

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR ADULT USE CANNABIS DISPENSARY FOR THE PROPERTY LOCATED AT 3125 N UNIVERSITY STREET (PARCEL IDENTIFICATION NO. 14-29-376-021), 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 an amendment to the Special Use for 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 December 5, 2019, 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 an amendment to an existing Special Use for Adult Use Cannabis Dispensary for the following described property:

From Special Warranty Deed Recorded May 12, 2014 as Doc. No. 2014-008813
A part of the Southwest Quarter of Section 29, Township 9 North, Range 8 East of the Fourth Principal Meridian, More particularly bounded and described as follows: Beginning at the Southeast corner of said Southwest Quarter in the intersection of West Forrest Hill Avenue with North University Street, running thence North along the said Quarter Section line, a distance of 225 feet to a point, which is the place of beginning of the tract to be described; thence running Westerly parallel with the South line of said Quarter Section along the Northerly line of the premises now owned by the University National Bank, a distance of 260 feet; thence parallel with the East line of said Quarter Section line Southerly along the Westerly line of said premises owned by said University National Bank, a distance of 225 feet to the South line of said Section 29 in West Forrest Hill Avenue; thence West along said Section line in West Forrest Hill Avenue, a distance of 40 feet; thence Northerly and parallel with the Easterly line of said Quarter Section line, a distance of 460 feet; thence Easterly and parallel with the South line of said Quarter Section line, a distance of 300 feet, more or less, to the center Section line in North University Street; thence Southerly along said Quarter Section line, a distance of 235 feet to the place of beginning, EXCEPT therefrom that portion of the premises in question conveyed to the State of Illinois, for the use of the Department of Public Works and Buildings, by the Deeds recorded May 15, 1962, in Book 1230, Page 674, and in Book 1230, Page 675, situated in Peoria County, Illinois.

Engineer's Note: Property is also subject to right of way of University Street and Forrest Hill Avenue along the east and west sides of the above described property, including that portion of the above described property conveyed to the City of Peoria in Dedication Deed recorded July 21, 2000 as Document No. 2000-023060.

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

1. Replace R7-8 sign for each of the two existing accessible parking spaces.

2. Any unscreened refuse dumpsters must be screened pursuant to City Code Chapter 13, Section 40.b.
3. Landscaping shall meet alternative landscaping provisions.

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 _____, 2019.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel