

AN ORDINANCE AMENDING SPECIAL USE ORDINANCE NOS. 15,584 AND 17,271 IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT TO ALLOW FOR AN ADULT USE CANNABIS DISPENSARY, FOR THE PROPERTY LOCATED AT 7628 N ROUTE 91. THIS INCLUDES PROPERTIES LOCATED AT 7618 N ROUTE 91, 7708 N ROUTE 91, 7716 N ROUTE 91, 7806 N ROUTE 91, AND 7810 N ROUTE 91, COMMONLY KNOWN AS THE PRAIRIE CROSSING SHOPPING CENTER, (PARCEL IDENTIFICATION NOS. 13-11-200-013, 13-11-201-002, 13-11-201-003, 13-11-201-005, 13-11-201-006, 13-11-202-001, 13-11-203-002, AND 13-11-203-003), PEORIA IL.

WHEREAS, the property herein described is now zoned in a Class C-2 (Large Scale 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 October 6, 2022, 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:

Lot 5 of Prairie Crossing Subdivision as delineated on the Final Plat of a Resubdivision of Lot 2 of Prairie Crossing Subdivision dated June 9, 2005 in the Office of the Peoria County Recorder of Deeds Office as Document No. 05-18670, in Play Book 9, Page 93.

PIN: 13-11-200-003

Property Address: 7620-7628 N. IL Route 91, Peoria, IL 61615

Being a part of the property previously described in the Amendment to Special Use adopted October 27, 2015 under Ordinance No. 17,271. Which property is described as follows:

Prairie Crossing Sub, Lot 1 -PIN: 13-11-200-013; Address 7618 N. Route 91
Prairie Crossing Sub, Lot 4 -PIN: 13-11-201-002; Address 7708 N. Route 91
Prairie Crossing Sub, Lot 5 -PIN: 13-11-201-003; Address 7628 N. Route 91
Prairie Crossing Sec 2, Lot 4 -PIN: 13-11-201-005; Address 7716 N. Route 91
Prairie Crossing Sec 2, Lot 5 -PIN: 13-11-201-006; Address N. Route 91
Prairie Meadows Sub, Lot 1 -PIN: 13-11-202-001; Address 7810 N. Route 91
Prairie Meadows Sub, Sec 2, Lot 5 -PIN: 13-11-203-002; Address N. Route 91
Prairie Meadows Sub, Sec 2, Lot 4 -PIN: 13-11-203-003; Address 7806 N. Route 91

All of the foregoing being in the City of Peoria, County of Peoria and State of Illinois.

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

1. Bicycle parking shall be installed pursuant to Section 8.1.6. of the Unified Development Code.
2. 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.
3. Landscaping shall comply with Section 8.2. of the Unified Development Code. A landscaping plan shall be submitted for a compliance review.
4. Site Lighting shall comply with Section 8.5. of the Unified Development Code.
5. Roof-top Mechanical Units shall be screened pursuant to City Code Chapter 5, Section 301.
6. All appropriate building permits shall be obtained for the remodeling of the facility.
7. All proposed signs shall adhere to current requirements and shall be reviewed through a separate building permit process.
8. A code compliant open fence shall be installed on the subject parcel's northern property line as a barrier between the site's parking lot and the adjacent hotel parking lot.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-2 (Large Scale Commercial) District shall remain applicable to the above-described premises, with exception to the 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

_____ DAY _____, 2022.

APPROVED:

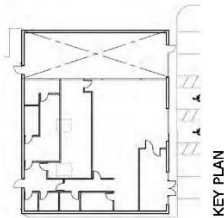
Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel



SITE PLAN KEY NOTES

1. APPROXIMATE LOCATION OF PROPERTY LINE - V.I.F.
2. LINE OF DEMISING WALL AT INTERIOR
3. G.C. TO PATCH & REPAIR EXISTING PARKING LOT AND RESTRIPE PARKING SPACES. PROVIDE BID ALTERNATE FOR FULL REPAVEMENT OF EXISTING PARKING LOT. COORDINATE FINAL SCOPE OF WORK WITH OWNER.
4. EXISTING ACCESSIBLE PARKING SPACE. REPLACE ACCESSIBLE PARKING SIGNAGE. PROVIDE PAINTED STRIPING FOR ACCESSIBLE PATH FROM ENTRANCE
5. PROPOSED DISPENSARY ENTRANCE.
6. REPAIR/REPLACE EXISTING DOWNSPOUTS AS REQUIRED.
7. EXISTING GAS METERS TO REMAIN
8. EXISTING ELECTRICAL METERS TO REMAIN
9. EXISTING LANDSCAPING TO REMAIN. REMOVE EXISTING TRASH, DEBRIS, AND DEAD PLANTS/LEAVES.
10. ROOFTOP HVAC UNIT.
11. EXISTING TRASH ENCLOSURE TO REMAIN.
12. ADJACENT PARKING LOT - N.I.C. COORDINATE NEW WORK WITH MECHANICAL AND STRUCTURAL SHEETS.

