

ORDINANCE NO. 17,734

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS C-1 (GENERAL COMMERCIAL) DISTRICT FOR ADULT USE CANNABIS DISPENSARY FOR THE PROPERTY LOCATED AT 2301 W. GLEN AVENUE (PARCEL IDENTIFICATION NO. 14-19-255-012, PEORIA IL.

WHEREAS, the property herein described is now zoned in a Class C-1 (General Commercial) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for an Adult Use, Cannabis Dispensary, 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 December 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 a Special Use for an Adult Use Cannabis Dispensary is hereby approved for the following described property:

Pin: 14-19-255-012

LEGAL DESCRIPTION

From Warranty Deed Recorded October 22, 2019 as Doc. No. 2019-017918

A part of the Northeast Quarter of Section Nineteen (19), and a part of Lot 29 of DIXIELAND ADDITION, SECTION TWO, a Subdivision of a part of said Northeast Quarter of Section Nineteen (19), all in Township Nine (9) North, Range Eight (8) East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the Center of said Section Nineteen (19), thence South 89 degrees, 08 minutes East, along the South line of the Northeast Quarter of said Section Nineteen (19), 404.05 feet; thence North 00 degrees 56 minutes, 30 seconds East, 40.0 feet to a point on the Northerly Right-of-Way line of West Glen Avenue, said point being the Point of Beginning of the tract to be described; FROM THE POINT OF BEGINNING, thence North 89 degrees, 08 minutes West along the said Northerly Right-of-Way line of West Glen Avenue a distance of 64.72 feet to a point; thence North 00 degrees, 01 minutes West, 290.4 feet to a point on the South line of existing State of Illinois Right-of-Way (said Right-of-Way being shown on a plat recorded in Book 1242, at page 241 in the Office of the Recorder of Deeds of Peoria County); thence South 89 degrees, 08 minutes East, along said South Right-of-Way line, 150.0 feet; thence South 00 degrees 01 minute East, along said West line, 279.1 feet to the North line of West Glen Avenue; thence Westerly, along said North line, on a curve to the left having a radius of 638.0 feet, for an arc distance of 50.3 feet, to a point 44.2 feet normally distant North

from the South line of the Northeast Quarter of said Section 19; thence South 00 degrees, 01 minutes East along said Right-of-Way line, 4.2 feet to a point 40.0 feet North of the South line of the Northeast Quarter of said Section 19; thence North 89 degrees, 08 minutes West along said North Right-of-Way line, 35.28 feet to the Point of Beginning, situate, lying and being in the County of Peoria and State of Illinois.

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

Waivers

1. Waivers requested for parking lot landscaping points, and parking lot perimeter requirements.
2. Waiver for existing conditions for setback along Northland, Glen and Renwood.

Conditions

1. Meet drainage Ordinance requirements.
2. Correct right-of-way encroachments.
3. Provide required accessible space signage.
4. Provide sidewalks on all three frontages, and corresponding right-of-way dedications as needed.
5. Provide a pedestrian and bicycle pathway to the main entrance.
6. Add three shade trees along Northland Ave.
7. Correct drive approach along Northland so that it no longer encroaches on the adjacent property.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-1 (General 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

10TH DAY DECEMBER, 2019.

APPROVED:



James Chase

Mayor

ATTEST:



Beth Ball

City Clerk

EXAMINED AND APPROVED:



Donald E. Zis

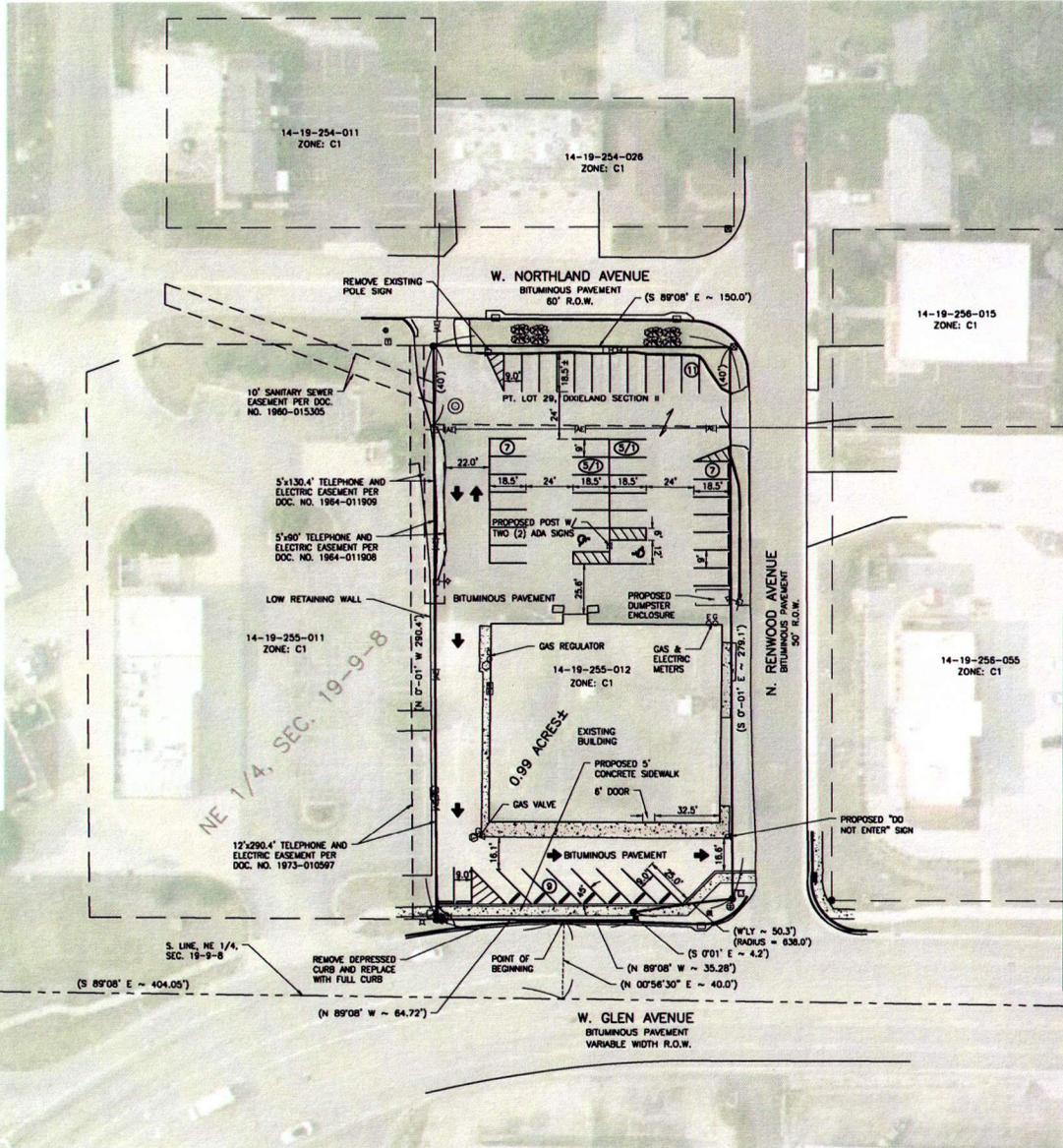
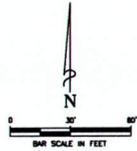
Corporation Counsel

LEGEND

- - - SECTION LINE
- DEED LINE OR PARCEL LINE
- RIGHT OF WAY LINE
- - - EASEMENT LINE
- (AE) AERIAL ELECTRIC LINE
- ⊕ FIRE HYDRANT
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- ⊕ ELECTRIC SPLICE BOX
- ⊕ TELEPHONE SPLICE BOX
- ⊕ CURB COCK
- BOLLARD
- ⊕ SIGN POST

PARKING SPACES

REGULAR	44
ADA	2



- NOTES:**
- ALL ITEMS SHOWN ON THIS DRAWING ARE BASED ON RECORD DOCUMENTS, INFORMATION FROM PEORIA COUNTY GIS WEBSITE AND AERIAL PHOTOGRAPHS. NO BOUNDARY OR TOPOGRAPHIC SURVEY WAS PERFORMED.
 - OWNER: 2301 INVESTMENTS, LLC. MOST RECENT DEED FOUND IS WARRANTY DEED RECORDED OCTOBER 22, 2019 AS DOCUMENT NO. 2019-017918.
 - PLAT OF DIXIELAND ADDITION SECTION II WAS RECORDED MAY 4, 1955 IN BOOK V, PAGE 64.
 - A RIGHT OF WAY FOR ELECTRIC AND TELEPHONE WAS RECORDED AUG. 21, 1964 AS DOCUMENT NO. 1964-011908.
 - A RIGHT OF WAY FOR ELECTRIC AND TELEPHONE WAS RECORDED AUG. 21, 1964 AS DOCUMENT NO. 1964-011909.
 - A RIGHT OF WAY FOR ELECTRIC AND TELEPHONE WAS RECORDED JUNE 7, 1973 AS DOCUMENT NO. 1973-010597.
 - A SEWER EASEMENT WAS RECORDED NOV. 7, 1960 IN BOOK 1194, PAGE 284 AS DOCUMENT NO. 1960-015305.
 - A SURVEY PLAT DEPICTING THE SUBJECT PROPERTY WAS RECORDED JUNE 18, 1990 IN TRACT BOOK 17, PAGE 79 AS DOCUMENT NO. 1980-008973.
 - PROPERTY IS ZONED C1.

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MAURER-STUTZ SURVEYING
 PEORIA, ILLINOIS
 5801 W. GLEN AVENUE
 SPECIAL USE REQUEST

2301 INVESTMENTS, LLC

Designed By: KSP
 Drawn By: KDR
 Reviewed By: KSP
 Date: 28 October 2019
 Project No.: 23119012.00
 Drawing: 1