

## ORDINANCE 17,672

**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

26th DAY March, 2019.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

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

EXAMINED AND APPROVED:

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

# NORTHWOODS

## MALL

EXTERIOR SIGN PACKAGE

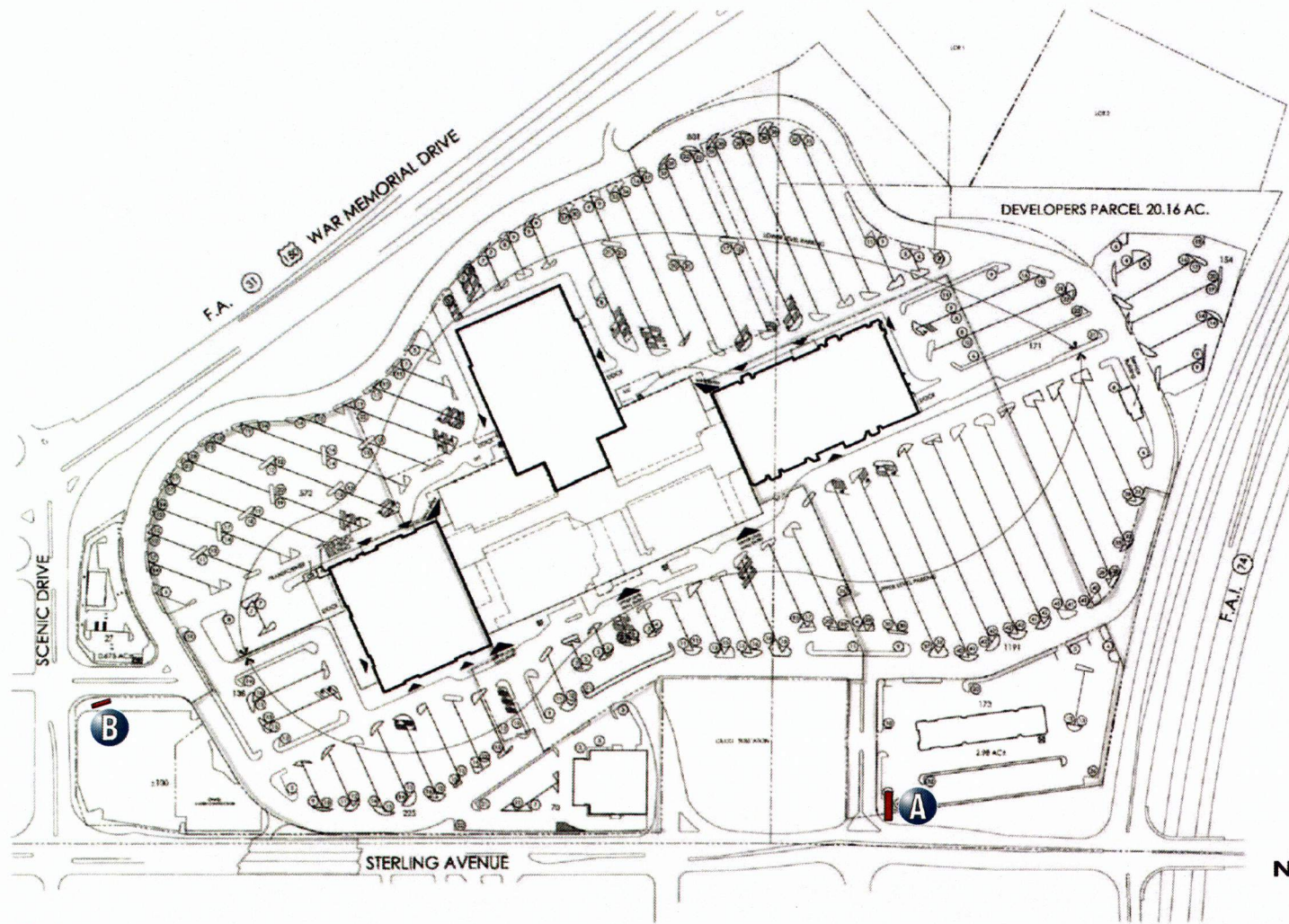
JOB# 226578

08.10.2017

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ORDINANCE 17,672



SITE PLAN  
NO SCALE



ORDINANCE 17672

SHEET NUMBER  
**1.0**

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JOB #: **226578\_R9**  
DATE: **08.09.2017**  
DESIGNER: **J. CASTILLO**  
SALES REP: **J. HADAYA**  
PROJ.MGR: **C. GODINEZ**

REV.	DATE	BY	DESCRIPTION
1	08.22.17	JC	REVISED DESIGN LAYOUT
2	09.31.18	AS	REVISED SIGN "A" LOCATION
3	06.28.18	AS	REVISED TENANT LAYOUT
4	09.28.18	AS	REVISED DESIGN LAYOUT
5	08.29.18	AS	REVISED DESIGN LAYOUT
6	08.30.18	AS	REVISED DESIGN LAYOUT
7	11.20.18	JC	ADDED COLOR SPECIFICATIONS
8	12.21.18	JC	REVISED PYLON SIGN QUANTITY
9	01.16.19	JC	ADDED TENANT PANEL CONSTRUCTION SPECIFICATIONS

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

**NORTHWOODS MALL**

**NORTHWOODS MALL**  
2200 W. WAR MEMORIAL DRIVE  
PEORIA, IL 61613

DESIGN PHASE: CONCEPTUAL

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# A NEW D/F INTERNALLY-ILLUMINATED PYLON SIGN DISPLAY (Qty 1)

FIELD SURVEY REQUIRED  
VECTOR ARTWORK REQUIRED  
ENGINEERING REQUIRED



**SIMULATED 3-FORM TENANT PANEL CONSTRUCTION**

CLEAR PLEX LIGHTLY SANDED ON 1st SURFACE  
w/ 2nd SURFACE APPLIED VINYL TENANT GRAPHICS & WHITE DIFFUSER BEHIND

- COLORS/FINISHES**
- P-1 PMS 7541C
  - P-2 PMS 408C
  - P-3 PMS WARM GREY 10C
  - P-4 PMS 431C
  - P-5 PMS 2955C
  - P-6 MAP BRUSHED ALUMINUM
  - V-1 WHITE
  - S-1 VERSETTA LEDGESTONE "STERLING"

**FONTS**  
Neutra Text TF Alt

**SPECIFICATIONS**

1. SEE SPECIFICATION CALL-OUTS THIS SHEET



**FRONT VIEW**  
SCALE: 3/16" = 1'-0"

**NEW DOUBLE-FACE INTERNALLY-ILLUMINATED PYLON SIGN**  
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE PAINTED LIGHT STUCCO FINISH P-1,P-2,P-3,P-4.

**"NORTHWOODS"** TO BE FABRICATED PLEX FACED INTERNALLY-ILLUMINATED CHANNEL LETTERS w/ 1st SURFACE APPLIED VINYL V-1. ILLUMINATE w/ WHITE LEDS.

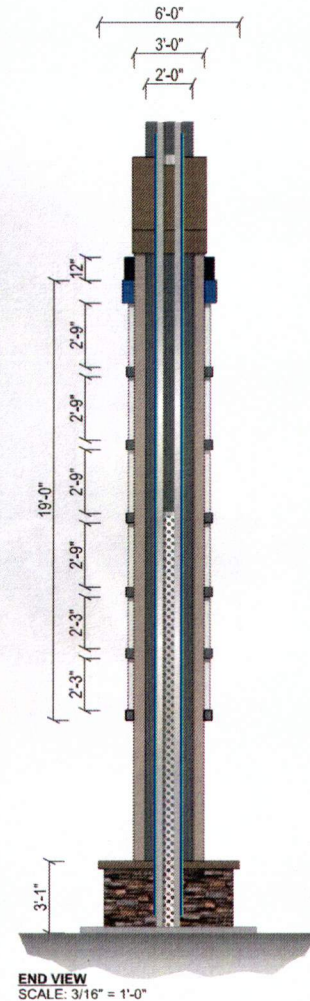
**"MALL"** TO BE ALUMINUM FACE CABINET DISPLAY PAINTED P-5 w/ ROUTED & PUSH-THRU CLEAR PLEX GRAPHICS w/ 1st SURFACE APPLIED VINYL V-1. ILLUMINATE w/ WHITE LEDS.

**ALUMINUM FIN STRUCTURE** w/ PERFORATED ALUMINUM MESH PAINTED P-6. ILLUMINATE w/ PROGRAMMABLE RGB LED ACCENT LIGHTING.

**TENANT PANELS** TO HAVE SIMULATED 3-FORM PANEL CONSTRUCTION. ILLUMINATE w/ WHITE LEDS.

**BASE** TO HAVE STONE VENEER FINISH S-1.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS.  
VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



**END VIEW**  
SCALE: 3/16" = 1'-0"

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JOB #: 226578\_R9  
DATE: 08.09.2017  
DESIGNER: J. CASTILLO  
SALES REP: J. HADAYA  
PROJ.MGR: C. GODINEZ

REV.	DATE	BY	DESCRIPTION
1	08.22.17	JC	REVISED DESIGN LAYOUT
2	08.31.18	AS	REVISED SIGN "AT" LOCATION
3	08.28.18	AS	REVISED TENANT LAYOUT
4	08.23.18	AS	REVISED DESIGN LAYOUT
5	08.28.18	AS	REVISED DESIGN LAYOUT
6	08.30.18	AS	REVISED DESIGN LAYOUT
7	12.20.18	JC	ADDED COLOR SPECIFICATIONS
8	12.21.18	JC	REVISED PYLON SIGN QUANTITY
9	01.24.19	JC	ADDED TENANT PANEL CONSTRUCTION SPECIFICATIONS

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

**NORTHWOODS MALL**

NORTHWOODS MALL  
2200 W. WAR MEMORIAL DRIVE  
PEORIA, IL 61613  
DESIGN PHASE: CONCEPTUAL

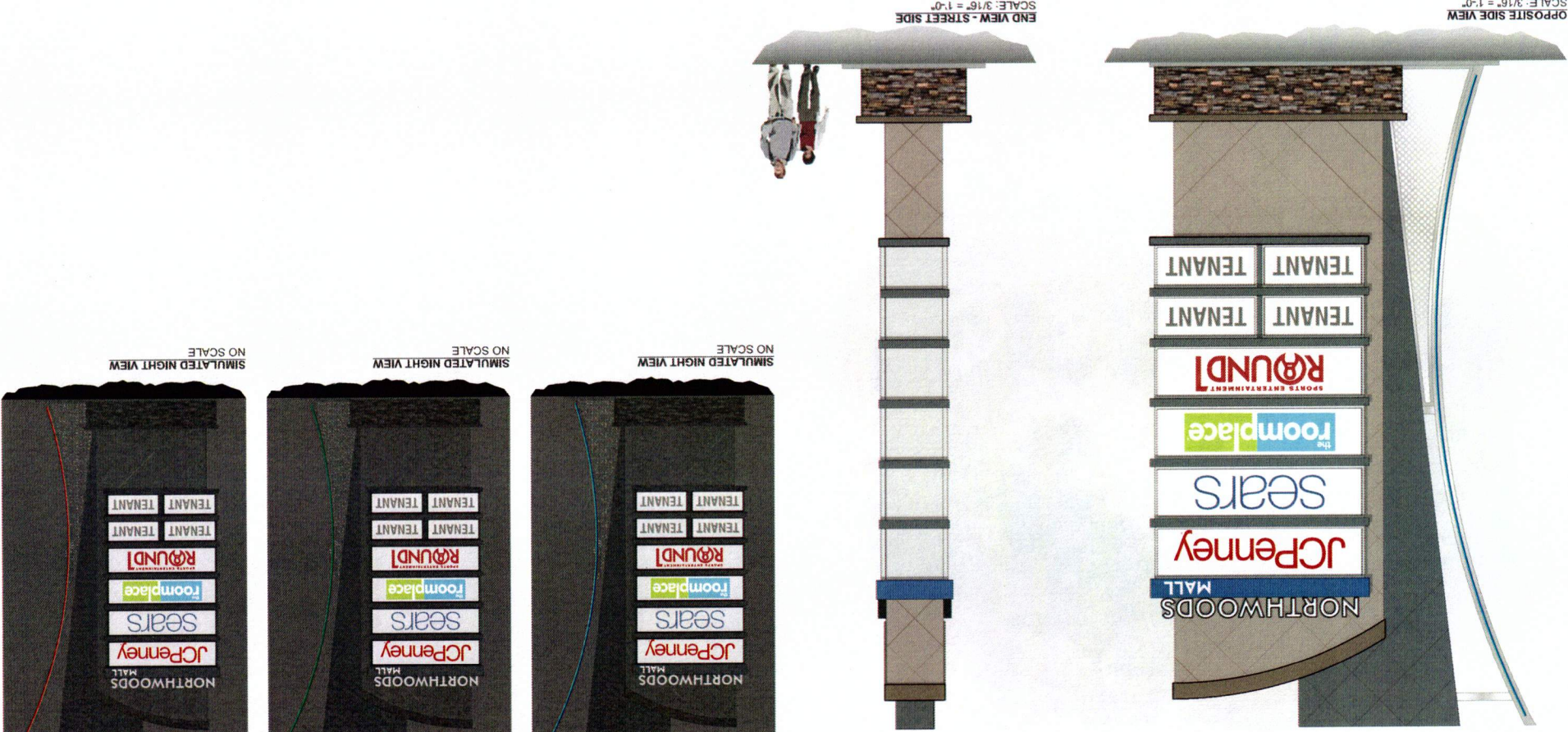
SHEET NUMBER  
**2.0**

ORDINANCE 17672

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**NEW D/F INTERNALLY-ILLUMINATED PYLON SIGN DISPLAY**

FIN STRUCTURE ILLUMINATED W/ PROGRAMMABLE RGB LED ACCENT LIGHTING.



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JOB # 226578\_R9  
DATE 08.09.2017  
DESIGNER J. CASTILLO  
SALES REP J. HADAVA  
PROJECTOR C. GOMEZ

REV	DATE	DESCRIPTION
1	08.23.17	REVISED SIGN VERT LOCATION
2	09.14.18	REVISED SIGN VERT LOCATION
3	08.28.18	REVISED SIGN VERT LOCATION
4	09.26.18	REVISED DESIGN LAYOUT
5	09.26.18	REVISED DESIGN LAYOUT
6	09.26.18	REVISED DESIGN LAYOUT
7	09.26.18	REVISED DESIGN LAYOUT
8	12.21.18	REVISED Pylon SIGN QUANTITY
9	01.14.19	ADDED TENANT PANEL CONSTRUCTION SPECIFICATIONS

CLIENT APPROVAL	DATE
LAND ORD APPROVAL	DATE
QC	DATE

**NORTHWOODS MALL**  
2200 W. WAR MEMORIAL DRIVE  
PEORIA, IL 61613

DESIGN PHASE: CONCEPTUAL

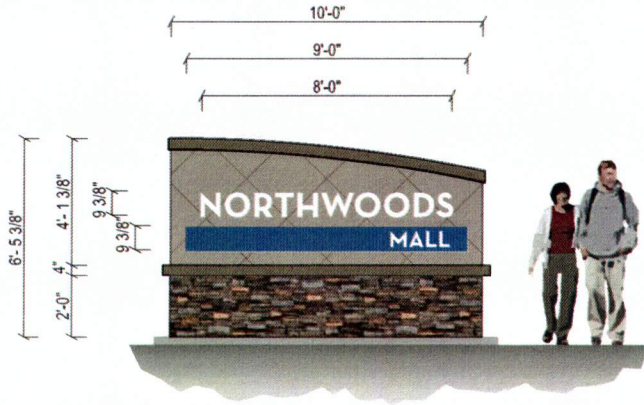
SHEET NUMBER **2.**

**ORDINANCE 17.672**

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# B NEW D/F INTERNALLY-ILLUMINATED MONUMENT SIGN DISPLAY (Qty 1)

FIELD SURVEY REQUIRED  
VECTOR ARTWORK REQUIRED  
ENGINEERING REQUIRED



**FRONT VIEW**  
SCALE: 1/4" = 1'-0"

### NEW DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN

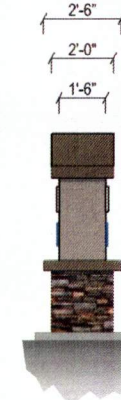
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE PAINTED LIGHT STUCCO FINISH P-1,P-2.

"NORTHWOODS" TO BE ROUTED & PUSH-THRU CLEAR PLEX GRAPHICS w/ 1st SURFACE APPLIED VINYL V-1. ILLUMINATE w/ WHITE LEDS.

"MALL" TO BE ROUTED & PUSH-THRU CLEAR PLEX GRAPHICS w/ 1st SURFACE APPLIED VINYL V-1,V-2. ILLUMINATE w/ WHITE LEDS.

BASE TO HAVE STONE VENEER FINISH S-1.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



**END VIEW**  
SCALE: 1/4" = 1'-0"

#### COLORS/FINISHES

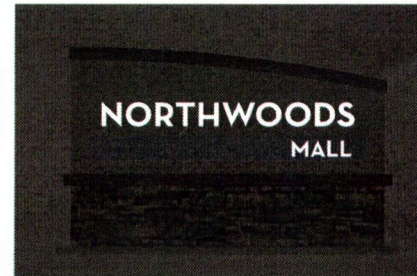
- P-1 PMS 408C
- P-2 PMS WARM GREY 10C
- V-1 WHITE
- V-2 VIVID BLUE #17, OPAQUE
- S-1 VERSETTA LEDGESTONE "STERLING"

#### FONTS

Neutra Text TF Alt

#### SPECIFICATIONS

- SEE SPECIFICATION CALL-OUTS THIS SHEET



**SIMULATED NIGHT VIEW**  
NO SCALE

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JOB #: 226578\_R9

DATE: 08.09.2017

DESIGNER: J. CASTILLO

SALES REP: J. HADAYA

PROJ. MGR: C. GODINEZ

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8	11.21.18	JC	REVISED PYLON SIGN QUANTITY
9	01.24.19	JC	ADDED TENANT PANEL CONSTRUCTION SPECIFICATIONS

CLIENT APPROVAL

DATE

LANDLORD APPROVAL

DATE

QC

**NORTHWOODS MALL**

NORTHWOODS MALL

2200 W. WAR MEMORIAL DRIVE  
PEORIA, IL 61613

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

3.0

ORDINANCE 17672



EXISTING CONDITIONS

PROPOSED SIGNAGE

ELEVATION  
NO SCALE

PHOTO LAYOUT FOR PRESENTATION PURPOSES.  
VERIFY ACTUAL INSTALLATION & DIMENSIONS.

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JOB #: 226578\_R9  
DATE 08.09.2017  
DESIGNER J. CASTILLO  
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CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

**NORTHWOODS  
MALL**

NORTHWOODS MALL  
2200 W. WAR MEMORIAL DRIVE  
PEORIA, IL 61613

DESIGN PHASE CONCEPTUAL

SHEET NUMBER

4.0

ORDINANCE 17672

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