



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Julia Hertaus)
DATE: September 1, 2022
CASE NO: PZ 1037-2022

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Andrew Scott, of Dykema Gossett, PLLC, on behalf of Blue Apple Property LLC to amend existing Special Use Ordinance Nos. 13,111 and 13,194, as amended, in a Class C-2 (Large Scale Commercial) District to allow for an Adult Use Cannabis Dispensary, for the property located at 3929 W War Memorial Dr and commonly known as the Willow Knolls Shopping Center (Parcel Identification Nos. 13-12-300-032, 13-12-300-018, 13-12-300-020, 13-12-300-021, 13- 12-300-022, 13-12-300-024, 13-12-300-030, 13-12-300-031, and 13-12-302-003), Peoria IL (Council District 4)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the existing Special Use Ordinance No's. 13,111 and 13,194, as amended, to allow for an Adult Use Cannabis Dispensary located in the former Applebee's Restaurant building. The building is currently vacant and will be re-used as further described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	No change to existing parking lot.	None	Repair and restripe parking lot for regular and handicap parking spaces including required handicap space signs and install four (4) bicycle parking spaces all per Section 8.1 of the Unified Development Code (UDC)
Mechanical & Utility Screening	No change	None	Ground, wall, and rooftop mounted mechanical and utility equipment must be screened from view of the public right-of-way.
Garbage Dumpster Screening	No change	None	In compliance.
Landscaping	Existing landscaping is noted on the site plan.	None	Install a continuous hedge, a decorative masonry wall, or any combination thereof along the perimeter of the parking area along War Memorial Dr.
Signs	None proposed at this time.	None	Signage shall comply with Section 8.3 of the UDC. A separate sign permit is required.
Exterior Lighting	No change.	None	All exterior lighting shall comply with Section 8.5 of the UDC.
Setbacks	No change to building.	None	None
Height (building)	No change to building.	None	None
Access & Circulation	No change.	None	None

BACKGROUND

Property Characteristics

The subject property is approximately 55 acres and was annexed into the City of Peoria on February 26th, 1991. The property is zoned C2 (Large Scale Commercial) and developed as the Willow Knolls Court Shopping Center. The following parcels making up the entirety of this development:

13-12-300-018, 13-12-300-020, 13-12-300-021, 13- 12-300-022, 13-12-300-024, 13-12-300-030, 13-12-300-031, 13-12-300-032, and 13-12-302-003

History

This property was annexed and granted for use as a shopping center and has continuously remained as such since 1991. This tenant space was previously occupied by Applebee's and used as a restaurant.

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	Not in the City
1990 - Present	C2 (Large Scale 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	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	Yes	None
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	
City Council Strategic Plan Goals	Grow Peoria	

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends APPROVAL of the request to allow for an Adult Use Cannabis Dispensary with the following conditions:

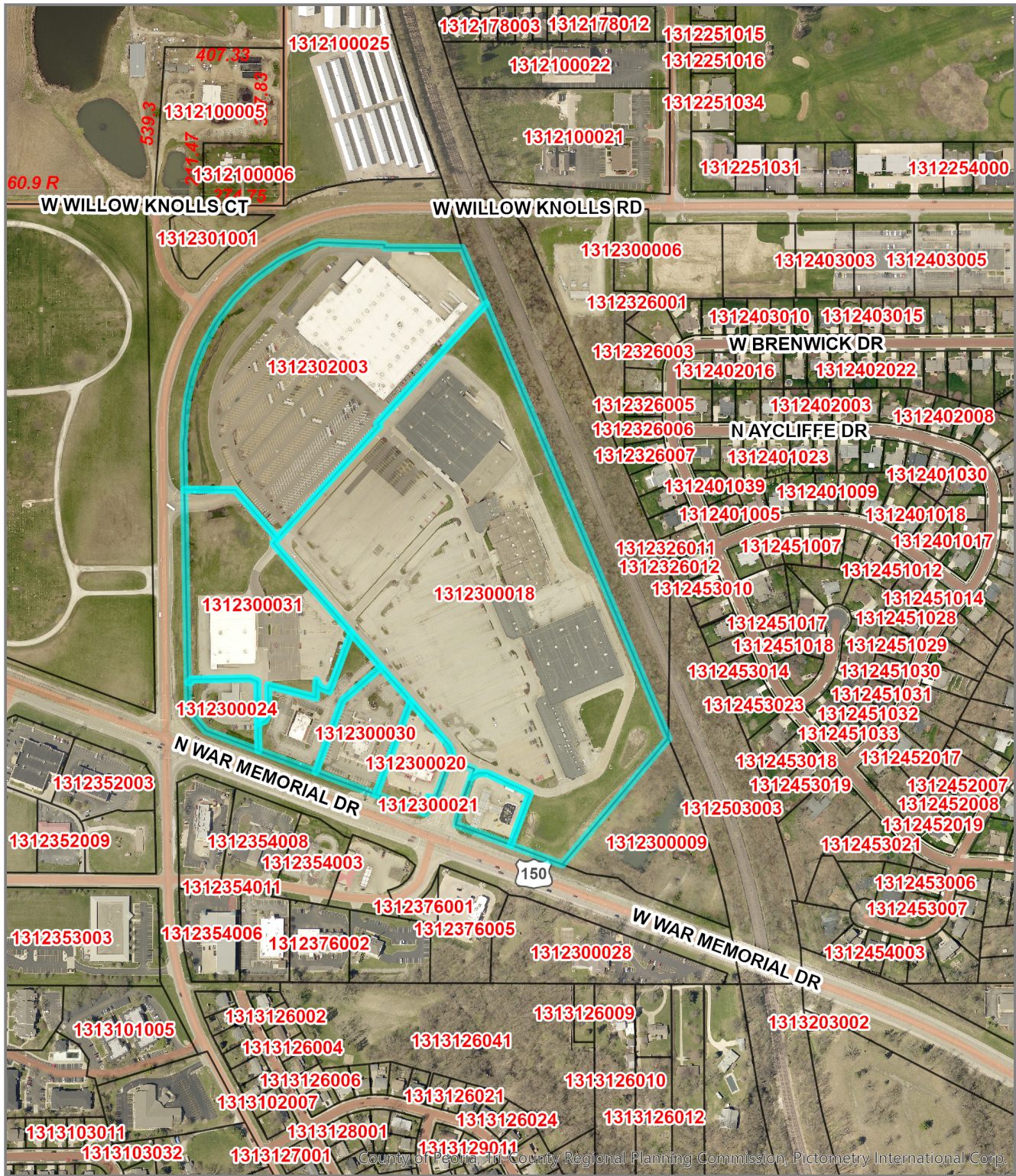
1. Repair and restripe parking lot for regular and handicap parking spaces including required handicap space signs and install four (4) bicycle parking spaces all per Section 8.1 of the Unified Development Code (UDC).
2. Ground, wall, and rooftop mounted mechanical and utility equipment must be screened from view of the public right-of-way.
3. Provide a revised landscape plan to include a continuous hedge, a decorative masonry wall, or any combination thereof along the perimeter of the parking area along War Memorial Dr.
4. All signs will comply with Section 8.3 of the UDC approved through a separate sign permit application.
5. Exterior lighting will comply with Section 8.5 of the UDC.

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 meetings all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan with landscaping
4. Elevation Rendering
5. Photos

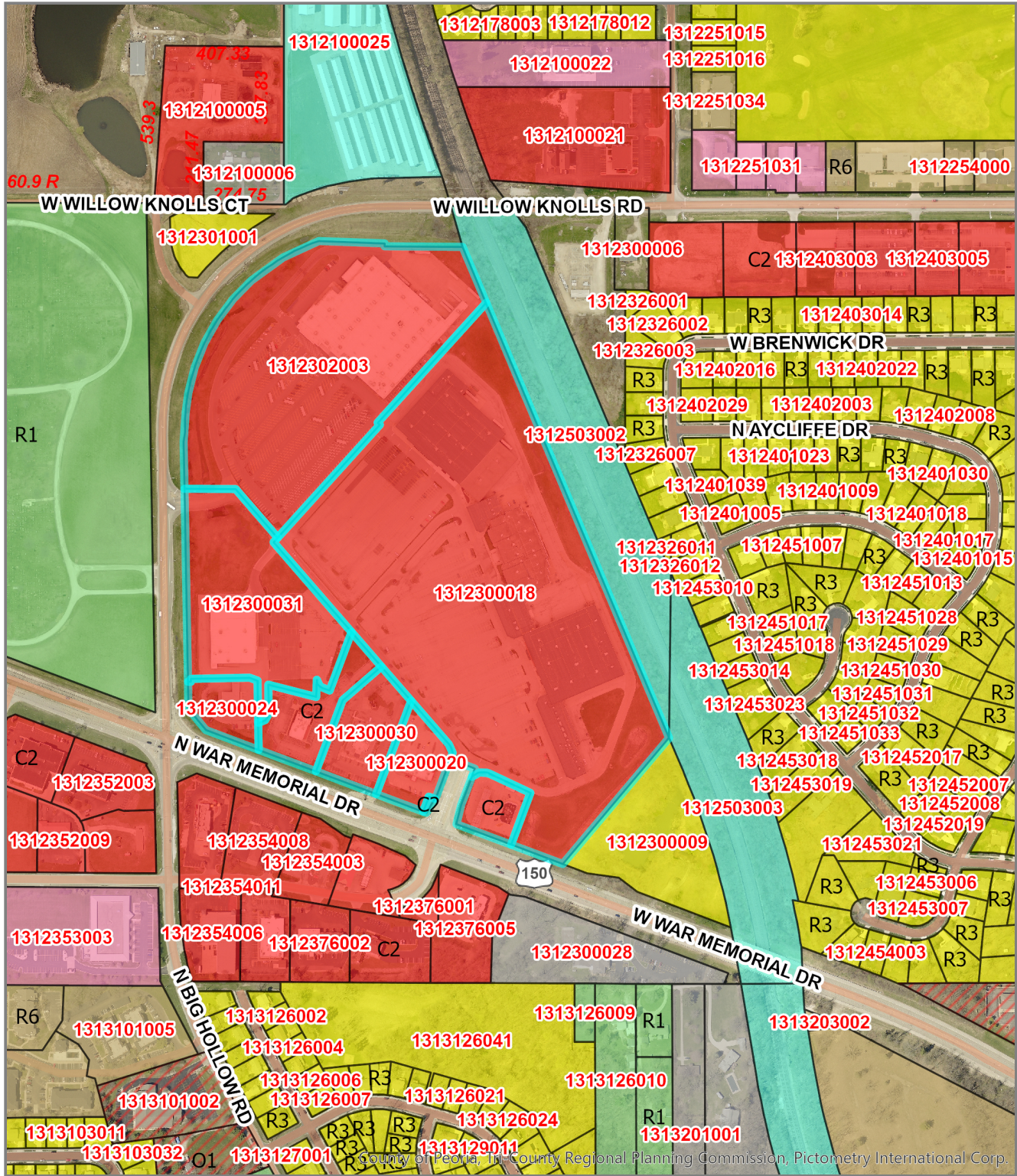
Willow Knolls Shopping Center Aerial



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

Map Scale
1 inch = 500 feet
 7/27/2022

Willow Knolls Shopping Center Aerial + Zoning



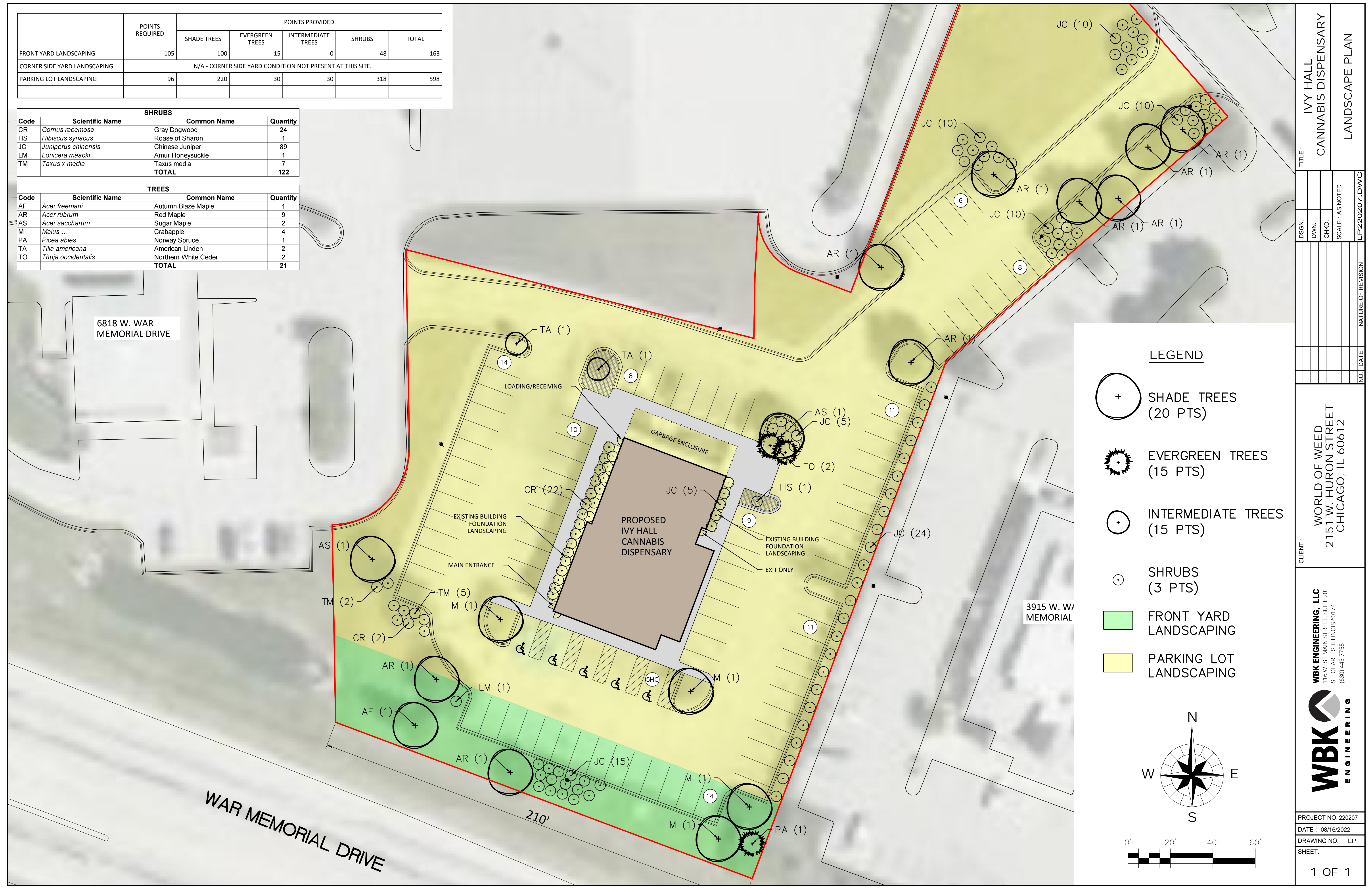
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	POINTS REQUIRED	POINTS PROVIDED				TOTAL
		SHADE TREES	EVERGREEN TREES	INTERMEDIATE TREES	SHRUBS	
FRONT YARD LANDSCAPING	105	100	15	0	48	163
CORNER SIDE YARD LANDSCAPING	N/A - CORNER SIDE YARD CONDITION NOT PRESENT AT THIS SITE.					
PARKING LOT LANDSCAPING	96	220	30	30	318	598

SHRUBS			
Code	Scientific Name	Common Name	Quantity
CR	<i>Cornus racemosa</i>	Gray Dogwood	24
HS	<i>Hibiscus syriacus</i>	Roase of Sharon	1
JC	<i>Juniperus chinensis</i>	Chinese Juniper	89
LM	<i>Lonicera maackii</i>	Amur Honeysuckle	1
TM	<i>Taxus x media</i>	Taxus media	7
TOTAL			122

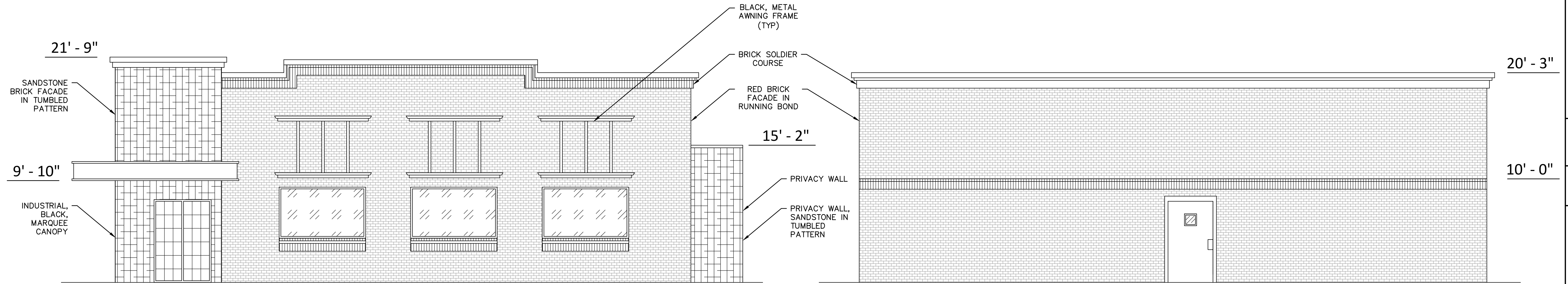
TREES			
Code	Scientific Name	Common Name	Quantity
AF	<i>Acer freemani</i>	Autumn Blaze Maple	1
AR	<i>Acer rubrum</i>	Red Maple	9
AS	<i>Acer saccharum</i>	Sugar Maple	2
M	<i>Malus ...</i>	Crabapple	4
PA	<i>Picea abies</i>	Norway Spruce	1
TA	<i>Tilia americana</i>	American Linden	2
TO	<i>Thuja occidentalis</i>	Northern White Cedar	2
TOTAL			21



LEGEND

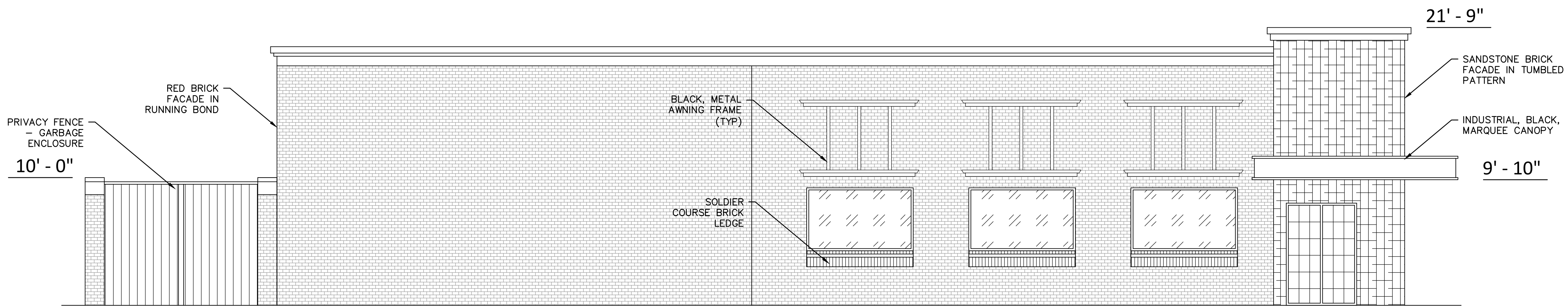
- SHADE TREES (20 PTS)
- EVERGREEN TREES (15 PTS)
- INTERMEDIATE TREES (15 PTS)
- SHRUBS (3 PTS)
- FRONT YARD LANDSCAPING
- PARKING LOT LANDSCAPING

WBK ENGINEERING 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 443-7755		CLIENT: WORLD OF WEED 2151 W. HURON STREET CHICAGO, IL 60612	TITLE: IVY HALL CANNABIS DISPENSARY LANDSCAPE PLAN
PROJECT NO. 220207 DATE : 08/16/2022 DRAWING NO. LP SHEET:	NO. DATE NATURE OF REVISION	SCALE : AS NOTED	LP220207.DWG
1 OF 1			



SOUTH ELEVATION

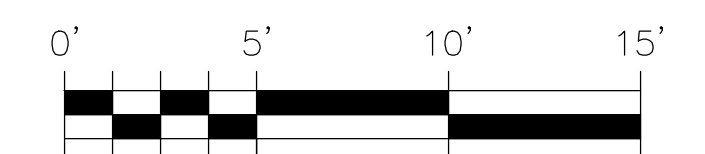
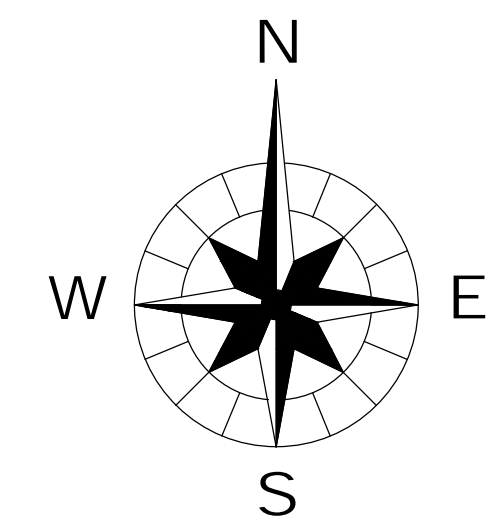
NORTH ELEVATION



WEST ELEVATION

EAST ELEVATION

NOTE: ELEVATIONS ARE PRESENTED IN CONCEPT ONLY AND HAVE BEEN CONSTRUCTED FROM EXISTING PHOTOGRAPHS. THEY ARE INTENDED TO ILLUSTRATE EXISTING FACADE COMPOSITION AND MATERIALS ONLY AND ARE NOT INTENDED TO ACT AS ACTUAL ARCHITECTURAL DRAWINGS. ALL DIMENSIONS ARE SHOWN AS APPROXIMATE.



TITLE:		IVY HALL CANNABIS DISPENSARY	
DSGN.	DWN.	CHKD.	SCALE: AS NOTED
NO. DATE			NATURE OF REVISION
			ELEVATIONS_220207.DWG

CLIENT:
WORLD OF WEED
 2151 W. HURON STREET
 CHICAGO, IL 60612

WBK ENGINEERING, LLC
 68 EAST MICHIGAN AVENUE
 BATTLE CREEK, MICHIGAN 49017
 P: (269) 224-3182



PROJECT NO. 20-0207

DATE: 08/22/2022

DRAWING NO. EX

SHEET:

Existing Conditions Photos



