

**ORDINANCE NO. 17,821**

**AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS C-1 (GENERAL COMMERCIAL) DISTRICT FOR AN ADULT USE CANNABIS DISPENSARY, FOR THE PROPERTY LOCATED AT 5001 N UNIVERSITY STREET, (PARCEL IDENTIFICATION NO. 14-20-179-039), 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 January 7, 2021, 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:

A part of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 20, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Beginning at a point on the East line of the Northwest Quarter of said Section 20 that is 340 feet North of the Southeast corner of said Northwest Quarter, thence West, a distance of 40 feet to the Point of Beginning; thence North a distance of 139.3 feet; thence Westerly parallel with the South line of said Northwest Quarter, a distance of 615 feet, more or less, to the East line of Lot 25 of Bevalon Addition; thence Southerly on the Easterly line of Lots 25 through 28 of said Bevalon Addition, a distance of 437.5 feet to the Northerly Right-of-Way line of Glen Avenue; thence Easterly along the said Northerly Right-of-Way line of Glen Avenue, a distance of 355 feet; thence Northerly parallel with the East line of said Northwest Quarter, a distance of 300 feet; thence Easterly parallel with the South line of said Northwest Quarter, a distance of 260 feet to the Place of Beginning; situate, lying and being in the County of Peoria and State of Illinois, EXCEPTING THEREFROM those parts of the land conveyed to the City of Peoria by deeds dated August 23, 1968 and recorded as Document #68-12345 and dated June 20, 1972 and recorded December 11, 1973 as Document # 73-22256.

Parcel Identification No. 14-20-179-039

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

- 1) The special use must be in place and in active use within 90 days from the date of granting, or, without further action by the Planning and Zoning Commission and the City Council, the special use, or authorization thereof, shall be null and void.
- 2) Install six bicycle parking spaces.
- 3) Waiver of setback requirements due to existing conditions.
- 4) Waiver of front yard and parking lot landscaping requirements due to existing conditions.

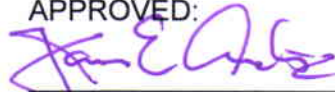
Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-7 (Multi-Family Residential) District shall remain applicable to the above-described premises, with exception to Special Use herein permitted.

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

26<sup>th</sup> DAY JANUARY, 2021.

APPROVED:



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Mayor

ATTEST:

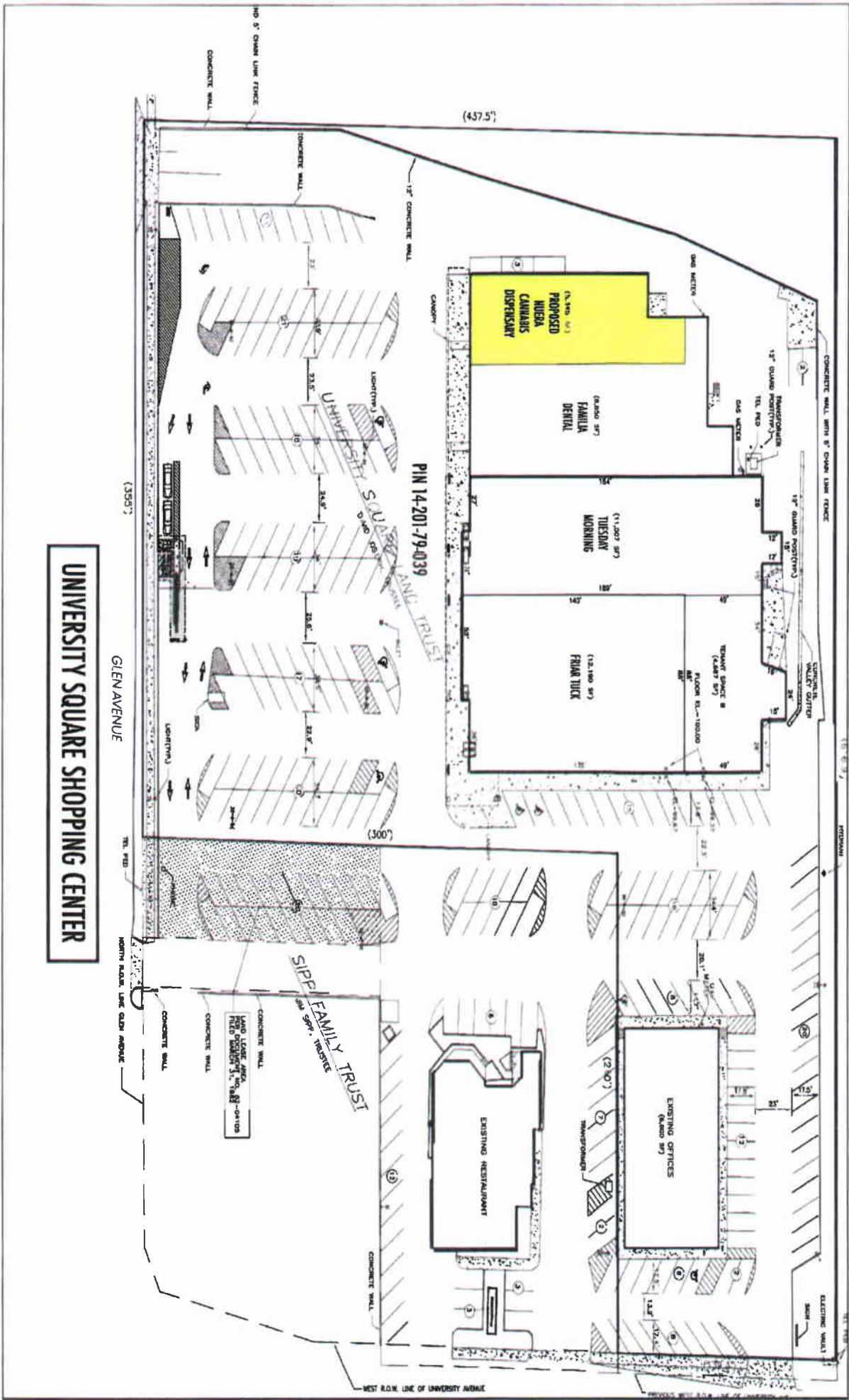


\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:



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Corporation Counsel



(457.5')

PROPOSED  
NUERIA  
CAMPAIGN  
DISPENSARY  
(7,345 SF)

FAMILY  
DENTAL  
(6,840 SF)

TUESDAY  
MORNING  
(11,007 SF)

FRIAR TUCK  
(12,180 SF)

RENTAL SPACE #  
(4,487 SF)

FLOOR SL. - 100/00  
4"

PIN 14-201-79-039

SIPPI FAMILY TRUST  
100 S.W. 7000  
100 S.W. 7000

EXISTING RESTAURANT

EXISTING OFFICES  
(4,800 SF)

UNIVERSITY SQUARE SHOPPING CENTER

GLEN AVENUE

(356')

NORTH SIDE LINE GLEN AVENUE

WEST R.O.W. LINE OF UNIVERSITY AVENUE

CONCRETE WALL

12" CHAIN LINK FENCE

CONCRETE WALL

CONCRETE WALL

CONCRETE WALL

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