

ORDINANCE 17,709

AN ORDINANCE AMEND AN EXISTING SPECIAL USE ORDINANCE NO. 15,418 AS AMENDED, IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT, FOR A SHOPPING CENTER, TO INCREASE THE SIZE OF A MENU BOARD FROM 30 SQ. FT. TO 46.29 SQ. FT. AND THE HEIGHT FROM 5 FEET TO 6 FEET, 3 INCHES, FOR THE PROPERTY LOCATED AT 4612 N UNIVERSITY ST, (PARCEL IDENTIFICATION NO. 14-20-401-033). THIS INCLUDES THE PROPERTIES LOCATED AT 4608 AND 4536 N UNIVERSITY ST (PARCEL IDENTIFICATION NOS 14-20-401-034, 14-20-401-035, AND 14-20-451-012), 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 Special Use for Drive Through Menu Board 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 September 5, 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 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 an existing Special Use for a Shopping Center to increase the size of a menu board from 30 sq. ft. to 46.29 sq. ft. and the height from 5 feet to 6 feet, 3 inches is hereby approved for the following described property:

Lots 1, 2, 3, and 4 as depicted on the final plat of Pearl Plaza Subdivision, which is dated the 6th day of January 2003, and which was recorded in Peoria County IL on the 14th day of January, 2003, as document no. 03-01995, in Plat Book 8, at Page 51. Such plat being a part of the Southeast ¼ of Section 20, Township 9 North, Range 8 East, of the 4th Principal Meridian, in Peoria County, and State of Illinois.

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

- 1) Plant 32 points of landscaping for the front yard of Culver's restaurant.
- 2) Plant one shade tree in the parking lot for Culver's restaurant.

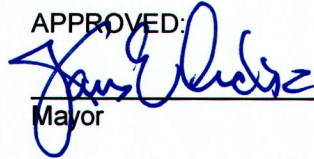
Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-2 (Large Scale Commercial) District shall remain applicable to the above-described premises, with exception to Special Use herein permitted.

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

24TH DAY SEPTEMBER, 2019.

APPROVED:



Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel



SIGN PACKAGE PROPOSAL
RE-IMAGE

PRESENTED TO:
Culver's - Peoria, IL

DATE PREPARED:
July 25th, 2019

MB-DT-46 EXTERIOR MENU BOARD

Peoria, IL

Blue Outdoor Drive-Thru Menu Board

MB-DT-46

Standard Menu Board for Drive-Thru Lane

LED Internal Illumination

POP Graphic panels must be purchased separately

POPP-Out magnet access panels included for easy in & out of POP panels

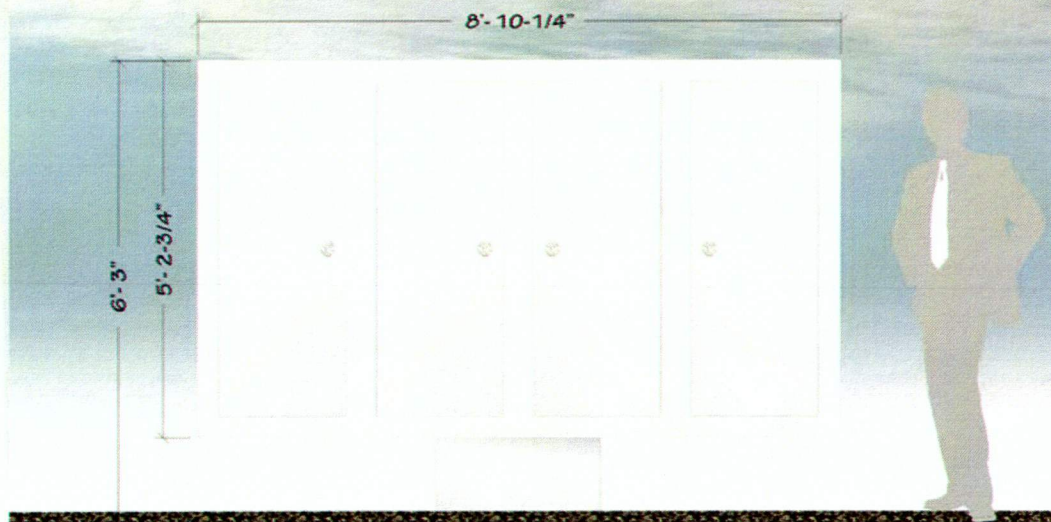
"-CS" option for 160mph coastal wind standards available

Locking rear access doors (4)

FRONT



REAR



SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

EXISTING SIGNAGE

SCALE: N.T.S.



SCOPE OF WORK

- REMOVE EXISTING EXTERIOR MENU BOARDS
- INSTALL NEW BLUE EXTERIOR MENU BOARD

NOTES

SALES PERSON: MARK WESSELL	DESIGNED BY: R. Hicks	AO: 22140
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DATE CREATED / REVISION HISTORY

7/25/19 - NEW	

FILE PATH: T:\Cyrus\Doc\Order\22000\o22140

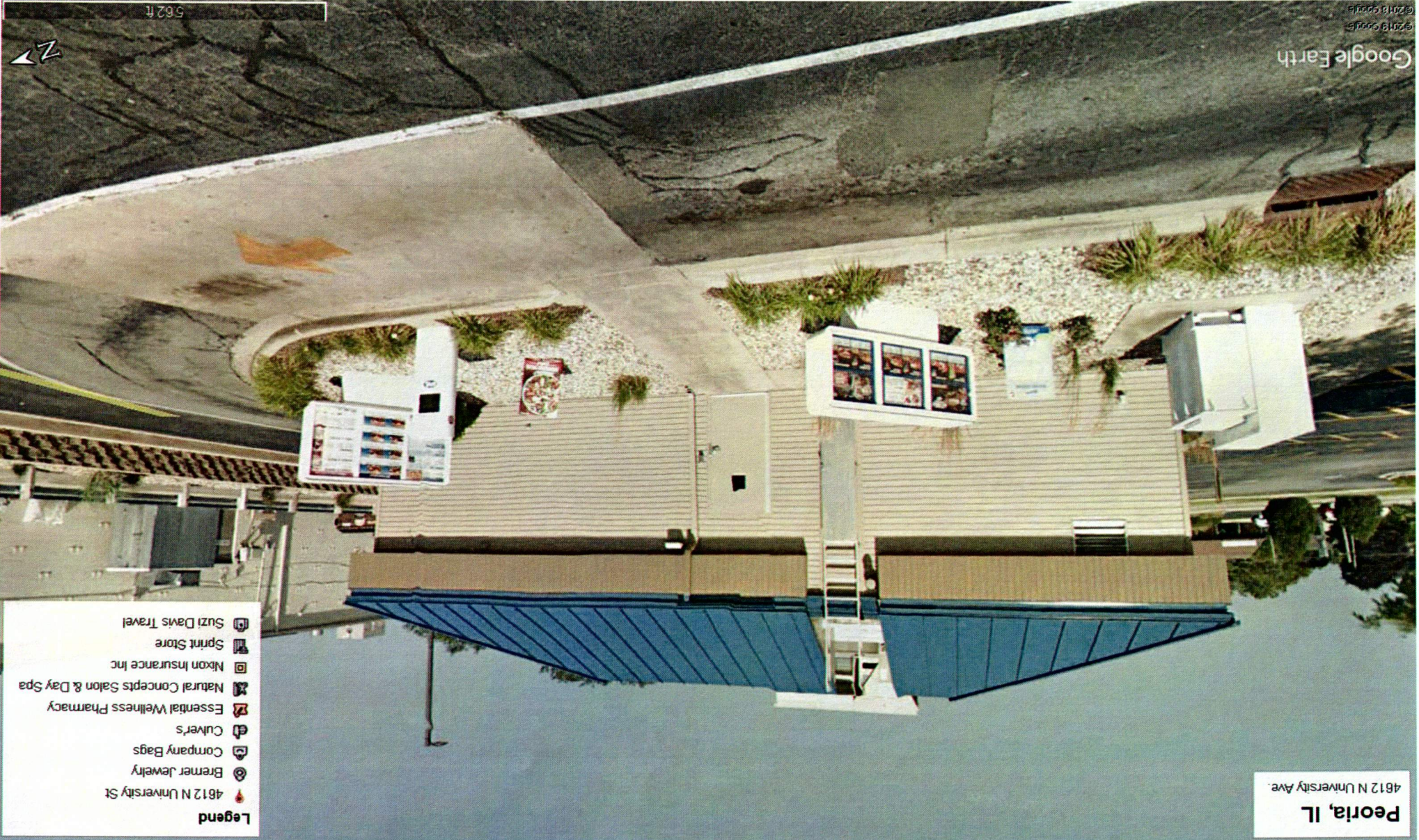
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Peoria, IL
4812 N University Ave.

- Legend**
- 📍 4812 N University St
 - 📍 Bremer Jewelry
 - 📍 Company Bags
 - 📍 Culver's
 - 📍 Essential Wellness Pharmacy
 - 📍 Natural Concepts Salon & Day Spa
 - 📍 Nixon Insurance Inc
 - 📍 Sprint Store
 - 📍 Suzi Davis Travel



APPROVED BY C.F.S.I.
8-01-19

SCALE 1" = 30'



MAIN MENU BOARD
(MB-DT-46)
(REPLACING EXISTING MENU BOARD
- SAME LOCATION)

LOCATION:
PEORIA, IL-
UNIVERSITY AVE.

Project No.: 22217
Drawn By: DEN
Reviewed By: MW
Date: 8-01-19
Sheet Number:
1 OF 1

CULVER FRANCHISING SYSTEM, INC.
NEW CULVER'S-SIGNAGE
4612 N. UNIVERSITY AVE.
PEORIA, IL 61614
SIGN PLACEMENT PLAN

Client:
Culver Franchising System, Inc.
540 Water Street
Prairie du Sac, WI 53578
p (608) 643-7980

SPRINGFIELD SIGN
4825 E. Kearney St.
Springfield, MO 65803
(417) 862-2454