

AN ORDINANCE AMENDING AN EXISTING SPECIAL USE ORDINANCE NO. 13,221 AS AMENDED, IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR A SHOPPING CENTER TO ADD FREESTANDING SIGNS FOR THE PROPERTIES COMMONLY KNOWN AS NORTHWOODS MALL AND LOCATED AT 2200 W WAR MEMORIAL DRIVE, 2316 W WAR MEMORIAL DR, 4512 N STERLING AVE, AND 4518 N STERLING AVE, (PARCEL IDENTIFICATION NOS. 14-19-451-003, 14-19-451-007, 14-19-451-011, 14-19-451-012, 14-19-451-013, 14-19-451-014, AND 14-30-201-022), PEORIA, IL.

WHEREAS, the property herein described is now zoned in a Class C-2 (Large Scale Commercial) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to add a freestanding sign under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on March 7, 2019, 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 amendment to the special use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

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

Section 1. That an amendment to the Special Use to add a 35-foot tall, 640 sq. ft. multi-tenant freestanding sign is hereby approved for the following described property:

NORTHWOODS MALL SHOPPING CENTER PARCEL

Lots 1, 2, 4, 5, 6, 7 and 8 in "Northwoods", and Lots 1, 2 and 3 in "First Addition to Northwoods", both being subdivisions of part of the Southeast Quarter of Section 19 and part of the Northeast Quarter of Section 30, Township 9 North, Range 8 East of the 4th Principal Meridian, Peoria County, Illinois, and being recorded in Plat Book 1, Page 9 and Page 32, respectively, at the Peoria County Recorder's office.

PINS: 14-19-451-003, 14-19-451-007, 14-19-451-011, 14-19-451-012, 14-19-451-013, 14-19-451-014, AND 14-30-201-022.

Said Ordinance is hereby approved per the submitted Site Plan Documents (Attachment A) and subject to the following conditions:

- 1) No more than three freestanding signs may exceed 35 feet in height and 640 sq. ft. in size.
- 2) Verification that the proposed sign meets clearance requirements for existing overhead utility lines.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-2 (Large Scale Commercial) District shall remain applicable to the above-described premises, with exception to 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

_____ DAY _____, 2019.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel