



Legislation Details (With Text)

File #: 21-032 **Version:** 1 **Name:** Adult Use cannabis 5001 University
Type: Ordinance **Status:** Adopted
File created: 1/11/2021 **In control:** City Council
On agenda: 1/26/2021 **Final action:** 1/26/2021
Title: Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Approving 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)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance for PZ 197-2020, 2. Site Plan for 5001 N University, 3. Agenda Packet for PZ 197-2020r, 4. 01 2021 PZ Minutes, 5. 21-009 AGREEMENT.pdf, 6. 17821 ORDINANCE.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|--------------------|--------|
| 1/26/2021 | 1 | City Council | adopted as amended | Pass |

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Approving 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)

BACKGROUND: Petitioner Robert C. Hall on behalf of Robert Fitzsimmons of NuMed East Peoria, LLC, is requesting a Special Use for an Adult Use Cannabis Dispensary located in an existing 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 Planning & Zoning Commission found that the request met the Findings of Fact and voted 6 to 0 to APPROVE the request with a condition of adding six bicycle parking spaces.

See the attached Planning & Zoning Commission case packet and meeting minutes for detailed information.

FINANCIAL IMPACT: N/A?

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting): One neighbor residing on Bevalon Place expressed objection due to the existing adult-use cannabis dispensary located at 2301 W Glen Ave.

IMPACT IF APPROVED: A Special Use will be approved for an adult-use cannabis dispensary.

IMPACT IF DENIED: A Special Use will not be approved, and an adult-use cannabis dispensary will not operate at this property.

ALTERNATIVES: N/A

EEO CERTIFICATION NUMBER: N/A

WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2017 - 2032 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?

1. Grow Peoria

WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?

1. Grow employers and jobs.

DEPARTMENT: Community Development