



Legislation Text

File #: 21-032, **Version:** 1

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