

**ORDINANCE NO. 17,954**

**AN ORDINANCE AMENDING SPECIAL USE ORDINANCE NO. 14,789 IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR A SHOPPING CENTER TO ADD TEXTILE MANUFACTURING, FOR THE PROPERTY LOCATED AT 2323 W PIONEER PARKWAY. THIS INCLUDES PROPERTY LOCATED AT 2311 W PIONEER PARKWAY, 2327 W PIONEER PARKWAY, AND 2401 W PIONEER PARKWAY (PARCEL IDENTIFICATION NOS. 14-06-451-006, 14-06-451-007, 14-06-451-008, 14-06-451-009, 14-06-451-011, 14-06-451-012, 14-06-451-016, 14-06-451-017), 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 February 17, 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 No. 14,789 for a Shopping Center to add Textile Manufacturing is hereby approved for the following described property:

**Parcel 1:**

Lot 1 Pine Tree Crossing First Addition, Part of the Southeast Quarter of Section 6, Township 9 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois, according to the Plat thereof recorded on November 17, 1999 as Document Number 99-42496 in Plat Book 7, Page 53.

**Parcel 2:**

Easements Appurtenant thereto, for the benefit of Parcel 1, established by grants of easements contained in paragraph 2 on page 2 of an instrument entitled Vacation of Easements and Agreement for Reciprocal Access Easements recorded as document number 99-42525, and amended thereto recorded as document number 10-28703.

**Parcel 3**

Easements appurtenant thereto, for the benefit of Parcel 1, established by grants of easements contained in Article II on page 3 of an instrument entitled Declaration of Cross-Easements and Covenants and Restrictions affecting land recorded as document number 99-42-527, and amended thereto recorded as document number 01-28704.

Parcel Identification Nos. 14-06-451-006, 14-06-451-007, 14-06-451-008, 14-06-451-009, 14-06-451-011, 14-06-451-012, 14-06-451-016, 14-06-451-017

Said Ordinance is hereby approved per the submitted Site Plan (Attachment A).

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

22nd DAY February, 2022.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

  
\_\_\_\_\_  
Corporation Counsel

# ALTA / NSPS LAND TITLE SURVEY

LOT 1, IN PINE TREE CROSSING 1ST ADDITION, AS SHOWN IN PLAT BOOK 7,  
PAGE 53 IN THE PEORIA COUNTY RECORDER'S OFFICE;  
P.I.N.: 14-06-451-008

## LEGAL DESCRIPTION

PARCEL 1:  
LOT 1 PINE TREE CROSSING FIRST ADDITION, PART OF THE  
SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 NORTH,  
RANGE 6 EAST OF THE FOURTH PRINCIPAL MERIDIAN,  
PEORIA COUNTY, ILLINOIS, ACCORDING TO THE PLAT  
THEREOF RECORDED ON NOVEMBER 17, 1999 AS  
DOCUMENT NUMBER 99-42496 IN PLAT BOOK 7, PAGE 53.

PARCEL 2: EASEMENTS APPURTENANT THERETO, FOR THE  
BENEFIT OF PARCEL 1, ESTABLISHED BY GRANTS OF  
EASEMENTS CONTAINED IN PARAGRAPH 2 ON PAGE 2 OF  
AN INSTRUMENT ENTITLED VACATION OF EASEMENTS AND  
AGREEMENT FOR RECIPROCAL ACCESS EASEMENTS  
RECORDED AS DOCUMENT NUMBER 99-42525, AND  
AMENDED THERETO RECORDED AS DOCUMENT NUMBER  
10-28703.

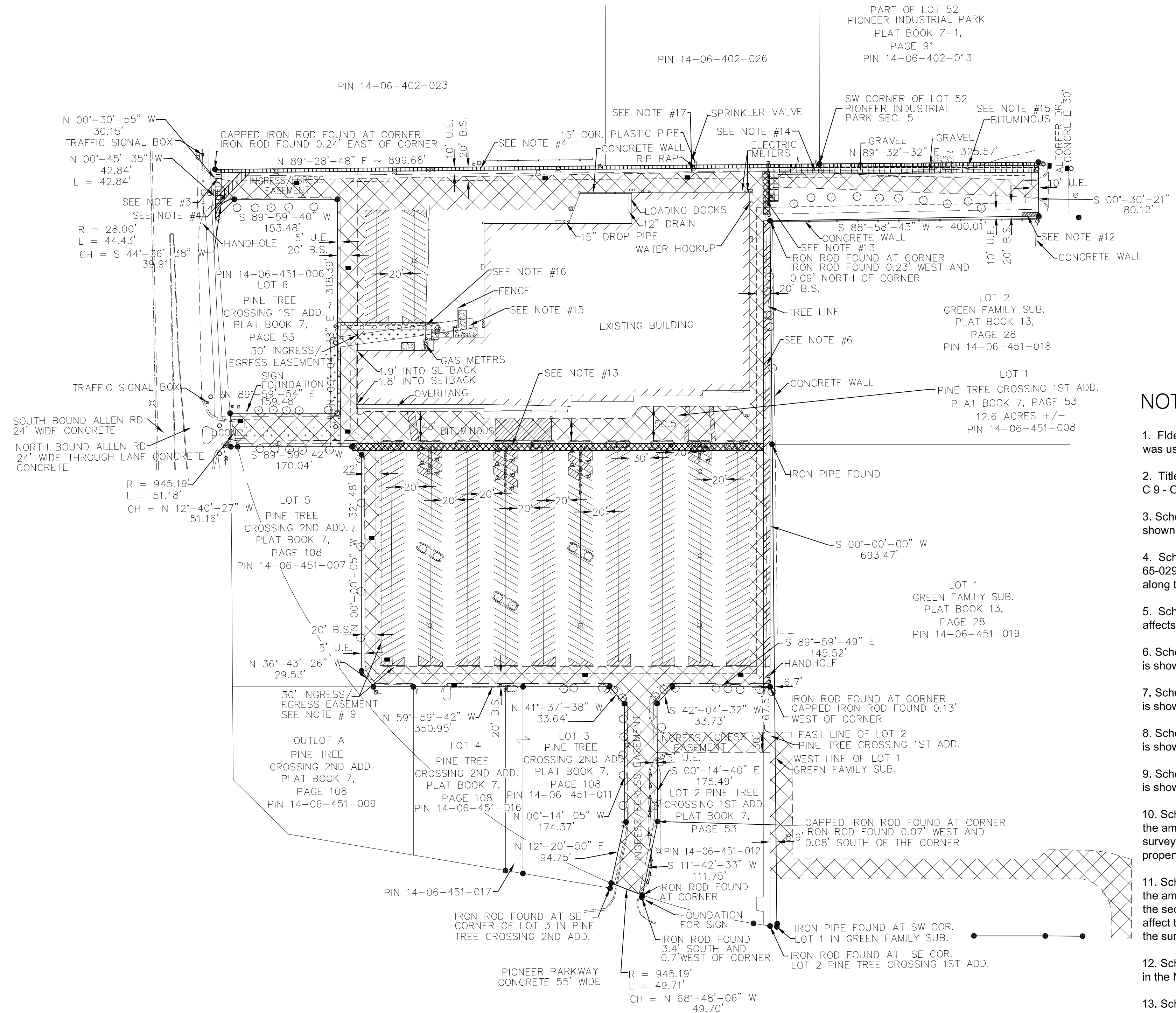
PARCEL 3: EASEMENTS APPURTENANT THERETO, FOR THE  
BENEFIT OF PARCEL 1, ESTABLISHED BY GRANTS OF EASEMENTS  
CONTAINED IN ARTICLE II ON PAGE 3 OF AN INSTRUMENT  
ENTITLED DECLARATION OF CROSS-EASEMENTS AND  
COVENANTS AND RESTRICTIONS AFFECTING LAND  
RECORDED AS DOCUMENT NUMBER 99-42527, AND  
AMENDED THERETO RECORDED AS DOCUMENT NUMBER  
01-28704.

## LEGEND

- FENCE
- INLET
- ✕ CURB STOP
- BOLLARD
- ▨ CONCRETE
- MANHOLE
- GAS METER
- ▭ ELECTRIC VAULT/ TRANSFORMER
- ▲ ROCK
- ▭ TELEPHONE SPLICE BOX
- ✕ WATER VALVE
- ▭ SIGN
- TREE
- BACK OF CURB
- EDGE OF PAVEMENT
- LIGHT POLE
- BUSH
- U.E. - UTILITY EASEMENT  
NOTE #7, ITEM G 13
- B.S. - BUILDING SETBACK  
NOTE #8, ITEM H 14
- INGRESS/EGRESS EASEMENT  
NOTE #9, ITEM I 15
- ▨ NOTE #3, ITEM C 9
- ▨ NOTE #4, ITEM D 10
- ▨ NOTE #6, ITEM F 12
- ▨ NOTE #12, ITEM L 18
- ▨ NOTE #13, ITEM M 19
- ▨ NOTE #14, ITEM N 20
- ▨ NOTE #10 & 11, ITEM J 16 & K 17  
DRIVEWAY AREAS/EASEMENTS
- ▨ NOTE #15, ITEM O 21
- ▨ NOTE #16, ITEM P 22

## NOTES:

1. Fidelity National Title, Commitment Number FCHI2100815L1, Update 2, dated 09/30/21 was used for this survey.
2. Title Commitment FCHI2100815L1, Revision 1, Schedule B Part II - Exceptions from coverage, numbers C 9 - O 22 were addressed by this survey.
3. Schedule B Part II number C 9 - Central Illinois Light Company easement, Book 1190, page 834, is shown in the Northwest corner of the surveyed property.
4. Schedule B Part II number D 10 - Illinois Bell Telephone Company easement, Document number 65-02964 as shown in the Northwest corner of the surveyed property and a 5.00 foot wide strip along the North line of the surveyed property.
5. Schedule B Part II number E 11 - Agreement to Control and limit Access, Document number 80-09700 affects all of the surveyed property.
6. Schedule B Part II number F 12 - Illinois Bell Telephone Company easement, Document number 91-26236, is shown along the East line of the surveyed property.
7. Schedule B Part II number G 13 - public utilities as shown in subdivision plat, Document number 99-42496, is shown along lot line of the surveyed property.
8. Schedule B Part II number H 14 - building setbacks as shown in subdivision plat, Document number 99-42496, is shown along lot line of the surveyed property.
9. Schedule B Part II number I 15 - ingress/egress easements, as shown in subdivision plat, Document number 99-42496, is shown throughout the surveyed property.
10. Schedule B Part II number J 16 - Vacation of easements and agreement of easements, Document number 99-42525, and the amendment to said Declaration of easements and agreement of easements, Document number 01-28703; affect the entire surveyed property, Egress/ingress easements are shown through out the surveyed property and on the adjacent properties to the South and East as depicted in Exhibits D and E in Document number 99-42525.
11. Schedule B Part II number K 17 - Declaration of cross-easements, covenants and restrictions, Document number 99-4257, the amendment to said Declaration of cross-easements, covenants and restrictions, Document number 01-28704, and the second amendment to said Declaration of cross-easements, covenants and restrictions, Document number 2020016029; affect the entire surveyed property. Driveway areas as shown in exhibit C in document number 99-42527 are shown through out the surveyed property.
12. Schedule B Part II number L 18 - Central Illinois Light Company easements, Document number 92-00171, is shown in the Northeast corner of the surveyed property.
13. Schedule B Part II number M 19 - Illinois American Water Company easement, Document number 00-02177, is shown in the Northeast corner and in the middle of the surveyed property.
14. Schedule B Part II number N 20 - Central Illinois Light Company easement, Document number 00-15092, is shown in the Northeast corner of the surveyed property.
15. Schedule B Part II number O 21 - Greater Peoria Sanitary and Sewage Disposal District easement, Document number 00-19265, is shown in the Northwest part of the surveyed property.
16. Schedule B Part II number P 22 - Central Illinois Light Company easement, Document number 00-23834, is shown in the Northwest part of the surveyed property.
17. There is bituminous, concrete and gravel drive along the North line in the Northeast corner of the surveyed property as shown on attached plat that appears to service the property to the North and is over the property line.
18. There are 557 standard and 16 handicapped parking places in the South parking lot, and 60 standard parking places in the North parking lot; typical size is 20' x 9'.
19. 15" corrugated plastic tile pipe acting as overflow from retention pond for and on the property to the North and is outletting. The water from said pipe flows onto the surveyed property across bituminous pavement and into shown storm inlet.
20. There are perpetual ingress/egress easements in favor of Menards property (Now Lots 1 and 2 in Green Family Subdivision) and a reciprocal easement on Menards Property in favor of Lots 1-6.



SURVEYED PROPERTY  
2323 PIONEER PARKWAY  
PIN 14-06-451-008

ZONED:  
LARGE SCALE COMMERCIAL DISTRICT (C2)

FRONT, SIDE, AND REAR IS 20' AS SHOWN

MAXIMUM BUILDING HEIGHT IS 45'

NO PARKING OR FLOOR AREA RESTRICTIONS

FEMA:  
NO PART OF THIS PROPERTY IS LOCATED WITHIN A  
SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY  
THE FEDERAL EMERGENCY MANAGEMENT AGENCY.  
FIRM COMMUNITY PANEL # 170536 015B, WITH AN  
EFFECTIVE DATE OF 2/1/1980 WAS USED TO  
DETERMINE THIS ZONE

TO: Fidelity National Title Insurance Company, NSI Investments,  
AFS Peoria, LLC;

This is to certify that this map or plat and the survey on which it is based  
were made in accordance with 2021 Minimum Standard Detail Requirements  
for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA  
and NSPS, and includes no items of Table A thereof. The field work was  
completed on October 13th, 2021

Date of Plat or Map: 10/13/21

*Jessica M. Youngman*  
Registration No. 0306



### ADJACENT OWNERS

- PIN 14-06-402-023  
PK GG LLC  
17 REFLECTION BAY CT.  
AUSTIN, TX 78738
- PIN 14-06-402-026  
MAUI JIM INC.  
8300 N. ALLEN RD.  
PEORIA, IL 61615
- PIN 14-06-402-013  
DE PROPERTIES LLC.  
2200 W. ALTORNER DR.  
PEORIA, IL 61615
- PIN 14-06-451-018  
MENARDS PEORIA, LLC.  
1303 W. TETON DR.  
PEORIA, IL 61614
- PIN 14-06-451-019  
RADICAL LIMITED PARTNERSHIP  
8017 N. KNOXVILLE AVE.  
PEORIA, IL 61615
- PIN 14-06-451-012  
MORTON COMMUNITY BANK  
721 W. JACKSON  
MORTON, IL 61550
- PIN 14-06-451-011, 017, 009, AND 008  
PIONEER LLC  
7625 N. UNIVERSITY ST.  
SUITE C  
PEORIA, IL 61614
- PIN 14-06-451-016  
LW COMPANIES LLC.  
1106 WOODLAND KNOLLS RD  
METAMORA, IL 61548
- PIN 14-06-451-007  
JEFFREY GRAVES  
456 FULTON ST.  
SUITE 123  
PEORIA, IL 61602

### REVISIONS

No.	Date	Description

### ALTA / NSPS LAND TITLE SURVEY

NSI INVESTMENTS  
**2323 W. PIONEER PARKWAY**  
PEORIA, ILLINOIS

Sheet Info:



Drafted By:	JMY
Surveyed By:	KNH
Approved By:	JMY
Date:	10/13/2021
Project No.:	781-001
Drawing:	1 OF 1