

ORDINANCE NO. 17,994

AN ORDINANCE AMENDING SPECIAL USE ORDINANCE NOS. 13,111 AND 13,194 AS AMENDED, IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR A SHOPPING CENTER TO ADD A 300 SQ. FT. WALL SIGN, FOR THE PROPERTY LOCATED AT 4100 W WILLOW KNOLLS DR (PARCEL IDENTIFICATION NOS. 13-12-300-018, 13-12-300-020, 13-12-300-021, 13-12-300-022, 13-12-300-024, 13-12-300-030, 13-12-300-031, 13-12-300-032, AND 13-12-302-003), 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 the existing Special Use for a Shopping Center 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 August 4, 2022, 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 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 Special Use Ordinance Nos. 13,111 and 13,194 for a Shopping Center to add a 300 sq. ft. wall sign is hereby approved for the following described property:

PARCEL 1: LOTS 1, 1A AND 4 IN WILLOW KNOLLS COURT, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AS SHOWN ON PLAT FILED OCTOBER 12, 1990, ND RECORDED IN PLAT BOOK 4, PAGE 132, IN THE RECORDER'S OFFICE OF PEORIA COUNTY. EXCEPTING THEREFROM, THAT PORTION CONVEYED BY WILLOW KNOLLS LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, TO GENERAL MILLS RESTAURANT, INC., A FLORIDA CORPORATION, BY SPECIAL WARRANTY DEED DATED AUGUST 13, 1993 AND RECORDED AUGUST 19, 1993 AS DOCUMENT NO. 93-25435 DESCRIBED AS FOLLOWS: A PART LOT 4 OF WILLOW KNOLLS COURT, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 90- 24401 IN THE PEORIA COUNTY RECORDER'S OFFICE; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, THENCE NORTH 69 DEGREES 47 MINUTES 57 SECONDS WEST, (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, SAID LINE BEING ALSO THE NORTHEASTERLY RIGHT OF WAY LINE OF F.A.P. ROUTE 49 (U.S. ROUTE 150), 220.00 FEET; THENCE NORTH 20 DEGREES 12 MINUTES 03 SECONDS EAST, 260.14 FEET; THENCE NORTH 48 DEGREES 39 MINUTES 00 SECONDS EAST, 175.74 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 4; THENCE SOUTH 41 DEGREES 21 MINUTES 00 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE, 155.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 4; THENCE SOUTH 20 DEGREES 12 MINUTES 03 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID

LOT 4, 340.82 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM, THAT PORTION CONVEYED BY WILLOW KNOLLS LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, TO SOUTH SIDE TRUST & SAVINGS BANK OF PEORIA BY A SPECIAL WARRANTY DEED DATED JULY 24, 1992 AND RECORDED JULY 29, 1992 AS DOCUMENT NO. 92-22355 DESCRIBED AS FOLLOWS: A PART OF LOT 4 OF WILLOW KNOLLS COURT, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 90-24401 IN THE PEORIA COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4, THENCE SOUTH 01 DEGREES 22 MINUTES 18 SECONDS EAST, (BEARINGS ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), ALONG THE WEST LINE OF SAID LOT 4, 650.00 FEET; THENCE NORTH 88 DEGREES 37 MINUTES 42 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, THENCE NORTH 88 DEGREES 37 MINUTES 42 SECONDS EAST, 201.89 FEET; THENCE SOUTH 69 DEGREES 47 MINUTES 57 SECONDS EAST, 28.08 FEET; THENCE SOUTH 01 DEGREES 22 MINUTES 18 SECONDS EAST, 236.57 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 4, SAID LINE BEING ALSO THE NORTHEASTERLY RIGHT OF WAY LINE OF F.A.P. ROUTE 49 (U.S. ROUTE 150); THENCE NORTH 69 DEGREES 47 MINUTES 57 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, 193.36 FEET; THENCE NORTH 39 DEGREES 44 MINUTES 35 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE, 93.73 FEET TO THE WESTERLY LINE OF SAID LOT 4; THENCE NORTH 01 DEGREES 22 MINUTES 18 SECONDS WEST, ALONG SAID WESTERLY LINE, 92.31 FEET; THENCE NORTH 88 DEGREES 37 MINUTES 42 SECONDS EAST, 10 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 18 SECONDS WEST, 10 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM, A PART OF LOT 4 OF WILLOW KNOLLS COURT, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 90-24401 IN THE PEORIA COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4, THENCE NORTH 69 DEGREES 47 MINUTES 57 SECONDS WEST, (BEARINGS ASSUMED FOR PURPOSE OF DESCRIPTION ONLY) ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, SAID LINE BEING ALSO THE NORTHEASTERLY RIGHT OF WAY LINE OF F.A.P. ROUTE 49 (U.S. ROUTE 150) 220.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING THENCE NORTH 69 DEGREES 47 MINUTES 57 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, 209.56 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 18 SECONDS WEST, 93.03 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 36.34 FEET, FOR AN ARC DISTANCE OF 57.79 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 09 SECONDS WEST, 92.59 FEET; THENCE SOUTH 77 DEGREES 00 MINUTES 25 SECONDS EAST, 169.09 FEET; THENCE NORTH 04 DEGREES 08 MINUTES 28 SECONDS EAST, 60.00 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 28.31 FEET, FOR AN ARC DISTANCE OF 23.25 FEET; THENCE SOUTH 41 DEGREES 26 MINUTES 59 SECONDS EAST, 13.31 FEET; THENCE SOUTH 69 DEGREES 47 MINUTES 57 SECONDS EAST, 27.00 FEET; THENCE NORTH 20 DEGREES 12 MINUTES 03 SECONDS EAST, 213.97 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 4, THENCE SOUTH 41 DEGREES 21 MINUTES 00 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, 155.50 FEET; THENCE SOUTH 48 DEGREES 39 MINUTES 00 SECONDS WEST, 175.74 FEET; THENCE SOUTH 20 DEGREES 12 MINUTES 03 SECONDS WEST, 260.14 FEET TO THE POINT OF BEGINNING. ALL SITUATE IN THE COUNTY OF PEORIA, STATE OF ILLINOIS. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS, PARKING, STORM WATER DRAINAGE AND OTHER PURPOSES FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND DATED FEBRUARY 27, 1990, AND RECORDED MARCH 2, 1990 AS DOCUMENT NO. 90-04433, AS AMENDED BY FIRST AMENDMENT TO EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED NOVEMBER 5, 2001 AS DOCUMENT 01-40713, IN THE RECORDER'S OFFICE OF PEORIA COUNTY, ILLINOIS, SITUATE IN PEORIA COUNTY, ILLINOIS.

Parcel ID Nos.: 13-12-300-018, 13-12-300-020, 13-12-300-021, 13-12-300-022, 13-12-300-024, 3-12-300-030, 13-12-300-031, 13-12-300-032, and 13-12-302-003

Parcel Address: 1400 W Willow Knolls Dr, Peoria, Illinois 61615.

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A), Building Elevation (Attachment B), and Sign Dimensions (Attachment C) and the following conditions:

1. One wall sign for entire tenant façade.
2. Sign must be designed with individual channel cut letters and mounted without the use of a raceway.

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 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

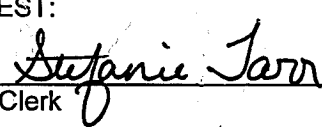
23rd DAY AUGUST, 2022.

APPROVED:



Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel

Attachment A to Ordinance

Attachment A

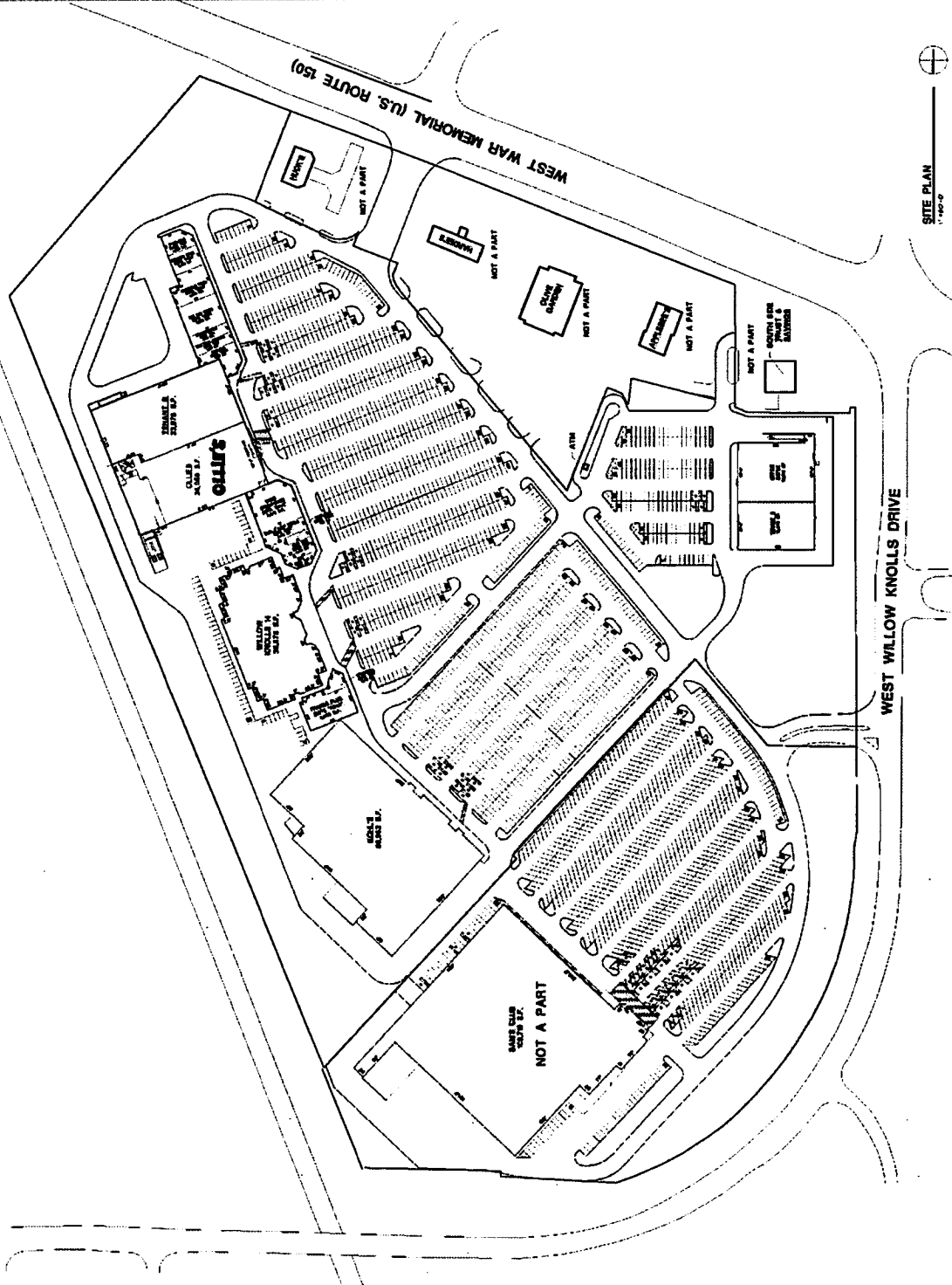
onyx creative
ARCHITECTURAL & INTERIOR DESIGN
1000 W. 10TH ST. SUITE 100
DENVER, CO 80202

Schottstein
INCORPORATED
PLANNING & ARCHITECTURE
1000 W. 10TH ST. SUITE 100
DENVER, CO 80202

WILLOW KNOLLS
CONDOMINIUM
1000 W. 10TH ST. SUITE 100
DENVER, CO 80202

WILLOW KNOLLS
1000 W. 10TH ST. SUITE 100
DENVER, CO 80202

SITE

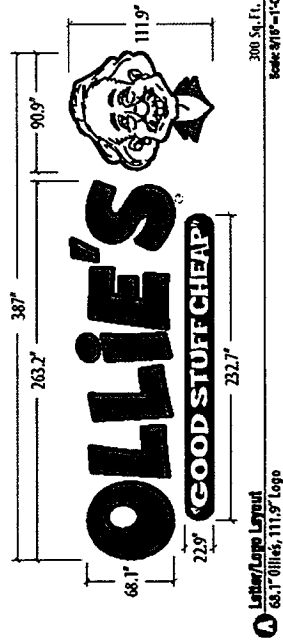
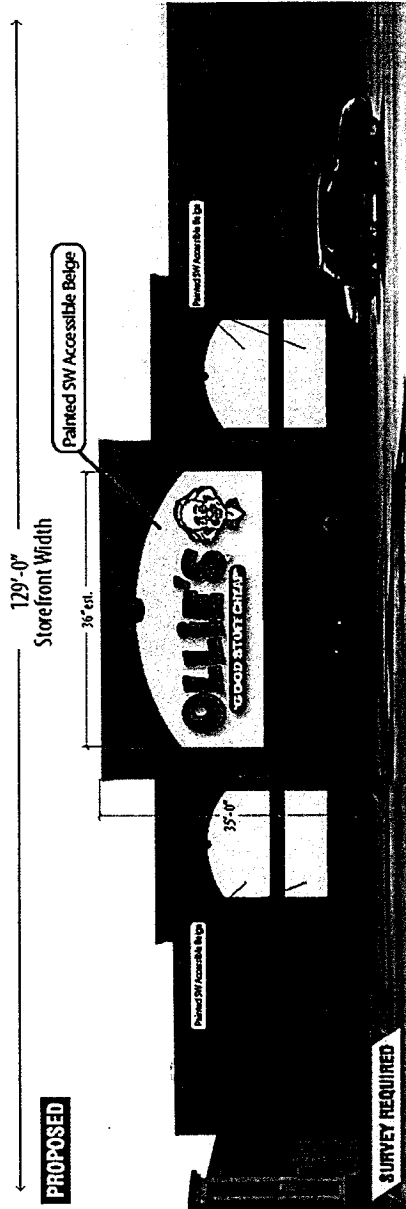


SITE PLAN
1"=100'-0"

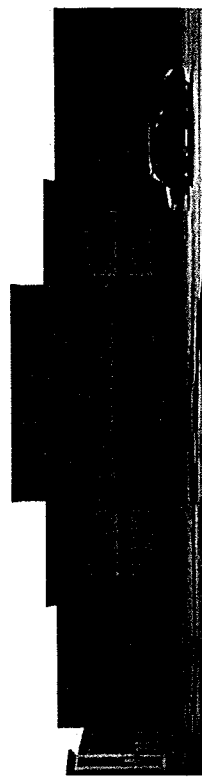
Attachment B to Ordinance

Attachment B
DIRECT MOUNT FACE LIT CHANNEL LETTERS
FRONT ELEVATION
N-01

OLLIE'S



EXISTING



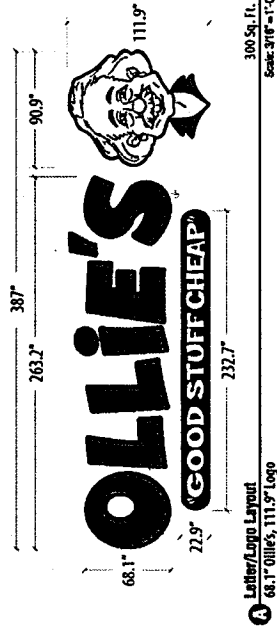
WILLOW CREEK SIGNS 2632 Bust-Mound Rd West Fort Worth, Texas 76122 (817) 847-4571	Customer/Approvals: Location: 4108 W. Willow Fork Dr. P.O. Box 11, 76115	Drawn by: CD	Date: 09-30-21	Dwg./Rev: 2
	By signing the acceptance field on this print I understand that I am accepting all aspects of this drawing including artwork, specifications, dimensions, spelling and any other representations herein. I also understand that the color representations and scale of the sign on this print are approximate and may not match manufacturer's samples exactly.			

Consent to the design shown in the drawing is given by the undersigned for the purpose of preparing a permit for the sign. No use, copy or disclosure of this drawing may be made without written permission of Willow Creek Signs, Inc. Willow Creek Signs, Inc. 2000

Attachment C to Ordinance

Attachment C
FACE LIT CHANNEL LETTERS - DIRECT MOUNT
SIGN DETAILS

OLLIE'S



* Note: BLACK VINYL is applied to the perimeter of ALL Individual Letters.

GENERAL SPECIFICATIONS

Face-Lit LED illuminated channel letters/logo.
White acrylic faces w/3M vinyl applied to 1st surface.

COLOR SPECIFICATIONS

- Acrylic Faces
- #7328 White
 - #2283 Red
 - #3M #3630-22 Black
 - #3M #3630-35 Cardinal Red
 - #3M #3630-22 Black
- LOGO Vinyl
- #3M #3630-149 Lt. Beige
 - #3M #3630-22 Black
- *GOOD STUFF CHEAP* Vinyl
- #3M #3630-22 Black

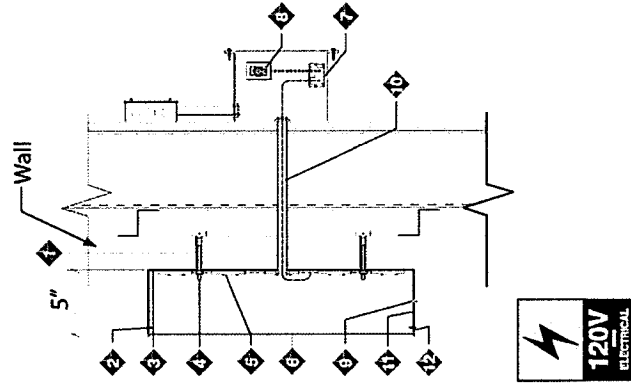
PAINT

- BLACK SATIN FINISH
- SW 7036 ACCESSIBLE BEIGE

LETTERS SPECIFICATIONS

- 1 HIGH-CORROSIVE INSTALLATION HARDWARE
- 2 FASTENER PAINTED TO MATCH RETURN
- 3 .063 FLAT ALUMINUM BACK PRE-FINISHED WHITE
- 4 1/4" THREADED ROD & LIBERTY ANCHORS
- 5 PHILIPPE QUIN MOD 3 7100 LEDS
- 6 WHITE ACRYLIC FACES
- 7 PHILIPPE 60 WATT MULTITAP POWER SUPPLY
- 8 VISIBLE CUT-OFF SWITCH WITH WEATHER PROOF COVER
- 9 1/4" WEEP HOLES (2) TWO PER LETTER
- 10 GROUNDED WALL PASS- THRU SEALED WATER TIGHT
- 11 5" X .063" ALUMINUM CHANNEL LETTER RETURN/CLIP
- 12 CLINCHED TO BACK OF LETTER (CAPTURE BACK INSIDE)
- 13 1" - 2" JEWELITE TRIM CAPS

FULL SECTION DETAIL



By signing the acceptance field on this print I understand that I am accepting all aspects of this drawing including artwork, specifications, dimensions, spelling and any other representations herein. I also understand that the color representations and scale of the sign(s) on this print are approximate and may not match manufacturer's samples exactly.

Customer Approval: _____
Date: 09-20-21
Location: 4100W Willow Knob Dr, Peoria, IL 61615

WILLOW CREEK SIGNS
2633 Blue Mount Rd, W-2
Fort Worth, Texas 76052
(817) 847-0577

Drawn by: CD
Dwg/Rev: 2

ELECTRICIAN SIGNATURE
BY: [Signature] J.L. COMPTON
Underwriters Laboratories
ELECTRICIAN
120V ELECTRICAL

Copyright © The details shown on this drawing are confidential and are the exclusive property of Willow Creek Signs, Inc. No use, copy or disclosure of this drawing may be made without the written consent of Willow Creek Signs, Inc. Please contact Willow Creek Signs, Inc. if you have any questions.