



Legislation Details (With Text)

File #:	23-010	Version:	1	Name:	Adult Use Cannabis Dispensary at Crossroads Center Shopping Center
Type:	Ordinance	Status:		Status:	Adopted
File created:	12/2/2022	In control:		In control:	City Council
On agenda:	1/10/2023	Final action:		Final action:	1/10/2023
Title:	Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT an ORDINANCE Amending a SPECIAL USE (Ordinance No. 14,612, as Amended) in a Class C-2 (Large Scale Commercial) District, to Allow an ADULT-USE CANNABIS DISPENSARY, for the Property Located at 1210 W. GLEN AVENUE, Which Includes Properties Located at 1222 W. GLEN AVENUE, 4730, 4732, 4734, 4736, 4738, 4800, 4810, and 4816 N. UNIVERSITY STREET, Commonly Known as CROSSROADS CENTER SHOPPING CENTER, (Parcel Identification Nos. 14-20-401-001, 14-20-401-029, 14-20-401-032, 14-20-401-036, 14-20-401-037, and 14-20-401-038), Peoria IL. (Council District 3)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD 18031, 2. Ordinance for PZ 1151-2022 Shopping Center, 3. Attachment A to Ordinance Site Plan, 4. PZ 1151-2022 Case Packet, 5. Mtg Minutes for Case PZ 1151-2022

Date	Ver.	Action By	Action	Result
1/10/2023	1	City Council	adopted	Pass

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT an ORDINANCE Amending a SPECIAL USE (Ordinance No. 14,612, as Amended) in a Class C-2 (Large Scale Commercial) District, to Allow an ADULT-USE CANNABIS DISPENSARY, for the Property Located at 1210 W. GLEN AVENUE, Which Includes Properties Located at 1222 W. GLEN AVENUE, 4730, 4732, 4734, 4736, 4738, 4800, 4810, and 4816 N. UNIVERSITY STREET, Commonly Known as CROSSROADS CENTER SHOPPING CENTER, (Parcel Identification Nos. 14-20-401-001, 14-20-401-029, 14-20-401-032, 14-20-401-036, 14-20-401-037, and 14-20-401-038), Peoria IL. (Council District 3)

BACKGROUND: The applicant, Eliza Solowiej, of PCG Law Group for Exxotic Strains, LLC requests to amend the existing special use to establish an Adult Use Cannabis Dispensary in an existing commercial multi-tenant building. An Adult Use Cannabis Dispensary in the C-2 (Large Scale Commercial) District requires special use approval.

The Planning & Zoning Commission found that the request, in case PZ 1151-2022, met the Findings of Fact and voted 3-2 to approve the request subject to the following conditions:

1. Add a third accessible parking space pursuant to Section 8.1 of the Unified Development Code.
2. Replace required signage for existing accessible parking spaces.
3. Install at least three (3) bicycle parking spaces pursuant to Section 8.1.6 of the Unified Development Code.
4. Landscaping shall comply with previously approved landscaping plan for the 2008 amendment to the Shopping Center, Ordinance 16,264, or a new landscaping plan shall be submitted in compliance with

Section 8.2 of the Unified Development Code.

5. All appropriate building permits shall be obtained for the alterations to the tenant space.
6. Sign permit shall be obtained for all new exterior signs. Said signs shall adhere to the requirements of Section 8.3 of the Unified Development Code.

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

FINANCIAL IMPACT: NA

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission meeting): No public comment was made on this request.

IMPACT IF APPROVED: An adult use cannabis dispensary may operate in the Crossroads Center Shopping Center subject to the conditions above and approval of all required permits and licensing.

IMPACT IF DENIED: An adult use cannabis dispensary would not be allowed in the Crossroads Center Shopping Center.

ALTERNATIVES: None

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