

ORDINANCE NO. 17,241

An ORDINANCE Amending the SPECIAL USE granted Ordinance No. 13,221, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center, to Allow the Development of Restaurant and Retail Establishments for the Property Commonly Known as Northwoods Mall, Located at 2200 W. War Memorial Drive (Parcel Identification Nos. 14-19-451-003, 14-30-201-002, 14-19-451-007, 14-19-451-011 through -014), Peoria, Illinois.

WHEREAS, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

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

WHEREAS, the Planning and Zoning Commission has been petitioned to amend a Special Use for a Shopping Center to allow the development of restaurant and retail establishments under the provisions of Article 2.15 of Appendix B, the Zoning Ordinance of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on June 4, 2015, with respect to said petition, which hearing was held pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law, and no written protest was made by the owners of twenty percent (20%) of the frontage immediately adjoining or across from the frontage proposed to be altered; and

WHEREAS, said Planning and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such 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:

Section 1. That a Special Use is hereby amended, with Waivers, for following described property:

PART OF LOT 8 OF NORTHWOODS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 30, T9N, R8E, OF THE 4TH PM, PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE S07°57'00"E ALONG THE WEST LINE OF SAID LOT 8 AND THE EAST R.O.W. LINE OF NORTH STERLING AVENUE, A DISTANCE OF 104.07 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING S07°57'00"E ALONG THE WEST LINE OF SAID LOT

8 AND THE EAST R.O.W. LINE OF SAID NORTH STERLING AVENUE, A DISTANCE OF 366.87 FEET TO THE NORTHERLY R.O.W. LINE OF F.A.I ROUTE 74; THENCE S74°54'24"E ALONG THE NORTHERLY R.O.W. LINE OF SAID F.A.I. ROUTE 74, A DISTANCE OF 296.22 FEET; THENCE S70°20'01"E ALONG THE NORTHERLY R.O.W. LINE OF SAID F.A.I. ROUTE 74, A DISTANCE OF 66.44 FEET; THENCE N24°24'36"W, A DISTANCE OF 286.84 FEET; THENCE IN A NORTHERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 136.37 FEET FOR AN ARC DISTANCE OF 58.32 FEET; THENCE N00°05'31"E, A DISTANCE OF 134.81 FEET; THENCE N03°31'54"W, A DISTANCE OF 44.78 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 9.00 FEET, FOR AN ARC DISTANCE OF 13.59 FEET; THENCE S89°55'27"W, A DISTANCE OF 179.56 FEET; THENCE S79°14'51"W, A DISTANCE OF 32.82 FEET TO THE EAST R.O.W. LINE OF SAID NORTH STERLING AVENUE; THENCE S51°04'47"W ALONG THE EAST R.O.W. LINE OF SAID NORTH STERLING AVENUE, A DISTANCE OF 58.14 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

Said Ordinance is hereby approved with the following WAIVERS:

- 1. Reduce setback requirement along I-74 from 20 feet to 10 feet.
- 2. Waive front yard landscaping requirement for trees along Sterling.
- 3. Waive front yard landscaping requirement for trees along I-74 right-of-way.

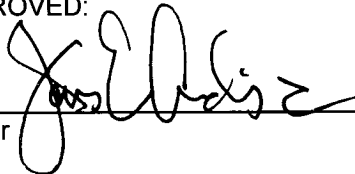
Section 2. All provisions of Appendix B, the Zoning Ordinance of the City of Peoria, with respect to the Class C-2 (Large Scale Commercial) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

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

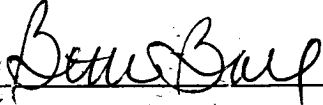
23 DAY OF June, 2015.

APPROVED:



Mayor

ATTEST:



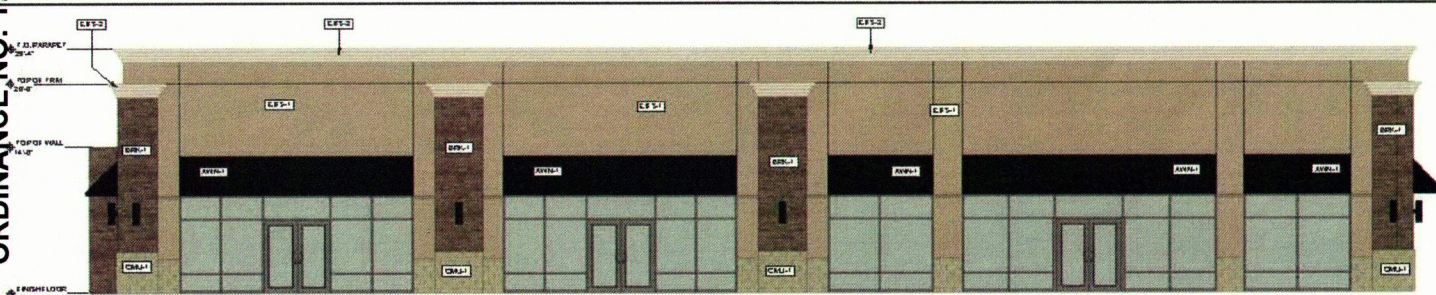
City Clerk

EXAMINED AND APPROVED:

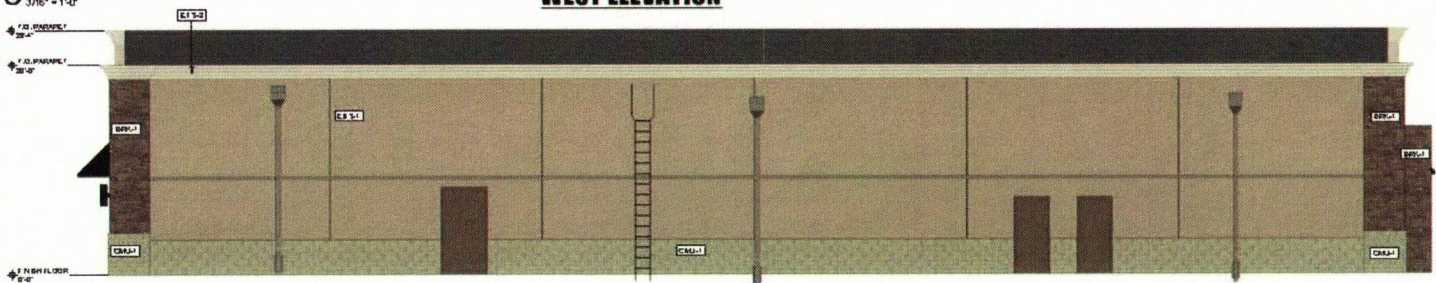


Corporation Counsel

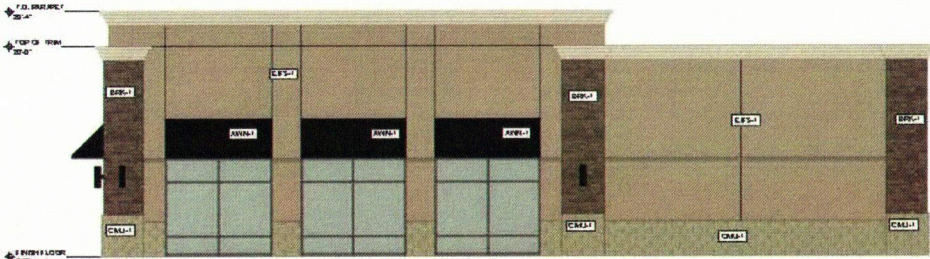
ORDINANCE NO. 17,241



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

EXTERIOR FINISH SCHEDULE				
MARK	MATERIAL	FINISH	COLOR	REMARKS
BRP-1	CORVEL MATTE	VARIES	BLACK	
BRP-2	BRICK VENEER	PALMER'S BRICK	3" SQUARE'S NONE	
CMU-1	2" BRICK PIER CORNEL VENEEER OVER 4" AIR SPACE	VARIES	MATCH WEST EXTERIOR/ROOF BR (EXCEPTS)	
CMU-2	BRICK FINISHED METAL COLLECTOR BAY BOX	VARIES	MATCH WEST EXTERIOR/ROOF BR (EXCEPTS)	
E1-1	1" OVENBANK E1-1	BRP-1 OR BRP-2	MATCH BRP-1 or BRP-2	FIGURE 1, SHOWN HERE, 1 BEHIND
E1-2	E1-2 FINISH	BRP-1 OR BRP-2	MATCH BRP-1 or BRP-2	FIGURE 1, SHOWN HERE, 1 BEHIND

ARCHITECTURE PLANNING ENGINEERING GRAPHIC'S
 1315 BRD ADVOCY
 478 FLOOR 8
 NASHVILLE, TN 37203
 (615) 244-8100
 (615) 244-8117
 www.mmmarch.com

ANCHOR RETAIL SOLUTIONS
 3805 EDWARDS POINT RD
 SUITE 410
 CINCINNATI, OH 45208

MULTI-TENANT RETAIL
 4200 N. STERLING AVE.
 PRORIA, IL 61015

SCHEMATIC
04.28.15
 MPM 1500P

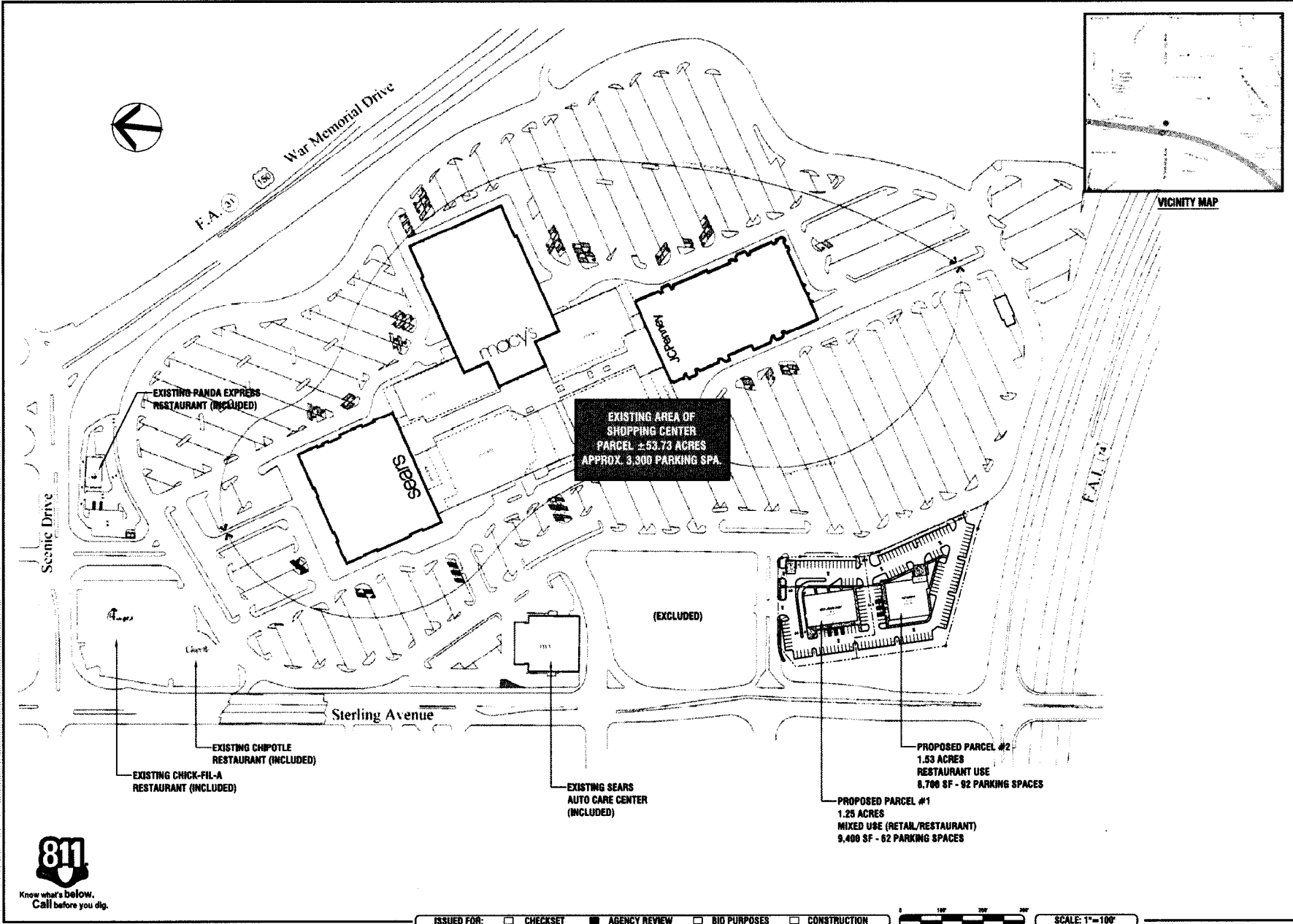
NO.	DESCRIPTION	DATE

SCHEMATIC ELEVATIONS

SD-2

ARCHITECTS CONSULTANTS OWNER LOCATION DATE REVISIONS SHEET

2. Project (M:\sitem\15069-anchor Retail\Solid.com-Peroria, IL\Arch\Templ\Rev\Drawings\15069-Peroria - INTB - 14811.rvt

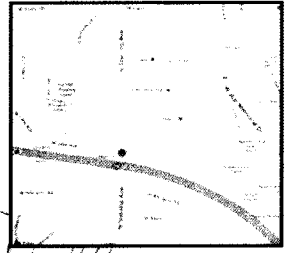


Know what's below. Call before you dig.

ISSUED FOR: CHECKSET AGENCY REVIEW BID PURPOSES CONSTRUCTION



SCALE: 1"=100'



VICINITY MAP

PLANS PREPARED FOR:
ANCHOR RETAIL SOLUTIONS
3405 EDWARDS ROAD, SUITE 410
CHICAGO, IL 60659
TEL: 817.764.3010



PLANS PREPARED BY:
Development Management Group, LLC
4308 GALLATIN PIKE
NAPERVILLE, IL 60563
TEL: (630) 202-0848 FAX: (630) 202-5496

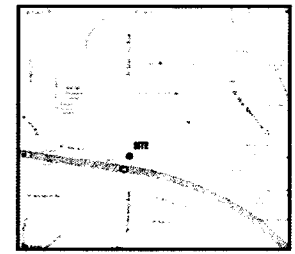
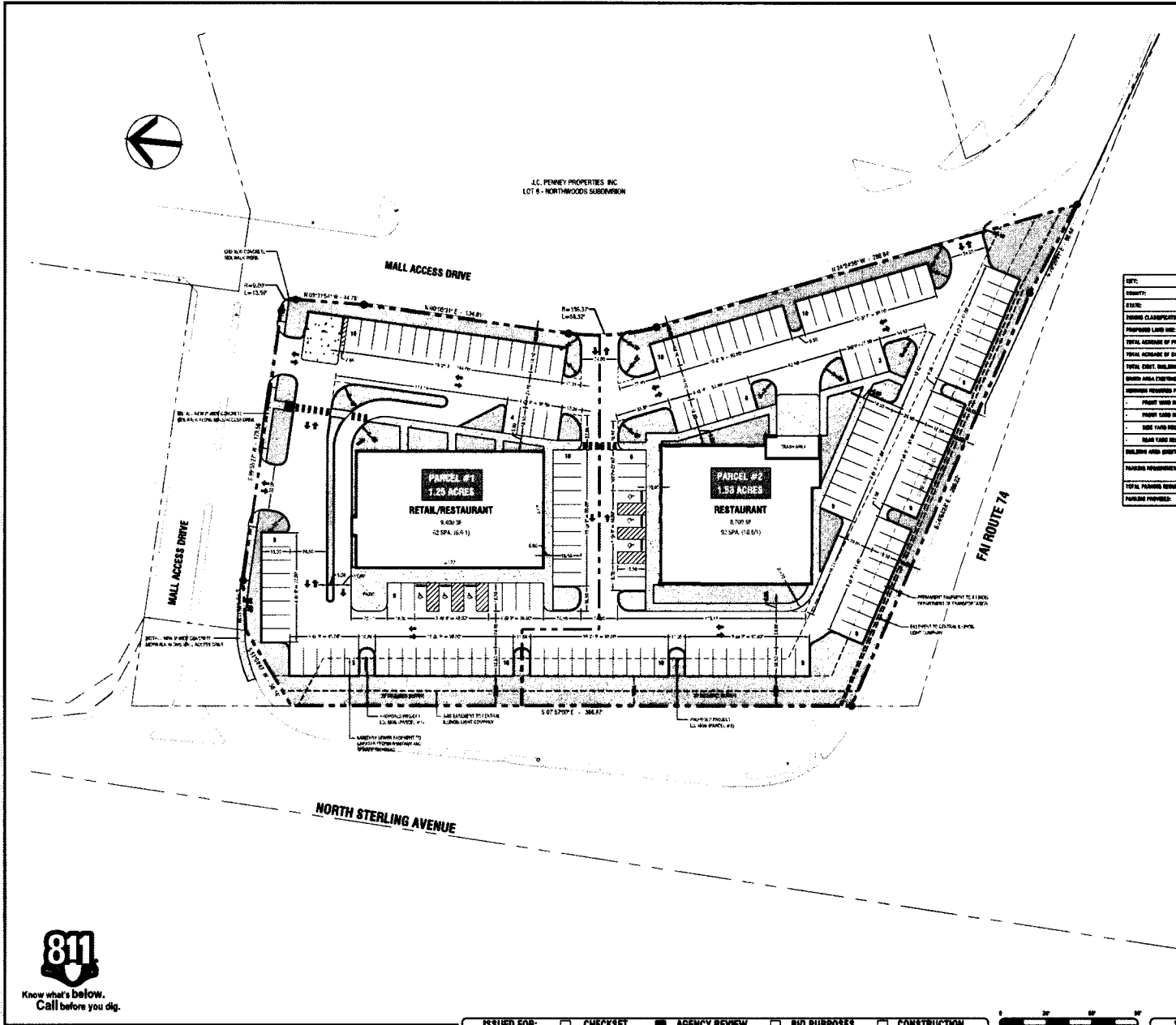


**MULTI-TENANT
RETAIL & RESTAURANT**
4200 NORTH STERLING AVENUE
PEORIA, ILLINOIS

REVISIONS

NO.	DATE	DESCRIPTION
1	04/27/15	ISSUED FOR AGENCY REVIEW
2	04/27/15	ISSUED FOR BID PURPOSES

DATE:	04-27-15
DWG Project No:	14121



VICINITY MAP

SITE DATA TABLE

ITEM	QUANTITY	UNIT
TOTAL ACRES OF PROPOSED SITE	2.78 ACRES (PARCELS #1 & 2)	AC
TOTAL ACRES OF SHOPPING CENTER	1.20 AC (PARCEL #1)	AC
TOTAL GROSS BUILDING AREA	122,000 SF	SF
TOTAL GROSS FLOOR AREA	122,000 SF	SF
TOTAL PARKING SPACES	154	SPACES
TOTAL DRIVEWAY LENGTH	1,200	LINEAL FEET
TOTAL SIDEWALK LENGTH	1,200	LINEAL FEET
TOTAL CURB LENGTH	1,200	LINEAL FEET
TOTAL LIGHT FIXTURES	154	FIXTURES
TOTAL SIGNAGE	1	SIGNAGE
TOTAL LANDSCAPING	1	LANDSCAPING
TOTAL UTILITIES	1	UTILITIES
TOTAL FURNITURE	1	FURNITURE
TOTAL SECURITY	1	SECURITY
TOTAL OTHER	1	OTHER

PLANS PREPARED FOR:
Anchor Retail Solutions
 3800 EDWARDS ROAD, SUITE 410
 PEORIA, ILLINOIS 61611
 TEL: (317) 244-2010

PLANS PREPARED BY:
Development Management Group, LLC
 405 GALLATIN AVE
 INDIANAPOLIS, IN 46204
 TEL: (317) 227-5885 FAX: (317) 227-5886

**MULTI-TENANT
 RETAIL & RESTAURANT**
 4200 NORTH STERLING AVENUE
 PEORIA, ILLINOIS

NO.	DATE	DESCRIPTION
1	04/27/15	ISSUED FOR PERMIT FILE REVIEW
2	04/27/15	FORWARDED TO CITY FOR STAFF COMMENTS
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 04-27-15
 DMS Project No: 1412



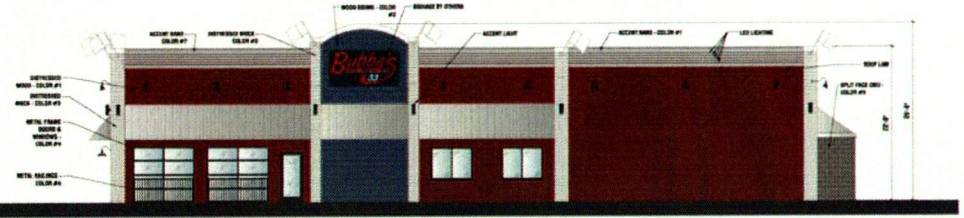
ISSUED FOR: CHECKSET AGENCY REVIEW BID PURPOSES CONSTRUCTION



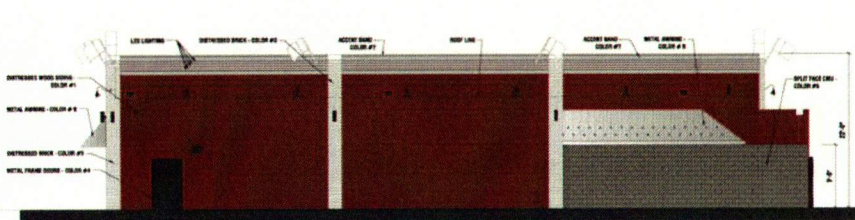
SCALE: 1"=30'



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

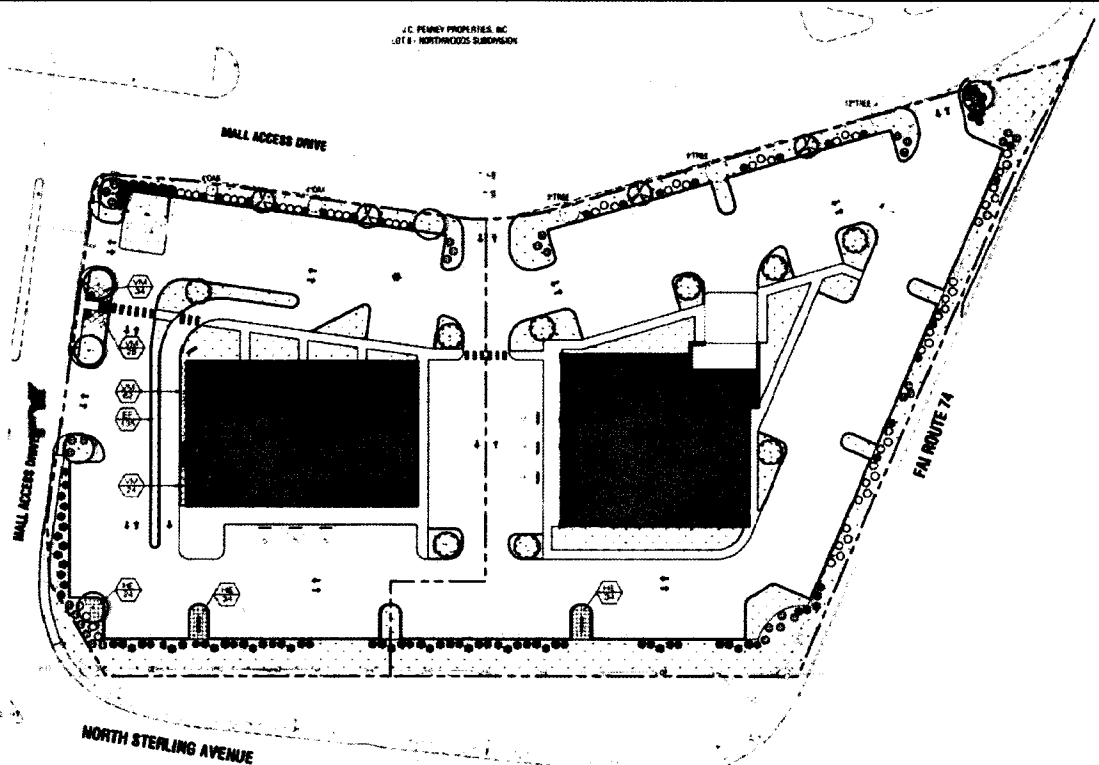
EXTERIOR FINISH SCHEDULE	
BUILDING ITEM	DESCRIPTION
DISTRESSED	COLOR #1
CESAR WOOD	CABOT BERN-GLOSS STAIN; COLOR: INDIAN CORN
BRICK SIDING	
CESAR WOOD	TOLLER #2
BRICK SIDING	CABOT BERN-GLOSS STAIN; COLOR: NEWBURYPORT BLUE
DISTRESSED	COLOR #2
FACEBRICK	HOLLAND BRICK; MANTUCKET GRAY #340
BUILDING ITEM	DESCRIPTION
METAL DOORS,	COLOR #4
FRAMES, METAL	PAINTS: EXTERIOR: COLOR: BLACK
PANELS, COMPUTER	SITES, & BOLLARDS
SPLIT FACE	COLOR #5
CONCRETE	PAINTS: PPG-845-S-ALLEY CAT - COLOR: GRAY
METAL FINISH	COLOR #6
METAL BALANCE	COLOR: GALVALUME
ACCENT BAND	COLOR #7
	DIAMOND PLATED METAL

DISCLAIMER NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. PLEASE REFER TO MATERIAL SAMPLES FOR ACTUAL SAMPLES OF COLORS AND TEXTURES.

SITE DATA		
SITE AREA: 2.76		
SITE ADDRESS: 4500 North Sterling Avenue, Northbrook, IL 60062		
PROJECT: 811 - NORTH - MALL ACCESS DRIVE - LENGTH 125		
LANDSCAPE SUBMITTANTS	REQUIRED	PROPOSED
FRONT AND SIDE YARD LANDSCAPING (S.A.A.)	100% TO POINTS	1. EXISTING TREES TO REMAIN 2. SHADE TREES (200) 3. INTERMEDIATE TREES (200) 4. 10' H-T SPACES (100)
NO TREES INSTALLED DUE TO GAS, OVERHEAD, AND POWER BARRENMENTS	REQUIRED	1. EXISTING TREES TO REMAIN 2. SHADE TREES (200) 3. INTERMEDIATE TREES (200) 4. 10' H-T SPACES (100)
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J.C. FINNEY PROPERTIES, INC.
1018 NORTHWEST SUBURBAN



LANDSCAPE NOTES

- The landscape contractor shall verify the exact location of all utilities and take necessary precautions to prevent damage to these utilities.
- The landscape contractor shall coordinate all construction with the appropriate utility companies and shall be responsible for all damage to utilities.
- Plant materials are to be installed and maintained in accordance with the specifications of the plant materials. Details shall be provided for all plants and trees.
- All planting and maintenance shall be done in accordance with the specifications of the landscape contractor. Care to be maintained at all times.
- The landscape contractor shall be responsible for the protection of all existing trees.
- The landscape contractor shall verify all material quantities, on the basis of a 10% contingency, the quantity shown on the plan will be held as minimum.
- The landscape contractor shall be responsible for all materials including the work including but not limited to watering, mulching, weeding, fertilizing, etc. All of planting shall be done in a timely manner and shall be completed at the end of the work.
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PLANT SCHEDULE

SYMBOL	PLANT NAME	COMMON NAME	BOTANICAL NAME	SIZE	QTY	DATE
(Symbol)	Red Oak	Red Oak	Quercus rubra	12" DBH	10	12/18
(Symbol)	White Oak	White Oak	Quercus alba	12" DBH	10	12/18
(Symbol)	Green Tree	Green Tree	Thuja occidentalis	12" DBH	10	12/18
(Symbol)	Emerald Green	Emerald Green	Thuja occidentalis	12" DBH	10	12/18
(Symbol)	Blue Spruce	Blue Spruce	Picea canadensis	12" DBH	10	12/18
(Symbol)	Japanese Maple	Japanese Maple	Acer palmatum	12" DBH	10	12/18
(Symbol)	Red Maple	Red Maple	Acer rubrum	12" DBH	10	12/18
(Symbol)	White Birch	White Birch	Betula papyrifera	12" DBH	10	12/18
(Symbol)	Black Birch	Black Birch	Betula nigra	12" DBH	10	12/18
(Symbol)	Yellow Birch	Yellow Birch	Betula alleghaniensis	12" DBH	10	12/18
(Symbol)	Red Pine	Red Pine	Pinus strobus	12" DBH	10	12/18
(Symbol)	White Pine	White Pine	Pinus strobus	12" DBH	10	12/18
(Symbol)	Blue Pine	Blue Pine	Pinus strobus	12" DBH	10	12/18
(Symbol)	Black Pine	Black Pine	Pinus strobus	12" DBH	10	12/18
(Symbol)	Yellow Pine	Yellow Pine	Pinus strobus	12" DBH	10	12/18

TREE SPECIFICATIONS

NOTE: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

- Discuss trees shall have one dominant single straight trunk with the top of the leader on the main trunk left intact and the terminal bud at the central leader at the highest point on the tree.
- Trunks with forked trunks are acceptable if all the following conditions are met:
 - The fork occurs in the upper 1/3 of the tree.
 - The top 1/3 of the smaller trunk is removed at the time of planting.
 - No branch is greater than 2/3 the diameter of the trunk directly above the branch.
 - The trunk angle is steep. Branches shall not touch.
 - Several branches are larger in diameter and obviously more dominant.
 - Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
 - Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree.
 - Crown spread shall be proportional to the tree.
 - Crack wounds or open trunk wounds or other bark injury.
 - No butt cuts or open trunk wounds and is appropriately used.
 - Root ball meets all ANSI standards and is appropriately used.

DISQUALIFYING TREE ACCEPTANCE:

- Top dieback or 5% of branches
- Crown thin/sparsely foliated
- Included bark
- Major branch touching
- Asymmetric branching

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TO DISQUALIFYING TREE ACCEPTANCE:

- Top dieback or 5% of branches
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- Included bark
- Major branch touching
- Asymmetric branching

DISQUALIFYING TREE ACCEPTANCE:

- Top dieback or 5% of branches
- Crown thin/sparsely foliated
- Included bark
- Major branch touching
- Asymmetric branching



SCALE 1" = 20'

REURD FOR: CHECKED AGENCY REVIEW BID PURPOSES CONSTRUCTION

PLANS PREPARED BY
ARCHITECTURAL & LANDSCAPE ARCHITECTURE
1000 N. LAUREL AVENUE
CHICAGO, IL 60610
TEL: (312) 734-0000

PLANS PREPARED BY
Development Management Group, LLC
1000 N. LAUREL AVENUE
CHICAGO, IL 60610
TEL: (312) 734-0000

MULTI-TENANT
RETAIL & RESTAURANT
4500 NORTH STERLING AVENUE
PEBBLA, ILLINOIS

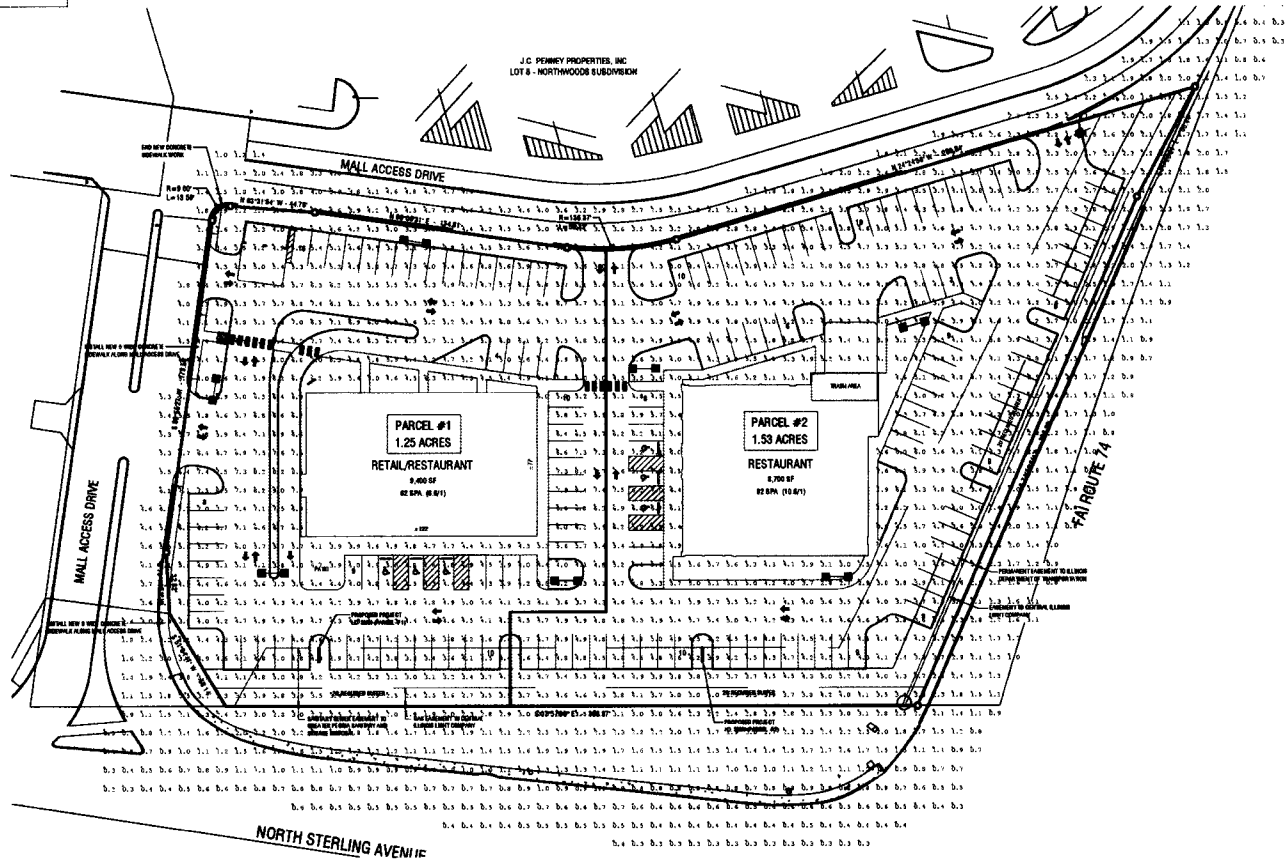
REVISIONS

DATE: 05/18/18
DWG Project No: 18-001
PRELIMINARY LANDSCAPE PLAN

ORDINANCE NO. 17,241

REVISIONS

REV #	DATE	BY:
1	5/27/15	J.P.



BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.
 THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERS SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpLc	PtSpCb
OVERALL SUMMARY	Fc	4.89	9.0	0.6	8.15	15.00	10	10

Symbol	Qty	Label	Lumens	LF	Description
■	7	A	110000	0.800	MLS-FVR-5-1000-HRR-FG 39" POLE 3' BASE
■	1	B	110000	0.800	MLS-FVR-5-1000-HRR-FG 39" POLE 3' BASE

MULTI TENANT
PEORIA, IL

WLS LIGHTING SYSTEMS

Consider the Impact!

1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

WLS-10747 DATE -4/28/15 SCALE: 1"=30'

800-633-8711

PM:HOLLY

BY: J.P.

SHEET 1 OF 1