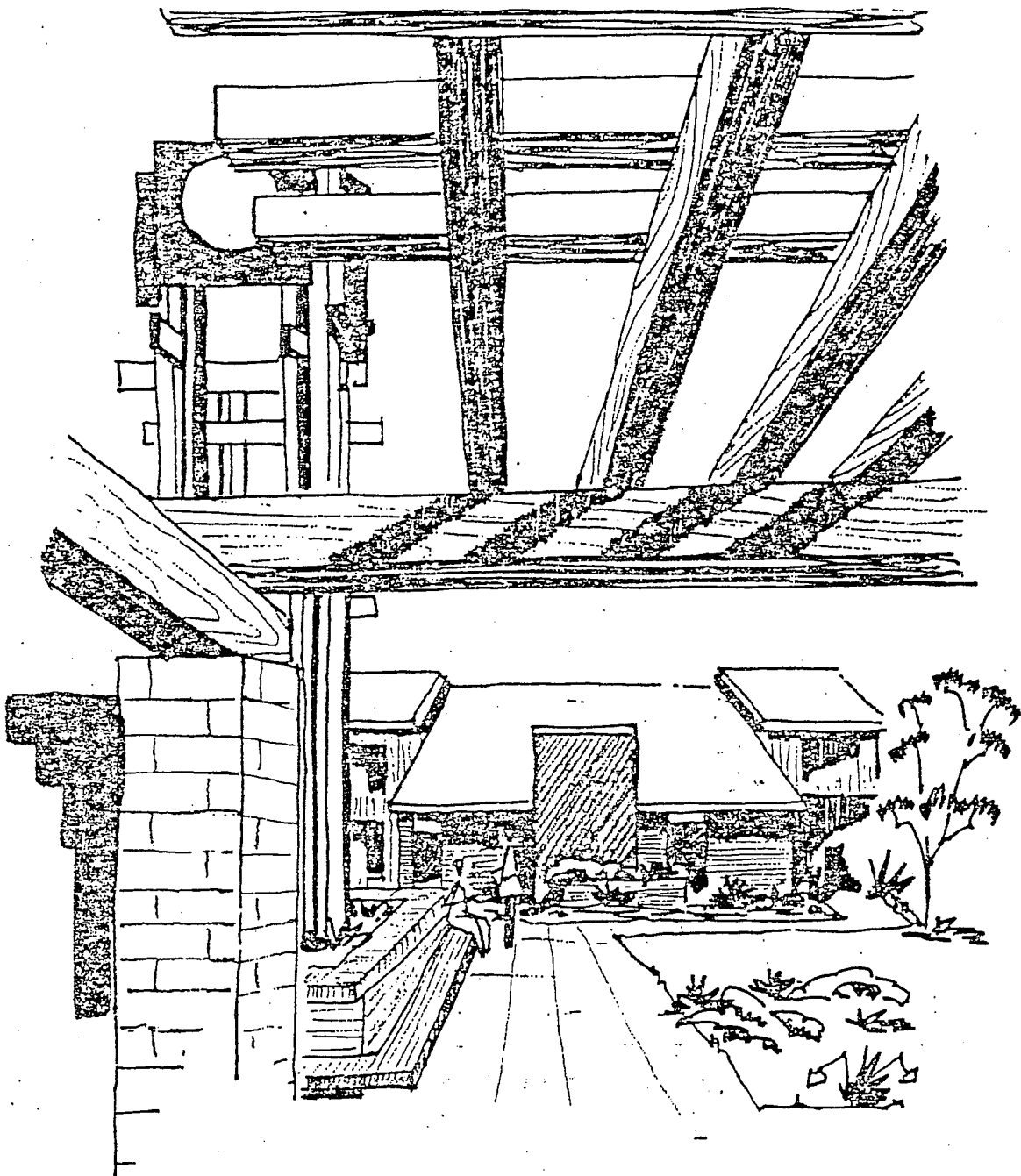
Copies of photographs illustrating the general character proposed for paths and walkways; signs and miscellaneous services; warehousing; open space; non-residential buildings; and one and two story buildings have been forwarded to the office of the Springfield Sangamon County Regional Planning Commission.



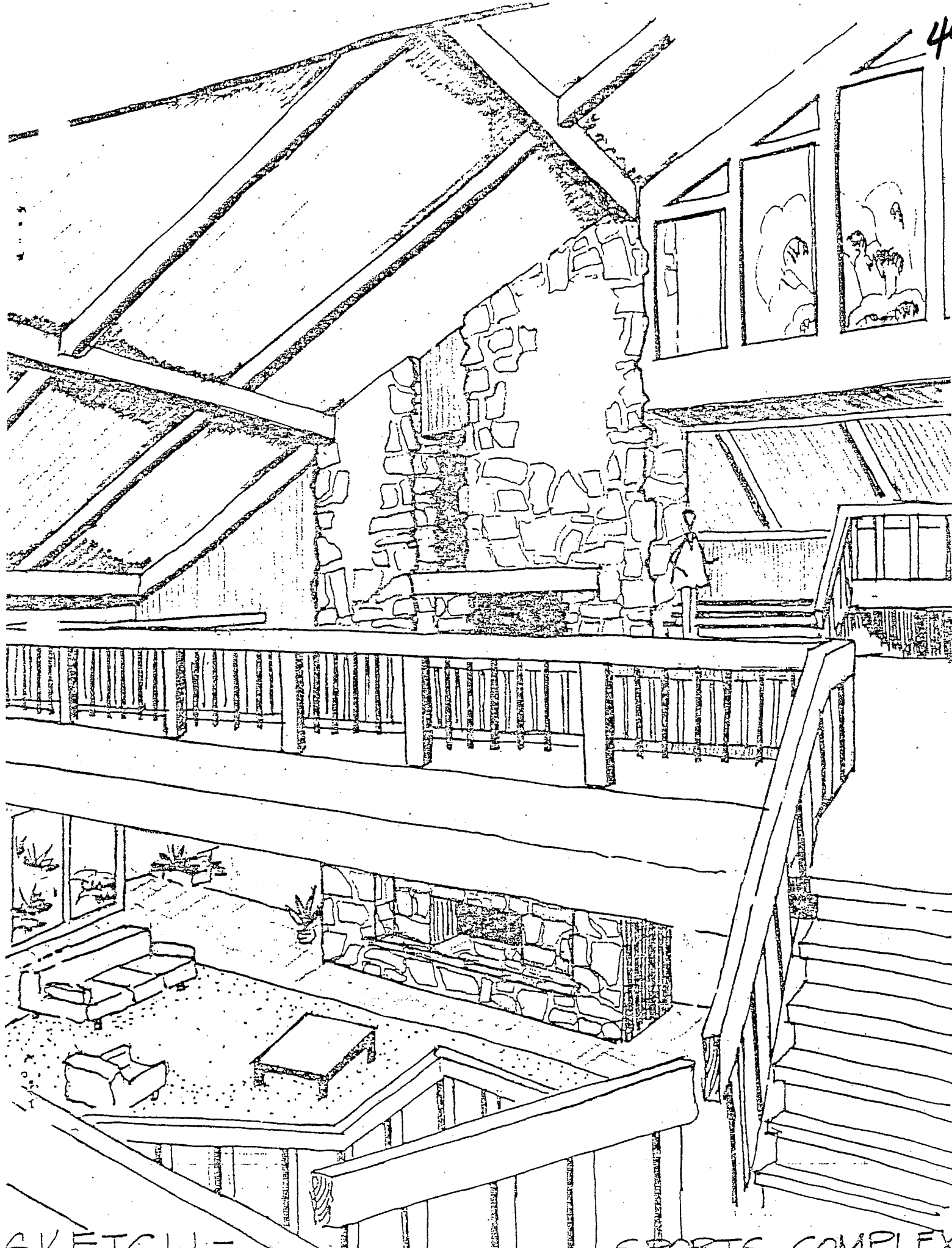
SKETCH-GENERAL CHARACTER
LANDSCAPING BALCONIES & WAI KE



SKETCH - GENERAL CHARACTER
of
1 & 2 STORY BUILDINGS



SKETCH - GENERAL CHARACTER
of
1 & 2 STORY BUILDINGS



SKETCH -

SPORTS COMPLEX

C. LAND USES PROPOSED IN THE WORLDS OF DEVELOPMENT.

To make it more clear for all concerned the uses of land allowed in each World of development are listed below. Previously the term retail, was used to cover a number of land uses not stated. The uses in the other Worlds of development were not broad enough to include many desirable developments that would appropriately fit in the area. The following is a list of uses by Worlds:

A) CONVENIENCE WORLD.

1. Barber Shop - All A
2. Beauty Parlors - All A
3. Candy Stores - All A
4. Cigar and Tobacco Store - All A
5. Clothing and Clothing Accessories - All A
6. Coin Dealers - All A
7. Drug Store - A-2 & A-6
8. Dry Cleaning and Dying Distributors and Pickup - All A
9. Dry Goods Store - All A
10. Eating and Drinking Establishments - A-3, A-6, A-7 only
11. Electrical and Household Appliances - All A
12. Finance Companies - All A
13. Gift Shops - All A
14. Hardware Stores - All A
15. Hotels - A-6 Only
16. Jewelry and Metal Crafts - All A
17. Laundry (coin operated and pickup stations) - All A
18. Music and Music Equipment Sales and Service - All A
19. Offices - All A
20. Photographic Sales and Service - All A
21. Savings and Loan Associations - All A
22. Schools (private) - All A
23. Sound Systems and Equipment - All A
24. Stamp Redemption Store - All A
25. Stamps - All A
26. Stationery Stores - All A
27. Studios - Music, Dancing or Theatrical - All A
28. Supermarket, Food Stores - A-1, A-7, A-4 & A-6
29. Travel Bureaus - All A
30. Typewriters, Office Equipment Sales and Small Machine Repairs - All A
31. Leather Shops - All A

B) OFFICE WORLD

1. Associations - All B
2. Banks - All B
3. Business Machines - All B
4. Clubs - B-1, 2, 3, 12, 13 & 14

B) OFFICE WORLD - continued.

5. Commercial Parking Facilities - All B
6. Computer Sales and Services - All B
7. Convalescent Homes - B-4, B-1, B-2 & B-7
8. Dental Offices - All B
9. Financial Institutions - All B
10. Food Service for Office Workers - only in conjunction with, or as support of office space
11. Medical Offices - All B
12. Nursing Homes - B-4, B-1, B-2 & B-7
13. Offices - Business, Professional and Administrative - All B
14. Old Age Home - B-4, B-1, B-2 & B-7
15. Printing Establishment - All B
16. Real Estate Sales - All B
17. Stationery and Office Supplies - All B

C) LEISURE, RECREATIONAL AND CIVIC WORLD

1. Art Galleries - All C
2. Associations - All C
3. Auditoriums - All C
4. Bowling; Billiard and Pool - All C
5. Botanical and Flower Gardens - All C
6. Civic Institutions - All C
7. Clubs - C-2, C-4, C-10 & C-11
8. Convention Facilities - C-5 & C-4
9. Day Care Centers - C-5 & C-8
10. Exhibition Halls - All C
11. Handball - C-7
12. Ice Skating - C-7, C-11 & C-4
13. Libraries - All except C-7 & C-5
14. Parks, Public and Private - C-1
15. Penny Arcades - All C
16. Play Lots, (tot) All C
17. Playgrounds - All C
18. Schools, (Commercial i.e., Dance, Cooking, Self Defence, etc.) - All
19. Sports Complex - C-7
20. Swimming Pools - All C
21. Tennis - All C
22. Theaters - C-8, C-2, C-17, C-16, C-10, C-14 & C-13
23. Offices - All C

D) FOOD WORLD

1. Automats - All D
2. Bakery - All D
3. Cafe - indoor and outdoor - All D
4. Cook Ware - All D
5. Cooking Schools - All D
6. Dairy Products - All D
7. Delicatessen - All D
8. Diet Foods - All D

D) FOOD WORLD - continued

9. Drive-in Restaurants - All D
10. Fish Markets - All D
11. Gourmet Foods - All D
12. Health Foods - All D
13. Liquor Stores - All D
14. Meat Markets - All D
15. Restaurants - All D
16. Wine and Beer Parlors - All D

E) HOUSEHOLD WORLD

1. Animal Hospitals - All E
2. Antiques - All E
3. Appliances - Repair, Sales and Service - All E
4. Building Materials - All E
5. China, Glass Ware and Metal Ware - All E
6. Department Stores - All E
7. Drapery - All E
8. Dry Goods - All E
9. Electrical Supplies - All E
10. Fire Place and Patio Supplies - All E
11. Floor Coverings - All E
12. Furniture - All E
13. Garden and Lawn Supplies - All E
14. Home Service Facilities - (i.e. Rug Cleaning, Window Cleaning) - All
15. Household Repairs - All E
16. Maintenance and Janitorial Supplies - All E
17. Sporting Goods and Bouts - E-1
18. Radios and Television - Sales and Service - All E
19. Rentals - All E
20. Warehousing - F-9, E-14 & E-15

F) AUTOMOTIVE AND TRAVEL WORLD

1. Antique Cars and Vehicles - Sales and Service - All except F-3
2. Automotive Sales and Service and Supply - All except F-3 & F-2
3. Automobile Repair, including body work - All except F-3 & F-2
4. Automobile Warehouse - All except F-3
5. Automobile Parts and Glass, Tops - All except F-3 & F-2
6. Automobile and Truck Customizing - All except F-3 & F-2
7. Automotive Electric - All except F-2 & F-3
8. Automobile Service Stations - All except F-3, F-2 and then only in conjunction with a major other service.
9. Automotive Radio - TV - All except F-3 & F-2
10. Bicycle - Sales, Service and Supply - All except F-3 & F-2
11. Locksmith - All except F-3 & F-2
12. Motel - F-3 only
13. Motorcycle - Sales, Service and Supply - All except F-2 & F-3
14. Recreational Vehicle Park - F-2 only
15. Recreational Vehicle - Sales, Service and Supply - F-2 & F-1 only
16. Tires - Sales, Service and Supply - All except F-3
17. Travel Trailer - Sales, Service and Supply - All except F-3

G) RESIDENTIAL WORLD.

1. G-1 - G-12, 2 Bedroom or less Apartments - All G
2. G-13 - G-15, 3 Bedroom or less Apartments - All G
3. Churches - All G
4. Community Centers - All G
5. Public and Private Recreation Facilities - All G
6. Utilities - Substations, Gas Valves, Regulators serving the area - All G

Gross Floor Area Revisions.

The gross floor area of certain uses in several Worlds of development have been revised to reflect a better understanding of the development potential in the Worlds of activity.

Convenience World.

Originally proposed - 1,001,880 Square Feet (23 acres)
Modified proposal - 1,142,880 Square Feet (25 acres)

<u>Areas of Change</u>	<u>Originally</u>	<u>Proposed</u>
A - 3	22,500 Sq. Ft.	29,500 Sq. Ft.
A - 4	12,000 Sq. Ft.	15,000 Sq. Ft.
A - 5	8,000 Sq. Ft.	14,000 Sq. Ft.
A - 6	28,000 Sq. Ft.	58,000 Sq. Ft.

A - 3 Site. The convenience shopping area proposed for development appears to be too small in floor area for potential development especially if more than one level were developed.

A - 4 Site. Same as above. Parking for both sites will be provided as in the original formula of 5.5 spaces per 1000 square feet of building area.

C. LAND USES PROPOSED IN THE WORLDS OF DEVELOPMENT.

To make it more clear for all concerned the uses of land allowed in each World of development are listed below. Previously the term retail, was used to cover a number of land uses not stated. The uses in the other Worlds of development were not broad enough to include many desirable developments that would appropriately fit in the area. The following is a list of uses by Worlds:

A) CONVENIENCE WORLD.

1. Barber Shop - All A
2. Beauty Parlors - All A
3. Candy Stores - All A
4. Cigar and Tobacco Store - All A
5. Clothing and Clothing Accessories - All A
6. Coin Dealers - All A
7. Drug Store - A-2 & A-6
8. Dry Cleaning and Dying Distributors and Pickup - All A
9. Dry Goods Store - All A
10. Eating and Drinking Establishments - A-3, A-6, A-7 only
11. Electrical and Household Appliances - All A
12. Finance Companies - All A
13. Gift Shops - All A
14. Hardware Stores - All A
15. Hotels - A-6 Only
16. Jewelry and Metal Crafts - All A
17. Laundry (coin operated and pickup stations) - All A
18. Music and Music Equipment Sales and Service - All A
19. Offices - All A
20. Photographic Sales and Service - All A
21. Savings and Loan Associations - All A
22. Schools (private) - All A
23. Sound Systems and Equipment - All A
24. Stamp Redemption Store - All A
25. Stamps - All A
26. Stationery Stores - All A
27. Studios - Music, Dancing or Theatrical - All A
28. Supermarket, Food Stores - A-1, A-7, A-4 & A-6
29. Travel Bureaus - All A
30. Typewriters, Office Equipment Sales and Small Machine Repairs - All A
31. Leather Shops - All A

B) OFFICE WORLD

1. Associations - All B
2. Banks - All B
3. Business Machines - All B
4. Clubs - B-1, 2, 3, 12, 13 & 14

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B) OFFICE WORLD - continued.

5. Commercial Parking Facilities - All B
6. Computer Sales and Services - All B
7. Convalescent Homes - B-4, B-1, B-2 & B-7
8. Dental Offices - All B
9. Financial Institutions - All B
10. Food Service for Office Workers - only in conjunction with,
or as support of office space
11. Medical Offices - All B
12. Nursing Homes - B-4, B-1, B-2 & B-7
13. Offices - Business, Professional and Administrative - All B
14. Old Age Home - B-4, B-1, B-2 & B-7
15. Printing Establishment - All B
16. Real Estate Sales - All B
17. Stationery and Office Supplies - All B

C) LEISURE, RECREATIONAL AND CIVIC WORLD

1. Art Galleries - All C
2. Associations - All C
3. Auditoriums - All C
4. Bowling; Billiard and Pool - All C
5. Botanical and Flower Gardens - All C
6. Civic Institutions - All C
7. Clubs - C-2, C-4, C-10 & C-11
8. Convention Facilities - C-5 & C-4
9. Day Care Centers - C-5 & C-8
10. Exhibition Halls - All C
11. Handball - C-7
12. Ice Skating - C-7, C-11 & C-4
13. Libraries - All except C-7 & C-5
14. Parks, Public and Private - C-1
15. Penny Arcades - All C
16. Play Lots, (tot) All C
17. Playgrounds - All C
18. Schools, (Commercial i.e., Dance, Cooking, Self Defence, etc.) - All
19. Sports Complex - C-7
20. Swimming Pools - All C
21. Tennis - All C
22. Theaters - C-8, C-2, C-17, C-16, C-10, C-14 & C-13
23. Offices - All C

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10. Fire Place and Patio Supplies - All E
11. Floor Coverings - All E
12. Furniture - All E
13. Garden and Lawn Supplies - All E
14. Home Service Facilities - (i.e. Rug Cleaning, Window Cleaning) - All
15. Household Repairs - All E
16. Maintenance and Janitorial Supplies - All E
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9. Automotive Radio - TV - All except F-3 & F-2
10. Bicycle - Sales, Service and Supply - All except F-3 & F-2
11. Locksmith - All except F-3 & F-2
12. Motel - F-3 only
13. Motorcycle - Sales, Service and Supply - All except F-2 & F-3
14. Recreational Vehicle Park - F-2 only
15. Recreational Vehicle - Sales, Service and Supply - F-2 & F-1 only
16. Tires - Sales, Service and Supply - All except F-3
17. Travel Trailer - Sales, Service and Supply - All except F-3

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