



**TO:** The Honorable Mayor and the City Council

**FROM:** Ty Livingston, Director of Planning & Community Development

**DATE:** January 12, 2021

**SUBJECT:** Petition of Adams Outdoor for a Special Use for an off-premises sign on property located at 1001 Bass Pro Drive 01-01-29-202-004 and for one on property located on West Camp Street at Clock Tower Drive 01-01-32-201-009.

**BACKGROUND:**

The petition here is to allow an off-premises sign on City-owned property along I-74 in front of the Bass Pro store as well as one on the SW corner of Camp and Clock Tower. These signs will offer an entry point icon to the City and the Levee District as well as inserted messages of City events/communications in available time slots in addition to significant non-tax revenue for the City. The ultimate design of each sign base will be determined by the City Council but both will complement their surrounding areas.

At their meeting, the ZBA voted 6-0 to recommend approval of the proposed signs and their respective locations.

**RECOMMENDATION:** Approval of both structures, as presented.

**ORDINANCE NO. 4542**

**AN ORDINANCE AUTHORIZING A SPECIAL USE  
FOR PROPERTY LOCATED ON THE CORNER OF THE INTERSECTION  
OF CLOCK TOWER DRIVE AND WEST CAMP STREET  
IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS**

**WHEREAS**, Adams Outdoor Advertising Limited Partnership (the "Petitioner") has petitioned for a special use to allow for an off-premises sign on property zoned "B-3, Business Service District" and located on the northwest corner of the intersection of Clock Tower Drive and West Camp Street in East Peoria, as shown and described at "Exhibit A", attached hereto and incorporated herein by reference (which property as so described hereinafter is referred to as the "Property"); and

**WHEREAS**, upon approval of this special use, the Petitioner shall simultaneously enter into a lease agreement with the City for the Property for a 20-year period for the purpose of placing an off-premises sign on the Property as permitted under Section 7 of the City's Sign Code (Section 4-7-7 of the City Code); and

**WHEREAS**, after hearing pursuant to duly published notice, the East Peoria Zoning Board of Appeals has recommended approval of the proposed Special Use subject to certain conditions hereinafter set forth;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, THAT:**

**Section 1.** A Special Use to allow a permitted special off-premises sign on the Property is hereby approved.

**Section 2.** The establishment and continuation of the special use hereby authorized is contingent upon continual compliance with all applicable provisions of the City Code and the following special conditions:

1. Not more than one (1) off-premises sign shall be permitted on the Property.
2. Petitioner shall maintain the sign structure in good structural condition at all times.
3. Petitioner shall install the initial landscaping improvements on the Property as provided in the lease agreement with the City in a manner, style, and level and in a timeframe that are reasonably acceptable to the City, as approved by the City's Director of Planning and Community Development.

Upon the violation of or failure to comply with the forgoing conditions or with any provisions of the City Code applicable to the Property or its use, the City Council may,

after providing reasonable notice and an opportunity for a hearing, terminate the Special Use hereby approved.

**Section 3.** This Ordinance is hereby ordered to be published in pamphlet form by the East Peoria City Clerk and said Clerk is ordered to keep at least three (3) copies hereof available for public inspection in the future and in accordance with the Illinois Municipal Code.

**Section 4.** This Ordinance is in addition to all other ordinances on the subject and shall be construed therewith excepting as to that part in direct conflict with any other ordinance, and in the event of such conflict, the provisions hereof shall govern.

**Section 5.** This Ordinance shall be in full force and effect from and after its passage, approval and ten (10) day period of publication in the manner provided by law.

**PASSED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, IN REGULAR AND PUBLIC SESSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

**APPROVED:**

\_\_\_\_\_  
Mayor

**ATTEST:**

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

**EXAMINED AND APPROVED:**

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

**EXHIBIT A**  
**Map of Property: W. Camp Street & Clock Tower Drive, E.Peoria**

Case 21-SU-05  
W Camp St at Clock Tower Dr  
Adams Outdoor

Exhibit "A"

Legal Description: P.I.N.: 01-01-32-201-009

