



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Josh Naven)
DATE: February 3, 2022
CASE NO: PZ 696-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Marvin Keys of 2018DT South Beloit LLC, on behalf of Morton Community Bank, to obtain a Special Use in a Class C-1 (General Commercial) District for an Adult Use Cannabis Dispensary, for the property located at 4600 N Brandywine Drive (Parcel Identification No. 14-19-403-006), Peoria IL (Council District 4)

SUMMARY OF PROPOSAL

The applicant is requesting to obtain a Special Use for an adult use cannabis dispensary at 4600 N Brandywine Drive in a multi-tenant commercial building.

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Use	Adult use cannabis dispensary in a multi-tenant commercial building.	None	This use is allowed as a Special Use.
Parking	Private parking is available on the site.	None	Public sidewalks, bicycle parking and a transit shelter are missing from the site.
Landscaping	Landscaping is present on the site.	None	Landscaping is present on the site, but no plan was submitted for a compliance review.
Refuse Container Screening	None	None	Existing refuse containers are not screened as required.

BACKGROUND

Property Characteristics

The subject property is currently developed with a multi-tenant commercial building. The property is in the Class C-1 (General Commercial) District. Surrounding zoning is Class C-1 (General Commercial) to the north, south and west and Class R-3 (Single-Family Residential) to the east. Surrounding land use is residential to the east and commercial in all other directions.

History

Zoning class has consistently been commercial

Date	Zoning
1963 - 1990	C2 (Neighborhood-Commercial)
1990 - Present	C1 (General Commercial)

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property nor diminishment to property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	No	Sidewalks and pedestrian connections are not present on the site. Bicycle Parking is not present. Refuse containers are not screened.
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	NA	NA
Conforms to all district regulations	No	Sidewalks and pedestrian connections are not present on the site. Bicycle Parking is not present. Refuse containers are not screened.
Comprehensive Plan Critical Success Factors	Grow Employers & Jobs	Reinvest in the existing site.
City Council Strategic Plan Goals	Grow Peoria	Reinvest in the existing site.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request for an adult use cannabis dispensary with the following conditions:

1. Public sidewalks shall be required along the Brandywine frontage. Part of Brandywine Drive in front of this parcel is under the jurisdiction of the State of Illinois. A permit from IDOT may be required for any work in the right-of-way.
2. Pedestrian connections to the public sidewalk shall be provided pursuant to Section 8.1.5.I. of the Unified Development Code.
3. The applicant shall contact CityLink to investigate the possible placement of a Transit Shelter along the Brandywine Drive frontage as Transit Line #14 runs along the site frontage. This condition shall be reviewed in conjunction with any permitting for sidewalks.
4. Bicycle parking shall be installed pursuant to Section 8.1.6. of the Unified Development Code.
5. All parking areas shall adhere to the regulations from Section 8.1. of the Unified Development Code with respect to parking surface and handicapped & general parking striping and signage.
6. A landscaping plan shall be submitted for review of the site for compliance.
7. Refuse containers shall be screened pursuant to Section 13-13 of the City Code.
8. All proposed signs shall adhere to current requirements and shall be reviewed through a separate building permit process.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

ATTACHMENTS

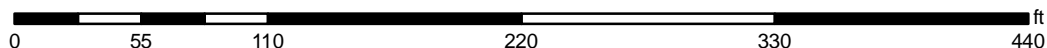
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|-----------------------|---------------------------------|
| 1. Surrounding Zoning | 3. Photos – Existing Conditions |
| 2. Aerial Image | 4. Use Description |
| | 5. Site Plan |

PZ 696-2021 - 4600 N Brandywine Dr



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

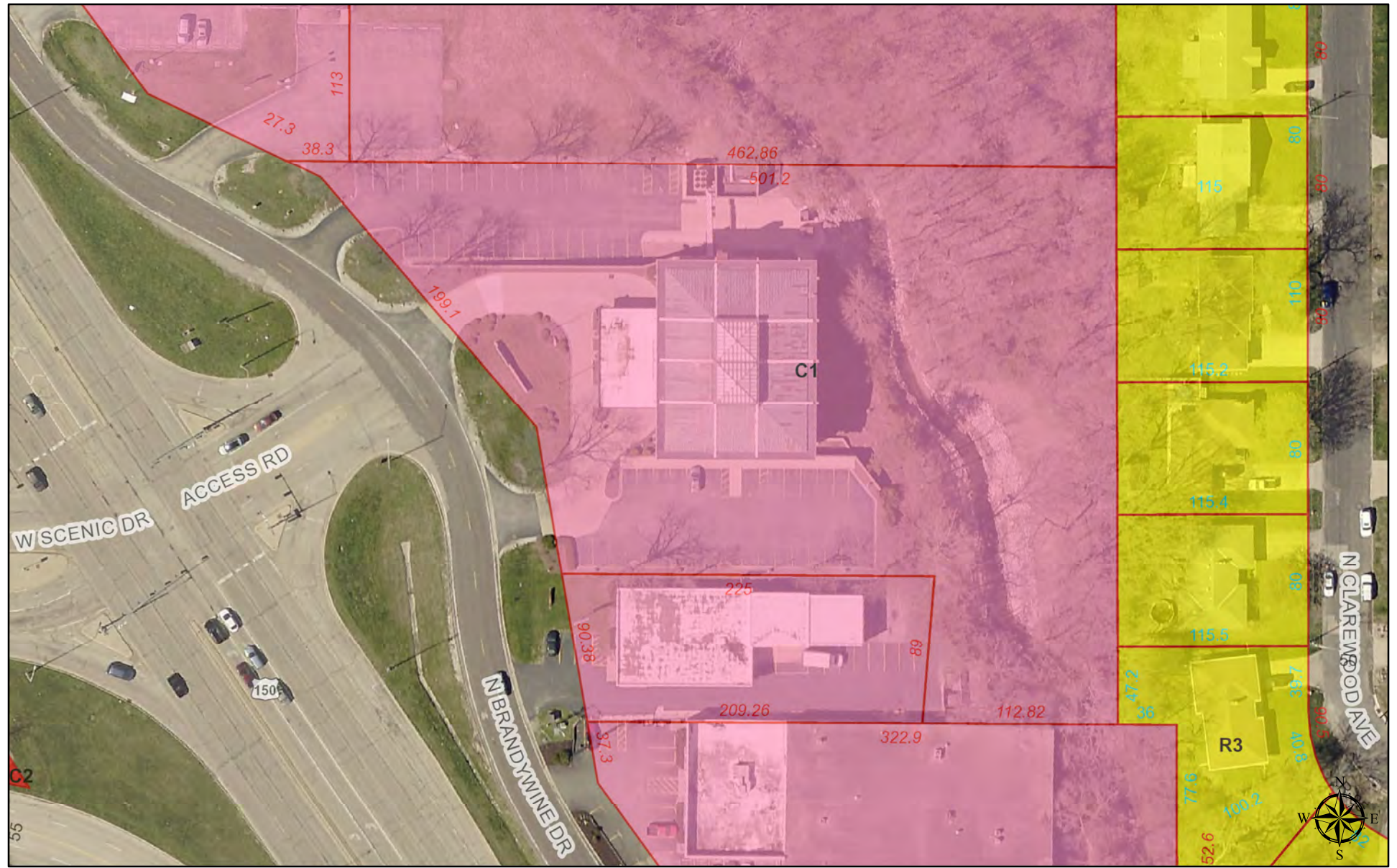
1 inch = 83 feet



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Commission, Pictometry International Corp.
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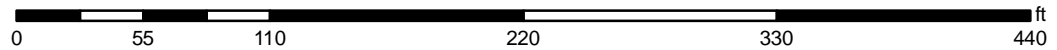


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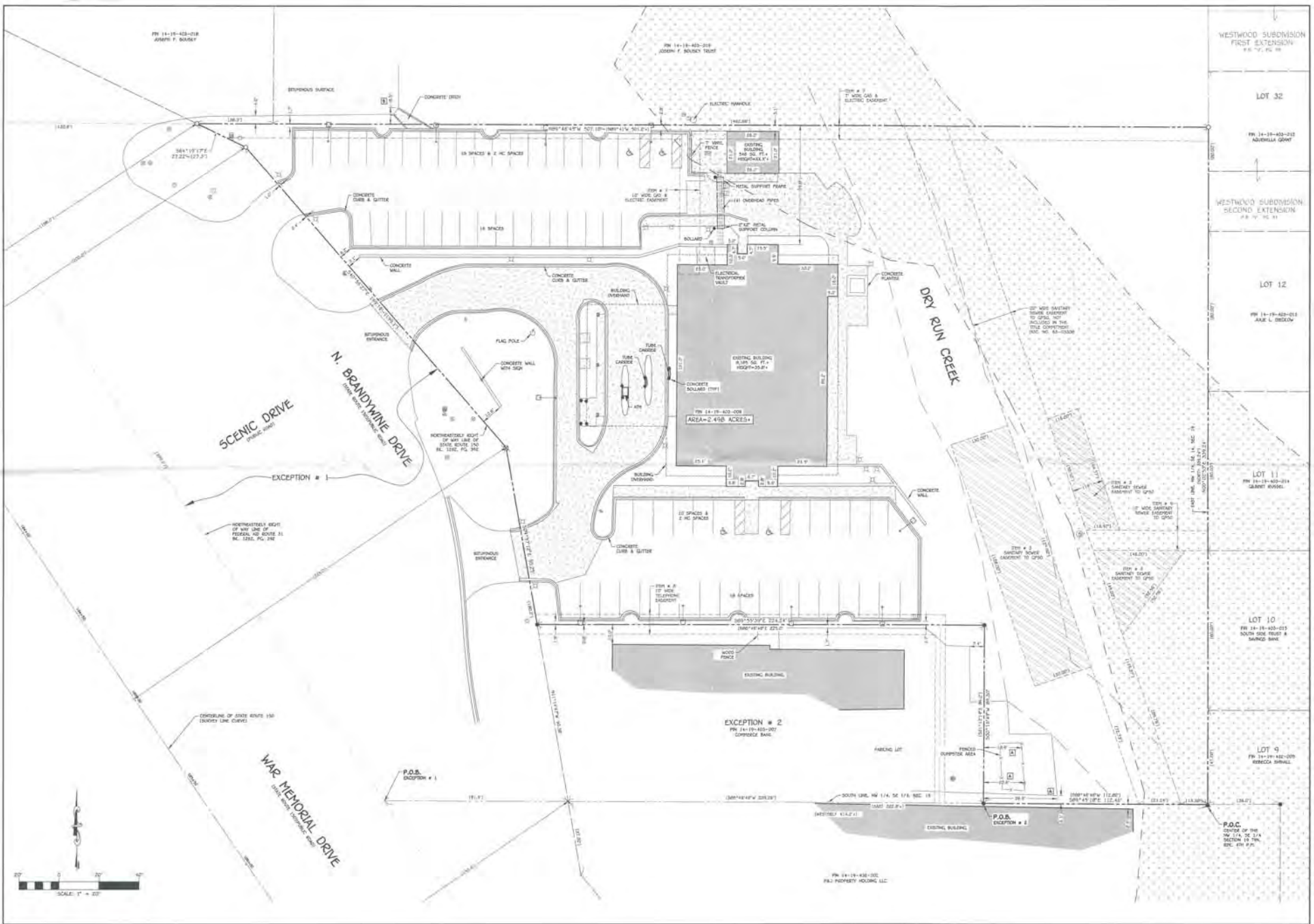
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ALTA/N5PS LAND TITLE SURVEY

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 19, T14N, R12E, SEC 14,
A SECTION 19, T14N, R12E, SEC 14,
MADISON COUNTY, ILLINOIS

TABLE

NO.	DATE	REVISION
1	12/01/2020	ALTA/N5PS

ALTA/N5PS LAND TITLE SURVEY

PROJECT NO. 42-23-173

DATE	BY
12/01/2020	JAL
	JMB
	JHM
	JHM

DRAWN BY JMB

CHECKED BY JMB

APPROVED BY JMB

DATE 12/01/2020

Photos of Site

Street View

