

ORDINANCE 17,438

AN ORDINANCE AMENDING AN EXISTING SPECIAL USE ORDINANCE NO. 14,967 IN A CLASS O-2 (EXCLUSIVE OFFICE PARK) DISTRICT FOR A FINANCIAL INSTITUTION WITH A DRIVE UP TO ADD A 70 SQ. FT. FREESTANDING SIGN FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NOS. 14-08-277-011 (N KNOXVILLE AVE), 14-08-277-012 (N KNOXVILLE AVE), 14-08-277-013 (7555 N KNOXVILLE AVE), AND 14-08-277-014 (7535 N KNOXVILLE AVE), PEORIA, IL.

WHEREAS, the properties herein described are now zoned in a Class O-2 (Exclusive Office Park) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to amend an existing Special Use for a Financial Institution with a Drive Up under the provisions of Section 2.15 of Appendix A, the Unified Development Code Ordinance of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on October 6, 2016, pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law; and

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

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

Section 1. That an amendment to an existing Special Use for a Financial Institution with a Drive up to add a 5-foot tall, 70 sq. ft. in size freestanding sign is hereby approved for the following described property:

Legal Description:

A PART OF LOT 2 1N A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 AND A PART OF THE NORTHEAST QUARTER OF SECTION 8, ALL IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 00° 19' 00" WEST (BEARINGS ASSUMED FOR PURPOSE OF DESCRIPTION ONLY) ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 869 FEET; THENCE NORTH 89° 52' 19" WEST, A DISTANCE OF 60 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF KNOXVILLE AVENUE AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: THENCE CONTINUING NORTH 89° 52' 19" WEST, ALONG THE NORTHERLY LINE OF VERSAILLES GARDENS, BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 476.85 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PATTON LANE; THENCE NORTH 00° 17' 08" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PATTON LANE AND THE EASTERLY LINE OF VICTORIA VILLAS, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 316.69 FEET TO THE NORTHEAST CORNER OF SAID VICTORIA VILLAS; THENCE NORTH 74° 09' 48" WEST, ALONG THE NORTHEASTERLY LINE OF SAID VICTORIA VILLAS, A DISTANCE OF 39.04 FEET; THENCE NORTH 00° 19' 00" WEST, A DISTANCE OF 72.74 FEET; THENCE SOUTH 89° 52' 19" EAST, A DISTANCE OF

511.02 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF KNOXVILLE AVENUE;
THENCE SOUTH 00° 19' 00" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF KNOXVILLE
AVENUE, A DISTANCE OF 400 00 FEET TO THE POINT OF BEGINNING CONTAINING 4.427 ACRES,
MORE OR LESS, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PINS: 14-08-277-011 (N KNOXVILLE AVE), 14-08-277-012 (N KNOXVILLE AVE), 14-08-277-013
(7555 N KNOXVILLE AVE), AND 14-08-277-014 (7535 N KNOXVILLE AVE)

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A) and Sign Drawing (Attachment B).

Section 2. All provisions of Appendix A, the Unified Development Code Ordinance of the City of Peoria,
with respect to the Class O-2 (Exclusive Office Park) District shall remain applicable to the above-described
premises, with exception to amended Special Use herein permitted.

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

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

24th DAY January, 2017.

APPROVED:



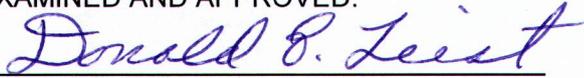
Mayor

ATTEST:



City Clerk

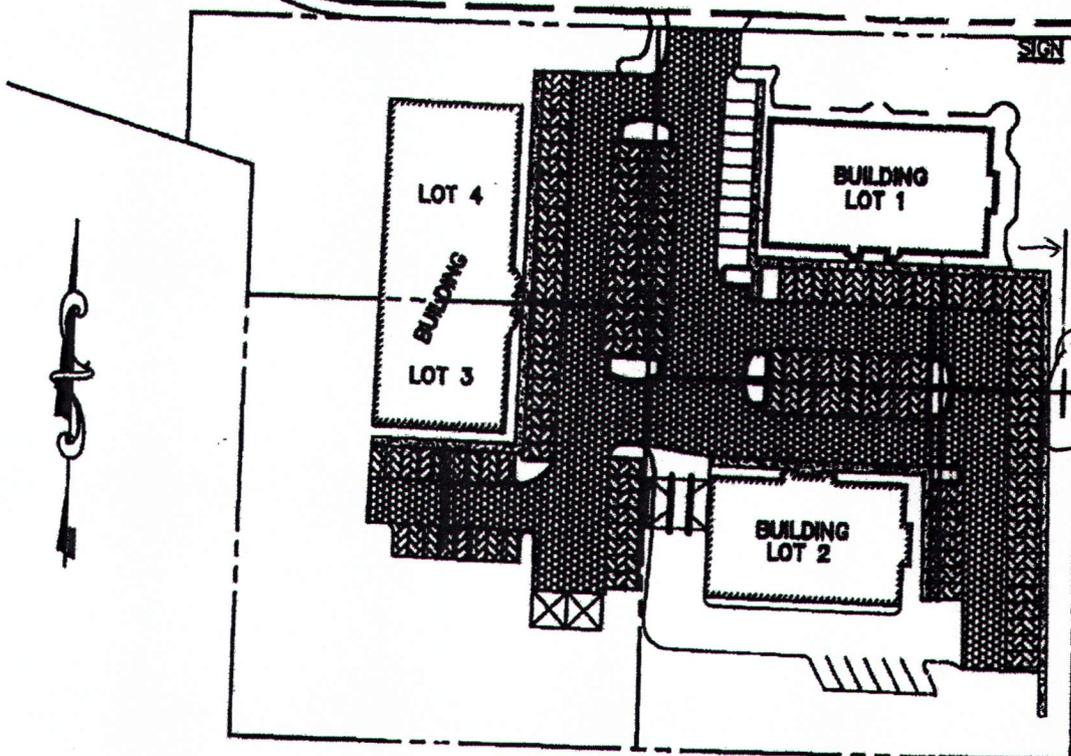
EXAMINED AND APPROVED:



Corporation Counsel



TRAILCREEK DRIVE



SIGN

12.5' SET BACK

SIGN

KNOXVILLE AVE

SIGN SITS ON CENTER LINE OF COMMON GROUP



LEGEND FOR DESIGNATED EASEMENT AREAS

- WALKWAYS 
- PARKING AREAS 
- DRIVE AISLES 
- SIGNAGE 
- REFUSE DISPOSAL AREA 

EXHIBIT B
TO DECLARATION
OF RESTRICTIONS AND EASEMENTS
FOR KNOXVILLE PLACE, SECTION 1

0-30964

KNOXVILLE PLACE, SECTION 1 A SUBDIVISION OF
PART OF THE NE 1/4 SEC 8, T9N, R8E 4th P.M.

AUSTIN ENGINEERING CO., INC.
CIVIL ENGINEERS

DATE 09/11/00

SCALE 1"=100'

BOOK

PEORIA

ILLINOIS

DI 1114

