

ORDINANCE NO. 18.072
AN ORDINANCE AMENDING APPENDIX A THE UNIFIED DEVELOPMENT CODE
OF THE CITY OF PEORIA RELATING TO MEDICAL/ADULT USE CANNABIS DISPENSARIES,
CULTIVATION CENTERS, CRAFT GROWERS, INFUSERS AND PROCESSORS

WHEREAS, the City of Peoria is a home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule municipality, the City may exercise any power and perform any function pertaining to its government and affairs including zoning regulations and uses; and

WHEREAS, the City of Peoria desires to amend Appendix A, the Unified Development Code; NOW, AND THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AS FOLLOWS:

Section 1: Appendix A of the Peoria City Code, being Ordinance No. 17,403 as adopted on October 11, 2016, is hereby amended by deleting the following stricken words and adding the following underlined words:

2.0 ADMINISTRATION

2.9.4 Application for Special Use

- A. An application for a special use shall be filed with the Zoning Administrator. The application shall be accompanied by such plans and/or data prescribed by the Zoning Administrator, including, but not limited to a detailed site plan, conceptual rendering and elevations. The site plan shall contain as a minimum the following:
1. Points of ingress and egress for the proposed development.
 2. Parking plan illustrating internal circulation for the proposed development.
 3. Sign plan for all activity.
 4. Landscaping, screening and buffering plans illustrating specific treatment for screening adjacent residential areas from undesirable impacts from the activity on the proposed site.
 5. Exterior lighting plan illustrating the location of all illuminating fixtures.
 6. Reserved.
 7. Illustration of any special treatment of the proposed site that enhances the quality of design.
 8. Boundary lines; bearings, distances and acreage.
 9. Easements; location, width and purpose.
 10. Streets on, adjacent to, the tract; street name, right-of-way width, existing or proposed center line elevations, pavement types, walks, curbs, gutters, and culverts.
 11. Open space; all parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated.
 12. Map data; name of development, north point, scale and date of preparation.

- 13. An accurate legal description of the subject property.
 - 14. Designation of proposed use of the property, the location of all buildings to be constructed, and a designation of the specific internal uses to which each building shall be put.
 - 15. Elevations.
- B. After the Zoning Administrator certifies the application to be completed, it shall be forwarded from the Zoning Administrator to the Development Review Board for technical review and the Planning and Zoning Commission for public hearing and recommendation to the City Council.
- C. Applications for Cannabis Dispensaries will not be accepted by the Community Development Department once the maximum number of licenses issued by the City of Peoria has been met.

5.0 PERMITTED LAND USES

5.2.2 Permitted Use Table

KEY:		Blank cell = Not Permitted											■ = Permitted				□ = Special Use				Use Performance Standard				
USE CATEGORY	SPECIFIC USE	A1	P1	RE	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	N1	CN	C1	CG	C2	B1		I1	I2	I3	
Retail Sales and Service (see 5.6.4.G)	All retail sales and service, except as listed below:															■	■	■	■	■	■	■	■		5.3.3.A
	Medical/Adult Use Cannabis Dispensary																□	□	□	□	□	■	■	■	5.3.3.O

Light Industrial (see 5.6.5.B)	All light industrial, except as listed below:																			□		■	■	■	
	Medical/Adult Use Cannabis Cultivation Center, Craft Grower up to 14,000 sq. ft. in size, Infuser or Processor	□																				■	■	■	5.3.4.C
	Cannabis Craft Grower 5,000 sq. ft. in size or less	□															□	□	□	□	□	■	■	■	5.3.4.C

5.3 USE AND PERFORMANCE STANDARDS

5.3.3 Commercial Use Performance Standards

O. Medical/Adult Use Cannabis Dispensary

- 1. The Medical/Adult Use Cannabis Dispensary use must be in place and in active use within six (6) months from the date of the granted special use. A six (6) month extension may be granted upon written request to the City Manager.

5.3.4 Industrial Use Performance Standards

C. Medical/Adult Use Cannabis Cultivation Center, Craft Grower, Infuser, or Processor

- 1. The Medical/Adult Use Cannabis Cultivation Center, Craft Grower, Infuser, or Processor use must be in place and in active use within six (6) months from the date of the granted special use. A six (6) month extension may be granted upon written request to the City Manager.

6.0 FORM DISTRICTS

6.2.B Sheridan Triangle – Neighborhood Center

7. Permitted Uses

- b. Commerce uses shall be considered to encompass all of the Commercial use categories, except medical/adult use cannabis dispensaries, and all of the Civic use categories except passenger terminals, solar utility facilities, and social service institutions, as defined in Section 5.6.

6.3.B Prospect Road – Neighborhood Center

7. Permitted Uses

- b. Commerce uses shall be considered to encompass all of the Commercial use categories, except medical/adult use cannabis dispensaries, and all of the Civic use categories except passenger terminals, solar utility facilities, and social service institutions, as defined in Section 5.6.

6.4.B West Main – Neighborhood Center

7. Permitted Uses

- b. Commerce uses shall be considered to encompass all of the Commercial use categories, except medical/adult use cannabis dispensaries and all of the Civic use categories except passenger terminals, solar utility facilities, and social service institutions, as defined in Section 5.6.

6.4.D West Main – Local Commerce

7. Permitted Uses

- c. Industrial uses shall be considered to encompass all of the Industrial use categories except the medical/adult use cannabis cultivation centers, craft growers, infusers, or processors, heavy industrial and waste-related services, as defined in Section 5.6.

6.5.B Warehouse District – General

7. Permitted Uses

- b. Commerce uses shall be considered to encompass all of the Commercial use categories, except medical/adult use cannabis dispensaries, and all of the Civic use categories except passenger terminals, solar utility facilities, and social service institutions, as defined in Section 5.6.
- c. Industrial uses shall be considered to encompass all of the Industrial use categories except the medical/adult use cannabis cultivation centers, craft growers, infusers, or processors, heavy industrial and waste-related services, as defined in Section 5.6.

6.5.D Warehouse District – Local

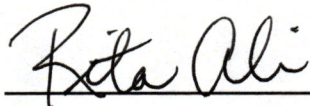
7. Permitted Uses

- b. Commerce uses shall be considered to encompass all of the Commercial use categories, except medical/adult use cannabis dispensaries, and all of the Civic use categories except passenger terminals, solar utility facilities, and social service institutions, as defined in Section 5.6.
- c. Industrial uses shall be considered to encompass all of the Industrial use categories except medical/adult use cannabis cultivation centers, craft growers, infusers, or processors, data center, waste-related services and animal processing, as defined in Section 5.6.

Section 2. This Ordinance shall be in full force immediately and upon passage and approval according to law.

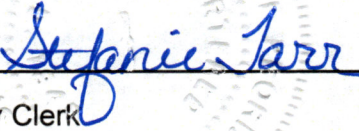
PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS
25th DAY OF APRIL, 2023

APPROVED:



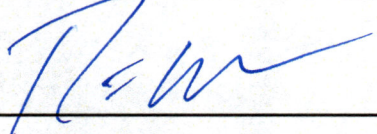
Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED:



Corporation Counsel