

Chairperson Wiesehan reminded the public that the City does not have jurisdiction over this property and all concerns should be brought to the County.

Discussion was held between Chairperson Wiesehan, Commissioner Grantham, and Ms. Allison regarding the City's additional requirements that were added to the agreement after the agenda packet was sent out.

Discussion was held between Chairperson Wiesehan and Ms. Allison regarding the construction of sidewalks outlined in the City's agreement.

Discussion was held between Chairperson Wiesehan, Commissioner Barry, and Ms. Allison regarding potential deferral of this request and the proposal to annex this property incrementally.

Commissioner Unes inquired about the estimated tax benefit of annexing this property.


Ms. Allison suggested talking with the Peoria County Assessment Office to obtain that information.

Motion:

Commissioner Martin made a motion to approve with staff recommendations without sidewalk requirement at the southwest corner of the intersection of Van Winkle Way and Allen Road; seconded by Commissioner Unes.

The motion was approved by viva voce vote 5 to 0.

The intent of this motion is to align sidewalks with the existing pedestrian crossing across Allen Road on the north side of Van Winkle Way.



PZ 1151-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Eliza Solowiej, of PCG Law Group, on behalf of Exxotic Strains, LLC to amend an existing Special Use Ordinance No. 14,612, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to allow an Adult Use Cannabis Dispensary, for the property located at 1210 W Glen Avenue. The shopping center also includes properties located at 1222 W Glen Avenue, 4730, 4732, 4734, 4736, and 4738 N University Street, 4800 N University Street, 4810 N University Street, and 4816 N University Street, and commonly known as the Crossroads Shopping Center (Parcel Identification Nos. 14-20-401-001, 14-20-401-029, 14-20-401-032, 14-20-401-036, 14-20-401-037, 14-20-401-038), Peoria IL (Council District 3).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request to amend an existing Special Use Ordinance to allow for an Adult Use Cannabis Dispensary in a shopping center.

The Development Review Board recommends approval of the request with the following conditions:

1. Add a third accessible parking space pursuant to Section 8.1 of the Unified Development Code.
2. Replace required signage for existing accessible parking spaces.
3. Install at least three (3) bicycle parking spaces pursuant to Section 8.1.6 of the Unified Development Code.
4. Landscaping shall comply with previously approved landscaping plan for the 2008 amendment to the Shopping Center, Ordinance 16,264, or a new landscaping plan shall be submitted in compliance with Section 8.2 of the Unified Development Code.
5. All appropriate building permits shall be obtained for the alterations to the tenant space.
6. Sign permit shall be obtained for all new exterior signs. Said signs shall adhere to the requirements of Section 8.3 of the Unified Development Code.

Commissioner Unes inquired about the distance from this property to Notre Dame.

Discussion was held between Chairperson Wiesehan, Commissioner Unes, Commissioner Martin, and Ms. Weick regarding the distance requirement. Commissioner Martin stated the required distance is 1500 ft and Notre Dame is over 2000 ft from the property.

Mr. Naven clarified that the distance requirement is 500 ft.

Eliza Solowiej, petitioner, was present and stated that they are committed to the DRB's conditions. Ms. Solowiej stated that there are three individuals present to speak about the operations of the business.

Discussion was held between Chairperson Wiesehan and the petitioner regarding licensing.

Discussion was held between Chairperson Wiesehan and the Commissioners regarding the need to hear from the representatives affiliated with the petitioner. The consensus was additional testimony was not needed.

Chairperson Wiesehan opened the public hearing at 2:48 pm.

With no public testimony, public hearing closed at 2:48 pm.

Commissioner Barry read the Findings of Fact.

Motion:

Commissioner Barry made a motion to approve with staff recommendations; seconded by Commissioner Martin.

The motion was approved by viva voce vote 3 to 2.

Yay: Wiesehan, Martin, and Barry.

Nay: Grantham and Unes.

PZ 1156-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Russell Waldschmidt of Allen Road Business Park, L.P. to approve an Annexation Petition and Annexation Agreement with a request to rezone to Class I-1 (Industrial/Business Park) District for the property located at 2700 W Altorfer Drive (Parcel Identification No. 14-06-300-016), Peoria IL (Council District 5).

Assistant Director, Leah Allison, Community Development Department, read the case into record and summarized the request to approve an Annexation Petition and Annexation Agreement with a request to rezone.

The Development Review Board recommends approval of the request.

Russell Waldschmidt, petitioner, was present and provided more context on the annexation request and agreement.

Chairperson Wiesehan opened the public hearing at 2:54 PM.

With no public testimony, public hearing was closed at 2:55 pm.

Motion:

Commissioner Grantham made a motion to approve with staff recommendations; seconded by Commissioner Martin.

The motion was approved by viva voce vote 5 to 0.