



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: January 7, 2021
CASE NO: PZ 197-2020

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Robert C. Hall, on behalf of Robert Fitzsimmons of NuMed East Peoria, LLC, to obtain a Special Use in a Class C-1 (General Commercial) District for an Adult Use Cannabis Dispensary, for the property located at 5001 N University Street (Parcel Identification No. 14-20-179-039), Peoria, IL (Council District 4)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting a Special Use for an Adult Use Cannabis Dispensary located in a multi-tenant commercial building commonly known as University Square Shopping Center. The dispensary is proposed to occupy a 5,345 sq. ft. leased space out of 49,248 sq. ft. total. The table below describes the existing site conditions for the shopping center:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	185 parking spaces of which 9 are handicap accessible space	None	Number of parking spaces including handicap are in compliance. Six bicycle parking spaces must be provided.
Yard Requirement	No front yard setback provided.	Waiver of setback requirements due to existing conditions.	Minimum required front yard setback is 20 feet. Staff does not object to the requested waiver.
Mechanical & Utility Screening	Mechanical equipment is screened by existing parapet walls.	None	In Compliance
Landscaping	No landscaping is provided in the front yards or parking lot area. No change proposed.	Waiver of all landscaping requirements due to existing conditions	Landscaping point requirements are: FY University St = 70 (4 trees) FY Glen Ave = 178 (9 trees) Parking = 185 (10 shade trees) and continuous hedge. Staff does not object to the requested waiver.
Transitional Buffer Yard	5-ft. tall fence located along the west property line along with a wooded ravine.	None	In compliance
Signs	Glen Ave freestanding sign is 19.6 ft. tall and 116 sq. ft. in size. University St freestanding sign is 17.5 ft. tall and 115 sq. ft. in size. No change proposed.	None	Freestanding signs approved by Special Permit Ordinance 15,324.
Exterior Lighting	No changes to existing building lighting.	None	None
Height	Approximately 20 feet	None	In compliance
Access & Circulation	Existing drive approaches from Glen Ave and University St. No change proposed.	None	None

BACKGROUND

Property Characteristics

The subject property contains 4.44 acres of land and is developed with two multi-tenant commercial buildings with frontage and access on University Street and Glen Avenue. The property is surrounded by Class C-1 (General Commercial) to the east, O-1 (Arterial Office) to the north, R-3 (Single Family Residential) to the west, and R-7 (Multi-Family Residential) to the south.

History

The property was developed in 1972 as a shopping center.

Date	Zoning
1931 - 1958	Not in the City Limits
1958 - 1963	Not in the City Limits
1963 - 1990	C2 (Neighborhood-Commercial)
1990 - Present	C1 (General Commercial)

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard for Special Use	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property or diminish property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
Not contrary to the objectives of adopted plans	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No	Front yard setback and landscaping – all due to existing site conditions.
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request including the requested waivers and with the following condition:

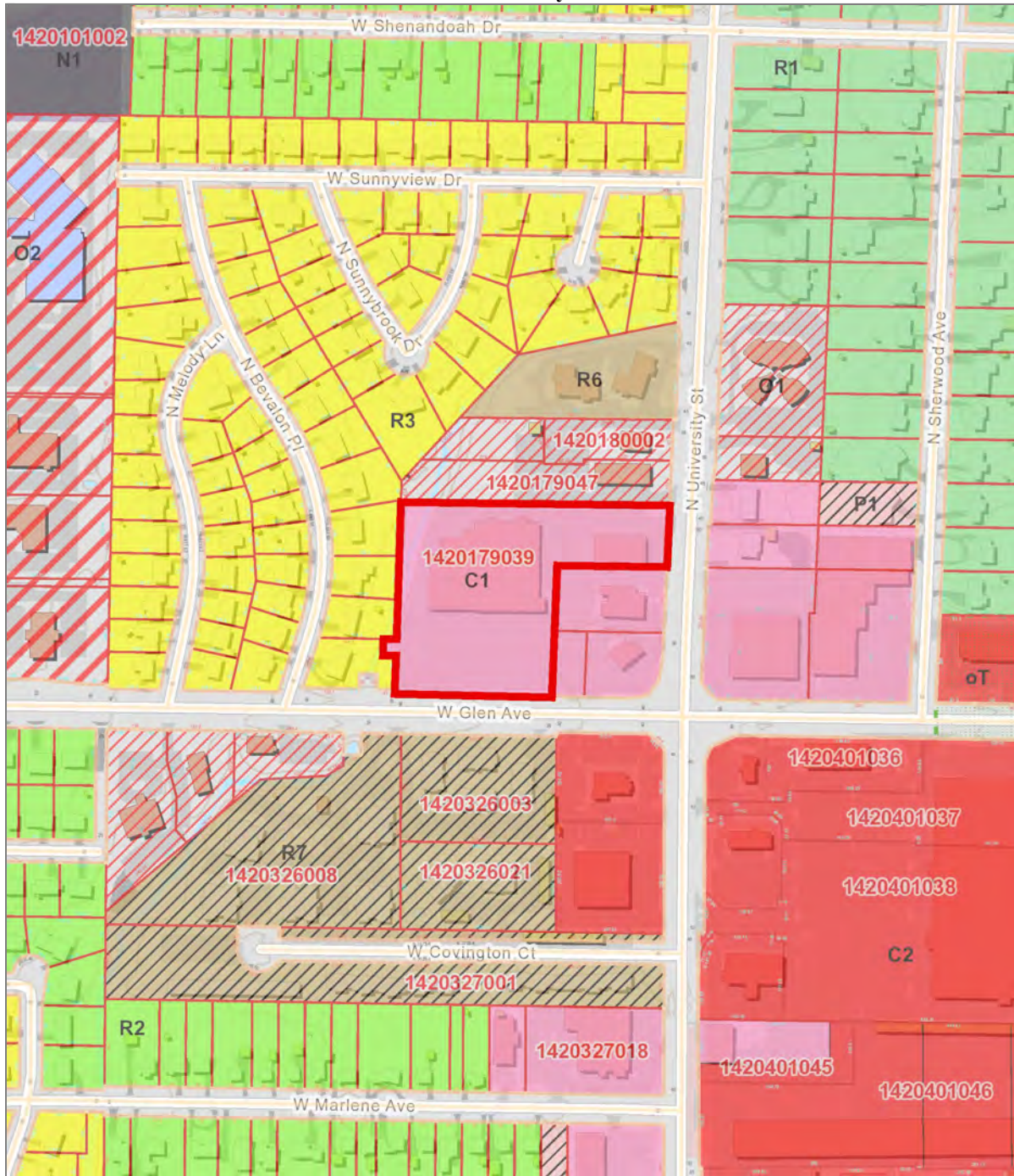
- 1) Provide six bicycle parking spaces.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Photos

5001 N University Street



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division



Map Scale
1 inch = 333 feet
12/29/2020



5001 N University Street

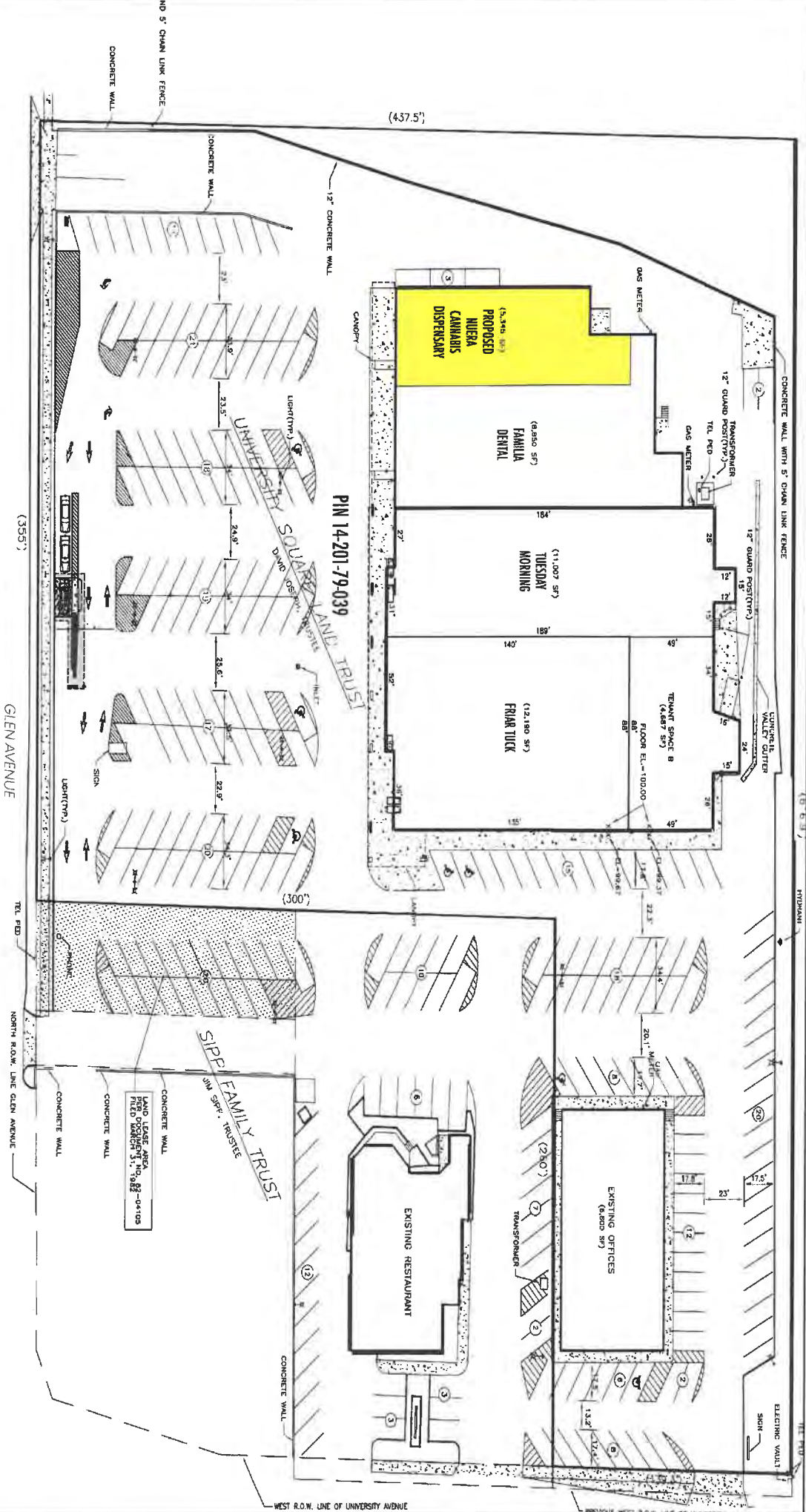


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Map Scale
1 inch = 167 feet
12/29/2020



UNIVERSITY SQUARE SHOPPING CENTER



PIN 14-201-79-039

LAND LEASE AREA
FIELD BUNCH 1, 1982-04-10

SIBIR FAMILY TRUST
JIM SPT. TRUSTEE

GLEN AVENUE

WEST R.O.W. LINE OF UNIVERSITY AVENUE

