

Mr. Atanasov addressed the access to the property and stated that they will encourage guests to use the driveway coming off Knoxville.

Ms. Sierra stated that they have a family-driven interest in the people they bring into their home.

Commissioner Martin asks how they will monitor noise level.

Mr. Atanasov explains that this short term rental will have the same rules as their other short term rentals in the City, including designated quiet hours and prohibiting large gatherings or parties. Mr. Atanasov explained the pool and the property itself both have security/alarm systems to ensure their proper usage in terms of the rules for the short term rental.


With no further public comment, closed the public hearing at 2:17 PM.

Discussion on the Findings of Fact was held.

Motion:

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

The motion was approved by viva voce vote 4-0.



PZ 1037-2022

Hold a Public Hearing and forward a recommendation to City Council on the request of Andrew Scott, of Dykema Gossett PLLC, on behalf of World of Weed Inc. 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. 13-12-300-018, 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), Peoria IL (Council District 4)

Urban Planner, Julia Hertaus, Community Development Department, read the case into the record and summarized the request to amend the existing shopping center Special Use to allow for an Adult Use Cannabis Dispensary located in the former Applebee's Restaurant building.

The Development Review Board recommends approval of the request 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.

Chairperson Wiesehan pointed out that there are no hedge screens at the other businesses in the shopping center, including Hucks and Olive Garden.

Ms. Hertaus stated a Special Use requires compliance with current landscaping standards.

Andrew Scott, lawyer, speaking on behalf of World of Weed Inc., stated that the business would operate under the name Ivy Hall, rather than World of Weed. Mr. Scott described business operations including layout of the property and store interior and business practices.

Dan Ferrell, owner of the security company hired by Ivy Hall, spoke about the security procedures and protocols for the proposed dispensary.

Discussion was held between commissioner Grantham, Mr. Scott, and Mr. Ferrell on the job opportunities of Ivy Hall.

Chairperson Wiesehan opened the public hearing at 3:07 PM.

Robert Hills, on behalf of Willow Knolls Peoria LLC and Schottenstein Acquisition, requested a continuance of the case for his client to consider application materials. Mr. Hill stated that his client objects to the approval of the special use because it will be detrimental to the health, safety, and general welfare of the public, referencing health concerns with the use of cannabis, welfare of nearby uses, and conflict with federal law.

Mr. Scott stated that his presentation covered how the standards of a special use have been met and is attached below as "Petitioner's Exhibit 1".

Ms. Hertaus shared the applicant's written response to the special use standards which were submitted with the application.

There being no further public testimony, Chairperson Wiesehan closed the public hearing at 3:22 pm.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Heard made a motion to approve; seconded by Commissioner Martin.
The motion was approved by viva voce vote 4 to 0.

DISCUSSION ON FUTURE ELECTION OF OFFICERS

Chairman Wiesehan requested this item be added to the next agenda.


CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

ADJOURNMENT

Commissioner Heard made a motion to adjourn; seconded by Commissioner Martin at approximately 3:26 PM.

The motion was approved unanimously by viva voce vote 4 to 0.


Grace Burgener, Development Technician

World of Weed, Inc.
Planning and Zoning Commission
September 1, 2022



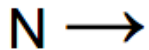
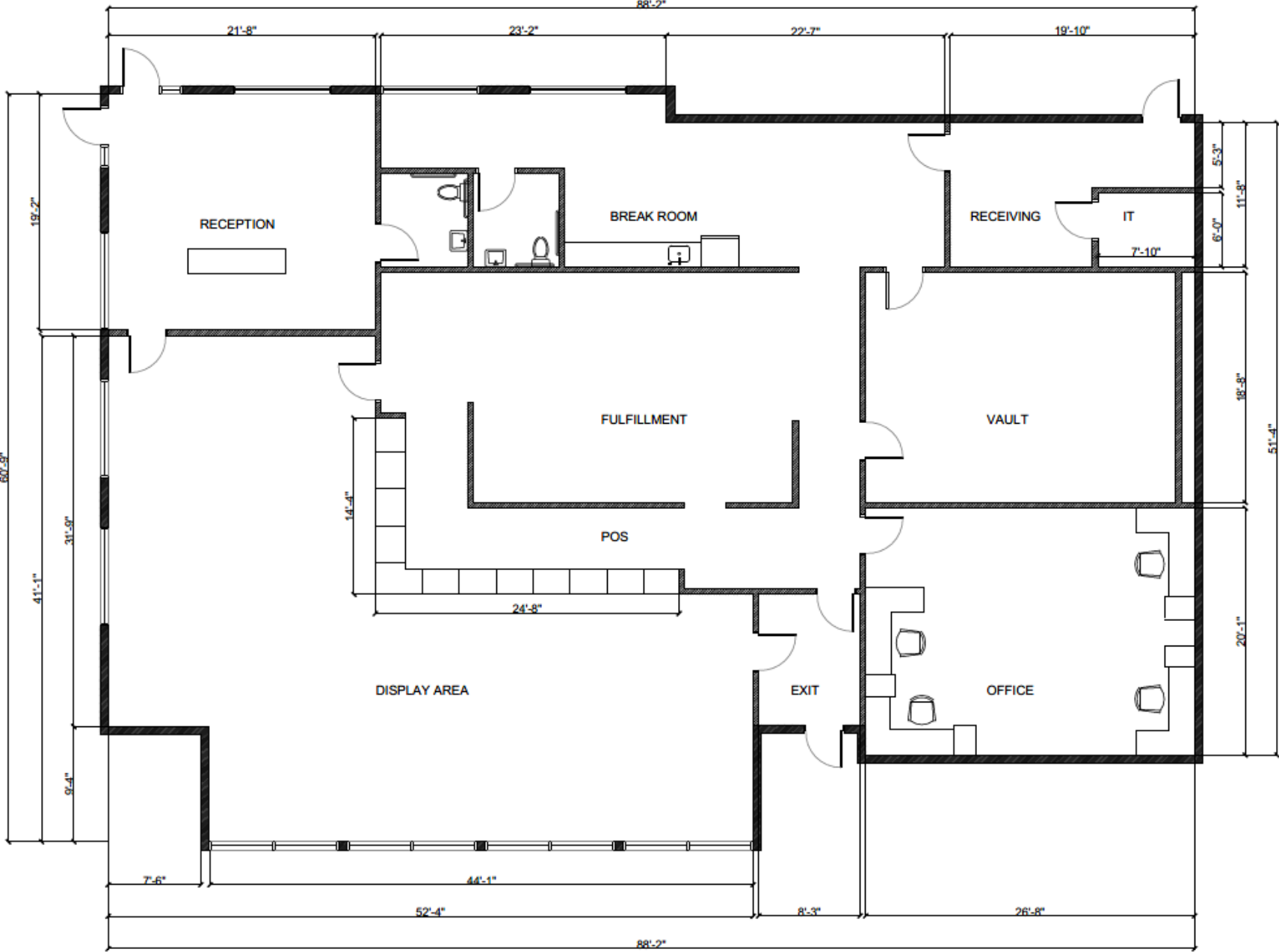
W. Radford St

3929 WEST WAR MEMORIAL ROAD



FLOOR PLAN

WAR MEMORIAL RD.



SECURITY PROGRAM



SECURITY PROGRAM

» All cannabis dispensaries in Illinois must implement certain specific security measures, as provided by state law. Security is a paramount concern for Applicant. As such we have developed a security and operational protocol that **exceeds** the statutory requirements. A third- party security company will provide on site security during all hours of operation, as well as assist with managing all security and compliance requirements and best practices.

SECURITY PROGRAM



>>Comprehensive Surveillance & Alarm Systems. Applicant will install and maintain a comprehensive 24/7 camera surveillance system, covering both the interior and exterior of the Dispensary, along with a silent alarm system with motion detectors, glass break switches, and panic alarms. Camera Surveillance system will be maintain 90 day cloud backup in compliance with State Law.

Customer Flow Protocol. Upon entering the Dispensary through the Building's main entrance, purchasers will be greeted by a reception desk and attendant specialist, who will verify proper credentials in alliance with Illinois State law for qualified purchasers.

SECURITY PROGRAM



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» **Point of Sale & Inventory Management.** The facility will maintain an industry standard bolted, locked vault room for all cannabis inventory. No cannabis is present within sales cases on the display floor (the product boxes displayed within the cases are empty). The Dispensary will also maintain a statutorily required secure inventory management and point of sale system, which allows us to track all cannabis products from seed to sale. Upon dispensing cannabis to a purchaser, we record sales data including which specific product was dispensed.

» **Professional Staff.** All Dispensary staff wear photo identification badges and are trained to immediately notify local law enforcement if they observe suspicious activity and/or emergency events with the assistance of 3rd party security staff. All staff needs to complete a state and federal background check. Staff is also trained on how to assist purchasers and handle emergency events, such as active shooter, robbery, and medical emergencies.

BENEFITS TO CITY OF PEORIA

- 25 to 30 new job opportunities
- Substantial investment in vacant retail space
- Significant sales tax revenues based on estimated annual sales of \$8 million to \$10 million
- Economic multiplier effect on other businesses in the shopping center and in the area

3929 WEST WAR MEMORIAL ROAD

