



TO: Reviewing Agencies
 Other Interested Parties

FROM: Leah Allison, Urban Planner *all*
 Planning and Growth Management Department

DATE: March 26, 2004

SUBJECT: **SECOND AMENDMENT TO THE WILLOW KNOLLS COURT SHOPPING
 CENTER ANNEXATION AGREEMENT – CPC 04-F**

Please see the next seven pages for information regarding the request of Willow Knolls Limited Partnership for approval of a Second Amendment to the Willow Knolls Court Shopping Center Annexation Agreement for property located at 4100 W. Willow Knolls Road.

Please submit any comments or concerns relating to this case to the Planning and Growth Management Department no later than **Friday, April 9, 2004**.

Should you need more information, feel free to contact me at 494-8667.

LMA/ps

Enclosures



*Twin Towers Building
456 Fulton Street, Suite 402
Peoria, Illinois 61602
309/494-8600
FAX 309/494-8680*



**APPLICATION FOR
PLANNING COMMISSION/ADMINISTRATIVE REVIEW
PLANNING AND GROWTH MANAGEMENT DEPARTMENT
456 FULTON STREET, SUITE 402, PEORIA, IL 61602
(309) 494-8600**

REQUIREMENTS Application will not be accepted without the following:

- 1) Filing fee: \$800 plus \$20 per lot or dwelling unit (whichever is greater); no maximum.
- 2) 15 full-size plats drawn to a scale of 1" = 100', folded to 8 1/2 x 11, and 1 plat reduced to 8 1/2 x 11.
- 3) 1 site plan in electronic format (AutoCAD and PDF Format) on a CD.

NOTE: For Administrative Review - 2 full-size plats, plus 1 plat 8 1/2 X 11, and 1 in electronic format.

DEVELOPMENT INFORMATION

Type of Project: ☐ Preliminary/Final Plat ☐ Residential Cluster Development
☐ Multi-family Plan ☐ PUD ☒ Other Plan
Type of Development: ☐ Single-Family Detached ☐ Single-Family Attached ☐ Multi-family
☐ Development (other than the division of land) Please describe: _____

Amendment to Annexation Agreement

Plat/Plan Name: Willow Knolls Court Shopping Center

Address of Project: 4100 W. Willow Knolls Drive Tax ID #: - - -

Number of Lots/Units: Number of Duplex Lots: Number of Acres: 39.072

Is the project within the City limits? Yes If not, has proposal been submitted to County?

Present Zoning: C-2 Proposed Zoning: Fire District: School District:

Are private streets being proposed? What type of sewer will be provided?

Kevin Sims

PETITIONER: Simon Realty Group 115W. Washington St. Indianapolis, IN (317)-685-7215
Name Address City/State/Zip Code Phone

PROPERTY OWNER

Name: Willow Knolls Limited Partnership
Address: Indianapolis, IN
Zip:
Phone: ()

DEVELOPER

Name:
Address:
Zip:
Phone: ()

OTHER REPRESENTATIVE

Name: Burlington Coat Factory
Address: 1830 Route 130 North
Burlington, NJ Zip:
Phone: (609) 387-7800

ENGINEER

Name:
Address:
Zip:
Phone: ()

Ryan Grapski

Send correspondence to: ☒ Petitioner ☐ Property Owner ☐ Developer ☐ Engineer ☒ Other Rep.

Are variances being requested? If so, please identify and list reasons why variances should be granted:

SECOND AMENDMENT TO ANNEXATION AGREEMENT

This Second Amendment to Annexation Agreement (the Second "Amendment"), is made and entered into this _____ day of _____, 2004, by and among the City of Peoria, an Illinois municipal corporation, located in Peoria County, Illinois (the "City") and Willow Knolls Limited Partnership, an Indiana limited partnership (hereinafter referred to, along with its successors and assigns, as the "Owner") (The City, and Owner are hereinafter collectively referred to as "Parties" and individually referred to as a "Party").

RECITALS

A. Owner is the owner of record of approximately 39.072 acres of real property located generally in the northeast quadrant of the intersection of Willow Knolls Road and U.S. Route 150 in Peoria County, Illinois, which property is legally described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

B. The Property was annexed into the corporate limits of the City by Ordinance of Annexation No. 13190 passed by the City Council of the City on February 26, 1991 and recorded with the Clerk for the County of Peoria on February 27, 1991 as Instrument Number 91-04547 in accordance with Petition for Annexation dated January 15, 1991 and the Annexation Agreement dated February 26, 1991 ("Annexation Agreement") which Annexation Agreement was recorded with the Clerk of the County of Peoria on February 27, 1991 as Instrument Number 91-04548.

C. Portions of the Property are currently improved for shopping center commercial uses pursuant to zoning and building code approvals granted by the County of Peoria and to approvals granted by the City pursuant to its Subdivision Control Ordinance. Owner seeks to amend said Annexation Agreement for purposes of increasing the square footage of signage allowable under the

Annexation Agreement for the building on Lot ____ of the Willow Knolls Court Subdivision (the "Burlington Coat Factory Building").

D. The City has agreed to amend the Annexation Agreement in order to facilitate Owner's leasing of the Burlington Coat Factory Building.

E. All other and further notices, publications, procedures, public hearings and other matters attendant to the consideration and approval of this Amendment have been given, made, held and performed by the City as required by Section 7-1-8 and Section 11-15.1-1 et seq. of the Illinois Municipal Code, III. Rev. Stat. ch. 24, paras. 7-1-8 and 11-15.1-1 et seq. (1987), and all the applicable statutes, and all applicable ordinances, regulations and procedures of the City. This Amendment is made and entered into by the Parties pursuant to the provisions of Section 11-15.1-1 et seq. of the Illinois Municipal Code.

F. The Corporate Authorities have duly considered all necessary petitions to enter into this Amendment, have considered the recommendations of the appropriate City Departments, Commissions, Boards or other authorities in connection with increasing the square footage of signage for the Burlington Coat Factory Building and have further duly considered the terms and provisions of this Amendment and have, by a resolution duly adopted by a vote of two-thirds (2/3) of the Corporate Authorities then holding office, authorized the Mayor to execute, and the City Clerk to attest, this agreement on behalf of the City.

G. Owner has expended substantial sums of money and has materially altered its position in reliance upon the execution of this Amendment and the performance of its terms and provisions by the City.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants and agreements herein made, the Parties hereby agree to amend and modify the Annexation Agreement in the following respects:

1. Subparagraph (ii) of Section 2 of Article XII of the Annexation Agreement is hereby deleted in its entirety and in its place and stead is substituted the following:

“(iii) Except for the Office Max Building and the Burlington Coat Factory Building, the maximum permitted sign area on any building shall not exceed 100 square feet. With regard to the Office Max Building, the City agrees that the maximum permitted sign area on the East and South elevations of said Building shall be 215 and 100 square feet, respectively; consisting of one set of 60” high individual neon illuminated letters with self-contained transformers for the East elevation and one set of 42” high individual letters with self-contained transformers for the South elevation. With regard to the Burlington Coat Factory Building, the City agrees that the maximum permitted sign area of the West elevation of said Building shall be 746 square feet, consisting of three sets of letters as follows: one Set consisting of 48” and 24” letters for the Burlington Coat Factory sign; a second set 24” Letters for the Baby Depot sign, and a third set of 30” letters for the Luxury Linens sign (all Per attached Exhibit “B”).

2. Except as herein modified, all of the other terms, covenants and considerations of the Annexation Agreement shall remain in full force and effect.

3. This Amendment shall bind and inure to the benefit of not only the Parties hereto, but also their successors and assigns.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment on the date first above written and, by so executing, each of the Parties warrants that it possesses full right and authority to enter into this Amendment.

CITY OF PEORIA, an Illinois municipal corporation

By: _____
Mayor
Name: _____

ATTEST:

City Clerk

OWNER:

WILLOW KNOLLS LIMITED PARTNERSHIP,
An Indiana Limited Partnership

By: SI-TRS LIMITED PARTNERSHIP, an
Indiana Limited Partnership, General Partner
By: SI-TRS, INC., an Indiana Corporation,
its General Partner

By: KAU
Its: REGIONAL VP OF DEVELOPMENT

ATTEST:

Jan J. Beckmeyer
Its: Administrative Assistant

Myra J. Schuyler

2004 MAR 12 P 3:24

CITY CLERK
PEORIA, ILL.

**EXHIBIT A TO SECOND AMENDMENT
TO ANNEXATION AGREEMENT**

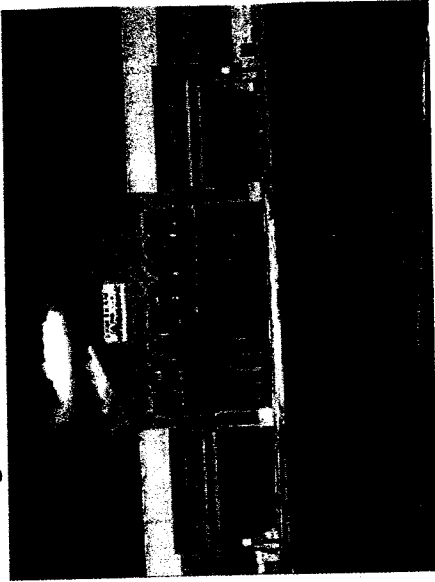
LEGAL DESCRIPTION OF PROPERTY

Lots 1, 1A and 4 of Willow Knolls Court, a subdivision of part of the Southwest Quarter of Section 12, Township 9 North, Range 7 East of the Fourth Principal Meridian, County of Peoria, State of Illinois, according to the plat thereof recorded on October 12, 1990 as Document No. 90-24401 in the Peoria County Recorder's Office.

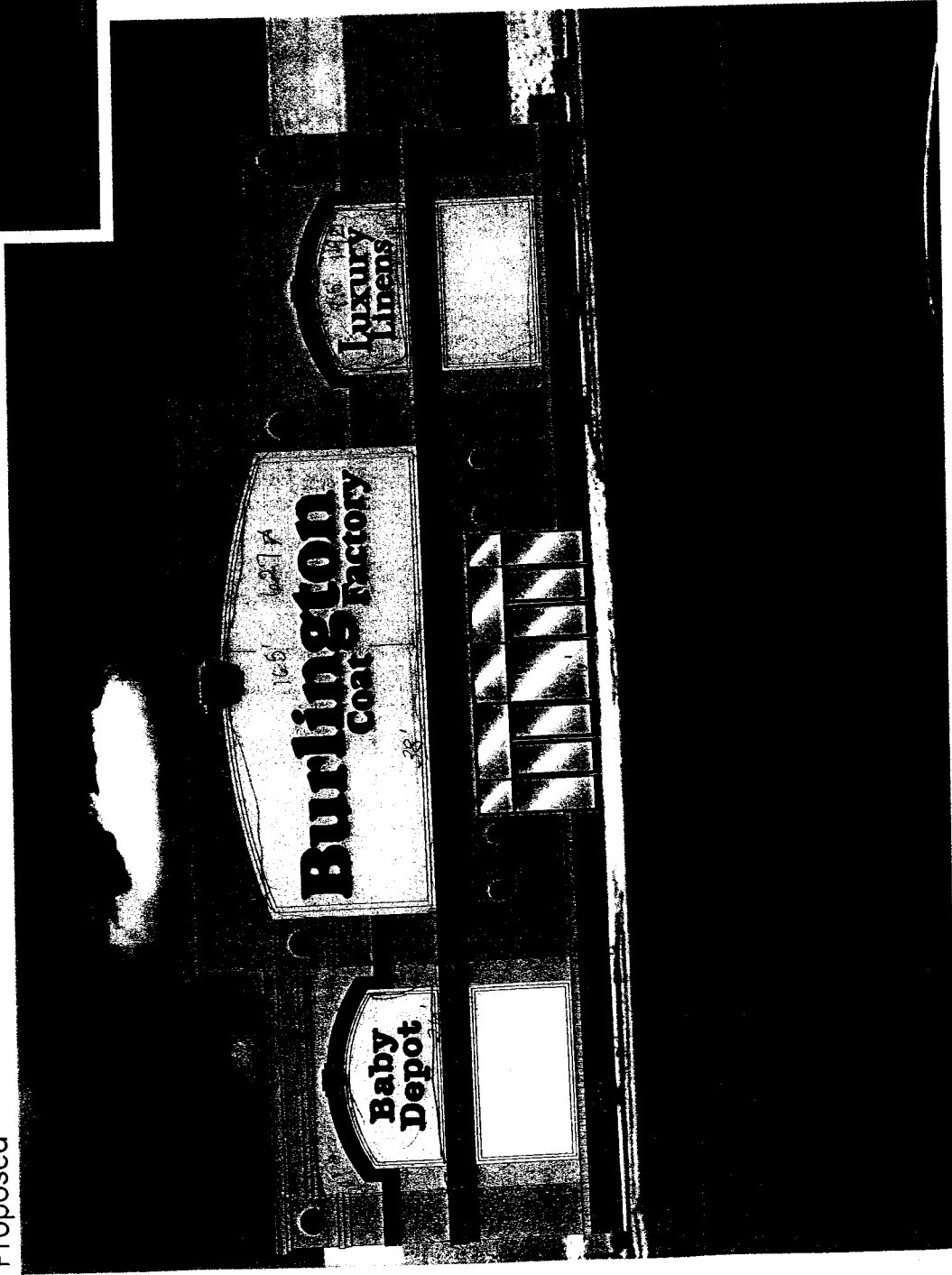
Standard Storefront

- Illum. Channel Letters
- 48" BCF / 30" Lux Lin / 24" Baby D

Existing



Proposed



Not to Scale

Storefront Elevation



**Philadelphia Sign
C O M P A N Y**
707 West Spring Garden Street
Palmira, New Jersey 08065

Phone: 856 839 1460
Fax: 856 839 8549
E-mail: mail@philadelphiaign.com

**Burlington
Coat Factory**

REVISIONS

No.	Date	Description	By:
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

DRAWING TYPE:
COLOR RENDERING

SIGN TYPE:
STOREFRONT

LOCATION:
PEORIA, IL

DATE:
5.9.03

DRAWN BY:
BAB

SHEET:
1 of 4

DWG NUMBER:
A-2651

THIS IS AN ORIGINAL UNPUBLISHED
DRAWING CREATED BY P.S.C.O. IT
IS SUBMITTED FOR YOUR PERSONAL
USE IN CONJUNCTION WITH A PROJECT
BEING PLANNED FOR YOU BY P.S.C.O.
IT IS NOT TO BE SHOWN TO ANYONE
OUTSIDE YOUR ORGANIZATION NOR
IS IT TO BE USED, COPIED, REPRODUCED
OR EXHIBITED IN ANY FASHION.